

Adams Residence | 1808 Ion Ave. | Sullivan's Island . SC . 29482

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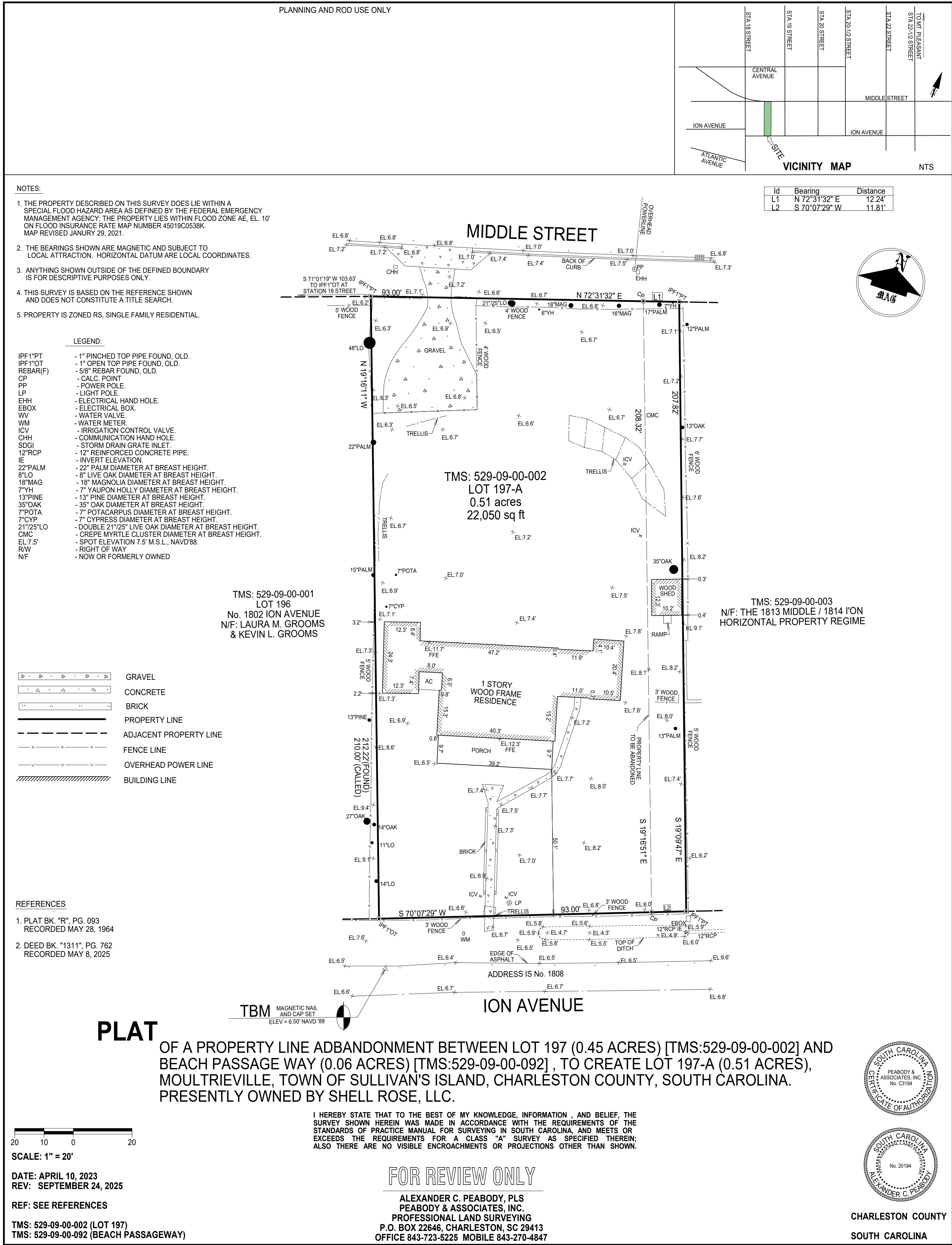


SHEET LIST

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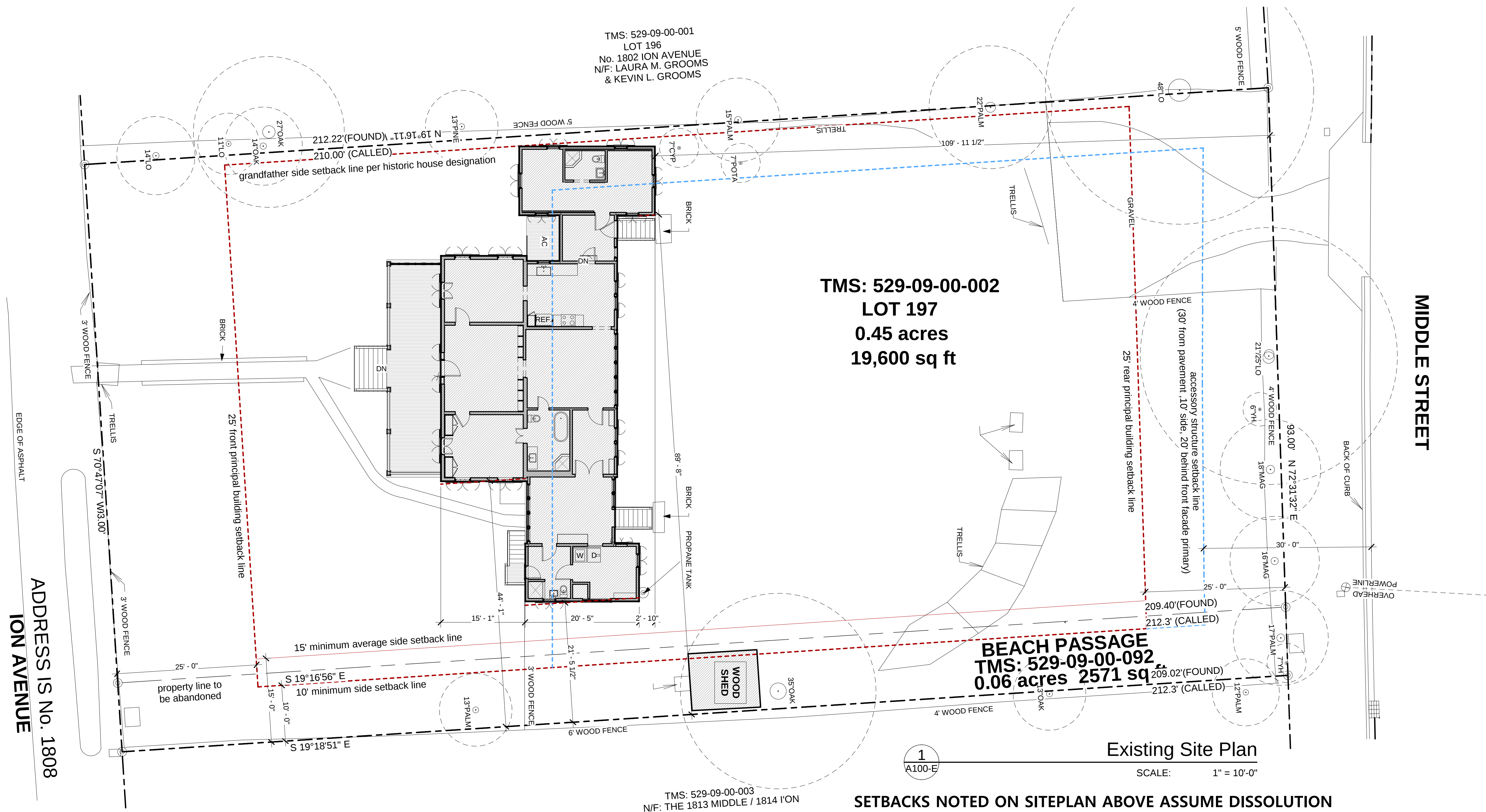
Conceptual D.R.B. Set
Adams Residence . 1808 Ion Ave.

