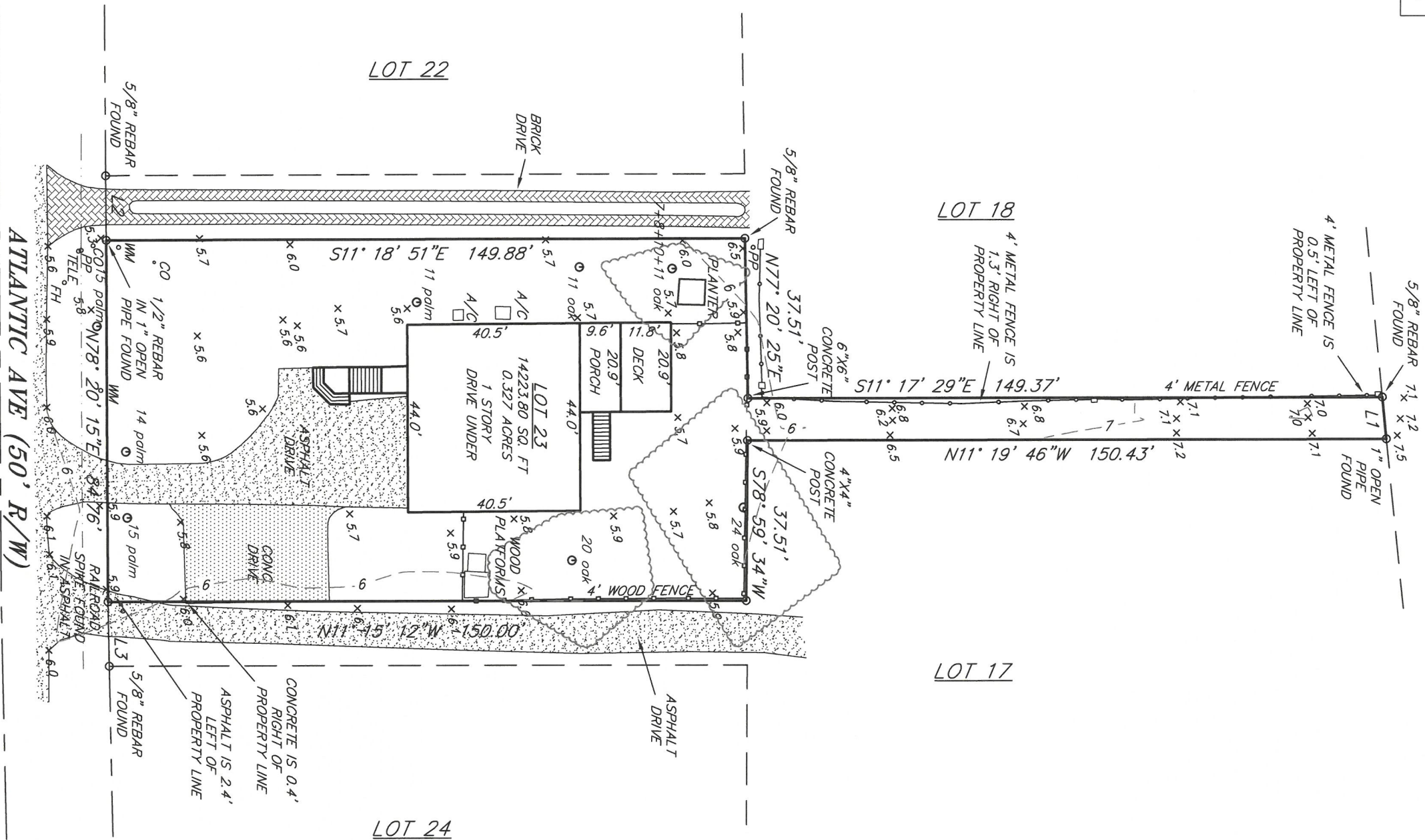
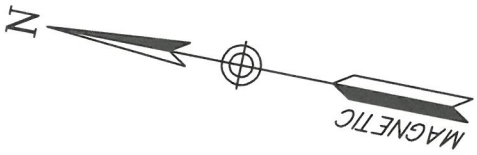


