



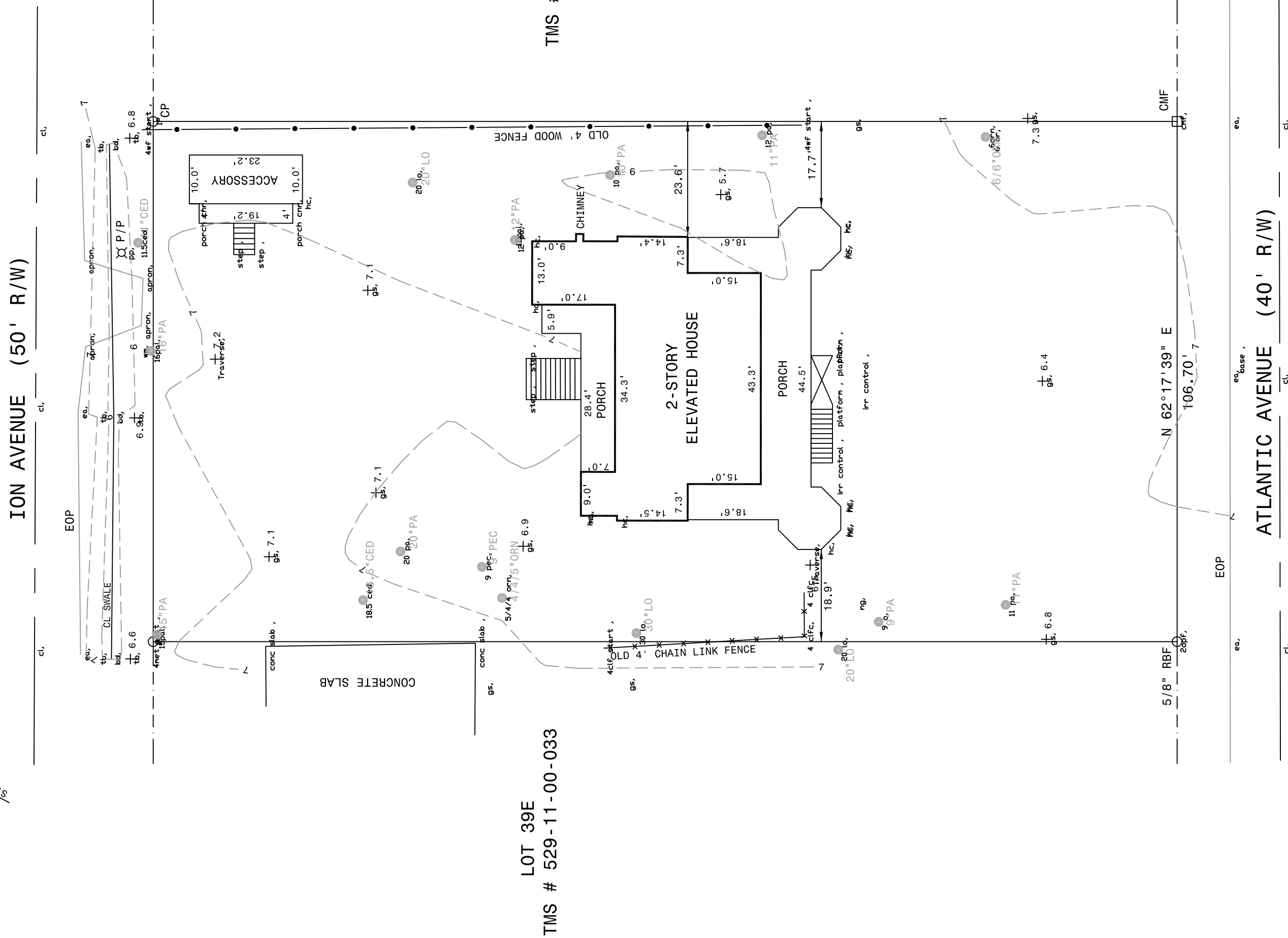
ROSALIE
2672 ATLANTIC AVE

GARTON-ZSOLNAY RESIDENCE





LOCATION MAP
NOT TO SCALE

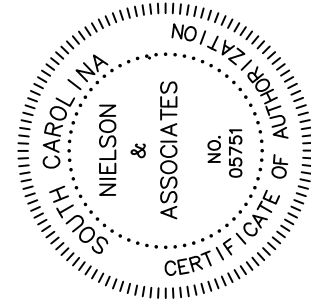
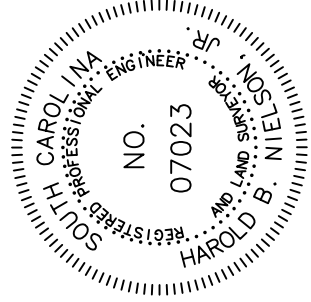


TREE LEGEND

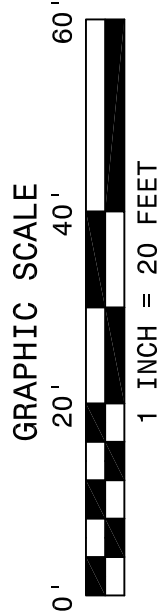
- TREE SYMBOL
- OAK
- LO LIVE OAK
- PA PALM TREE
- PEC PECAN
- CED CEDAR
- ORN ORNAMENTAL

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED HEREIN.

Harold Nielson
HAROLD NIELSON, PE & PLS S.C.NO. 7023
nielson.h@gmail.com



DATE: 30 MARCH 2023



HAROLD B. NIELSON, JR., PE & PLS
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
2724 MAGNOLIA WOODS DRIVE
MT. PLEASANT, SC 29464
PHONE (843) 276-1379

NOTES & REFERENCES:

1. PROPERTY IS LOCATED IN FLOOD ZONE 'AE 10' ACCORDING TO F.E.M.A. F.I.R.M. MAP PANEL 45019C 0539 K, DATED 01-29-2021.
2. THIS SURVEY DOES NOT REFLECT A TITLE SEARCH, BY THE SURVEYOR/ENGINEER AND IS BASED ENTIRELY ON THE REFERENCED DOCUMENTS(S). ANY EASEMENT OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE REFERENCE PLAT MAY NOT BE SHOWN ON THIS SURVEY.
3. ALL SC STATE PLANE COORDINATES SHOWN, IF ANY, ARE BASED ON NAD 1983 HORIZONTAL DATUM.
4. VERTICAL ELEVATIONS ARE BASED ON 1988 DATUM.
5. THE AREA IS DETERMINED BY THE COORDINATE METHOD.
6. THE CURRENT OWNER: PAMELA T. DAVIS TRUST.
7. PROPERTY CORNERS ARE 5/8" REBARS UNLESS OTHERWISE NOTED.
8. ANY UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE, PAINT OR FLAG MARKINGS BY THE UTILITY COMPANIES. OUR FIRM HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND MAKES NO REPRESENTATION THAT THOSE SHOWN COMPRISE ALL OF THE UNDERGROUND UTILITIES WHICH MAY AFFECT THIS SITE.
9. TREES LABELED GENERAL TYPES WITH DIAMETER SIZE SHOWN IN INCHES. AN ARBORIST OR LANDSCAPE ARCHITECT SHOULD BE CONSULTED IF SPECIFIC NAMES OR OTHER DETAILS ARE NEEDED.
10. REFERENCE PLAT 'D' PAGE 184.



