



ROSE RESIDENCE

1656 Atlantic Avenue - Sullivan's Island, SC

Vicinity Map

not to scale



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Site & Building Notes

Flood Zone:

AE X

Setbacks:

In Conformance, See Sheet A101 for plans

Scope of Work:

Remodel of a Two-Story Residence

General Notes

A. Second floor of residence to remain as built. Stair to second floor to be re-built to code.
Builder to verify details and consult with Clarke Design Group during Construction Documents.

1. Contractor to verify all dimensions and conditions at the project site prior to commencement of the work, and shall notify Clarke Design Group immediately of any discrepancies and/or any existing site conditions that are inconsistent with the drawings.

2. All drawings shall be used in conjunction with all other drawings related to other disciplines. The general contractor shall check and coordinate dimensions and clearances with the work of all trades.

3. The drawings herein are graphic in nature and are not intended to convey all information necessary for construction. Contractor shall coordinate systems installation requirements, rough-in connections, and materials requirements for installation.

4. Dimensions are to face of stud u.n.o.

Zoning Standards

ZONING STANDARDS COMPLIANCE WORKSHEET (PAGE 2)

		Zoning ordinance reference section	Zoning Standard	✓ If meets standard	DRB's Max. authority for relief	applicant request for relief	Percent (%) relief requested	Total allowed + requested relief (SF)
SETBACKS	A	21-22 FRONT SETBACK	25 Feet	✓	15%			
	B	21-22 ADDITIONAL FRONTYARD SETBACK	45 above 20'	✓	15%			
	C	21-22 SIDE SETBACK	per lot: Enter result: ____ min: ____ comb:	✓	25%			
	D	21-22 SECOND STORY SIDE SETBACK	per lot: Enter result: ____ min: ____ comb:	✓	25%			
LOT COVERAGE	E	21-22 REAR SETBACK	25 feet	✓	N/A	X	X	X
	F	21-25 PRINCIPAL BUILDING COVERAGE	as per formula: enter result 2080 sf		20%	82 sqft	1%	2162 sqft
	G	21-26 IMPERVIOUS COVERAGE	as per formula: enter result 30% sf maximum	✓	N/A	X	X	X
	H	21-27 PRINCIPAL BUILDING SQUARE FOOTAGE	as per formula: enter result 3,023 sf		A: New Construction / Non-historic additions: 15% _____ 453 sf (not to exceed 500 sf) B: Historic additions: 20% _____ sf C: Historic ADU Special Exceptions:	39sqft	1%	3062 sqft
DESIGN STANDARDS	I	21-28 THIRD STORY	as per formula: enter result ____ sf	✓	15% _____ sf			
	J	21-22 PRINCIPAL BUILDING FRONT FAÇADE	50' feet or, 2/3 lot width (whichever is less)	✓	15%			
	K	21-22 PRINCIPAL BUILDING SIDE FAÇADE	38 feet (wall length) 16 feet within 15 ft x 2 16-in articulations	✓	25%			
	L	21-22 2ND STORY SIDE FAÇADE SETBACK	32 feet (wall length) 6-foot (knee wall) 16-in articulations	✓	25%			
	M	21-30 BUILDING ORIENTATION	towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatibility			
	N	21-30 BLDG. FOUNDATION HEIGHT	8' to LSM & 9'4" to FFE	✓	1 foot			
	O	21-32 FOUNDATION ENCLOSURE	1/2" space	✓	Adjust for Neighborhood Compatibility			
	P	21-138 ACCESSORY STRUCTURE	Height (15 to 18) Setback (20)	✓	20% Height (3 ft 6 in) 40% (4')			

LEGEND:

- CMF CONCRETE MONUMENT FOUND 4"
○ IS 5/8" RBS (REBAR SET)
● IF (IRON FOUND) SIZE/TYPE NOTED
△ PK NAIL SET
▲ PK NAIL FOUND
⊗ WATER VALVE
⊗ WATER METER
⊠ ELECTRICAL TRANSFORMER
⊠ ELECTRICAL BOX
Ⓣ TELEPHONE BOX
+ SPOT ELEVATION
⊘ POWER POLE
⊘ SEWER CLEANOUT - SEWER TAP
— LOT LINE
⊕ ⊖ DHEC-OCRM (MARSH GRASS LINE)
— ADJACENT LOT LINE
- X - FENCE
○ LO LIVE OAK
★ PLM PALM TREE

DATUM:

THE BEARINGS SHOWN HEREON ARE SOUTH CAROLINA GRID NAD 1983 (2011) MODEL.

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.

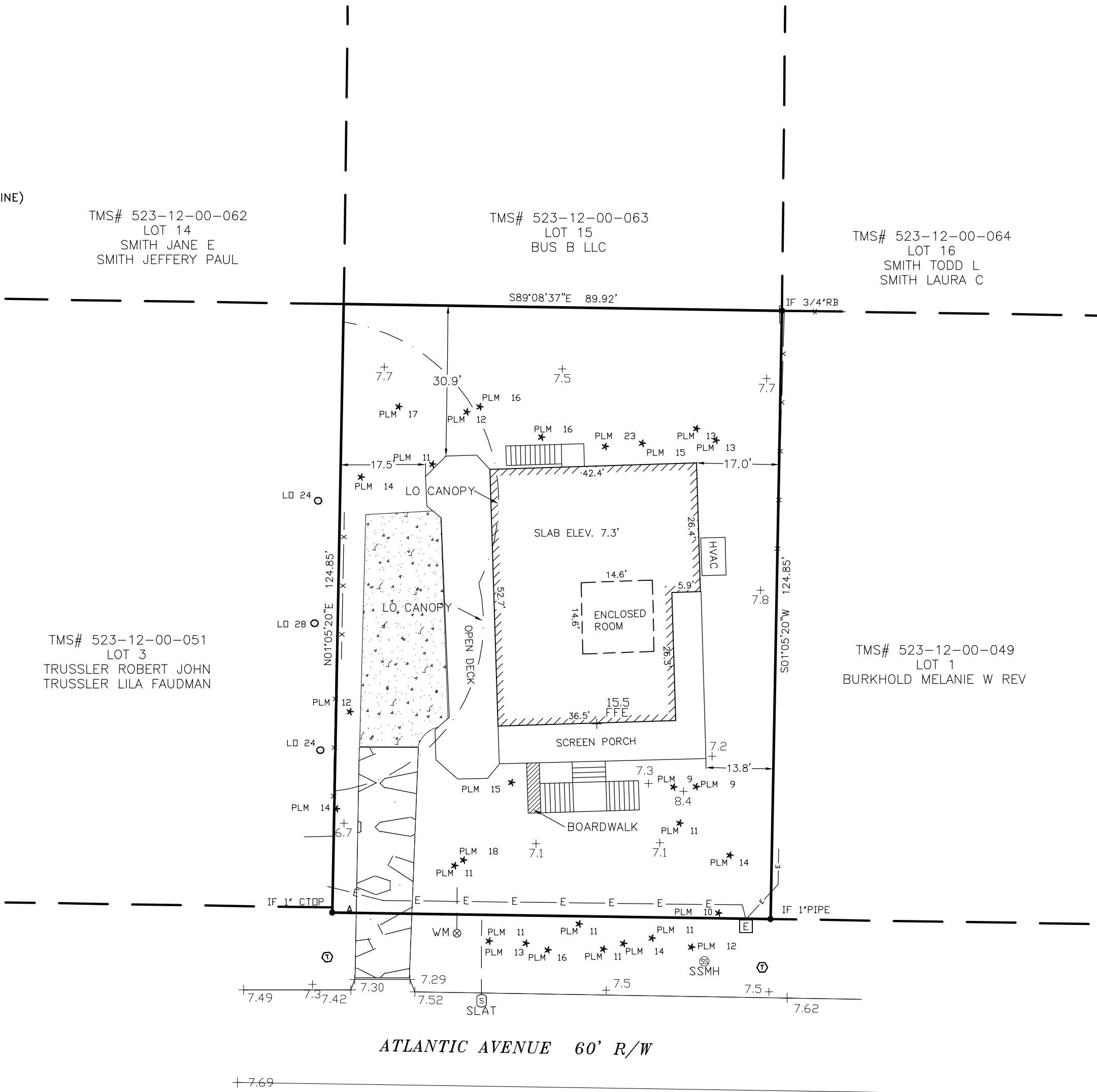
BUILDING SETBACKS SHOULD BE VERIFIED BY THE GOVERNING BODY PRIOR TO ANY DESIGN OR CONSTRUCTION.

REFERENCE:

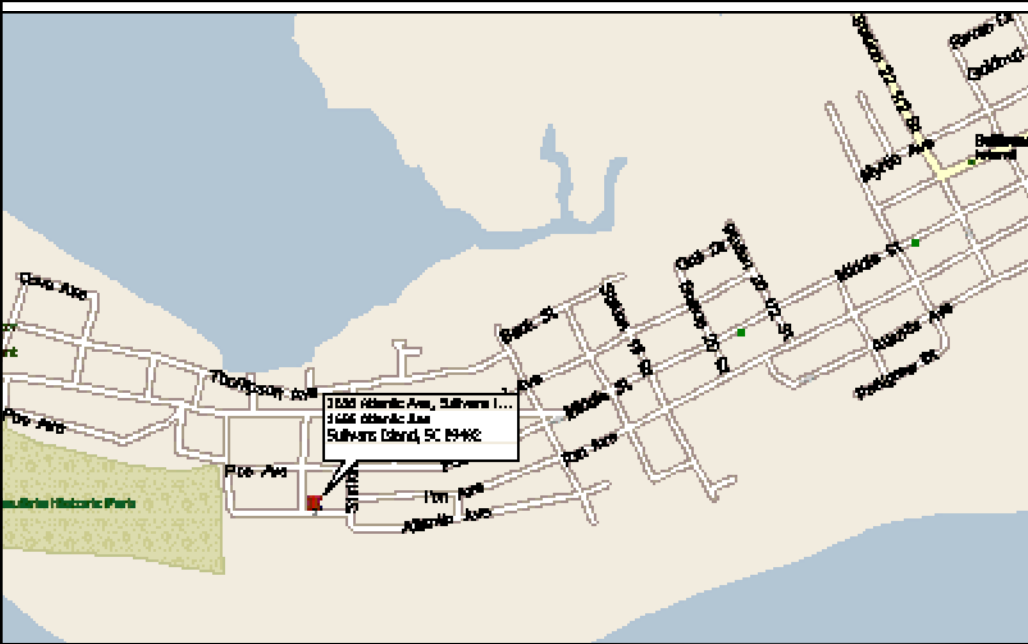
- 1) PLAT BOOK H AT PAGE 112.
2) DEED BOOK 1076 AT PAGE 458.

FLOOD NOTE:

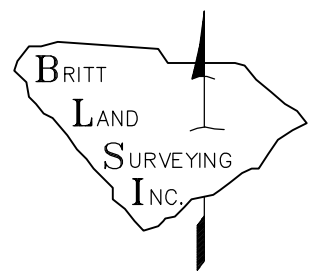
THIS LOT IS SITUATED IN A FLOOD ZONE AE 9 AS PER SCALING FROM FEMA F.I.R.M. MAP NUMBER 45019C 0538K DATED REVISED JANUARY 29, 2021.



SC GRID



LOCATION MAP N.T.S.



BRITT LAND SURVEYING, INC.
P.O. BOX 80333
CHARLESTON, SC 29416
843-810-6771
WWW.BRITTSURVEYINGINC.COM

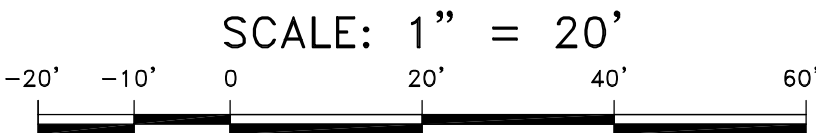


I, Dean L. Britt, a Registered Professional Land Surveyor in the State of South Carolina, certify to owner(s) shown hereon that this survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a class ____ survey as specified therein.

Date: / /

DEAN L. BRITT PLS S.C. REG. NO. 15792

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.



PLAT OF:
AS-BUILT SURVEY SHOWING
LOT 2 AREA F
PREPARED FOR:
Catherine Boardman
LOCATED IN THE
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY - SOUTH CAROLINA

THIS SURVEY IS THE PROPERTY OF BRITT LAND SURVEYING, INC., AND IS PROVIDED AS A SERVICE TO **Catherine Boardman**. THIS SURVEY IS NOT FOR THE USE OF MARKETING, NOR IS IT TRANSFERABLE / SELLABLE, AND IS ONLY INTENDED FOR THE NAME SHOWN HEREON.

LOCATION: 1656 ATLANTIC AVENUE - 29482

TAX MAP # 523-12-00-050

DATE: JUNE 20, 2023

FIELD DATE: JUNE 15, 2023

JOB NO. 233840

COUNTY/STATE CHARLESTON, S.C.

