

LJW INTERIORS WELCOMES:
RODGERS DEVELOPMENT
REAL ESTATE COMPANY
A LUXURIOUS MULTI-FAMILY PRESENTATION
LOCATED IN: CHARLESTON, SOUTH CAROLINA

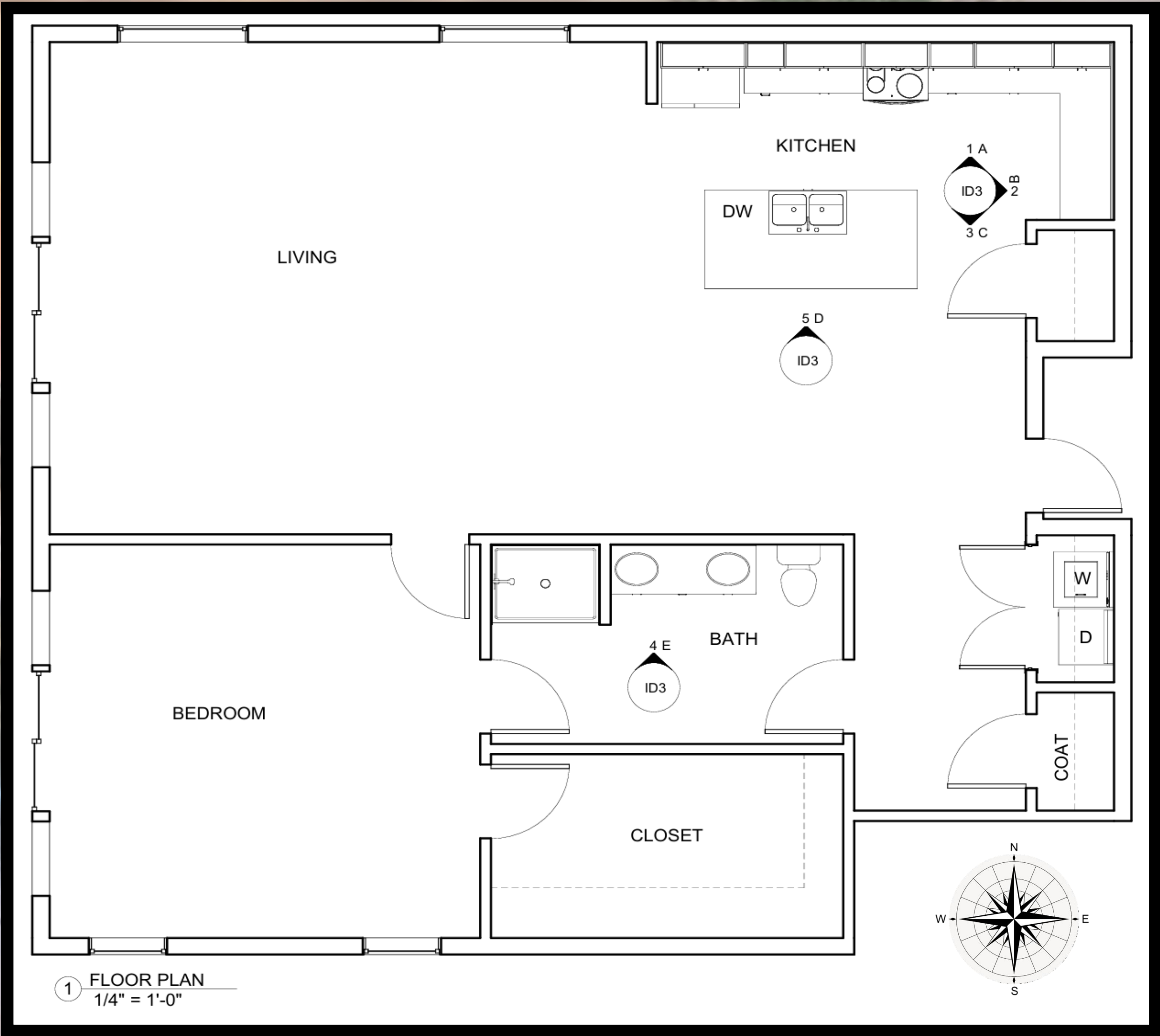
LJW INTERIORS
LORI J WOLPER
PRESENTATION DATE:
12/15/2025
DESIGN COMMUNICATIONS
ITMD 129-376

Contemporary Charleston Style



DESIGN CONCEPT AND INSPIRATION: This quaint urban model unit is a contemporary style that is appealing for young professionals living in their beloved city, Charleston, South Carolina. The complementary palette of calming blues and vibrant oranges mirrors a balanced sunset like sitting behind the famous Pineapple Fountain. Upon arrival you feel warmth and softness of the LVT flooring that creates rhythm and visual space. You will find the palette mix throughout the unit for example, the swirling scheme of a natural quartz kitchen countertop and backsplash that move like ocean waves. Whether you are relaxing or entertaining in the spacious Great Room natural sunlight floods in through a large retractable bifold window. This focal point emphasizes an indoor/outdoor lifestyle that extends out creating a social ambiance. The shapes and textures of the high-end furnishings create movement that exudes a luxurious living area. The residents can relax in the bar lounge or on the cozy sofa in front of the credenza. Passing the workspace office at the entrance you find a bathroom with large vertical semi-gloss shower tiles blending blues, grays, and taupe's representing clean lines of sand. This spa like feeling extends with a comfortable bench and a thick modern glass shower enclosure. A gold brass veining quartz countertop enhances the double sink vanity and directly above runs vertically, an elongated cabinet mirror and sconce that illuminates while providing clarity. As you walk into the bedroom you will gasp at a large-scale wallcovering that adorns an outdoor nature scene of historic architecture. This scene will remind you of living in one of the most historic and charming cities in the United States. It adds a harmonious charm and modern feature that energizes your senses. This contemporary style suits a modern Charleston lifestyle!

