



Case # BZA-10-22-00616

Charleston County BZA Meeting of December 5, 2022

Applicant: Aaron Ede of Architecture Plus, LLC

Property Owners: Jim and Lorrie Doyle

Property Location: 1444 Dupre Creek Drive – East Area

TMS#: 617-15-00-026

Zoning District: Rural Residential (RR) Zoning District

Request:

- Variance request to reduce the required 50' front/street side setback by 24' to 26' at the closest point for the proposed front steps and front porch and a portion of the proposed residence;
- Variance request to reduce the required 50' OCRM Critical Line setback by 35.21' to 14.79' at the closest point for a proposed swimming pool and steps and a portion of the proposed residence; and
- Variance request to reduce the required 35' OCRM Critical Line buffer by 20.21' to 14.79' at the closest point for a proposed swimming pool and steps and a portion of the proposed residence.

Requirement:

The *Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 4 Base Zoning Districts, Article 4.10 RR, Rural Residential District, Sec. 4.10.3 Density/Intensity and Dimensional Standards* requires a 50' front/street side setback, a 50' OCRM Critical Line setback, and a 35' OCRM Critical Line buffer.

Article 4.24 Waterfront Development Standards, Sec. 4.24.7 Prohibited Activities states, "The following activities are specifically prohibited in a buffer area: A. Removal excavation, or disturbance of the soil, except for minimal disturbance associated with the planting of shrubs or trees for landscaping; B. Grassed lawns requiring regular maintenance such as herbicides; pesticides, fertilizers and frequent mowing; C. Gardens, fences, or structures, except for permitted crossings; D. Paved or other impervious surfaces; and E. Destruction or addition of plant life which would alter the existing pattern of vegetation; and F. Driveways of any surface type."

ARTICLE 4.10 RR, RURAL RESIDENTIAL DISTRICT

Sec. 4.10.1 Purpose and Intent

The RR, Rural Residential Zoning District implements the Rural Residential policies of the *Comprehensive Plan*.

Sec. 4.10.2 Use Regulations

Uses are allowed in the RR District in accordance with the Use Regulations of *CHAPTER 6, Use Regulations*.

Sec. 4.10.3 Density/Intensity and Dimensional Standards

All Development in the RR District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.10.3, RR Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	1 Principal Dwelling Unit per 3 Acres	
MINIMUM LOT AREA	30,000 sq. ft.	1 acre
MINIMUM LOT WIDTH	100 feet	125 feet
MINIMUM LOT WIDTH AVERAGE	N/A	135 feet
MINIMUM SETBACKS		
Front/Street Side	50 feet	
Interior Side	15 feet	
Rear	30 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVERAGE [1]	30% of Lot	
MAXIMUM IMPERVIOUS SURFACE COVERAGE [1]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
MAXIMUM HEIGHT	35 feet	
Note: Refer to <i>ARTICLE 8.14, Conservation Subdivisions</i> , for alternative Development standards, where applicable.		
[1] Maximum Impervious Surface Coverage applies only to Residential Development on Parcels less than 30,000 square feet in size. When the Maximum Impervious Surface Coverage requirement applies, the Maximum Building Coverage requirement shall not apply.		

Effective on: 9/10/2017, as amended

Sec. 4.10.4 Other Regulations

Development in the RR District shall comply with all other applicable regulations of this Ordinance, including the standards of *CHAPTER 9, Development Standards*.

Sec. 4.24.7 Prohibited Activities

The following activities are specifically prohibited in a buffer area:

- A. Removal, excavation, or disturbance of the soil, except for minimal disturbance associated with the planting of shrubs or trees for landscaping;
- B. Grassed lawns requiring regular maintenance such as herbicides, pesticides, fertilizers, and frequent mowing;
- C. Gardens, fences, or Structures, except for permitted crossings;
- D. Paved or other impervious surfaces;
- E. Destruction or addition of plant life that would walter the existing pattern of vegetation; and
- F. Driveways of any surface type.

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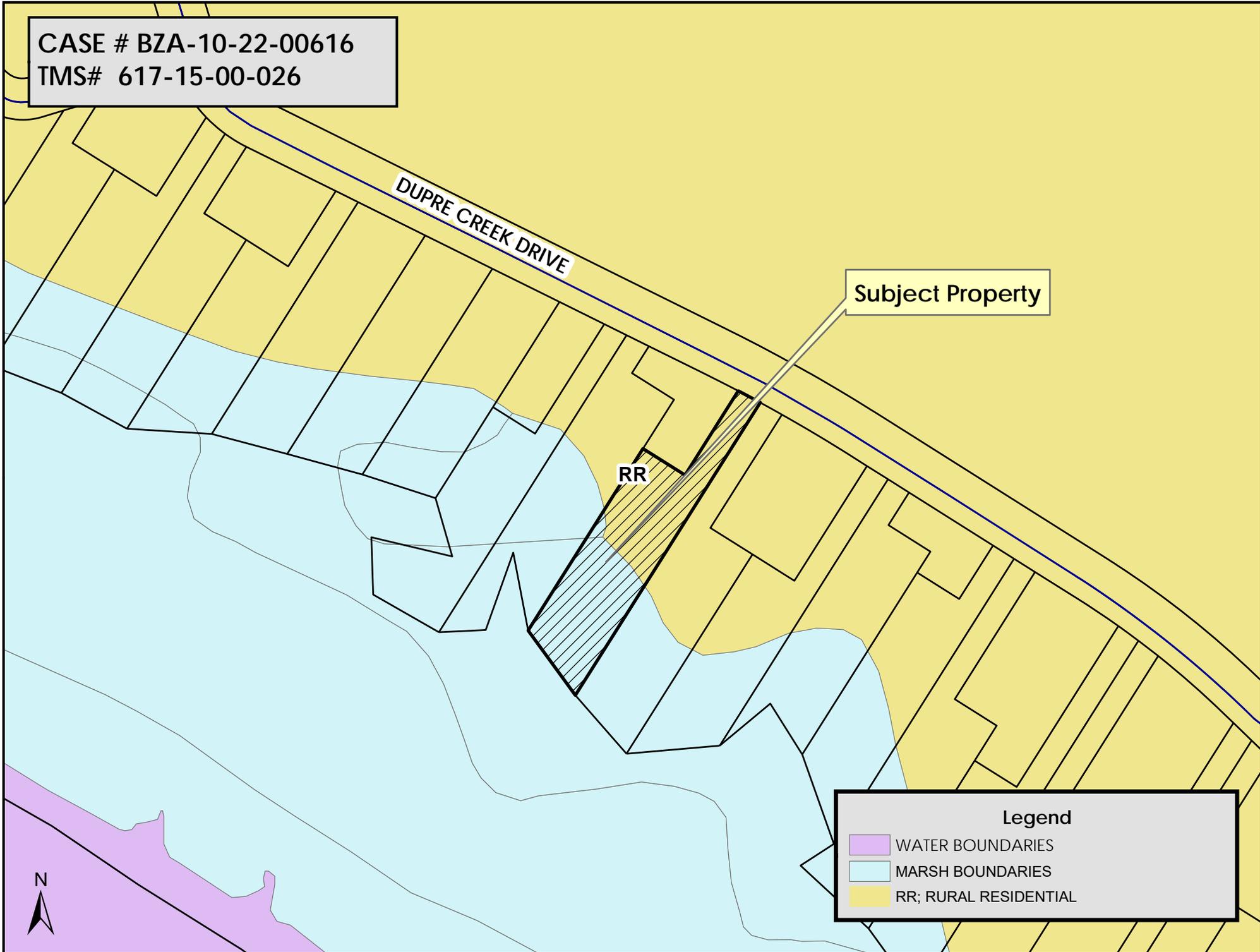
DUPRE CREEK DRIVE

Subject Property

RR

Legend

- WATER BOUNDARIES
- MARSH BOUNDARIES
- RR; RURAL RESIDENTIAL



CASE # BZA-10-22-00616
TMS# 617-15-00-026
AERIAL VIEW

DUPRE CREEK DRIVE

Subject Property







Case # BZA-10-22-00616

BZA Meeting of December 5, 2022

Subject Property: 1444 Dupre Creek Drive – East Area

Proposal: Variance request to reduce the required 50' front/street side setback, and to reduce the required 50' OCRM Critical Line setback and 35' OCRM Critical Line buffer.



Subject Property



Adjacent Properties



Adjacent Properties



Dupre Creek Drive



Staff Review:

The applicant, Aaron Ede of Architecture Plus, LLC, on behalf of the property owners, Jim and Lorrie Doyle, is requesting a variance to reduce the required 50' front/street side setback, to reduce the required 50' OCRM (Office of Ocean and Coastal Resource Management) Critical Line setback, and to reduce the required 35' OCRM Critical Line buffer at 1444 Dupre Creek Drive (TMS # 617-15-00-026) in the East Area of Charleston County.

More specifically, the applicant is requesting:

- To reduce the required 50' front/street side setback by 24' to 26' at the closest point for the proposed front steps and front porch and a portion of the proposed residence;
- To reduce the required 50' OCRM Critical Line setback by 35.21' to 14.79' at the closest point for a proposed swimming pool and steps and a portion of the proposed residence; and
- To reduce the required 35' OCRM Critical Line buffer by 20.21' to 14.79' at the closest point for a proposed swimming pool and steps and a portion of the proposed residence.

The subject property contains 0.27 acres of highland and is currently vacant. The subject property and adjacent properties are located in the Rural Residential (RR) Zoning District in Phase 1 of the Paradise Island subdivision that was platted in 1995. Charleston County adopted required setbacks and buffers from the OCRM Critical Line in 2001.

Applicable ZLDR requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 4 Base Zoning Districts, Article 4.10 RR, Rural Residential District, Sec. 4.10.3 Density/Intensity and Dimensional Standards requires a 50' front/street side setback, a 50' OCRM Critical Line setback, and a 35' OCRM Critical Line buffer.

