

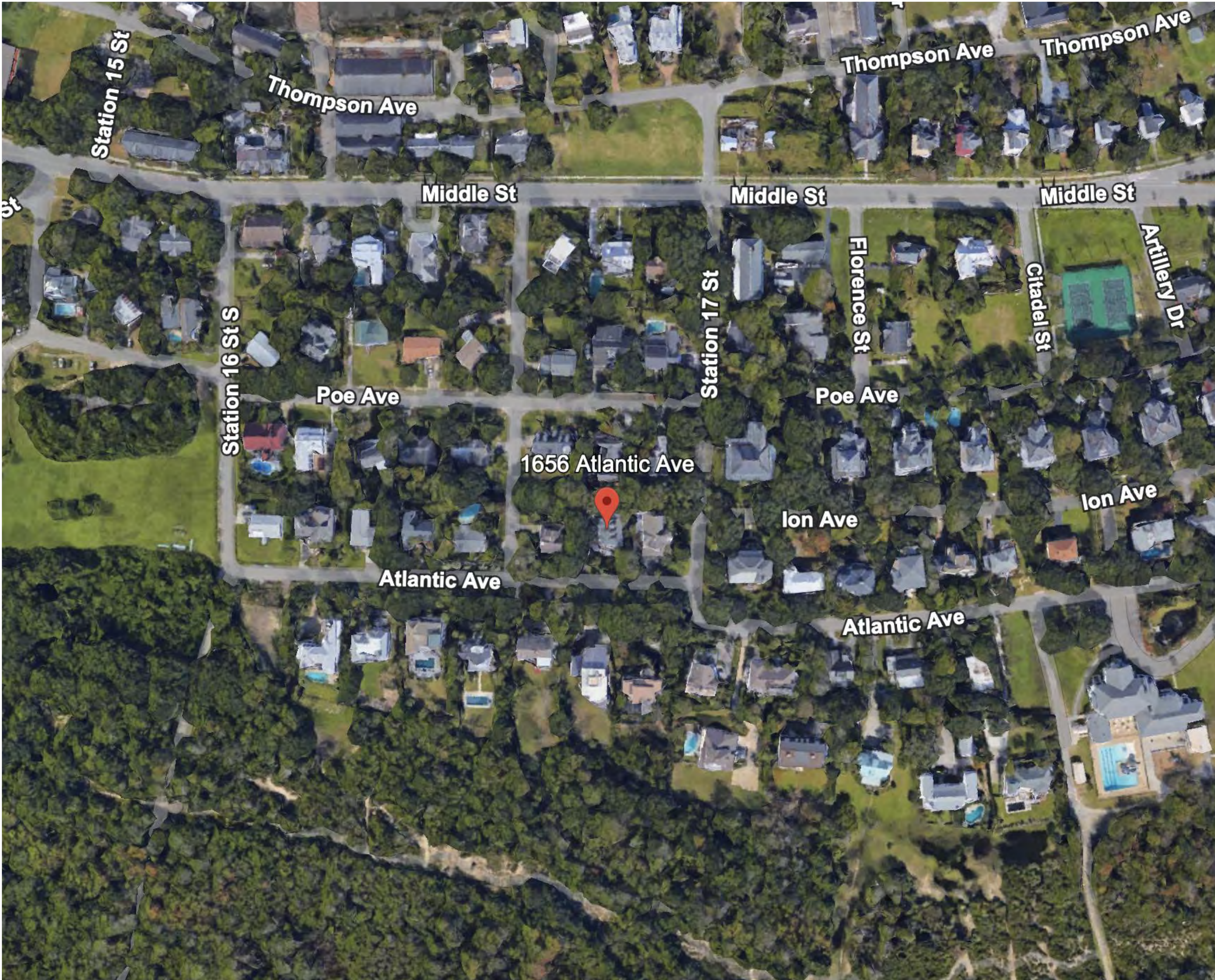


ROSE RESIDENCE

1656 Atlantic Avenue - Sullivan's Island, SC

Vicinity Map

not to scale



Sheet Index:

Survey

A050 Site Photos and Existing Conditions

A051 Historical Background

A101A Existing Site Plan

A101B Proposed Site Plan

A102A Existing Ground Floor Plan

A102B Proposed Ground Floor Plan

A103A Existing First Floor Plan

A103B Demo Floor Plan

A103C Proposed First Floor Plan

A201 Elevations

A202 Elevations

A203 Elevations

A204 Elevations

A301

A302

A303

A304

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.

- 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.
- 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.
- 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.
- 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 FRONT YARD 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% _____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 of 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.

