

# ARCHITECTURAL ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	GFI	GROUND FAULT INTERRUPTER
A.F.G.	ABOVE FINISHED GRADE	GLB	GLUE LAMINATED BEAM
A/C	AIR CONDITIONING	GYP. BD.	GYP. BOARD
ABV.	ABOVE	H.B.	HOSE BIBB
ACOU.	ACOUSTIC	HDBD.	HARDBOARD
ADD.	ADDITION or ADDENDUM	HGT.	HEIGHT
AG	ABOVE GRADE	HOR.	HORIZONTAL
AHU	AIR HANDLER UNIT	HVAC	"HEATING, VENTILATING & AIR CONDITIONING"
AL. or ALUM.	ALUMINUM	HW	HOT WATER
ALT.	ALTERNATE	HYD.	HYDRAULIC
ASPH.	ASPHALT	I.F.	INSIDE FACE
AVG	AVERAGE	INCL.	"INCLUDE, INCLUSIVE"
AWG	AMERICAN WIRE GAUGE	INSUL.	INSULATION
∠	ANGLE	INT.	INTERIOR
B.M.	BENCH MARK	JST.	JOIST
B.N.	BOUNDARY NAILING	KD	KILN DRIED
B.O.	BOTTOM OF	L.E.D.	LIGHT EMITTING DIODE
B.O.F.	BOTTOM OF FOOTING	LAM	LAMINATE
B.U.	BUILT UP	LT.	LIGHT
BD.	BOARD	LTG.	LIGHTING
BLDG	BUILDING	LVL	LAMINATED VENEER LUMBER
BLK.	BLOCK	M.O.	MASONRY OPENING
BLKG.	BLOCKING	MAS.	MASONRY
BM.	BEAM	MAT'L	MATERIAL
BRG.	BEARING	MAX.	MAXIMUM
C.D.	CONSTRUCTION DOCUMENTS	MECH.	MECHANICAL
C.J.	CONTROL JOINT	MFR.	MANUFACTURER
C.O.	CLEAN OUT	MIN.	MINIMUM
C.T.	CERAMIC TILE	MISC.	MISCELLANEOUS
CAB	CABINET	MOD	MODULAR
CEM.	CEMENT	MTL.	METAL
CL or Q	CENTERLINE	MUL	MULLION
CLG.	CEILING	N.I.C.	NOT IN CONTRACT
CLKG.	CAULKING	N.T.S.	NOT TO SCALE
CLST	CLOSET	NCM	NON-CORROSIVE METAL
CLR.	CLEAR	NFC	NOT FOR CONSTRUCTION
CMU	CONCRETE MASONRY UNIT	NO.	NUMBER
CNTRD.	CENTERED	NOM.	NOMINAL
COL.	COLUMN	O.C.	ON CENTER
CONC.	CONCRETE	O.D.	OUTSIDE DIAMETER
CONST.	CONSTRUCTION	O.H.	OVER HANG
CONT.	CONTINUOUS	OH	OVER HEAD
CONTR.	CONTRACTOR	OPNG.	OPENING
CU	COPPER	P.L. or P.	PROPERTY LINE
D/W	DISHWASHER	P.LAM.	PLASTIC LAMINATE
DBL.	DOUBLE	PERF.	PERFORATED
DEMO	DEMOLITION	PERP. ∠	PERPENDICULAR
DIA. or Ø	DIAMETER	PLUMB.	PLUMBING
DIAG.	DIAGONAL	PLYWD.	PLYWOOD
DIM.	DIMENSION	PREFAB.	PREFABRICATED
DN.	DOWN	PTN.	PARTITION
EA.	EACH	PVC	POLYVINYLCHLORIDE
EL	ELEVATION	PWR.	POWER
ELECT.	"ELECTRIC, ELECTRICAL"	QTY.	QUANTITY
ELEV.	ELEVATOR	R	RADIUS
EQ.	EQUAL	R.D.L.	ROOF DRAIN LEADER
EQUIP.	EQUIPMENT	R.D.O.	ROOF DRAIN OVERFLOW
EST.	ESTIMATE	R.O.	ROUGH OPENING
EXH.	EXHAUST	REF	REFRIGERATOR
EXIST. or E	EXISTING	REF.	REFERENCE
EXT.	EXTERIOR	REINF.	REINFORCED
F.A.	FIRE ALARM	REQ'D.	REQUIRED
F.E.	FIRE EXTINGUISHER	RET.	RETURN
F.O.	FACE OF	REV.	REVISION
FIG	FIBERGLASS	RM	ROOM
FAB.	FABRICATE	S.C.	SOLID CORE
FDN.	FOUNDATION	S/L	SKYLIGHT
FIN.	FINISH	S/S	STAINLESS STEEL
FL	FLOOR	SC	SELF CLOSING
FLG.	FLOORING	SCHED.	SCHEDULE
FTG.	FOOTING	SECT.	SECTION
FURN.	FURNISH	SHT.G.	SHEATHING
GA.	GAUGE	SIM.	SIMILAR
GALV.	GALVANIZED	SPECS	SPECIFICATIONS
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	STC	SOUND TRANSMISSION CLASS
STD.	STANDARD	THRU	THROUGH
STL.	STEEL	TLT.	TOILET
T & G	TONGUE AND GROOVE	TYP.	TYPICAL
T.O.	TOP OF	UNF.	UNFINISHED
T.O.B.	TOP OF BEAM	V.B.	VAPOR BARRIER
T.O.C.	TOP OF CURB	V.I.F.	VERIFY IN FIELD
T.O.F.	TOP OF FOOTING	VERT.	VERTICAL
T.O.J.	TOP OF JOIST	WCT	WAINSCOT
T.O.M.	TOP OF MASONRY	WP	WEATHER PROOF
T.O.S.	TOP OF SLAB	WT.	WEIGHT
T.O.W.	TOP OF WALL	W	WITH
TH.	THRESHOLD	W/O	WITHOUT
THK.	THICK	WD.	WOOD



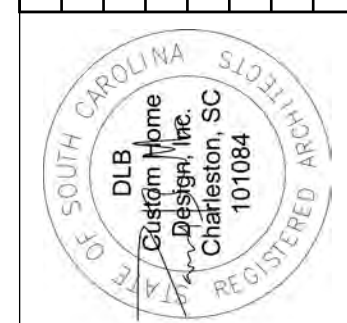
# BARKOWITZ RESIDENCE

3203 MARSHALL BLVD.  
SULLIVANS ISLAND  
CHARLESTON COUNTY, SC  
LOT 1, BLOCK 16,

## SHEET INDEX

SHEET	DESCRIPTION
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A-0.1	SPECIFICATIONS
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A-2.1	FIRST FLOOR PLAN
A-2.1.1	FIRST FLOOR REFLECTED CEILING PLAN
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DATE	NO.	REVISION DESCRIPTION
07/19/24	1	CONCEPTUAL DESIGN
10/2/24	2	DRS SUBMITTAL
	3	
	4	
	5	
	6	
	7	



THIS DRAWING WAS PREPARED AT THE SCALE INDICATED. INACCURACIES IN THE STATED SCALE MAY BE INTRODUCED WHEN DRAWINGS ARE REPRODUCED BY ANY MEANS. USE THE GRAPHIC SCALE BAR TO DETERMINE THE ACTUAL SCALE.

D.L.B. CUSTOM HOME DESIGN, INC.  
P.O. BOX 1000  
PHONE: 843-303-2979  
WWW.DLBUSTOMHOMEDSIGN.COM  
EMAIL: DLBCUSTOMHOMEDSIGN@GMAIL.COM

**BUILDER NAME**  
BUILDER ADDRESS 1  
BUILDER ADDRESS 2  
BUILDER EMAIL

THESE DRAWING WERE PREPARED AT THE SCALE INDICATED. INACCURACIES IN THE STATED SCALE MAY BE INTRODUCED WHEN DRAWINGS ARE REPRODUCED BY ANY MEANS. USE THE GRAPHIC SCALE BAR TO DETERMINE THE ACTUAL SCALE.

**BARKOWITZ RESIDENCE**  
**ARCHITECTURAL PLANS**  
3203 MARSHALL BLVD.  
SULLIVANS ISLAND,  
CHARLESTON COUNTY, SC  
LOT 1, BLOCK 16.

JOB NO.: 2411  
DESIGN BY: DLB  
DRAWN BY: DLB  
DATE: 10/02/2024  
SCALE: 1/4" = 1'-0" U.N.O.

SHEET TITLE:  
**COVER SHEET**

SHEET NO.  
**A-0**

## LOCATION MAP



## PROJECT REQUIREMENTS

- ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES AND REGULATIONS AS STATED IN THE GENERAL NOTES.
- MECHANICAL, PLUMBING, AND ELECTRICAL WORK REQUIRED OF THIS PERMIT APPLICATION TO BE PERFORMED BY SUBCONTRACTORS LICENSED IN THE STATE OF SOUTH CAROLINA AND MUNICIPALITY IN WHICH THIS PROJECT IS BEING CONSTRUCTED.
- SUBCONTRACTORS SHALL PROVIDE CERTIFICATION OF WORKMAN'S COMPENSATION AND GENERAL LIABILITY AS REQUIRED BY THE GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL PROVIDE AND COORDINATE ALL BUILDING PERMITS REQUIRED FOR CONSTRUCTION AND CERTIFICATES OF OCCUPANCY FOR THE OWNER.
- THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS.
- ALL DIMENSIONS AND SITE CONDITIONS TO BE FIELD VERIFIED AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. PLEASE VERIFY THE DESIGN TEAM OF ANY DISCREPANCY PRIOR TO COMMENCEMENT OF WORK.
- IT SHALL BE THE RESPONSIBILITY OF GENERAL CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER INDICATED ON THE PLANS OR NOT, AND PROTECT THEM FROM DAMAGE.
- THE GENERAL CONTRACTOR MUST NOTIFY THE DESIGN TEAM OF ANY REVISIONS, MODIFICATIONS, OR DEVIATIONS FROM THIS SET OF CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR MUST RECEIVE APPROVAL BEFORE PROCEEDING WITH THE WORK.
- ALL MATERIALS SHALL BE INSTALLED PERSUANT TO THE MANUFACTURER'S INSTRUCTIONS, SPECIFICATIONS, AND INDUSTRY STANDARDS.

## GENERAL NOTES

- A. CODES, PERMITS, AND FEES: OBTAIN ALL PERMITS AND LICENSES BEFORE STARTING WORK, AND PAY ALL FEES, INCLUDING UTILITY CONNECTION FEES AND PERMIT FEES. ACT AS A DIRECT FIDUCIARY INTEREST IN OR CONTRACT FOR PERFORMANCE OF THE WORK, COMPLY WITH ALL CONSTRUCTION, DEPOSIT, AND BOND REQUIREMENTS AND REGULATIONS OF THE FOLLOWING CODE AND GUIDELINES:
- TOWN OF SULLIVANS ISLAND SOUTH CAROLINA
  - RS SINGLE FAMILY RESIDENTIAL ZONING ORDINANCE
  - INTERNATIONAL BUILDING CODE, 2021 EDITION, WITH SC MODIFICATIONS
  - INTERNATIONAL FIRE CODE, 2021 EDITION, WITH SC MODIFICATIONS
  - INTERNATIONAL PLUMBING CODE, 2021 EDITION WITH SC MODIFICATIONS
  - INTERNATIONAL MECHANICAL CODE, 2021 EDITION WITH SC MODIFICATIONS
  - INTERNATIONAL RESIDENTIAL CODE, 2021 EDITION, WITH SC MODIFICATIONS
  - INTERNATIONAL FUEL GAS CODE, 2021 EDITION, SC MODIFICATIONS
  - NATIONAL ELECTRICAL CODE, 2020 EDITION (NFPA 70) WITH SC MODIFICATIONS
  - SBCO1 STANDARDS FOR HURRICANE RESISTANT RESIDENTIAL CONSTRUCTION, SSTD 10-93
  - THE SOUTH CAROLINA ENERGY STANDARD ACT
- B. FOUNDATION DESIGN NEEDS TO COMPLY WITH IRC 322.3, R322.3.1 THROUGH R322.3.6. FOR COASTAL HAZARD AE ZONE CONSTRUCTION. DESIGN TO ALSO COMPLY WITH FEMA TECHNICAL BULLETIN 1-4 AE FLOOD ZONE CONSTRUCTION REQUIREMENTS
- C. CONDITIONED ATTIC ASSEMBLY TO COMPLY WITH IRC 806.4
- D. ALL VENTS AND DUCTS WHICH PENETRATE THE ENVELOPE OF THE STRUCTURE SHALL BE PROPERLY SLEEVED, FLASHED, AND COUNTERFLASHED FOR WEATHER AND MOISTURE TIGHTNESS.
- GEOGRAPHIC AND CLIMATE INFORMATION**  
LATITUDE: 32.8° N LONGITUDE: 79.9° W  
CLIMATE ZONE 3 WITHIN WARM-HUMID REGION PER 2006 IRC TABLE N1101.2  
CLIMATE ZONES BY STATES AND COUNTIES  
SUMMER DESIGN TEMP: 92  
2021 INTERNATIONAL PLUMBING CODE, APPENDIX D, CHARLESTON SC
- REGIONAL CLIMATE**  
AVE. ANNUAL PRECIPITATION:  
46 INCHES/YEAR PER SOUTHEAST REGIONAL CLIMATE CENTER RAINFALL INTENSITY:  
9 INCHES/HOUR (0.61 INCHES/5-MINUTE DURATION, 5-YEAR RECURRENCE)  
11 INCHES/HOUR (0.76 INCHES/5-MINUTE DURATION, 25-YEAR RECURRENCE)  
14 INCHES/HOUR (0.89 INCHES/5-MINUTE DURATION, 100-YEAR RECURRENCE)
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## PROJECT TEAM

**OWNER:**  
BARKOWITZ

**ARCHITECT:**  
DAMIEN L. BUSILLO, AIA NCARB  
843-303-2979  
DLBCUSTOMHOMEDSIGN.COM

**BUILDER:**  
BUILDER NAME  
BUILDER PHONE  
BUILDER EMAIL

**SURVEYOR:**  
BRITT LAND SURVEYING, INC.  
843-766-2707  
SURVEYOR WEB

**ENGINEER:**  
ENGINEER NAME  
ENGINEER PHONE  
ENGINEER WEB

**LANDSCAPE ARCHITECT:**  
LA NAME  
LA PHONE  
LA WEB

**GEOTECHNICAL ENGINEER:**  
GEO NAME  
GEO PHONE  
GEO WEB

## SITE INFORMATION

THIS INFORMATION WAS PREPARED AND PROVIDED:  
BRITT LAND SURVEYING, INC.

