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We create engaging sustainable designs that transcend style through innovation, collaboration, and stewardship.



NUNN RESIDENCE

Sullivans Island, South Carolina

LOCATION
2820 JASPER BLVD
DRB SUBMITTAL DATE: OCTOBER 17, 2025
DRB REVIEW DATE - NOVEMBER 19, 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

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



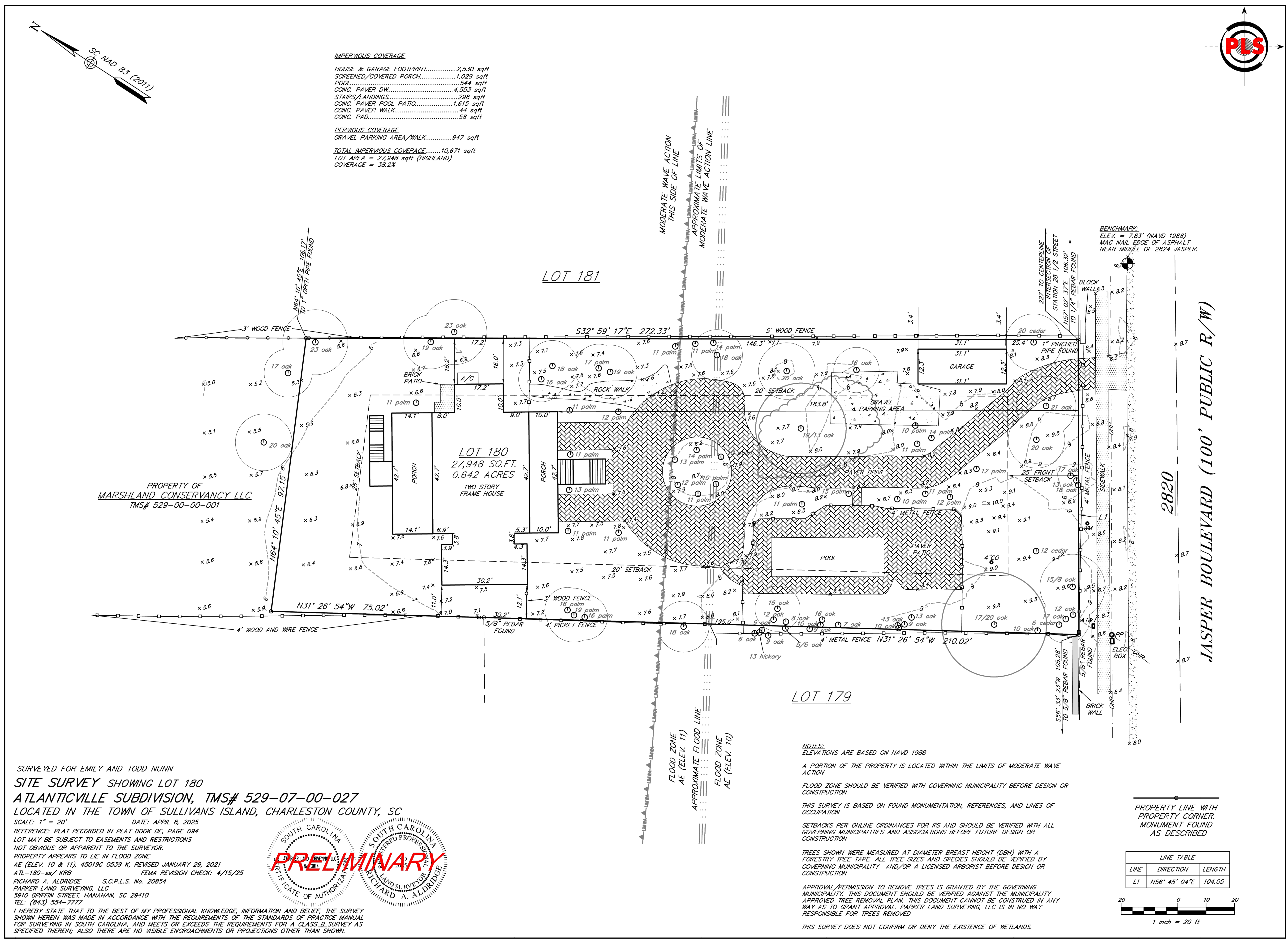
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2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CABLE LOCATOR SERVICE 811 TO LOCATE ALL EXISTING UNDERGROUND ELECTRICAL AND TELEPHONE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO MAKE THESE CONTACTS PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS WHERE ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES, BOTH KNOWN AND UNKNOWN. CONTRACTOR SHALL OBSERVE SAFETY PRACTICES WHILE WORKING NEAR VEHICULAR TRAFFIC.
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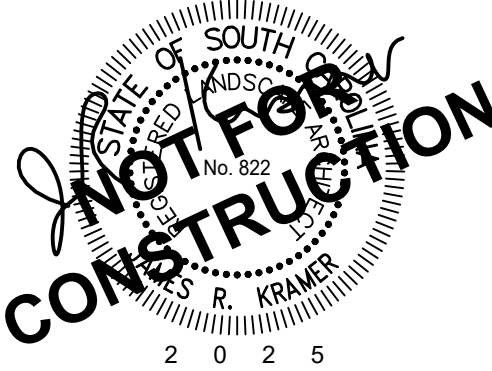
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EXISTING
CONDITIONS