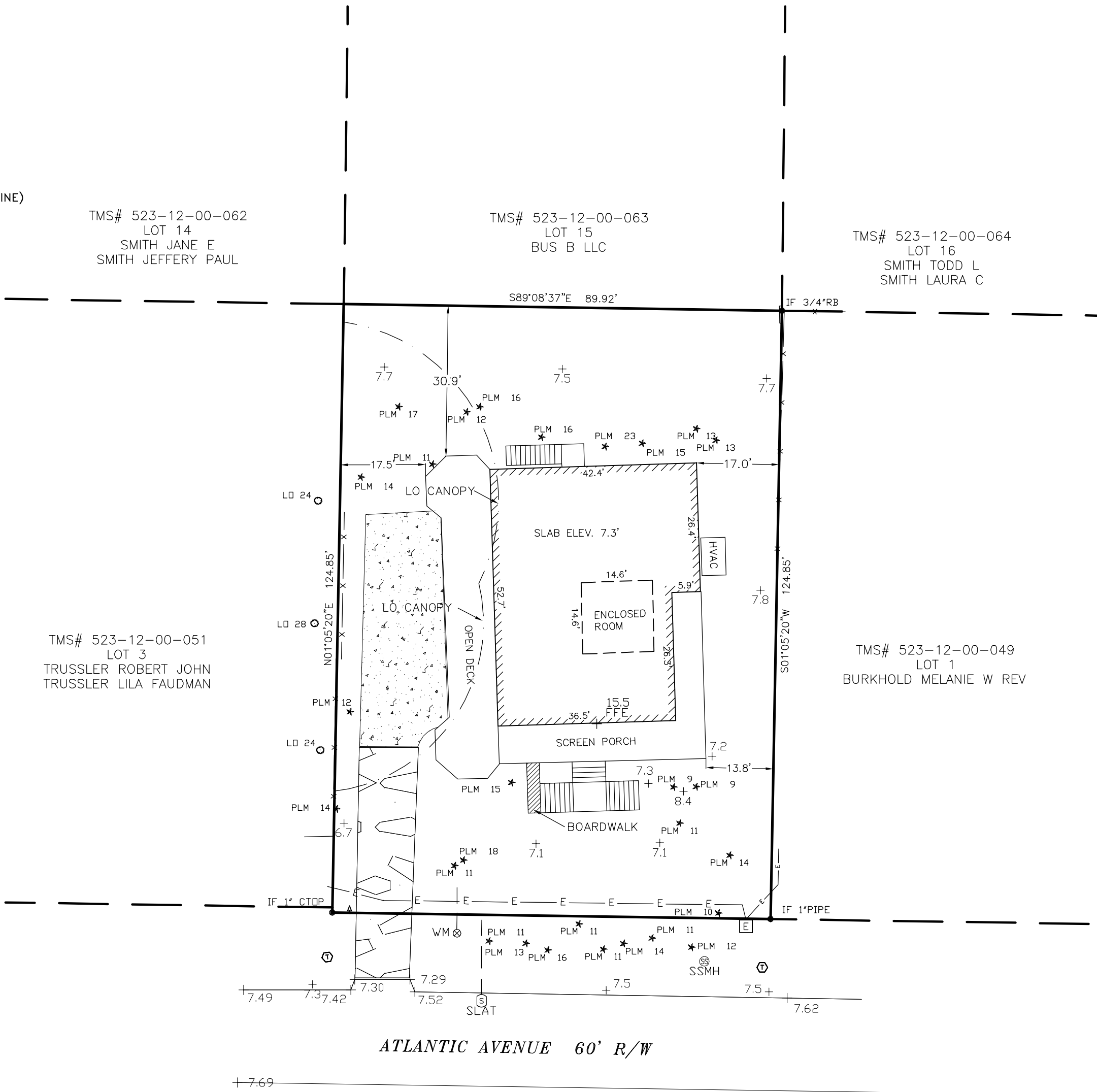
BUILDING SETBACKS SHOULD BE VERIFIED BY THE GOVERNING BODY PRIOR TO ANY DESIGN OR CONSTRUCTION.

REFERENCE:

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

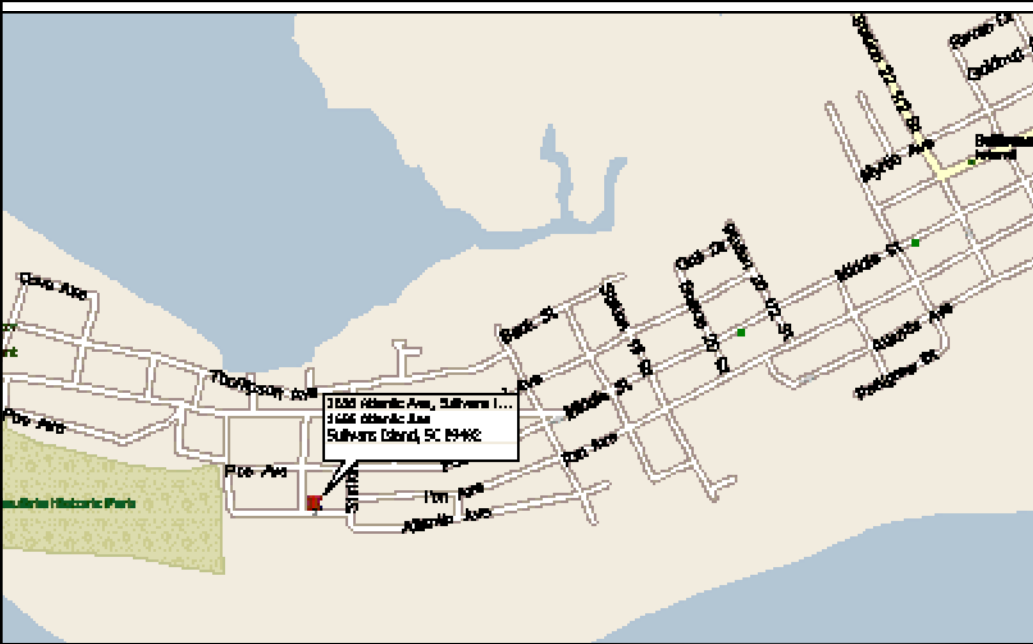
FLOOD NOTE:

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.

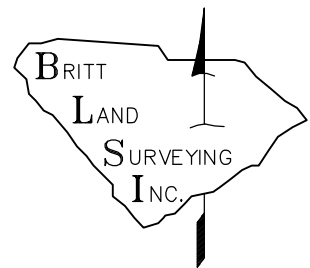


Area	Sq. Feet	Acres	Lot Description
A5	27	0.001	BOARDWALK
A6	786	0.018	CONCRETE DRIVE
A2	150	0.003	FRONT STEPS
A1	3284	0.075	HOUSE FOOTPRINT
A3	39	0.001	HVAC PLATFORM
A4	67	0.002	REAR STEPS
Total	4353	0.100	

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



LOCATION MAP N.T.S.



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

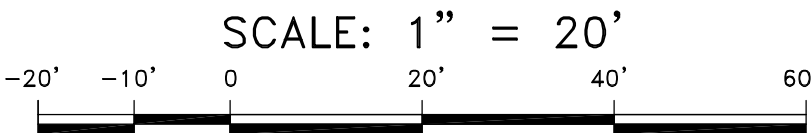


I, Dean L. Britt, a Registered Professional Land Surveyor in the State of South Carolina, certify to owner(s) shown hereon that this survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds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



ROSE RESIDENCE

1656 ATLANTIC AVENUE - SULLIVAN'S ISLAND, SC

Notes + Revisions



OWNERS AND ARCHITECTS ARE THE PROPERTY OF
CLARKE DESIGN GROUP, LLC AND SHALL NOT BE COPIED,
REPRODUCED, OR OTHERWISE USED WITHOUT WRITTEN CONSENT

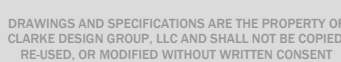
Project ID: SI ROSE
DRB Conceptual Review MAY 23 2025

PHOTOS

A050

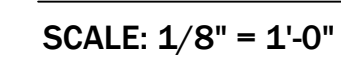
No. ©2025

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):	3430 SQFT (30.5%)

