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AERIAL VIEW
N.T.S.

NEIGHBORHOOD HEATED AREAS

ADDRESS	HEATED AREA
3003 BROWNELL	3,269 SF
3004 BROWNELL	2,776 SF
3009 BROWNELL	1,824 SF
3012 BROWNELL	4,088 SF
3013 BROWNELL	3,906 SF
3019 BROWNELL	3,595 SF
3025 BROWNELL	4,501 SF
3029 BROWNELL	4,237 SF
3004 MARSHALL	2,093 SF
3010 MARSHALL	3,787 SF
3014 MARSHALL	4,230 SF
3024 MARSHALL	1,816 SF
3024 MARSHALL	5,190 SF
3030 MARSHALL	3,474 SF
3034 MARSHALL	4,923 SF
223 STATION 31	5,110 SF
AVERAGE SIZE	3,676 SF
MEDIAN SIZE	3,846 SF
3019 PROPOSED	3,651 SF

BBA

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Charleston, SC 29401
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info@babakbryan.com

3019 BROWNELL AVE
SULLIVANS ISLAND, SC 29482

REV	DESCRIPTION	DATE
1	DRB	09/17 /2025

NORTH:



AERIAL SITE VIEWS
N.T.S.

Z-000

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3034 MARSHALL
9'-4" ABV. GRADE

3029 BROWNELL
10'-0" ABV. GRADE

3023 BROWNELL
12'-0" ABV. GRADE

3019 BROWNELL
9'-11" ABV. GRADE

3013 BROWNELL
12'-1" ABV. GRADE

3009 BROWNELL
12'-4" ABV. GRADE

3003 BROWNELL
12'-5" ABV. GRADE



BROWNELL AVE EXISTING STREET VIEW
N.T.S.

3034 MARSHALL
9'-4" ABV. GRADE

3029 BROWNELL
10'-0" ABV. GRADE

3023 BROWNELL
12'-0" ABV. GRADE

3019 BROWNELL
9'-11" ABV. GRADE

3013 BROWNELL
12'-1" ABV. GRADE

3009 BROWNELL
12'-4" ABV. GRADE

3003 BROWNELL
12'-5" ABV. GRADE



BROWNELL AVE PROPOSED STREET VIEW
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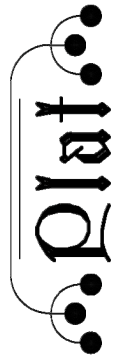
REV	DESCRIPTION	DATE
1	DRB	09/17 /2025

NORTH:



STREET VIEW
N.T.S

Z-010



of Lot 10 - Block 10
(TMS# 529-12-00-087)

Property of

Westwood Holding Corporation

Property of

Johnson Anastasia Renee Trust

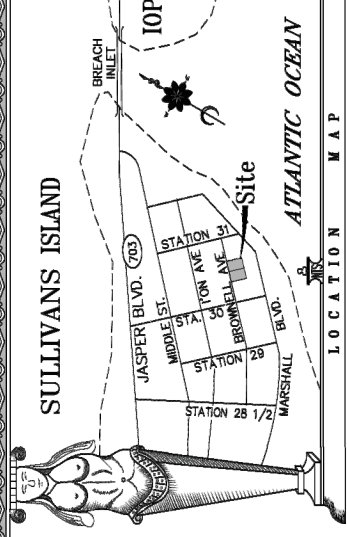
MARSHALL RESERVATION

Subdivision

Located in The Town of Sullivan's
Island, Charleston County



SULLIVANS ISLAND



- IRON FOUND
- IS REBAR SET
- PROPERTY LINE
- RIGHT OF WAY
- ADJACENT PROPERTY
- PROPERTY LINE TIE
- FENCE
- TOP OF BANK
- CENTERLINE
- DOMESTIC WATER METER
- AIR CONDITIONER
- TRANSFORMER PAD
- SEWER VALVE
- COMMUNICATION ACCESS
- TANK VERTICAL ABOVE GROUND TANK
- SEIN
- TREE (AS DESCRIBED)
- GROUND SHOT

EDGE OF PAVEMENT

BROWNELL AVENUE

80' R/W (S-10-417)

EDGE OF PAVEMENT



1' PINE TOP PIPE

300' Tie to Southwest R/W Station 31 Street

N46°29'06"E 100.12 TO A 1" PIPE

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N46°29'06"E 100.12 TO A 1" PIPE

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE INFORMATION CONTAINED IN THIS SURVEY IS TRUE AND CORRECT, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA, AND THAT I AM NOT PROVIDING ANY SERVICES OR INFORMATION THAT I AM NOT LICENSED TO PROVIDE.



