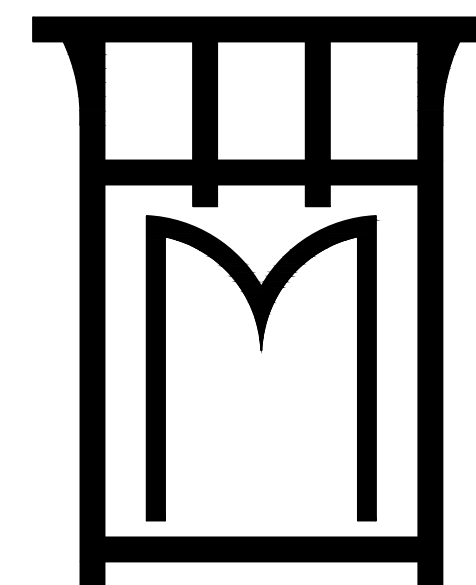


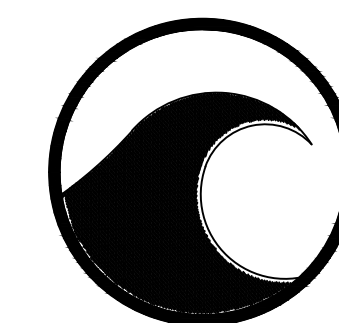
FOR D.R.B.
REVIEW



M3 DESIGNS INC
CARL MCCANTS III
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carlmccants3@gmail.com

SQUARE FOOTAGE

FIRST FLOOR	2648 SQ.FT.
SECOND FLOOR	1540 SQ.FT.
TOTAL HEATED	4188 SQ.FT.



