

GENERAL NOTES

- 01
- THE DRAWINGS AND DESIGN ARE THE SOLE PROPERTY OF COLLIN C. COPE AND SHALL ONLY BE USED FOR THIS PROJECT.
- 02
- G.C. TO NOTIFY DESIGNER OF ANY DISCREPANCIES IN DRAWING DIMENSIONS OR NOTES. IF DIMENSIONS ARE IN QUESTION, G.C. SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING CONSTRUCTION.
- 03
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2021 IRC.
- 04
- CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS AND APPROVALS NECESSARY TO INITIATE AND COMPLETE SPECIFIED WORK.
- 05
- THE ADEQUACY AND SAFETY OF ALL TEMPORARY SUPPORTS, BRACING AND SHORING IS THE SOLE RESPONSIBILITY OF THE G.C.
- 06
- CONTRACTOR SHALL CAREFULLY COORDINATE WITH OWNER AND ARCHITECT TO SECURE APPROVAL FOR PROPOSED LOCATIONS FOR ALL NEW MECHANICAL COMPONENTS, ELECTRIC METER, ELECTRICAL PANEL(S), GAS METER, TELEPHONE BOX, CABLE BOX, ALARM SYSTEM, AND WATER HEATERS.
- 07
- ALL VENTS AND/OR DUCTS WHICH PENETRATE ROOFS OR EXTERIOR WALLS ARE TO BE PROPERLY SLEEVED, FLASHED AND COUNTERFLASHED.
- 08
- ALL ROOFING MATERIALS SHALL BE APPLIED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS AND CURRENT APPLICABLE BUILDING CODES AND LOCAL REGULATIONS.
- 09
- THE OWNER AND DESIGNER WAIVE ALL RESPONSIBILITY AND LIABILITY FOR CONTRACTOR'S FAILURE TO FOLLOW THE ASSOCIATED PLANS, SCHEDULES, AND THE DESIGN THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHER'S FAILURE TO OBTAIN/FOLLOW THE OWNER'S OR ARCHITECT'S GUIDANCE WITH RESPECT TO ANY INCONSISTANCIES, ERRORS, OMISSIONS, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.
- 10
- G.C. TO INSTALL ALL EQUIPMENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 11
- DIMENSIONS ARE CALLED OUT FROM FACE OF STUD WALLS, WINDOWS & DOORS ARE DIMENSIONED TO CENTER OF OPENING.
- 12
- STRUCTURAL DESIGN AND ENGINEERING OF ALL BUILDING AND SITE ELEMENTS ARE TO BE PROVIDED AND APPROVED BY OTHERS AND ARE NOT INCLUDED WITHIN THE SCOPE OF WORK IN ARCHITECTURAL DRAWINGS.
- 13
- ALL DOOR FRAME LOCATIONS ARE TO BE LOCATED A MINIMUM OF 6" CLEAR FROM EDGE OF ADJACENT PARTITION, UNLESS NOTED OTHERWISE.
- 14
- SIZE AND REINFORCEMENT OF ALL CONCRETE FOOTINGS MUST BE DETERMINED BASED ON GEOTECHNICAL REPORT OF SOIL CONDITIONS & ACCEPTABLE PRACTICES OF CONSTRUCTION. REFER TO STRUCTURAL ENGINEER FOR SIZE AND REINFORCEMENT.
- 15
- ELECTRICAL CONTRACTOR TO VERIFY AND/OR SIZE ELECTRICAL SYSTEM TO MEET OR EXCEED LOCAL CODE REQUIREMENTS. E.C. TO COORDINATE A MEETING WITH G.C. & OWNER TO WALK THROUGH AND VERIFY PLACEMENT OF LIGHTING, CABLE, TELEPHONE OUTLETS, & SWITCHES PRIOR TO INSTALLATION.
- 16
- HVAC CONTRACTOR TO VERIFY HEATING AND COOLING LOADS AS REQUIRED BY LOCAL CODES, CLIMATE, BUILDING ORIENTATION AND VOLUME OF INTERIOR SPACE. VERIFY ALL WITH OWNER & G.C.
- 17
- PLUMBING CONTRACTOR SHALL VERIFY THAT ALL PLUMBING MATERIALS AND INSTALLATION SHALL BE DONE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

1773 ATLANTIC AVE

ADDRESS

LOT 21 1773 ATLANTIC AVENUE
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY
SOUTH CAROLINA
TMS # 532 - 12 - 00 - 033

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LANDSCAPE

REMARK STUDIO LLC
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ADOPTED BUILDING CODES

2021 INTERNATIONAL RESIDENTIAL CODE (IRC) - SOUTH CAROLINA EDITION
2021 INTERNATIONAL BUILDING CODE (IBC) - SOUTH CAROLINA EDITION
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2021 INTERNATIONAL FIRE CODE (IFC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 INTERNATIONAL PLUMBING CODE (IPC)
2021 INTERNATIONAL FUEL GAS CODE (IFGC)
2020 NATIONAL ELECTRICAL CODE (NEC)
2017 ANSI A117.1 - ACCESSIBILITY
SOUTH CAROLINA ENERGY CODE (BASED ON THE IECC AS ADOPTED BY SC)

ALL OF THE ABOVE AS ADOPTED AND AMENDED BY THE STATE OF SOUTH CAROLINA AND ENFORCED BY THE TOWN OF MOUNT PLEASANT.