ROSE RESIDENCE

1656 ATLANTIC AVENUE - SULLIVAN'S ISLAND, SC

Notes + Revisions



DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF
CLARKE DESIGN GROUP, LLC AND SHALL NOT BE COPIED,
REPRODUCED, OR INCORPORATED WITHOUT WRITTEN CONSENT

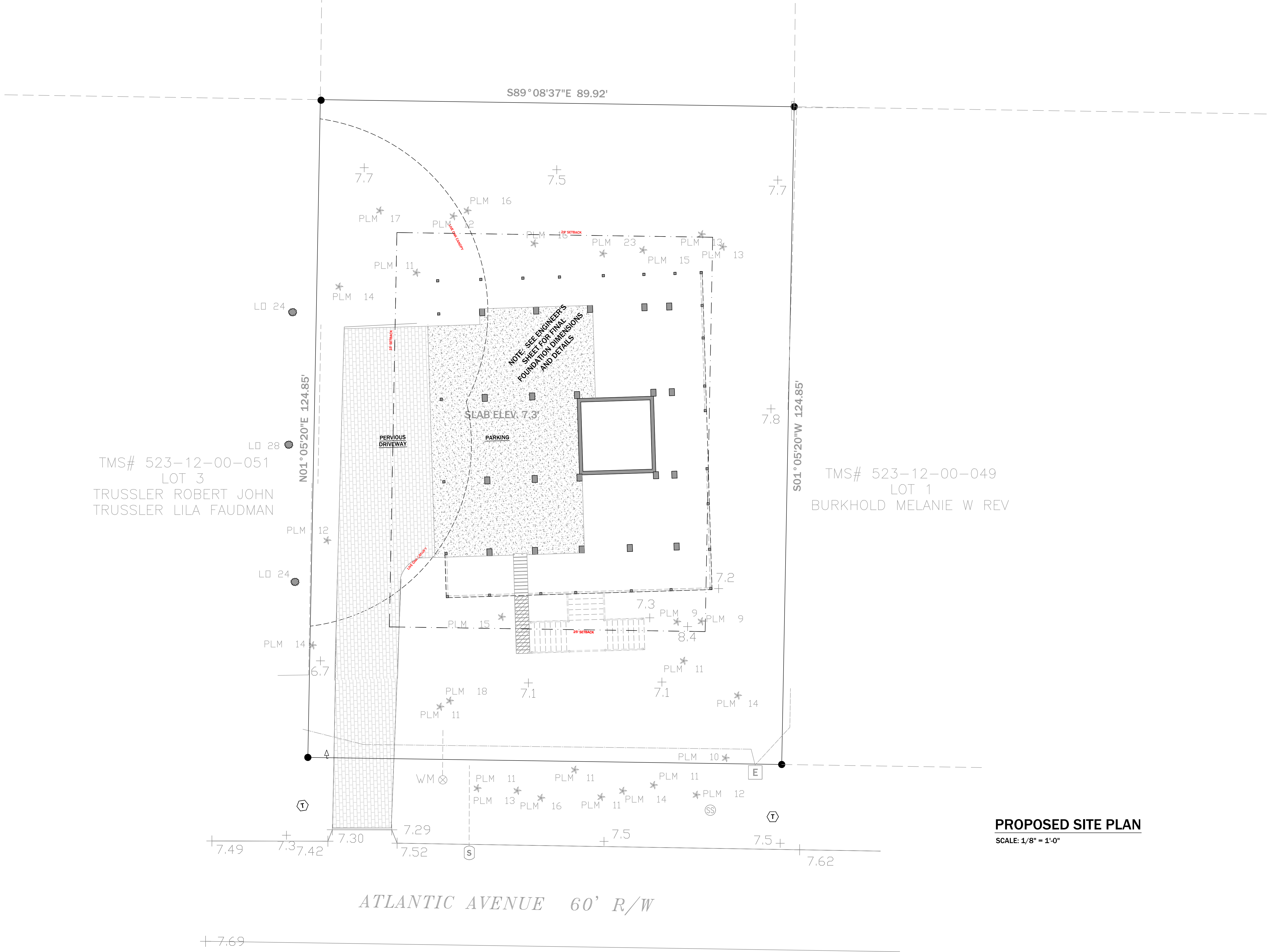
Project ID S1 ROSE
DRB Conceptual Review MAY 23 2025

