

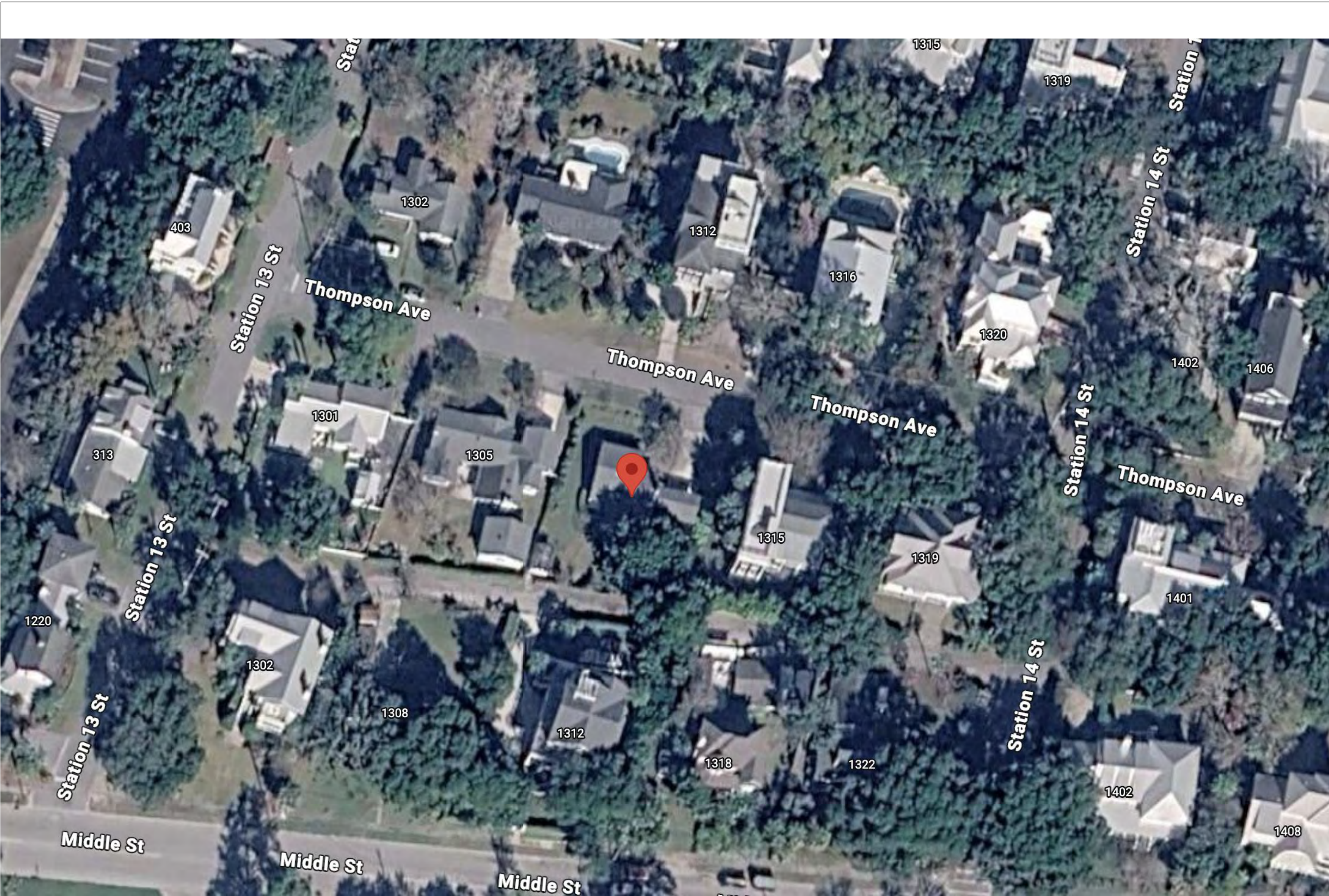
BARBER PROJECT

1311 THOMPSON AVENUE SULLIVANS ISLAND, SC 29482



VICINITY MAP

NOTE: NOT TO SCALE



DRAWING LIST

A 000	COVER
	SURVEY
A050	EXISTING HOME/SITE PHOTOS
A051	NEIGHBORING HOMES PHOTOS
A052	STREET ELEVATIONS
A101	SITE PLAN
A102	GROUND FLOOR PLAN
A103	FIRST FLOOR PLAN
A104	SECOND FLOOR PLAN
A105	ROOF PLAN
A201	ELEVATIONS
A202	ELEVATIONS
A203	ELEVATIONS
A204	ELEVATION

