PERMITED PRINCIPAL BUILDING AREA

TOTAL LOT AREA 10,642 SQFT
2,400 + (LOT AREA - 5,000) / 100)) X 10
2,400 + (10,642-5000) / 100)) X 10
2,400 + (5,642/100) X10
2,400 + 56.42 X 10
2,400 + 564.2
2,964 SQFT MAX AREA
MAX RELIEF : 500 SQFT MAX. OR 15 %
PRINCIPAL BUILDING AREA RELIEF 15% = 445 SQFT
MAX PRINCIPAL BUILDING AREA 2,964 + 445 = 3,409 SQFT

REQUESTING 325 SQFT OF RELIEF OR 10.9%
REDUCED THE REQUEST BY 111 SQFT - TOTAL PROPOSED AREA IS 3,289 SQFT

PRINCIPAL BUILDING COVERAGE

TOTAL LOT AREA 10,642 SQFT
PRINCIPAL BUILDING COVERAGE = LOT AREA x 15% + (15,000 - LOT AREA) x5%
PRINCIPAL BUILDING COVERAGE = 10,642 x 15% + (15,000 - 10,642) x5%
PRINCIPAL BUILDING COVERAGE = 1,596 + (4,358) x5%
PRINCIPAL BUILDING COVERAGE = 1,596 + 218
PRINCIPAL BUILDING COVERAGE = 1,814 SQFT OR 17.0%

PRINCIPAL BUILDING COVERAGE MAX RELIEF 20%

PRINCIPAL BUILDING RELIEF 365 SQFT

MAX. PRINCIPAL BUILDING COVERAGE 1,814 + 365 = 2,177 SQFT

PROPOSED PRINCIPAL BUILDING COVERAGE 1,840 SQFT
NO DRB RELIEF REQUIRED

FLOOD NOTE:

THIS LOT IS SITUATED IN A FLOOD ZONE AE 9 AND X-SHADED AS PER SCALING FROM FEMA F.I.R.M. MAP NUMBER 45019C0538K DATED REVISED JANUARY 29, 2021.

20" Cedar 5'1'10'5"

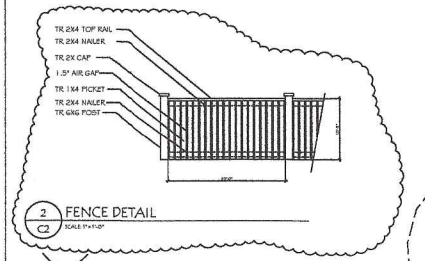
Triple Stem

LOT COVERAGE

TOTAL LOT AREA	10,642 SQFT
MAX COVERAGE @ 30%	3,195 SQFT
PROPOSED HOUSE	1,767 SQFT
PROPOSED DRIVEWAY (1,145 SQFT)	PERVIOUS
PROPOSED PORCHES	646 SQFT
PROPOSED HVAC	50 SQFT
PROPOSED STAIRS	132 SQFT
PROPOSED POOL	373 SQFT
PROPOSED POOL DECKING (272 SQFT)	PERVIOUS
TOTAL COVERAGE	2,968 SQFT
TOTAL COVERAGE %	27.8%
TOTAL COVERAGE W/ DRIVEWAY & POOL DECK	4,385 SQFT OR 41.2%
VEGETATION RATIO (UNDISTURBED)	58.8%

DRB RELIEF NOTE:

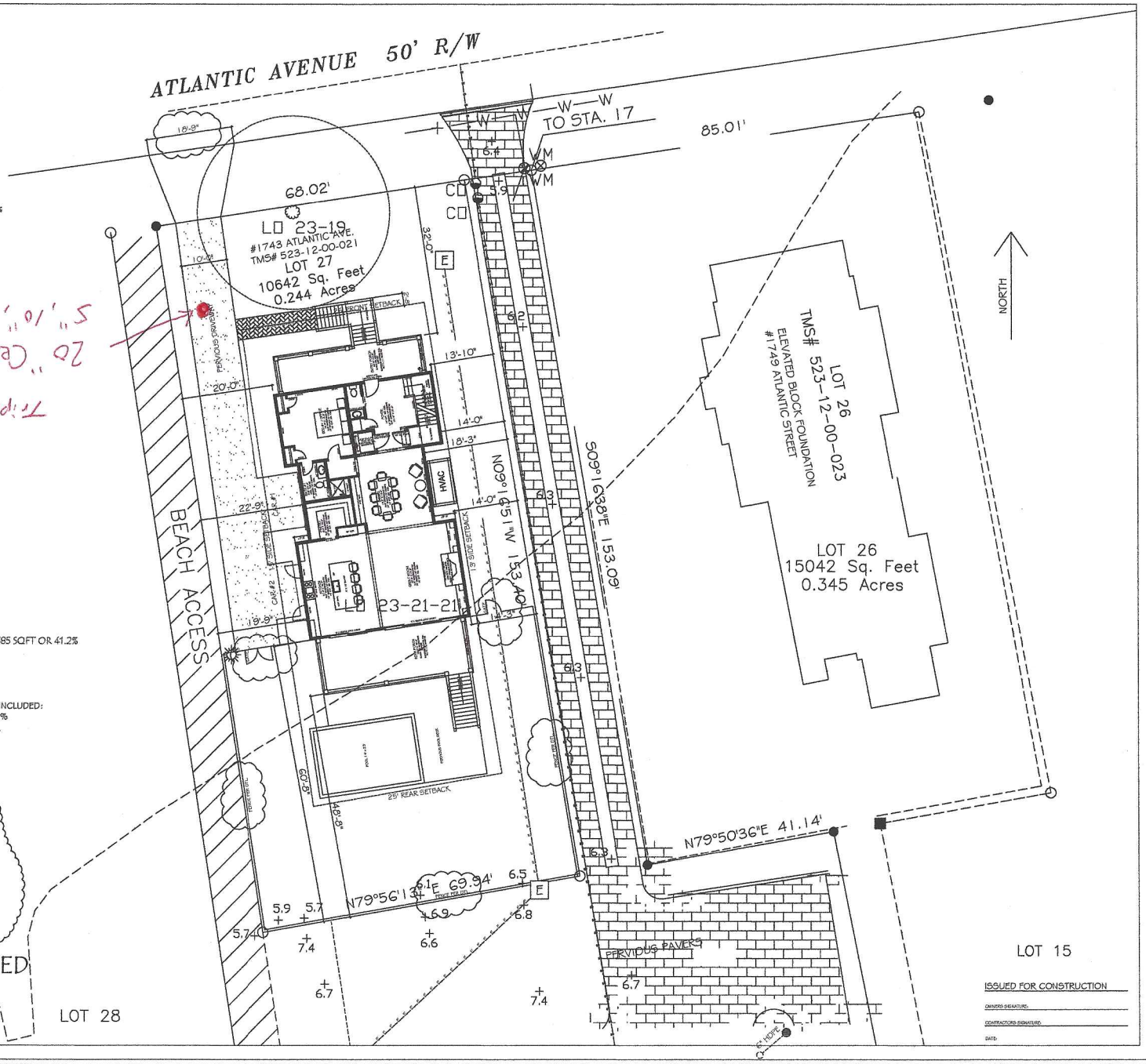
FINAL APPROVAL WAS GRANTED BY THE DRB ON 4/16/25 AND INCLUDED:
INCREASE IN PRINCIPAL BUILDING AREA OF 325 SQFT OR 10.9%
REDUCED SIDE SETBACKS & REDUCED AVERAGE SIDE SETBACK



2 C2 FENCE DETAIL
SCALE: 1"=1'-0"

TREE TO BE REMOVED

1 C2 SITE PLAN - FIRST FLOOR
SCALE: 1"=10'-0"



ISSUED FOR CONSTRUCTION

OWNER'S SIGNATURE:
CONTRACTOR'S SIGNATURE:
DATE:

Studio 291 LLC
295 Seven Farms Drive
Suite G-174
Charleston, South Carolina 29492
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Project
New Residence
1743 Atlantic Ave., Sullivan's Island, SC

Sheet Title
SITE PLAN - FIRST FLOOR

D. P. In Charge
J. ADRIAN
Job Captain
J. ADRIAN
Drawn By
JAA
Date Drawn
3/28/25
Issued for Pricing
3/28/25
Issued for Permit
4/22/25
Revisions
No. 1 Date 5/30/25
Issue Date 4/22/25

Project Number
24-291-914
Sheet 3 Of 20
C2