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

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843.722.2040

08. 21. 26

GARTON - ZSOLNAY RESIDENCE
2672 ATLANTIC AVE
SULLIVANS ISLAND, SC
AERIAL



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

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M 0.2



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

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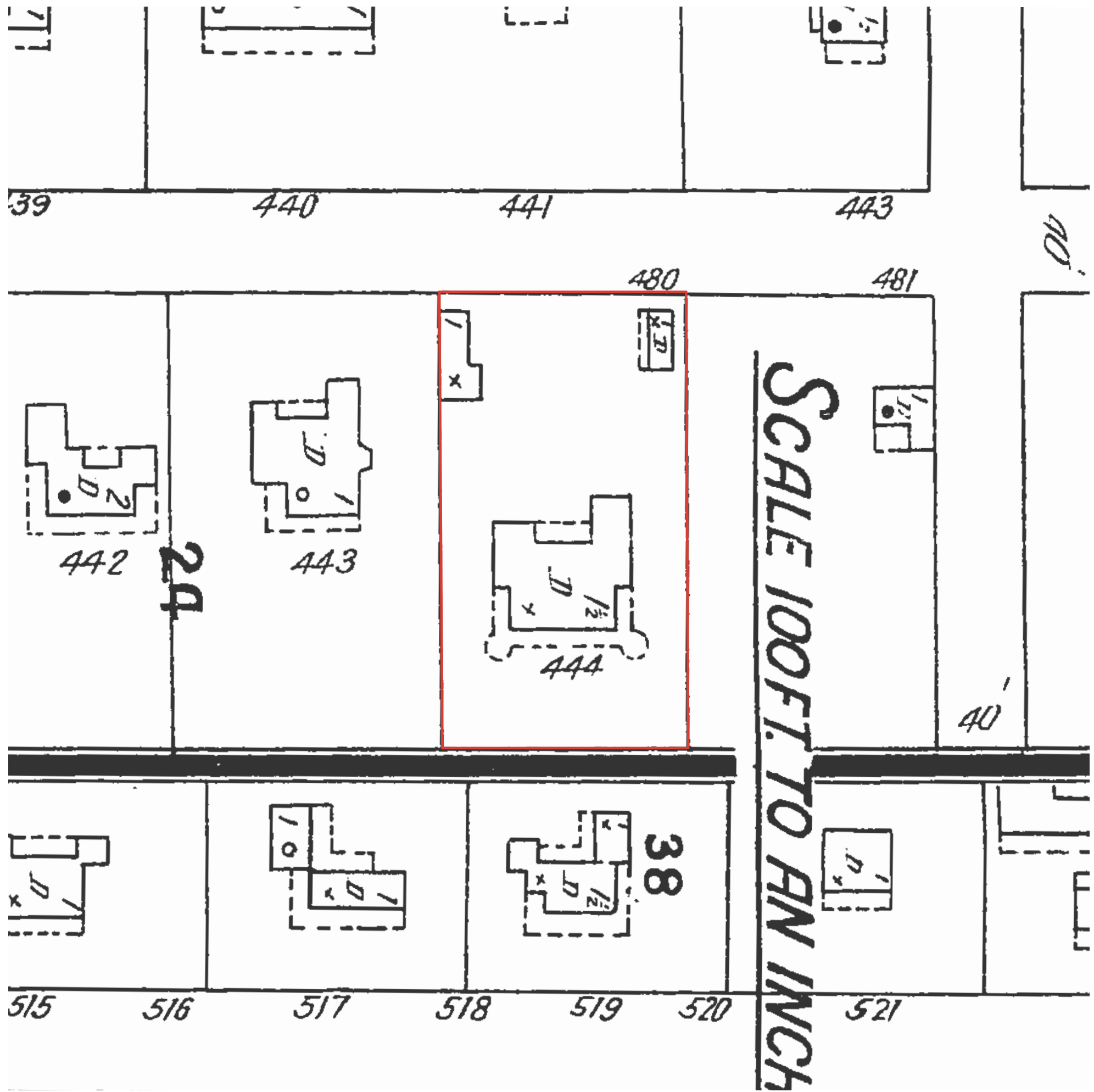
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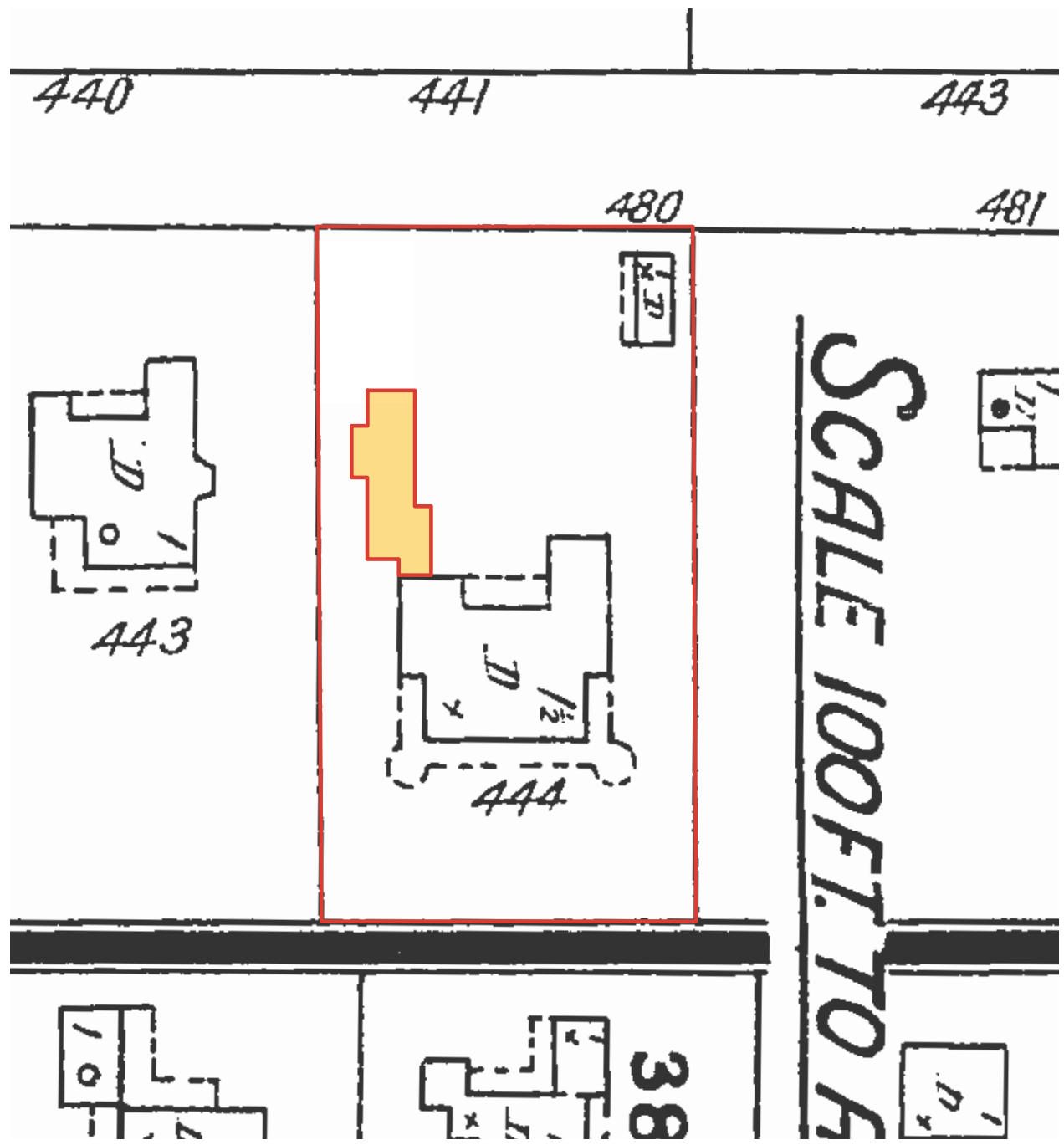
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AERIAL



MOULTRIEVILLE SANBORN MAP - OCTOBER 1924



ENLARGED PORTION OF MAP



PROPOSED ADDITION DIAGRAM



PHOTO - MARCH 1986

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

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HISTORIC IMAGES



PHOTO - APRIL 5TH 1987

IMAGE FROM S.I. PROPERTY SURVEY CARD

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

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HISTORIC IMAGES



PHOTO - (POST-HUGO)

IMAGE FROM S.I. PROPERTY SURVEY CARD

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

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HISTORIC IMAGES

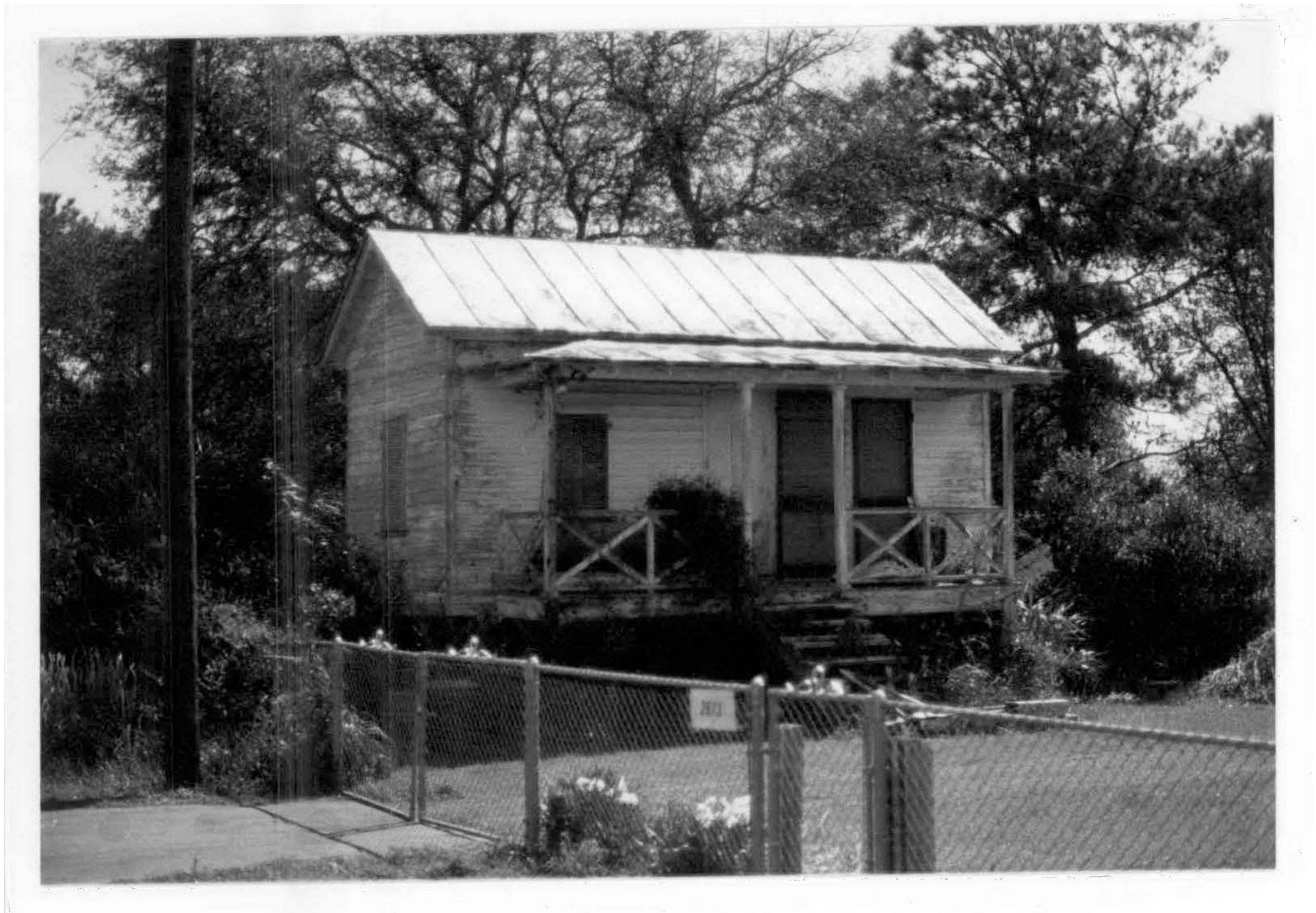


PHOTO - (GUEST HOUSE, POST-HUGO)