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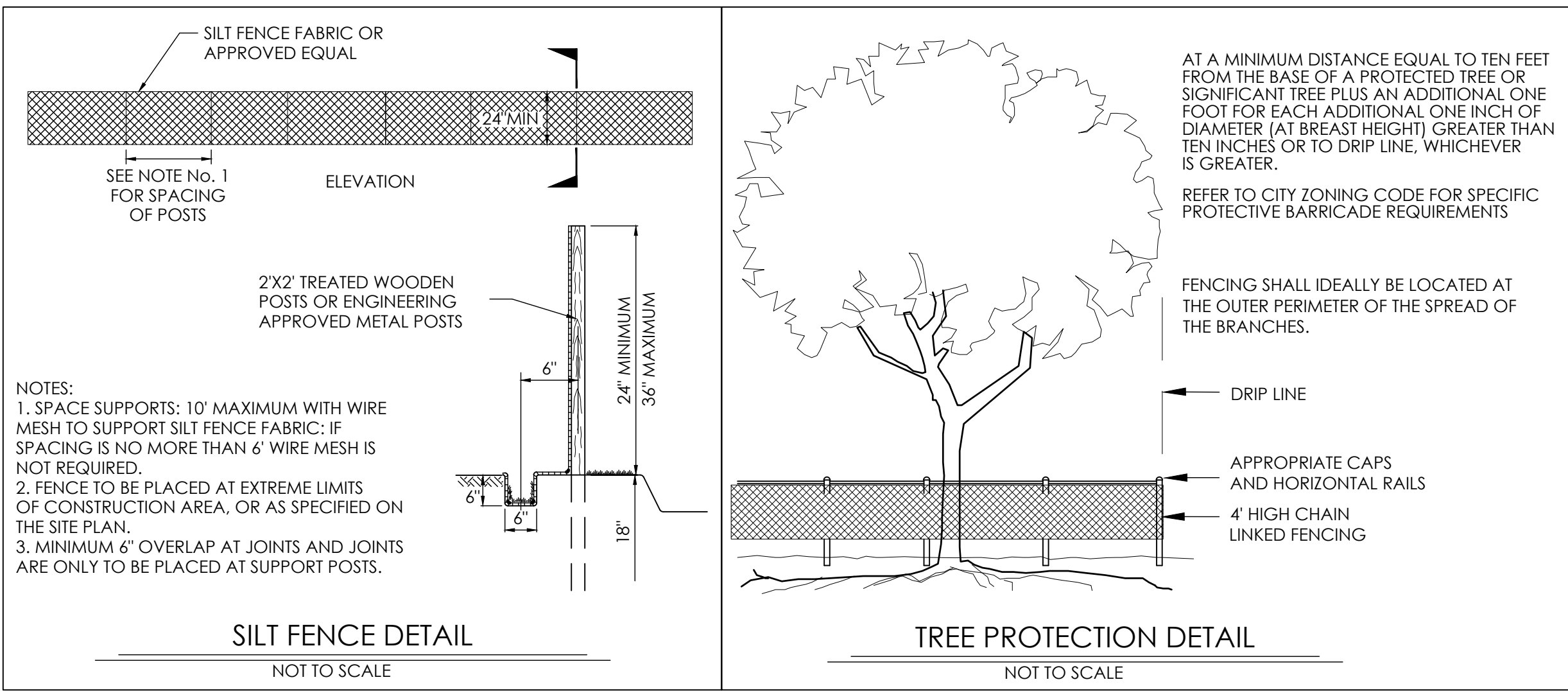
SCALE: 1"=10'-0"

0' 10' 20' 30'



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TREE REMOVAL:	PROPOSED PALM MITIGATION:
1. SABAL PALM 2. SABAL PALM TOTAL: 2 SABAL PALMS	2 SABAL PALMS SEC. 21-164: TREE REPLACEMENT PLAN: (8) 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
[Hatched Box]	DEMOLITION OF EXISTING VEGETATION
[Hatched Box]	DEMOLITION OF EXISTING AGGREGATE

