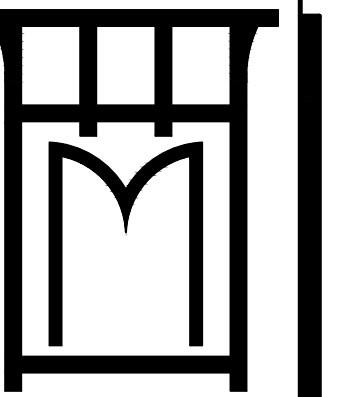


DATE
08-20-21

REVISIONS

SQUARE FOOTAGE
FIRST FLOOR 2464 SQ.FT.
SECOND FLOOR 1540 SQ.FT.
SECOND FLOOR 360 SQ.FT.
TOTAL HEATED 4362 SQ.FT.



M³ DESIGNS INC.
CARL MCCANTS III
843 - 971 - 1751
carimccants@comcast.net

PROJECT
2824 BROOKS STREET
SULLIVAN'S ISLAND
SHEET NAME
COVER

SHEET

1



"SQUEEZE INN" 2824 BROOKS STREET
SULLIVAN'S ISLAND

CONTENTS

1. COVER
2. SITE PLAN
3. FIRST FLOOR PLAN
4. SECOND FLOOR PLAN
5. FRONT ELEVATION
6. RIGHT ELEVATION
7. REAR ELEVATION
8. LEFT ELEVATION
9. COTTAGE FLOOR PLAN AND DEMO PLAN
10. COTTAGE - PROPOSED PLANS
11. LEFT ELEVATION WITH COTTAGE
12. RIGHT ELEVATION WITH COTTAGE

LEGEND:

- ⊖ CO CO SEWER CLEAN-OUT
- ⊕ WATER VALVE
- IS 5/8"RB (IRON SET) SIZE/TYPE NOTED
- IF (IRON FOUND) SIZE/TYPE NOTED
- △ PK NAIL SET
- ▲ PK NAIL FOUND
- ⊗ WATER METER
- ⊠ ELECTRICAL TRANSFORMER
- ⊞ ELECTRICAL BOX
- Ⓣ TELEPHONE BOX
- + SPOT ELEVATION
- ⊕ POWER POLE
- Ⓜ WATER SERVICE
- LOT LINE
- ⊕ DHEC-OCRM (MARSH GRASS LINE)
- ADJACENT LOT LINE
- X - FENCE
- ⊗ CEDAR
- * PAL PALMETTO
- ⊗ MAG MAGNOLIA
- Pine Tree
- OAK
- LIVE OAK
- ⊗ HACKBERRY
- PINE
- CLAO CHINEES LARUEL

DATUM:

THE BEARINGS SHOWN HEREON ARE SOUTH CAROLINA GRID NAD 1983 (2011) MODEL. VERTICAL DATUM IS BASED ON NAVD 1988. CONTOUR INTERVAL IS AT 1'.

NOTES:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

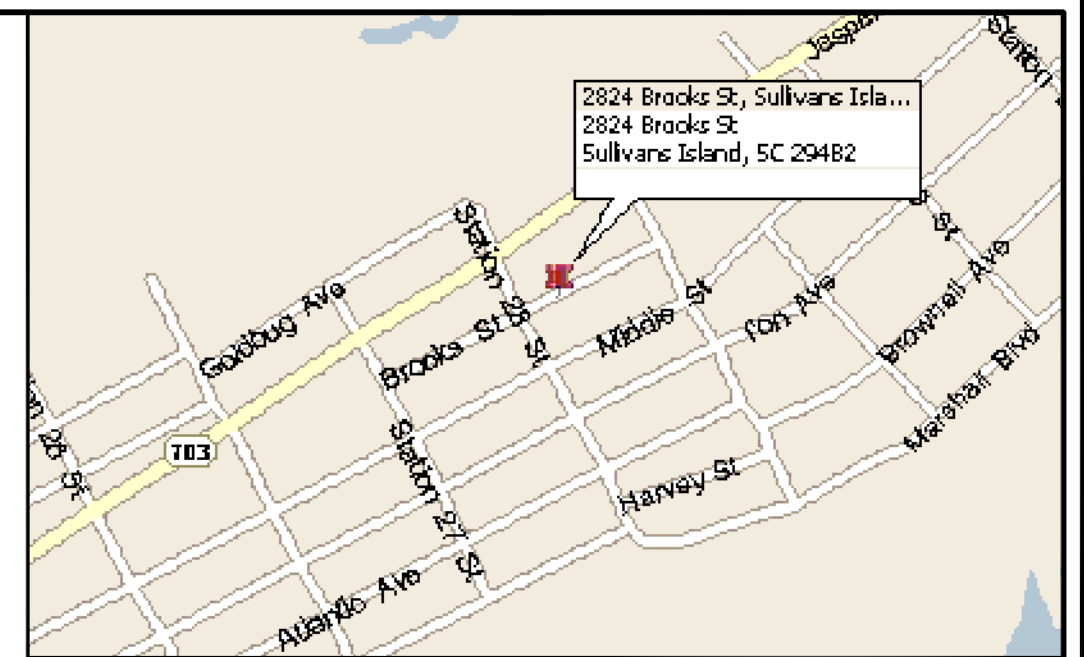
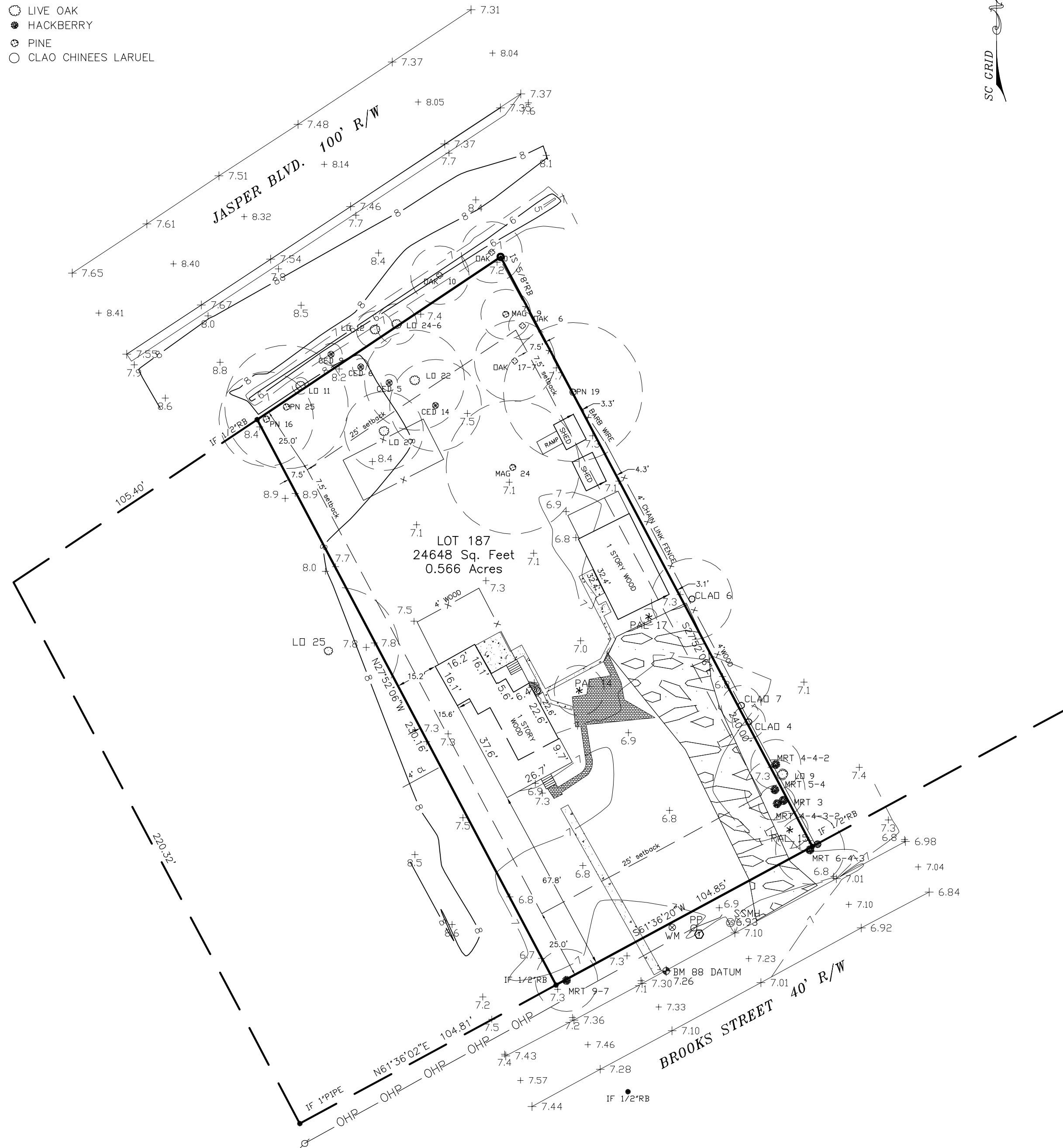
THE SURVEY SHOWN HEREON REFLECTS THE RECORDED REFERENCES SHOWN HEREON.