LINE	DIRECTION	LENGTH
L1	N72° 46' 33"E	9.86
L2	S78° 03' 52"W	15.20
L3	S77° 33' 05"W	15.10

BENCHMARK:  
ELEV. = 6.59' (NAVD 1988)  
DESCRIPTION: MAG NAIL EDGE  
OF ASPHALT AT 1753 ATLANTIC  
NEAR RIGHT OF PROPERTY AT  
DO NOT ENTER SIGN

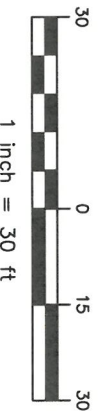


SPOT ELEVATIONS AND CONTOURS  
ARE BASED ON NAVD 1988

THIS SURVEY IS BASED  
ON REFERENCES, FOUND  
MONUMENTATION, AND  
LINES OF OCCUPATION

SETBACKS PER ONLINE  
ORDINANCES FOR " " AND SHOULD  
BE VERIFIED WITH ALL GOVERNING  
MUNICIPALITIES AND ASSOCIATIONS  
BEFORE DESIGN OR CONSTRUCTION

PROPERTY LINE WITH  
PROPERTY CORNER,  
MONUMENT FOUND OR  
SET AS DESCRIBED



SURVEYED FOR COTESWORTH SIMONS  
SITE SURVEY SHOWING LOT 23, AREA E  
FORT MOULTRIE SUBDIVISION, TMS# 523-12-00-029  
LOCATED IN THE TOWN OF SULLIVANS ISLAND, CHARLESTON COUNTY, SC

SCALE: 1" = 30'

DATE: OCTOBER 21, 2021

REFERENCE: PLAT RECORDED IN PLAT BOOK H, PAGE 112  
LOT MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS  
NOT OBVIOUS OR APPARENT TO THE SURVEYOR.

PROPERTY APPEARS TO LIE IN FLOOD ZONE AE (ELEV. 9')

45019C 0538 K, EFFECTIVE JANUARY 29, 2021

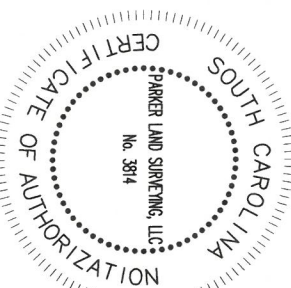
SIFM-023-SS/ULK FEMA REVISION CHECK: 11/10/21