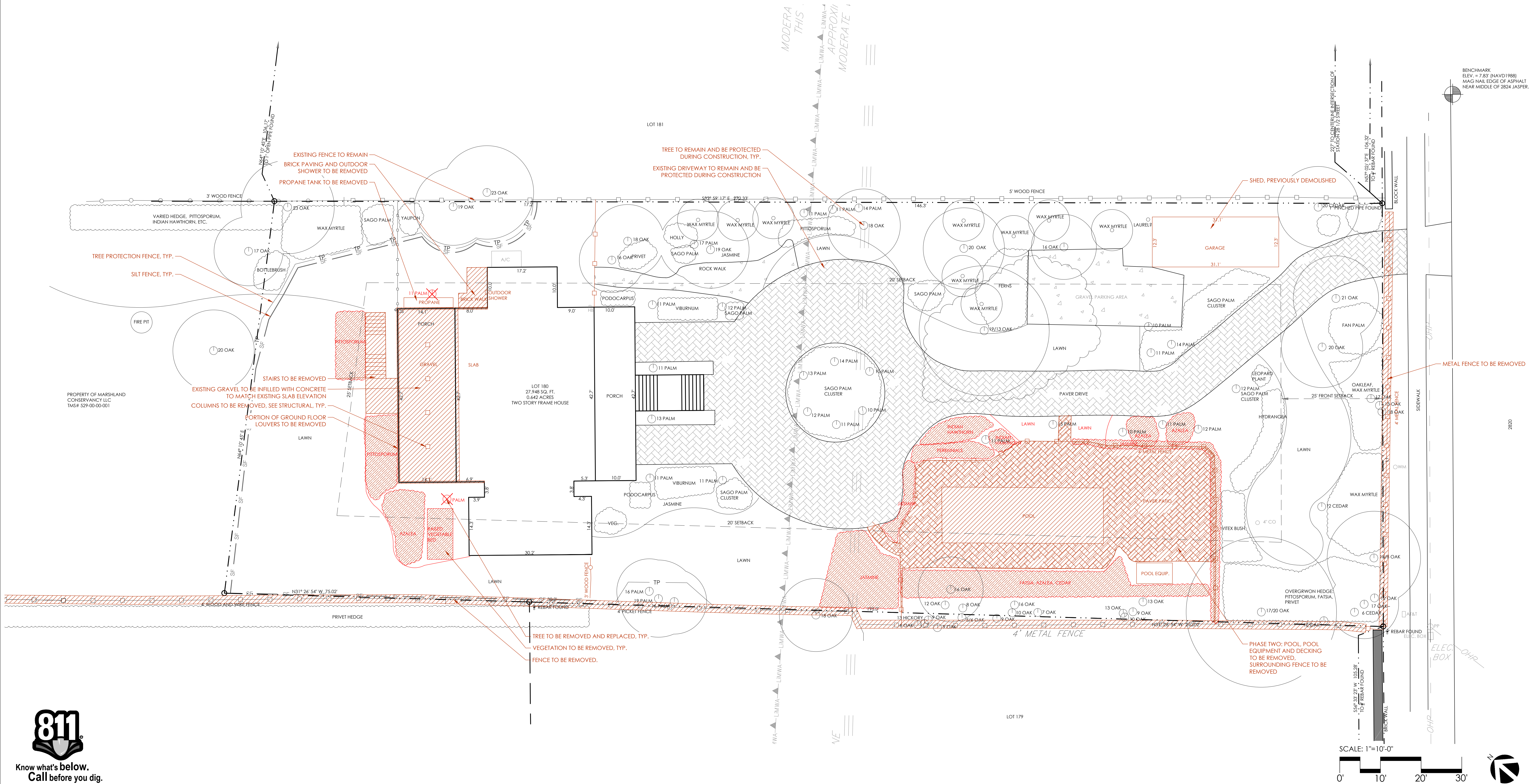
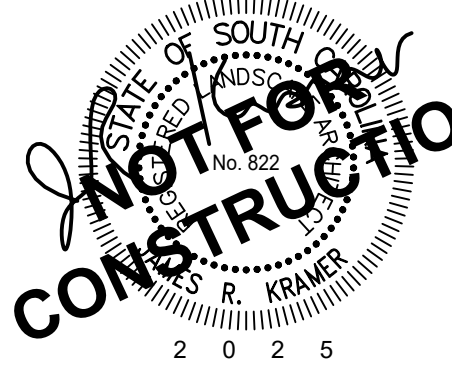
NOTE: DEMO AREAS OF PROPOSED PLANTINGS & HARDSCAPE