Article 4.24 Waterfront Development Standards, Sec. 4.24.7 Prohibited Activities states, "The following activities are specifically prohibited in a buffer area: A. Removal excavation, or disturbance of the soil, except for minimal disturbance associated with the planting of shrubs or trees for landscaping; B. Grassed lawns requiring regular maintenance such as herbicides; pesticides, fertilizers and frequent mowing; C. Gardens, fences, or structures, except for permitted crossings; D. Paved or other impervious surfaces; and E. Destruction or addition of plant life which would alter the existing pattern of vegetation; and F. Driveways of any surface type."

Staff conducted a site visit of the subject property on November 14, 2022. Please review the attachments for further information regarding this request.

Planning Director Review and Report regarding Approval Criteria of §3.10.6:

§3.10.6(1): *There are extraordinary and exceptional conditions pertaining to the particular piece of property;*

Response: **There may be extraordinary and exceptional conditions pertaining to the 0.27-acre subject property due to its shape and limited buildable area. The property has an approximately 400' long "flag" to access the lot from Dupre Creek Drive. The 60' wide front of the property borders the Paradise Island Property Owners Association (POA) green space. The north side of the property and the entire rear of the property borders the OCRM Critical Line. The applicant's letter of intent states, "The allowable buildable area is exceptionally small due to a number of contributing factors. 1.) An unfortunate origin line of the front 50' setback measured from the intersection of the flag portion of the lot rather than the street. 2.) The wetlands line and critical lines have encroached dramatically into the site by around 175-220' from when the plat was first recorded resulting in the vast majority of what was once the buildable area being deemed unbuildable." Therefore, the request may meet this criterion.**

§3.10.6(2): *These conditions do not generally apply to other property in the vicinity;*

Response: **The conditions that exist on the subject property, 1444 Dupre Creek Drive (lot # 15), may be unique in that it has an irregular shape. Therefore, the request may meet this criterion.**

§3.10.6(3): *Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;*

Response: **The application of this Ordinance, Article 4.10 RR, Rural Residential District, Sec. 4.10.3 Density/Intensity and Dimensional Standards, and Article 4.24 Waterfront Development Standards, Sec. 4.24.7 Prohibited Activities to 1444 Dupre Creek Drive (lot # 15), would prohibit the front steps and porch, a portion of the proposed residence and swimming pool as proposed, but may not unreasonably restrict the utilization of the property. Therefore, the request may not meet this criterion. However, the applicant's letter of intent contends, "Though it is possible for quite a narrow structure to be built, the limited dimension from front to back does not reasonably allow for a stairs, front or rear porches or a reasonably sized heated massing of the principle building."**

§3.10.6(4): *The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the zoning district will not be harmed by the granting of the variance;*

Response: **Authorization of this request may not be of substantial detriment to adjacent properties or to the public good. The applicant's letter of intent states, "It**

will not affect any of these concerns in a negative way and the US Army Corps of Engineers is in support of the project stating, 'the proposed activity will result in minimal individual and cumulative adverse environmental impact and is not contrary to the public interest.' The project only utilizes 22.7% of the 30% of highland coverage allowable once the wetlands fill has been accomplished. The front of the homes sits some 162' away from the street frontage, far beyond the intent of the 50' front setback The rear of the home sits around 150 ' behind the rear property line and what was the original critical line prior to encroachment." **Therefore, the character of the Rural Residential Zoning District may not be harmed by the granting of this variance. Thus, the request may meet this criterion.**

§3.10.6(5): *The Board of Zoning Appeals shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance;*

Response: The variance does not allow a use that is not permitted in this zoning district, nor does it extend physically a nonconforming use of land or change the zoning district boundaries. Therefore, the request meets this criterion.

§3.10.6(6): *The need for the variance is not the result of the applicant's own actions;*

Response: The need for the variance may be the result of the applicant's own actions because the applicant may be able to redesign to eliminate some of the variance requests. Therefore, the request may not meet this criterion.

§3.10.6(7): *Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of the Ordinance;*

Response: The RR Zoning District implements the Rural Residential, policies of the Comprehensive Plan: LU1. states: "Protect** and enhance the environmental quality of natural resources and continue to require restrictive development standards along the OCRM Critical Line to protect water quality, wildlife **habitat, and scenic vistas.**" Granting of the variance may not substantially conflict with the Comprehensive Plan or the purposes of the Ordinance if stormwater mitigation measures, such as the use of silt fencing, rain barrels, rain gardens, are used to reduce the flow of stormwater into the marsh. Therefore, the request may meet this criterion.**

Board of Zoning Appeals' Action:

According to Article 3.10 Zoning Variances, Section §3.10.6 Approval Criteria of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR),

(adopted July 18, 2006), The Board of Zoning Appeals has the authority to hear and decide appeals for a Zoning Variance when strict application of the provisions of this Ordinance would result in unnecessary hardship (§3.10.6A). A Zoning Variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing their findings (§3.10.6B Approval Criteria).

In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare (§3.10.6C).

The Board of Zoning Appeals may approve, approve with conditions or deny Case # BZA-10-22-00616 [Variance request to reduce the required 50' front/street side setback, to reduce the required 50' OCRM Critical Line setback, and to reduce the required 35' OCRM Critical Line buffer at 1444 Dupre Creek Drive (TMS # 617-15-00-026) in the East Area of Charleston County] based on the BZA's "Findings of Fact", unless additional information is deemed necessary to make an informed decision. In the event the Board decides to approve the application, the Board should consider the following conditions recommended by Staff:

- 1. Prior to commencing construction, silt fencing shall be installed along the Critical Line. The silt fencing shall be maintained for the duration of the construction.**
- 2. The applicant shall use stormwater mitigation measures, such as the use of rain barrels or rain gardens, to reduce the flow of stormwater into the marsh.**
- 3. The encroachment areas shall be limited to the footprint areas shown on the submitted site plan.**



ZONING VARIANCE APPLICATION
Charleston County Board of Zoning Appeals (BZA)

Property Information			
Subject Property Address: 1444 Dupree Creek Drive			
Tax Map Number(s): 617-15-00-026			
Current Use of Property: RR3 - Single Family Residence (Vacant Lot)			
Proposed Use of Property: RR3 - Single Family Residence			
Applicant Information (Required)			
Applicant Name (please print): Aaron Ede			
Name of Company (if applicable): Architecture Plus, LLC.			
Mailing Address: 1044 East Montague Ave., Ste. 201			
City: North Charleston		State: South Carolina	Zip Code: 29405
Email Address: aaronede@gmail.com		Phone #: 843 - 442 - 0173	
Applicant Signature: <i>A. EDE</i>		Date: 09/21/2022	
Representative Information (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company: Aaron Ede, Architecture Plus			
Mailing Address: 1044 East Montague Ave., Ste. 201			
City: North Charleston		State: South Carolina	Zip Code: 29405
Email Address: aaronede@gmail.com		Phone #: 843 - 442 - 0173	
Designation of Agent (Complete only if the Applicant listed above is not the Property Owner.)			
I hereby appoint the person named as Applicant and/or Representative as my (our) agent to represent me (us) in this application.			
Property Owner(s) Name(s) (please print): Jim & Lorrie Doyle			
Name of Company (if applicable, LLC etc.):			
Property Owner(s) Mailing Address: 25 Broadmill Lane			
City: Glen Mills		State: PA	Zip Code: 29342
Phone #: (610) 639-1389			
Property Owner(s) Email Address: <i>Jim Doyle / 140 VERIZON .NET</i>			
Property Owner(s) Signature: <i>Jim Doyle</i>		Date: <i>9/25/22</i>	
FOR OFFICE USE ONLY:			
Zoning District: <i>R4</i>	Flood Zone: <i>AE-8 (345K)</i>	Date Filed: <i>10/11/2022</i>	Fee Paid: <i>\$250</i>
Application #: <i>BZA-10-22-00616</i>	TMS #: <i>617-15-00-026</i>	Staff Initials: <i>jjw</i>	<i>check # 2161</i>

Description of Request

Please describe your proposal in detail. You may attach a separate sheet if necessary. Additionally, you may provide any supporting materials that are applicable to your request (photographs, letter of support, etc.)

- 1.) We are seeking a reduction of the 50'-0" front setback to 26'.
- 2.) We are seeking a reduction of the rear OCRM Critical Line from 50'-0" to a minimum of 14.793' setback from the OCRM Critical Line.

Applicant's response to Article 3.10 Zoning Variances, §3.10.6 Approval Criteria

Zoning Variances may be approved only if the Board of Zoning Appeals finds that the proposed use meets all 7 of the approval criteria. In evaluating your request, the members of the board will review the answers below as a part of the case record. You may attach a separate sheet if necessary.

- 1. Are there extraordinary and exceptional conditions pertaining to the subject property? Explain:

The allowable buildable area is exceptionally small due to a number of contributing factors.

- 1.) An unfortunate origin line of the front 50' setback measured from the intersection of the flag portion of the lot rather than the street. 2.) The wetlands line and critical lines have encroached dramatically into the site by around 175-220' from when the plat was first recorded resulting in the vast majority of what was once the buildable area being deemed unbuildable.

- 2. Do these conditions generally apply to other property in the vicinity or are they unique to the subject property? Explain:

These limitations are unique to the subject property.

- 3. Because of these extraordinary and exceptional conditions, does the application of this Ordinance to the subject property effectively prohibit or unreasonably restrict the utilization of the property? Explain:

Though it is possible for quite a narrow structure to be built, the limited dimension from front to back does not reasonably allow for a stairs, front or rear porches or a reasonably sized heated massing of the principle building.

4. Will the authorization of a variance be a substantial detriment to adjacent property or to the public good? Will the character of the zoning district be harmed if this variance is granted? Explain:

It will not affect any of these concerns in a negative way and the US Army Corps of Engineers is in support of the project stating, "the proposed activity will result in minimal individual and cumulative adverse environmental impact and is not contrary to the public interest." The project only utilizes 22.7% of the 30% of highland coverage allowable once the wetlands fill has been accomplished. The front of the homes sits some 162' away from the street frontage, far beyond the intent of the 50' front setback. The rear of the home sits around 150' behind the rear property line and what was the original critical line prior to encroachment.

5. The BZA shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a Nonconforming Use of land, or to change the zoning district boundaries shown on the Official Zoning Map. The fact that property may be utilized more profitably if a Zoning Variance is granted shall not be considered grounds for granting a Zoning Variance. Does the variance request meet this criterion?