FURNITURE PLAN RENDERING

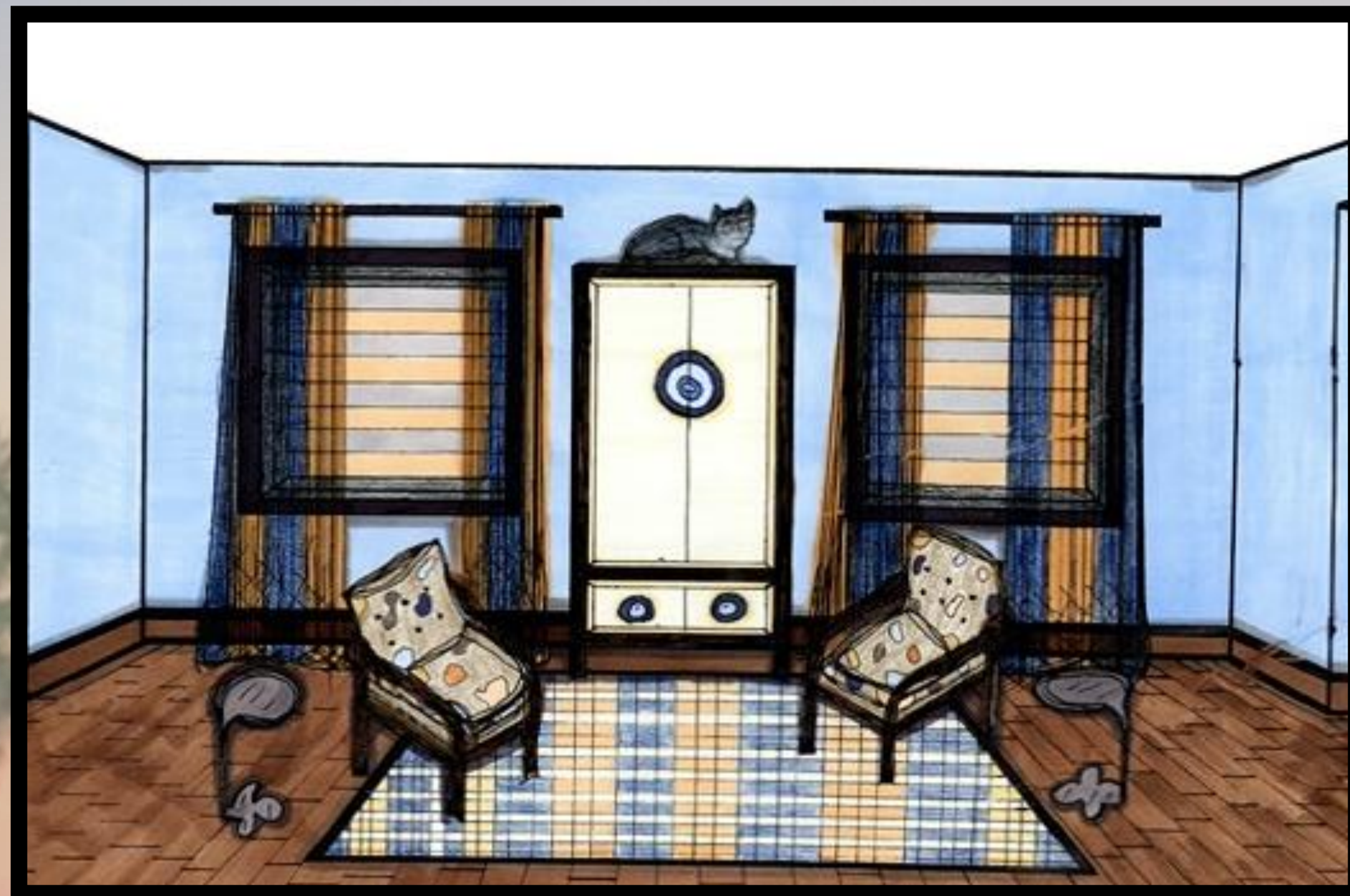


NON-FURNISHED B&W FLOOR PLAN

Contemporary Charleston Style

GREAT ROOM FF&E'S & FINISHES

BAR/LOUNGE AREA RENDERING



CEILING PAINT

10
Type: Multi-Pro Interior Ceiling
Delicate White
PPG1001-1
Sheen: Flat

WALL PAINT GREAT ROOM N, S, W, & E WALLS

11
Type: Ultra Last Interior
Set In Stone
PPG1040-4
Sheen: Eggshell

Focal Point: Retractable Bifold Window



FLOORING FINISH LVT

12
Type: Pavilion Luxury Vinyl Tile
6" x 36"
Mfr: Earthwerks
Colorway: Maisonette

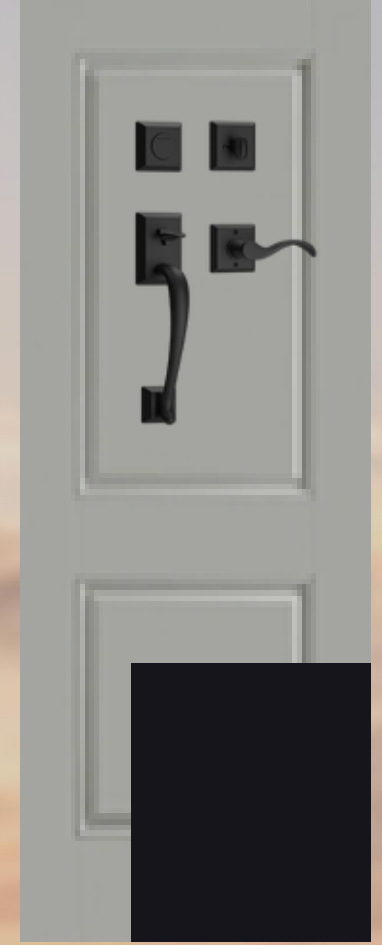
21
Type: 250 Series 5 door Vinyl Bifold Patio Door
Mfr: Pella
Colorway: Black

