



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 COMPONENTS 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 COMPONENTS.

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK, INCLUDING INSTALLATION OF FIXTURES AND/OR ARCHCOMPONENTS COMPONENTS. ALL FIXTURE AND ARCCOMPONENTE COMPONENT 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 PLUMBING PLUMBING, 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, OMISSIONS, AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED.

B2SCHEMATIC BROWNELL ELEVATION

B2

NO SCALE

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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

REF'D CODES

NO SCALE

ADDRESS: 3019 ION AVE, LOT 2-C (NOW 3024 BROWNELL AVE)
TMS: 529-12-00-119
REF: J-016
LOT SIZE: 0.55 ACRES = 23,700 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 = 38.3'

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: GEREMY@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

A1

GENERAL NOTES

NO SCALE

B1

SHEET INDEX

NO SCALE

C1

SITE INFO

NO SCALE

D1

PROJECT TEAM

NO SCALE

LOT C : 3024 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

A001

REV. 1



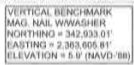
CHAYNE LEVINSON, PT, P.L.S.
REGISTRATION NO. 43374
479-A DEANNA LANE
HUNDO, S.C. 29442

CONCEPTUAL DRB #3: OCTOBER 21, 2026
CONCEPTUAL DRB #2: AUGUST 19, 2026
BZA SUBMITTAL: APRIL 10, 2026
CONCEPTUAL DRB SET: JANUARY 23, 2026

LOT C: 3024 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

SURVEY
WITH
NEIGHBOR

REV. 1



NO SCALE

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PATRIOTS HILL RESIDENCE - C

LOT C : 3024 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 3019
ION SITE PLAN

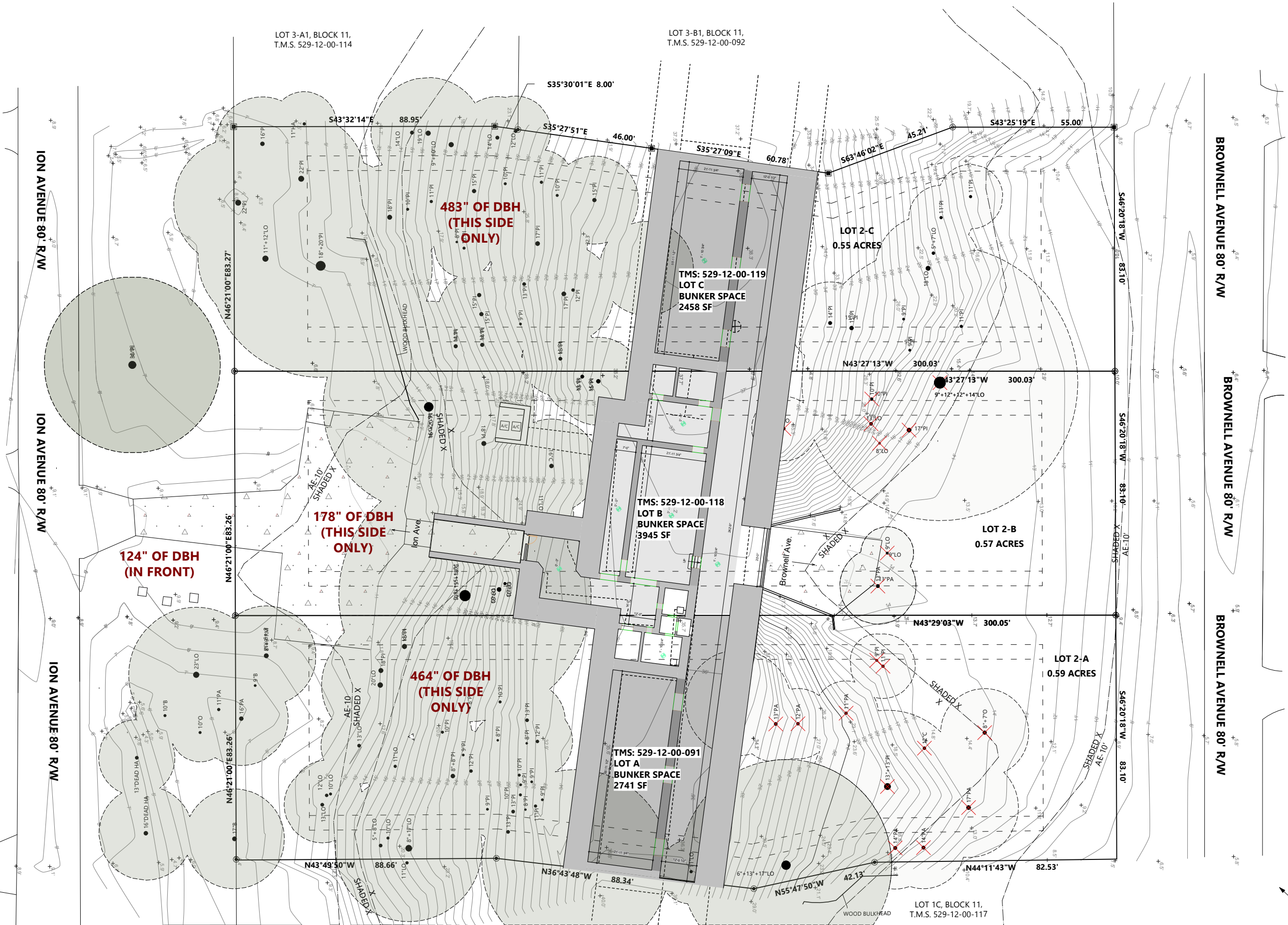
A001C

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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PATRIOTS HILL RESIDENCE - C

