

OWNER NICK & KATHLEEN STEINSBERGER

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SUPPORT MATERIALS:  
APPLICATION & PROJECT STATEMENT

GENERAL NOTES

1. THE DRAWINGS AND DESIGN ARE THE PROPERTY OF KDS, LLC AND SHALL ONLY BE USED FOR THE PROJECT FOR WHICH THEY ARE PREPARED.
2. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE DESIGNER (KDS, LLC).
3. ALL DEMOLITION AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL REGULATIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS AND APPROVALS NECESSARY TO INITIATE AND COMPLETE SPECIFIED WORK.
5. THE DESIGN ADEQUACY AND SAFETY OF ALL TEMPORARY SUPPORTS, BRACING AND SHORING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. CONTRACTOR SHALL VERIFY WITH OWNER/DESIGNER ALL STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING CONDITIONS REQUIRING ENGINEER'S OR CONSULTANT'S APPROVAL.
7. CONTRACTOR SHALL CAREFULLY COORDINATE WITH OWNER/DESIGNER AND SECURE APPROVAL FOR PROPOSED NEW LOCATIONS FOR ALL NEW MECHANICAL COMPONENTS, ELECTRICAL PANEL, AND HOT WATER HEATER, AS APPLICABLE.
8. BUILDING SHALL REMAIN WATERTIGHT AND SECURE AT ALL TIMES.
9. ALL VENTS AND/OR DUCTS WHICH PENETRATE ROOFS OR EXTERIOR WALLS ARE TO BE PROPERLY SLEEVED, FLASHED AND COUNTERFLASHED.
10. ALL ROOFING MATERIALS (AS NOTED ON DRAWINGS) SHALL BE APPLIED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS AND CURRENT APPLICABLE BUILDING CODES AND LOCAL REGULATIONS.
11. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS, AND DETAILS SHALL HAVE PRECEDENCE OVER GENERAL DRAWINGS.
12. THE OWNER AND DESIGNER WAIVE ALL RESPONSIBILITY AND LIABILITY FOR CONTRACTOR'S FAILURE TO FOLLOW THE ASSOCIATED PLANS, SCHEDULES, AND THE DESIGN THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS FAILURE TO OBTAIN/FOLLOW THE OWNER'S OR DESIGNER'S GUIDANCE WITH RESPECT TO ANY INCONSISTANCIES, ERRORS, OMISSIONS, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.



# STEINSBERGER PROJECT

2623 BAYONNE AVENUE  
SULLIVANS ISLAND, SC

DRB MEETING  
DECEMBER 18, 2024

**KDS**

KDS, LLC  
1437 KING STREET, #5  
CHARLESTON, SC 29403

STEINSBERGER PROJECT

TITLE PAGE

NO SCALE

11 22 24

T 1.0

I HEREBY STATE THAT TO THE BEST OF MY 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 THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

I CERTIFY THAT THE PROPERTY SHOWN HEREON IS IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA AND HUD FLOOD HAZARD BOUNDARY MAPS.

NOTES:

- PROPERTY APPEARS IN FLOOD ZONE AE, EL. 10' ON FIRM COMMUNITY-PANEL NUMBER 45019C0399K, MAP REVISED JANUARY 29, 2021.
- THE BEARINGS SHOWN ARE GRID NORTH NAD83 (2011).
- ANYTHING SHOWN OUTSIDE OF THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
- THIS SURVEY IS BASED ON THE REFERENCES SHOWN AND DOES NOT CONSTITUTE A TITLE SEARCH.
- ALL TREES 6" DIAMETER AT BREAST HEIGHT AND LARGER SHOWN HEREON.

SC DES-BCM PLAT REQUIREMENTS:

- SC DES-BCM CONTROL SURVEY MONUMENTS USED:

3080 North  
3083B East

2. SC DES-BCM BASELINE COORDINATES

Number	North	East
13289	340643.84	2360561.50
13257	340650.07	2360575.46
13290	340654.50	2360594.96
13291	340658.93	2360614.46
13292	340663.37	2360633.96
13293	340667.80	2360653.47
13294	340672.23	2360672.97
13259	340675.83	2360688.79

SC DES-BCM SETBACK COORDINATES

Number	North	East
11512	340665.53	2360664.36
10364	340691.45	2360667.29
10365	340687.02	2360647.79
10366	340682.59	2360628.28
10367	340678.15	2360608.78
10368	340673.72	2360589.28
10369	340669.29	2360569.78
11502	340669.14	2360569.10
10298	340663.91	2360557.39

3. PROPERTY CORNER COORDINATES

Number	North	East
6	340853.68	2360582.51
915	340668.68	2360682.75
344	340619.78	2360590.32
914	340803.46	2360490.17

4. STRUCTURE COORDINATES

Number	North	East
93	340794.26	2360602.67
362	340772.23	2360614.52
204	340753.72	2360610.70
203	340744.04	2360593.14
220	340695.40	2360614.54
223	340689.89	2360604.11
197	340727.94	2360543.47
83	340754.33	2360529.16
103	340775.22	2360553.68
104	340785.00	2360571.56