REFERENCE:

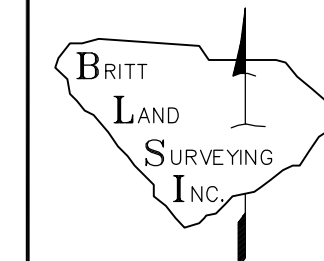
PLAT BOOK RECORDED IN CHARLESTON COUNTY R.O.D. OFFICE IN PLAT BOOK H AT PAGE 184.

FLOOD NOTE:

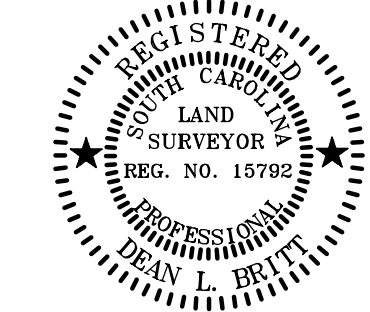
THIS LOT IS SITUATED IN A FLOOD ZONE AE 10 AS PER SCALING FROM FEMA F.I.R.M. MAP NUMBER 45019C0539K DATED REVISED JANUARY 29, 2021.



LOCATION MAP N.T.S.



BRITT LAND SURVEYING, INC.
 P.O. BOX 80333
 CHARLESTON, SC 29416
 843-810-6771
 WWW.BRITTSURVEYINGINC.COM

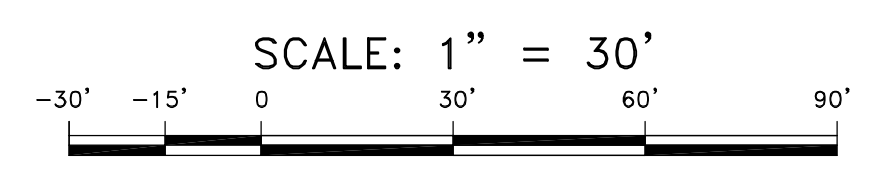


I, Dean L. Britt, a Registered Professional Land Surveyor in the State of South Carolina, certify to owner(s) shown hereon that this survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a class ___ survey as specified therein.

