

OWNER VINCE AND CLARA FERRARO

PROJECT STATEMENT / HISTORIC STRUCTURE BACKGROUND

Project proposal is for a new single-family home to be constructed on the lot. The existing home will be entirely removed.

PROJECT LOCATION



MEETING DATES:

06.17.2026 CONCEPTUAL REVIEW

FLOOD ZONE:

BASE FLOOD ELEVATION = AE 9
DESIGN FLOOD ELEVATION = ELEV. 11'

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FERRARO RESIDENCE

1651 ATLANTIC AVE
SULLIVAN'S ISLAND , SC

1 KING STREET
SUITE 102
CHARLESTON, SC 29401
843.722.2040

07. 17. 26

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TITLE PAGE

T 1.0

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 STANDARD OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED 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 89°46'30" W	10.18

NOTES:

- PROPERTY APPEARS IN FLOOD ZONE AE, EL. 9' AND SHADED "X" ON FIRM COMMUNITY PANEL NUMBER 45019C0538K. MAP REVISED JANUARY 29, 2021. THE FEMA FLOOD LINES WERE PLOTTED USING FEMA FLOOD MAP SERVICE CENTER NFHL_45019C DOWNLOADED SHAPEFILES.
- 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:

- IPF1+PT - 1" PINCHED TOP PIPE FOUND, OLD.
- IPF1+OT - 1" OPEN TOP PIPE FOUND, OLD.
- PP - POWER POLE
- WM - WATER METER
- ICV - IRRIGATION CONTROL VALVE
- 20" PECAN - 20" PECAN DIAMETER AT BREAST HEIGHT.
- 7" CEDAR - 7" CEDAR DIAMETER AT BREAST HEIGHT.
- 26" CW - 26" COTTONWOOD DIAMETER AT BREAST HEIGHT.
- 22" PINE - 22" PINE DIAMETER AT BREAST HEIGHT.
- 9" RB - 9" RIVERBIRCH DIAMETER AT BREAST HEIGHT.
- 6" CL - 6" CHERRY LAUREL DIAMETER AT BREAST HEIGHT.
- 20" LO - 20" LIVE OAK DIAMETER AT BREAST HEIGHT.
- 12" CYPRESS - 12" CYPRESS DIAMETER AT BREAST HEIGHT.
- 19" OAK - 19" OAK DIAMETER AT BREAST HEIGHT.
- 9" HACK - 9" HACKBERRY DIAMETER AT BREAST HEIGHT.
- 7" 9" CL - 7" 9" DOUBLE CHERRY LAUREL DIAMETER AT BREAST HEIGHT.
- EL. 7.0' - SPOT ELEVATION 7.0' M.S.L., NAVD88.

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE LINE
- OVERHEAD POWER LINE
- BUILDING LINE
- FEMA FLOOD ZONE LINE
- CONCRETE
- PAVERS

REFERENCES:

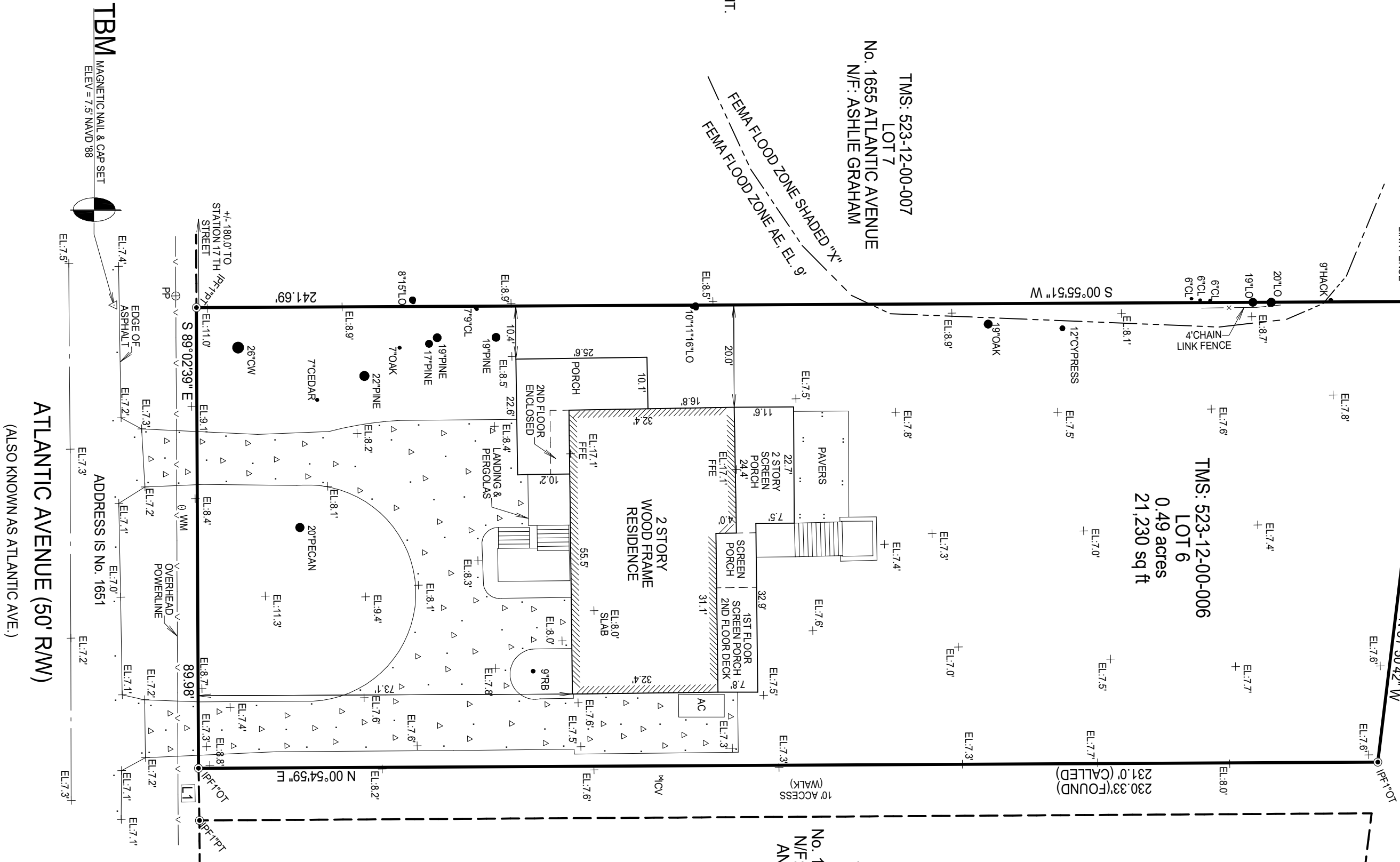
- PLAT BOOK "H", PAGE 112 BY JAMES O'HEAR SANDERS, JR. RECORDED DECEMBER 21, 1951
- DEED BOOK "1362", PAGE 404 RECORDED JANUARY 6, 2026

