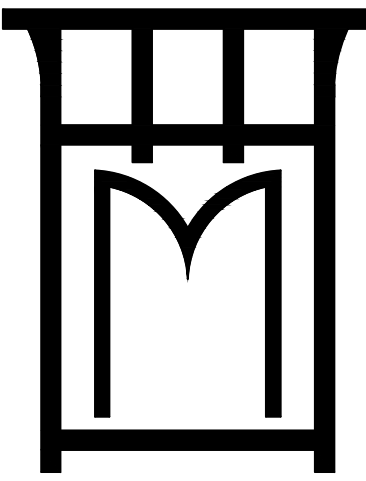




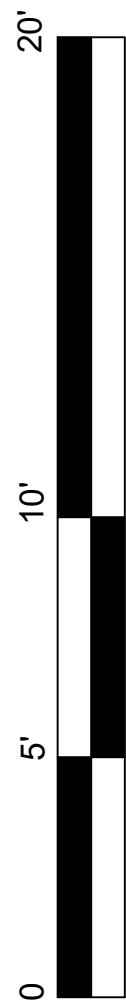
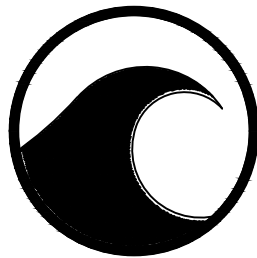
SANDERS HOUSE
2530 JASPER BLVD. SULLIVAN'S ISLAND

LOT COVERAGE		LOT SIZE 14,647 SQ.FT.				
ZONING ORDINANCE REFERENCE SECTION	ZONING STANDARD	DRB's MAX RELIEF	% OF RELIEF	SQ. FT. OF RELIEF	PROPOSED	
21-22 FRONT SETBACK	25'	15%	N/A	N/A	N/A	
21-22 SIDE SETBACK	40' COMBINED	25%	N/A	N/A	N/A	
21-25 PRINCIPAL BUILDING COVERAGE	2,197 SQ. FT.	20 %	8%	178 SQ. FT.	2,375 sq. ft.	
21-26 IMPERVIOUS COVERAGE	4,394 SQ.FT.	N/A	N/A	N/A	4,147 sq. ft.	
21-27 PRINCIPAL BUILDING SQUARE FOOTAGE	3,365 SQ.FT.	500 SQ. FT.	9.5%	357 SQ. FT.	3,722 sq. ft.	
50% GREEN SPACE	7,324 SQ.FT.	N/A	N/A	N/A	8,825 sq. ft.	



M3 DESIGNS INC.
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carlmccants3@gmail.com

SQUARE FOOTAGE
FIRST FLOOR 2375 SQ.FT.
SECOND FLOOR 1347 SQ.FT.
TOTAL HEATED 3722 SQ.FT.



