

This drawing is the exclusive property of the architect and may not be used or reproduced in whole or in part without the written consent of the architect. WHEN THIS DRAWING IS PRINTED AT AN 11"x 17" FORMAT - the scale of the drawings are at 1/2 of the noted scale. (U.N.O.)

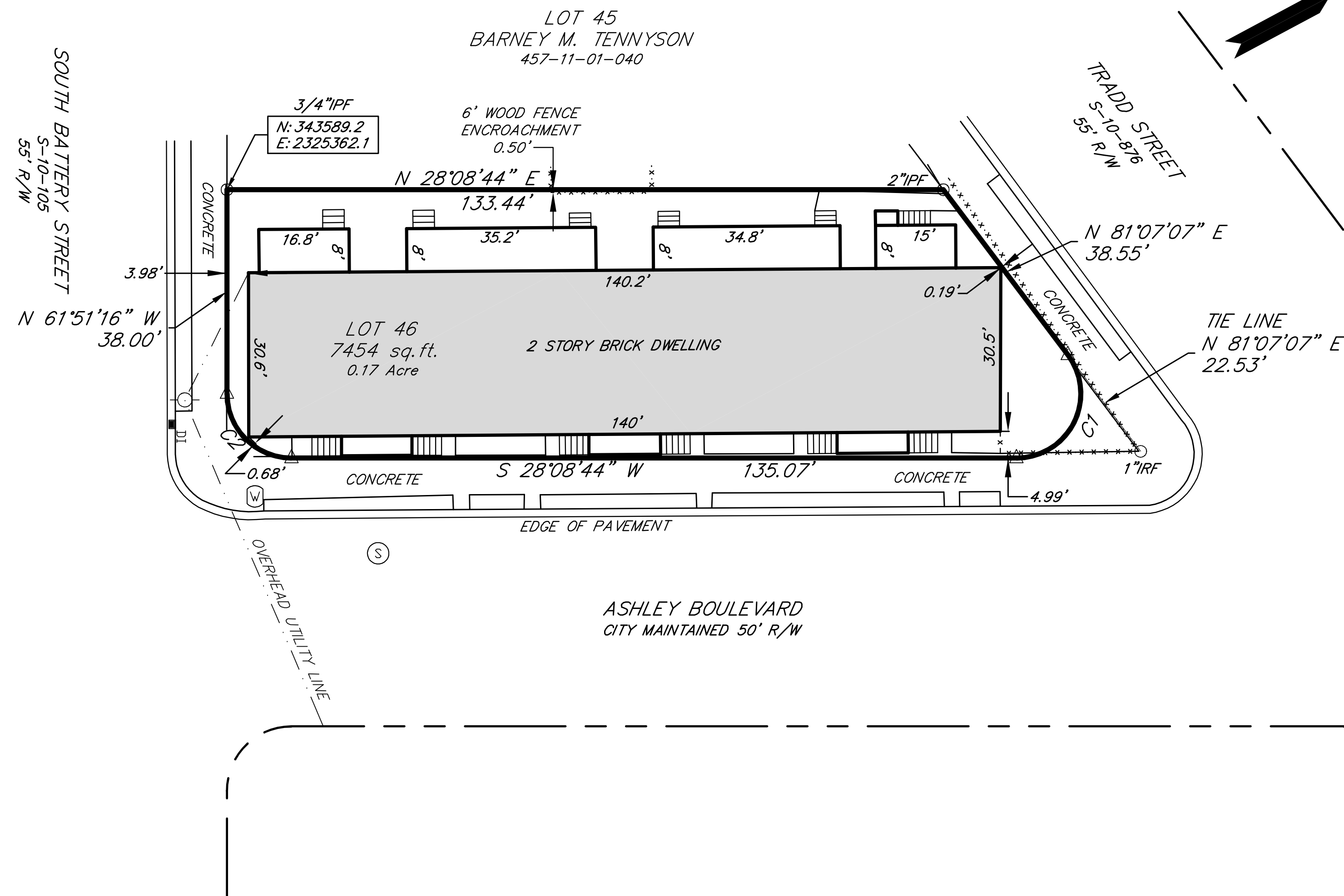
REFERENCES:

1. PLAT SHOWING BOULEVARD LOTS, SOUTH-WESTERN SECTION, DATED JANUARY 1914, PREPARED BY J.W. DINGLE, CITY ENGINEER, RECORDED IN PLAT BOOK C, PAGE 94.
2. DEED RECORDED IN RMC BOOK 997, PAGE 1.
3. CHARLESTON COUNTY TAX MAP 457-11-01-039

