

GENERAL NOTES

- 01
- THE DRAWINGS AND DESIGN ARE THE SOLE PROPERTY OF COLLIN C. COPE AND SHALL ONLY BE USED FOR THIS PROJECT.
- 02
- G.C. TO NOTIFY DESIGNER OF ANY DISCREPANCIES IN DRAWING DIMENSIONS OR NOTES. IF DIMENSIONS ARE IN QUESTION, G.C. SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING CONSTRUCTION.
- 03
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2021 IRC.
- 04
- CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS AND APPROVALS NECESSARY TO INITIATE AND COMPLETE SPECIFIED WORK.
- 05
- THE ADEQUACY AND SAFETY OF ALL TEMPORARY SUPPORTS, BRACING AND SHORING IS THE SOLE RESPONSIBILITY OF THE G.C.
- 06
- CONTRACTOR SHALL CAREFULLY COORDINATE WITH OWNER AND ARCHITECT TO SECURE APPROVAL FOR PROPOSED LOCATIONS FOR ALL NEW MECHANICAL COMPONENTS, ELECTRIC METER, ELECTRICAL PANEL(S), GAS METER, TELEPHONE BOX, CABLE BOX, ALARM SYSTEM, AND WATER HEATERS.
- 07
- ALL VENTS AND/OR DUCTS WHICH PENETRATE ROOFS OR EXTERIOR WALLS ARE TO BE PROPERLY SLEEVED, FLASHED AND COUNTERFLASHED.
- 08
- ALL ROOFING MATERIALS SHALL BE APPLIED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS AND CURRENT APPLICABLE BUILDING CODES AND LOCAL REGULATIONS.
- 09
- THE OWNER AND DESIGNER WAIVE ALL RESPONSIBILITY AND LIABILITY FOR CONTRACTOR'S FAILURE TO FOLLOW THE ASSOCIATED PLANS, SCHEDULES, AND THE DESIGN THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHER'S FAILURE TO OBTAIN/FOLLOW THE OWNER'S OR ARCHITECT'S GUIDANCE WITH RESPECT TO ANY INCONSISTANCIES, ERRORS, OMISSIONS, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.
- 10
- G.C. TO INSTALL ALL EQUIPMENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 11
- DIMENSIONS ARE CALLED OUT FROM FACE OF STUD WALLS. WINDOWS & DOORS ARE DIMENSIONED TO CENTER OF OPENING.
- 12
- STRUCTURAL DESIGN AND ENGINEERING OF ALL BUILDING AND SITE ELEMENTS ARE TO BE PROVIDED AND APPROVED BY OTHERS AND ARE NOT INCLUDED WITHIN THE SCOPE OF WORK IN ARCHITECTURAL DRAWINGS.
- 13
- ALL DOOR FRAME LOCATIONS ARE TO BE LOCATED A MINIMUM OF 6" CLEAR FROM EDGE OF ADJACENT PARTITION UNLESS NOTED OTHERWISE.
- 14
- SIZE AND REINFORCEMENT OF ALL CONCRETE FOOTINGS MUST BE DETERMINED BASED ON GEOTECHNICAL REPORT OF SOIL CONDITIONS & ACCEPTABLE PRACTICES OF CONSTRUCTION. REFER TO STRUCTURAL ENGINEER FOR SIZE AND REINFORCEMENT.
- 15
- ELECTRICAL CONTRACTOR TO VERIFY AND/OR SIZE ELECTRICAL SYSTEM TO MEET OR EXCEED LOCAL CODE REQUIREMENTS, E.C. TO COORDINATE A MEETING WITH G.C. & OWNER TO WALK THROUGH AND VERIFY PLACEMENT OF LIGHTING, CABLE, TELEPHONE, OUTLETS, & SWITCHES PRIOR TO INSTALLATION.
- 16
- HVAC CONTRACTOR TO VERIFY HEATING AND COOLING LOADS AS REQUIRED BY LOCAL CODES. CLIMATE, BUILDING ORIENTATION, AND VOLUME OF INTERIOR SPACE. VERIFY ALL WITH OWNER & G.C.
- 17
- PLUMBING CONTRACTOR SHALL VERIFY THAT ALL PLUMBING MATERIALS AND INSTALLATION SHALL BE DONE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

1773 ATLANTIC AVE

ADDRESS

LOT 21 1773 ATLANTIC AVENUE
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY
SOUTH CAROLINA
TMS # 532 - 12 - 00 - 033

CONTACT

PHIL SPITZ
PHIL@TOPWATERHOMES.COM
843 209 4909

PROJECT TEAM

BUILDER

TOPWATER HOMES
PHIL L. SPITZ

DESIGNER

COLLIN C. COPE
843 . 735 . 2081
1306 SHIRE ROAD
MOUNT PLEASANT, SOUTH CAROLINA

ENGINEER

INTERIORS

LANDSCAPE

ADOPTED BUILDING CODES

2021 INTERNATIONAL RESIDENTIAL CODE (IRC) - SOUTH CAROLINA EDITION
2021 INTERNATIONAL BUILDING CODE (IBC) - SOUTH CAROLINA EDITION
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2021 INTERNATIONAL FIRE CODE (IFC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 INTERNATIONAL PLUMBING CODE (IPC)
2021 INTERNATIONAL FUEL GAS CODE (IFGC)
2020 NATIONAL ELECTRICAL CODE (NEC)
2017 ANSI A117.1 - ACCESSIBILITY
SOUTH CAROLINA ENERGY CODE (BASED ON THE IECC, AS ADOPTED BY SC)

ALL OF THE ABOVE AS ADOPTED AND AMENDED BY THE STATE OF SOUTH CAROLINA AND ENFORCED BY THE TOWN OF MOUNT PLEASANT.

