

OWNER	PICKERING
ARCHITECT	BEAU CLOWNEY ARCHITECTS 1 KING STREET SUITE 102 CHARLESTON, SC 29401
SITE INFO	2256 ION AVENUE TMS: 529-10-00-002 LOT SIZE: 22,142 sf FLOOD ZONE: AE 10 LOT WIDTH: 105' FRONT 211' EAST
MEETING DATES	07.15.2026 PRELIMINARY APPROVAL
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PICKERING RESIDENCE

2256 ION AVENUE
SULLIVAN'S ISLAND , SC

BEAU CLOWNEY
ARCHITECTS

1 KING STREET
SUITE 102
CHARLESTON, SC 29401
843.722.2040

07. 17. 26

PICKERING RESIDENCE
2256 ION AVE
SULLIVANS ISLAND, SC
TITLE PAGE

T 1.0

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

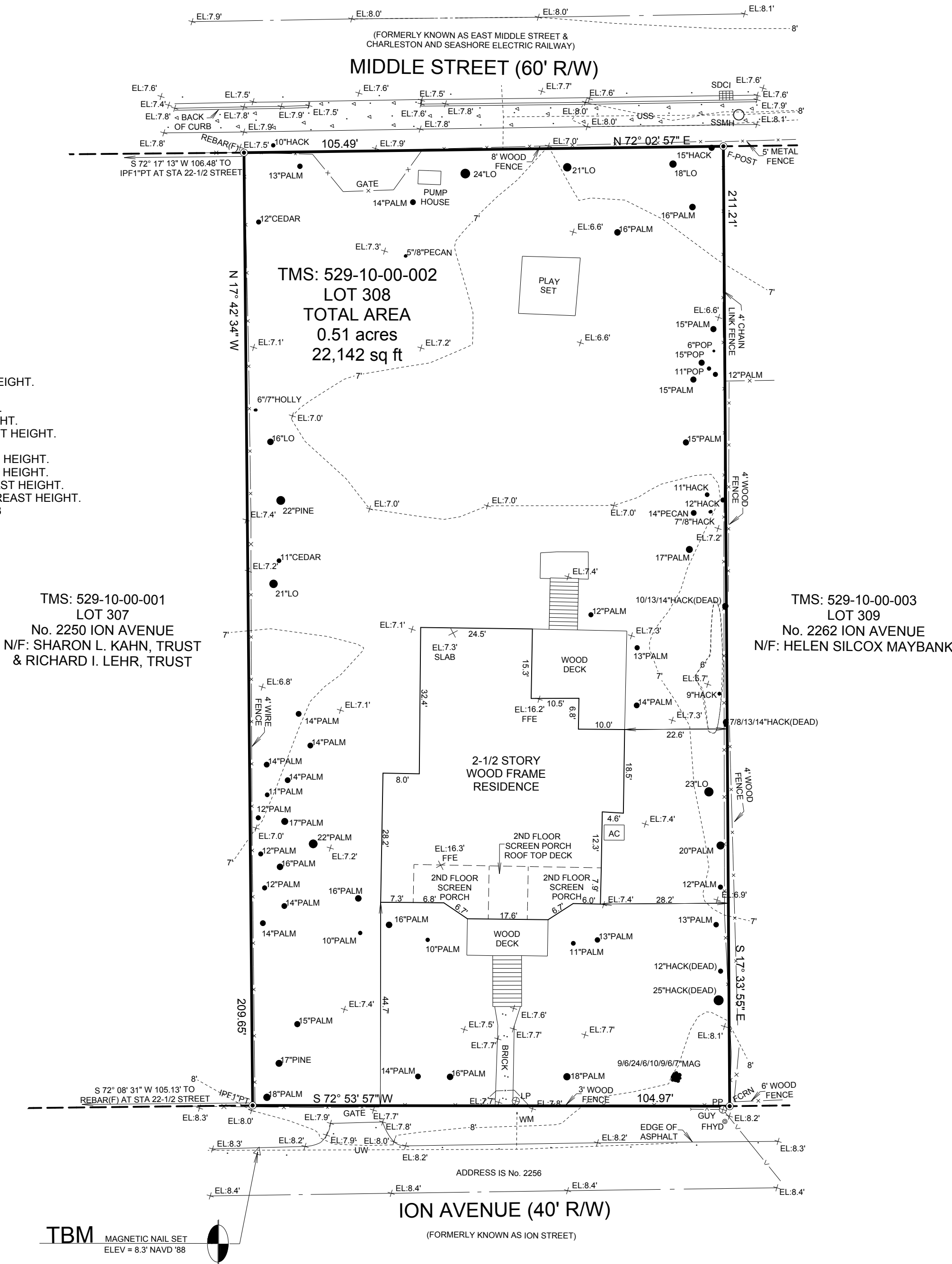
I CERTIFY THAT THE PROPERTY SHOWN HEREON IS IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA AND HUD FLOOD HAZARD BOUNDARY MAPS.