CASEMENT WINDOW

Type: IMPERVIA® Fiberglass Casement Window
Mfr: Pella
Colorway: Black
51

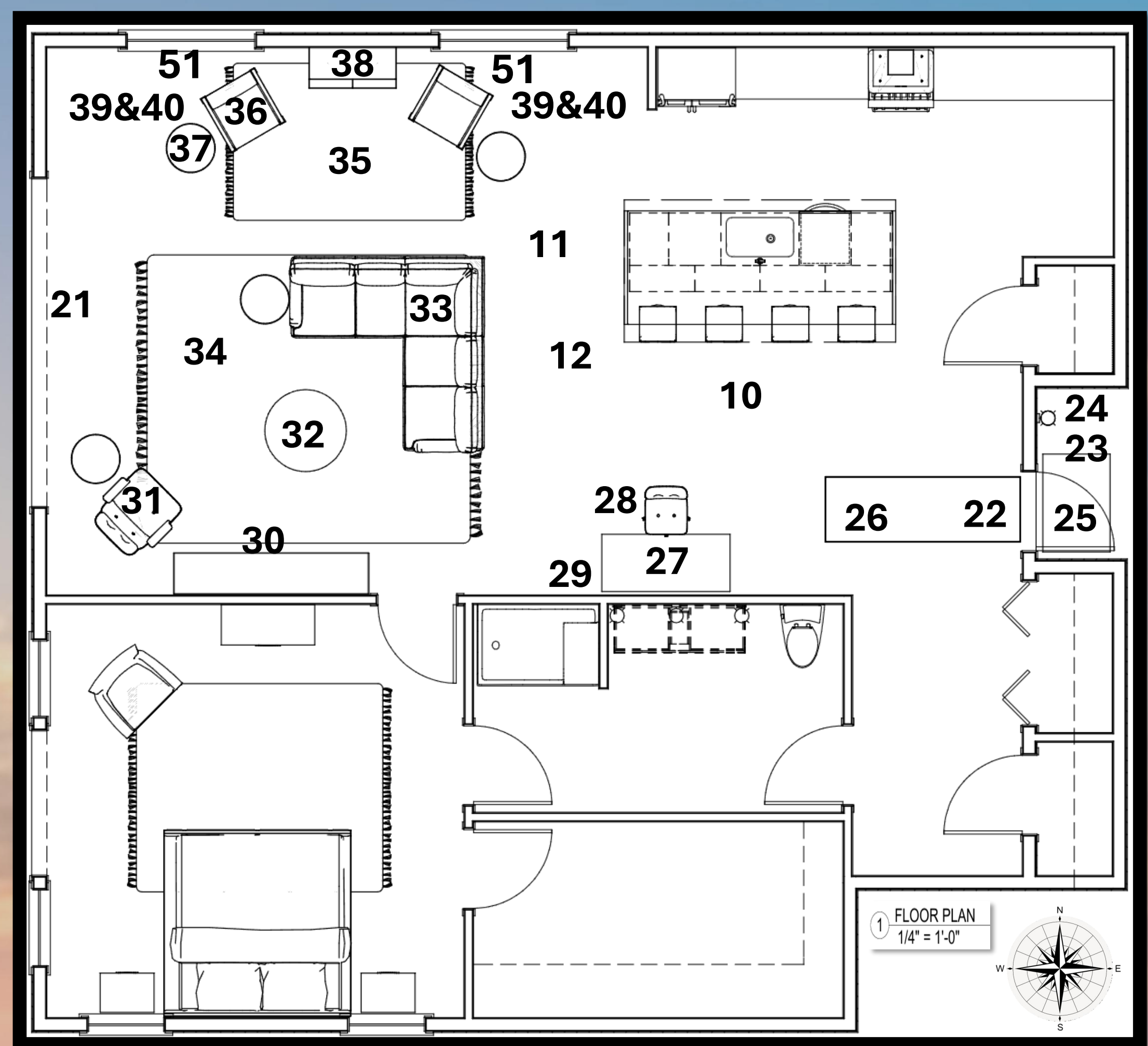
FLOORING BASEBOARD
12

INTERIOR DOOR

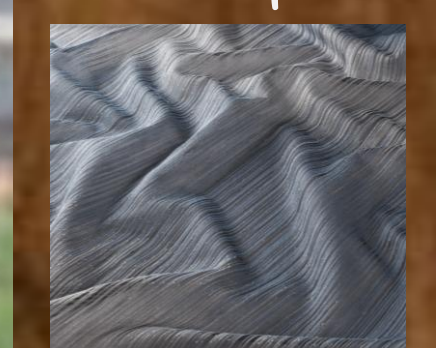


Type: 2 Panel Fiberglass Door
Mfr: Pella
Colorway: Black

LEGEND



39 Draperies



Type: Blaze Sheers
Mfr: JAB Anstoetz, USA INC.
Colorway: #9



40 Blinds

Type: Perfect Sheers
Mfr: Norman Shutters & Co.
Colorway: Rust

38

Bar Cabinet

Type: Mercia, Tiza Gesso & gold accents
Mfr: John-Richard
Colorway: Black Walnut

Bar Loungers

Type: Draper
Mfr: Thayer Coggin
Colorway: 71% Cotton, 17% Poly.
Random Dots 10-22355-10 & Black Walnut