TMS: 523-12-00-077
N/E: TOWN OF SULLIVAN'S ISLAND
(ATLANTIC OCEAN PER REFERENCE # 1)

TMS: 523-12-00-006
LOT 6
0.49 acres
21,230 sq ft

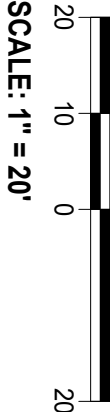
TMS: 523-12-00-007
LOT 7
No. 1655 ATLANTIC AVENUE
N/E: ASHLEIGH GRAHAM

TMS: 523-12-00-005
LOT 5
No. 1619 ATLANTIC AVENUE
N/E: NORMAN H. BRAHEN
AND SUSAN H. BRAHEN



TOPOGRAPHIC PLAT

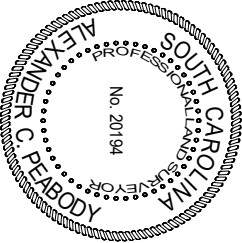
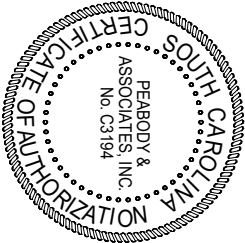
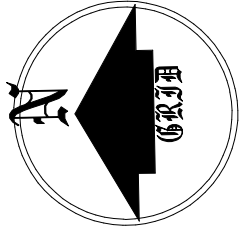
OF LOT 6, AREA "E", FORT MOULTRIE,
TOWN OF SULLIVAN'S ISLAND, SOUTH CAROLINA.
PRESENTLY OWNED BY VINCENT JOSEPH FERRARO
AND CLARA GILLESPIE FERRARO.



SCALE: 1" = 20'