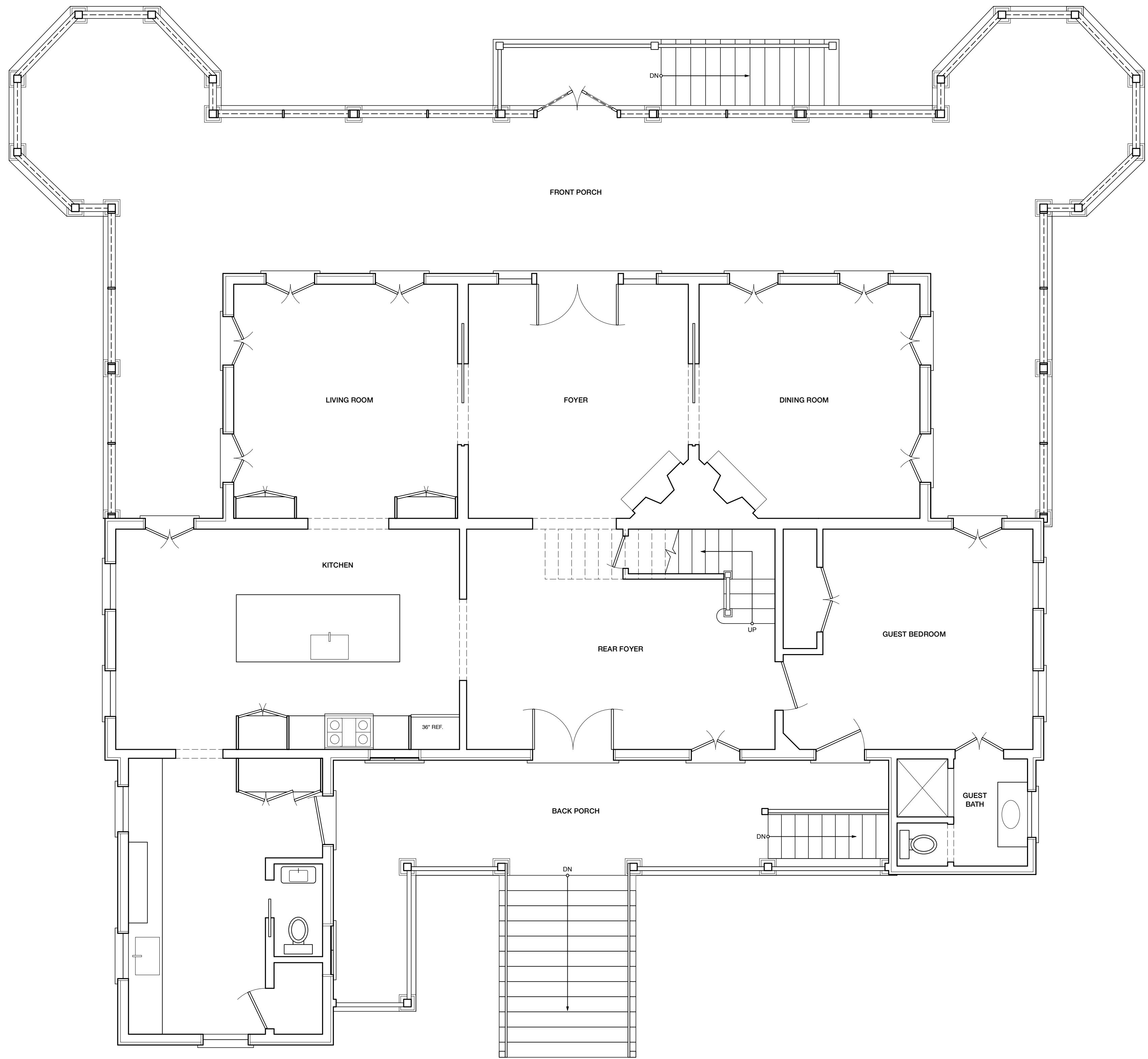
IMAGE FROM S.I. PROPERTY SURVEY CARD

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

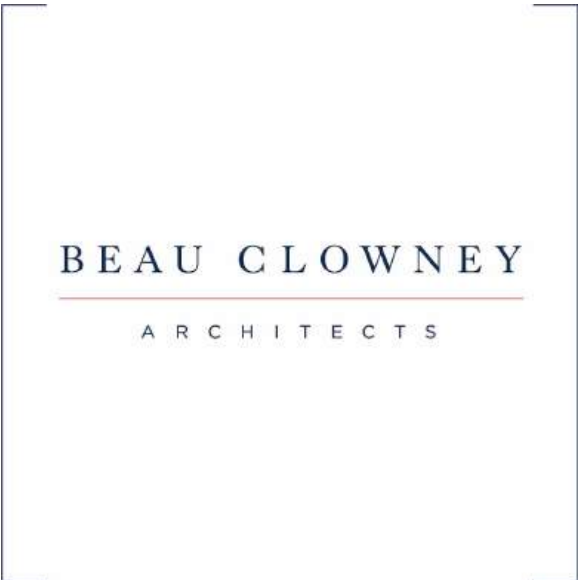
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HISTORIC IMAGES



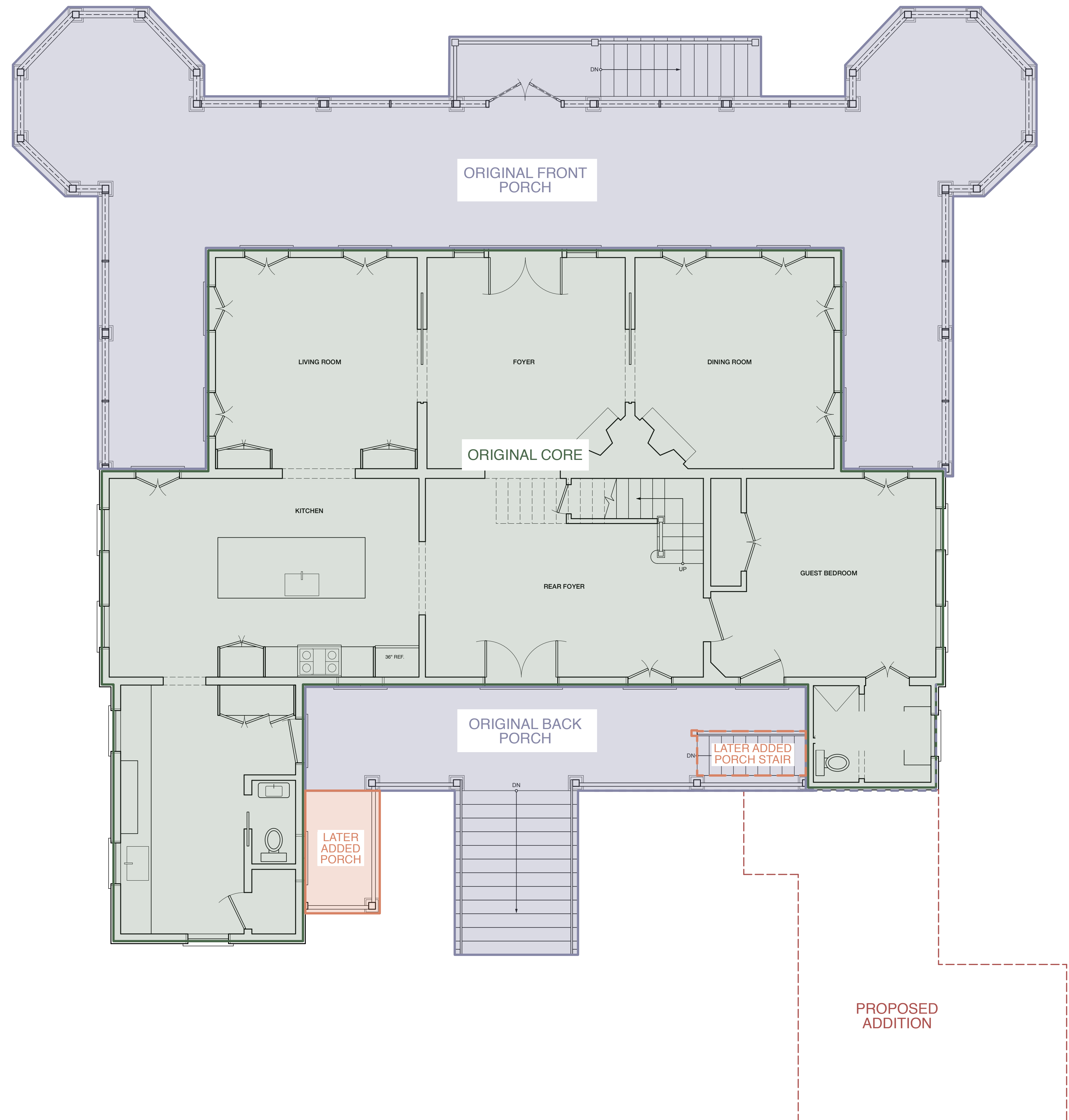
3' 8' 12'
SCALE: 1/4" = 1'-0"



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SULLIVANS ISLAND, SC
EX. FIRST FLOOR PLAN

EX 1.1



3' 8' 12'
SCALE: 1/4" = 1'-0"

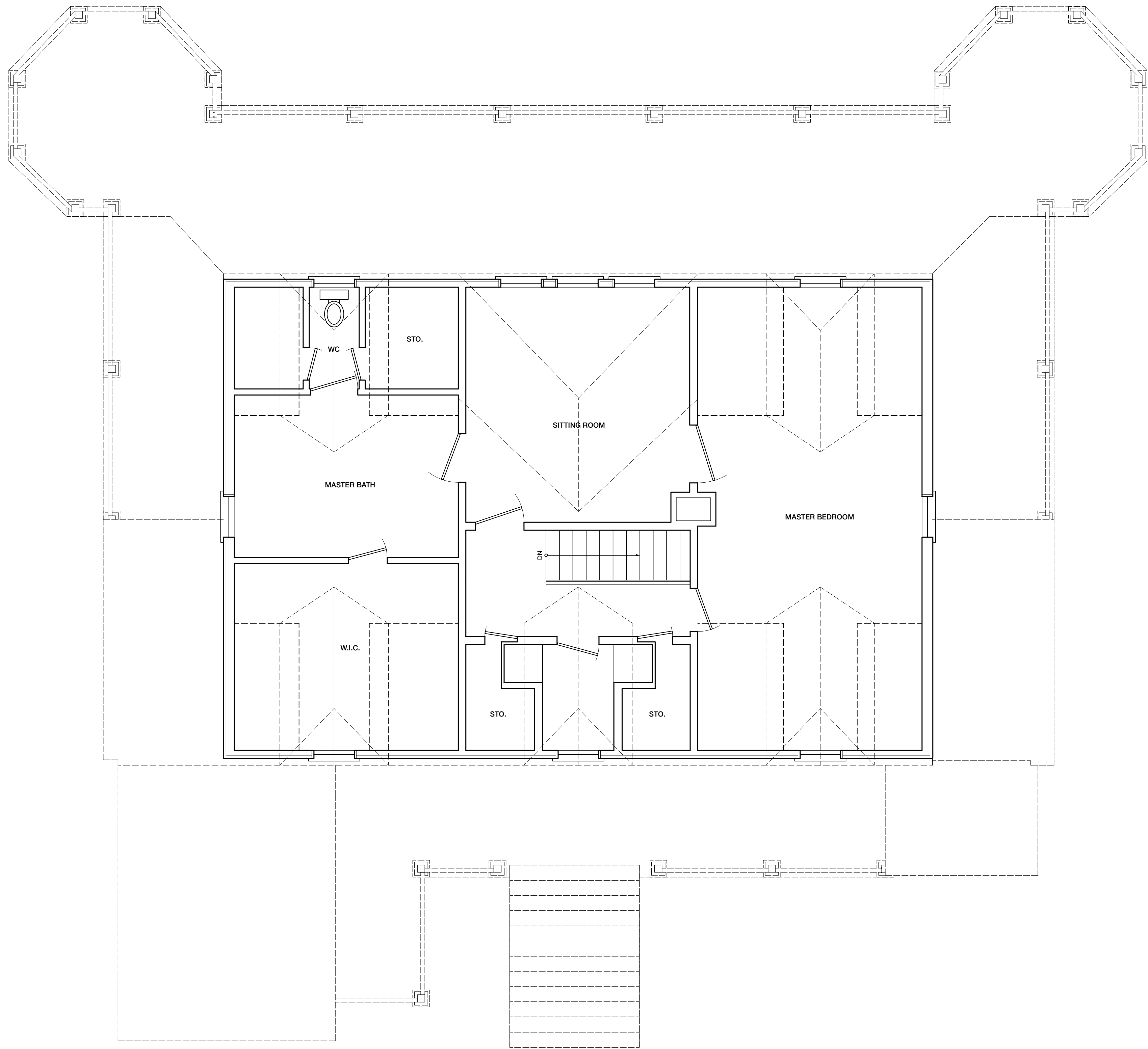
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EX. FIRST FLOOR PLAN