Area	Sq. Feet	Acres	Lot Description
A5	27	0.001	BOARDWALK
A6	786	0.018	CONCRETE DRIVE
A2	150	0.003	FRONT STEPS
A1	3284	0.075	HOUSE FOOTPRINT
A3	39	0.001	HVAC PLATFORM
A4	67	0.002	REAR STEPS
Total	4353	0.100	

Area	Sq. Feet	Acres	Lot Description
A7	11226	0.258	LOT 2 AREA F

HISTORICAL BACKGROUND

The building appears on the first Sanborn Map of Moultrieville in 1893, present as a dwelling likely leased to Stella Maris for use as a school by its owners.



The Sanborn Map of the island in 1893 shows the building as a dwelling. The last map in 1938 shows it as a dwelling, with a small garage (marked A) on the property.



A close up of plat book H, surveyed in 1951, with lot 2F- now 1656 Atlantic Street, where the building was relocated to, highlighted.

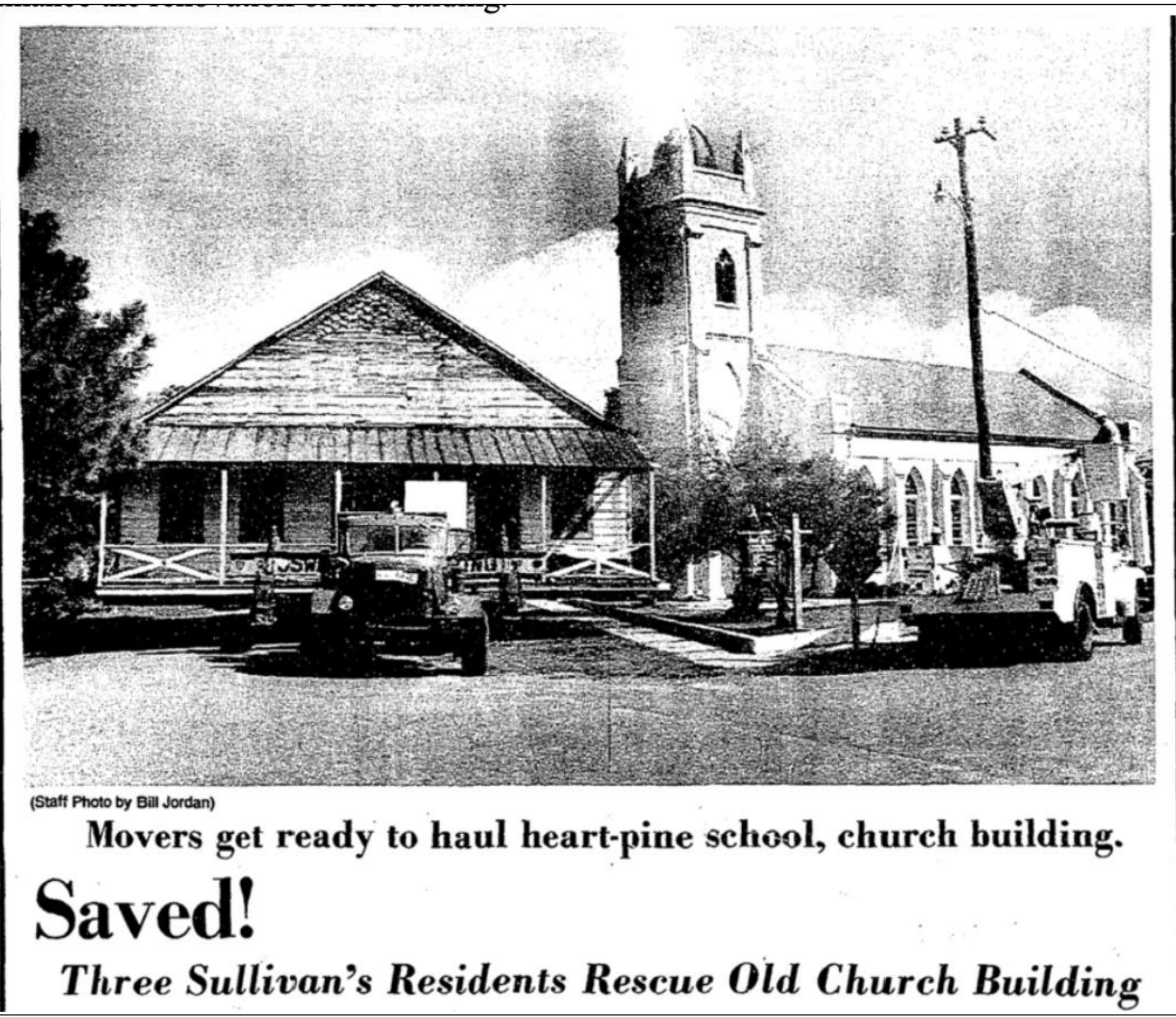
Historical Context provided by research from Butler Preservation L.C.

1656 Atlantic Avenue is a 140-year-old historic building with an important legacy to Sullivan's island as what is likely the oldest surviving building to have been used as a schoolhouse.

Constructed before 1884, the historic beach cottage began as a residence that was likely leased as a schoolhouse by Stella Maris Catholic Church, a Catholic congregation that was one of the first churches on the island.

In 1985, the building was moved from today's 1018 Osceola Avenue to its present site to save it from loss. Following relocation, the structure was then renovated in 1987/88 to turn the former schoolhouse into a residence. These renovations included a wraparound framed porch, the façade (with a small secondy-story balcony), a framed deck, the addition of three dormer windows, the gable roof, and interior bathrooms, kitchens, and partition walls.

The dwelling retains its original framing, fenestration patterns, footprint and mass, front door with sidelights, and interior old-growth heart pine floors. Despite the previous necessary changes for the school-to-house adaptive use of 1656 Atlantic Avenue, the building retains its original charm and character.



Snapshot from the August 5th, 1985 News and Courier article. Three locals, Elizabeth Knowles, David Moffly, and James Hawk moved the old church building.



Framed photo of the building at its new location in 1985. Provided by Catherine Boardman.



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1656 ATLANTIC AVENUE - SULLIVAN'S ISLAND, SC

Notes + Revisions



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Project ID

DRAWING SET

SI ROSE

JUNE 20 2025

PHOTOS

A051

No.

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ROSE RESIDENCE

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PLAN

A052

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SOUTH ELEVATION
1650 ATLANTIC AVE.

PROPOSED SOUTH ELEVATION
1656 ATLANTIC AVE.

SOUTH ELEVATION
1660 ATLANTIC AVE.

ROSE RESIDENCE

1656 ATLANTIC AVENUE - SULLIVAN'S ISLAND, SC

Notes + Revisions



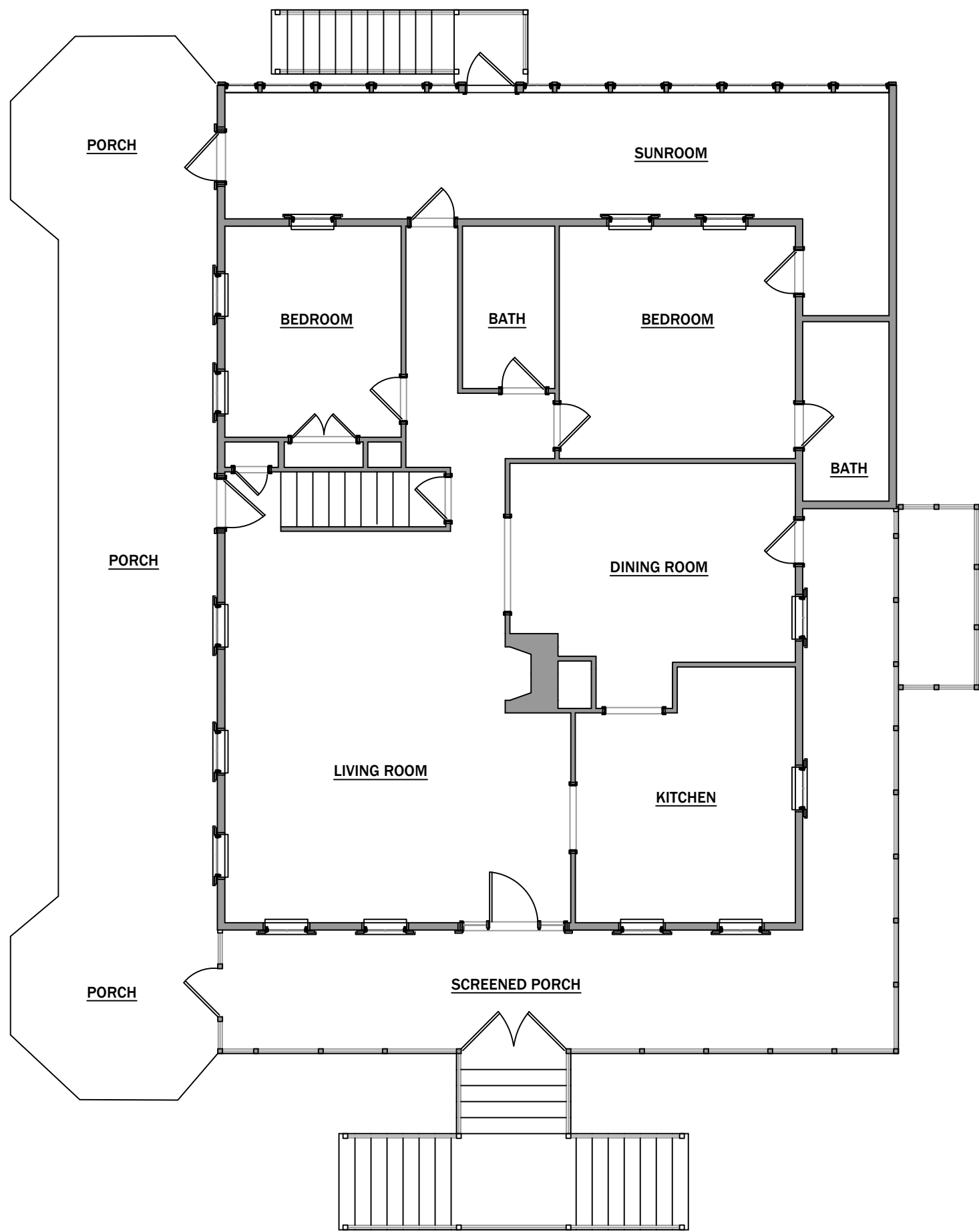
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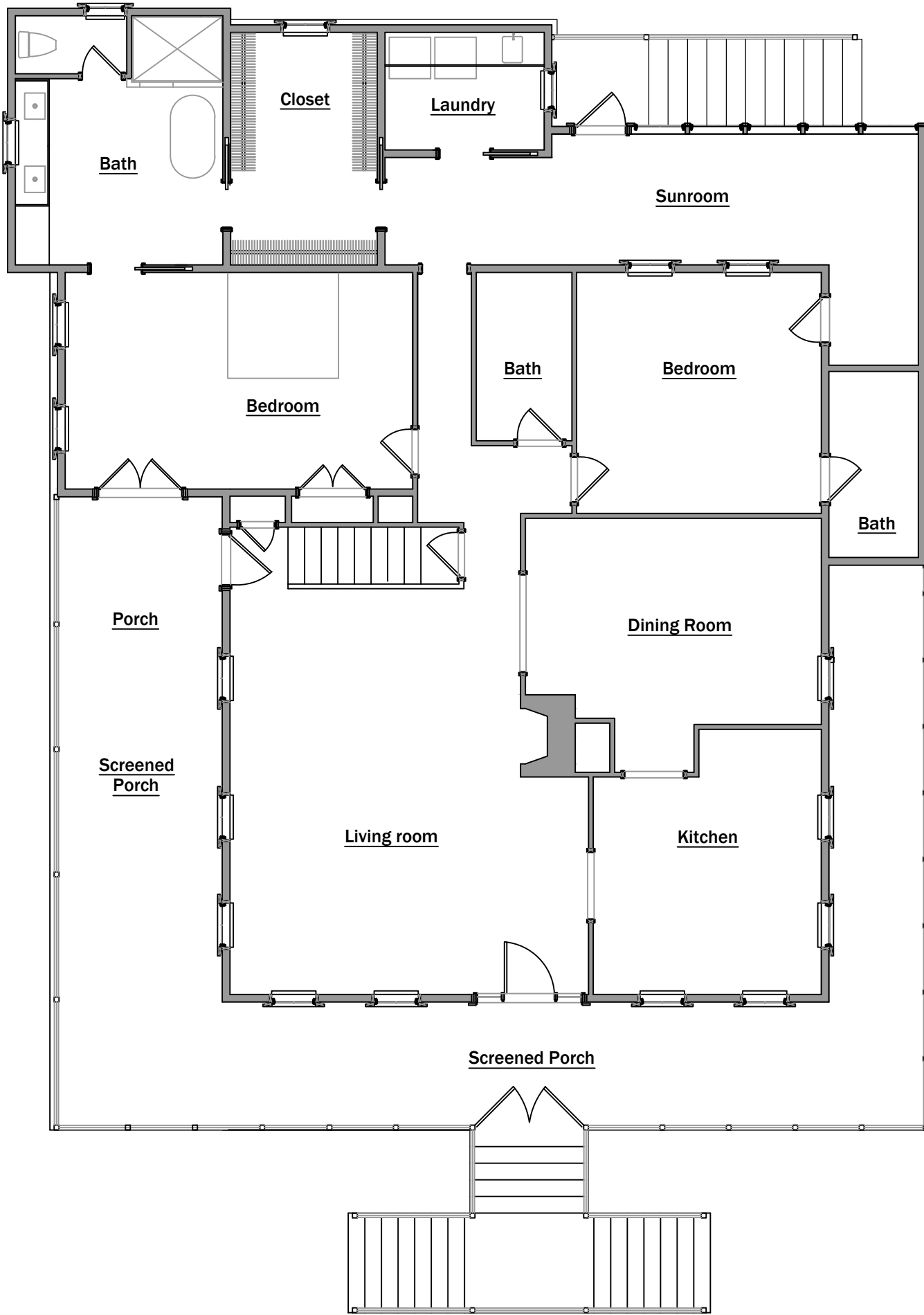
PLAN