e. 10.17.2025



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- ## General Notes
1. Contractor shall maintain a neat & orderly construction site at all times and shall not allow the unnecessary accumulation of construction debris. Contractor shall provide access, staging area, dumpster, and portable w.c. location to be coordinated with and approved by Owner prior to commencement of work.
 2. The building shall remain secure and weather tight at all times. Contractor shall be responsible for securing all required permits and approvals necessary to initiate and complete specified work.
 3. All demolition and construction shall be in accordance with current applicable building codes and local regulation, including, but not limited to, the Sullivan's Island zoning and building inspections department as well as the State of South Carolina's Board of Adjustments and Appeals (BZA).
 4. Contractor shall protect all existing doors, windows, casings, wainscoting, mantels, stair treads/balusters, and floor, wall, and ceiling surfaces specified to remain, TYPICAL.
 5. Contractor shall reference proposed plans while performing demolition work to be demolished (D/C) areas. All dimensions must be verified by Contractor prior to demolition of work.
 6. Contractor shall notify Architects immediately of any problem/s, discrepancies due to unforeseen conditions revealed during demolition & construction.
 7. Contractor shall notify Architect, Engineer and Owner immediately should demolition work reveal any additional "hazard" materials or substances that have not been previously removed. Architect shall be responsible for all removal, testing, and disposal, proposed and/or completed with hazardous materials or substances.
 8. Columns, exterior walls, and all other load-bearing components to remain undisturbed unless noted otherwise or approved by Licensed Structural Engineer.
 9. The Engineer acknowledges that all of temporary supports, bracing & shoring is the sole responsibility of the Contractor.
 10. Contractor shall remove and properly dispose of ALL interior and exterior, obsolete electrical, and mechanical equipment, elements, piping, and building components specified for removal. Exterior windows and doors shall be removed and replaced. Replacement shall not be removed until the openings may be sealed temporarily or finished as specified on construction documents.
 11. Removal of any finishes within the original structure shall be performed only after Owner approval. Contractor shall execute finish removal with greatest caution to prevent damage to adjacent components.
 12. All dimensions must be verified by Contractor prior to commencement of work, including installation of fixtures and/or architectural components and structural and architectural component sizes shall be verified with Architect prior to purchase.
 13. Contractor shall verify with Architect and Engineer all structural, mechanical, electrical, and plumbing conditions requiring Engineer's / Consultant's approval. Contractor shall coordinate and verify all HVAC, Plumbing, and electrical equipment fixture specifications and locations with Architect and Engineer prior to commencement of work.
 14. Contractor shall secure verification & approval in writing from the Owner for any requested change orders prior to commencing work associated with a change order.
 15. The Owner, Engineer, and Architect waive all responsibility & liability for Contractor's failure to follow the associated plans, specification notes, & design they convey, or for problems which arise from others' (not Contractor) mistakes. Owner, Engineer, / Architect's guidance with respect to any inconsistencies, errors, omissions, ambiguities, or conflicts which are alleged.

Lot 197 Size: 19,600 SF | 22,171 including 2,571 SF beach passage

Allowable Principal Building Coverage		Allowable Square Footage	
Per Zoning	<i>2,940 SF</i>	Per Zoning	<i>3,860 SF</i>
(per section 21-25 (B.1))		(per section 21-27 (B.1))	
(Lot Size x 15%)		((Lot Size - 5000)/100)*10 + 2400	
Existing Principal Building Coverage		Existing Square Footage	
Principal Structure Existing	2,034 SF	Existing First Floor	2,034 SF
Proposed Principal Building Coverage		Proposed Square Footage	
Principal Structure Existing	2,034 SF	Existing Square Footage	2,034 SF
Proposed Addition	244 SF	Proposed Addition	244 SF
Total	2,278 SF	Total	2,278 SF
Base Flood Zone : AE 11		Accessory Structures	
		Per Zoning	570 SF
		principal building square footage * 25%	
		No single structure larger than 750 SF	
		No enclosure greater than 625 SF	
		Existing Accessory Footprint	126 SF

Allowable Impervious Coverage	
Per Zoning	5,880 SF 6,651 SF
(per section 21-26 (B.1))	
(Lot Size x 30%)	
Existing Impervious Coverage	
Principal Building Coverage	2,034
Porches	377
Uncovered Decks and Steps	132
<i>Accessory Structure (if lot is combined)</i>	126
Total Impervious Coverage	2,669 SF
Proposed Impervious Coverage	
Principal Building Coverage	2,278
Porches	377
Uncovered Decks and Steps	638
<i>Accessory Structure (if lot is combined)</i>	126
Total Impervious Coverage	3,419 SF

Required Setbacks	
FRONT (north) (per section 21-22 (B.1))	25'
REAR (south) (per section 21-22 (D.1a))	25'
FIRST FLOOR SIDE (east) - min distance to property line (per section 21-22 (C.1a))	10'
FIRST FLOOR SIDE (east) - average side (per section 21-22 (C.1a))	15'
FIRST FLOOR SIDE (west) - min distance to property line (per section 21-22 (C.1a))	1'-8" <i>(grandfathered)</i>
FIRST FLOOR SIDE (west) - average side (per section 21-22 (C.1a))	<i>grandfathered</i>
FIRST FLOOR SIDE (overall) (per section 21-22 (C.1a))	40'
SECOND FLOOR SIDE (east) - min distance to property line (per section 21-22 (C.3f))	15'
SECOND FLOOR SIDE (east) - average side (per section 21-22 (C.3f))	20'
SECOND FLOOR SIDE (west) - min distance to property line (per section 21-22 (C.3f))	20'
SECOND FLOOR SIDE (west) - average side (per section 21-22 (C.3f))	30'
SECOND FLOOR SIDE (overall)	50'