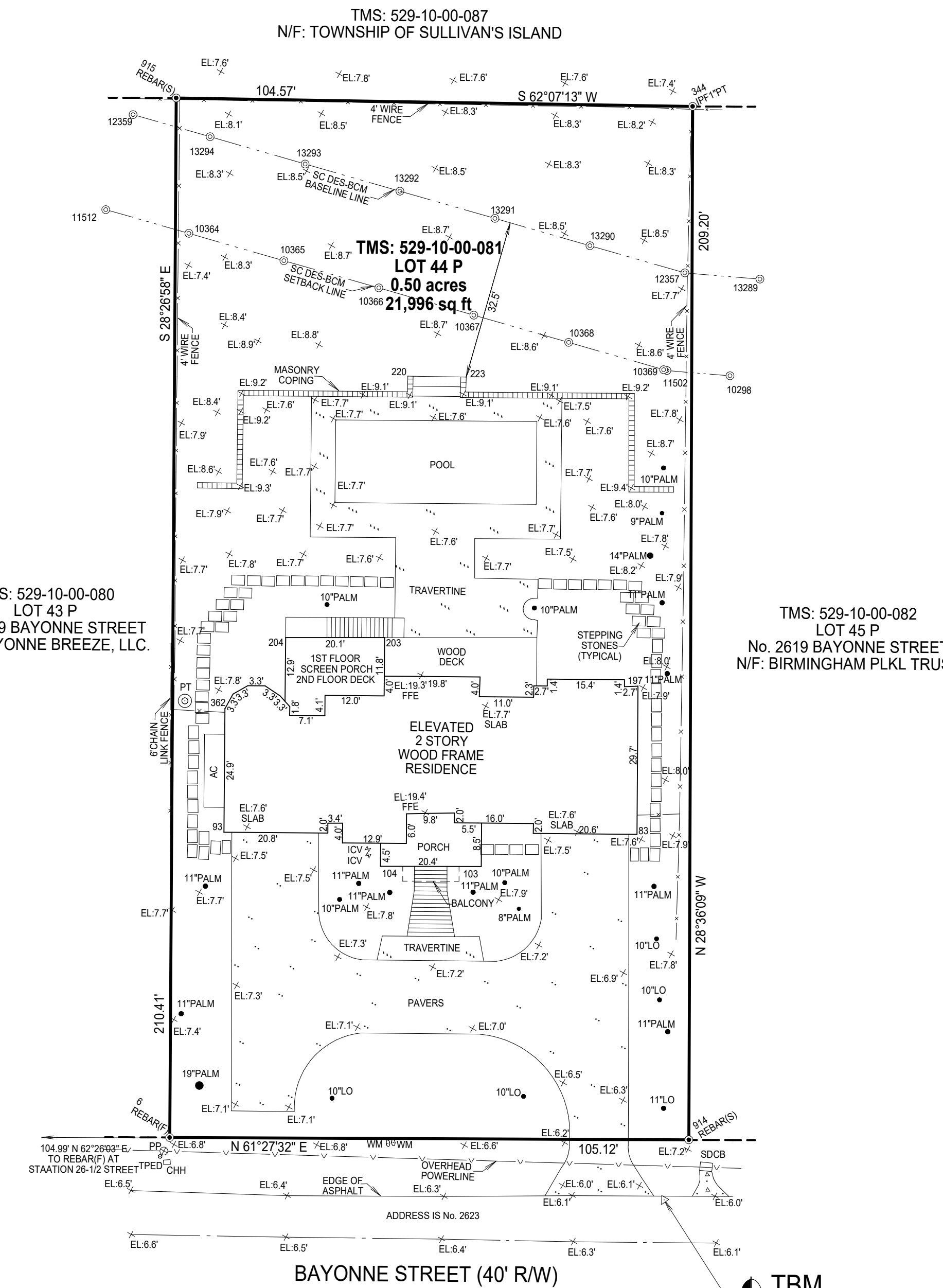
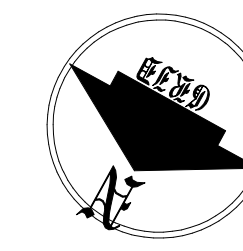
- THERE IS NO VISIBLE CREST AND TROUGH OF THE PRIMARY OCEANFRONT SAND DUNE.

6. THE SHORE LINE RATE CHANGE IN THIS AREA IS BETWEEN -0.5 AND 31.0 FT/YEAR. (Unstabilized Inlet Zone Adjacent to Breach Inlet An unstabilized inlet zone extends from OCRM Monument 3035 to the end of the island at the Breach Inlet Bridge. In this zone, the baseline is set at the most landward point of erosion in the last 40 years. Specifically, the baseline position is comprised of vegetation line data collected by OCRM staff in November 2016 and historical vegetation line positions from 1977, 1998, 2006, and 2011.)

REFERENCES:

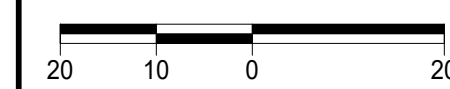
- PLAT BK "O", PG. 040 BY CUMMINGS AND McCRAID RECORDED OCTOBER 2, 1961
- DEED BK "0363", PG. 655 RECORDED SEPTEMBER 26, 2013
- SC DEPARTMENT OF ENVIRONMENTAL SERVICES BUREAU OF COASTAL MANAGEMENT SURVEYORS PACKET DATED OCTOBER 6, 2017 AND REVISED SEPTEMBER 22, 2021
- UNRECORDED PLAT BY PEABODY & ASSOCIATES, INC. DATED DECEMBER 18, 2014

- LEGEND:
- IPF 1" PT
  - REBAR(F)
  - REBAR(S)
  - PP
  - WM
  - SDCB
  - PT
  - 10" LO
  - 19" PALM
  - EL. 8.0'
  - 1" PINCHED TOP PIPE FOUND, OLD.
  - 5/8" REBAR FOUND, OLD.
  - 5/8" REBAR SET, NEW
  - SC DEPARTMENT OF ENVIRONMENTAL SERVICES BUREAU OF COASTAL MANAGEMENT BASELINE AND SETBACK POINTS.
  - POWER POLE
  - WATER METER
  - IRRIGATION CONTROL VALVE
  - STORM DRAIN CATCH BASIN
  - PROPANE TANK
  - 10" LIVE OAK DIAMETER AT BREAST HEIGHT.
  - 19" PALM DIAMETER AT BREAST HEIGHT.
  - SPOT ELEVATION 8.0' M.S.L., NAVD'88.
  - PROPERTY LINE
  - - - ADJACENT PROPERTY LINE
  - x - x - x - FENCE LINE
  - v - v - v - OVERHEAD POWER LINE
  - ▨ BUILDING LINE
  - SC DEPARTMENT OF ENVIRONMENTAL SERVICES BUREAU OF COASTAL MANAGEMENT BASELINE AND SETBACK LINES



TOPOGRAPHIC PLAT

OF LOT 44 P, BLOCK P, TOWN OF SULLIVAN'S ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA. PRESENTLY OWNED BY STEINSBERGER PROPERTIES, LLC.



SCALE: 1" = 20'

DATE: OCTOBER 16, 2024

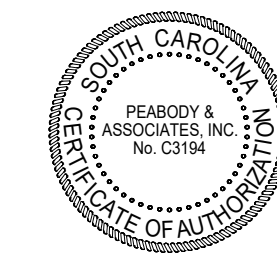
REF: SEE REFERENCES

TMS: 529-10-00-081

ALEXANDER C. PEABODY, PLS  
PEABODY & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYING  
P.O. BOX 22646, CHARLESTON, SC 29413  
OFFICE 843-723-5225 MOBILE 843-270-4847