Scale 9 June 25
1" = 10'

REFERENCE DOCUMENTS
1. J. O'Hear Sanders Jr. June 1951 H-90

GENERAL NOTES
1. THIS PLAT SHOWS ONLY EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR.
2. U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLAND DETERMINATIONS HAVE NOT BEEN MADE FOR THIS SURVEY.
3. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY APPEARS TO BE IN FLOOD ZONE AE10 (NWD 1989) AS SHOWN ON FLOOD INSURANCE RATE MAP #4501905530K, EFFECTIVE DATE: 1/29/2021, LOCATED IN COMMUNITY #455418.
4. ELEVATIONS SHOWN ON DRAWING ARE NWD 88.

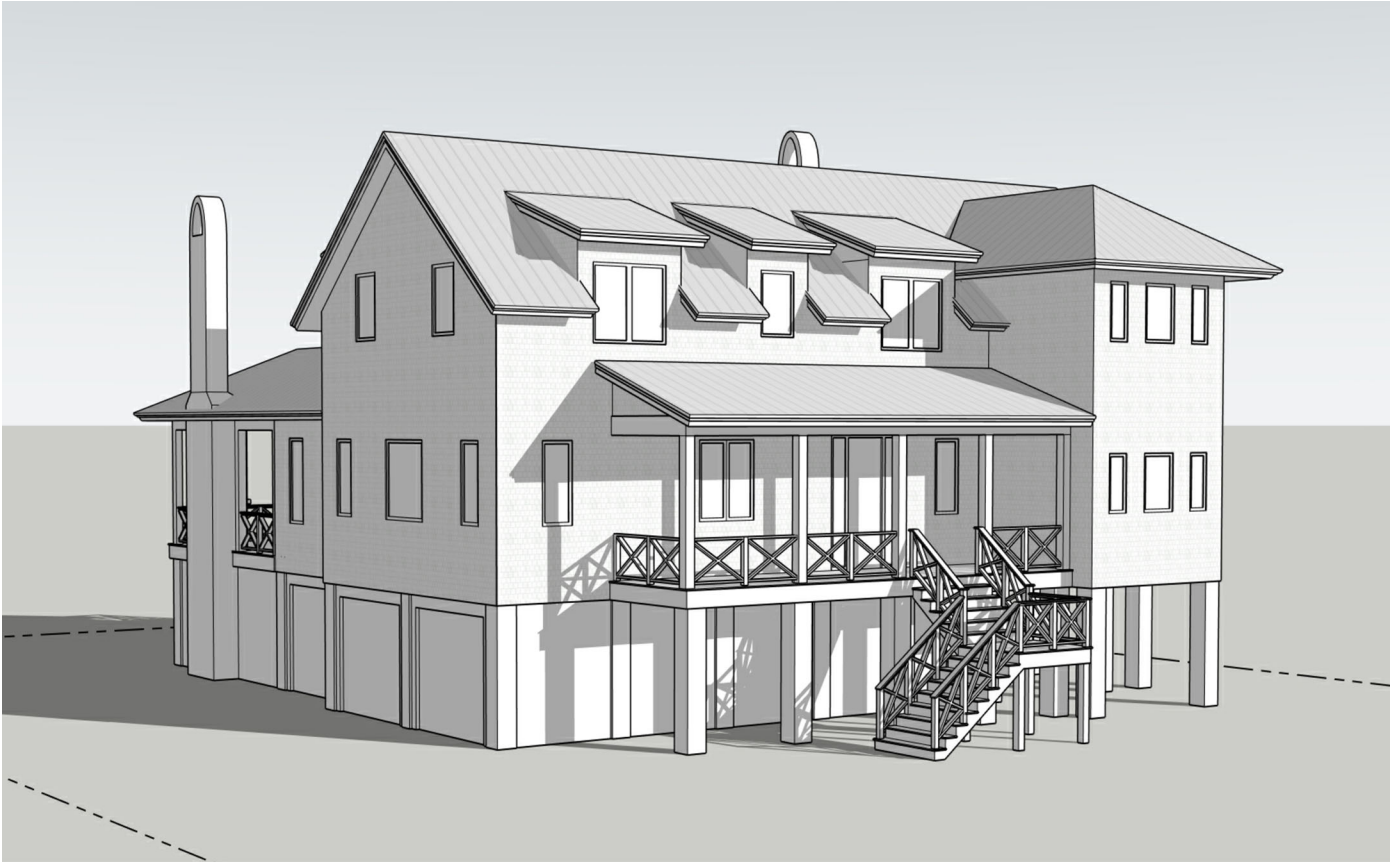
How High Am I?
071 Clearview Drive
James Island, SC 29412
843-534-0669
KThewes@howhighamI.org



