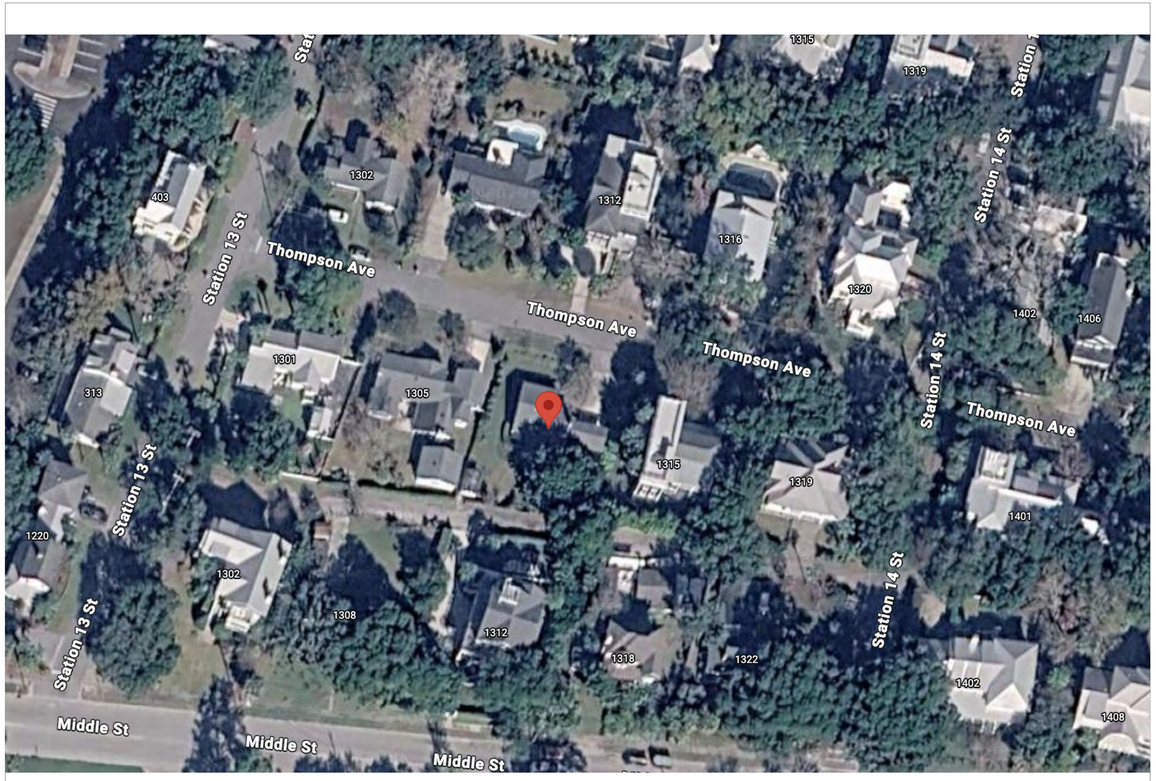
Barber Project

1311 Thompson Avenue Sullivans Island, SC 29482

Vicinity Map

Note: Not to scale



Drawing List

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Project Notes

Site and Building Notes

1. Flood zone: AE Elev 10
2. Setbacks: see sheet A101
3. Scope of work: Demo and New construction of Two-Story Residence

Code Summary

1. See structural sheets by Engineer
2. All work to be in accordance with current applicable zoning, codes & standards: IBC 2021, IRC 2021, IEBC 2021
3. Exterior openings are required to meet IRC 2021 guidelines for design pressure & impact resistance.

General Notes

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 discrepencies 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 necaessary for construction. Contractors shall coordinate systems insallation requirements, rough-in connections, and material requirements for installation.
4. All dimensions are taken from face of wall studs U.NO.
5. Drawings and specifications are the property of Clarke design Group, LLC and shall not be copied, re-used, or modified without written consent.

Contact Information

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Suite 204
Mt. Pleasant, Sc 29464
843-329-0667
phil@clarkedesigngroup.com

Square Footage

Garage:	2,374 sqft
Ground Enclosed:	192 sqft
Loggia:	655 sqft
Pool:	216 sqft
Stairs:	172 sqft
Total Ground Floor:	3,609 sqft
First Floor Heated:	2,101 sqft
Porches:	538 sqft
Pool/Pool deck:	560 sqft
Total First Floor:	3,199 sqft
Second Floor Heated:	1,055 sqft
Total Second Floor:	1,055 sqft
Total Heated:	3,156 sqft
Total Porches/Pool:	1,098 sqft
Total Ground:	3,609 sqft
Total SF:	7,863 sqft

Drawing Symbols

- Detail Symbol (1 / 401)
- Interior Door Size (5080) — C.O. - Cased Opening; PKT. - Pocket Door; DBL. - Double French Door
- Section (A / 401) — Number and Sheet Number
- Elevation (N / 201) — Number and Sheet Number
- Interior Elevation (A, B, C, D / 301) — Number and Sheet Number
- Window Type (A)
- Door Type (2)
- Detail (2 / 454)

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State of South Carolina — Clarke Design Group LLC — Sullivans Island, SC — No. 102379 — Registered Architects — For Review

Barber Residence

1311 Thompson Avenue
Sullivans Island, SC, 29482

Notes + Revisions	Revised By
Date	Initials

State of South Carolina — Philip Lee Clarke — Sullivans Island — No. 12506 — Registered Architect — For Review

Project ID	SI Barber
Final DRB Set	OCT 23 2026

A000

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CHARLESTON COUNTY RMC REFERENCES:

PLAT BOOK J, PAGE 19

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO RETRACE AND ESTABLISH THE BOUNDARY OF LOT 8, AREA L AND TO LOCATE THE SIGNIFICANT TREES THEREON. THE BOUNDARY SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED UNDER MY RESPONSIBLE CHARGE AND UPON MONUMENTATION RECOVERED IN THE FIELD.
2. ANYTHING SHOWN OUTSIDE OF THE SUBJECT BOUNDARY IS FOR INFORMATION PURPOSES ONLY.
3. THE EXISTING DWELLING AND OTHER IMPROVMENTS ON THE SUBJECT PROPERTY ARE SCHEDULED FOR DEMOLITION AND WERE NOT FIELD LOCATED AS PART OF THIS SURVEY PER THE OWNERS REQUEST. NO DETERMINATION HAS BEEN MADE AS TO THEIR LOCATION RELATIVE TO THE PROPERTY LINES OR ANY SETBACK OR BUILDING RESTRICTION LINE.
4. BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO GRID NORTH, SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83, ZONE 3900, ESTABLISHED BY GNSS OBSERVATION. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES IN INTERNATIONAL FEET.
5. AREA WAS DETERMINED BY THE COORDINATE METHOD: 10,226 SQUARE FEET (0.235 ACRES).
6. ALL PROPERTY CORNERS SHOWN HEREON WERE RECOVERED IN THE FIELD AS NOTED: THREE (3) OPEN TOP PIPES AND ONE (1) CHISELED X IN CONCRETE. NO NEW CORNER MONUMENTS WERE SET.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT OR TITLE SEARCH. EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES OF RECORD NOT SHOWN HEREON MAY EXIST.
8. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
9. UNDERGROUND UTILITIES SHOWN HEREON, IF ANY, ARE PLOTTED FROM VISIBLE SURFACE EVIDENCE AND/OR UTILITY OWNER RECORDS AND ARE APPROXIMATE. THIS PLAT DOES NOT CONSTITUTE A SUBSURFACE UTILITY LOCATION. CONTACT SC811 PRIOR TO ANY EXCAVATION.
10. NO DETERMINATION OF ZONING, SETBACK, BUILDING RESTRICTION, OR OTHER LAND USE REQUIREMENTS HAS BEEN MADE. CONTACT THE TOWN OF SULLIVAN'S ISLAND FOR APPLICABLE REQUIREMENTS.
11. TMS #523-07-00-035
12. BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE AE (BASE FLOOD ELEVATION 10) AS PER F.I.R.M. COMMUNITY PANEL NUMBER 45019C0538K, EFFECTIVE JANUARY 29, 2021, TOWN OF SULLIVAN'S ISLAND, COMMUNITY NUMBER 455418.
13. THIS IS NOT A VALID, TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE, AND THE RAISED EMBOSSED SEAL OF THE SURVEYOR NOTED HEREON.

I, RICHARD RAY LUGAR, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH AN ORIGINAL SURVEYOR'S SEAL. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH.

RICHARD RAY LUGAR, PLS
SCPLS No. 29120

SOUTH CAROLINA
PROFESSIONAL LAND SURVEYOR
SC PLS # 29120
RICHARD R. LUGAR

RICHARD RAY LUGAR
REG. NO. 29120

SOUTH CAROLINA
DIMENSIONAL DATA SERVICES, LLC
NO. 5963
CERTIFICATE OF AUTHORIZATION

DIMENSIONAL DATA SERVICES
1194 SADDLEHORN RD.
SUMMERVILLE, SC 29486

BOUNDARY SURVEY SHOWING

LOT 8, AREA L, TMS 523-07-00-035
1311 THOMPSON AVE

PREPARED FOR: 113 THOMPSON AVE SYSC LLC
LOCATED IN: SULLIVAN'S ISLAND, SOUTH CAROLINA

SCALE:	H:1" = 20'
DRAWN:	RRL
DATE:	7/24/2026
CHECKED:	RRL
REVISED:	8/05/2026
JOB NO#:	

SHEET
1 OF 1

Existing Home/Site Photos

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BARBER RESIDENCE
1311 Thompson Avenue
Sullivans Island, SC, 29482

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Date	Initials

Project ID	SI Barber
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Neighboring Home Photos

1315 Thompson Ave

1311 Thompson Ave

1305 Thompson Ave

1312 Thompson Ave

1316 Thompson Ave

1320 Thompson Ave

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Neighboring Home Aerial View

1318 Middle St
2,268 sqft

1322 Middle St
2,010 sqft

1315 Thompson Ave
4,269 sqft

1319 Thompson Ave
2,532 sqft

1312 Thompson Ave
4,734 sqft

1316 Thompson Ave
2,897 sqft

1320 Thompson Ave
3,490 sqft

1312 Middle St
3,700 sqft

1308 Middle St
1,376 sqft

1302 Middle St.
3,263 sqft

1305 Thompson Ave
1,725 sqft

1301 Thompson Ave
1,420 sqft

1306 Thompson Ave
1,895 sqft

1302 Thompson Ave.
931 sqft

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1315 Thompson Ave
4,269 square feet

1311 Thompson Ave
3,156 square feet

1305 Thompson Ave
1,725 square feet
recently sold

Street Elevations

SCALE: 1/8" = 1'

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EXISTING SITE PLAN

SCALE: 1/8" = 1'

FLOOD ZONE: AE 10

TMS# 523-07-00-035

GENERAL PLAN NOTES:

1. SEDIMENT CONTROL REQUIRED ON ALL SIDES PROPERTY LINE. MAXIMUM 20'-0"ACCESS POINT ALLOWED ALONG STREET.
2. SEE LANDSCAPE PLANS FOR FINAL DRAINAGE REQUIREMENTS.
3. TREE PROTECTION REQUIRED AT ALL PROTECTED TREES. INSTALL PER CITY/COUNTY GUIDELINES.
4. FINAL GRADING AND DRAINAGE SHALL NOT IMPACT ADJACENT PROPERTIES
5. WETLAND AND SILT FENCE BARRIER. CLARKE DESIGN GROUP, LLC IS NOT RESPONSIBLE FOR THE UPKEEP OF SILT FENCE, TREE PROTECTION OR WETLAND BARRIERS. GENERAL CONTRACTOR IS TASKED WITH THE DUTY OF MANAGING ALL SITE CONDITIONS INCLUDING THE ABOVE BUT NOT LIMITED TO MATERIAL STORAGE, CONTAINMENT OF TRASH AND WIND BLOWN DEBRIS.