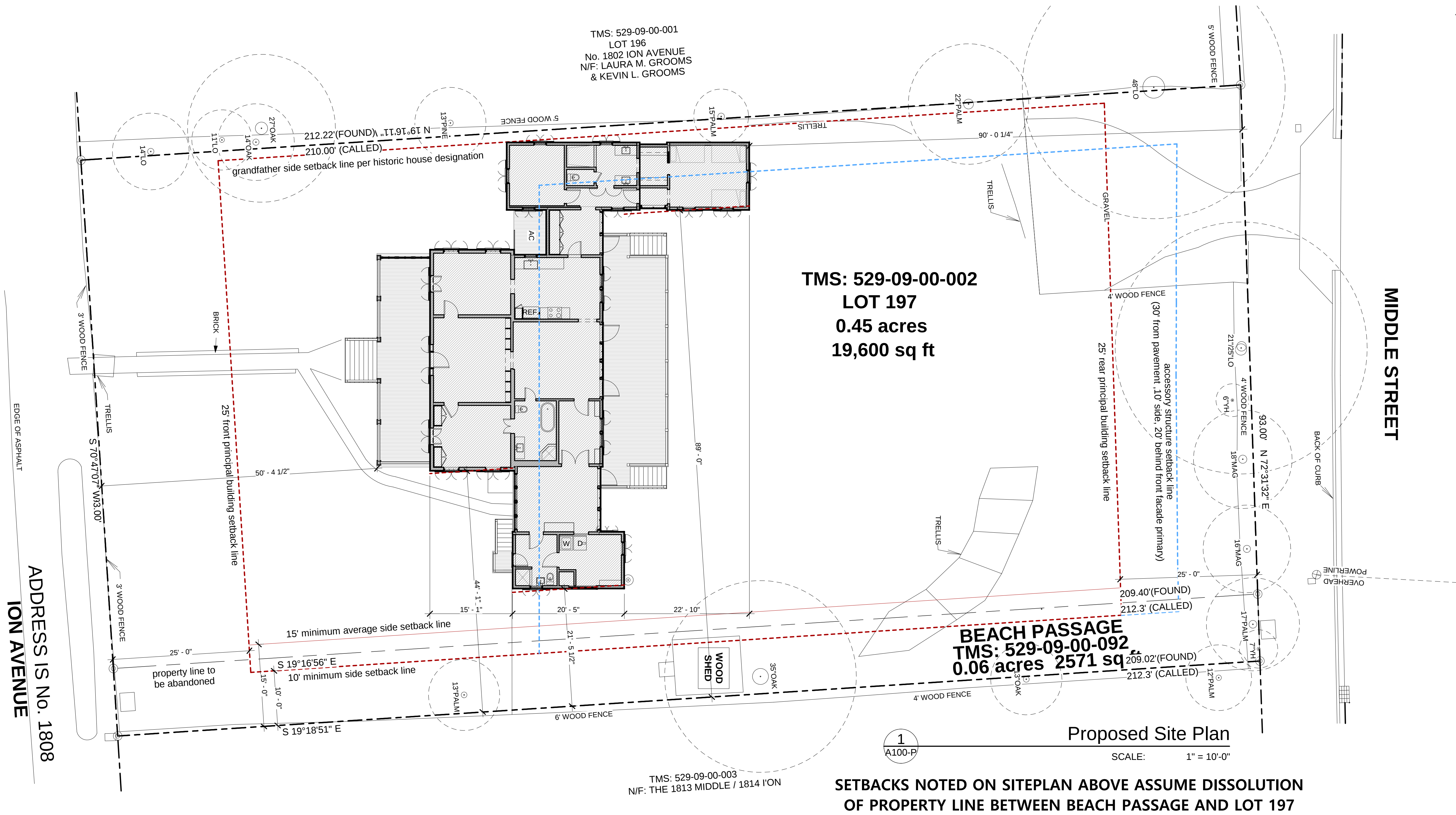
Proposed Setbacks		(existing)
FRONT (north) (per section 21-22 (B.1))	50'-4"	(50'-4")
REAR (south) (per section 21-22 (D.1a))	90'-0"	(109'-11")
FIRST FLOOR SIDE (east) - min distance to property line (per section 21-22 (C.1a))	20'-8"	(20'-8")
FIRST FLOOR SIDE (east) - average side (per section 21-22 (C.1a))	53'-8"	(35'-8")
FIRST FLOOR SIDE (east) - min distance to property line (per section 21-22 (C.1a))	grandfathered	(meets existing)
FIRST FLOOR SIDE (west) - average side (per section 21-22 (C.1a))	grandfathered	(meets min.)
FIRST FLOOR SIDE (overall) (per section 21-22 (C.1a))	grandfathered	(meets existing)
SECOND FLOOR SIDE (east) - min distance to property line (per section 21-22 (C.3f))	N/A	
SECOND FLOOR SIDE (east) - average side (per section 21-22 (C.3f))	N/A	
SECOND FLOOR SIDE (west) - min distance to property line (per section 21-22 (C.3f))	N/A	
SECOND FLOOR SIDE (west) - average side (per section 21-22 (C.3f))	N/A	
SECOND FLOOR SIDE (overall)	N/A	

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Revisions		
No.	Description	Date
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 - Contractor shall be responsible for securing all required permits and approvals necessary to initiate and complete specified work.
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Allowable Principal Building Coverage		Allowable Square Footage	
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(per section 21-25 (B.1)		(per section 21-27 (B.1)	
(Lot Size x 15%)		((Lot Size - 5000)/100)*10 + 2400	
Existing Principal Building Coverage		Existing Square Footage	
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Total	2,278 SF	Total	2,278 SF
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FIRST FLOOR SIDE (west) - average side (per section 21-22 (C.1a))	(grandfathered) grandfathered
FIRST FLOOR SIDE (overall) (per section 21-22 (C.1a))	40'
SECOND FLOOR SIDE (east) - min distance to property line (per section 21-22 (C.3b))	15'
SECOND FLOOR SIDE (east) - average side (per section 21-22 (C.3b))	20'
SECOND FLOOR SIDE (west) - min distance to property line (per section 21-22 (C.3b))	20'
SECOND FLOOR SIDE (west) - average side (per section 21-22 (C.3b))	30'
SECOND FLOOR SIDE (overall) (per section 21-22 (C.3b))	50'

