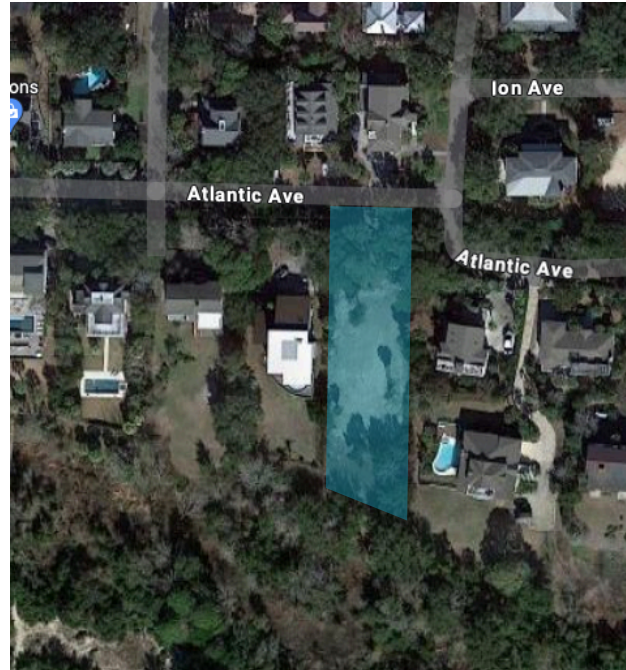


the
MORRISON
RESIDENCE

1659 Atlantic Avenue • Sullivan's Island, SC



LEGEND:

- ⊙ CO SEWER CLEAN-OUT / SERVICE
- ⊕ WATER VALVE
- IS 5/8" RB (IRON SET) SIZE/TYPE NOTED
- IF (IRON FOUND) SIZE/TYPE NOTED
- △ PK NAIL SET
- ▲ PK NAIL FOUND
- ⊗ WATER METER
- ⊠ ELECTRICAL TRANSFORMER
- ⊞ ELECTRICAL BOX
- ⊚ TELEPHONE BOX
- + SPOT ELEVATION
- ⊕ POWER POLE
- ⊙ WATER SERVICE

- LOT LINE
- DHEC-OCRM (MARSH GRASS LINE)
- ADJACENT LOT LINE
- X-X- FENCE
- EXISTING CONCRETE DRIVE

- CEDAR
- * PAL
- OAK
- LIVE OAK
- GUM
- PECAN TREE
- MRT / MYRTLE TREE
- HACKBERRY
- PINE

NOTES:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

THE SURVEY SHOWN HEREON REFLECTS THE RECORDED REFERENCES SHOWN HEREON.

REFERENCE:

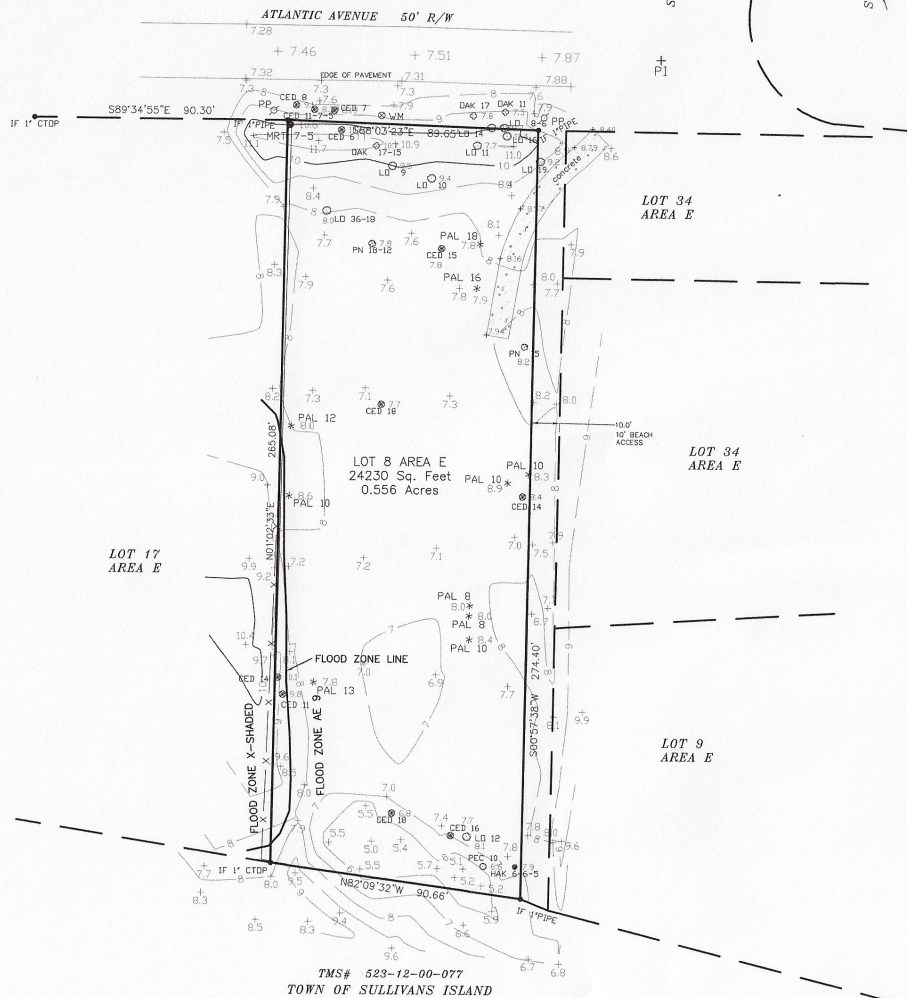
- 1) PLAT BOOK H AT PAGE 112.
- 2) DEED BOOK 0874 AT PAGE 529.

FLOOD NOTE:

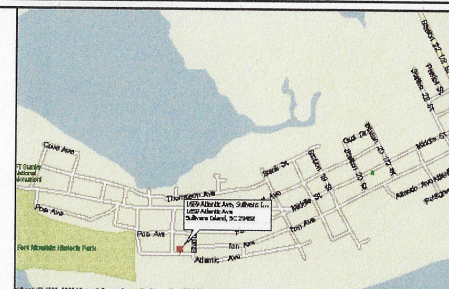
THIS LOT IS SITUATED IN A FLOOD ZONE AE 9 & X-SHADED AS PER SCALING FROM FEMA F.I.R.M. MAP NUMBER 45019C0538K DATED REVISED JANUARY 29, 2021.

DATUM:

THE BEARINGS SHOWN HEREON ARE SOUTH CAROLINA GRID NAD 1983 (2011) MODEL. VERTICAL DATUM IS BASED ON NAVD 1988 / CURRENT JANUARY 29, 2021 FEMA FLOOD MAP.

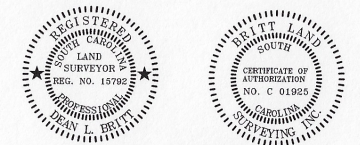


TMS# 523-12-00-077
TOWN OF SULLIVANS ISLAND



LOCATION MAP N.T.S.

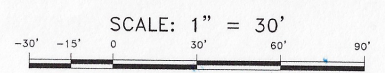
BRITT LAND SURVEYING, INC.
P.O. BOX 80333
CHARLESTON, SC 29416
843-810-6771
WWW.BRITTSURVEYINGINC.COM



I, Dean L. Britt, a Registered Professional Land Surveyor in the State of South Carolina, certify to owner(s) shown hereon that this survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a class 2 survey as specified therein.

