

GENERAL NOTES:

CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY CONSTRUCTION SITE AT ALL TIMES AND SHALL NOT ALLOW THE UNNECESSARY ACCUMULATION OF CONSTRUCTION DEBRIS.

THE BUILDING SHALL REMAIN SECURE AND WEATHER TIGHT AT ALL TIMES.

CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS AND APPROVALS NECESSARY TO INITIATE AND COMPLETE SPECIFIED WORK.

ALL DEMOLITION AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL REGULATION.

CONTRACTOR SHALL PROTECT ALL EXISTING DOORS, WINDOWS, CASING, WAINSCOTING, MANTELS, STAIR TREADS/RAILS/BALUSTERS, AND FLOOR, WALL, AND CEILING SURFACES SPECIFIED TO REMAIN, TYPICAL.

CONTRACTOR SHALL REFERENCE PROPOSED PLANS WHILE PERFORMING DEMOLITION WORK TO CONFIRM DEMOLITION BOUNDARIES. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.

CONTRACTOR SHALL NOTIFY ARCHITECTS IMMEDIATELY OF ANY PROBLEMS/DISCREPANCIES DUE TO UNFORESEEN CONDITIONS REVEALED DURING DEMOLITION AND CONSTRUCTION.

CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER AND OWNER IMMEDIATELY SHOULD DEMOLITION WORK REVEAL ANY ADDITIONAL 'HAZMAT' MATERIALS OR SUBSTANCES THAT HAVE NOT BEEN PREVIOUSLY REMOVED. ARCHITECT WAIVES ALL RESPONSIBILITY AND LIABILITY FOR ANY WORK REQUIRED, PROPOSED AND/OR COMPLETED WITH HAZARDOUS MATERIALS OR SUBSTANCES.

COLUMNS, EXTERIOR WALLS, AND ALL OTHER LOAD-BEARING COMPONETS TO REMAIN UNDISTURBED UNLESS NOTED OTHERWISE OR APPROVED BY LICENSED STRUCTURAL ENGINEER.

THE DESIGN ADEQUACY AND SAFETY OF ALL TEMPORARY SUPPORTS, BRACING, AND SHORING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

EXTERIOR WINDOWS AND DOORS SELECTED BY OWNER FOR REMOVAL OR REPLACEMENT SHALL NOT BE REMOVED UNTIL THE OPENINGS MAY BE SEALED TEMPORARILY OR FINISHED AS SPECIFIED ON CONSTRUCTION DOCUMENTS.

REMOVAL OF ANY FINISHES WITHIN THE ORIGINAL STRUCTURE SHALL BE PERFORMED ONLY AFTER OWNER APPROVAL. CONTRACTOR SHALL EXECUTE FINISH REMOVAL WITH GREATEST CAUTION TO PREVENT DAMAGE TO ADJACENT COMPONETS.

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK, INCLUDING INSTALLATION OF FIXTURES AND/OR ARCHITECTURAL COMPONETS. ALL FIXTURE AND ARCHITECTURE COMPONET SIZES SHOULD BE VERIFIED WITH ARCHITECT PRIOR TO PURCHASE.

CONTRACTOR SHALL VERIFY WITH ARCHITECT AND ENGINEER ALL STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING CONDITIONS REQUIRING ENGINEER'S/CONSULTANT'S APPROVAL. CONTRACTOR SHALL COORDINATE AND VERIFY ALL HVAC, PULMBING, AND ELECTRICAL EQUIPMENT FIXTURE SPECIFICATIONS AND LOCATIONS WITH ARCHITECT AND ENGINEER PRIOR TO COMMENCEMENT OF WORK.

CONTRACTOR SHALL SECURE VERIFICATION AND APPROVAL IN WRITING FROM THE OWNER FOR ANY REQUESTED CHANGE ORDERS PRIOR TO COMMENCING WORK ASSOCIATED WITH A CHANGE ORDER.

THE OWNER, ENGINEER, AND ARCHITECT WAIVE ALL RESPONSIBILITY AND LIABILITY FOR CONTRACTOR'S FAILURE TO FOLLOW THE ASSOCIATED PLANS, SPECIFICATION NOTES, AND DESIGN THEY CONVEY, OR FOR PROBLEMS WITH ARISE FROM OTHERS' FAILURE TO OBTAIN / FOLLOW THE OWNER'S / ENGINEER'S / ARCHITECT'S GUIDANCE WITH RESPECT TO ANY INCONSISTENCIES, ERRORS, OMMISSIONS, AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED.



B2

NO SCALE

SCHEMATIC BROWNELL CONCEPTUAL RENDERING

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CODE REFERENCES:

INTERNATIONAL RESIDENTIAL CODE, 2021 EDITION w/SC MODIFICATIONS
INTERNATIONAL EXISTING BUILDING CODE, 2021 EDITION
INTERNATIONAL MECHANICAL CODE, 2021 EDITION w/SC MODIFICATIONS
INTERNATIONAL PLUMBING CODE, 2021 EDITION
INTERNATIONAL FIRE CODE, 2021 EDITION w/SC MODIFICATIONS
INTERNATIONAL FUEL AND GAS CODE, 2021 EDITION w/SC MODIFICATIONS
NATIONAL ELECTRICAL CODE, 2020 EDITION w/SC MODIFICATIONS
ICC/ANSI A117.1-2017 ACCESSIBLE AND USABLE BUILDINGS
INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION

C2

NO SCALE

REF'D CODES

ADDRESS: 3019 ION AVE, LOT 2-A (NOW 3016 BROWNELL AVE)
TMS: 529-12-00-091
REF: J-016
LOT SIZE: 0.59 ACRES = 25,618 SF
FLOOD ZONE: SHADE X & X
LOWEST FINISH FLOOR ELEVATION: BUNKER 12.0' AND 14.0'
ADJACENT GRADE: ION AVE= 9.0', BROWNELL AVE = 6.5'
TOP OF HILL = 36.5'

ARBORIST:

GERALD J BENOIT, ISA
3300 CEDAR CREEK COURT
MOUNT PLEASANT, SC 29466
P: 843.224.1629
E: SEAJUNKIE49@GMAIL.COM

OWNER:

DOROTHY CURD AND ROBERT CURD TRUST
1882 PEACEFUL WAY
MOUNT PLEASANT, SC 29464

STRUCTURAL ENGINEER:

EMPIRE ENGINEERING
GEREMY POWELL, PE
590 LONE TREE DR SUITE 101
MOUNT PLEASANT, SC 29464
P: 843.308.0080
E: GEREMYP@EMPIREENG.COM

ARCHITECT:

LOYAL ARCHITECTS, LLC
ROSS RITCHIE, AIA
1435 KINGLET STREET
MOUNT PLEASANT, SC 29464
P: 843.732.0502
E: ROSS@LOYALARCHITECTS.COM

BUILDER:

TBD

CONCEPTUAL DRB #3: OCTOBER 21, 2026

CONCEPTUAL DRB #2: AUGUST 19, 2026

BZA SUBMITTAL: APRIL 10, 2026

CONCEPTUAL DRB SET: JANUARY 23, 2026

TITLE
SHEET & GENERAL
NOTES

T001

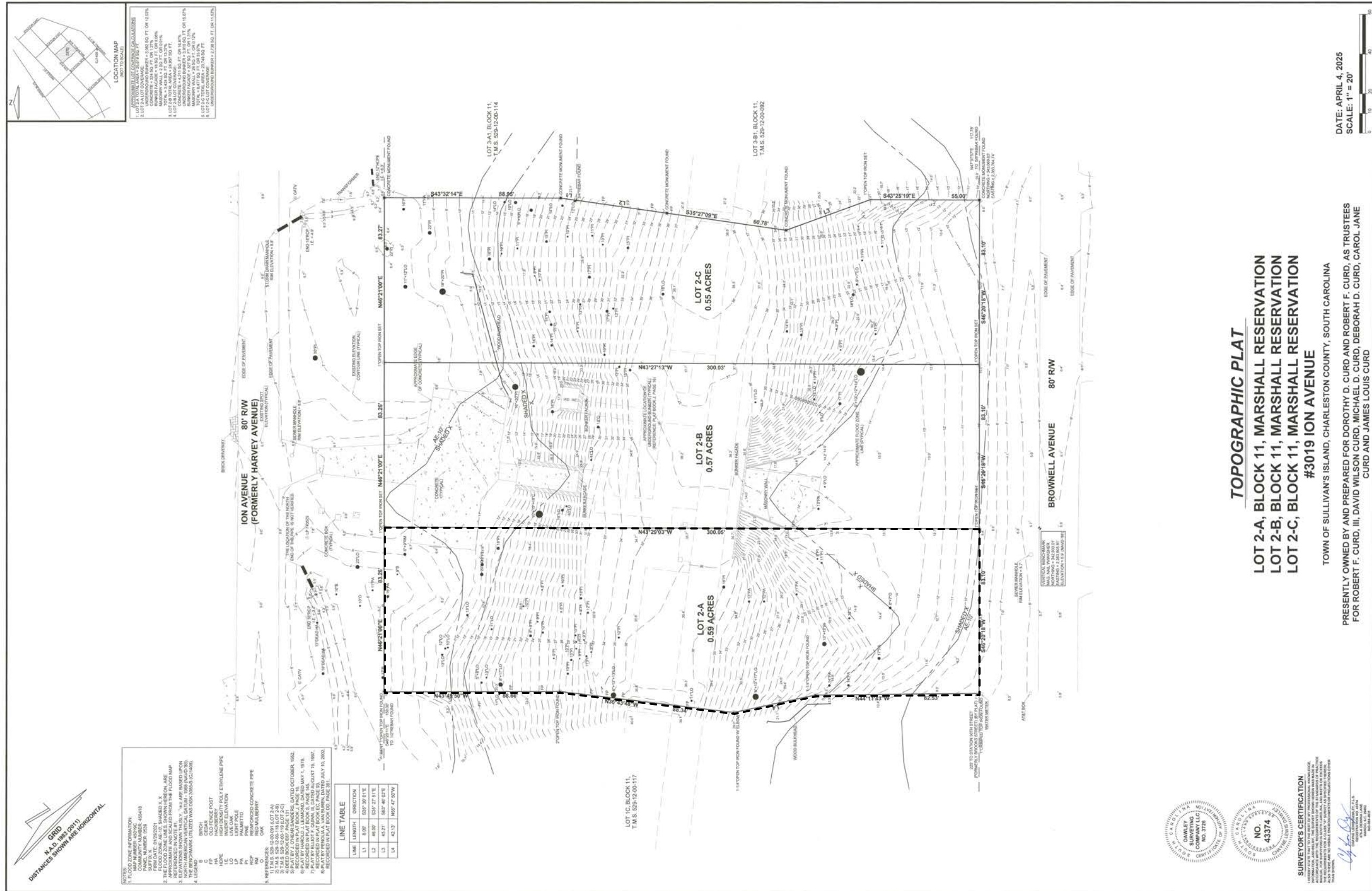
REV. 1

PATRIOTS HILL RESIDENCE - A

LOT A : 3016 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

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SULLIVANS ISLAND, SC 29482

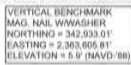
A001



LOT A : 3016 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

SURVEY
WITH
NEIGHBOR

REV. 1



NO SCALE

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PATRIOTS HILL RESIDENCE - A

LOT A : 3016 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

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CONCEPTUAL DRB #2: AUGUST 19, 2026
BZA SUBMITTAL: APRIL 10, 2026
CONCEPTUAL DRB SET: JANUARY 23, 2026

