

LADY'S ISLAND COMMONS

BEAUFORT, SOUTH CAROLINA

Lady's Island Commons is a proposed redevelopment of an existing 3.34 acre site that currently serves an existing 500 seat theatre and parking lot located in the heart of the future Lady's Island Village Center. The intent of this project is to enhance the village fabric of Lady's Island, improve the current under utilized conditions and existing infrastructure and offer new opportunities for residential, business and recreational use. It is our intent for this project to have a major role as a catalyst for redevelopment on Lady's Island.

The proposed uses are those which are characteristic of any village center. The current conceptual design calls for mixed-use structures that would encourage office and commercial uses, but also allow residential use.

The objective of these guidelines is to create an architectural and site planning guide to provide the commons with a comprehensive set of standards which will protect and promote the appearance, character, and economic value of the development. The intent of these regulations is not to stifle innovative or creative development, but to allow the patrons of the village to understand how their participation may influence the course of the planned community. The guidelines establish a criteria for creating a "sense of place" within the village. They are not intended to dictate architectural design or style.

The master plan of the village is shaped by the utilization of existing parking and infrastructure and anchored by two (2) groups of mixed-use buildings. The Commons are planned for Residential/Retail/Restaurant/Office and Civic space that will add to the economic vitality of the Lady's Island community. The Commons are planned to be the shopping, social and cultural supplement to the existing Lady's Island downtown as it grows and develops over the years to come.



FOUNDATIONS, CHIMNEYS AND ROOFS

MATERIALS
 Metal roofing may be applied to the following materials:
 - Type 304 or 316 or 316L
 - 24 gauge or heavier or equivalent metal. All roofs are to be steel in color.
 Dimensional "Architectural grade" shingles (Corrugated Larchuk AB, volume of appearance same color "same white")
 - Gutter and downspout, where allowed, shall be galvanized steel or copper.
 Flashing shall be copper, lead or stainless aluminum.
EXECUTION
 - Principal roofs shall be a minimum of gable, hip or jalous head with a slope of 4:12 to 12:12. Roof shall be proportional and appropriate to the architectural style of the house.
 - Auxiliary roofs shall be a shed, hip, or gable with a minimum slope of 2:12.
 - Flat roof slopes of less than 2:12 shall be permitted when enclosed by a substantial parapet and shall be acceptable and accessible from an interior room.
 - Chimneys shall have gable or hip roofs that match the slope of the principal roof, or shed roofs with a minimum slope of 2:12.
 - Gutter shall be half-round. Downspouts shall be round.
 - Roof penetrations shall be placed on the rear slope of the roof and shall be visible from the street. Roof penetrations shall be painted to match the color of the roof, except those of copper which may be left unpainted and flashing applied to vertical surfaces may be painted to blend with the vertical materials where more appropriate. Any other roof treatments or finishes (i.e., ridge vents) shall be in accord with the architectural plans and approved by the AIA.
GENERAL NOTES
 - Skylights are not allowed.

MATERIALS
 Foundations walls, piers and chimneys shall be finished with stucco. All foundations are to match in color.
 - Approved foundation treatments for basement level must use materials appropriate to frame between piers with blocks to shed rain returned on the back side.
 - Chimneys of any kind shall match foundation material.
EXECUTION
 - All shed and level space foundations shall place the main mass of the structure 24" above grade or more from the front elevation.
 - The AIA reserves the right to set specific height requirements for specific areas.
 - Window pans shall be no less than 16" on exposed face.
GENERAL NOTES
 - Architects are encouraged, but if approved, they may be a minimum 12" height.
 - Chimneys are to extend to the ground.
 - Chimneys should break and return to a smaller width and all chimneys should be seen at the top.
 - The world floor for porches shall be located in the rear of major mass or on the side of major mass. No metal porch enclosures or decks are allowed on chimneys.

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PORCHES AND DECKS

MATERIALS
 - Columns shall be made of wood or an approved synthetic material of the appropriate proportion for the style of the structure.
 - Posts shall be of wood, or an approved synthetic material. Balusters, spindles, and rails shall be made of wood or an approved synthetic material.
 - Railing and deck flooring shall be made of tongue and groove wood.
 - Porch ceiling shall be made of painted exposed wood truss or painted wood of the appropriate style.
 - Side entry steps shall be wood or concrete.
EXECUTION
 - Porch columns have to be a vertical proportion unless approved by the AIA as appropriate for the architectural style.
 - Wood posts shall be thick minimum.
 - Railing shall have horizontal top and bottom rails. Hand rails may be round or oval, cylindrical or oval edge with an arch. Balusters and spindles or spindles shall be centered on the porch columns or posts. Balusters and spindles are not required. Columns, even such as posts, are acceptable subject to AIA approval.
 - Spindle balusters are not to exceed 6" of height (measured to top of rail).
 - If steps or deck is made of concrete, it shall have recess finished deck with.
 - Screened porches may occur on the front of the major mass of the structure. Inlaid porches are allowed.
GENERAL NOTES
 - Wood elements must be painted or stained.
 - Decks are not allowed to be elevated. Arches and brackets shall be vertically proportional spacing.
 - Outdoor spaces (decks/patios/etc.) may be at grade.
 - Screened porches shall be framed in wood installed behind ground railing.
 - Decks must be 25% minimum of total facade exposure.

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