

# MASTER SUITE ADDITION

2118 ATLANTIC AVENUE

SULLIVAN'S ISLAND, SOUTH CAROLINA 29482

TMS # 529 09 00 061

## ARCHITECTURAL DRAWINGS FOR DESIGN REVIEW BOARD

T1.0	TITLE SHEET	A1.1	FLOOR PLANS
SV1.0	CURRENT SURVEY	A2.0	EXTERIOR ELEVATIONS
SP1.0	SITE PLAN / PROPERTY INFO	A2.1	EXTERIOR ELEVATIONS
A1.0	FLOOR PLANS	A2.2	EXTERIOR ELEVATIONS



**EXISTING EAST ELEVATION**



**PROPOSED EAST ELEVATION**

<b>Owners:</b> John W. and Cynthia M. Ebert 2118 Atlantic Avenue Sullivan's Island, SC 29482	<b>Architect:</b> Clark Ferguson Architect 316 Hydrangea Street Summerville, South Carolina 29483 Email: mail@ClarkFerguson.com Website: ClarkFerguson.com Tel: 918.378.0753	<b>General Contractor:</b> Matt Teisort Bluebird Home Improvement 1520 Saint Stephens Way Hanahan, South Carolina 29410 Tel: 843.279.5470	<b>Surveyor:</b> Dean L. Britt Britt Land Surveying, Inc. P. O. Box 80333 Charleston, SC 29416 Tel: 843.810.6771	<b>Structural Engineer:</b> SK Structural Engineers Sara E. Katsanevakis, P.E. 972 Sea Gull Drive Mount Pleasant, SC 29464 Tel: 864.356.4531	<b>Soils Engineer:</b> Perryman Engineering, LLC John J. Perryman PE P.O. Box 62916 North Charleston, SC 29419 Tel: 843.693.2227	<b>Pool Contractor:</b> Aqua Blue Pools Christine Vanscoy 5190 Towels Road Hollywood, SC 29449 Tel: 843.76.7665	<b>Mechanical Contractor:</b> To Be Determined	<b>Electrical Contractor:</b> To Be Determined	<b>Plumbing Contractor:</b> To Be Determined	<b>Lighting Consultant:</b> To Be Determined	<b>Landscape Contractor:</b> To Be Determined
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ORIGINAL DRAWING 24 INCHES X 36 INCHES

**CLARK  
FERGUSON  
ARCHITECT**  
Cell 918 378 0753  
316 Hydrangea Street  
Summerville, South Carolina 29483  
Mail@ClarkFerguson.com  
LICENSED WITH STATE OF SOUTH CAROLINA



GENERAL CONTRACTOR:  
Matt Teisort

DRAWING  
FOR  
REVIEW

2118 ATLANTIC AVENUE  
SULLIVAN'S ISLAND, SOUTH CAROLINA 29482

ORIGINAL: 22 September 2023

DO NOT SCALE DRAWINGS  
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FOR MEMBER SIZING, ETC.

**TITLE  
SHEET**

**T1.0**



**LEGEND**

NOTE: ALL SYMBOLS MAY NOT BE USED ON THIS SHEET

EXISTING WALL	
NEW WALL	
ABOVE/BELOW	
RAILING	
PROPERTY LINE	
SETBACK LINE	
PAVEMENT/PATH LINE	
ROOF OVERHANG	
WATER FLOW	
ELEVATION MARKER	
TO BE DETERMINED	T.B.D.
VERIFY IN FIELD	V.I.F.
TYPICAL	TYP.

**PROPERTY INFORMATION:**

1. THIS SITE PLAN WAS DEVELOPED FROM THE CURRENT SURVEY BY DEAN L. BRITT DATED AUGUST 28TH 2023.
2. TMS # 529 09 00 061
3. FLOOD ZONE (AE 10) AS SHOWN ON THE FEMA MAPS 45019C 0539 K DATED 1/29/2021.
4. PROPERTY IS ZONED RS SINGLE FAMILY RESIDENTIAL DISTRICT.

**PROJECT NOTES:**

1. A PRELIMINARY SITE LAYOUT IS RECOMMENDED BEFORE FINAL SITE DESIGN OR CONSTRUCTION.
2. FLOOD ZONE SHOULD BE VERIFIED WITH THE GOVERNING MUNICIPALITY BEFORE DESIGN AND CONSTRUCTION.
3. VERIFY SOIL BEARING CAPACITY BEFORE DESIGN AND CONSTRUCTION.
4. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

**TREES:**

NO GRAND TREES AFFECTED BY THIS PROJECT.

**HEIGHTS:**

MAXIMUM HEIGHT = 38'-0"  
 EXISTING STRUCTURE HEIGHT = 36'-6" - -  
 PROPOSED ADDITION HEIGHT = 28'-11"

**EXISTING SQUARE FOOTAGES FROM SURVEY:**

BRICK AT DRIVE	39
CONCRETE DRIVE	867
FRONT PORCH	726
FRONT STEPS	273
HOUSE FOOTPRINT	2639
HVAC PLATFORM	47
OUTDOOR SHOWER DECK	15
REAR PORCH	532
REAR STEPS	196
TOTAL	5333 SQUARE FEET

**IMPERVIOUS COVERAGE:**

LOT SIZE - 0.49 ACRE =	21,332 SQUARE FEET
MAXIMUM IMPERVIOUS COVERAGE = 30% =	6,399.6 SQ. FT.
PROPOSED PRINCIPAL BUILDING COVERAGE =	3,044 SQ. FT.
IMPERVIOUS COVERAGE - HVAC AND POOL EQUIP PLATFORMS =	105 SQ. FT.
IMPERVIOUS COVERAGE - POOL AND COPING =	515 SQ. FT.
IMPERVIOUS COVERAGE - CONCRETE DRIVE AND BRICK =	906 SQ. FT.
IMPERVIOUS COVERAGE - PORCHES, STEPS, AND SHOWER =	1,742 SQ. FT.
PROPOSED TOTAL IMPERVIOUS COVERAGE = 29.5% =	6,312 SQ. FT.