Date: / /

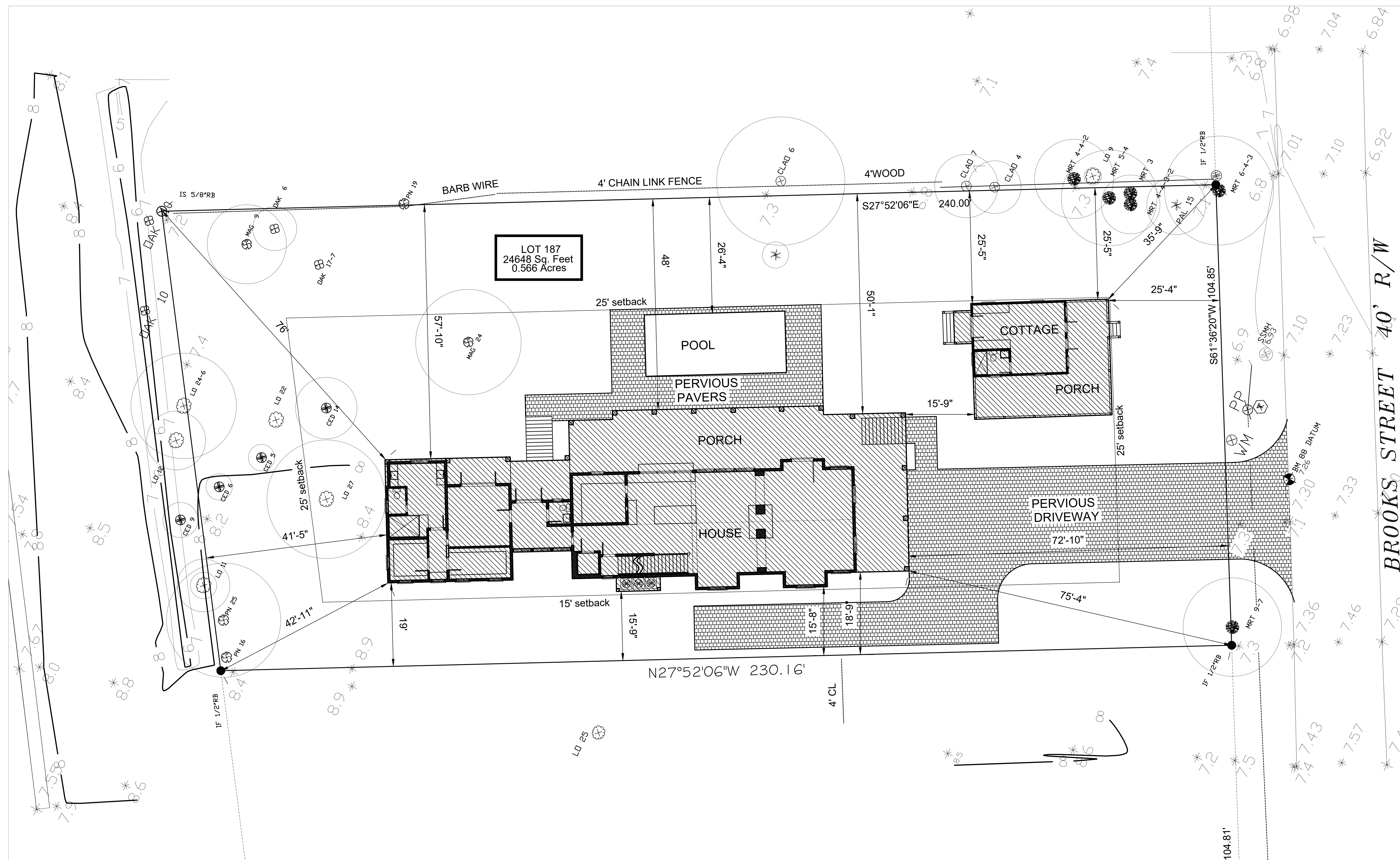
DEAN L. BRITT PLS S.C. REG. NO. 15792

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.



PLAT OF:
TREE AND TOPOGRAPHIC SURVEY
 SHOWING LOT 187
 PREPARED FOR:
 J & C Properties
 LOCATED IN THE TOWN OF
 SULLIVANS ISLAND
 CHARLESTON COUNTY - SOUTH CAROLINA

LOCATION:	2840 BROOKS STREET - 29482
TAX MAP #	527-07-00-044
DATE:	MARCH 02, 2021
FIELD DATE:	FEBRUARY 23, 2021
JOB NO.	213343
COUNTY/STATE	CHARLESTON, S.C.



LOT 187
24648 Sq. Feet
0.566 Acres

A SITE PLAN OF
2824 BROOKS STREET
SULLIVAN'S ISLAND, SC
1" = 10'

ZONING ORDINANCE REFERENCE SECTION	ZONING STANDARD	DRB's MAX RELIEF	% RELIEF GRANTED	TOTAL ALLOWED + REQUESTED RELIEF	PROPOSED
21-22 FRONT SETBACK	25'	15%	N/A	N/A	
21-22 SIDE SETBACK	40' COMBINED	25%	N/A	N/A	
21-25 PRINCIPAL BUILDING COVERAGE	3697 SQ. FT.	20%	N/A	N/A	2462 SQ. FT.
21-26 IMPERVIOUS COVERAGE	7394 SQ. FT.	N/A	N/A	N/A	5323 SQ. FT.
21-27 PRINCIPAL BUILDING SQUARE FOOTAGE	4365 SQ. FT.	25%	N/A	N/A	4362 SQ. FT.
50% GREEN SPACE	12,324 SQ. FT. SQ. FT.	N/A	N/A	N/A	8738 SQ. FT.

DATE
08-20-21

REVISIONS

SQUARE FOOTAGE
FIRST FLOOR 2464 SQ. FT.
SECOND FLOOR 1540 SQ. FT.
TOTAL 3600 SQ. FT.
TOTAL HEATED 4362 SQ. FT.