Yes.

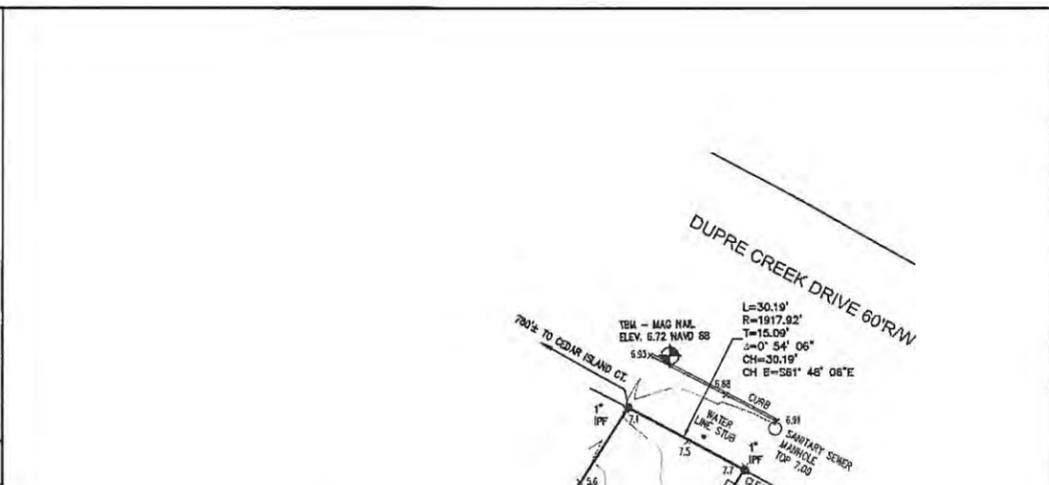
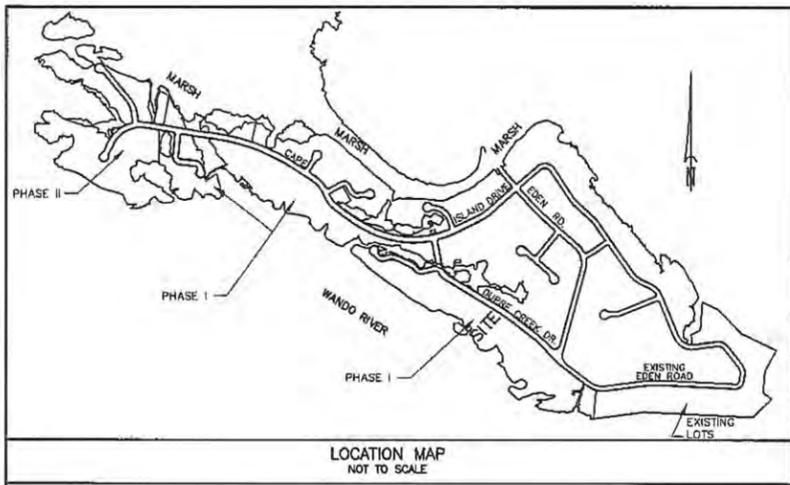
6. Is the need for the variance the result of applicant's own actions? Explain:

No.

7. Does the variance substantially conflict with the Charleston County Comprehensive Plan or the purposes of the Ordinance? Explain:

No. The requested relief is not quantifiably substantially out of step with the intent of the County Comprehensive Plan or the intent of the Ordinances..

In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.



LOT 16
C. S. FARLEY SMITH III
JENNIFER R. SMITH
TMS 617-15-00-024

LOT 15
TMS 617-15-00-026
0.85 AC. (BY RECORDED PLAT)
28,438 SF (BY RECORDED PLAT)
0.27 AC. (HIGHLAND JANUARY 2022)
11,801 SF (HIGHLAND JANUARY 2022)

LOT 14
GUS PETER DEMETRIADES
KIMBERLY BLACKMAN DEMETRIADES
TMS 617-15-00-027

PARADISE ISLAND JOINT VENTURE
TMS 617-00-00-007

MARSHES OF WANDO RIVER

Line #	Length	Bearing
L1	6.12	N16° 04' 35"W
L2	25.68	N16° 32' 40"E
L3	13.57	N37° 35' 10"E
L4	12.02	N19° 36' 06"W
L5	14.03	N74° 57' 01"W
L6	19.02	S82° 37' 41"W
L7	12.17	N53° 04' 22"W
L8	20.64	S72° 45' 02"W
L9	21.97	S82° 25' 43"W
L10	5.74	N89° 06' 39"W
L11	50.47	N38° 49' 22"W
L12	12.61	N29° 34' 31"W
L13	7.84	N33° 19' 46"E
L14	11.24	N04° 29' 37"E
L15	14.16	N03° 04' 10"E
L16	16.50	N05° 36' 00"E
L17	23.71	N32° 58' 56"E
L18	19.70	N32° 08' 59"E
L19	19.78	N75° 59' 21"E
L20	13.09	N29° 15' 21"E
L21	27.43	N05° 39' 08"W
L22	3.63	N38° 30' 51"W

LEGEND
 IPF IRON PIPE FOUND
 IRF IRON REBAR FOUND
 X7.1 EXISTING ELEVATION
 --- CRITICAL LINE
 --- CRITICAL LINE SETBACK
 --- WETLAND LINE

- REFERENCES:**
- TMS 617-00-00-007
 - PLAT BY E. M. SEABROOK, JR., INC. DATED NOVEMBER 1969, RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK N PAGE 34
 - PLAT BY E. M. SEABROOK, JR., INC. DATED JULY 22, 1987, RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK BP PAGES 4 & 5
 - WETLANDS PLAT BY E. M. SEABROOK, JR., INC. DATED APRIL 23, 1997 (OCPB #05809)
 - FINAL PLAT PHASE I BY E. M. SEABROOK, JR., INC. DATED NOVEMBER 18, 1998, RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK ED PAGES 7-9

ZONING:
 THIS LOTS IS ZONED RR-3.
 MINIMUM SETBACKS:
 FRONT/STREET SIDE: 50 FEET
 INTERIOR SIDE: 15 FEET
 REAR: 30 FEET
 OCRM CRITICAL LINE: 50 FEET
 OCRM CRITICAL LINE: 35 FEET
 FROM RECORDED PLAT DATED JUNE 16, 2003

WATERFRONT DEVELOPMENT STANDARDS:
 MINIMUM LOT AREA: 1 ACRE
 MINIMUM LOT WIDTH: 125 FEET
 MIN. LOT WIDTH AVG.: 135 FEET

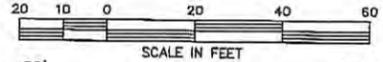
The area shown on this plat is a representation of department (SODHEC OCRM) permit authority on the subject property. Critical areas by their nature are dynamic and subject to change over time. By delineating the permit authority of SODHEC OCRM, SODHEC OCRM in no way waives its right to assert permit jurisdiction at any time in any critical area on the subject property, whether shown hereon or not.

Leims E. Seabrook
 SIGNATURE DATE 5/25/22

The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

PARADISE ISLAND CHRIST CHURCH PARISH CHARLESTON COUNTY, S. C.

TOPOGRAPHIC SURVEY OF LOT 15 BLOCK C (TMS 617-15-00-026)



SCALE: 1" = 20' JANUARY 17, 2022

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

Leims E. Seabrook
 LEIMS E. SEABROOK
 CIVIL ENGINEER & LAND SURVEYOR
 S. C. REG. NO. 09880
 P. O. BOX 58
 MOUNT PLEASANT, S. C. 29465
 (843) 884-4496



E.M. SEABROOK
 Engineers | Surveyors
 1037 Chuck Dawley Blvd.
 Building F - Suite 200
 Post Office Box 96
 Mount Pleasant, SC 29465
 Phone (843) 884-4496
 www.emseabrook.com

- NOTES:**
- AREA DETERMINED BY COORDINATES
 - BASED ON INTERPRETATION OF FEMA FLOOD INSURANCE RATE MAP NUMBER 45018C 0345 K DATED JANUARY 29, 2022, THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONES AE (ELEV. 7'), AE (ELEV. 8') AND AE (ELEV. 9'). THERE IS NO OBSERVABLE EVIDENCE OF THE LOCATION OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY. SUBSURFACE CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING ANY SUBSURFACE CONDITIONS THAT MAY AFFECT THE USE OR FURTHER DEVELOPMENT OF THIS PROPERTY.
 - TEN (10') FOOT EASEMENTS FOR UTILITIES ARE RESERVED ON EITHER SIDE OF EACH SIDE LOT LINE AND ALONG ROAD RIGHT-OF-WAY LINE.

NAVD 88

DOYLE RESIDENCE

1444 Dupree Creek Drive
Paradise Island, 29429
Charleston County, South Carolina



1044 E. Montague Ave. Ste. 201, N. Charleston, SC. 29405
Tel. N° 1+(843) 718-3416
www.architectureplusllc.com



REAR PERSPECTIVE



FRONT PERSPECTIVE

PROJECT CONSULTANTS

ARCHITECTURAL FIRM

Architecture+ sc, llc
Aaron Ede
1044 East Montague, Ste. 201
North Charleston, SC. 29492
tel. (843) 442-0173
aarone@architectureplusllc.com

LANDSCAPE ARCHITECT

TBD

BUILDER

TBD

STRUCTURAL ENGINEER

TBD

INDEX of DRAWINGS

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A-2.3 Left Side Elevation		
A-2.4 Model Images		

PROJECT INFO.

