

12.17.21

1715 Atlantic Avenue  
Sullivans Island SC

Neighborhood Compatibility | Form D.2

I would like to present a concept for the new home of Christy Durbin and Rodney Slms

Nestled among its neighbors at the end of a long drive, this is a remarkable site with a unique relationship to the island.

The new home will share views and community with a range of home styles and sizes.

The goal of this design is to carefully consider our impact on our neighbors and to share the incredible vista that reaches from the drive to the ocean.

The massing is a composition of different heights, stepping down to single story in accommodation of neighbors and their views.

The pool is set to the side to maintain a view corridor through the site, this is especially important ss there are several families that use the path.

The layering of heights and open courtyard are made far more successful with the requested side yard setback relief and I appreciate your consideration.

I look forward to discussing our ideas for the is special home in further detail.

Thank you for your time.

*Heather A. Wilson*



# DURBIN + SIMS RESIDENCE

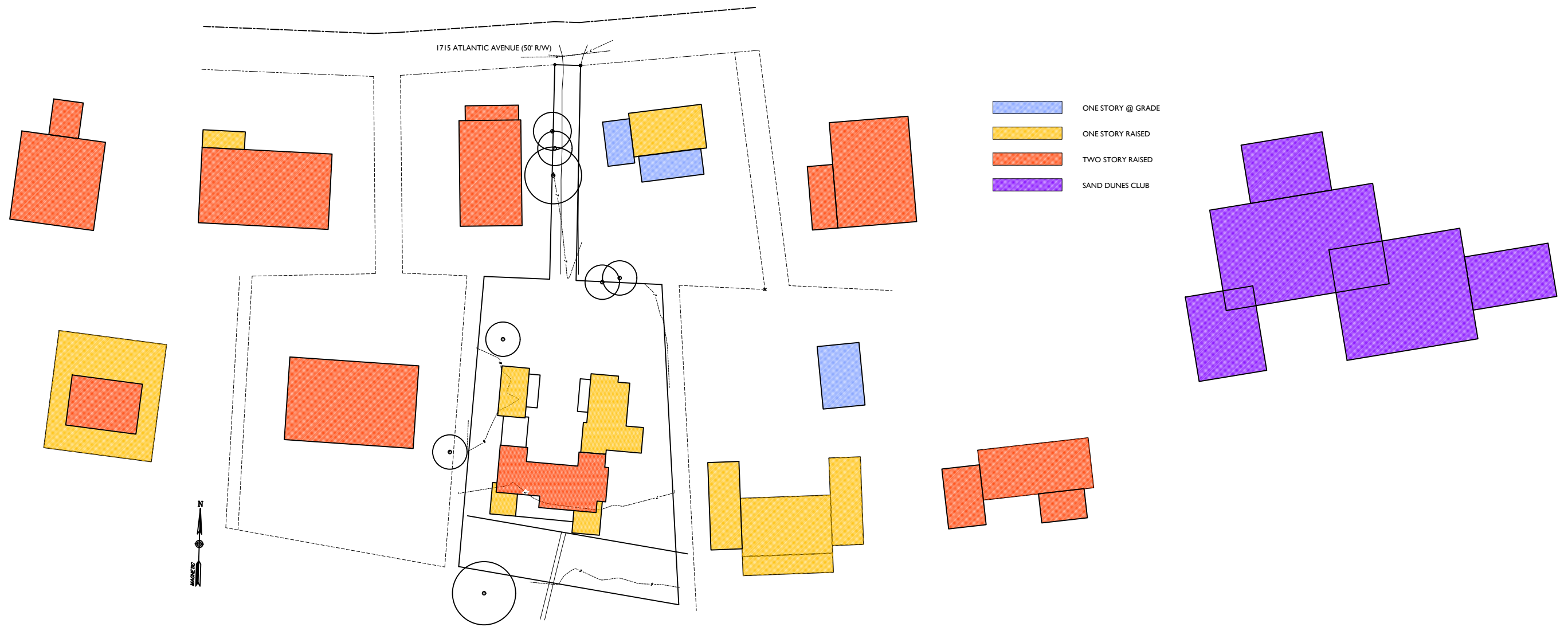




PROJECT LOCATION  
1715 ATLANTIC AVE





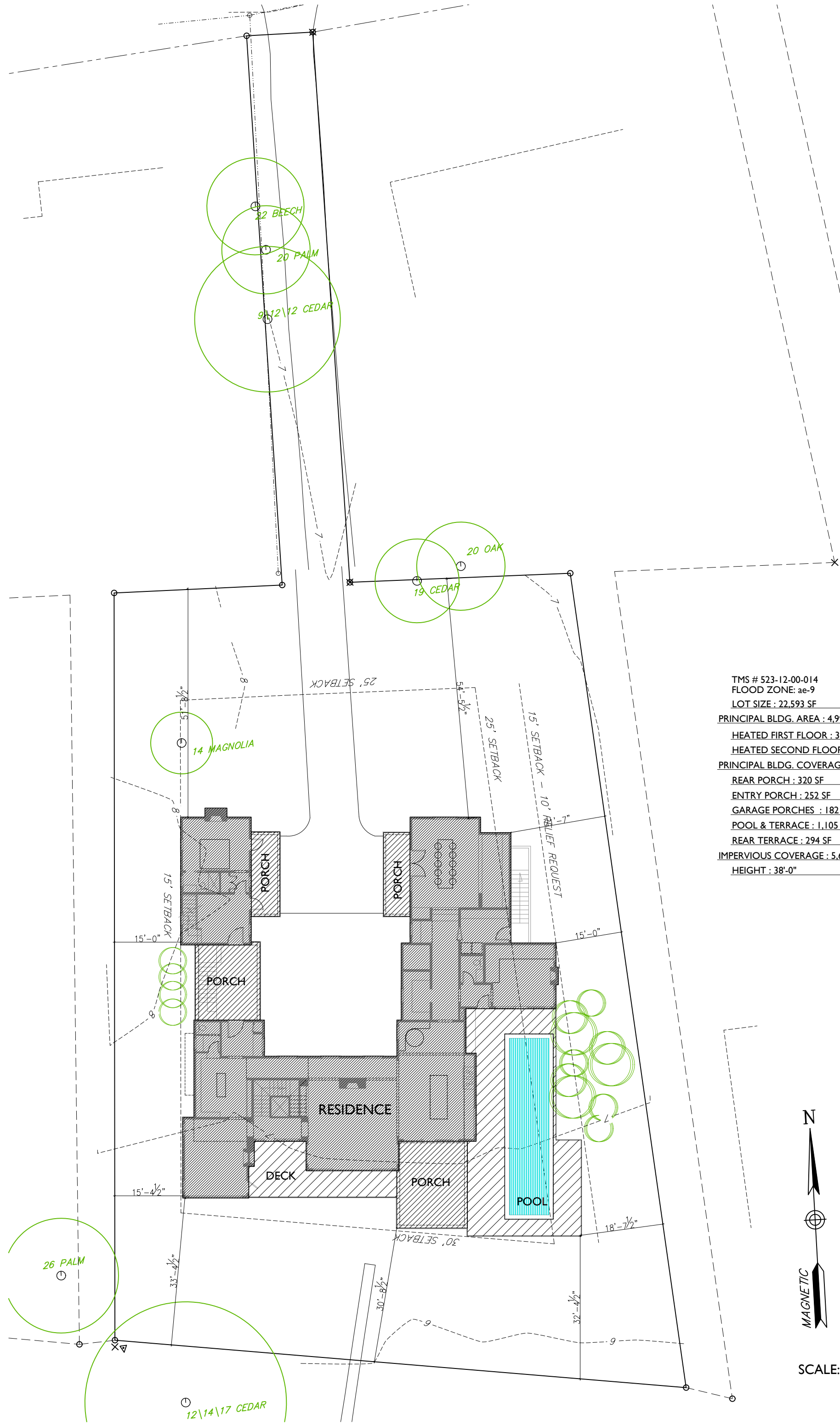


NEIGHBORHOOD MASSING STUDY  
SCALE: 1/64" = 1'-0"