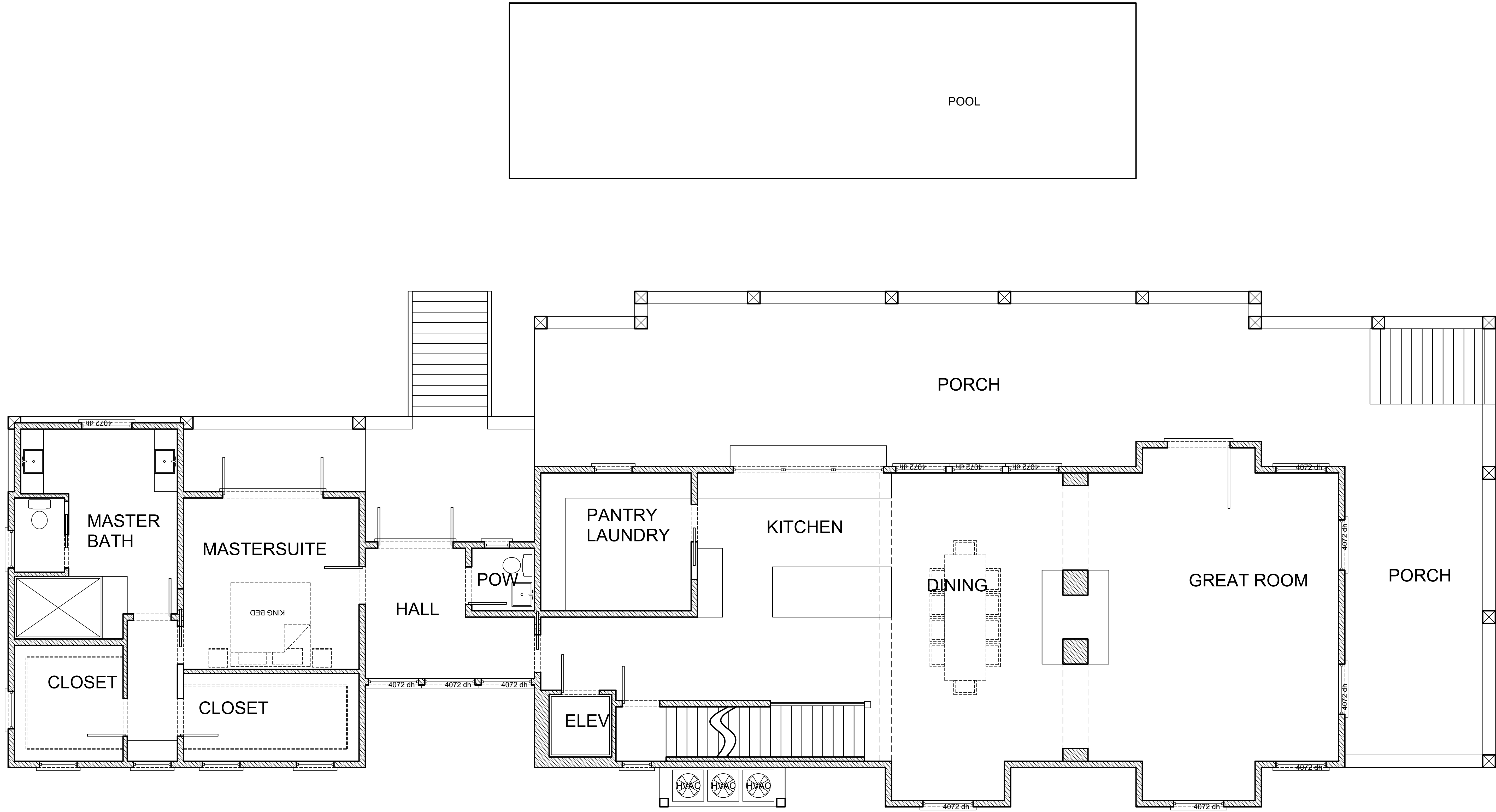


PROJECT
SQUEEZE INN
BROOKS STREET - SULLIVAN'S ISLAND, SC
SHEET NAME
site plan

SHEET
2

THIS DRAWING IS A PART OF A SET OF 24" x 36" DRAWINGS AND SHALL NOT BE USED WITH OUT ALL OTHER DRAWINGS IN THE SET. THIS PLAN IS PROPERTY OF M3 DESIGNS LLC. UNAUTHORIZED USE IS PROHIBITED.

BROOKS STREET 40' R/W



FIRST FLOOR PLAN
1/4" = 1'-0"

DATE
08-20-21

REVISIONS

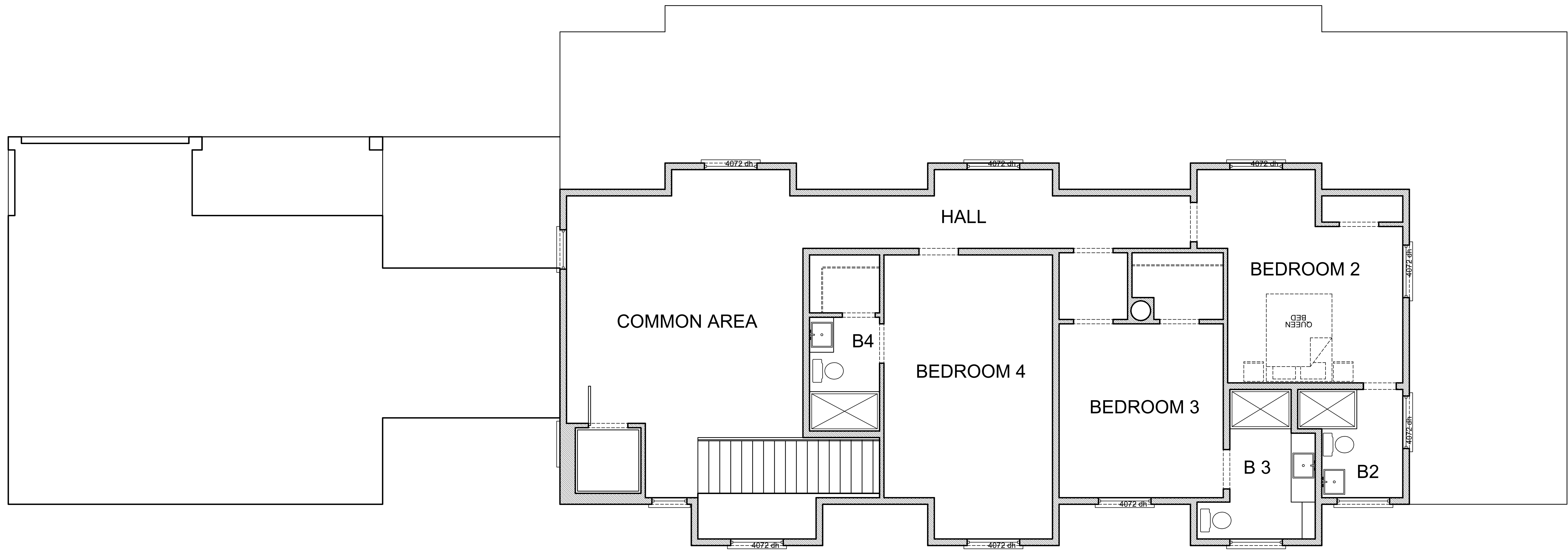
SQUARE FOOTAGE
FIRST FLOOR 2464 SQ.FT.
SECOND FLOOR 1540 SQ.FT.
SECOND FLOOR 360 SQ.FT.
TOTAL HEATED 4362 SQ.FT.

Mc3 DESIGNS INC.
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carlmcants3@gmail.com

PROJECT
SQUEEZE INN
BROOKS STREET - SULLIVAN'S ISLAND, SC
SHEET NAME
FIRST FLOOR PLAN

SHEET
3

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SECOND FLOOR PLAN
 1/4" = 1'-0"