EXISTING 3019
ION SITE PLAN

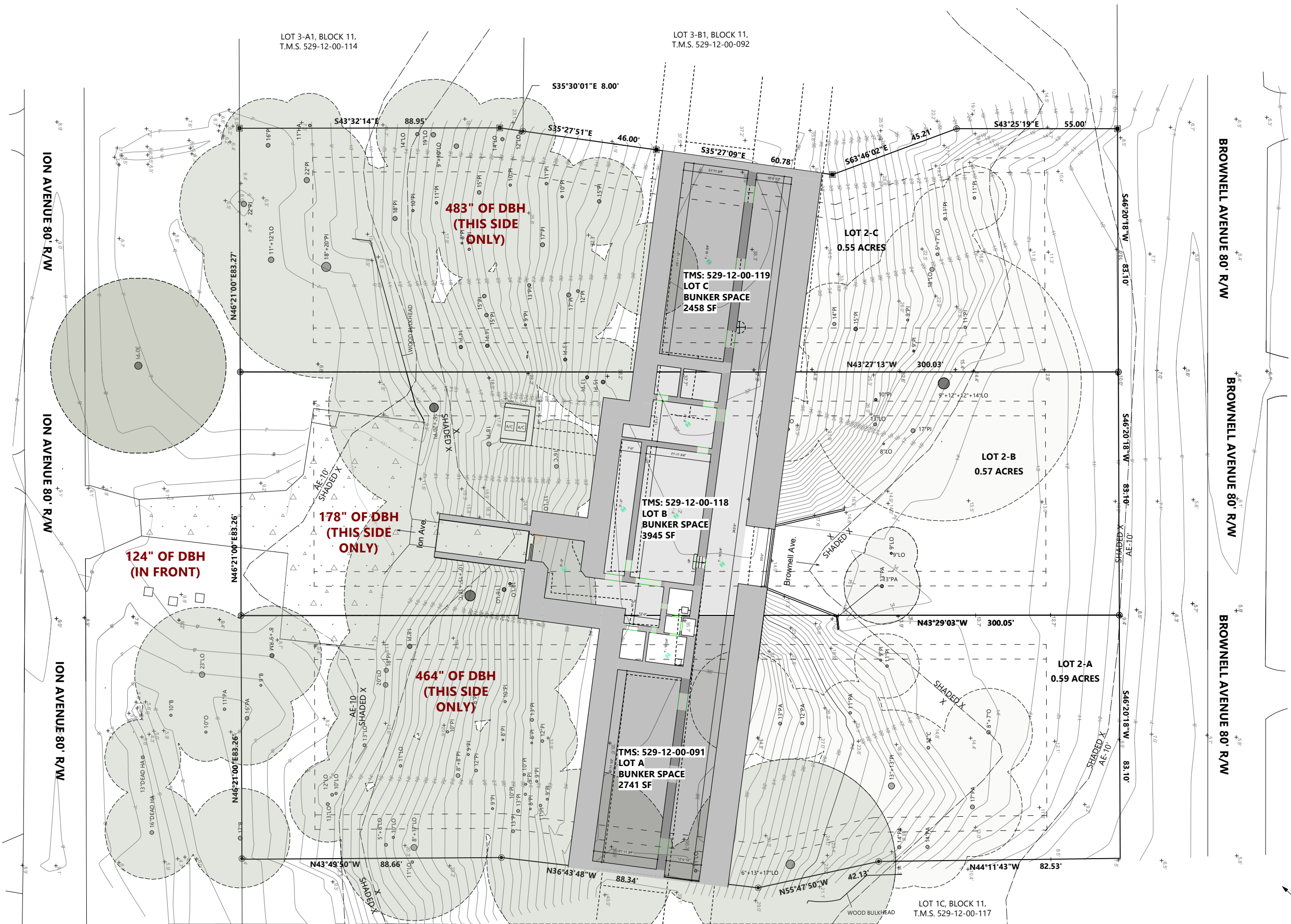
A001C

REV. 1

LOT 3-A1, BLOCK 11,
T.M.S. 529-12-00-114

LOT 3-B1, BLOCK 11,
T.M.S. 529-12-00-092

LOT 1C, BLOCK 11,
T.M.S. 529-12-00-117



A1

3019 ION AVENUE EXISTING SITE PLAN

SCALE=1/16"=1'-0"

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NOT FOR
CONSTRUCTION

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LOT A : 3016 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

CONCEPTUAL DRB #3: OCTOBER 21, 2026

CONCEPTUAL DRB #2: AUGUST 19, 2026

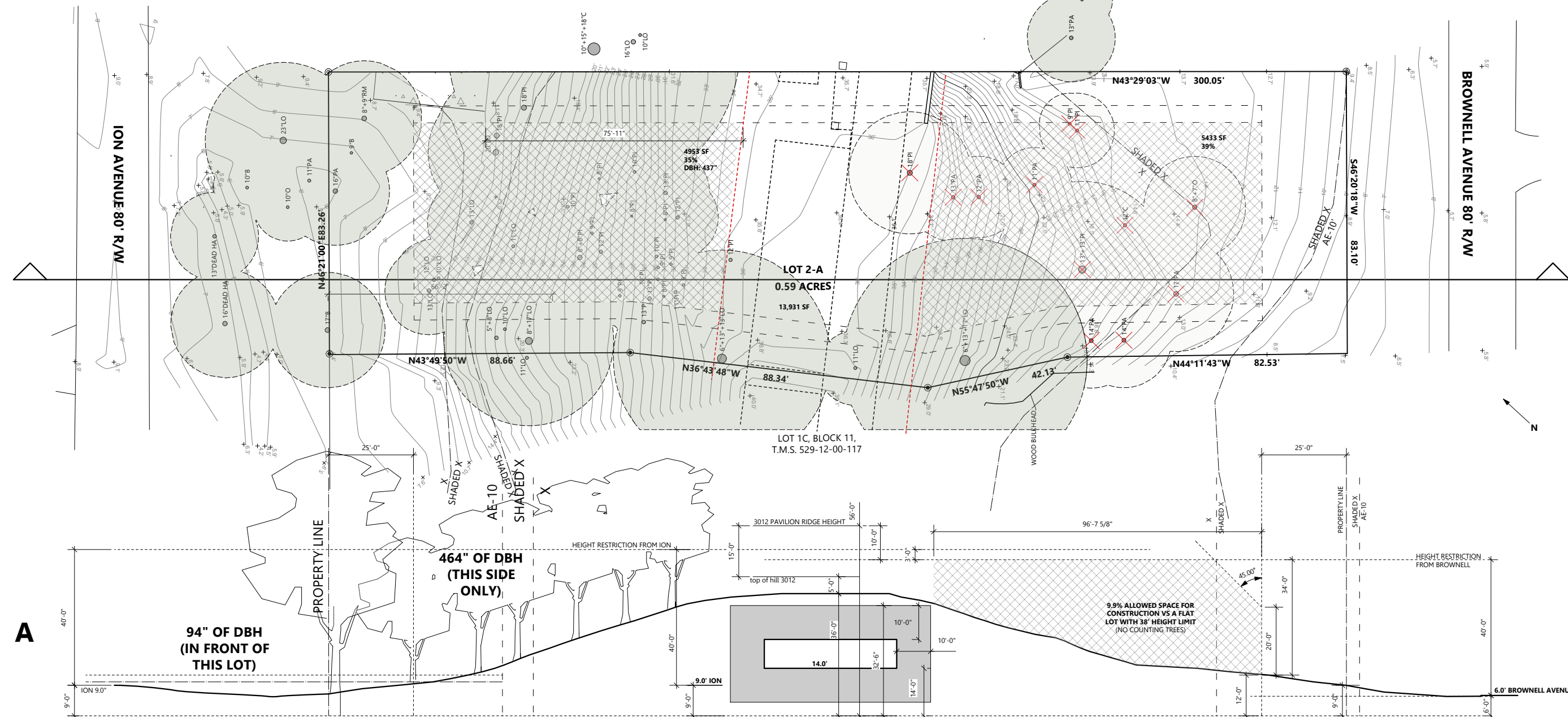
BZA SUBMITTAL: APRIL 10, 2026

CONCEPTUAL DRB SET: JANUARY 23, 2026

EXISTING
SITE PLAN

A002

REV. 1



PRINCIPAL BUILDING COVERAGE AREA:
(1) Principal Building Coverage Area. The Lot Area covered by the Principal Building measured vertically downward from the Principal Building's exterior walls to the ground (also known as the building footprint area), but excludes areas covered only by:
(a) accessory structures not readily useable as living space;
(b) exterior porches and decks; and,
(c) exterior stairs.