**SET BACKS:**

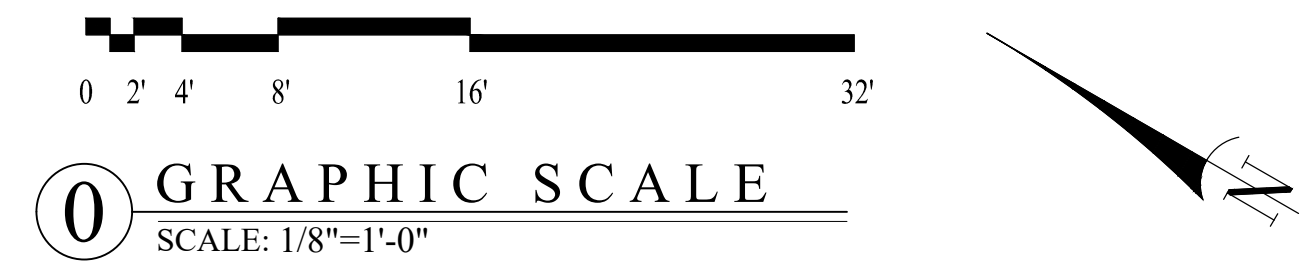
REAR SETBACK = 15' - 0"	PROPOSED ADDITION = 63' - 3"
CORNER LOT SIDE SETBACK = 10' - 0"	PROPOSED ADDITION = 27' - 5"
SIDE SETBACK = 5' - 0"	PROPOSED ADDITION = 56' - 2"
FRONT SETBACK = 10' - 0"	EXISTING PRINCIPAL BUILDING = 47' - 9"

**PRINCIPAL BUILDING SQUARE FOOTAGE:**

LOT SIZE - 0.49 ACRE - 21,332 SQUARE FEET  
 [(21,332 - 5,000) / 100] x (10) + 2,400 = 4,033 SQ. FT.  
 MAXIMUM PRINCIPAL BUILDING SQUARE FOOTAGE = 4,033 SQ. FT.  
 EXISTING PRINCIPAL BUILDING SQUARE FOOTAGE = 51 SQ. FT. OVER = 4,084 SQ. FT.  
 OWNER REQUESTS 11% RELIEF = 449 SQ. FT. = TOTAL PRINCIPAL BUILDING SQ. FT. = 4,533 SQ. FT.

**PRINCIPAL BUILDING COVERAGE:**

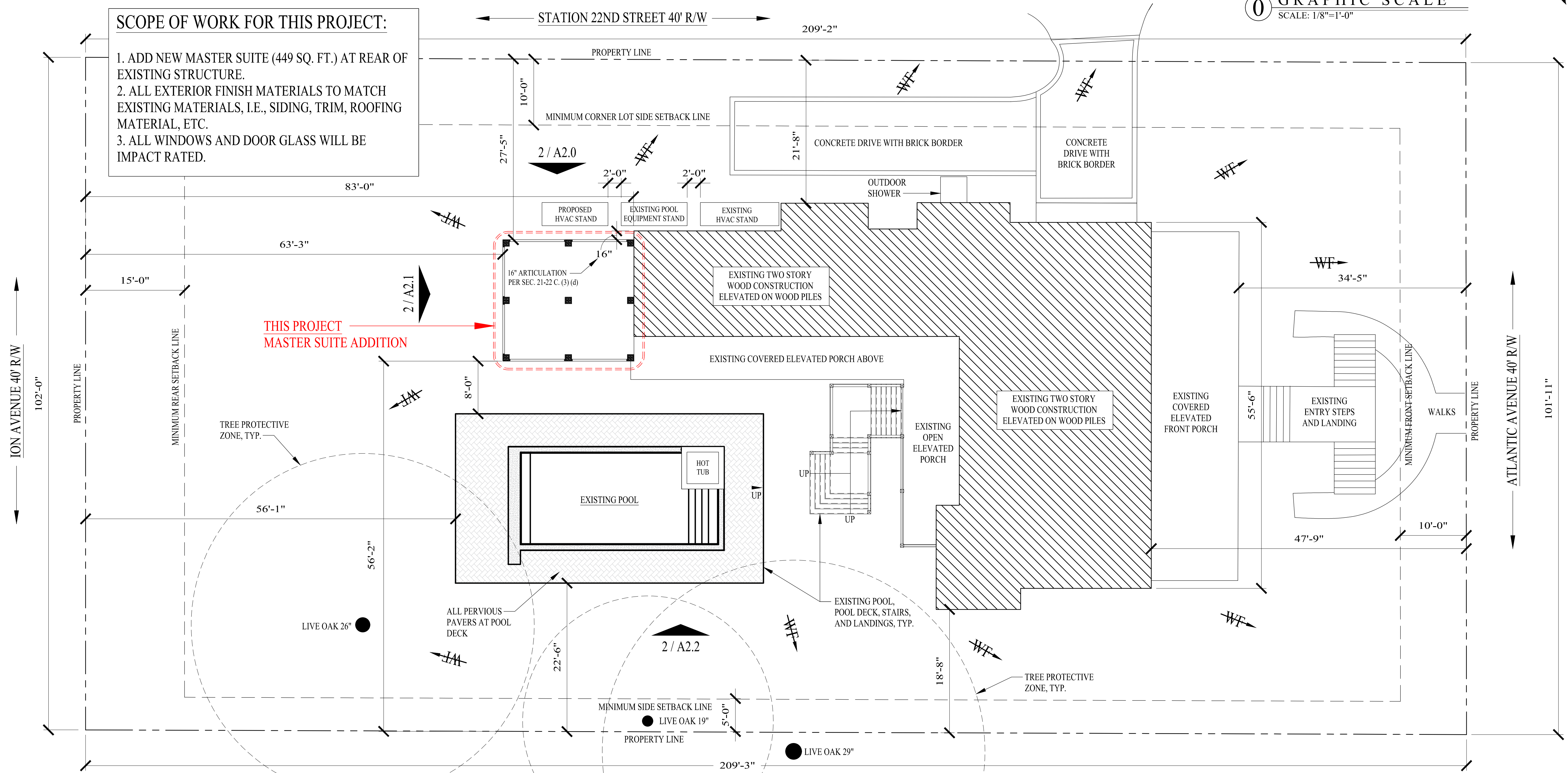
LOT SIZE - 0.49 ACRE = 21,332 SQUARE FEET  
 EXISTING PRINCIPAL BUILDING COVERAGE AREA = 2,639 SQ. FT.  
 MAXIMUM PRINCIPAL BUILDING COVERAGE AREA = 15% = 3,200 SQ. FT.  
 PROPOSED PRINCIPAL BUILDING COVERAGE = 14.27% = 3,044 SQ. FT.