EXISTING LOT OF RECORD

CERTIFIED TO BE A RESURVEY OF A PIECE, PARCEL OR LOT OF LAND SHOWN ON A MAP OR PLAT PREVIOUSLY RECORDED IN CHARLESTON COUNTY IN PLAT BOOK C, PAGE 94.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	12.00'	26.60'	21.48'	S 35°22'05" E
C2	12.00'	18.85'	16.97'	S 73°08'44" W



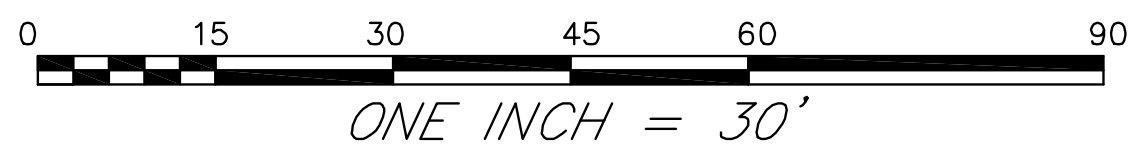
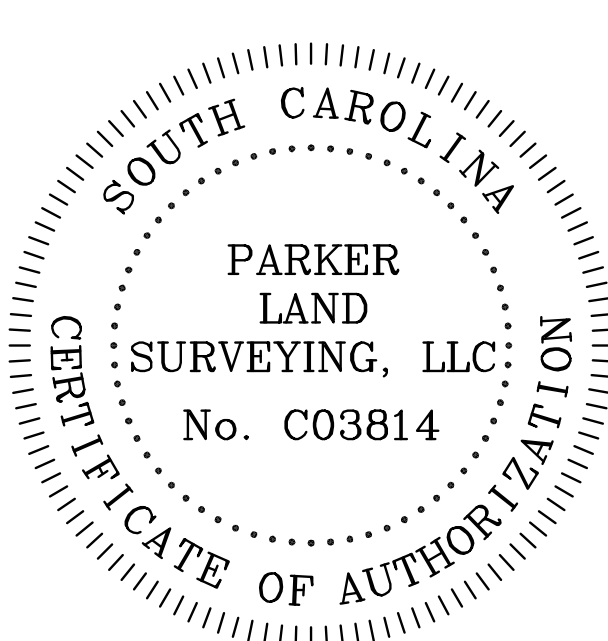
NOTES:

1. THIS PROPERTY IS LOCATED IN FLOOD ZONE AE-14, PER F.I.R.M. COMMUNITY PANEL 45019C 0514 J, REVISED 11/17/2004.
2. OWNER OF RECORD: LaROCHE, LP
3. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE SEARCH PERFORMED BY THIS OFFICE.
4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY APPEARING ON SAID SURVEY. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY WITHOUT AN EXPRESSED RECERTIFICATION BY PARKER LAND SURVEYING, LLC.
5. THIS SURVEY IS NULL AND VOID IF SIGNATURE AND EMBOSSED SEAL ARE ABSENT.
6. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM 1983. DISTANCES SHOWN HEREON ARE HORIZONTAL (GROUND) DISTANCES, NOT GRID DISTANCES.

Parker Land Surveying, LLC
400 Church Street
Georgetown, SC 29440
Phone: (843) 485-4405
Fax: (843) 554-7779

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE 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 A SURVEY AS SPECIFIED THEREIN.

GREGGORY F. CUNNINGHAM
LAND SURVEYOR
No. 17924
S.C.P.L.S. No. 17924



PLAT
OF LOT 46, BOULEVARD LOTS,
SOUTH-WESTERN SECTION
SURVEYED FOR
H. BROOKS REAL ESTATE, LLC
LOCATED IN THE CITY OF CHARLESTON,
CHARLESTON COUNTY, SOUTH CAROLINA
DATE: MAY 16, 2016

NSA
NEIL STEVENSON
ARCHITECTS
680 KING STREET SUITE B
CHARLESTON, SOUTH CAROLINA 29403
843.853.8800
NEILSTEVENSONARCHITECTS.COM

SURVEY

1-11 ASHLEY BLVD
CHARLESTON, SC 29401

S	ZONING MTG	06/05/2018
U	CONCEPTUAL	06/13/2018
B	BAR MTG	
M		
I		
T		
T		
A		
L		
I	NSA Job #:	18.100
N	AOR:	NCS
F	Drawn By:	TDR
O	Date:	5/25/2018
S		
H		
E		
E		
T		
#		

A photograph of a long, two-story red brick building with yellow trim and multiple porches, located at the corner of South Battery and Ashley. The building shows signs of disrepair, with boarded-up windows. A white SUV is parked on the street in front of the building, and palm trees are visible on either side.