SYMBOLS

DOOR TAG

WINDOW TAG

ELEVATION MARK
HEIGHT ABOVE REF.
ELEV. (0'-0")

CENTERLINE

DESIGN INTENT STATEMENT

DESIGN INTENT & LIMITATION OF LIABILITY

THESE DRAWINGS ARE INTENDED TO CONVEY DESIGN INTENT AND GENERAL LAYOUT ONLY. ALL STRUCTURAL SYSTEMS, FOUNDATIONS, FRAMING, CONNECTIONS, LATERAL DESIGN, LOAD PATHS, AND BUILDING PERFORMANCE CRITERIA SHALL BE DESIGNED AND SEALED BY THE STRUCTURAL ENGINEER OF RECORD AND OTHER LICENSED CONSULTANTS AS REQUIRED.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, SITE DIMENSIONS, UTILITIES, SOILS, ELEVATIONS, AND CONCEALED CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER BEFORE PROCEEDING. DESIGNER IS NOT RESPONSIBLE FOR STRUCTURAL ADEQUACY, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCING, PROCEDURES, OR JOBSITE SAFETY. THESE ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND ENGINEER OF RECORD. THESE DOCUMENTS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT COORDINATION WITH ALL REQUIRED CONSULTANTS AND APPROVAL BY THE AUTHORITY HAVING JURISDICTION. APPROVAL BY ANY REGULATORY AUTHORITY DOES NOT RELIEVE THE CONTRACTOR OR CONSULTANTS FROM RESPONSIBILITY FOR FULL CODE COMPLIANCE.

ALL DIMENSIONS ARE NOMINAL. FIELD CONDITIONS AND MATERIAL TOLERANCES SHALL GOVERN. DO NOT SCALE DRAWINGS. SUBSTITUTIONS OR DEVIATIONS FROM THESE DOCUMENTS SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL FROM THE DESIGNER AND OWNER.

ELECTRONIC FILES ARE PROVIDED AS A CONVENIENCE ONLY. IN THE EVENT OF DISCREPANCY, PRINTED DOCUMENTS GOVERN. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM USE OF ELECTRONIC FILES.

DRAWING INDEX

- S1
- SURVEY
- S2
- SITE PLAN
- A1
- FIRST FLOOR PLAN
- A2
- SECOND FLOOR PLAN
- R1
- ROOF PLAN
- A3
- FRONT ELEVATION
- A4
- LEFT ELEVATION
- A5
- RIGHT ELEVATION
- A6
- REAR ELEVATION



1773 ATLANTIC AVENUE

TOW OF SULLIVANS ISLAND
SOUTH CAROLINA 29464

PRELIMINARY SUBMITTAL

COLLIN C. COPE
BALANCED WORKS
1306 SHIRE ROAD
MOUNT PLEASANT, SC
COLLIN@COLLINCOPE.COM
843 . 735 . 2081

1773 ATLANTIC AVENUE

LOT 21 1773 ATLANTIC AVENUE
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY
SOUTH CAROLINA
TMS # 532 - 12 - 00 - 033