DATE
 08-20-21

REVISIONS

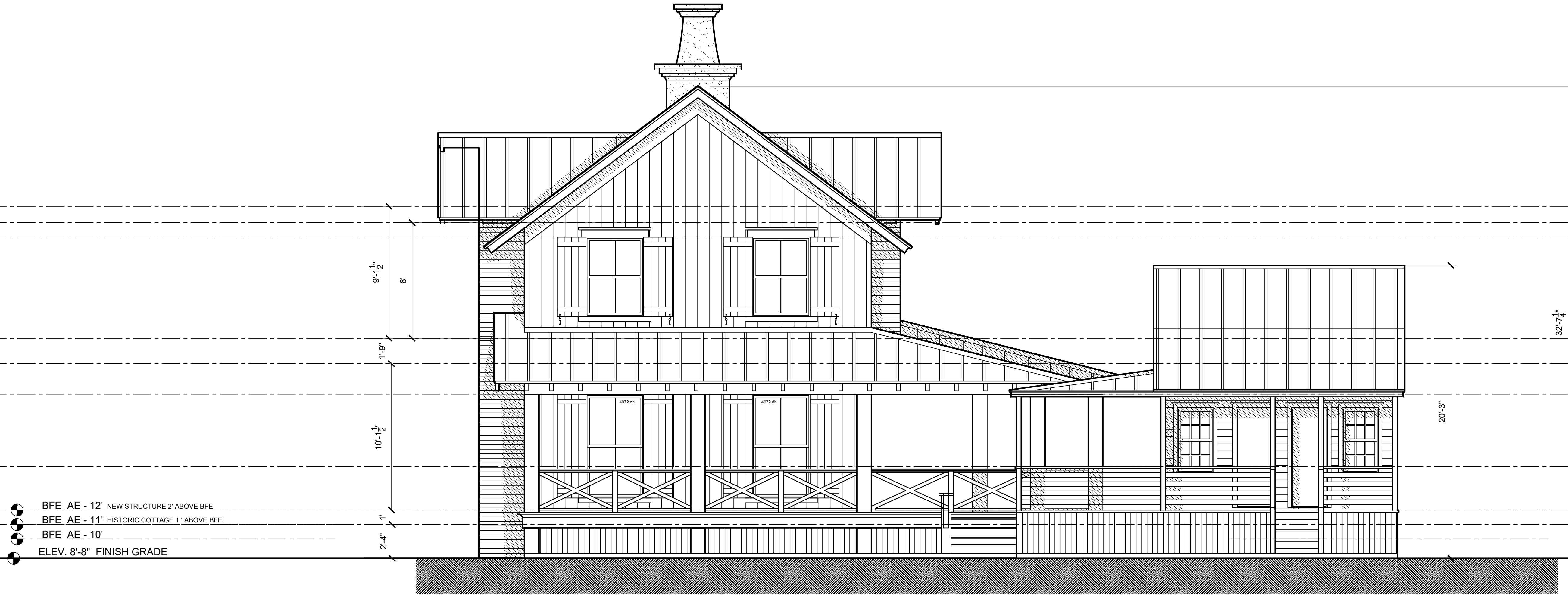
SQUARE FOOTAGE	
FIRST FLOOR	2464 SQ.FT.
SECOND FLOOR	1540 SQ.FT.
SECOND FLOOR	360 SQ.FT.
TOTAL HEATED	4362 SQ.FT.

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 carlmccants3@gmail.com

PROJECT
 SQUEEZE INN
 BROOKS STREET - SULLIVAN'S ISLAND, SC
 SHEET NAME
 SECOND FLOOR PLAN

SHEET
 4

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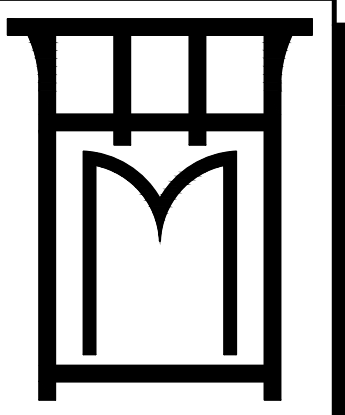


FRONT ELEVATION
 1/4" = 1'-0"

DATE
 08-20-21

REVISIONS

SQUARE FOOTAGE
 FIRST FLOOR 2464 SQ.FT.
 SECOND FLOOR 1540 SQ.FT.
 SECOND FLOOR 360 SQ.FT.
 TOTAL HEATED 4362 SQ.FT.



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 carlmccants3@gmail.com

PROJECT
 SQUEEZE INN
 BROOKS STREET - SULLIVAN'S ISLAND, SC
 SHEET NAME
 SECOND FLOOR PLAN

SHEET
 5

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★
★ DATE
★ 08-20-21

REVISIONS

FIRST FLOOR 2464 SQ.FT.
SECOND FLOOR 1540 SQ.FT.
SECOND FLOOR 360 SQ.FT.
TOTAL HEATED 4362 SQ.FT.

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PROJECT
SQUEEZE INN
BROOKS STREET - SULLIVAN'S ISLAND, SC
SHEET NAME
ROOF PLAN

★
★ SHEET
★ 6

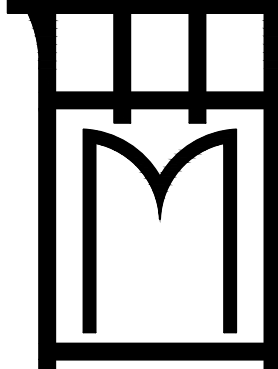


RIGHT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
 1/4" = 1'-0"

★ ★ ★ THIS DRAWING IS A PART OF A SET OF 24" x 36" DRAWINGS AND SHALL NOT BE USED WITH OUT ALL OTHER DRAWINGS IN THE SET ★ ★ ★
 ★ ★ ★ THIS PLAN IS PROPERTY OF M&3 DESIGNS LLC. UNAUTHORIZED USE IS PROHIBITED ★ ★ ★

DATE 08-20-21
REVISIONS
SQUARE FOOTAGE FIRST FLOOR 2464 SQ.FT. SECOND FLOOR 1540 SQ.FT. SECOND FLOOR 360 SQ.FT. TOTAL HEATED 4362 SQ.FT.
 M&3 DESIGNS INC. CARL MCCANTS III 843-906-1502 carlmccants3@gmail.com
PROJECT SQUEEZE INN BROOKS STREET - SULLIVAN'S ISLAND, SC SHEET NAME FRONT ELEVATION
SHEET 7

DATE
08-20-21

REVISIONS

SQUARE FOOTAGE
FIRST FLOOR 2464 SQ.FT.
SECOND FLOOR 1540 SQ.FT.
SECOND FLOOR 360 SQ.FT.
TOTAL HEATED 4362 SQ.FT.