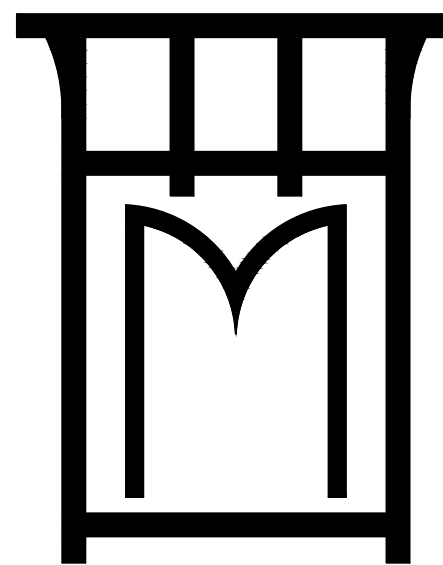
2824 BROOKS ST
SULLIVAN'S ISLAND, SC

RENOVATION
FOR DRB REVIEW

2824 BROOKS ST.
SULLIVAN'S ISLAND, SC

SHEET
1
DATE
10-17-24

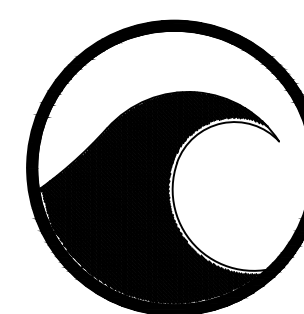
DRB REVIEW PLANS



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SQUARE FOOTAGE

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BROOKS STREET 40' R/W

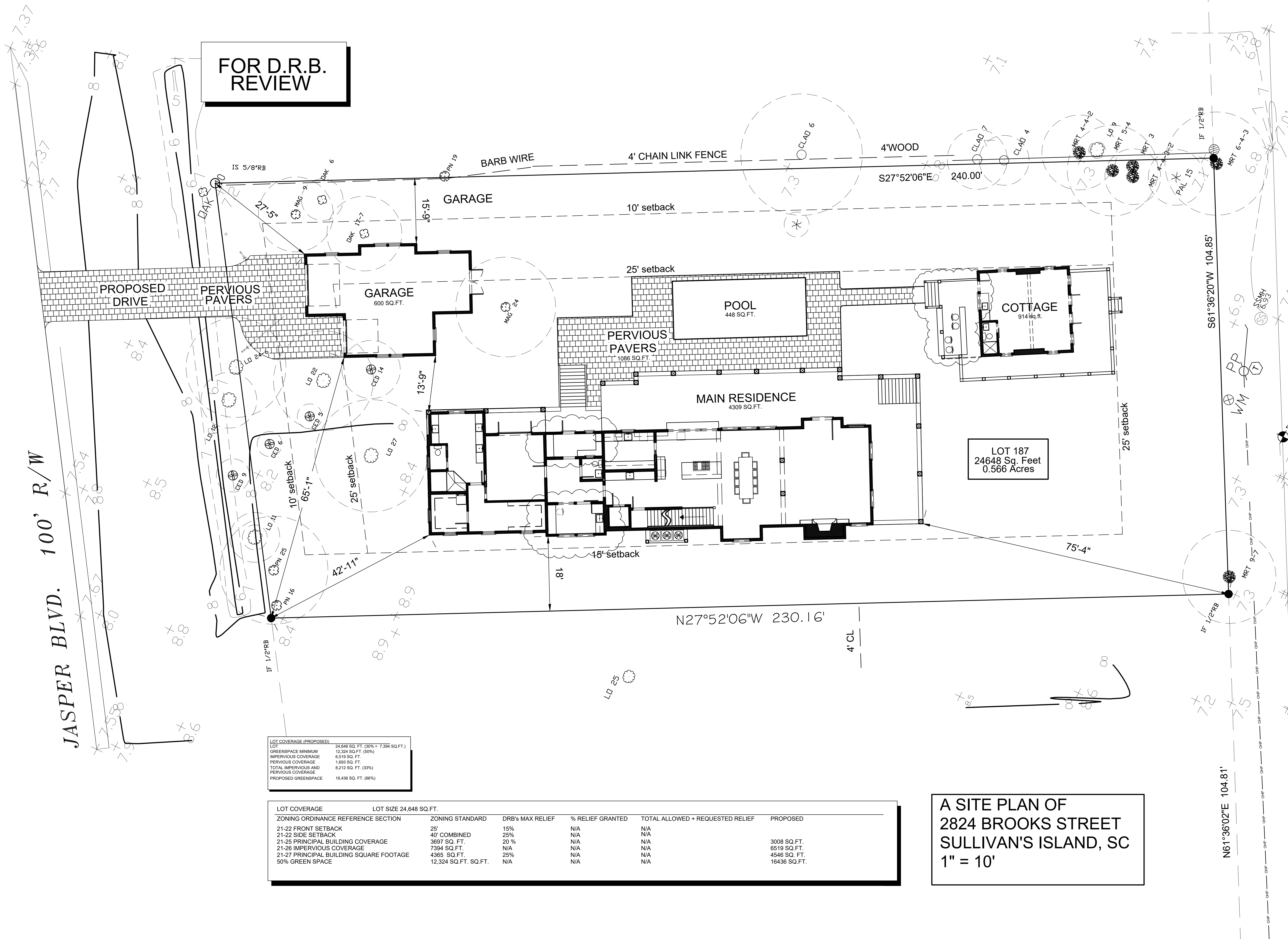
2824 BROOKS ST.
 SULLIVAN'S ISLAND, SC

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DATE
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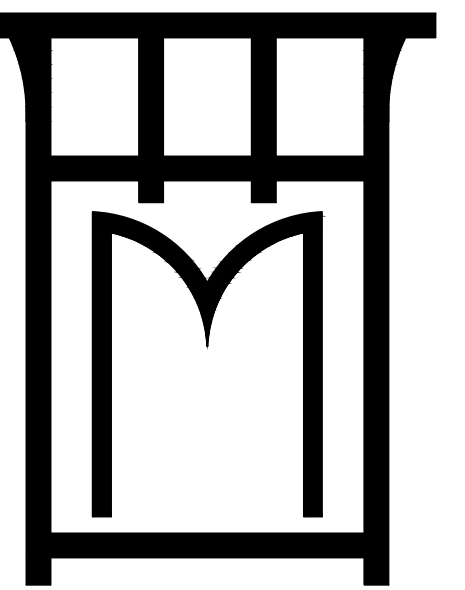
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**A SITE PLAN OF
 2824 BROOKS STREET
 SULLIVAN'S ISLAND, SC
 1" = 10'**

LOT COVERAGE (PROPOSED)	
LOT	24,648 SQ. FT. (30% = 7,394 SQ. FT.)
GREENSPACE MINIMUM	12,324 SQ. FT. (50%)
IMPERVIOUS COVERAGE	6,519 SQ. FT.
PERVIOUS COVERAGE	1,683 SQ. FT.
TOTAL IMPERVIOUS AND PERVIOUS COVERAGE	8,212 SQ. FT. (33%)
PROPOSED GREENSPACE	16,436 SQ. FT. (66%)