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LOT SIZE: 10,226 SQFT

SETBACKS:

THOMPSON AVE FRONT SETBACK: 25'-0" (REQUEST 15% DRB RELIEF = 21'-3")
SIDE SETBACKS: 35' COMBINED (40'-0" COMBINED REDUCED BY 4" FOR EVERY FOOT LESS THAN 105') REQUESTING 28'-2 3/8" COMBINED AVERAGE (REQUEST 19.4% RELIEF)
REAR SETBACK: 25'-0" - IN COMPLIANCE

PRINCIPAL BUILDING COVERAGE AREA:

PERMITTED PER FORMULA: 10,226 X .15 + [15,000 - 10,226) X .05] = 1,772 SQFT
WITH DRB 20% MAX RELIEF: 2,127 SQFT
(REQUEST 19% of the 20% RELIEF)

PRINCIPAL BUILDING SQUARE FOOTAGE:

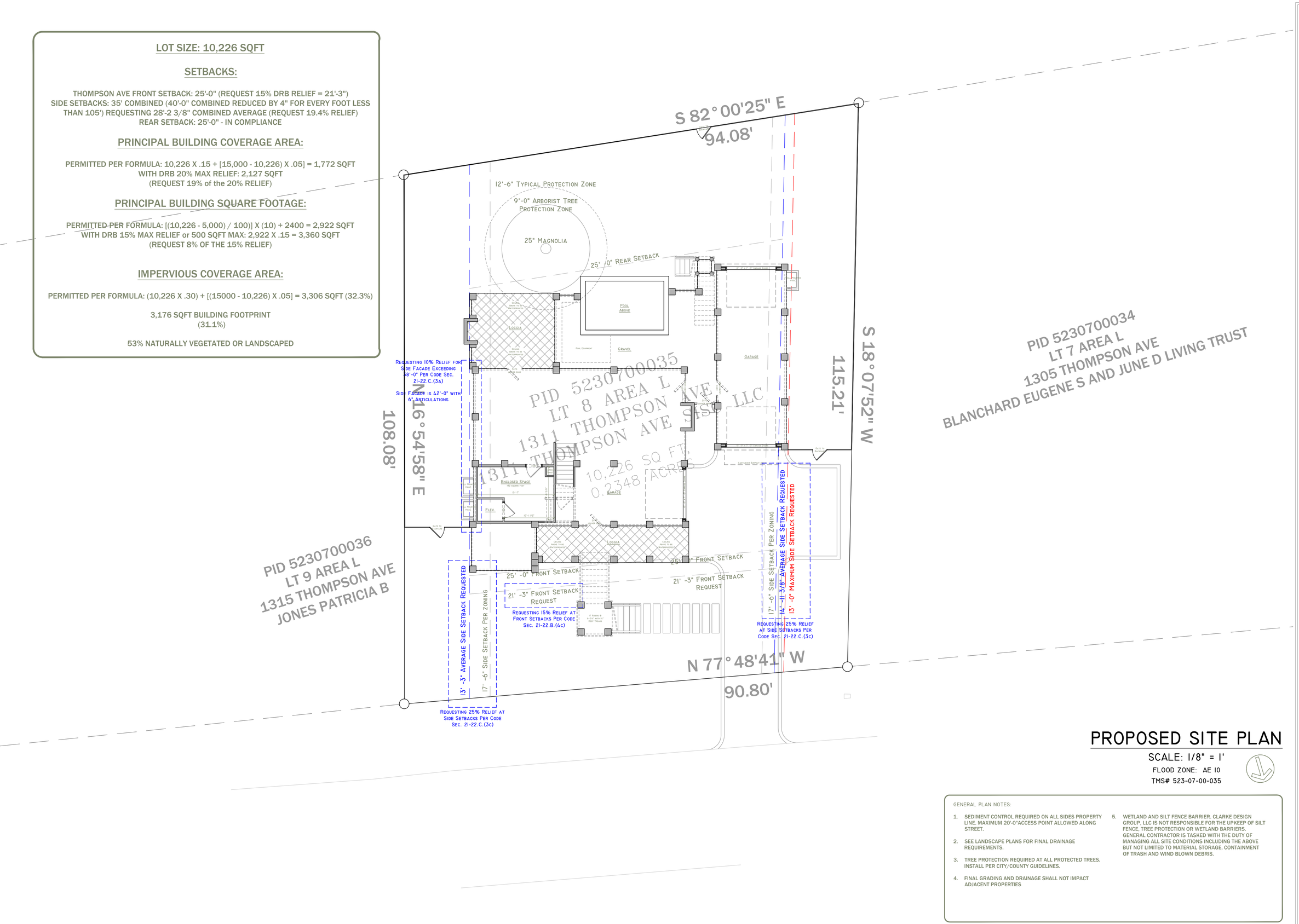
PERMITTED PER FORMULA: [(10,226 - 5,000) / 100)] X (10) + 2400 = 2,922 SQFT
WITH DRB 15% MAX RELIEF or 500 SQFT MAX: 2,922 X .15 = 3,360 SQFT
(REQUEST 8% OF THE 15% RELIEF)

IMPERVIOUS COVERAGE AREA:

PERMITTED PER FORMULA: (10,226 X .30) + [(15000 - 10,226) X .05] = 3,306 SQFT (32.3%)

3,176 SQFT BUILDING FOOTPRINT
(31.1%)

53% NATURALLY VEGETATED OR LANDSCAPED



PROPOSED SITE PLAN

SCALE: 1/8" = 1'
FLOOD ZONE: AE 10
TMS# 523-07-00-035

GENERAL PLAN NOTES:

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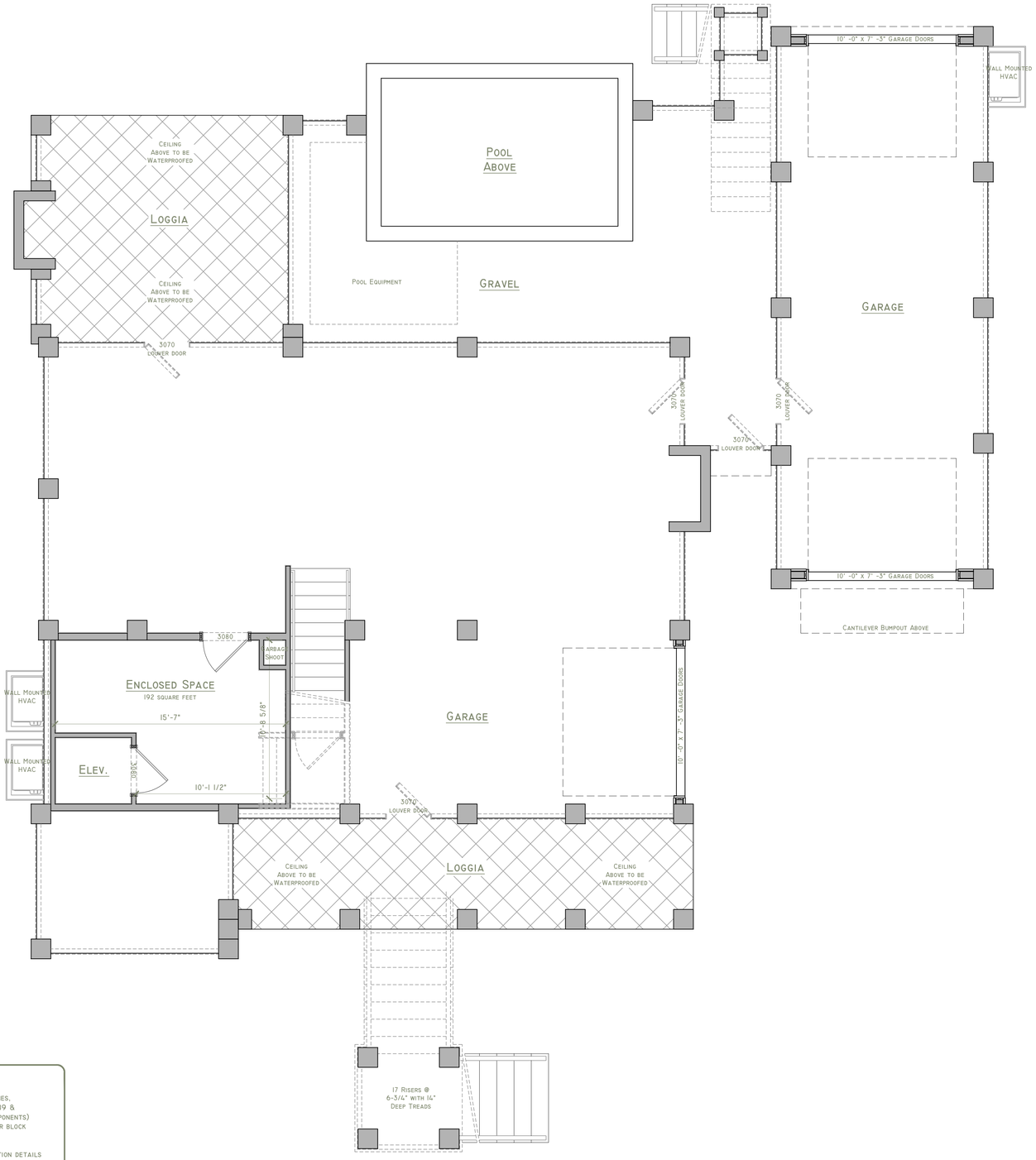

General Plan Notes:

1. Area below BFE is limited to parking, building access and storage. Enclosed space not to exceed 200 SQFT without flood vents.
2. No electrical, plumbing, mechanical, or duct will be installed below DFE, except for main service disconnect, the two code required exterior GFI receptacles on the front and back of structure, and one GFCI light switch.
3. Per FEMA Technical Bulletin, only flood resistant materials will be installed below DFE.
4. All louver walls at ground floor to be designed as Break-Away and to have louver net clear opening of 30% or greater.
5. No utilities (electrical including wiring, switches, outlets, conduits, and ventilation ducts per TB9 & ASCE-24, mechanical, and plumbing system components) will be mounted on, pass through, penetrate, or block break away wall system.
6. See engineering drawings for all final foundation details and dimensions.

Ground Floor Plan

SCALE: 1/4" = 1'

