



Fact Sheet

Overview

- Tides is an offering of condominium residences on Charleston Harbor in Mount Pleasant. Each of the residences will have dramatic water views overlooking the tidal marsh and river; many look across the harbor to historic downtown Charleston. In addition to its views and ideal setting, Tides will be distinguished by its architectural style, quality of finishes and amenities.
- Tides' architecture integrates the best of Charleston's modern and traditional forms. Contemporary lines are inspired by the cutting-edge design of the harbor's new signature bridge, incorporating extensive glass to maximize views. Yet the broad terraces, architectural cast stone, Lowcountry hues and interior details are influenced by time-honored Charleston standards.
- Residences, priced from the \$500,000s to \$3 million, range from 1240 to 4,700 square feet in 14 distinct one- to four-bedroom configurations.
- The penthouses feature private rooftop terraces as large as 1,500 square feet. All of the homes, including the penthouses, will have water-view terraces off the primary living area.

Location

- Ideally situated at the base of the new Cooper River bridge, beside a planned waterfront park, Tides offers quick access to Charleston's antiques and fine dining, Mount Pleasant's shops and the Sullivan's Island beaches.
- Tides will not only offer Mount Pleasant's shortest residential commute into Charleston, but will be pedestrian-friendly, with a trail connected to the bike lane of the new Cooper River bridge.
- Notable biking/driving distances:
 - Patriots Point Links – 1.9 miles
 - Charleston Harbor Marina – 2.0 miles
 - Old Village of Mount Pleasant – 2.1 miles
 - Charleston City Market – 4.4 miles
 - Sullivan's Island Beach – 5.6 miles

Lifestyle/Amenities

- Tides Club & Fitness Center will be the social and recreational hub of the community. Set along the Cooper River marshes, it is designed to heighten the everyday enjoyment of residents and accommodate special gatherings. Plans call for a three-level building and pool complex including:
 - A 2,500-square-foot fitness center with strength-training and cardiovascular conditioning equipment; sauna, steam and massage room; therapeutic whirlpool; and juice bar.
 - A second-story club level featuring high-speed Internet access, encircled by porches and crowned by a rooftop terrace overlooking the harbor.
 - A curvilinear pool similar to those at newer Caribbean resorts, with an integrated hot tub and sloping beach entry; separated from a man-made beach by a wide sun and shade deck; and served by a cabana with bar and summer kitchen.
- In addition to these amenities, Tides will be differentiated by unexpected details, such as a hammock garden, a pet park and a boardwalk leading to three preserved marsh islands and a day dock.
- Tides will feature a half-mile trailway winding beside Lowcountry marsh that will connect to:
 - Mount Pleasant's planned \$4 million waterfront park, set between Tides and the new Cooper River bridge, including a 1,250-foot fishing pier.



- Charleston Harbor Resort & Marina and Patriots Point, including the golf course and sports complex, home to College of Charleston baseball, softball, soccer and tennis.
- The new Cooper River bridge pedestrian/bike lane, part of the East Coast Greenway, leading to the bridge observation decks and into downtown Charleston.

Residence Details

- All residences will be spacious and open, with both the master suite and kitchen/living spaces overlooking Charleston Harbor. Ten-foot ceilings are standard.
- Residents will be able to choose from a multitude of different floor plans.
- Selections will include Viking appliances, granite countertops, custom cabinets, wood, natural stone, tile and carpet flooring and distinctive wood crown and baseboard molding.
- Master suites will be large, with walk-in closets and bathrooms featuring granite or marble countertops, whirlpool tubs and frameless glass showers.
- Each home will have ample room for personal belongings, with large pantries, walk-in closets, utility closets, and storage and one reserved parking space in the garage under each building.
- Each home will offer CAT-5 wiring, RG-6 cable and extensive outlets for high-tech telecommunications and entertainment systems.

Building Details

Each of the three buildings will have:

- A finely appointed lobby with a two-story atrium, kitchen, mailboxes and restrooms. This inviting space will be enclosed by a glass façade, opening to a veranda that overlooks the harbor.
- Proximity card or keypad entry into parking, lobbies and elevators to assure security and privacy.
- Four elevators, large enough to move a baby grand piano, located so each residence is accessed through an elevator connecting to that home's private elevator lobby.
- Extensive soundproofing – both vertically and laterally – via 8-inch post tensioned concrete floors, suspended ceilings, and dual wall systems with sound attenuation blankets and air spaces.
- An exterior of architectural cast stone and curtain wall, materials specified to withstand the wind and moisture challenges of the coastal Lowcountry environment.
- Impact glass, which consists of three layers of glass melded into an inch-thick membrane.
- A support system consisting of over 750 concrete pilings extending over 60 feet in depth.

Development Team

- Tides is being developed by Carolina Eastport LLC, a partnership of Richard H. Coen and David M. Sidbury. FMK Architects of Charlotte, N.C., is the project architect and developed the master plan for Tides; Seamon, Whiteside & Associates of Mount Pleasant is responsible for engineering and landscape architecture.
- Coen, a native Charlestonian who grew up on Meeting Street, established his visionary credentials with the revitalization of Patriots Point, including the development of Charleston Harbor Resort & Marina and renovation of the Patriots Point Links golf course.
- Sidbury, a part-time resident of Awendaw who works in Charlotte, N.C., heads one of the Carolinas' leading general contracting firms. His work includes innovative projects such as the Lodge at



Ballantyne Resort in Charlotte, historic renovations such as Camden Square in Charlotte's South End, and high-end single- and multi-family residences.

- FMK Architects has created some of Charlotte's signature in-town condominiums: uptown's most exclusive address, The Ratcliffe; infill communities such as historic Dilworth's Latta Pavilion; and revitalizations such as First Ward Place, with market-rate and affordable housing.
- Seamon, Whiteside & Associates specializes in master planning, landscape architecture, civil engineering, urban design, and sports/recreation design. The firm has been involved with many of the region's signature projects, including Charleston Place, Mount Pleasant Towne Center, I'On Village, and the Blackbaud soccer and Family Circle tennis complexes on Daniel Island.

Interesting Facts

- The first floor of Tides will be 18.5 feet above sea level, providing more dramatic views for residents, by using marl from beneath Charleston Harbor to elevate the site 12 feet above grade. The marl – a dense, clay-like material – was extracted when shafts were drilled 20 stories deep for the new Cooper River bridge towers. (A six-story tower at the Tides site gives prospective buyers a sense of the views from each level.)
- With direct access onto the new Cooper River bridge (at the Wingo Way on-ramp), Tides residents will reach the Charleston peninsula without encountering a single stop light.
- The Cooper River bridge is the longest cable-stayed bridge in North America. The \$632 million structure is expected to open in May 2005, more than a year ahead of schedule.
- The footings from one of the old bridges will be used to create the region's longest fishing pier.
- There are seven AAA 4-diamond restaurants within five miles of Tides.
- There are four 4-star (or higher) *Golf Digest* "Places to Play" courses within 15 miles of Tides. There are 10 such courses within 30 miles, as well as the nation's top-ranked tennis resort.
- In the last year, Charleston has been named a top 10 city by *Condé Nast Traveler*, *National Geographic Traveler* and *Travel + Leisure* for its rare blend of charm, climate and culture.