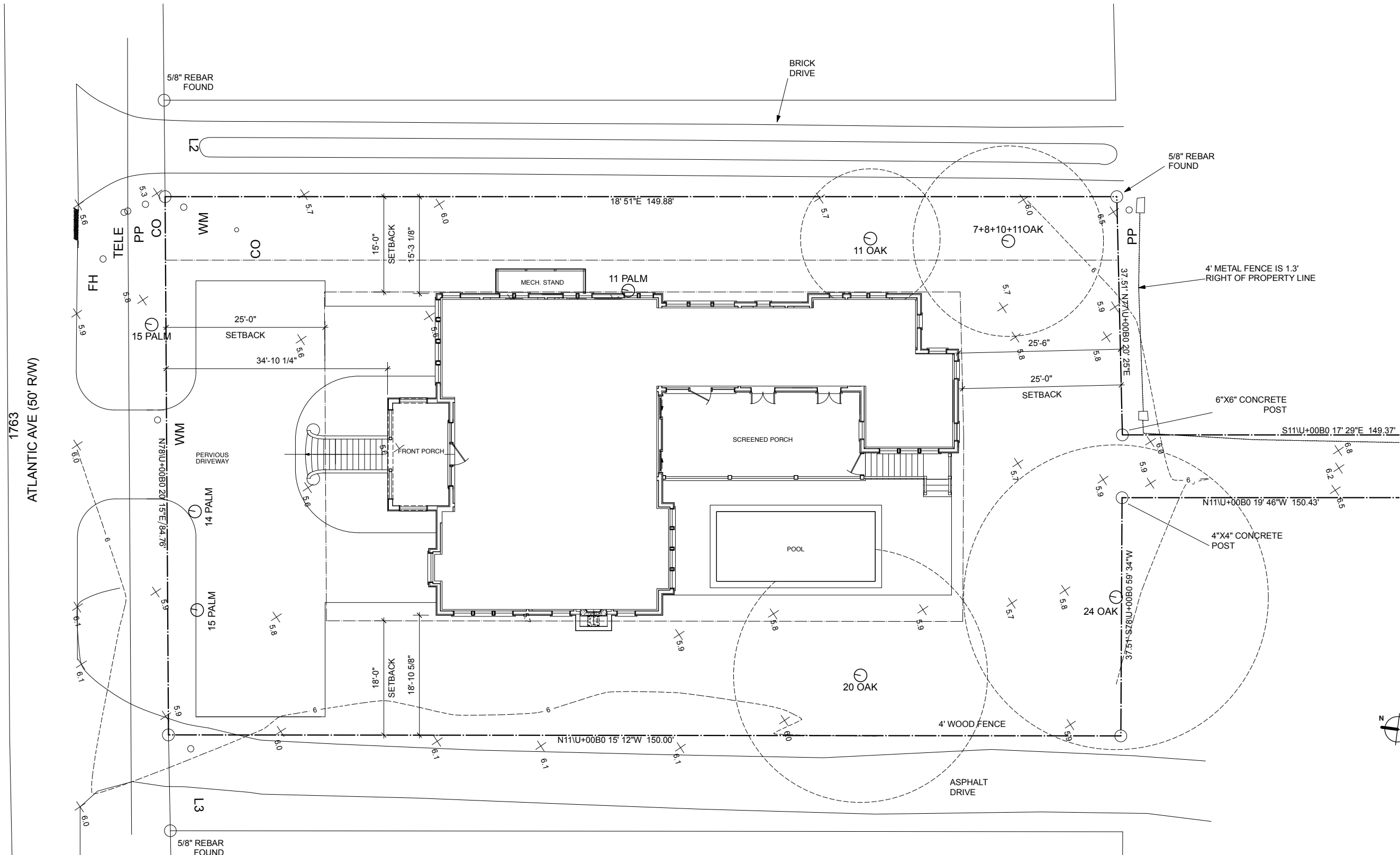
LAUREN MAURICE WILDER S.C.P.L.S. No. 29523

5910 GRIFFIN STREET, HANAHAN, SC 29410

TEL: (843) 554-7777 FAX: (843) 554-7779

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 B SURVEY AS  
SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.





NATURAL VEGETATION RATIO: 57%  
 NON-NATURAL COVERAGE: 6,100 SF  
 NATURAL COVERAGE: 8,123 SF = 57%

<b>1763 ATLANTIC AVE</b> TMS: 523-12-00-029			
<b>LOT INFORMATION:</b>			
TOTAL LOT SIZE:	14,223 SF		
LOT WIDTH:	84.76'		
LOT DEPTH:	150'		
FLOOD ZONE / BASE FLOOD ELEVATION:	AE 9		
DESIGN FLOOD ELEVATION:	ELEV. 10'-0"		
FRONT SETBACK: 25'			
SIDE SETBACK: 15' MINIMUM, 33' COMBINED			
REAR SETBACK: 25'			
<b>LOT COVERAGE INFORMATION:</b>			
SEC. 21-25 PRINCIPAL BUILDING COVERAGE AREA:		2,548 SF	
PRINCIPAL BUILDING FOOTPRINT:	17.5% DRB RELIEF REQUESTED (377 SF) + 2171 SF		
SEC. 21-26 IMPERVIOUS COVERAGE:			
PRINCIPAL BUILDING COVERAGE AREA:	2,548 SF		
COVERED PORCHES:	669 SF		
OPEN DECKS / STEPS:	158 SF		
POOL/DECK:	795 SF		
OTHER IMPERVIOUS COVERAGE:	40 SF		
MECHANICAL STAND:	56 SF		
TOTAL IMPERVIOUS COVERAGE:	4,266 SF		
IMPERVIOUS COVERAGE (30% ALLOWED BY ZONING):	4,267 SF		
SEC. 21-27 PRINCIPAL BUILDING SQUARE FOOTAGE:			
FIRST FLOOR:	2,529 SF		
SECOND FLOOR:	1,289 SF		
ACCESSORY BUILDING:	N/A		
TOTAL PRINCIPAL BLDG. SQ. FOOTAGE:	3,818 SF		
15% DRB RELIEF REQUESTED (496 SF) + 3,322 SF			