IMPERVIOUS COVERAGE AREA:
(1) Impervious Coverage Area. That portion of the Lot Area covered by an impervious surface.
(2) Impervious Surface: Any material or structure through which water cannot be absorbed or passed, including but not limited to roofed structures, compacted soil or stone, pavement consisting of asphalt, concrete, oil and stone, tar, or asphalt. Impervious surfaces also include building foundations, porches, decks, patios, sidewalks, play courts (tennis, basketball, etc.), pools, and other improvements that impede the absorption of water. Grassed or mulched areas are not considered impervious materials.
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PRINCIPAL BUILDING SQUARE FOOTAGE:
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DRB MAX RELIEF	ZONING STANDARDS COMPLIANCE CHART		3019 LOT-2A (3016 BROWNELL) LOT SIZE: 25,618 SF	
PBCA DRB RELIEF: 20% (20%=769 SF) TOTAL: 4,612 SF	PRINCIPAL BUILDING COVERAGE AREA		FRONT (BROWNELL) SETBACK: NO REQUEST	
	ZONING STANDARD: 25,618(15%)= EXISTING: PROPOSED: PBCA DRB RELIEF:	15% (>15,000sf) 3,843 SF 0 SF 3,000 SF NO REQUEST	ZONING STANDARD: EXISTING: PROPOSED:	25' 121'-1" TO BUNKER WALL 26'-2 1/2'
PBBSF DRB RELIEF: 15% (15% = 669.3 SF) TOTAL: 5,131.3 SF	IMPERVIOUS COVERAGE AREA		SIDE SETBACK: NO REQUEST	
	ZONING STANDARD: EXISTING: PROPOSED:	30% (>15,000sf) 7,685 SF 0 SF 5,200 SF	ZONING STANDARD: EXISTING: PROPOSED:	10' INDIVIDUAL, 33' COMBINED 105'-83" = 22' * 1/3" = 7.33" = 7" NE: 0' SW: 0' COMBINED: 0' NE: 18.1' AVERAGE SW: 21.4' AVERAGE COMBINED: 39.5' CONFORMS
	PRINC. BLDG. SQFT		REAR (ION) SETBACK: NO REQUEST	
	ZONING STANDARD: EXISTING: PROPOSED: PBBSF DRB RELIEF:	(25,618 - 5,000) / 100SF] (10) + 2,400 0 4,398 SF NO REQUEST	ZONING STANDARD: EXISTING: PROPOSED:	25' 148'-2" BUNKER SHAFT TO REMAIN 175'-2" FOR HOUSE
			SECONDARY SETBACKS: REQUESTING RELIEF	
			GROUND/1ST NOT TO EXCEED 38' WITHOUT ARTICULATION CONFORMS SECOND FLOOR NOT TO EXCEED 32' WITHOUT ARTICULATION CONFORMS SIDE FACADE <16' WITHIN 15' OF SIDE PROPERTY LINE CONFORMS ADDITIONAL 45 DEGREE FRONT SETBACK REQUESTING RELIEF 1' = 5% 2ND FLOOR ELEMENTS SUBJECT TO 5' ADDITIONAL SETBACK SW 2ND AVERAGE = 27.1' (1ST = 21.4') 5.7' NE 2ND AVERAGE = 23.8' (1ST = 18.1') 5.7' 2ND FLOOR MINIMUM AVERAGE OF 20' & 30' = 50' - 7' = 43' SW 2ND FLOOR AVERAGE = 27.1' CONFORMS NE 2ND FLOOR AVERAGE = 23.8' CONFORMS COMBINED SETBACK = 50.9' CONFORMS POOL SETBACK REQUESTING RELIEF 0.5' SW SETBACK OF 21.4'+11.1' = 32.5' 33' REQ = 0.5' REDUCTION REQ	

PATRIOTS HILL RESIDENCE - A

LOT A : 3016 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

CONCEPTUAL DRB #3: OCTOBER 21, 2026

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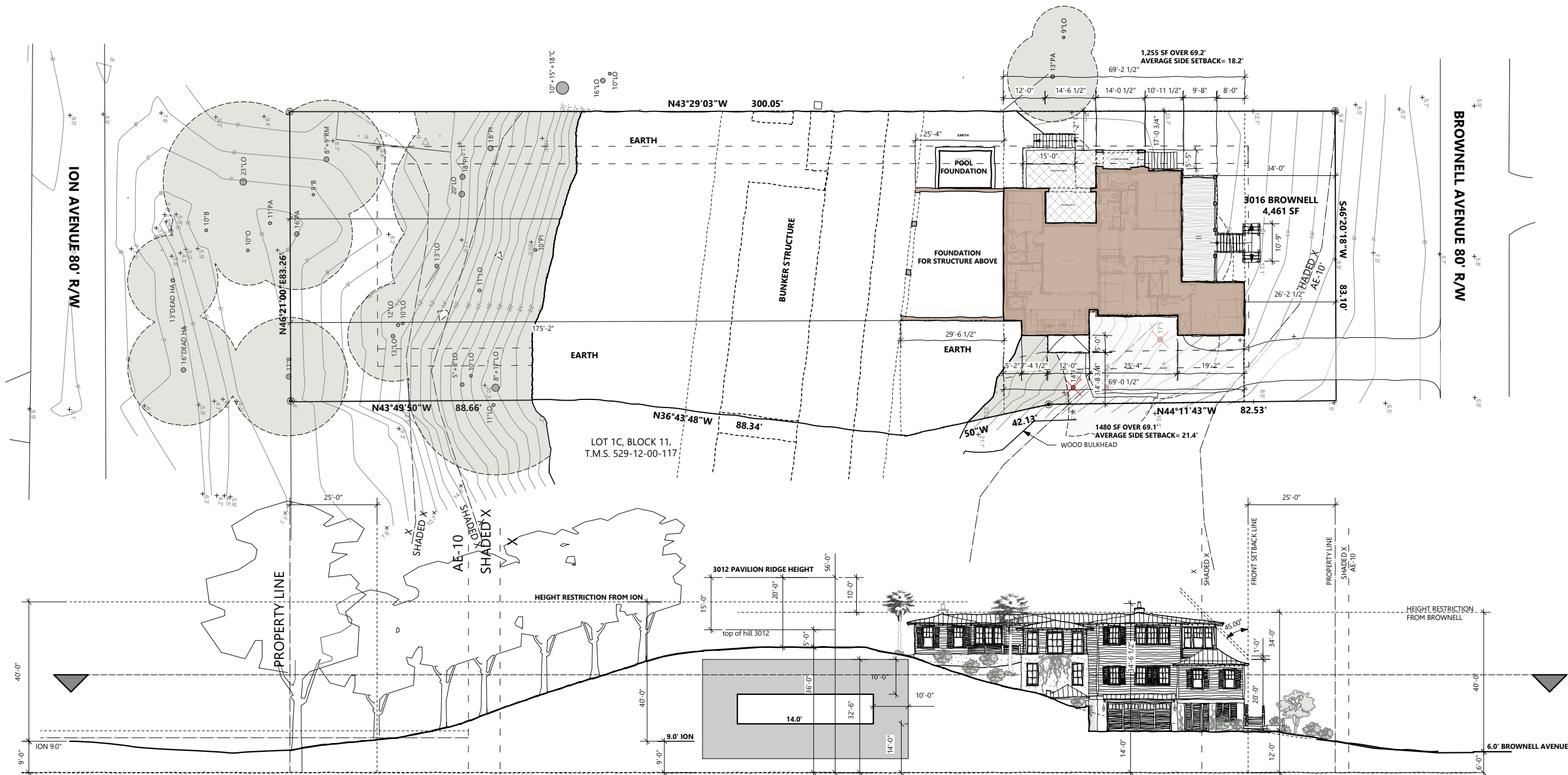
CONCEPTUAL DRB SET: JANUARY 23, 2026

PROPOSED
SITE PLAN

A003

REV. 1

A



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A1

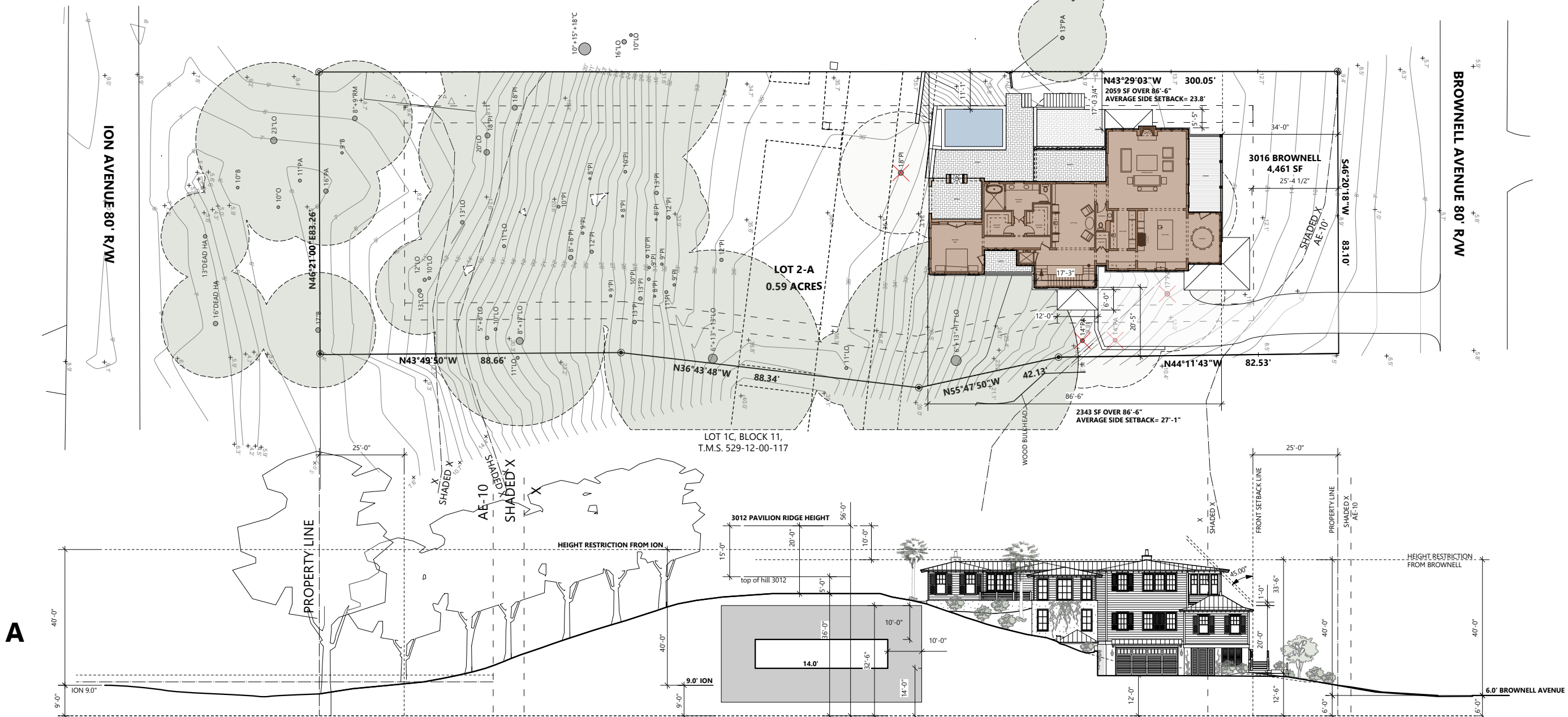
PROPOSED SITE PLAN (FIRST FLOOR SHOWN)