Proposed Setbacks		(existing)
FRONT (north) (per section 21-22 (B.1))	50'-4"	(50'-4")
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SECOND FLOOR SIDE (east) - min distance to property line (per section 21-22 (C.3a))	N/A	
SECOND FLOOR SIDE (east) - average side (per section 21-22 (C.3))	N/A	
SECOND FLOOR SIDE (west) - min distance to property line (per section 21-22 (C.3))	N/A	
SECOND FLOOR SIDE (west) - average side (per section 21-22 (C.3))	N/A	
SECOND FLOOR SIDE (overall) (per section 21-22 (C.3))	N/A	

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chicago, ill 60641

Revisions		
No.	Description	Date

10.17.2025

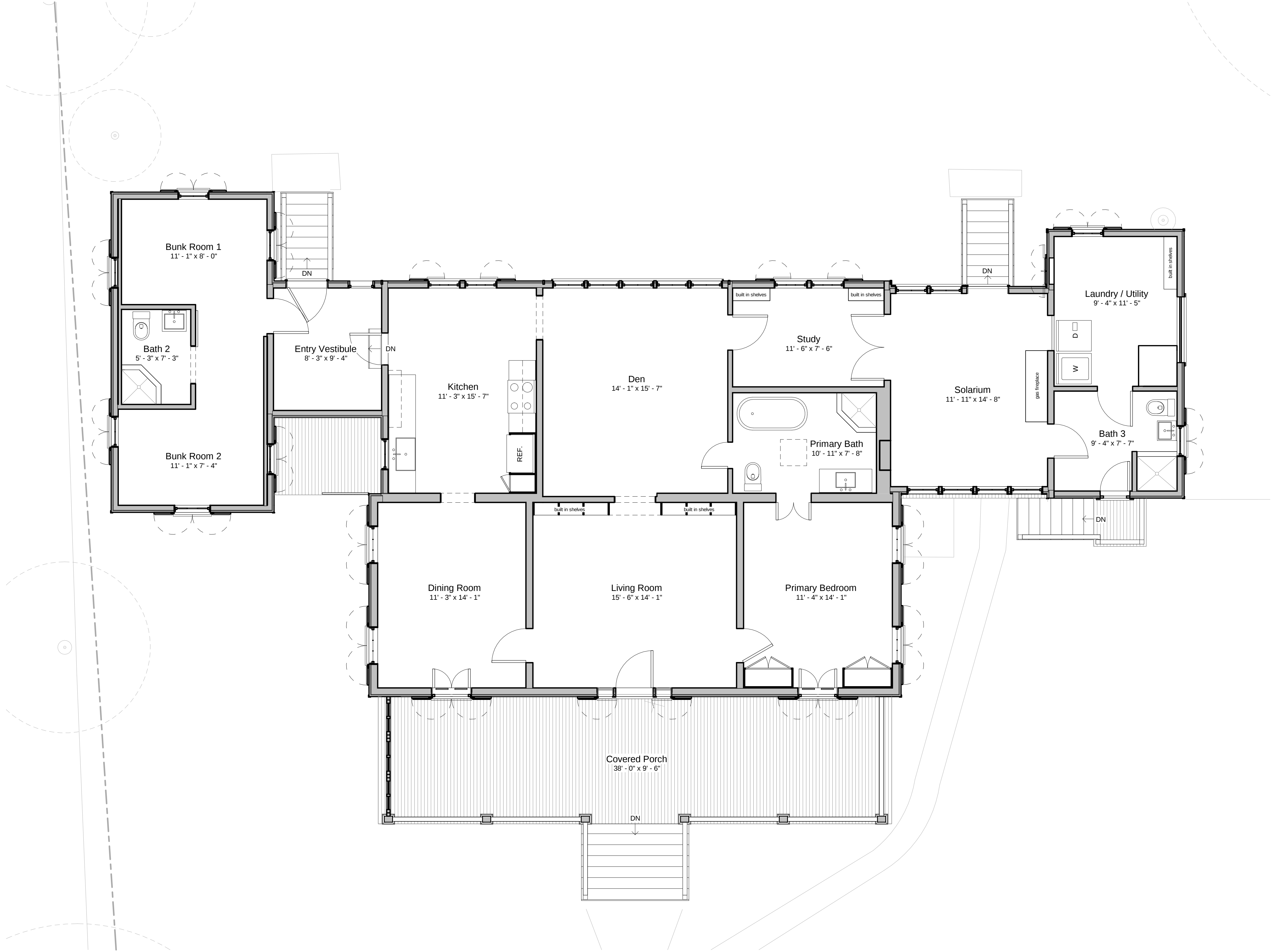
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Proposed Site Plan

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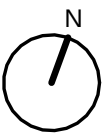
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A101-E

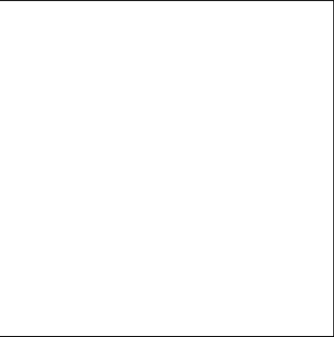
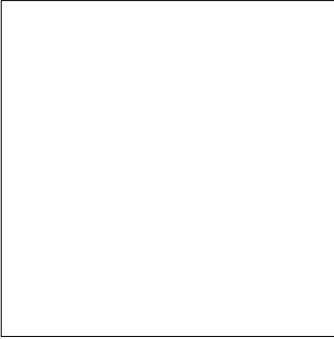
Existing First Floor Plan