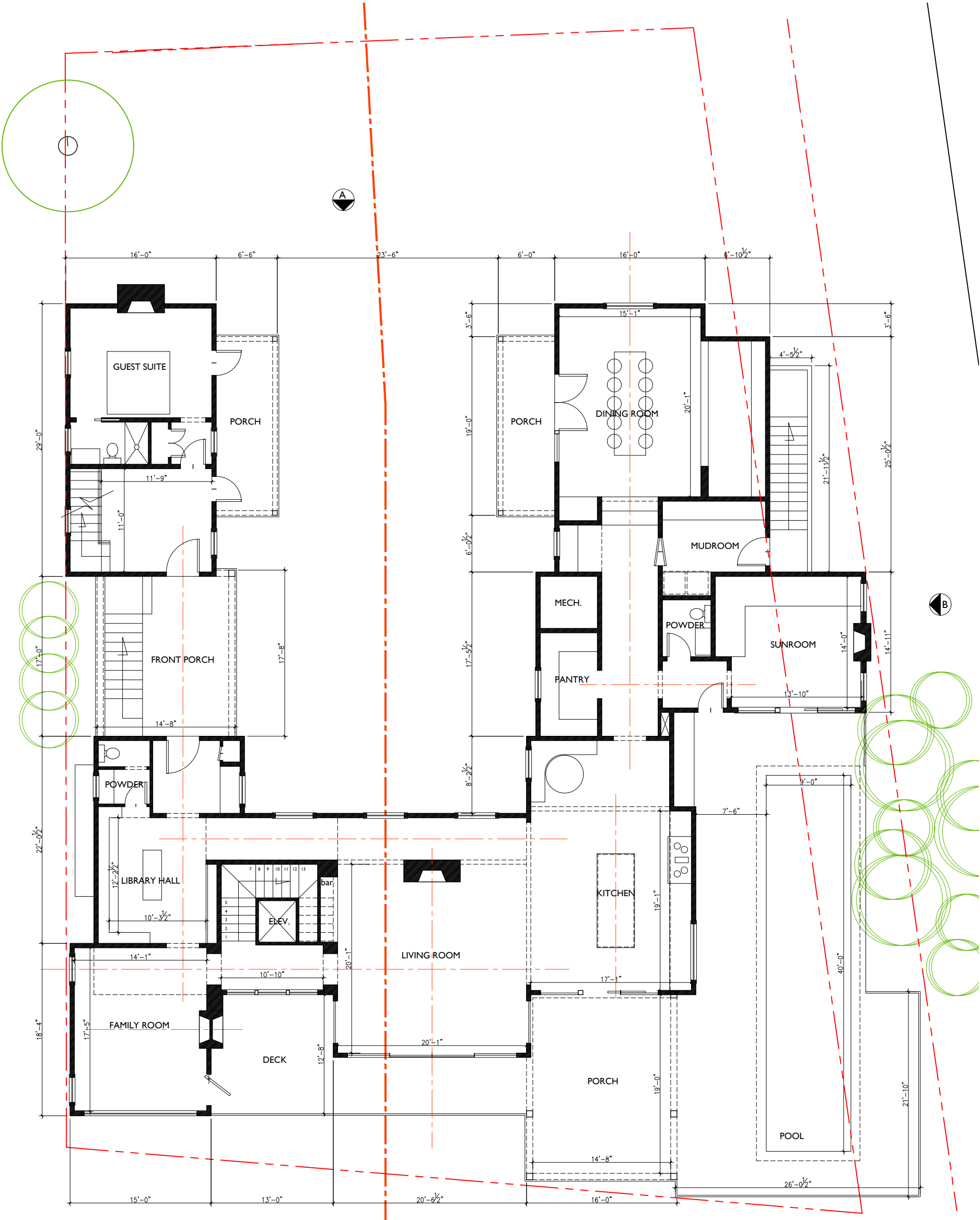
BUILD-TO LINE DIAGRAM  
SCALE: 1/64" = 1'-0"



|                                      |
|--------------------------------------|
| TMS # 523-12-00-014                  |
| FLOOD ZONE: ae-9                     |
| LOT SIZE : 22,593 SF                 |
| PRINCIPAL BLDG. AREA : 4,996 SF      |
| HEATED FIRST FLOOR : 3,502 SF        |
| HEATED SECOND FLOOR : 1,494 SF       |
| PRINCIPAL BLDG. COVERAGE : 3,502 SF  |
| REAR PORCH : 320 SF                  |
| ENTRY PORCH : 252 SF                 |
| GARAGE PORCHES : 182 SF              |
| POOL & TERRACE : 1,105 SF            |
| REAR TERRACE : 294 SF                |
| IMPERVIOUS COVERAGE : 5,655 SF (25%) |
| HEIGHT : 38'-0"                      |



