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c o l l a b o r a t i o n
s t e w a r d s h i p

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NUNN RESIDENCE

Sullivans Island, South Carolina

LOCATION
2820 JASPER BLVD
DRB SUBMITTAL DATE: NOVEMBER 21, 2025
DRB REVIEW DATE - DECEMBER 17, 2025

SCHEDULE OF DRAWINGS	
SHEET NO.	DESCRIPTION
L001	SURVEY
L100	EXISTING CONDITIONS
L101	DEMOLITION & TREE PROTECTION PLAN
L102	SITE PLAN - GROUND FLOOR
L103	SITE PLAN - FIRST FLOOR
L300	SITE DETAILS
L301	ELEVATIONS

NUNN RESIDENCE
2820 JASPER BLVD
SULLIVANS ISLAND, SOUTH CAROLINA

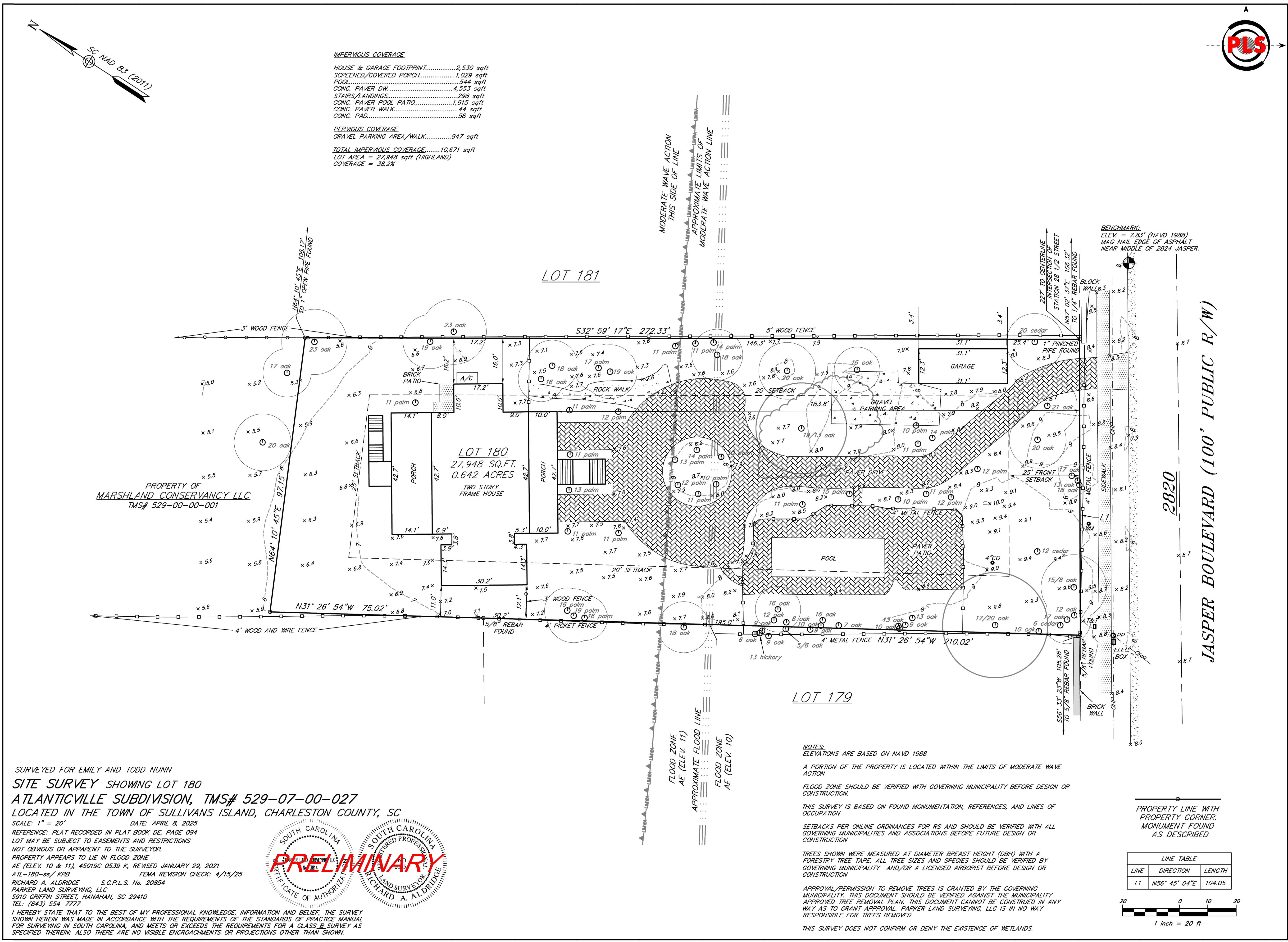