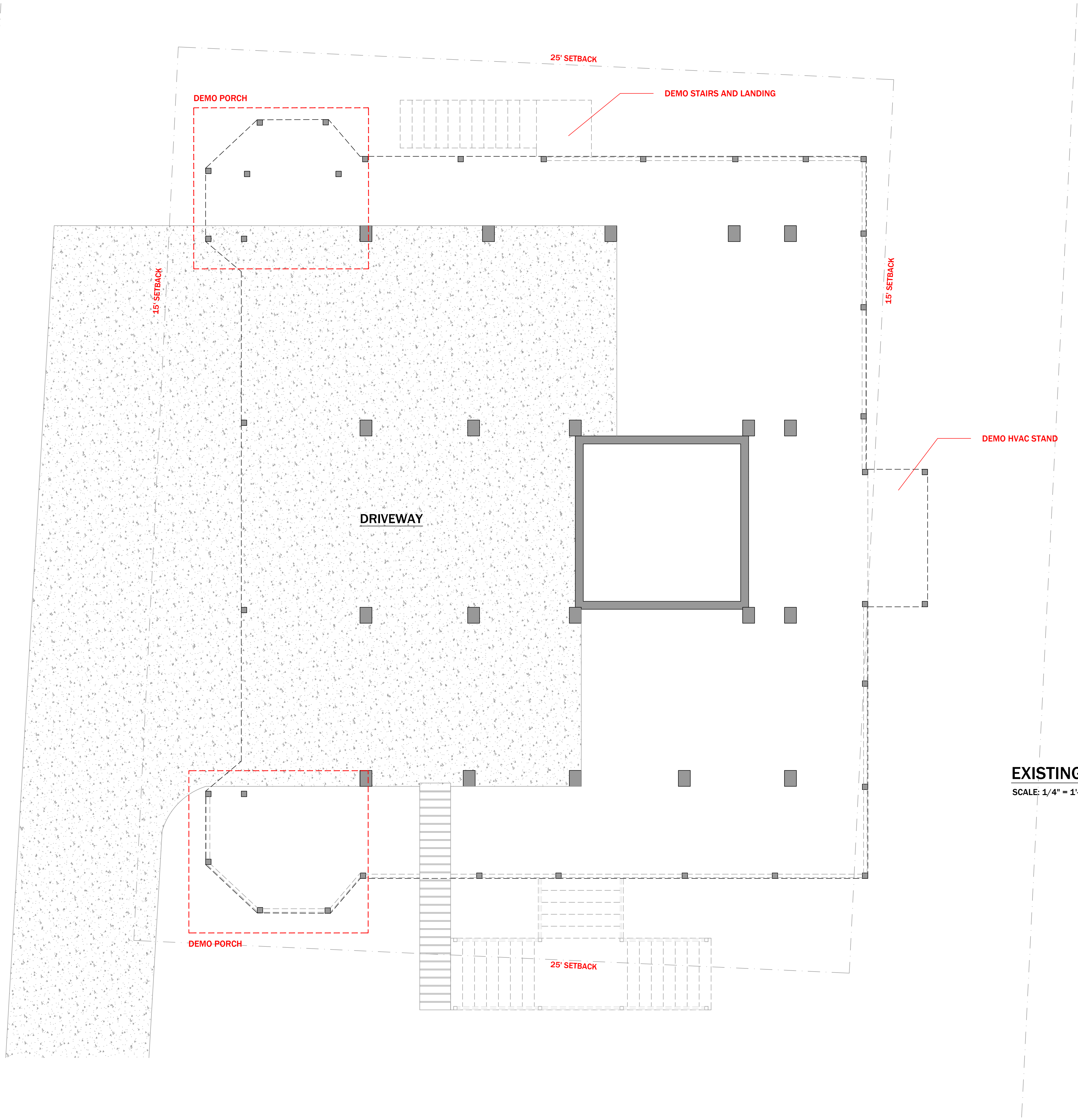
PLAN

A101B

No.

© 2025





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

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

Notes + Revisions

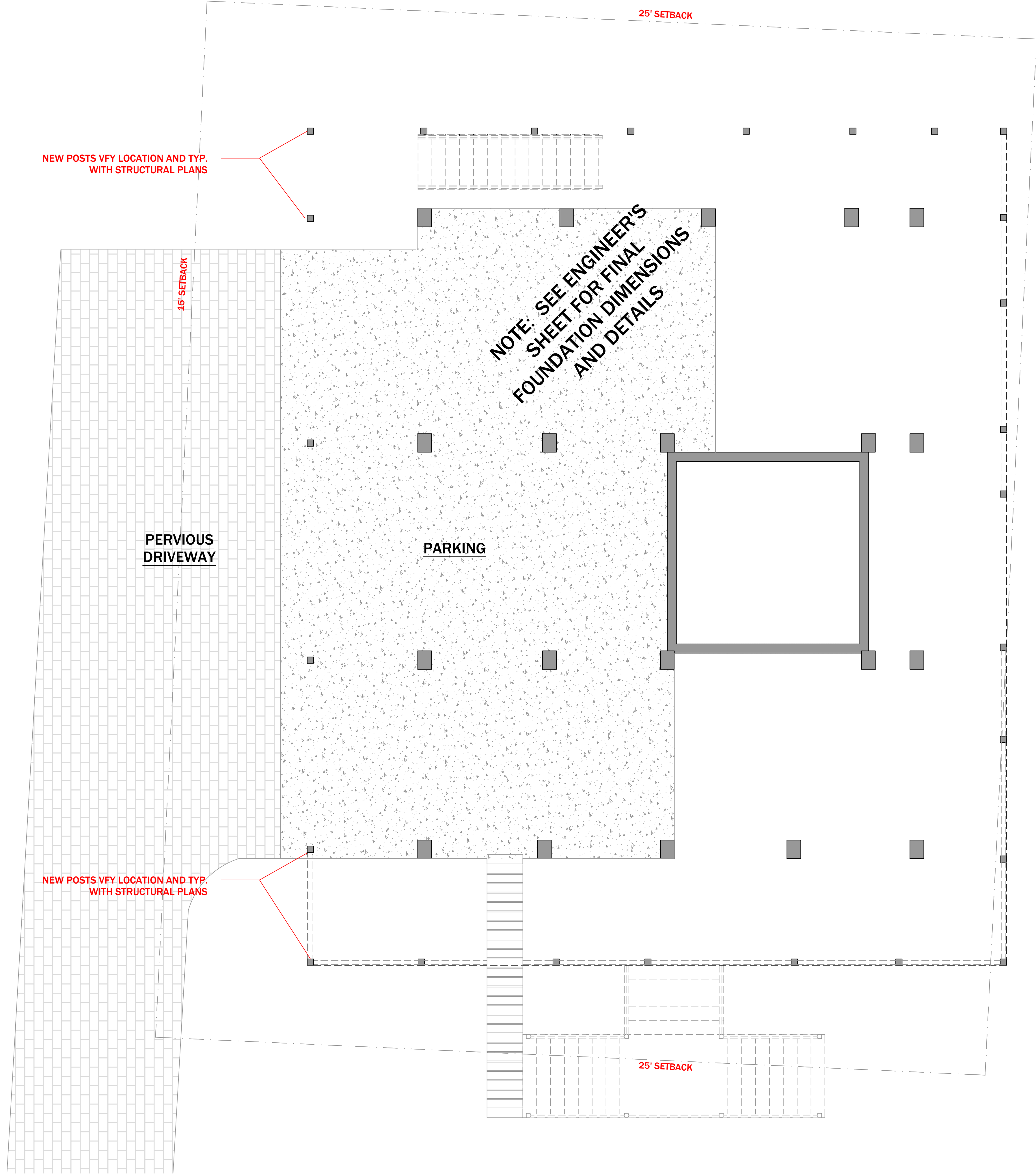


DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CLARKE DESIGN GROUP, LLC AND SHALL NOT BE COPIED, REPRODUCED, OR USED WITHOUT WRITTEN CONSENT.

Project ID	SI ROSE
DRB Conceptual Review	MAY 23 2025

PLAN

A102A



PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

ROSE RESIDENCE

1656 ATLANTIC AVENUE - SULLIVAN'S ISLAND, SC

Notes + Revisions



DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CLARKE DESIGN GROUP, LLC AND SHALL NOT BE COPIED, REPRODUCED, OR USED WITHOUT WRITTEN CONSENT.