SCALE: 1" = 20'-0"



## FIRST FLOOR PLAN

scale 3/32"=1'-0"

3,502 sf - HEATED





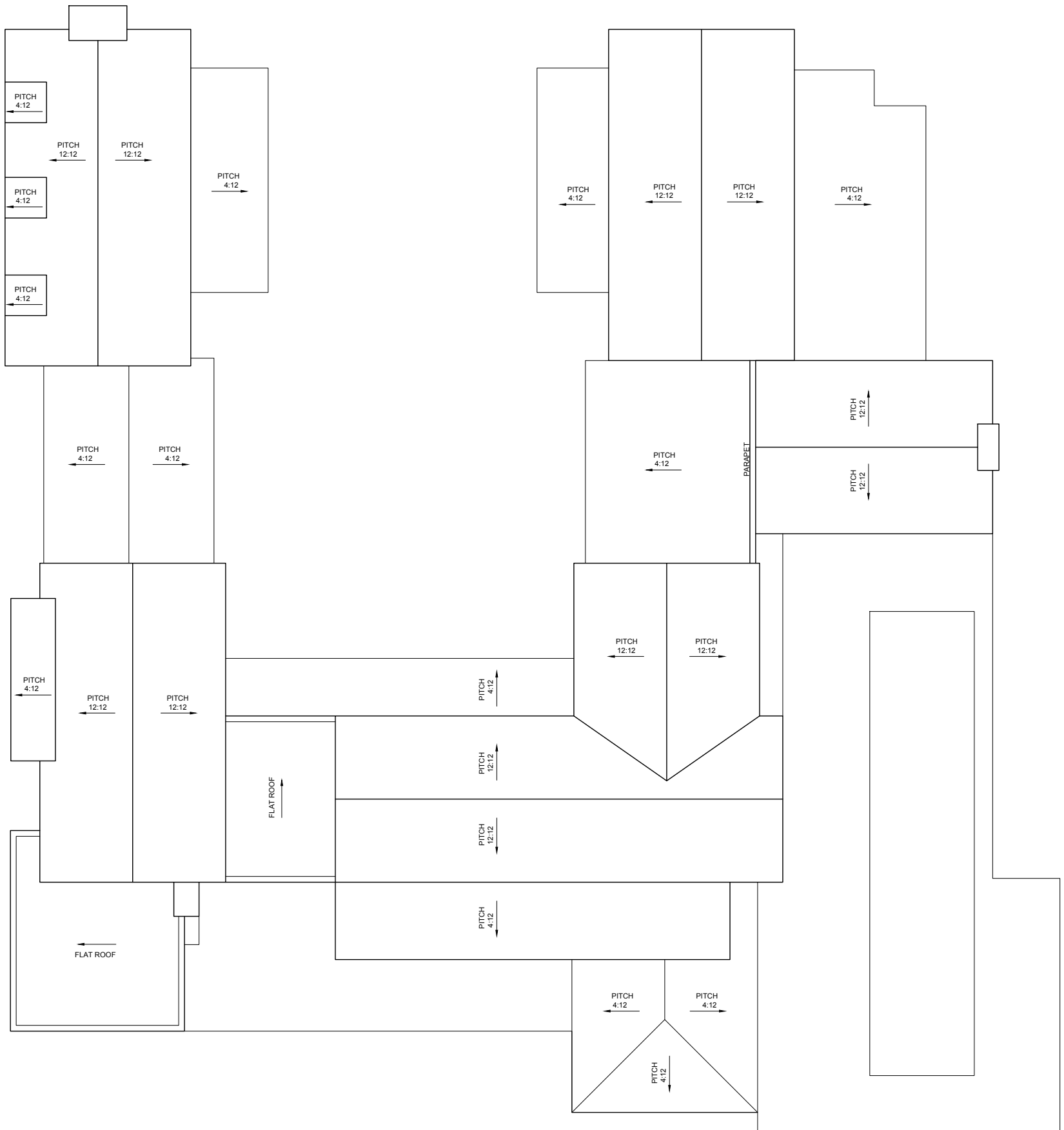


SECOND FLOOR PLAN

scale 3/32"=1'-0"