LOT COVERAGE	LOT SIZE 24,648 SQ.FT.	ZONING STANDARD	DRB's MAX RELIEF	% RELIEF GRANTED	TOTAL ALLOWED + REQUESTED RELIEF	PROPOSED
21-22 FRONT SETBACK		25'	15%	N/A	N/A	
21-22 SIDE SETBACK		40' COMBINED	25%	N/A	N/A	
21-25 PRINCIPAL BUILDING COVERAGE		3697 SQ. FT.	20 %	N/A	N/A	3008 SQ. FT.
21-26 IMPERVIOUS COVERAGE		7394 SQ.FT.	N/A	N/A	N/A	6519 SQ. FT.
21-27 PRINCIPAL BUILDING SQUARE FOOTAGE		4365 SQ.FT.	25%	N/A	N/A	4546 SQ. FT.
50% GREEN SPACE		12,324 SQ.FT. SQ.FT.	N/A	N/A	N/A	16436 SQ.FT.

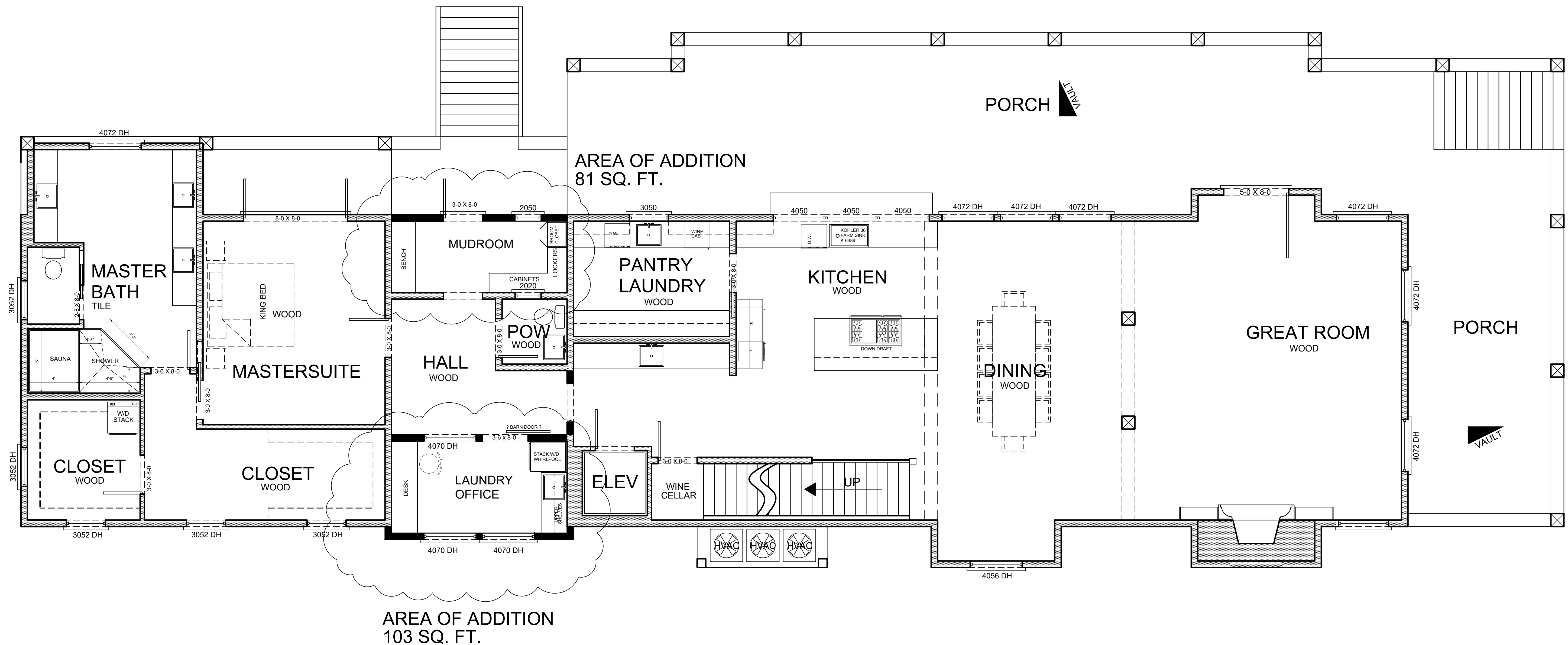
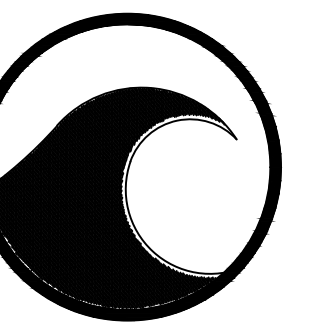
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SQUARE FOOTAGE

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TOTAL HEATED 4188 SQ.FT.