**SITE ZONING INFORMATION:**  
3203 MARSHALL BLVD.  
SULLIVANS ISLAND  
CHARLESTON COUNTY, SC  
LOT 1, BLOCK 16,

**PROPERTY AREA:**  
2049 S.F.

**FLOOD ZONE:**  
VE-12  
BASE FLOOD  
12'-0"

**DESIGN FLOOD:**  
14'-0"

**MAX. HEIGHT:**  
38'-0"

**FRONT SETBACK:** 25'-0"  
**BACK SETBACK:** EXISTING DECK  
**RIGHT SETBACK:** 10'-0"  
**LEFT SETBACK:**

THE CONSTRUCTION DOCUMENTS DESCRIBE A NEW SINGLE FAMILY HOME THAT WILL BE CONSTRUCTED IN: CHARLESTON COUNTY, SC

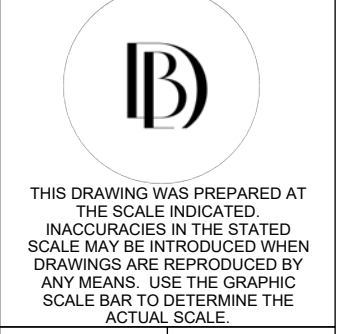
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ZONING STANDARD WORKSHEET									
NO.	REVISION DESCRIPTION	ZONING ORDINANCE	ZONING STANDARD	DESIGN CONFORMS WITH STANDARD	DRB'S MAX AUTHORITY FOR RELIEF	VARIANCE REQUEST IF APPLICABLE	PERCENTAGE OF VARIANCE RELIEF REQUESTED	TOTAL SQUARE FOOTAGE ALLOWED PER ZONING CODE /PERCENTAGE OF RELIEF	GENERAL NOTES
SETBACKS	FRONT YARD SETBACK	25'-0"			15% OR 3.75'				
	ADDITIONAL FRONT YARD SETBACK	45 DEGREES ABOVE 20'-0"			15%				
	SIDE YARD SETBACK	COMBINED 38.67' TOTAL; 10'-0" MINIMUM			25% FOR A TOTAL COMBINED OF 29'-0"				
	2ND STORY SIDE YARD FACADE SETBACK	2'-0" SETBACK FOR 2ND STORY WALLS WIDER THAN 10'-0"			100%	20'-0"			
	REAR SETBACK	EDGE OF EXISTING REAR DECK			N/A				DETERMINED BY DHEC-OCRM AND CONFIRMED BY MATT SLAGEL ON 2/14/2024. THE REAR SETBACK IS A STRAIGHT LINE ON THE EDGE OF THE EXISTING DECK AND EXTENDS ON A LINEAR PATH TO THE SIDE PROPERTY LINES
LOT COVERAGE	PRINCIPLE BUILDING COVERAGE	15% OF LOT AREA; 20,449 SQ.FT. x 15% = 3,067 SQ. FT.		2977 S.F.	20% 613 SQ.F.T				
	IMPERVIOUS COVERAGE	30% OF LOT AREA; 20,449 SQ.FT. x 30% = 6,135 SQ. FT. 50% OF LOT TO BE NATURALLY VEGETATED			N/A				
	PRINCIPLE BUILDING SQUARE FOOTAGE	20,449 SQ.FT. - 5000 SQ.FT./100 X10 + 2400 SQ.F.T = 3944.9 SQ.FT. ALLOWED			15% OR 500 SQ. FT. WHICHEVER IS LESS (IN THIS CASE, 500 SQ.F.T)			4,444.9 SQ.FT. MAX ALLOWED	
	THIRD STORY	400 SQ.FT. MAX ALLOWED			15%				
DESIGN STANDARDS	PRINCIPLE BUILDING FRONT FACADE	50'-0" OF 2/3 BUILDABLE LOT WIDTH			100%				
	PRINCIPLE BUILDING SIDE FACADE	30'-0" WITHOUT ARTICULATION (INSET OF 4'-0")			100% OR 60'-0"				
	BUILDING FOUNDATION HEIGHT	6'-5" ABOVE BASE FLOOD ELEVATION (VE 12)			1'-0"	1'-0"	BFE: 12 MSL DFE 14 MSL TOP OF BLOCK AT 18.5 MSL		
	FOUNDATION ENCLOSURE				ADJUST FOR NEIGHBORHOOD COMPATIBILITY				
	ACCESSORY STRUCTURE	MAX HEIGHT IS 18'-0"							
	DETACHED DECK	144 S.F. ALLOWED		YES					

NO.	REVISION DESCRIPTION	DATE
1	CONCEPTUAL DESIGN	07/19/24
2	DRB SUBMITTAL	10/2/24
3		
4		
5		
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7		



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**BUILDER NAME**  
 BUILDER ADDRESS 1  
 BUILDER ADDRESS 2  
 BUILDER EMAIL

**BARKOWITZ RESIDENCE**  
**ARCHITECTURAL PLANS**  
 3203 MARSHALL BLVD.  
 SULLIVANS ISLAND,  
 CHARLESTON COUNTY, SC  
 LOT 1, BLOCK 16.

JOB NO.: 2411  
 DESIGN BY: DLB  
 DRAWN BY: DLB  
 DATE: 10/02/2024  
 SCALE: 1/4" = 1'-0" U.N.O.

**SHEET TITLE:**  
**ZONING DATA &  
 EXISTING CONDITIONS**

SHEET NO.  
**A-0.1**

**LEGEND:**

- ⊙ TELEPHONE BOX
- ⊙ WATER VALVE
- IS 5/8" RBS (REBAR SET)
- 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 - FENCE
- PINE TREE
- \* PALMETTO

**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 ABOVE RECORDED REFERENCES.

THE BEARINGS SHOWN HEREON ARE SOUTH CAROLINA GRID NAD 1983 (2007) MODEL.

For the 2016-2018 establishment cycle, the setback was established by Act 173. The setback distance is usually established by multiplying the shoreline change rate, or long term erosion rate (LTER) by 40. Therefore, the setback distance may not reflect the shoreline change rate value (or long-term erosion rate).

**DHEC-OCRM:**

For the 2016-2018 establishment cycle, the setback was established by Act 173. The setback distance is usually established by multiplying the shoreline change rate, or long term erosion rate (LTER) by 40. Therefore, the setback distance may not reflect the shoreline change rate value (or long-term erosion rate).

The baseline is the more seaward (towards the ocean) of the two jurisdictional lines, while the setback line is the landward (towards the land) line. The purpose of these lines is to delineate the extent of DHEC's direct permitting authority for activities within the defined beach and beach/dune critical areas.

Shoreline change rate values, also known as long-term erosion rates (LTER), are available through this web application (<https://gis.dhec.sc.gov/shoreline/#>). In order to view a rate for a segment of shoreline, select a beach, then zoom in on the property of interest. Using your mouse, hover over the setback line until you see a hand icon. Using the hand icon, click on the setback line closest to the property of interest. A dialog box will pop up with the shoreline change rate value. For more information about how these values were calculated, download the line report for the beach of interest.

**DATUM:**

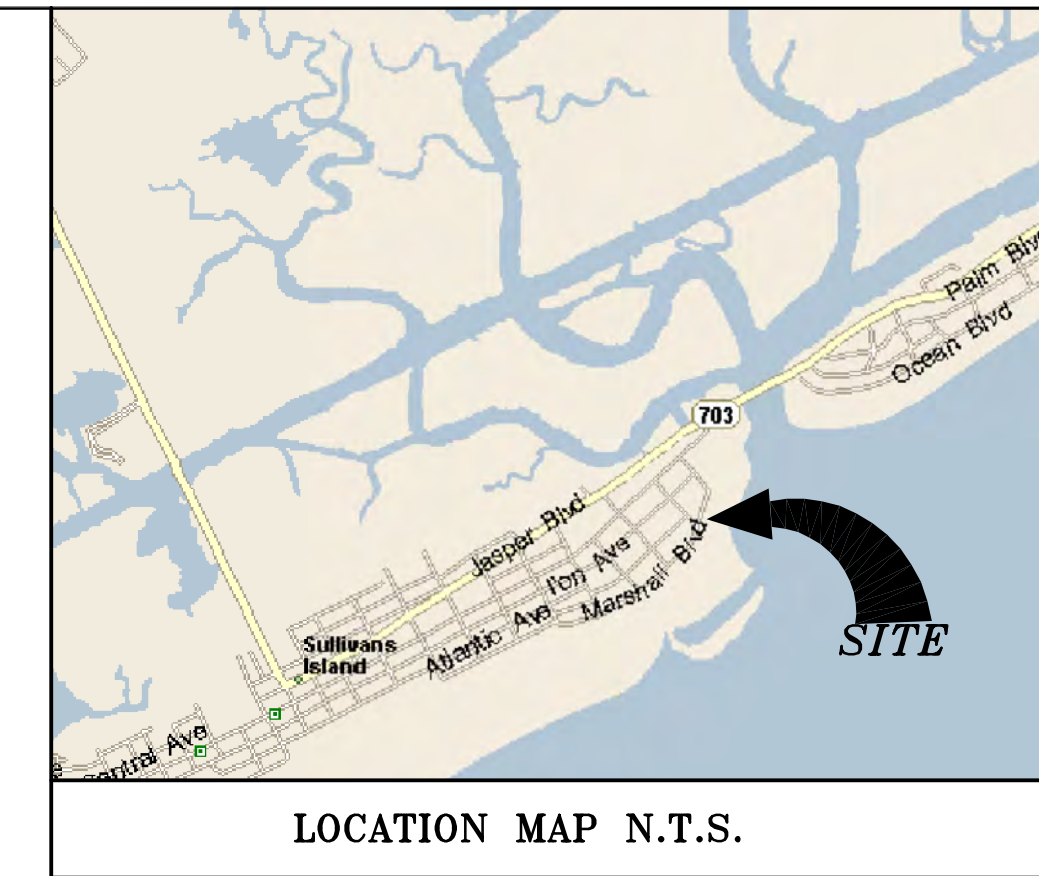
SOUTH CAROLINA GRID SYSTEM NAD 1983. BM USED TO TO ESTABLISH BASELINE AND SETBACK LINE 3092E. VERTICAL DATUM IS BASED ON NAVD 1988.

**REFERENCE:**

- 1) PLAT BY HERBERT NIEMER DATED FEBRUARY 23, 1993 RECORDED IN DEED BOOK J224-607.
- 2) PLAT BY A.H. SCHWAGKE DATED DECEMBER 22, 1995 IN DEED BOOK B264-803.
- 3) PLAT BOOK H-90 SHOWING MARSHALL RESERVATION DATED JUNE 1951.
- 3) PLAT BOOK H-90 SHOWING MARSHALL RESERVATION DATED JUNE 1951.
- 4) PLAT BOOK Z-15 DATED JUNE 23, 1969.

**FLOOD NOTE:**

THIS HOUSE IS SITUATED IN A FLOOD ZONE VE-12 AS PER SCALING FROM FEMA F.I.R.M. MAP NUMBER 45019C 0539K DATED REVISED JANUARY 29, 2021.