SYMBOLS

DOOR TAG

WINDOW TAG

ELEVATION MARK
HEIGHT ABOVE REF.
ELEV. (0'-0")

CENTERLINE

DESIGN INTENT STATEMENT

DESIGN INTENT & LIMITATION OF LIABILITY

THESE DRAWINGS ARE INTENDED TO CONVEY DESIGN INTENT AND GENERAL LAYOUT ONLY. ALL STRUCTURAL SYSTEMS, FOUNDATIONS, FRAMING, CONNECTIONS, LATERAL DESIGN, LOAD PATHS, AND BUILDING PERFORMANCE CRITERIA SHALL BE DESIGNED AND SEALED BY THE STRUCTURAL ENGINEER OF RECORD AND OTHER LICENSED CONSULTANTS AS REQUIRED.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, SITE DIMENSIONS, UTILITIES, SOILS, ELEVATIONS, AND CONCEALED CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER BEFORE PROCEEDING. DESIGNER IS NOT RESPONSIBLE FOR STRUCTURAL ADEQUACY, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCING, PROCEDURES, OR JOBSITE SAFETY. THESE ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND ENGINEER OF RECORD. THESE DOCUMENTS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT COORDINATION WITH ALL REQUIRED CONSULTANTS AND APPROVAL BY THE AUTHORITY HAVING JURISDICTION. APPROVAL BY ANY REGULATORY AUTHORITY DOES NOT RELIEVE THE CONTRACTOR OR CONSULTANTS FROM RESPONSIBILITY FOR FULL CODE COMPLIANCE.

ALL DIMENSIONS ARE NOMINAL. FIELD CONDITIONS AND MATERIAL TOLERANCES SHALL GOVERN. DO NOT SCALE DRAWINGS. SUBSTITUTIONS OR DEVIATIONS FROM THESE DOCUMENTS SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL FROM THE DESIGNER AND OWNER.

ELECTRONIC FILES ARE PROVIDED AS A CONVENIENCE ONLY. IN THE EVENT OF DISCREPANCY, PRINTED DOCUMENTS GOVERN. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM USE OF ELECTRONIC FILES.

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- REQUEST FOR 3RD FLOOR OCEAN DECK



1773 ATLANTIC AVENUE

TOWN OF SULLIVANS ISLAND

FINAL SUBMITTAL

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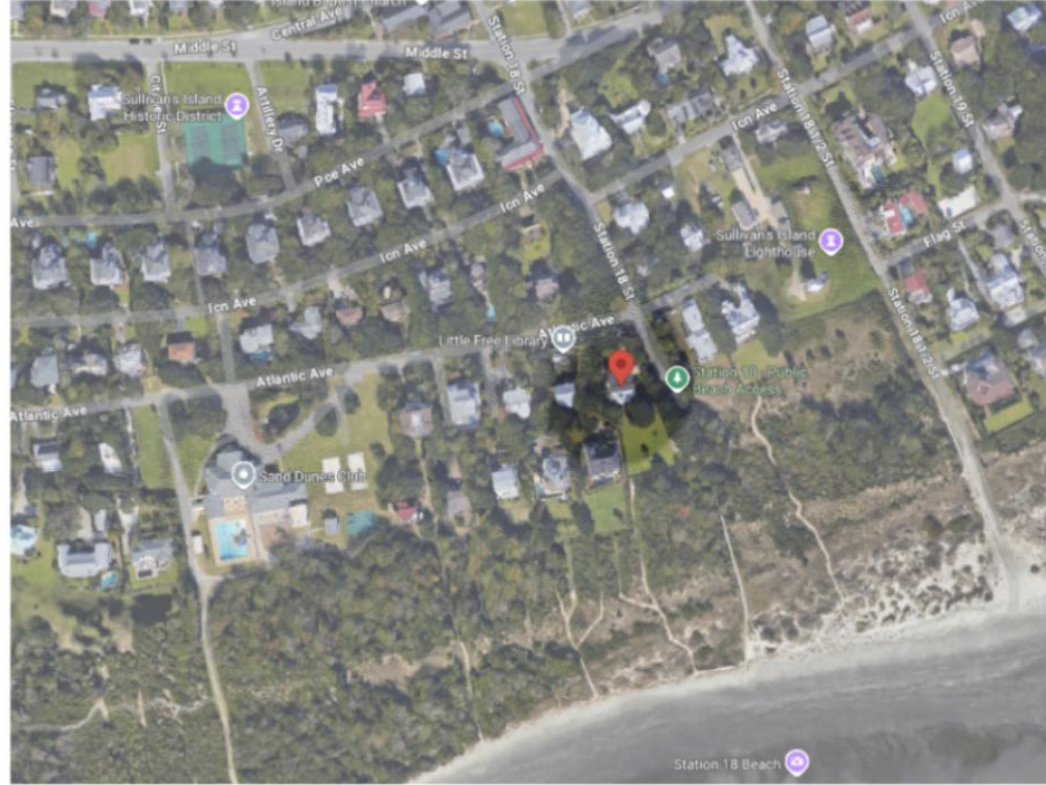
C



AERIAL CONTEXT 01 - FROM BEACH



PROXIMITY TO LIGHT HOUSE



TOP DOWN AERIAL



PUMP HOUSE @ CORNER



PUMP HOUSE 02



VIEW DOWN STATION 18



NEW HOUSE @ END OF 18



ACROSS STREET @
DEAD END



OUR PROJECT AS IS



DRIVEWAY TO LOT 19
(THE MOORE'S)



LOT 22 - THE POLETTIS

PROJECT DATA SUMMARY

1773 ATLANTIC AVENUE, SULLIVAN'S ISLAND, SOUTH CAROLINA
TMS #: 523-12-00-033
LOT 21

THE PROPOSED RESIDENCE LOCATED AT 1773 ATLANTIC AVENUE (TMS #523-12-00-033), IDENTIFIED AS LOT 21, IS SITUATED WITHIN FEMA FLOOD ZONE AE (ELEVATION 9).

THE TOTAL LOT AREA IS APPROXIMATELY 18,264.2 SQUARE FEET.