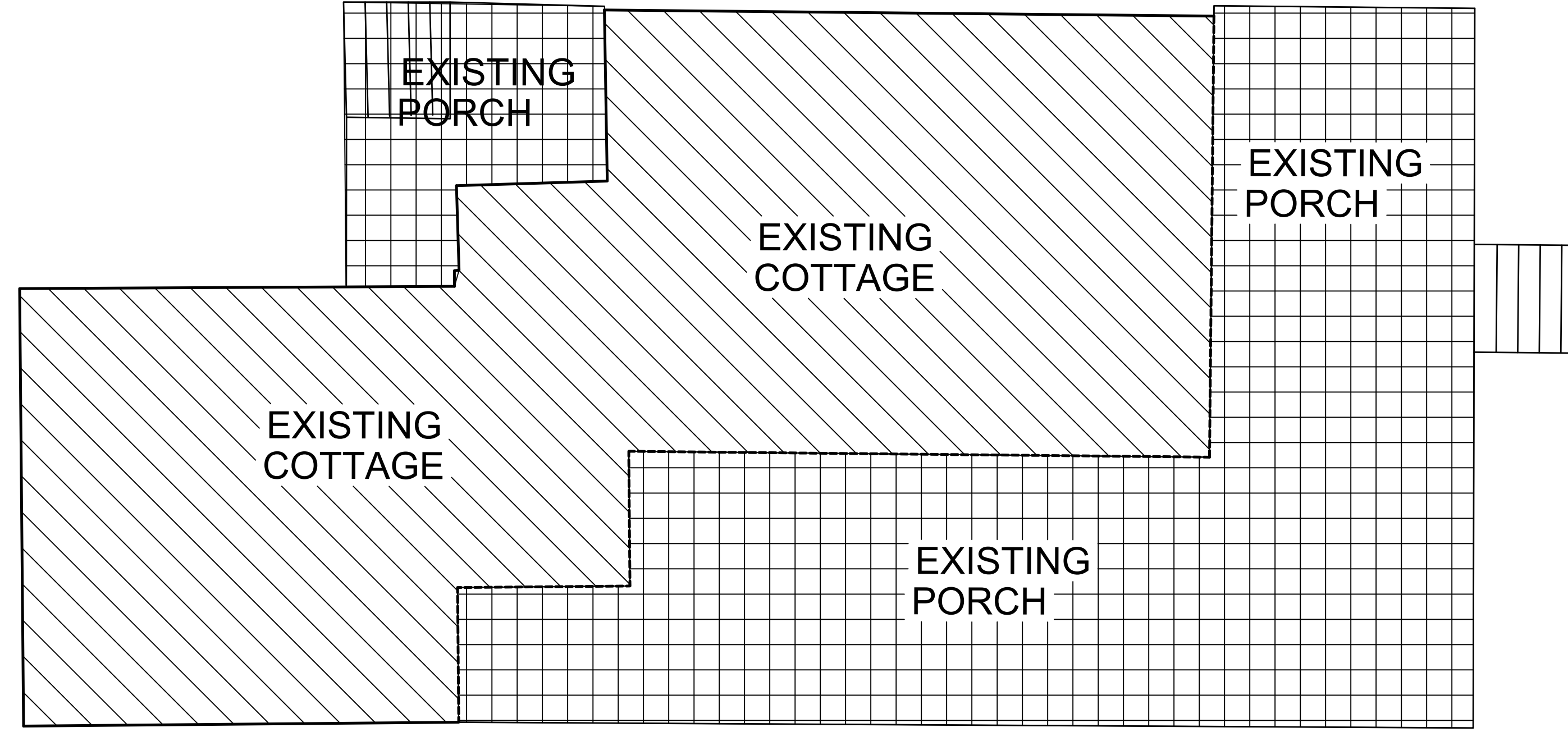

Mc3 DESIGNS INC.
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843-906-1502
carlmccants3@gmail.com

PROJECT
SQUEEZE INN
BROOKS STREET - SULLIVAN'S ISLAND, SC
SHEET NAME
RIGHT ELEVATION

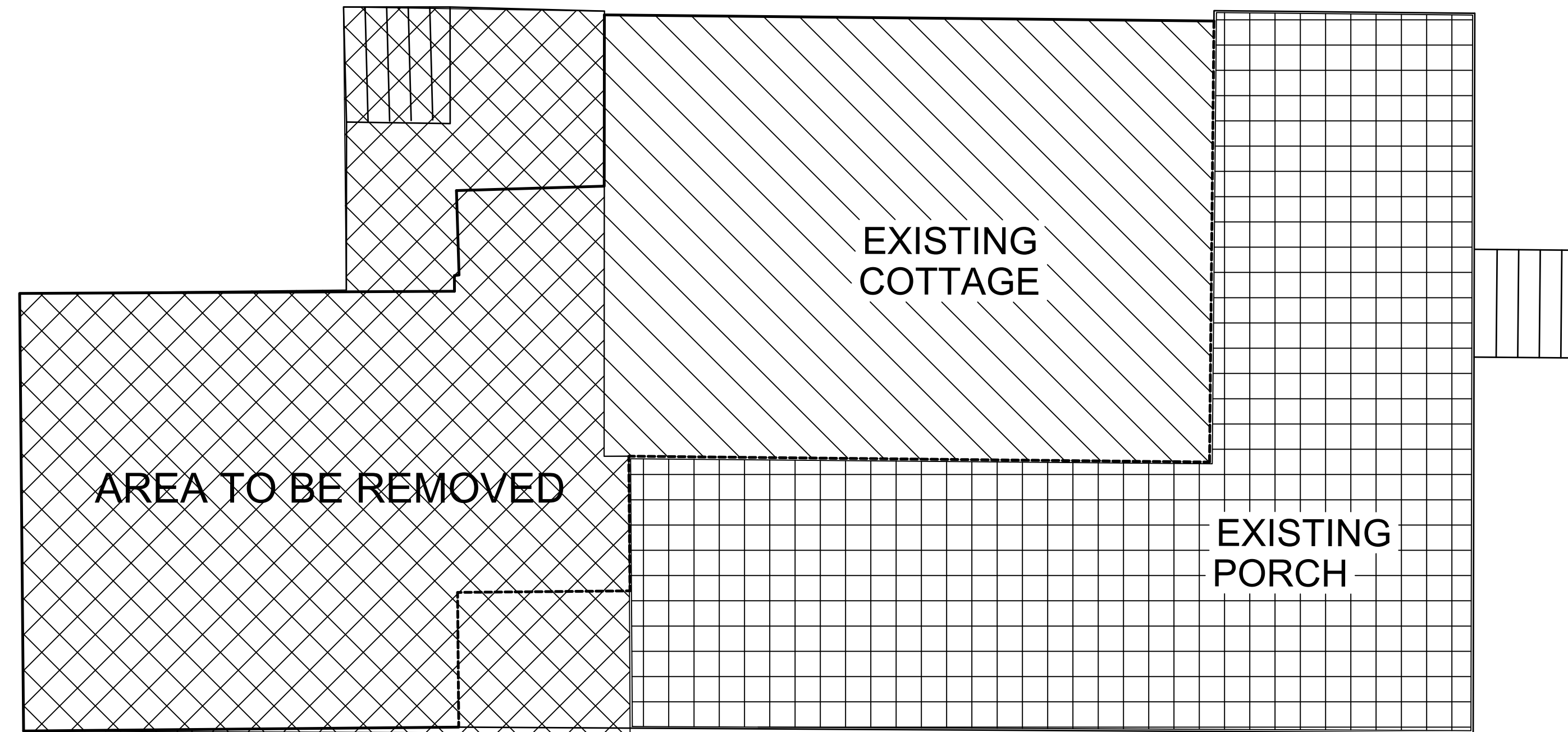
SHEET
8



LEFT ELEVATION
1/4" = 1'-0"