TBM

MAGNETIC NAIL & CAP SET  
ELEV - 6.1' NAVD'88



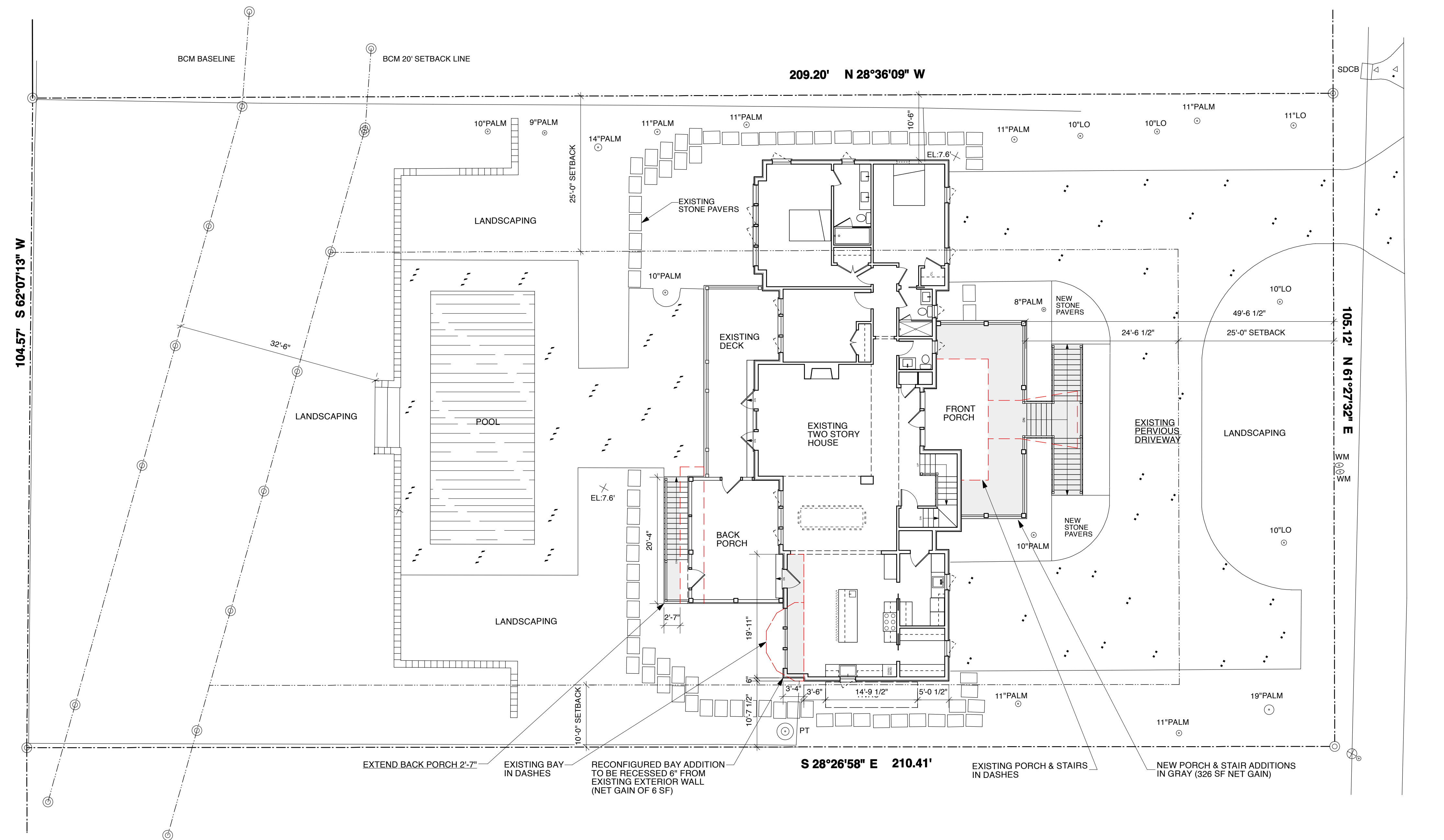
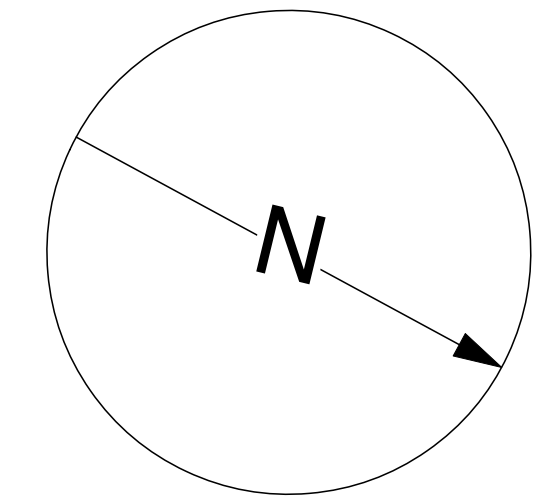
CHARLESTON COUNTY  
SOUTH CAROLINA

KDS  
KDS, LLC  
1437 KING STREET, #5  
CHARLESTON, SC 29403

STEINSBERGER PROJECT  
SURVEY  
SCALE AS NOTED  
11 22 24

A 0.0

**NOTE:**  
CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO KDS, LLC.



2623 BAYONNE AVENUE	
TMS: 529-10-00-081	
FLOOD ZONE: A 10'	
21,996 SF LOT / .50 ACRE	
PRINCIPAL BLDG. COVERAGE CAP:	3299 SF (15.0%)
EXISTING HEATED FOOTPRINT:	2376 SF (10.8%)
PROPOSED HEATED FOOTPRINT:	2382 SF (10.8%)
IMPERVIOUS COVERAGE CAP:	6599 SF (30.0%)
EXISTING IMPERVIOUS (TOTAL):	5958 SF (27.0%)
EXISTING HEATED	2376 SF
DECKS & PORCHES:	923 SF
POOL & POOL TERRACE:	2099 SF
STONE PAVERS & HVAC:	560 SF
EXCLUDES 2847 SF PERVIOUS DRIVEWAY	
PROPOSED IMPERVIOUS:	6338 SF (28.8%)
PROPOSED HEATED	2382 SF (6 SF GAIN)
DECKS & PORCHES:	1249 SF (326 SF GAIN)
POOL & POOL TERRACE:	2107 SF (8 SF GAIN)
STONE PAVERS & HVAC:	600 SF (40 SF GAIN)
PRINCIPAL BLDG SQ. FOOTAGE CAP:	4100 SF
MAXIMUM FOOTAGE W/ RELIEF:	4600 SF (500 SF RELIEF)
EXISTING BLDG. SQ. FOOTAGE:	4572 SF (11.5% RELIEF)
REQUESTED INCREASE:	27 SF (0.6% RELIEF)
PROPOSED BLDG. SQ. FOOTAGE:	4599 SF (12.1% RELIEF)

**K D S**

KDS, LLC  
1437 KING STREET, #5  
CHARLESTON, SC 29403

STEINBERGER PROJECT

SITE PLAN

1" = 10'

11 20 24

A 0.1



VIEW OF ADJACENT HOUSE AT 2629 BAYONNE AVE.



2623 BAYONNE AVE., FRONT ELEVATION



VIEW OF ADJACENT HOUSE AT 2619 BAYONNE AVE.