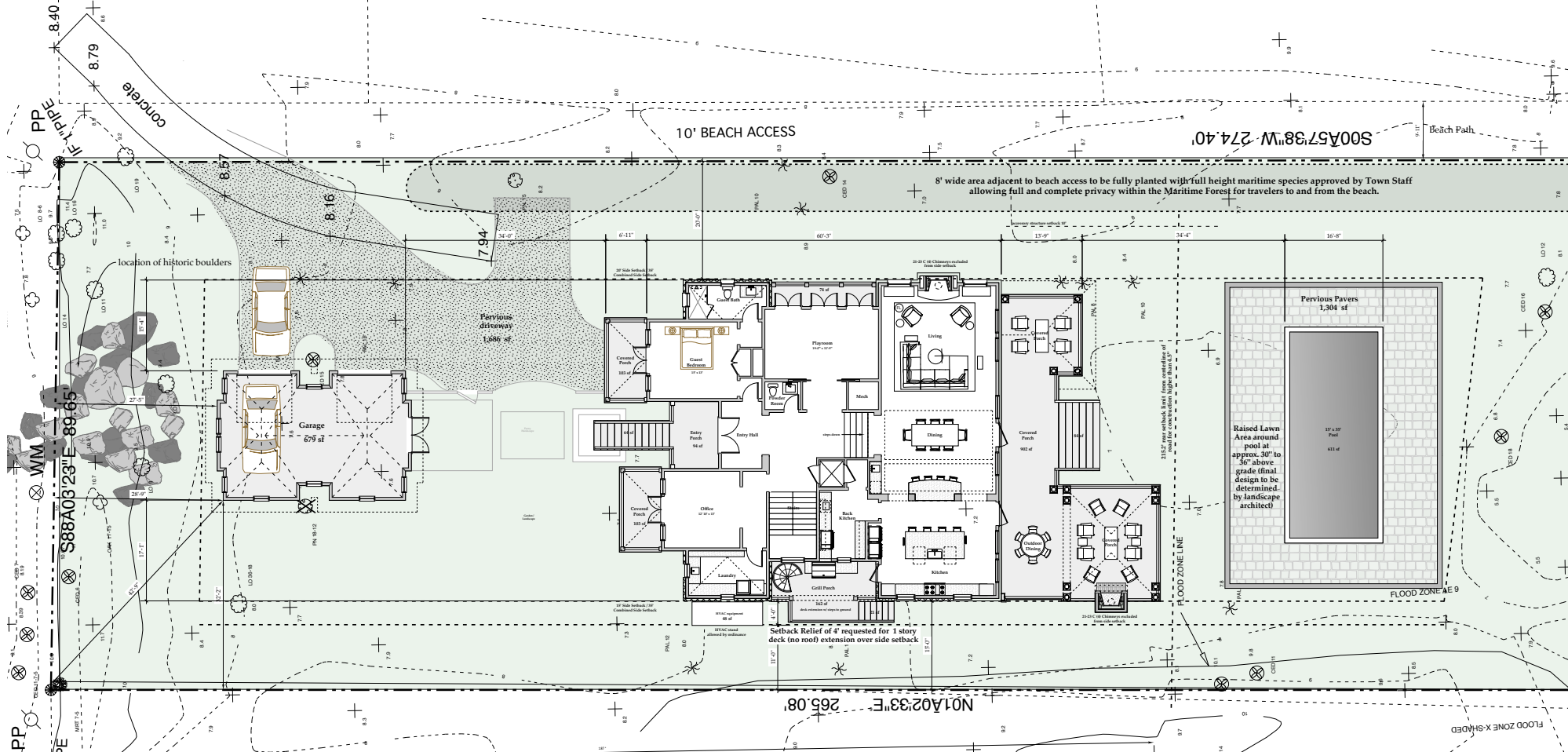
Date: 02/09/22

DEAN L. BRITT PLS S.C. REG. NO. 15792
SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.



PLAT OF:
AS-BUILT SURVEY
SHOWING LOT 8 AREA E
FORT MOULTRIE
PREPARED FOR:
MARK VOLKMAN
LOCATED IN THE
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY - SOUTH CAROLINA

LOCATION:	1659 ATLANTIC STREET - 29482
TAX MAP #	523-12-00-008
DATE:	FEBRUARY 09, 2021
FIELD DATE:	JANUARY 29, 2021
JOB NO.	213314
COUNTY/STATE	CHARLESTON, S.C.



NOT FOR CONSTRUCTION

A34°55'E 90.30'

S88A03°23'E 89.65'

N01A02°33'E 265.08'

1 Site Plan
Scale: 1/8" = 1'-0" Drawings Not to be Scaled

NATURAL VEGETATION	
Required by Zoning:	12,115 sf
Garage	679 sf
Pervious driveway	1,686 sf
Pervious pool pavers	1,304 sf
Impervious	5,759 sf
Total pervious and impervious	9,428 sf (40%)
Total Natural Vegetation	14,802 sf (60%)

ALLOWABLE COVERAGES	
Principal Bldg Square Footage:	4,323 sf
Allowed by Zoning:	2,759 sf
First Floor	2,342 sf
Second Floor	2,342 sf
Total Principal Bldg, S.F.	5,101 sf
Requesting Relief from DRB	18%
Impervious Coverage Area:	
Allowed by Zoning:	7,269 sf
Total (w/ out drive):	5,759 sf
Principal Bldg Coverage:	
Allowed by Zoning:	3,634.5 sf
Coverage Area:	2,759 sf

ZONING INFORMATION	
Address:	1659 Atlantic Ave. Sullivan's Island South Carolina
Flood Zone:	AE-9
TMS #:	523-12-00-008
Ref. Plat Book:	H-490
FIRM:	45019C-0539-J
County Name:	Charleston
Setbacks:	
Front:	25ft.
Rear:	25 ft.
Side:	Combined 35'
Lot Area:	24,230 sf