CONCEPTUAL
P L A N S

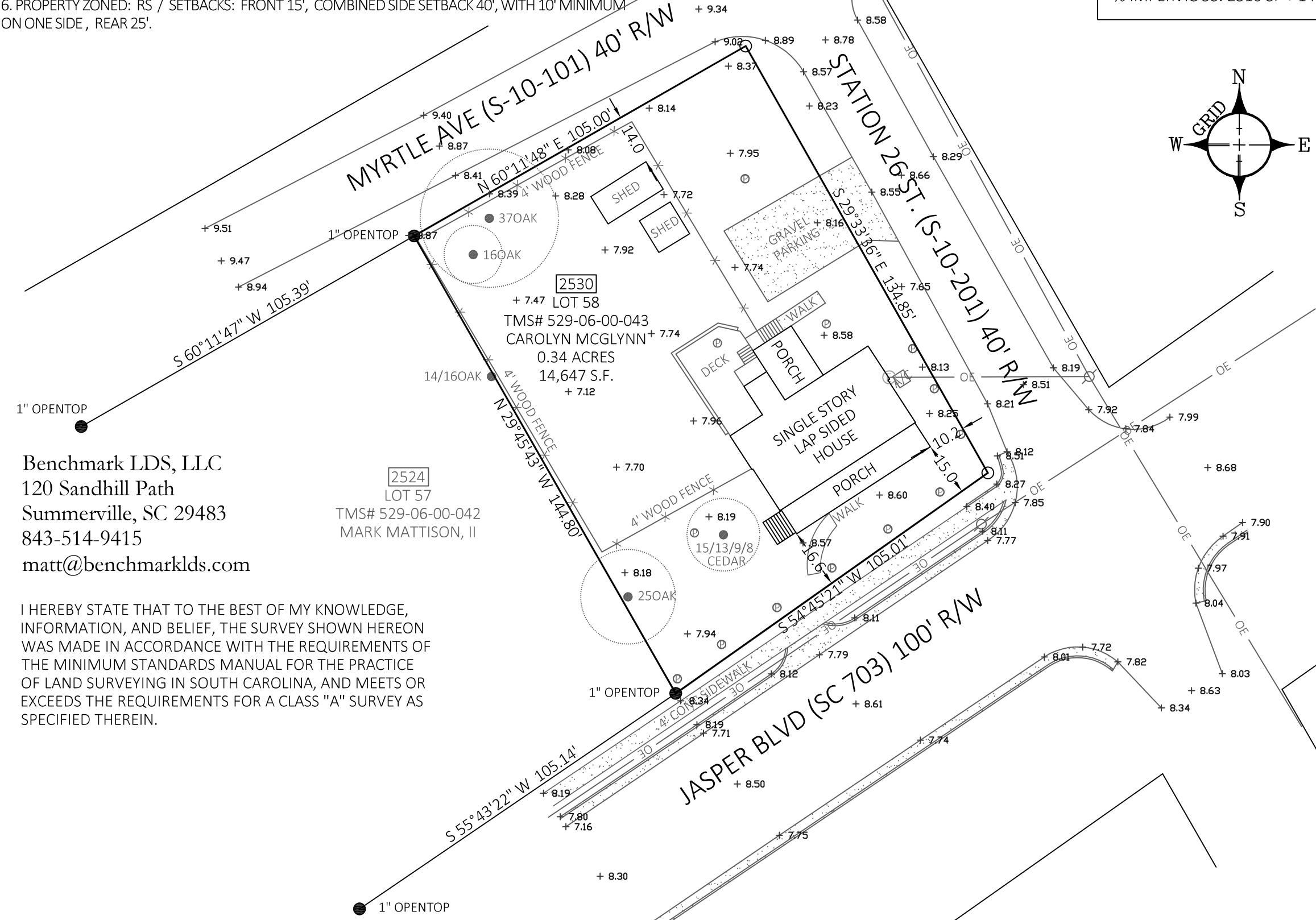
SANDERS HOUSE
2530 JASPER BLVD. SULLIVAN'S ISLAND
COVER

REVISIONS

REFERENCES:
1. PLAT BY H. J. LAMBLE', DATED APTIL, 1899 RECORDED IN PLAT BOOK/PG D-184.

NOTES:
1. PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE-10' PER FIRM 45019C-0539K, 01/29/2021.
2. HORIZONTAL DATUM REFERENCED: SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM; NAD83 (2011).
3. VERTICAL DATUM REFERENCED: NAVD88.
4. FEATURES OUTSIDE OF THE SUBJECT PROPERTY ARE SHOWN FOR DESCRIPTIVE PURPOSES ONLY.
5. ONLY EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE REFERENCES AND/OR OBVIOUS TO THE SURVEYOR ARE SHOWN.
6. PROPERTY ZONED: RS / SETBACKS: FRONT 15', COMBINED SIDE SETBACK 40', WITH 10' MINIMUM ON ONE SIDE , REAR 25'.

LOT OCCUPANCY OF BUILDINGS:	
HOUSE, PORCHES	1723 SF
SHEDS, DECK	671 SF
SIDEWALKS	116 SF
TOTAL IMPERVIOUS AREA	2510 SF
TOTAL LOT AREA	14647 SF
% IMPERVIOUS: 2510 SF ÷ 14647 SF = 17.1%	



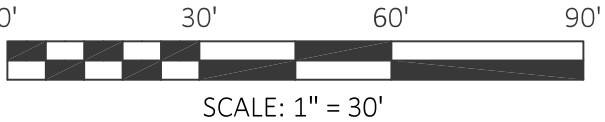
Benchmark LDS, LLC
120 Sandhill Path
Summerville, SC 29483
843-514-9415
matt@benchmarklds.com