2623 BAYONNE AVE.,  
FRONT PORCH



2623 BAYONNE AVE., REAR ELEVATION



2623 BAYONNE AVE. DETAIL  
BACK PORCH AND BAY

**K D S**

KDS, LLC  
1437 KING STREET, #5  
CHARLESTON, SC 29403

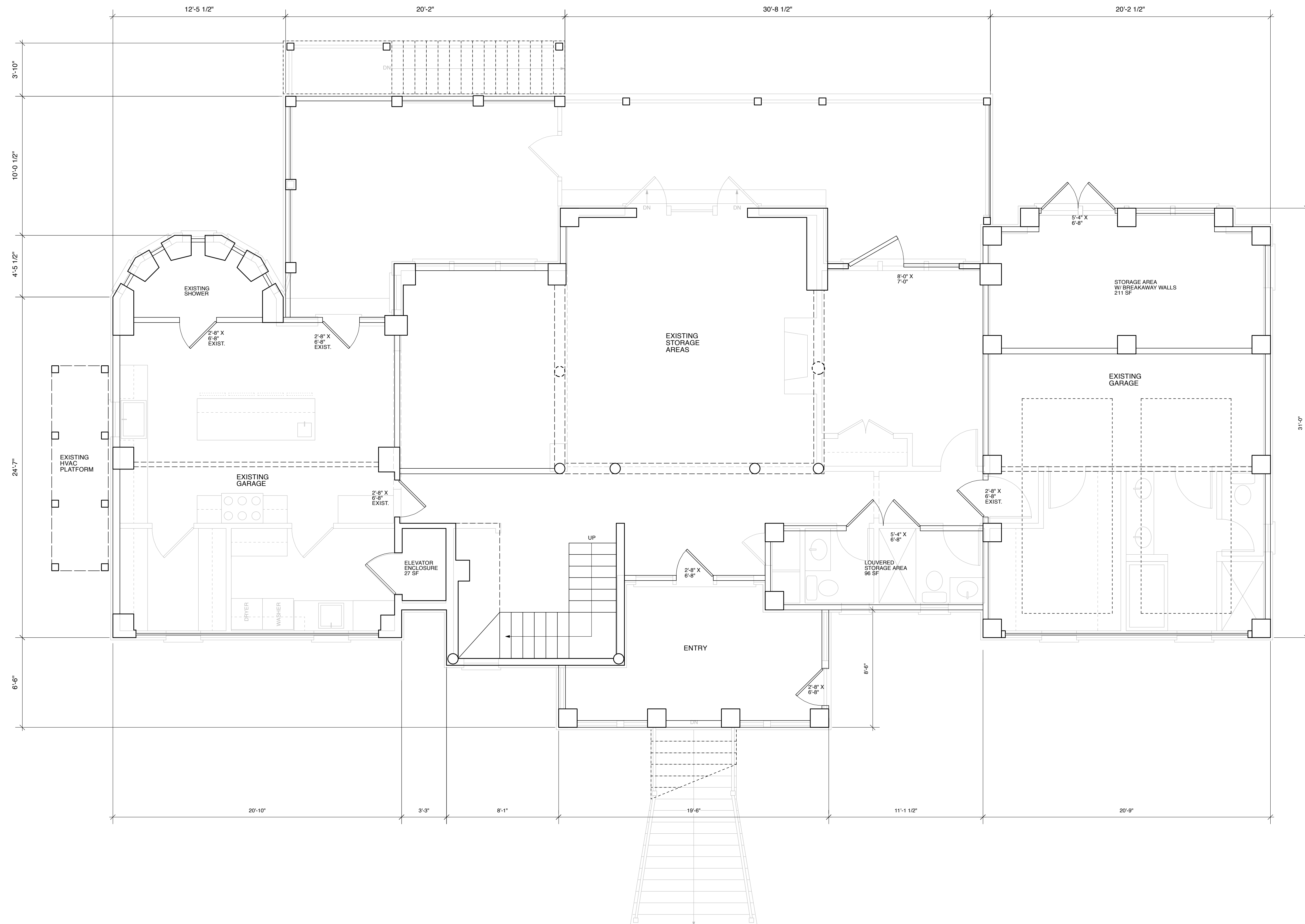
STEINSBERGER RESIDENCE

PHOTOS

NO SCALE

11 22 24

A 0.2



NOTE:  
EXISTING FIRST FLOOR PLAN  
SHOWN IN GRAY

**K D S**

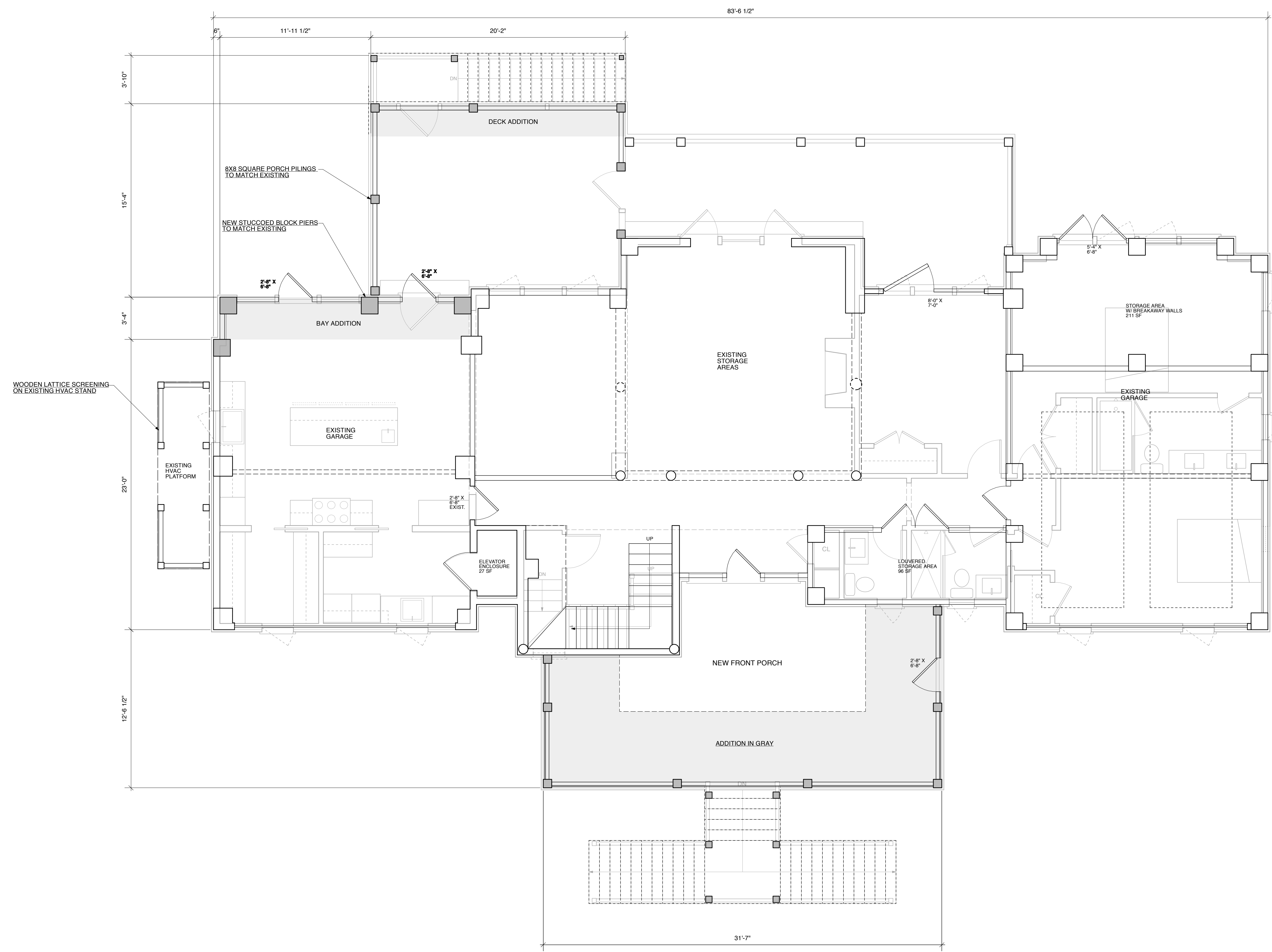
KDS, LLC  
1437 KING STREET, #5  
CHARLESTON, SC 29403