CODE CLASSIFICATION

Charleston County, SC.
4,293 Heated Square Feet
4 Bedrooms, 4 full Bathrooms and 1 half Bathroom
RR3 Rural Residential
Type VB Construction
2018 IRC
2009 IECC
Max Bldg. Height: 35' Maximum Median Ridge Height
TMS # 617-15-00-026
FEMA Flood Maps Panel N°. 45019C0345K
Flood Zone: AE7/AE8/AE9
Average Grade of Property = 4'-6" msl

Firm Seal : Partner Seal :



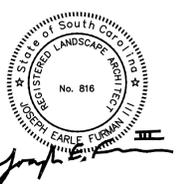
9/20/2022

Sheet :

AC-1.0



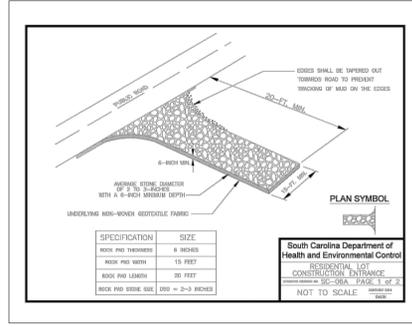
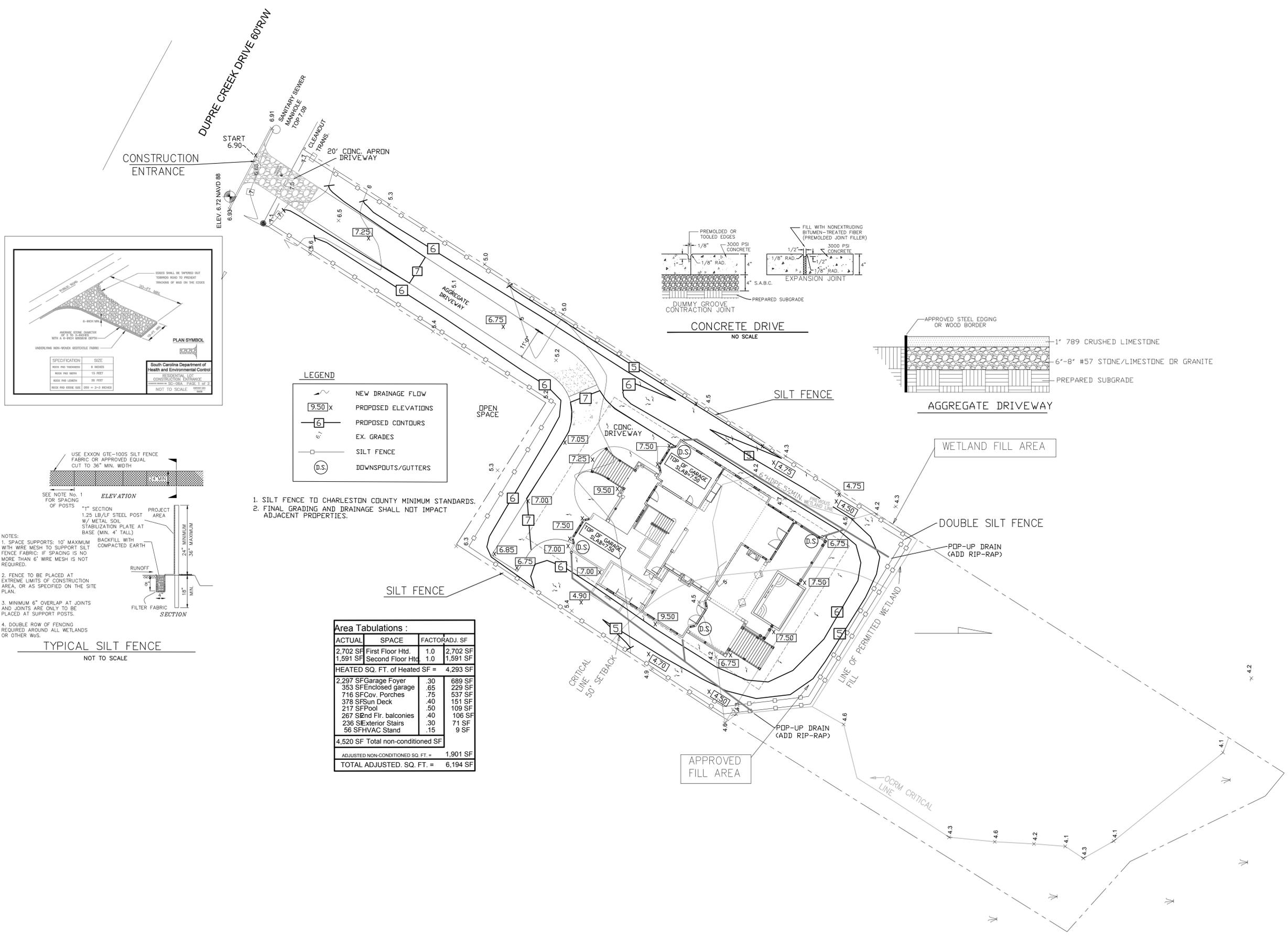
DOYLE RESIDENCE
1444 DUPREE CREEK DRIVE
PARADISE ISLAND



Revision: _____ Date: _____
 . 9/27/22
 .
 .
 .

**EROSION/
 STORM
 PLAN
 L1**

SCALE 1/16"=1'



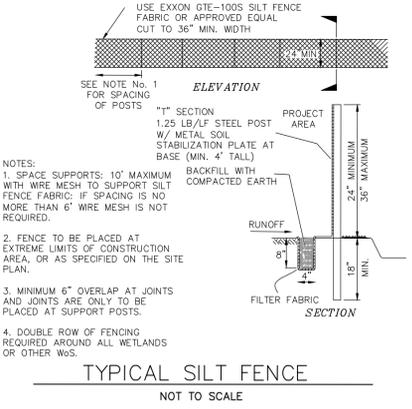
LEGEND

- NEW DRAINAGE FLOW
- PROPOSED ELEVATIONS
- PROPOSED CONTOURS
- EX. GRADES
- SILT FENCE
- DOWNSPOUTS/GUTTERS

- SILT FENCE TO CHARLESTON COUNTY MINIMUM STANDARDS.
- FINAL GRADING AND DRAINAGE SHALL NOT IMPACT ADJACENT PROPERTIES.

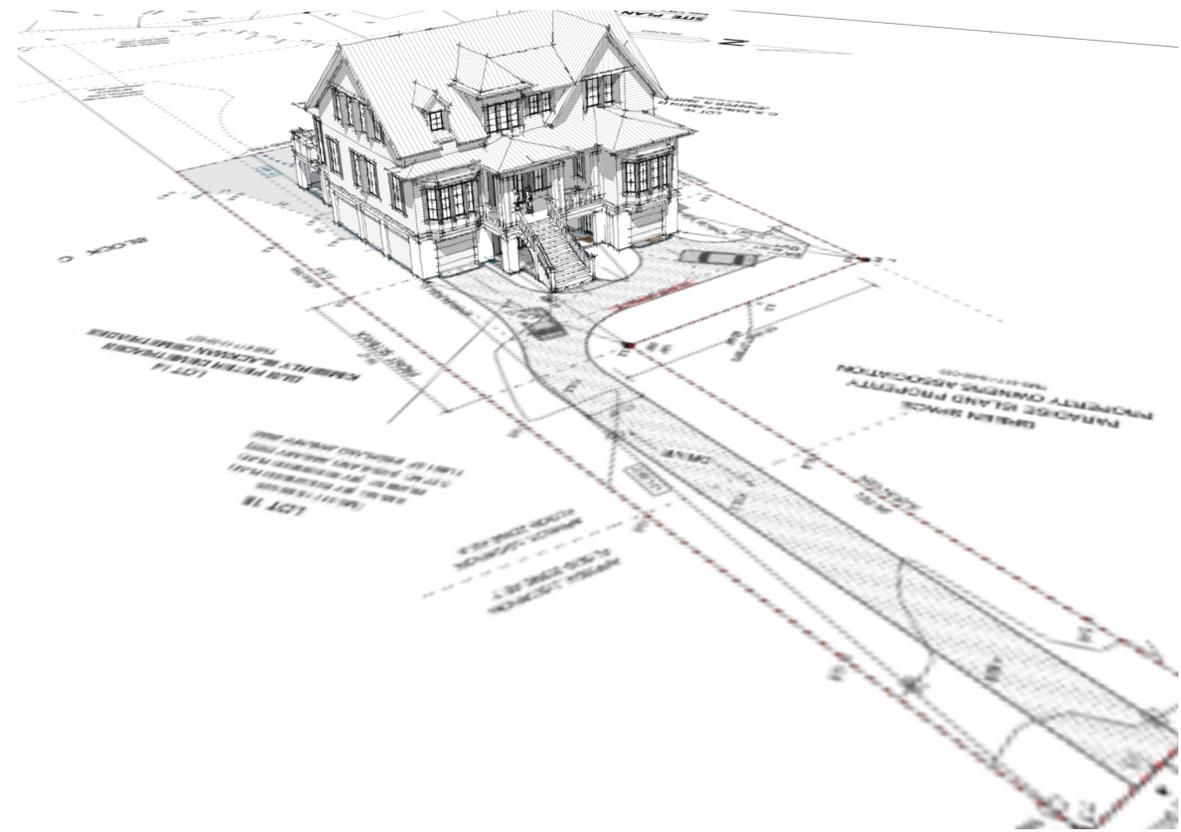
Area Tabulations :

ACTUAL	SPACE	FACTOR	ADJ. SF
2,702 SF	First Floor Htd.	1.0	2,702 SF
1,591 SF	Second Floor Htd.	1.0	1,591 SF
HEATED SQ. FT. of Heated SF = 4,293 SF			
2,297 SF	Garage Foyer	.30	689 SF
353 SF	Enclosed garage	.65	229 SF
716 SF	Cov. Porches	.75	537 SF
378 SF	Sun Deck	.40	151 SF
217 SF	Pool	.50	109 SF
267 SF	2nd Flr. balconies	.40	106 SF
236 SF	Exterior Stairs	.30	71 SF
56 SF	HVAC Stand	.15	9 SF
4,520 SF Total non-conditioned SF			
ADJUSTED NON-CONDITIONED SQ. FT. = 1,901 SF			
TOTAL ADJUSTED. SQ. FT. = 6,194 SF			