	ALLOWED	EXISTING	PROPOSED
TOTAL LOT AREA	14,918 SF		
☐ FIRST FLOOR HEATED AREA		1,936 SF	2,054 SF
☐ SECOND FLOOR HEATED AREA		1,659 SF	1,597 SF
TOTAL BUILT AREA	3,392 SF	3,595 SF	3,651 SF
<i>INCREASE IN HEATED AREA</i>			56 SF
<i>PERCENT RELIEF</i>			51.8%
<i>FIRST FLOOR HEATED AREA</i>		1,936 SF	2,054 SF
TOTAL LOT COVERAGE	2,242 SF	1,936 SF	2,054 SF

IMPERVIOUS AREA CALCULATIONS

	ALLOWED	EXISTING	PROPOSED
FIRST FLOOR HEATED AREA		1,935 SF	2,054 SF
SCREENED PORCH AREA		309 SF	318 SF
FRONT PORCH & STEPS AREA		573 SF	350 SF
REAR DECK & STEPS AREA		188 SF	440 SF
POOL & PATIO AREA			1,024 SF
DRIVEWAY (NEW DRIVEWAY TO BE IMPERV.)		1687 SF	2,110 SF
FRONT PATH PAVERS			169 SF
REAR PATH PAVERS			125 SF
TOTAL IMPERVIOUS	4,480 SF	4,692 SF	4,480 SF



BROWNELL AVE (FROM NORTH)
N.T.S.



BROWNELL AVE (FROM WEST)
N.T.S.

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3019 BROWNELL AVE
SULLIVANS ISLAND, SC 29482

REV	DESCRIPTION	DATE
1	DRB	09/17 /2025

NORTH:

EXTERIOR RENDERING
N.T.S.

G-010



REAR YARD (FROM SOUTH)
N.T.S.



REAR YARD (FROM EAST)
N.T.S.