A053

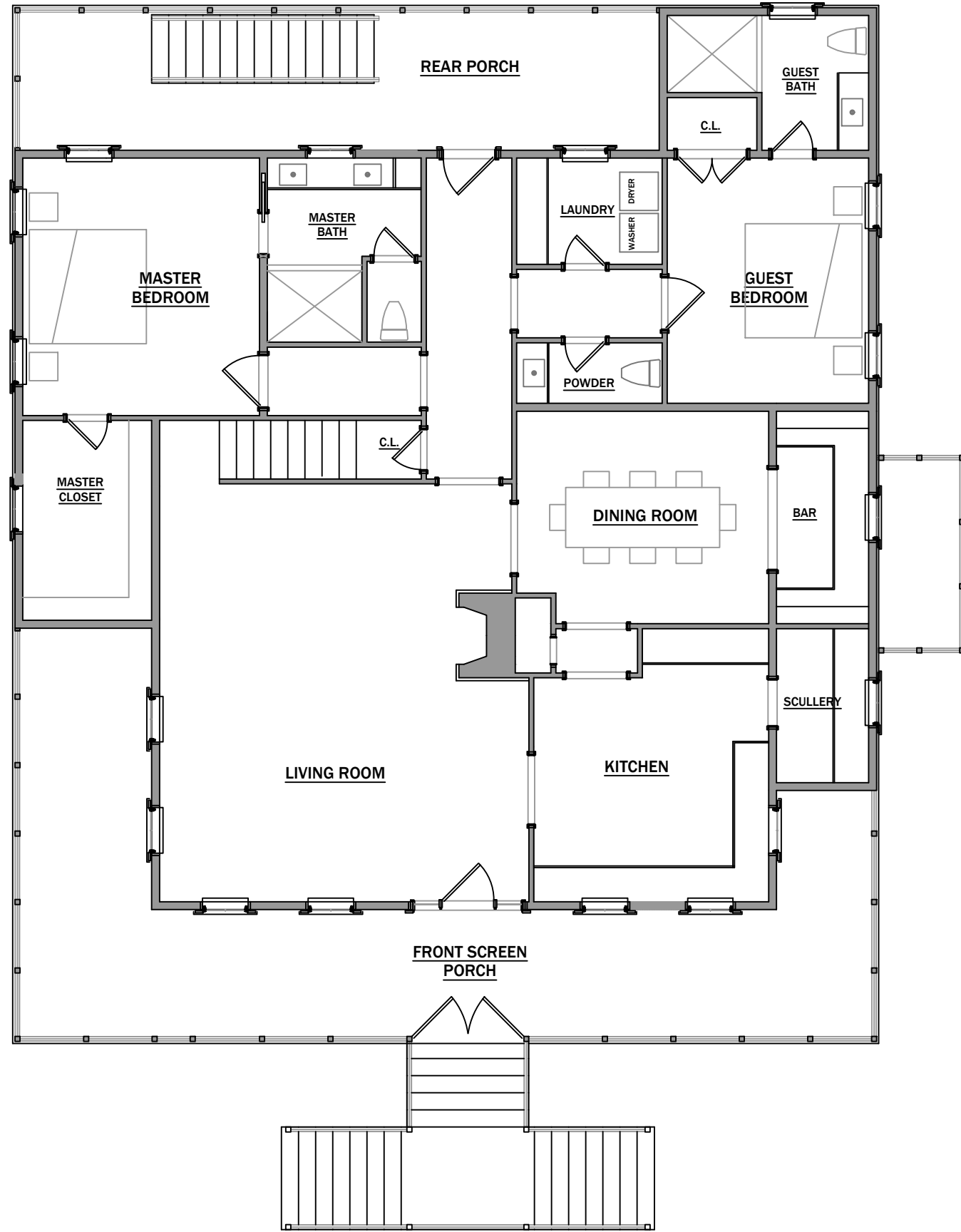
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EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



PREVIOUSLY SUBMITTED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



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Drawing Set June 20 2025

ELEVATIONS

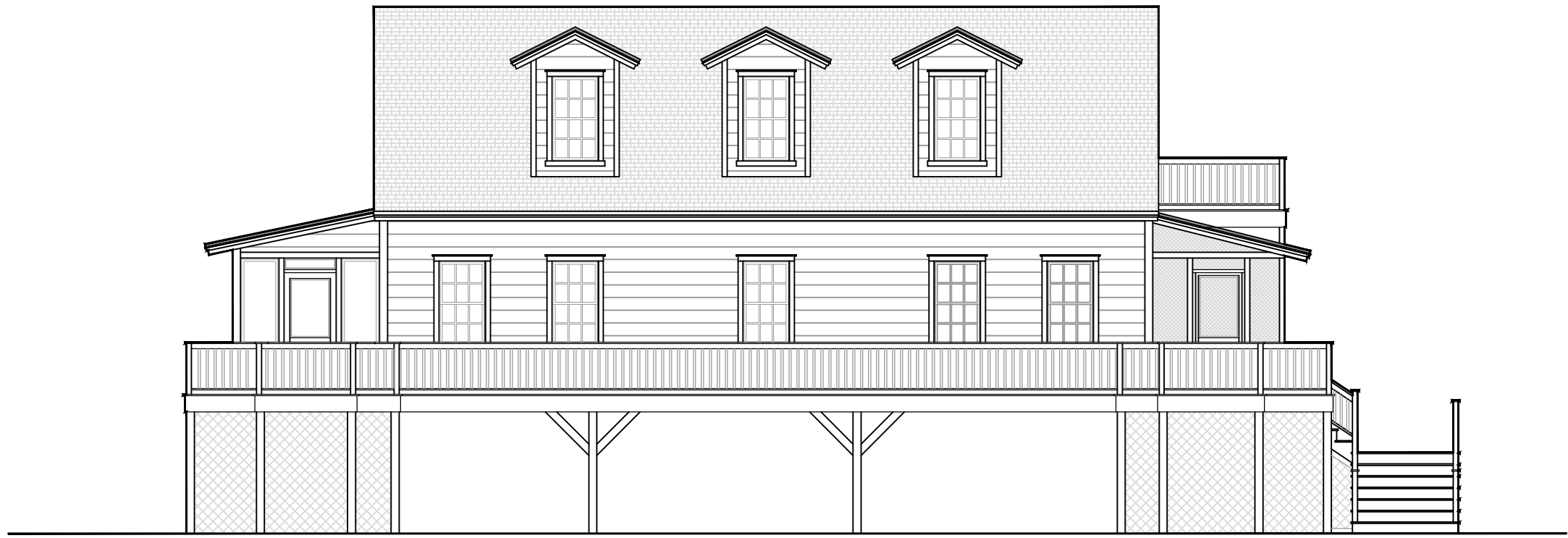
A054

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EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING WEST ELEVATION

SCALE: 1/8" = 1'-0"



PREVIOUSLY SUBMITTED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



PREVIOUSLY SUBMITTED WEST ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"

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ELEVATIONS

A055

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EXISTING NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING EAST ELEVATION

SCALE: 1/8" = 1'-0"



PREVIOUSLY SUBMITTED NORTH ELEVATION

SCALE: 1/8" = 1'-0"



PREVIOUSLY SUBMITTED EAST ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION

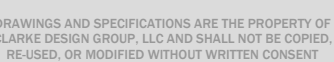
SCALE: 1/8" = 1'-0"



PROPOSED EAST ELEVATION

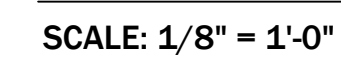
SCALE: 1/8" = 1'-0"

1656 ATLANTIC AVENUE - SULLIVAN'S ISLAND, SC



PLAN

No. © 2025



IMPERVIOUS COVERAGE	
	G: IMPERVIOUS COVERAGE
ZONING STANDARD PER FORMULA:	3368 SQFT
EXISTING:	4052 SQFT (36%)
PROPOSED (WITH PERVIOUS PAVER):	1822 SQFT (16.2%)

ROSE RESIDENCE
1656 ATLANTIC AVENUE - SULLIVAN'S ISLAND, SC

Notes + Revisions



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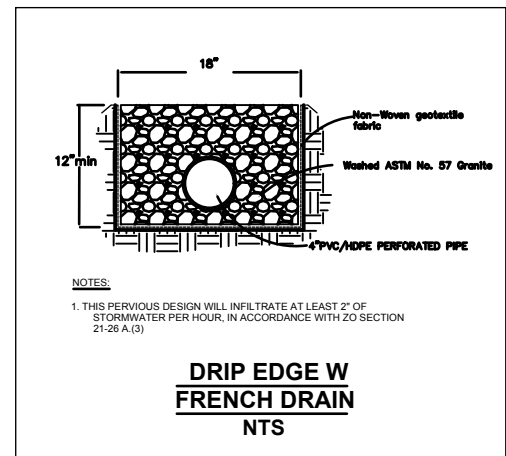
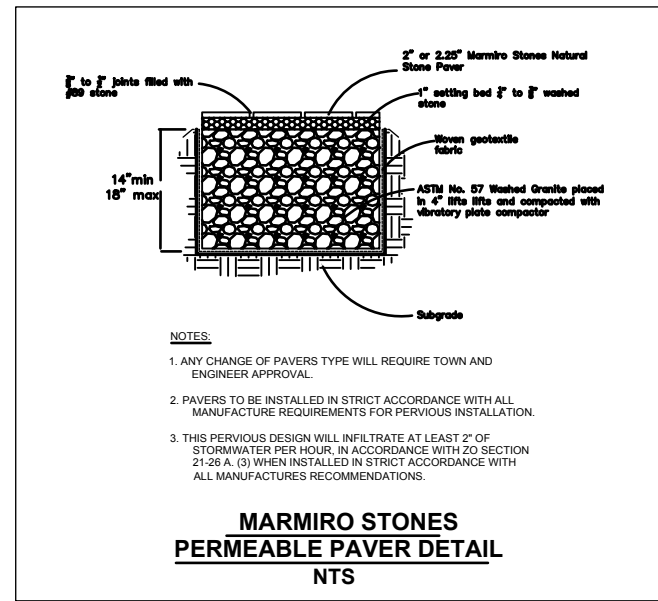
Project ID: S1 ROSE
Drawing Set: JUNE 20 2025