DATE: MARCH 20, 2026

TMS: 523-12-00-006



CHARLESTON COUNTY
SOUTH CAROLINA

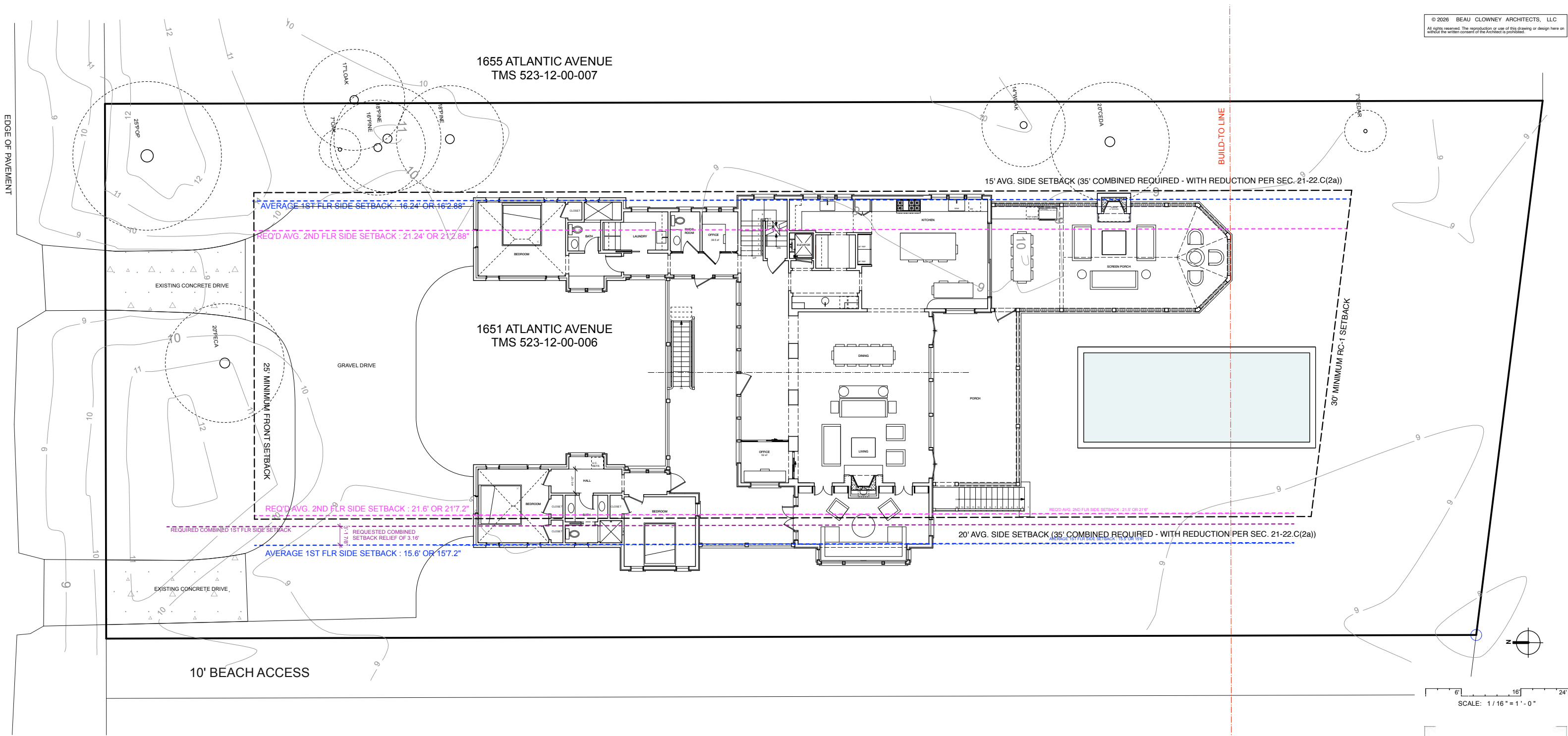
EDGE OF PAVEMENT

1655 ATLANTIC AVENUE
TMS 523-12-00-007

1651 ATLANTIC AVENUE
TMS 523-12-00-006

1619 ATLANTIC AVENUE
TMS 523-12-00-005

10' BEACH ACCESS



1651 ATLANTIC AVENUE
TMS: 523-12-00-006

FRONT SETBACK: 25'
SIDE SETBACK: PER 21-22-C(2) COMBINED AVG. 35' ALLOWED
* AVG. SIDE SETBACK 31.84' REQUESTING RELIEF FROM DRB OF 3.16' (9%)
REAR SETBACK: 30' RC-1 SETBACK

LOT INFORMATION:
TOTAL LOT SIZE: 21,230 SF
LOT WIDTH: 89.98'
LOT DEPTH: 230' - 241' SEE SURVEY
FLOOD ZONE/BASE FLOOD ELEV: AE 9 (NAVD 1988 DATUM)

LOT COVERAGE INFORMATION:

SEC. 21-25 PRINCIPAL BUILDING COVERAGE AREA:
PRINCIPAL BUILDING FOOTPRINT: 3,146 SF
ACCESSORY BUILDING FOOTPRINT: N/A
TOTAL PRINCIPAL BLDG. COVERAGE AREA: 3,146 SF