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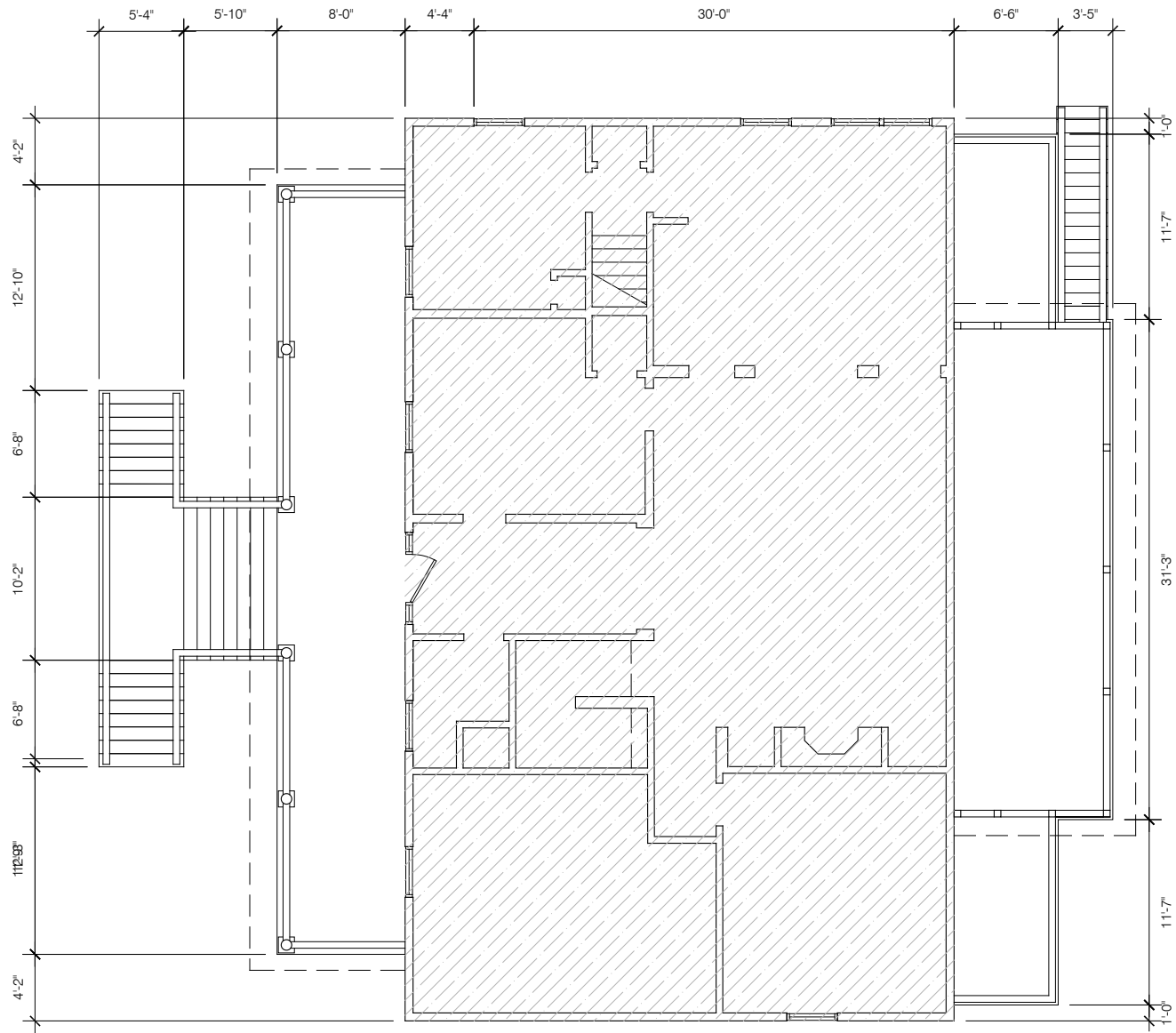
NORTH:

EXTERIOR RENDERING
N.T.S.