CONCEPTUAL
DESIGN

C



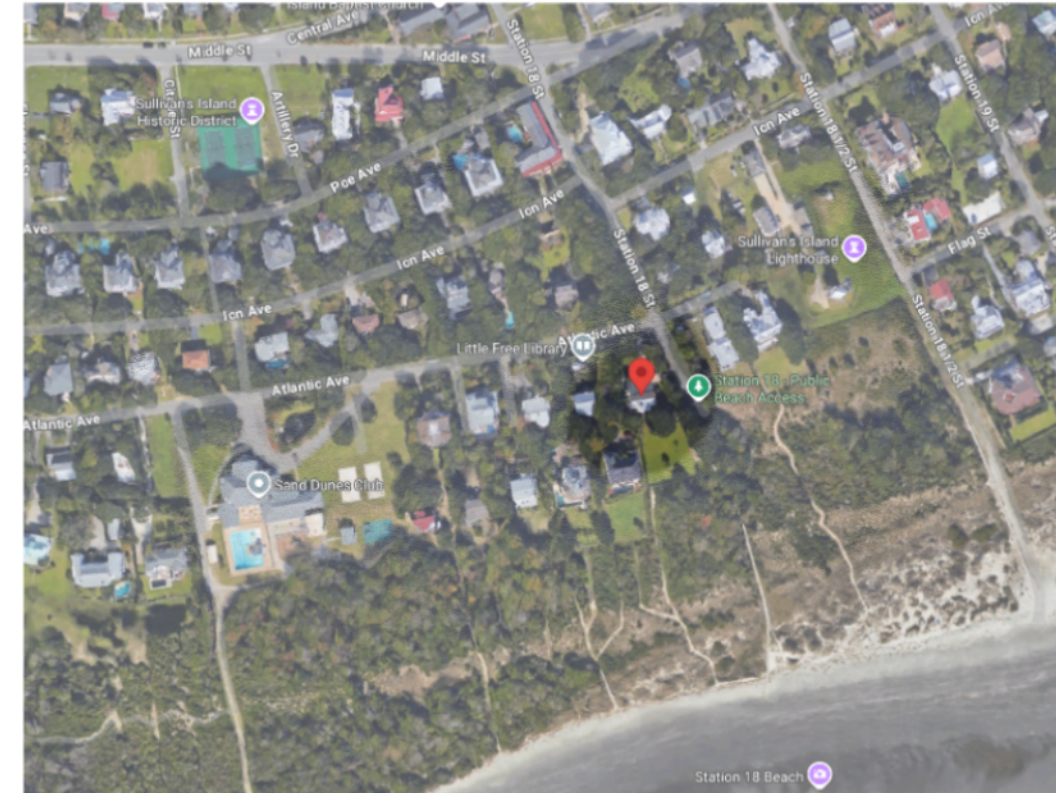
CONTEXT 01 - FROM BEACH



THERE
IS A NEW
HOME
BEING
BUILT
HERE



PROXIMITY TO LIGHT HOUSE



TOP DOWN ARRIVAL



PUMP HOUSE @ CORNER



PUMP HOUSE 02



VIEW DOWN STATION 18



NEW HOUSE @ END OF 18



ACROSS STREET @
DEAD END



OUR PROJECT HAS IS



DRIVEWAY TO LOT 19
(THE MOORE'S)



LOT 22 - THE POLETTIS

PROJECT DATA SUMMARY

1773 ATLANTIC AVENUE, SULLIVAN'S ISLAND, SOUTH CAROLINA
TMS #: 523-12-00-033
LOT 21

THE PROPOSED RESIDENCE LOCATED AT 1773 ATLANTIC AVENUE (TMS #523-12-00-033), IDENTIFIED AS LOT 21, IS SITUATED WITHIN FEMA FLOOD ZONE AE (ELEVATION 9).

THE TOTAL LOT AREA IS APPROXIMATELY 18,264.2 SQUARE FEET.

THE PROJECT HAS BEEN DESIGNED WITH CONSIDERATION TOWARD THE SCALE, CHARACTER, FLOODPLAIN REQUIREMENTS, AND SITE CONSTRAINTS ASSOCIATED WITH SULLIVAN'S ISLAND AND THE DESIGN REVIEW BOARD PROCESS.

PROPOSED PROGRAM AREAS

HEATED & COOLED LIVING AREA

• FIRST FLOOR:	2,950 SF
• SECOND FLOOR:	1,100 SF
TOTAL HEATED & COOLED AREA:	4,050 SF

ACCESSORY / EXTERIOR ELEMENTS

• COVERED OUTDOOR LIVING PORCH:	790 SF
• COVERED FRONT ENTRY PORCH:	250 SF
• COVERED BREEZEWAY PORCH:	220 SF
• UNCOVERED EXTERIOR STAIRS:	98 SF
• COVERED OUTDOOR KITCHEN:	56 SF
• OUTDOOR CHIMNEY / FIREPLACE:	28 SF