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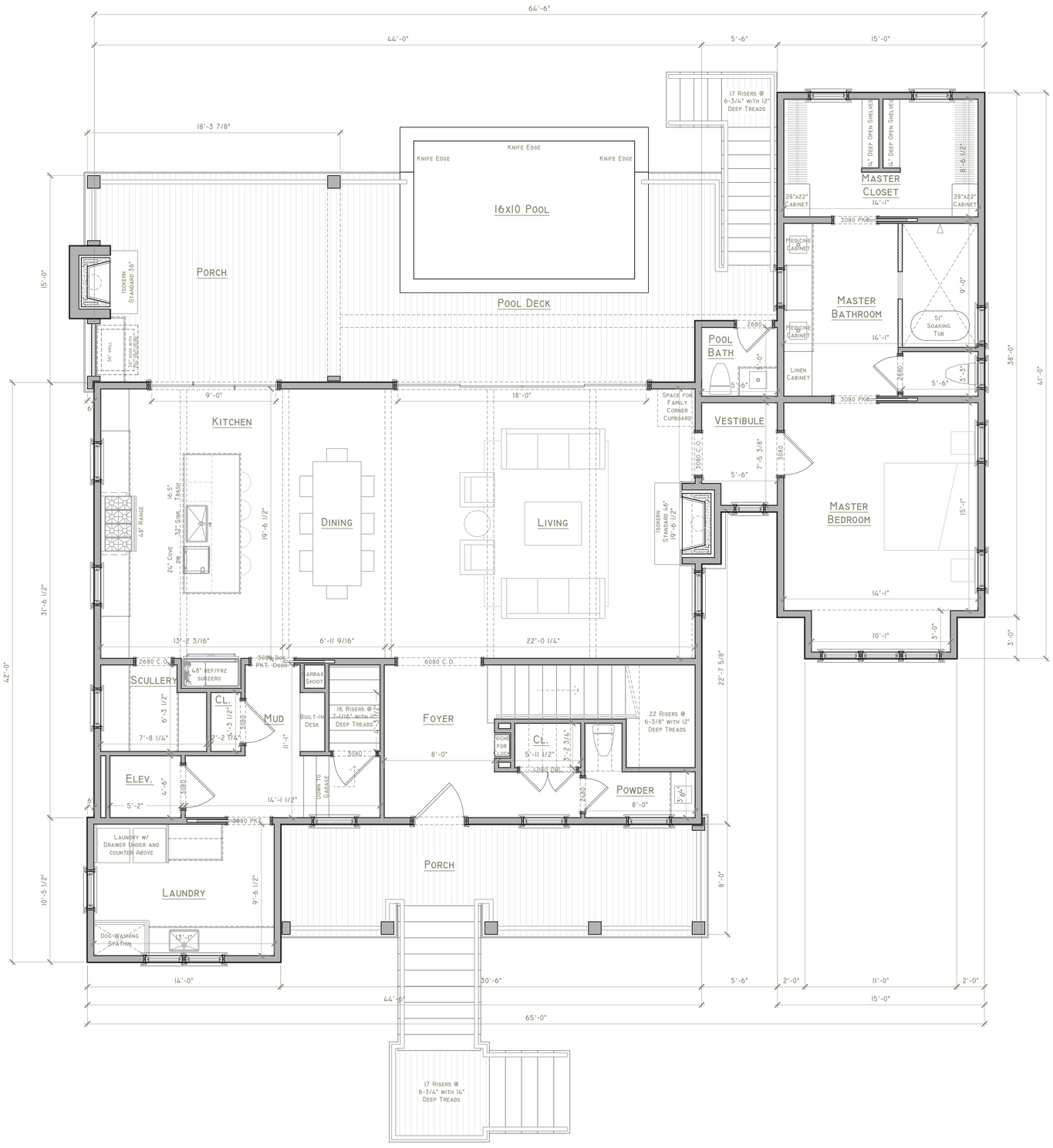

First Floor Plan

SCALE: 1/4" = 1'

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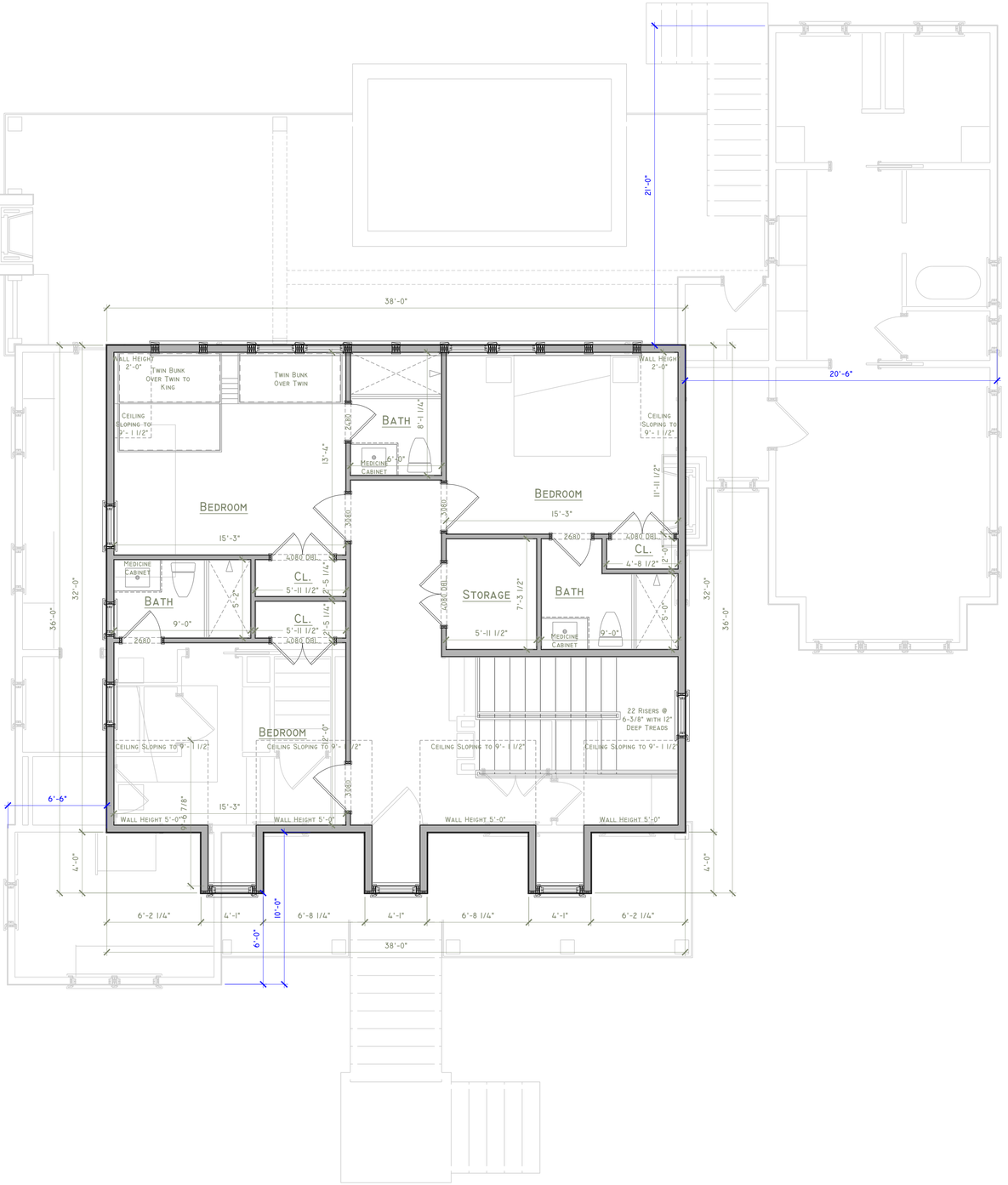