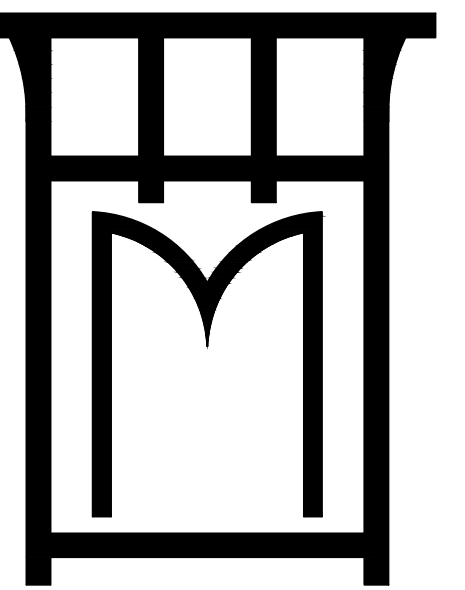


2824 BROOKS ST.
SULLIVAN'S ISLAND, SC

SHEET
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DATE
10-17-24
DRB REVIEW PLANS

FIRST FLOOR PLAN
1/4" = 1'-0"

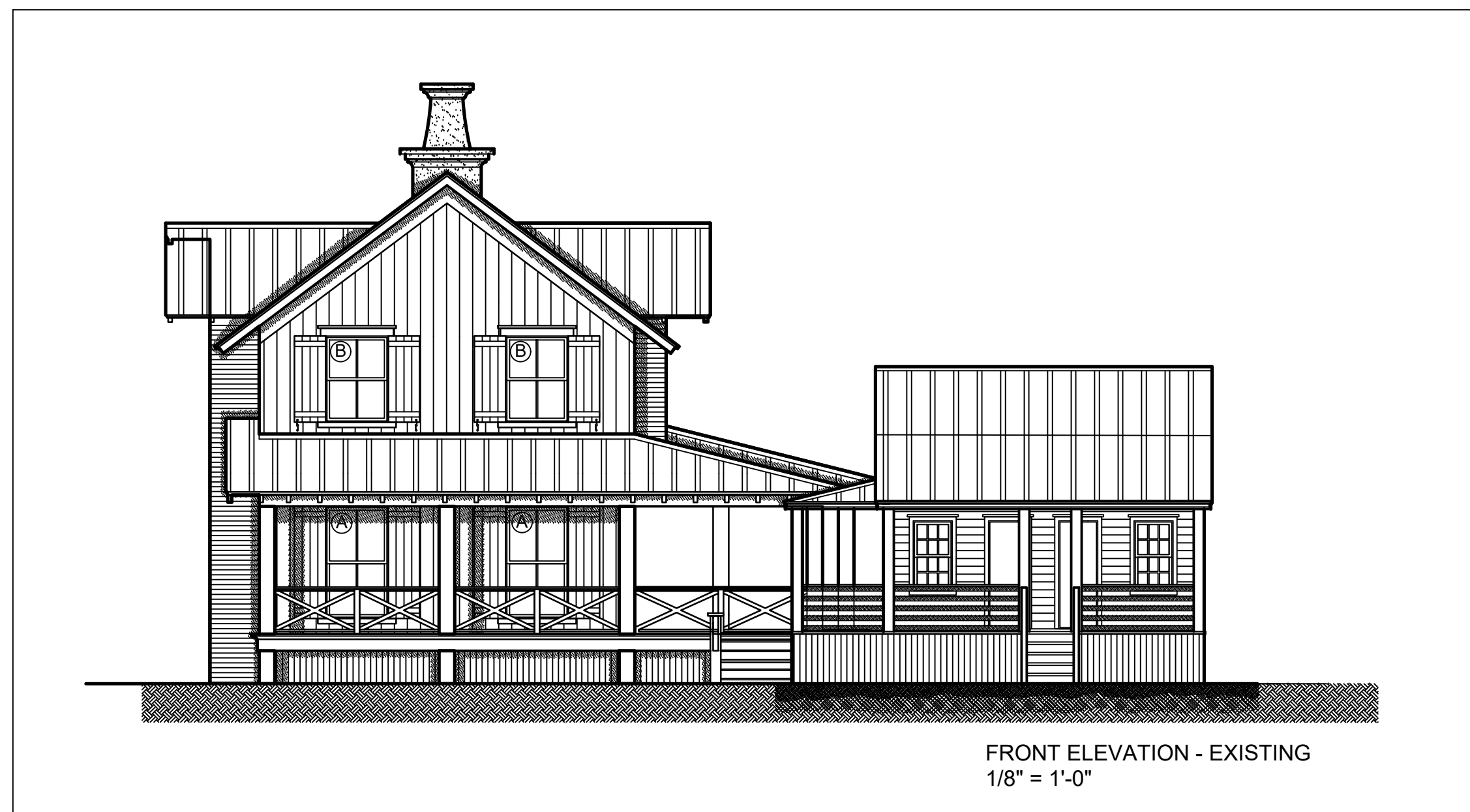