**SCOPE OF WORK FOR THIS PROJECT:**

1. ADD NEW MASTER SUITE (449 SQ. FT.) AT REAR OF EXISTING STRUCTURE.
2. ALL EXTERIOR FINISH MATERIALS TO MATCH EXISTING MATERIALS, I.E., SIDING, TRIM, ROOFING MATERIAL, ETC.
3. ALL WINDOWS AND DOOR GLASS WILL BE IMPACT RATED.

ORIGINAL DRAWING 24 INCHES X 36 INCHES



**1 PROPOSED SITE PLAN**  
 SCALE 1/8" = 1'-0"

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 Summerville, South Carolina 29483  
 Mail @ Clark Ferguson . com  
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GENERAL CONTRACTOR:  
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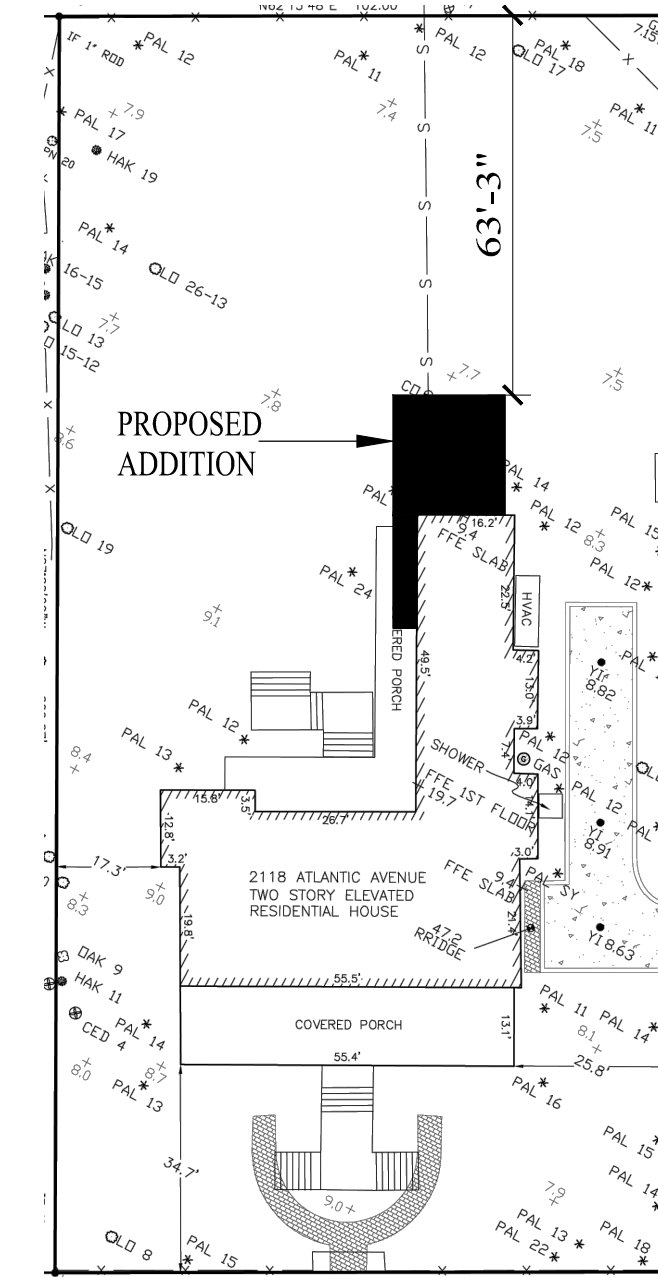
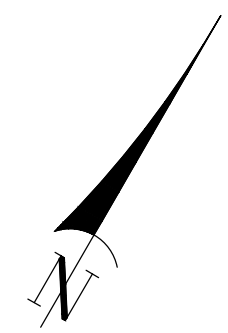
**SITE PLAN**