1,494 sf - HEATED



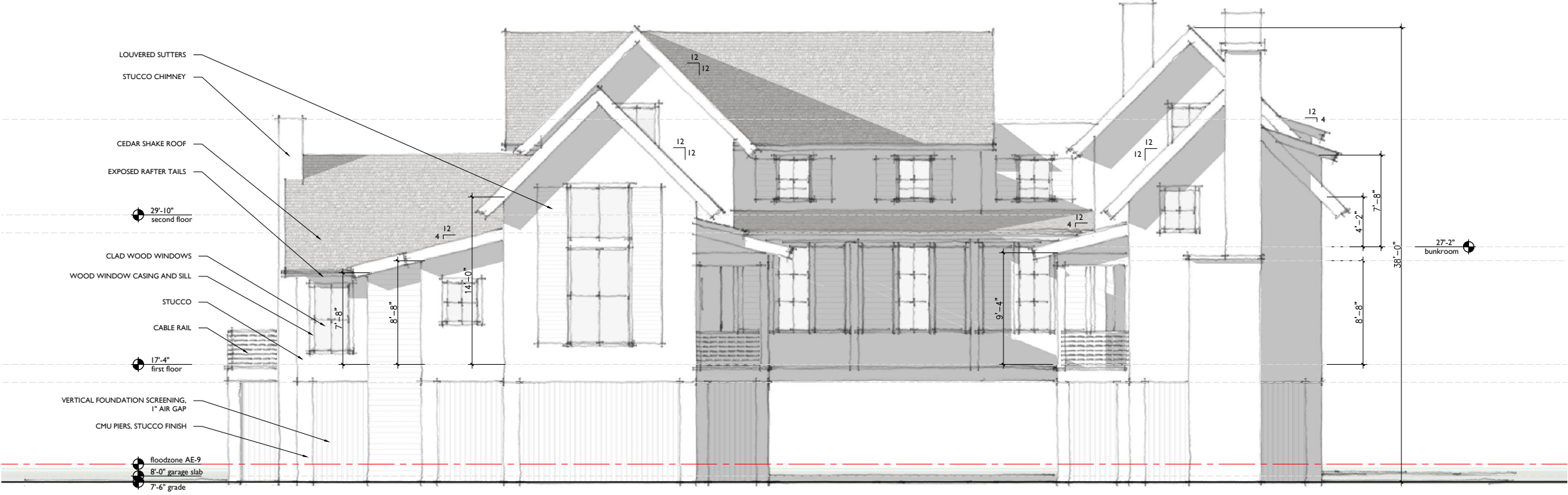


## ROOF PLAN

scale 3/32"=1'-0"