EX 1.1



3' 8' 12'
SCALE: 1/4" = 1'-0"

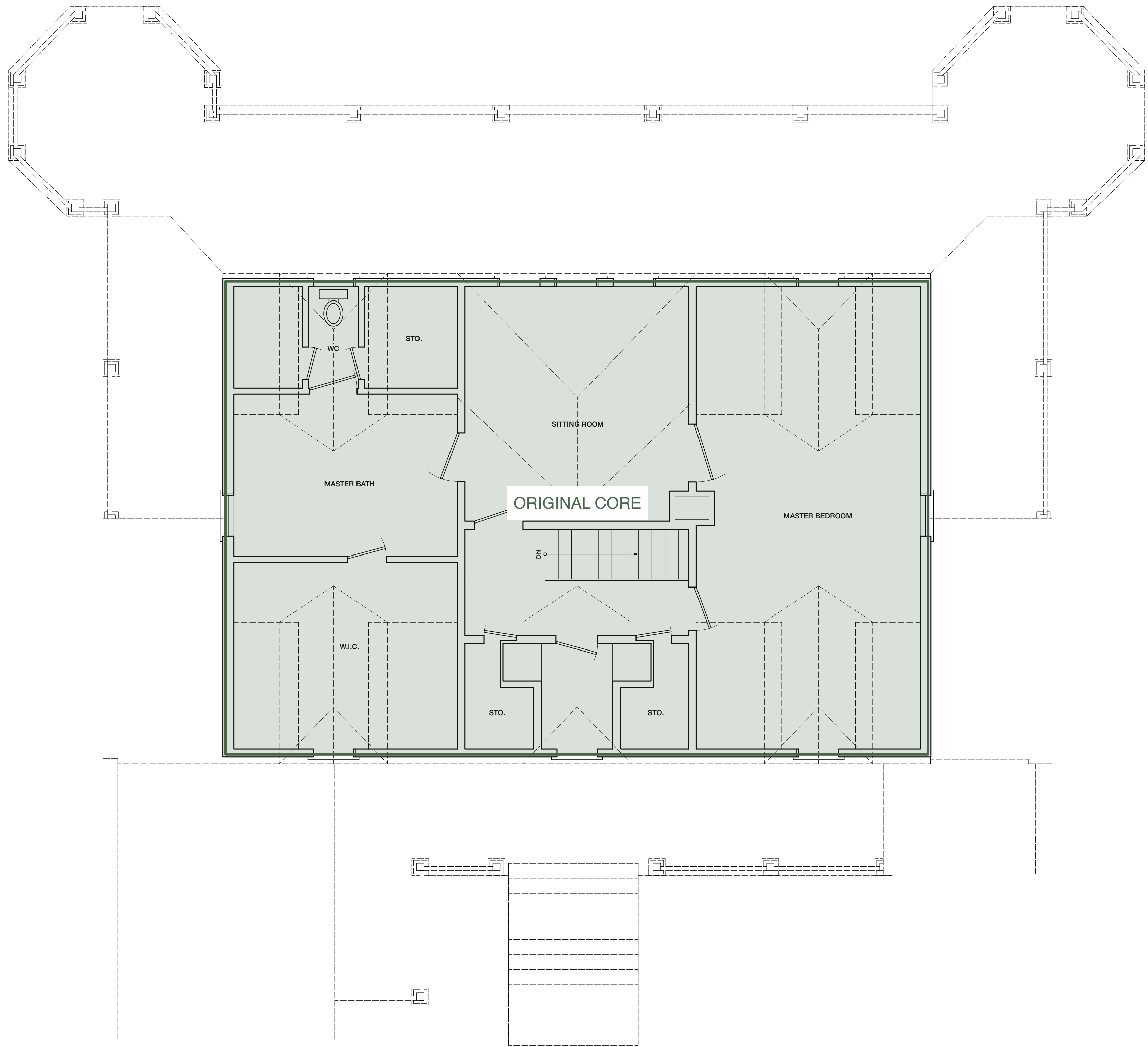
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EX. SECOND FLOOR PLAN

EX 1.2



3' 8' 12'
SCALE: 1/4" = 1'-0"

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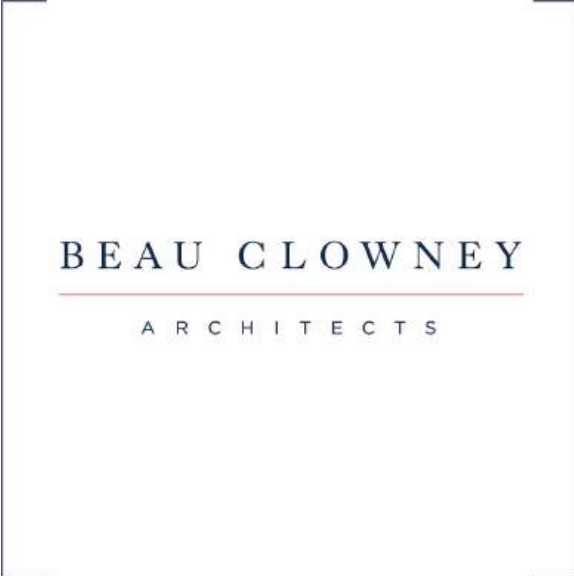
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GARTON-ZSOLNAY RESIDENCE
2672 ATLANTIC AVE
SULLIVANS ISLAND, SC
EX. SECOND FLOOR PLAN

EX 1.2



EXISTING FRONT ELEVATION

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



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GARTON-ZSOLNAY RESIDENCE
1763 ION AVENUE
SULLIVANS ISLAND, SC
EXTERIOR ELEVATION

EX 2.1



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

EXISTING WEST ELEVATION

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1763 ION AVENUE
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EXTERIOR ELEVATION

EX 2.2



EXISTING NORTH ELEVATION

3' 8' 12'
SCALE: 1/4" = 1'-0"

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EXTERIOR ELEVATION

EX 2.3



MODIFICATIONS LIMITED TO THIS
AREA

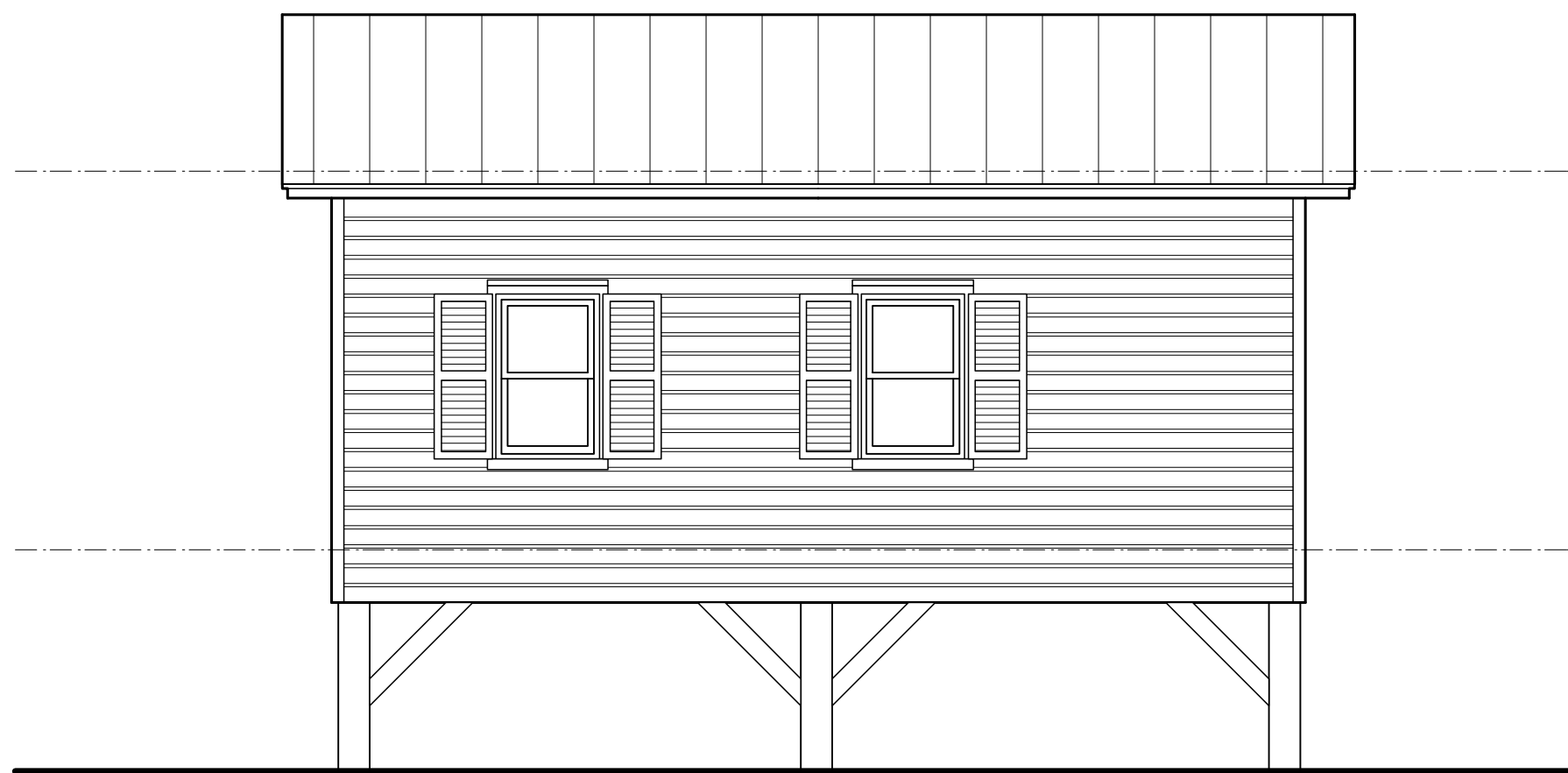
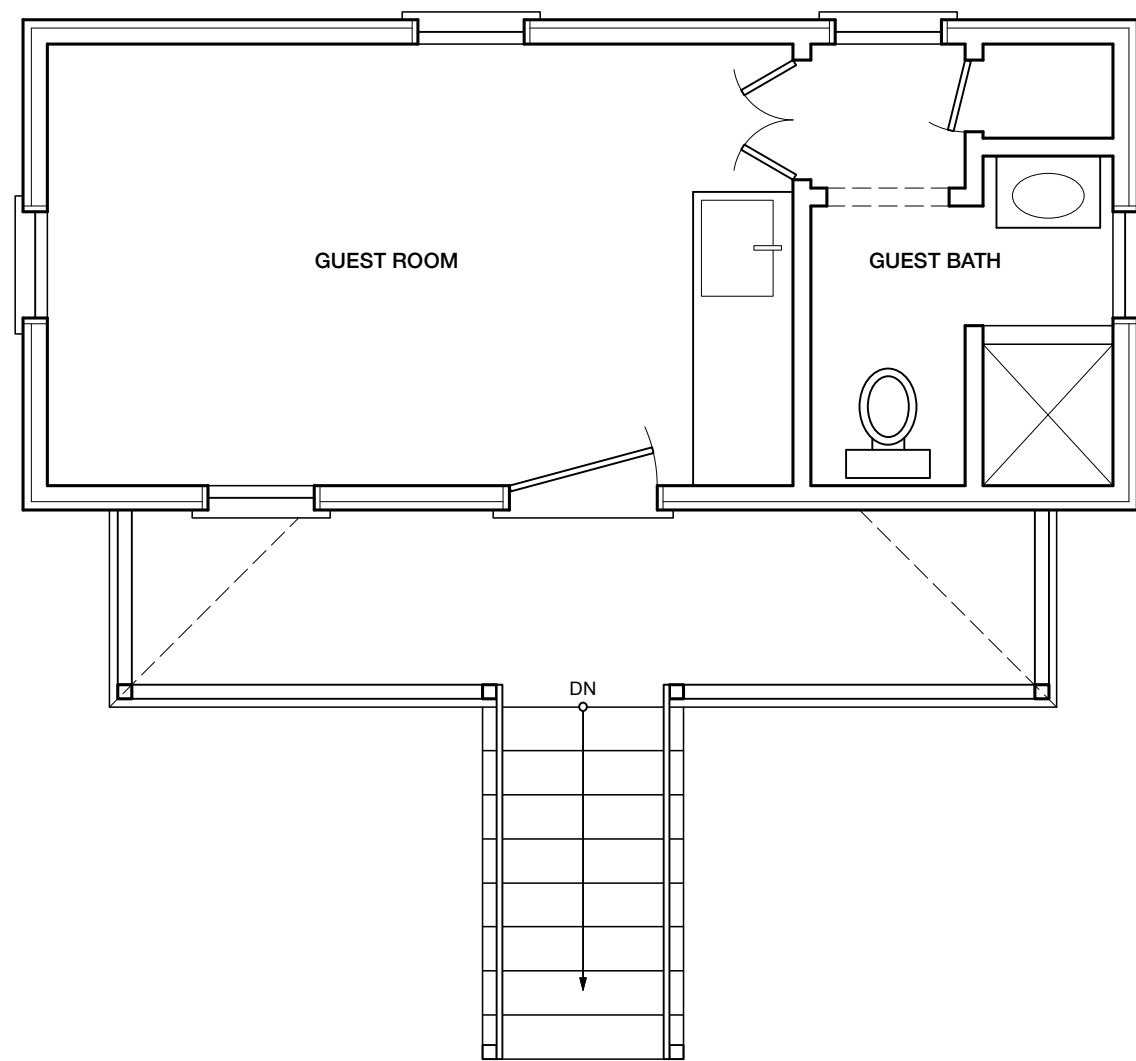
EAST ELEVATION