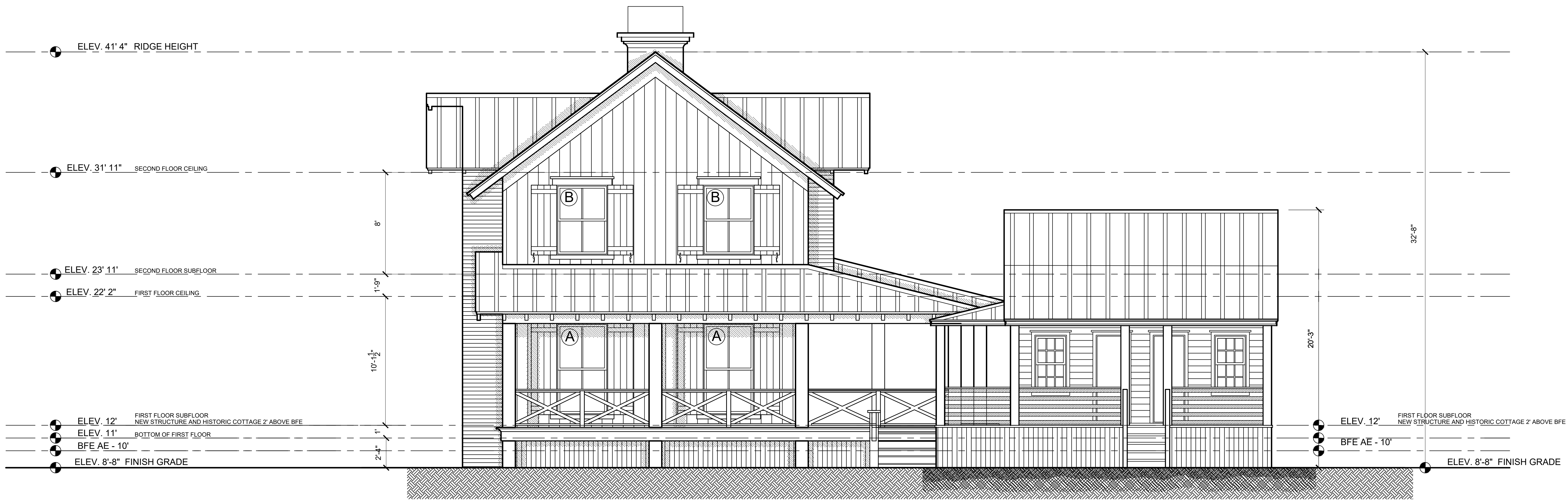
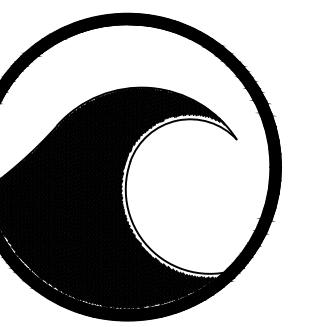
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SQUARE FOOTAGE

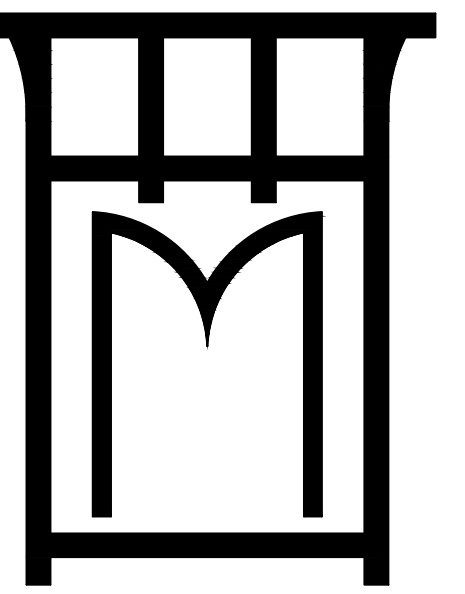
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FRONT ELEVATION
1/4" = 1'-0"