LOT C : 3024 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

CONCEPTUAL DRB #3: OCTOBER 21, 2026

CONCEPTUAL DRB #2: AUGUST 19, 2026

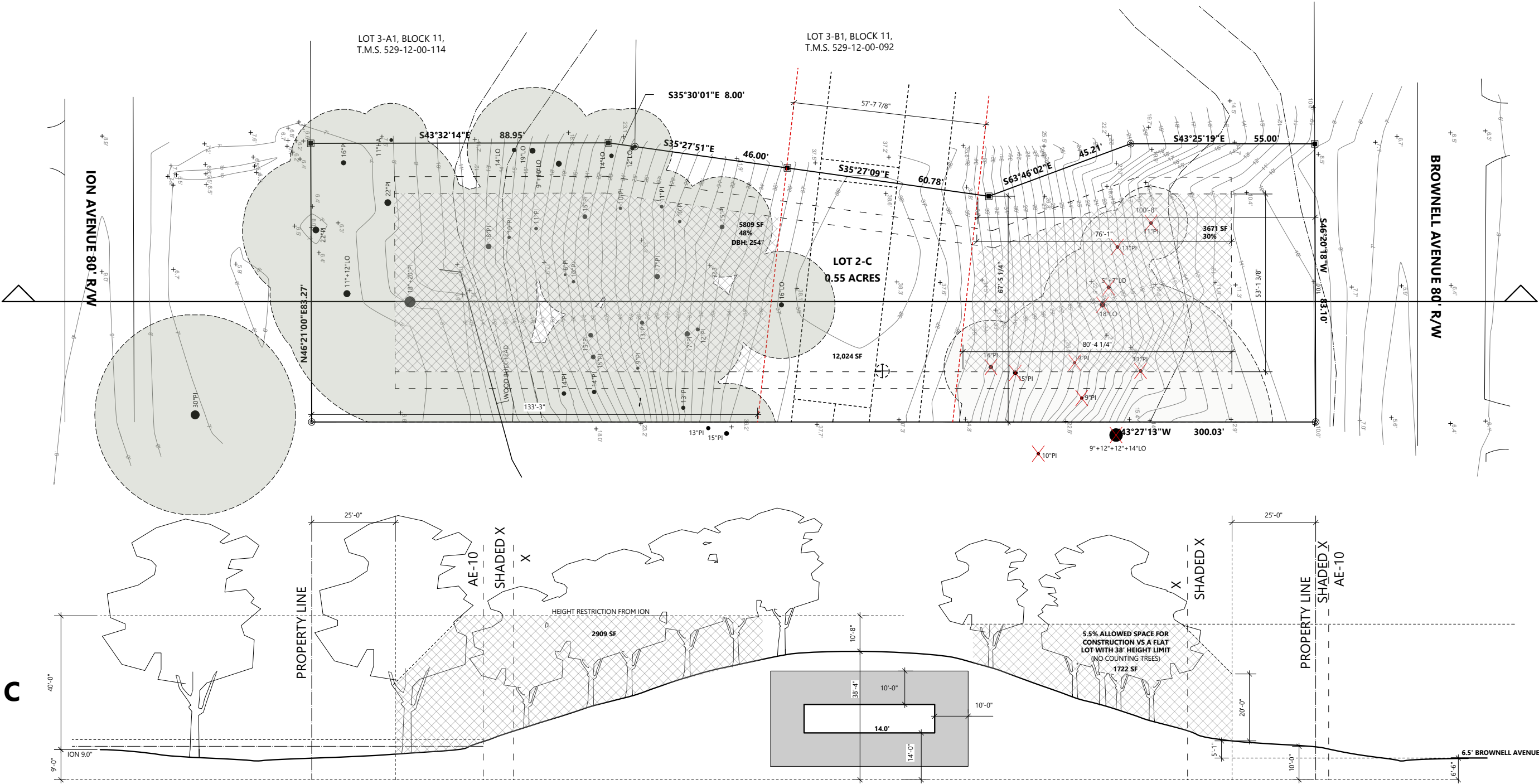
BZA SUBMITTAL: APRIL 10, 2026

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.
(3) Pervious Surface: Any material through which water can be easily absorbed or passed, at a minimum infiltration rate of 2.0 inches per hour, such as, but not limited to, grass and uncompacted gravel, shell and crushed stone.

PRINCIPAL BUILDING SQUARE FOOTAGE:
(2) Principal Building Square Footage: The entire square footage of the Principal Building or Buildings measured from the outside of the exterior walls, specifically including more than one dwelling on the same lot and historic structures used as accessory dwelling units, but not including
(a) interior space not readily useable as living space (attic used only for storage or parking area beneath dwelling);
(b) structures that are not used as living space;
(c) exterior porches and decks; and,
(d) exterior stairs.

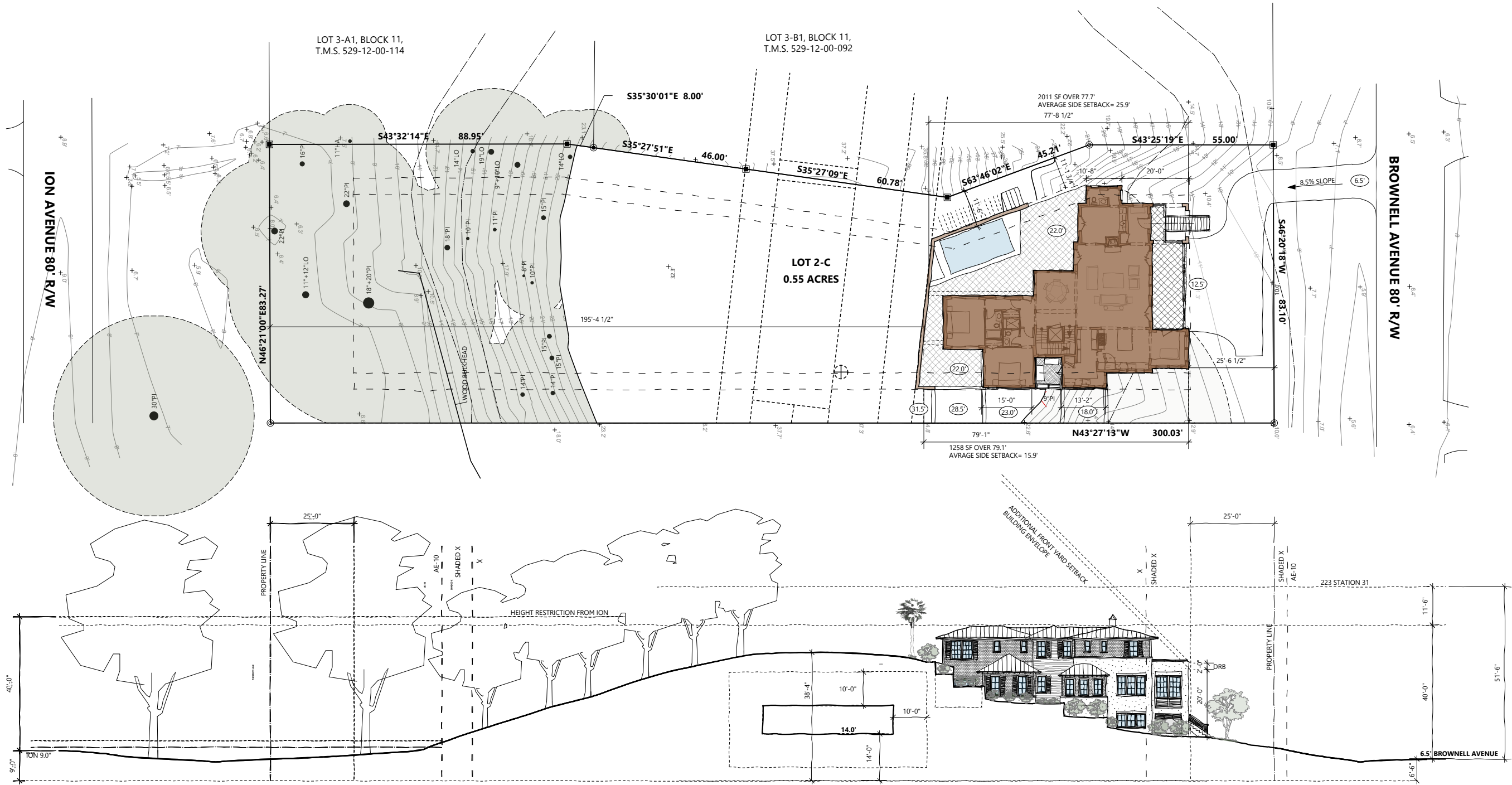
DRB MAX RELIEF	ZONING STANDARDS COMPLIANCE CHART		3024 BROWNELL LOT SIZE: 23,749 SF	
PBCA DRB RELIEF: 20% (20%=712.5 SF) TOTAL: 4,274.5 SF	PRINCIPAL BUILDING COVERAGE AREA		FRONT (BROWNELL) SETBACK: NO REQUEST	
	ZONING STANDARD:	15% (>15,000sf)	ZONING STANDARD:	25'
	EXISTING:	23,749(15%)= 3,562 SF	EXISTING:	100'-8" TO BUNKER WALL
PBSF DRB RELIEF: 15% (15% = 641.2 SF) TOTAL: 4,916.2 SF	IMPERVIOUS COVERAGE AREA		SECONDARY SETBACKS: REQUESTING RELIEF	
	ZONING STANDARD:	30% (>15,000sf)	GROUND/1ST NOT TO EXCEED 38" WITHOUT ARTICULATION	
	EXISTING:	7,125 SF	CONFORMS	
PBCA DRB RELIEF: 20%	PRINC. BLDG. SQFT		SECOND FLOOR NOT TO EXCEED 32" WITHOUT ARTICULATION	
	ZONING STANDARD:	10' INDIVIDUAL, 33" COMBINED	CONFORMS	
	EXISTING:	0	SIDE FACADE >16' WITHIN 15' OF SIDE PROPERTY LINE	
PBCA DRB RELIEF: 20%	PRINC. BLDG. SQFT		CONFORMS	
	ZONING STANDARD:	10' INDIVIDUAL, 33" COMBINED	ADDITIONAL 45 DEGREE FRONT SETBACK	
	EXISTING:	0	REQUESTING RELIEF 2' = 10%	
PBCA DRB RELIEF: 20%	PRINC. BLDG. SQFT		2ND FLOOR ELEMENTS SUBJECT TO 5' ADDITIONAL SETBACK	
	ZONING STANDARD:	10' INDIVIDUAL, 33" COMBINED	REQUESTING RELIEF FOR SW	
	EXISTING:	0	SW 2ND AVERAGE = 19.7' (1ST = 15.9') 3.8' REQ 24%	
PBCA DRB RELIEF: 20%	PRINC. BLDG. SQFT		NE 2ND AVERAGE = 31.9' (1ST = 25.9') CONFORMS	
	ZONING STANDARD:	10' INDIVIDUAL, 33" COMBINED	2ND FLOOR MINIMUM AVERAGE OF 20' & 30' = 50' - 7' = 43'	
	EXISTING:	0	SW 2ND FLOOR AVERAGE = 19.5' CONFORMS	
PBCA DRB RELIEF: 20%	PRINC. BLDG. SQFT		NE 2ND FLOOR AVERAGE = 31.9' CONFORMS	
	ZONING STANDARD:	10' INDIVIDUAL, 33" COMBINED	COMBINED SETBACK = 51.4'	
	EXISTING:	0	POOL SETBACK	
PBCA DRB RELIEF: 20%	PRINC. BLDG. SQFT		REQUESTING RELIEF 5.6' = 17%	
	ZONING STANDARD:	10' INDIVIDUAL, 33" COMBINED	SW SETBACK OF 15.9'+11.5' = 27.4'	
	EXISTING:	0	33' REQ = 5.6' REDUCTION REQ = 17%	
PBCA DRB RELIEF: 20%	PRINC. BLDG. SQFT		REAR (ION) SETBACK:	
	ZONING STANDARD:	10' INDIVIDUAL, 33" COMBINED	NO REQUEST	
	EXISTING:	0	ZONING STANDARD:	
PBCA DRB RELIEF: 20%	PRINC. BLDG. SQFT		25'	
	ZONING STANDARD:	10' INDIVIDUAL, 33" COMBINED	133'-3" TO BUNKER WALL	
	EXISTING:	0	195'-4.5"	
PBCA DRB RELIEF: 20%	PRINC. BLDG. SQFT		PROPOSED:	
	ZONING STANDARD:	10' INDIVIDUAL, 33" COMBINED	NO REQUEST	
	EXISTING:	0	NO REQUEST	