Project ID: SI ROSE
DRB Conceptual Review MAY 23 2025

PLAN

A102B

ROSE RESIDENCE

1656 ATLANTIC AVENUE - SULLIVAN'S ISLAND, SC

Notes + Revisions



Drawings and specifications are the property of
Clarke Design Group, LLC and shall not be copied,
re-used, or modified without written consent.

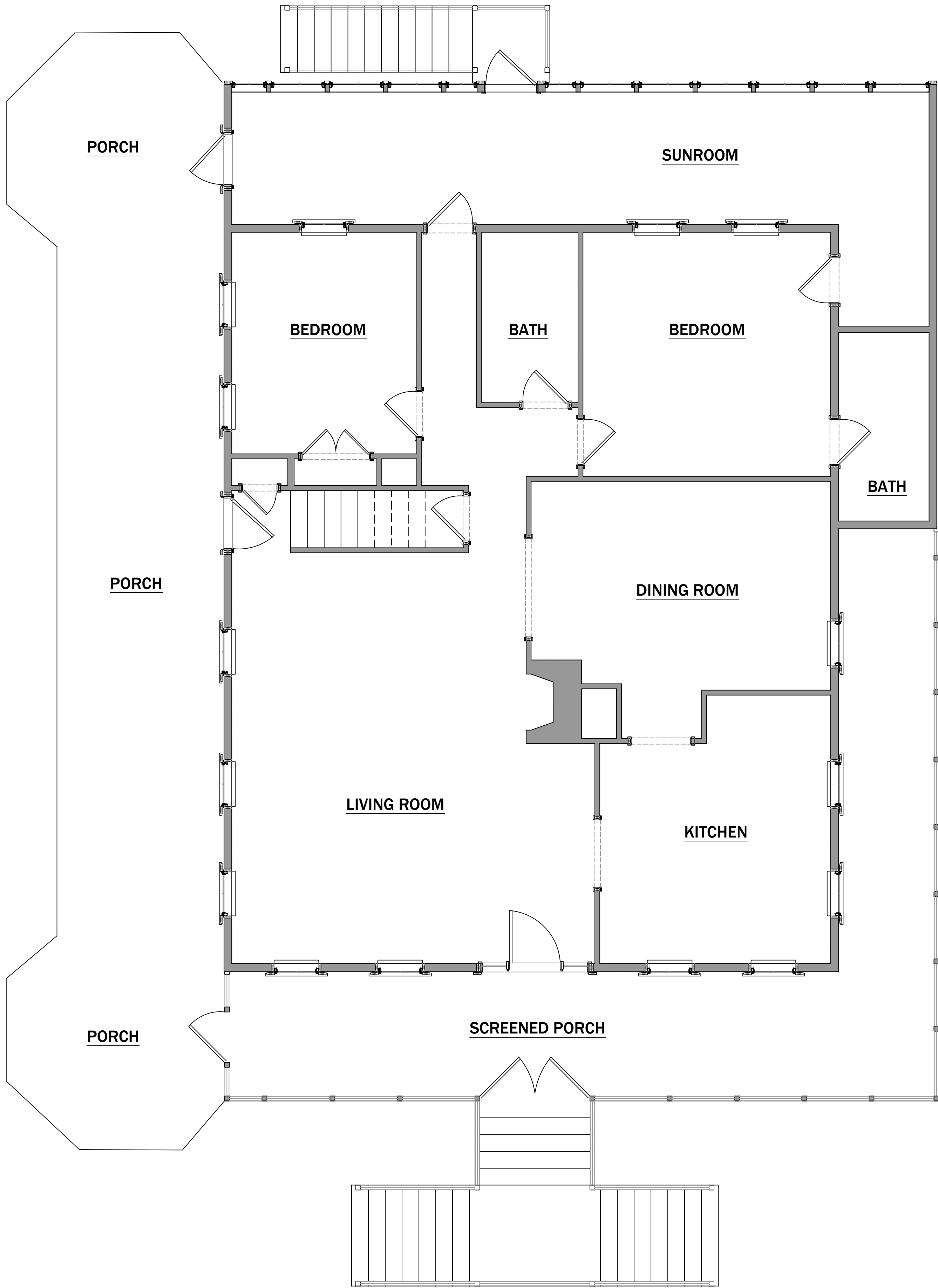
Project ID: SI ROSE
DRB Conceptual Review MAY 23 2025

PLAN

A103A

No.

© 2025



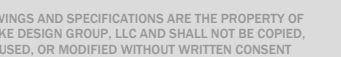
EXISTING FIRST FLOOR PLAN

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

FIRST FLOOR HEATED SQUARE FOOTAGE: 2080 SQFT

TOTAL SQUARE FOOTAGE: 2980 SQFT

1656 ATLANTIC AVENUE - SULLIVAN'S ISLAND, SC



LAN

© 2025



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

ROSE RESIDENCE

1656 ATLANTIC AVENUE - SULLIVAN'S ISLAND, SC

Notes + Revisions



Drawings and specifications are the property of
Clarke Design Group, LLC and shall not be copied,
reused, or modified without written consent.

