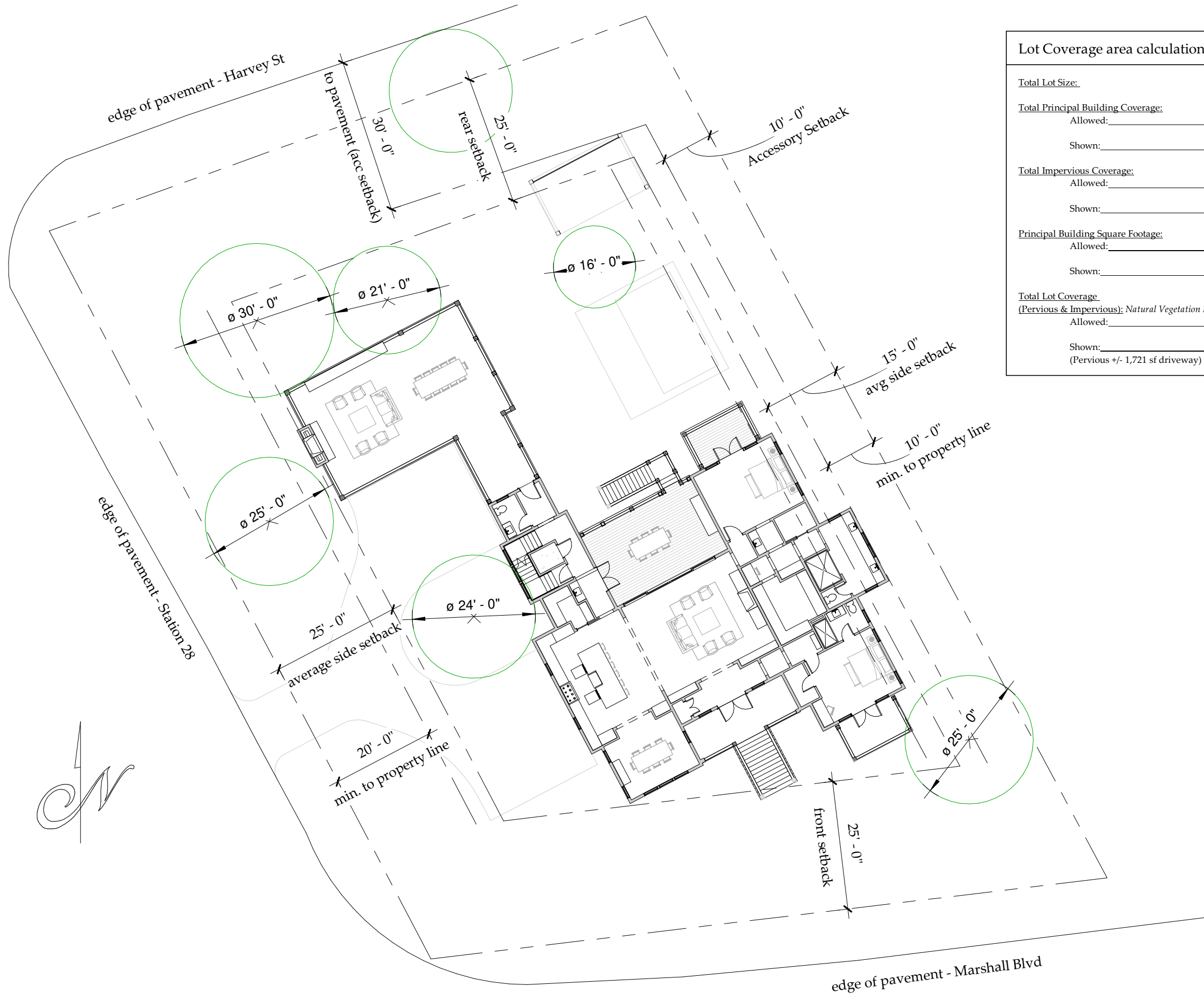




Lot Coverage area calculations	
Total Lot Size:	21,534 sf
Total Principal Building Coverage:	
Allowed:	3,230.1 sf (15%)
Shown:	2,772.6 sf
Total Impervious Coverage:	
Allowed:	6,460.2 sf (30%)
Shown:	5,456.5 sf (25.3%)
Principal Building Square Footage:	
Allowed:	4,053.4 sf, per formula
Shown:	4,454.8 sf (9.9% relief)
Total Lot Coverage	
(Pervious & Impervious): Natural Vegetation Ratio	
Allowed:	10,767 sf (50%)
Shown:	7,177.5 sf (33.3%)
(Pervious +/- 1,721 sf driveway)	