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DEMOLITION
AND TREE
PROTECTION
PLAN

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPREAD	QTY	REMARKS
TREES								
	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%)

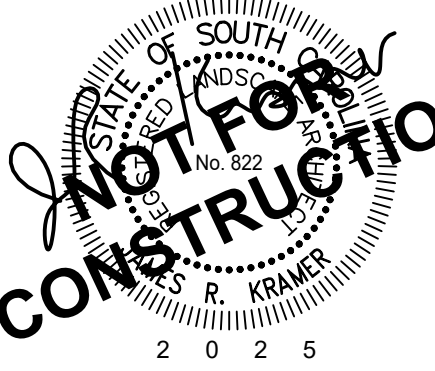
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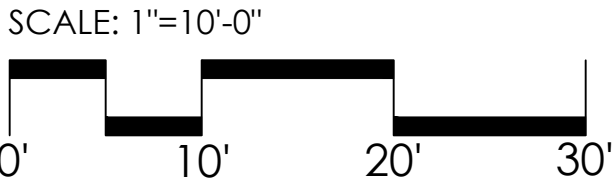
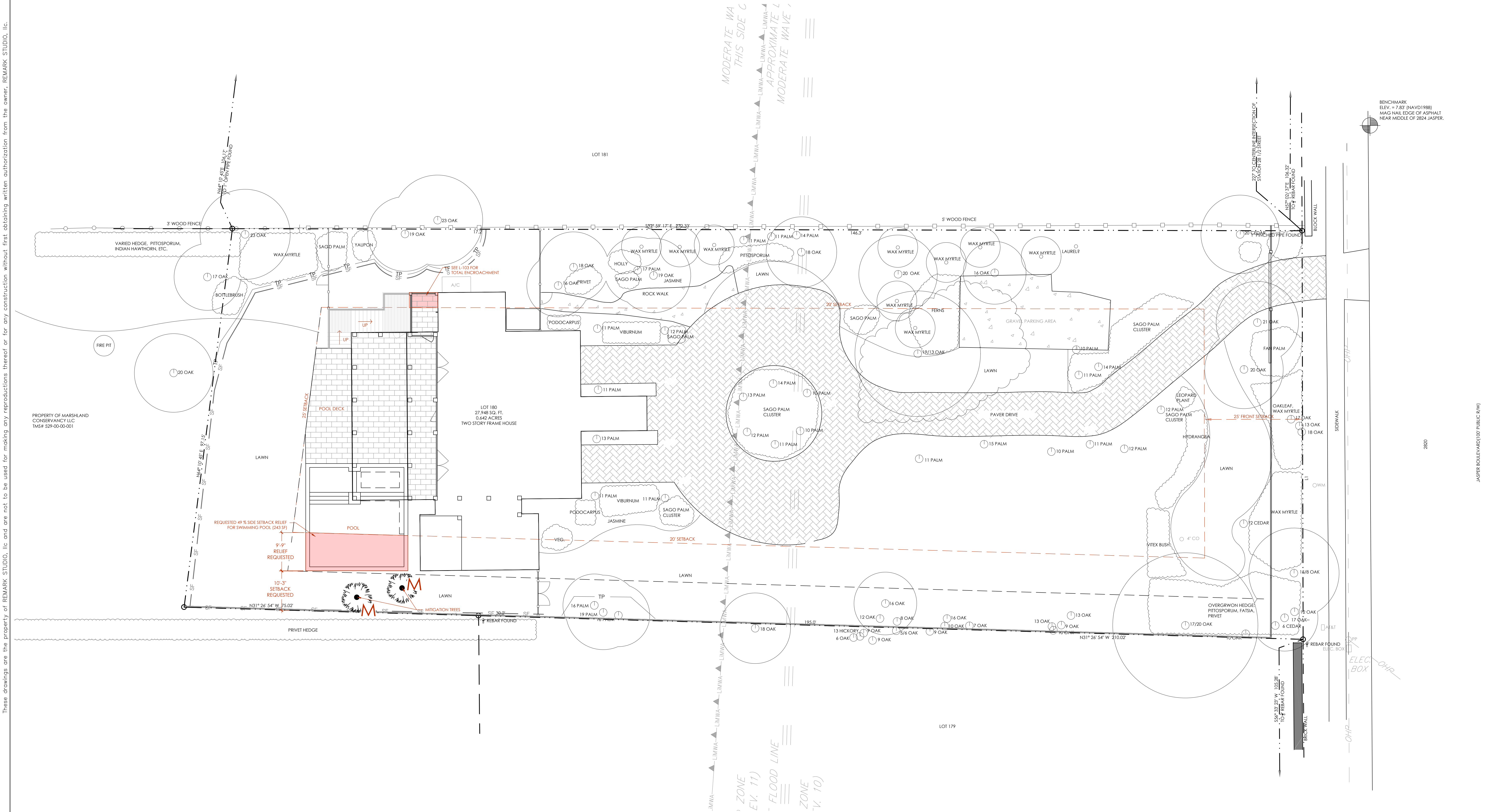
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SITE PLAN -
GROUND
FLOOR