**SP1.0**

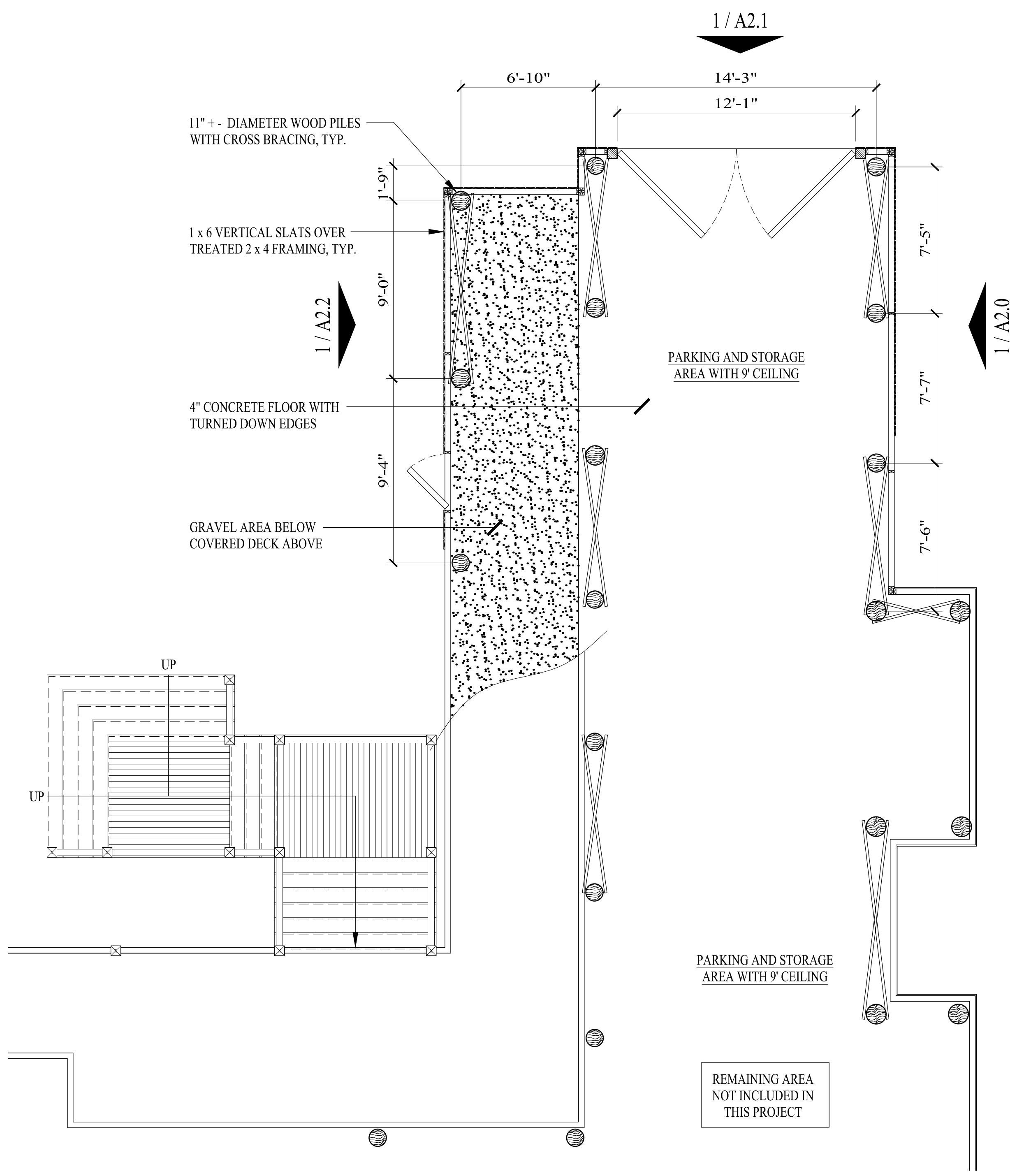
**LEGEND**

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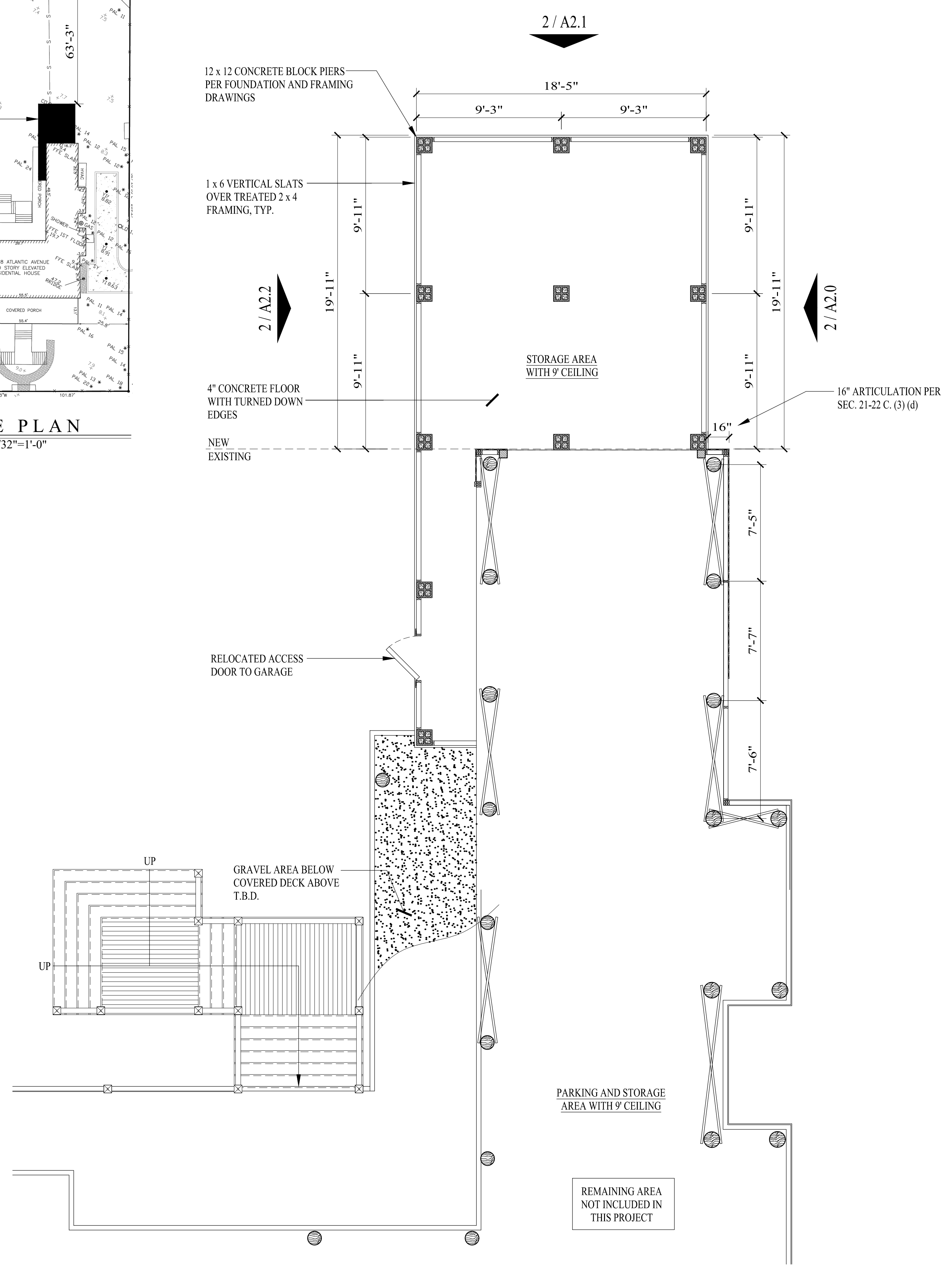
- EXISTING WALL
- NEW WALL
- ABOVE/BELOW
- RAILING
- PAVEMENT/PATH LINE
- ROOF OVERHANG
- WOOD PILE
- DOOR TAG
- WINDOW TAG
- ELEVATION MARKER
- TO BE DETERMINED T.B.D.
- VERIFY IN FIELD V.I.F.
- TYPICAL TYP.



**3 SITE PLAN**  
SCALE: 1/32"=1'-0"



**1 PARTIAL EXISTING GROUND FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**2 PROPOSED GROUND FLOOR PLAN**  
SCALE: 1/4"=1'-0"

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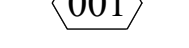