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

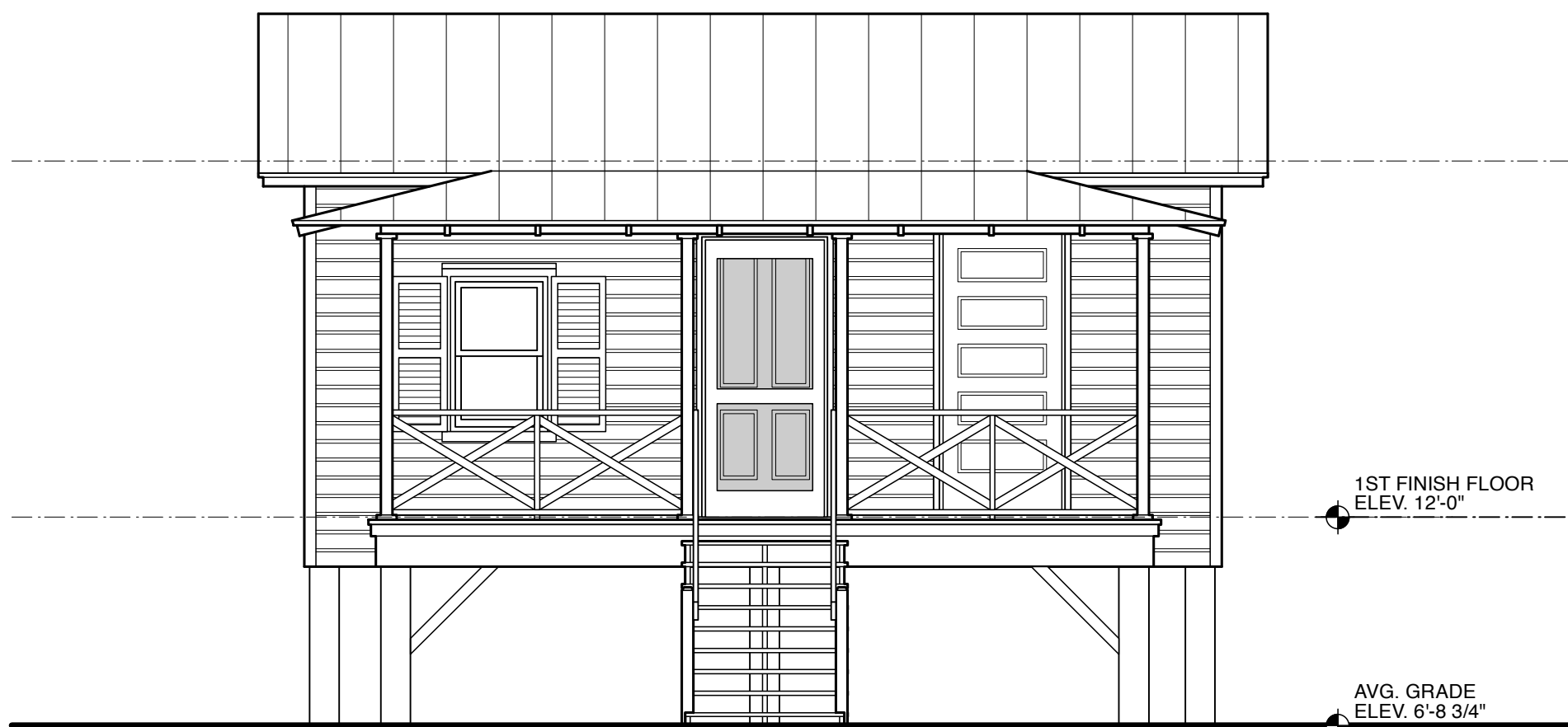
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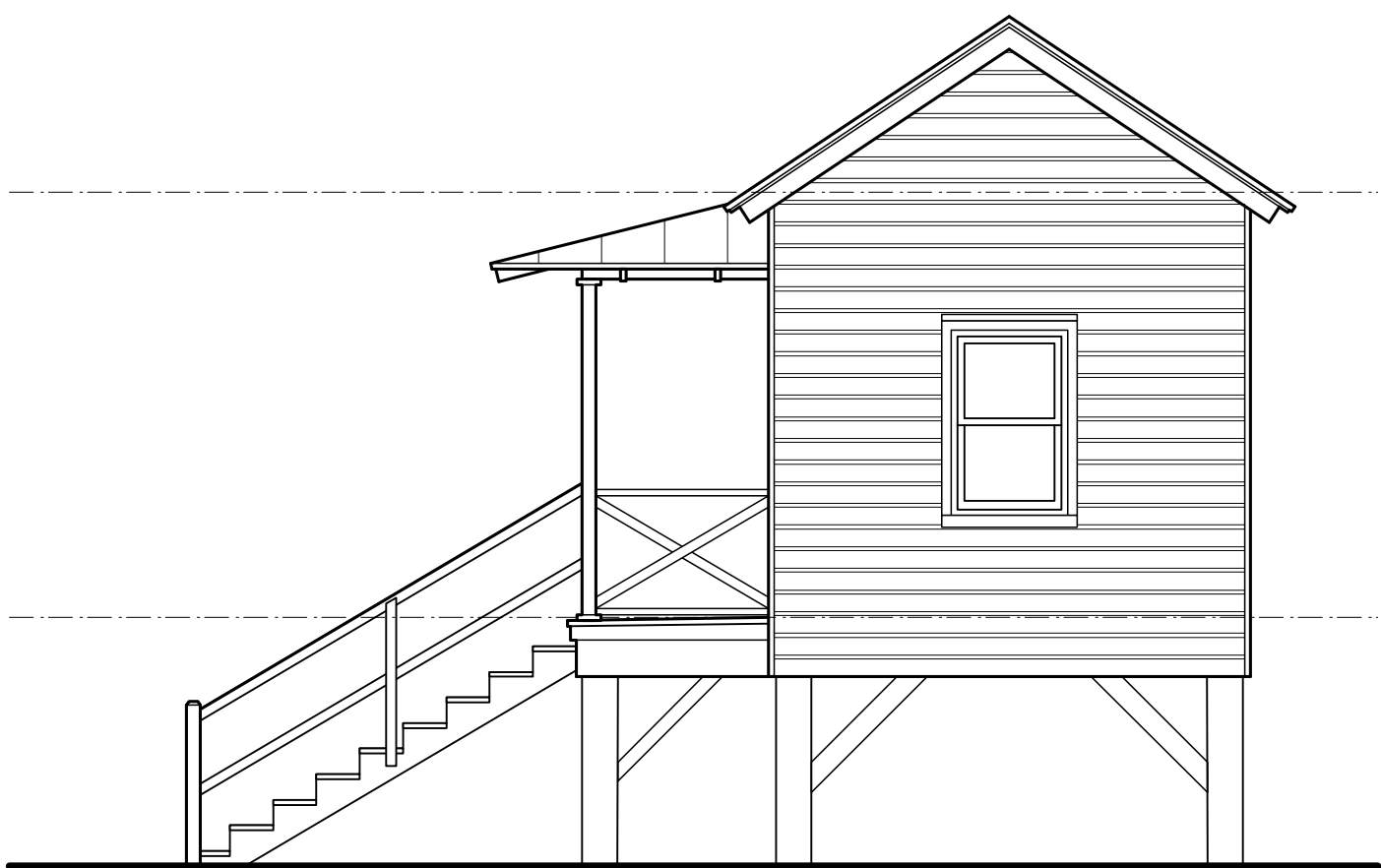
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GARTON-ZSOLNAY RESIDENCE
1763 ION AVENUE
SULLIVANS ISLAND, SC
EXTERIOR ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

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

HISTORIC COTTAGE ELEVATIONS

NO CHANGES PROPOSED

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GARTON-ZSOLNAY RESIDENCE
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SULLIVANS ISLAND, SC
EXTERIOR ELEVATION