2824 BROOKS ST.
SULLIVAN'S ISLAND, SC

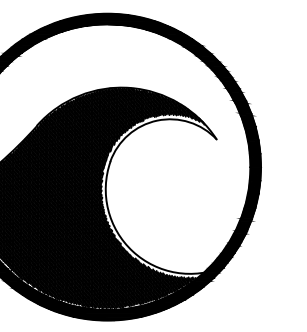
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RIGHT ELEVATION - EXISTING
1/8" = 1'-0"

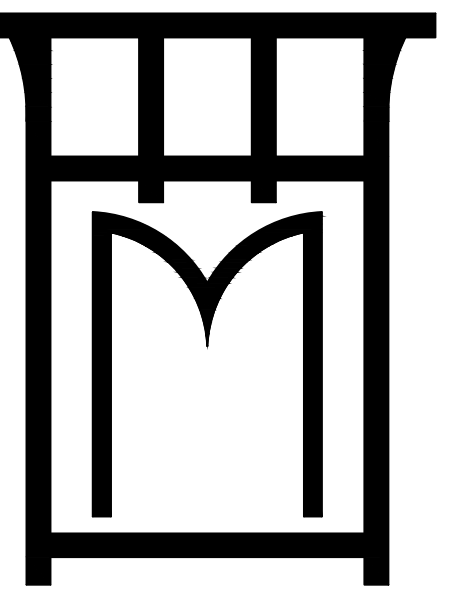
RIGHT ELEVATION
1/4" = 1'-0"

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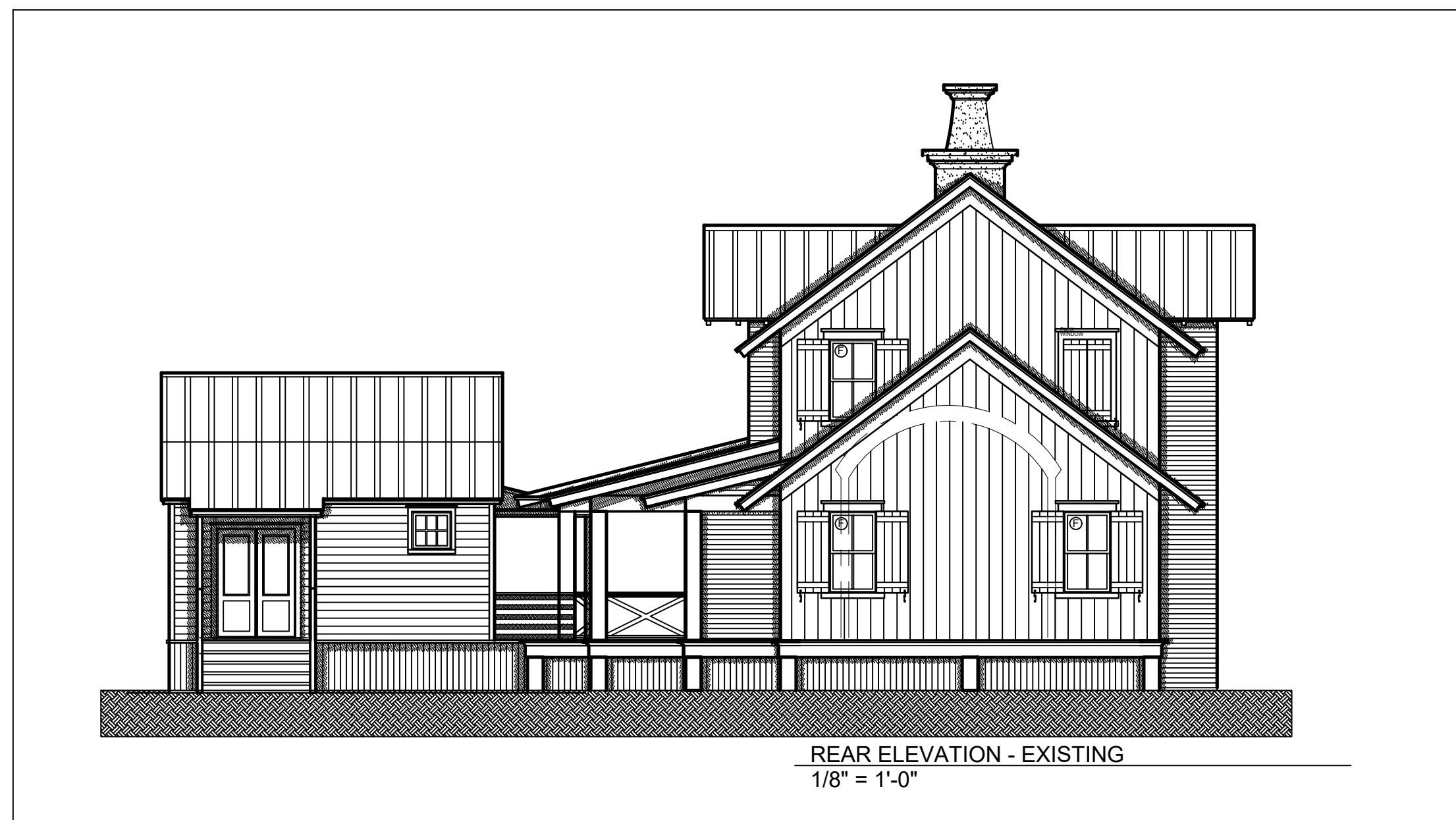
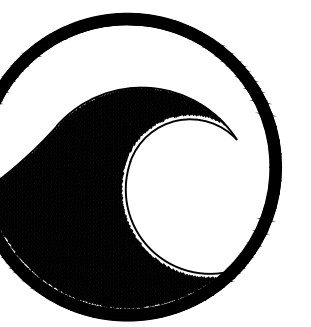
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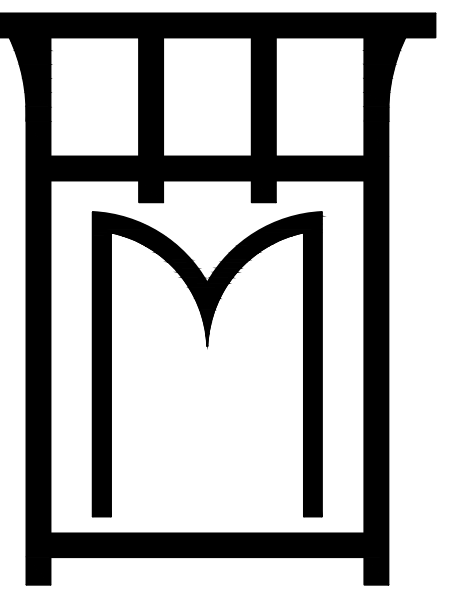
REAR ELEVATION
1/4" = 1'-0"