THE PROJECT HAS BEEN DESIGNED WITH CONSIDERATION TOWARD THE SCALE, CHARACTER, FLOODPLAIN REQUIREMENTS, AND SITE CONSTRAINTS ASSOCIATED WITH SULLIVAN'S ISLAND AND THE DESIGN REVIEW BOARD PROCESS.

PROPOSED PROGRAM AREAS

HEATED & COOLED LIVING AREA

• FIRST FLOOR:	2,995 SF
• SECOND FLOOR:	1,115 SF
TOTAL HEATED & COOLED AREA:	4,110 SF

ACCESSORY / EXTERIOR ELEMENTS

• COVERED OUTDOOR LIVING PORCH:	790 SF
• COVERED FRONT ENTRY PORCH:	250 SF
• COVERED BREEZEWAY PORCH:	220 SF
• UNCOVERED EXTERIOR STAIRS:	98 SF
• COVERED OUTDOOR KITCHEN:	56 SF
• OUTDOOR CHIMNEY / FIREPLACE:	28 SF

POOL & DECK AREAS

• OPEN POOL DECK:	225 SF
• POOL & INTEGRATED SPA:	365 SF
• POOL CATCH BASIN:	78 SF

SECOND FLOOR ELEMENTS

• OCEAN VIEW PORCH:	280 SF
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PERVIOUS SITE IMPROVEMENTS

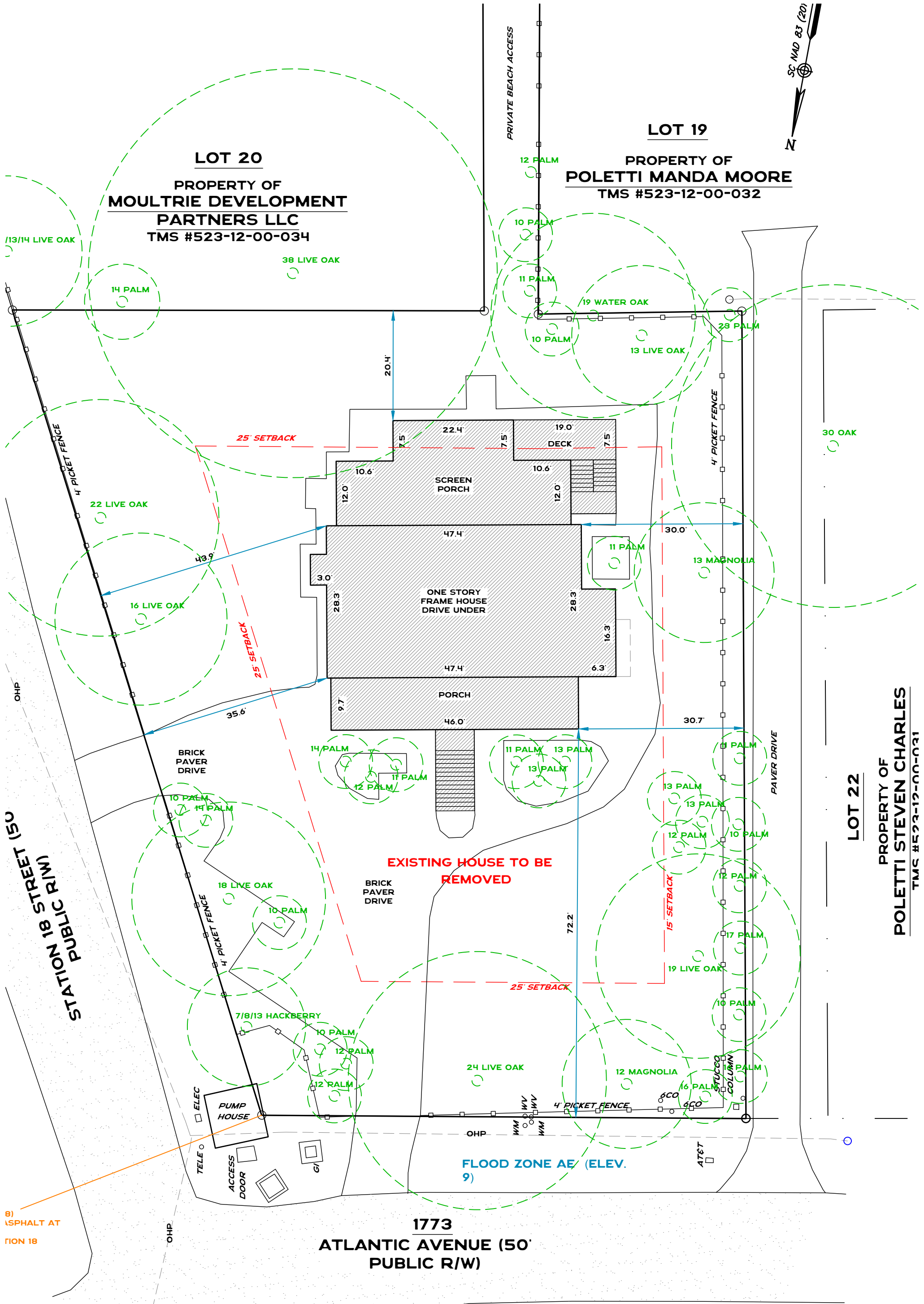
• PERVIOUS DRIVEWAY:	2,850 SF
• PERVIOUS ENTRY WALK:	140 SF

SITE SUMMARY

• LOT SIZE:	18,264.2 SF
• HEATED & COOLED AREA:	4,110 SF
• TOTAL STRUCTURE UNDER ROOF:	4,298 SF
• POOL / OPEN DECK AREA:	668 SF

PERVIOUS IMPROVEMENTS:	2,990 SF (16.4%)	
TOTAL IMPERVIOUS COVERAGE:	4,966 SF (27.2%)	30% ALLOWABLE

THE SITE PLAN AND ARCHITECTURAL INTENT HAVE BEEN DEVELOPED TO MAINTAIN A SENSITIVE RELATIONSHIP WITH THE EXISTING SITE CONDITIONS AND SURROUNDING SULLIVAN'S ISLAND CONTEXT WHILE INCORPORATING SUBSTANTIAL PERVIOUS SURFACES AND OPEN-AIR EXTERIOR LIVING SPACES CONSISTENT WITH THE ISLAND'S HISTORIC COASTAL DEVELOPMENT PATTERNS.