The Morrison RESIDENCE
1659 S Atlantic Ave. • Sullivan's Island, SC

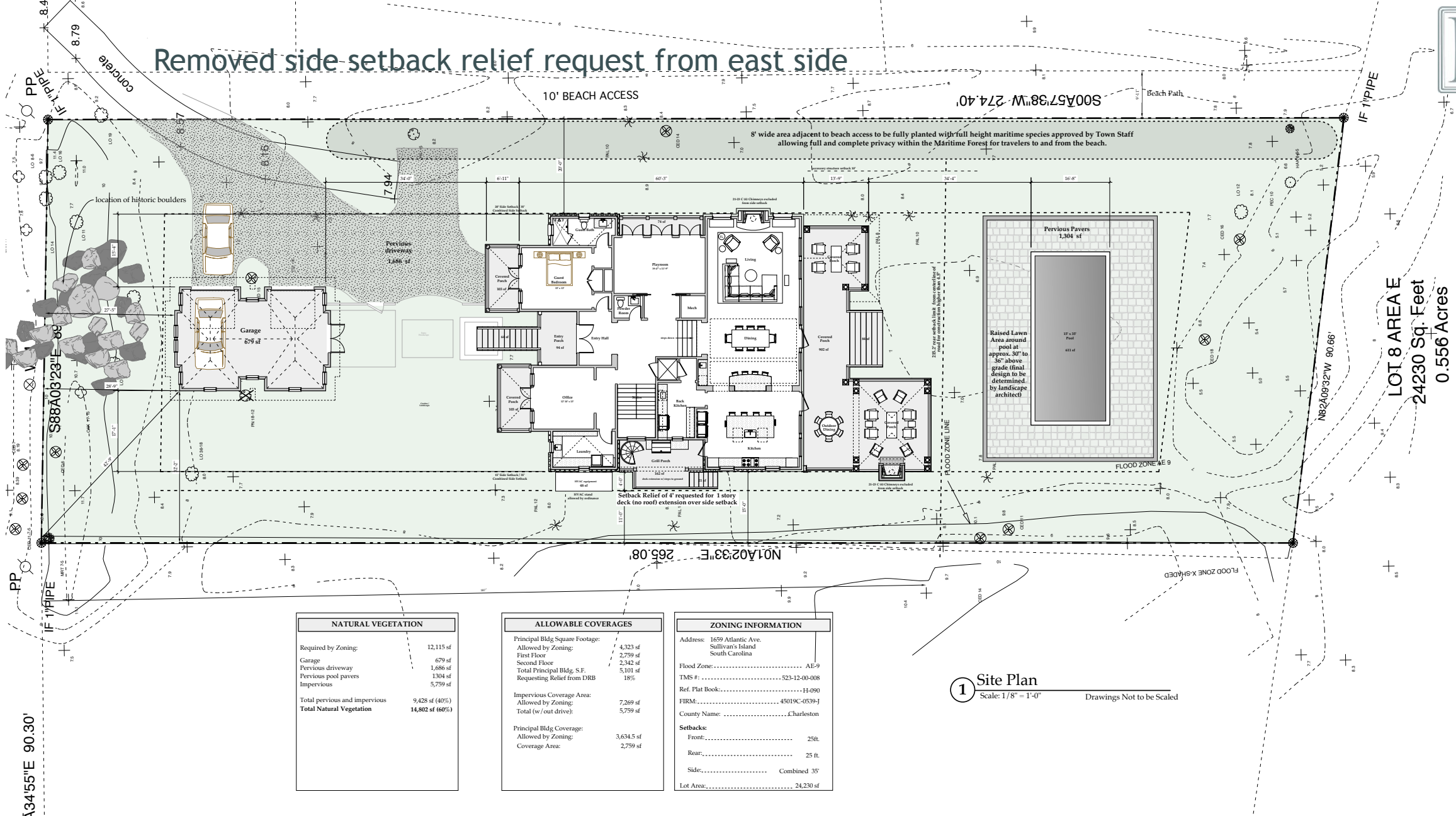
No.	Issued For	Date
1	Conceptual Design	
2	Final PDR Submittal	
3		

Plot Date: _____
Project No: _____
Drawing Title: **Site Plan**
Drawing No: **C100**

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Removed side setback relief request from east side



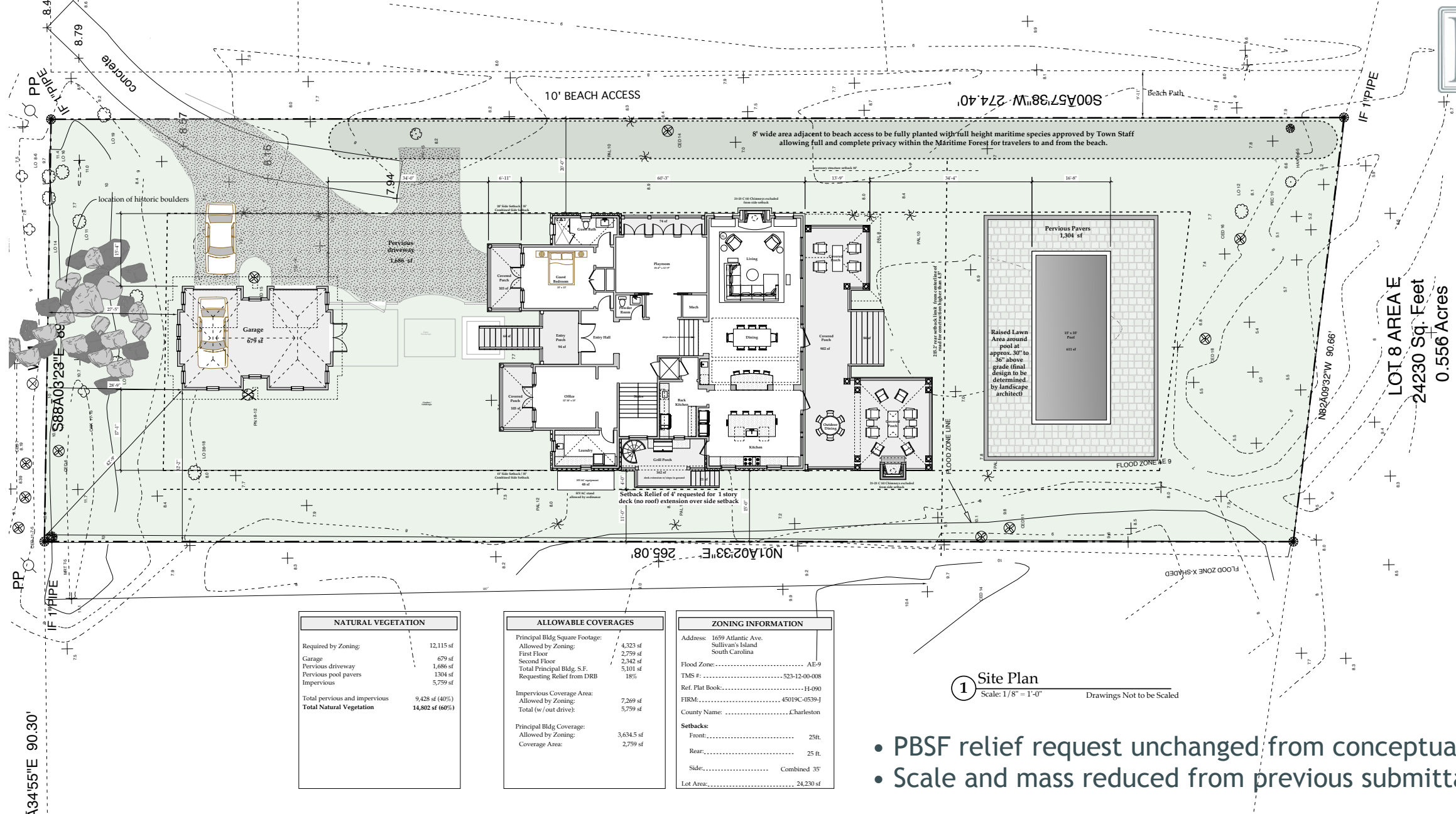
NATURAL VEGETATION	
Required by Zoning:	12,115 sf
Garage:	679 sf
Pervious driveway:	1,686 sf
Pervious pool pavers:	1,304 sf
Impervious:	5,759 sf
Total pervious and impervious:	9,428 sf (40%)
Total Natural Vegetation	14,802 sf (60%)

ALLOWABLE COVERAGES	
Principal Bldg Square Footage:	4,323 sf
Allowed by Zoning:	2,759 sf
First Floor:	2,342 sf
Second Floor:	5,101 sf
Total Principal Bldg. S.F.:	18%
Requesting Relief from DRB:	
Impervious Coverage Area:	7,269 sf
Allowed by Zoning:	5,759 sf
Total (w/out drive):	
Principal Bldg Coverage:	3,634.5 sf
Allowed by Zoning:	2,759 sf
Coverage Area:	