2824 BROOKS ST.
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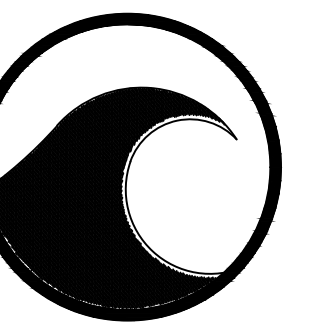
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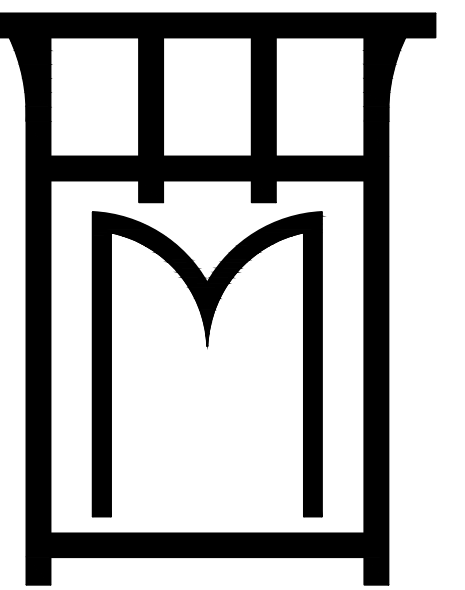


LEFT ELEVATION
1/4" = 1'-0"

