

S 80° 10' 12" E 84.13'

LOT 28-A

N 12° 07' 58" E 75.38'

25' REAR SETBACK LINE

23'-0" side set back

TMS# 523-08-00-073

Lot 18-A

22,207 sq. ft.  
0.51 Acres

10'-0" side set back

BUILD TO LINE

S 7° 57' 48" W 225.17'

S 77° 52' 15" E 10.14'

ROAD RIGHT OF WAY

N 25° 30' 36" E 30.84'

FUTURE PERVIOUS DRIVE

AREA OF HISTORIC BUILDING: 1481.6 SQ FT  
AREA OF EXISTING BUILDING: 3427.1 SQ FT  
IN HISTORIC BUILDINGS: 1700

DEMOLISH EXISTING REAR ADDITION TO HISTORIC STRUCTURE

FUTURE GARAGE

N 3° 42' 28" E 121.36'

LOT 16/17-A

10'-0" side set back

1 Site Plan

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

New Brick Deck

HISTORIC STRUCTURE

Screened Porch

Front Porch

25'-0" front set back

N 80° 17' 42" W 100.02'  
THOMPSON

NOTE: Rock Wall along property line

**CODE APPLICABILITY**

1. This structure has been designed using the following building codes and standards:  
• International Residential Code 2015

2. All Work to be in accordance with current applicable codes and standards.

THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE.  
TMS: #52308 00 073

**SULLIVAN'S ISLAND RESIDENTIAL ZONING**

Address: 1730 Thompson Ave, Sullivan's Island, South Carolina

Lot High Area: 22,207 sq ft  
Flood Zone: AE 13/AE 15  
Base Flood Elevation: 13/15 MSL

TMS #: #5230800073  
City Name: Town of Sullivan's Island

Information from Survey:  
1) PLAT BOOK EC, PAGE 283  
2) LOT 18 A  
3) DEED BOOK 0576

Setbacks:  
Front: 25 ft, exist historic building inside setback  
Sides: Width of 102.02' Min 10' total 38.33' exist historic building inside both side setbacks. Add trellis or rear to match setback on exist side wall

Historic Structure:  
Max area allowed: 1200 sq ft

Impervious Coverage Allowed 30% Coverage:  
Historic Structure: 1200 sq ft  
Historic Structure Porch/Deck: 1112 sq ft  
Future Home, pool, stairs, porches, HVAC: 3727 sq ft  
Future Garage: 576 sq ft  
Total: 6415 sq ft