POOL & DECK AREAS

• OPEN POOL DECK:	225 SF
• POOL & INTEGRATED SPA:	365 SF
• POOL CATCH BASIN:	78 SF

SECOND FLOOR ELEMENTS

• OPEN OCEAN VIEW DECK:	475 SF
• SPIRAL STAIRCASE:	20 SF

PERVIOUS SITE IMPROVEMENTS

• PERVIOUS DRIVEWAY:	2,850 SF
• PERVIOUS ENTRY WALK:	140 SF

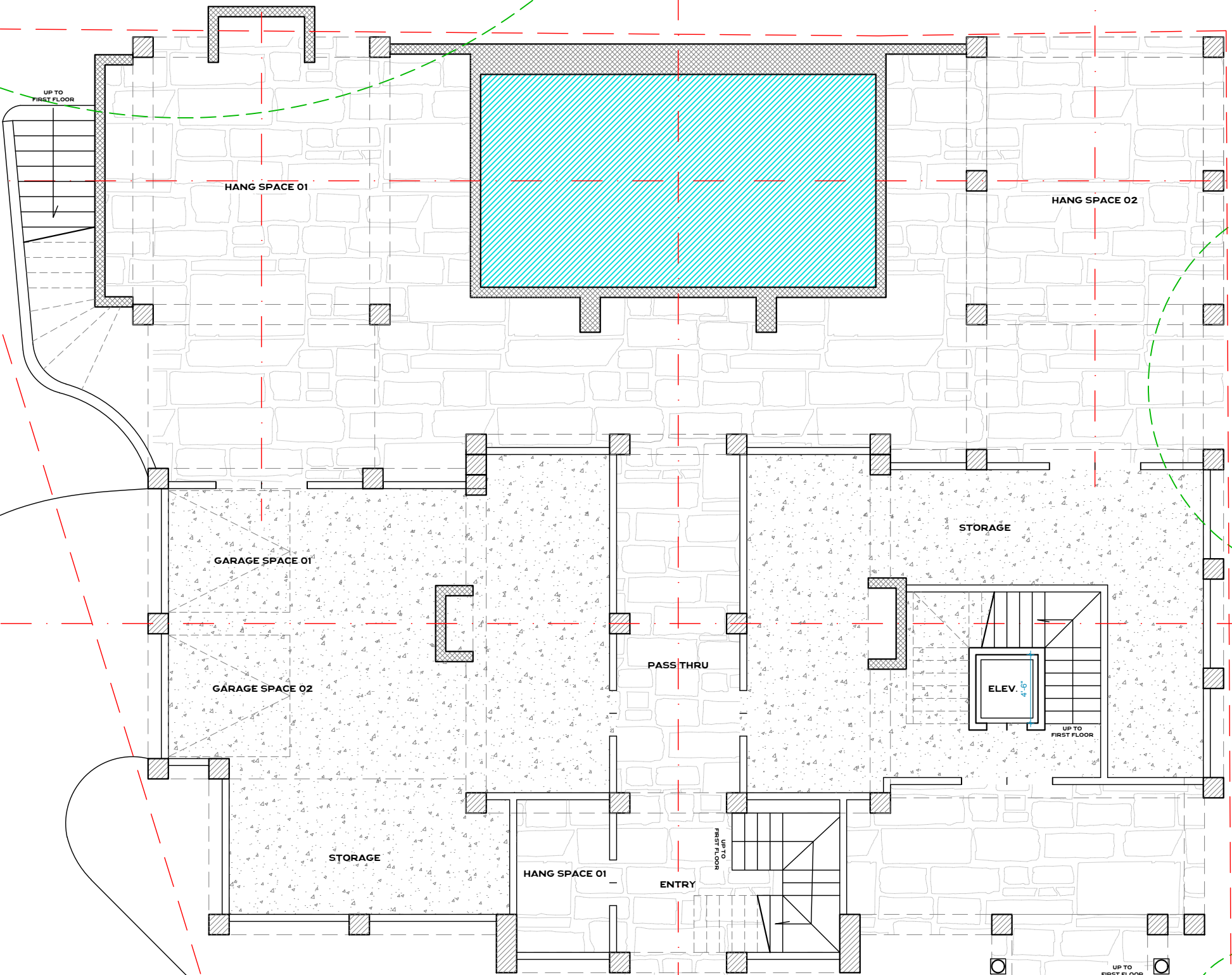
SITE SUMMARY

• LOT SIZE:	18,264.2 SF
• HEATED & COOLED AREA:	4,050 SF
• TOTAL STRUCTURE UNDER ROOF:	4,298 SF
• POOL / OPEN DECK AREA:	668 SF

PERVIOUS IMPROVEMENTS:	2,990 SF (16.4%)	
TOTAL IMPERVIOUS COVERAGE:	4,966 SF (27.2%)	30% allowable

THE SITE PLAN AND ARCHITECTURAL INTENT HAVE BEEN DEVELOPED TO MAINTAIN A SENSITIVE RELATIONSHIP WITH THE EXISTING SITE CONDITIONS AND SURROUNDING SULLIVAN'S ISLAND CONTEXT WHILE INCORPORATING SUBSTANTIAL PERVIOUS SURFACES AND OPEN-AIR EXTERIOR LIVING SPACES CONSISTENT WITH THE ISLAND'S HISTORIC COASTAL DEVELOPMENT PATTERNS.