SECOND FLOOR PLAN

SCALE: 1/4" = 1'

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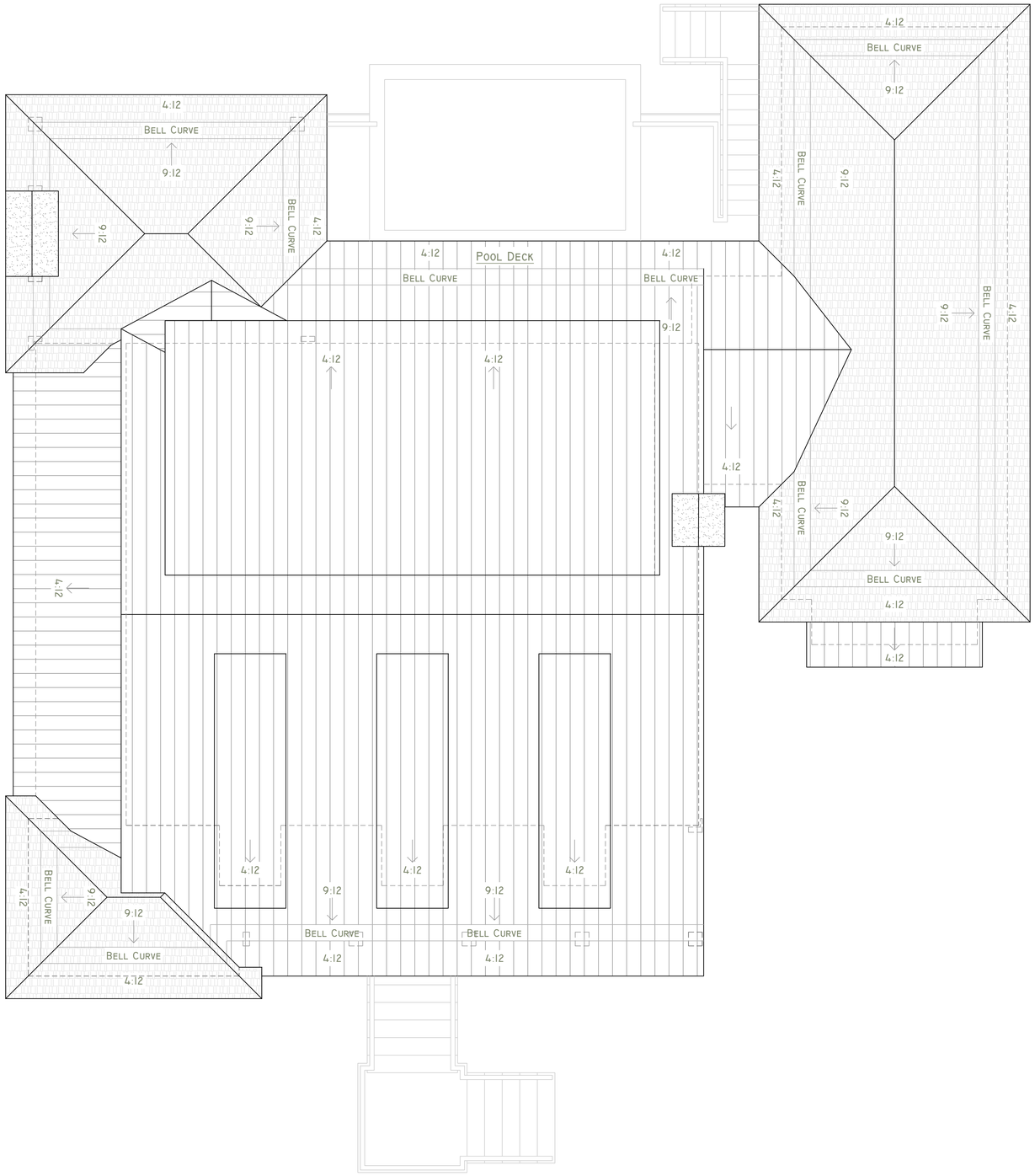

Roof Plan

SCALE: 1/4" = 1'

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FRONT ELEVATION

SCALE: 1/4" = 1'

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SIDE ELEVATION

SCALE: 1/4" = 1'

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REAR ELEVATION

SCALE: 1/4" = 1'

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SIDE ELEVATION

SCALE: 1/4" = 1'