SCALE: 1/16" = 1'-0"

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PATRIOTS HILL RESIDENCE - A

LOT A : 3016 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482



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PROPOSED
SITE PLAN
2ND FLOOR

PATRIOTS HILL RESIDENCE - A

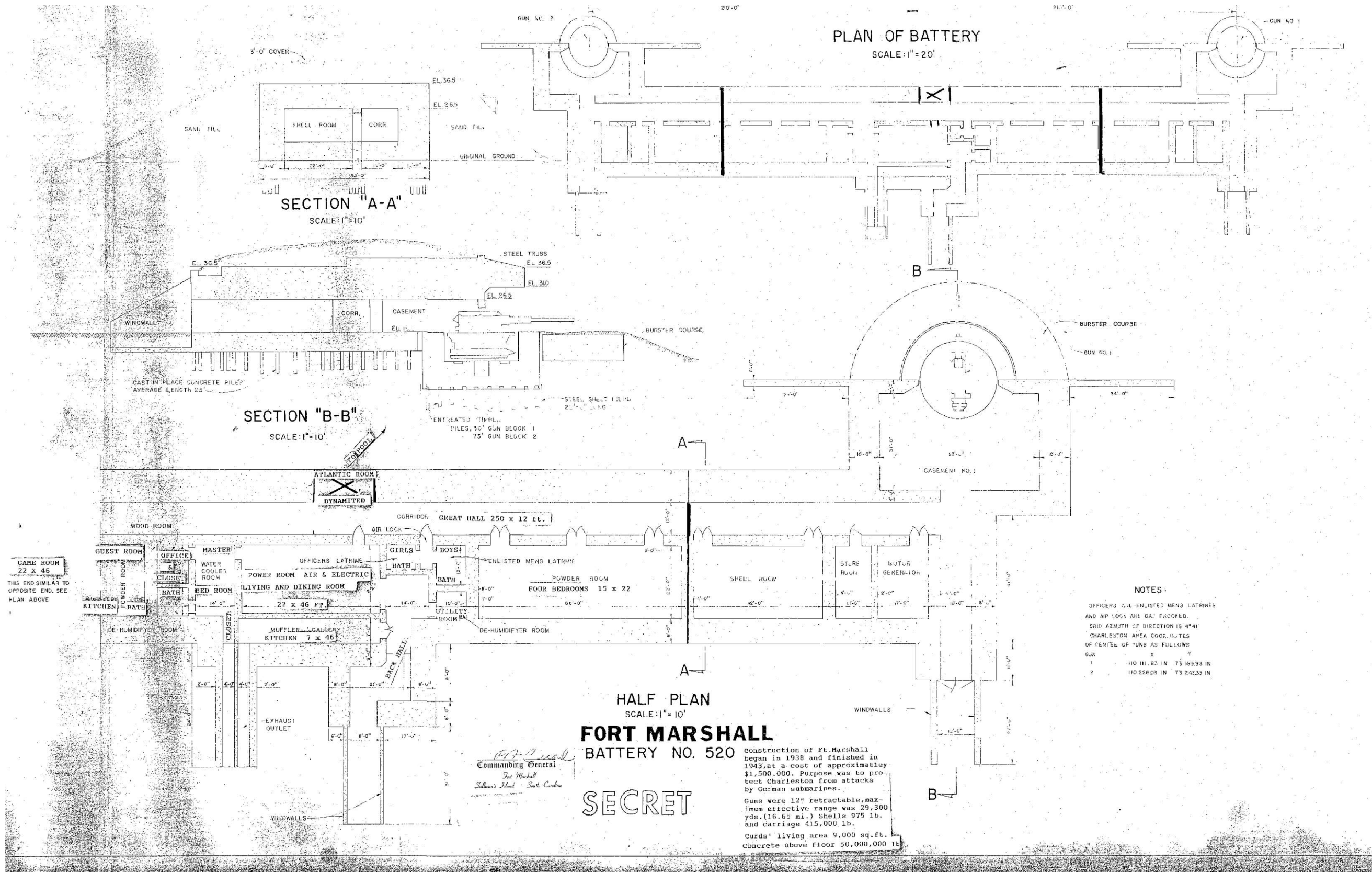
LOT A: 3016 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

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HISTORIC
DOCUMENTS

A004

REV. 1

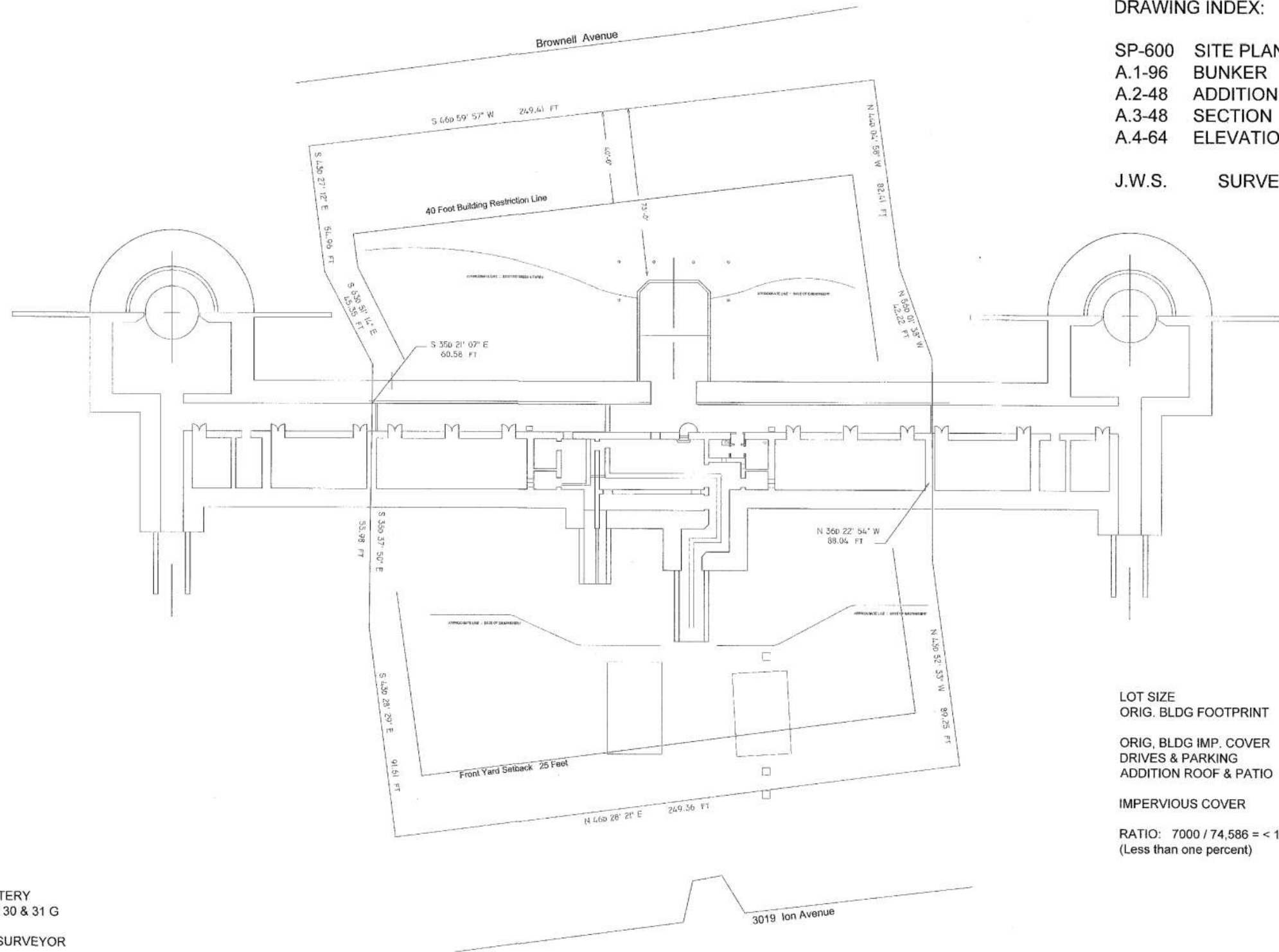




DRAWING INDEX:

SP-600 SITE PLAN 1" = 50 FEET
A.1-96 BUNKER 1" = 20 FEET
A.2-48 ADDITION 1/8" = 1 FOOT
A.3-48 SECTION 1/8" = 1 FOOT
A.4-64 ELEVATIONS 1/8" = 1 FOOT

J.W.S. SURVEY @ 1"= 60 FEET



LOT SIZE 74,586 SF
ORIG. BLDG FOOTPRINT 13,300 SF

ORIG. BLDG IMP. COVER 600 SF (a)
DRIVES & PARKING 4000 SF (b)
ADDITION ROOF & PATIO 2400 SF (c)

IMPERVIOUS COVER 7,000 SF (a+b+c)

RATIO: $7000 / 74,586 = < 1\%$
(Less than one percent)

DRAWING SHOWS FULL EXTENT OF BATTERY
BETWEEN ION & BROWNELL, STATIONS 30 & 31 G

SITE INFORMATION FROM JOHN WADE, SURVEYOR
REFER: HIS DRAWING, ATTACHED

BUILDING INFORMATION FROM HISTORIC DOCUMENT
AND ON SITE MEASUREMENT BY MICHAEL CURD

PATRIOTS HILL RESIDENCE - A
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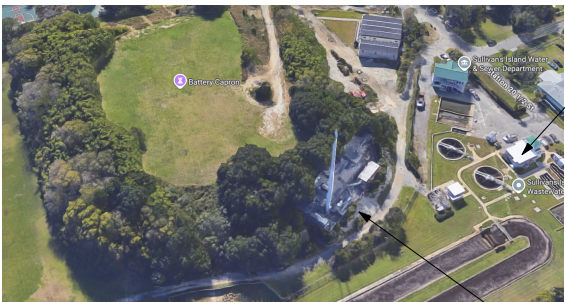
A1

EXISTING SITE AND BUNKER DOCUMENTS

A005

REV. 1

Batteries were constructed in several locations on Sullivan's Island, the first being Batteries Capron and Pierce Butler between 1896 and 1897 near Atlanticville. These two contiguous batteries contained 16 12-inch mortars with a timberframed concrete foundation and 40-foot concrete walls. The fort was garrisoned directly after they were completed. It is the tallest earthwork on Sullivan's Island. The mortar pits that were part of the original construction were filled at the end of World War II. The mound top is accessible via a stair set into the northern face of the earthwork or a modern paved road that ascends the western face. Deteriorating concrete is present along the stair edge. These stairs and an ancillary building located at the base of the northern face are covered with graffiti. There are three structures located along the northern edge mound top, including a small observation post and two mast anchors. All three are covered in graffiti. A generator pad is sited adjacent to the modern roadway, and a fence line was also cut into the northwestern face of the earthwork. A few footpaths and erosion gullies are also visible in the seaward face of the earthwork. Surface exposures and erosion are evident along these trails. Bamboo grows along most of the western face, while marine hardwoods and cedars grow along the northern and eastern earthwork edges.