PRINCIPAL BLDG. COVERAGE - ALLOWED BY ZONING: 3,184.5 SF
- DRB 20% RELIEF: 3,821.4 SF

LOT COVERAGE INFORMATION (CONTD):

SEC. 21-26 IMPERVIOUS COVERAGE:
PRINCIPAL BUILDING COVERAGE AREA: 3,146 SF
COVERED PORCHES: 1,769 SF
OPEN DECKS / STEPS: 68 SF
POOL: 680 SF
CONCRETE DRIVE: 508 SF
TOTAL IMPERVIOUS COVERAGE: 6,171 SF
IMPERVIOUS COVERAGE (ALLOWED BY ZONING): 6,369 SF

SEC. 21-27 PRINCIPAL BUILDING SQUARE FOOTAGE:
FIRST FLOOR: 3,086 SF
SECOND FLOOR: 1,296 SF
ACCESSORY BUILDING: N/A
TOTAL PRINCIPAL BLDG. SQ. FOOTAGE: 4,381.4 SF
* REQUESTING 8.9% RELIEF FROM DRB (358 SF)

PRINCIPAL BLDG. SQ. FOOTAGE - ALLOWED BY ZONING: 4,023 SF
- DRB MAX VARIANCE: 4,523 SF

BEAU CLOWNEY
ARCHITECTS

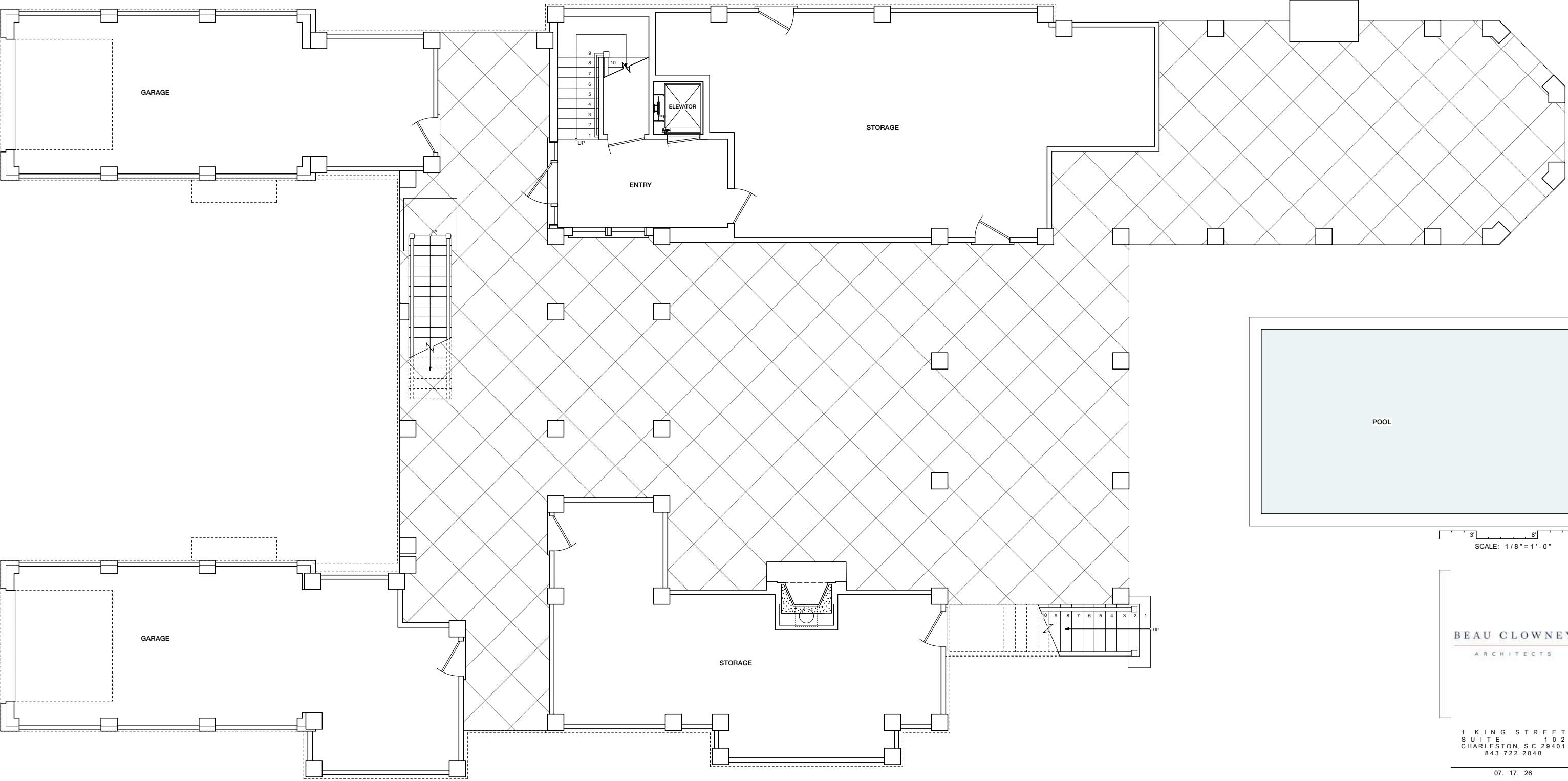
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SITE PLAN