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PERSPECTIVE

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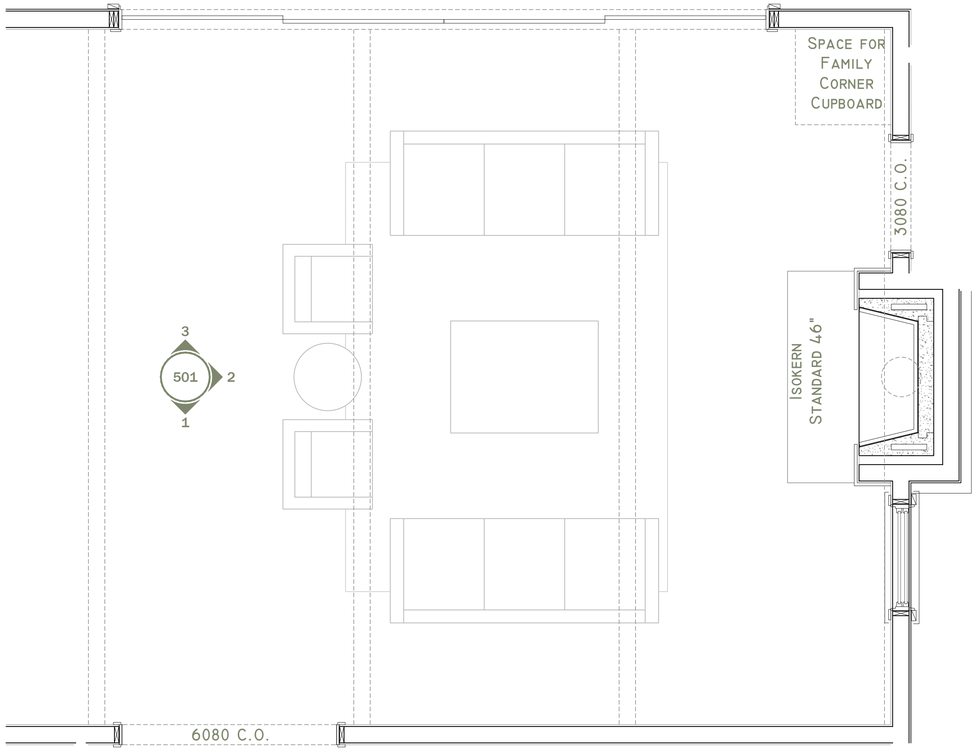
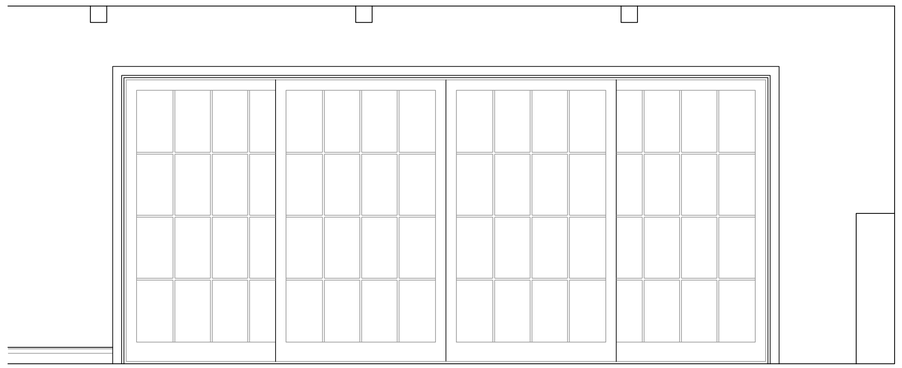
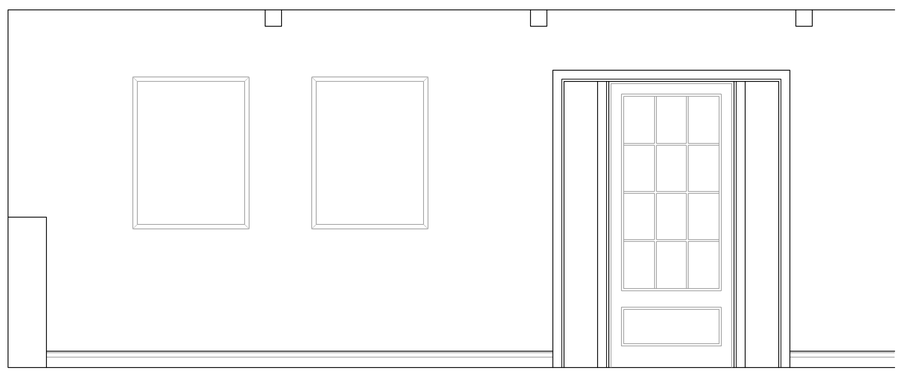


LIVING



1 A501 INTERIOR ELEVATION AT SLIDER TO PORCH
SCALE: 1/2"=1'-0"

2 A501 INTERIOR ELEVATION LIVING ROOM
SCALE: 1/2"=1'-0"



3 A501 INTERIOR ELEVATION AT LIVING ROOM ENTRY
SCALE: 1/2"=1'-0"

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843-329-0667

BARBER RESIDENCE

1311 Thompson Avenue
Sullivans Island, SC, 29482

Notes + Revisions	Revised By
Date	Initials

Project ID	SI Barber
Final DRB Set	OCT 23 2026

A501

No.