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



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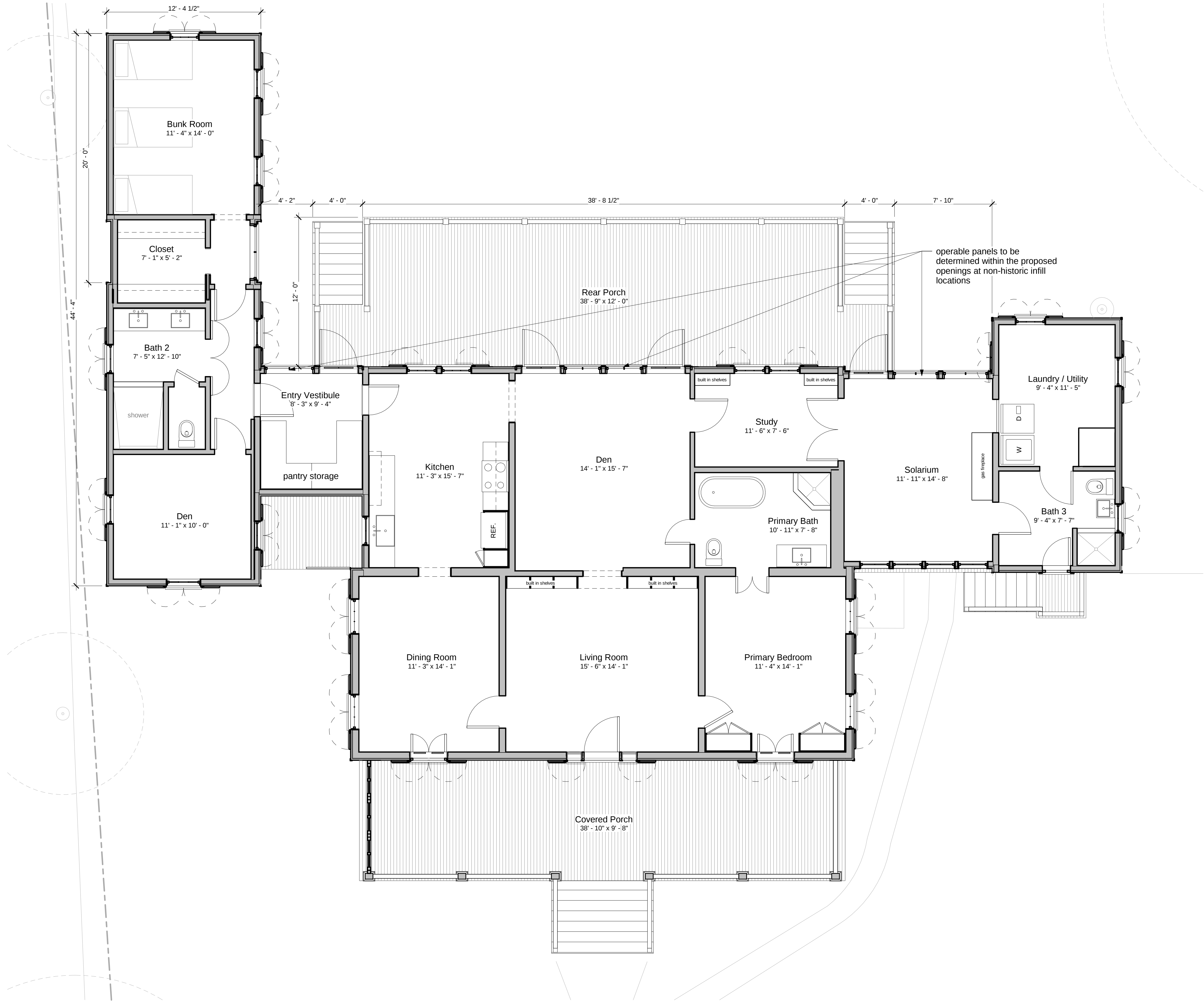
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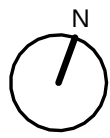
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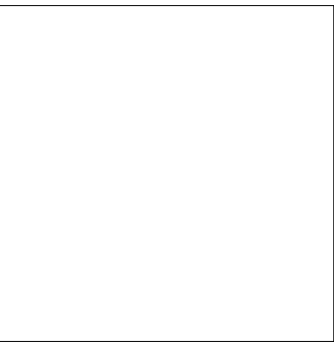
1
A101-P

Proposed First Floor Plan

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



- | General Notes | |
|---------------|--|
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Proposed First Floor Plan
A101-P

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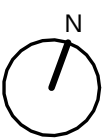
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1
A102-E

Existing Roof Plan

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- The design adequacy and safety of all temporary supports, bracing, & shoring is the sole responsibility of the Contractor.
- Contractor shall remove and properly dispose of ALL interior and exterior, obsolete electrical, and mechanical equipment, elements, piping, and building components specified for removal.
- Interior windows/doors selected for removal by Owner for removal or replacement shall not be removed until the openings may be sealed temporarily or finished as specified on construction documents.
- Removal of any finishes within the original structure shall be performed only after Owner approval. Contractor shall execute finish removal with greatest caution to prevent damage to adjacent components.
- All dimensions must be verified by Contractor prior to commencement of work, including installation of fixtures and/or architectural components. All fixture and architectural component sizes should be verified with Architect prior to purchase.
- Contractor shall verify with Architect and Engineer all structural, mechanical, electrical, and plumbing conditions requiring Engineering / Consulting Engineer review, or for problems which require and verify all HVAC, Plumbing, and Electrical equipment fixture specifications and locations with Architect and Engineer prior to commencement of work.
- Contractor shall secure verification & approval in writing from the Owner for any request to change orders prior to commencing work associated with a change order.
- The Owner, Engineer, and Architect waive all responsibility & liability for Contractor's failure to follow the associated plans, specification notes, & design that may follow, or for problems which arise from others' failure to obtain/follow the Owner's / Engineer's / Architect's guidance with respect to any inconsistencies, errors, omissions, ambiguities, or conflicts which are alleged.