G-011

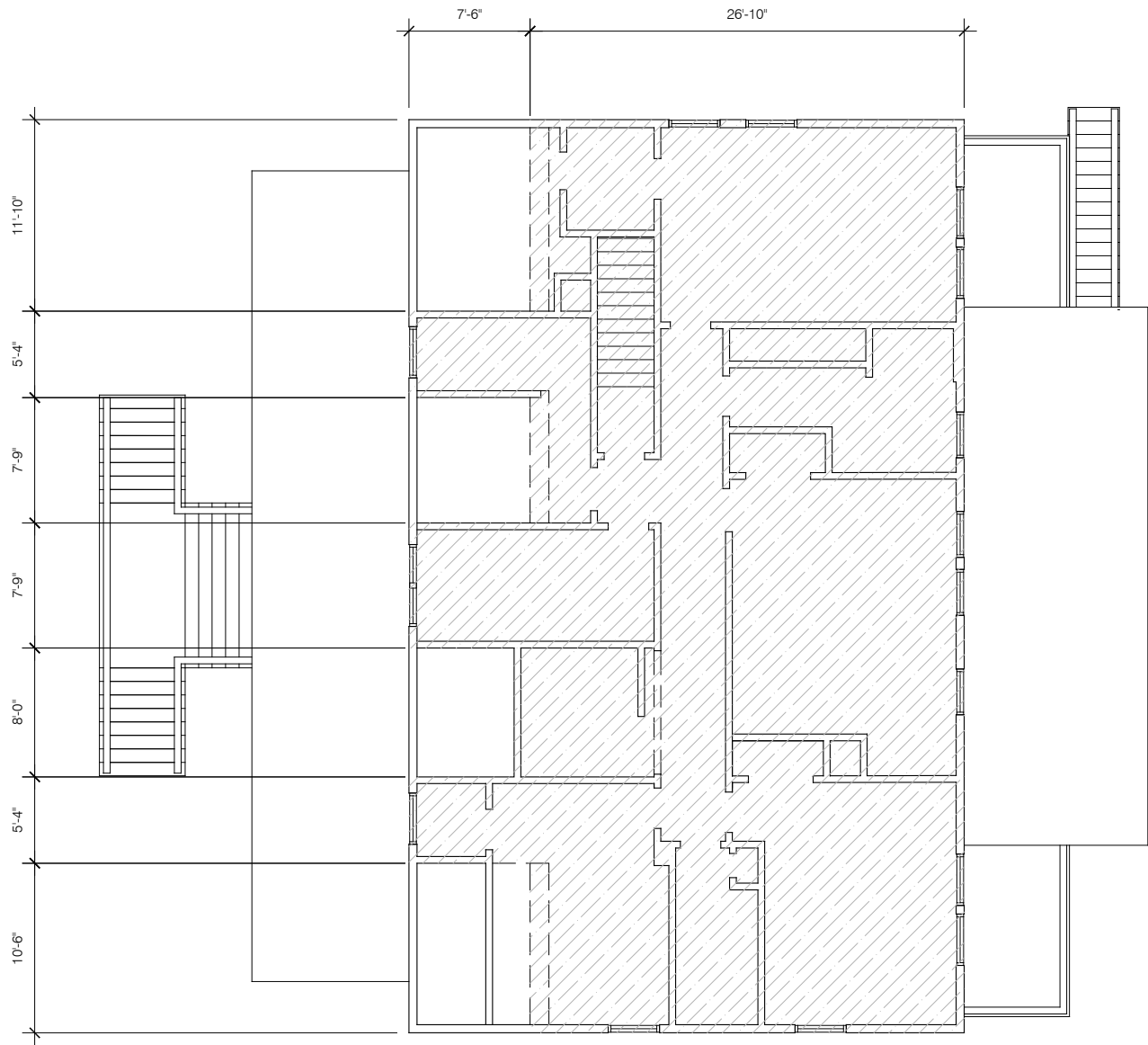
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EXISTING HEATED AREA = 1,936 SF

FIRST FLOOR



EXISTING HEATED AREA = 1,659 SF

SECOND FLOOR

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NORTH:



EXISTING PLANS

3/32" = 1'-0"