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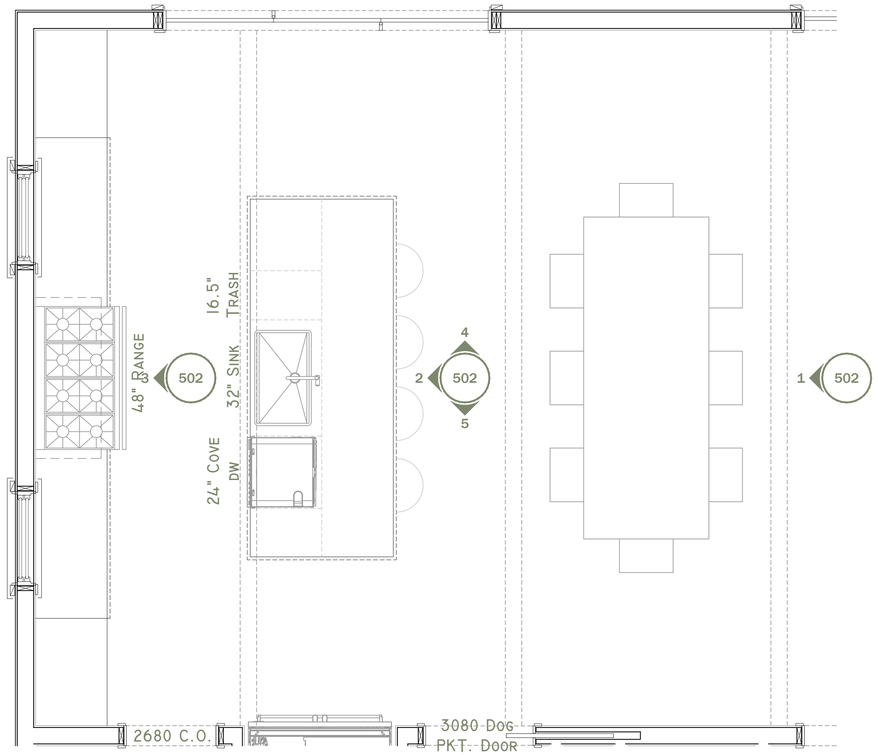
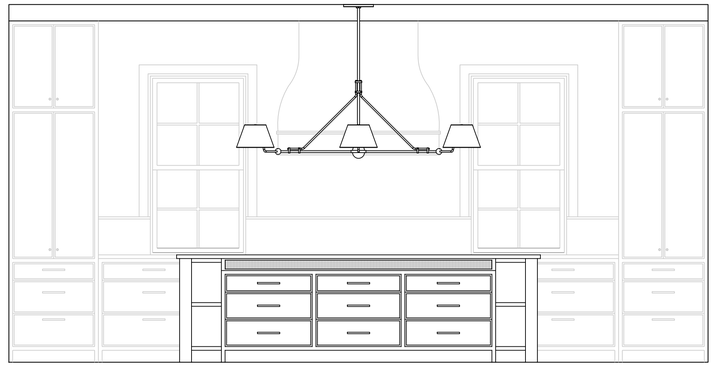


KITCHEN & DINING

1 A502 INTERIOR ELEVATION AT DINING ROOM TABLE
SCALE: 1/2"=1'-0"



2 A502 INTERIOR ELEVATION KITCHEN ISLAND
SCALE: 1/2"=1'-0"

3 A502 INTERIOR ELEVATION AT KITCHEN
SCALE: 1/2"=1'-0"

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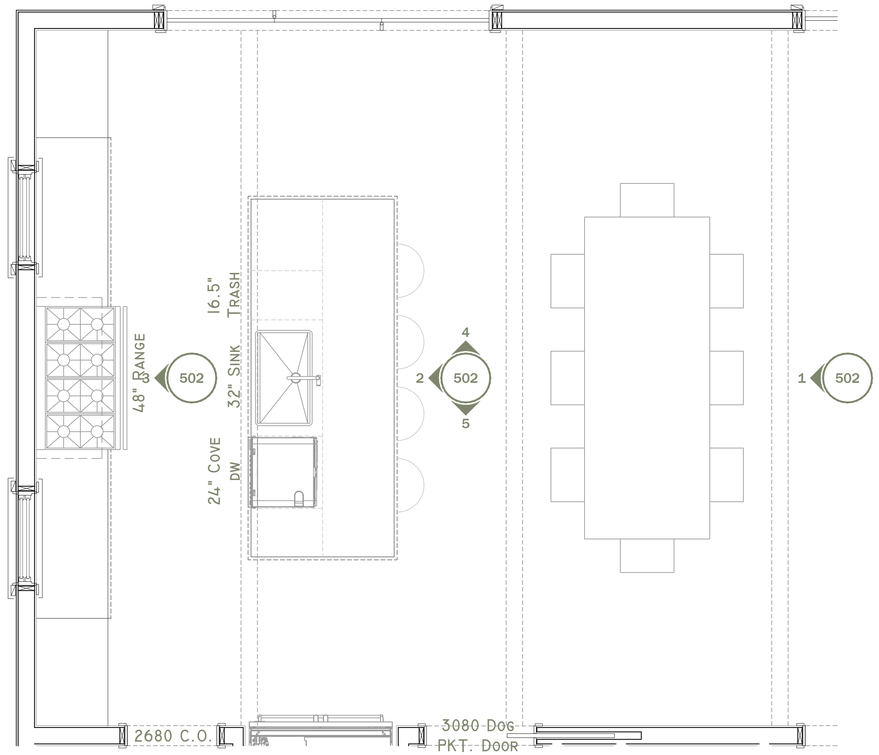
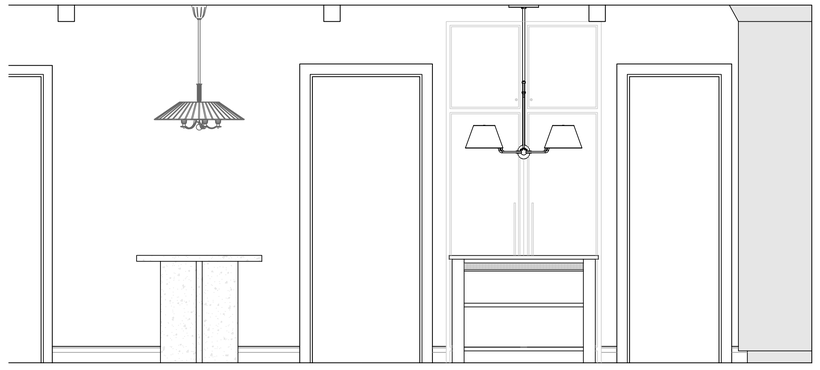


KITCHEN & DINING



4 A502 INTERIOR ELEVATION AT KITCHEN
SCALE: 1/2"=1'-0"

5 A501 INTERIOR ELEVATION KITCHEN TO PORCH
SCALE: 1/2"=1'-0"

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PERSPECTIVE

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