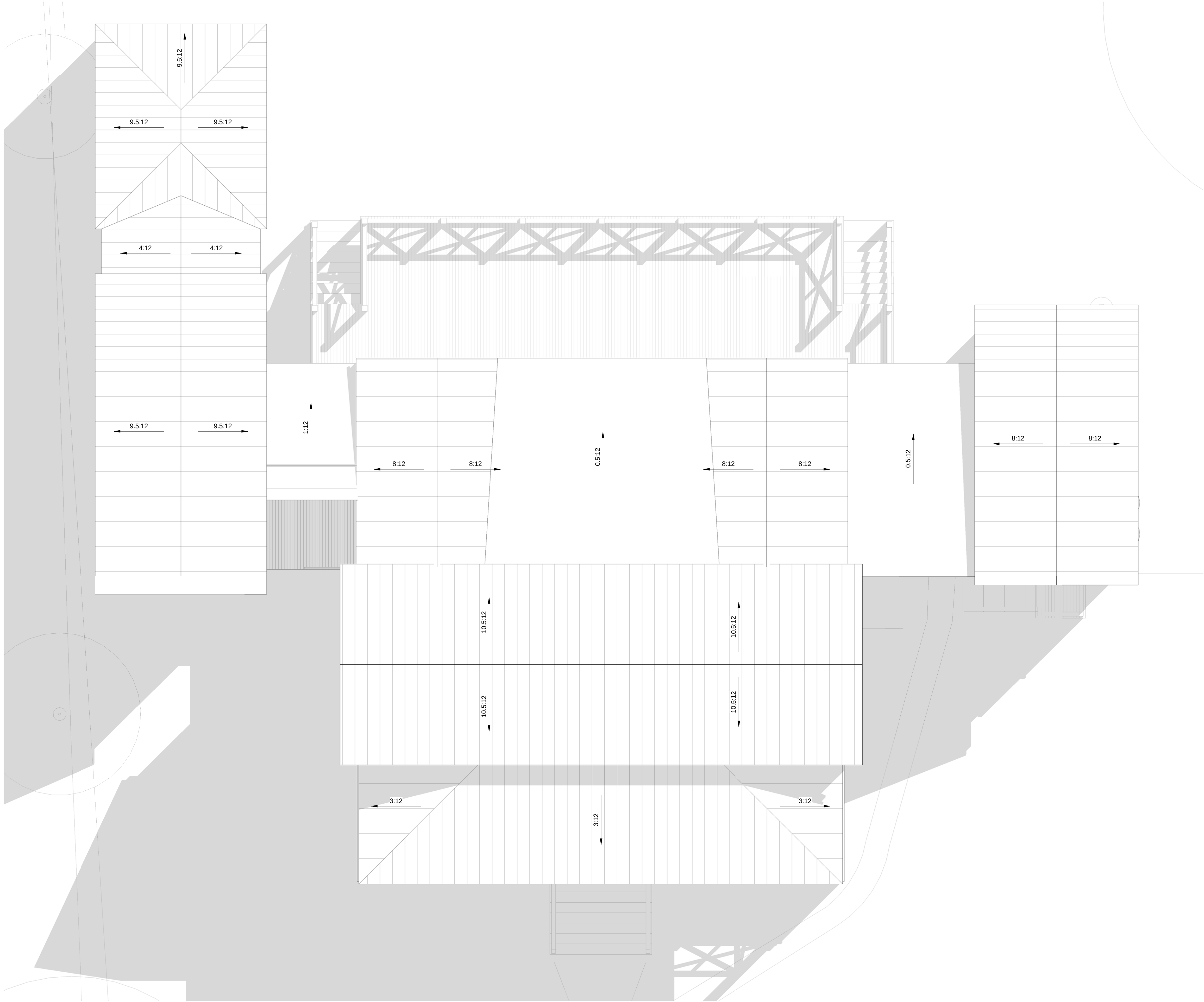
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e. Existing Roof Plan
A102-E

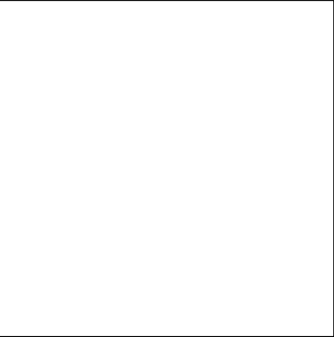
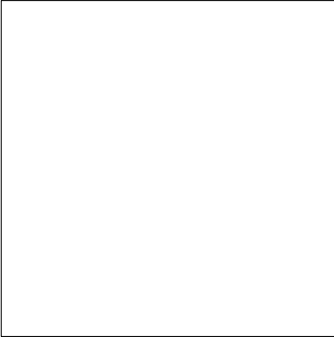


Proposed Roof Plan

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

General Notes

- Contractor shall maintain a neat & orderly construction site at all times and shall not allow the unnecessary accumulation of construction debris. Contractor's hours, access, staging area, dumpster, and portable w.c. location to be coordinated with and approved by Owner prior to commencement of work.
- The building shall remain secure and weather tight at all times.
- Contractor shall be responsible for securing all required permits and approvals necessary to initiate and complete specified work.
- All demolition and construction shall be in accordance with current applicable building codes and local regulation, including, but not limited to, the **Sullivan's Island** zoning and building inspections department as well as the State of South Carolina's Board of Adjustments and Appeals (FEMA variance).
- Contractor shall protect all existing doors, windows, casings, wainscoting, mantels, stair treads/rails/balusters, and floor, wall, and ceiling surfaces specified to remain, TYPICAL.
- Contractor shall reference proposed plans while performing demolition work to confirm demolition boundaries. All dimensions must be verified by Contractor prior to the commencement of work.
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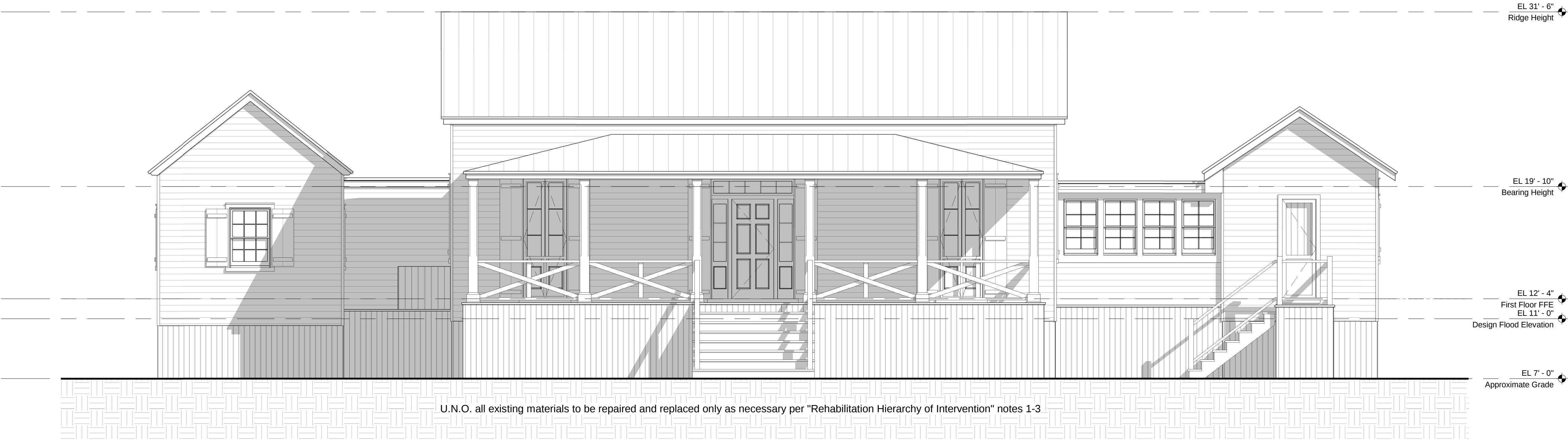


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1
A201

Existing Elevation . SOUTH

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



2
A201

Proposed Elevation . SOUTH

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

Historic Preservation General Notes

Per the Secretary of the Interior's Standards for The Treatment of Historic Properties, this project would be defined as a (Preservation, **Rehabilitation**, Restoration, or Reconstruction).