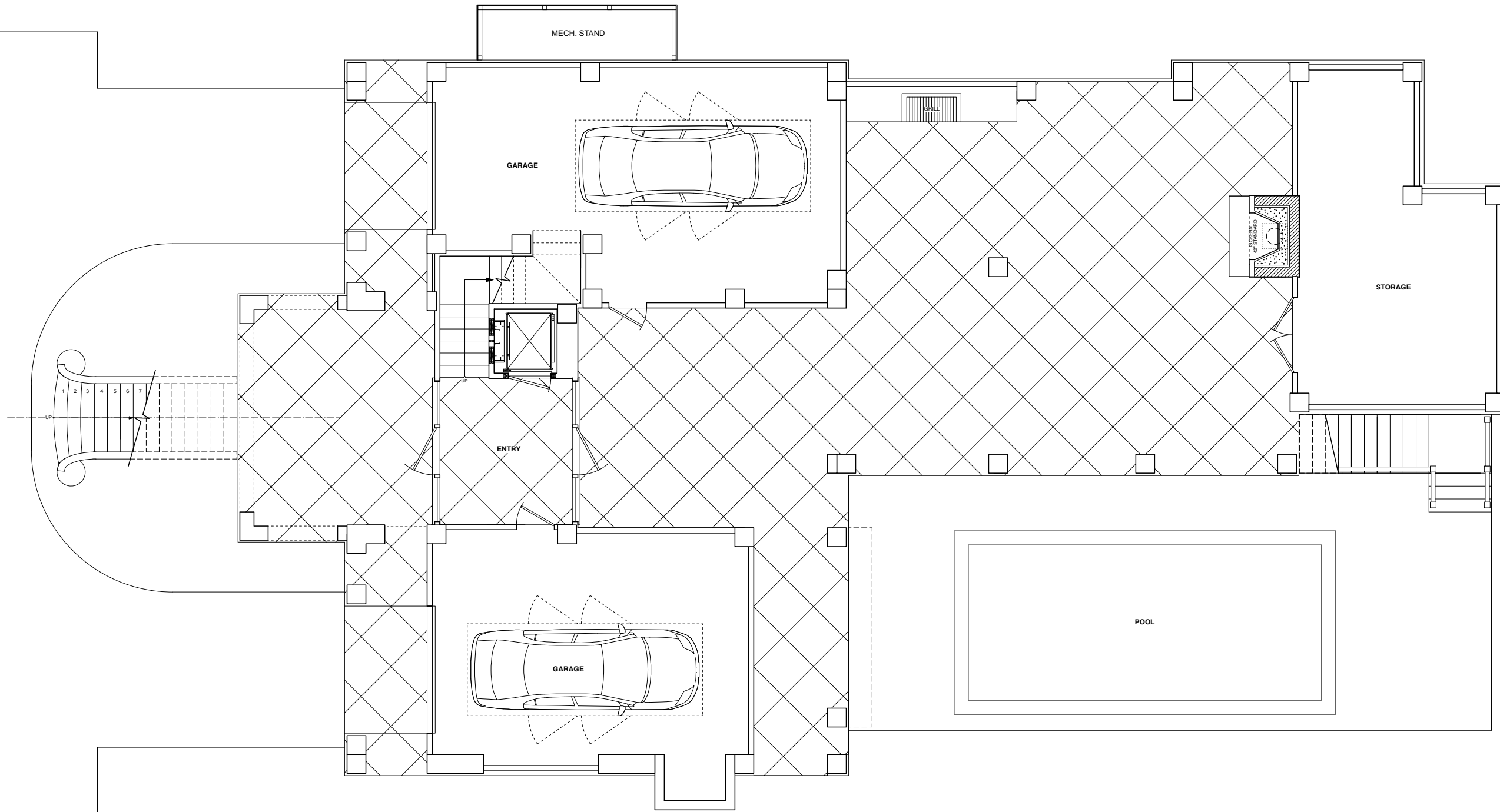
**BEAU CLOWNEY**  
 ARCHITECTS

1 KING STREET  
 SUITE 102  
 CHARLESTON, SC 29401  
 843.722.2040

02. 21. 25

TIMPERIO RESIDENCE  
 1763 ATLANTIC AVE.  