PROJECT NOTES

SITE AND BUILDING NOTES

- FLOOD ZONE: AE ELEV 10
- SETBACKS: SEE SHEET A101
- SCOPE OF WORK: DEMO AND NEW CONSTRUCTION OF TWO-STORY RESIDENCE

CODE SUMMARY

- SEE STRUCTURAL SHEETS BY ENGINEER
- ALL WORK TO BE IN ACCORDANCE WITH CURRENT APPLICABLE ZONING, CODES & STANDARDS: IBC 2021, IRC 2021, IEBC 2021
- EXTERIOR OPENINGS ARE REQUIRED TO MEET IRC 2021 GUIDELINES FOR DESIGN PRESSURE & IMPACT RESISTANCE.

GENERAL NOTES

- CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE PRIOR TO COMMENCEMENT OF THE WORK, AND SHALL NOTIFY CLARKE DESIGN GROUP IMMEDIATELY OF ANY DISCREPENCIES AND/OR ANY EXISTING SITE CONDITIONS THAT ARE INCONSISTENT WITH THE DRAWINGS.
- ALL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS RELATED TO OTHER DISCIPLINES. THE GENERAL CONTRACTOR SHALL CHECK AND COORDINATE DIMENSIONS AND CLEARANCES WITH THE WORK OF ALL TRADES.
- THE DRAWINGS HEREIN ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO CONVEY ALL INFORMATION NECAESSARY FOR CONSTRUCTION. CONTRACTORS SHALL COORDINATE SYSTEMS INSALLATION REQUIREMENTS, ROUGH-IN CONNECTIONS, AND MATERIAL REQUIREMENTS FOR INSTALLATION.
- ALL DIMENSIONS ARE TAKEN FROM FACE OF WALL STUDS U.NO.
- DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CLARKE DESIGN GROUP, LLC AND SHALL NOT BE COPIED, RE-USED, OR MODIFIED WITHOUT WRITTEN CONSENT.

CONTACT INFORMATION

CLARKE DESIGN GROUP
952 HOUSTON NORTHCUTT BLVC.
SUITE 204
MT. PLEASANT, SC 29464
843-329-0667
PHIL@CLARKEDESIGNGROUP.COM

DRAWING SYMBOLS

	DETAIL SYMBOL
	INTERIOR DOOR SIZE C.O. - CASSED OPENING PK.T. - POCKET DOOR DBL. - DOUBLE FRENCH DOOR
	SECTION NUMBER AND SHEET NUMBER
	ELEVATION NUMBER AND SHEET NUMBER
	INTERIOR ELEVATION NUMBER AND SHEET NUMBER
	WINDOW TYPE
	DOOR TYPE
	DETAIL



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CHARLESTON COUNTY RMC REFERENCES:

PLAT BOOK J, PAGE 19

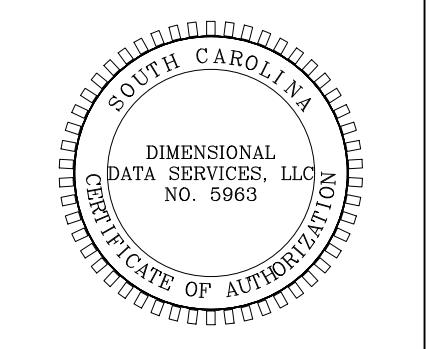
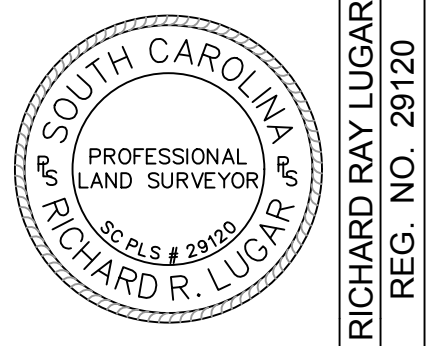
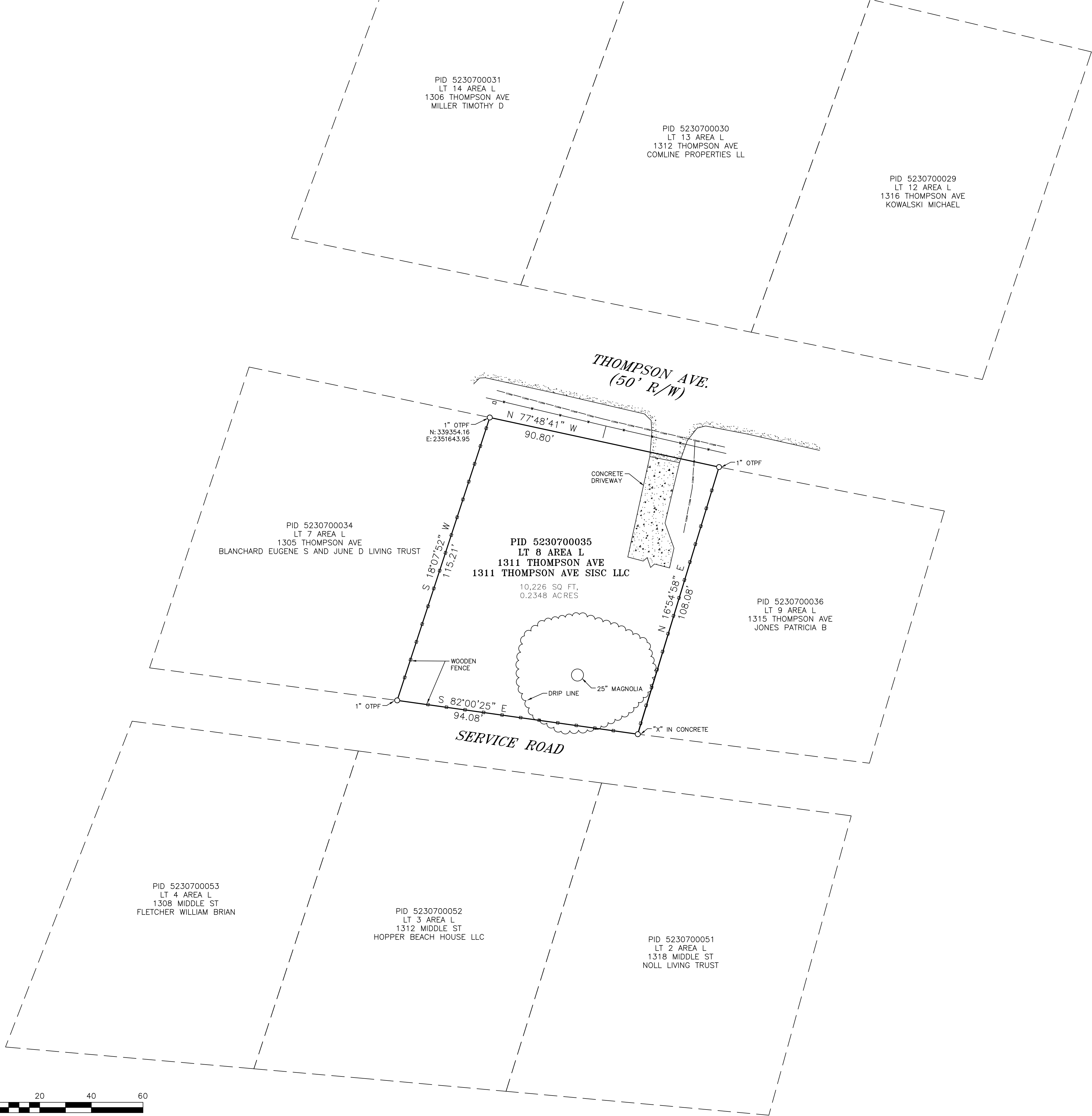
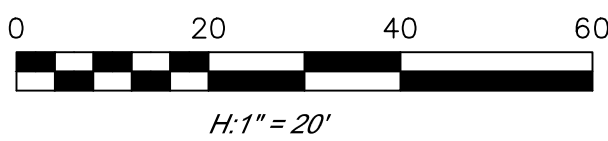
NOTES:

1. THE PURPOSE OF THIS PLAT IS TO RETRACE AND ESTABLISH THE BOUNDARY OF LOT 8, AREA L AND TO LOCATE THE SIGNIFICANT TREES THEREON. THE BOUNDARY SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED UNDER MY RESPONSIBLE CHARGE AND UPON MONUMENTATION RECOVERED IN THE FIELD.
2. ANYTHING SHOWN OUTSIDE OF THE SUBJECT BOUNDARY IS FOR INFORMATION PURPOSES ONLY.
3. THE EXISTING DWELLING AND OTHER IMPROVEMENTS ON THE SUBJECT PROPERTY ARE SCHEDULED FOR DEMOLITION AND WERE NOT FIELD LOCATED AS PART OF THIS SURVEY PER THE OWNERS REQUEST. NO DETERMINATION HAS BEEN MADE AS TO THEIR LOCATION RELATIVE TO THE PROPERTY LINES OR ANY SETBACK OR BUILDING RESTRICTION LINE.
4. BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO GRID NORTH, SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83, ZONE 3900, ESTABLISHED BY GNSS OBSERVATION. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES IN INTERNATIONAL FEET.
5. AREA WAS DETERMINED BY THE COORDINATE METHOD: 10,226 SQUARE FEET (0.235 ACRES).
6. ALL PROPERTY CORNERS SHOWN HEREON WERE RECOVERED IN THE FIELD AS NOTED: THREE (3) OPEN TOP PIPES AND ONE (1) CHISELED X IN CONCRETE. NO NEW CORNER MONUMENTS WERE SET.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT OR TITLE SEARCH. EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES OF RECORD NOT SHOWN HEREON MAY EXIST.
8. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE, THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
9. UNDERGROUND UTILITIES SHOWN HEREON, IF ANY, ARE PLOTTED FROM VISIBLE SURFACE EVIDENCE AND/OR UTILITY OWNER RECORDS AND ARE APPROXIMATE. THIS PLAT DOES NOT CONSTITUTE A SUBSURFACE UTILITY LOCATION. CONTACT SC811 PRIOR TO ANY EXCAVATION.
10. NO DETERMINATION OF ZONING, SETBACK, BUILDING RESTRICTION, OR OTHER LAND USE REQUIREMENTS HAS BEEN MADE. CONTACT THE TOWN OF SULLIVAN'S ISLAND FOR APPLICABLE REQUIREMENTS.
11. TMS #523-07-00-035
12. BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE AE (BASE FLOOD ELEVATION 10) AS PER F.I.R.M. COMMUNITY PANEL NUMBER 45019C0538K, EFFECTIVE JANUARY 29, 2021, TOWN OF SULLIVAN'S ISLAND, COMMUNITY NUMBER 455418.
13. THIS IS NOT A VALID, TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE, AND THE RAISED EMBOSSED SEAL OF THE SURVEYOR NOTED HEREON.

I, RICHARD RAY LUGAR, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND 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.

THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH AN ORIGINAL SURVEYOR'S SEAL. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH.

RICHARD RAY LUGAR, PLS
SCPLS No. 29120



BOUNDARY SURVEY SHOWING
LOT 8, AREA L, TMS 523-07-00-035
1311 THOMPSON AVE
PREPARED FOR: 113 THOMPSON AVE SYSC LLC
LOCATED IN: SULLIVAN'S ISLAND, SOUTH CAROLINA

SCALE: H: 1" = 20'
DRAWN: RRL
DATE: 7/24/2026
CHECKED: RRL
REVISED: 8/05/2026
JOB NO#:

SHEET
1 OF 1

EXISTING HOME/SITE PHOTOS



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NEIGHBORING HOME PHOTOS



1315 THOMPSON AVE



1311 THOMPSON AVE



1305 THOMPSON AVE



1312 THOMPSON AVE



1316 THOMPSON AVE



1320 THOMPSON AVE



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STREET ELEVATIONS

SCALE: 1/8" = 1'

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1315 THOMPSON AVE
4,269 SQUARE FEET

1311 THOMPSON AVE
3,156 SQUARE FEET

1305 THOMPSON AVE
1,725 SQUARE FEET
RECENTLY SOLD



EXISTING SITE PLAN

SCALE: 1/8" = 1'
FLOOD ZONE: AE 10
TMS# 523-07-00-035



GENERAL PLAN NOTES:

1. SEDIMENT CONTROL REQUIRED ON ALL SIDES PROPERTY LINE. MAXIMUM 20'-0" ACCESS POINT ALLOWED ALONG STREET.
2. SEE LANDSCAPE PLANS FOR FINAL DRAINAGE REQUIREMENTS.
3. TREE PROTECTION REQUIRED AT ALL PROTECTED TREES. INSTALL PER CITY/COUNTY GUIDELINES.
4. FINAL GRADING AND DRAINAGE SHALL NOT IMPACT ADJACENT PROPERTIES
5. WETLAND AND SILT FENCE BARRIER. CLARKE DESIGN GROUP, LLC IS NOT RESPONSIBLE FOR THE UPKEEP OF SILT FENCE, TREE PROTECTION OR WETLAND BARRIERS. GENERAL CONTRACTOR IS TASKED WITH THE DUTY OF MANAGING ALL SITE CONDITIONS INCLUDING THE ABOVE BUT NOT LIMITED TO MATERIAL STORAGE, CONTAINMENT OF TRASH AND WIND BLOWN DEBRIS.