Contractor and all subcontractors shall follow the hierarchy of intervention for rehabilitation as listed below, and shall notify the architect and building official prior to commencement of work if an intervention of 3,4,5, or 6 is necessary and not previously specified

REHABILITATION HIERARCHY OF INTERVENTION

- secretary of the interior's standard for the treatment of historic properties
- Historic material is preserved in place
 - Historic material is repaired in place using least degree of intervention possible
 - Historic material is replaced in limited sections in kind with the same material
 - Historic material is replaced in limited sections with a compatible architect approved substitute material, which can effectively replicate the appearance of the remaining material features
 - Full replacement of an entire character-defining feature with new material in kind because the level of deterioration or damage of materials precludes repair. *If the missing feature is character defining or it is critical to the survival of the building (e.g., a roof), it should be replaced to match the historic feature based on physical or historic documentation of its form and detailing.*
 - Full replacement of an entire character-defining feature with new a compatible substitute material that can reproduce the overall appearance of the historic material

GUIDELINES FOR REHABILITATION

- The contractor shall provide a written narrative describing the demolition and restoration sequencing. AT NO GIVEN TIME DURING THE RECONSTRUCTION SHALL MORE THAN 50% OF THE EXTERIOR ENVELOPE OF THE HISTORIC STRUCTURE BE REMOVED WITHOUT PRIOR NOTIFICATION AND APPROVAL OF ARCHITECT AND ZONING ADMINISTRATOR.
- Contractor shall protect all architect identified historic materials.
- All original external building elements, including but not limited to roofing, siding, trim details, windows, doors, columns, chimneys, brackets, railings, cornices, steps, decorative ornaments, etc. shall remain unless noted and/or approved otherwise.
- When the physical condition of character defining materials and features warrants additional work contractor shall first try to repair the historic material. Repairs shall begin with the least degree of intervention possible and shall follow the hierarchy of intervention listed above
- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials should not be used.
- Refer to page H100 for additional historic rehabilitation general notes

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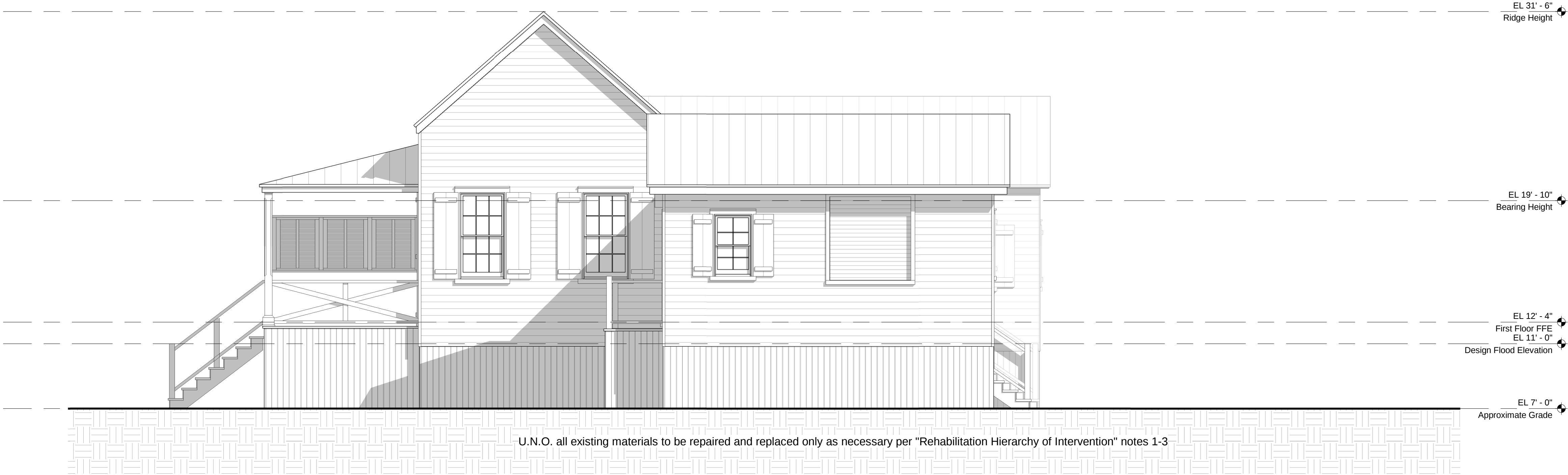
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1
A202

Existing Elevation . EAST

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



2
A202

Proposed Elevation . EAST

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

Historic Preservation General Notes

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REHABILITATION HIERARCHY OF INTERVENTION

secretary of the interior's standard for the treatment of historic properties

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5. Full replacement of an entire character-defining feature with new material in kind because the level of deterioration or damage of materials precludes repair. *If the missing feature is character defining or it is critical to the survival of the building (e.g., a roof), it should be replaced to match the historic feature based on physical or historic documentation of its form and detailing.*
6. Full replacement of an entire character-defining feature with new a compatible substitute material that can reproduce the overall appearance of the historic material

GUIDELINES FOR REHABILITATION

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7. Refer to page H100 for additional historic rehabilitation general notes



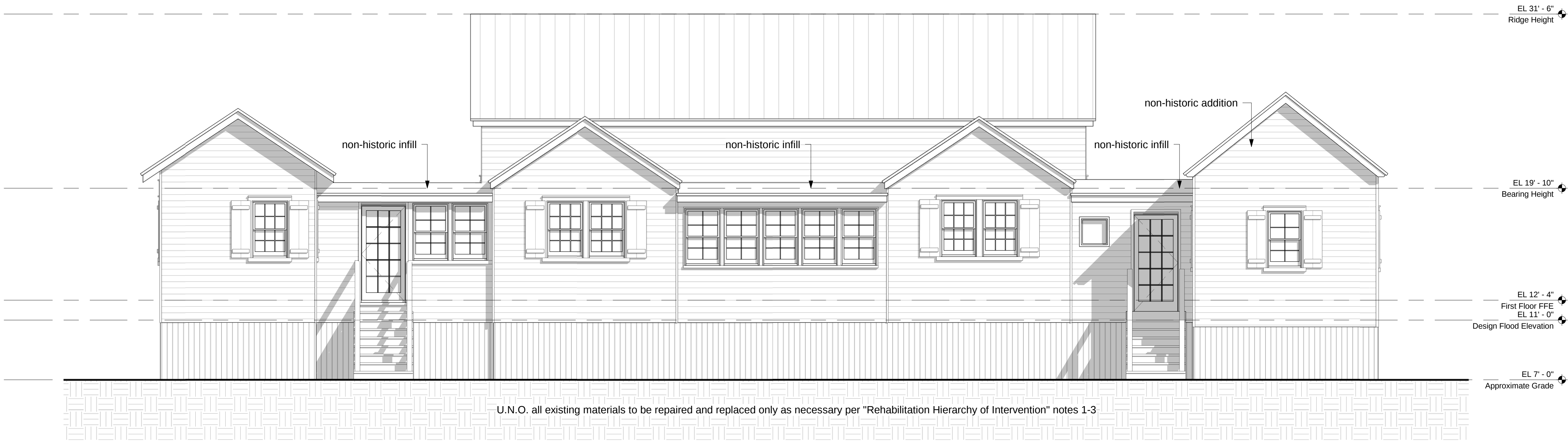
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No.	Description	Date