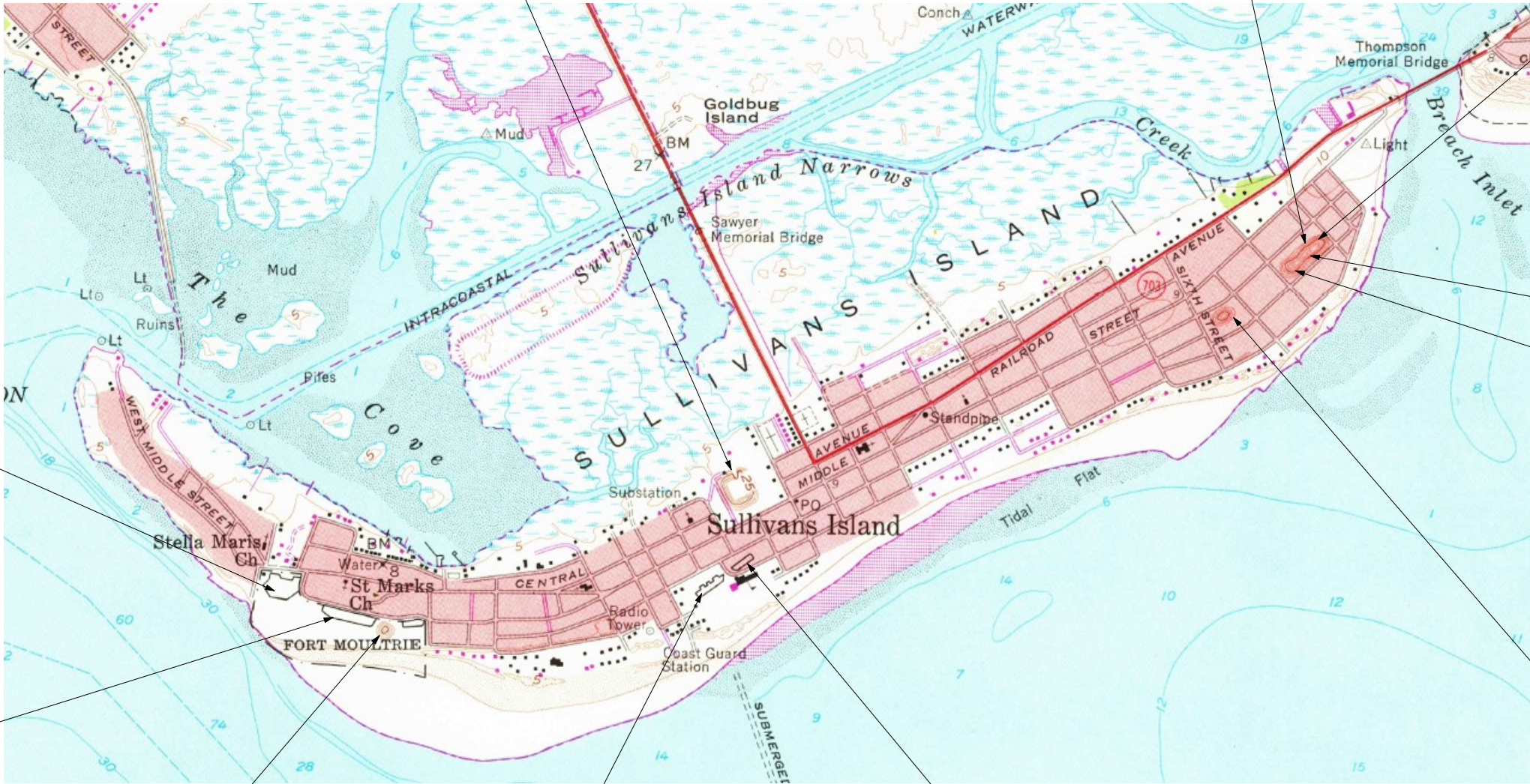
WATER TREATMENT PLANT



CELL TOWER INFRASTRUCTURE BUILT TO EARTHWORKS

BATTERY CAPRON / PIERCE BUTLER 1896-1897
WATER TREATMENT PLANT LOCATED AT REAR WITH CELL TOWER BUILT INTO THE SIDE, DRIVE UP TO TOP IS DIRT PATH AND CONCRETE STRUCTURES INCLUDING OBSERVATION POST ON TOP ARE COVERED IN GRAFFITI, NO WALKING PATH
SHPO NR ELIGIBILITY: ELIGIBLE

FORT MARSHALL GUN BATTERY 1934-1944, DECOMMISSIONED IN 1945
SHPO NR ELIGIBILITY: NOT ELIGIBLE



FORT MOULTRIE, BATTERY BINGHAM 1898, BATTERY MCCORKLE 1901, BATTERY LORD 1903
FINEST CONCENTRATION OF THE MANY PHASES OF EVOLUTION IN COASTAL DEFENSES IN AMERICA FROM 1776 TO THE COLD WAR

BATTERY JASPER 1898
SOMEWHAT REHABILITATED
PART OF FORT MOLTRE MUSEUM GROUNDS
SHPO NR ELIGIBILITY: CONTRIBUTES TO LISTED DISTRICT

BATTERY LOGAN 1899
FULLY CLOSED OFF WITH CHAINLINK FENCE - POSTED KEEP OUT
SHPO NR ELIGIBILITY: ELIGIBLE

BATTERY GADSDEN 1903-1906
PARTIAL USE BY THE POE LIBRARY, WINDOW UNITS
PARTIALLY CLOSED OFF - POSTED KEEP OUT
SHPO NR ELIGIBILITY: LISTED

BATTERY THOMSON 1906-1909
PARKING LOT AND MURAL FIRE FIGHTER TRAINING SITE - POSTED KEEP OUT
SHPO NR ELIGIBILITY: LISTED

FORT MARSHALL BATTERY 520
BUILT 1930-1944 DECOMMISSIONED IN 1945
BUNKER HOUSE WITH FLAT-ROOFED BALCONY AREA COMPONENT. MAIN FACADE AND ENTRANCE ON MARSHALL AVE HAS A CONCRETE FACADE WITH A SEMI-CIRCULAR CONCRETE AWNING ABOVE THE ENTRANCE AND AN ADD-ON CONCRETE EXTERIOR STAIR. METAL RAILINGS EXTEND FROM THE TOP OF THE STAIRS ALONG THE S EDGE OF THE ORIGINAL STRUCTURE. EXTENSIVE RUST WAS VISIBLE ON THE RAILINGS. CRACKS AND DISCOLORATIONS VISIBLE IN THE BLACK PAINT APPLIED TO THE ORIGINAL STRUCTURE. THE EASTERMOST GUNPORT OF THE BATTERY DISPLAYS CRACKS 30-45 CENTIMETERS IN LENGTH WITH EFFLORESCENCE AND HAS BEEN ENCLOSED WITH FOUR SETS OF FRENCH DOORS. VEGETATION ALONG THE NORTHERN EARTHWORK ELEVATION IS OVERGROWN. GARAGE ENTRANCE ON I'ON AVE IS HIDDEN BEHIND VEGETATION AND CURVED DRIVEWAY.
SHPO NR ELIGIBILITY: NOT ELIGIBLE

FORT MARSHALL MUNITIONS STORAGE
BUILT 1930-1944 DECOMMISSIONED IN 1945
SURVEY WRITE UP INCORRECT FOR CENTRAL PARCELS
SHPO NR ELIGIBILITY: NOT ELIGIBLE

FORT MARSHALL BATTERY 520
BUILT 1930-1944 DECOMMISSIONED IN 1945
CONVERTED BUNKER HOUSE. TWO ENTRANCES, BOTH POURED CONCRETE. MAIN PEDESTRIAN ENTRANCE APPEARS TO BE ON BROWNELL AVE. WITH THE I'ON AVE SIDE BEING A GARAGE DOOR WITH MASONRY SIDEWALLS. RESIDENTIAL SPACE IS COMPLETELY EARTHEN/BELOW GROUND.
SHPO NR ELIGIBILITY: NOT ELIGIBLE

MARSHALL TARGET RANGE AND BATTERY SIGHTING STATION 1942
HOUSE ON TOP OF BUNKER 1958 (68 YEARS OLD)
SHPO NR ELIGIBILITY: NOT ELIGIBLE



LOYAL
architects



PATRIOTS HILL RESIDENCE

3019 I-ON AVENUE
SULLIVANS ISLAND, SC 29482

CONCEPTUAL DRB #3 SET: OCTOBER 21, 2026

CONCEPTUAL DRB #2 SET: AUGUST 19, 2026

CONCEPTUAL DRB SET: JANUARY 23, 2026

FORTIFICATIONS
OF
SULLIVAN'S ISLAND

A005B

REV. 1

A1

NO SCALE

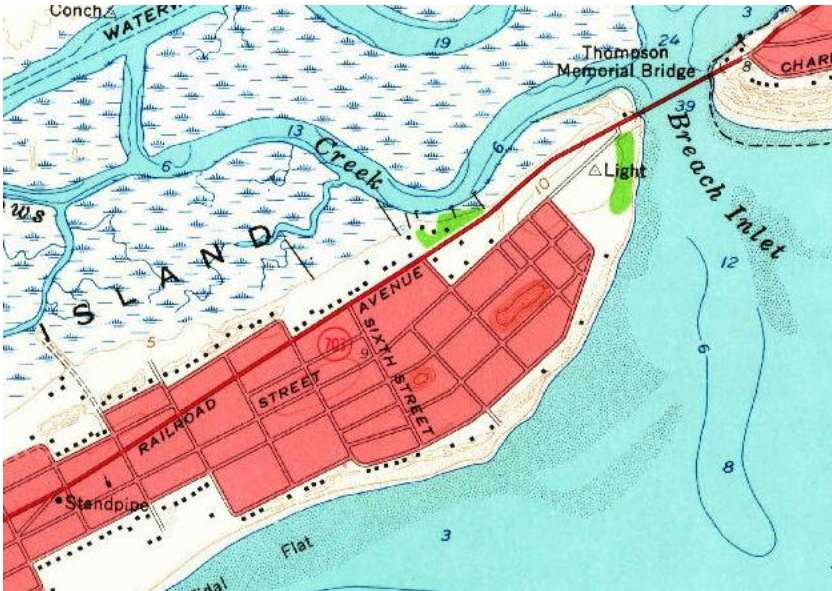
BUNKERS AND BATTERY'S OF SULLIVAN'S ISLAND

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The eastern end of the island, depicted on *Map of Sullivan's Island prepared under the direction of Lt. Col. L.C. Waldron*, 1917. "Marshall Reservation" is shown, with an arrow pointing to 3019 Ion.