PLAN

A101B

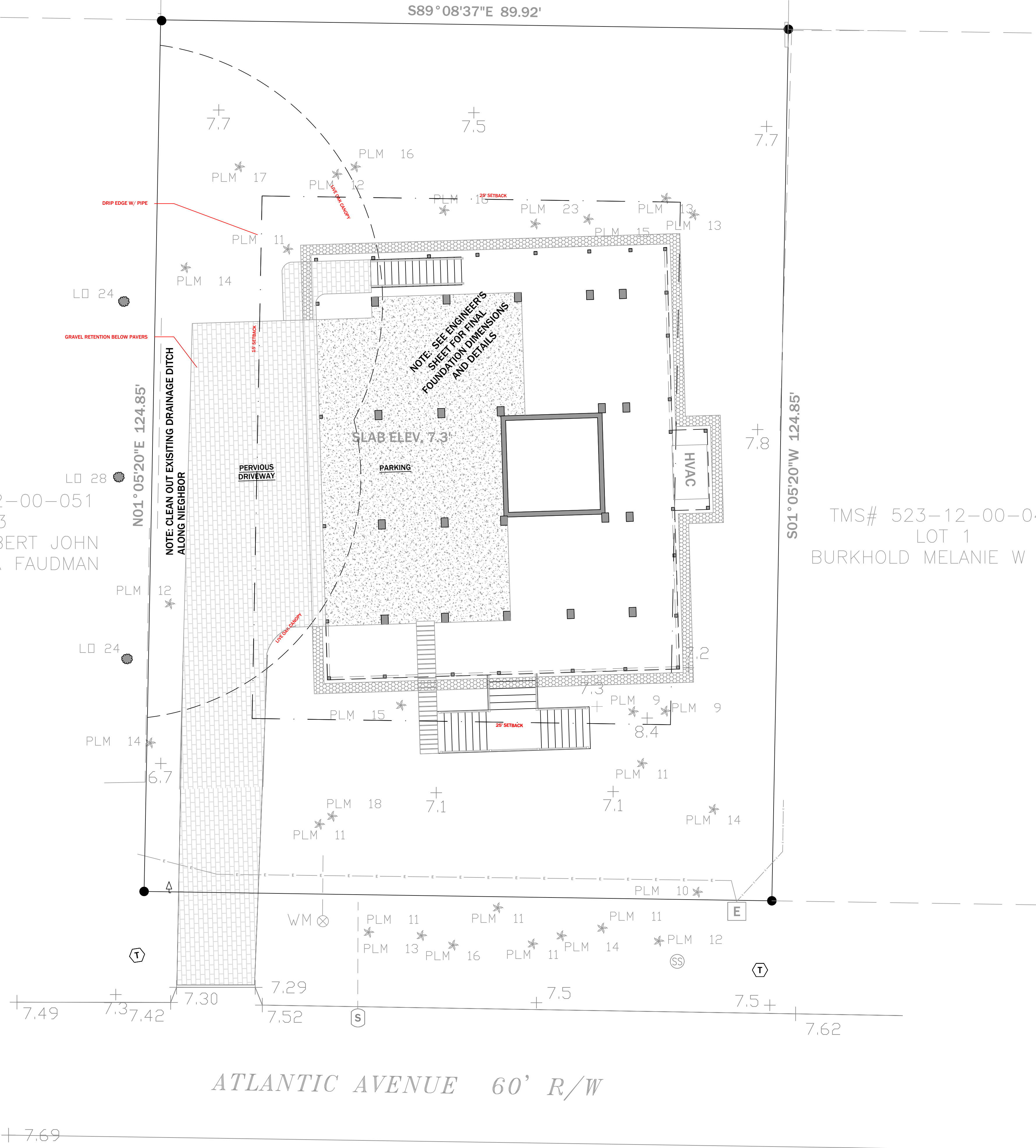
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NOTE: STORMWATER PLAN BY CIVIL ENGINEER
TO INCLUDE COLLECTION OF STORM WATER
RETENTION BELOW DRIVEWAY PAVERS.



TMS# 523-12-00-051
LOT 3
TRUSSLER ROBERT JOHN
TRUSSLER LILA FAUDMAN

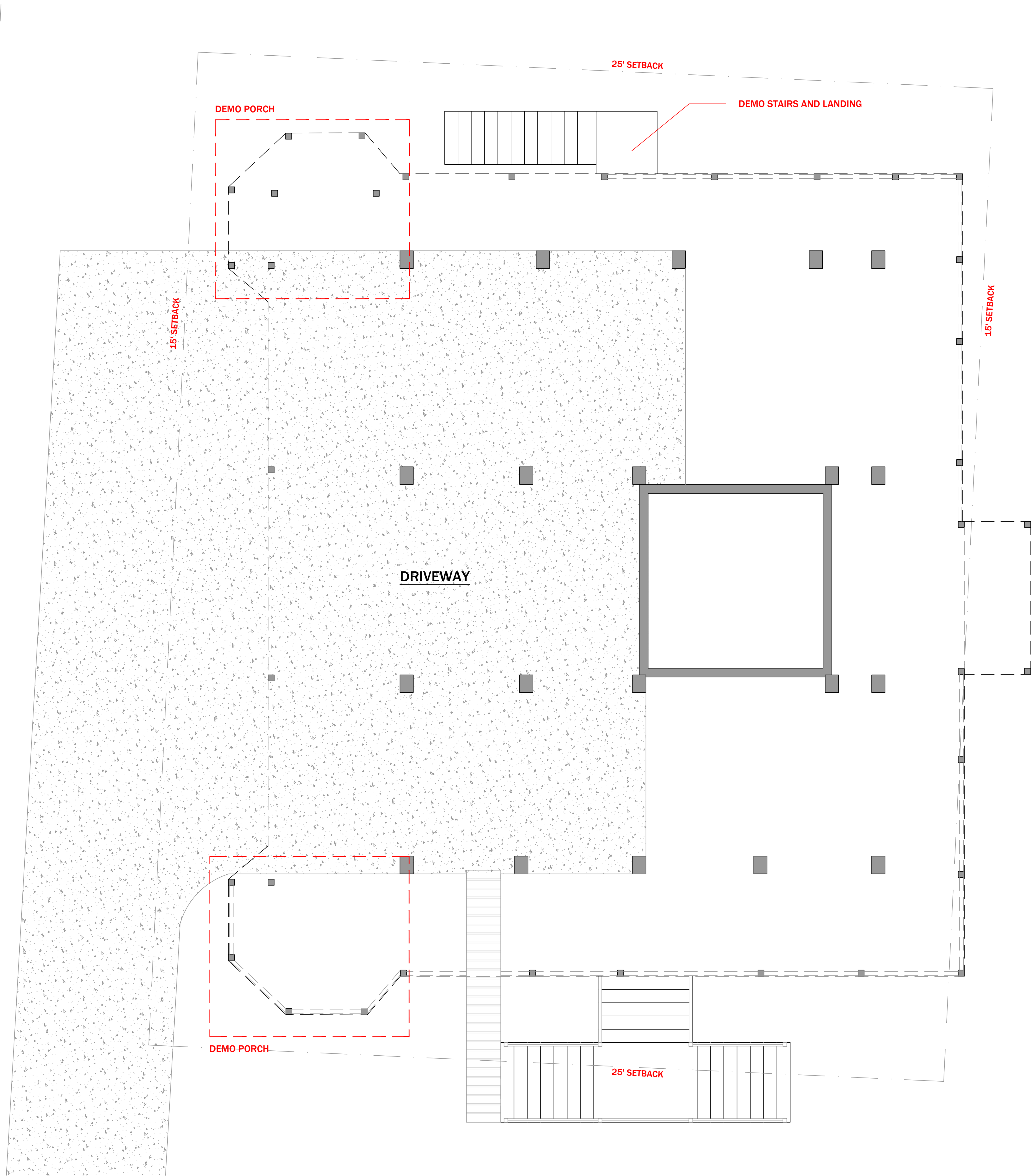
TMS# 523-12-00-049
LOT 1
BURKHOLD MELANIE W REV



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

IMPERVIOUS COVERAGE	
	G: IMPERVIOUS COVERAGE
ZONING STANDARD PER FORMULA:	3368 SQFT
EXISTING:	4052 SQFT (36%)
PROPOSED (WITH PERVIOUS PAVER):	1822 SQFT (16.2%)



EXISTING / DEMO GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ROSE RESIDENCE

1656 ATLANTIC AVENUE - SULLIVAN'S ISLAND, SC

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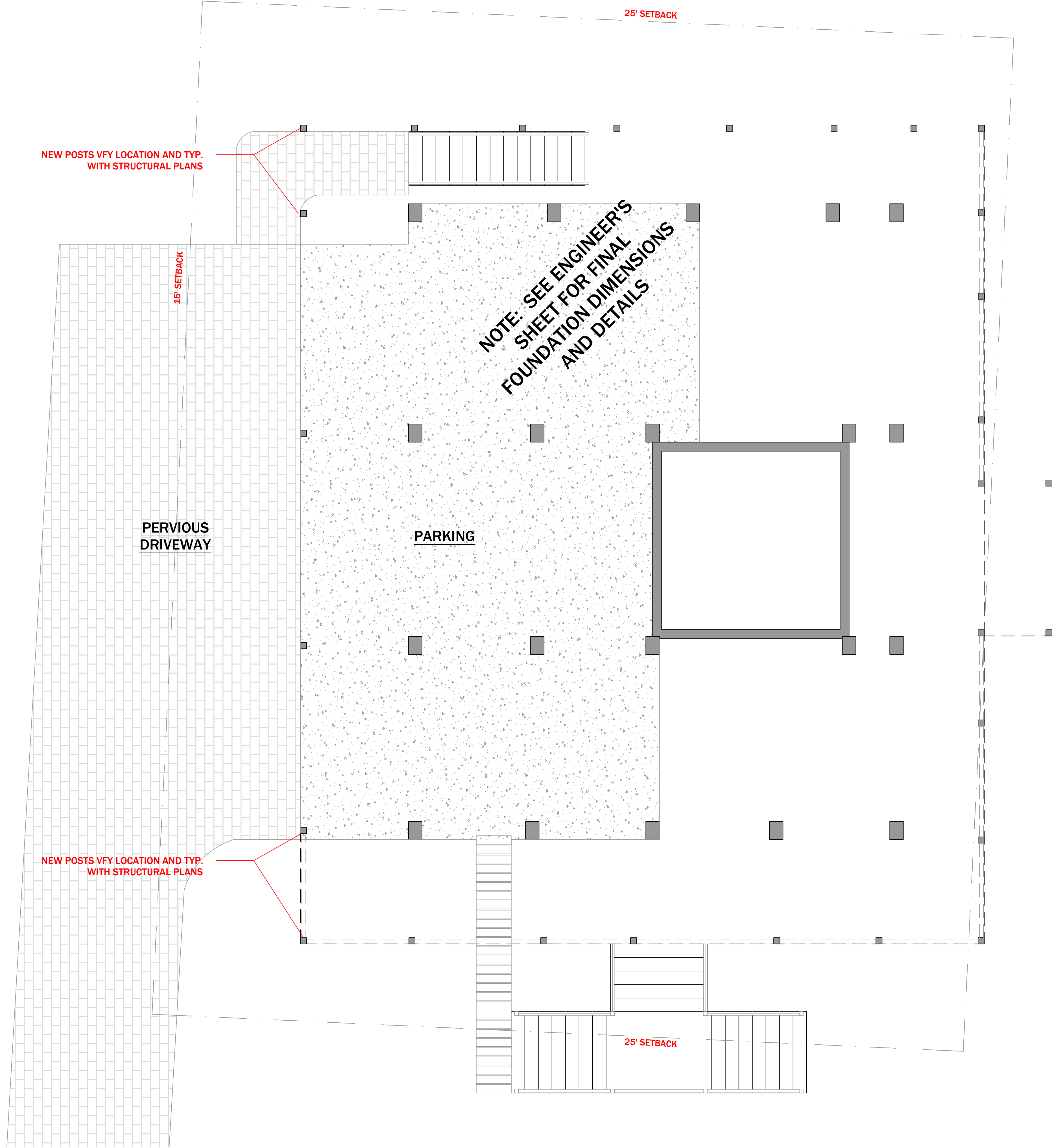
SI ROSE
JUNE 20 2025

PLAN

A102A

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PROPOSED GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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Project ID
DRAWING SET

SI ROSE
JUNE 20 2025

PLAN

A102B

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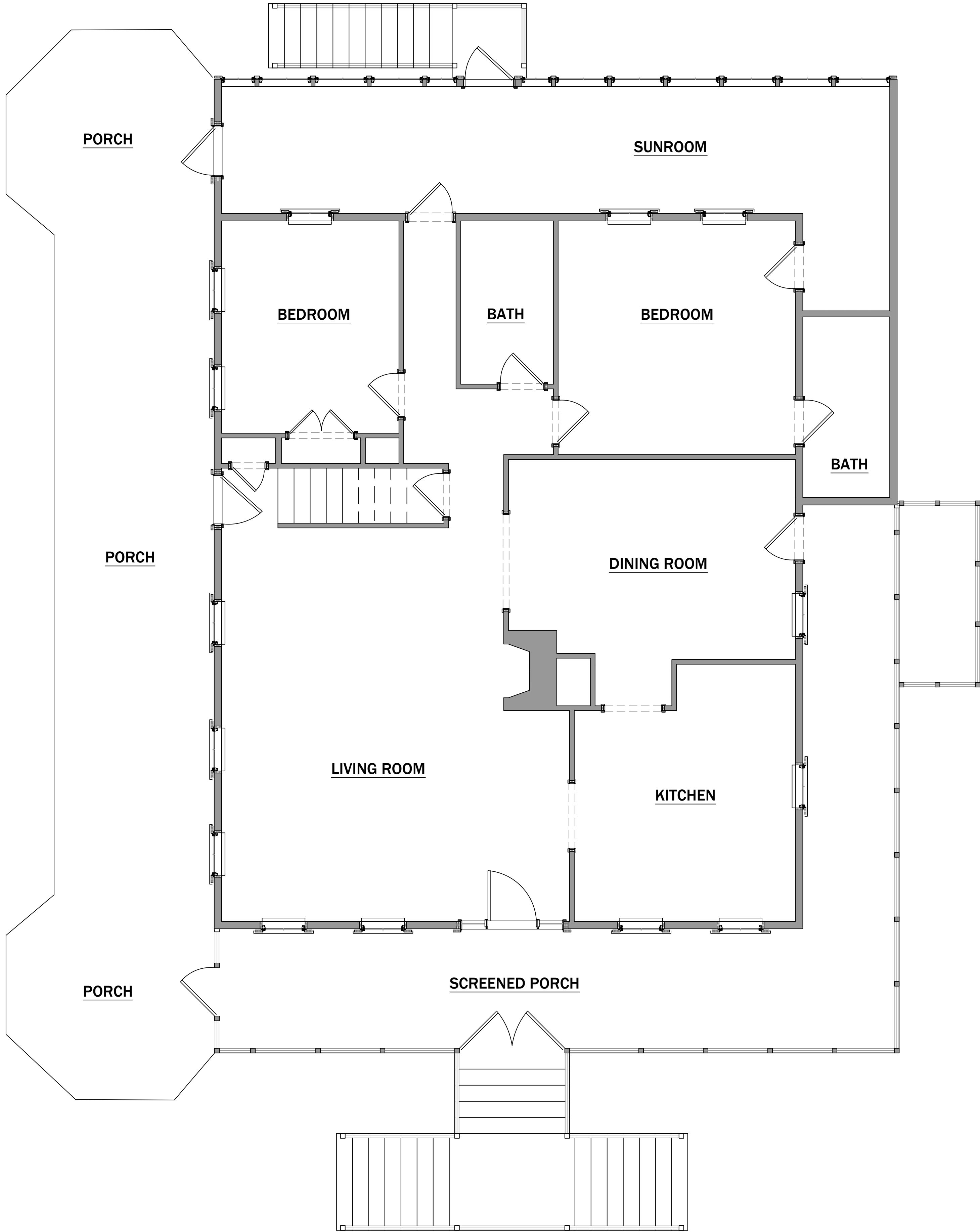