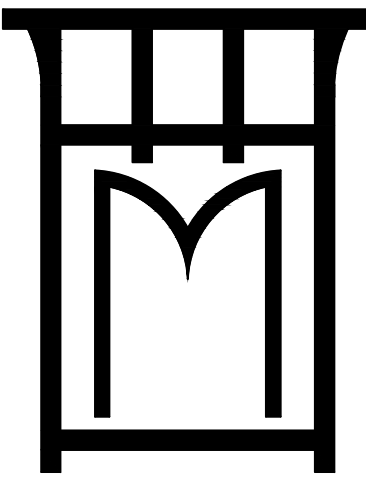
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

LEGEND	
	BOUNDARY
	BOUNDARY, ADJOINER
	WOOD FENCE
	TOPOGRAPHIC LINE
	TREE CANOPY
	OVERHEAD POWER
	MONUMENT FOUND
	3/4" REBAR SET
	ELEC METER BASE
	UTILITY POLE
	BENCHMARK
	EX. TREE/SIZE/TYPE
	PALMETTO TREE
	ELEVATION SPOT SHOT
	ADDRESS

AUGUST 6, 2025
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY
SOUTH CAROLINA

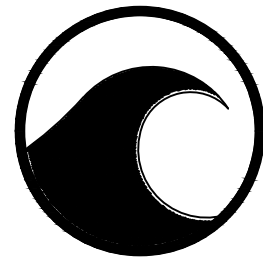
SITE SURVEY FOR
2530 JASPER BLVD
LOT 58
TMS# 529-06-00-043
MEASURING 0.34 ACRES
OWNED BY
CAROLYN MCGLYNN





M3 DESIGNS INC
CARL MCANTS III
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carlmcants3@gmail.com

SQUARE FOOTAGE
FIRST FLOOR 2375 SQ.FT.
SECOND FLOOR 1347 SQ.FT.
TOTAL HEATED 3722 SQ.FT.