ZONING INFORMATION	
Address:	1659 Atlantic Ave. Sullivan's Island South Carolina
Flood Zone:	AE-9
TMS #:	523-12-00-008
Ref. Plat Book:	H-090
FIRM:	45019C-0539-J
County Name:	Charleston
Setbacks:	
Front:	25ft.
Rear:	25 ft.
Side:	Combined 35'
Lot Area:	24,230 sf

1 Site Plan
Scale: 1/8" = 1'-0"
Drawings Not to be Scaled

Side Setback Relief: 11.4% on West side - 1story deck 6'-0" above grade



NATURAL VEGETATION	
Required by Zoning:	12,115 sf
Garage:	679 sf
Pervious driveway:	1,686 sf
Pervious pool pavers:	1,304 sf
Impervious:	5,759 sf
Total pervious and impervious:	9,428 sf (40%)
Total Natural Vegetation:	14,802 sf (60%)

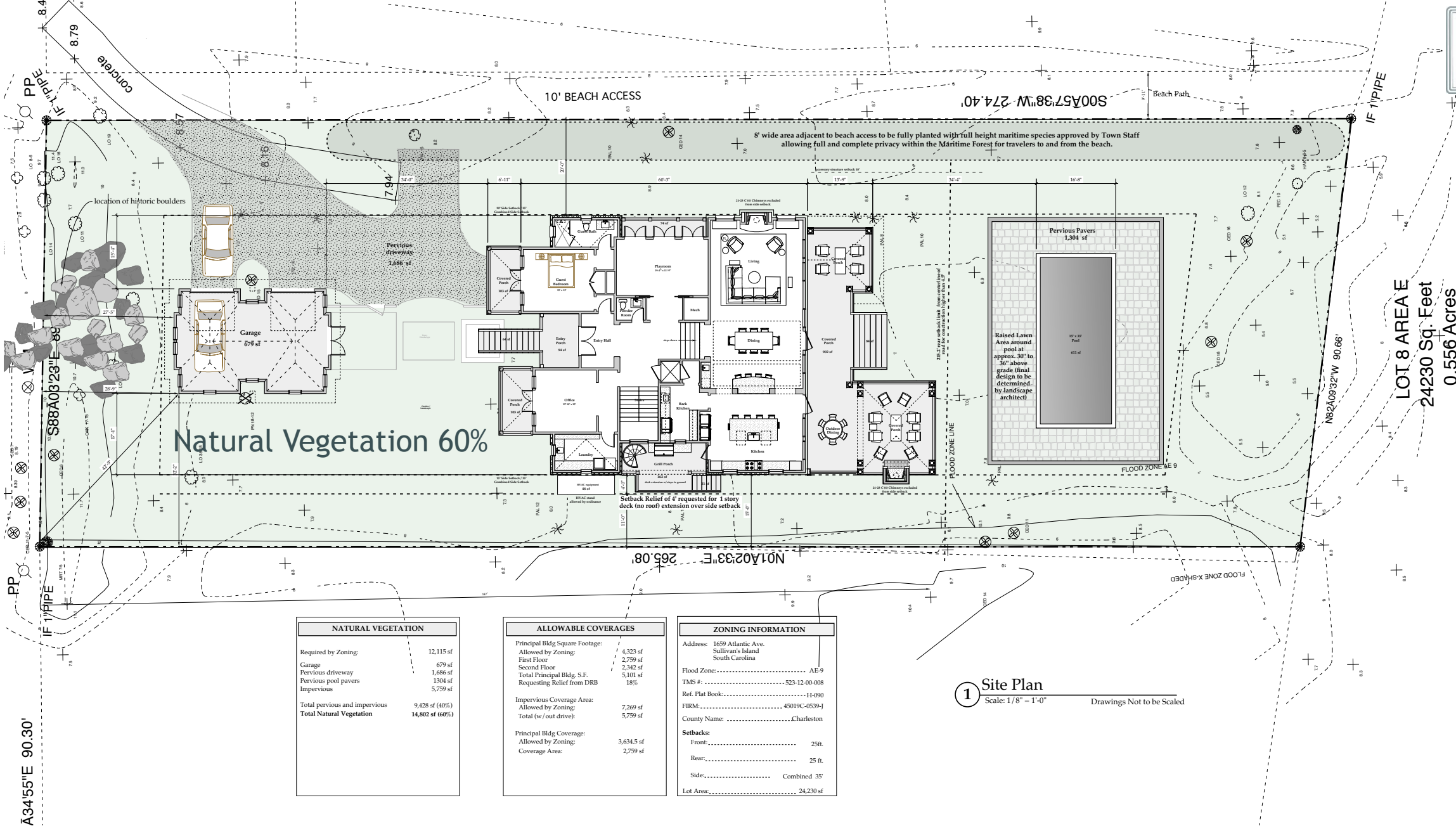
ALLOWABLE COVERAGES	
Principal Bldg Square Footage:	4,323 sf
Allowed by Zoning:	2,759 sf
First Floor:	2,342 sf
Second Floor:	5,101 sf
Total Principal Bldg. S.F.:	5,101 sf
Requesting Relief from DRB:	18%
Impervious Coverage Area:	7,269 sf
Allowed by Zoning:	5,759 sf
Total (w/out drive):	5,759 sf
Principal Bldg Coverage:	3,634.5 sf
Allowed by Zoning:	2,759 sf
Coverage Area:	2,759 sf

ZONING INFORMATION	
Address:	1659 Atlantic Ave. Sullivan's Island South Carolina
Flood Zone:	AE-9
TMS #:	523-12-00-008
Ref. Plat Book:	H-090
FIRM:	45019C-0539-J
County Name:	Charleston
Setbacks:	
Front:	25ft.
Rear:	25 ft.
Side:	Combined 35'
Lot Area:	24,230 sf

1 Site Plan
Scale: 1/8" = 1'-0" Drawings Not to be Scaled

- PBSF relief request unchanged from conceptual.
- Scale and mass reduced from previous submittal

PBSF Relief: 778 sf or 18% request, 5,101sf total



Natural Vegetation 60%

NATURAL VEGETATION	
Required by Zoning:	12,115 sf
Garage	679 sf
Pervious driveway	1,686 sf
Pervious pool pavers	1,304 sf
Impervious	5,759 sf
Total pervious and impervious	9,428 sf (40%)
Total Natural Vegetation	14,802 sf (60%)

ALLOWABLE COVERAGES	
Principal Bldg Square Footage:	4,323 sf
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Allowed by Zoning:	3,634.5 sf
Coverage Area:	2,759 sf