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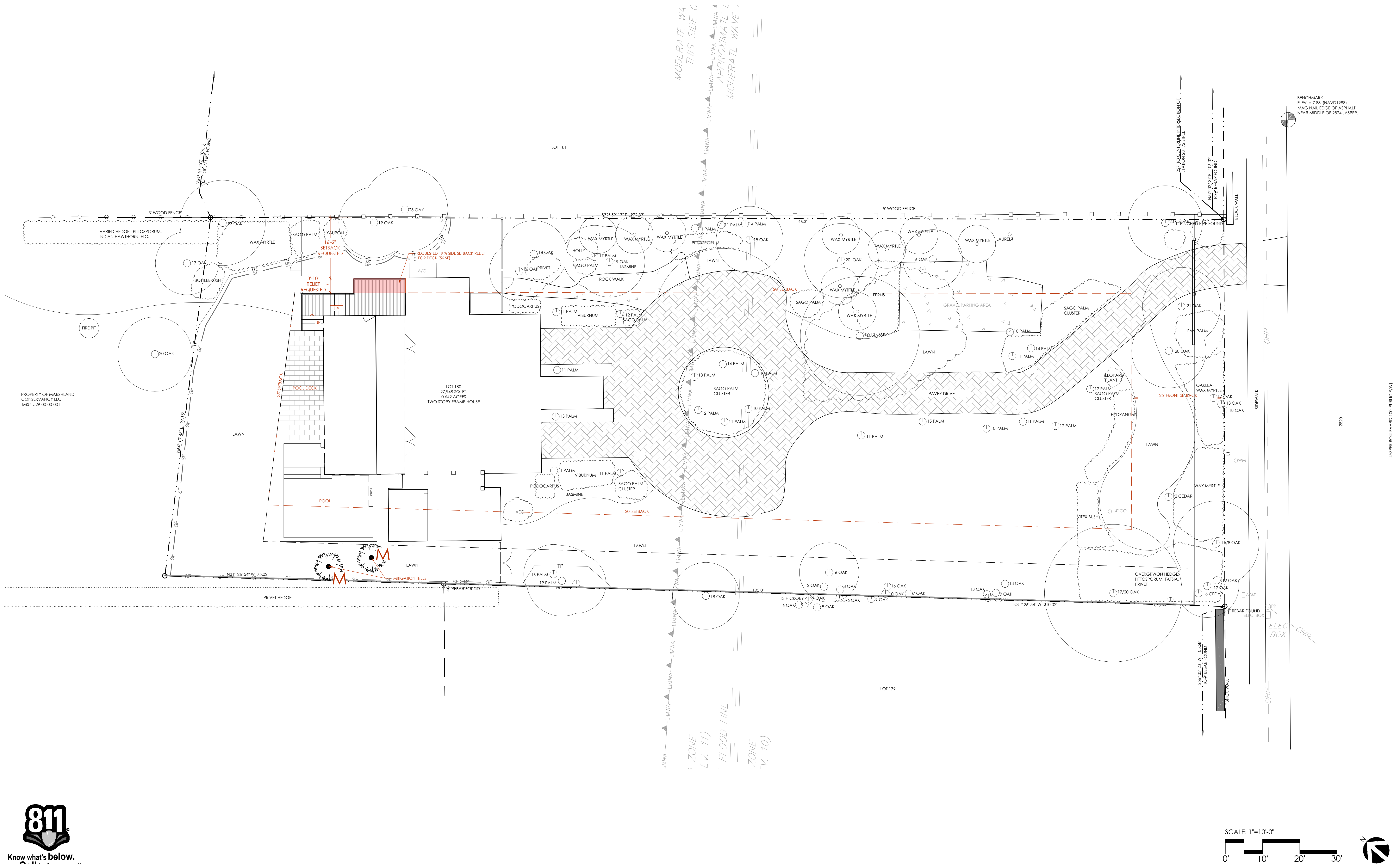
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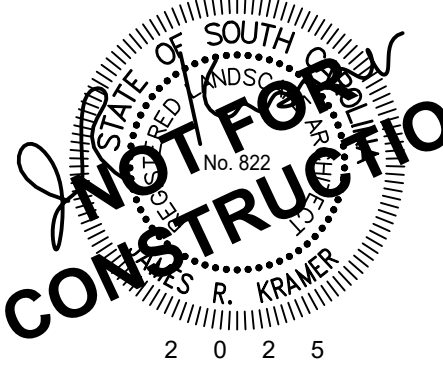
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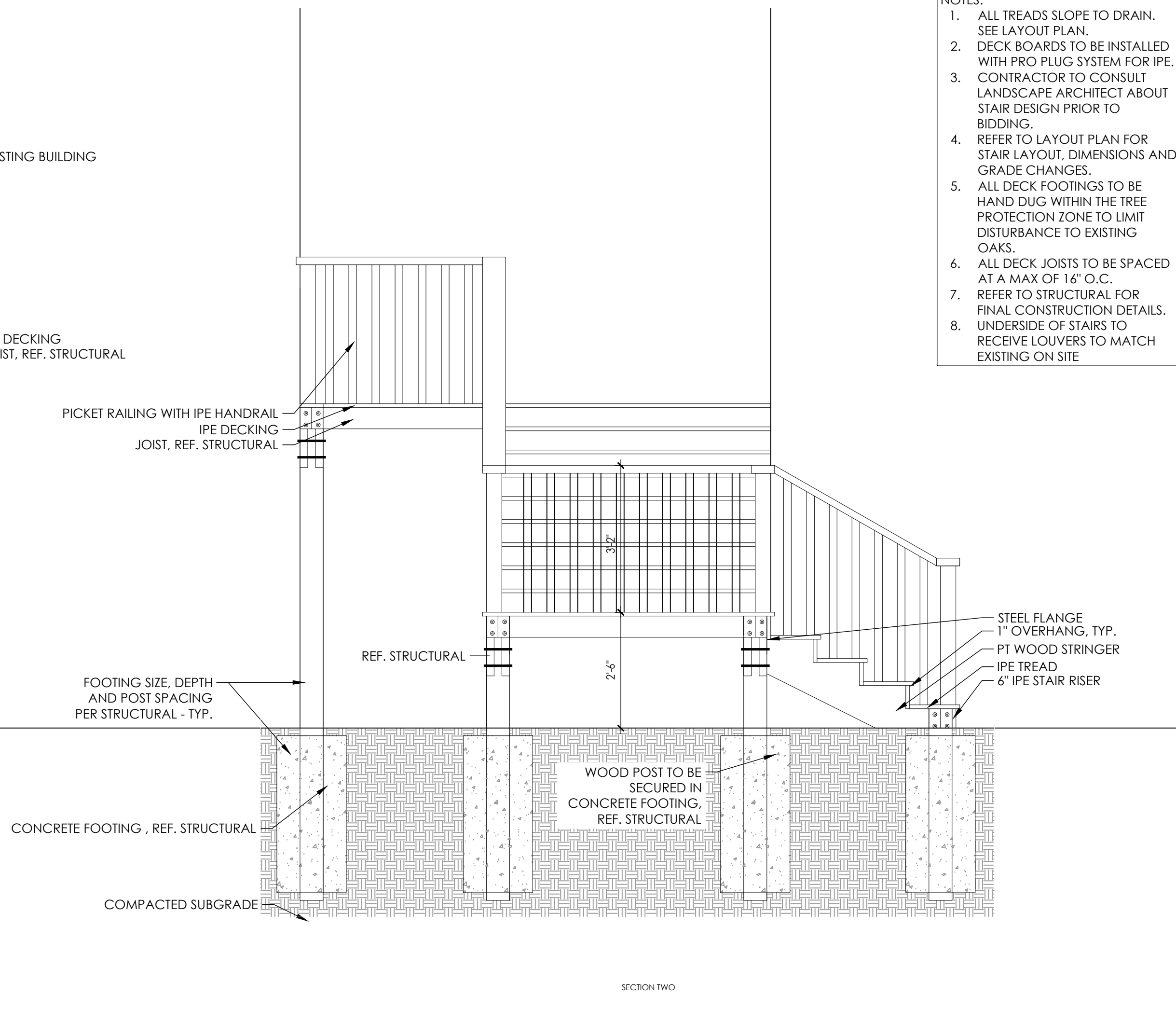