MEETS CRITERIA

Future pervious Drive end Walk: 2210 sq ft

OCR#: 30

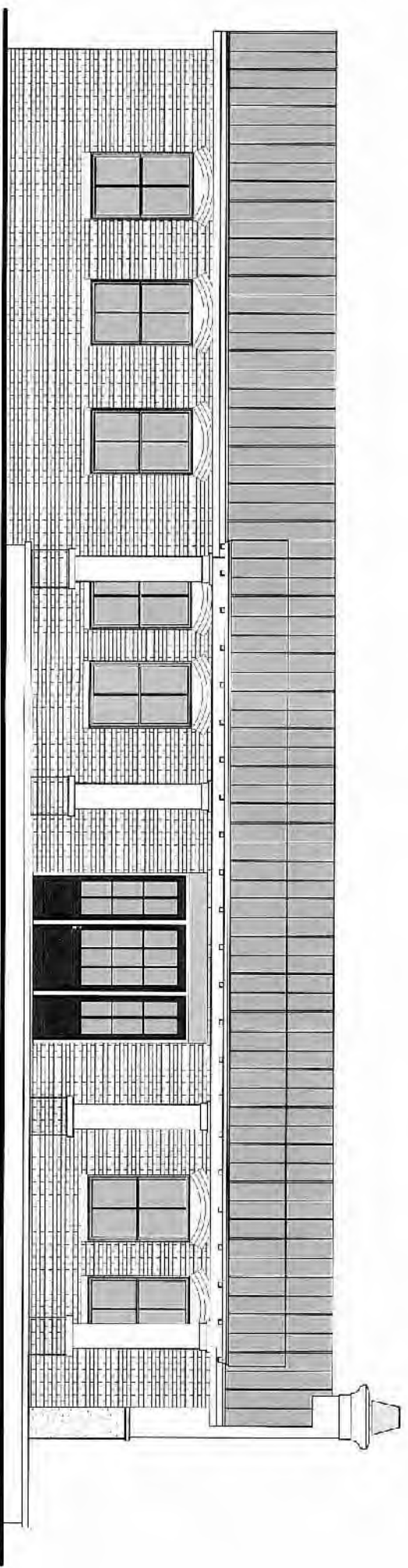
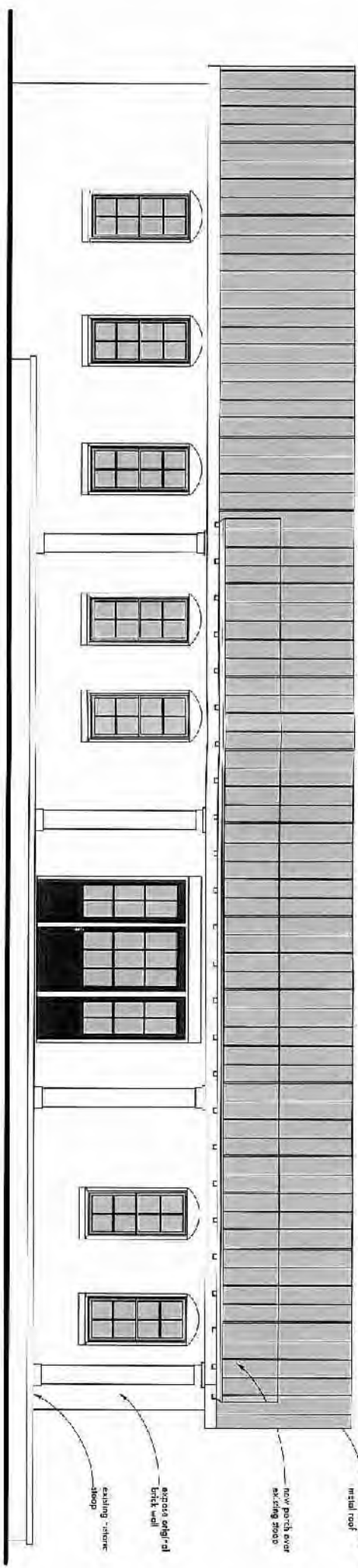
Drawing No: <b>CI.1</b>	Drawing Title: <b>Site Plan</b>	Drawn: RB	Checked: RB	Plot Date: 9/20/18	Ordinance Shop Renovation 1730 THOMPSON AVENUE SULLIVAN'S ISLAND South Carolina	Swallowtail Architecture, LLC ARCHITECTURE AND INTERIOR DESIGN 843-885-2400 • SwallowtailArchitecture.com 763 Trevels Blvd, Suite 1, Summerville, SC, 29485	NOT FOR CONSTRUCTION Sep 18, 2018	State of South Carolina Board of Architectural and Professional Regulation License No. 5490 Expires 09/18/2020	State of South Carolina Board of Architectural and Professional Regulation License No. 5490 Expires 09/18/2020	No. 1 Issued For: Issued For Preliminary Review Date: August 16, 2018
										No. 2 Issued For: Date:



**FRONT ELEVATION CHANGES:**

Overall, the changes requested reduce the impact on the historic structure

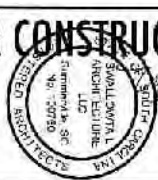
- 1) Changed porch from shed roof shorter shed roof
- 2) changed porch columns
- 3) changed chimney to stucco base and chimney cap



**2 REVISED AFTER DRB APPROVAL Thompson Elevation**  
Scale: 1/8" = 1'-0"

**1 DRB APPROVED Thompson Elevation**  
Scale: 1/8" = 1'-0"

No.	Issued For	Date
1	Issued For Preliminary Review	August 16, 2018
2		



**NOT FOR CONSTRUCTION**  
Sept 19, 2018

**SWALLOWTAIL ARCHITECTURE, LLC**  
ARCHITECTURE AND INTERIOR DESIGN  
#13-885-6-ACB • Send us to: [www.kbrich.com](http://www.kbrich.com)  
2307 Baylors Blvc, Suite A, Greenville, SC 29605