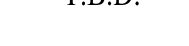
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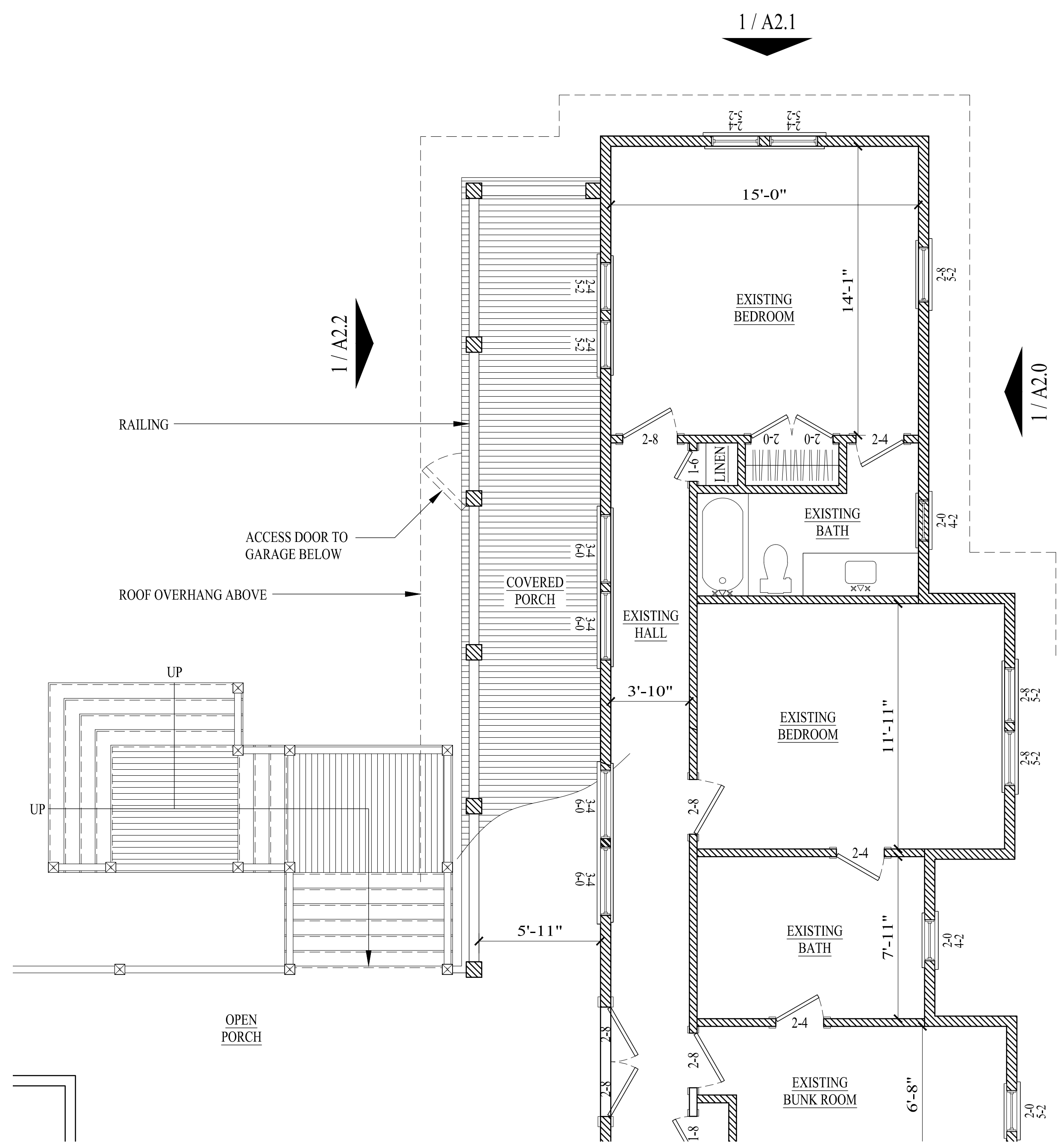
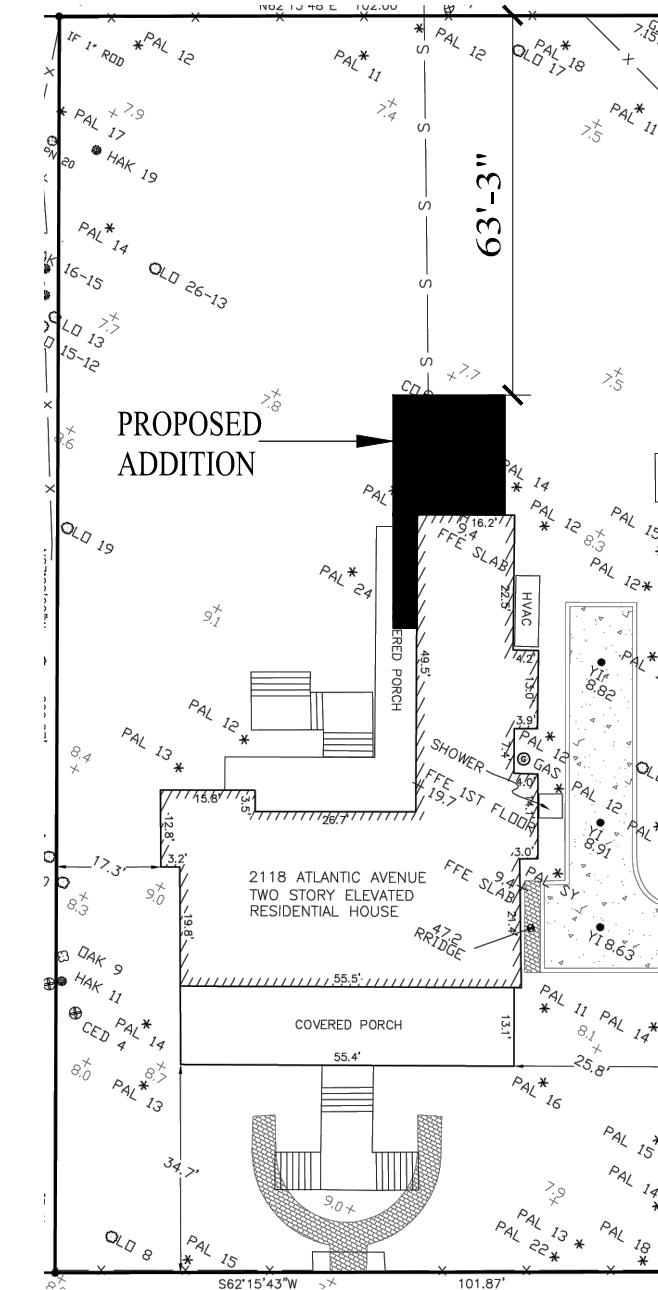