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PLAN

A103A



EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

FIRST FLOOR HEATED SQUARE FOOTAGE: 2080 SQFT

TOTAL SQUARE FOOTAGE: 2980 SQFT

ZONING STANDARD COMPLIANCE CALCULATIONS TABLE		
	F: PRINCIPAL BUILDING COVERAGE	H: PRINCIPAL BUILDING SQFT
LOT AREA: 11,226.0 SQFT		
ZONING STANDARD PER FORMULA:	2,080 SQFT	2,080 SQFT
EXISTING:	2,080 SQFT	2,980 SQFT
PROPOSED:	2,162 SQFT	3,062 SQFT
RELIEF REQUESTING:	82 SQFT (1%)	39 SQFT (1%)

ROSE RESIDENCE

1656 ATLANTIC AVENUE - SULLIVAN'S ISLAND, SC

Notes + Revisions



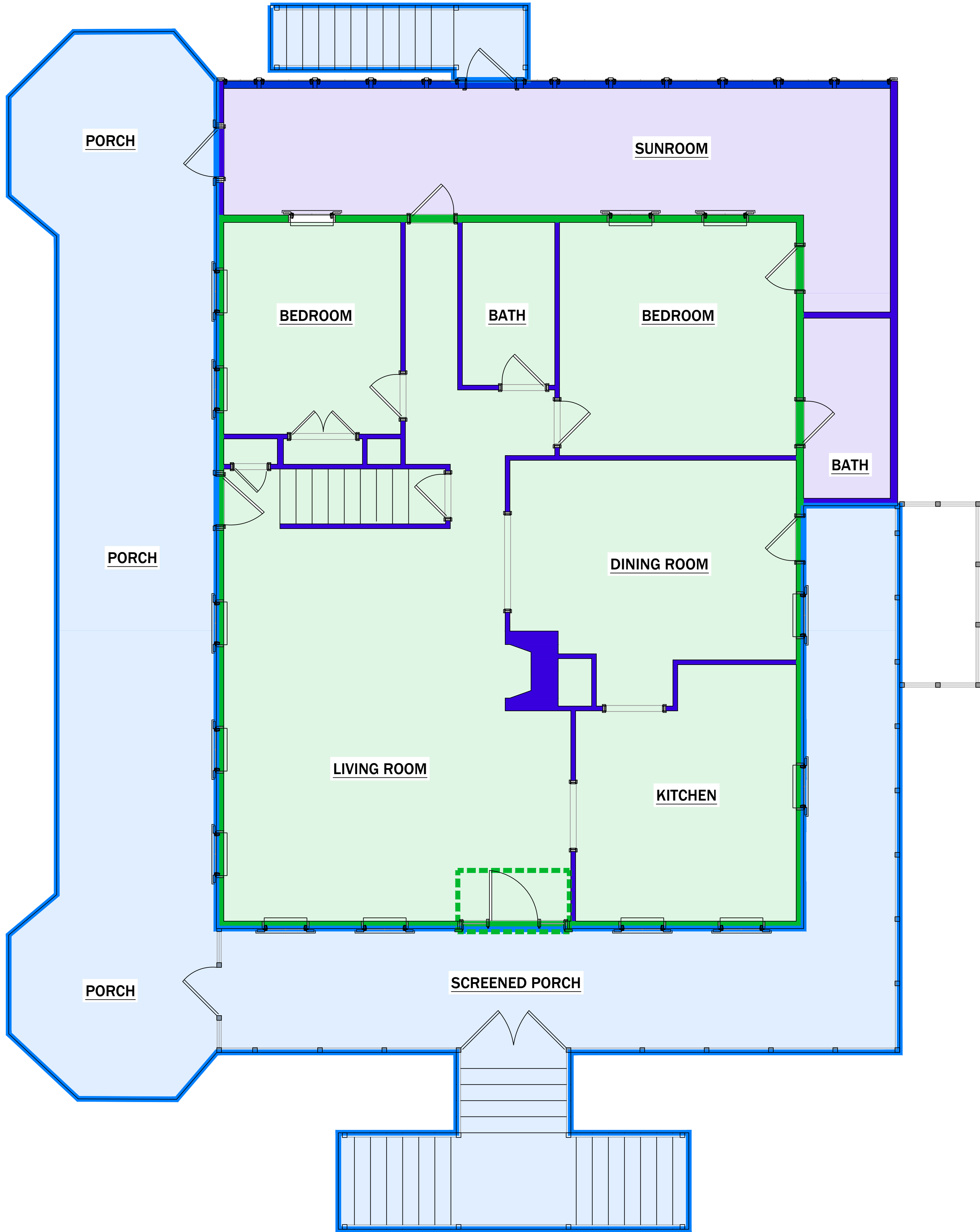
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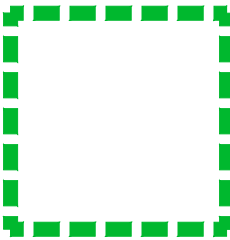
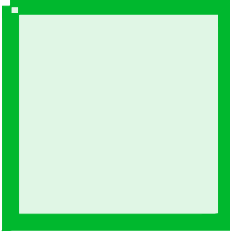
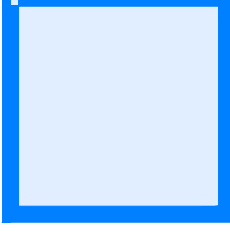
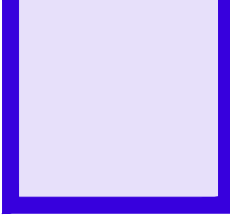
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PLAN

A103B

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-  ORIGINAL PANEL DOOR WITH SIDELIGHTS
-  ORIGINAL MASSING WITH OLD GROWTH HEART PINE FLOORS
-  1980S RENOVATION: FRAMED DECK AND PORCH
-  1980S RENOVATION: HEATED SQUARE FOOTAGE

EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

FIRST FLOOR HEATED SQUARE FOOTAGE: 2080 SQFT

TOTAL SQUARE FOOTAGE: 2980 SQFT

ZONING STANDARD COMPLIANCE CALCULATIONS TABLE		
	F: PRINCIPAL BUILDING COVERAGE	H: PRINCIPAL BUILDING SQFT
LOT AREA: 11,226.0 SQFT		
ZONING STANDARD PER FORMULA:	2,080 SQFT	2,080 SQFT
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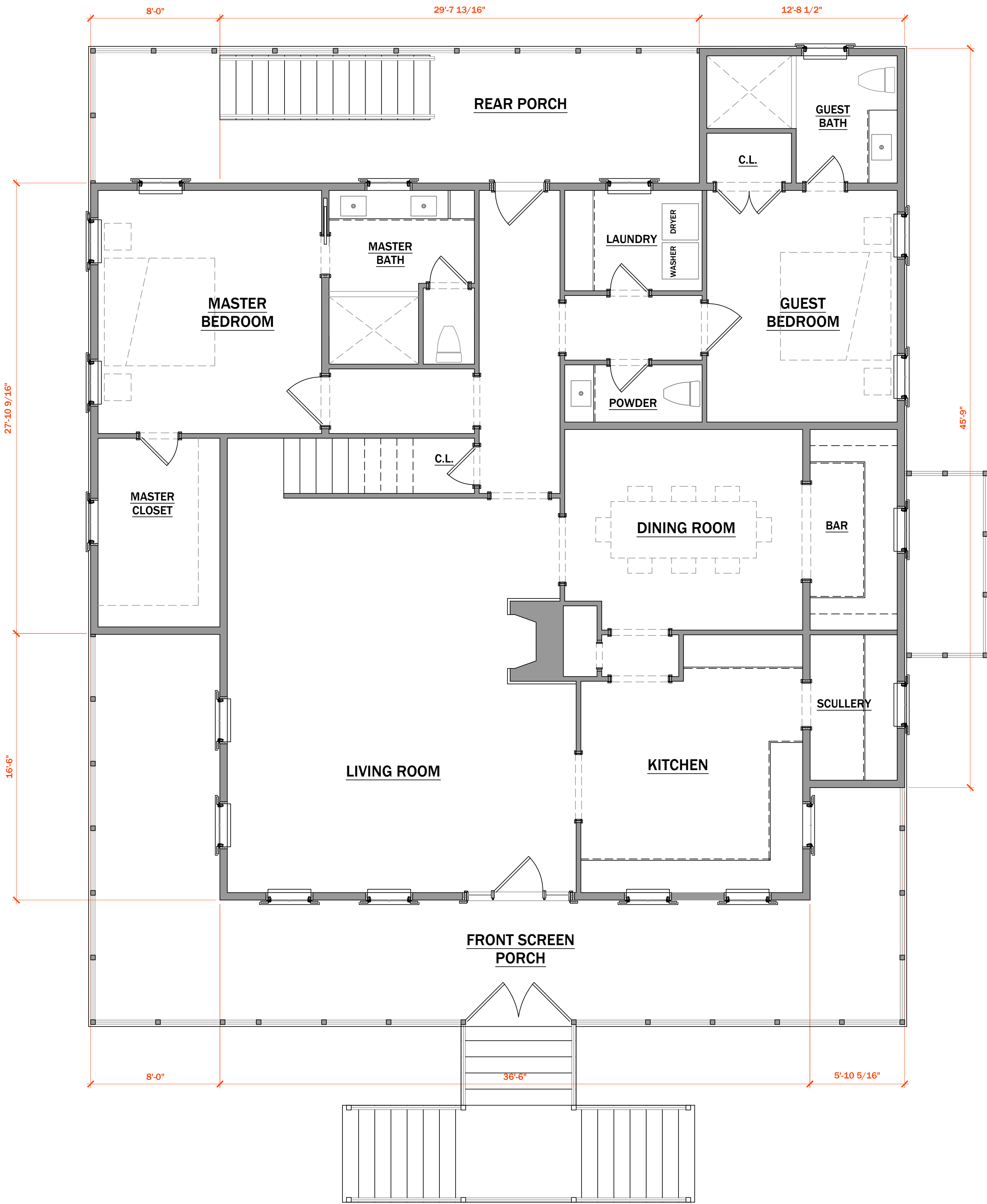
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PLAN