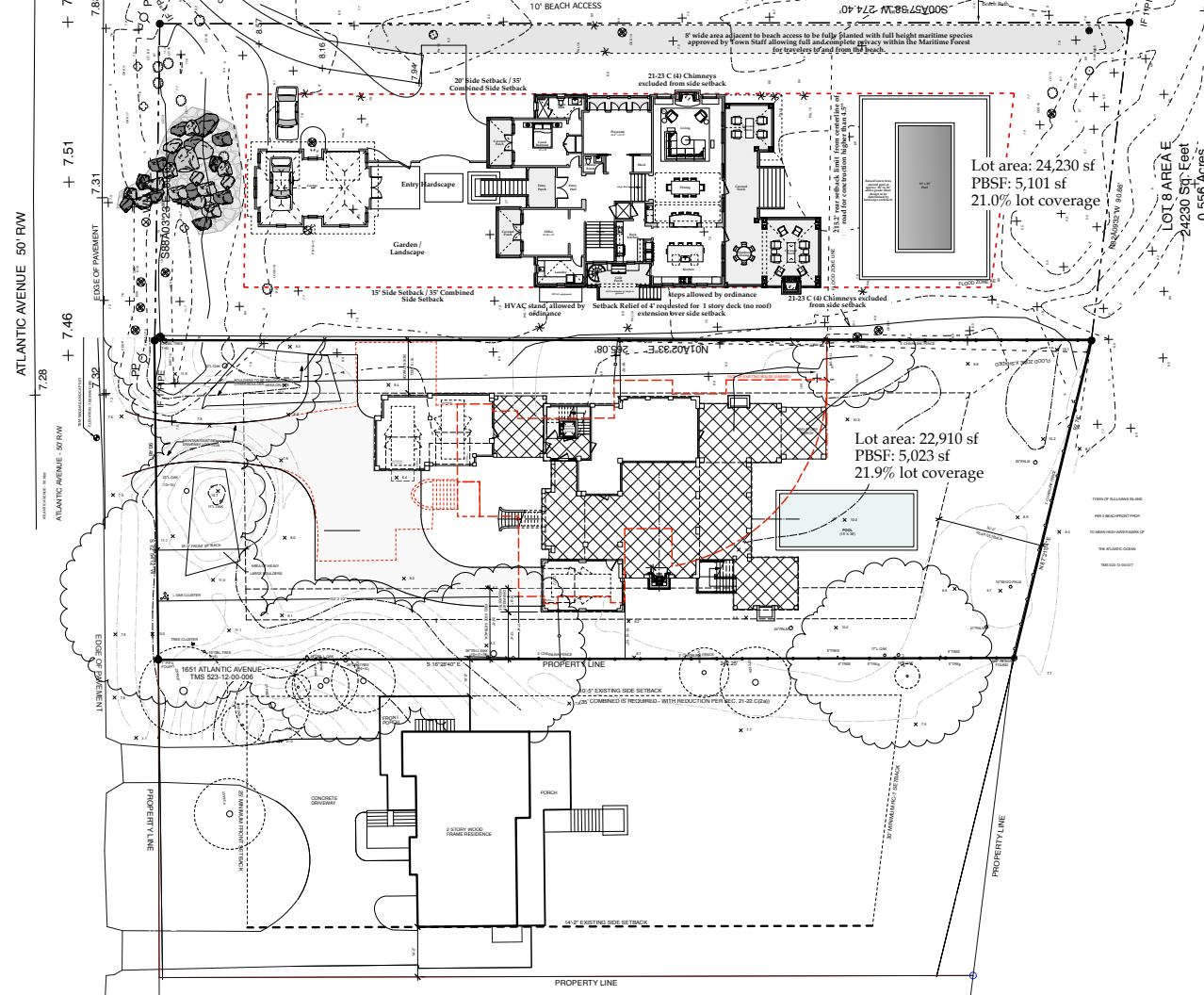
ZONING INFORMATION	
Address:	1659 Atlantic Ave. Sullivan's Island South Carolina
Flood Zone:	AE-9
TMS #:	523-12-00-008
Ref. Plat Book:	H-090
FIRM:	45019C-0539-J
County Name:	Charleston
Setbacks:	
Front:	25ft.
Rear:	25 ft.
Side:	Combined 35'
Lot Area:	24,230 sf

1 Site Plan
Scale: 1/8" = 1'-0"
Drawings Not to be Scaled

60% Natural Vegetation Coverage

Contextual Site Plan

STATION 17th STREET



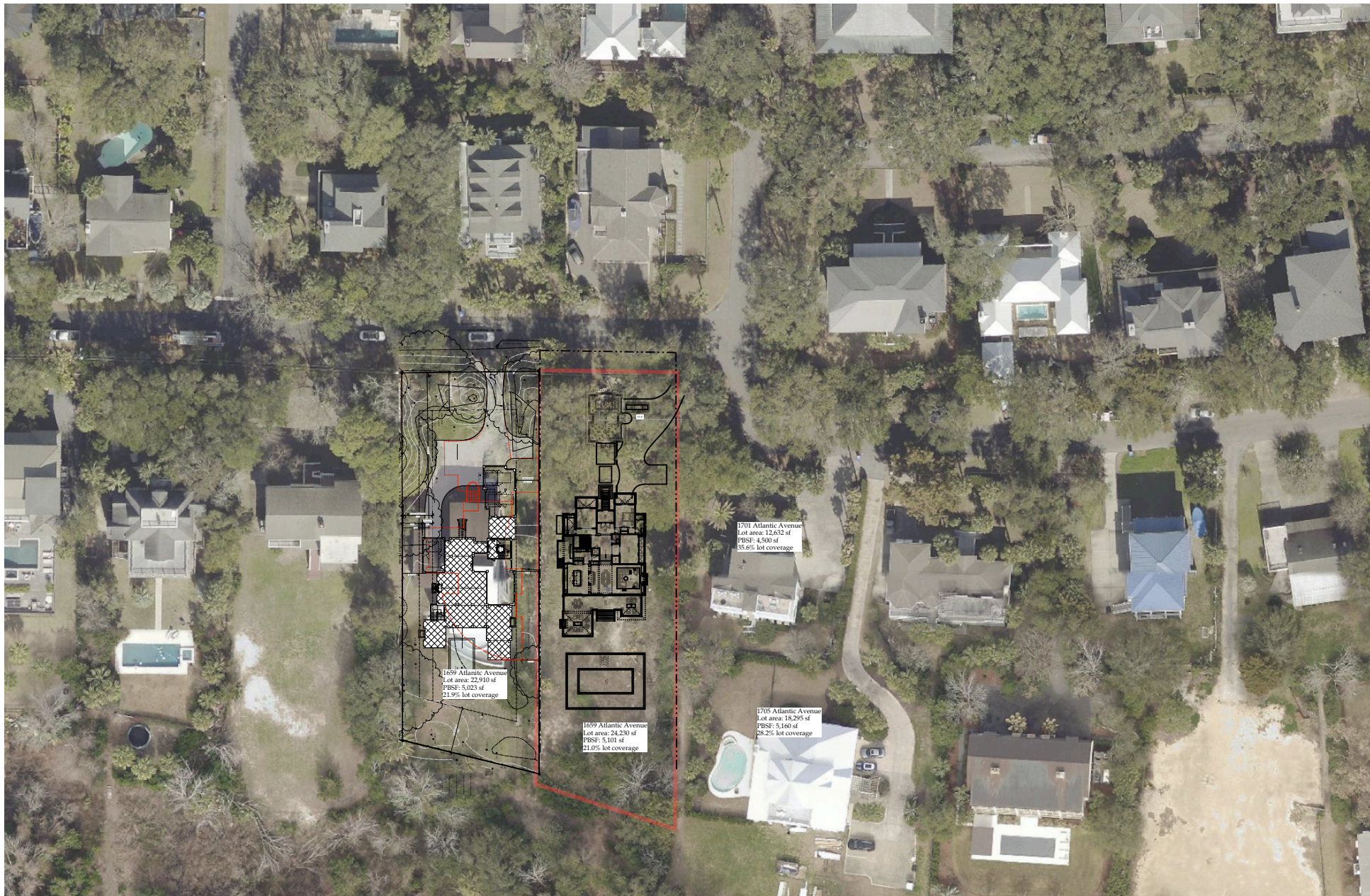
NOT FOR CONSTRUCTION

No.	Issued For	Date
1	Conceptual Design	
2	Final PDS Submittal	
3		

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Plot Date: _____
 Project No: _____
 Drawing Title: _____
 Site Reference: _____

www.scsdesign.com | ARCHITECT: MORRISON & ASSOCIATES, INC. | 803.792.9000 | www.morrisonandassociates.com