Site Plan DRB

Schroeder Residence

2804 Marshall Blvd
Sullivan's Island, SC

DR A F T E D

A R C H I T E C T U R E

Project number

2026-10

Date

10-19-26

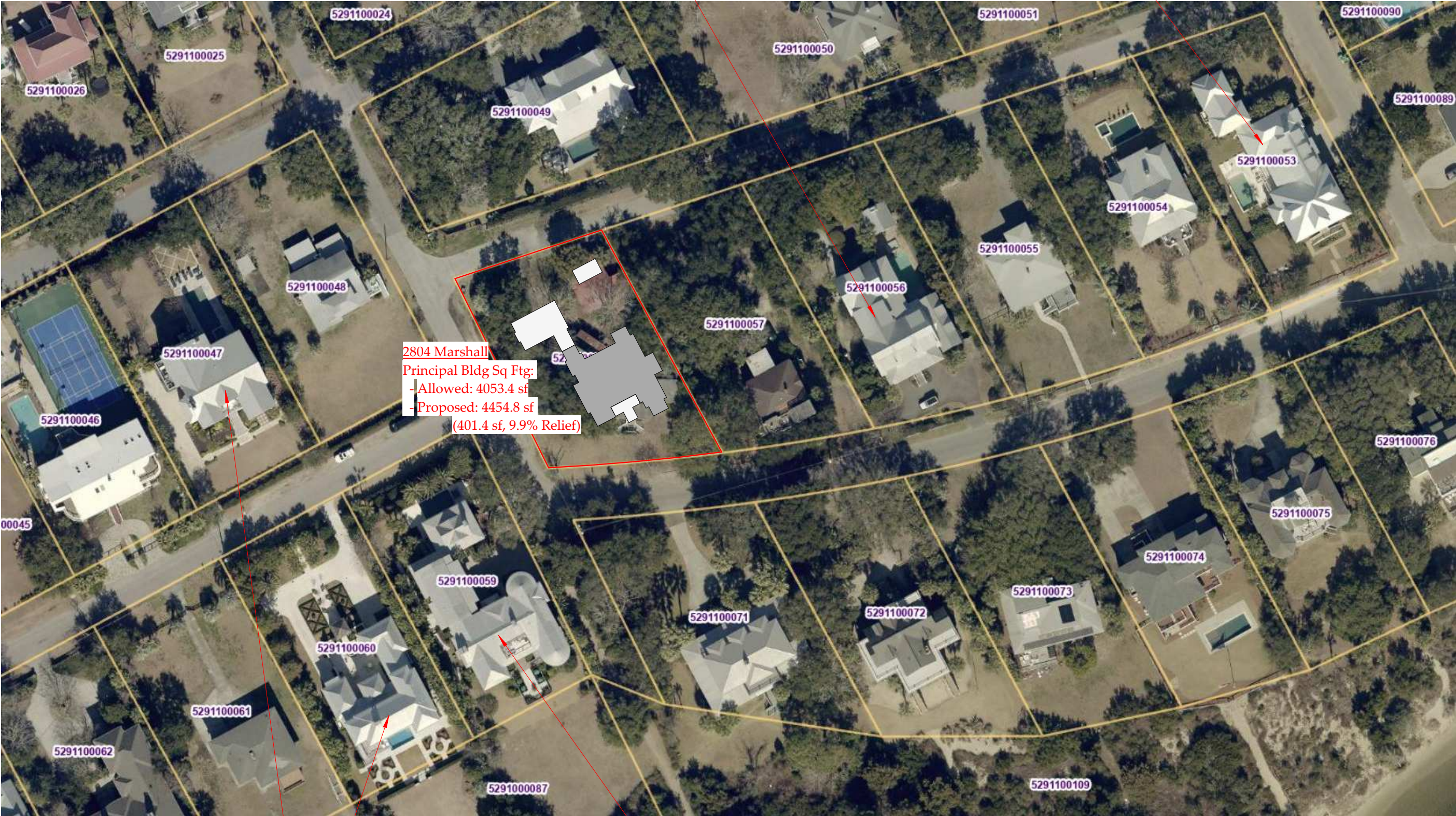
Drawn by

CPM

DRB-1

Scale

1" = 20'-0"



Principal Bldg Sq Ftg:
- Allowed: 4161 sf
- Approved: 4762 sf (601 sf, 14.4% Relief)

Principal Bldg Sq Ftg:
- Allowed: 4088 sf
- Approved: 4909 sf (821 sf, 20.1% Relief)

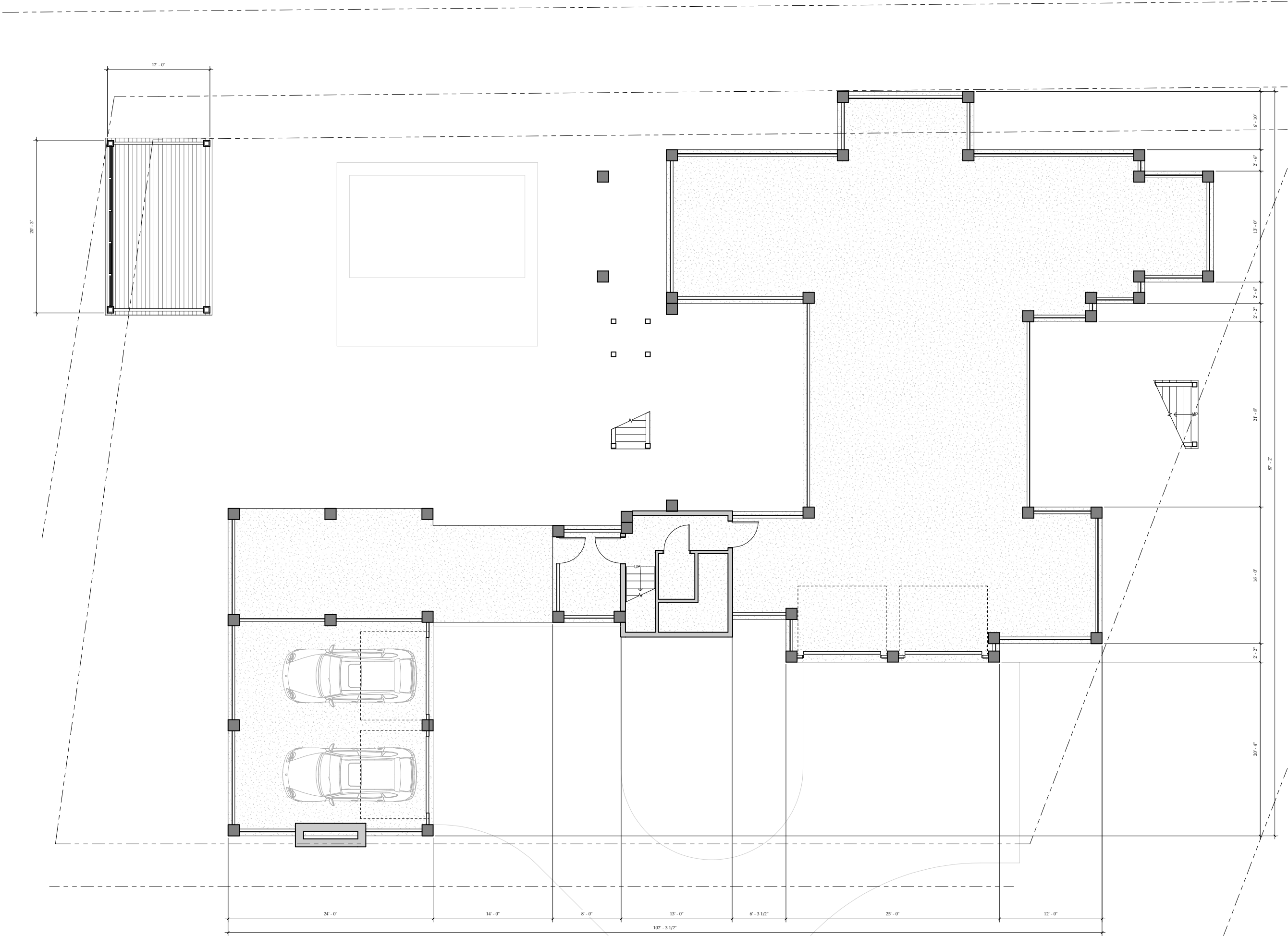
Principal Bldg Sq Ftg:
- Allowed: 4161 sf
- Approved: 5127 sf (1017 sf, 24.4% Relief)