PROJECT #: 25042
DATE: 06.04.25
DRAWN BY: SMS
CHECKED BY: JRK

STATUS:
DESIGN REVIEW BOARD



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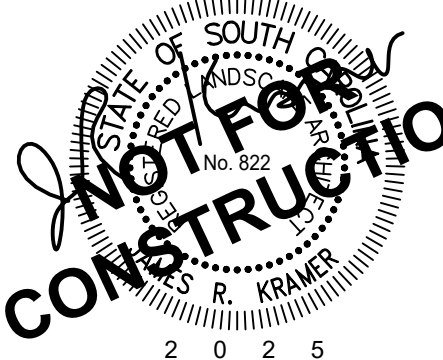
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SURVEY

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L001



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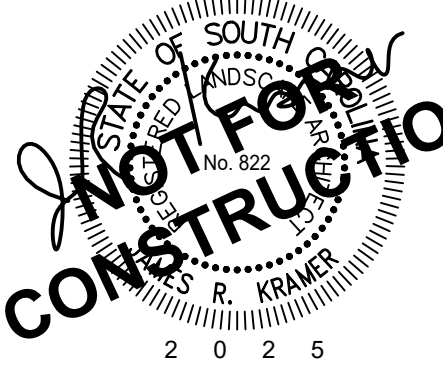
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EXISTING
CONDITIONS

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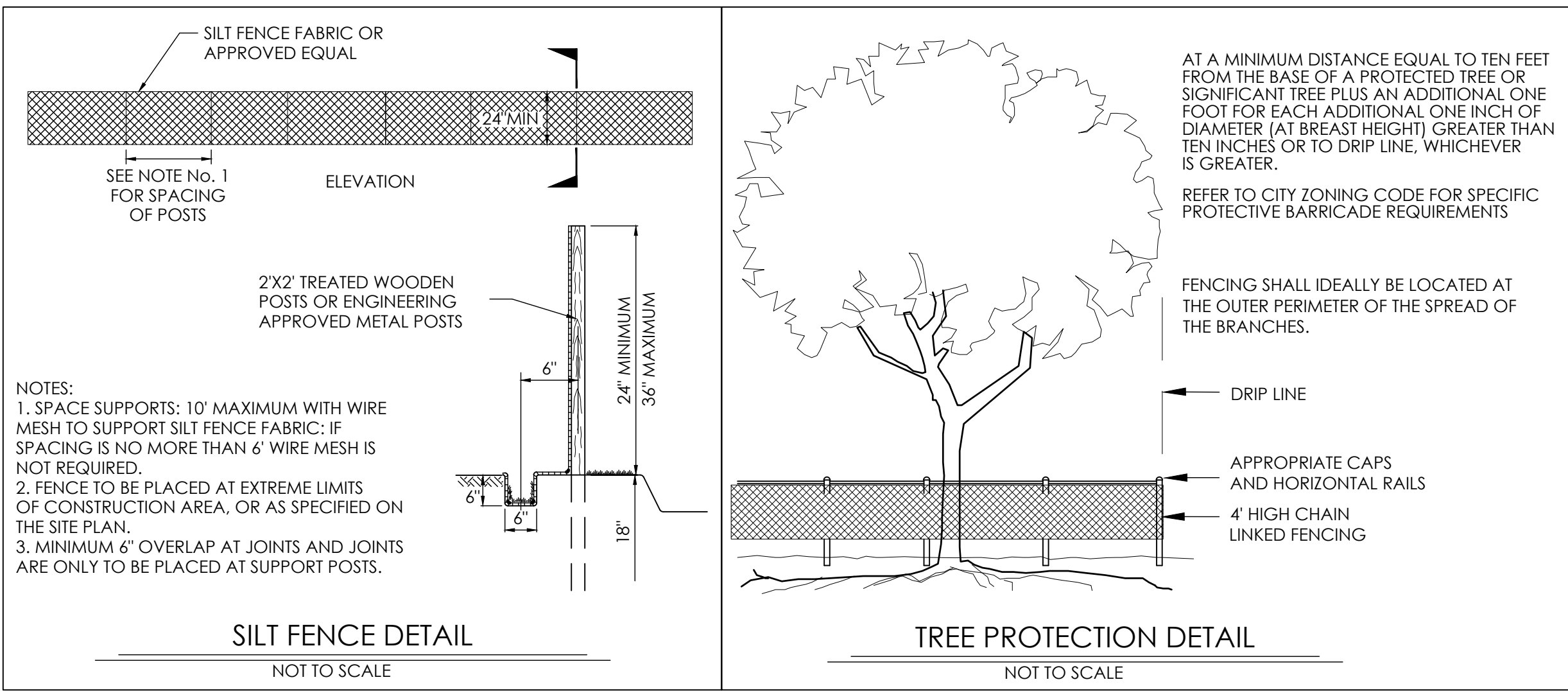
SCALE: 1"=10'-0"