A103E

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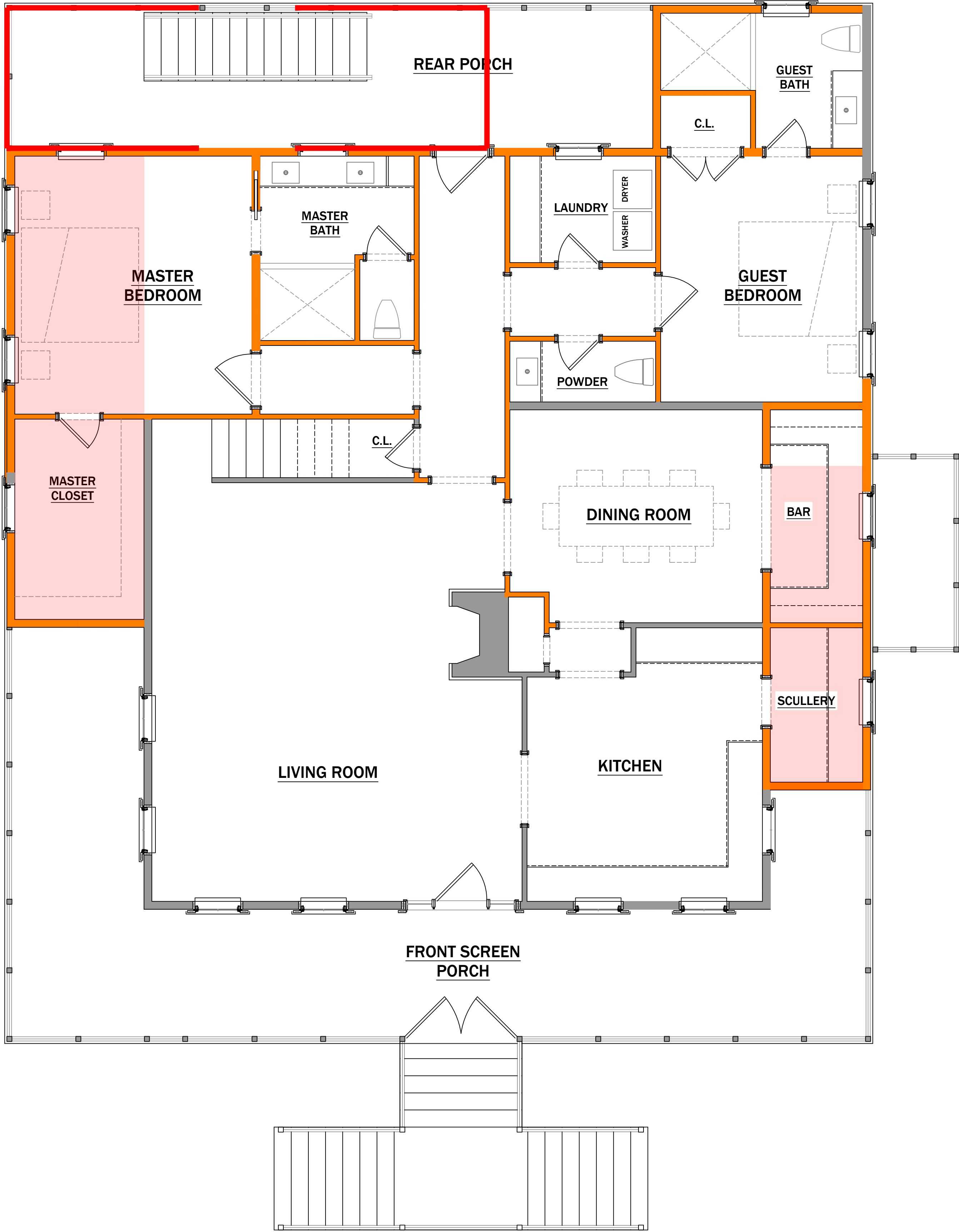
PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

FIRST FLOOR HEATED SQUARE FOOTAGE: 2162 SQFT

TOTAL SQUARE FOOTAGE: 3062 SQFT

ZONING STANDARD COMPLIANCE CALCULATIONS TABLE		
	F: PRINCIPAL BUILDING COVERAGE	H: PRINCIPAL BUILDING SQFT
LOT AREA: 11,226.0 SQFT		
ZONING STANDARD PER FORMULA:	2,080 SQFT	2,080 SQFT
EXISTING:	2,080 SQFT	2,980 SQFT
PROPOSED:	2,162 SQFT	3,062 SQFT
RELIEF REQUESTING:	82 SQFT (1%)	39 SQFT (1%)



- PREVIOUSLY ENCLOSED TO
BE OPENED

HEATED SQUARE FOOTAGE LOST: 226 SQFT
- PROPOSED NEW
ENCLOSURE OF PORCH

HEATED SQUARE FOOTAGE GAINED: 247 SQFT
- PROPOSED NEW WALLS

PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

FIRST FLOOR HEATED SQUARE FOOTAGE: 2162 SQFT

TOTAL SQUARE FOOTAGE: 3062 SQFT

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Notes + Revisions



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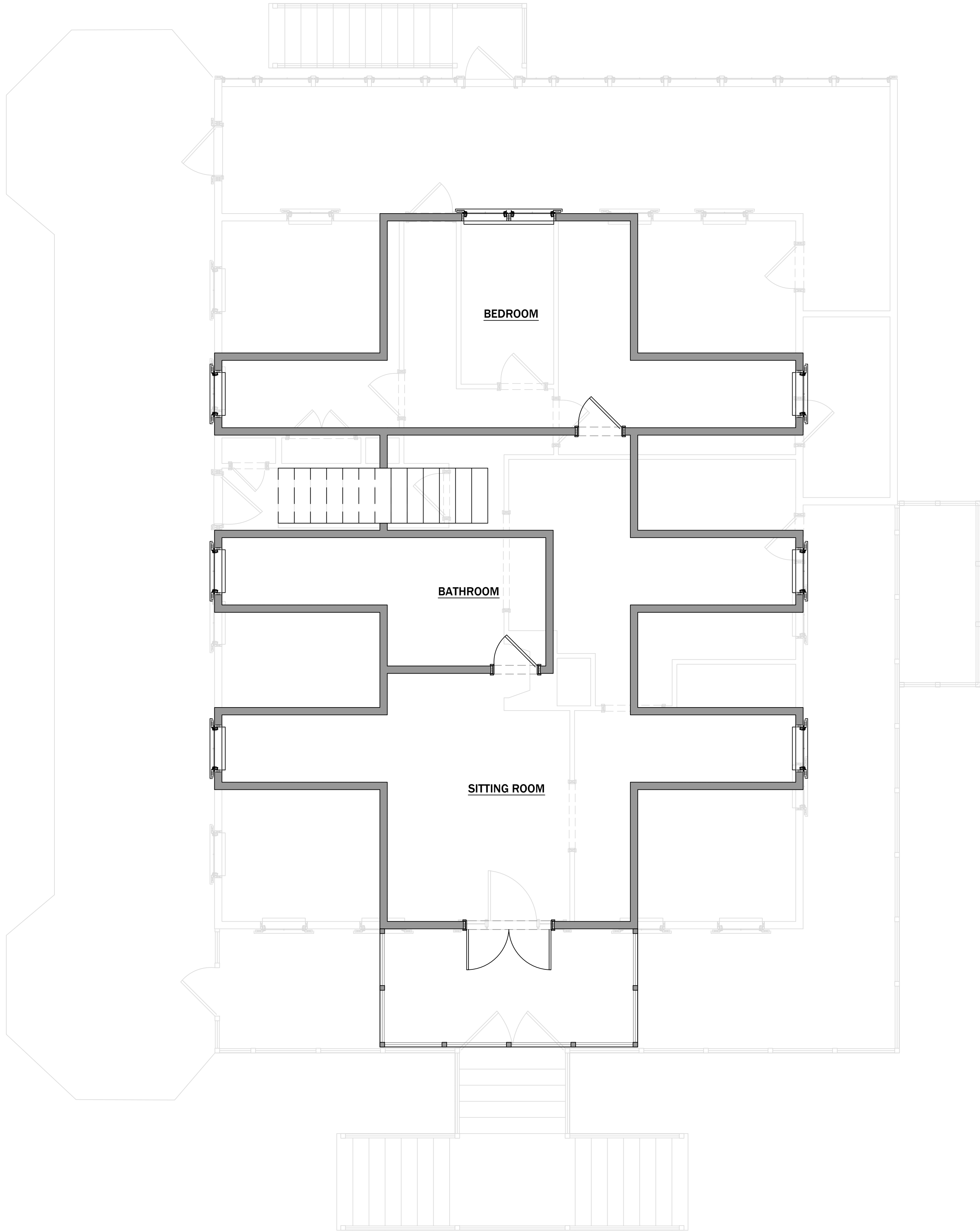
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PLAN

A104A

No.

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EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
SECOND FLOOR HEATED SQUARE FOOTAGE: 900 SQFT
TOTAL SQUARE FOOTAGE: 2980 SQFT

ROSE RESIDENCE

1656 ATLANTIC AVENUE - SULLIVAN'S ISLAND, SC

Notes + Revisions



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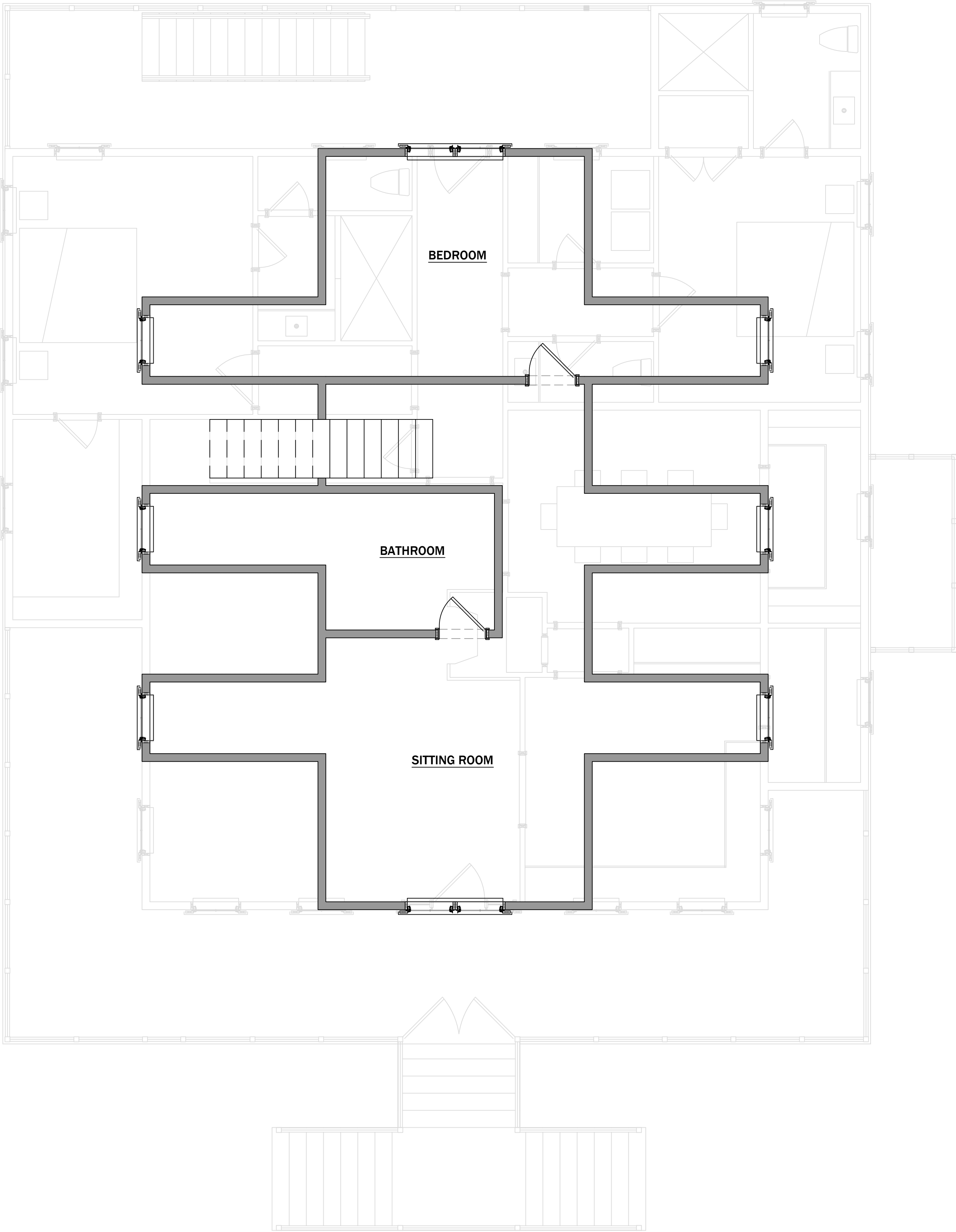
Project ID: SI ROSE
Drawing Set: JUNE 20 2025

PLAN

A104C

No.