13 LIVE OAK



**GROUND FLOOR
CONCEPTUAL PLAN**

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

LIVE OAK

10 PALM

PERVIOUS DRIVE

7/8/13 HACKBERRY

10 PALM

13 PALM

12 PALM

15' SETBACK

19 L

COLLIN C. COPE
BALANCED WORKS
1306 SHIRE ROAD
MOUNT PLEASANT, SC
COLLIN@COLLINCCOPE.COM
843 . 735 . 2081

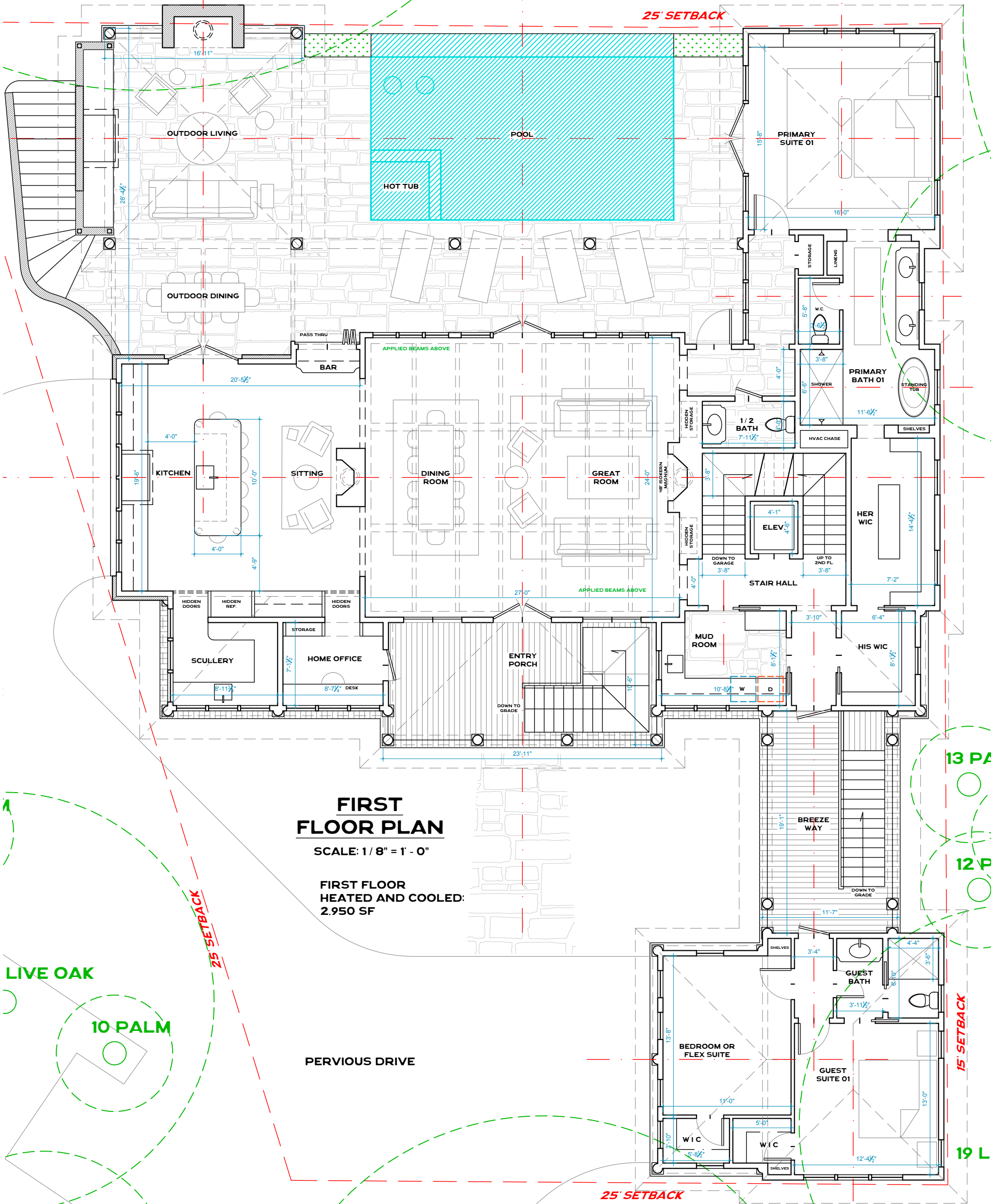
1773 ATLANTIC AVENUE

LOT 21 1773 ATLANTIC AVENUE
TOWN OF SULLIVAN'S ISLAND
CHARLESTON COUNTY
SOUTH CAROLINA
TMS # 532 - 12 - 00 - 035