0' 10' 20' 30'



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TREE REMOVAL:	PROPOSED PALM MITIGATION:
1. SABAL PALM 2. SABAL PALM	2 SABAL PALMS
TOTAL: 2 SABAL PALMS	SEC. 21-164: TREE REPLACEMENT PLAN: (B) REPLACEMENT PROCEDURE (2):
2 SABAL PALMETTOS PROVIDED FOR MITIGATION, SEE SITE PLAN	EACH REPLACEMENT TREE SHALL HAVE A MINIMUM OF TWO (2) INCHES CALIPER AND BE AT LEAST TEN (10) FEET TALL. HOWEVER, ANY PERMITTED REMOVAL OF A SABAL PALMETTO WILL REQUIRE REPLACEMENT BY A SABAL PALMETTO AT LEAST 8 FEET TALL.

SITE DEMOLITION & TREE PROTECTION NOTES:

CONSTRUCTION MATERIALS SHALL NOT BE PLACED WITHIN DRIPZONES OF EXISTING TREES.

CONTRACTOR MUST RECEIVE PRE-APPROVAL FROM LANDSCAPE ARCHITECT IF THEY WISH TO STAGE CONSTRUCTION MATERIALS NOT IN THE PRE-APPROVED AREA.

INSTALLATION AROUND EXISTING LIVE OAKS REQUIRES HAND DIGGING ONLY TO PROTECT EXISTING TREE ROOTS. DO NOT USE MACHINERY TO DIG IN CRZ.

DO NOT ADD FILL TO LOW AREAS. ADDING FILL WILL COMPACT THE SOIL AND IN TURN CAUSE OXYGEN SUPPLY TO TREE ROOTS TO BE LIMITED.

CONSULT ARBORIST IF YOU ENCOUNTER MAJOR TREE ROOTS. LATERAL ROOTS CAN BE PRUNED TO GENERATE NEW GROWTH.

SALVAGE ALL LANDSCAPE LIGHTING FOR REUSE.

DEMO & CONSTRUCTION LEGEND:	
LOW	LIMIT OF WORK
TP	TREE PROTECTION:
SF	SILT FENCE:
X	TREE TO BE REMOVED
[Hatched Box]	DEMOLITION OF EXISTING HARDSCAPE
[Solid Orange Box]	DEMOLITION OF EXISTING VEGETATION
[Hatched Box]	DEMOLITION OF EXISTING AGGREGATE