NOTES:

1. PROPERTY APPEARS IN FLOOD ZONES AE, EL. 10' ON FIRM COMMUNITY-PANEL NUMBER 45019C0539K. MAP REVISED JANUARY 29, 2021.
2. THE BEARINGS SHOWN ARE MAGNETIC AND SUBJECT TO LOCAL ATTRACTION.
3. ANYTHING SHOWN OUTSIDE OF THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
4. THIS SURVEY IS BASED ON THE REFERENCE SHOWN AND DOES NOT CONSTITUTE A TITLE SEARCH.
5. ALL TREES 6" DIAMETER AT BREAST HEIGHT AND LARGER SHOWN HEREON.

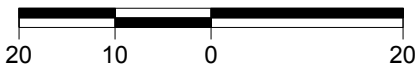
LEGEND:

- | | |
|----------------------|--|
| IPF1"PT | - 1" PINCHED TOP PIPE FOUND, OLD. |
| FPOST | - FENCE POST OLD. |
| REBAR(F) | - 5/8" REBAR FOUND, OLD. |
| PP | - POWER POLE. |
| LP | - LIGHT POLE. |
| GUY | - GUY WIRE. |
| WM | - WATER METER. |
| FHYD | - FIRE HYDRANT. |
| SSMH | - SANITARY SEWER MANHOLE. |
| SDGI | - STORM DRAIN GRATE INLET. |
| 18"PALM | - 18" PALM DIAMETER AT BREAST HEIGHT. |
| 12"HACK | - 12" HACKBERRY DIAMETER AT BREAST HEIGHT. |
| 22"PINE | - 22" PINE DIAMETER AT BREAST HEIGHT. |
| 12"CEDAR | - 12" CEDAR DIAMETER AT BREAST HEIGHT. |
| 24"LO | - 24" LIVE OAK DIAMETER AT BREAST HEIGHT. |
| 6"POP | - 6" CHINESE TALLOW DIAMETER AT BREAST HEIGHT. |
| 14"PECAN | - 14" PECAN DIAMETER AT BREAST HEIGHT. |
| 6"7"HOLLY | - 6"7" DOUBLE HOLLY DIAMETER AT BREAST HEIGHT. |
| 5"8"PECAN | - 5"8" DOULE PECAN DIAMETER AT BREAST HEIGHT. |
| 10/13/14"HACK | - HACKBERRY CLUSTER DIAMETER AT BREAST HEIGHT. |
| 9/6/24/6/10/9/6/7MAG | - MAGNOLIA CLUSTER DIAMETER AT BREAST HEIGHT. |
| EL: 8.0' | - SPOT ELEVATION 8.0' M.S.L., NAVD'88 |



TOPOGRAPHIC PLAT

OF LOT 308, MOULTRIEVILLE,
TOWN OF SULLIVAN'S ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA.
PRESENTLY OWNED BY JOSH OVERBAY AND EMILY OVERBAY.



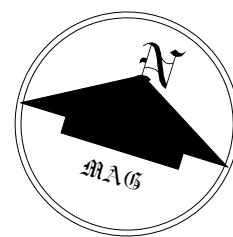
SCALE: 1" = 20'

DATE: JULY 6, 2020
REV: DECEMBER 3, 2021 (88' DATUM CONVERSION ONLY)

REF: PLAT BK. "D", PG. 189

TMS: 529-10-00-002

ALEXANDER C. PEABODY, PLS
PEABODY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYING
P.O. BOX 22646, CHARLESTON, SC 29413
OFFICE 843-723-5225 MOBILE 843-270-4847