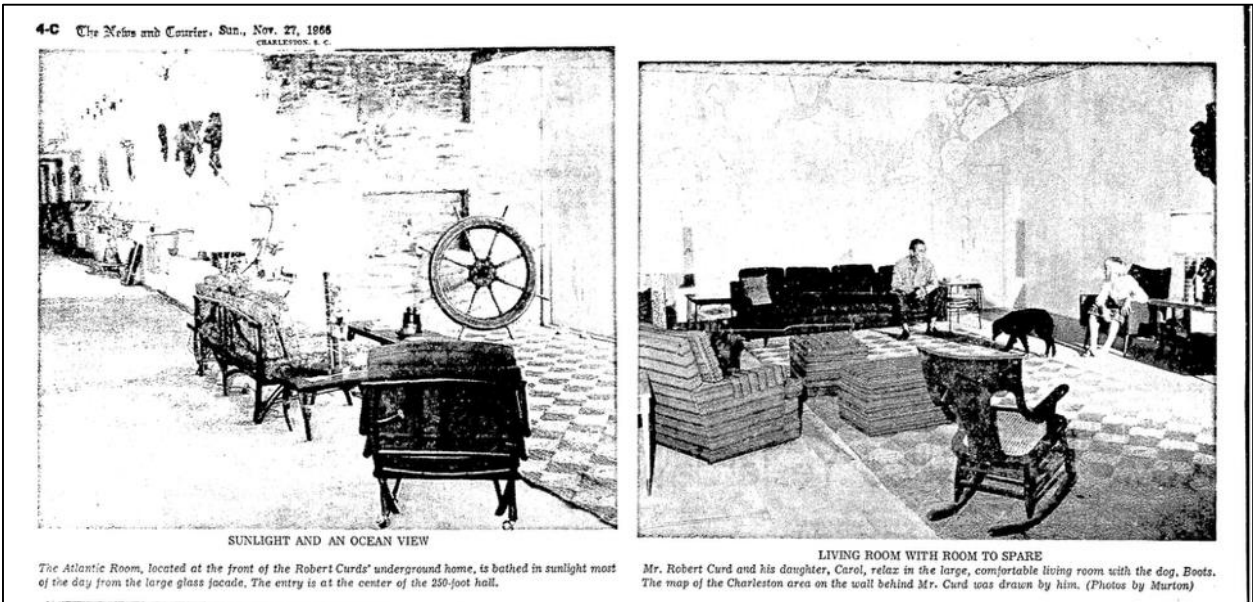
MAPS (ABOVE AND BELOW) SHOWING THE CONVERSION OF THE EAST END OF SULLIVANS ISLAND FROM MILITARY USE TO RESIDENTIAL DEVELOPMENT



The 1959 USGS Topographic Map shows the eastern end of the island with new streets laid out to facilitate residential development.



Figure 3.110: 1945 U.S. Army Photograph of Battery 520's two casemated gun opening with connecting magazines protected by the large concrete and earth mound between the two openings. Image also shows the Overseas Discharge and Replacement Depot barracks buildings in the background that had been converted for use by the soldiers manning the Marshall Reservation's 155mm guns. Courtesy of the National Archives, Record Group 338, Box 139, *General Correspondence Relating to Places, compiled 1936 – 1945*, Ft Moultrie, College Park, MA.



The U.S. Army acquired the roughly one hundred acres of wilderness near Breach Inlet at the northeastern end of the island in the early 1910s. The Marshall Reservation, named for the nonextant Civil War era fort near the site, "was added in order to meet the Taft's board recommendations for additional searchlights and range-finding equipment in individual battery sighting stations to better triangulate enemy ship locations. As a result of the 1916 plan, a 60-inch searchlight was immediately installed on a rail truck that operated out of a concrete shelter."

In the interwar period, the government began constructing training areas and created firing ranges at the Marshall Reservation and near Battery Gadsden. In 1929, the U.S. Government contemplated selling the Marshall Reservation, which had been abandoned "some time ago as unsatisfactory" but ultimately decided to keep the property.

In 1951, following the state's decision to allow fee simple ownership in Sullivan's Island to allow property owners to secure FHA loans (which were not available for lease-hold properties), the Marshall Reservation began to develop.

E. Gordon Able, MD, purchased the lots from the Town of Sullivan's Island in November 1954 but did not develop the properties. He sold the 3 parcels known as 2A, 2B, and 2C to Robert and Deborah Curd in December 1965, who adapted the bunker into their residence. Mr. Curd was the founder of Curd Enterprises plastics company, which he opened in Chicago in 1952 and relocated to Mount Pleasant in 1965. He noted of the bunker, "I saw this place and fell in love with it. The government had sold it to my neighbor for \$5000 and he sold it to me for \$10,000. It was just a shell." The News and Courier featured the Curd renovation in 1966, reporting that "he has worked since January to turn the military fortress into a home. The living area is all underground, and it originally appeared as just a large, grassy mound from outside. Inside the 10-foot-thick walls, the Curds and their six children have 9,000 square feet of living space. The main hall is 250 feet long. Mr. Curd decided that his family couldn't live entirely underground, so he arranged a bulldozer to level the mounted roof for a patio." He did the plumbing, electrical, and painting work himself, and painted a large map of the Charleston harbor on one of the interior concrete walls as a mural.

The News and Courier reported in 1971 that "the building, called "Fort Marshall" by the Curds, featured bedrooms created from a large ammunition supply room, a game room and workshop in the ammunition storage bunkers, and a kitchen and primary bedroom in former ventilation and exhaust system bays. The project took nearly a year to complete. Mr. Curd "blasted an opening through a front wall and created huge glass doors opening onto the Atlantic Ocean. Since there are no other windows, if this had not been done the temperature inside would have remained about 68 degrees year-round."



BATTERY 520 AT COMPLETION

BATTERY 520 BEING OCCUPIED AS A PRIVATE RESIDENCE

PATRIOTS HILL RESIDENCE

3019 I-ON AVENUE
SULLIVANS ISLAND, SC 29482

CONCEPTUAL DRB #3 SET: OCTOBER 21, 2026

CONCEPTUAL DRB #2 SET: AUGUST 19, 2026

CONCEPTUAL DRB SET: JANUARY 23, 2026

SITE HISTORY



NON-HISTORIC BUNKER ENTRANCE ON BROWNELL AVENUE



HISTORIC BUNKER ENTRANCE ON ION AVENUE



NEIGHBORING HISTORIC BUNKER AT 3030 BROWNELL



HISTORIC BUNKER HVAC OPENING ON ION AVENUE



HISTORIC BUNKER INTERIOR

CONCEPTUAL DRB #3: OCTOBER 21, 2026

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BZA SUBMITTAL: APRIL 10, 2026

CONCEPTUAL DRB SET: JANUARY 23, 2026

SITE
PHOTOGRAPHS

A006

REV. 1



3024 BROWNELL AVE

3020 BROWNELL AVE

3016 BROWNELL AVE



3003 ION AVE



223 STATION 31 ST

PATRIOTS HILL RESIDENCE - A

LOT A : 3016 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

CONCEPTUAL DRB #3: OCTOBER 21, 2026

CONCEPTUAL DRB #2: AUGUST 19, 2026

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CONCEPTUAL DRB SET: JANUARY 23, 2026