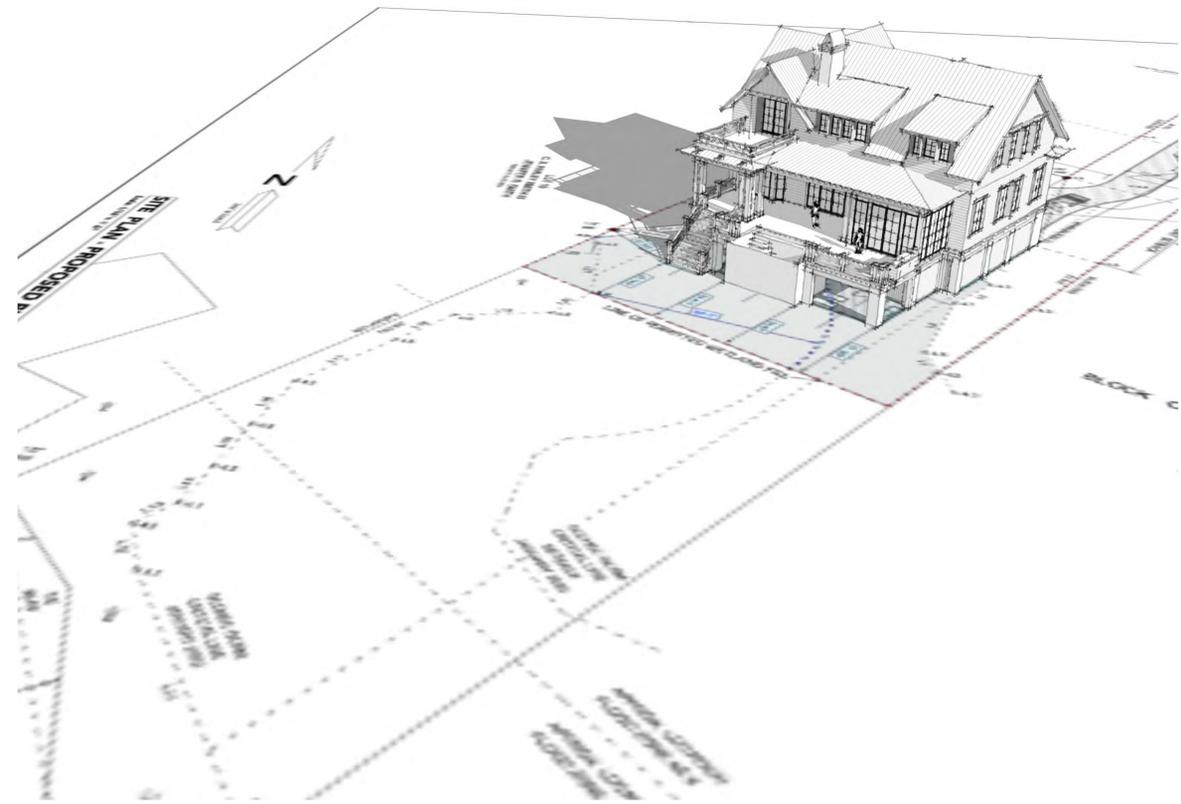
① FRONT RIGHT



② FRONT LEFT



③ REAR RIGHT



④ REAR LEFT





Doyle Residence
 1444 Dupree Creek Road
 Paradise Island
 Charleston County
 South Carolina

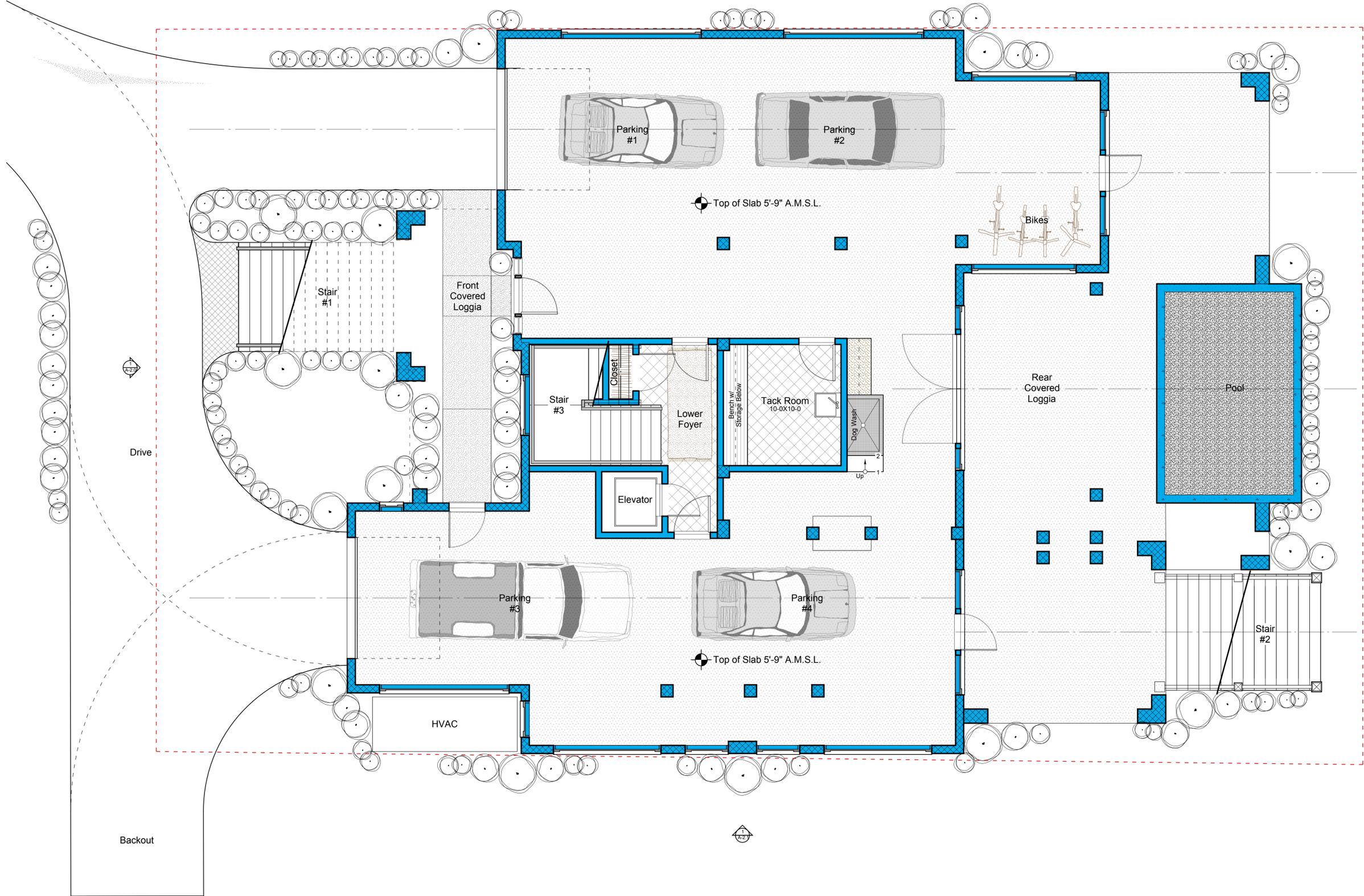

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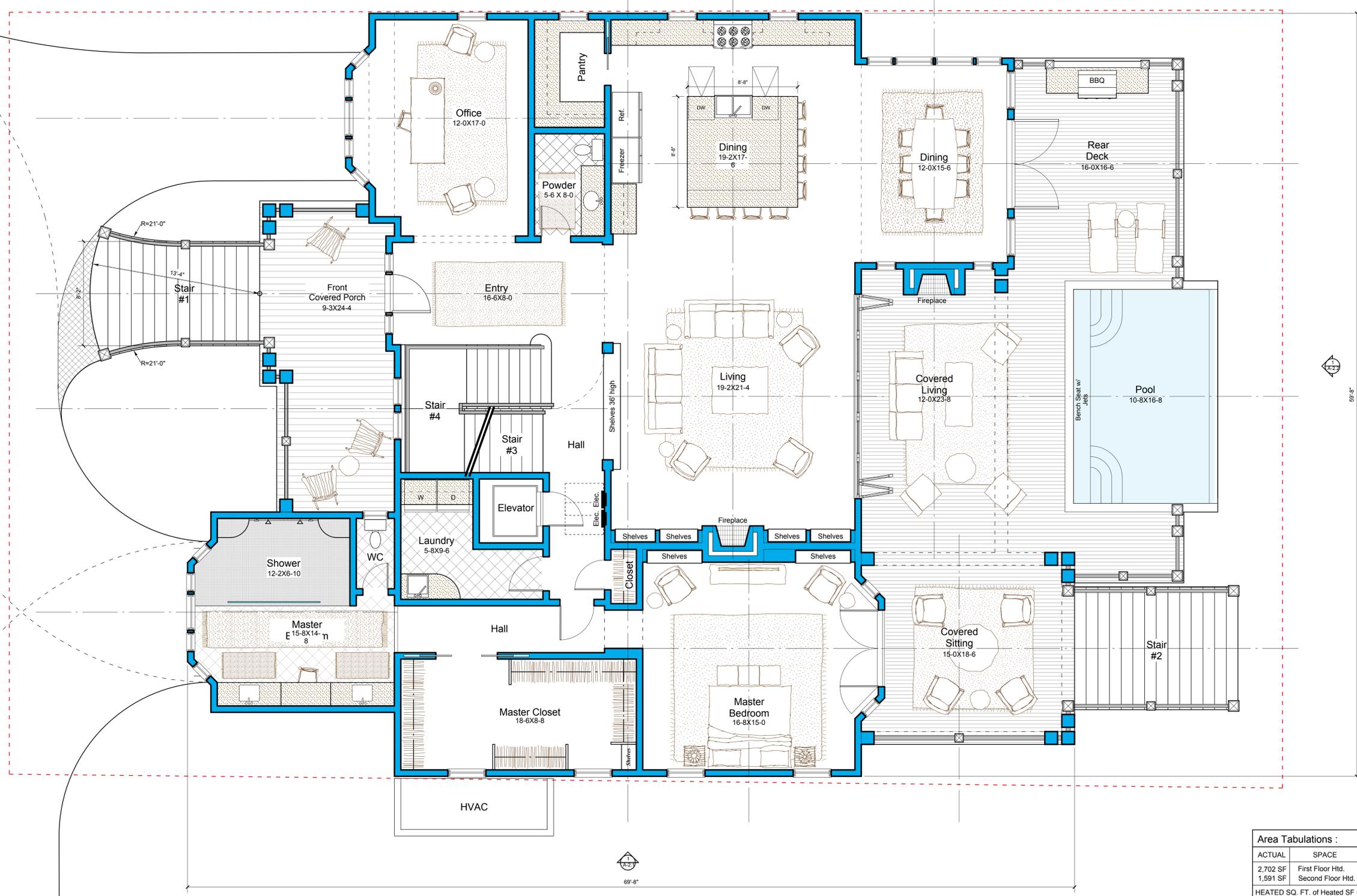
- Project Progression :
- Conceptual Design
 - Preliminary Review
 - Design Dev./ Bidding
 - Final Review
 - Permitting
 - Construction