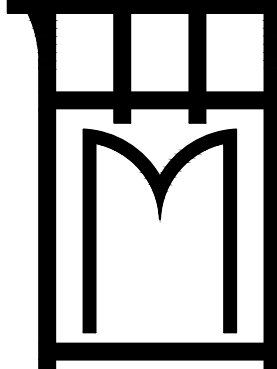


EXISTING HISTORIC COTTAGE
1/8" = 1'-0"



DEMO PLAN OF HISTORIC COTTAGE
1/8" = 1'-0"

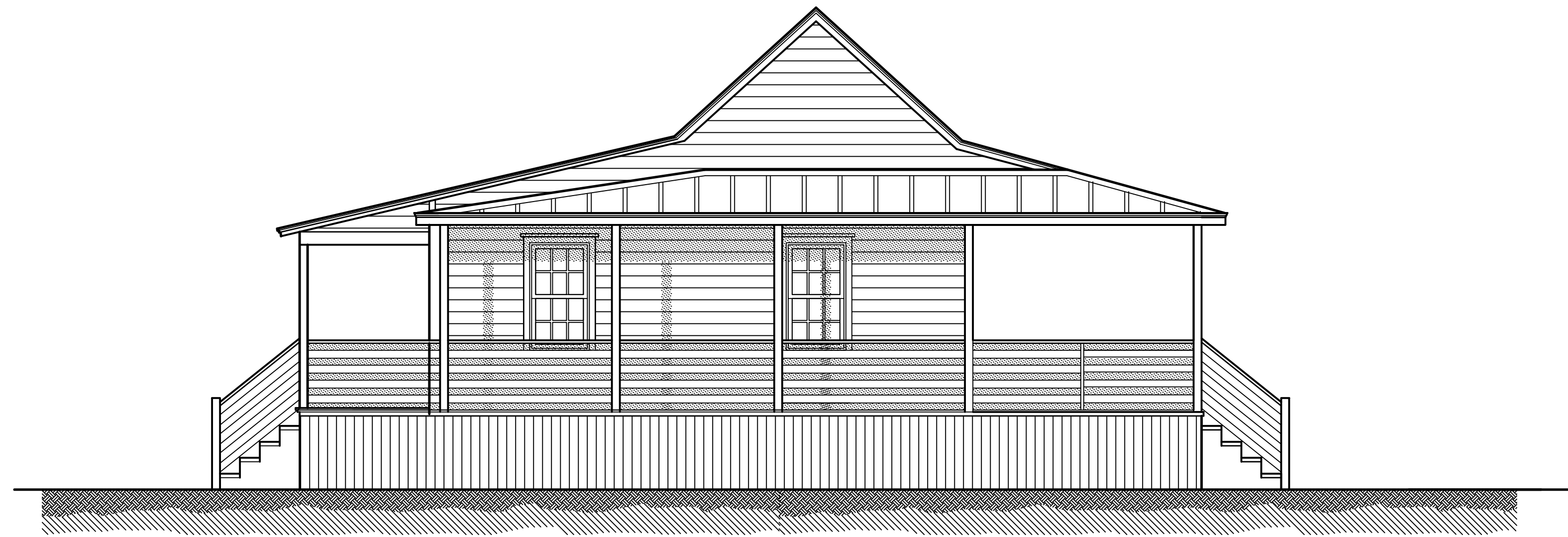
★ ★ ★ THIS DRAWING IS A PART OF A SET OF 24" x 36" DRAWINGS AND SHALL NOT BE USED WITH OUT ALL OTHER DRAWINGS IN THE SET ★ ★ ★ THIS PLAN IS PROPERTY OF M&3 DESIGNS LLC. UNAUTHORIZED USE IS PROHIBITED ★ ★ ★

PROJECT SQUEEZE INN BROOKS STREET - SULLIVAN'S ISLAND, SC SHEET NAME EXISTING / DEMO PLAN HISTORIC COTTAGE	DATE 08-20-21
	
M&3 DESIGNS INC. CARL MCCANTS III 843-906-1502 carlmccants3@gmail.com	
SQUARE FOOTAGE FIRST FLOOR 2464 SQ.FT. SECOND FLOOR 1540 SQ.FT. SECOND FLOOR 360 SQ.FT. TOTAL HEATED 4362 SQ.FT.	
REVISIONS	
SHEET 9	