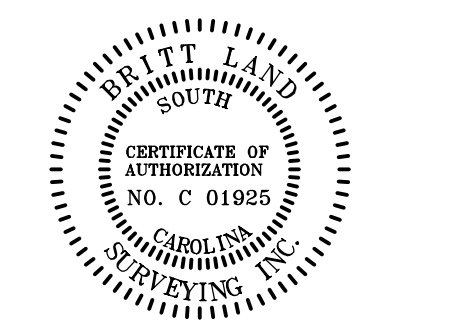
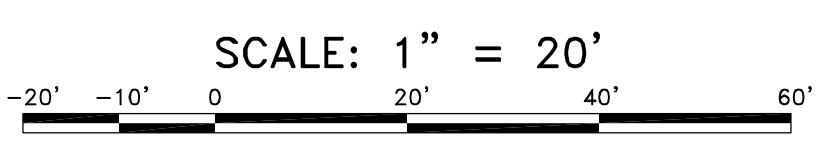


COORDINATES USED FROM DHEC-OCRM TO ESTABLISH BASELINE AND SETBACK LINES

Point	Northing	Easting	Description
701	343490.5	2364370.0	DHEC BASELINE
702	343519.0	2364375.5	DHEC BASELINE
703	343524.4	2364383.7	DHEC BASELINE
704	343524.9	2364387.4	DHEC BASELINE
705	343532.1	2364397.0	DHEC BASELINE
706	343534.7	2364399.5	DHEC BASELINE
707	343548.8	2364421.2	DHEC BASELINE
708	343588.1	2364459.7	DHEC BASELINE
709	343612.9	2364478.7	DHEC BASELINE
710	343636.9	2364467.7	DHEC BASELINE
711	343668.9	2364470.0	DHEC BASELINE
712	343678.8	2364321.4	DHEC SETBACK LINE
713	343574.7	2364348.4	DHEC SETBACK LINE
714	343580.4	2364357.8	DHEC SETBACK LINE
715	343604.7	2364368.2	DHEC SETBACK LINE
716	343608.5	2364366.3	DHEC SETBACK LINE
717	343611.1	2364370.2	DHEC SETBACK LINE
718	343630.4	2364389.2	DHEC SETBACK LINE
719	343636.9	2364387.7	DHEC SETBACK LINE
720	343639.8	2364388.5	DHEC SETBACK LINE
721	343642.3	2364388.0	DHEC SETBACK LINE
722	343656.6	2364389.0	DHEC SETBACK LINE
723	343658.0	2364380.7	DHEC SETBACK LINE
724	343661.7	2364368.7	DHEC SETBACK LINE
725	343663.4	2364344.0	DHEC SETBACK LINE
726	343662.5	2364333.2	DHEC SETBACK LINE
727	343660.7	2364315.2	DHEC SETBACK LINE
728	343660.4	2364307.7	DHEC SETBACK LINE
729	343680.3	2364385.1	DHEC DECK
730	343687.2	2364401.7	DHEC DECK
731	343627.4	2364394.0	DHEC HOUSE COR.
732	343677.7	2364363.3	DHEC HOUSE COR.

LTER - LONG TERM EROSION RATE -1.44

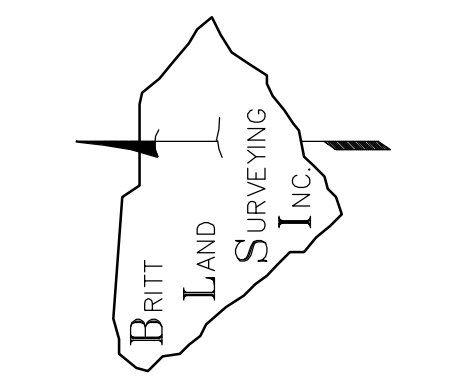
LOT 1 BLOCK 16 AREA CALCULATION FROM MID-POINT OF RIP-RAP TO RIGHT OF WAY  
20480 Sq. Feet  
0.470 Acres



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 that it meets or exceeds the requirements for a class I survey as specified therein.

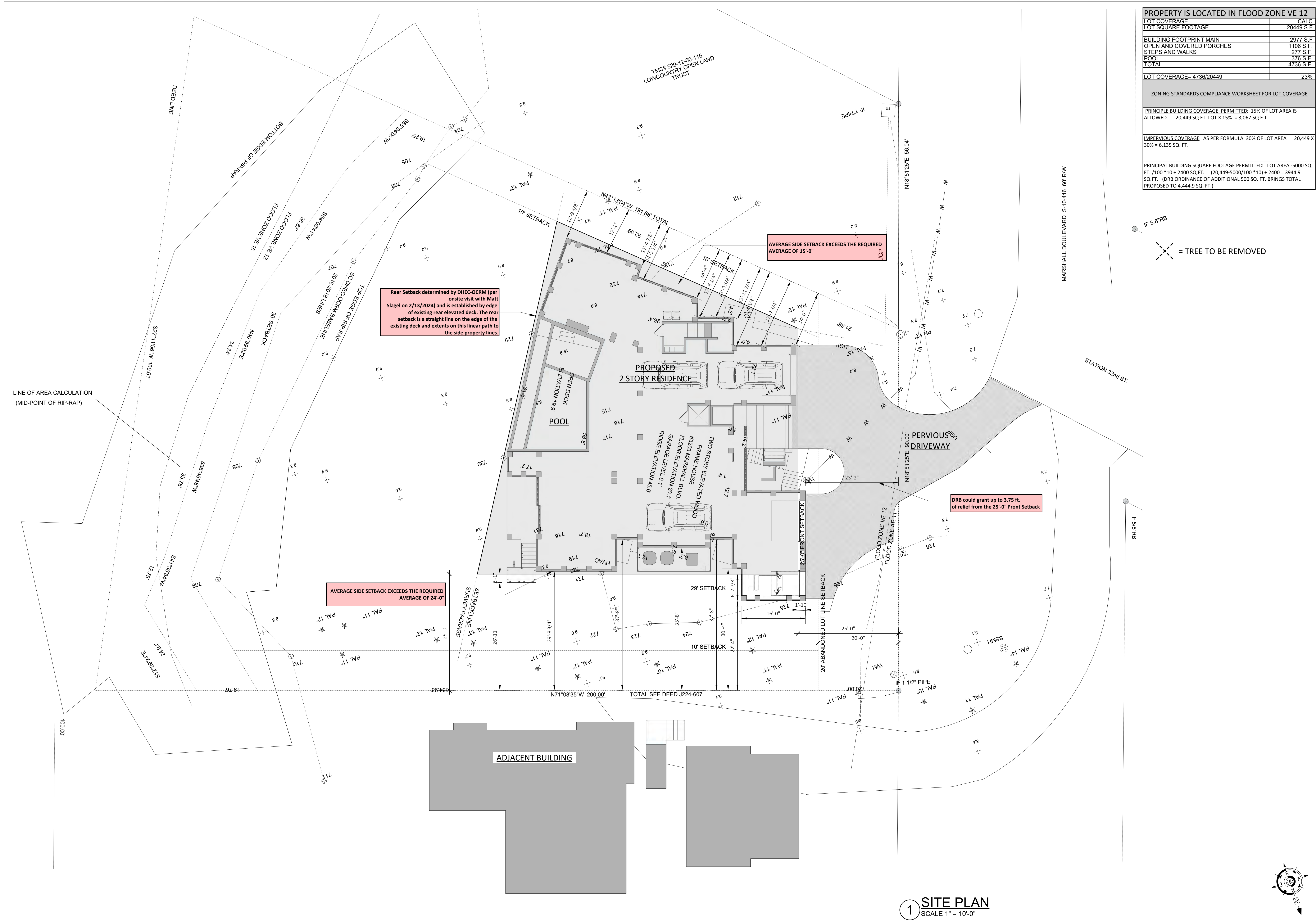
Date: MARCH 06, 2024  
DEAN L. BRITT PLS S.C. REG. NO. 15792

BRITT LAND SURVEYING, INC.  
P.O. BOX 80333  
CHARLESTON, SC 29416  
843-766-2707



PLAT OF:  
LOT 1 BLOCK 16 OF MARSHALL RESERVATION  
SHOWING AS-BUILT CONDITIONS  
AND CURRENT DHEC-OCRM BASELINE AND SETBACK LINE  
PREPARED FOR:  
RANDY BARKOWITZ  
LOCATED ON SULLIVANS ISLAND  
CHARLESTON COUNTY - SOUTH CAROLINA

LOCATION:	3203 MARSHALL BLVD. - 29482
TAX MAP NO.:	529-12-00-106
DATE:	UPDATED JUNE 12, 2024
JOB NO.:	203146-UPDATED
COUNTY/STATE:	CHARLESTON, S.C.
FIELD BY:	DLB
DRAWN BY:	DLB/S-HUFFMAN



**PROPERTY IS LOCATED IN FLOOD ZONE VE 12**

LOT COVERAGE	CALC.
LOT SQUARE FOOTAGE	20449 S.F.
BUILDING FOOTPRINT MAIN	2977 S.F.
OPEN AND COVERED PORCHES	1106 S.F.
STEPS AND WALKS	277 S.F.
POOL	376 S.F.
TOTAL	4736 S.F.
LOT COVERAGE= 4736/20449	23%

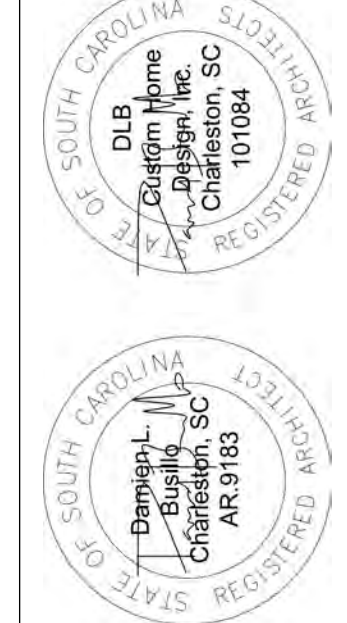
**ZONING STANDARDS COMPLIANCE WORKSHEET FOR LOT COVERAGE**

PRINCIPLE BUILDING COVERAGE PERMITTED: 15% OF LOT AREA IS ALLOWED. 20,449 SQ.FT. LOT X 15% = 3,067 SQ.F.T

IMPERVIOUS COVERAGE: AS PER FORMULA 30% OF LOT AREA 20,449 X 30% = 6,135 SQ. FT.

PRINCIPAL BUILDING SQUARE FOOTAGE PERMITTED: LOT AREA -5000 SQ. FT./100 \*10 + 2400 SQ.FT. (20,449-5000/100 \*10) + 2400 = 3944.9 SQ.FT. (DRB ORDINANCE OF ADDITIONAL 500 SQ. FT. BRINGS TOTAL PROPOSED TO 4,444.9 SQ. FT.)

NO.	REVISION DESCRIPTION	DATE
1	CONCEPTUAL DESIGN	07/19/24
2	DRB SUBMITTAL	10/2/24
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 PHONE: 843-903-2979  
 EMAIL: DLB@DLBCUSTOMHOMESIGN.COM  
 WWW.DLBCUSTOMHOMESIGN.COM

**BUILDER NAME:** Sullivan Architectural Plans, Inc.  
 BUILDER ADDRESS 1: 3203 MARSHALL BLVD.  
 BUILDER ADDRESS 2: SULLIVANS ISLAND, SC  
 BUILDER EMAIL: info@sullivanplans.com

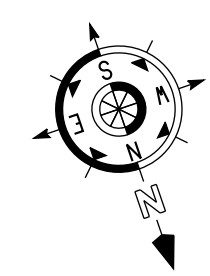
**BARKOWITZ RESIDENCE**  
**ARCHITECTURAL PLANS**  
 3203 MARSHALL BLVD.  
 SULLIVANS ISLAND,  
 CHARLESTON COUNTY, SC  
 LOT 1, BLOCK 16.

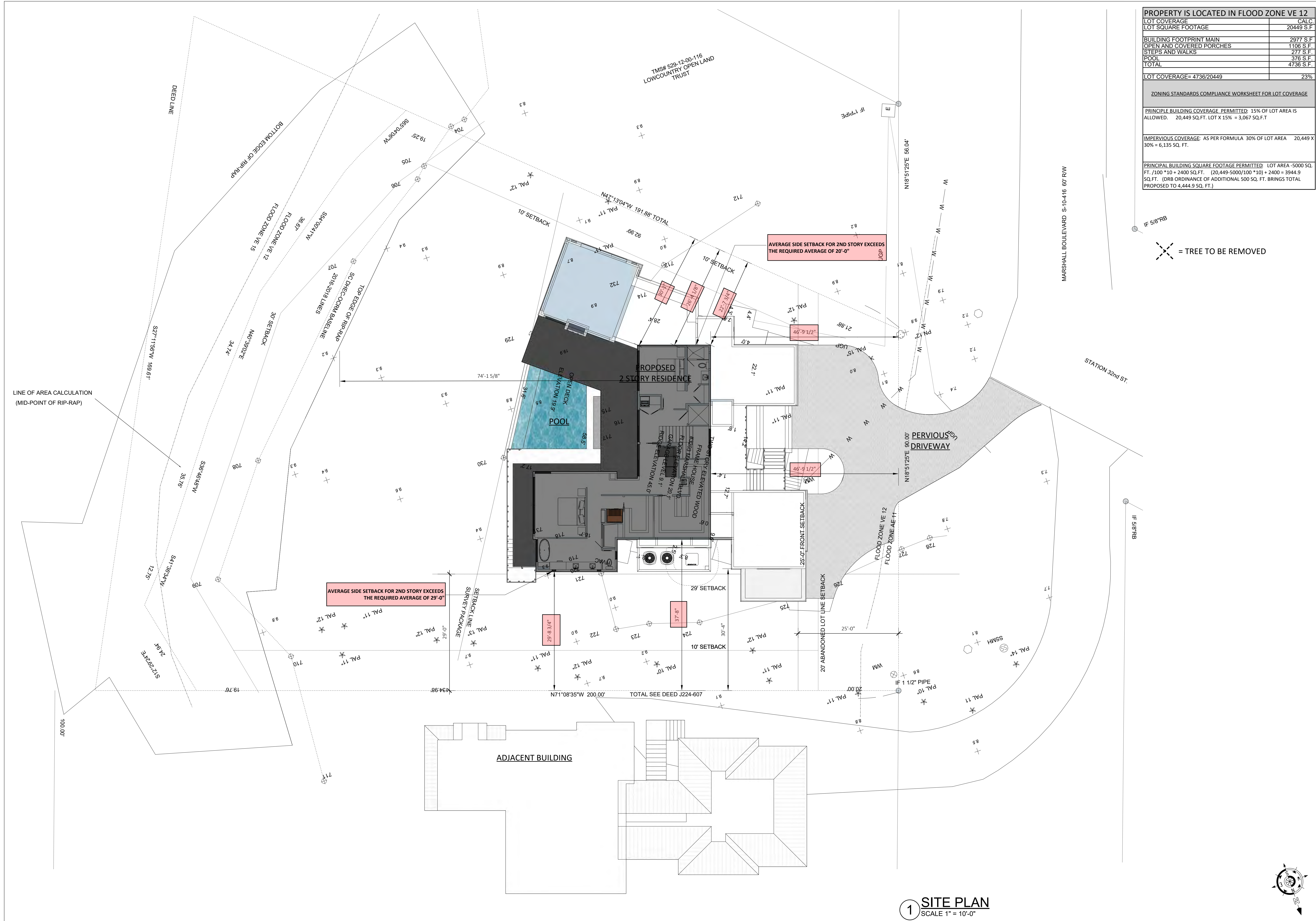
JOB NO.: 2411  
 DESIGN BY: DLB  
 DRAWN BY: DLB  
 DATE: 10/15/2024  
 SCALE: 1/4" = 1'-0" U.N.O.