PRELIMINARY
SUBMITTAL

AO

13 LIVE OAK



**FIRST
FLOOR PLAN**

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

FIRST FLOOR
HEATED AND COOLED:
2,950 SF

PERVIOUS DRIVE

COLLIN C. COPE
BALANCED WORKS

1306 SHIRE ROAD
MOUNT PLEASANT, SC

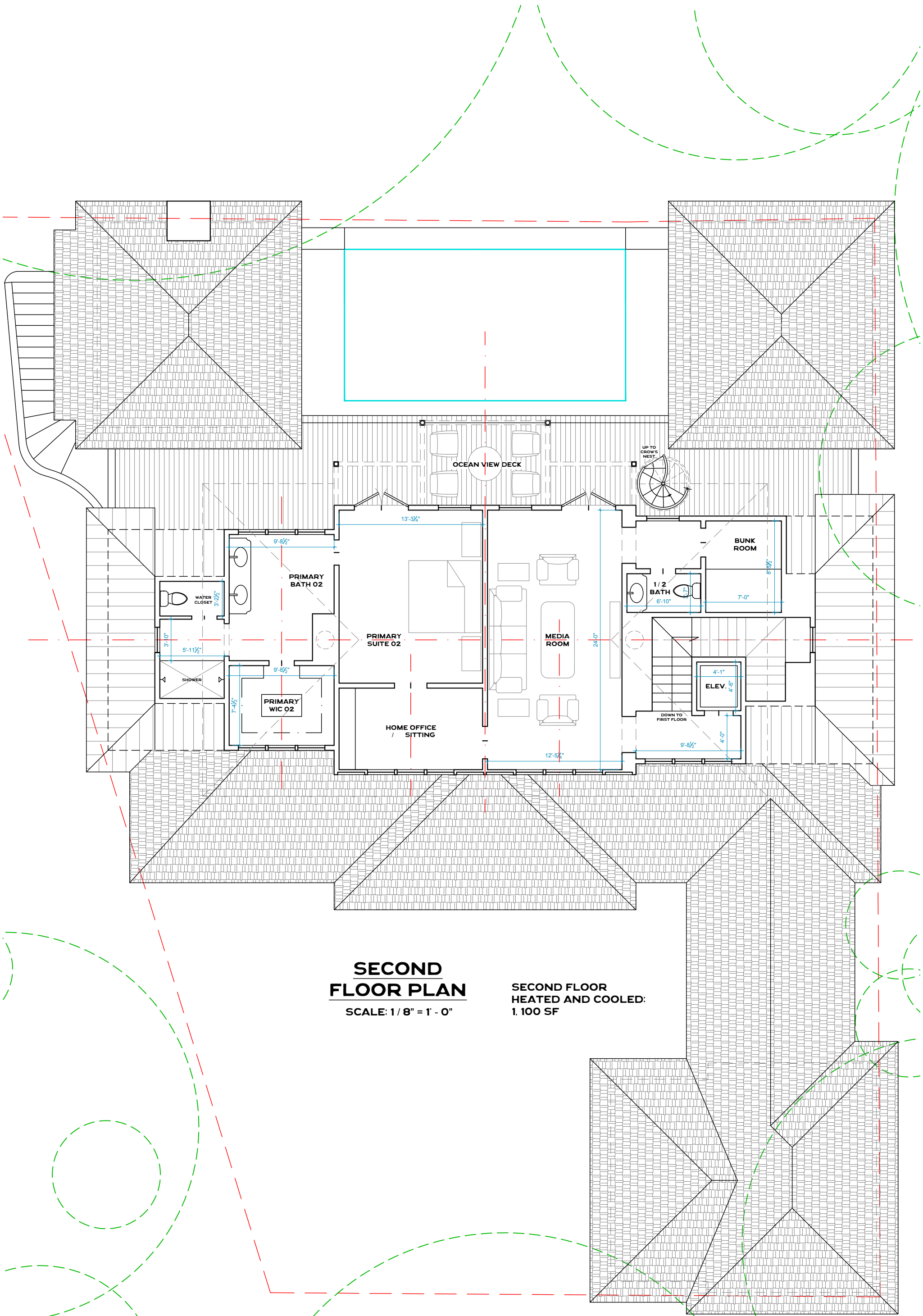
COLLIN@COLLINCCOPE.COM
843 . 735 . 2081

1773 ATLANTIC AVENUE

LOT 21 1773 ATLANTIC AVENUE
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY
SOUTH CAROLINA
TMS # 532 - 12 - 00 - 133