TRADD STREET ELEVATION

SOUTH BATTERY ELEVATION



NEIL STEVENSON
ARCHITECTS
680 KING STREET
SUITE B
CHARLESTON, SOUTH
CAROLINA 29403
843.853.8800
NEILSTEVENSON
ARCHITECTS.COM

EXISTING PHOTOS

1-11 ASHLEY BLVD
CHARLESTON, SC 29401

S	ZONING MTG	06/05/2018
U	CONCEPTUAL BAR MTG	06/13/2018
B		
M		
I		
T		
T		
A		
L		
	NSA Job #: 18.100	
	AOR: NCS	
I	Drawn By: TDR	
N	Date: 5/25/2018	
F		
O		
S		
H		
E		
E		
T		
#		

A00.1

This drawing is the exclusive property of the architect and may not be used or reproduced in whole or in part without the written consent of the architect. WHEN THIS DRAWING IS PRINTED AT AN 11"X 17" FORMAT - the scale of the drawings are at 1/2 of the noted scale. (U.N.O.)

VIEW OF REAR ELEVATION FROM TRADD ST



VIEW OF REAR OF PROPERTY FROM TRADD ST



NSA
NEIL STEVENSON
ARCHITECTS
680 KING STREET
SUITE B
CHARLESTON, SOUTH
CAROLINA **29403**
843.853.8800
NEILSTEVENSON
ARCHITECTS.COM