SHEET TITLE: **SITE PLAN**

SHEET NO. **A-1.0**

**1 SITE PLAN**  
 SCALE 1" = 10'-0"





**PROPERTY IS LOCATED IN FLOOD ZONE VE 12**

LOT COVERAGE	CALC.
LOT SQUARE FOOTAGE	20449 S.F.
BUILDING FOOTPRINT MAIN	2977 S.F.
OPEN AND COVERED PORCHES	1106 S.F.
STEPS AND WALKS	277 S.F.
POOL	376 S.F.
TOTAL	4736 S.F.
LOT COVERAGE= 4736/20449	23%

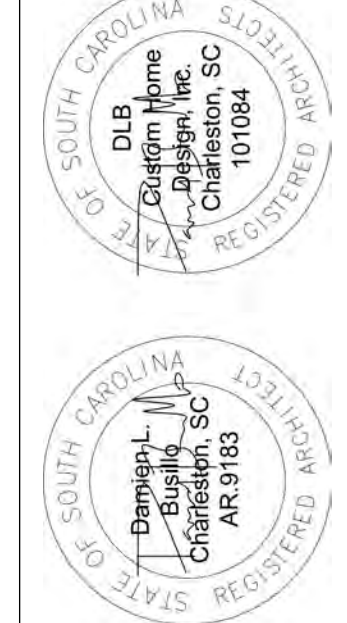
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IMPERVIOUS COVERAGE: AS PER FORMULA 30% OF LOT AREA 20,449 X 30% = 6,135 SQ. FT.

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NO.	REVISION DESCRIPTION	DATE
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 PHONE: 843-903-2979  
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 WWW.DLBCUSTOMHOMEDSIGN.COM

**BUILDER NAME:** Daniel L. Barkowitz, Inc.  
**BUILDER ADDRESS 1:** Charleston, SC 29404  
**BUILDER ADDRESS 2:** 101084  
**BUILDER EMAIL:** info@dlb.com

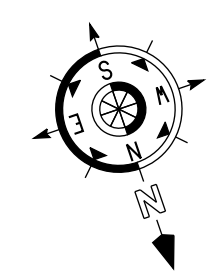
**BARKOWITZ RESIDENCE**  
**ARCHITECTURAL PLANS**  
 3203 MARSHALL BLVD.  
 SULLIVANS ISLAND,  
 CHARLESTON COUNTY, SC  
 LOT 1, BLOCK 16.

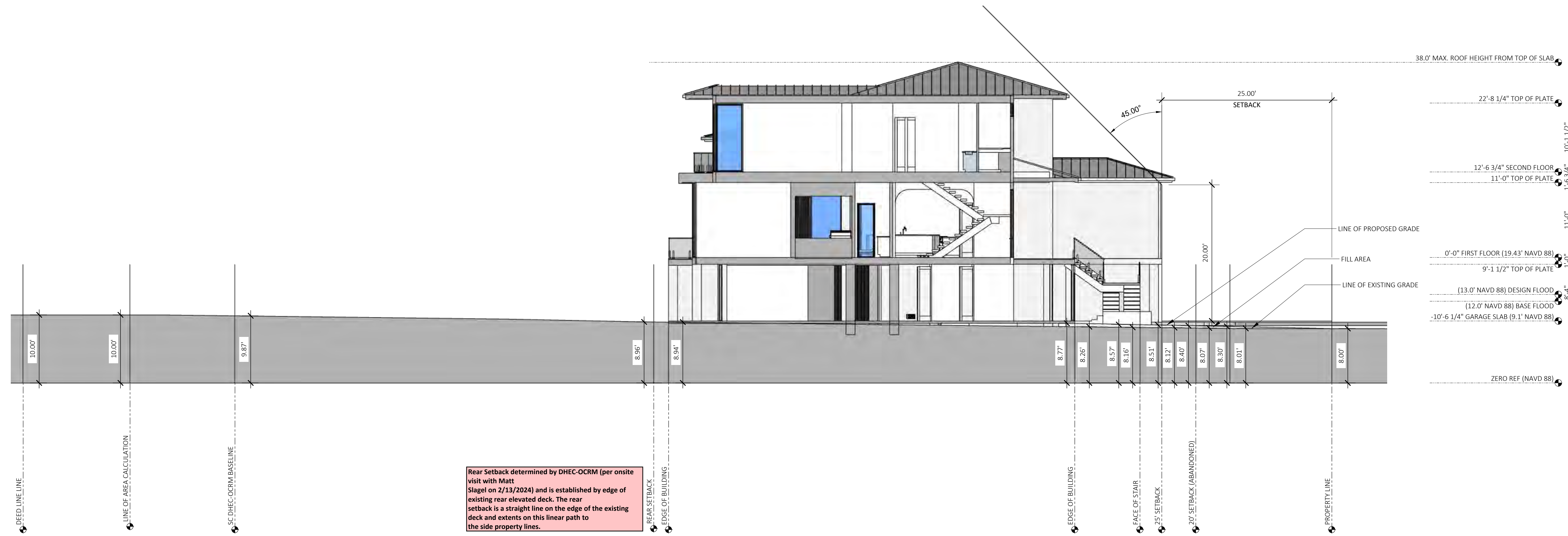
JOB NO.: 2411  
 DESIGN BY: DLB  
 DRAWN BY: DLB  
 DATE: 10/15/2024  
 SCALE: 1/4" = 1'-0" U.N.O.

SHEET TITLE:  
**SITE PLAN**  
**SECOND FLOOR**

SHEET NO.  
**A-1.1**

**1 SITE PLAN**  
 SCALE 1" = 10'-0"





Rear Setback determined by DHEC-OCRM (per onsite visit with Matt Slagel on 2/13/2024) and is established by edge of existing rear elevated deck. The rear setback is a straight line on the edge of the existing deck and extends on this linear path to the side property lines.

**1 SITE SECTION**  
SCALE 1/8" = 1'-0"

NO.	REVISION DESCRIPTION	DATE
1	CONCEPTUAL DESIGN	07/19/24
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WWW.DLBCUSTOMHOMES.COM

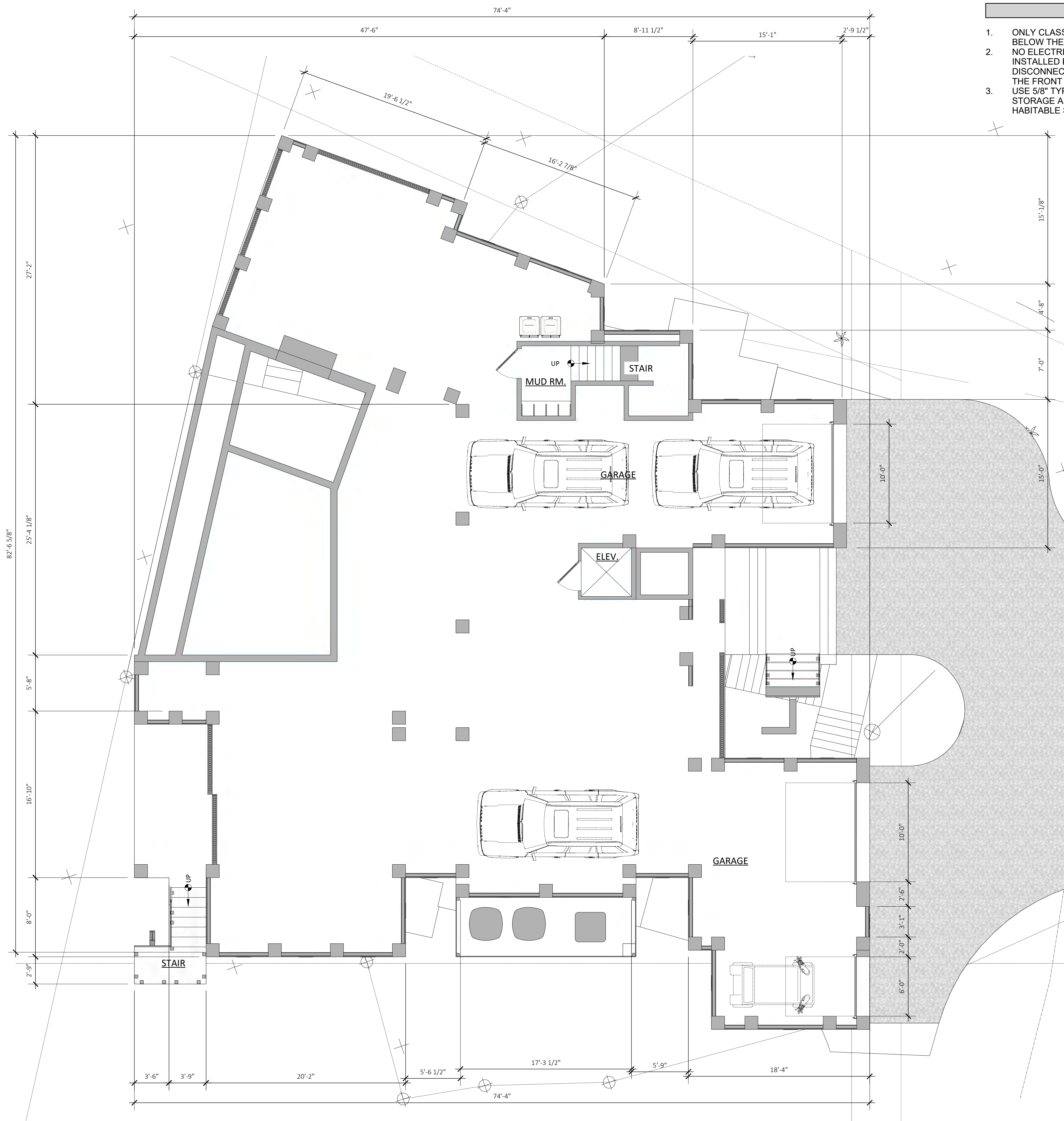
**BUILDER NAME:**  
BUILDER ADDRESS 1:  
BUILDER ADDRESS 2:  
BUILDER EMAIL:

**BARKOWITZ RESIDENCE**  
**ARCHITECTURAL PLANS**  
3203 MARSHALL BLVD.  
SULLIVANS ISLAND,  
CHARLESTON COUNTY, SC  
LOT 1, BLOCK 16.

JOB NO.: 2411  
DESIGN BY: DLB  
DRAWN BY: DLB  
DATE: 10/15/2024  
SCALE: 1/4" = 1'-0" U.N.O.

SHEET TITLE:  
**SITE SECTION**

SHEET NO.  
**A-1.2**



**GROUND FLOOR NOTES**

1. ONLY CLASS 4 AND 5 FLOOD RESISTANT MATERIALS SHALL BE INSTALLED BELOW THE DESIGN FLOOD ELEVATION. PER FEMA TECHNICAL BULLETIN 2.
2. NO ELECTRICAL, PLUMBING, MECHANICAL EQUIPMENT OR DUCTWORK WILL BE INSTALLED BELOW DESIGN FLOOD ELEVATION EXCEPT FOR A MAIN SERVICE DISCONNECT. THE TWO CODE REQUIRED EXTERIOR GFCI RECEPTALS ON THE FRONT AND BACK OF THE STRUCTURE, AND ONE GFCI LIGHT SWITCH. USE 5/8" TYPE X GYPSUM BOARD FOR THE CEILING OF THE GARAGE AND STORAGE AREAS FOR PROPERTY SEPARATION BETWEEN GARAGE SPACE AND HABITABLE SPACE ABOVE.
- 3.