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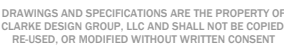
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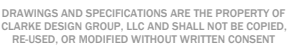
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1. SEDIMENT CONTROL REQUIRED ON ALL SIDES PROPERTY LINE. MAXIMUM 20'-0" ACCESS POINT ALLOWED ALONG STREET.
2. SEE LANDSCAPE PLANS FOR FINAL DRAINAGE REQUIREMENTS.
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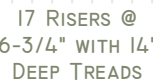
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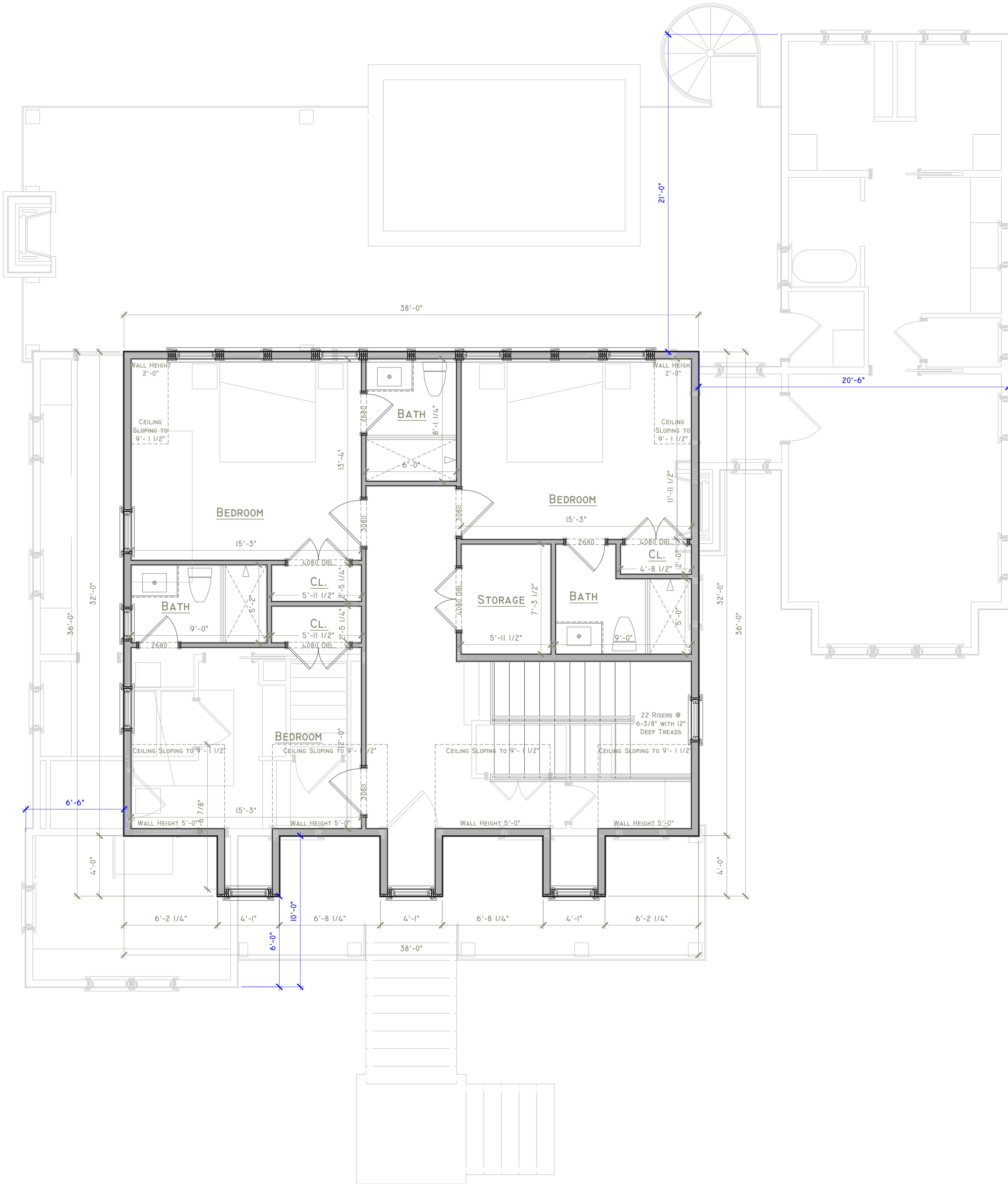
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SCALE: 1/4" = 1'