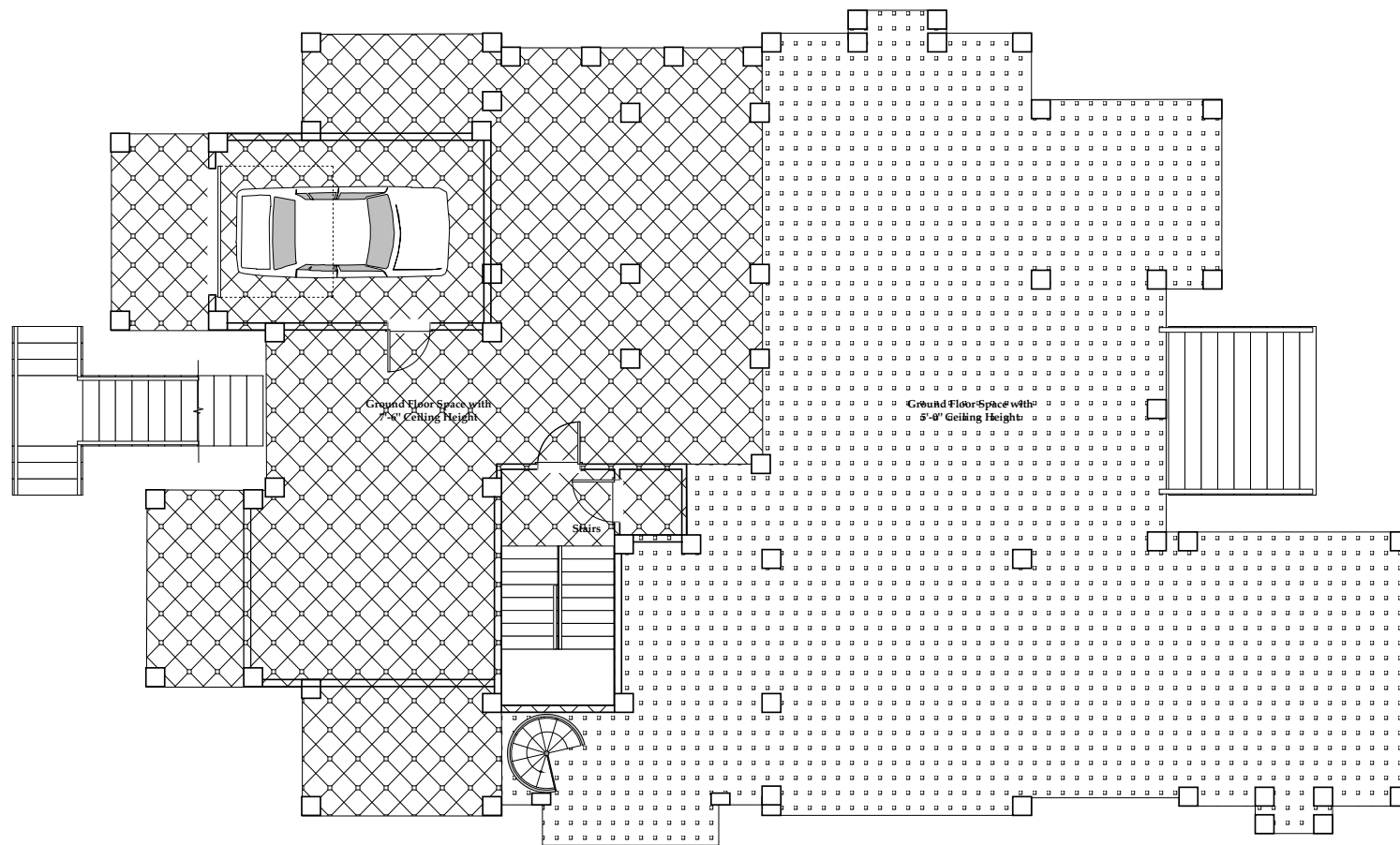
Contextual Aerial



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No.	Issued For	Date
1	Conceptual Design	
2	Final PDR Submittal	2/24/21
3		

The **Morrison** RESIDENCE
1659 S. Atlantic Ave. • Sullivan's Island, SC

Plot Date:
Project No.:

Drawing Title:
Ground Floor Plan

Drawing No.:
A100

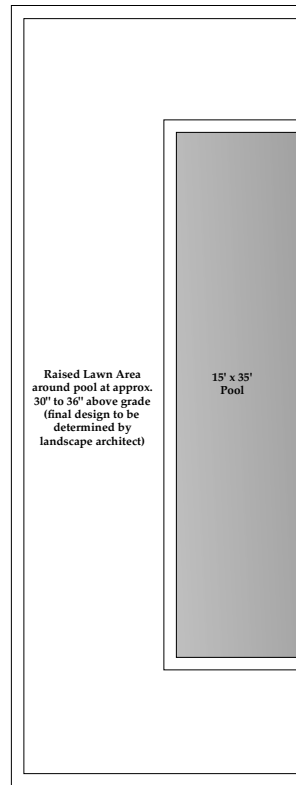
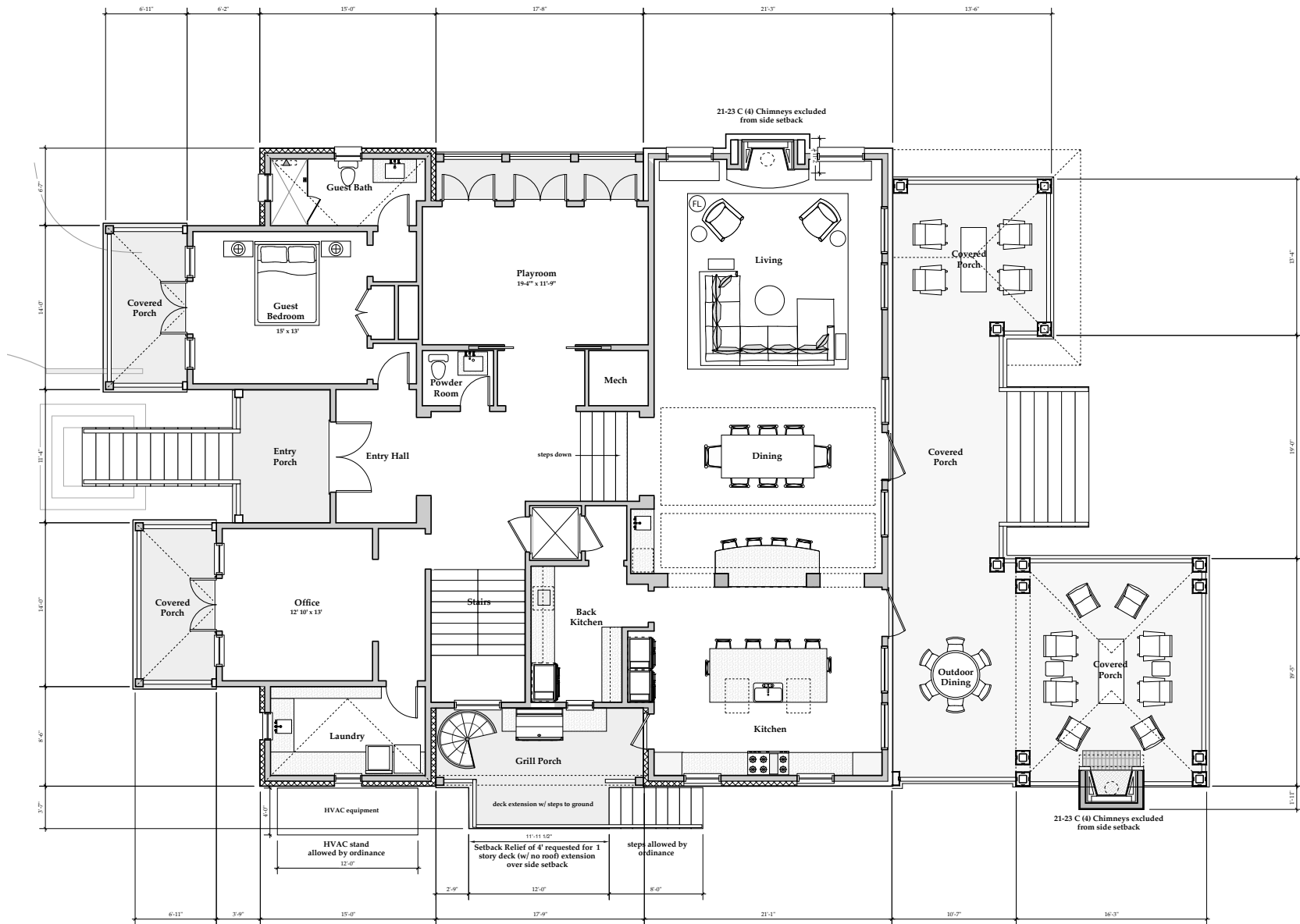
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1 Ground Floor Plan
Scale: 1/4" = 1'-0"
Drawings Not to be Scaled



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No.	Issued For	Date
1	Conceptual Design	
2	Final PDR Submit	2/24/21
3		

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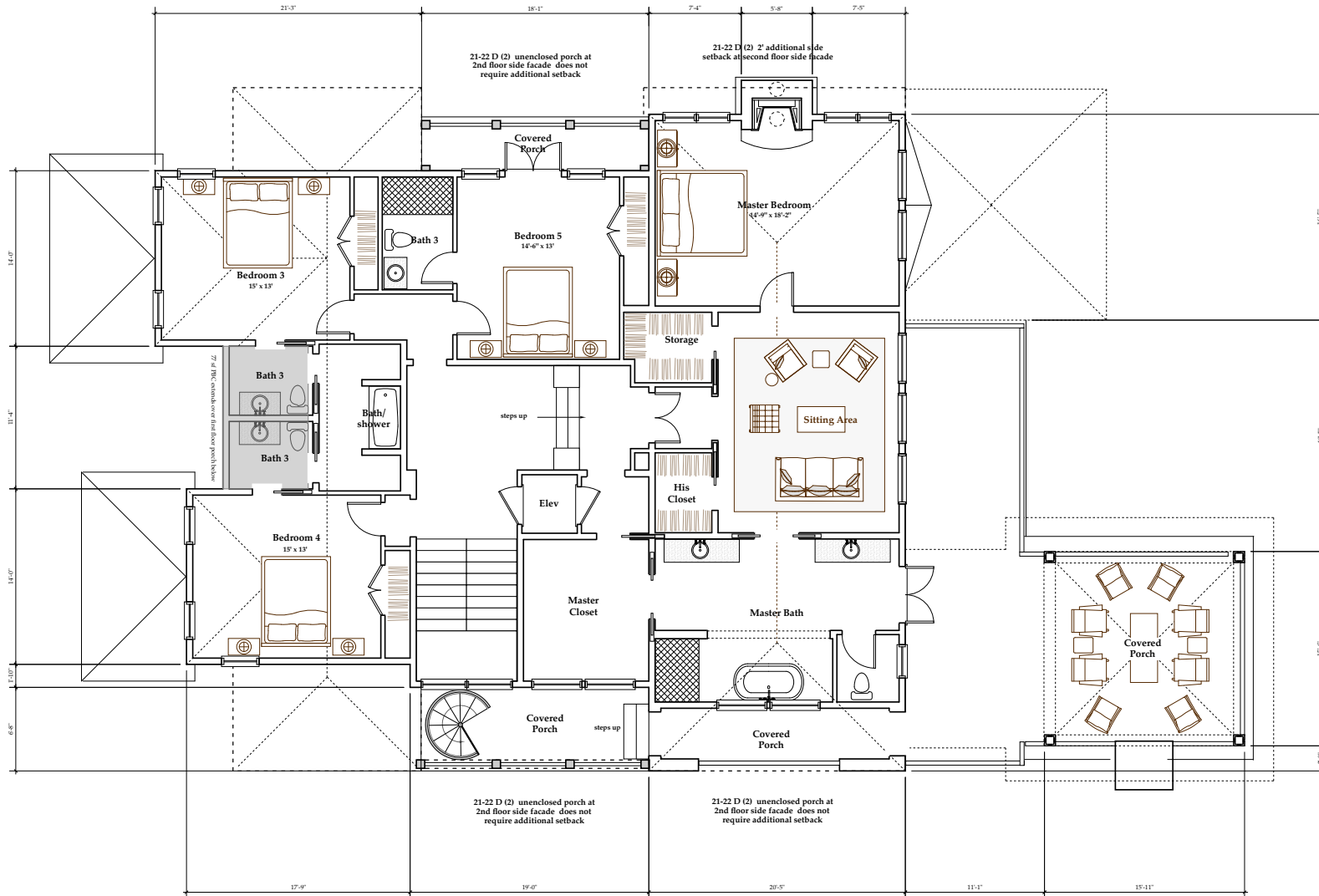
Plot Date:
 Project No:
 Drawing Title:

First Floor Plan
 Drawing No:

A101

1 First Floor Plan
 Scale: 1/4" = 1'-0" Drawings Not to be Scaled

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NOT FOR CONSTRUCTION

No.	Issued For	Date
1	Conceptual Design	2/24/24
2	Final PDR Submit	
3		

The Morrison RESIDENCE
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Plot Date:
Project No:
Drawing Title:
Second Floor Plan
Drawing No:
A102

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1 Second Floor Plan
Scale: 1/4" = 1'-0" Drawings Not to be Scaled