A1

EXISTING SITE PLAN

PATRIOTS HILL RESIDENCE - C

LOT C : 3024 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482



PRINCIPAL BUILDING COVERAGE AREA:

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DRB MAX RELIEF	ZONING STANDARDS COMPLIANCE CHART		3024 BROWNELL LOT SIZE: 23,749 SF	
PBCA DRB RELIEF: 20% (20%=712.5 SF) TOTAL: 4,274.5 SF	PRINCIPAL BUILDING COVERAGE AREA		FRONT (BROWNELL) SETBACK: NO REQUEST	
	ZONING STANDARD:	15% (>15,000sf)	ZONING STANDARD:	25'
	EXISTING:	23,749(15%)= 3,562 SF	EXISTING:	100'-8" TO BUNKER WALL
PBCA DRB RELIEF: 20%	PROPOSED:	2,348 SF	PROPOSED:	25'-6 1/2"
	PBCA DRB RELIEF: 20%	NO REQUEST	SIDE SETBACK: NO REQUEST	
	IMPERVIOUS COVERAGE AREA	30% (>15,000sf)	ZONING STANDARD:	10' INDIVIDUAL, 33' COMBINED
PBCA DRB RELIEF: 20%	ZONING STANDARD:	23,749(30%)= 7,125 SF	EXISTING:	105'-83" = 22' * 1/3" = 7.33" = 7"
	EXISTING:	7,125 SF	PROPOSED:	7' REDUCTION = 33' COMBINED
	PROPOSED:	4,250 SF	REAR (ION) SETBACK: NO REQUEST	
PBCA DRB RELIEF: 20%	PRINC. BLDG. SQFT	4,275 SF	ZONING STANDARD:	25'
	ZONING STANDARD:	1(23,749 - 5,000) / 100SF] (10) + 2,400	EXISTING:	133'-3" TO BUNKER WALL
	EXISTING:	0	PROPOSED:	195'-4.5"
PBCA DRB RELIEF: 20%	PROPOSED:	4,061 SF	SECONDARY SETBACKS: REQUESTING RELIEF	
	REQUESTED RELIEF:	NO REQUEST	GROUND/1ST NOT TO EXCEED 38' WITHOUT ARTICULATION	
			CONFORMS	
PBCA DRB RELIEF: 20%			SECOND FLOOR NOT TO EXCEED 32' WITHOUT ARTICULATION	
			CONFORMS	
			SIDE FACADE > 16' WITHIN 15' OF SIDE PROPERTY LINE	
PBCA DRB RELIEF: 20%			CONFORMS	
			ADDITIONAL 45 DEGREE FRONT SETBACK	
			REQUESTING RELIEF 2' = 10%	
PBCA DRB RELIEF: 20%			2ND FLOOR ELEMENTS SUBJECT TO 5' ADDITIONAL SETBACK	
			REQUESTING RELIEF FOR SW	
			SW 2ND AVERAGE = 19.7' (1ST = 15.9') 3.8' REQ 24%	
PBCA DRB RELIEF: 20%			NE 2ND AVERAGE = 31.9' (1ST = 25.9') CONFORMS	
			NE 2ND AVERAGE = 31.9' (1ST = 25.9') CONFORMS	
			2ND FLOOR MINIMUM AVERAGE OF 20' & 30' = 50' - 7' = 43'	
PBCA DRB RELIEF: 20%			SW 2ND FLOOR AVERAGE = 19.5' CONFORMS	
			NE 2ND FLOOR AVERAGE = 31.9' CONFORMS	
			COMBINED SETBACK = 51.4'	
PBCA DRB RELIEF: 20%			POOL SETBACK	
			REQUESTING RELIEF 5.6' = 17%	
			SW SETBACK OF 15.9'+11.5' = 27.4'	
PBCA DRB RELIEF: 20%			33' REQ = 5.6' REDUCTION REQ = 17%	