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PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
SECOND FLOOR HEATED SQUARE FOOTAGE: 900 SQFT
TOTAL SQUARE FOOTAGE: 3062 SQFT

ROSE RESIDENCE

1656 ATLANTIC AVENUE - SULLIVAN'S ISLAND, SC

Notes + Revisions



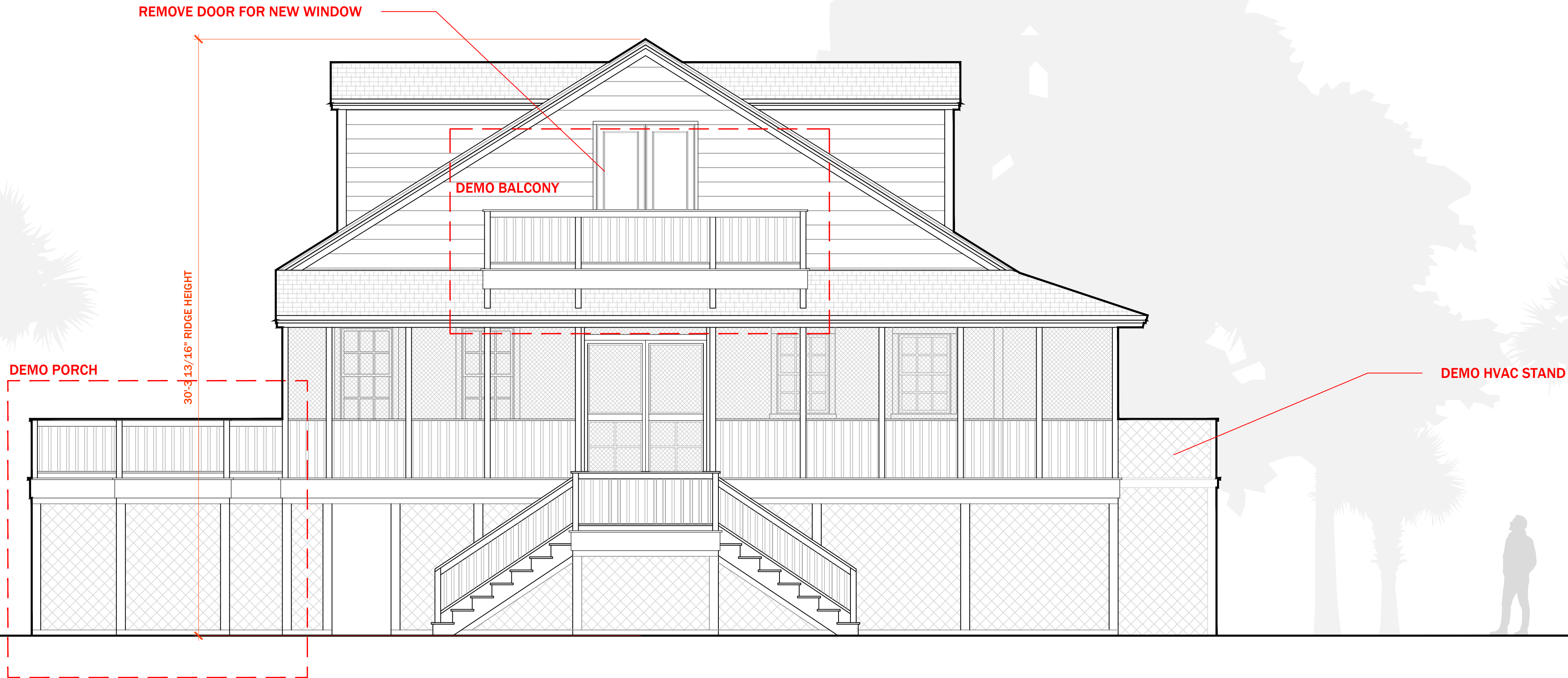
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Project ID: SI ROSE
Drawing Set: JUNE 20 2025

ELEVATION

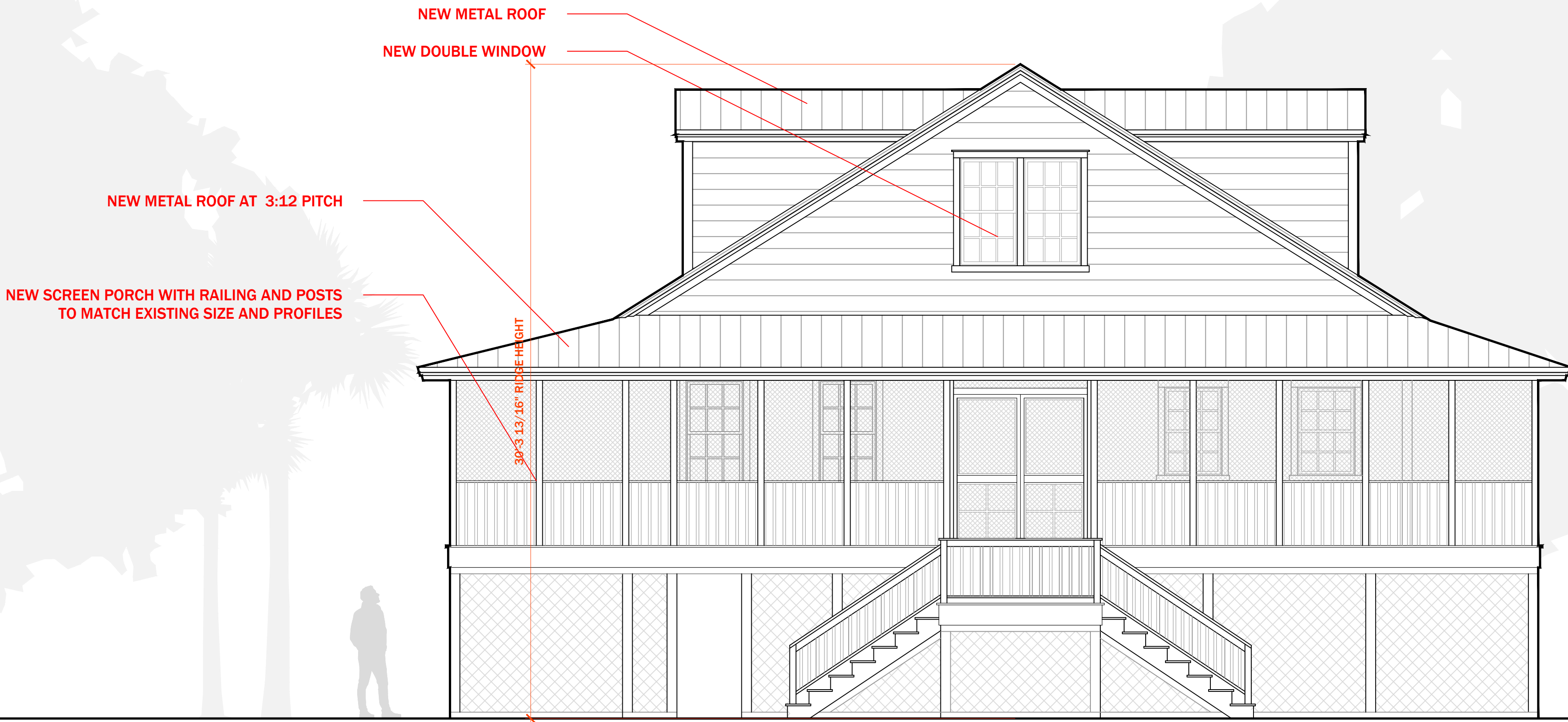
A201

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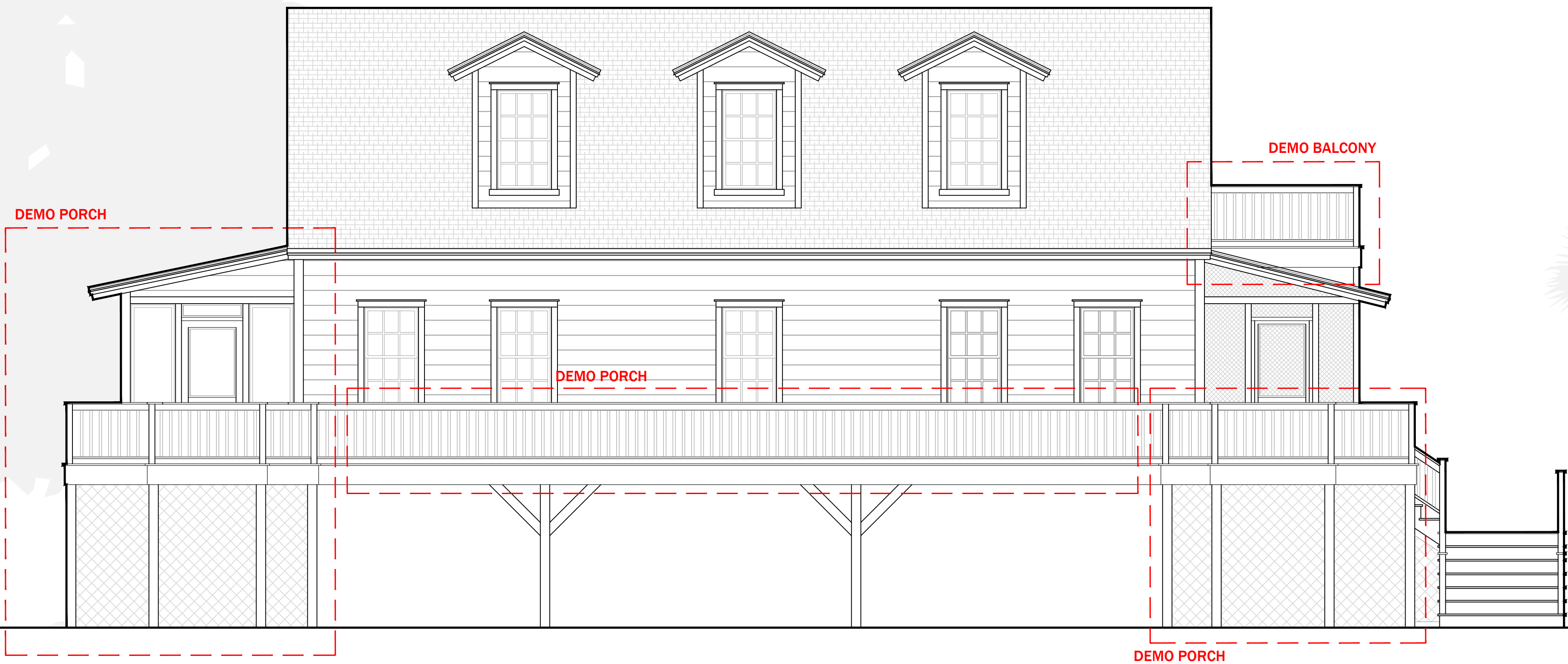
EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"



DEMO ALL WINDOWS

DEMO WINDOWS AND PORCH INFILL WALL
PREP FOR NEW OPEN PORCH

DEMO PORCH

DEMO STAIRS AND LANDING

EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-0"

NEW INFILL PORCH WITH SHIP LAP SIDING

NEW INFILL PORCH WITH SHIP LAP SIDING

NOTE: METAL ROOF DIFFERENT
PITCH AT THIS SIDE (4:12)
BUILDER TO VERIFY ON SITE AND WORK
WITH CDG ON DETAIL FOR ROOF
TRANSITION

NEW WINDOW

NEW OPEN LOGGIA

NEW WINDOW

NEW DOOR

NEW METAL ROOF

NEW WINDOW

NEW PORCH STAIRS FRAMED BELOW AND INTO
PORCH

PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"

ROSE RESIDENCE

1656 ATLANTIC AVENUE - SULLIVAN'S ISLAND, SC

Notes + Revisions



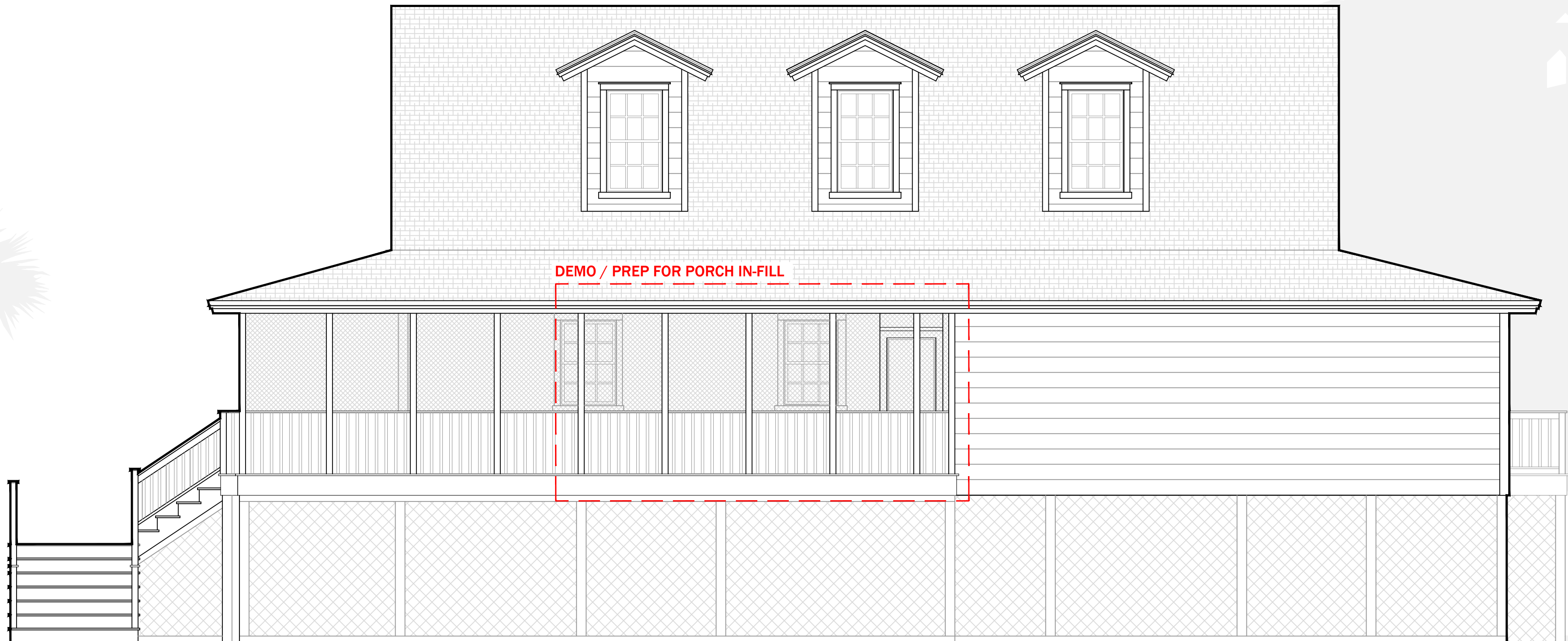
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Project ID: SI ROSE
DRAWING SET: JUNE 20 2025