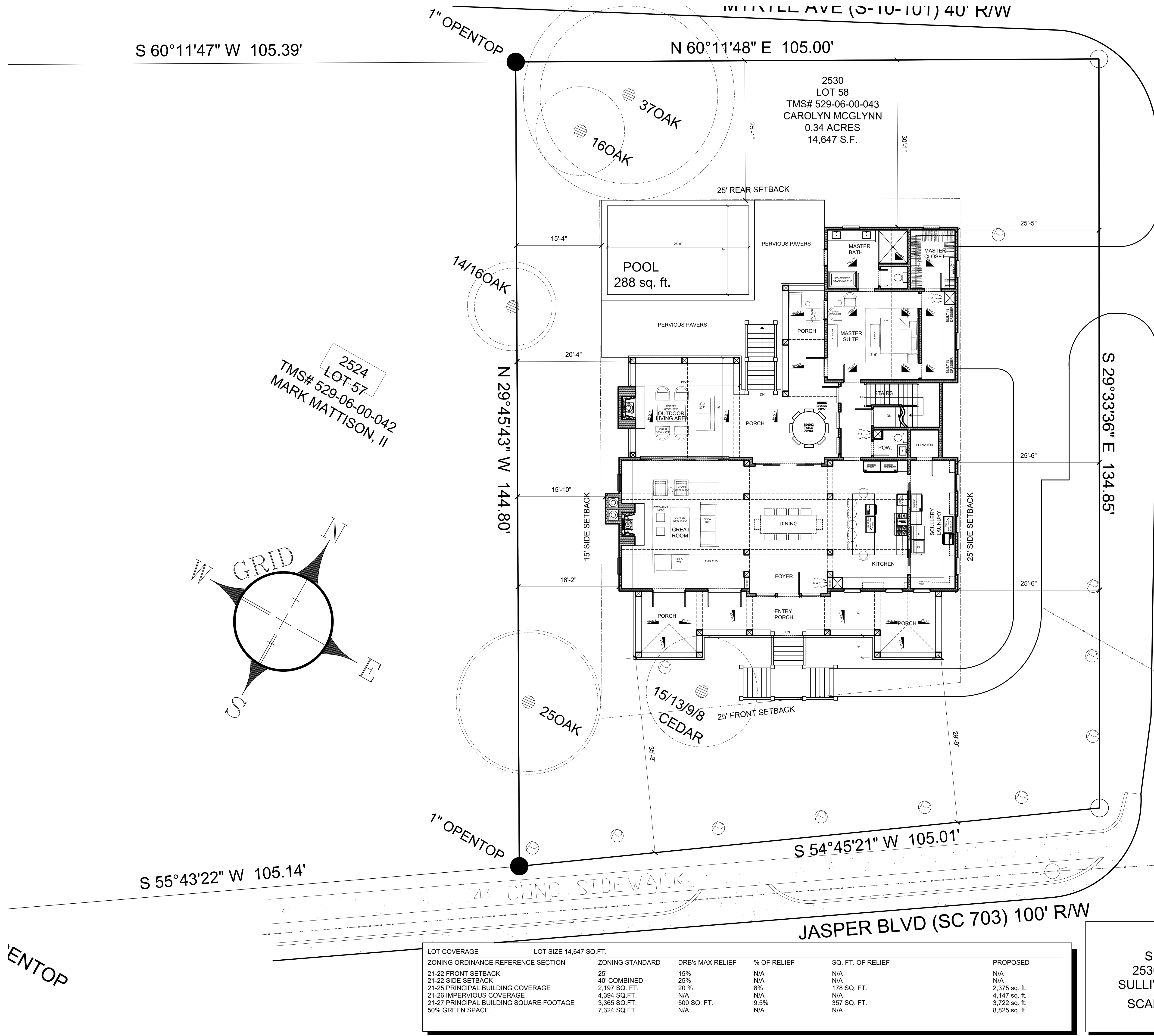


CONCEPTUAL
PLANS

SANDERS HOUSE
2530 JASPER BLVD. SULLIVAN'S ISLAND, SC
SITE PLAN

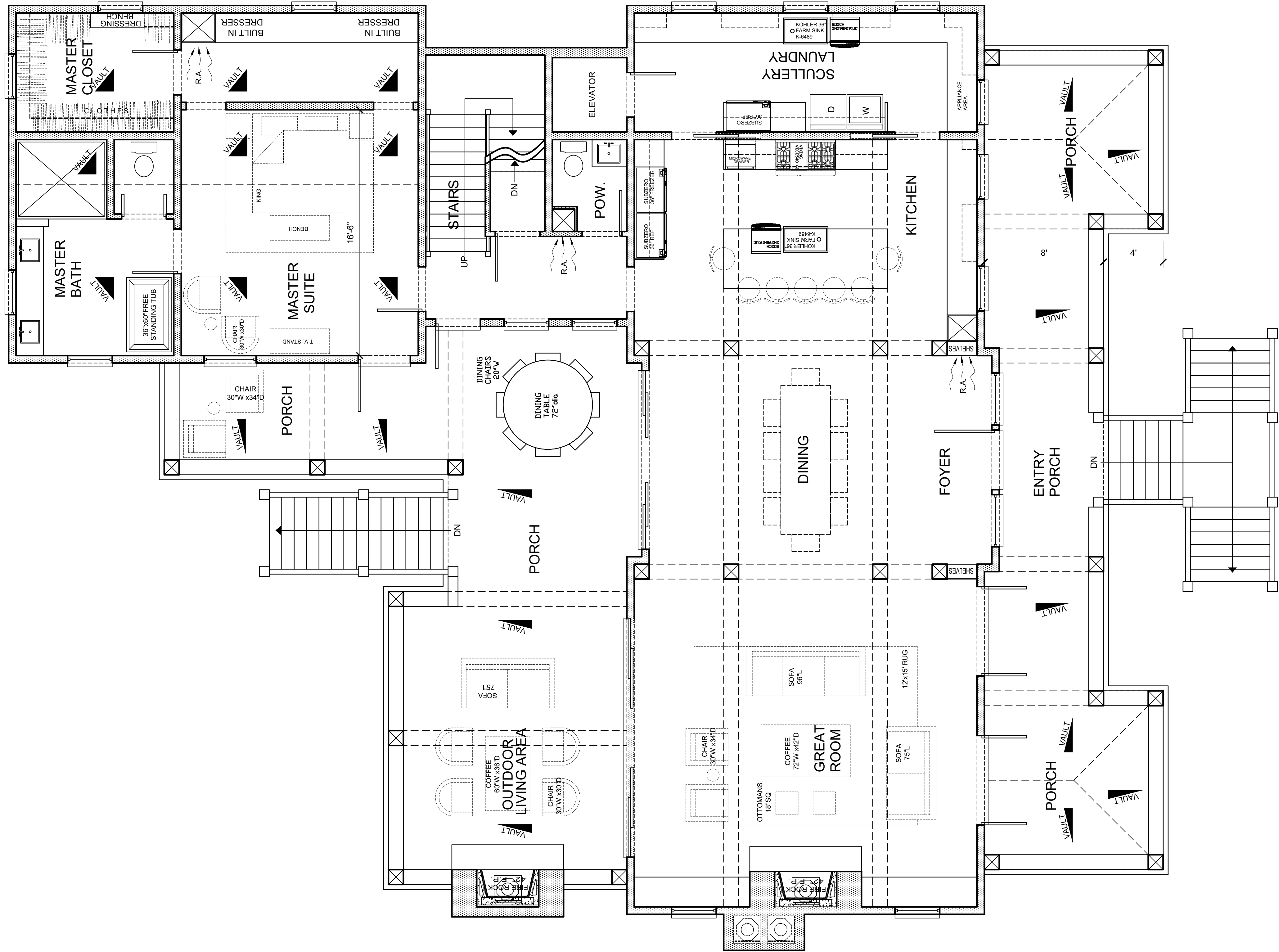
REVISIONS

SHEET
a02
DATE
09-18-25

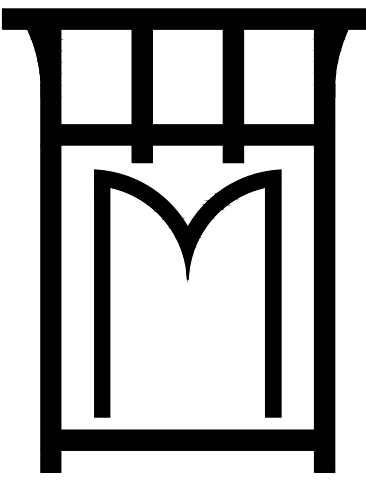


LOT COVERAGE	LOT SIZE 14,647 SQ.FT.				
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50% GREEN SPACE	7,324 SQ.FT.	N/A	N/A	N/A	8,825 sq. ft.

A
SITE PLAN OF
2530 ASPER BLVD.
SULLIVAN'S ISLAND, SC
SCALE : 1/8" = 1'-0"

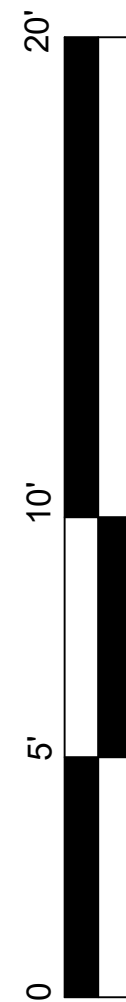
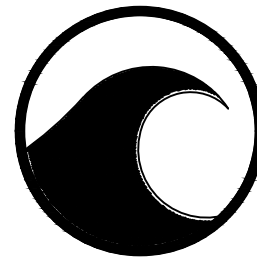


FIRST FLOOR PLAN
1/8" = 1'-0"