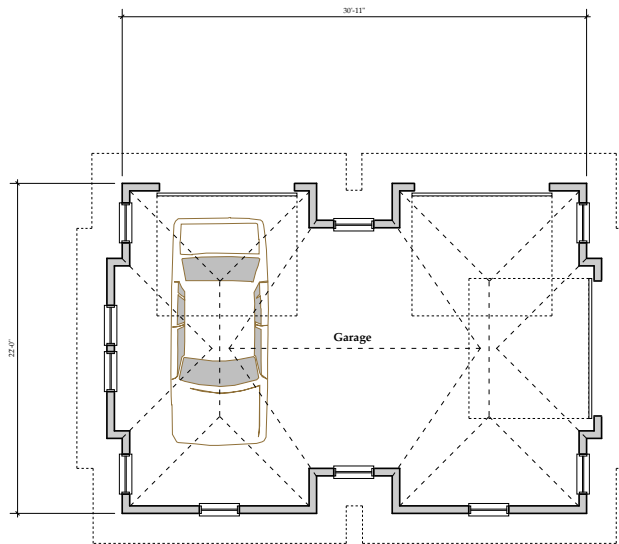
NOT FOR CONSTRUCTION

No.	Issued For	Date
1	Conceptual Design	
2	Final PDR Submittal	
3		

The Morrison RESIDENCE
1659 S. Atlantic Ave. • Sullivan's Island, SC

Plot Date: _____
Project No: _____
Drawing Title: **Garage Plan and Elevations**
Drawing No: **A104**

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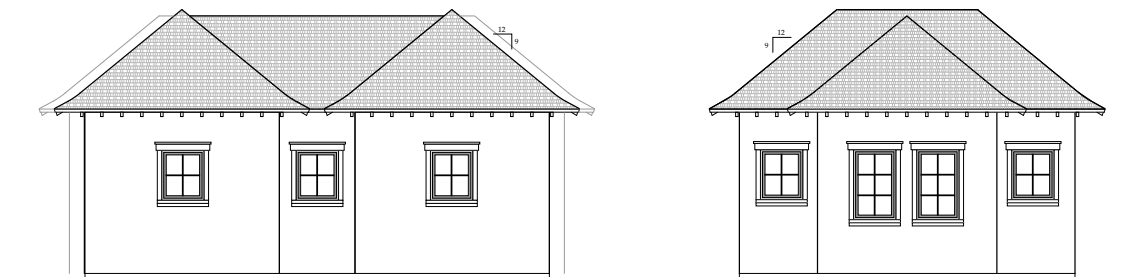


1 Garage Plan
Scale: 1/4" = 1'-0" Drawings Not to be Scaled



2 Garage East Elevation
Scale: 1/4" = 1'-0" Drawings Not to be Scaled

3 Garage South Elevation
Scale: 1/4" = 1'-0" Drawings Not to be Scaled



4 Garage West Elevation
Scale: 1/4" = 1'-0" Drawings Not to be Scaled

6 Garage North Elevation
Scale: 1/4" = 1'-0" Drawings Not to be Scaled



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1 Front Elevation
Scale: 1/4" = 1'-0" Drawings Not to be Scaled

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No.	Issued For	Date
1	Conceptual Design	
2	Final PDR Submittal	2/24/21
3		

The **Morrison** RESIDENCE
1659 S. Atlantic Ave. • Sullivan's Island, SC

Plot Date: _____
Project No: _____
Drawing Title: _____

Front Elevation
Drawing No: **A200**

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1 East Side Elevation
Scale: 1/4" = 1'-0" Drawings Not to be Scaled

NOT FOR CONSTRUCTION

No.	Issued For	Date
1	Conceptual Design	
2	Final/DBB Schematic	2/25/24
3		

The Morrison RESIDENCE
1639 S Atlantic Ave. • Sullivan's Island, SC

Plot Date: _____
Project No: _____
Drawing Title: Side Elevation

A201

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Massing reduced at second floor porch in area and height



① South Elevation
Scale: 1/4" = 1'-0" Drawings Not to be Scaled

- PBSF relief request unchanged from conceptual.
- Scale and mass reduced from previous submittal

NOT FOR CONSTRUCTION

No.	Issued For	Date
1	Conceptual Design	2/24/21
2	Final PBSF Submittal	
3		

The Morrison RESIDENCE
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Plot Date: _____
Project No: _____
Drawing Title: _____
South Elevation

A202

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Massing reduced at second floor porch in area and height



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1 West Side Elevation
Scale: 1/4" = 1'-0" Drawings Not to be Scaled

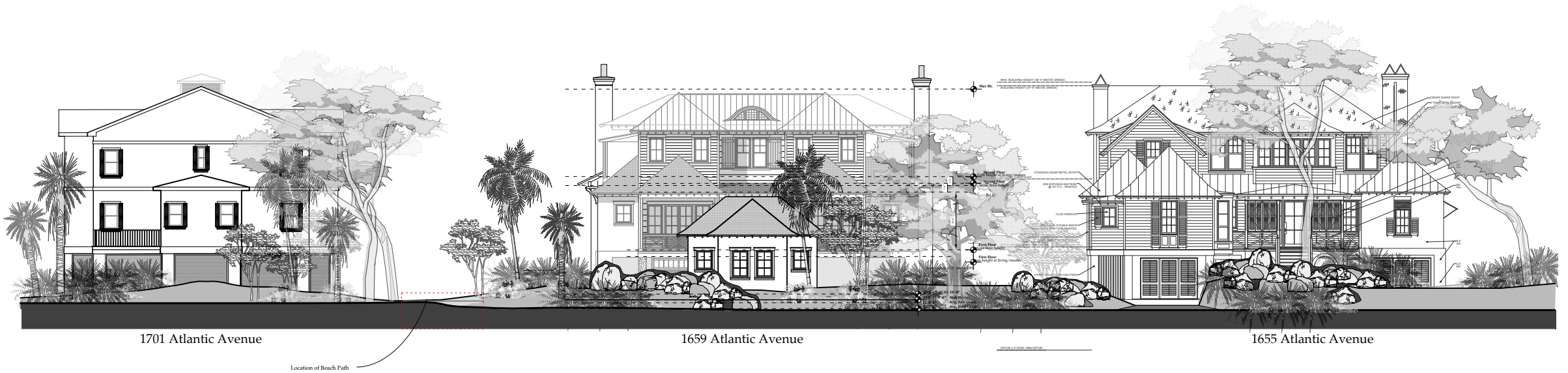
No.	Issued For	Date
1	Conceptual Design	
2	Final PDR Submitted	2/24/21
3		

The **Morrison** RESIDENCE
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Plot Date: _____
Project No: _____
Drawing Title: _____

Side Elevation
Drawing No: **A203**

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1 North Elevation
Scale: 1/8" = 1'-0"
Drawings Not to be Scaled

Similar height, scale, and mass to adjacent properties

North View from Atlantic Avenue



1 West Elevation
Scale: 1/8" = 1'-0" Drawings Not to be Scaled

Similar height, scale, and mass to adjacent properties
Porches similar proportion to property to the west

West View from 1655 Atlantic Ave



① East Elevation

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

Drawings Not to be Scaled

No Side Setback relief request from east side
Create more privacy between residence and beach path with vegetation

East View from Beach Path



1655 Atlantic Avenue

1659 Atlantic Avenue

1701 Atlantic Avenue

1705 Atlantic Avenue

Location of Beach Path

① South Elevation

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

Drawings Not to be Scaled

Similar height, scale, and mass to adjacent properties
 Porches similar proportion to property to the west

South View from Beach



North East View from Atlantic Avenue



North East View from Atlantic Avenue



North West View from Atlantic Avenue



South East View from Beach Path



South East View from Beach Path