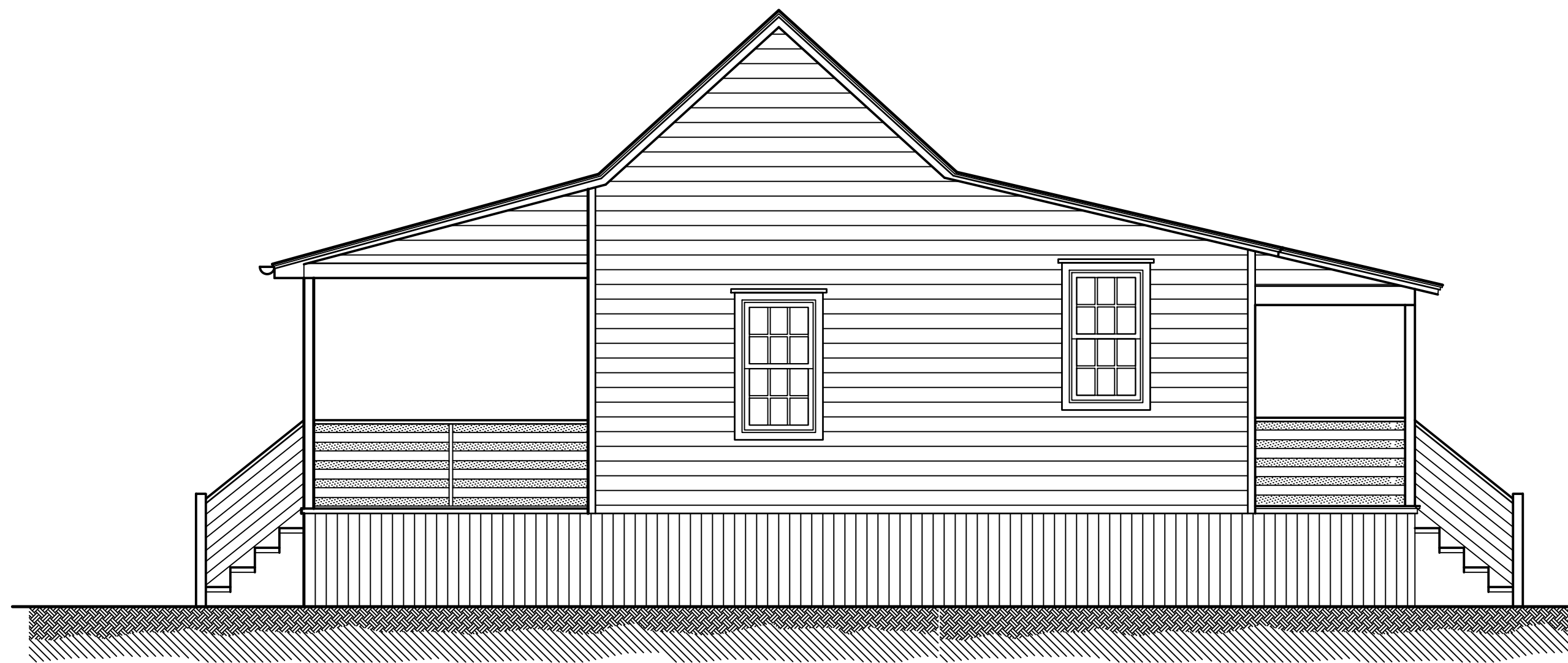
FRONT ELEVATION

1/8" = 1'-0"



LEFT ELEVATION

1/8" = 1'-0"



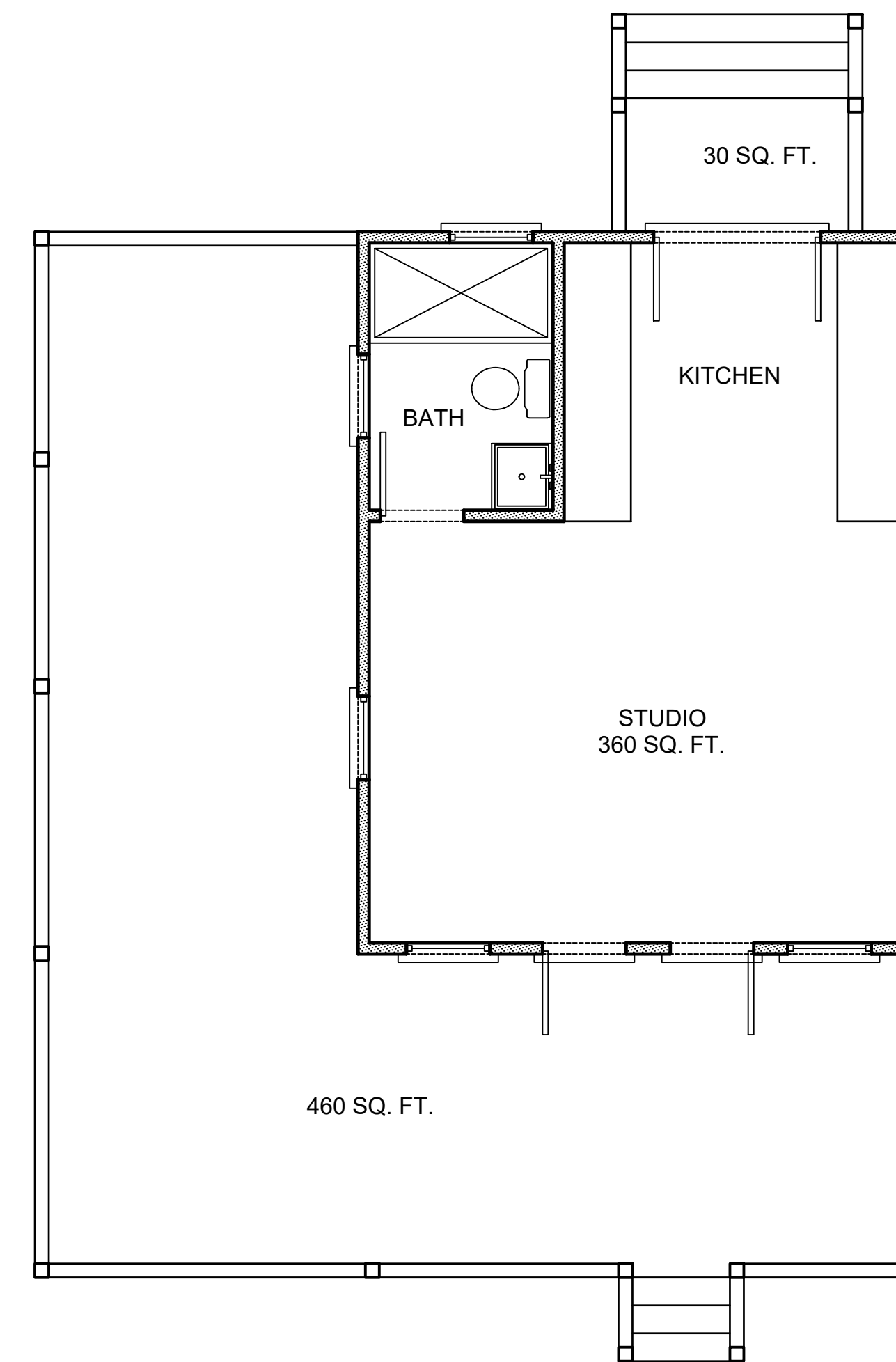
RIGHT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



FLOOR PLAN

1/8" = 1'-0"

DATE
08-20-21

REVISIONS

SQUARE FOOTAGE
FIRST FLOOR 2464 SQ.FT.
SECOND FLOOR 1540 SQ.FT.
SECOND FLOOR 360 SQ.FT.
TOTAL HEATED 4362 SQ.FT.

M3 DESIGNS INC.
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PROJECT
SQUEEZE INN
BROOKS STREET - SULLIVAN'S ISLAND, SC
SHEET NAME
HISTORIC COTTAGE PLANS

SHEET
10

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DATE
08-20-21



PROJECT
SQUEEZE INN
BROOKS STREET - SULLIVAN'S ISLAND, SC
SHEET NAME
LEFT ELEVATION

SHEET
11

LEFT ELEVATION - HISTORIC COTTAGE
1/4" = 1'-0"

DATE
08-20-21



PROJECT
SQUEEZE INN
BROOKS STREET - SULLIVAN'S ISLAND, SC
SHEET NAME
LEFT ELEVATION

SHEET
12

RIGHT ELEVATION - HISTORIC COTTAGE
1/4" = 1'-0"