A0.1





3' 8' 12'
SCALE: 1/8" = 1'-0"

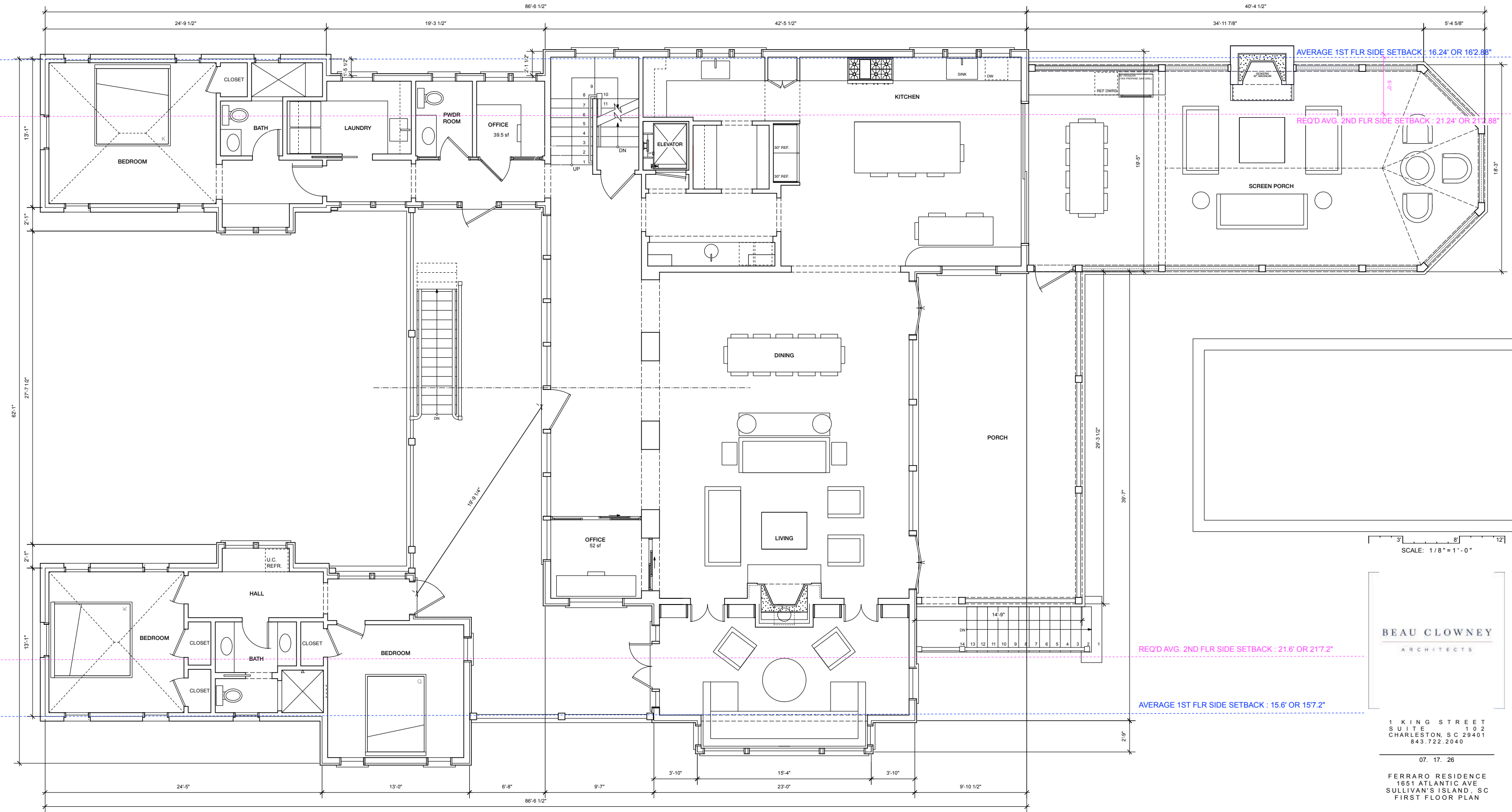
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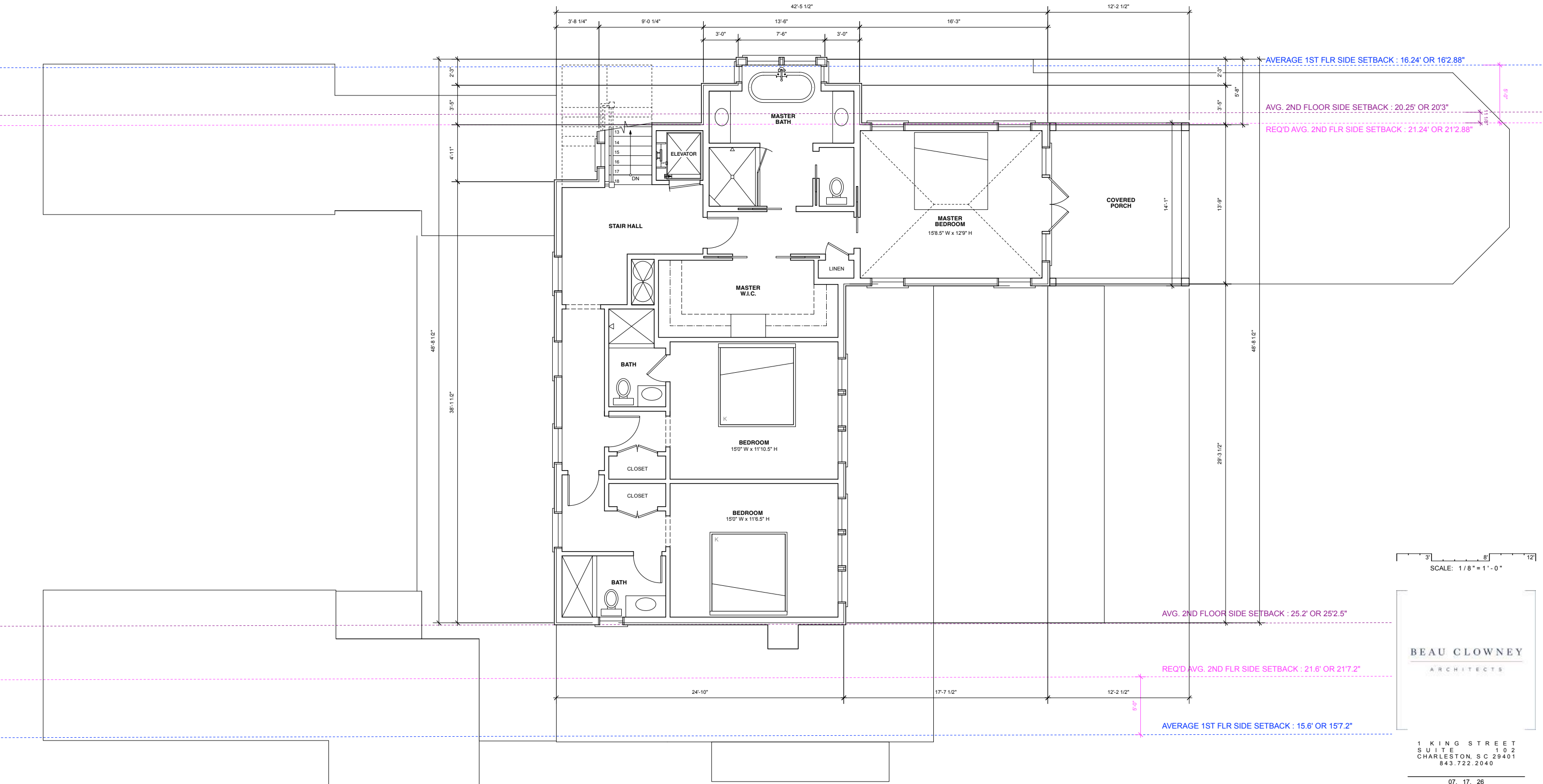
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GROUND FLOOR PLAN
FOUNDATION TEMPLATE