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carimccants3@gmail.com

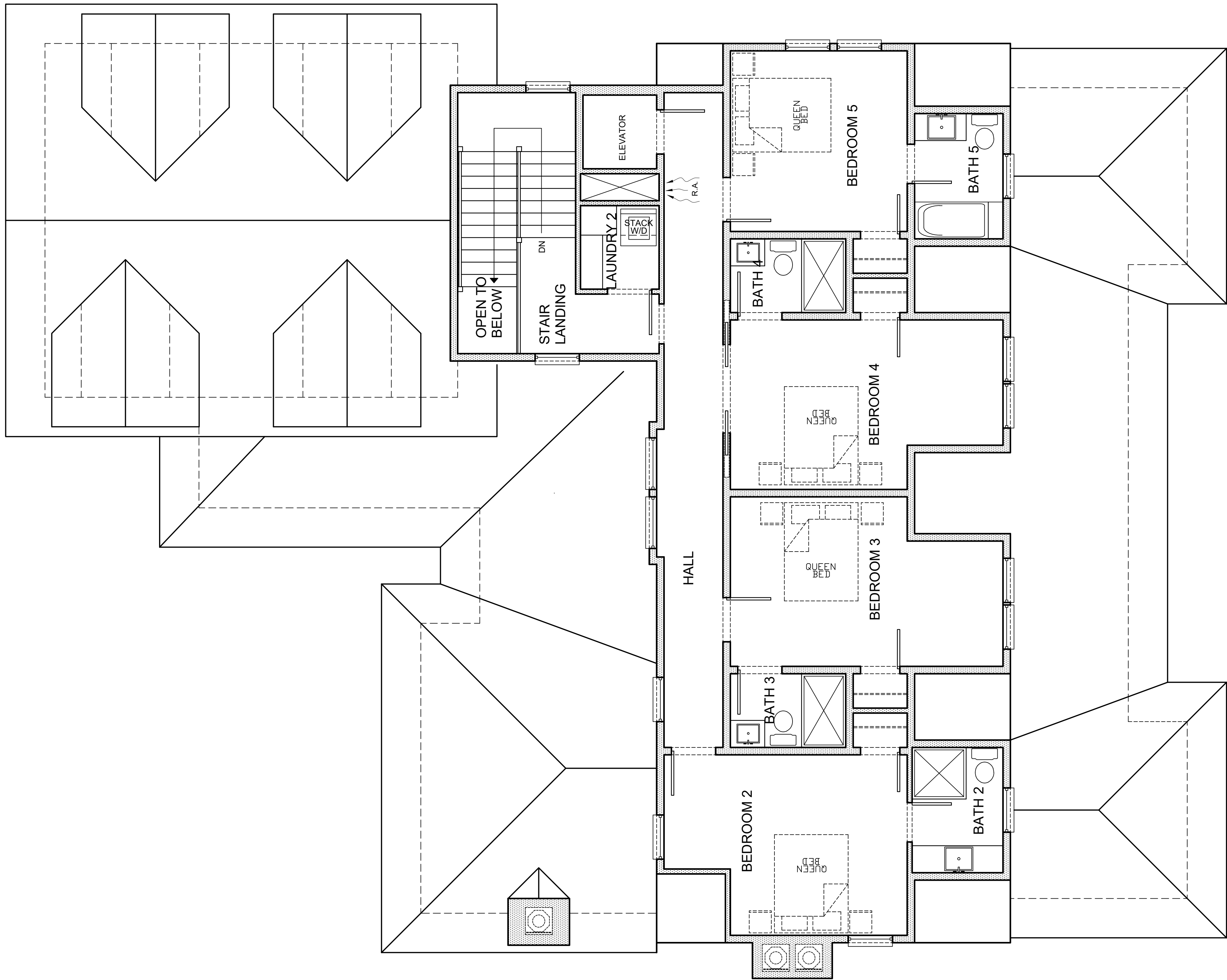
SQUARE FOOTAGE	
FIRST FLOOR	2375 SQ.FT.
SECOND FLOOR	1347 SQ.FT.
TOTAL HEATED	3722 SQ.FT.



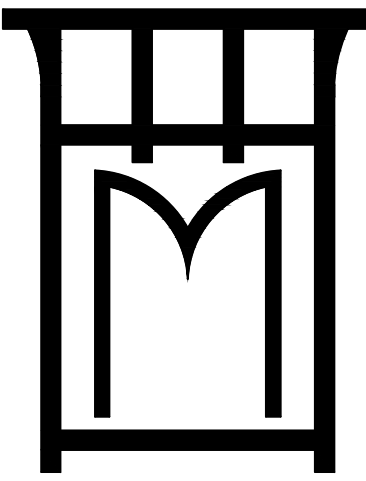
CONCEPTUAL
PLANS

SANDERS HOUSE
2530 JASPER BLVD. SULLIVAN'S ISLAND
SECOND FLOOR

REVISIONS

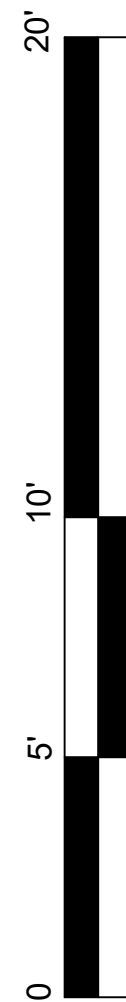
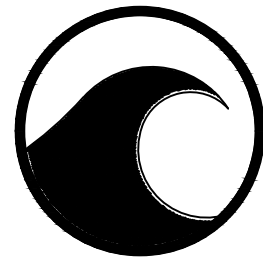


SECOND FLOOR PLAN
1/8" = 1'-0"



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SQUARE FOOTAGE	
FIRST FLOOR	2375 SQ.FT.
SECOND FLOOR	1347 SQ.FT.
TOTAL HEATED	3722 SQ.FT.