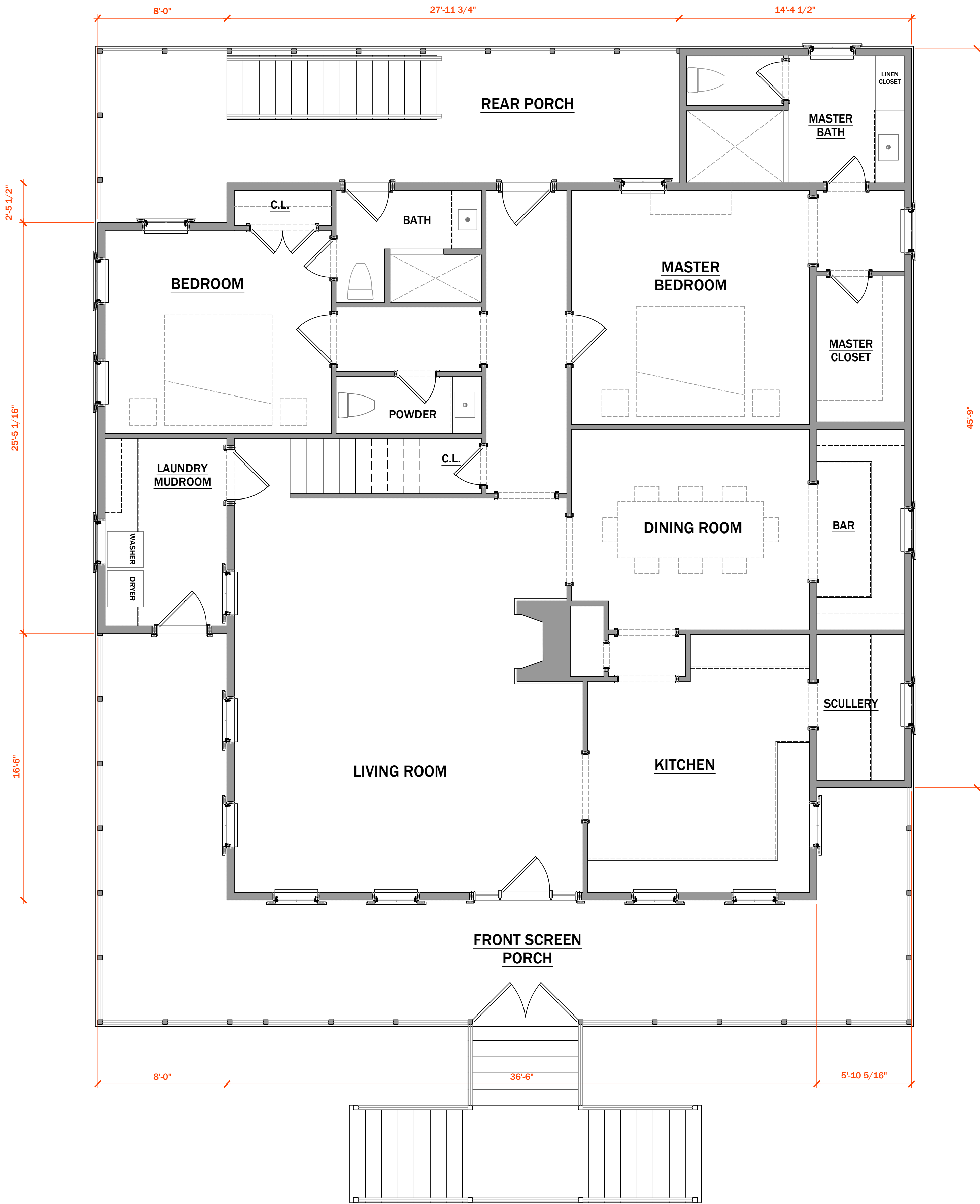
Project ID: SI ROSE
DRB Conceptual Review MAY 23 2025

PLAN

A103C

No.