A 1.0



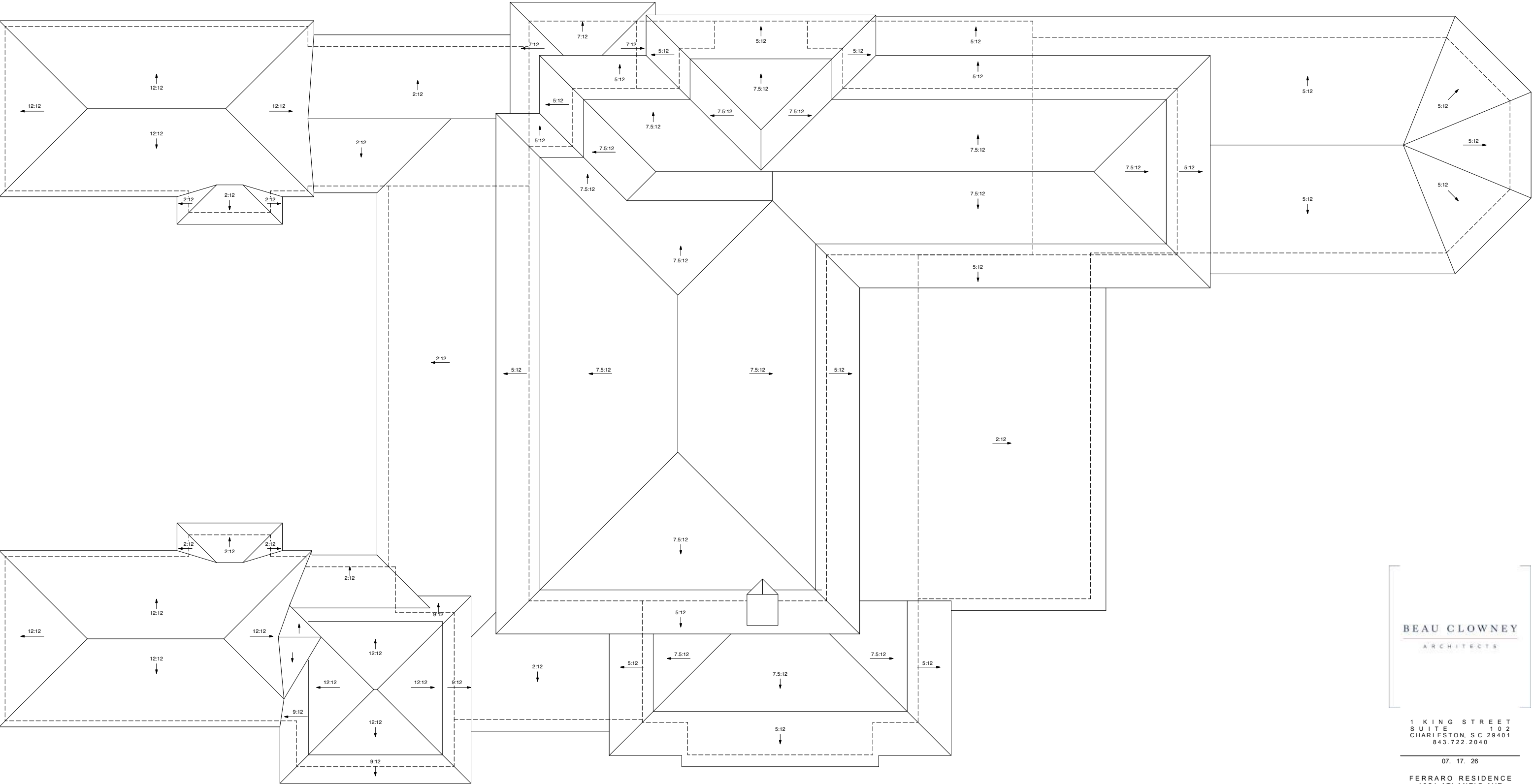


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SECOND FLOOR PLAN

A 1.2



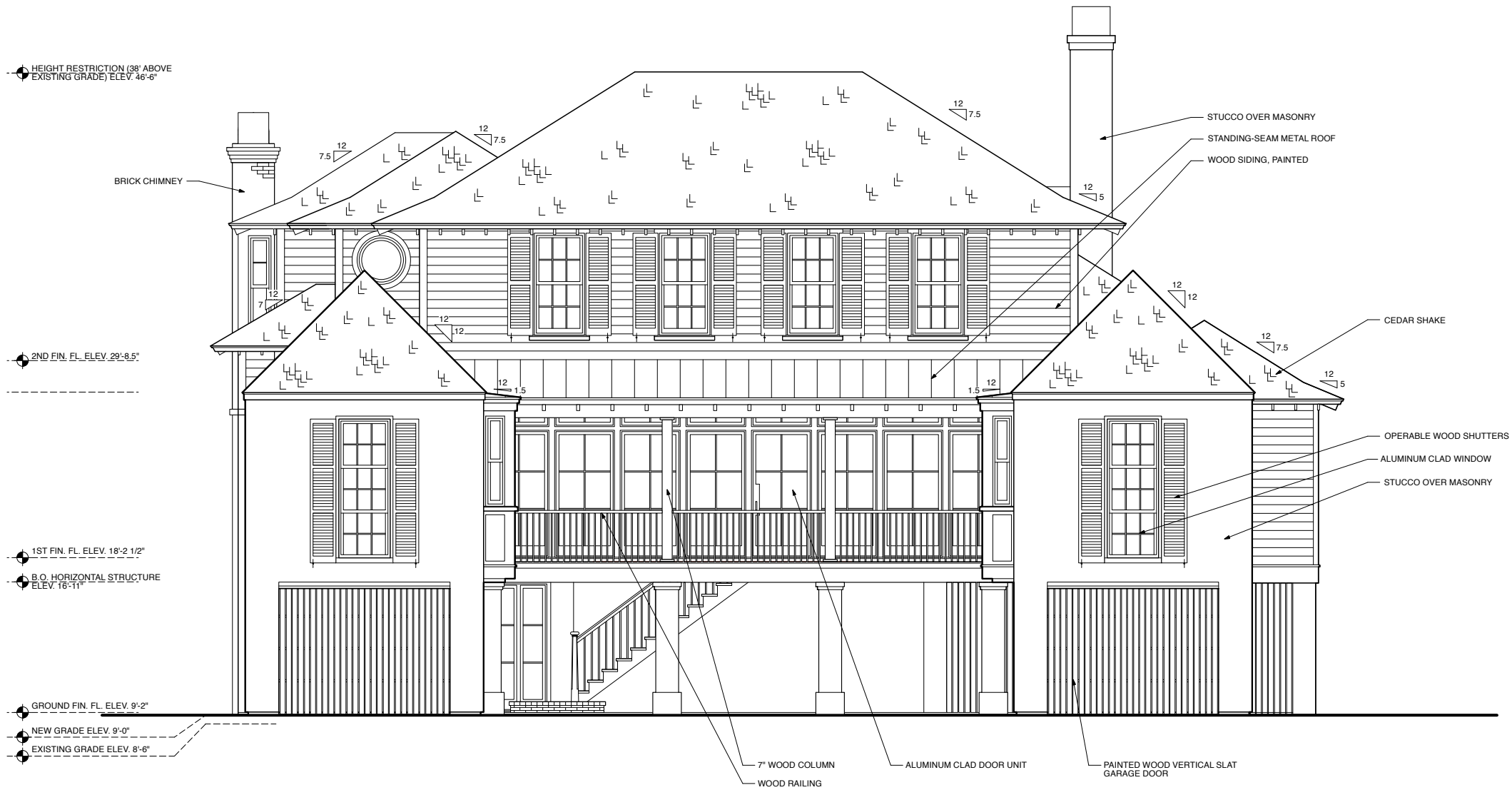
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ROOF PLAN