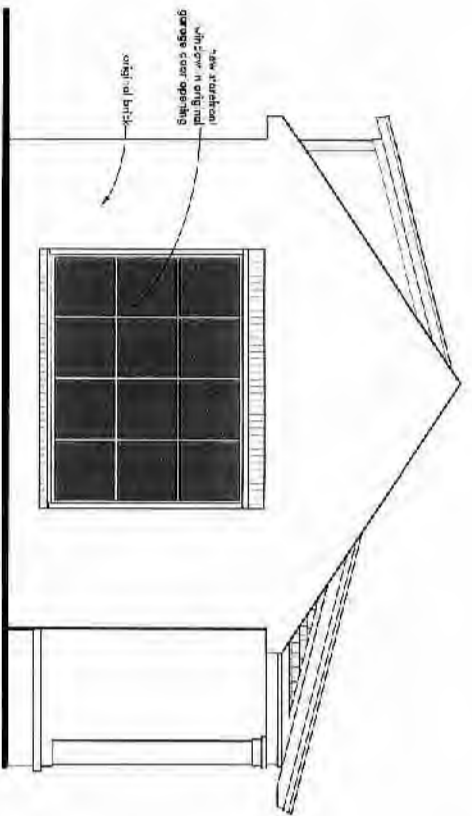
**ORDINANCE SHOP RENOVATION**  
1750 W. HOMESIDE BLVD  
SIMI VALLEY ISLAND South Carolina

Total Date	9/20/18
Checked	RB
Drawn	RB
Drawing Title	Comparison Front Elevations
Drawing No.	<b>A2.0</b>

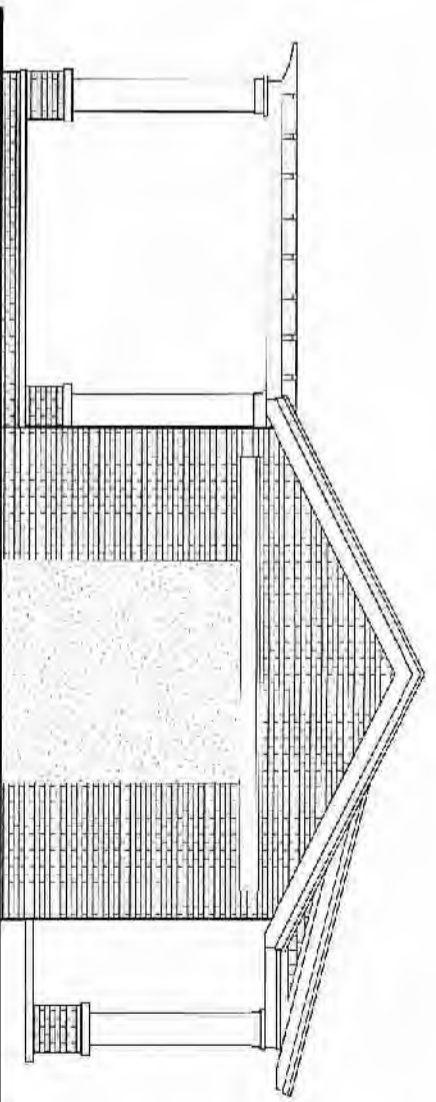
**LEFT SIDE ELEVATION CHANGES:**

Overall, the changes requested reduce or have no change on the impact on the historic structure

- 1) Changed large window at end to a stucco fill in opening.
- 2) Porch in side view has a shed roof