© 2025

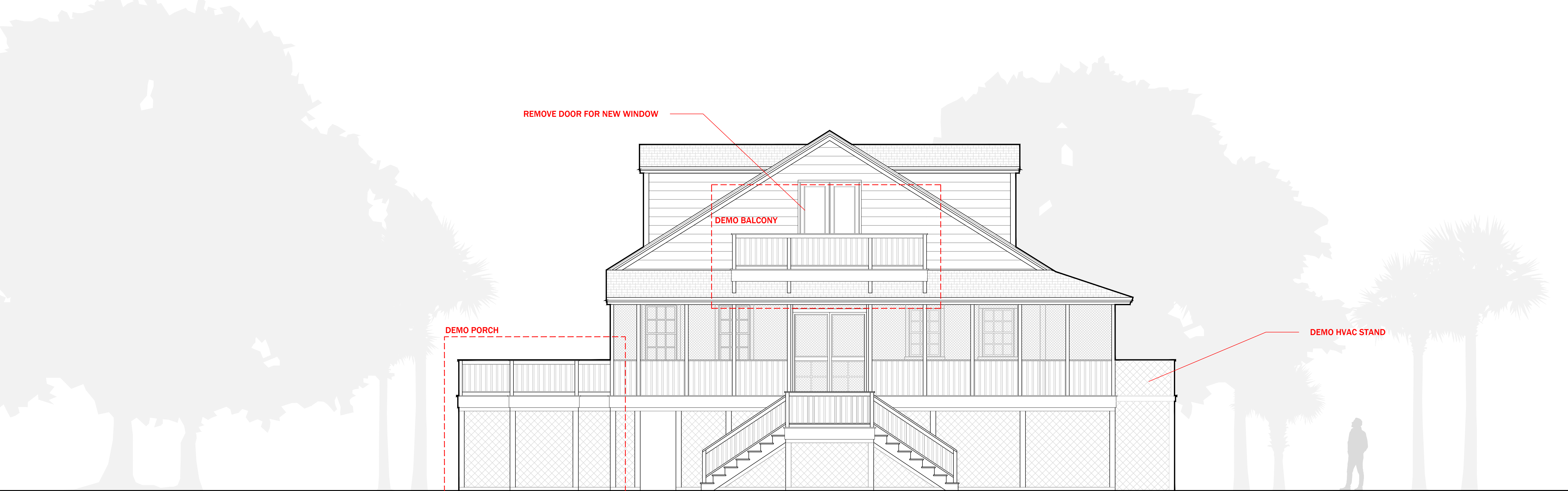


PROPOSED FIRST FLOOR PLAN

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

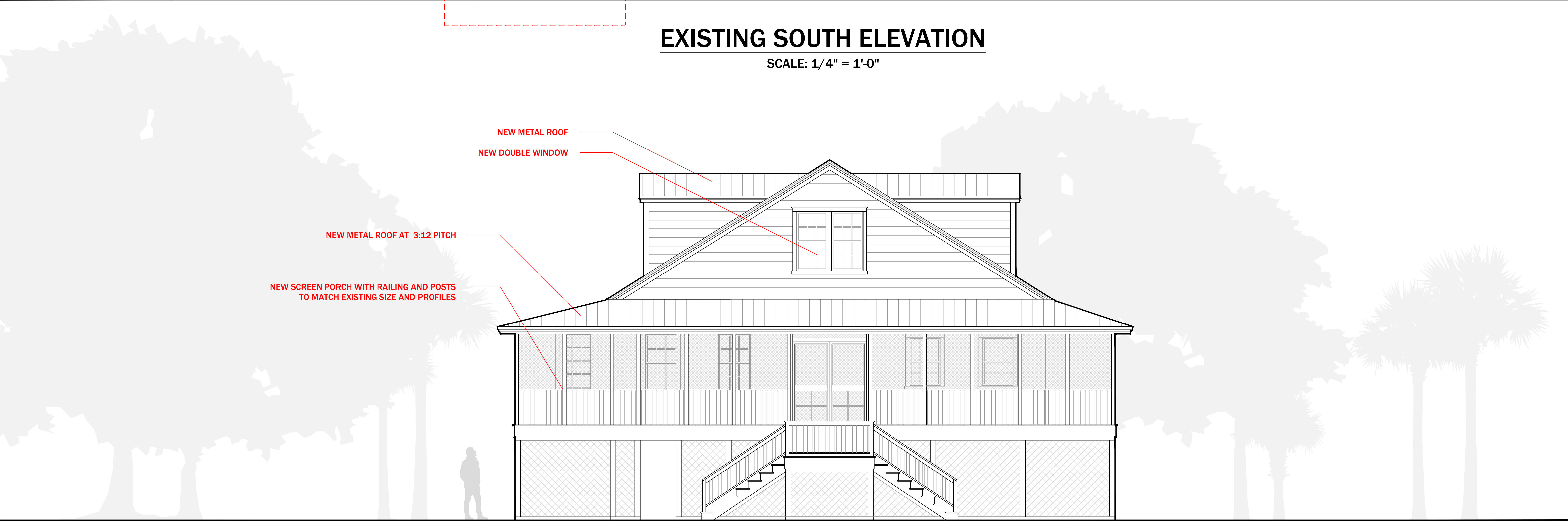
FIRST FLOOR HEATED SQUARE FOOTAGE: 2162 SQFT

TOTAL SQUARE FOOTAGE: 3062 SQFT



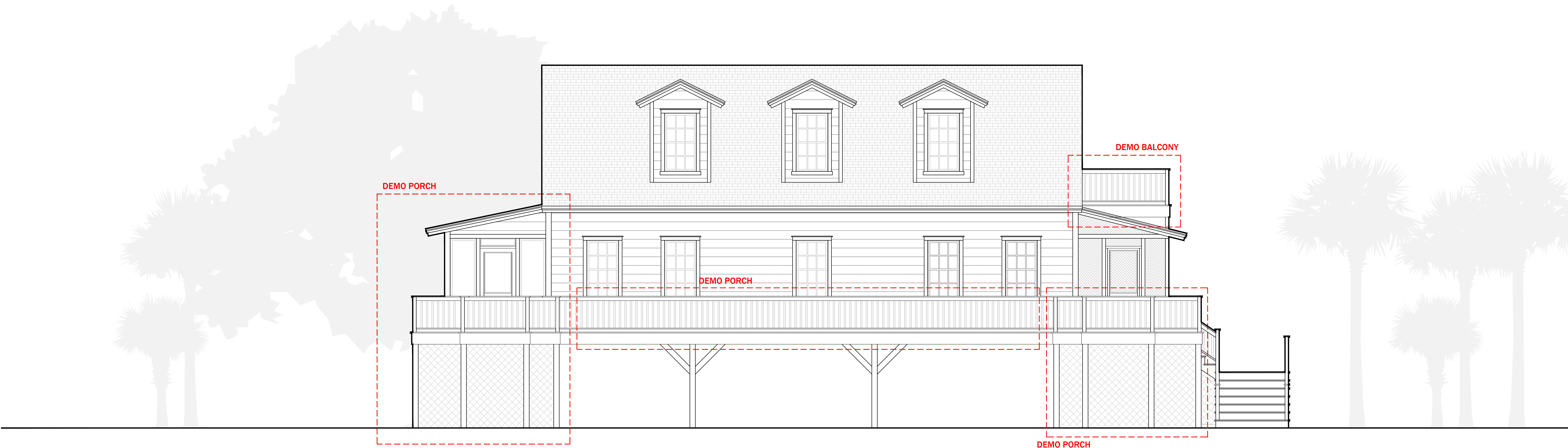
EXISTING SOUTH ELEVATION

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



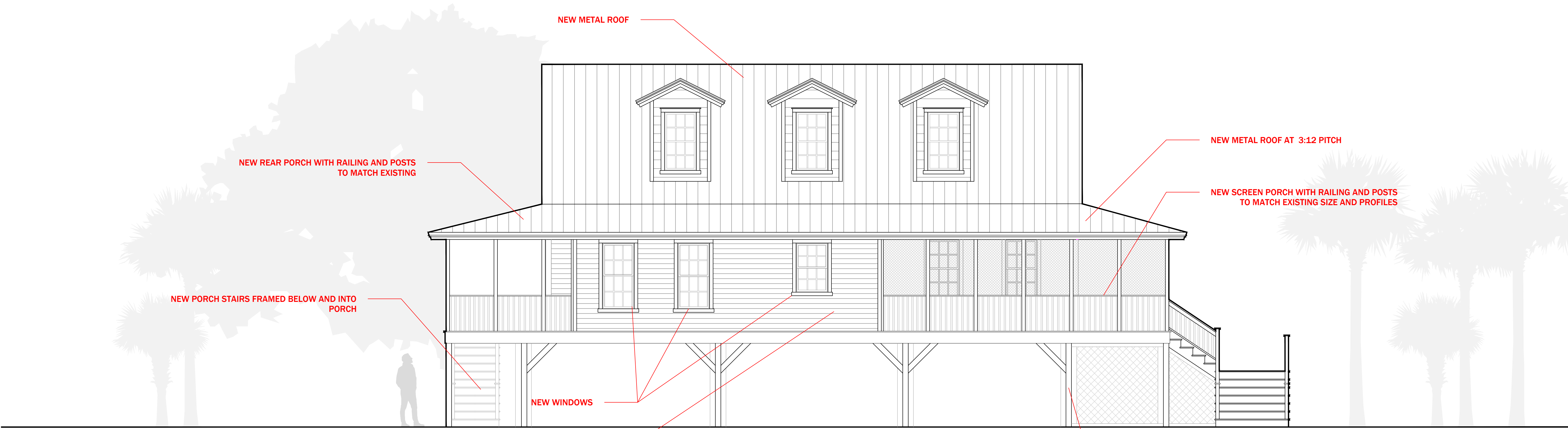
PROPOSED SOUTH ELEVATION

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 WINDOWS