CONCEPTUAL DRB #3: OCTOBER 21, 2026

CONCEPTUAL DRB #2: AUGUST 19, 2026

BZA SUBMITTAL: APRIL 10, 2026

CONCEPTUAL DRB SET: JANUARY 23, 2026

PROPOSED
SITE PLAN

A003

REV. 1

A1

PROPOSED SITE PLAN

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

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PATRIOTS HILL RESIDENCE - C

LOT C : 3024 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

CONCEPTUAL DRB #3: OCTOBER 21, 2026

CONCEPTUAL DRB #2: AUGUST 19, 2026

BZA SUBMITTAL: APRIL 10, 2026

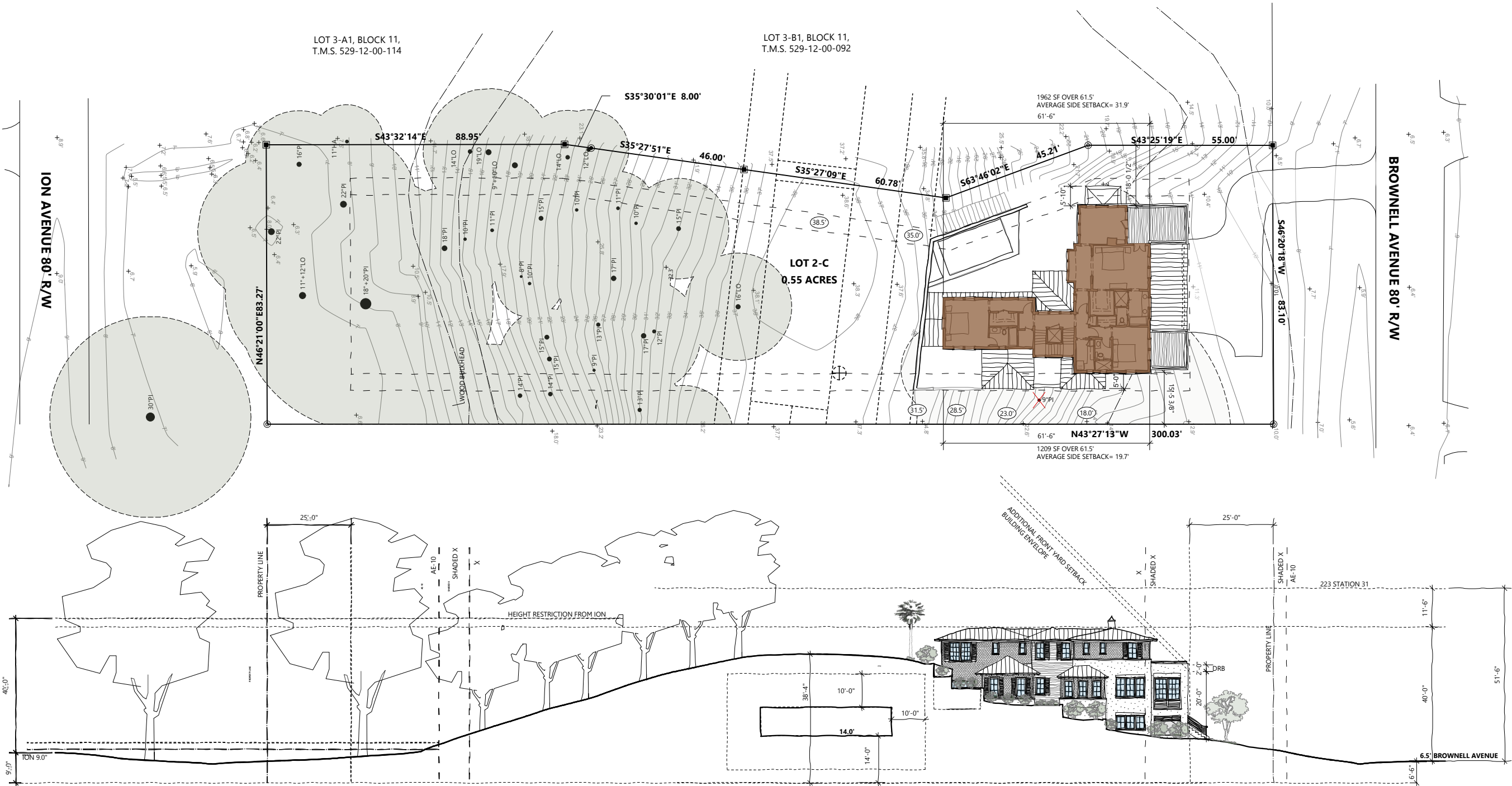
CONCEPTUAL DRB SET: JANUARY 23, 2026

PROPOSED
SITE PLAN
2ND FLOOR

A003B

REV. 1

C



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DRB MAX RELIEF	ZONING STANDARDS COMPLIANCE CHART		3024 BROWNELL LOT SIZE: 23,749 SF	
PBCA DRB RELIEF: 20% (20%=712.5 SF) TOTAL: 4,274.5 SF	PRINCIPAL BUILDING COVERAGE AREA		FRONT (BROWNELL) SETBACK: NO REQUEST	
	ZONING STANDARD:	15% (>15,000sf)	ZONING STANDARD:	25'
	EXISTING:	23,749(15%)= 3,562 SF	EXISTING:	100'-8" TO BUNKER WALL
PBSF DRB RELIEF: 15% (15%= 641.2 SF) TOTAL: 4,916.2 SF	IMPERVIOUS COVERAGE AREA		SIDE SETBACK: NO REQUEST	
	ZONING STANDARD:	30% (>15,000sf)	ZONING STANDARD:	10' INDIVIDUAL, 33' COMBINED
	EXISTING:	7,125 SF	EXISTING:	105'-83" = 22' * 1/3" = 7.33" = 7'
PROPOSED:		4,250 SF	NO REQUEST	
PRINC. BLDG. SQFT			REAR (ION) SETBACK: NO REQUEST	
ZONING STANDARD:		4,275 SF	ZONING STANDARD:	
EXISTING:		0	EXISTING:	
PROPOSED:		4,061 SF	PROPOSED:	
REQUESTED RELIEF:		NO REQUEST	25'	
			133'-3" TO BUNKER WALL	
			195'-4.5"	
			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 2' = 10%	
			2ND FLOOR ELEMENTS SUBJECT TO 5' ADDITIONAL SETBACK	
			REQUESTING RELIEF FOR SW	
			SW 2ND AVERAGE = 19.7' (1ST = 15.9') 3.8' REQ 24%	
			NE 2ND AVERAGE = 31.9' (1ST = 25.9') CONFORMS	
			2ND FLOOR MINIMUM AVERAGE OF 20' & 30' = 50' - 7' = 43'	
			SW 2ND FLOOR AVERAGE = 19.5' CONFORMS	
			NE 2ND FLOOR AVERAGE = 31.9' CONFORMS	
			COMBINED SETBACK = 51.4'	
			POOL SETBACK	
			REQUESTING RELIEF 5.6' = 17%	
			SW SETBACK OF 15.9'+11.5' = 27.4'	
			33' REQ = 5.6' REDUCTION REQ = 17%	