**1 GROUND FLOOR PLAN**  
SCALE 3/16" = 1'-0"

NO.	REVISION DESCRIPTION	DATE
1	CONCEPTUAL DESIGN	07/19/24
2	DRB SUBMITTAL	10/2/24
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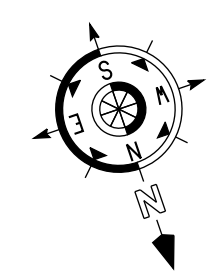
**BUILDER NAME**  
BUILDER ADDRESS 1  
BUILDER ADDRESS 2  
BUILDER EMAIL

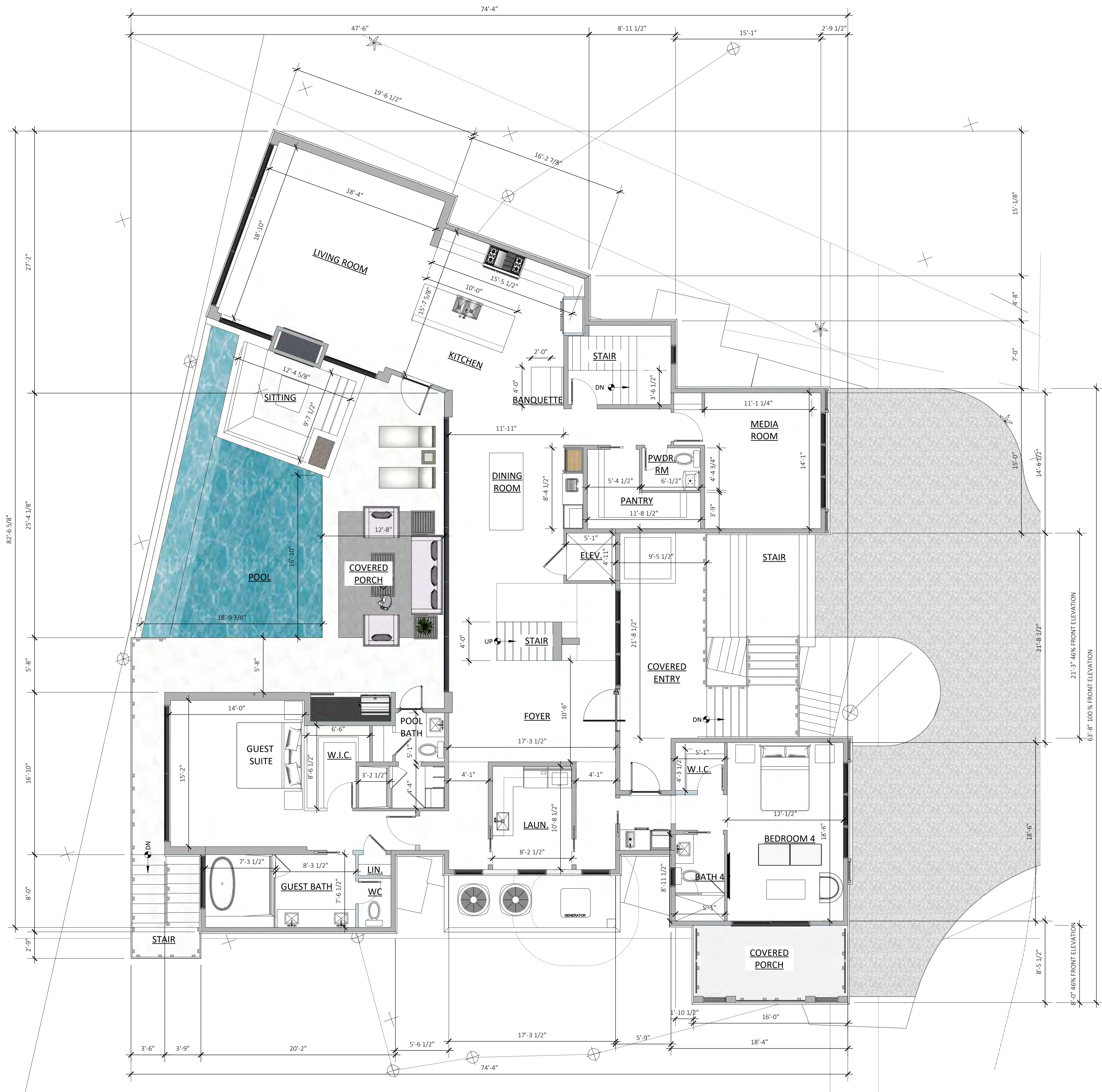
**BARKOWITZ RESIDENCE**  
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LOT 1, BLOCK 16.

JOB NO.: 2411  
DESIGN BY: DLB  
DRAWN BY: DLB  
DATE: 10/15/2024  
SCALE: 1/4" = 1'-0" U.N.O.

**SHEET TITLE:**  
**GROUND FLOOR PLAN**

**SHEET NO.**  
**A-2.0**

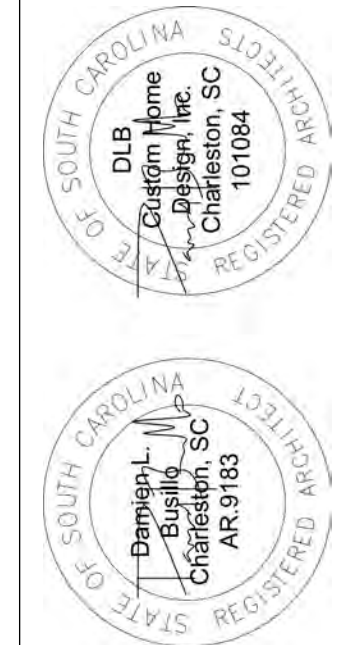




**1 FIRST FLOOR PLAN**  
SCALE 3/16" = 1'-0"

AREA CALCULATIONS	
AREA NAME	AREA S.F.
FIRST FLOOR	2973
SECOND FLOOR	1436
<b>TOTAL HEATED</b>	<b>4409</b>
MAX. ALLOWED PBSF	4444.9
FRONT PORCH	244
GARAGE	2999
POOL DECK	704
S.F. BALCONY	820
BEDROOM 4 PORCH	153
<b>TOTAL UNHEATED</b>	<b>4922</b>
<b>GROSS</b>	<b>9331</b>

NO.	REVISION DESCRIPTION	DATE
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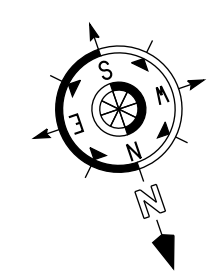
**BUILDER NAME:** Danigian Builders, Inc.  
**BUILDER ADDRESS 1:** Charleston, SC 29404  
**BUILDER ADDRESS 2:** 101084  
**BUILDER EMAIL:**

**BARKOWITZ RESIDENCE**  
**ARCHITECTURAL PLANS**  
3203 MARSHALL BLVD.  
SULLIVANS ISLAND,  
CHARLESTON COUNTY, SC  
LOT 1, BLOCK 16.

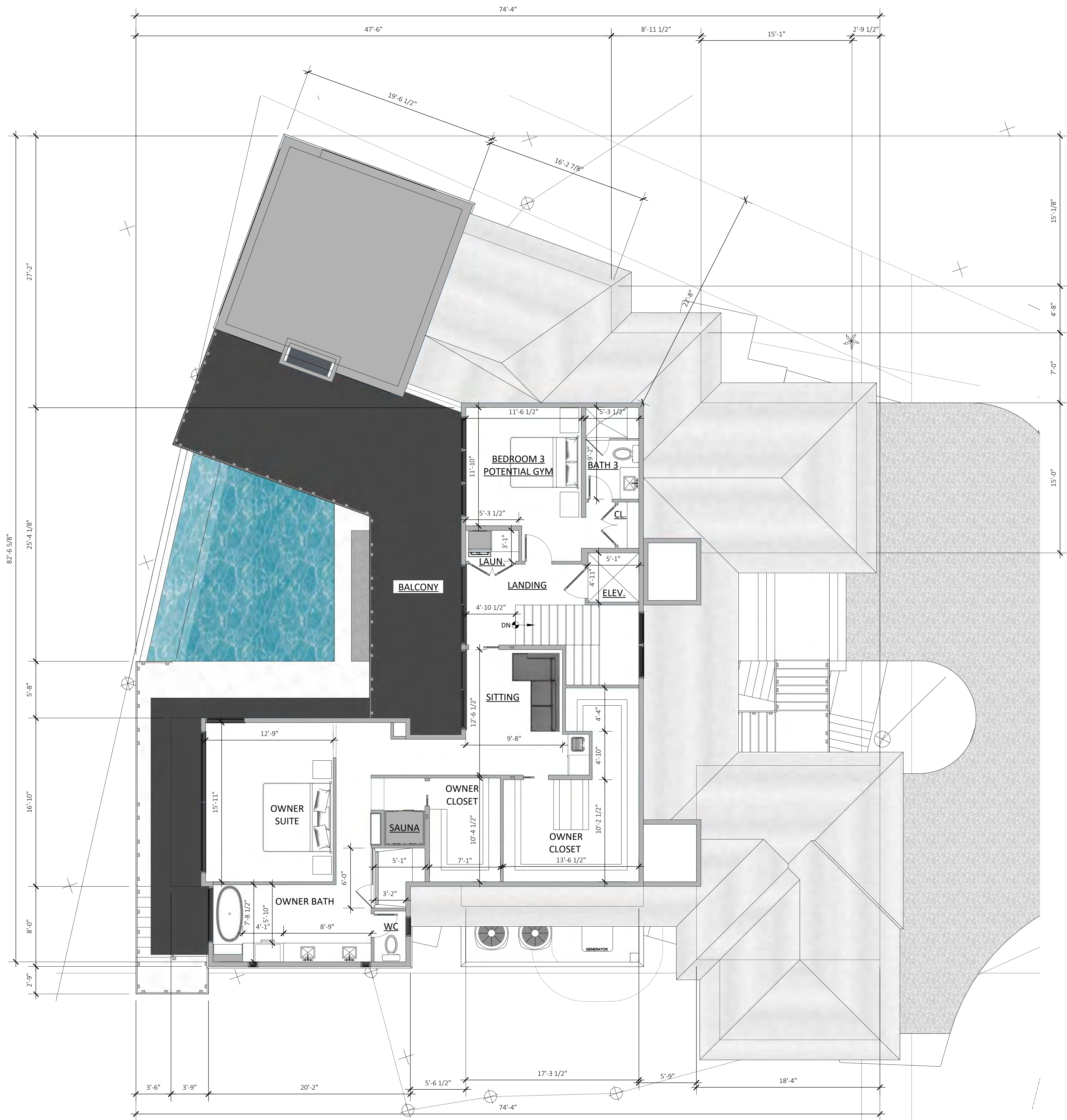
JOB NO.: 2411  
DESIGN BY: DLB  
DRAWN BY: DLB  
DATE: 10/15/2024  
SCALE: 1/4" = 1'-0" U.N.O.

SHEET TITLE:  
**FIRST FLOOR PLAN**

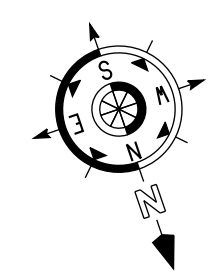
SHEET NO.  
**A-2.1**







**1 SECOND FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"



NO.	REVISION DESCRIPTION	DATE
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 PHONE: 843-303-2979  
 EMAIL: INFO@DLBCUSTOMHOMEDSIGN.COM  
 WWW.DLBCUSTOMHOMEDSIGN.COM

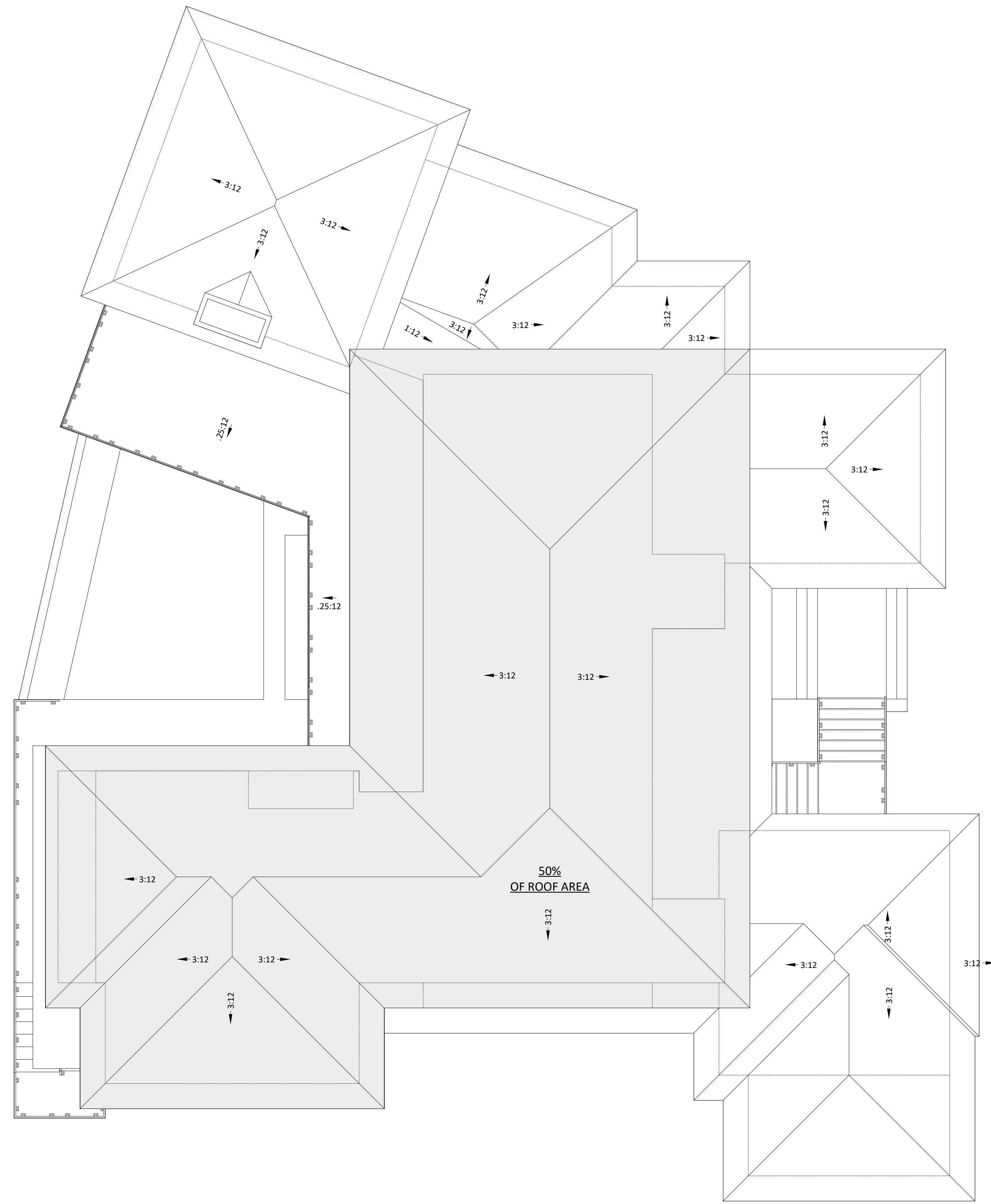
**BUILDER NAME**  
 BUILDER ADDRESS 1  
 BUILDER ADDRESS 2  
 BUILDER CITY  
 BUILDER STATE  
 BUILDER ZIP  
 BUILDER EMAIL

**BARKOWITZ RESIDENCE**  
**ARCHITECTURAL PLANS**  
 3203 MARSHALL BLVD.  
 SULLIVANS ISLAND,  
 CHARLESTON COUNTY, SC  
 LOT 1, BLOCK 16.