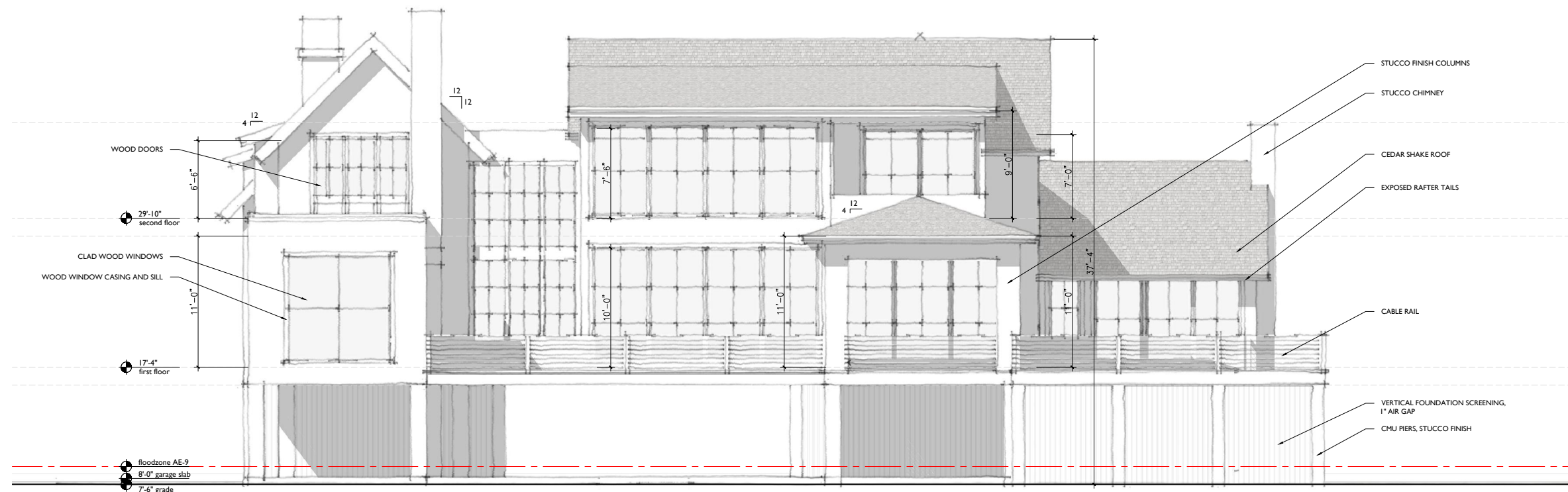
A. NORTH ELEVATION

scale 3/32"=1'-0"





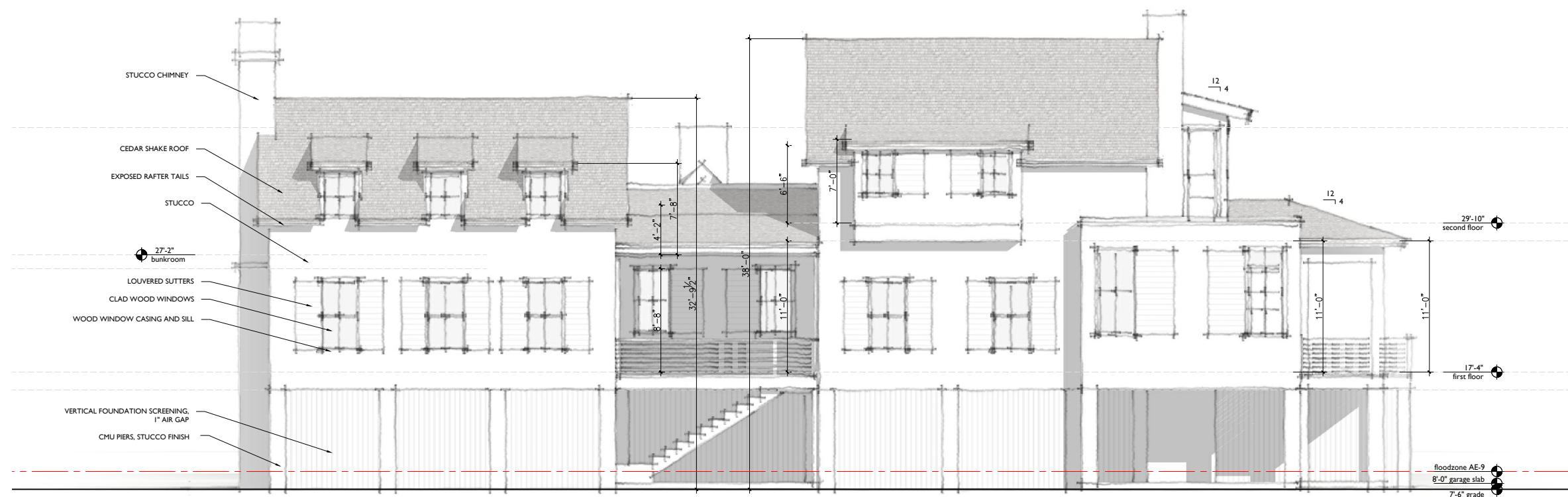




### C. SOUTH ELEVATION

scale 3/32"=1'-0"





## D. WEST ELEVATION

scale 3/32"=1'-0"