A1

PROPOSED 2ND FLOOR SITE PLAN AND SITE SECTION

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

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PATRIOTS HILL RESIDENCE - C

LOT C: 3024 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

CONCEPTUAL DRB #3: OCTOBER 21, 2026

CONCEPTUAL DRB #2: AUGUST 19, 2026

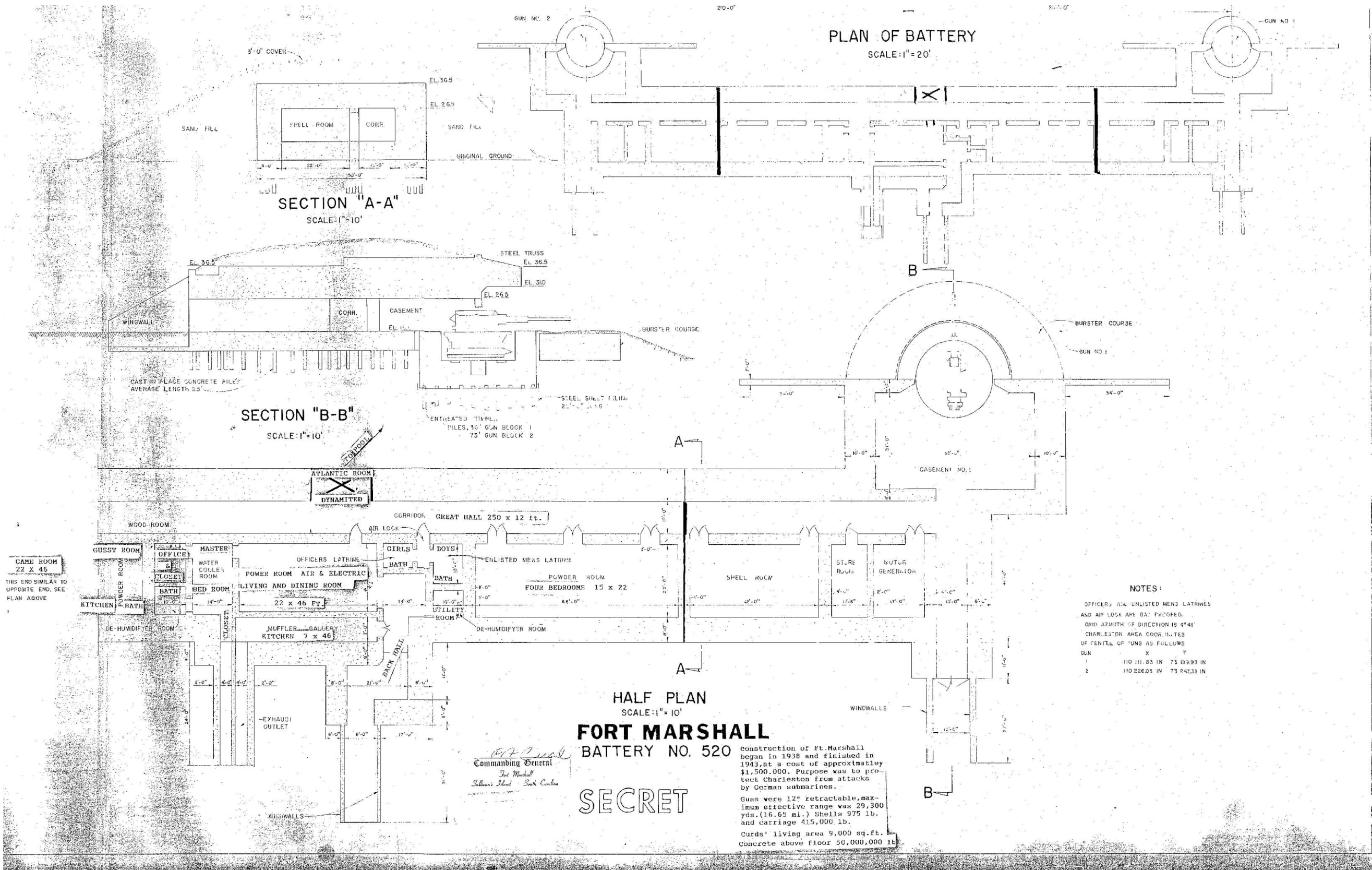
BZA SUBMITTAL: APRIL 10, 2026

CONCEPTUAL DRB SET: JANUARY 23, 2026

HISTORIC
DOCUMENTS

A004

REV. 1



A1

FORT MARSHALL BATTERY PLAN AND SECTION

SCALE: AS NOTED

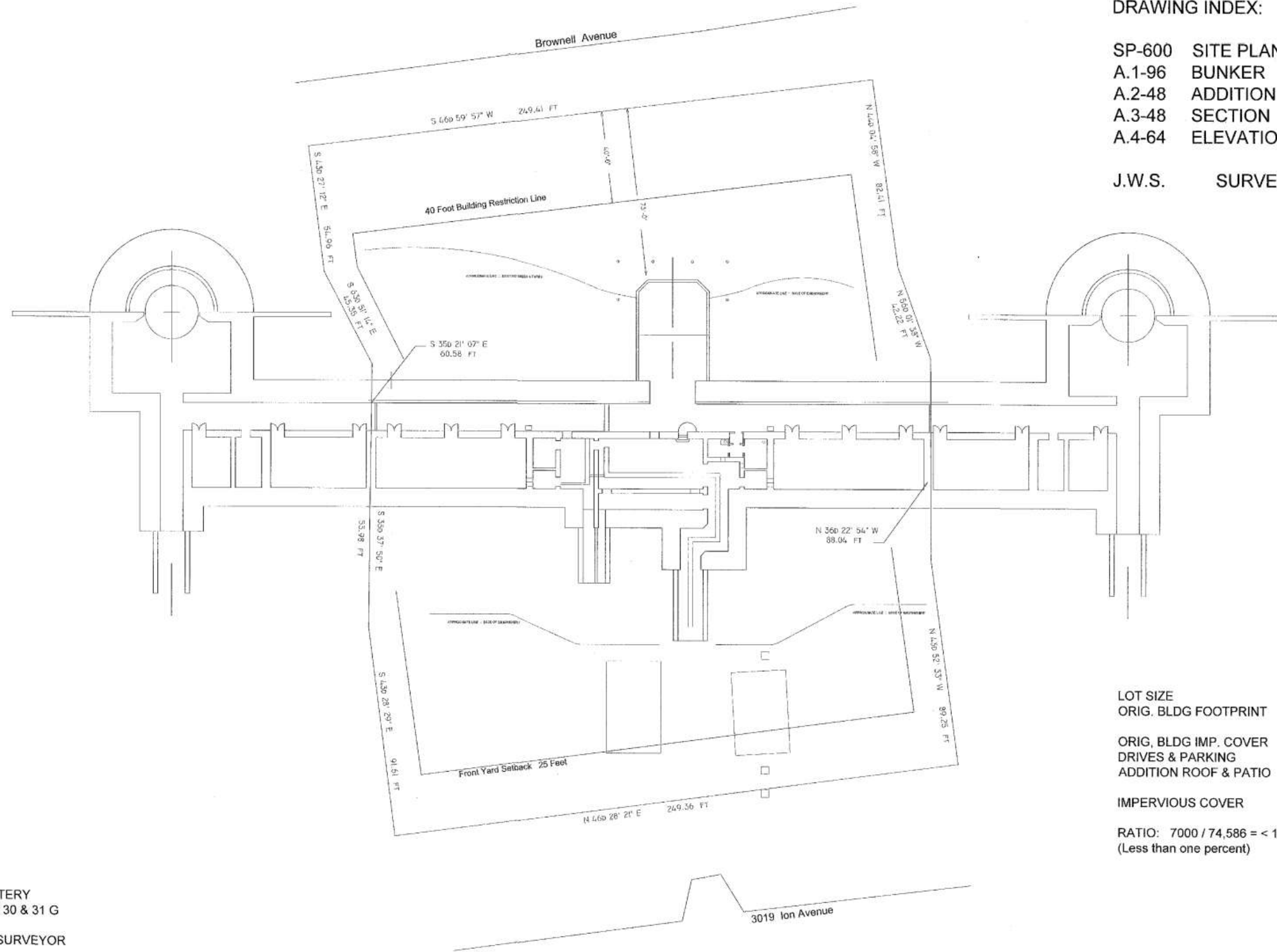
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DRAWING INDEX:

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 - C

LOT C : 3024 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

CONCEPTUAL DRB #3: OCTOBER 21, 2026

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HISTORIC
DOCUMENTS

A1

EXISTING SITE AND BUNKER DOCUMENTS

A005

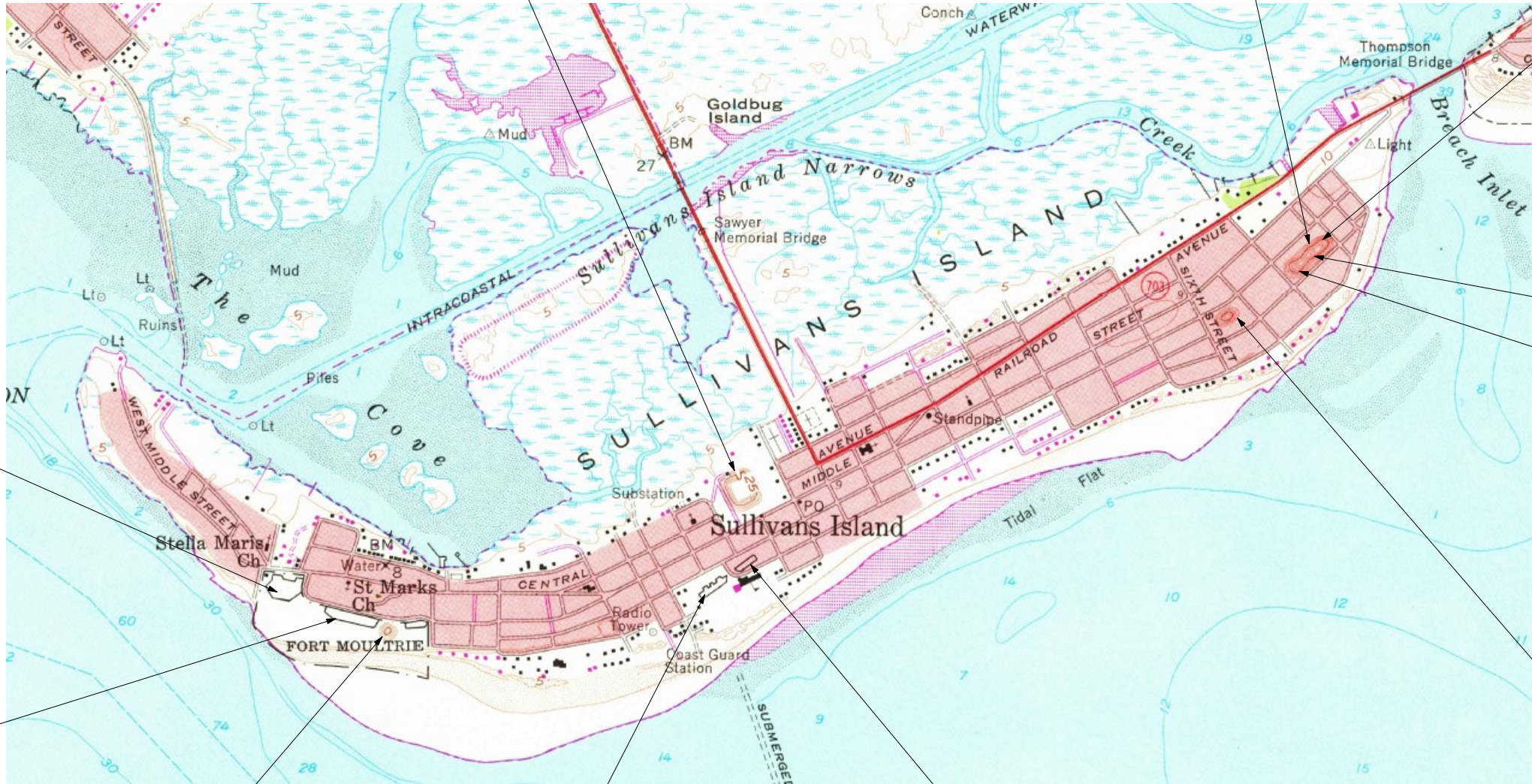
REV. 1



WATER TREATMENT PLANT



With the exception of the three gun emplacements at Fort Marshall and the mortar batteries Pierce Butler and Capron, all of the island's historic military fortifications are either part of the Fort Moultrie National Monument or have been listed in the National register. Batteries Pierce Butler and Capron were intact at the time of the 1987 historic sites survey but have since been infilled with dirt to prevent people from falling in to their deep concrete pits. Despite this alteration, the batteries represent important archaeological resources. The three gun emplacements at Fort Marshall were sold to private owners in the 1950 and subsequently converted into residences. The architectural integrity of each of the structures was compromised by the infilling of their open front walls. In recent years, the settings of each of the resources has been further compromised by the construction of modern houses on their lots and the partial excavation of side of one of them for a swimming pool.



PATRIOTS HILL RESIDENCE

3019 I-ON AVENUE
SULLIVANS ISLAND, SC 29482

FORTIFICATIONS OF SULLIVAN'S ISLAND

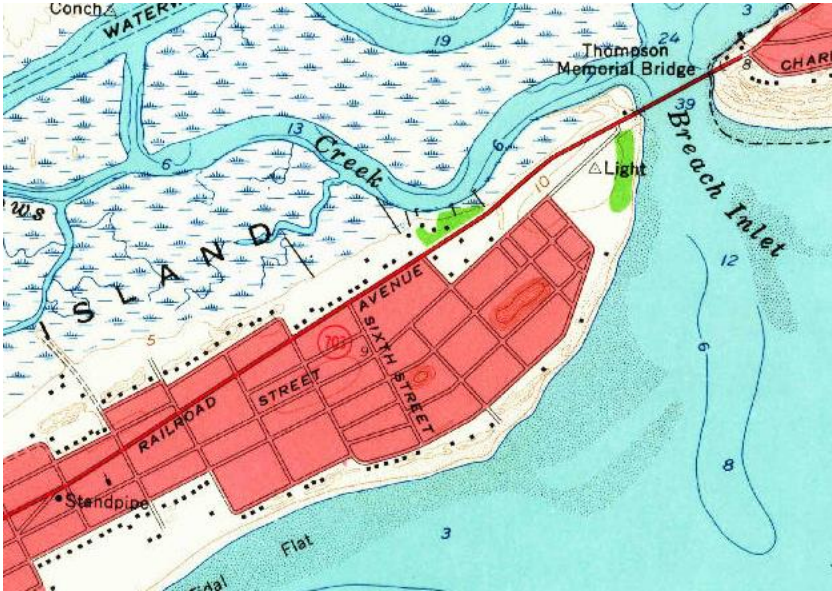
A005B

REV. 1



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.

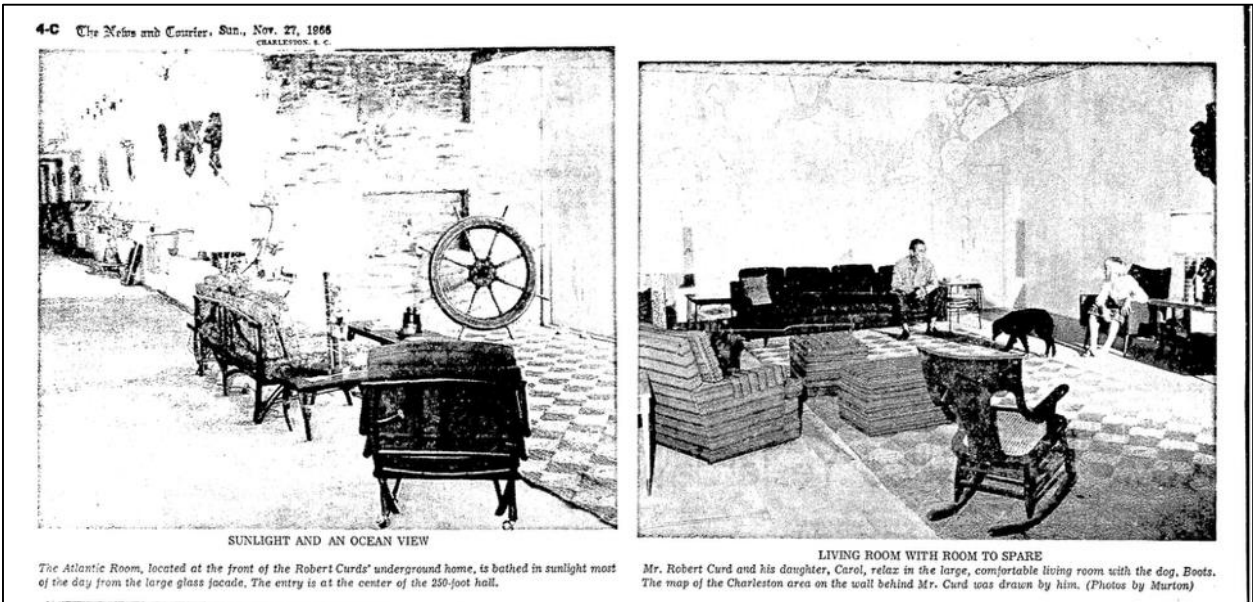
MAPS (ABOVE AND BELOW) SHOWING THE CONVERSION OF THE EAST END OF SULLIVANS ISLAND FROM MILITARY USE TO RESIDENTIAL DEVELOPMENT