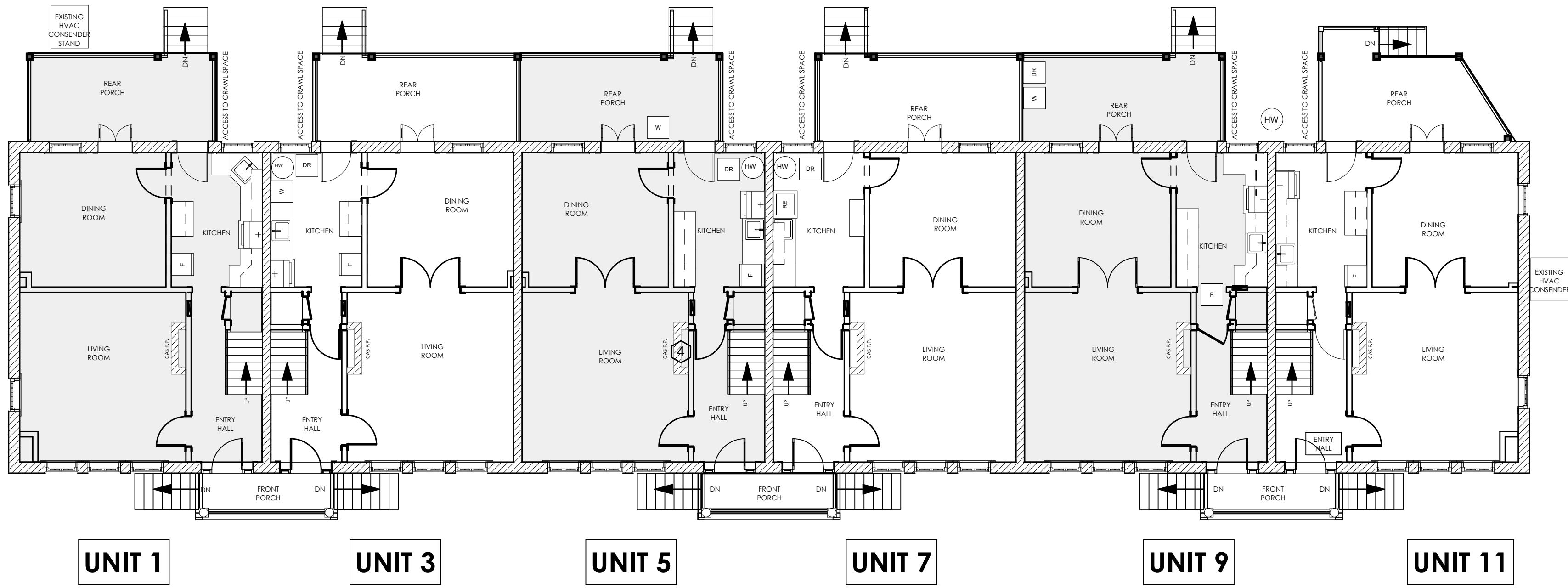
EXISTING PHOTOS

1-11 ASHLEY BLVD
CHARLESTON, SC 29401

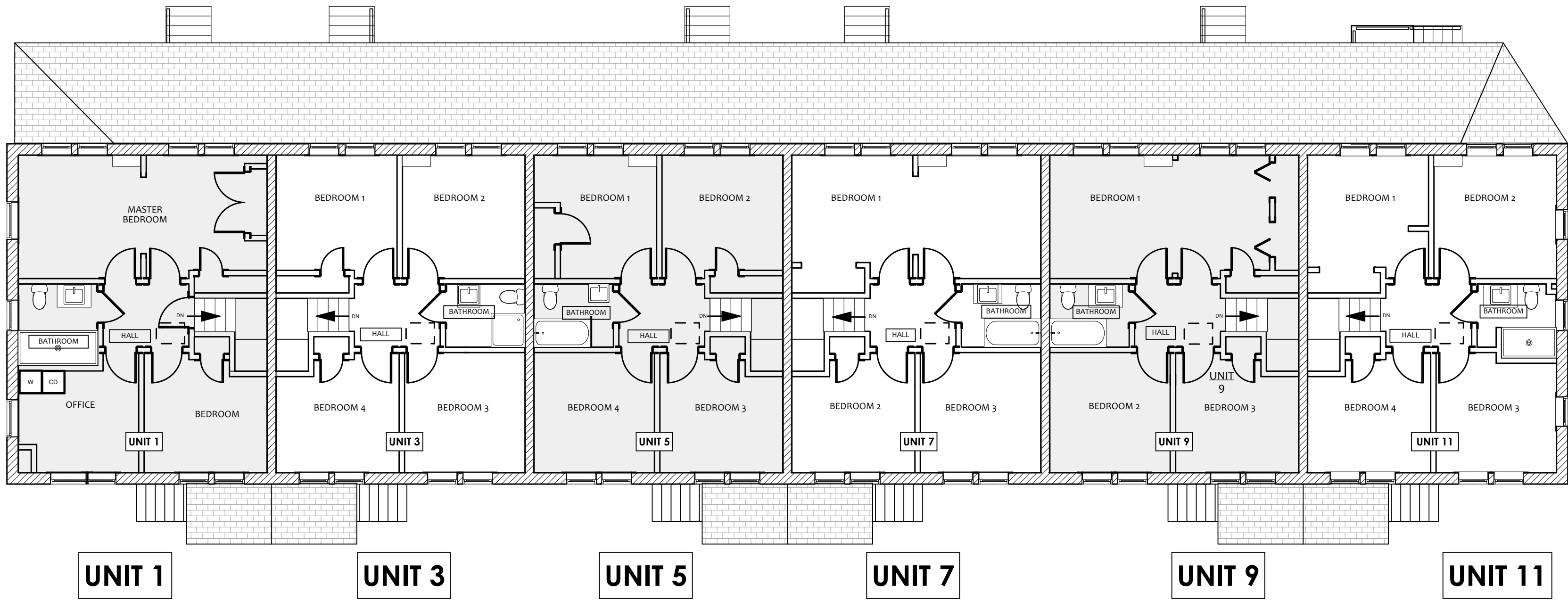
S	ZONING MTG	06/05/2018
U	CONCEPTUAL	06/13/2018
B	BAR MTG	
M		
I		
T		
A		
L		
I	NSA Job #: 18.100	
N	AOR: NCS	
F	Drawn By: TDR	
O	Date: 5/25/2018	
S		
H		
E		
T		
#		

A00.2

This drawing is the exclusive property of the architect and may not be used or reproduced in whole or in part without the written consent of the architect. WHEN THIS DRAWING IS PRINTED AT AN 11"X 17" FORMAT - the scale of the drawings are at 1/2 of the noted scale. (U.N.O.)



1 EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

This drawing is the exclusive property of the architect and may not be used or reproduced in whole or in part without the written consent of the architect. WHEN THIS DRAWING IS PRINTED AT AN 11"X 17" FORMAT - the scale of the drawings are at 1/2 of the noted scale. (U.N.O.)



1 EXISTING ASHLEY STREET ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 EXISTING TRADD STREET ELEVATION
SCALE: 1/8" = 1'-0"



4 EXISTING SOUTH BATTERY STREET ELEVATION
SCALE: 1/8" = 1'-0"

NSA
NEIL STEVENSON
ARCHITECTS
680 KING STREET, SUITE B
CHARLESTON, SOUTH CAROLINA 29403
843.853.8800
NEILSTEVENSONARCHITECTS.COM

EXISTING ELEVATIONS

1-11 ASHLEY BLVD
CHARLESTON, SC 29401

S	ZONING MTG	06/05/2018
U	CONCEPTUAL	
B	BAR MTG	06/13/2018
M		
I		
T		
A		
L		
I	NSA Job #: 18.100	
N	AOR: NCS	
F	Drawn By: TDR	
O	Date: 5/25/2018	
S		
H		
E		
E		
T		
#		

A00.4