SECOND STORY ADDITION

31 DARLINGTON AVENUE
CHARLESTON, SOUTH CAROLINA 29403
TMS # 463 11 03 004

ARCHITECTURAL DRAWINGS FOR NEIGHBORHOOD ASSOCIATION REVIEW

SP1.0 SITE PLAN AND PROPERTY INFORMATION

A1.0 FLOOR PLANS

A2.0 EXTERIOR ELEVATIONS

A2.1 EXTERIOR ELEVATIONS

Owner:

Warren Miller
31 Darlington Avenue
Charleston, South Carolina 29403

Architect:

Clark Ferguson Architect
316 Hydrangea Street
Summerville, South Carolina 29483
Tel: 918.378.0753
Mail@ClarkFerguson.com
ClarkFerguson.com

General Contractor:

Zourzoukis Homes, LLC
George Zourzoukis
Mount Pleasant, South Carolina 29464
Tel: 834.214.3383

Structural Engineer: To Be Determined

Surveyor: To Be Determined

Mechanical Contractor: To Be Determined

Electrical Contractor: To Be Determined

Plumbing Contractor: To Be Determined

Lighting Consultant: To Be Determined

CLARK FERGUSON ARCHITECT
Cell 918 378 0753
316 Hydrangea Street
Summerville, South Carolina 29483
Mail@ClarkFerguson.com
LICENSED WITH STATE OF SOUTH CAROLINA

STATE OF SOUTH CAROLINA
Clark Ferguson
Summerville, SC
No. 8482
REGISTERED ARCHITECT

GENERAL CONTRACTOR:
George Zourzoukis

DRAWING FOR REVIEW

31 DARLINGTON AVENUE
CHARLESTON, SOUTH CAROLINA 29403

ORIGINAL: 8 February 2022

DO NOT SCALE DRAWINGS
SEE "S" SERIES DRAWINGS
FOR MEMBER SIZING, ETC.

TITLE SHEET

T1.0

ORIGINAL DRAWING 24 INCHES X 36 INCHES

31 Darlington Ave

PID: 4631103004
OWNER1: MILLER K WARREN III
PLAT BOOK PAGE: E-77
DEED BOOK PAGE: 0828-382
Jurisdiction: CITY OF CHARLESTON

0 10 20 40 ft
1 inch = 18 feet

CHARLESTON COUNTY SOUTH CAROLINA

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Author: Charleston County SC
Date: 7/2/2021

1 EXISTING SITE PLAN
NOT TO SCALE

SCOPE OF WORK:

1. ADD 678 SQUARE FOOT SECOND STORY ADDITION AT REAR PORTION.

2. FOOTPRINT DOES NOT CHANGE.

3. LOT COVERAGE DOES NOT CHANGE.

2 PROPOSED SITE PLAN
SCALE 3/16" = 1'-0"

0 1' 2' 4' 8' 16' 32'

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

HEIGHTS:

MAXIMUM HEIGHT - 35 FEET

PROPOSED DWELLING -29 ' - 6"

SET BACKS:

SETBACKS NOT AFFECTED BY THIS PROJECT.

TREES:

NO GRAND TREES AFFECTED BY THIS PROJECT.

EROSION CONTROL NOTES:

1. SILT FENCE IS REQUIRED TO BE EMBEDDED TOWARDS CONSTRUCTION SITE.

2. STAKES ARE TO BE SPACE NO MORE THAN SIX (6) FEET.

3. ADDITIONAL ROWS MAY BE REQUIRED PER INSPECTION.

4. ROADS TO BE KEPT CLEAN. CONTRACTOR WILL BE RESPONSIBLE FOR SEDIMENT LEAVING SITE.

5. STORMWATER INLETS ARE TO BE PROTECTED WITH GEOTEXTILE FABRIC OR SILT FENCE WITH GRAVEL.

6. WASHOUT AREA AND DUMPSTER MUST BE LOCATED INSIDE SEDIMENT CONTROLLED AREA.

TYPICAL SILT FENCING DETAILS

PROPERTY INFORMATION:

1. THIS SITE PLAN WAS DEVELOPED FROM THE CHARLESTON COUNTY GEOGRAPHICAL INFORMATION SYSTEM.

2. TMS # 463 11 03 004

3. FLOOD ZONE (AE 9) AS SHOWN ON THE FEMA MAPS 45019C 0512 K DATED 1/29/2021.

4. PROPERTY IS ZONED SR-2 SINGLE FAMILY RESIDENCE.

PROJECT NOTES:

1. A PRELIMINARY SITE LAYOUT IS RECOMMENDED BEFORE FINAL SITE DESIGN OR CONSTRUCTION.

2. FLOOD ZONE SHOULD BE VERIFIED WITH THE GOVERNING MUNICIPALITY BEFORE DESIGN AND CONSTRUCTION.

3. VERIFY SOIL BEARING CAPACITY BEFORE DESIGN AND CONSTRUCTION.

4. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

LOT COVERAGE CALCULATIONS:

LOT SIZE - 0.131 ACRE - 5,743 SQUARE FEET

MAXIMUM BUILDING COVERAGE -50% = 2,872 SQUARE FEET

PROPOSED TOTAL BUILDING COVERAGE = 32% = 1,816 SQUARE FEET

LIVING AREA:

FIRST FLOOR	1,498
SECOND FLOOR	678
TOTAL	2,176 SQUARE FEET HEATED SPACE

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SITE PLAN

SP1.0

ORIGINAL DRAWING 24 INCHES X 36 INCHES

1 EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"

2 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

3 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

LEGEND

EXISTING WALL	
NEW WALL	
DEMO	
ABOVE/BELOW	
RAILING	
STAIR / LANDING COUNT	1 2 3
DOOR TAG	001
WINDOW TAG	001
WATER FLOW	WF
TO BE DETERMINED	T.B.D.
VERIFY IN FIELD	V.I.F.
TYPICAL	TYP.
ELEVATION MARKER	

NOTE: ALL SYMBOLS MAY NOT BE USED

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

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FLOOR PLANS

A1.0

ORIGINAL DRAWING 24 INCHES X 36 INCHES

2 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"

4 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"

MATERIALS LEGEND

TYPICAL ALL ELEVATIONS

- A ARCHITECTURAL SHINGLES
- B BRICK
- C CEDAR SHAKES
- D CONTINUOUS RIDGE VENT
- E EXHAUST / VENT
- F CHIMNEY CAP / SPARK ARRESTOR
- G LOUVERED VENT
- H FIBER CEMENT HORIZONTAL SIDING
- I BOARD AND BATTEN VERTICAL SIDING
- J FIBER CEMENT TRIM
- K FIBER CEMENT CORNICE
- L FIBER CEMENT WATER TABLE
- M FIBERGLASS TINI OR TRUSCENE SCREEN
- N TREATED RAILS AND BALUSTRADE
- O OPEN
- P TREATED TREADS AND RISERS
- Q TREATED HORIZONTAL SLATS
- R TREATED WOOD
- S CONCRETE / STUCCO
- T HYDROSTATIC VENT
- U WORKING SHUTTERS
- V ALL IMPACT RATED WINDOWS
- W GUTTER AND DOWNSPOUT
- X BRACKETS TO BE DESIGNED
- Y VERIFY IN FIELD
- Z TO BE DETERMINED

NOTE
ALL LABELS MAY NOT BE USED IN THIS SET OF DRAWINGS.

1 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"

3 EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"

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EXTERIOR ELEVATIONS

A2.0

2 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"

4 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"

MATERIALS LEGEND

TYPICAL ALL ELEVATIONS

- A ARCHITECTURAL SHINGLES
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EXTERIOR ELEVATIONS

A2.1