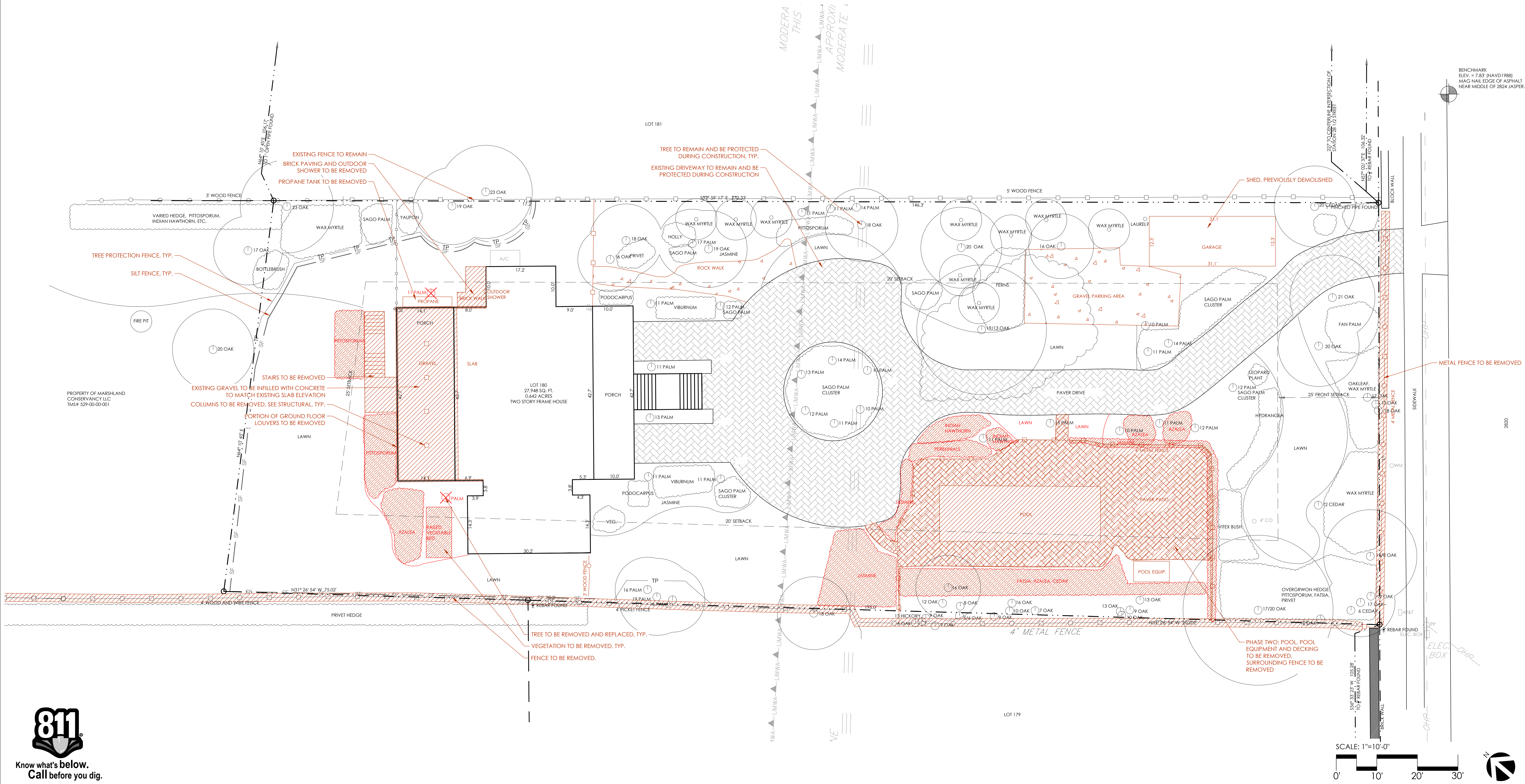
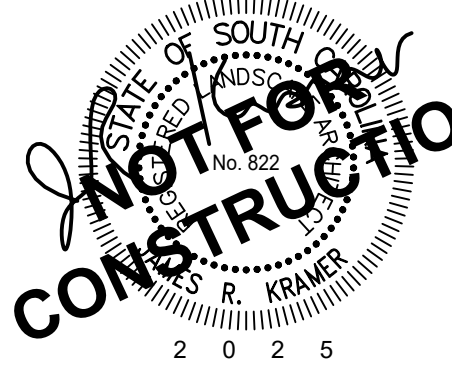
NOTE: DEMO AREAS OF PROPOSED PLANTINGS & HARDSCAPE

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DEMOLITION
AND TREE
PROTECTION
PLAN

STATUS:
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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPREAD	QTY	REMARKS
TREES								
	M	SABP	SABAL PALMETTO	PALMETTO	---	12'-14'	4'-6'	2
								MITIGATION, MIN. 8' HT. AT INSTALL. REFOULATED: HALF-BOOTED.