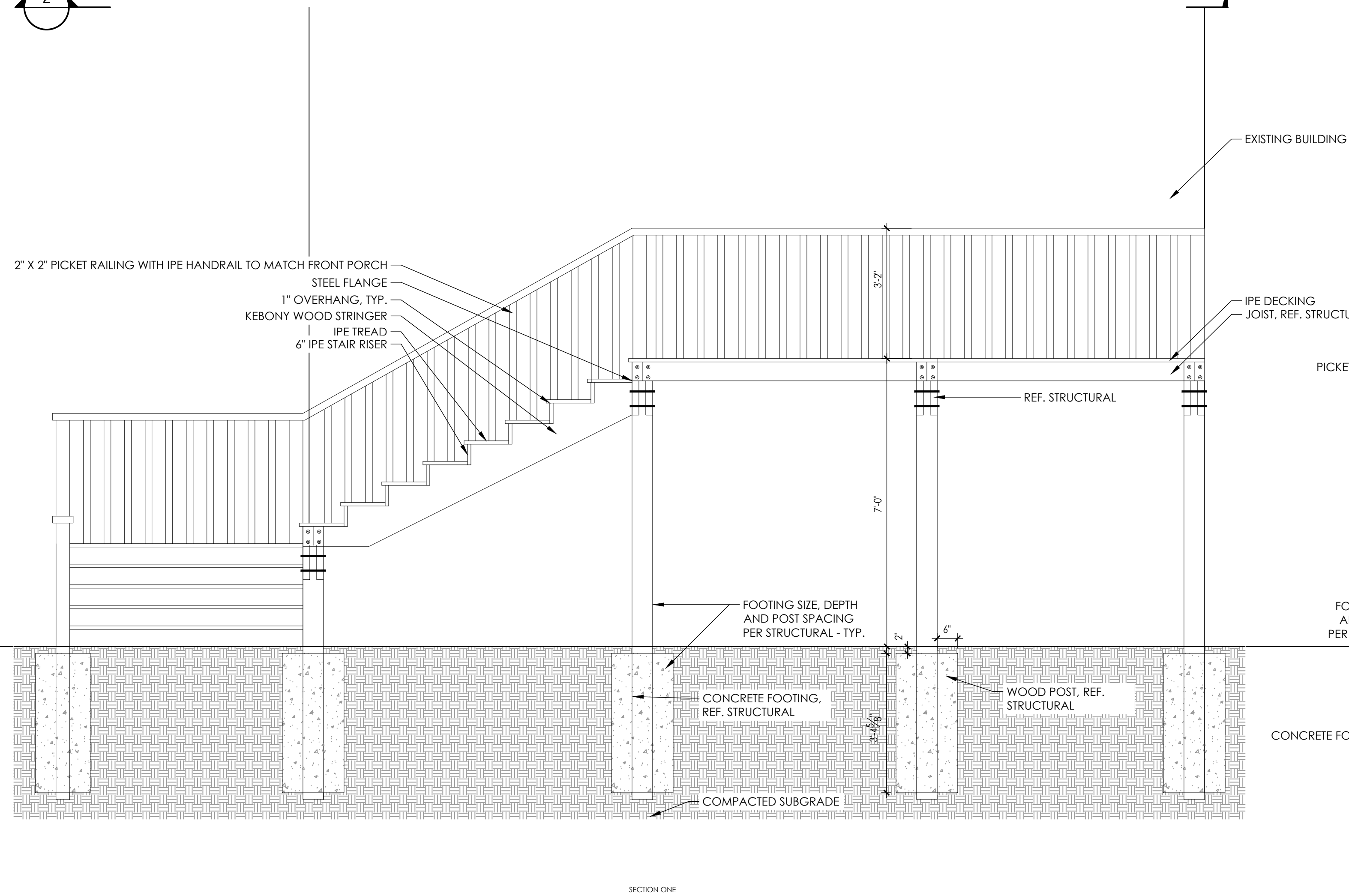
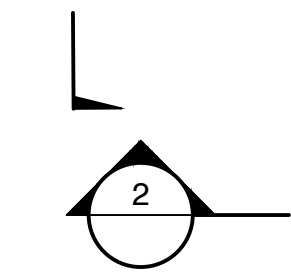
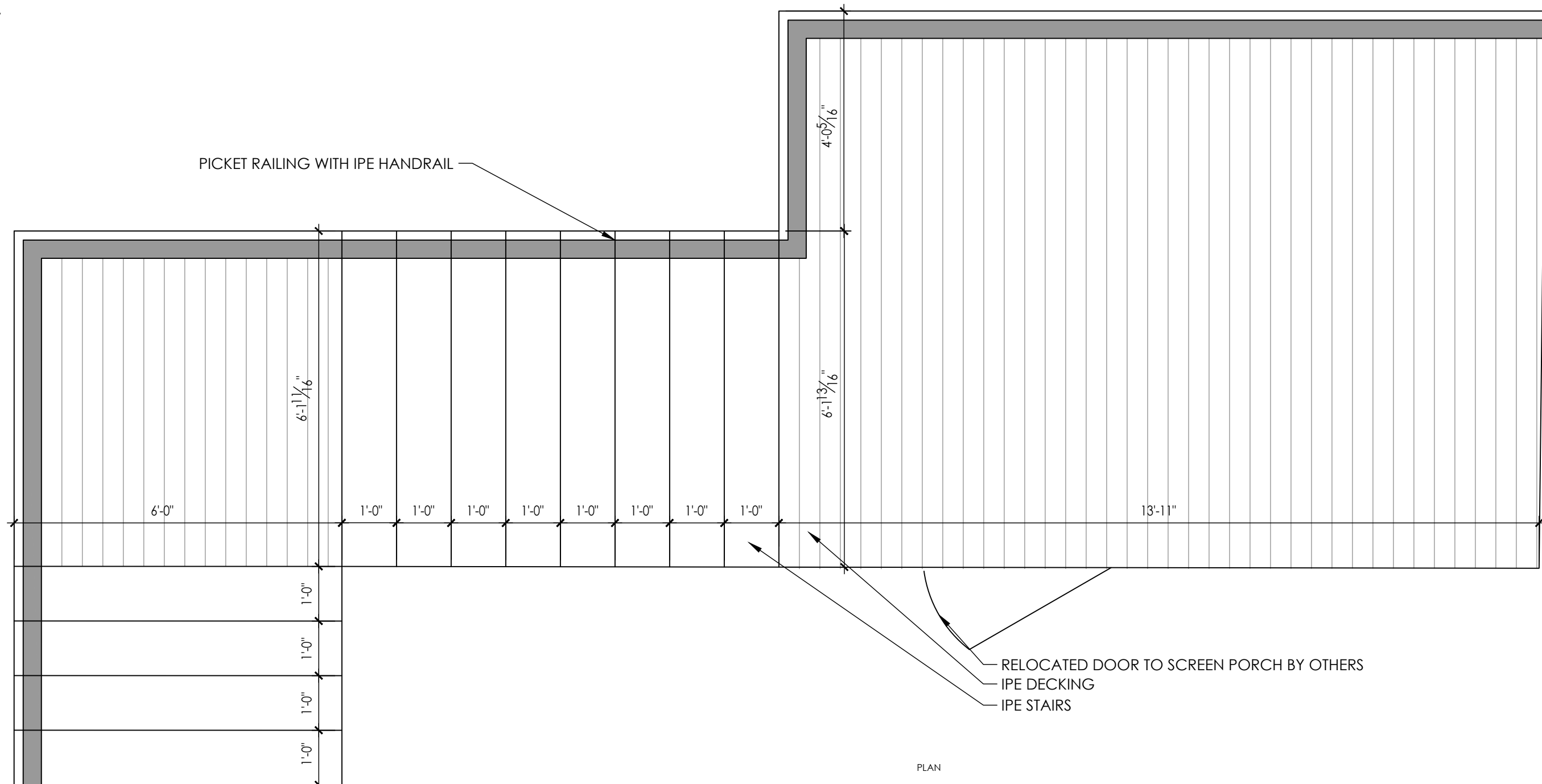
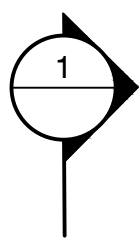
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SITE
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- NOTES:
1. ALL TREADS SLOPE TO DRAIN, SEE LAYOUT PLAN.
 2. DECK BOARDS TO BE INSTALLED WITH PRO PLUG SYSTEM FOR IPE.
 3. CONTRACTOR TO CONSULT LANDSCAPE ARCHITECT ABOUT STAIR DESIGN PRIOR TO BIDDING.
 4. REFER TO LAYOUT PLAN FOR STAIR LAYOUT, DIMENSIONS AND GRADE CHANGES.
 5. ALL DECK FOOTINGS TO BE HAND DUG WITHIN THE TREE PROTECTION ZONE TO LIMIT DISTURBANCE TO EXISTING OAKS.
 6. ALL DECK JOISTS TO BE SPACED AT A MAX OF 16" O.C.
 7. REFER TO STRUCTURAL FOR FINAL CONSTRUCTION DETAILS.
 8. UNDERSIDE OF STAIRS TO RECEIVE LOUVERS TO MATCH EXISTING ON SITE

1 IPE DECK AND STAIRS

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