**3 DRB APPROVED Left End Elevation**  
Scale: 1/4" = 1'-0"

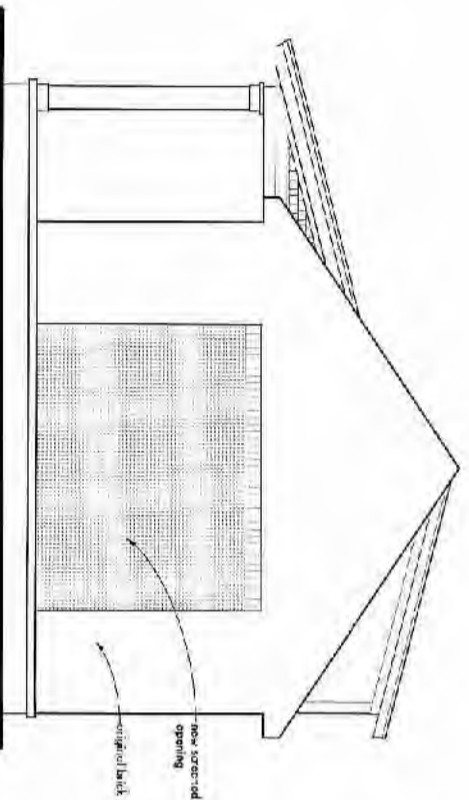


**4 REVISED AFTER DRB APPROVAL Left End Elevation**  
Scale: 1/8" = 1'-0"

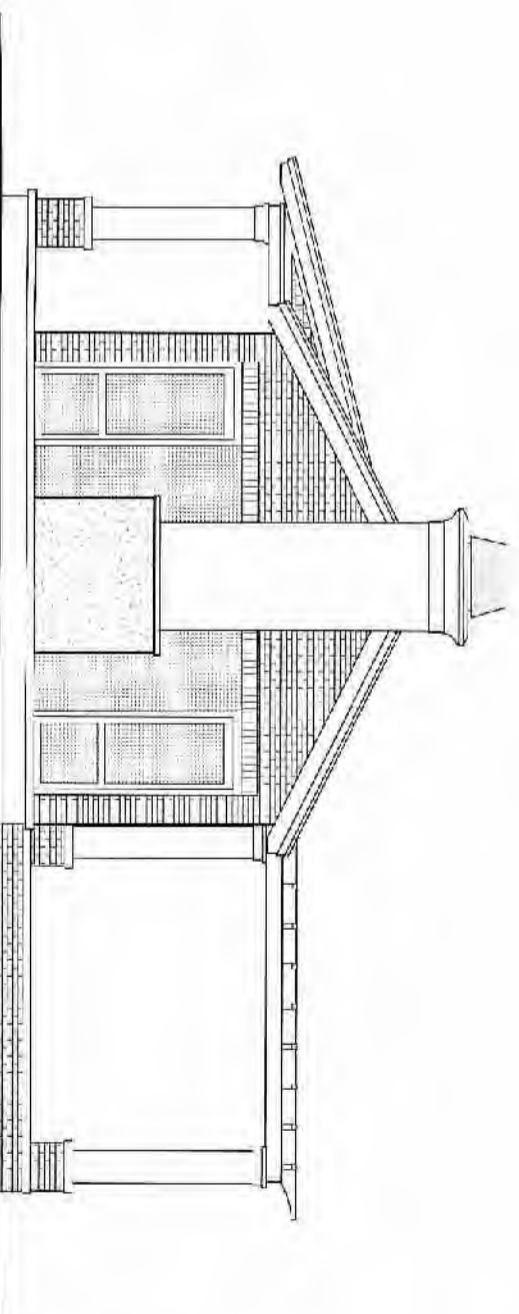
**RIGHT SIDE ELEVATION CHANGES:**

Overall, the changes requested reduce or have no change on the impact on the historic structure

- 1) We added a fireplace with stucco base and changed cap in the screened porch.
- 2) Porch in side view has a shed roof