22 Entry

23 Unit

24 Lighting

Type: Marine Wall Light
Mfr: Visual Comfort & Co.
Colorway: Polished Nickel

25 Doormat

Type: Jute
Mfr: Dash & Albert Rugs
Colorway: Black, Ivory & Natural

26 Area Rug Runner

Type: Wool Ikat
Mfr: Feizy Rugs
Colorway: Blue/Rust/Gray

Type: Artist Teng Fei's Dusked Thicket
W 72" x H 60"
Mfr: JRO
Colorway: Blue/Orang



29 Artwork



Cream 321

Noce 34

27 Desk

Type: Howard Birch Collection
Mfr: Huppe
Colorway: Noce 34 & Cream 321
Lacquered Glass Top

Desk Chair



Noce 34

Type: Gr. A 66 Performance + Moment Collection
Mfr: Huppe
Colorway: MR675 Birchwood



Lounge Chair

31

Type: Crypton Performance Fabric
Mfr: Thayer Coggin
Colorway: 6-2048-60 & Powder Coat Choc. Brown

33 Curl Sectional Sofa



Type: Coffee & End Tables
Mfr: Thayer Coggin
Colorway: Polished Stainless Steel

Pisa Drum Table Set



30 Credenza

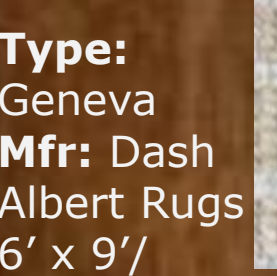
Type: Mercury Swivel Rocking Chair
Mfr: Thayer Coggin
Colorway: Random Dots 10-2355-10 & Powder Coat Choc. Brown Base

Type: Mercia, Tiza Gesso
Mfr: John-Richard
Colorway: Black Walnut

3

37 Cocktail Tables

Type: Liquid Side Table
Mfr: Thayer Coggin
Colorway: Polished Aluminum



Area Rug

Type: Geneva
Mfr: Dash Albert Rugs
Colorway: Striped Green-Blue

34 & 35

Contemporary Charleston Style

BATHROOM & KITCHEN FF&E'S & FINISHES

BATHROOM

1 Shower Door Enclosure



Type: Elate® Sliding
Mfr: Kohler
Colorway: Matte Black



3 Shower Tiles

N & W Walls

Type: Polished Glazed Ceramic & Porcelain Tile
12" x 24"
Mfr: Esmer
Colorway: Kudos



8 Wall Sconce x 2



6 Sink Faucet x 2

Type: Tone Collection
Mfr: Kohler
Colorway: Matte Black with Brushed Moderne Brass



5 Double Vanity

Type: Artifacts Double Sink Vanity
Mfr: Kohler
Colorway: Slate Gray



4 Vanity Countertop

Cambria Quartz

9 Floor Tile (Background)

Type: Glazed Porcelain Tile, 12" x 24"
Base Tiles: 3" x 12"
Mfr: Esmer
Colorway: Visconde/Matt



2 Shower Floor Tiles

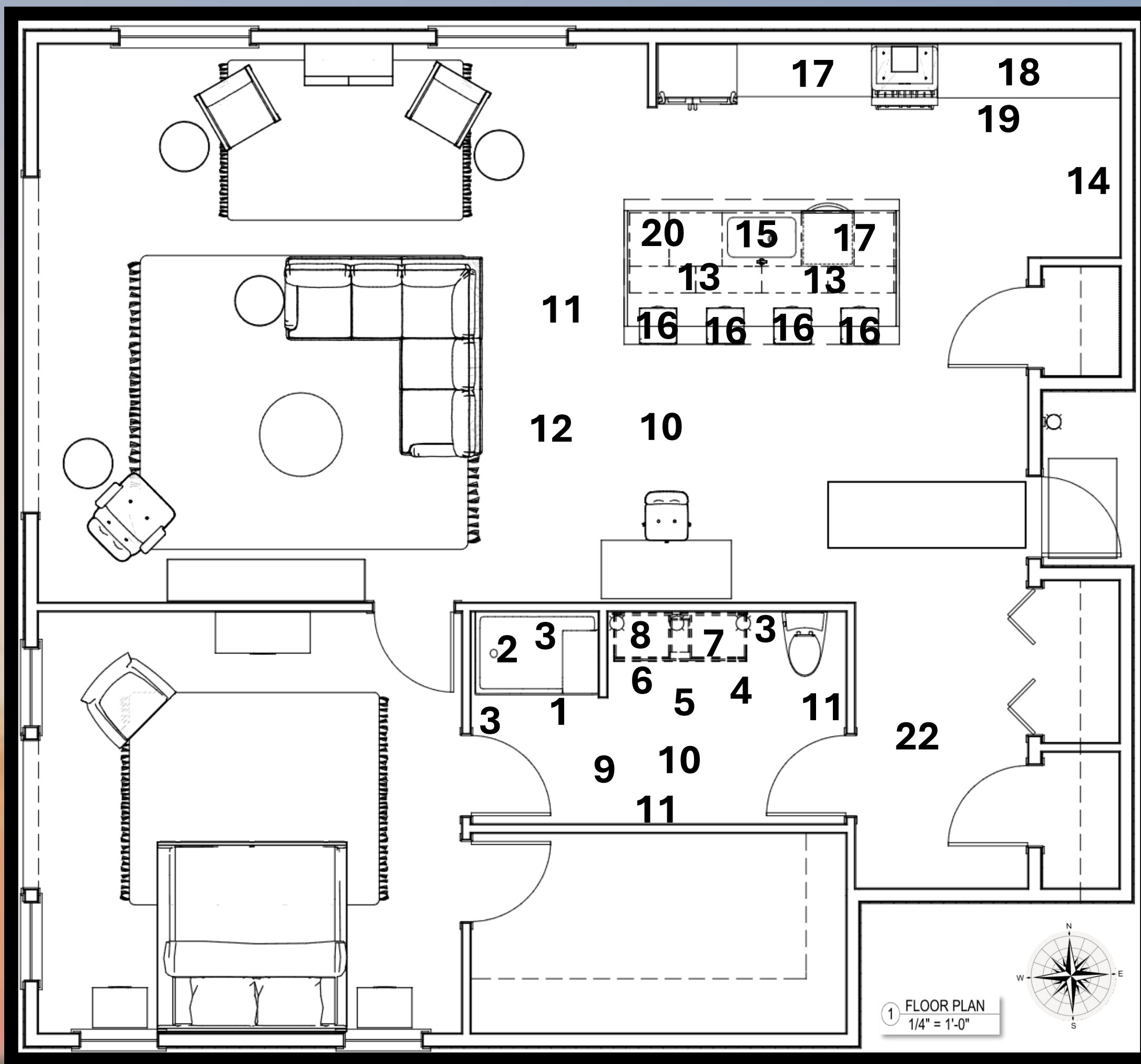
Type: Glazed Porcelain Tiles 12" x 12"
Mfr: Esmer
Colorway: Visconde/Matt Hexagon