STEINSBERGER RESIDENCE  
EXISTING FOUNDATION PLAN

1/4"=1'-0"  
11 22 24

A 1.0 EX

**NOTE:**  
CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO KDS, LLC.



**KDS**

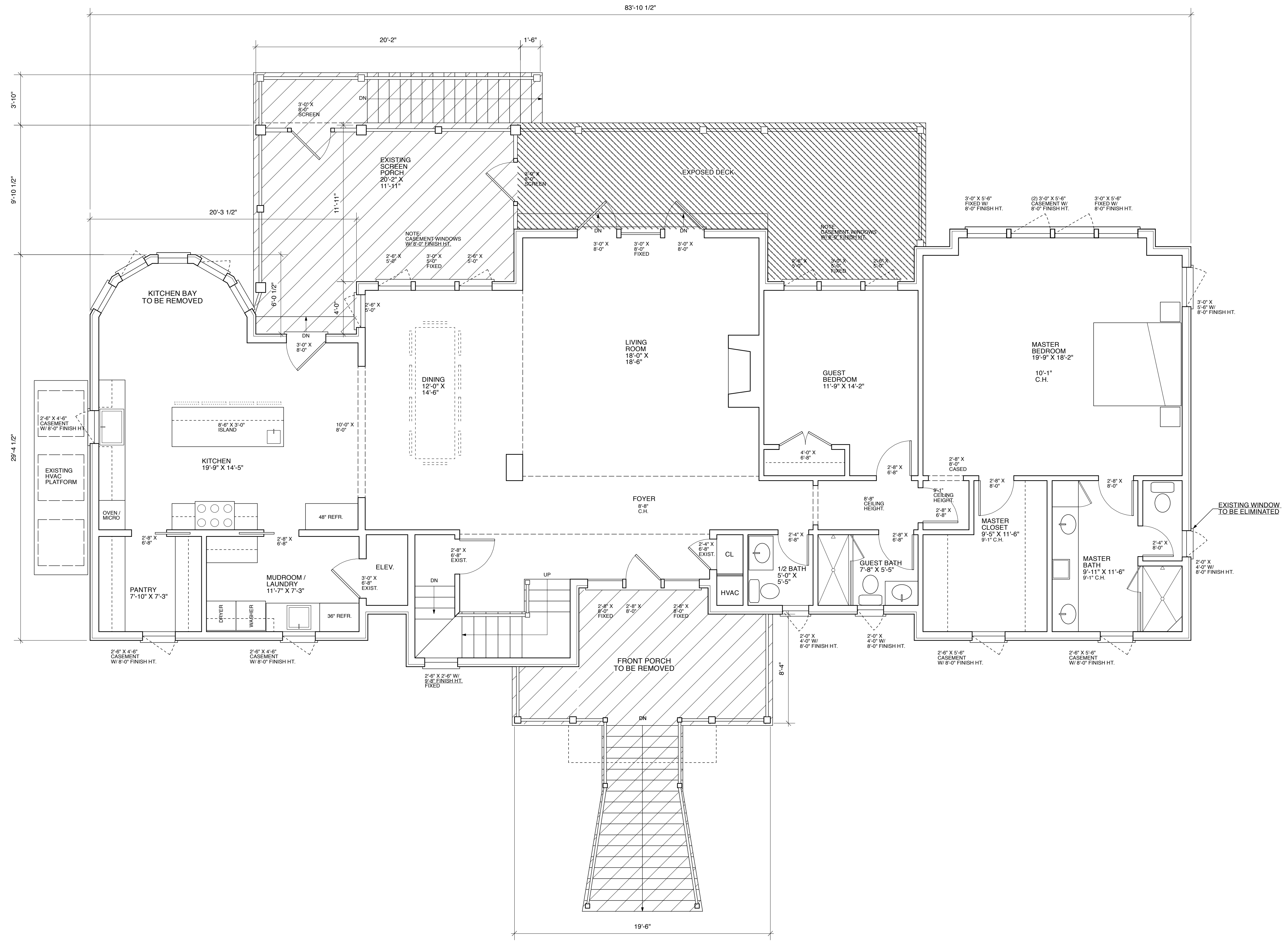
KDS, LLC  
1437 KING STREET, #5  
CHARLESTON, SC 29403

STEINSBERGER RESIDENCE  
FOUNDATION PLAN

1/4"=1'-0"  
11 18 24

A 1.0

CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE DESIGNER.