LEGEND:
M = MITIGATION TREE

LAYOUT NOTES:
WIDTH INDICATED ON LAYOUT PLAN SHALL BE CONSIDERED
+/- TO ACCOMMODATE HARDSCAPE SIZE TO MINIMIZE CUTS.

Address: 2820 JASPER BLVD, SULLIVAN'S ISLAND, SC	
LOT COVERAGE INFORMATION:	
TOTAL LOT SIZE:	27,945 SF
MAX IMPERVIOUS COVERAGE:	8,383.5 SF (30%)
PROPOSED IMPERVIOUS COVERAGE:	8,239 SF (29%)
Building Coverage:	2,395 SF
Impervious driveway:	4,015 SF
Covered Hardscape:	800 SF
Uncovered Hardscape:	318 SF
Swimming pool :	581 SF
Spa:	130 SF
PROPOSED PERVIOUS COVERAGE:	948 SF (3%)
Gravel Parking:	642 SF
Rock Walk:	306 SF
REMAINING VEGETATION:	18,758 SF (67%)

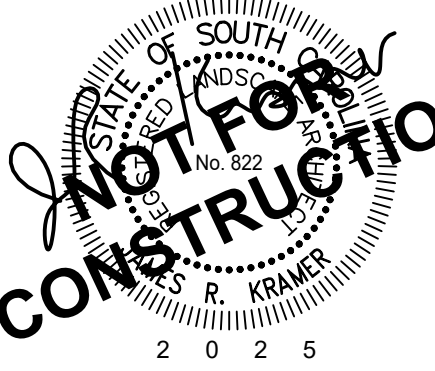
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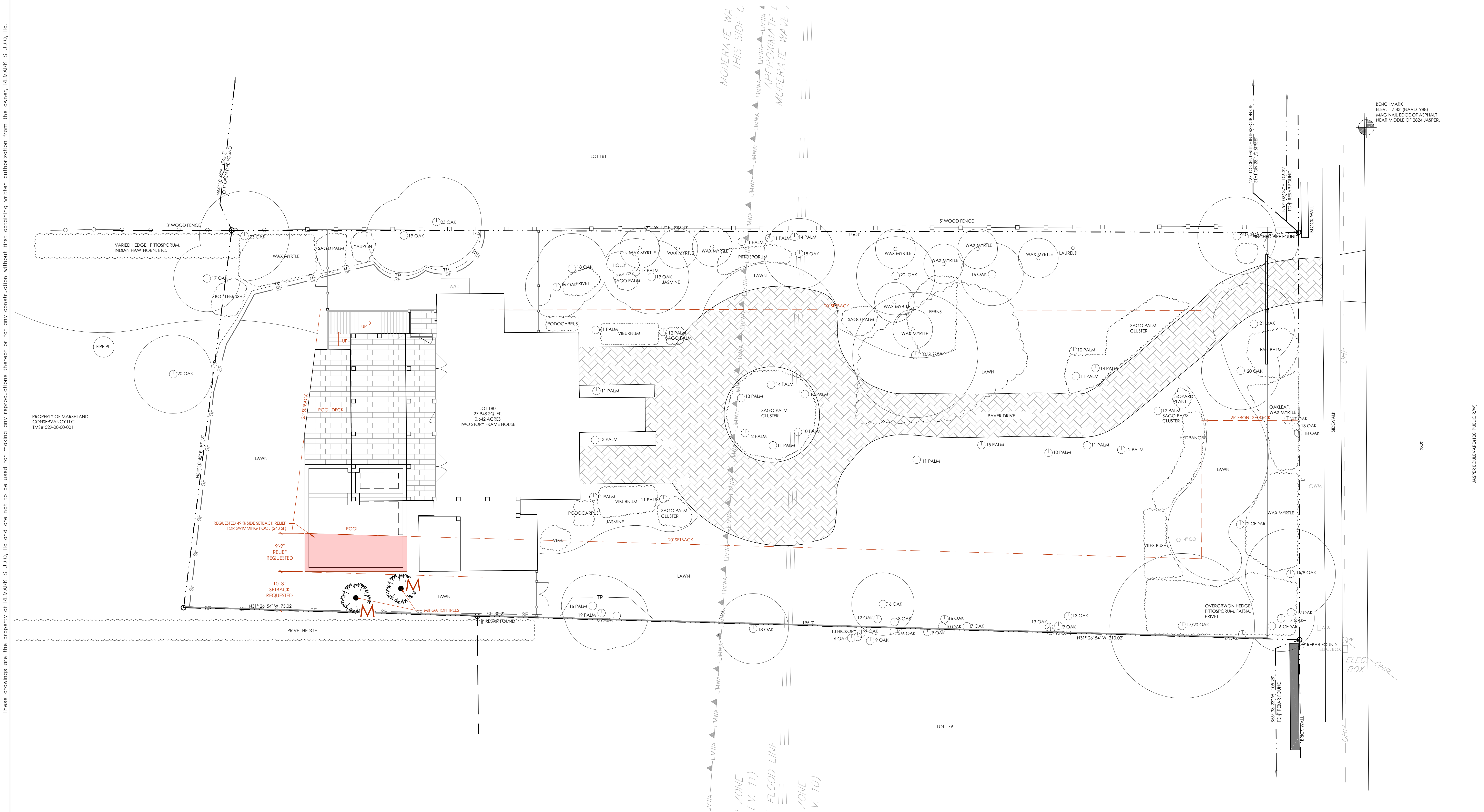
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SITE PLAN -
GROUND
FLOOR