7 Medicine Cabinet x 2

Type: Maxstow
Mfr: Kohler
Colorway: Dark Anodized Aluminum

Type: Berkshire Brass Satin Ridge Slab Size 132" x 65.5"
Mfr: Cambria
Colorway: Gold Brass Veins & White

LEGEND



10

Type: Multi-Pro Interior Ceiling
Delicate White
PPG1001-1
Sheen: Flat

CEILING PAINT



11

Type: Ultra Last Interior
Set In Stone
PPG1040-4
Sheen: Eggshell

WALL PAINT
GREAT ROOM
N, S, W, & E
WALLS
BATHROOM
S & E WALLS

FLOORING FINISH

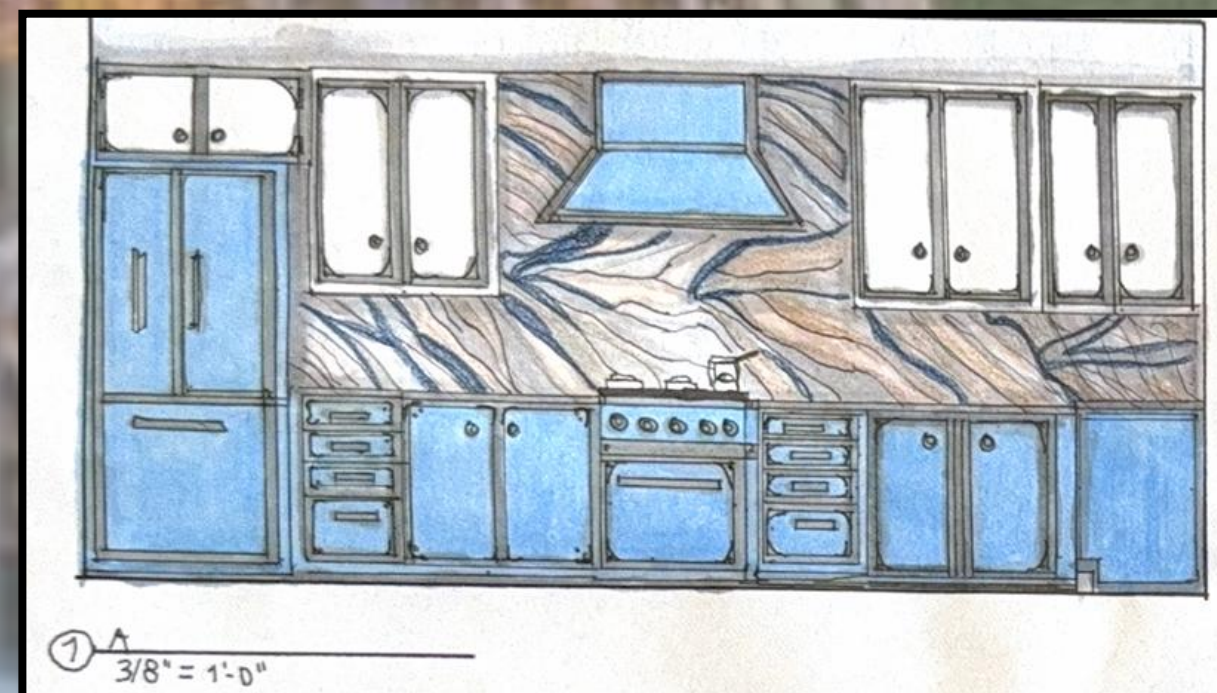


FLOORING BASEBOARD

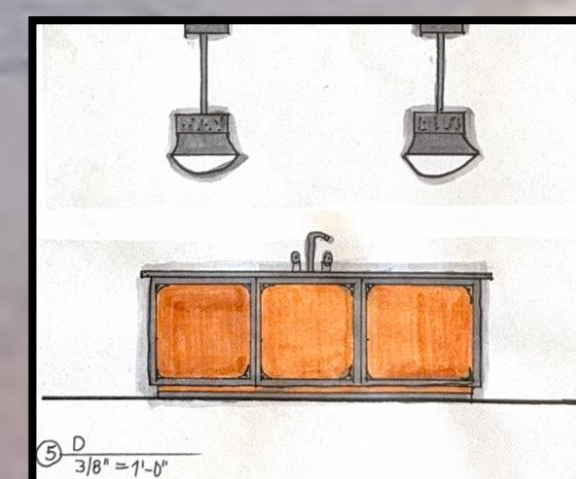


Type: Pavilion Luxury Vinyl Tile 6" x 36"
Mfr: Earthwerks
Colorway: Maisonette

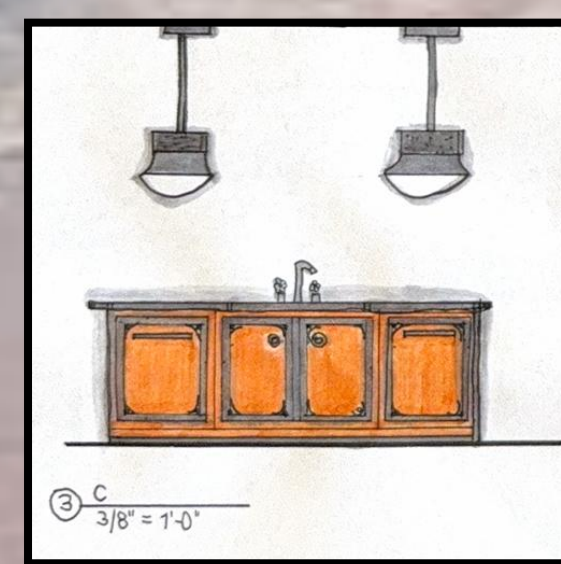
KITCHEN ELEVATIONS



KITCHEN NORTH WALL



NORTH WALL



SOUTH WALL



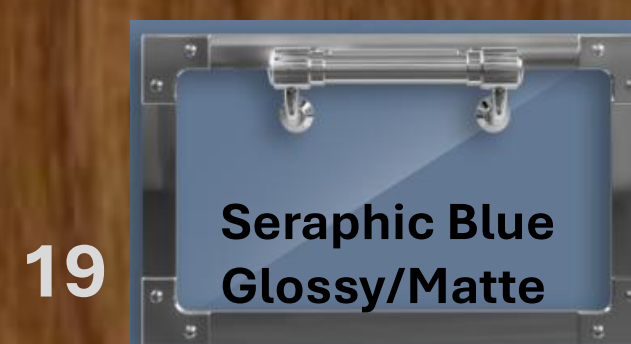
KITCHEN EAST WALL

KITCHEN



Cabinetry

Colorway:



Sink 15
Faucet
Type: Curved Goose Neck Faucet
Mfr: Officine Gullo
Colorway: Polished Chrome

17 Countertop & Backsplash



Type: Coordinates Series, Satin Quartz Jumbo Slab 132" x 65.5"
Mfr: Cambria
Colorway: St. Isley

16 Counter Stool



Type: Wolfgang Collection White Oak
Mfr: Huppe
Colorway: MR675 Blue, Noce Oak 434 & Stainless-Steel Footrest

Noce Oak 434

Colorway: MR675

13 Island Lighting



Type: Precision Large Pendant
Mfr: Visual Comfort & Co.
Colorway: Polished Nickel