A 1.3



FRONT ELEVATION

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EXTERIOR ELEVATION

A2.1



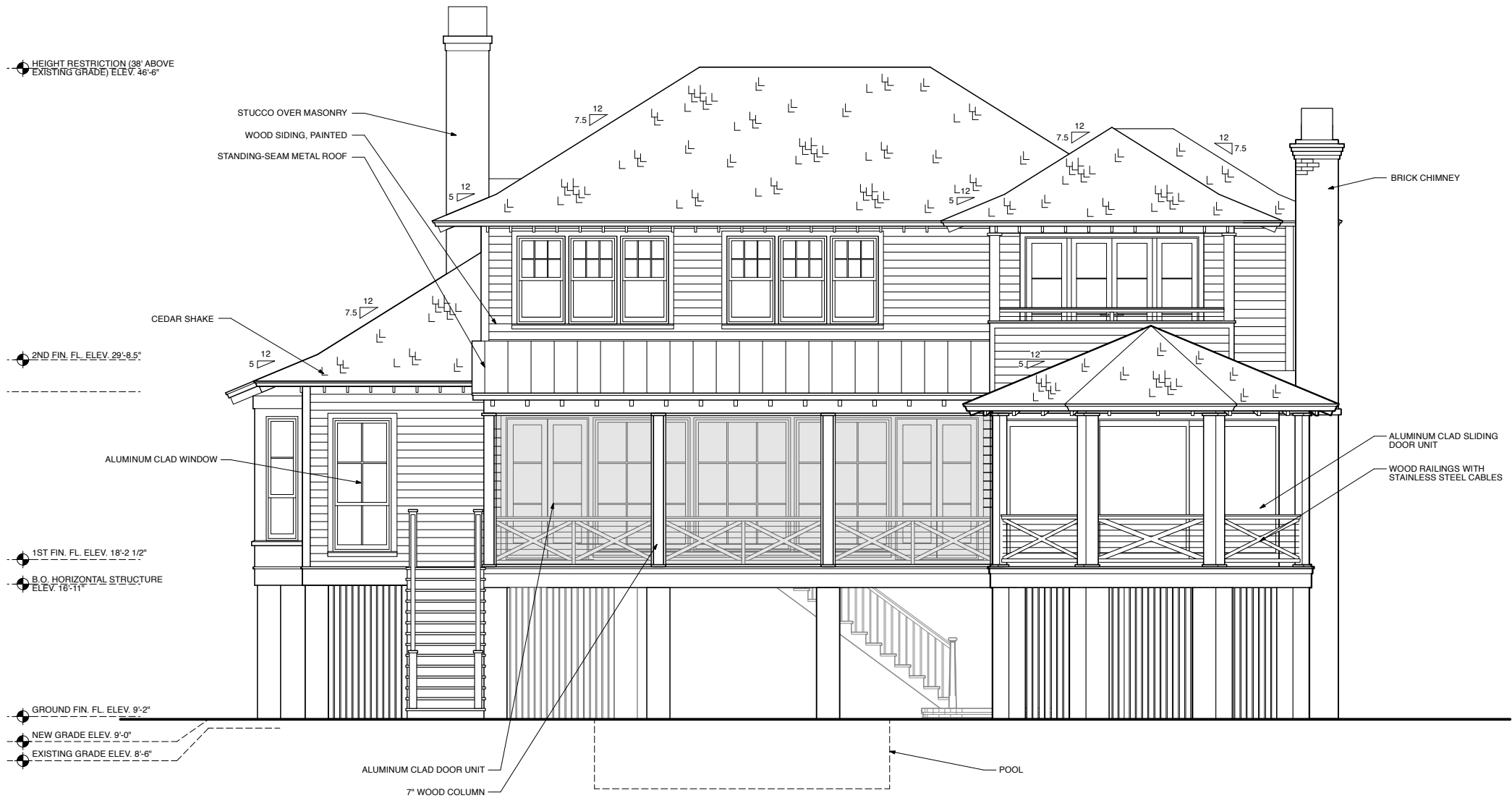
WEST ELEVATION

3' 8' 12'
SCALE: 1/8" = 1'-0"

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SOUTH ELEVATION

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A2.3



EAST ELEVATION

3' 8' 12'
SCALE: 1/8" = 1'-0"