EX 2.5



PHOTO - (FRONT, JUNE 14, 2023)

IMAGE FROM HISTORIC PROPERTY SURVEY, COMPLETED BY NEW SOUTH ASSOCIATES

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

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GARTON - ZSOLNAY RESIDENCE
2672 ATLANTIC AVE
SULLIVANS ISLAND, SC
PHOTOS



PHOTO - (EAST SIDE, JULY 19, 2024)



PHOTO - (EAST SIDE, JUNE 25, 2025)

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

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PHOTOS



PHOTO - (WEST SIDE, JUNE 25, 2025)



PHOTO - (WEST SIDE, JUNE 25, 2025)

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

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PHOTOS



PHOTO - (REAR, JUNE 14, 2023)

IMAGE FROM HISTORIC PROPERTY SURVEY, COMPLETED BY NEW SOUTH ASSOCIATES



PHOTO - (REAR, JULY 19, 2024)

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

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PHOTOS

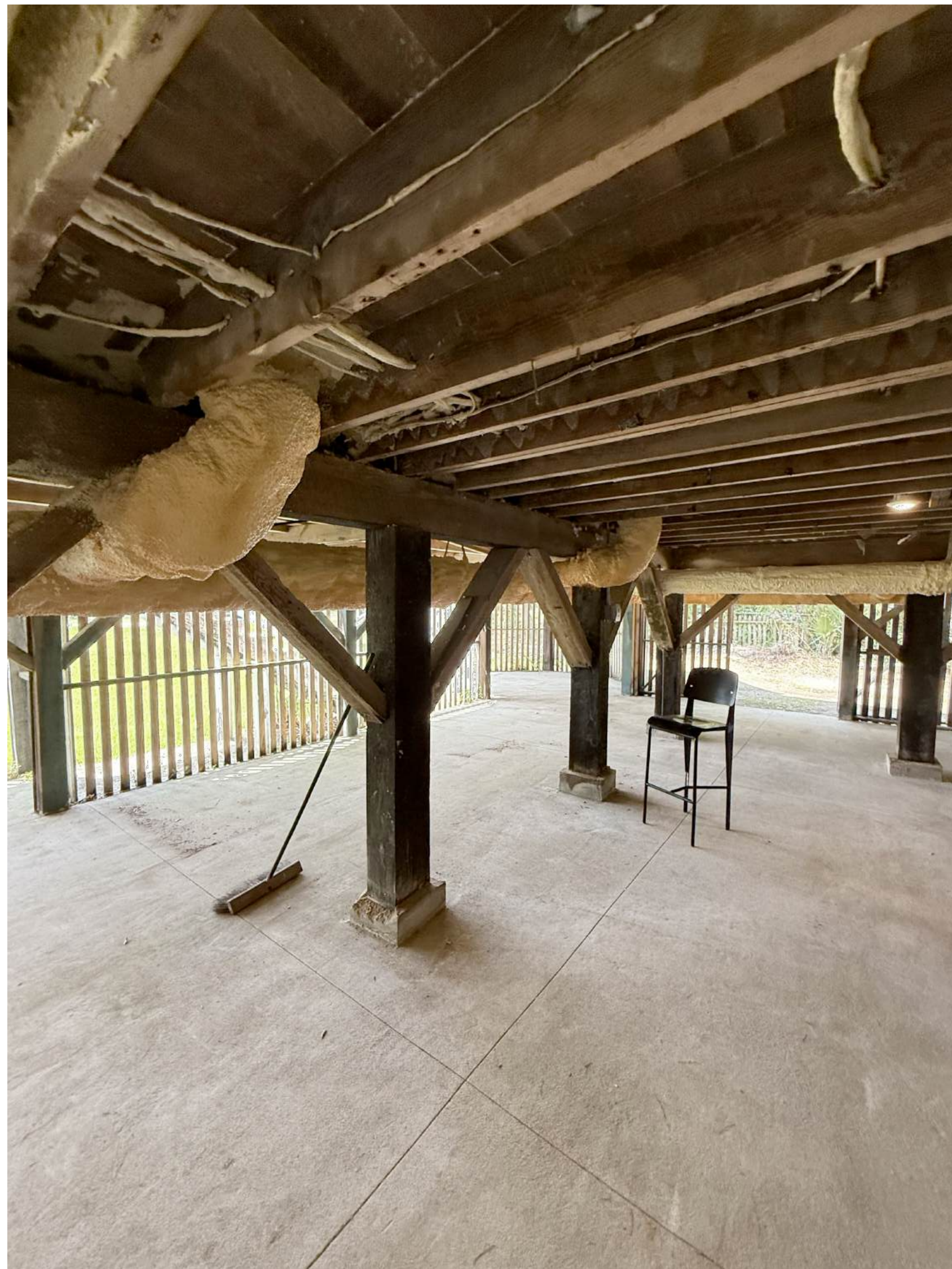


PHOTO - (GROUND FLOOR, JUNE 25, 2025)

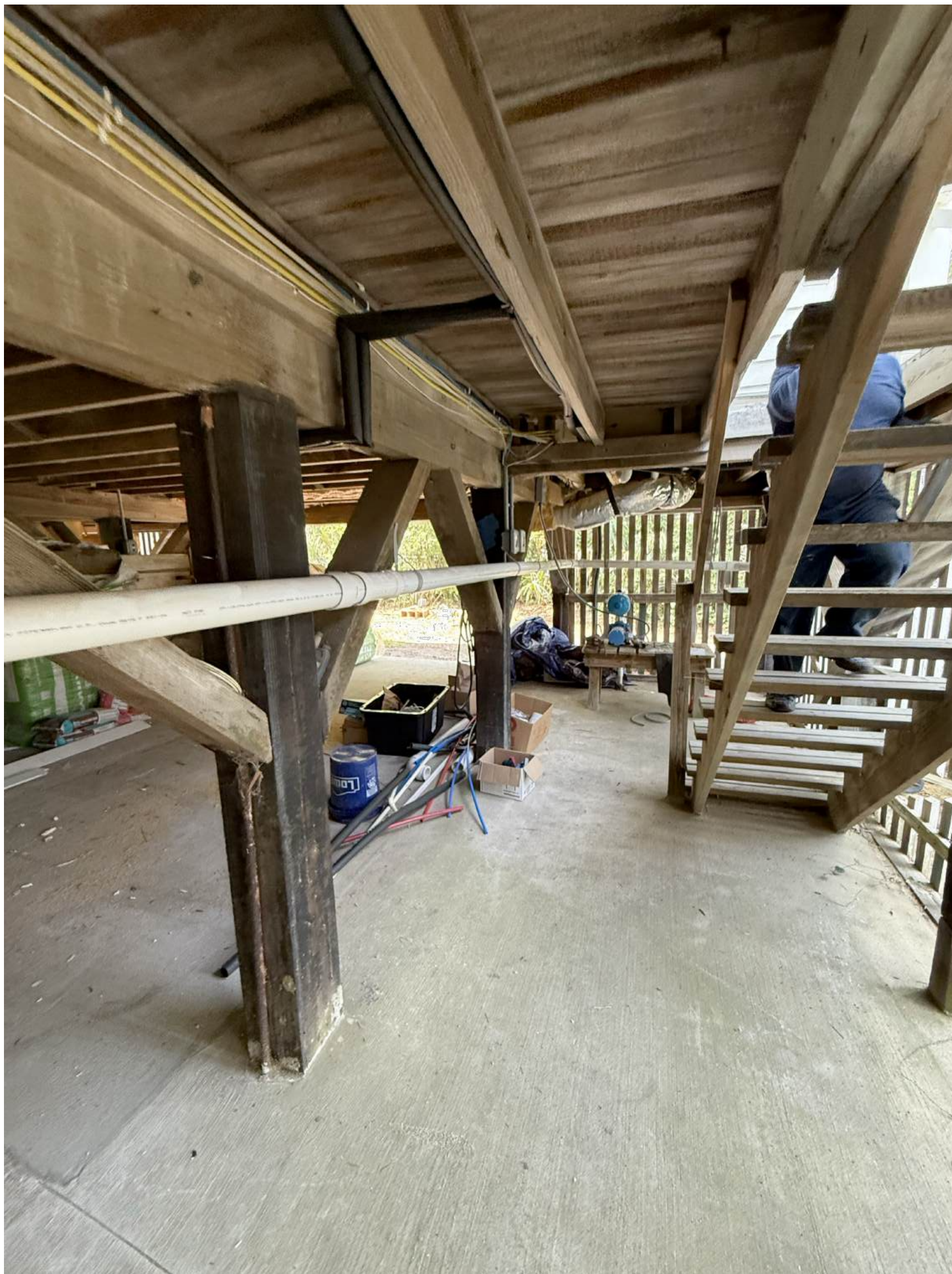


PHOTO - (GROUND FLOOR, JUNE 25, 2025)