JOB NO.: 2411  
 DESIGN BY: DLB  
 DRAWN BY: DLB  
 DATE: 10/15/2024  
 SCALE: 1/4" = 1'-0" U.N.O.

SHEET TITLE:  
**SECOND FLOOR PLAN**

SHEET NO.  
**A-2.2**



**1** ROOF PLAN  
SCALE 3/16" = 1'-0"

**ROOF PLAN NOTES**  
 1. HEIGHTS GIVEN ON THIS PLAN ARE FROM 0'-0" TOP OF FIRST FLOOR SUB-FLOOR. NEGATIVE NUMBERS ARE BELOW THE FIRST FLOOR DATUM, UNLESS NOTED OTHERWISE.  
 2. PLATE HEIGHTS ON ROOF PLANS ARE CALCULATED USING 2x10 RAFTERS WITH 2 1/4" BIRDS MOUTH OR INSIDE FACE OF STUD WHICH EVER IS LESS. FOR 2x8 RAFTERS PLATE HEIGHTS ARE CALCULATED USING 1 3/4" BIRDS MOUTH OR INSIDE OF STUD WHICH EVER IS LESS.

ROOF AREA CALCULATION	
MAIN ROOF AREA	2424 S.F.
OTHER ROOF AREA	2424 S.F.
<b>TOTAL ROOF AREA</b>	<b>4848 S.F.</b>
MAIN ROOF AS PERCENTAGE	
2424/4887 =	50%

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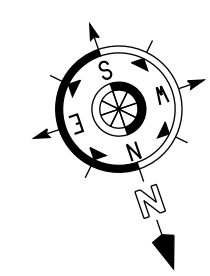
**DLB CUSTOM HOME DESIGN, INC.**  
 PHONE: 843-303-2979  
 EMAIL: DLB@DLBCUSTOMHOMEDSIGN.COM  
 WWW.DLBCUSTOMHOMEDSIGN.COM  
**BUILDER NAME**  
 BUILDER ADDRESS 1  
 BUILDER ADDRESS 2  
 BUILDER CITY  
 BUILDER STATE  
 BUILDER ZIP  
 BUILDER EMAIL

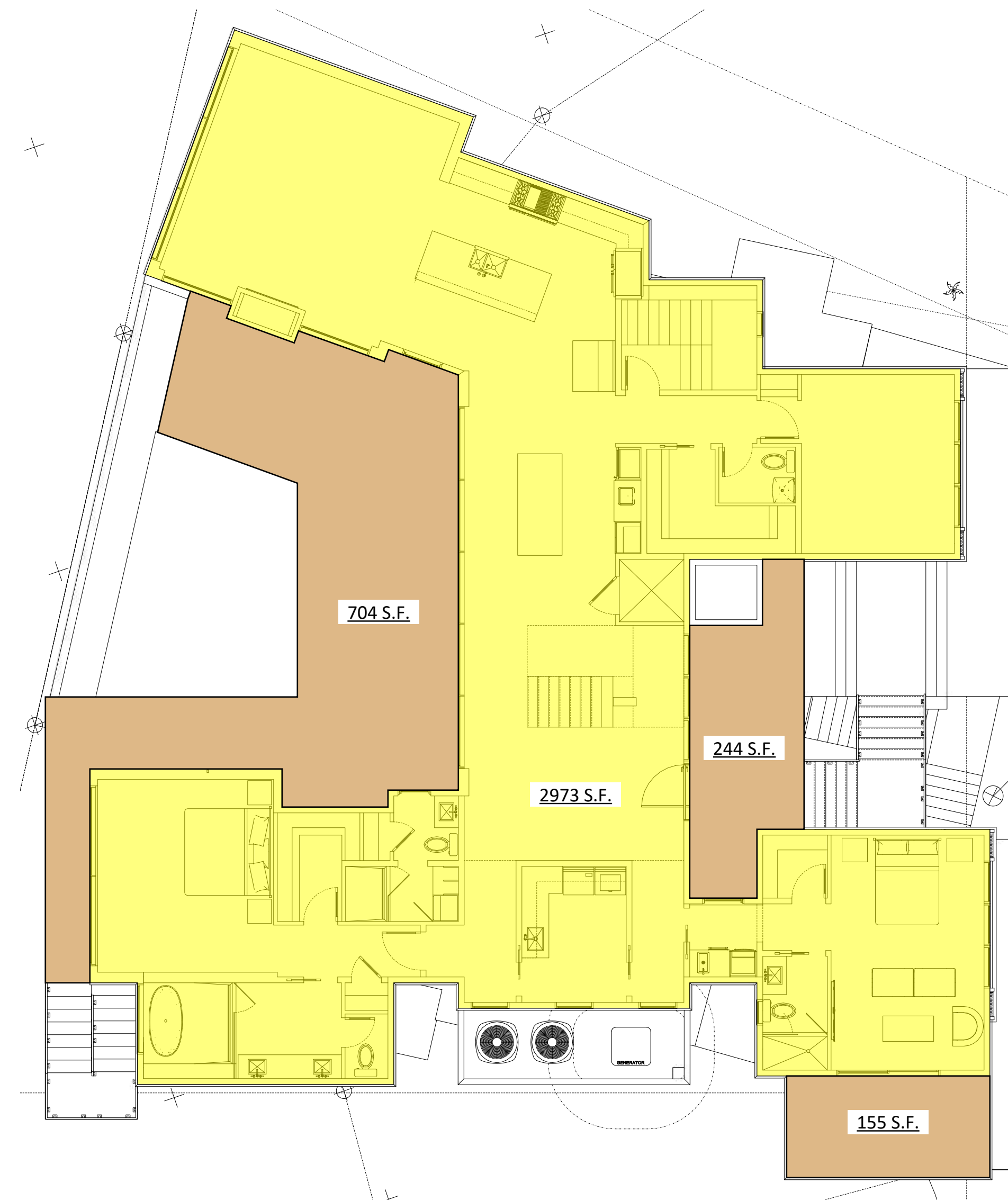
**BARKOWITZ RESIDENCE**  
**ARCHITECTURAL PLANS**  
 3203 MARSHALL BLVD.  
 SULLIVANS ISLAND,  
 CHARLESTON COUNTY, SC  
 LOT 1, BLOCK 16.

JOB NO.: 2411  
 DESIGN BY: DLB  
 DRAWN BY: DLB  
 DATE: 10/15/2024  
 SCALE: 1/4" = 1'-0" U.N.O.

SHEET TITLE:  
**ROOF PLAN**

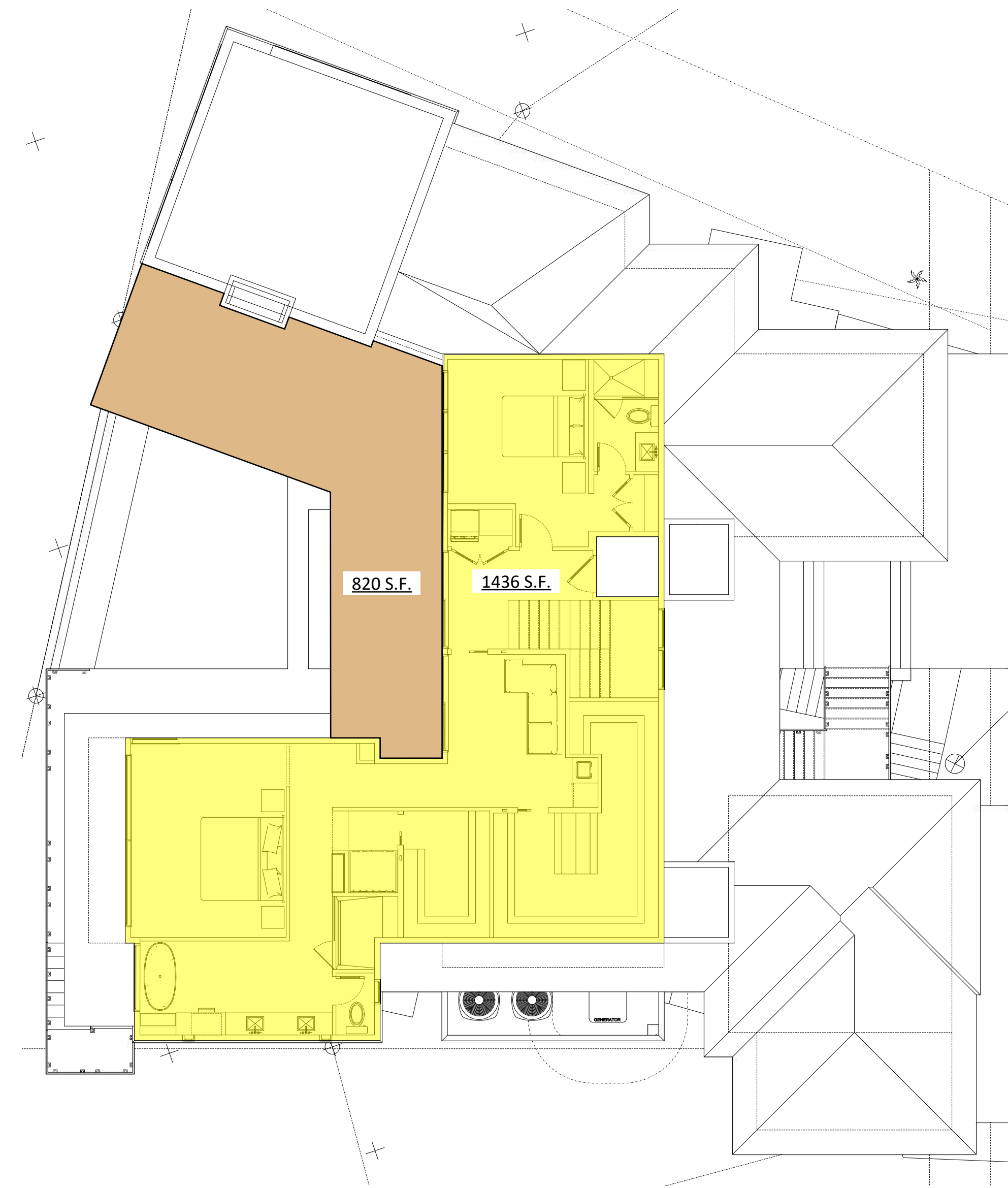
SHEET NO.  
**A-2.3**





1 **FIRST FLOOR PLAN**  
SCALE 1/8" = 1'-0"

AREA CALCULATIONS	
AREA NAME	AREA S.F.
FIRST FLOOR	2973
SECOND FLOOR	1436
TOTAL HEATED	4409
MAX. ALLOWED PBSF	4444.9
FRONT PORCH	244
GARAGE	2999
POOL DECK	704
S.F. BALCONY	820
BEDROOM 4 PORCH	155
TOTAL UNHEATED	4922
GROSS	9331



2 **SECOND FLOOR PLAN**  
SCALE 1/8" = 1'-0"

NO.	REVISION DESCRIPTION	DATE
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PHONE: 843-303-2979  
EMAIL: DLB@DLBCUSTOMHOMEDSIGN.COM  
WWW.DLBCUSTOMHOMEDSIGN.COM

**BUILDER NAME**  
BUILDER ADDRESS 1  
BUILDER ADDRESS 2  
BUILDER CITY  
BUILDER STATE  
BUILDER ZIP  
BUILDER EMAIL

**BARKOWITZ RESIDENCE**  
**ARCHITECTURAL PLANS**  
3203 MARSHALL BLVD.  
SULLIVANS ISLAND,  
CHARLESTON COUNTY, SC  
LOT 1, BLOCK 16.

JOB NO.: 2411  
DESIGN BY: DLB  
DRAWN BY: DLB  
DATE: 10/15/2024  
SCALE: 1/4" = 1'-0" U.N.O.

SHEET TITLE:  
**GRAPHIC AREAS**

SHEET NO.  
**A-2.4**



**1 FRONT ELEVATION**  
SCALE 3/16" = 1'-0"

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PHONE: 843-203-2979  
EMAIL: DLB@DLBCUSTOMHOMEDSIGN.COM  
WWW.DLBCUSTOMHOMEDSIGN.COM

**BUILDER NAME:**  
BUILDER ADDRESS 1:  
BUILDER ADDRESS 2:  
BUILDER CITY:  
BUILDER STATE:  
BUILDER ZIP:  
BUILDER EMAIL:

**BARKOWITZ RESIDENCE**  
**ARCHITECTURAL PLANS**  
3203 MARSHALL BLVD.  
SULLIVANS ISLAND,  
CHARLESTON COUNTY, SC  
LOT 1, BLOCK 16.

JOB NO.: 2411  
DESIGN BY: DLB  
DRAWN BY: DLB  
DATE: 10/15/2024  
SCALE: 1/4" = 1'-0" U.N.O.