ELEVATION

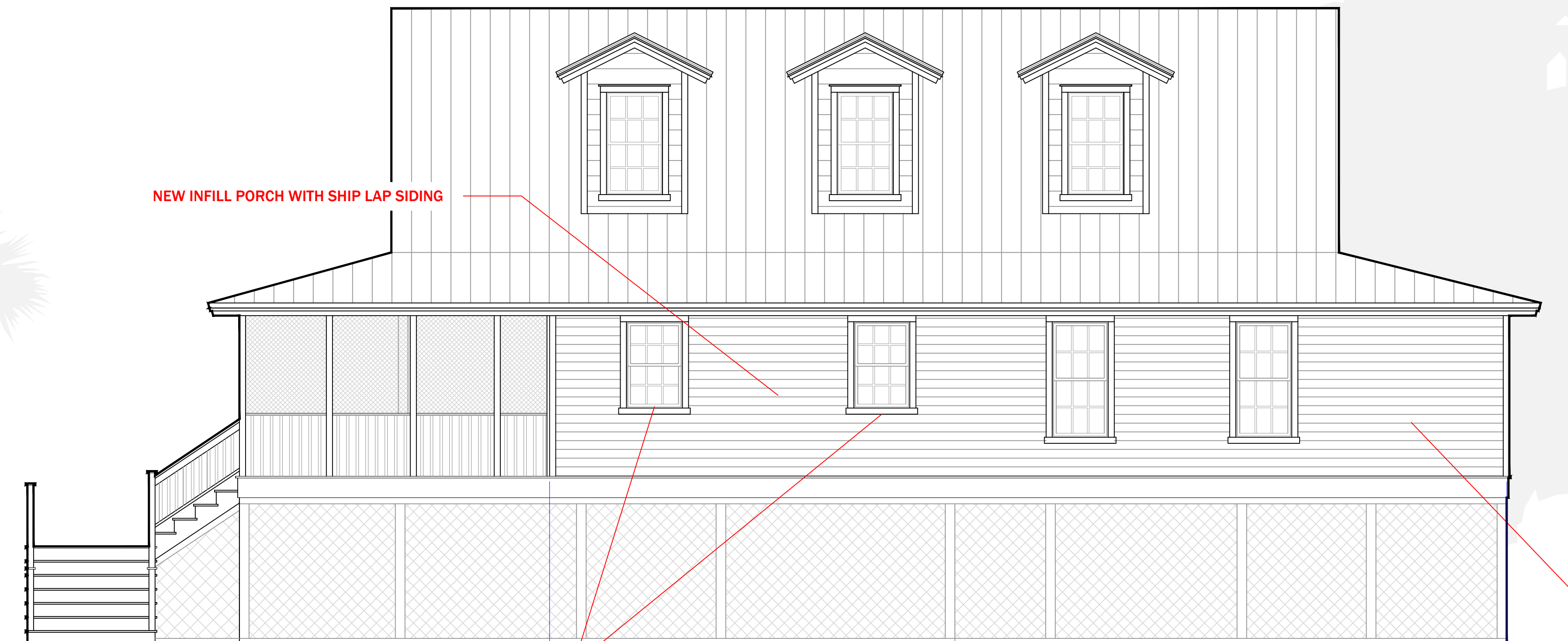
A204

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EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"

THE PROPOSED DESIGN WILL REQUIRE SIDE
FAÇADE RELIEF TO ALLOW A FAÇADE THAT HAS
A LINEAR LENGTH GREATER THAN 38 FEET
WITHOUT ARTICULATION

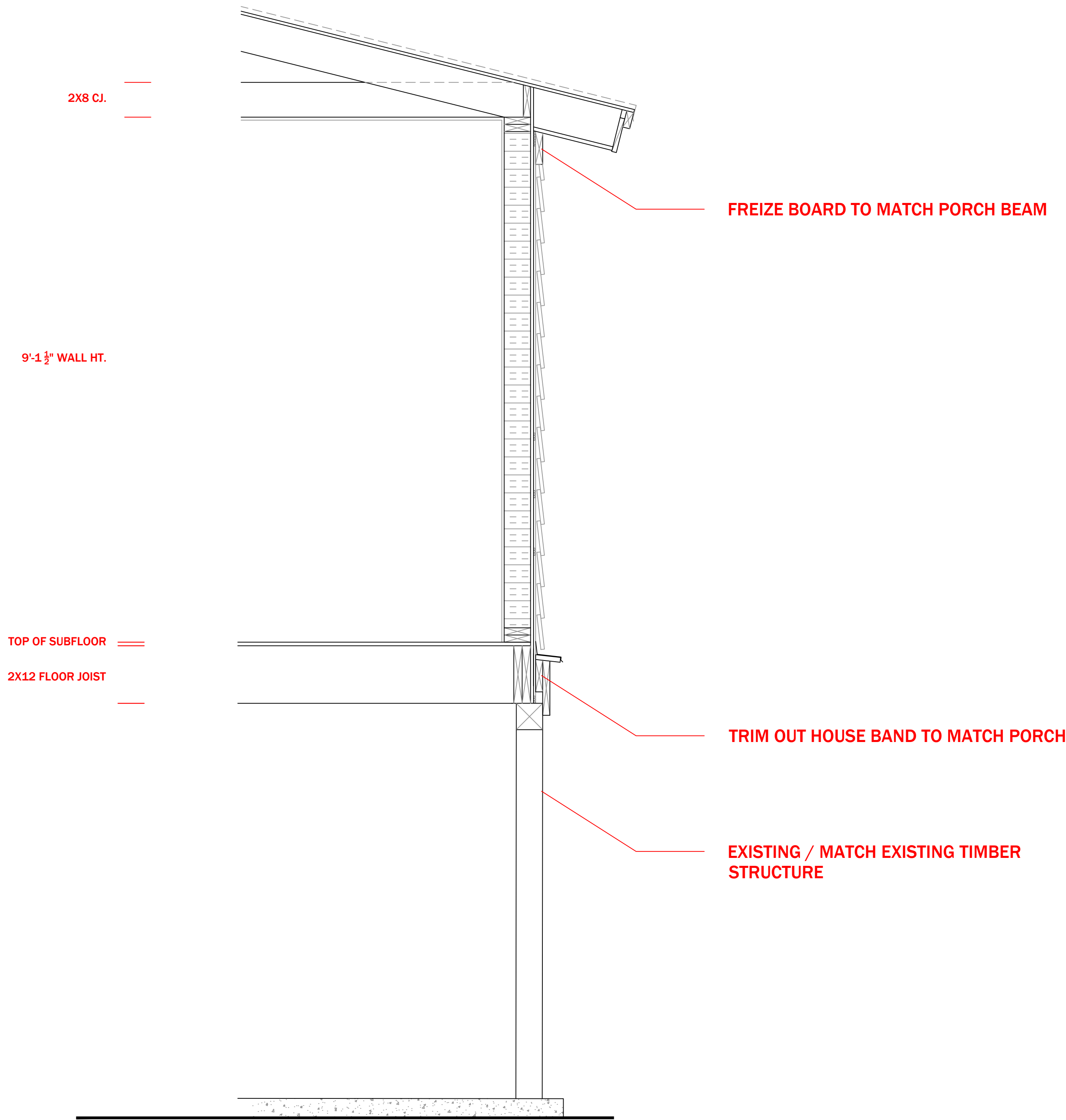
NOTE: REFER TO STRUCTURAL ENGINEER DRAWINGS FOR FINAL FOUNDATION DETAILS AND DIMENSIONS.

NOTE: REFER TO STRUCTURAL ENGINEER DRAWINGS FOR ALL UPLIFT AND SHEAR CONNECTIONS.

NOTE:REFER TO STRUCTURAL ENGINEER DRAWINGS FOR FINAL FRAMING DETAILS AND STRUCTURAL LUMBER SIZES.

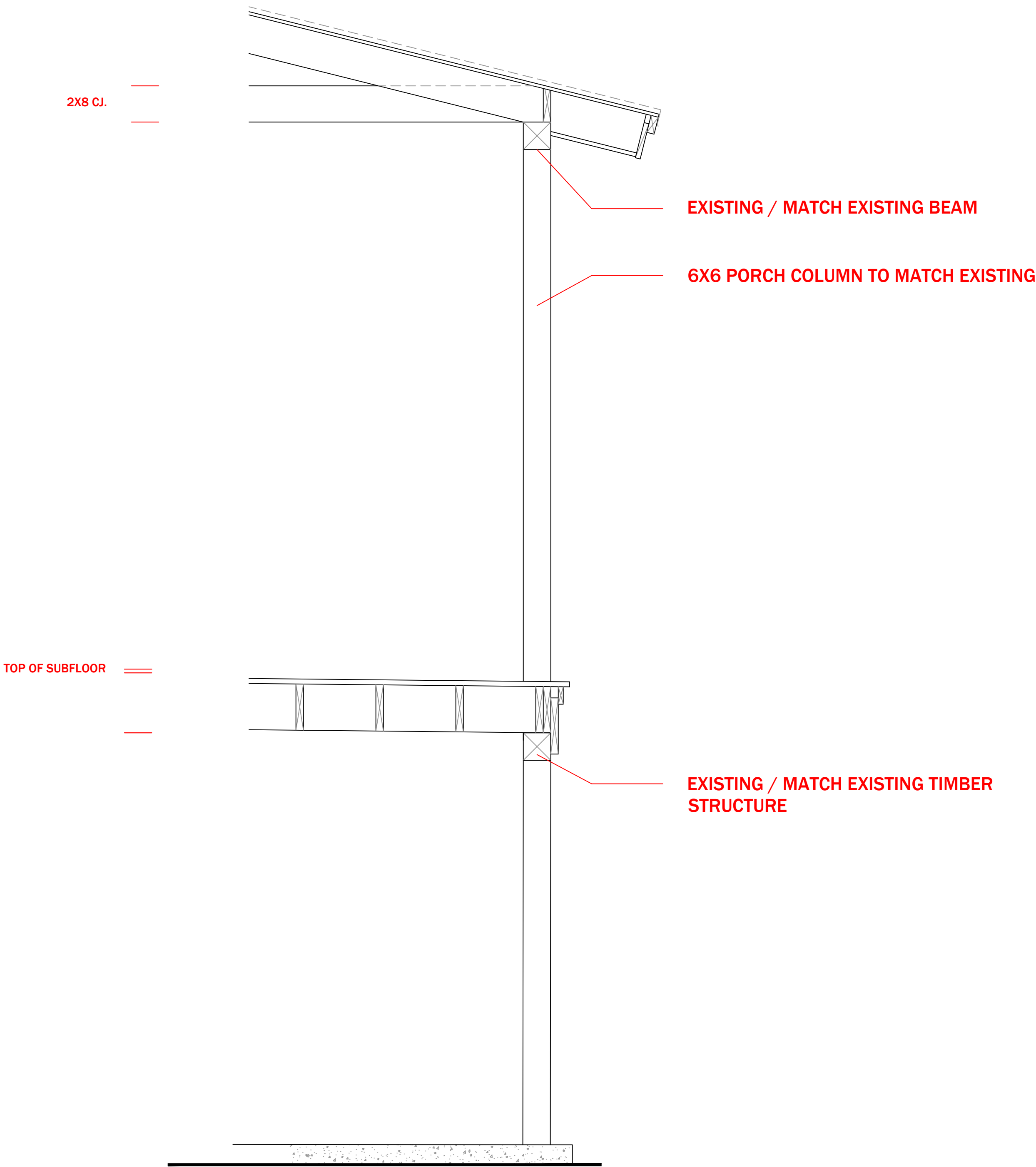
NOTE: CONTRACTOR RESPONSIBLE FOR ALL PROPER FLASHING DETAILS AND WATERPROOFING.

NOTE: UNLESS NOTED OTHERWISE, ALL EXTERIOR TRIM TO BE SL ELITE TREATED PINE PRE-PRIMED ON ALL SIX SIDES FIELD PRIME ALL CUTS PRIOR TO INSTALLATION.



SECTION AT IN FILL PORCH

SCALE: 3/4" = 1'-0"



SECTION AT PORCH

SCALE: 3/4" = 1'-0"