ALL COMPARABLE HOUSES
SHOWN ARE ELEVATED

Neighborhood Scale Study			
Project number	2026-10	DRB-2	
Date	10-19-26	Author	
Drawn by		Scale	1 : 930

Schroeder Residence	
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No.	Issued For	Date
1	Conceptual Design	9/3/2026
2	Conceptual DRB Review	11/19/2026
3		
4		

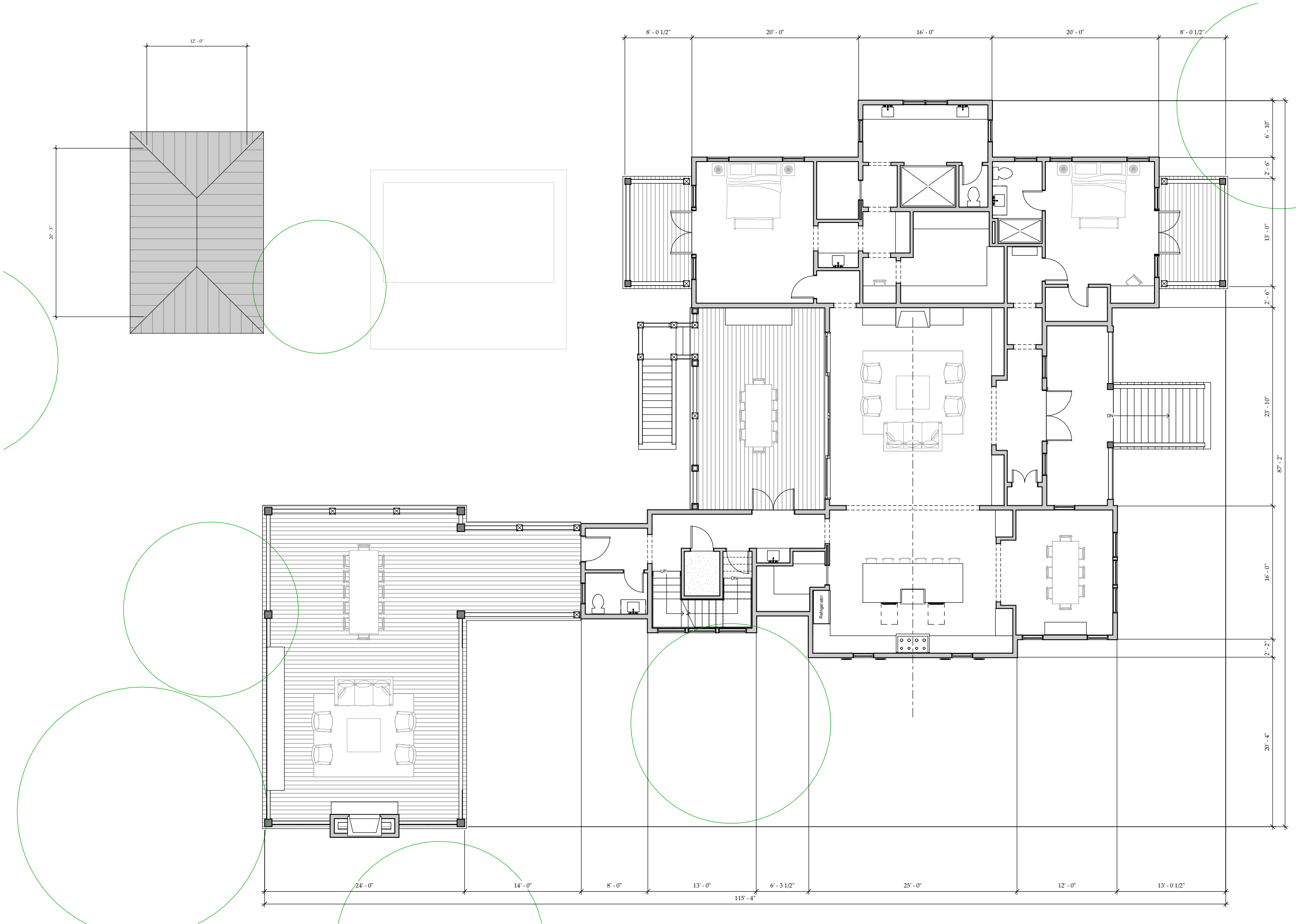
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NOT FOR CONSTRUCTION