9) ASPHALT AT
TION 18

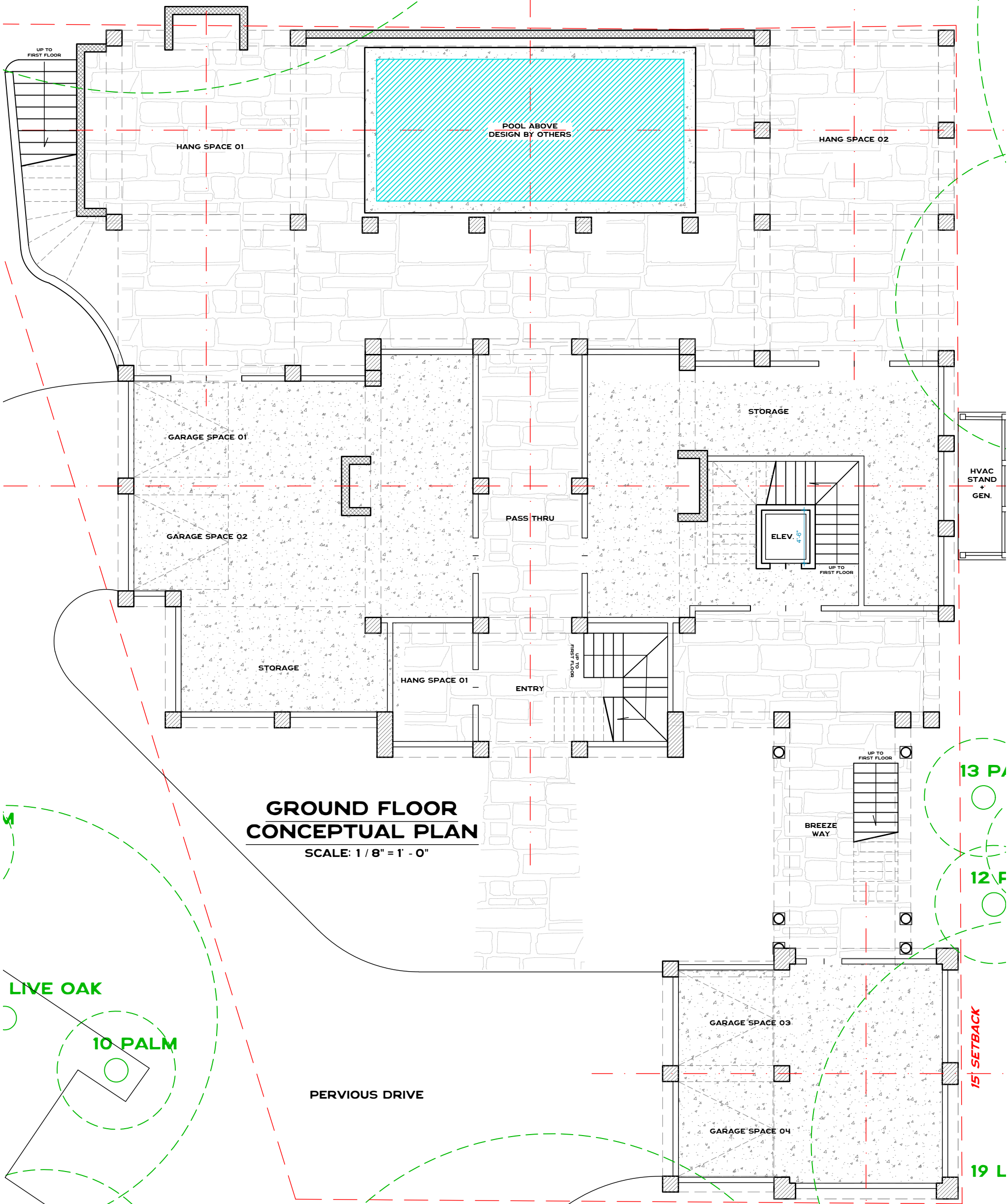
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XS

13 LIVE OAK



**GROUND FLOOR
CONCEPTUAL PLAN**
SCALE: 1 / 8" = 1' - 0"

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FIRST FLOOR PLAN

SCALE: 1 / 8" = 1' - 0"

FIRST FLOOR HEATED AND COOLED: 2,950 SF

FRONT PORCH IS 40.2% OF FRONT FACADE (26'-0" OF 64'-8")

PERVIOUS DRIVE

LANDSCAPING NOTES:

- 13 LIVE OAK
- 10 PALM
- 7/8/13 HACKBERRY
- 10 PALM
- 13 P
- 12 F
- 19 L

SETBACKS:

- 25' REAR SETBACK
- 25' SETBACK
- 15' SETBACK

ROOMS AND FEATURES:

- OUTDOOR KITCHEN
- OUTDOOR LIVING
- OUTDOOR DINING
- KITCHEN
- SITTING
- DINING ROOM
- GREAT ROOM
- REAR PORCH
- HOT TUB
- POOL
- KNIFE EDGE POOL INTO CAST BASIN
- BUILT IN PLANTERS
- STAIRS DOWN TO GRADE
- PASS THRU
- BAR
- SCULLERY
- HIDDEN DOORS
- HIDDEN REF.
- STORAGE
- HOME OFFICE
- DESK
- ENTRY PORCH
- DOWN TO GRADE
- MUD ROOM
- 1/2 BATH
- STAIR HALL
- ELEV
- UP TO 2ND FL
- DOWN TO GARAGE
- UP TO OPEN MAXIMUM
- DOWN STAIRCASE
- UP STAIRCASE
- PRIMARY SUITE 01
- W.C.
- SHOWER
- STANDING TUB
- HER WIC
- HIS WIC
- HVAC CHASE
- SHelves
- HVAC STAND + GEN.
- BREEZE WAY
- DOWN TO GRADE
- GUEST BATH
- GUEST SUITE 01
- BEDROOM OR FLEX SUITE
- W I C
- SHelves