Development :

Sheet Title :
**MODEL
 PERSPECTIVES**
 Sheet N° :
A-2.4



1 GROUND FLOOR PLAN 1/4



1 FIRST FLOOR PLAN

Area Tabulations :			
ACTUAL	SPACE	FACTOR	ADJ. SF
2,702 SF	First Floor Htd.	1.0	2,702 SF
1,591 SF	Second Floor Htd.	1.0	1,591 SF
HEATED SQ. FT. of Heated SF =			4,293 SF
2,297 SF	Garage Foyer	.30	689 SF
353 SF	Enclosed garage	.65	229 SF
716 SF	Cov. Porches	.75	537 SF
378 SF	Sun Deck	.40	151 SF
217 SF	Pool	.50	109 SF
267 SF	2nd Flr. balconies	.40	106 SF
236 SF	Exterior Stairs	.30	71 SF
56 SF	HVAC Stand	.15	9 SF
4,520 SF Total non-conditioned SF			
ADJUSTED NON-CONDITIONED SQ. FT. =			1,901 SF
TOTAL ADJUSTED, SQ. FT. =			6,194 SF



Firm Seal:

Doyle Residence

 1444 Dupree Creek Road

 Paradise Island

 Charleston County

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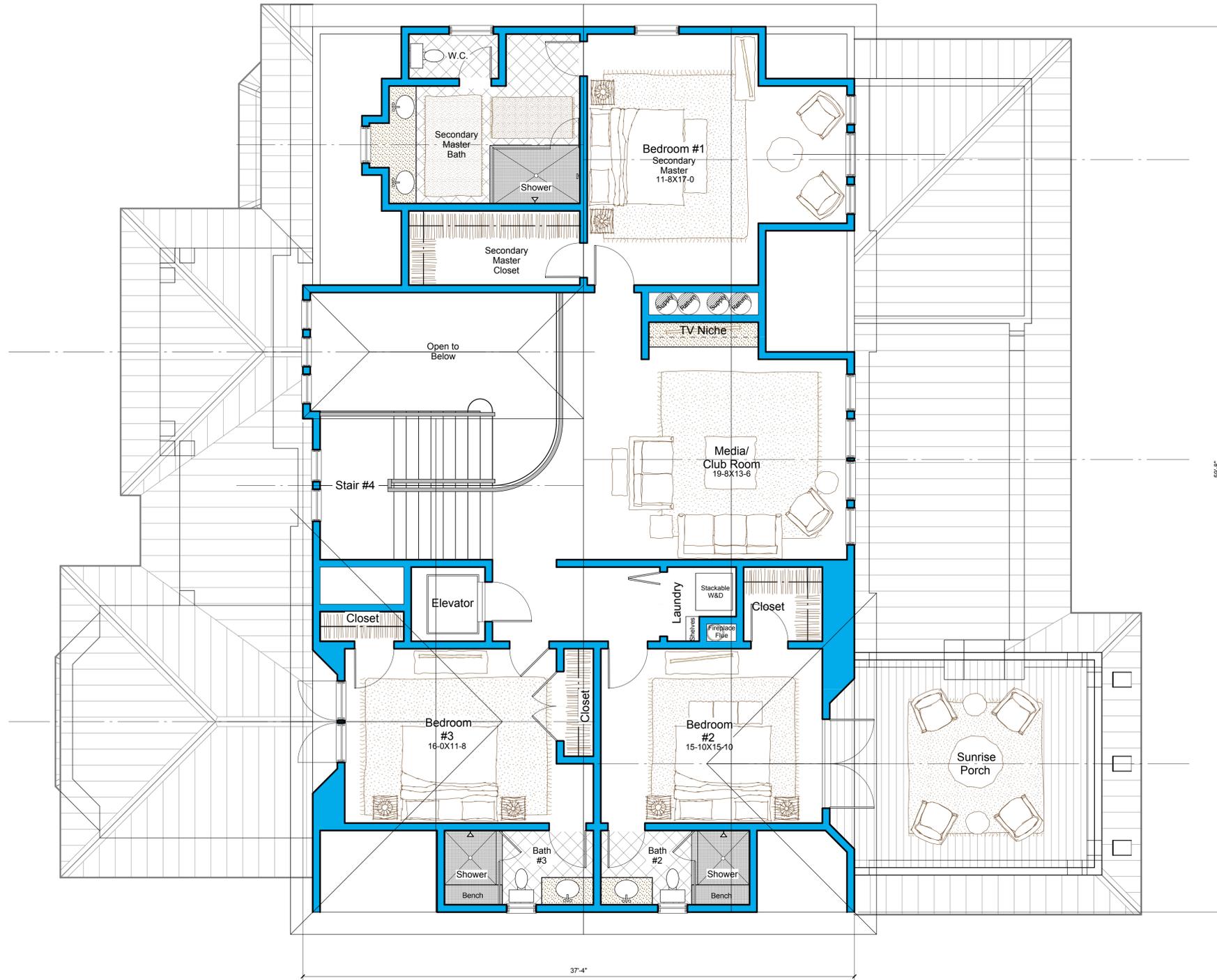
FIRST FLOOR PLAN

 Sheet N° :

A-1.1

 Project N° :

09/20/2022



1 ROOF PLAN
1,572 Heated Square Feet



Seal:



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 South Carolina

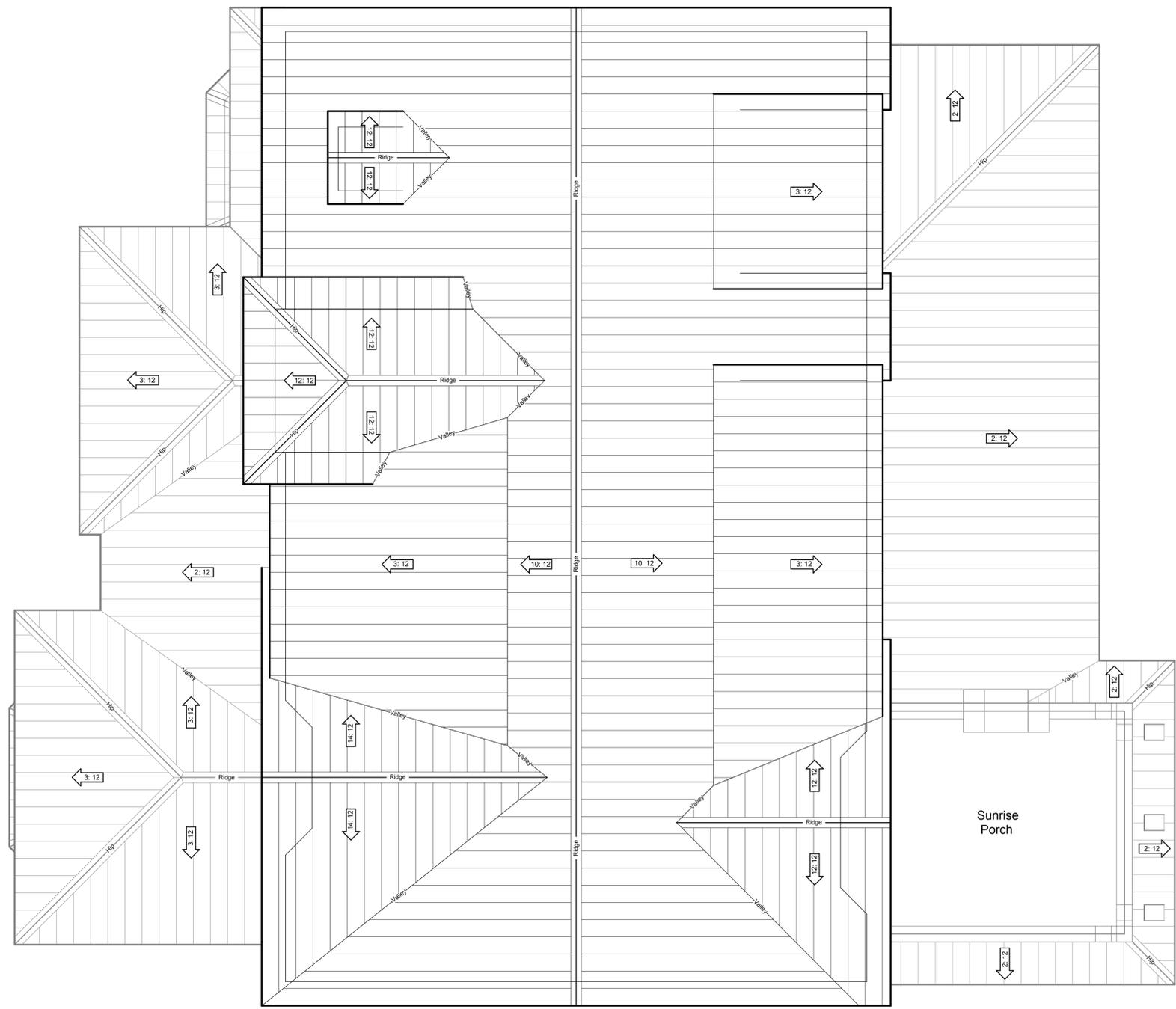
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 - Construction

Development :

Sheet Title :
SECOND FLOOR PLAN
 Sheet N° :
A-1.2



1 ROOF PLAN 1/4



Seal:



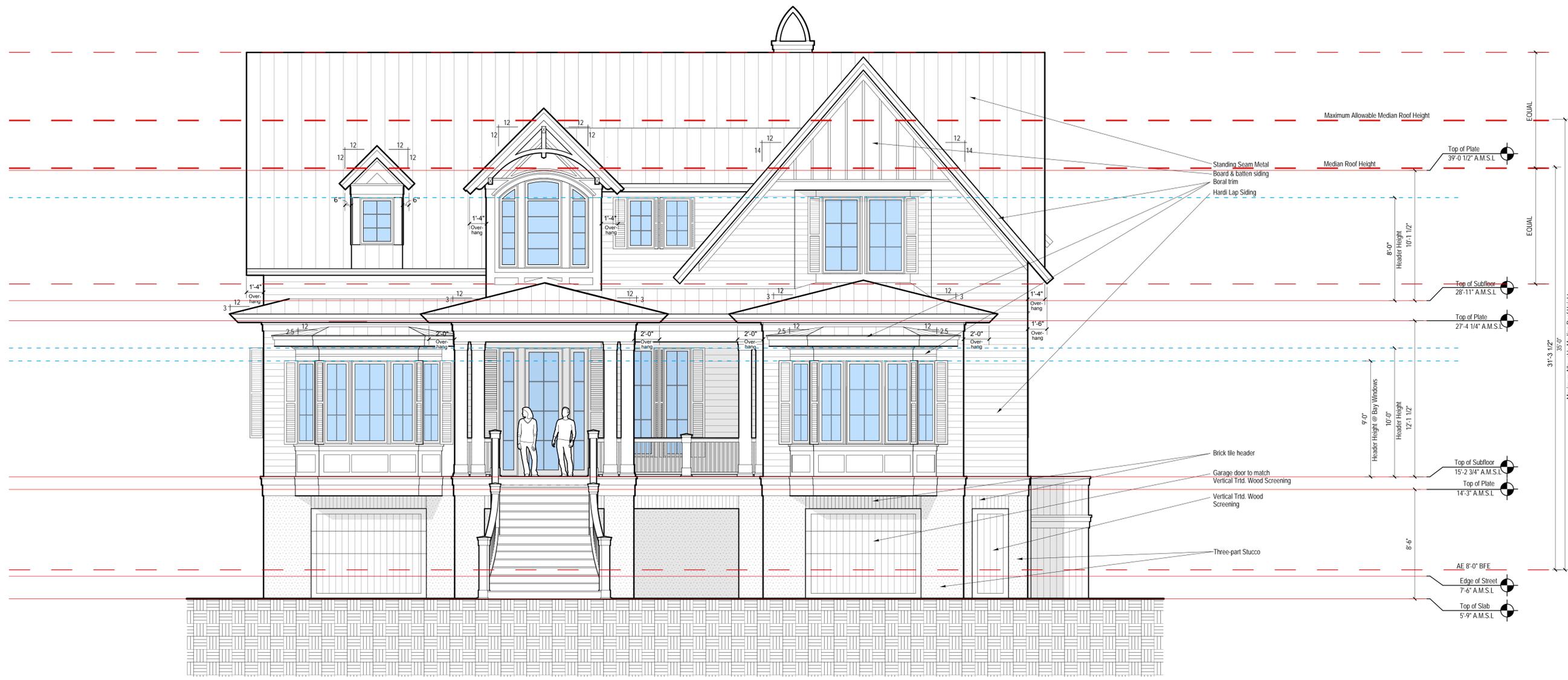
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 - Construction

Development :

Sheet Title :
ROOF PLAN
 Sheet N° :
A-1.3



① FRONT ELEVATION 1/4



1 REAR ELEVATION 1/4



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 - Preliminary Review
 - Design Dev./ Bidding
 - Final Dev./
 - Permitting
 - Construction

Development :

Sheet Title :
LEFT ELEVATION
 Sheet N° :
A-2.3

Project N° : 09/20/2022



① LEFT ELEVATION 1/4



Front Perspective



Front Perspective



Rear Perspective



Rear Perspective



Seal:



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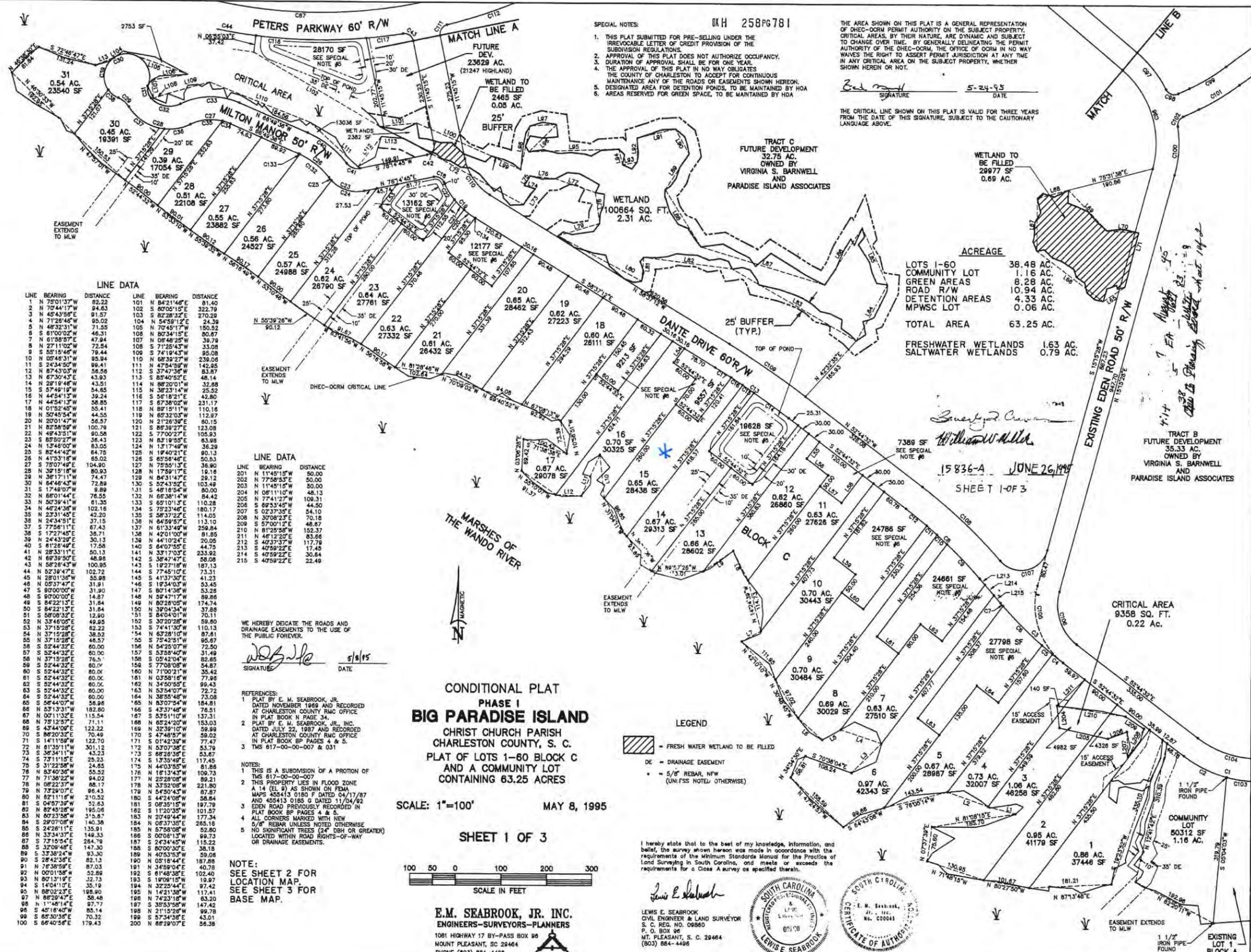


- Project Progression :
- Conceptual Design
 - Preliminary Review
 - Design Dev./ Bidding
 - Final Review
 - Permitting
 - Construction

Development :