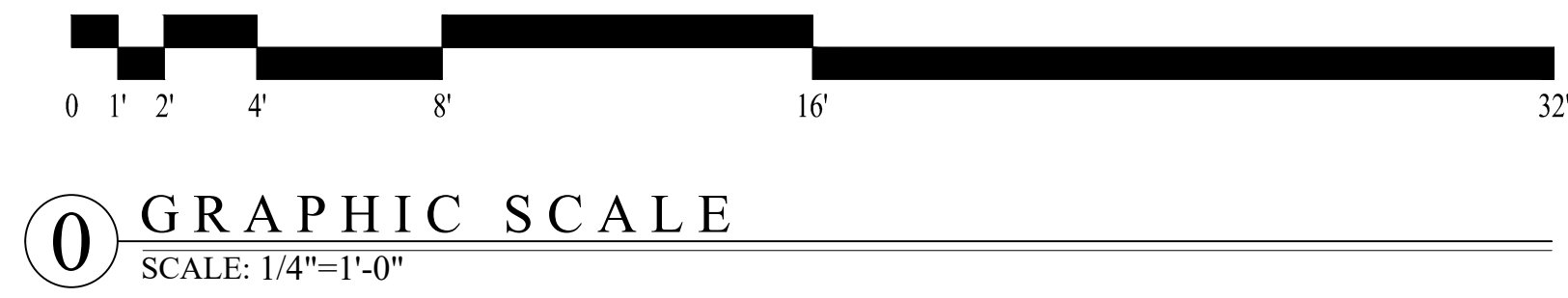
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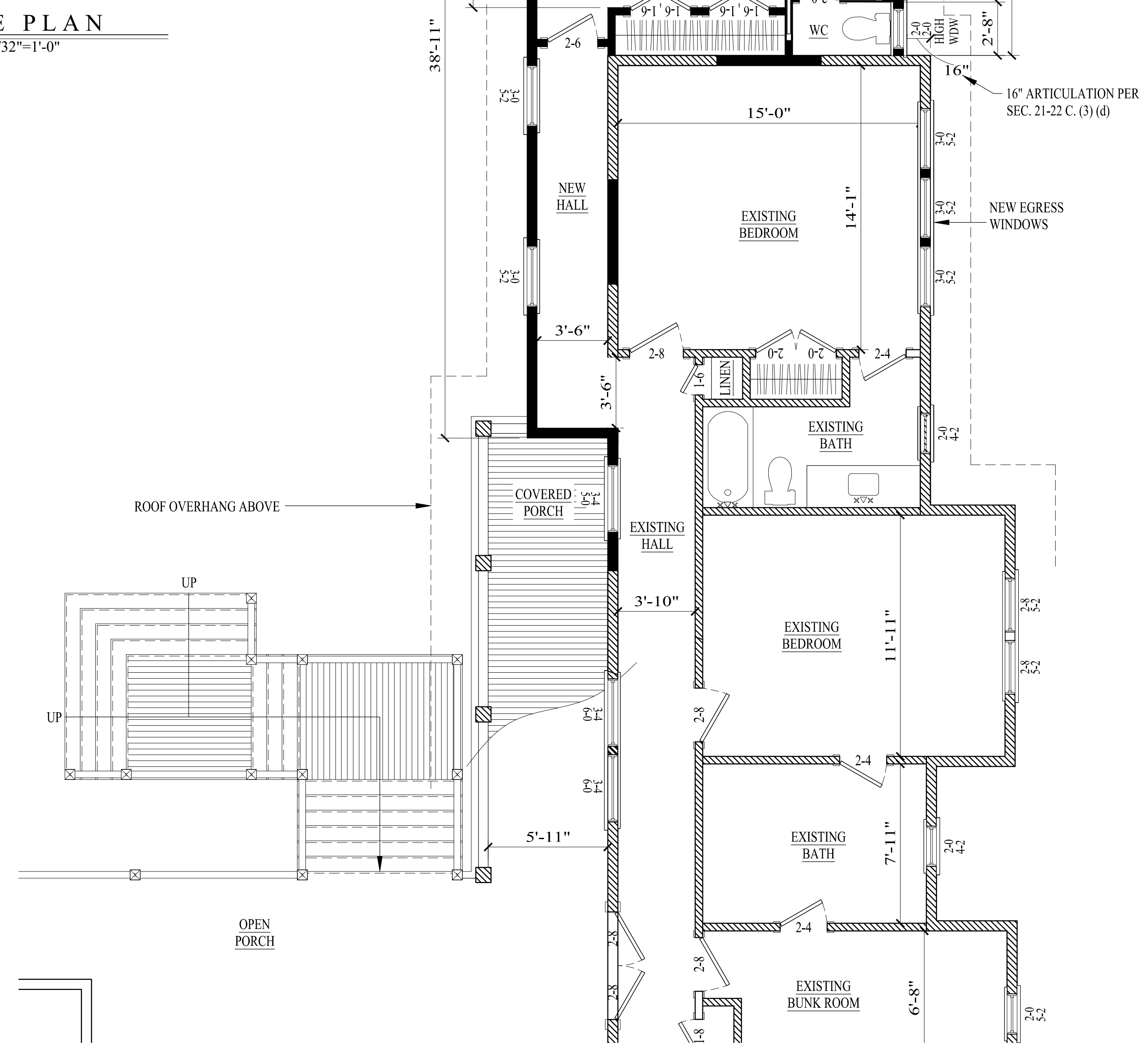
**FLOOR PLANS**