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A1

SCALE: 1 / 8" = 1' - 0"

**FIRST FLOOR
HEATED AND COOLED:
2,950 SF**

**FRONT PORCH IS
40.2% OF FRONT
FACADE
(26'-0" OF 64'-8")**

13 PA

12 F

19 L

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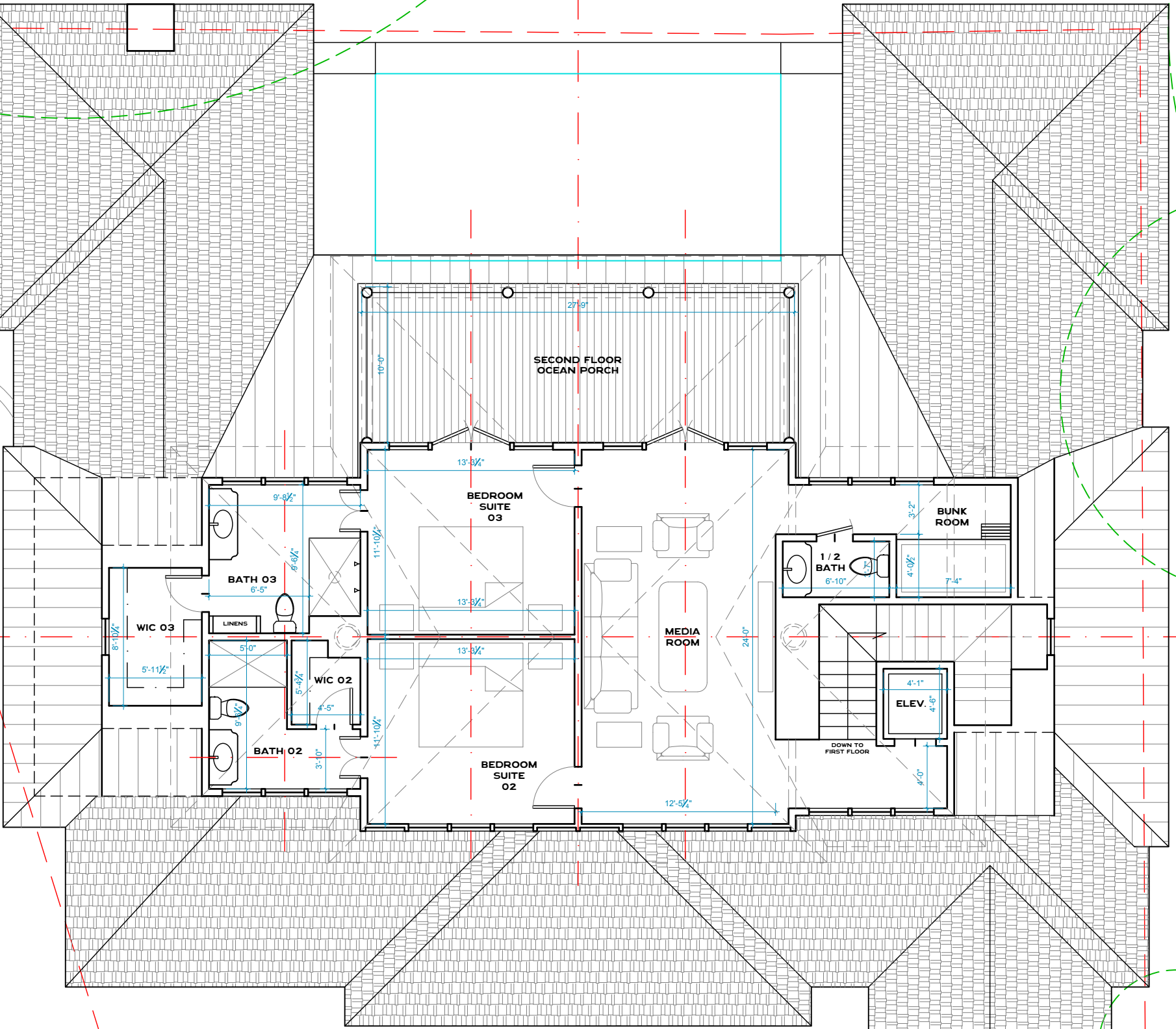
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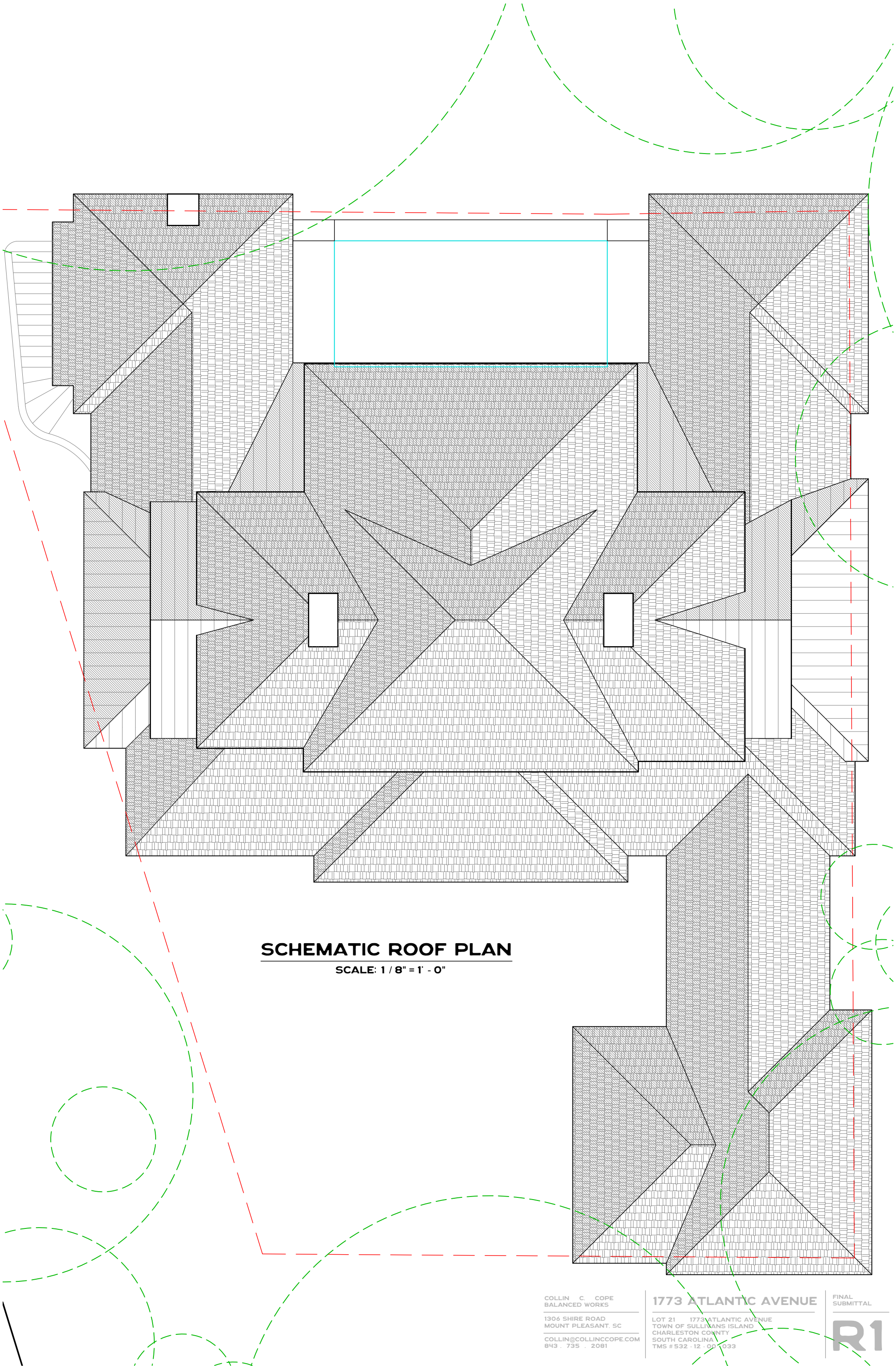
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A1