CHARLESTON COUNTY
SOUTH CAROLINA



PERSPECTIVE A FRONT AERIAL VIEW



PERSPECTIVE B REAR AERIAL VIEW



NEIGHBORHOOD MAP

BEAU CLOWNEY
ARCHITECTS

1 KING STREET
SUITE 102
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843.722.2040

06. 19. 26

PICKERING RESIDENCE
2256 ION AVE
SULLIVANS ISLAND, SC
NEIGHBORHOOD MAP

G 0.1



HISTORIC PHOTOS OF HOUSE RELOCATION

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HISTORIC PHOTOS

G 0.2



HISTORIC PHOTOS OF HOUSE RELOCATION

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HISTORIC PHOTOS



PHOTOS OF EXISTING CONDITIONS

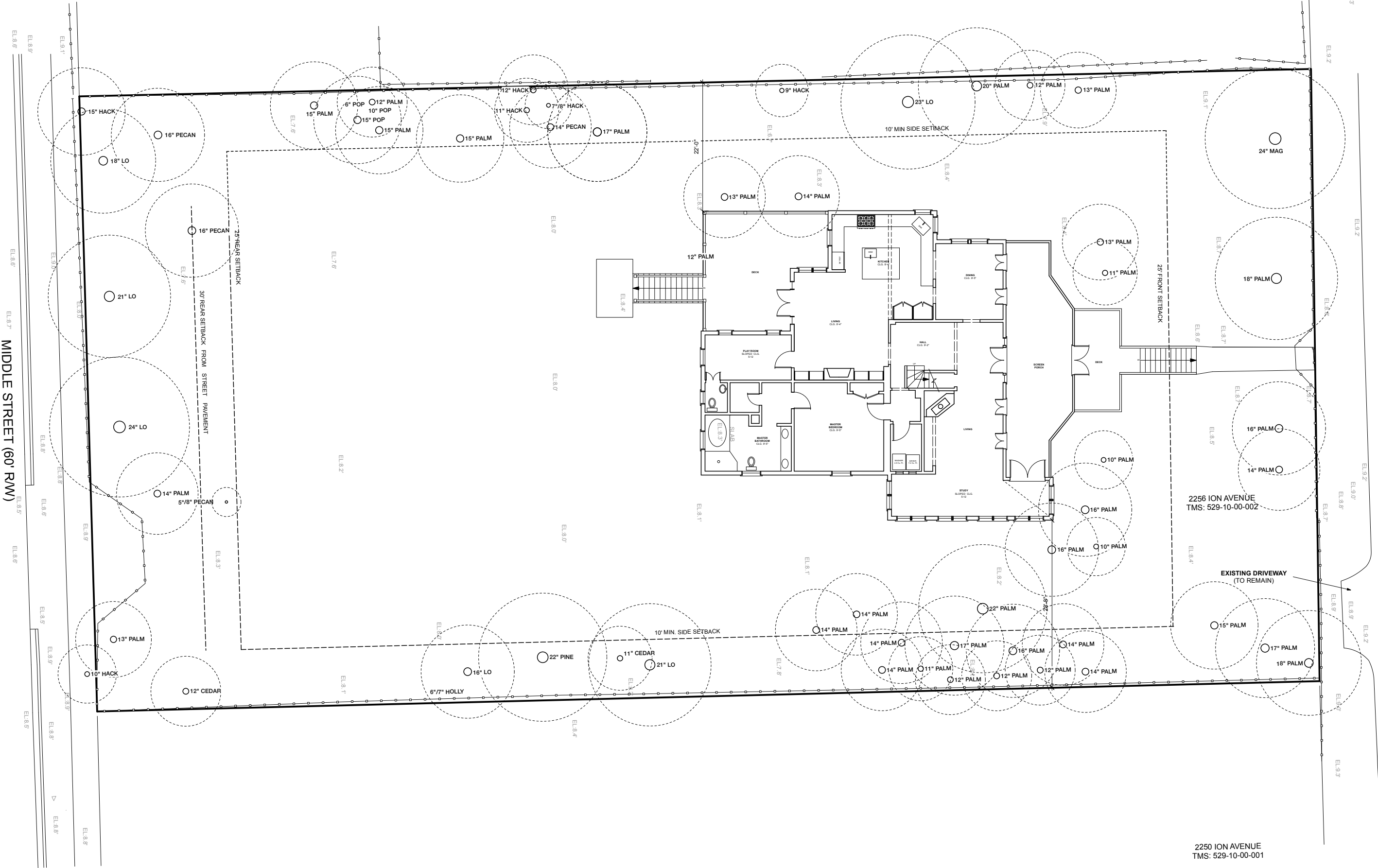
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EXISTING CONDITIONS