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1655 ATLANTIC AVE



FERRARO RESIDENCE
1651 ATLANTIC AVE



1619 ATLANTIC AVE

ATLANTIC AVENUE STREETSCAPE

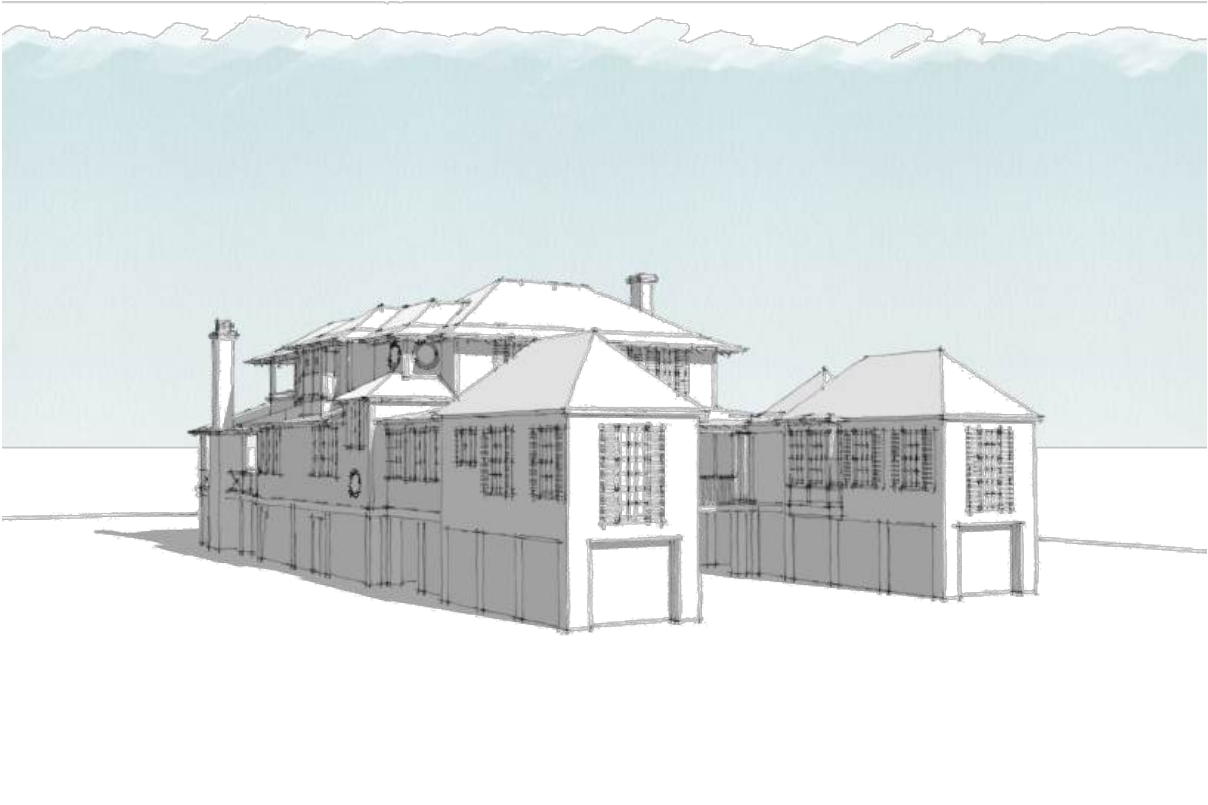
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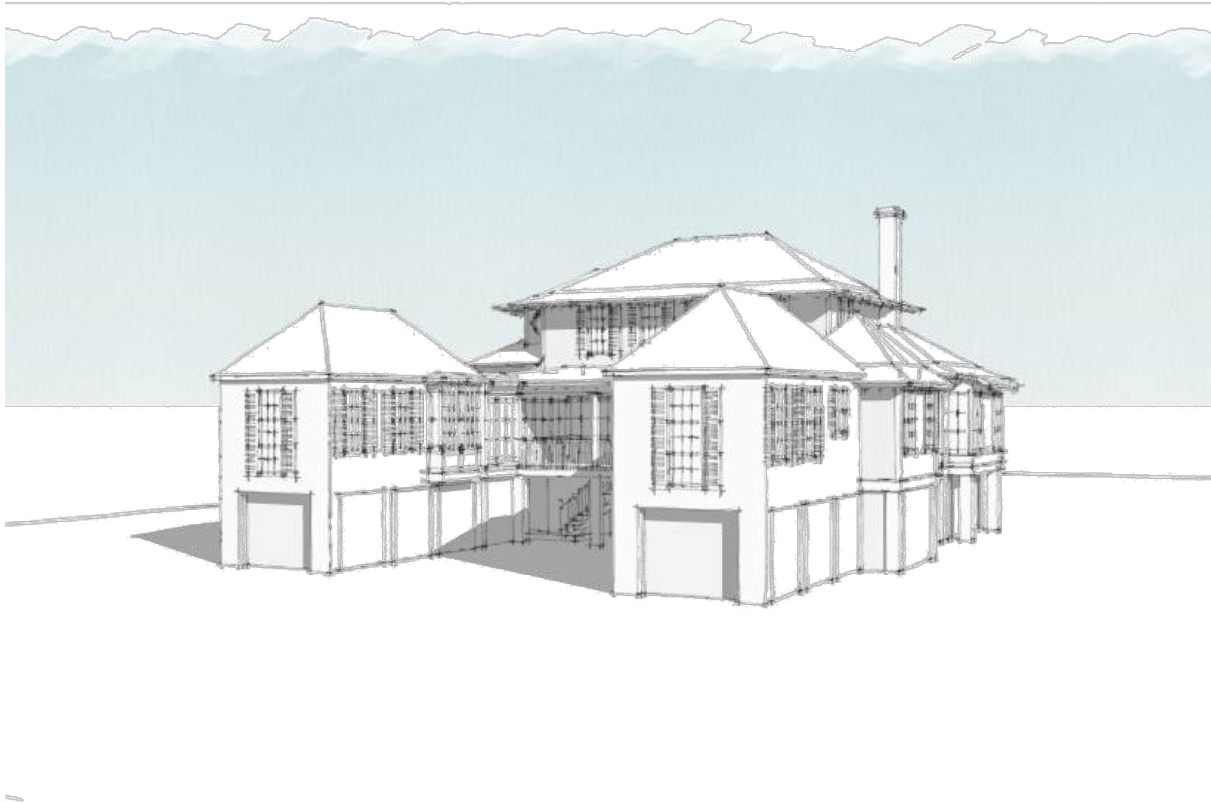
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STREETSCAPE ELEVATION



PERSPECTIVE A VIEW FROM FRONT YARD



PERSPECTIVE B SIDE VIEW FROM FRONT



PERSPECTIVE C SIDE VIEW FROM FRONT



PERSPECTIVE D REAR VIEW

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3D MODEL

A 2.6