SECOND FLOOR PLAN
SCALE: 1 / 8" = 1' - 0"

SECOND FLOOR
HEATED AND COOLED:
1, 115 SF



SCHEMATIC ROOF PLAN

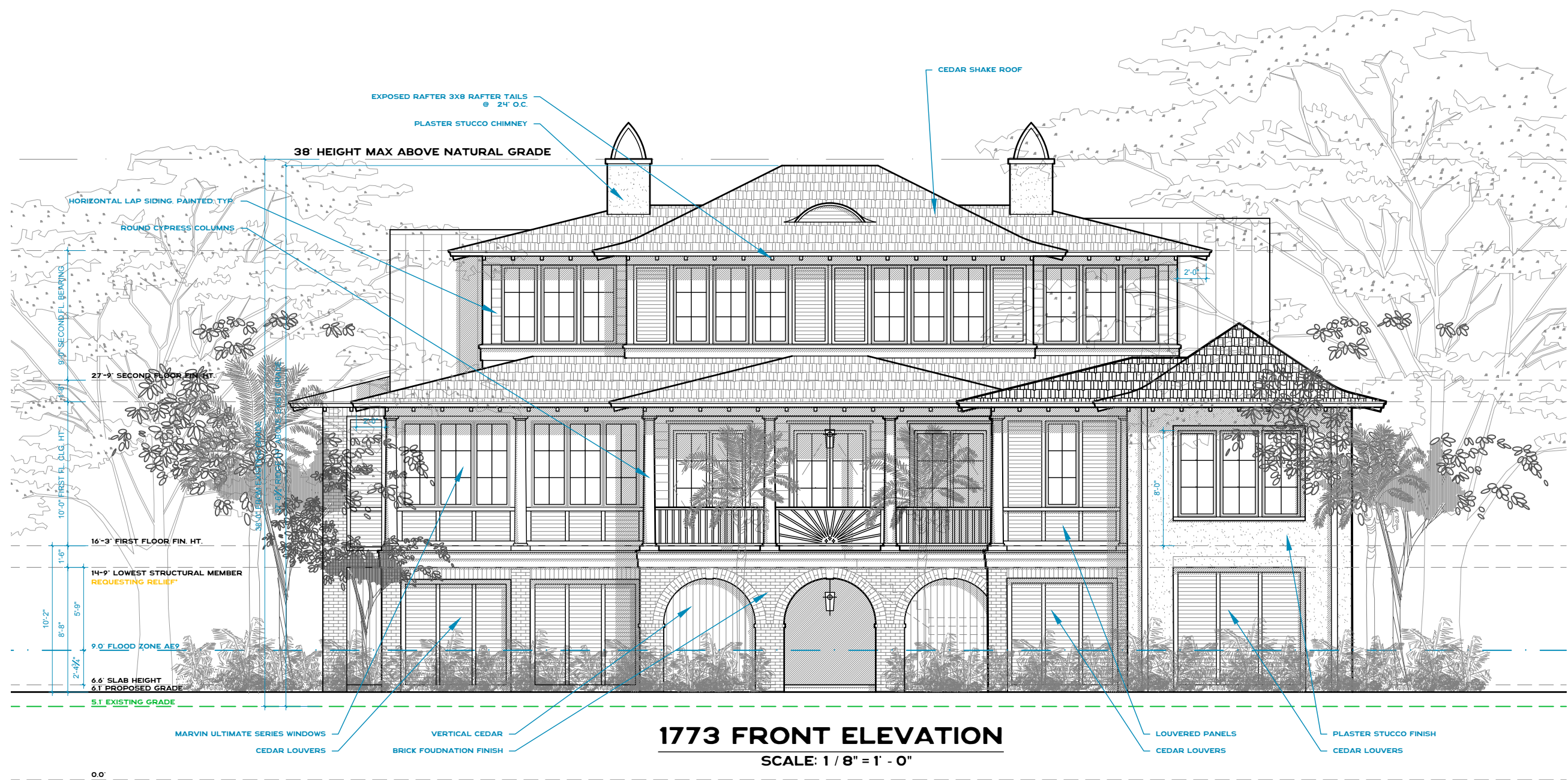