**KDS**

KDS, LLC  
1437 KING STREET, #5  
CHARLESTON, SC 29403

STEINSBERGER RESIDENCE

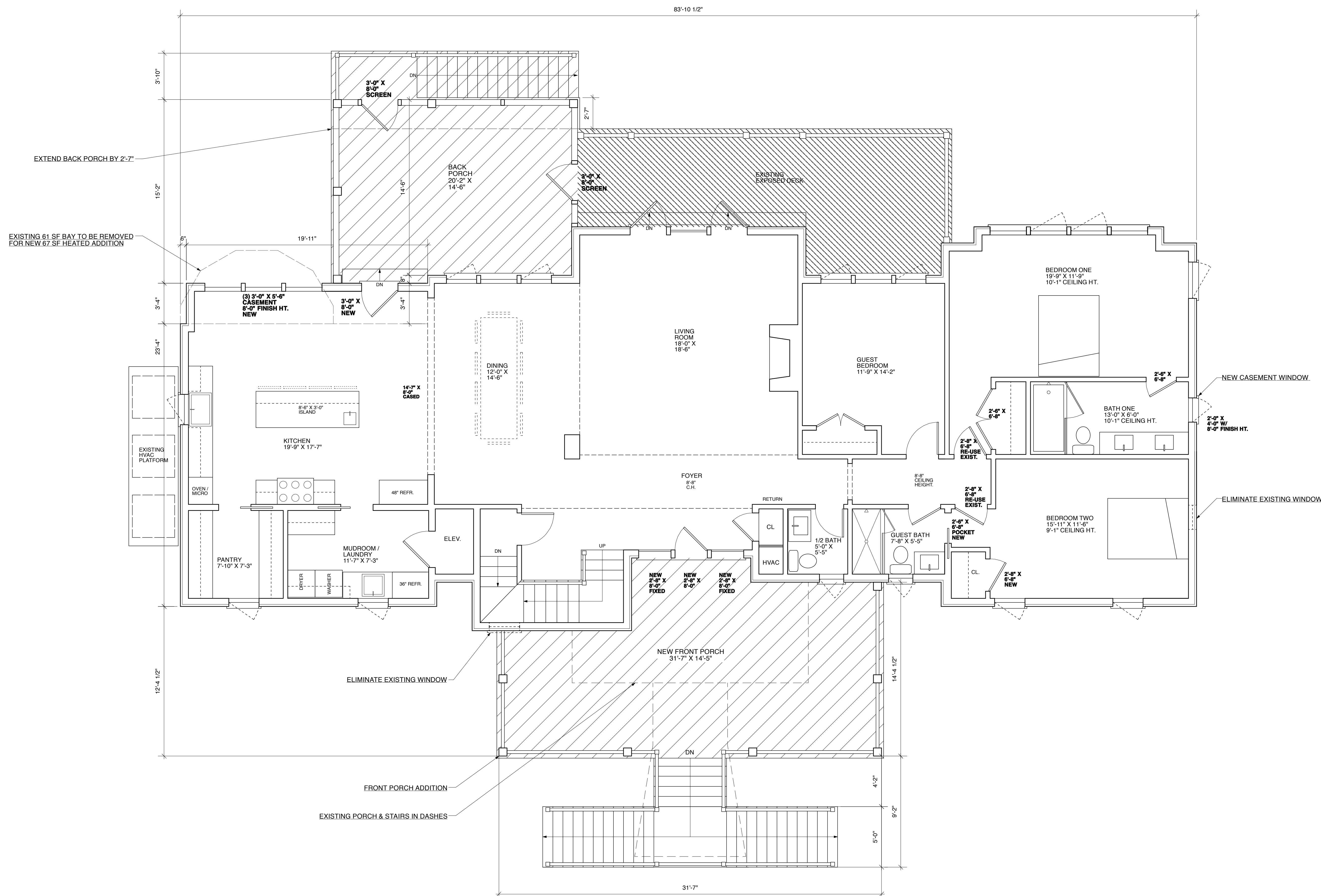
EXISTING PLAN

1/4" = 1'-0"

01 02 23

A 1.1 EX.

**NOTE:**  
CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO KDS, LLC.



**KDS**

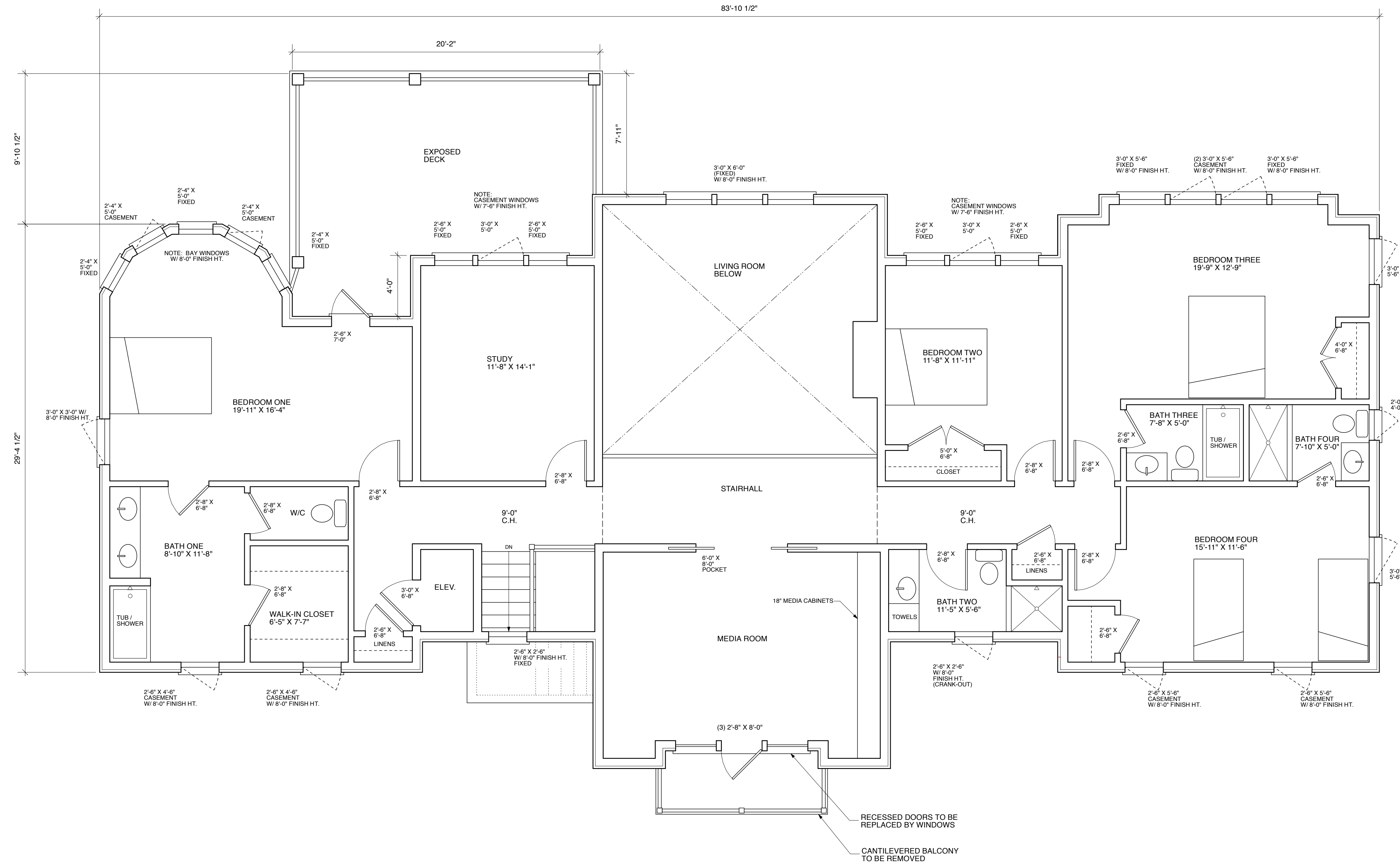
KDS, LLC  
1437 KING STREET, #5  
CHARLESTON, SC 29403