2824 BROOKS ST.
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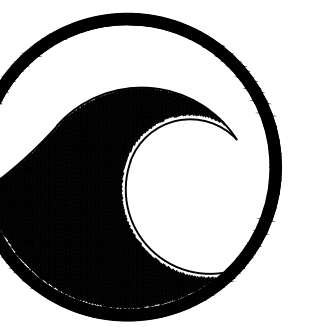
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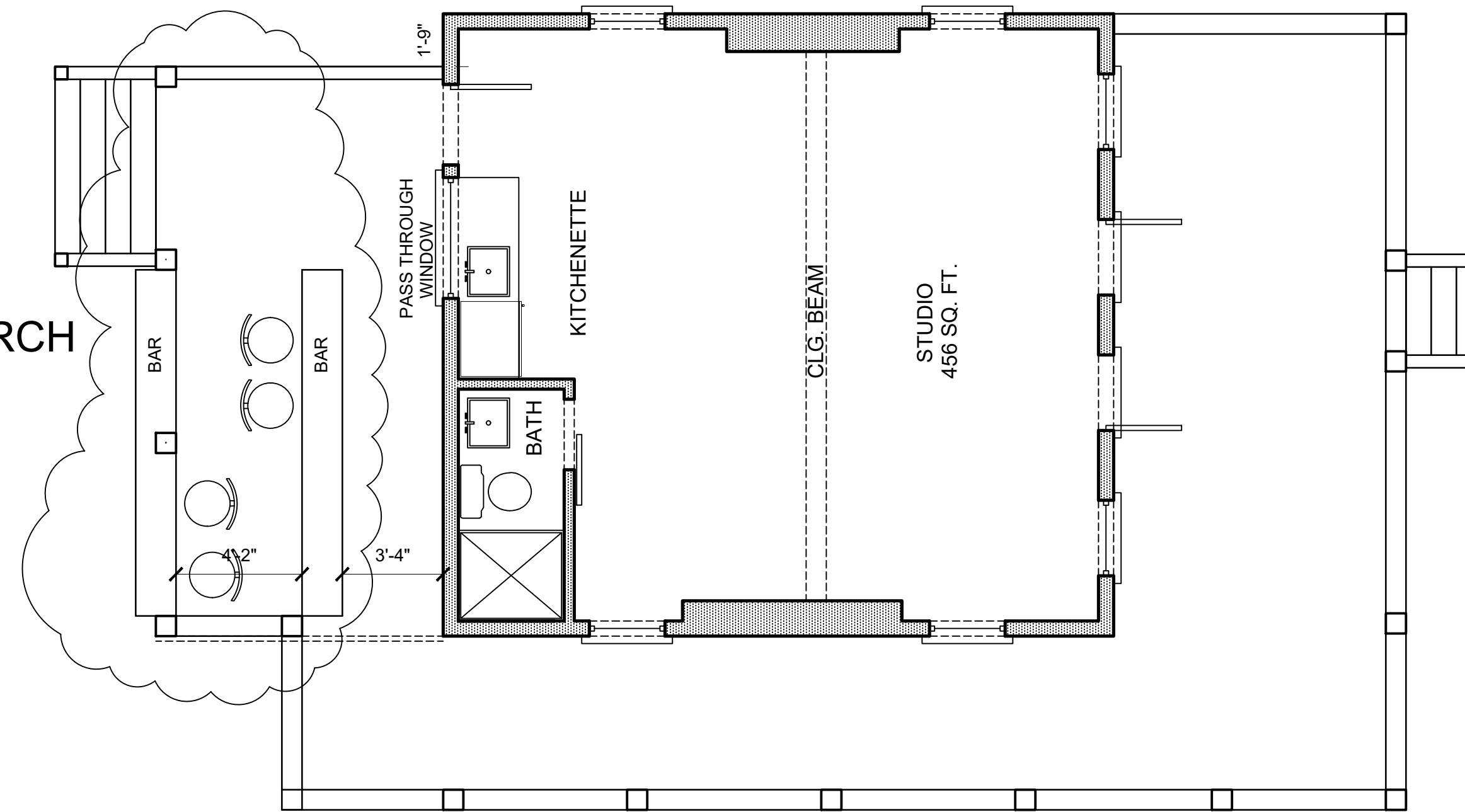
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SQUARE FOOTAGE

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AREA OF PORCH
ADDITION
90 SQ. FT.



FLOOR PLAN
1/8" = 1'-0"



FRONT ELEVATION - OPTION A
1/8" = 1'-0"

20'-3"

FIRST FLOOR SUBFLOOR
NEW STRUCTURE AND HISTORIC COTTAGE 2' ABOVE BFE
ELEV. 12'
BOTTOM OF FIRST FLOOR
BFE AE - 10'
ELEV. 8'-8" FINISH GRADE



LEFT ELEVATION - OPTION A
1/8" = 1'-0"

20'-3"

FIRST FLOOR SUBFLOOR
NEW STRUCTURE AND HISTORIC
COTTAGE 2' ABOVE BFE
ELEV. 12'
BOTTOM OF FIRST FLOOR
BFE AE - 10'
ELEV. 8'-8" FINISH GRADE

2824 BROOKS ST.
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HISTORIC COTTAGE PORCH ADDITION
1/4" = 1'-0"