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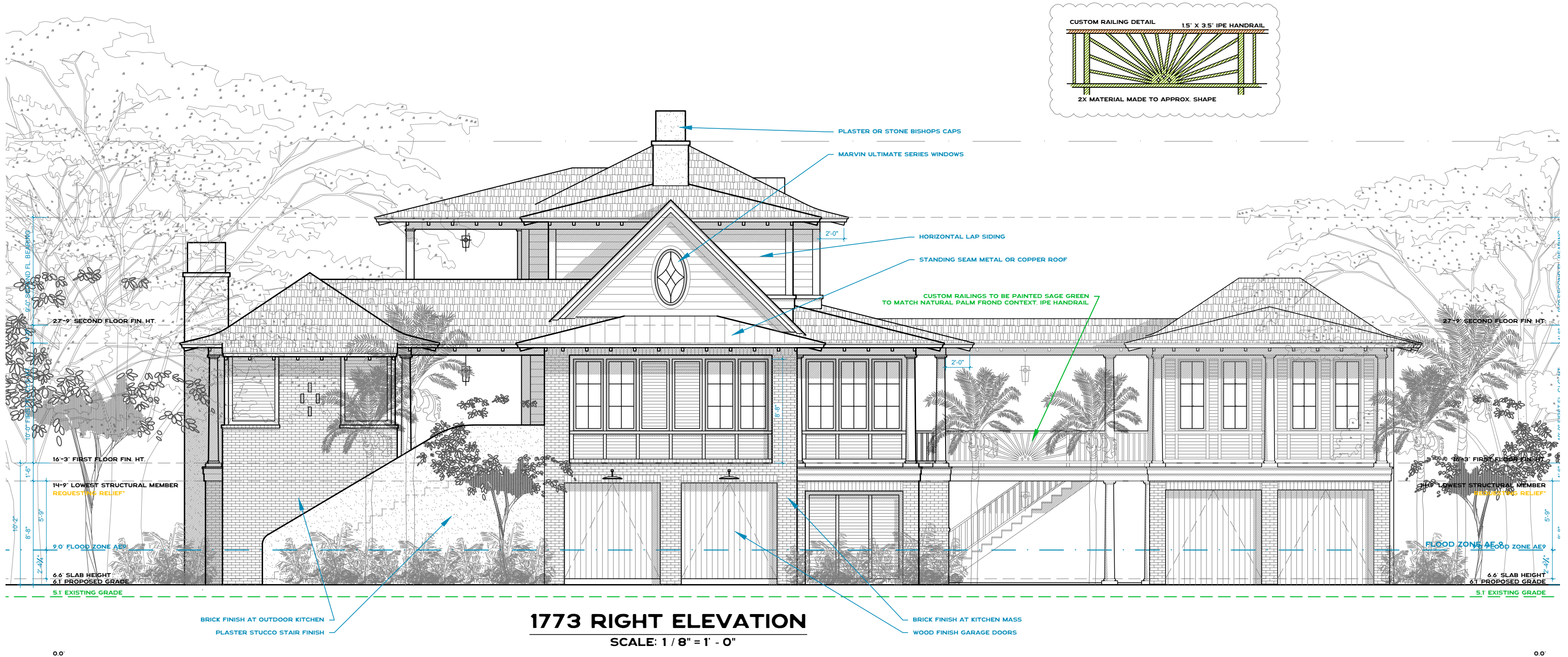
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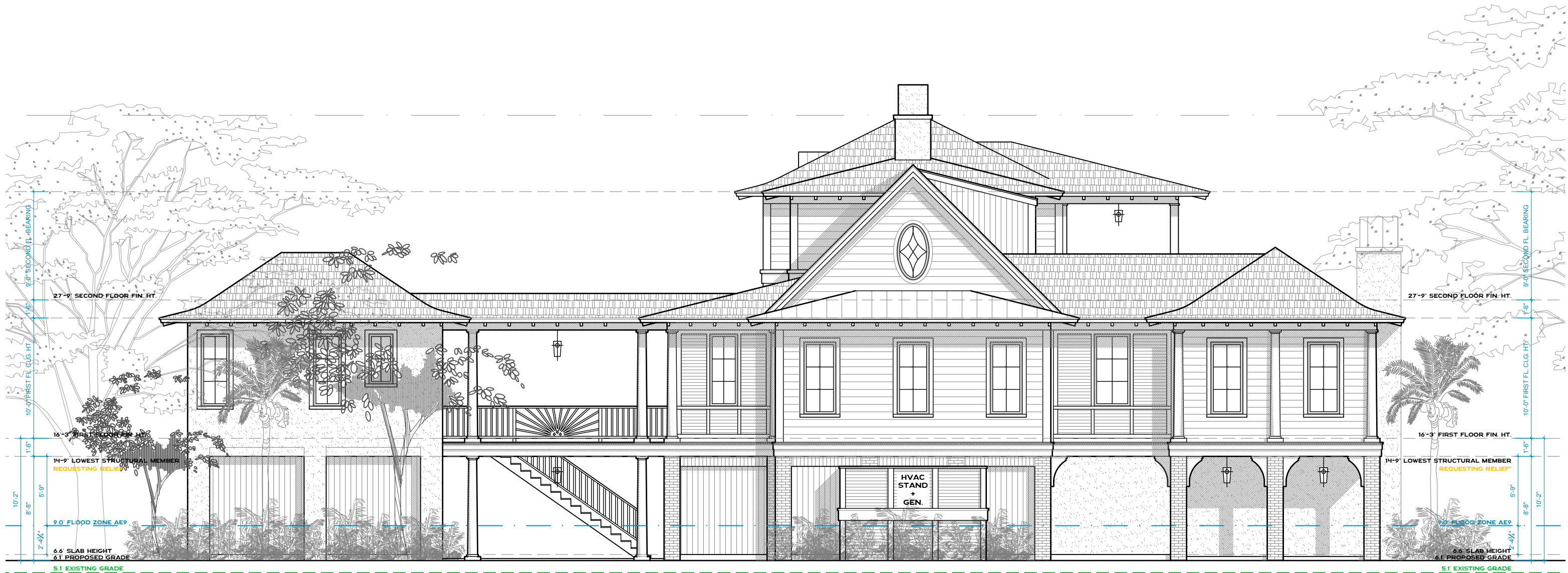