STEINSBERGER RESIDENCE  
FIRST FLOOR PLAN

1/4" = 1'-0"  
11.22.24

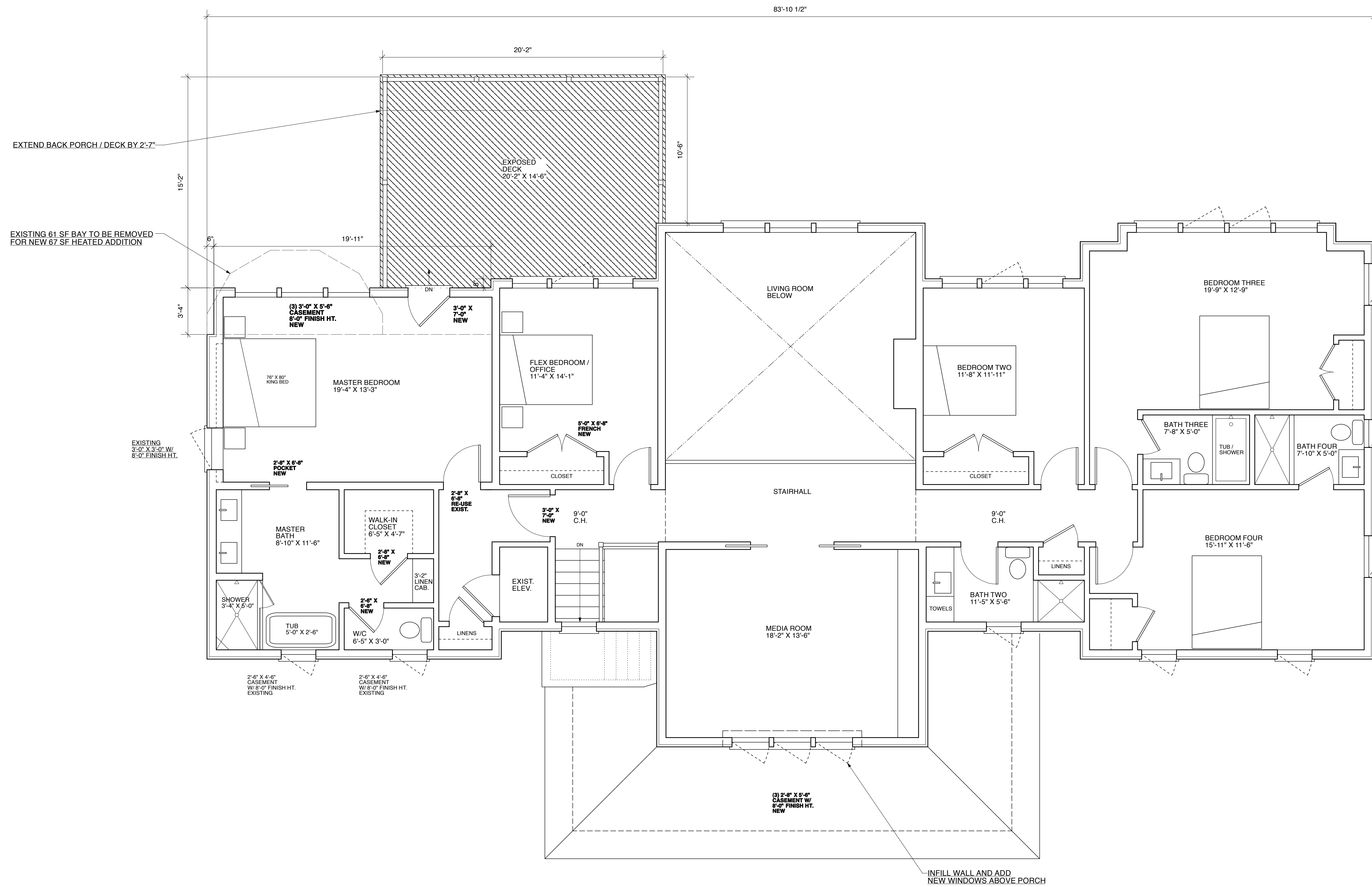
A 1.1





A 1.2 EX.

**NOTE:**  
 CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE DESIGNER.



**KDS**

KDS, LLC  
 1437 KING STREET, #5  
 CHARLESTON, SC 29403

STEINBERGER RESIDENCE

SECOND FLOOR PLAN

1/4"=1'-0"

11 16 24

A 1.2

**NOTE:**  
 PLEASE REFER TO SECTION  
 DETAILS FOR ALL SCALED DIMENSIONS.  
 CONTRACTOR TO VERIFY ALL CONDITIONS AND  
 DIMENSIONS IN THE FIELD AND REPORT ANY  
 DISCREPANCIES TO KDS, LLC.



1  
2.1 EXISTING FRONT ELEVATION

**KDS**  
 KDS, LLC  
 1437 KING STREET, #5  
 CHARLESTON, SC 29403

STEINBERGER RESIDENCE  
 EXISTING ELEVATION  
 1/4" = 1'-0"  
 11 15 24

A 2.1 EX

**NOTE:**  
 PLEASE REFER TO SECTION  
 DETAILS FOR ALL SCALED DIMENSIONS.  
 CONTRACTOR TO VERIFY ALL CONDITIONS AND  
 DIMENSIONS IN THE FIELD AND REPORT ANY  
 DISCREPANCIES TO KDS, LLC.



1  
 2.1  
 PROPOSED FRONT ELEVATION

**KDS**  
 KDS, LLC  
 1437 KING STREET, #5  
 CHARLESTON, SC 29403

STEINBERGER RESIDENCE  
 ELEVATION  
 1/4" = 1'-0"  
 11 15 24

A 2.1



1  
 2.2 EXISTING SIDE ELEVATION

**NOTE:**  
 PLEASE REFER TO SECTION  
 DETAILS FOR ALL SCALED DIMENSIONS.  
 CONTRACTOR TO VERIFY ALL CONDITIONS AND  
 DIMENSIONS IN THE FIELD AND REPORT ANY  
 DISCREPANCIES TO KDS, LLC.



1  
 2.2  
 PROPOSED SIDE ELEVATION

**K D S**

KDS, LLC  
 1437 KING STREET, #5  
 CHARLESTON, SC 29403

STEINSBERGER RESIDENCE  
 ELEVATION  
 1/4" = 1'-0"  
 11 19 24

A 2.2

**NOTE:**  
 PLEASE REFER TO SECTION  
 DETAILS FOR ALL SCALED DIMENSIONS.  
 CONTRACTOR TO VERIFY ALL CONDITIONS AND  
 DIMENSIONS IN THE FIELD AND REPORT ANY  
 DISCREPANCIES TO KDS, LLC.



1  
2.3  
EXISTING REAR ELEVATION

**KDS**  
 KDS, LLC  
 1437 KING STREET, #5  
 CHARLESTON, SC 29403

STEINSBERGER RESIDENCE  
 EXISTING ELEVATION  
 1/4" = 1'-0"  
 11 15 24

A 2.3 EX

**NOTE:**  
 PLEASE REFER TO SECTION  
 DETAILS FOR ALL SCALED DIMENSIONS.  
 CONTRACTOR TO VERIFY ALL CONDITIONS AND  
 DIMENSIONS IN THE FIELD AND REPORT ANY  
 DISCREPANCIES TO KDS, LLC.