**A1.0**

- LEGEND**  
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  - NEW WALL 
  - ABOVE/BELOW 
  - RAILING 
  - PAVEMENT/PATH LINE 
  - ROOF OVERHANG 
  - WOOD PILE 
  - DOOR TAG 
  - WINDOW TAG 
  - ELEVATION MARKER 
  - TO BE DETERMINED T.B.D.
  - VERIFY IN FIELD V.I.F.
  - TYPICAL TYP.



**1 PARTIAL EXISTING FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**2 PROPOSED FLOOR PLAN**  
SCALE: 1/4"=1'-0"

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**FLOOR PLANS**

**A1.1**



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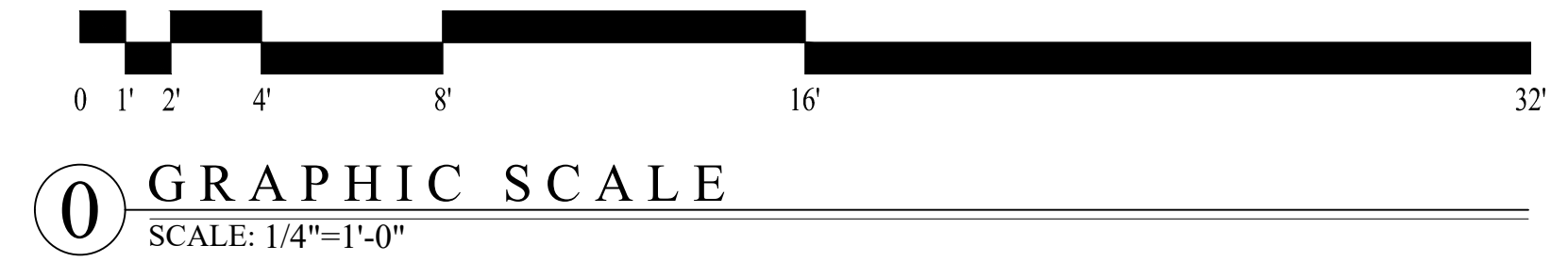
**EXTERIOR  
ELEVATIONS**

**A2.0**

**MATERIALS LEGEND**  
TYPICAL ALL ELEVATIONS

- A STANDING SEAM METAL ROOFING
- B RAFTER TAILS
- C CEDAR SHAKES
- D STRUCTURE BEYOND
- E EXHAUST / VENT
- F CHIMNEY CAP / SPARK ARRESTOR
- G LOUVERED VENT
- H FIBER CEMENT HORIZONTAL SIDING
- I BOARD AND BATTEN VERTICAL SIDING
- J FIBER CEMENT TRIM
- K FIBER CEMENT CORNICE
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- N TREATED RAILS AND BALUSTRADE
- O OPEN
- P TREATED TREADS AND RISERS
- Q TREATED VERTICAL SLATS
- R TREATED WOOD
- S HVAC STAND
- T HYDROSTATIC VENT
- U WORKING SHUTTERS
- V ALL IMPACT RATED WINDOWS
- W GUTTER AND DOWNSPOUT
- X BRACKETS TO BE DESIGNED
- Y VERIFY IN FIELD
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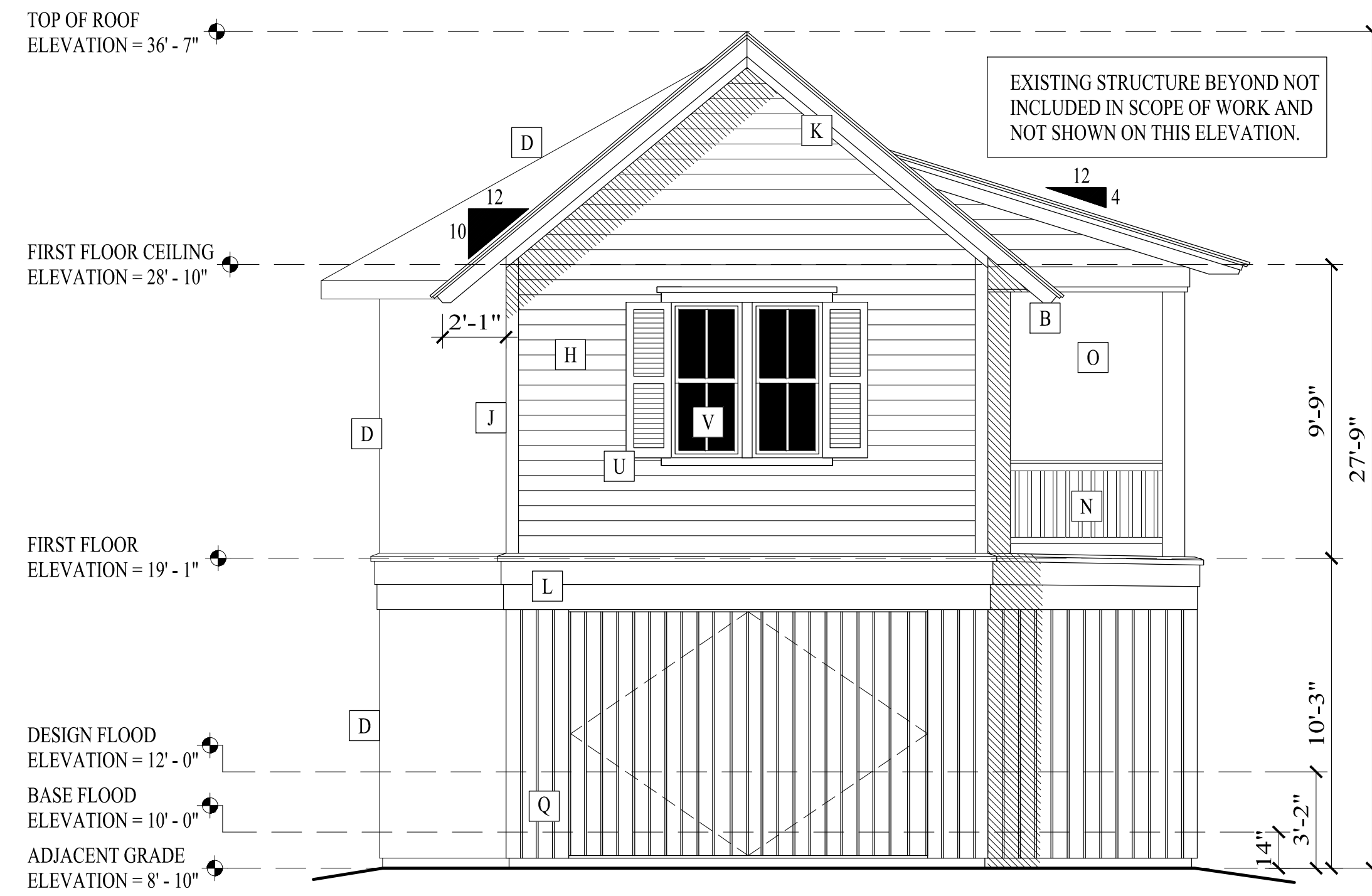
**1 EXISTING EAST ELEVATION**  
SCALE: 1/4"=1'-0"