STATUS:
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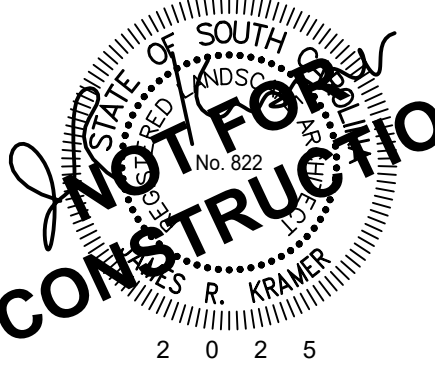
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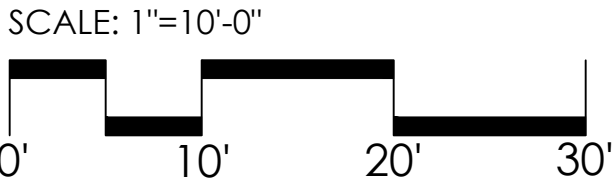
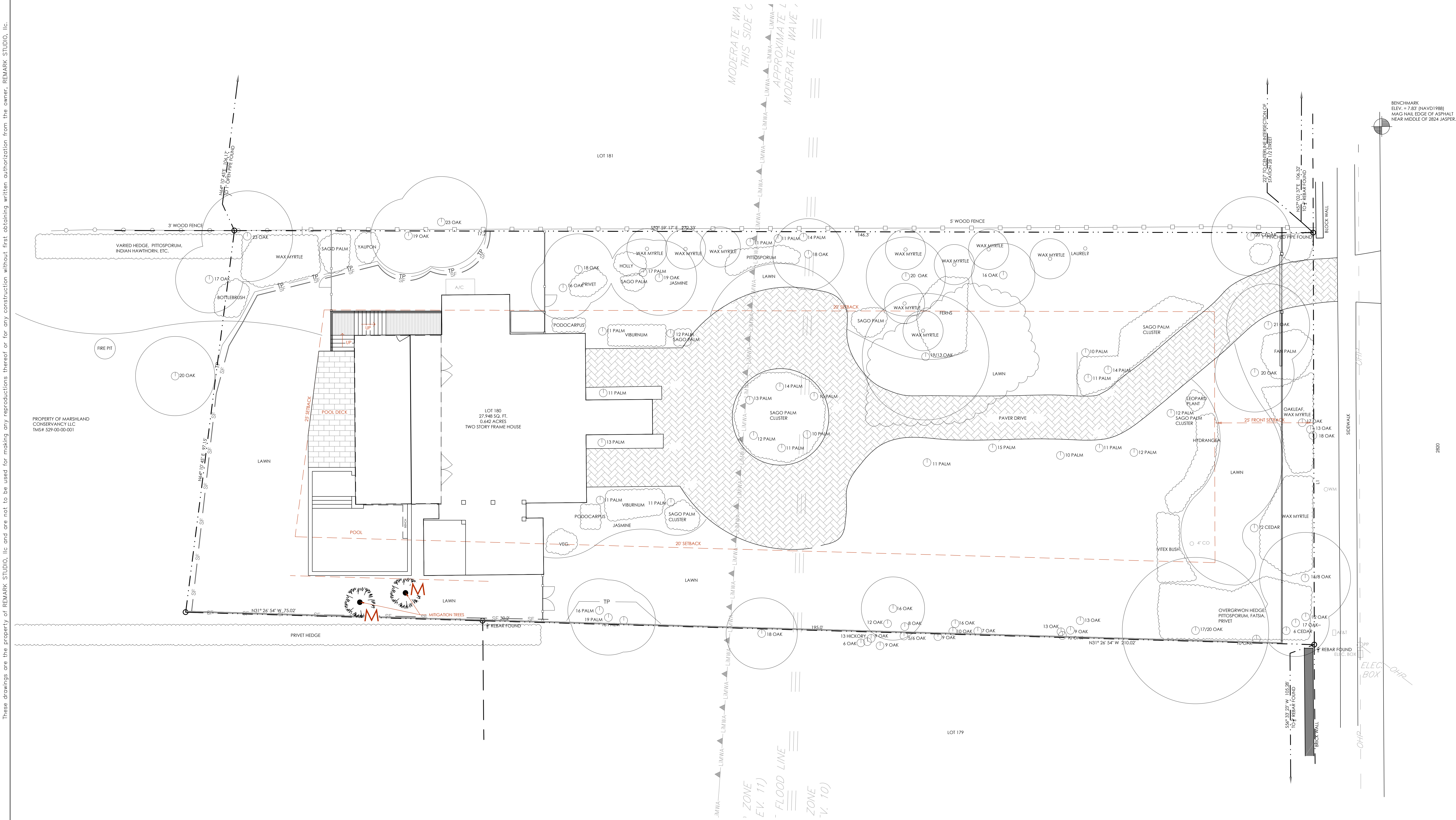
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