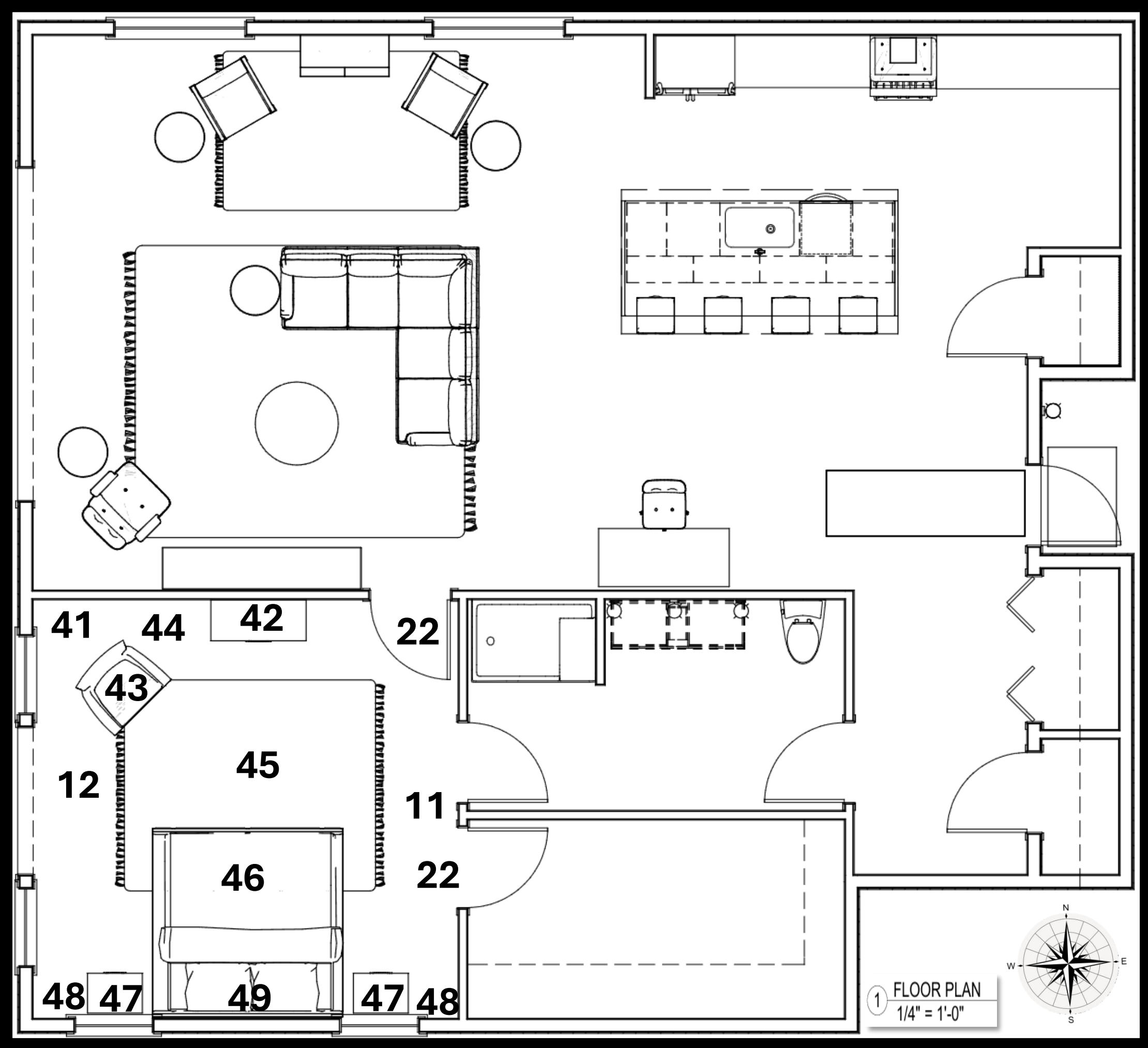
14 Artwork



Type: Artist Teng Fei's Floral Palette I W 60.5" x H 41"
Mfr: John-Richard Original Wall Art
Colorway: Blue/Orange

Contemporary Charleston Style

LEGEND



CEILING PAINT

11
Type: Multi-Pro Interior Ceiling
Delicate White
PPG1001-1
Sheen: Flat

WALL PAINT

41
Type: Ultra Last Interior
Big Cypress
PPG1062-5
Sheen: Eggshell

FLOORING FINISH

12

Type: Pavilion
Luxury Vinyl Tile
6" x 36"
Mfr: Earthwerks
Colorway: Maisonette

FLOORING BASEBOARD

12

BEDROOM
N, W, & E
WALLS

INTERIOR DOORS

22
Type: 2 Panel
Fiberglass Door
Mfr: Pella
Colorway: Black



BEDROOM
FF&E'S & FINISHES

49 *Midsummer Eve*
Wallcovering South Wall

Type: Carlucci Brand
Wallcovering
Mfr: JAB Anstoetz,