PRELIMINARY
SUBMITTAL

A1

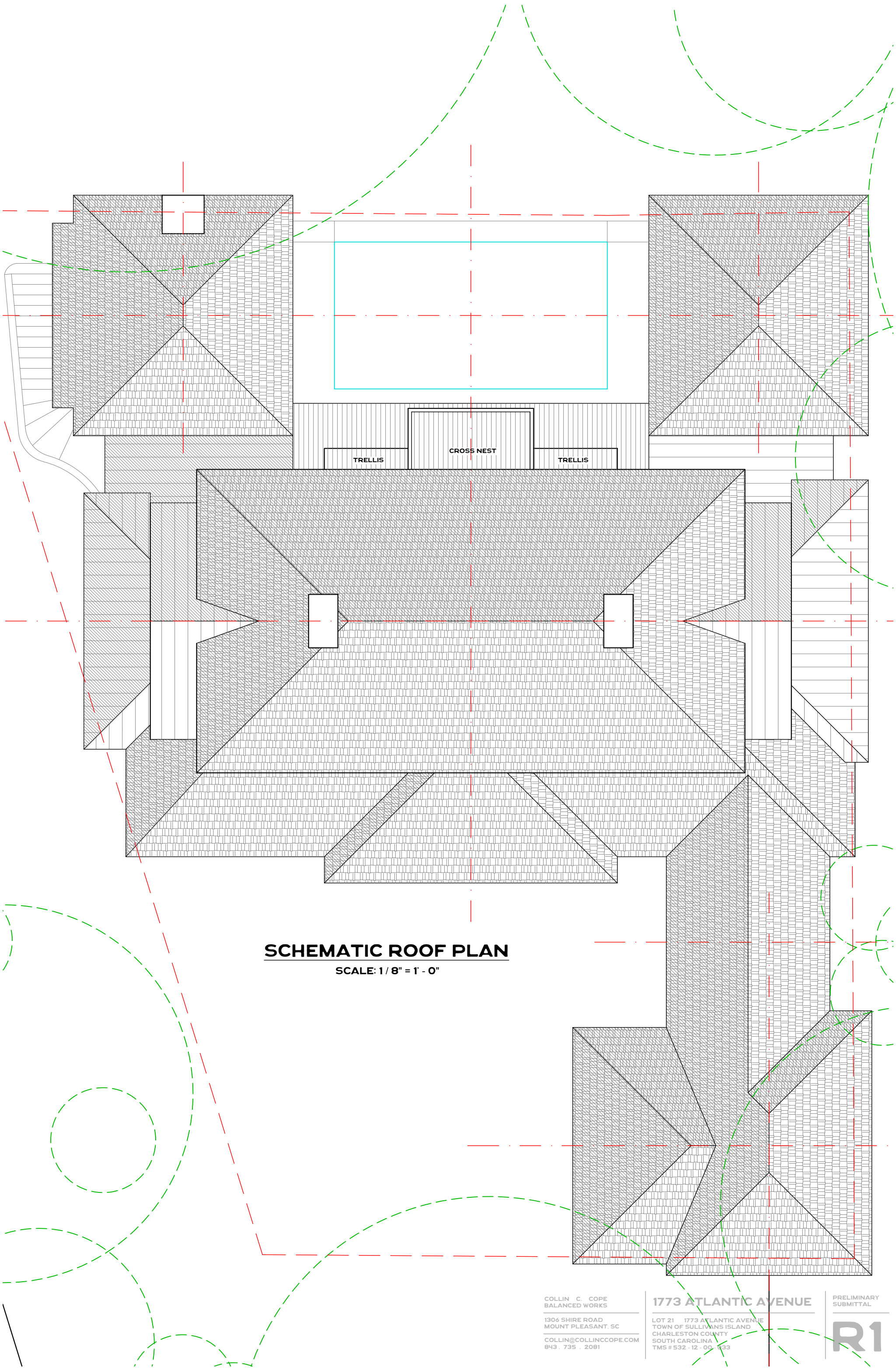


COLLIN C. COPE
BALANCED WORKS
1306 SHIRE ROAD
MOUNT PLEASANT, SC
COLLIN@COLLINCCOPE.COM
843 . 735 . 2081

1773 ATLANTIC AVENUE
LOT 21 1773 ATLANTIC AVENUE
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY
SOUTH CAROLINA
TMS # 532 - 12 - 00 - 133

PRELIMINARY
SUBMITTAL

A2



SCHEMATIC ROOF PLAN

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

COLLIN C. COPE
BALANCED WORKS

1306 SHIRE ROAD
MOUNT PLEASANT, SC

COLLIN@COLLINCCOPE.COM
843 . 735 . 2081

1773 ATLANTIC AVENUE

LOT 21 1773 ATLANTIC AVENUE
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY
SOUTH CAROLINA
TMS # 532 - 12 - 00 - 033

PRELIMINARY
SUBMITTAL

R1



1773 FRONT ELEVATION

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

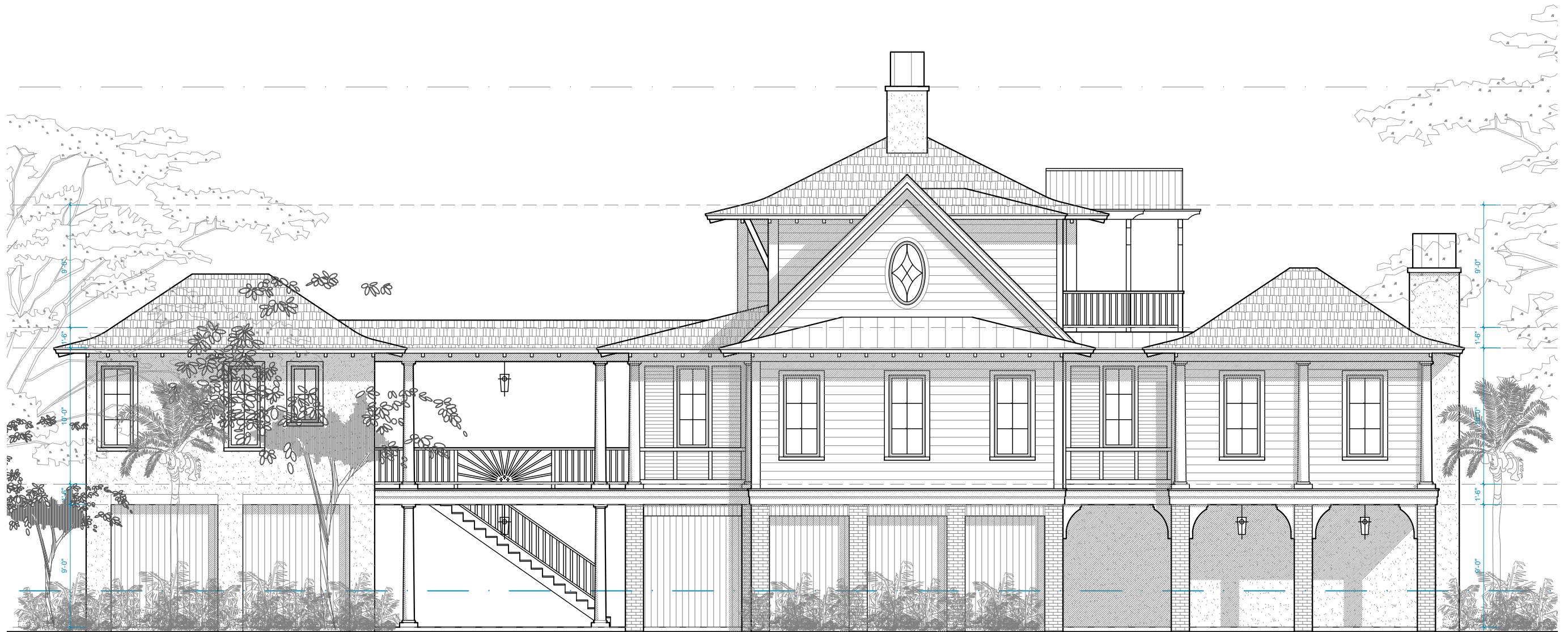
COLLIN C. COPE
BALANCED WORKS
1306 SHIRE ROAD
MOUNT PLEASANT, SC
COLLIN@COLLINCCOPE.COM
843 . 735 . 2081