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SECOND FLOOR PLAN
SCALE: 1/4" = 1'



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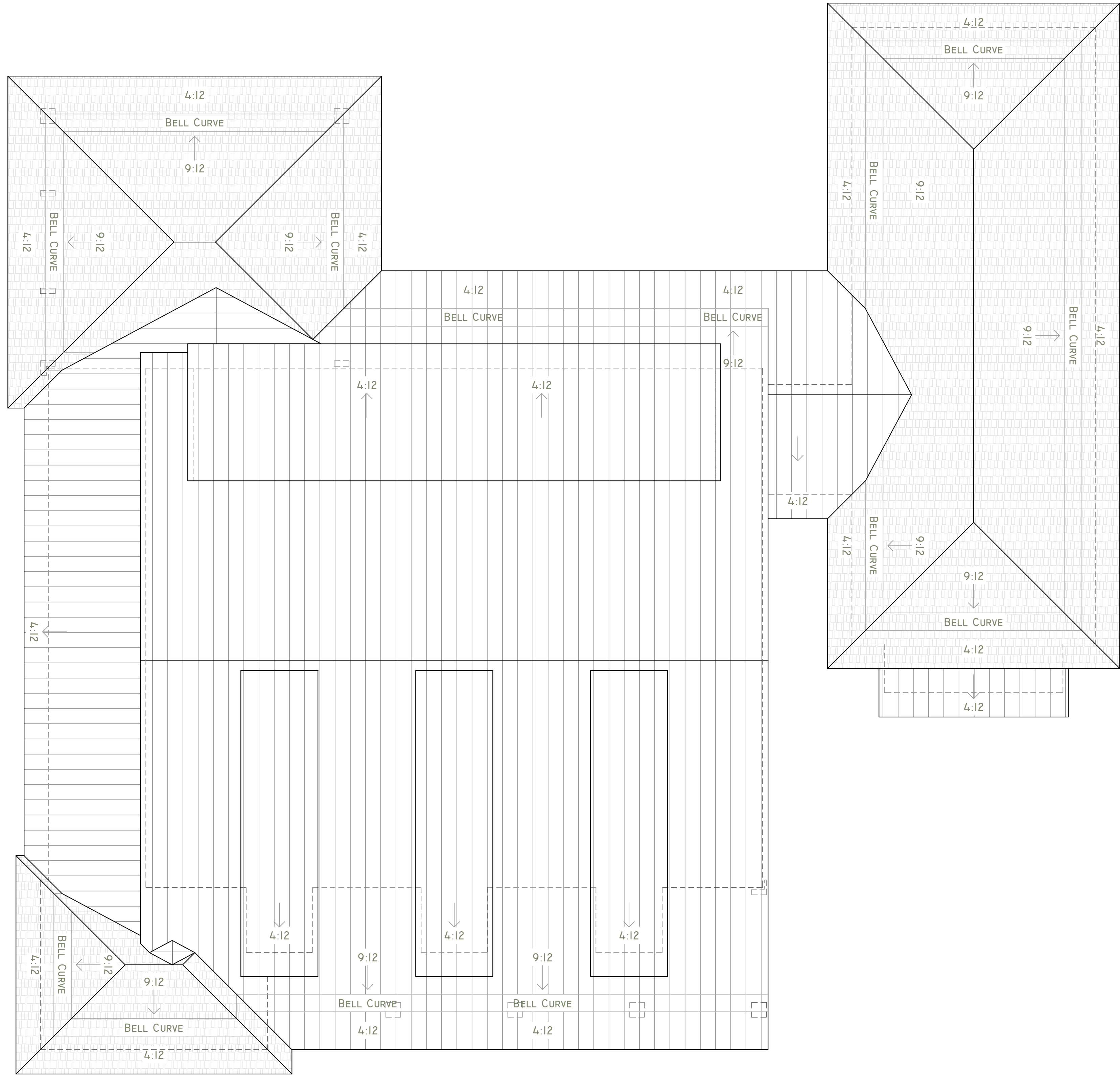
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ROOF PLAN
SCALE: 1/4" = 1'



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SIDE ELEVATION

SCALE: 1/4" = 1'