ION
STREETSCAPE



3004 BROWNELL AVE



3003 ION AVE



3012 BROWNELL AVE



3016 BROWNELL AVE



3020 BROWNELL AVE

3024 BROWNELL AVE



3030 BROWNELL AVE



223 STATION 31 ST

LOYAL
architects



NOT FOR
CONSTRUCTION

PATRIOTS HILL RESIDENCE - A

LOT A : 3016 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

CONCEPTUAL DRB #3: OCTOBER 21, 2026

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BROWNELL
STREETSCAPE

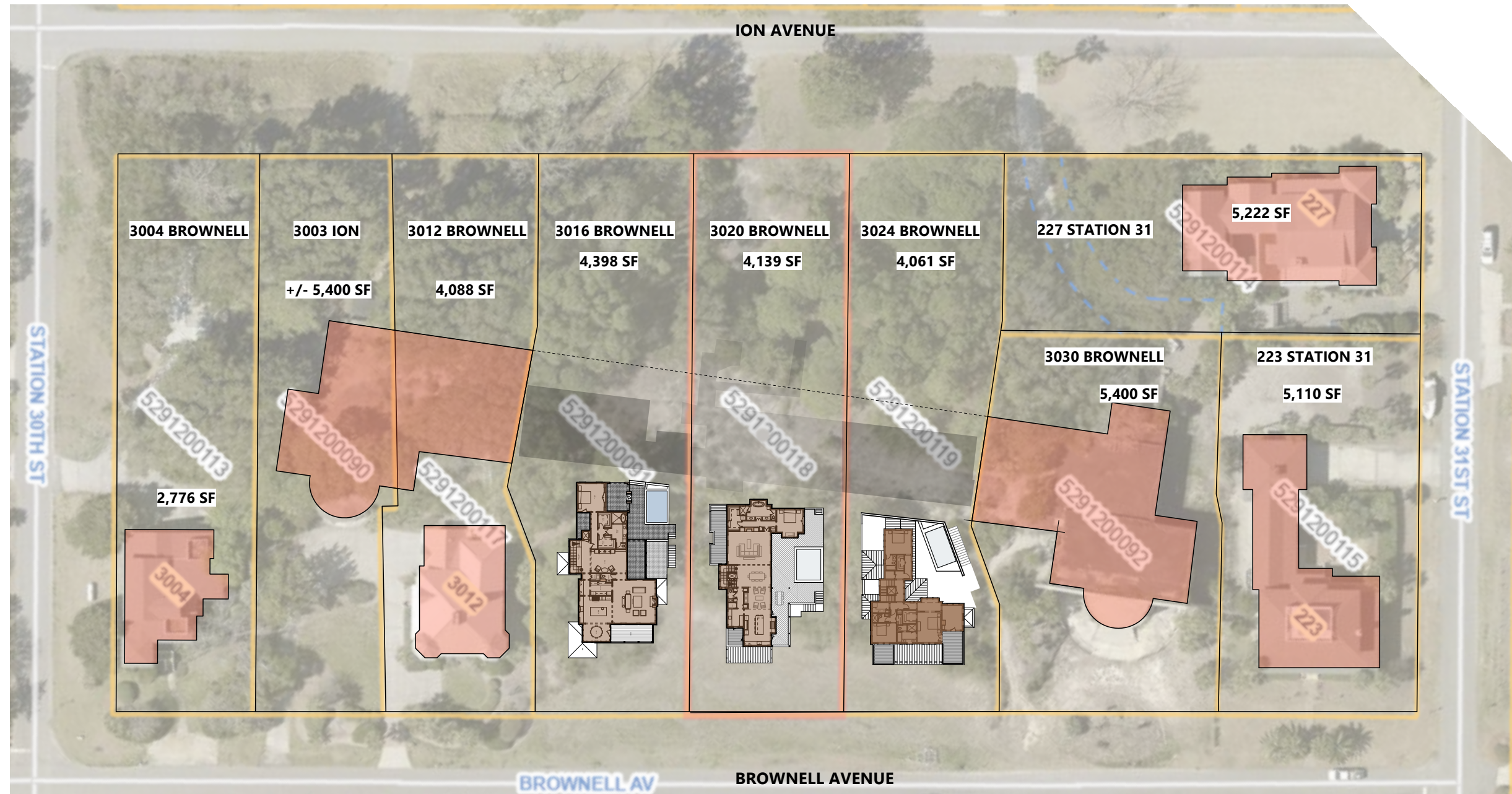
A008

A1

BROWNELL STREETSCAPE

SCALE=1/4"=1'-0"
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REV. 1



PATRIOTS HILL RESIDENCE - A

LOT A : 3016 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

BENCHMARK LOCATED AT INTERSECTION OF STATION 30 ST AND BROWNELL AVE



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CONCEPTUAL DRB #2: AUGUST 19, 2026

BZA SUBMITTAL: APRIL 10, 2026

CONCEPTUAL DRB SET: JANUARY 23, 2026

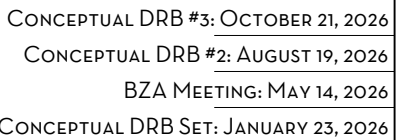
BLOCK
DIAGRAM

A1

BLOCK DIAGRAM

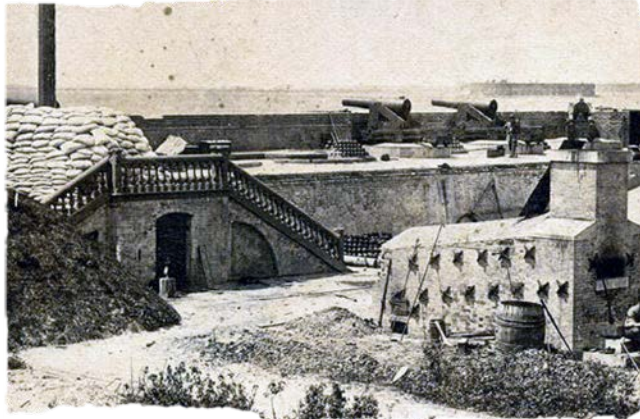
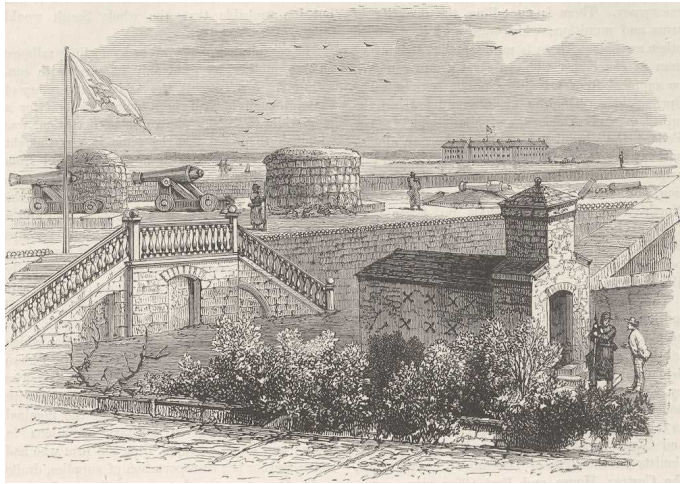
A009

REV. 1



BROWNELL STREET ELEVATIONS

A009B



B1

SCALE: N/A

REFERENCE IMAGES



PREVIOUS CONCEPTUAL DESIGN

2.5' REDUCTION IN HEIGHT TAKEN THROUGHOUT STRUCTURE

REWORKED PATIO AND RETAINING WALLS

REWORKED SIDE PORCH

REWORKED FRONT FACADE TO LOWER HAVE A LOWER PRESENCE

PATRIOTS HILL RESIDENCE - A

LOT A : 3016 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

CONCEPTUAL DRB #3: OCTOBER 21, 2026

CONCEPTUAL DRB #2: AUGUST 19, 2026

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CONCEPTUAL DRB SET: JANUARY 23, 2026

BROWELL
STREETSCAPE
& IMAGES

A1

SCALE: 1/4"=1'-0"