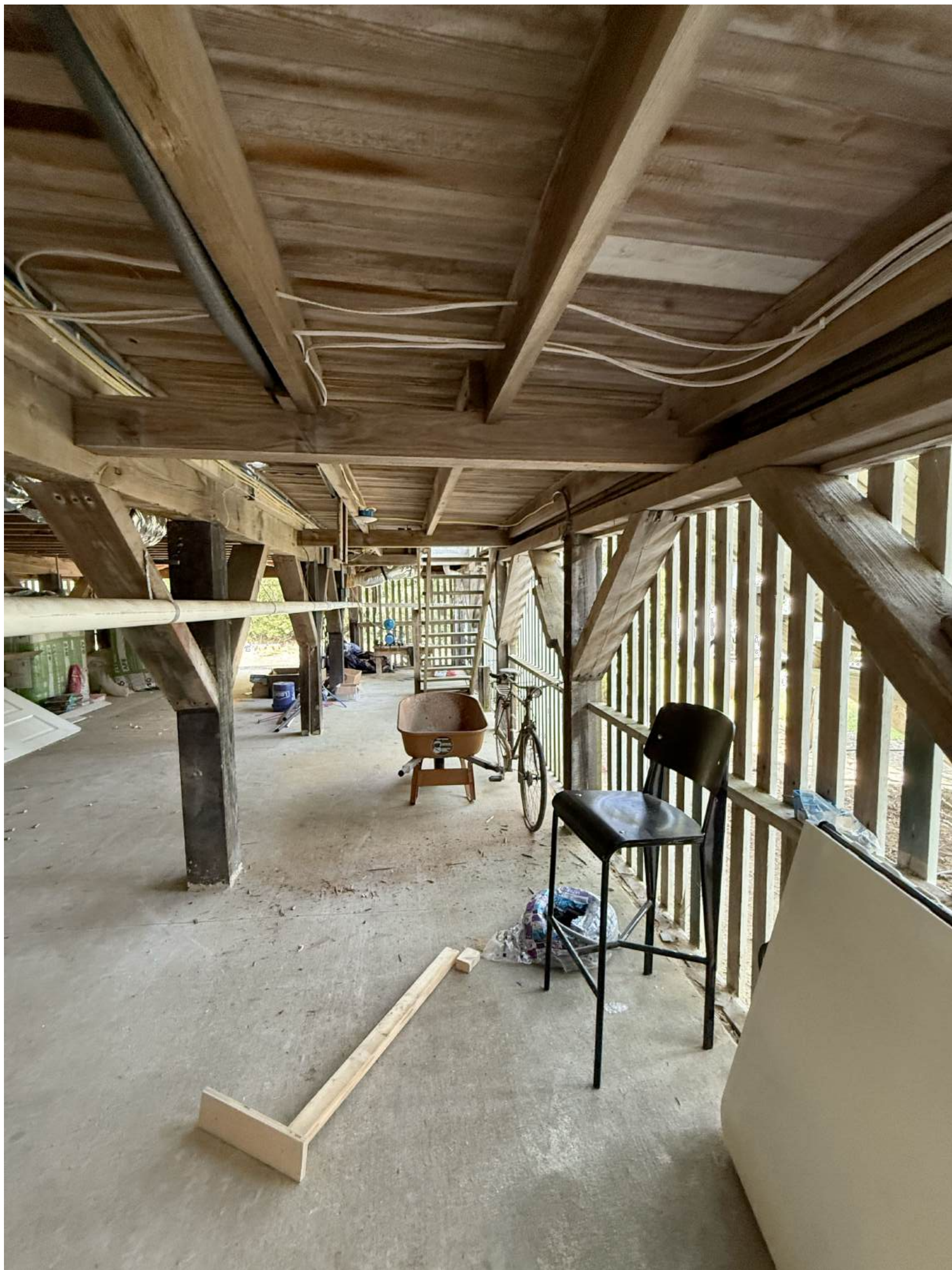


PHOTO - (GROUND FLOOR, JUNE 25, 2025)

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

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PHOTOS



PHOTO - (REAR PORCH, JULY 19, 2024)



PHOTO - (REAR PORCH, RAILING DETAIL, JULY 19, 2024)

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

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PHOTOS



PHOTO - (REAR, JULY 19, 2024)



PHOTO - (REAR, JUNE 25, 2025)

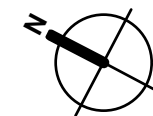
3' 8' 12'
SCALE: 1/8" = 1'-0"

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SULLIVANS ISLAND, SC
PHOTOS



ION AVENUE (50' R/W)

EOP

CL SWALE

CP

P/P

11" CED

106.70'

16" PA

N 62°17'39" E

15" PA

CP

ORIGINAL
ACC.

6.9'

6.9'

20" LO

10" PA

11" PA

6/6" ORN

N 27°42'18" W 210.00'

OLD 4' WOOD FENCE

23.6'

17.7'

CMF

N 62°17'39" E

106.70'

ATLANTIC AVENUE (40' R/W)

PROPOSED
ADDITION

ORIGINAL
CORE

N 27°42'21" W 210.00'

OLD 4' CHAIN LINK FENCE

18.5" CED

4/4/5" ORN

30" LO

20" LO

9" PA

11" PA

73.0'

CONCRETE SLAB

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

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GARTON - ZSOLNAY RESIDENCE
2672 ATLANTIC AVE
SULLIVANS ISLAND, SC
SITE PLAN

A0.0

ION AVENUE (50' R/W)

EOP

CL SWALE

CP

P/P

11" CED

106.70'

16" PA

N 62°17'39" E

15" PA

CP

6.9'

6.9'

20" LO

10" PA

11" PA

N 27°42'18" W 210.00'

OLD 4' WOOD FENCE

23.6'

17.7'

12" PA

72.96' AVG. SIDE SETBACK

POOL

25' REAR SETBACK

25' FRONT SETBACK

20.03' AVG. SIDE SETBACK

15' SETBACK FOR REF.

10.7' FROM TOP OF LINE

18.5" CED

4/4 5" ORN

30" LO

N 27°42'21" W 210.00'

OLD 4' CHAIN LINK FENCE

18.9'

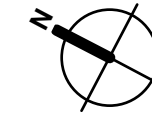
20" LO

9" PA

11" PA

73.0'

CONCRETE SLAB



CMF

N 62°17'39" E

106.70'

ATLANTIC AVENUE (40' R/W)

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

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GARTON - ZSOLNAY RESIDENCE
2672 ATLANTIC AVE
SULLIVANS ISLAND, SC
SITE PLAN

2672 ATLANTIC AVE

LOT SIZE: 22,406.7 SF

PRINCIPAL BUILDING COVERAGE:

ALLOWED: 3,361.0 SF
EXISTING: 2,066.8 SF
PROPOSED: 2,828.6 SF NO RELIEF REQUESTED

PRINCIPAL BUILDING SQUARE FOOTAGE:

ALLOWED: 4,410.7 SF
EXISTING: 3,024.9 SF
PROPOSED: 3,786.6 SF NO RELIEF REQUESTED

IMPERVIOUS COVERAGE:

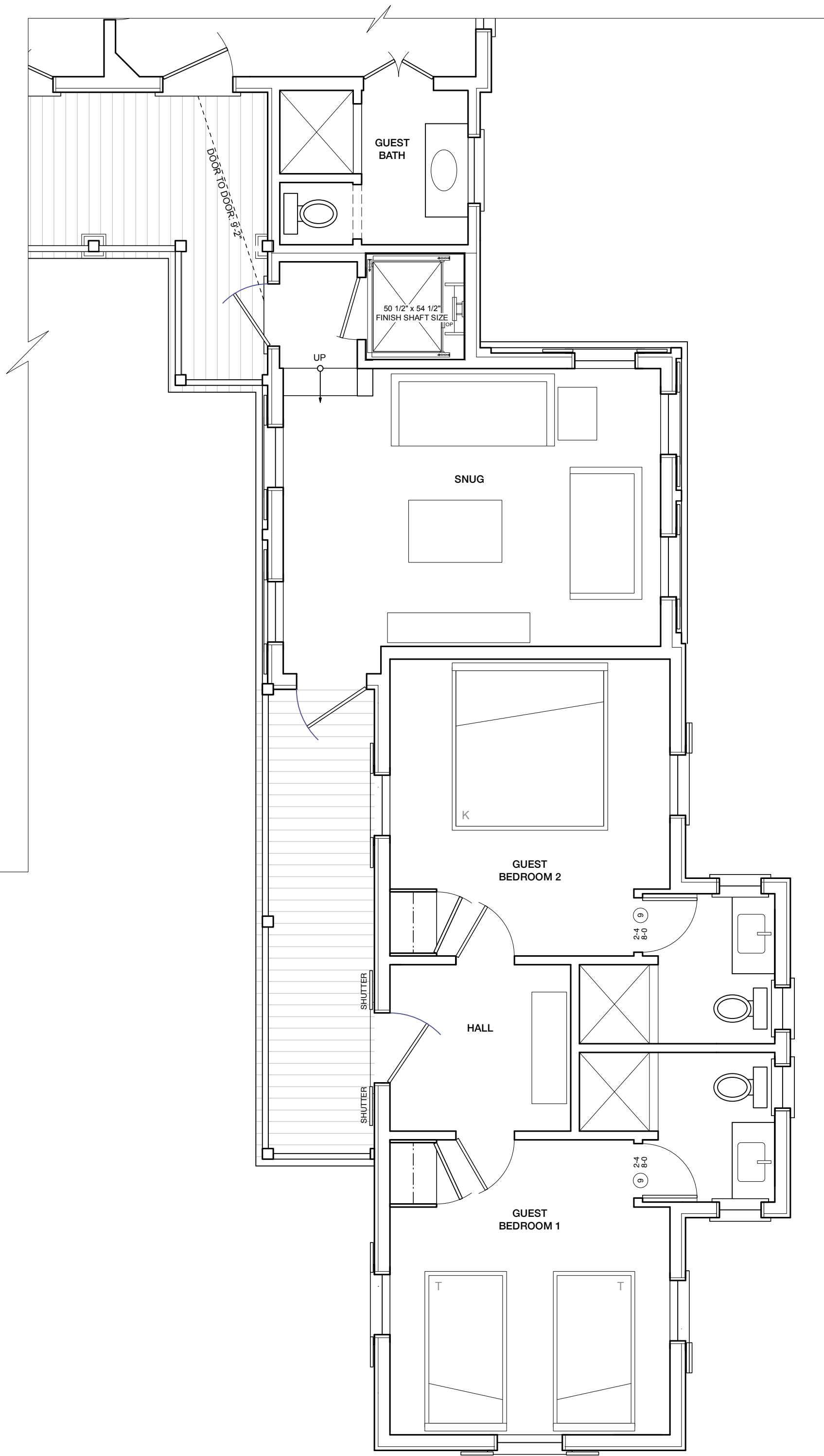
ALLOWED: 6,722.0 SF
EXISTING: 3,684.0 SF
PROPOSED: 6,082.3 SF NO RELIEF REQUESTED

SIDE SETBACK:

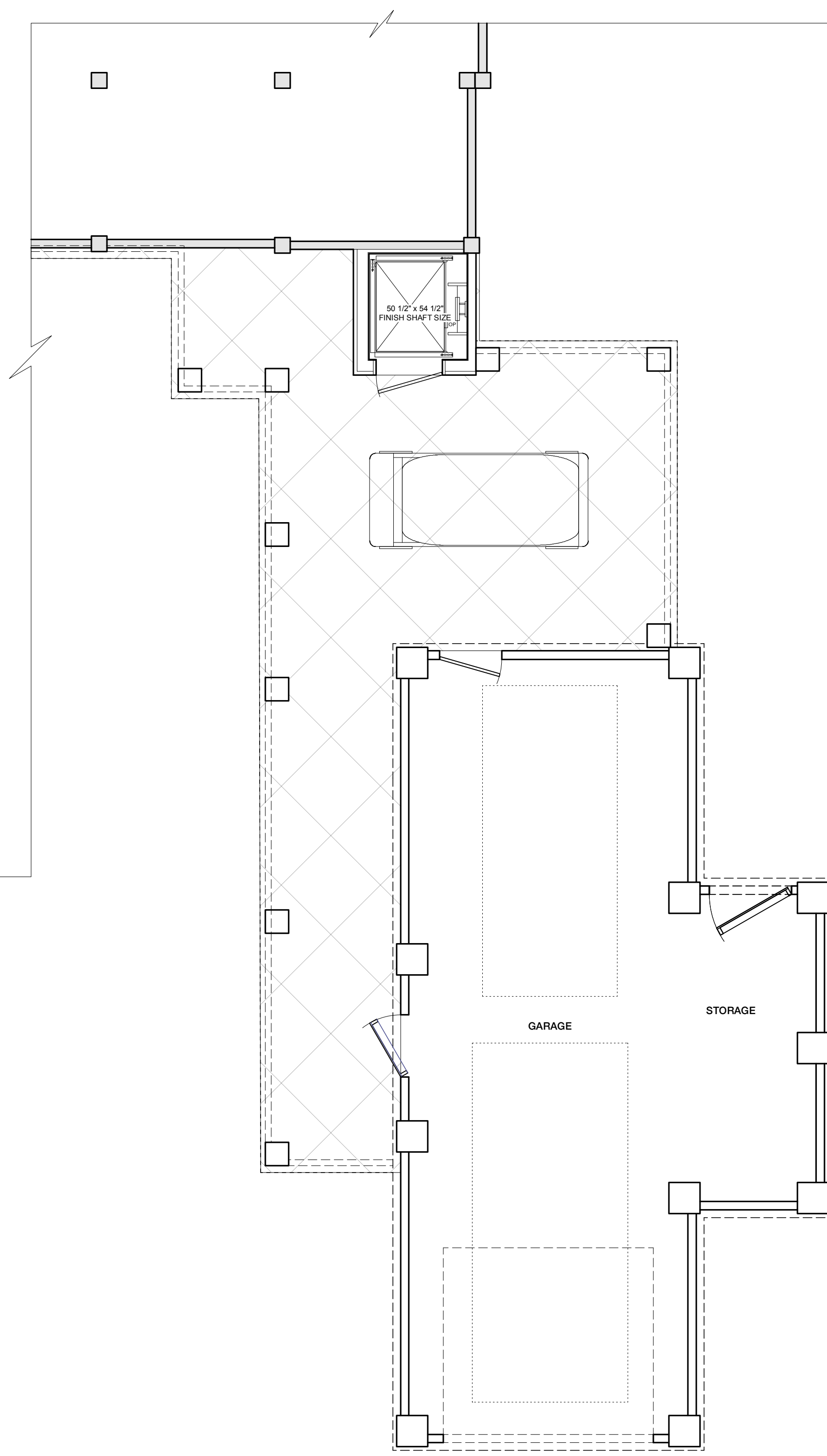
PER ZONING: 40' COMBINED AVG.,
MIN. 15' AVG. ON EITHER
SIDE, MIN 10' ON EITHER
SIDE

PROPOSED: 42.99 COMBINED AVG.
MIN 15' AVG.
MIN 10'
NO RELIEF REQUESTED

A0.1



FIRST FLOOR PLAN



GROUND FLOOR PLAN



3' 8' 12'
SCALE: 1/4" = 1'-0"

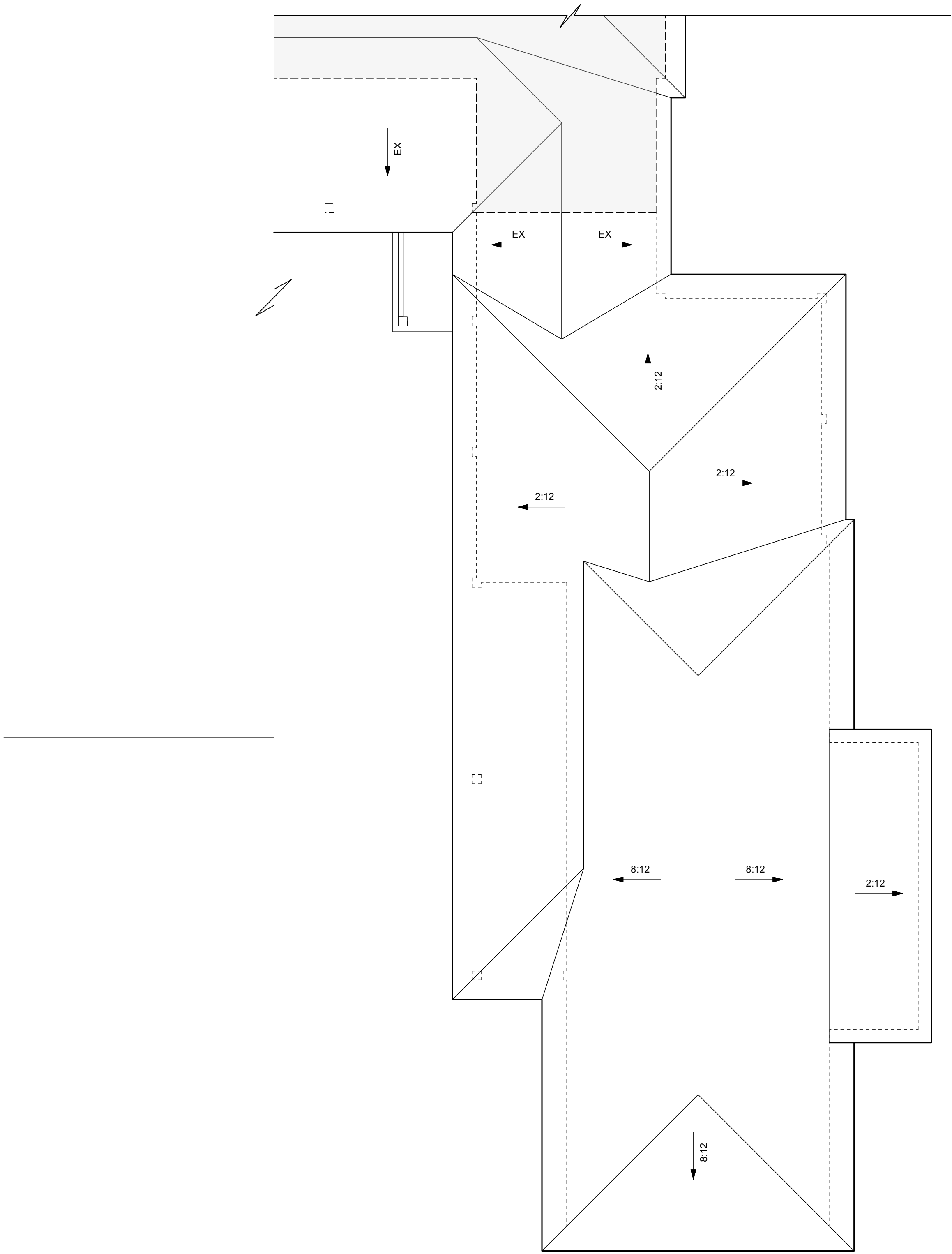
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GARTON-ZSOLNAY RESIDENCE
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SULLIVANS ISLAND, SC
FLOOR PLANS

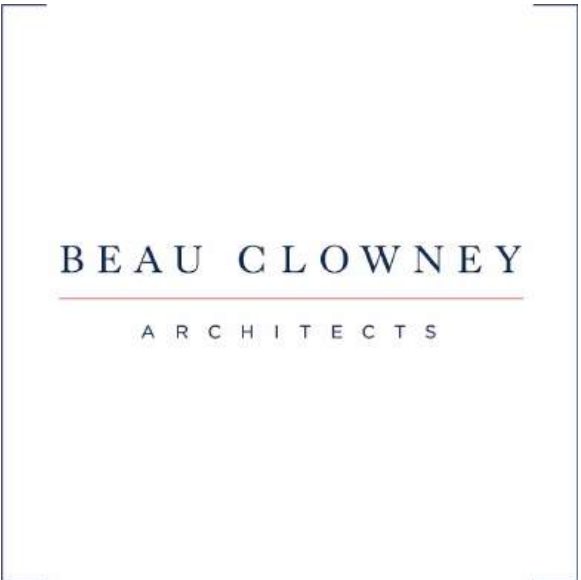
A1.1



ROOF PLAN



3' 8' 12'
SCALE: 1/4" = 1'-0"



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GARTON ZSOLNAY RESIDENCE
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SULLIVANS ISLAND, SC
SECOND FLOOR PLAN



NORTH ELEVATION

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

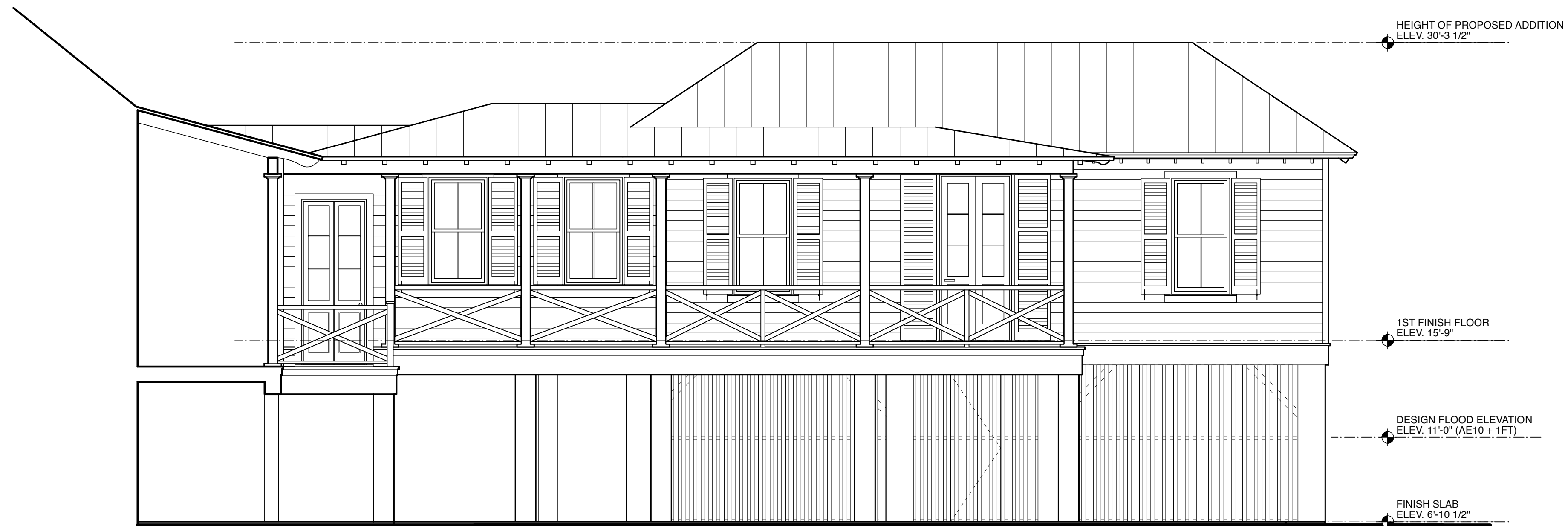
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GARTON-ZSOLNAY RESIDENCE
2672 ATLANTIC AVE
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ELEVATIONS

A2.1



EAST ELEVATION



EAST ELEVATION

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

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ELEVATIONS

A2.2



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ELEVATIONS

A2.3



FRONT ELEVATION

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

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ELEVATIONS

A2.4