**3 DRB APPROVED Right End Elevation**  
Scale: 1/4" = 1'-0"



**2 REVISED AFTER DRB APPROVAL Right End Elevation**  
Scale: 1/8" = 1'-0"

No.	Issued For	Date
1	Issued For Preliminary Review	August 16, 2018
2		



**NOT FOR CONSTRUCTION**  
Sept 19, 2018

**SWALLOWTAIL ARCHITECTURE, LLC**  
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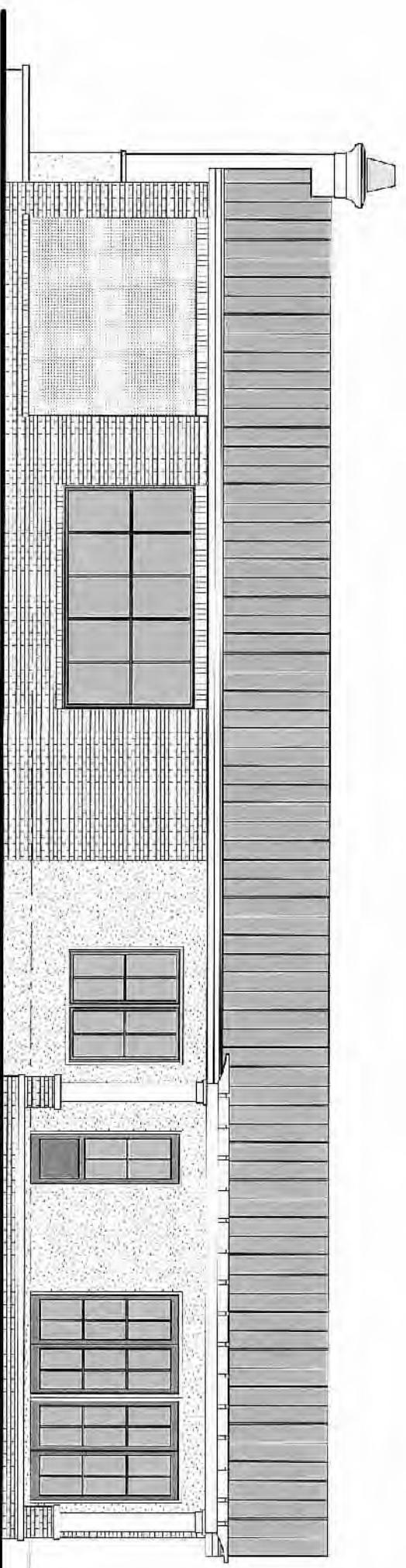
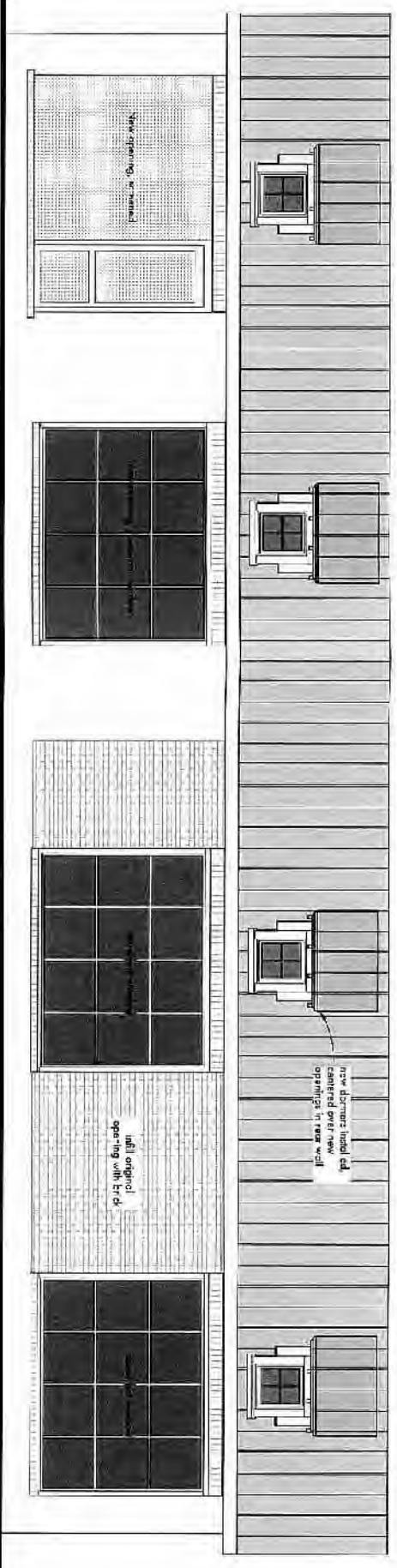
**ORDINACE SHOP RENOVATION**  
1130 THOMPSON AVENUE  
SULLIVAN'S ISLAND South Carolina

Plot Date	9/20/18
Checked	RE
Drawn	RE
Drawing Title	Comparison of Side Elevations
Drawing No.	<b>A2.1</b>

REAR ELEVATION CHANGES:

Overall, the changes requested reduce or have no change on the impact on the historic structure

- 1) We removed the rear dormers
- 2) We added stucco finish to new exterior frame wall
- 3) We changed exterior windows and doors



No.	Issued For	Date
1	Issued for Preliminary Review	August 15, 2018
2		

NOT FOR CONSTRUCTION

SEP 19 2018

SWALLOWTAIL ARCHITECTURE, LLC

STATE OF SOUTH CAROLINA

REGISTERED ARCHITECT

PAUL B. HARRIS

NO. 6740

SWALLOWTAIL ARCHITECTURE, LLC

ARCHITECTURE AND INTERIOR DESIGN

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700 Travlers Blvd, Suite 1, Summerville, SC, 29885

ORDINACE SHOP RENOVATION

1230 THOMPSON AVENUE

SUB. LEWIS ISLAND South Carolina

PIC Date: 9/20/18

Checked: RB

Drawn: RB

Drawing Title: Comparison of Rear Elevations

Drawing No: A2.2