X-100



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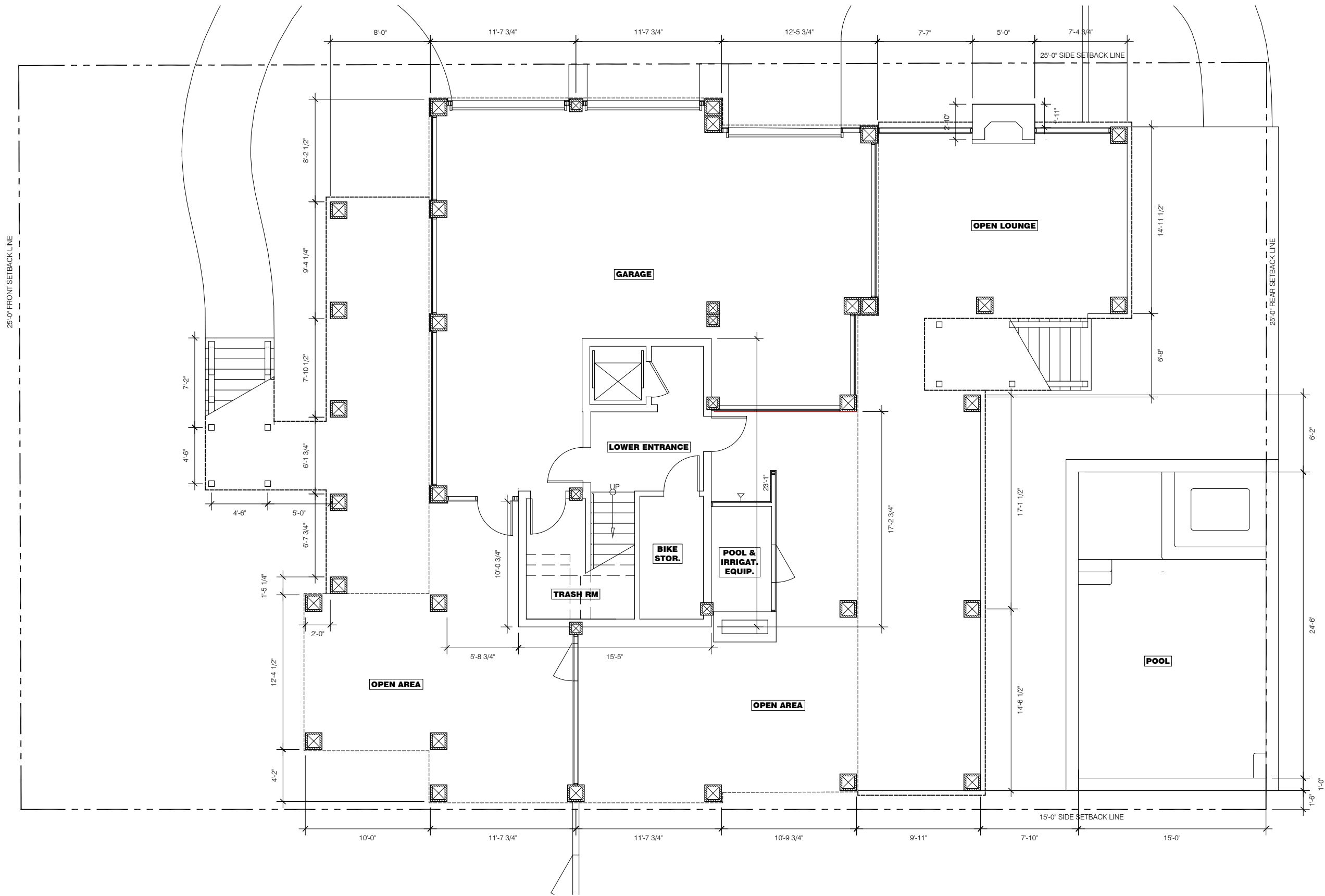
REV	DESCRIPTION	DATE
1	DRB	09/17 /2025

NORTH:

EXISTING FACADES
3/32" = 1'-0"

X-300

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REV	DESCRIPTION	DATE
1	DRB	09/17 /2025

NORTH:

GROUND FLOOR PLAN

1/8" = 1'-0"

A-100

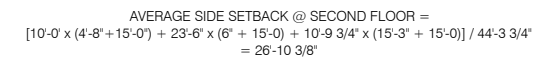


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REV	DESCRIPTION	DATE
1	DRB	09/17 /2025



A-101





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REV	DESCRIPTION	DATE
1	DRB	09/17 /2025

A-103



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REV	DESCRIPTION	DATE
1	DRB	09/17/2025

A-300

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REV	DESCRIPTION	DATE
1	DRB	09/17 /2025

NORTH:

EXTERIOR FACADE
3/16" = 1'-0"

A-301

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REV	DESCRIPTION	DATE
1	DRB	09/17 /2025

NORTH:

EXTERIOR FACADE
1/8" = 1'-0"

A-302