BROWELL STREETSCAPE

A010

REV. 1





LOJ | A : 3016 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

GROUND PLAN

EV. 1



PARTRIOOTS HILL RESIDENCE - A

LOT A : 3016 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

CONCEPTUAL DRB #3: OCTOBER 21, 2026

CONCEPTUAL DRB #2: AUGUST 19, 2026

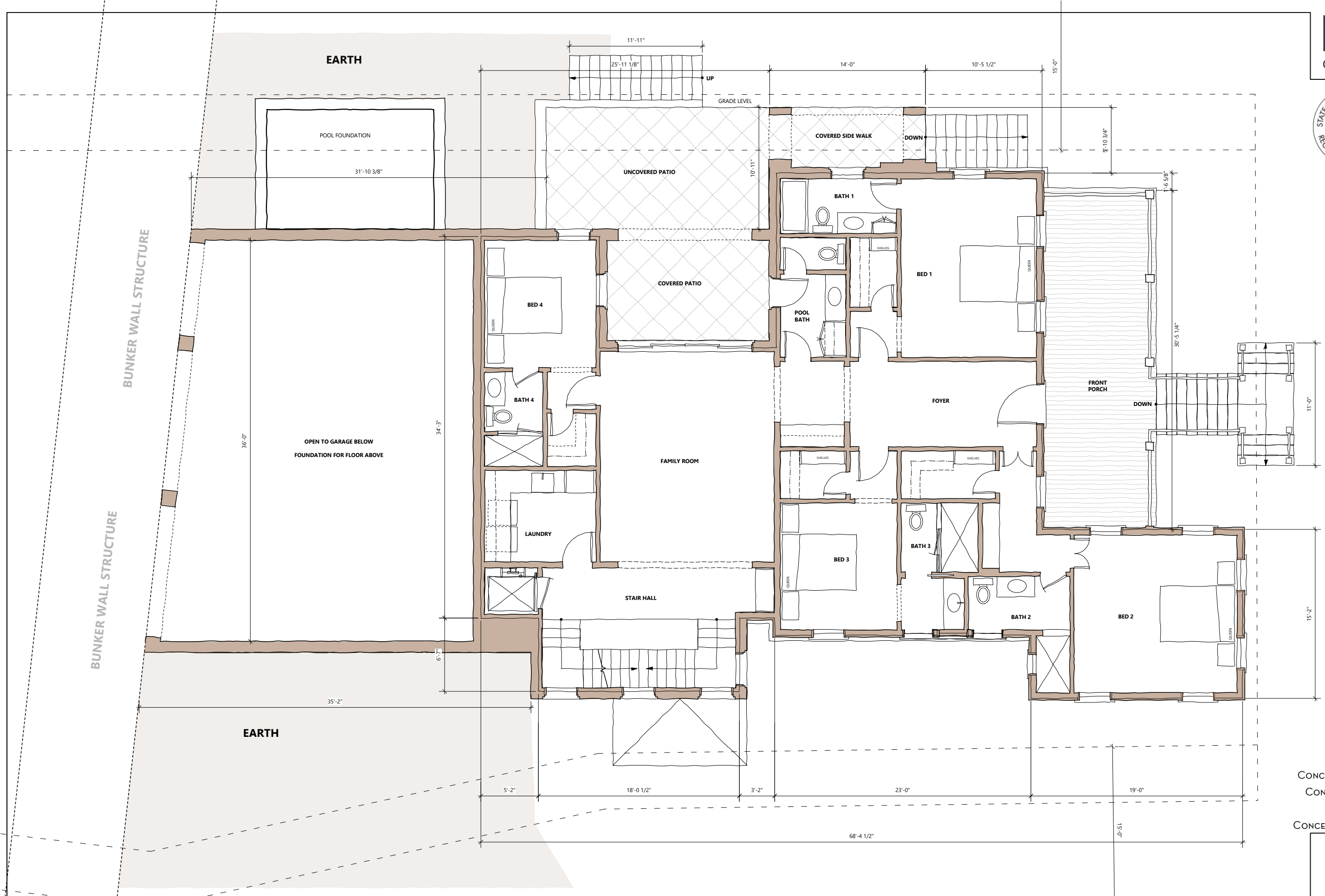
BZA SUBMITTAL: APRIL 10, 2026

CONCEPTUAL DRB SET: JANUARY 23, 2026

LOWER LEVEL
PLAN

A101

REV. 1



PARTRIOOTS HILL RESIDENCE - A

LOT A : 3016 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

CONCEPTUAL DRB #3: OCTOBER 21, 2026

CONCEPTUAL DRB #2: AUGUST 19, 2026

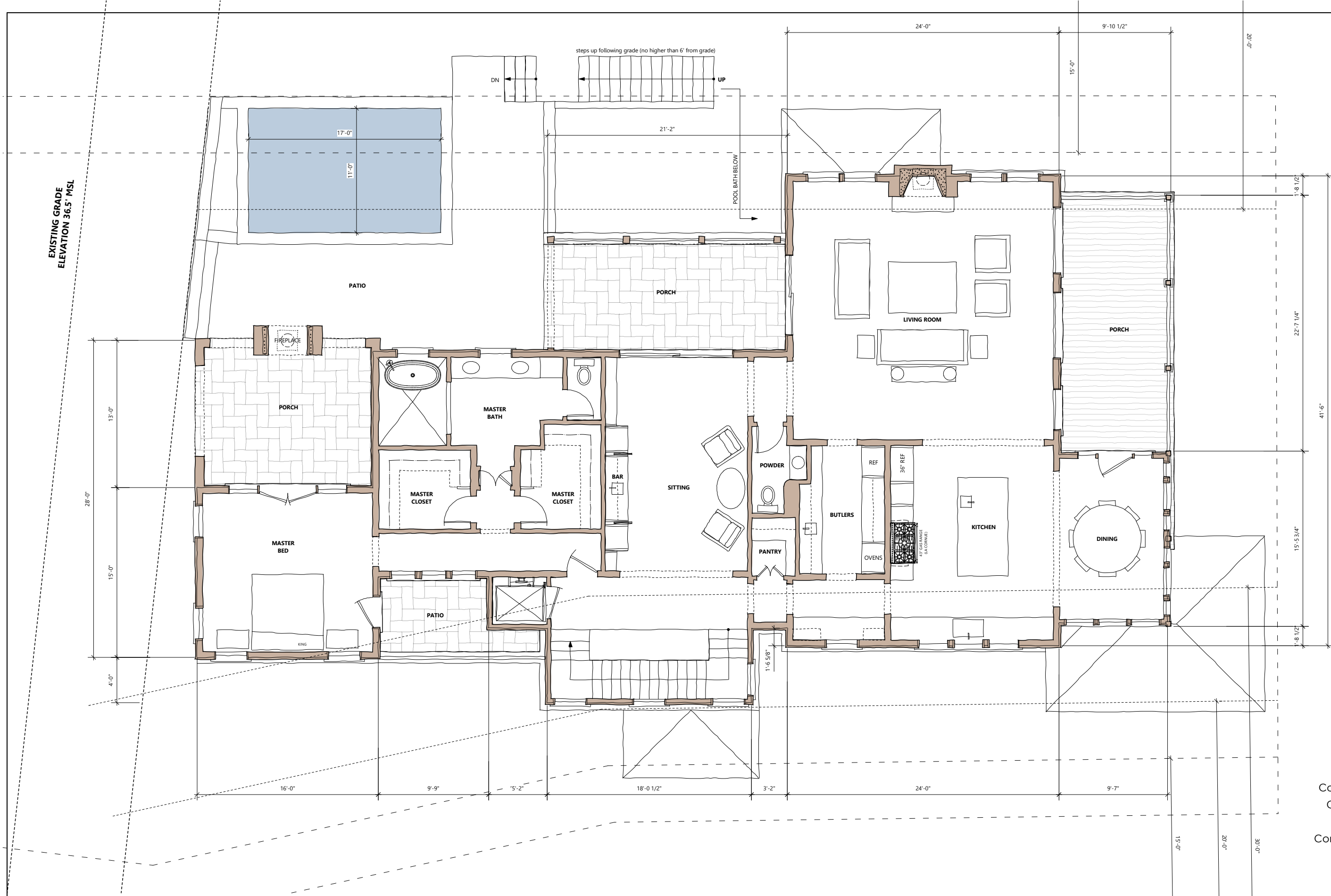
BZA SUBMITTAL: APRIL 10, 2026

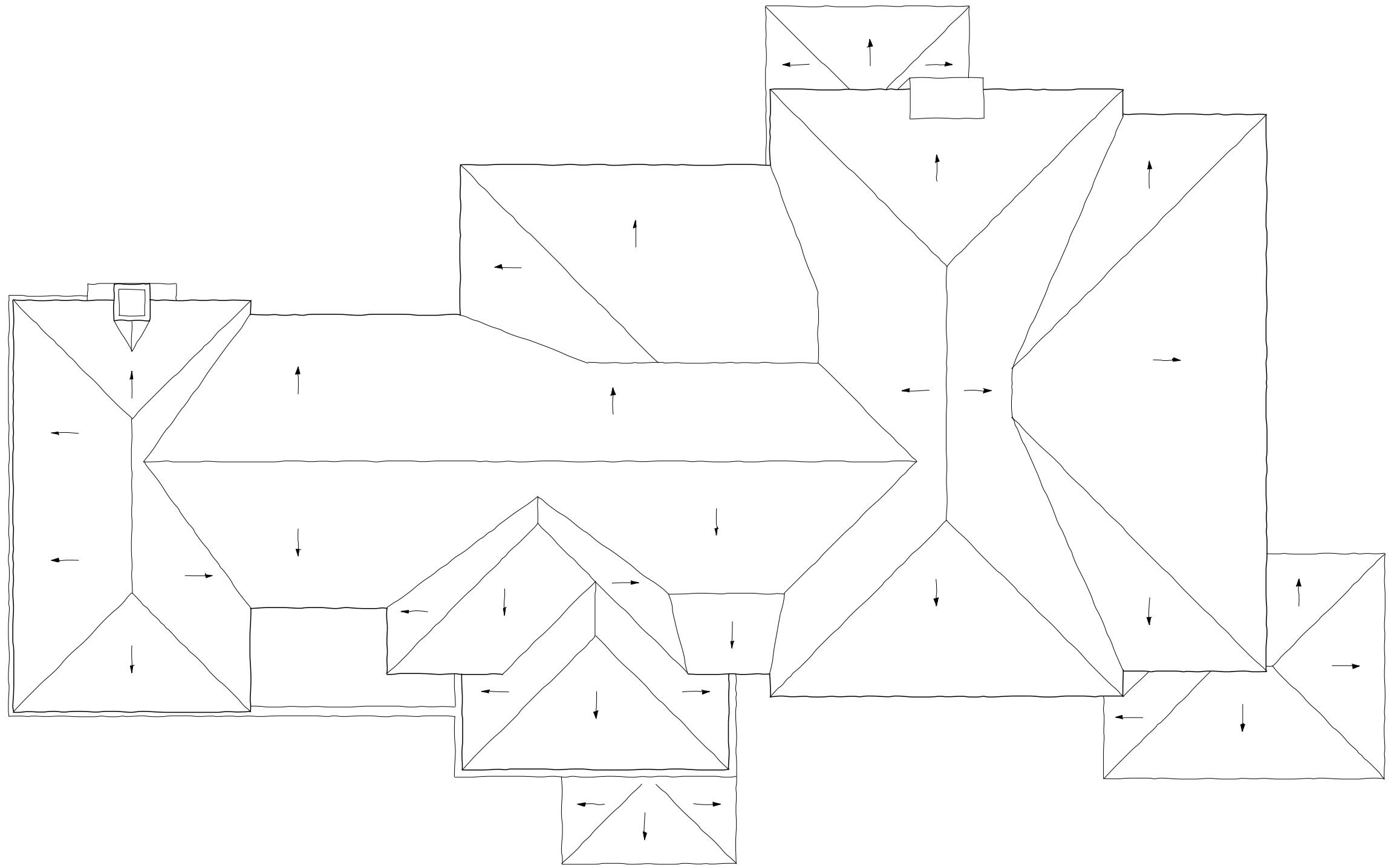
CONCEPTUAL DRB SET: JANUARY 23, 2026

MAIN LEVEL
FLOOR PLAN

A102

REV. 1





PARTRIOOTS HILL RESIDENCE - A

LOT A : 3016 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

CONCEPTUAL DRB #3: OCTOBER 21, 2026

CONCEPTUAL DRB #2: AUGUST 19, 2026

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ROOF
PLAN

A103

PREVIOUS CONCEPTUAL SUBMITTAL



PARTRIOOT HILL RESIDENCE - A
LOT A : 3016 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

CONCEPTUAL DRB #2: AUGUST 19, 2026
BZA SUBMITTAL: APRIL 10, 2026
CONCEPTUAL DRB SET: JANUARY 23, 2026

EXTERIOR
ELEVATION

A1

BROWNELL AVENUE ELEVATION

(PREVIOUS CONCEPTUAL SUBMITTAL)

A201

REV. 1

LOT A: 3016 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

EXTERIOR
ELEVATION

A201

REV. 1



A1

BROWNELL AVENUE ELEVATION

SCALE: 1/4" = 1'-0"

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PREVIOUS CONCEPTUAL SUBMITTAL



PARTRIOT HILL RESIDENCE - A

LOT A : 3016 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

(PREVIOUS CONCEPTUAL SUBMITTAL)

CONCEPTUAL DRB #2: AUGUST 19, 2026

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EXTERIOR
ELEVATION

A1

POOL TERRACE SECTION ELEVATION

A202

REV. 1



PARTRIOTS HILL RESIDENCE - A

LOT A : 3016 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

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CONCEPTUAL DRB #2: AUGUST 19, 2026
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EXTERIOR
ELEVATION

A1

POOL TERRACE SECTION ELEVATION

A202

REV. 1

PREVIOUS CONCEPTUAL SUBMITTAL



PARTRIOT HILL RESIDENCE - A

LOT A : 3016 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

CONCEPTUAL DRB #2: AUGUST 19, 2026
BZA SUBMITTAL: APRIL 10, 2026
CONCEPTUAL DRB SET: JANUARY 23, 2026

EXTERIOR
ELEVATION

A1 ION AVENUE NORTHWEST ELEVATION (PREVIOUS CONCEPTUAL SUBMITTAL)

A203

HEIGHT OF 223 STATION 31

TOP OF PERMITTED PAVILION
AT 3012 BROWNELL

AVERAGE TOP OF MOUND ELEVATION: 36.0'

6+13+13 OAK

2ND FLOOR

1ST FLOOR

GARAGE SLAB

ION AVENUE 9.0'

BROWNELL AVENUE 6.0'

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CONCEPTUAL DRB #2: AUGUST 19, 2026

BZA SUBMITTAL: APRIL 10, 2026

CONCEPTUAL DRB SET: JANUARY 23, 2026

EXTERIOR
ELEVATION

A1

ION AVENUE NORTHWEST ELEVATION

A203

REV. 1

PREVIOUS CONCEPTUAL SUBMITTAL



(PREVIOUS CONCEPTUAL SUBMITTAL)

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BZA SUBMITTAL: APRIL 10, 2026

CONCEPTUAL DRB SET: JANUARY 23, 2026

EXTERIOR
ELEVATION

A1

SOUTHWEST SIDE EXTERIOR ELEVATION

A204

REV. 1

PARTRIOTS HILL RESIDENCE - A

LOT A : 3016 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

CONCEPTUAL DRB #3: OCTOBER 21, 2026

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CONCEPTUAL DRB SET: JANUARY 23, 2026

EXTERIOR
ELEVATION

A204

REV. 1

A1

SOUTHWEST SIDE EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

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