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

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SITE
HISTORY

A005C



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

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SITE
PHOTOGRAPHS

A006

REV. 1



3024 BROWNELL AVE

3020 BROWNELL AVE

3016 BROWNELL AVE



3003 ION AVE



223 STATION 31 ST

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LOYAL ARCHITECTS
Mount Pleasant, SC
No. 10305
REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

STATE OF SOUTH CAROLINA
ROSS LOYAL ARCHITECTS
Spartanburg, SC
No. 10305
REGISTERED ARCHITECT

PATRIOTS HILL RESIDENCE - C

LOT C : 3024 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

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ION
STREETSCAPE

A007

A1

ION AVENUE 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

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architects



PATRIOTS HILL RESIDENCE - C

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BROWNELL
STREETSCAPE

A008

A1

BROWNELL STREETSCAPE

SCALE=1/4"=1'-0"
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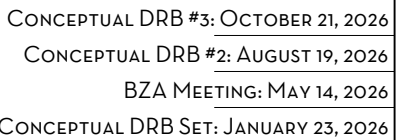
BLOCK
DIAGRAM

A1

BLOCK DIAGRAM

A009

REV. 1



BROWNELL STREET ELEVATIONS

A009B



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STATE OF SOUTH CAROLINA
ROSS LOYAL ARCHITECTS
Charleston, SC
No. 10305
REGISTERED ARCHITECT

B1

REFERENCE IMAGES

SCALE: N/A



A1

PREVIOUS BROWNELL STREET RENDERING

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

PATRIOTS HILL RESIDENCE - C

LOT C : 3024 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

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PREV. BROWNELL
RENDER & IMAGES

A010





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SULLIVANS ISLAND, SC 29482

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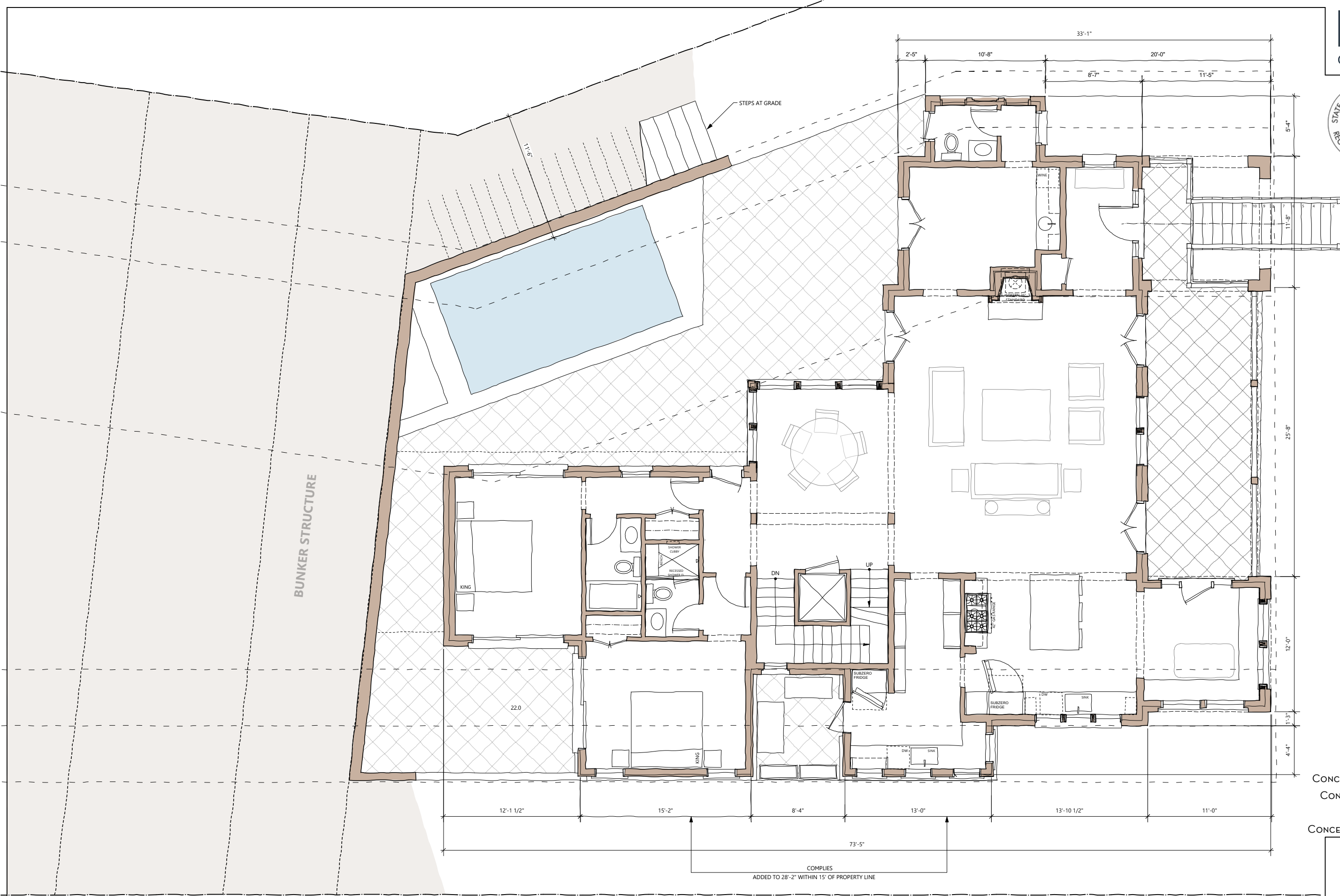
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CONCEPTUAL DRB SET: JANUARY 23, 2026