SHEET TITLE:  
**FRONT ELEVATION**

SHEET NO.  
**A-3.1**



**1 FRONT ELEVATION IN CONTEXT**  
SCALE 3/16" = 1'-0"

NO.	REVISION DESCRIPTION	DATE
1	CONCEPTUAL DESIGN	07/19/24
2	DRB SUBMITTAL	10/2/24
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EMAIL: RESIDENTIAL@DLBCUSTOMDESIGN.COM  
WWW.DLBCUSTOMDESIGN.COM

**BUILDER NAME**  
BUILDER ADDRESS 1  
BUILDER ADDRESS 2  
BUILDER EMAIL

**BARKOWITZ RESIDENCE**  
**ARCHITECTURAL PLANS**  
3203 MARSHALL BLVD.  
SULLIVANS ISLAND,  
CHARLESTON COUNTY, SC  
LOT 1, BLOCK 16.

JOB NO.: 2411  
DESIGN BY: DLB  
DRAWN BY: DLB  
DATE: 10/15/2024  
SCALE: 1/4" = 1'-0" U.N.O.

SHEET TITLE:  
**FRONT ELEVATION  
IN CONTEXT**

SHEET NO.  
**A-3.1.1**

NO.	REVISION DESCRIPTION	DATE
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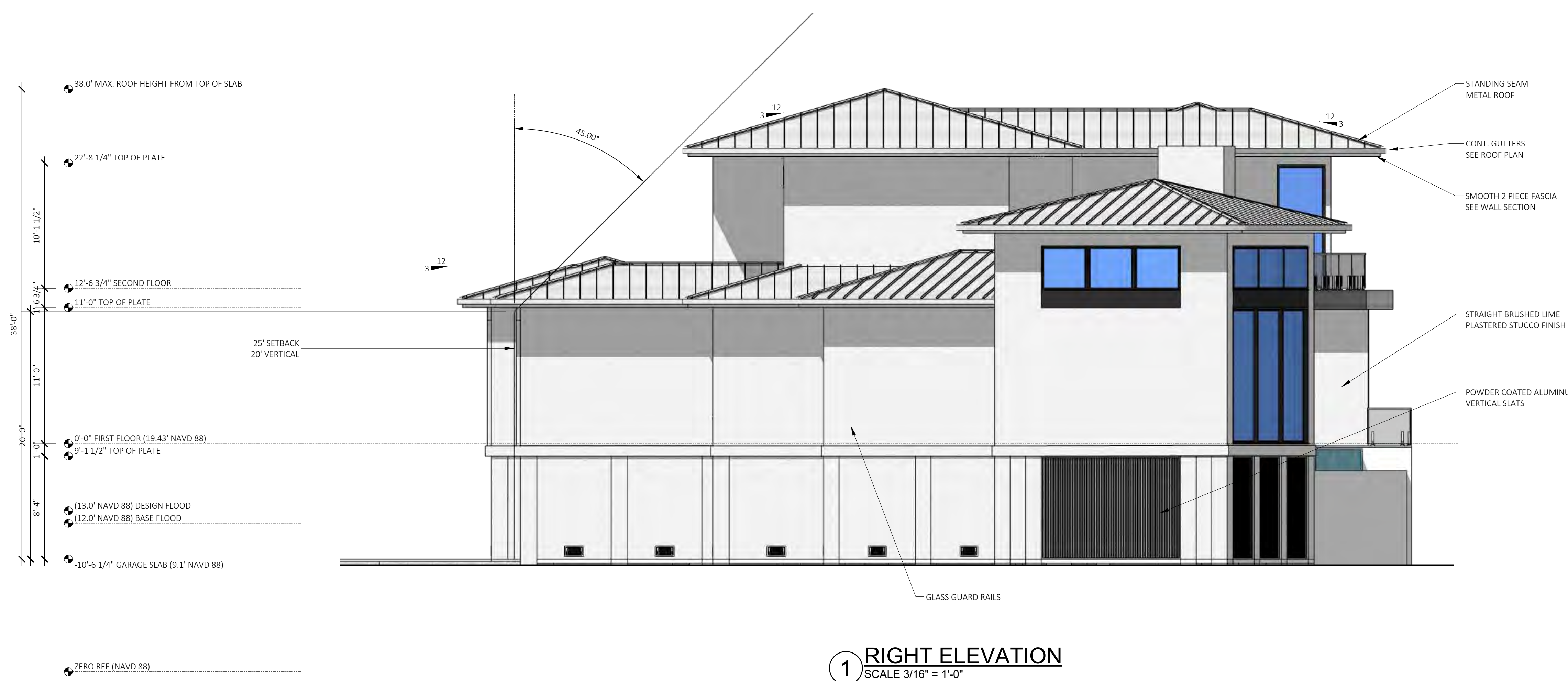
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JOB NO.: 2411  
 DESIGN BY: DLB  
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 DATE: 10/15/2024  
 SCALE: 1/4" = 1'-0" U.N.O.

SHEET TITLE:  
**BACK ELEVATION**  
 SHEET NO.  
**A-3.2**



**1 BACK ELEVATION**  
 SCALE 3/16" = 1'-0"



**1 RIGHT ELEVATION**  
SCALE 3/16" = 1'-0"

NO.	REVISION DESCRIPTION	DATE
1	CONCEPTUAL DESIGN	07/19/24
2	DRB SUBMITTAL	10/2/24
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BUILDER CITY  
BUILDER STATE  
BUILDER ZIP  
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**BARKOWITZ RESIDENCE**  
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JOB NO.: 2411  
DESIGN BY: DLB  
DRAWN BY: DLB  
DATE: 10/15/2024  
SCALE: 1/4" = 1'-0" U.N.O.

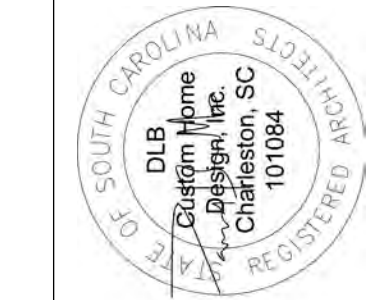
SHEET TITLE:  
**RIGHT ELEVATION**

SHEET NO.  
**A-3.3**



**1 LEFT ELEVATION**  
SCALE 3/16" = 1'-0"

NO.	REVISION DESCRIPTION	DATE
1	CONCEPTUAL DESIGN	07/19/24
2	DRB SUBMITTAL	10/2/24
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SULLIVANS ISLAND,  
CHARLESTON COUNTY, SC  
LOT 1, BLOCK 16.

JOB NO.: 2411  
DESIGN BY: DLB  
DRAWN BY: DLB  
DATE: 10/15/2024  
SCALE: 1/4" = 1'-0" U.N.O.

SHEET TITLE:  
**LEFT ELEVATION**

SHEET NO.  
**A-3.4**



DATE PLOTTED: 10/15/2024 10:51:00 AM



NO.	REVISION DESCRIPTION	DATE
1	CONCEPTUAL DESIGN	07/19/24
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**BUILDER NAME**  
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BUILDER ADDRESS 2  
BUILDER CITY  
BUILDER STATE  
BUILDER ZIP  
BUILDER EMAIL

**BARKOWITZ RESIDENCE**  
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3203 MARSHALL BLVD.  
SULLIVANS ISLAND  
CHARLESTON COUNTY, SC  
LOT 1, BLOCK 16.

JOB NO.: 2411  
DESIGN BY: DLB  
DRAWN BY: DLB  
DATE: 10/15/2024  
SCALE: 1/4" = 1'-0" U.N.O.

SHEET TITLE:  
**FRONT PERSPECTIVE**

SHEET NO.

**A-3.5**



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 WWW.DLBDESIGN.COM

NO.	REVISION DESCRIPTION	DATE
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**BARKOWITZ RESIDENCE**  
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SHEET TITLE:  
**FRONT PERSPECTIVE**

SHEET NO.  
**A-3.6**



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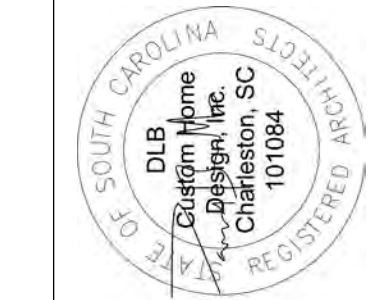
SHEET TITLE:  
**BACK PERSPECTIVE**

SHEET NO.  
**A-3.7**



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SHEET TITLE:  
**BACK PERSPECTIVE**

SHEET NO.  
**A-3.8**



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NO.	REVISION DESCRIPTION	DATE
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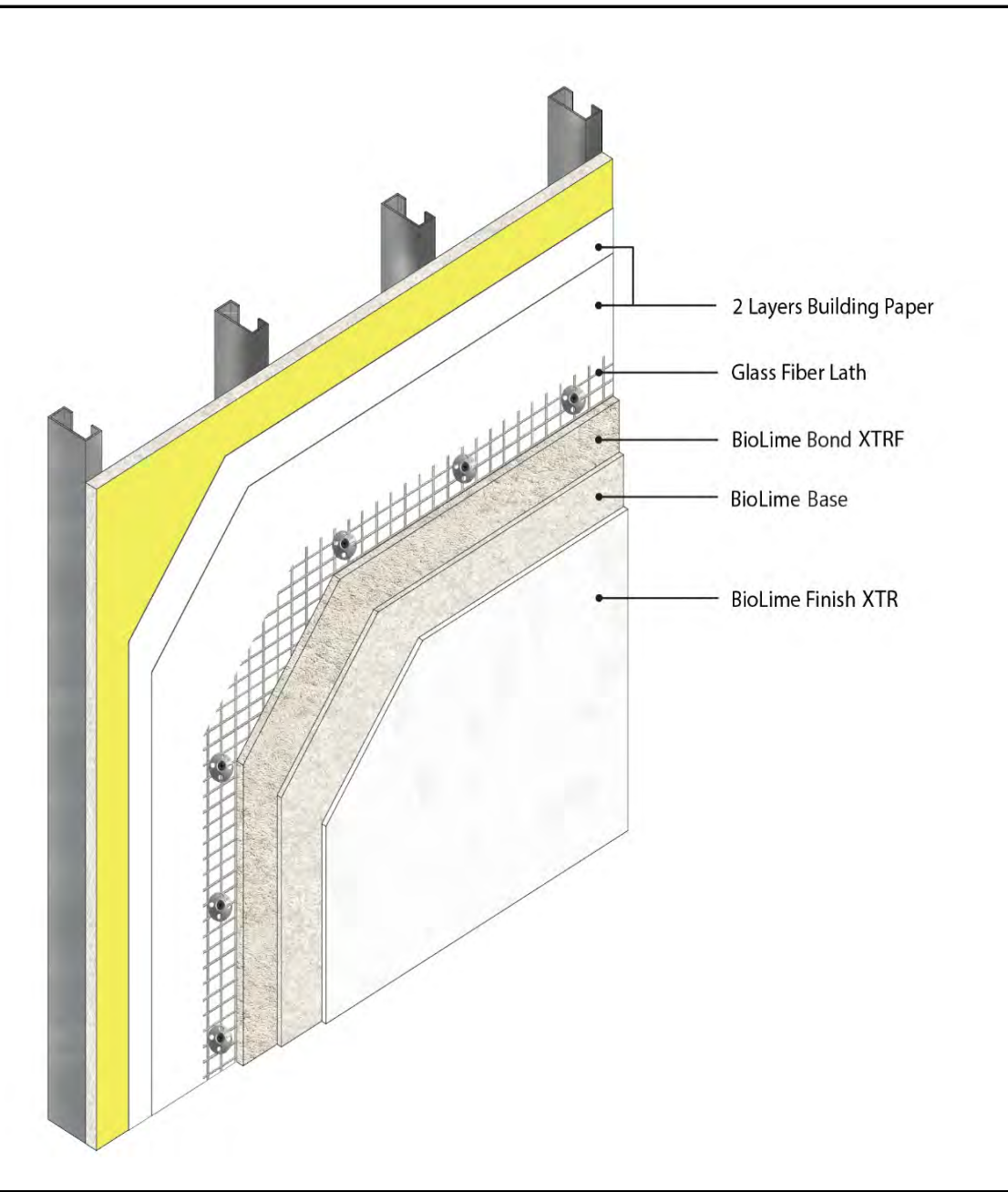
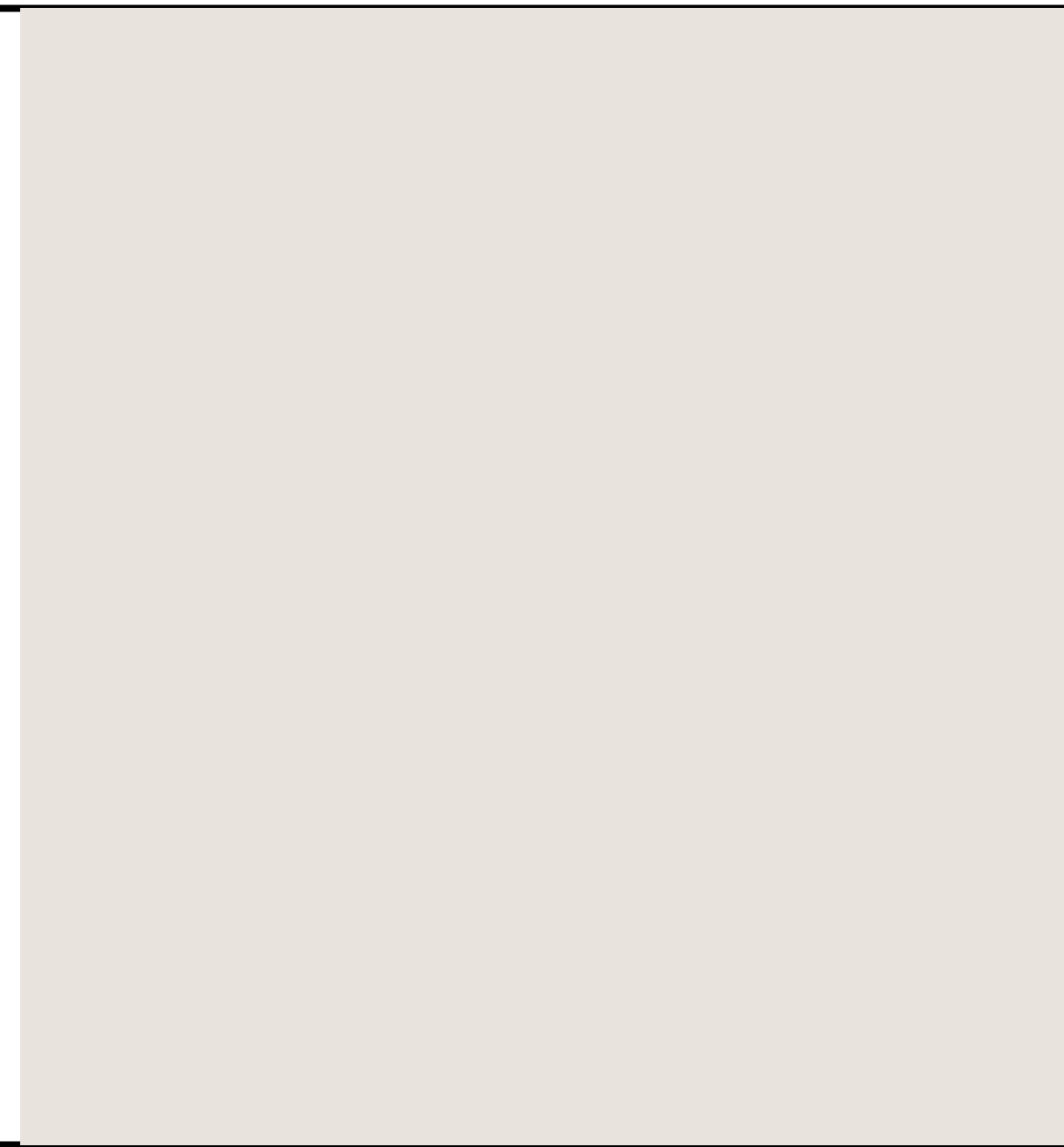
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 LOT 1, BLOCK 16.