Plot Date	10-19-26
Project No.	2026-10
Drawn by	CPM
Drawing Title	Ground Floor Plan
Drawing No.	A100

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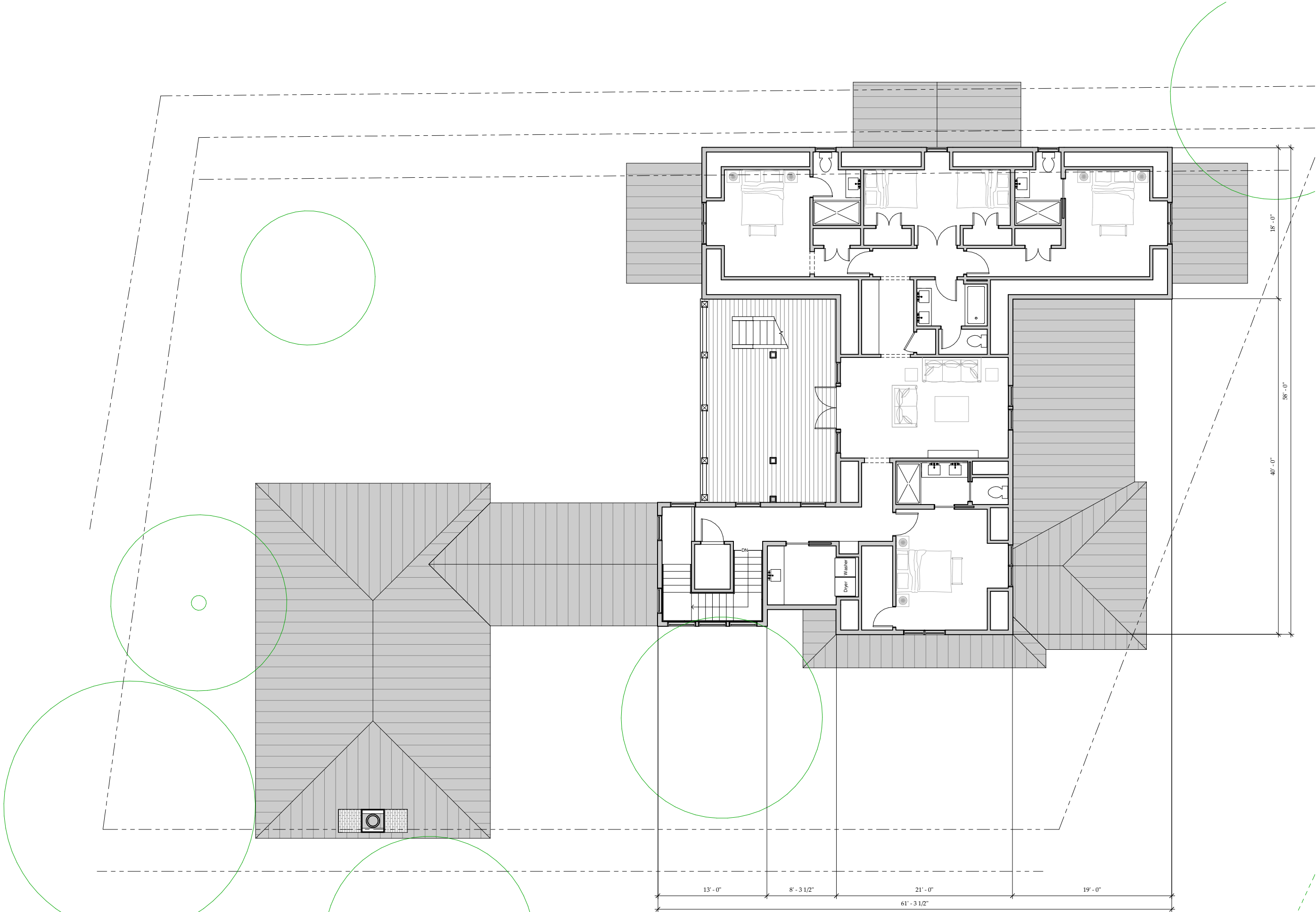
No.	Issued For	Date
1	Conceptual Design	9/3/2026
2	Conceptual DRB Review	11/19/2026
3		
4		