MAIN LEVEL
PLAN

A101

REV. 1



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SULLIVANS ISLAND, SC 29482

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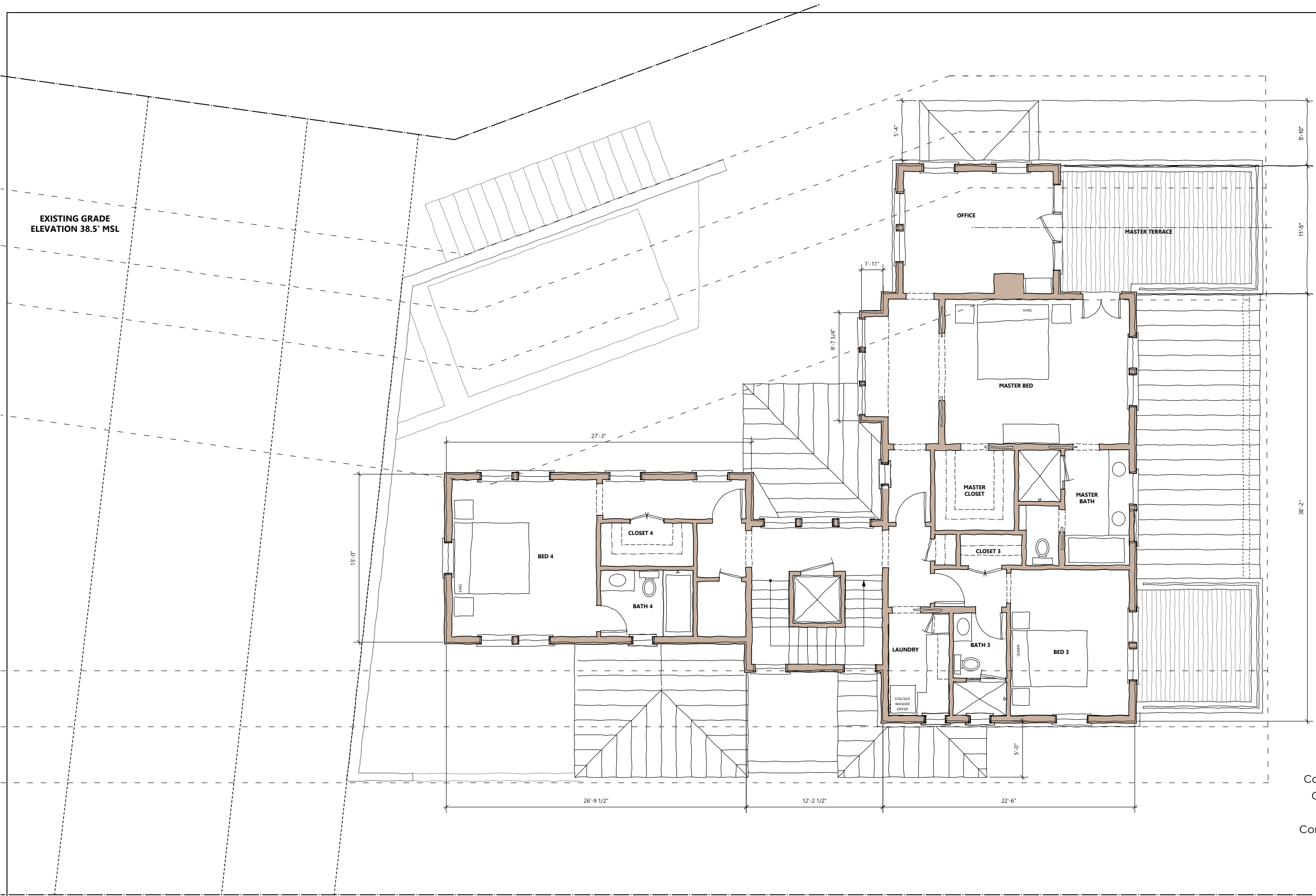
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2ND LEVEL
FLOOR PLAN

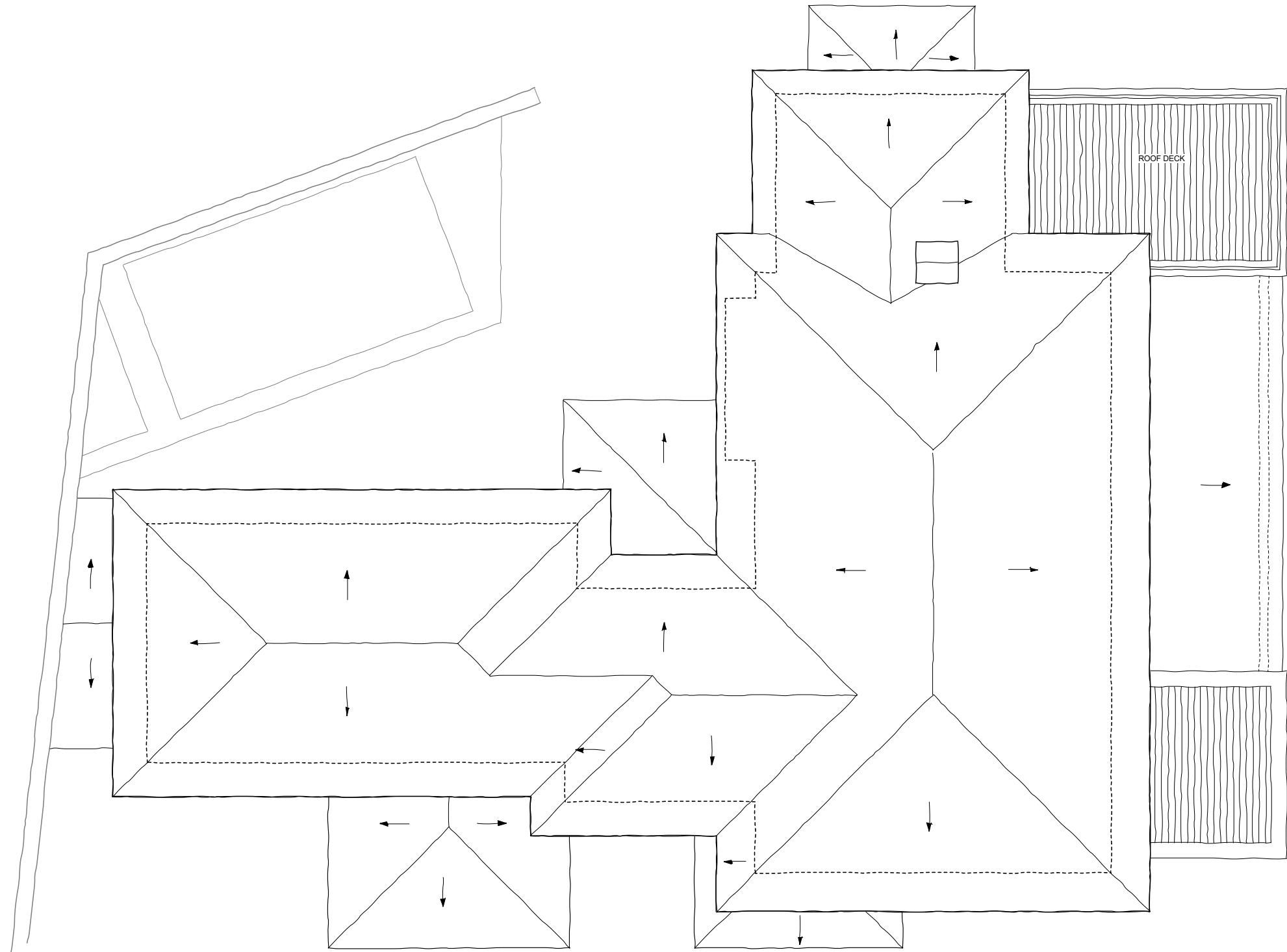
A102

REV. 1





NOT FOR
CONSTRUCTION



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ROOF
PLAN

A103

A1

ROOF PLAN

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

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REV. 1

PREVIOUS CONCEPTUAL SUBMITTAL



PATRIOT HILL RESIDENCE - C

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EXTERIOR
ELEVATION

A1

BROWNELL AVENUE ELEVATION

(PREVIOUS CONCEPTUAL SUBMITTAL)

A201

REV. 1

PATRIOTS HILL RESIDENCE - C

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EXTERIOR
ELEVATION

A201

REV. 1

TOP OF PERMITTED PAVILION
AT 3012 BROWNELL

HEIGHT OF 223 STATION 31 STRUCTURE



A1

BROWNELL AVENUE ELEVATION

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

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PREVIOUS CONCEPTUAL SUBMITTAL



PATRIOT HILL RESIDENCE - C

LOT C : 3024 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

(PREVIOUS CONCEPTUAL SUBMITTAL)

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EXTERIOR
ELEVATION

A1

POOL TERRACE SECTION ELEVATION

A202

REV. 1



PATRIOTS HILL RESIDENCE - C

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EXTERIOR
ELEVATION

PREVIOUS CONCEPTUAL SUBMITTAL

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EXTERIOR
ELEVATION

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EXTERIOR
ELEVATION

A203

REV. 1



A1

ION AVENUE ELEVATION

PREVIOUS CONCEPTUAL SUBMITTAL



PATRIOT HILL RESIDENCE - C
LOT C : 3024 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

(PREVIOUS CONCEPTUAL SUBMITTAL)

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EXTERIOR
ELEVATION

A1

SOUTHWEST SIDE EXTERIOR ELEVATION

A204

REV. 1

PATRIOTS HILL RESIDENCE - C
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EXTERIOR
ELEVATION

A1

SOUTHWEST SIDE EXTERIOR ELEVATION

A204

REV. 1