1  
2.3  
PROPOSED REAR ELEVATION

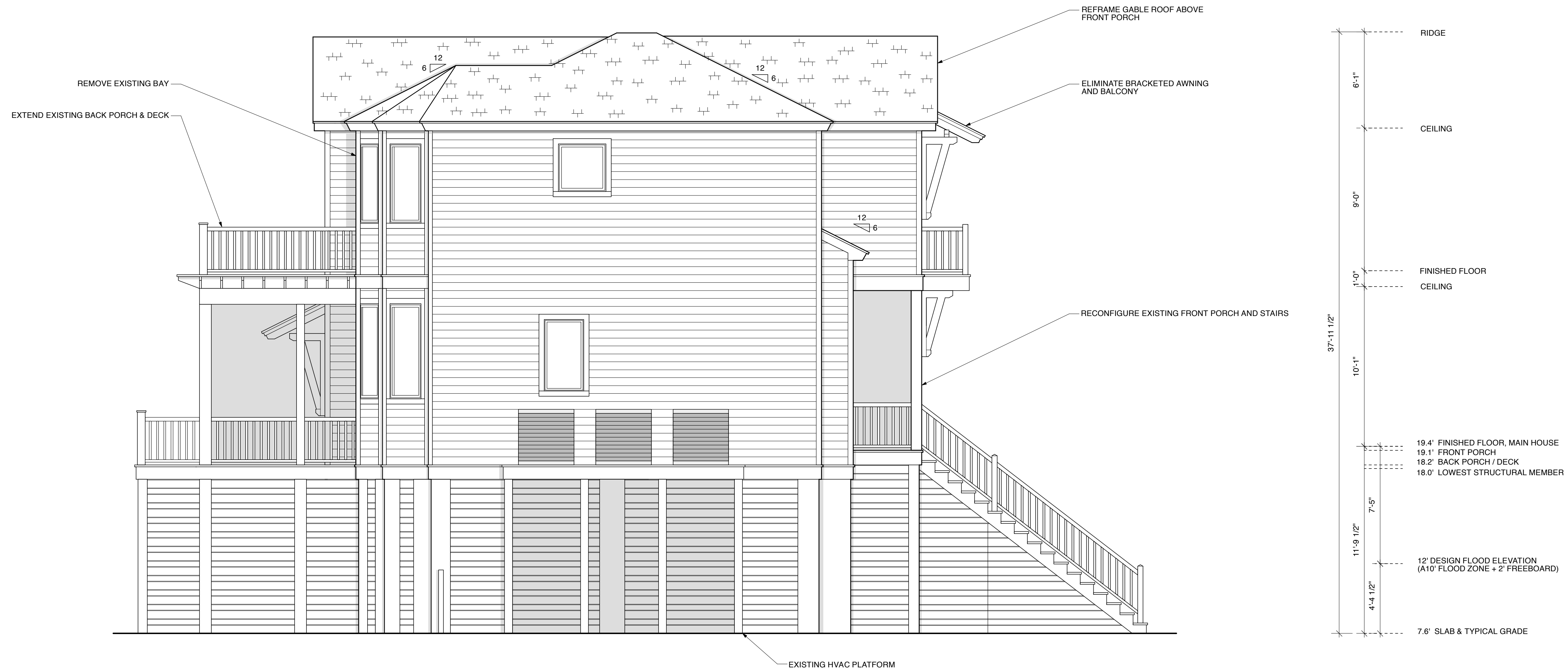
**KDS**  
 KDS, LLC  
 1437 KING STREET, #5  
 CHARLESTON, SC 29403

STEINBERGER RESIDENCE  
 ELEVATION  
 1/4" = 1'-0"  
 11 19 24

A 2.3



**NOTE:**  
 PLEASE REFER TO SECTION  
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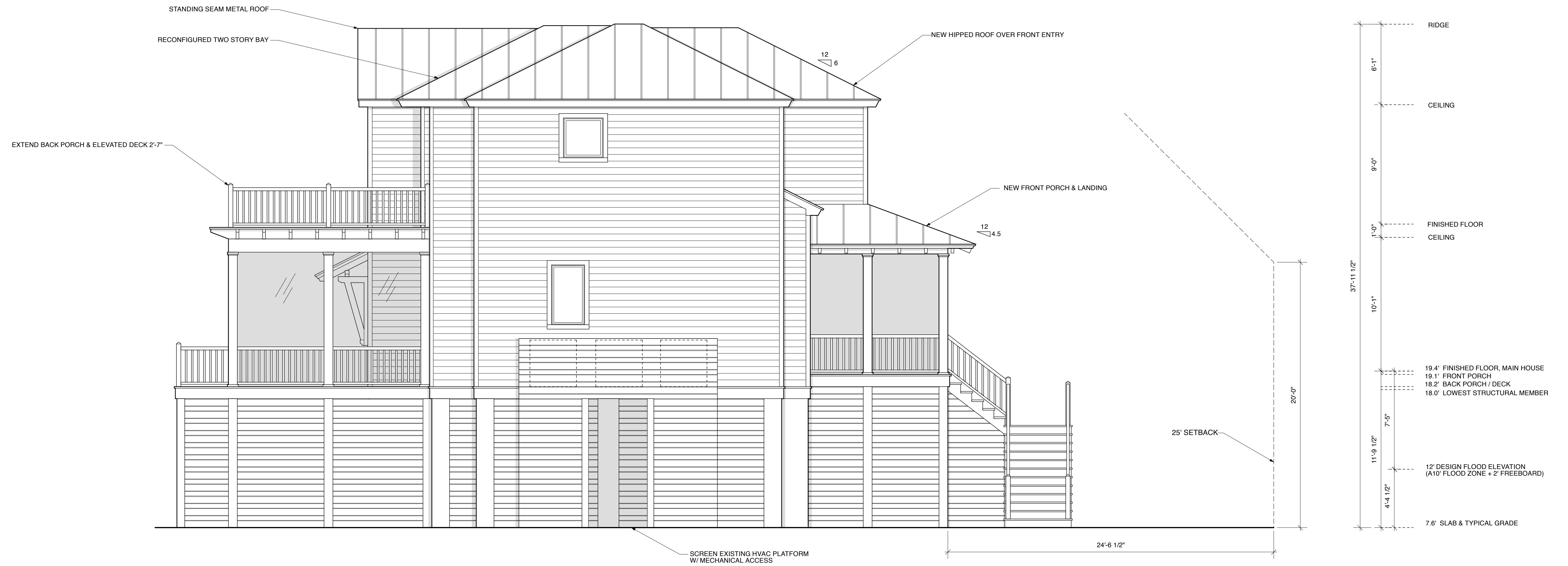
1  
2.4  
EXISTING SIDE ELEVATION

**K D S**  
 KDS, LLC  
 1437 KING STREET, #5  
 CHARLESTON, SC 29403

STEINSBERGER RESIDENCE  
 ELEVATION  
 1/4" = 1'-0"  
 11 19 24

A 2.4 EX

**NOTE:**  
 PLEASE REFER TO SECTION  
 DETAILS FOR ALL SCALED DIMENSIONS.  
 CONTRACTOR TO VERIFY ALL CONDITIONS AND  
 DIMENSIONS IN THE FIELD AND REPORT ANY  
 DISCREPANCIES TO KDS, LLC.



1  
2.4  
PROPOSED SIDE ELEVATION

**KDS**  
 KDS, LLC  
 1437 KING STREET, #5  
 CHARLESTON, SC 29403

STEINBERGER RESIDENCE  
 ELEVATION  
 1/4" = 1'-0"  
 11 19 24

A 2.4