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Sullivan's Island, SC

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Plot Date	10-19-26
Project No.	2026-10
Drawn by	CPM
Drawing Title	First Floor Plan

Drawing No. A101



No.	Issued For	Date
1	Conceptual Design	9/3/2026
2	Conceptual DRB Review	11/19/2026
3		
4		

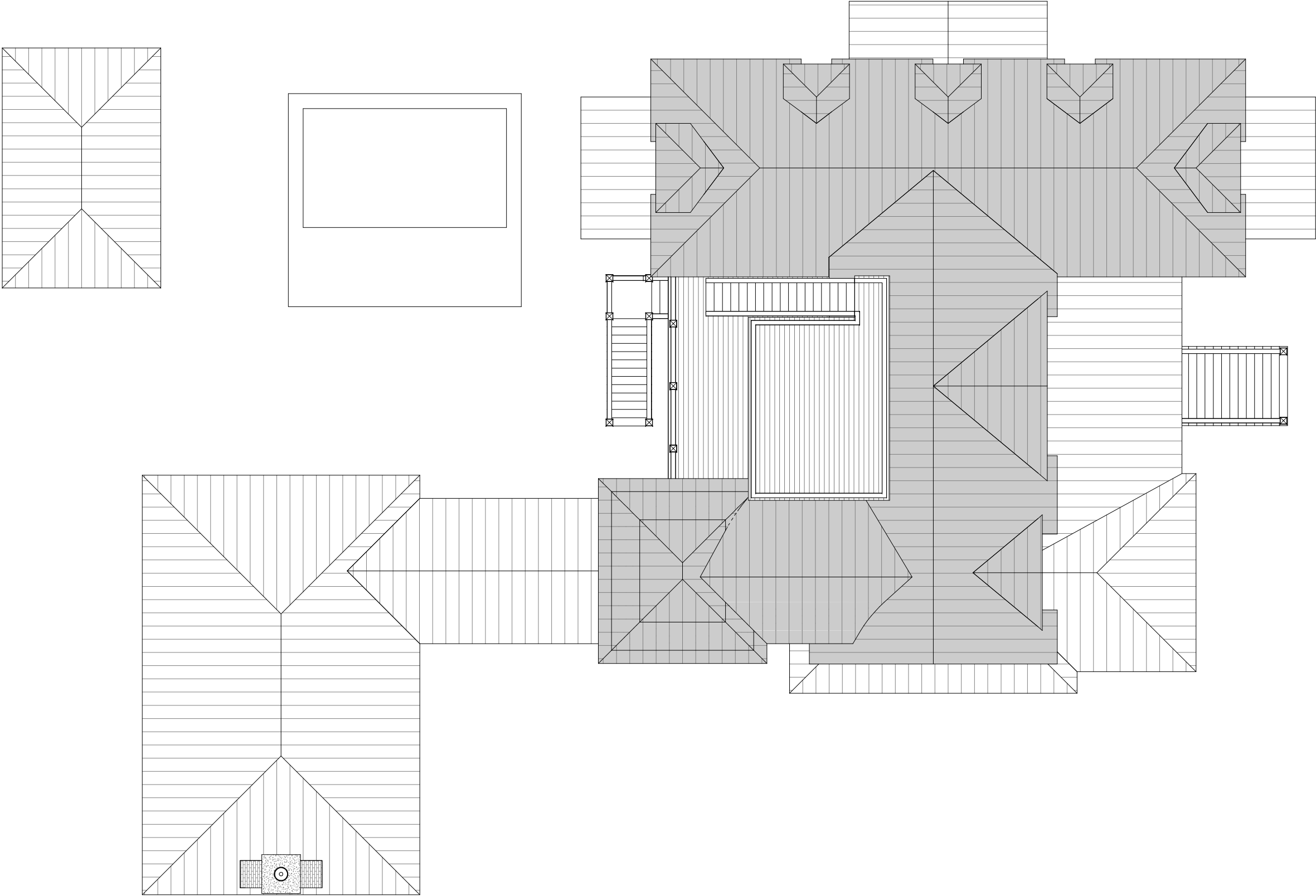
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Sullivan's Island, SC

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Plot Date	10-19-26
Project No.	2026-10
Drawn by	CPM
Drawing Title	Second Floor Plan
Drawing No.	A102

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Plot Date 10-19-26
Project No. 2026-10
Drawn by CPM
Drawing Title
Roof Plan
Drawing No. **A103**

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No.	Issued For	Date
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2	Conceptual DRB Review	11/19/2026
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4		

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No.	Issued For	Date
1	Conceptual Design	9/3/2026
2	Conceptual DRB Review	11/19/2026
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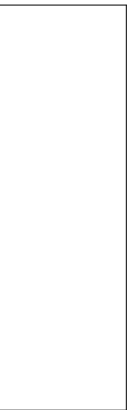
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Plot Date	10-19-26
Project No.	2026-10
Drawn by	Author
Drawing Title	South Elevations
Drawing No.	A201



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No.	Issued For	Date
1	Conceptual Design	9/3/2026
2	Conceptual DBB Review	11/18/2026
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4		



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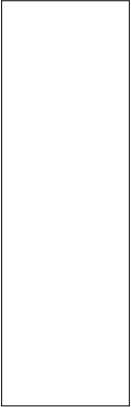
NOT FOR
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Plot Date	10-19-26
Project No.	2026-10
Drawn by	Author
Drawing Title	West Elevations
Drawing No.	A202



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No.	Issued For	Date
1	Conceptual Design	9/3/2026
2	Conceptual DRB Review	11/19/2026
3		
4		



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CONSTRUCTION

Plot Date	10-19-26
Project No.	2026-10
Drawn by	Author
Drawing Title	North Elevations
Drawing No.	A203



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ARCHITECTURE

No.	Issued For	Date
1	Conceptual Design	9/3/2026
2	Conceptual DRB Review	11/19/2026
3		
4		

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NOT FOR
CONSTRUCTION

Plot Date	10-19-26
Project No.	2026-10
Drawn by	Author
Drawing Title	East Elevations
Drawing No.	A204