USA INC.
Colorway: Midsummer
Eve Large Pattern



46 *Queen Bed*

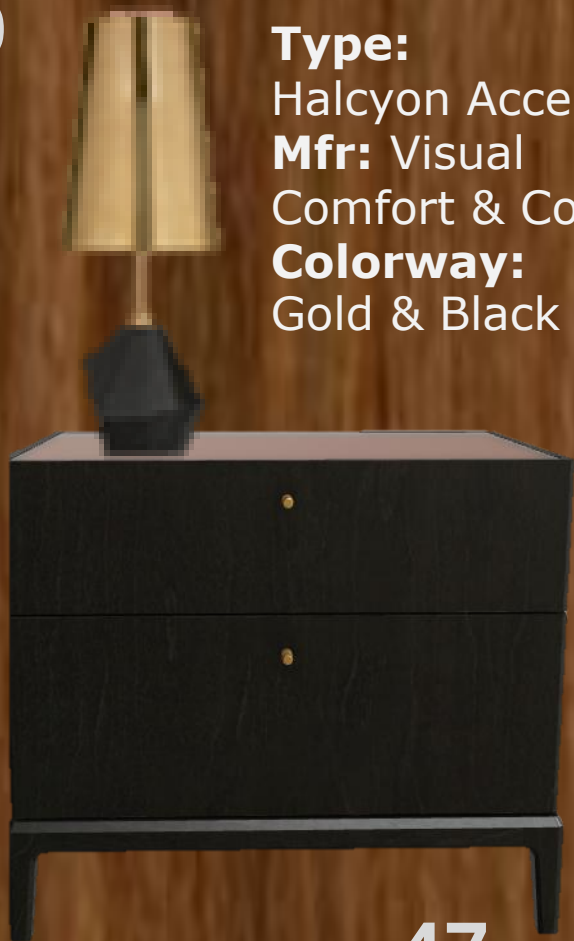
45 *Area Rug*
Type: Amaze, 100% Polyamide, Tufted, Sax Plain, Medium Pile Carpet
8' W x 10' L
Mfr: JAB Anstoetz, USA INC.
Colorway: 3782/067



42 *Chester Drawers*

Task Lighting

50
Type: Hemrik Collection
Mfr: Huppe
Colorway: Birch Blackened 23 & Terracotta 307
Lacquered Glass, Brass Hardware



47 *Nightstand x 2*

BEDROOM RENDERING



Type: Rembourn Upholstered Queen Bed
Mfr: Huppe
Colorway: VY045 & Birch Blackened 23

Draperies **48**

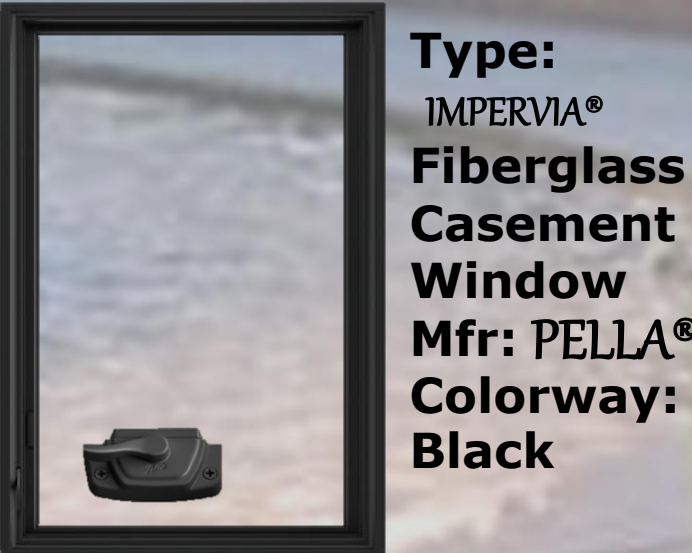
Type: Earl, Woven, Tabby Weave 100% Poly. Performance Fabric Dark Out Draperies
Mfr: JAB Anstoetz, USA INC.
Colorway: 1-6807-020