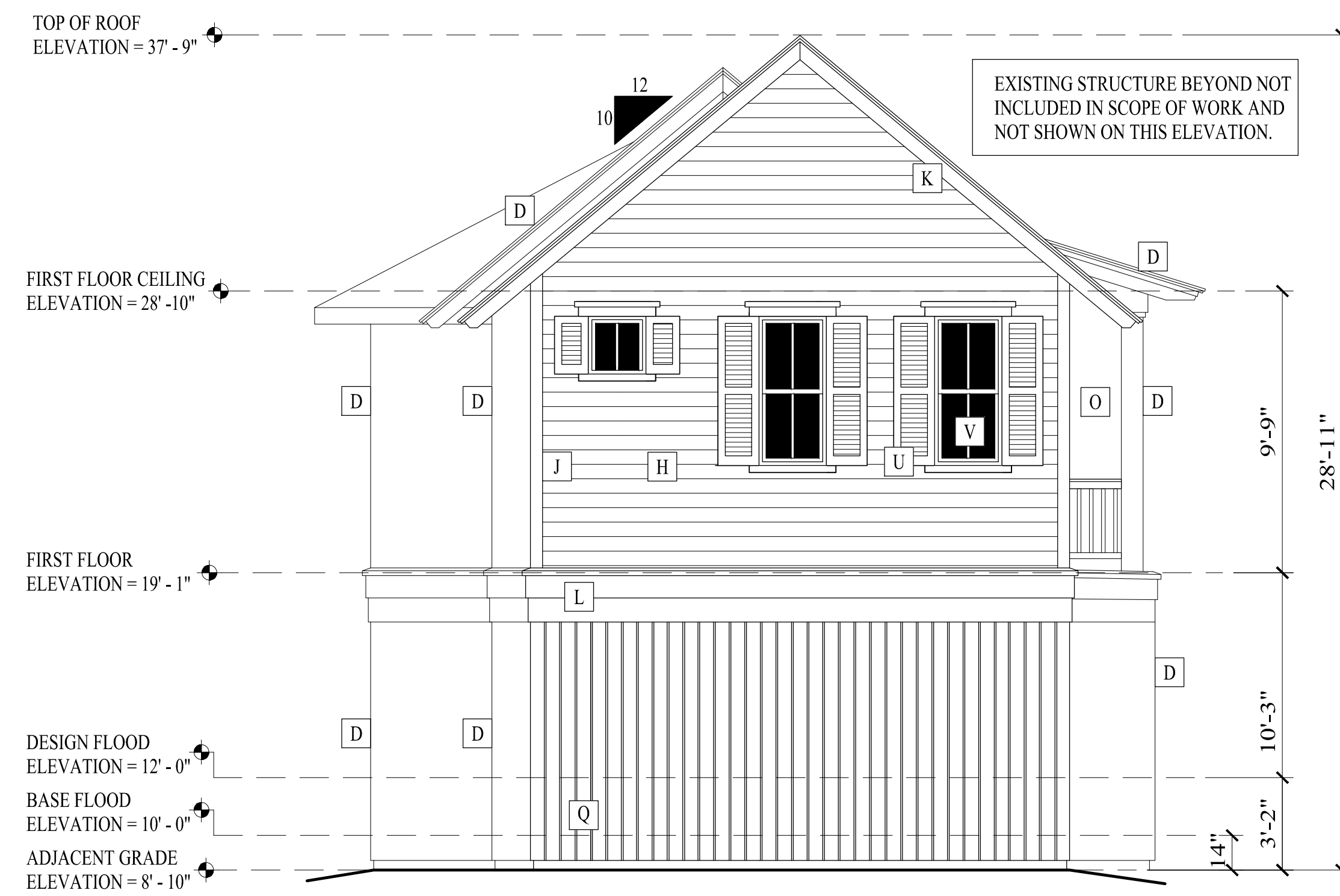
**2 PROPOSED EAST ELEVATION**  
SCALE: 1/4"=1'-0"

ORIGINAL DRAWING 24 INCHES X 36 INCHES

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1 EXISTING NORTH ELEVATION  
SCALE: 1/4"=1'-0"

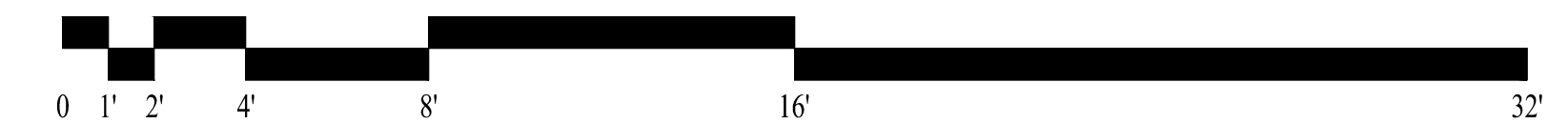


2 PROPOSED NORTH ELEVATION  
SCALE: 1/4"=1'-0"

MATERIALS LEGEND  
TYPICAL ALL ELEVATIONS

- A STANDING SEAM METAL ROOFING
- B RAFTER TAILS
- C CEDAR SHAKES
- D STRUCTURE BEYOND
- E EXHAUST / VENT
- F CHIMNEY CAP / SPARK ARRESTOR
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0 GRAPHIC SCALE  
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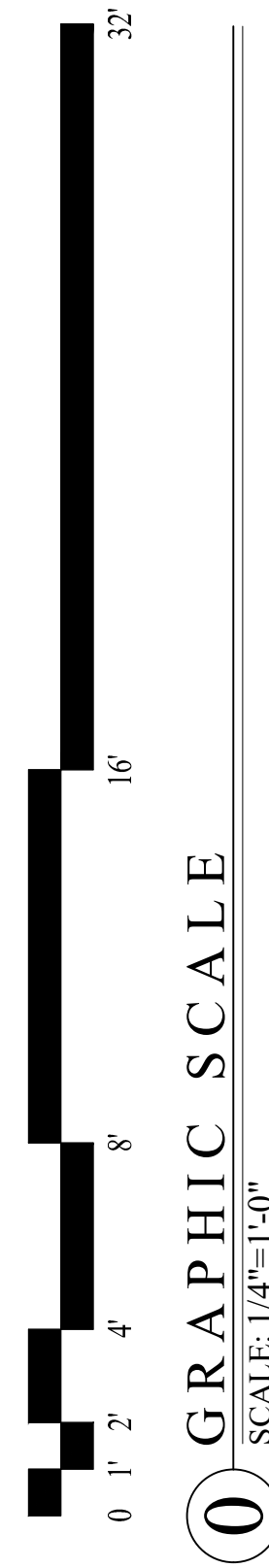
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EXTERIOR  
ELEVATIONS

A2.1

ORIGINAL DRAWING 24 INCHES X 36 INCHES



1 EXISTING WEST ELEVATION  
SCALE: 1/4"=1'-0"

MATERIALS LEGEND  
TYPICAL ALL ELEVATIONS

- A STANDING SEAM METAL ROOFING
- B RAFTER TAILS
- C CEDAR SHAKES
- D STRUCTURE BEYOND
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2 PROPOSED WEST ELEVATION  
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A2.2