 SULLIVANS ISLAND, SC  
 SITE PLAN

**A0.1**



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

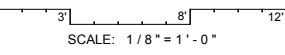
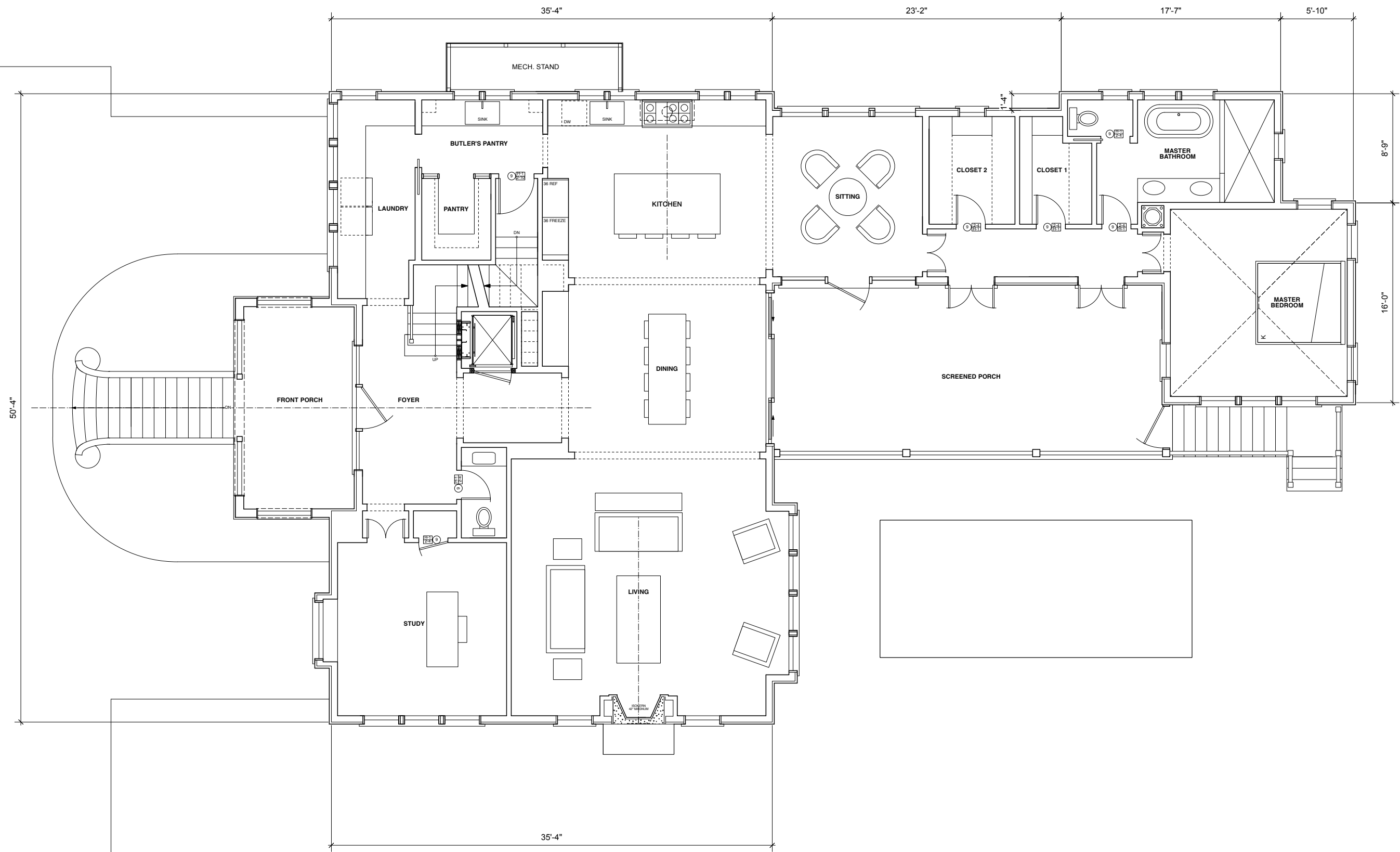