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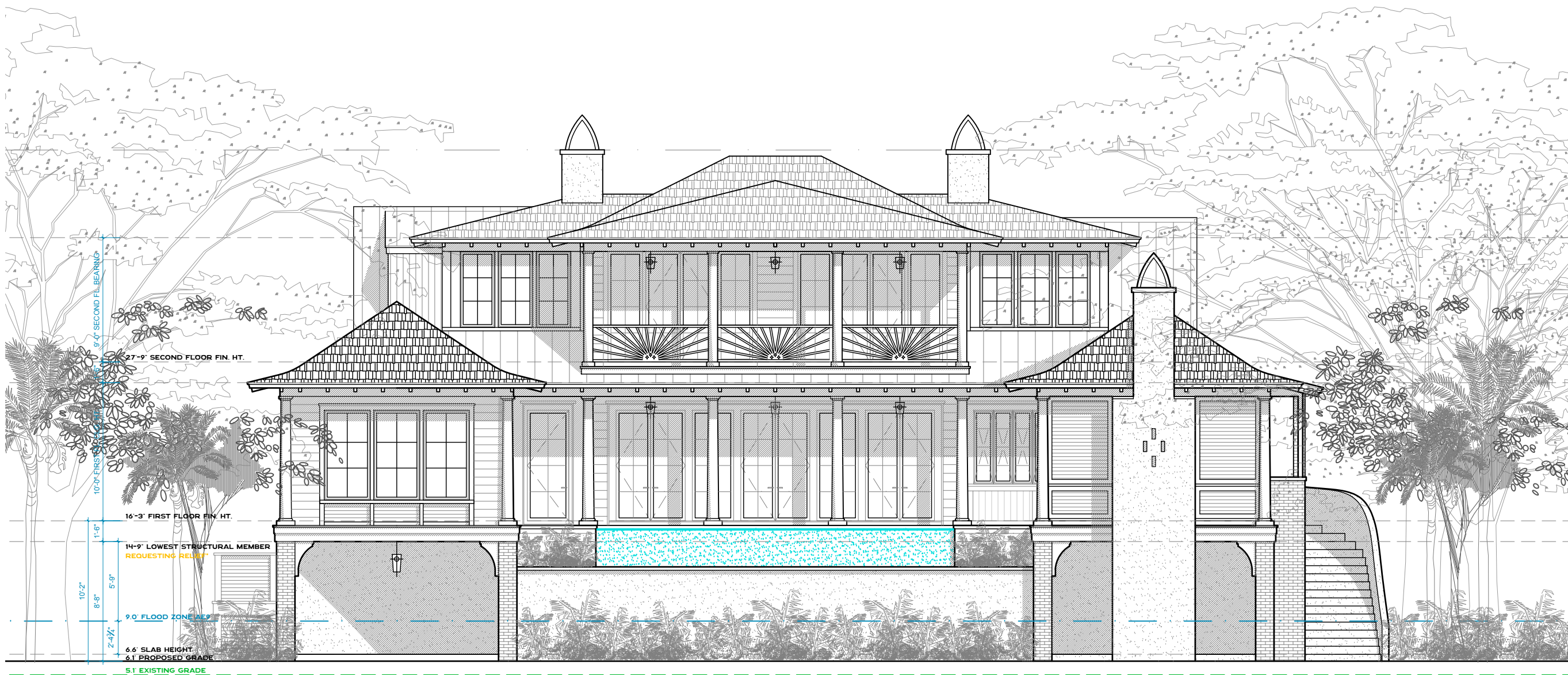


1773 LEFT ELEVATION
SCALE: 1 / 8" = 1' - 0"

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1773 REAR ELEVATION

SCALE: 1 / 8" = 1' - 0"

0.0

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WE'D LIKE TO ASK THE BOARD FOR
THE CHANCE TO BUILD OUT A VERY
NICE 3RD FLOOR DECK FOR OCEAN VIEWS



1773 REAR ELEVATION

SCALE: 1 / 8" = 1' - 0"

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