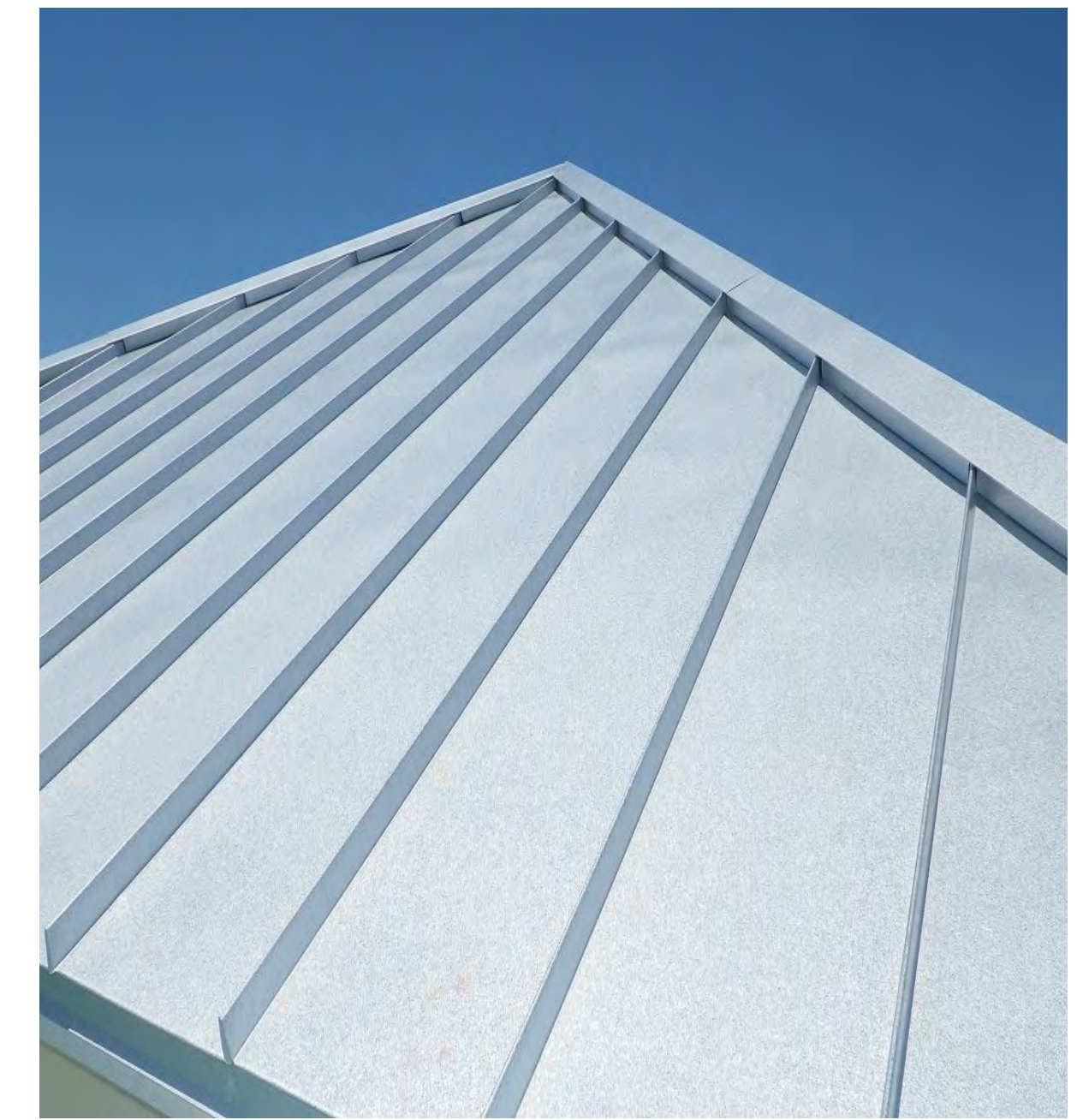
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SHEET TITLE:  
**AERIAL VIEWS**

SHEET NO.  
**A-3.9**



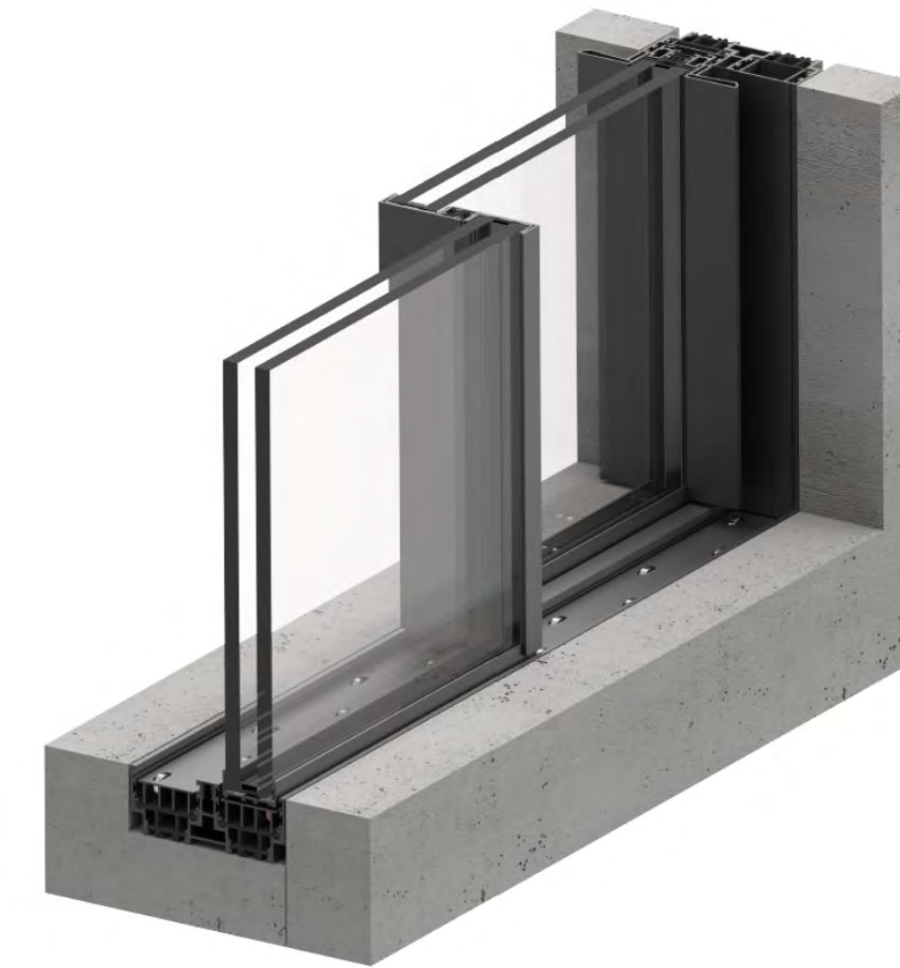
BIOLIME EXTERIOR LIME PLASTER FINISH, EXTRA FINE



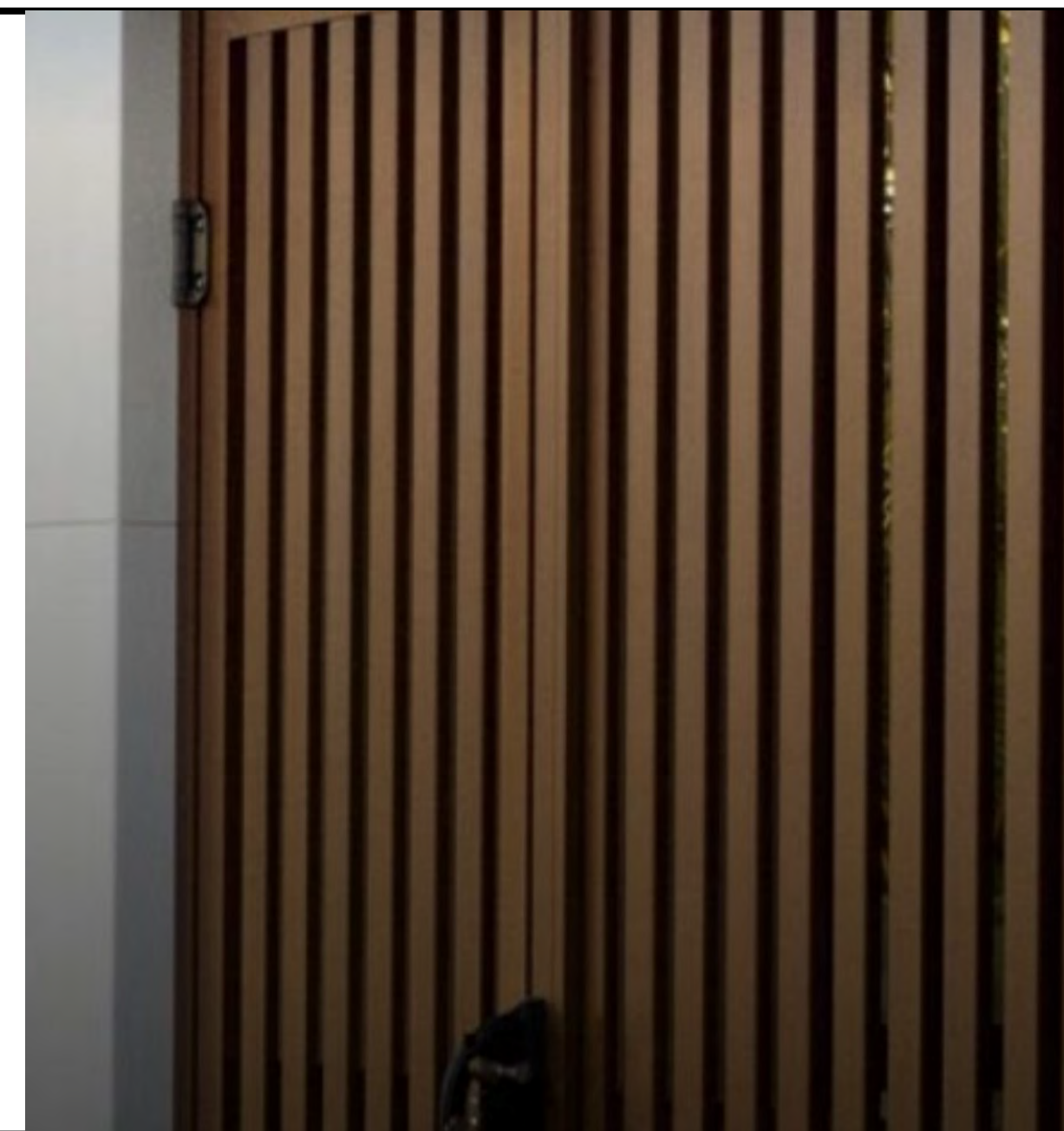
24 GAUGE MECHANICALLY SEAMED METAL ROOF



VIEWRAIL GLASS RAILING SYSTEM WITH ASCEND TALON SPIGOTS



PANORAMAH AH38 EXTERIOR WINDOWS AND DOORS



KNOTWOOD ALUMINUM SLATTED SCREEN SYSTEM IN CHARCOAL ASH WOOD GRAIN



ACCOYA SHIPLAP SIDING



CLOPAY GARAGE DOOR

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SHEET TITLE:  
**EXTERIOR MATERIALS**

SHEET NO.  
**A-3.10**