1 KING STREET  
SUITE 102  
CHARLESTON, SC 29401  
843.722.2040

02. 20. 25

TIMPERIO RESIDENCE  
1763 ATLANTIC AVENUE  
SULLIVANS ISLAND, SC  
GROUND FLOOR PLAN  
FOUNDATION TEMPLATE

A 1.0

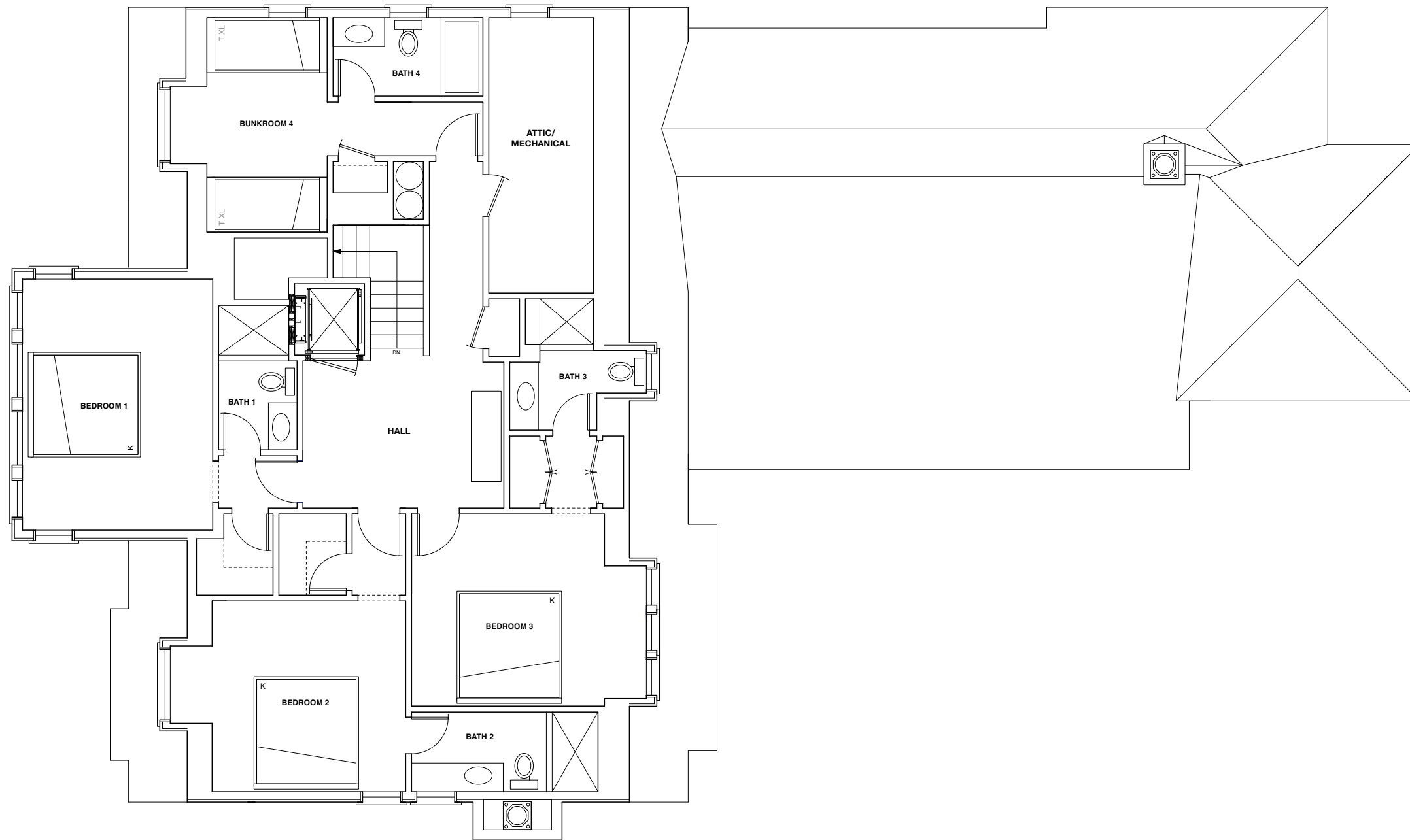


1 KING STREET  
SUITE 102  
CHARLESTON, SC 29401  
843.722.2040

02. 21. 25

TIMPERIO RESIDENCE  
1763 ATLANTIC AVENUE  
SULLIVANS ISLAND, SC  
FIRST FLOOR PLAN

A 1.1



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