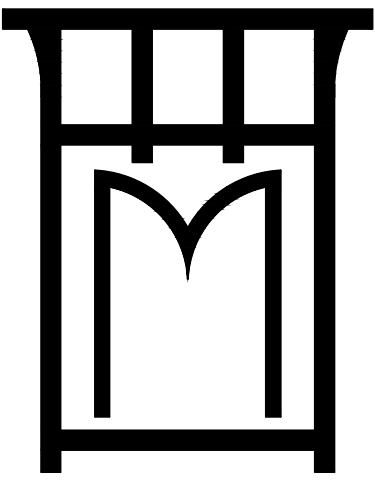


CONCEPTUAL
PLANS

SANDERS HOUSE
2530 JASPER BLVD. SULLIVAN'S ISLAND
SECOND FLOOR

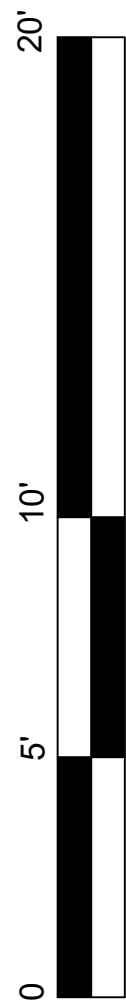
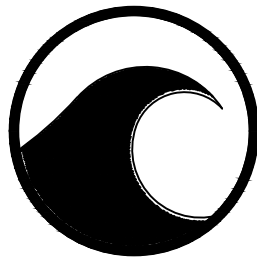
REVISIONS

SHEET
a05
DATE
10-07-25



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CARL McCANTS III
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carlmcants3@gmail.com

SQUARE FOOTAGE	
FIRST FLOOR	2375 SQ.FT.
SECOND FLOOR	1347 SQ.FT.
TOTAL HEATED	3722 SQ.FT.



CONCEPTUAL
PLANS

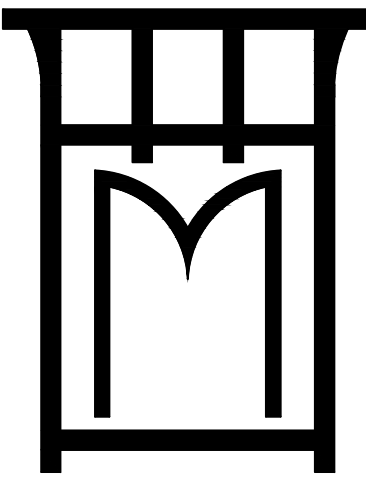
SANDERS HOUSE
2530 JASPER BLVD. SULLIVAN'S ISLAND
FRONT ELEVATION

REVISIONS

SHEET
a07
DATE
10-07-25

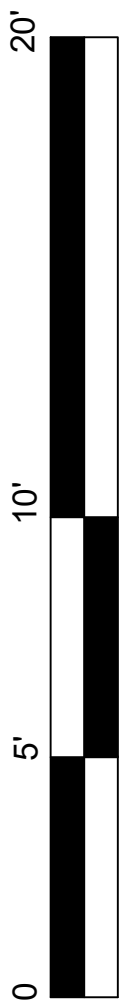
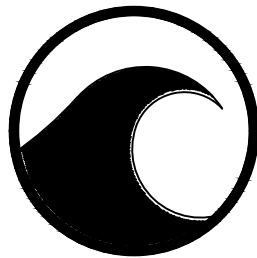


FRONT ELEVATION
1/8" = 1'-0"



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SQUARE FOOTAGE	
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TOTAL HEATED	3722 SQ.FT.



CONCEPTUAL
PLANS

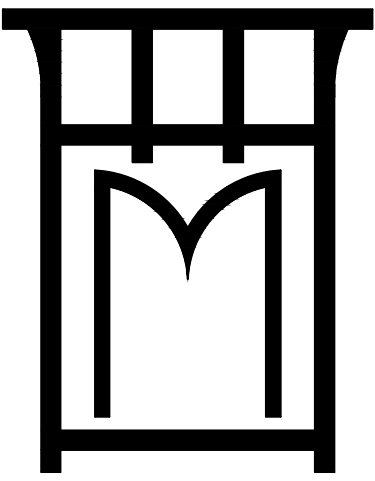
SANDERS HOUSE
2530 JASPER BLVD. SULLIVAN'S ISLAND
RIGHT ELEVATION

REVISIONS

SHEET
a08
DATE
10-10-25

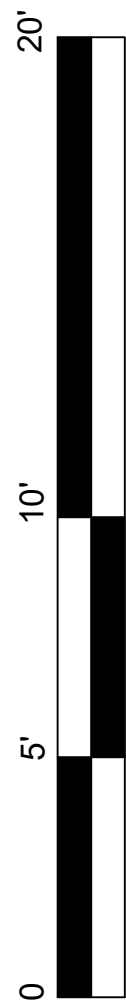
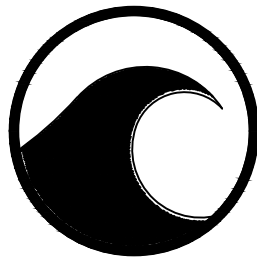