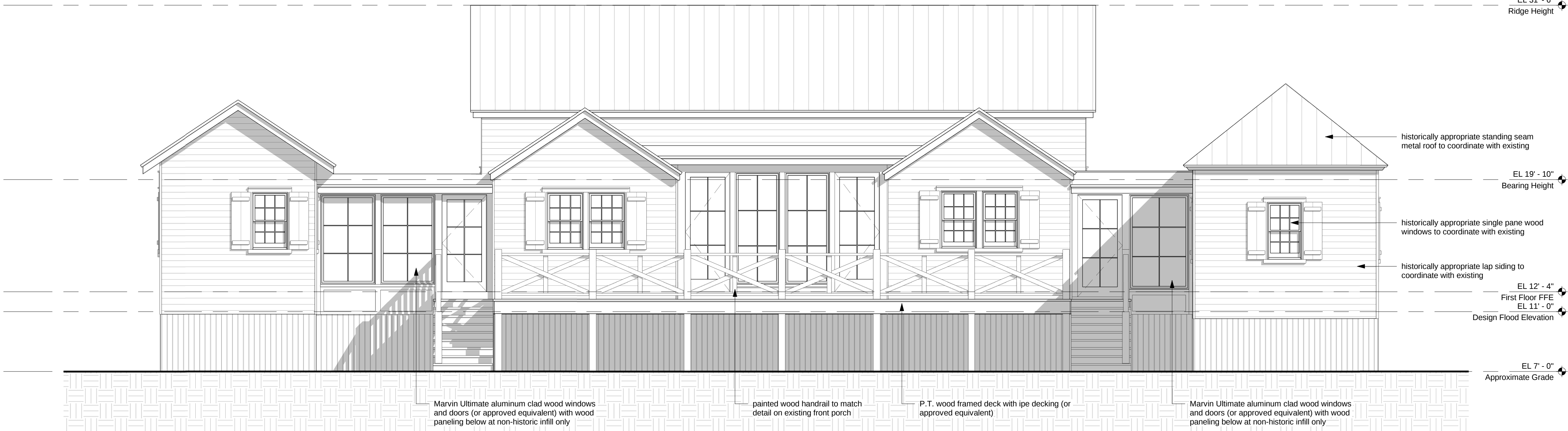
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Existing and Proposed East Elevations
A202

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1 Existing Elevation . NORTH
A203 SCALE: 1/4" = 1'-0"



2 Proposed Elevation . NORTH
A203 SCALE: 1/4" = 1'-0"

Historic Preservation General Notes

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GUIDELINES FOR REHABILITATION

- The contractor shall provide a written narrative describing the demolition and restoration sequencing. AT NO GIVEN TIME DURING THE RECONSTRUCTION SHALL MORE THAN 50% OF THE EXTERIOR ENVELOPE OF THE HISTORIC STRUCTURE BE REMOVED WITHOUT PRIOR NOTIFICATION AND APPROVAL OF ARCHITECT AND ZONING ADMINISTRATOR.
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- Refer to page H100 for additional historic rehabilitation general notes

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1
A204

Existing Elevation . WEST

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



2
A204

Proposed Elevation . WEST

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

Historic Preservation General Notes

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REHABILITATION HIERARCHY OF INTERVENTION

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- Historic material is preserved in place
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GUIDELINES FOR REHABILITATION

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Existing and Proposed West Elevations
A204

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1
A501

Existing Front Corner View

SCALE:

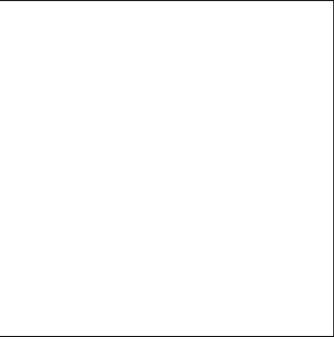
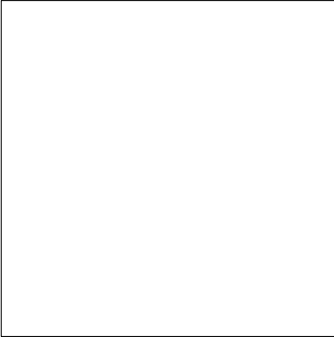


2
A501

Proposed Front Corner View

SCALE:

- | General Notes | |
|---------------|--|
| 1. | Contractor shall maintain a neat & orderly construction site at all times and shall not allow the unnecessary accumulation of construction debris. Contractor's hours, access, staging area, dumpster, and portable w.c. location to be coordinated with and approved by Owner prior to commencement of work. |
| 2. | The building shall remain secure and weather tight at all times. |
| 3. | Contractor shall be responsible for securing all required permits and approvals necessary to initiate and complete specified work. |
| 4. | All demolition and construction shall be in accordance with current applicable building codes and local regulation, including, but not limited to, the Sullivan's Island zoning and building inspections department as well as the State of South Carolina's Board of Adjustments and Appeals (FEMA variance). |
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| 9. | Columns, exterior walls, and all other load-bearing components to remain undisturbed unless noted otherwise or approved by Licensed Structural Engineer. |
| 10. | The design adequacy & safety of all temporary supports, bracing, & shoring is the sole responsibility of the Contractor. |
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Existing and Proposed Front Perspectives
A501



1
A502

Existing Rear Perspective

SCALE:

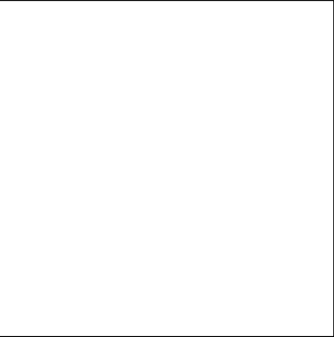
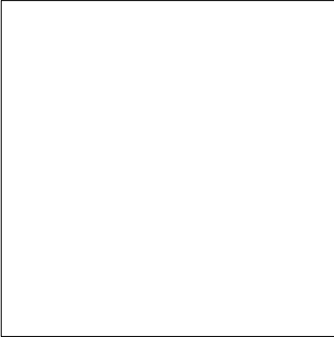


2
A502

Proposed Rear Perspective

SCALE:

- | General Notes | |
|---------------|--|
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Existing and Proposed Rear
Perspectives
A502