Windows & Doors



51



Type: IMPERVIA®
Fiberglass Casement Window
Mfr: PELLA®
Colorway: Black

Type: IMPERVIA®
Fiberglass Sliding Patio Door
Mfr: PELLA®
Colorway: Black



Plant



44

Type: Dieffenbachia Artificial Plant in Ceramic Planter
Mfr: Nearly Natural
Colorway: Greenery



43 *Lounge Chair*



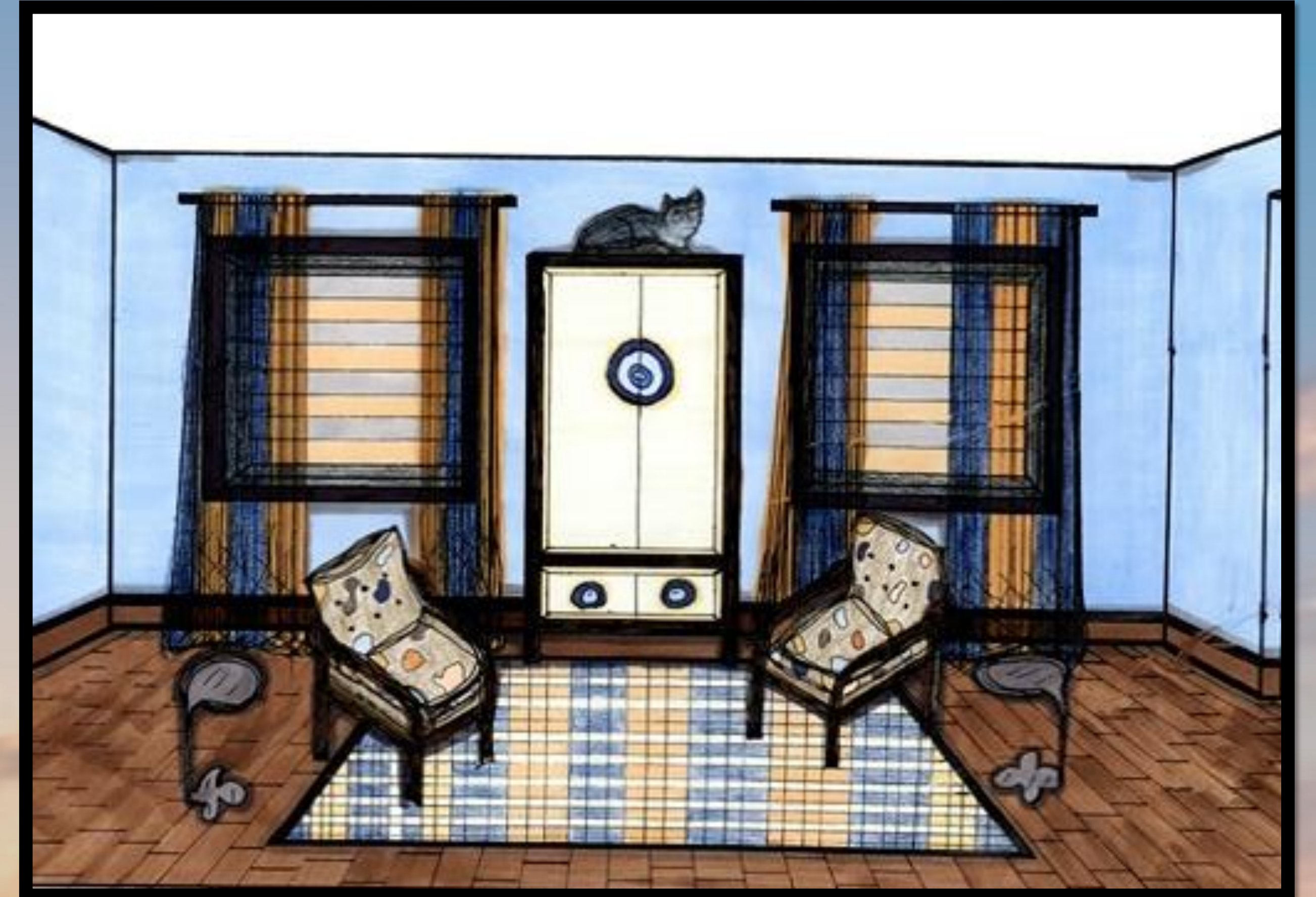
Type: High Back Lounge Chair, Gr. A 66 Performance+
Mfr: Huppe
Colorway: VY045 & Lacquered Steel Legs -Black 624

Contemporary Charleston Style

MODEL UNIT RENDERINGS



FURNITURE PLAN RENDERING



GREAT ROOM BAR/LOUNGE AREA RENDERING



BEDROOM RENDERING

Contemporary Charleston Style

RODGERS DEVELOPMENT REAL ESTATE COMPANY A LUXURIOUS MULTI-FAMILY PRESENTATION

LOCATED IN: CHARLESTON, SOUTH CAROLINA

LJW Interiors would like to thank Rodgers Development Real Estate Company for their trust in this opportunity. Our design and dedication will prove to be a contemporary residential project like no other you have ever experienced. Each apartment unit will be uplifting and charming for young professionals that want a bright luxurious lifestyle in Charleston. A partnership with LJW Interiors will be the best decision you will ever make!



“Thank you for your time & listening to our presentation. We believe our design and furnishings are vibrant and fun. This modern vibe is exactly what young successful people are looking for in Charleston.”

LORI J WOLPER, PRINCIPAL DESIGNER
DECEMBER 15, 2025