NEW METAL ROOF

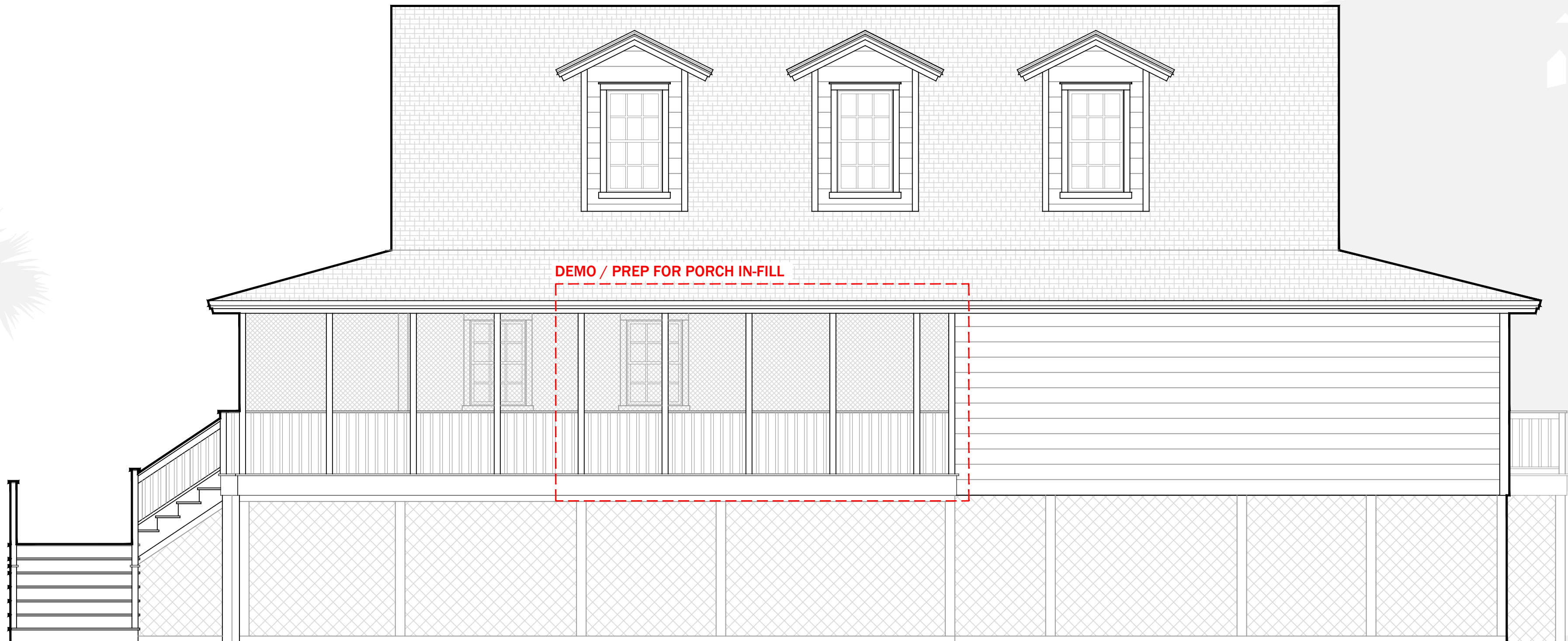
NEW DOOR

NEW WINDOW

NEW PORCH STAIRS FRAMED BELOW AND INTO
PORCH

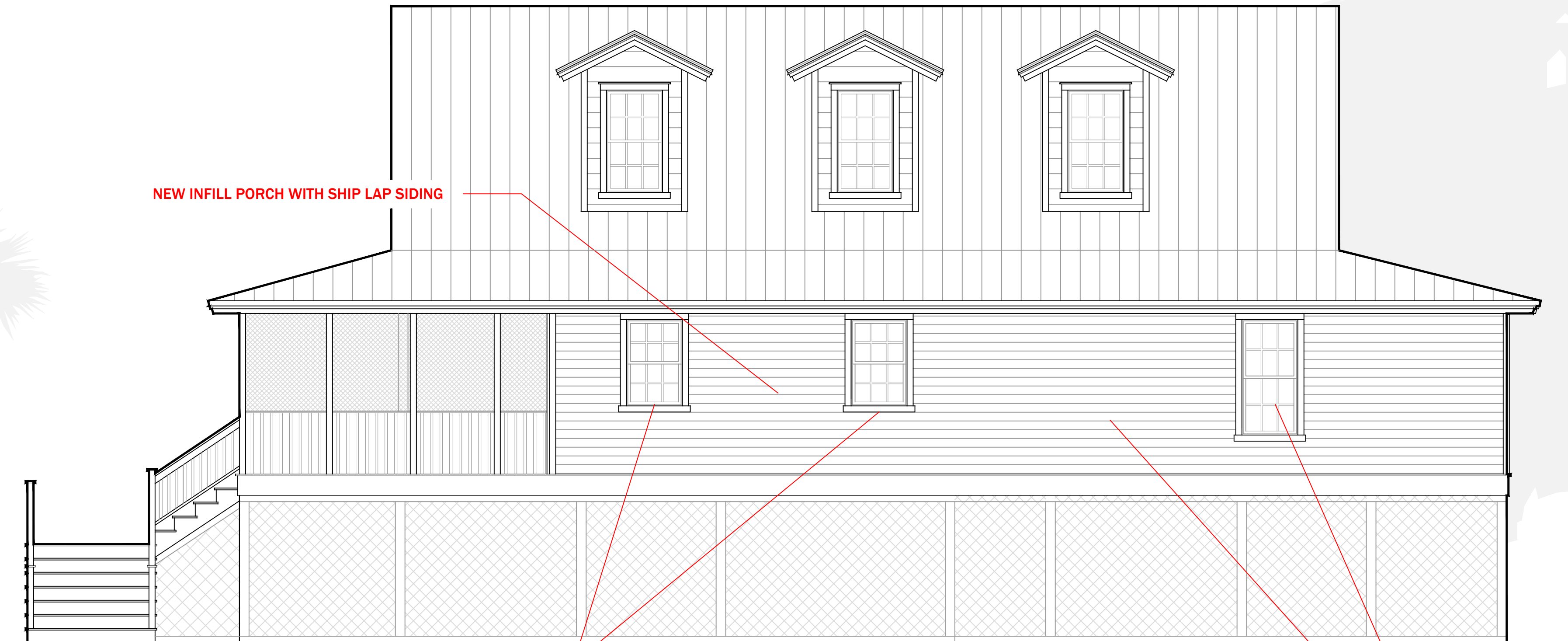
PROPOSED NORTH ELEVATION

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



EXISTING EAST ELEVATION

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



PROPOSED EAST ELEVATION

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

NEW WINDOWS

NEW INFILL PORCH WITH SHIP LAP SIDING

NEW WINDOW

NEW SIDING TO MATCH NEW INFILL