1773 ATLANTIC AVENUE

LOT 21 1773 ATLANTIC AVENUE
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY
SOUTH CAROLINA
TMS # 532 - 12 - 00 - 033

CONCEPTUAL
DESIGN

A3



1773 LEFT ELEVATION

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

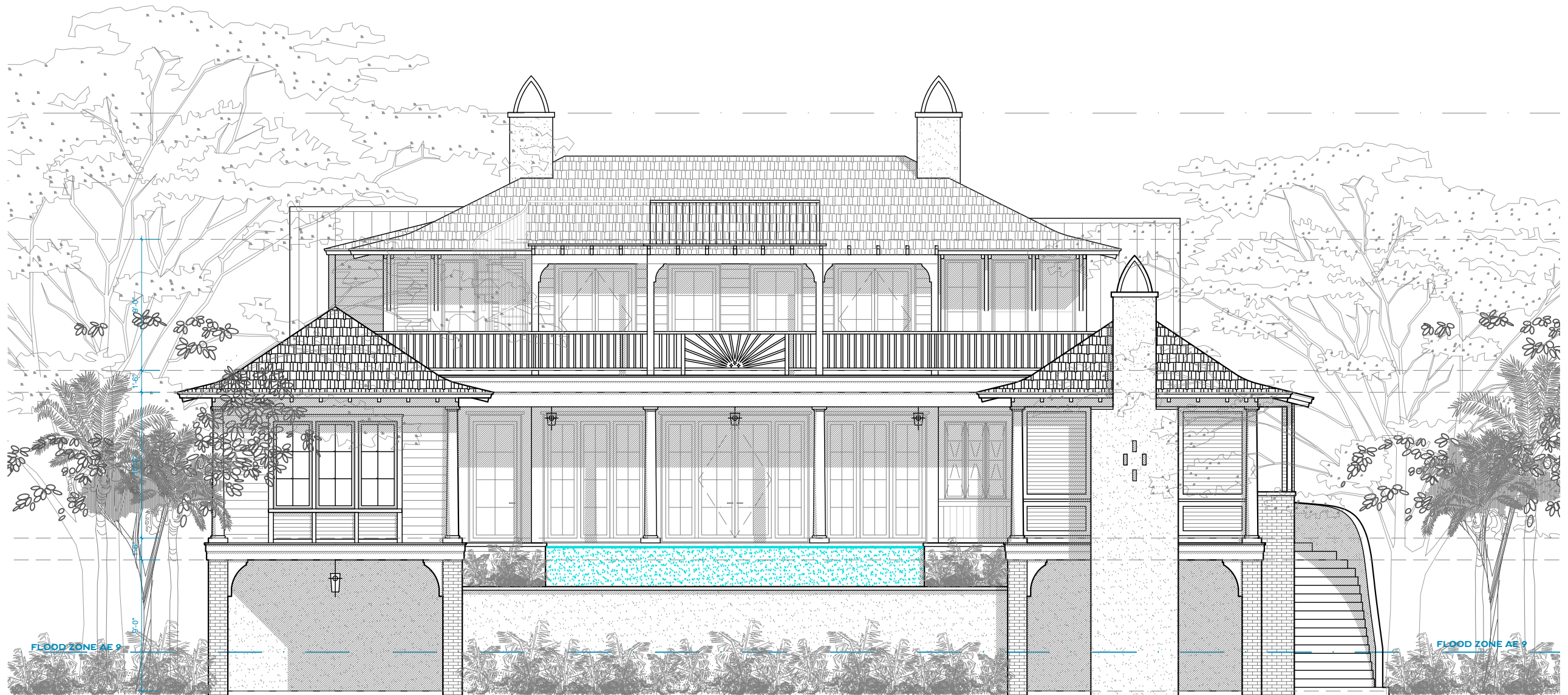
COLLIN C. COPE
BALANCED WORKS
1306 SHIRE ROAD
MOUNT PLEASANT, SC
COLLIN@COLLINCCOPE.COM
843 . 735 . 2081

1773 ATLANTIC AVENUE

LOT 21 1773 ATLANTIC AVENUE
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY
SOUTH CAROLINA
TMS # 532 - 12 - 00 - 033

PRELIMINARY
SUBMITTAL

A5



1773 REAR ELEVATION

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

COLLIN C. COPE
BALANCED WORKS
1306 SHIRE ROAD
MOUNT PLEASANT, SC
COLLIN@COLLINCCOPE.COM
843 . 735 . 2081

1773 ATLANTIC AVENUE

LOT 21 1773 ATLANTIC AVENUE
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY
SOUTH CAROLINA
TMS # 532 - 12 - 00 - 033

PRELIMINARY
SUBMITTAL

A6