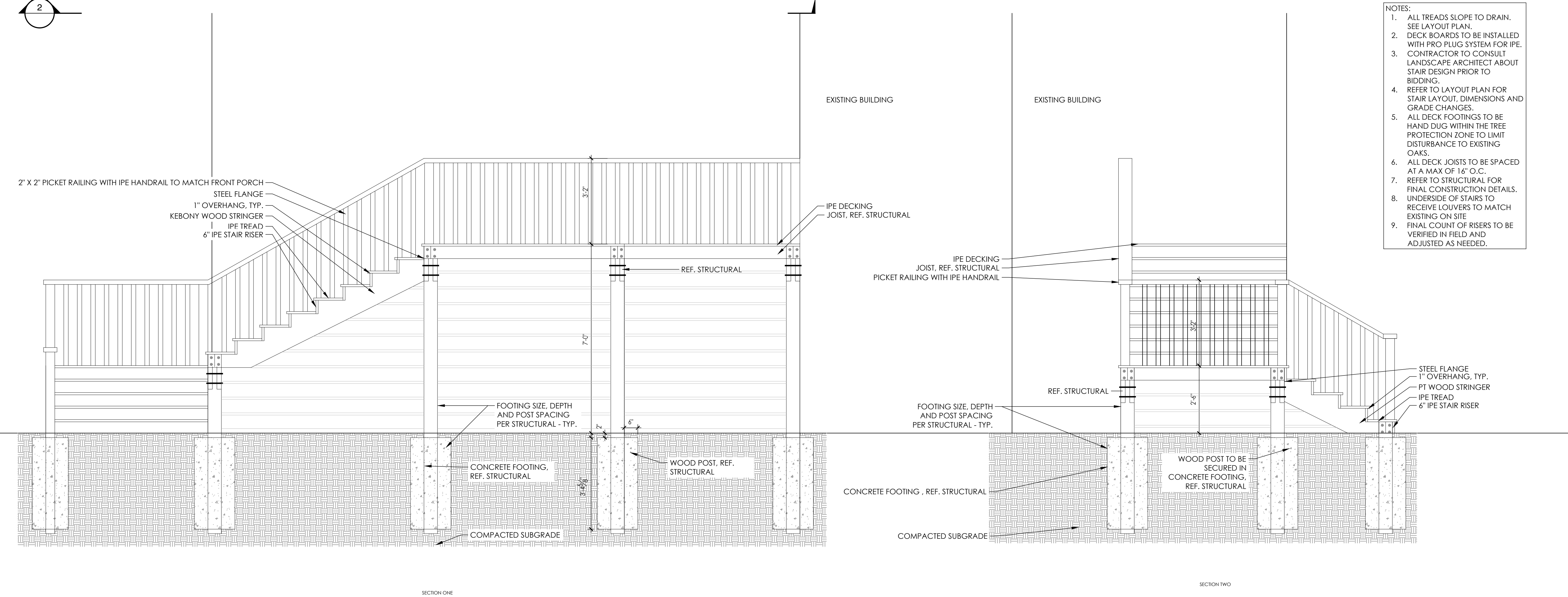
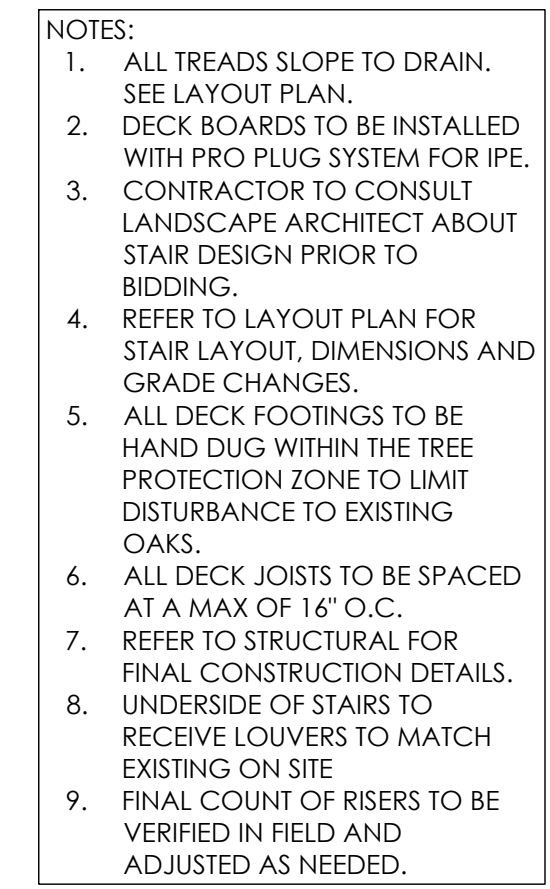
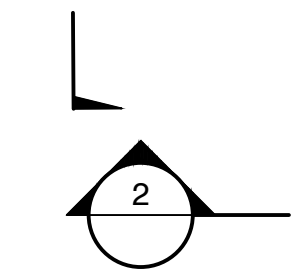
SITE PLAN -
FIRST
FLOOR

STATUS:
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3 0 0



1 IPE DECK AND STAIRS

SCALE: 1/2" = 1'-0"

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EXISTING SITE IMAGES - REAR YARD



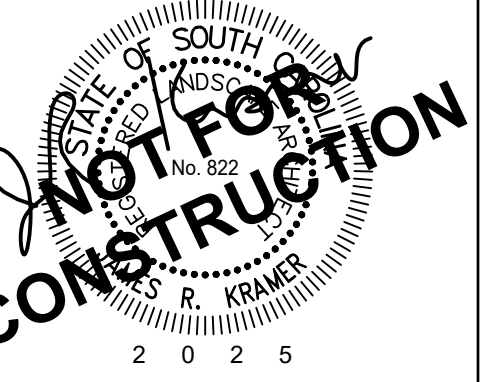
1 REAR ELEVATION
SCALE: 3/8" = 1'-0"

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SITE
DETAILS

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