1 KING STREET  
SUITE 102  
CHARLESTON, SC 29401  
843.722.2040

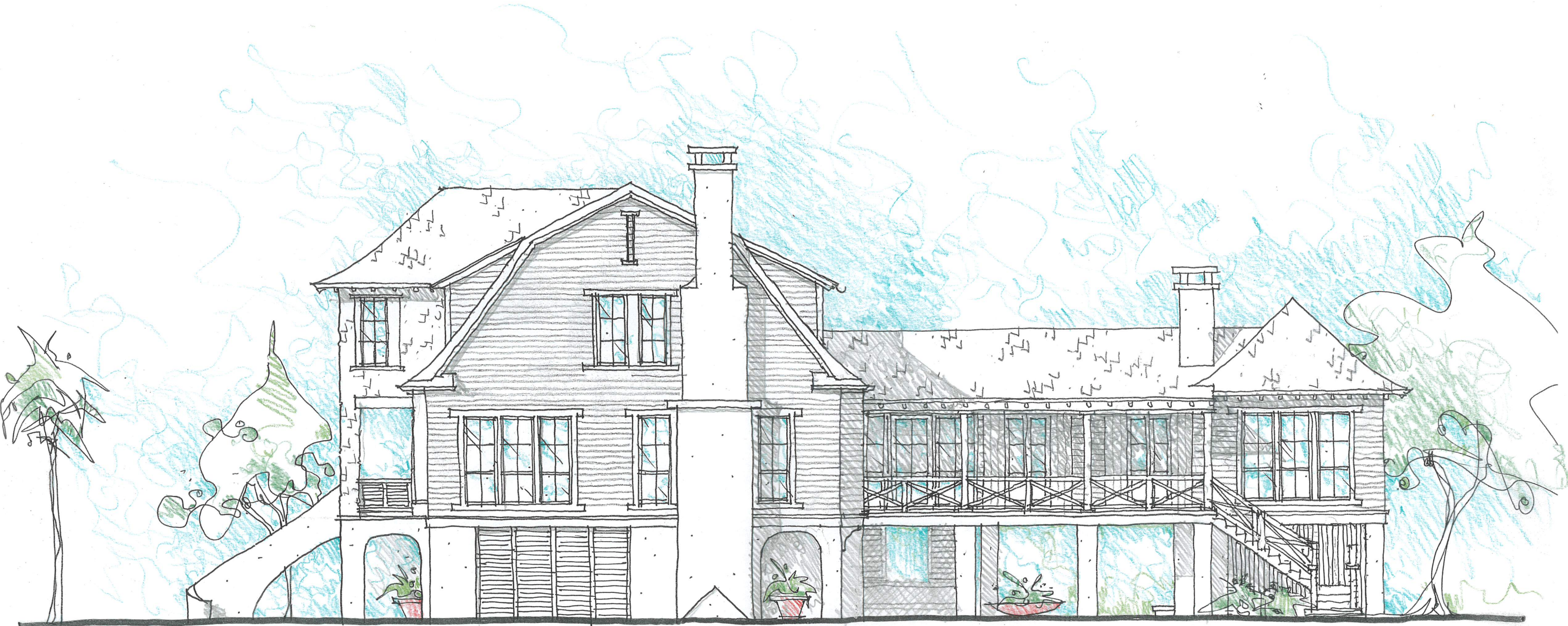
02. 21. 25

TIMPERIO RESIDENCE  
1763 ATLANTIC AVENUE  
SULLIVANS ISLAND, SC  
SECOND FLOOR PLAN

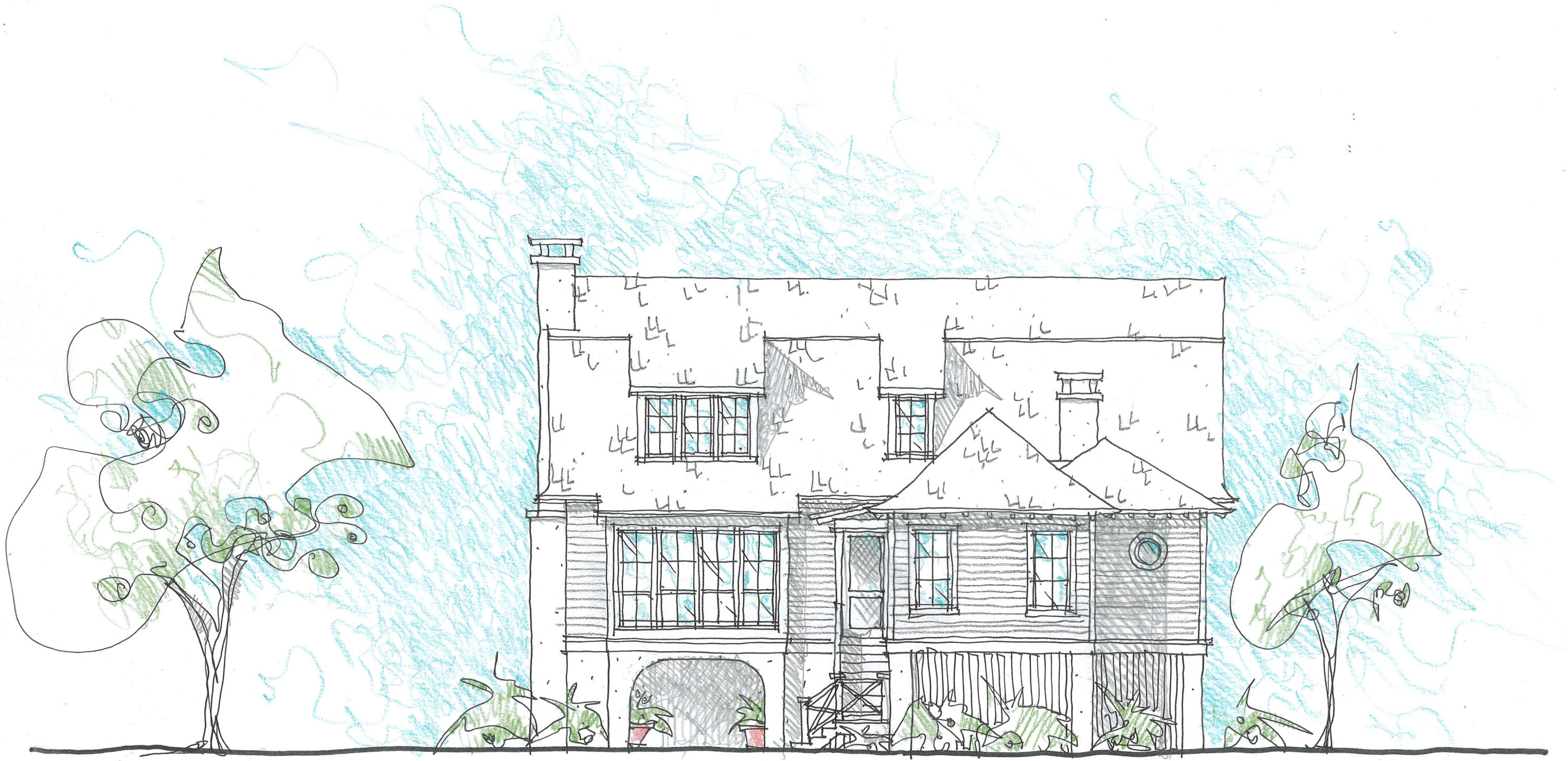
A 1.2



*Imperio Residua.*



West Elevation.



Garden Elevation.





East Elevations



BEAU CLOWNEY  
ARCHITECTS

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SUITE 102  
CHARLESTON, SC 29401  
843.722.2040

02. 21. 25

TIMPERIO RESIDENCE  
1763 ATLANTIC AVENUE  
SULLIVANS ISLAND, SC  
MASSING PERSPECTIVES

A2.1



1767 ATLANTIC AVE.

1763 ATLANTIC AVE.

1757 ATLANTIC AVE.

ATLANTIC AVENUE STREETSCAPE

BEAU CLOWNEY  
ARCHITECTS

1 KING STREET  
SUITE 102  
CHARLESTON, SC 29401  
843.722.2040

02. 21. 25

TIMPERIO RESIDENCE  
1763 ATLANTIC AVENUE  
SULLIVANS ISLAND, SC  
STREETSCAPE

A2.0