Sheet Title :
**MODEL
 PERSPECTIVES**
 Sheet N° :
A-2.5

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	44°45'00"	287.82	209.25	203.88	110.29	S 78°02'02"E
2	22°33'07"	287.82	105.45	104.77	53.42	S 64°01'05"E
3	11°45'11"	923.00	189.33	189.00	95.00	S 48°51'57"E
4	15°11'41"	923.00	303.03	303.03	151.02	S 48°51'57"E
5	15°15'52"	923.00	30.04	30.04	15.02	S 49°56'45"E
6	7°51'07"	923.00	121.12	121.03	60.56	S 45°15'15"E
7	0°30'20"	923.00	8.14	8.14	4.07	S 41°14'32"E
8	11°45'11"	223.71	223.71	223.71	112.25	S 45°15'17"E
9	5°28'36"	1060.57	104.24	104.20	52.12	S 43°43'40"E
10	1°35'00"	1060.57	30.14	30.14	15.07	S 47°15'28"E
11	1°54'47"	1060.57	30.07	30.07	15.04	S 48°00'22"E
12	3°08'47"	1060.57	59.25	59.25	29.63	S 50°11'09"E
13	5°52'39"	1060.57	104.24	104.20	52.12	S 43°43'40"E
14	2°49'48"	1060.57	94.73	94.72	47.37	S 54°09'26"E
15	0°53'52"	1060.57	30.05	30.05	15.03	S 58°01'18"E
16	0°53'55"	1060.57	30.08	30.08	15.04	S 58°01'18"E
17	1°15'05"	1060.57	41.89	41.89	20.94	S 57°59'39"E
18	7°59'42"	200.00	28.88	28.88	14.44	S 83°15'23"E
19	3°35'13"	178.87	106.38	104.82	54.78	S 41°41'22"E
20	9°34'48"	178.87	30.04	30.00	15.05	S 53°31'20"E
21	9°40'38"	178.87	30.40	30.38	15.23	S 43°54'08"E
22	14°18'17"	178.87	44.93	44.82	22.58	S 31°54'41"E
23	83°28'47"	78.75	88.38	85.83	49.35	S 70°00'21"E
24	5°28'35"	78.75	80.00	76.89	43.73	S 73°00'57"E
25	8°01'12"	78.75	8.38	8.38	4.19	S 41°18'04"E
26	28°34'07"	171.38	85.45	85.45	42.73	S 52°32'32"E
27	49°21'02"	105.80	80.95	80.95	40.48	S 58°29'54"E
28	83°37'23"	105.80	153.25	140.00	93.92	S 74°21'58"E
29	59°51'24"	105.80	30.78	30.78	15.39	S 50°28'57"E
30	28°48'34"	233.68	233.68	233.68	116.84	S 65°28'39"W
31	62°02'49"	30.00	32.49	30.92	16.04	N 11°30'07"W
32	73°29'48"	55.00	70.55	65.81	41.07	N 79°25'45"W
33	49°21'02"	156.80	134.02	126.92	71.49	N 88°29'53"W
34	10°07'33"	107.00	107.00	107.00	53.50	N 71°53'27"W
35	39°13'25"	105.80	72.29	70.89	37.83	N 83°28'04"E
36	31°48'35"	105.80	58.29	57.55	29.82	N 79°43'39"E
37	51°48'48"	105.80	84.85	81.75	51.00	N 88°27'39"E
38	52°27'33"	105.80	28.33	28.33	14.17	N 83°01'55"E
39	11°28'51"	50.00	79.83	71.82	51.31	N 09°47'19"W
40	28°34'07"	221.38	110.38	106.25	56.37	N 52°32'32"W
41	53°59'47"	171.38	171.38	171.38	85.69	N 64°21'46"E
42	90°00'00"	20.00	31.42	28.28	14.14	N 80°05'15"E
43	83°32'13"	20.00	30.56	27.87	13.93	N 74°58'12"E
44	38°24'50"	1143.49	788.85	752.37	398.36	N 80°05'03"E
45	12°03'34"	1143.49	207.35	207.35	103.68	N 76°53'22"E
46	9°28'31"	1143.49	189.11	188.89	94.77	N 68°05'57"E
47	0°28'41"	1143.49	9.54	9.54	4.77	N 81°08'59"E
48	10°45'31"	1515.25	284.52	284.10	142.88	N 55°15'46"W
49	30°33'39"	1515.25	50.00	50.00	25.00	N 85°18'45"W
50	32°41'13"	1515.25	90.01	90.00	45.02	N 80°08'52"E
51	32°43'38"	1515.25	90.18	90.17	45.11	N 82°42'28"E
52	0°33'02"	1515.25	23.37	23.37	11.69	N 50°33'38"E
53	59°21'27"	169.00	169.00	169.00	84.50	N 09°19'48"W
54	11°52'11"	330.00	88.37	88.24	44.19	N 44°11'02"E
55	17°34'13"	330.00	101.20	100.80	51.00	N 29°27'50"E
56	38°28'14"	340.34	207.35	207.35	103.68	N 52°46'07"E
57	55°04'04"	340.34	35.55	35.53	17.79	N 01°52'45"E
58	21°27'02"	340.34	127.42	126.87	64.46	N 37°33'03"E
59	51°20'05"	340.34	30.80	30.89	15.46	N 80°52'37"W
60	23°29'11"	340.34	171.11	171.11	85.56	N 54°47'29"E
61	28°08'18"	2252.58	1105.26	1095.18	564.52	N 70°18'04"W
62	0°12'18"	2252.58	8.06	8.06	4.03	N 88°20'04"W
63	30°31'15"	2252.58	120.07	120.05	60.05	N 57°57'50"W
64	0°45'55"	2252.58	30.08	30.08	15.04	N 89°02'49"W
65	0°45'55"	2252.58	30.09	30.09	15.04	N 89°38'18"W
66	41°18'40"	1485.41	110.80	110.86	55.48	N 82°13'53"E
67	91°45'18"	1485.41	21.82	21.82	10.91	N 82°13'53"E
68	90°00'00"	20.00	31.42	28.28	14.14	N 80°05'15"E
69	78°44'04"	98.28	132.97	123.25	78.80	N 46°00'11"W
70	27°12'20"	98.28	23.78	23.58	12.12	N 21°19'49"E
71	25°31'16"	98.28	81.65	81.65	40.83	N 68°01'44"E
72	11°59'59"	30.00	62.83	51.86	31.92	N 50°39'41"W
73	7°40'08"	98.28	128.43	119.66	74.88	N 47°18'39"W
74	86°41'33"	50.00	59.85	56.42	34.17	N 00°32'42"W
75	11°48'42"	50.00	53.98	53.98	26.99	N 84°00'11"E
76	38°52'12"	50.00	32.18	31.82	16.87	N 85°58'07"E
77	83°07'48"	50.00	72.84	66.35	44.34	N 05°58'07"E
78	0°00'00"	126.80	126.80	126.80	63.40	N 84°33'24"E
79	30°08'17"	80.00	41.80	41.80	20.90	N 81°28'49"E
80	59°51'43"	80.00	83.58	78.83	46.08	N 24°18'05"E
81	85°43'20"	20.00	29.82	27.21	18.58	N 37°13'53"W
82	41°18'40"	106.42	106.42	106.42	53.21	N 12°21'43"E
83	28°08'18"	2312.58	1125.73	1124.35	579.56	N 70°18'04"W
84	38°28'14"	400.34	247.84	243.90	128.04	N 58°29'47"W
85	22°12'27"	270.00	136.28	136.84	70.73	N 59°28'24"W
86	0°45'55"	1450.28	273.28	273.28	137.03	N 88°29'53"W
87	53°49'38"	1083.49	1017.88	980.86	550.00	N 87°42'28"W
88	01°17'18"	541.89	80.02	80.00	40.01	N 77°58'53"E
89	18°45'18"	185.80	189.12	189.12	94.56	N 56°55'07"E
90	90°00'00"	20.00	31.42	28.28	14.14	N 80°05'15"E
91	90°00'00"	188.85	187.38	187.29	93.78	N 38°27'32"E
92	4°47'33"	1834.85	181.88	181.81	90.98	N 39°03'44"E
93	11°12'25"	1834.85	40.78	40.78	20.39	N 58°03'44"E
94	8°31'00"	1368.02	203.35	203.18	101.88	N 45°43'02"E
95	83°10'07"	1318.02	195.92	195.74	98.14	N 49°43'02"E
96	85°14'00"	208.40	238.41	235.74	134.00	N 17°21'32"W
97	22°03'48"	258.40	103.89	102.80	52.49	N 38°32'08"W
98	85°11'35"	20.00	30.79	27.83	19.38	N 71°11'45"W
99	11°00'00"	494.27	94.89	94.75	47.59	N 59°12'28"W
100	23°38'38"	258.40	107.12	106.38	54.33	N 03°23'39"E
101	11°00'00"	544.27	104.48	104.33	52.41	N 59°12'28"W
102	73°08'25"	20.00	25.82	23.82	14.83	N 28°09'19"E
103	22°11'53"	287.82	103.80	103.82	51.90	N 82°23'35"E
104	44°45'00"	217.82	170.20	165.91	86.71	N 79°07'02"W
105	88°00'00"	108.43	188.03	177.18	108.88	N 18°44'32"E
106	88°00'00"	108.43	128.69	121.27	73.14	N 18°44'32"E
107	127°45'10"	80.00	129.58	105.83	112.28	N 77°08'03"W
108	11°45'11"	1150.57	236.01	235.50	118.25	N 45°15'17"W
109	5°52'39"	1977.92	202.80	202.81	101.54	N 59°40'52"E
110	46°51'07"	119.87	98.13	95.42	52.00	N 35°11'33"W
111	87°32'13"	20.00	30.56	27.87	13.93	N 80°05'15"E
112	10°29'12"	1143.49	209.12	209.00	104.48	N 45°15'17"W
113	18°45'18"	708.04	207.35	206.61	104.42	N 56°55'07"E
114	90°00'00"	20.00	31.42	28.28	14.14	N 80°05'15"E
115	1°55'00"	1455.25	48.72	48.72	24.36	N 51°04'40"E
116	40°00'00"	1143.49	111.19	81.17	40.81	N 82°44'54"E
117	12°15'58"	1143.49	244.80	244.34	122.87	N 89°05'24"E
118	0°47'33"	2252.58	31.16	31.18	15.58	N 84°29'19"W
119	3°46'21"	2252.58	30.38	30.38	15.19	N 85°14'58"W
120	7°08'34"	2252.58	122.24	122.23	61.14	N 71°11'27"W
121	0°47'33"	2252.58	30.78	30.78	15.39	N 89°08'12"W
122	0°47'33"	2252.58	30.88	30.88	15.44	N 89°55'15"W
123	1°36'00"	2252.58	204.33	204.28	102.13	N 72°51'58"W
124	0°46'17"	2252.58	30.32	30.32	15.16	N 74°12'38"W
125	0°46'22"	2252.58	30.39	30.39	15.19	N 74°58'58"W
126	1°57'18"	2252.58	78.87	78.87	39.44	N 78°20'47"W
127	81°11'50"	2252.58	204.33	204.28	102.13	N 72°51'58"W
128	1°50'57"	2252.58	72.70	72.69	36.35	N 83°26'45"W
129	10°46'37"	2312.58	436.32	435.87	218.81	N 61°38'13"W
130	41°17'01"	2312.58	172.89	172.85	86.49	N 89°11'02"W
131	13°02'41"	2312.58	925.38	925.38	462.69	N 74°51'58"W
132	27°36'46"	171.38	82.59	81.80	42.12	N 52°03'51"W
133	0°57'21"	171.38	2.86	2.86	1.43	N 88°20'55"W
134	0°18'58"	171.38	0.99	0.99	0.50	N 88°27'43"E
135	30°41'17"	2252.58	120.75	120.75	60.38	N 53°23'44"W
136	23°56'58"	98.28	4.53	4.53	2.27	N 08°59'37"W



SPECIAL NOTES:
 1. THIS PLAT SUBMITTED FOR PRE-SELLING UNDER THE IRREVOCABLE LETTER OF CREDIT PROVISION OF THE SUBDIVISION REGULATIONS.
 2. APPROVAL OF THIS PLAT DOES NOT AUTHORIZE OCCUPANCY.
 3. DURATION OF APPROVAL SHALL BE FOR ONE YEAR.
 4