RIGHT ELEVATION
1/8" = 1'-0"



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SQUARE FOOTAGE	
FIRST FLOOR	2375 SQ.FT.
SECOND FLOOR	1347 SQ.FT.
TOTAL HEATED	3722 SQ.FT.



CONCEPTUAL
PLANS

SANDERS HOUSE
2530 JASPER BLVD. SULLIVAN'S ISLAND
REAR ELEVATION

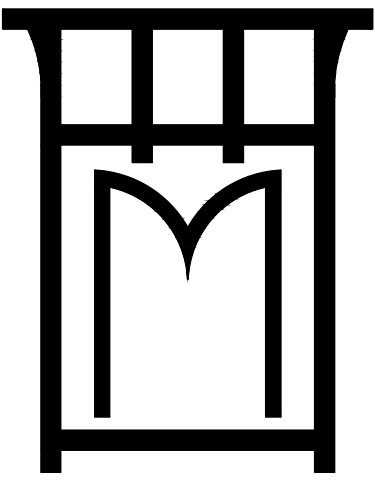
REVISIONS

SHEET
a09.2
DATE
10-10-25



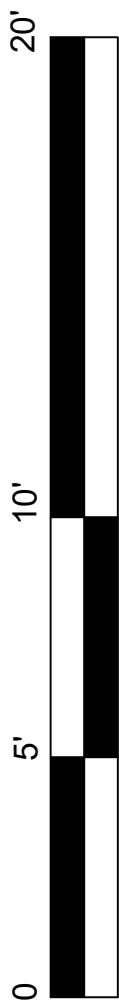
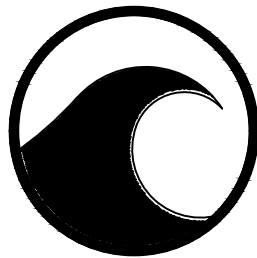
ELEVATION - 0'

REAR ELEVATION
1/8" = 1'-0"



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SQUARE FOOTAGE	
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TOTAL HEATED	3722 SQ.FT.



CONCEPTUAL
PLANS

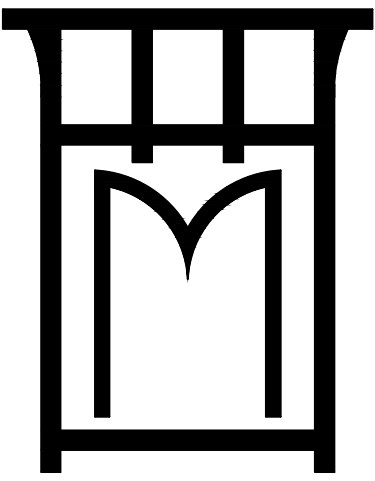
SANDERS HOUSE
2530 JASPER BLVD. SULLIVAN'S ISLAND
LEFT ELEVATION

REVISIONS

SHEET
a10
DATE
10-10-25

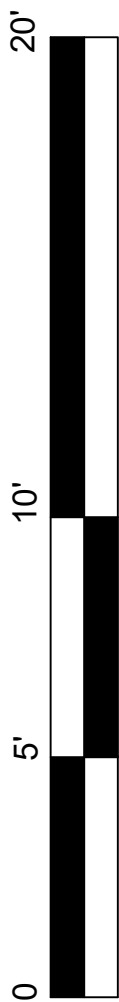
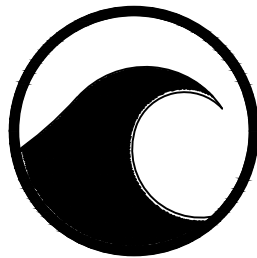


LEFT ELEVATION
1/8" = 1'-0"



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TOTAL HEATED	3722 SQ.FT.



CONCEPTUAL
PLANS

SANDERS HOUSE
2530 JASPER BLVD. SULLIVAN'S ISLAND
ADDITIONAL FRONT SETBACK

REVISIONS

SHEET
a10
DATE
10-10-25



ELEVATION - 0'

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