G 0.4

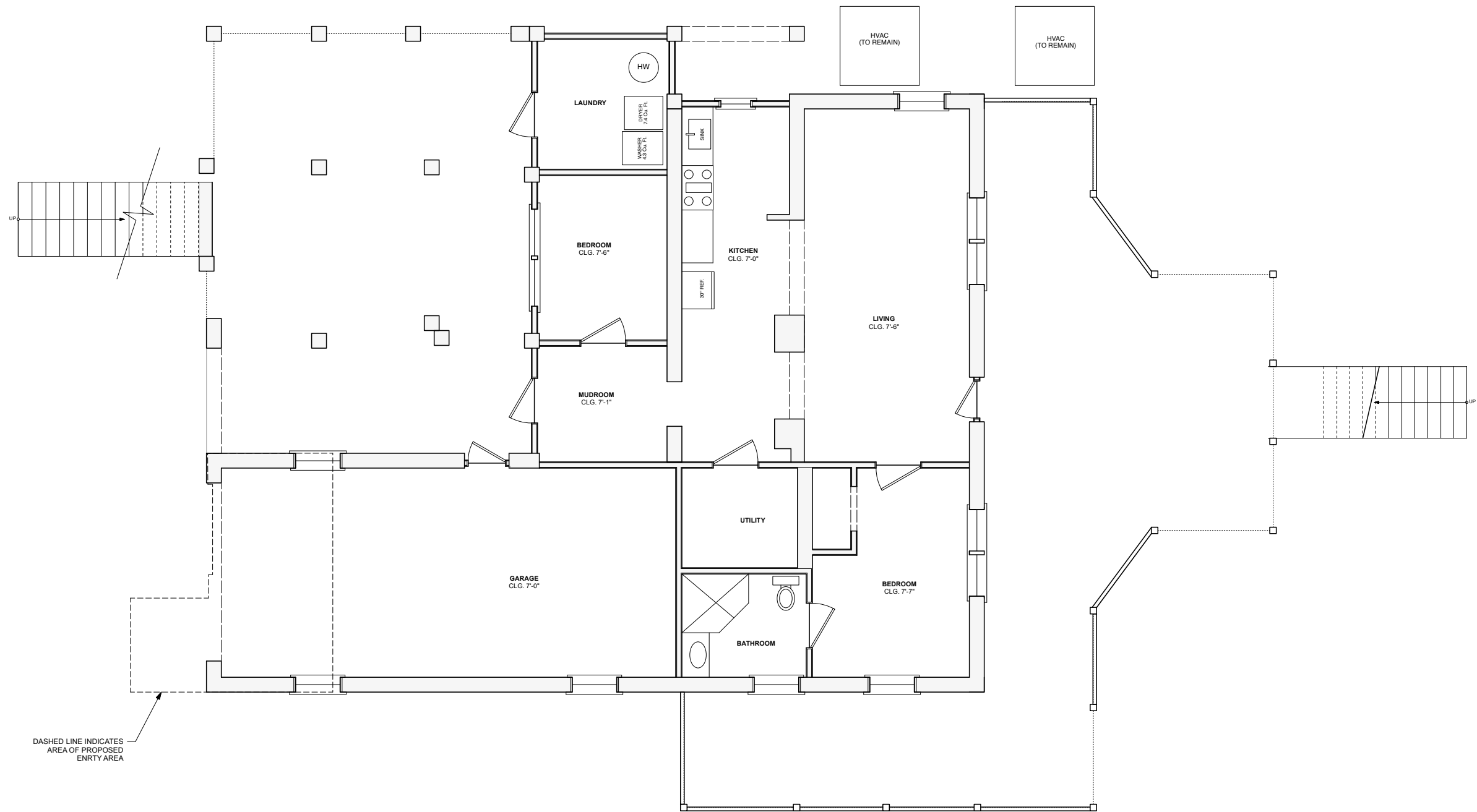


SITE INFORMATION, INCLUDING SITE
BOUNDARIES, JURISDICTIONAL LINES,
FLOOD ZONES, LOCATIONS OF
NEIGHBORING HOUSES, ETC. BASED ON A
SURVEY PROVIDED BY PEABODY &
ASSOCIATES, INC. DATED JULY 6 2020.

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PICKERING RESIDENCE
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SULLIVAN'S ISLAND, SC
EXISTING SITE PLAN
1/16" = 1'-0"
06.19.26



3' 8' 12'
SCALE: 1/8" = 1'-0"

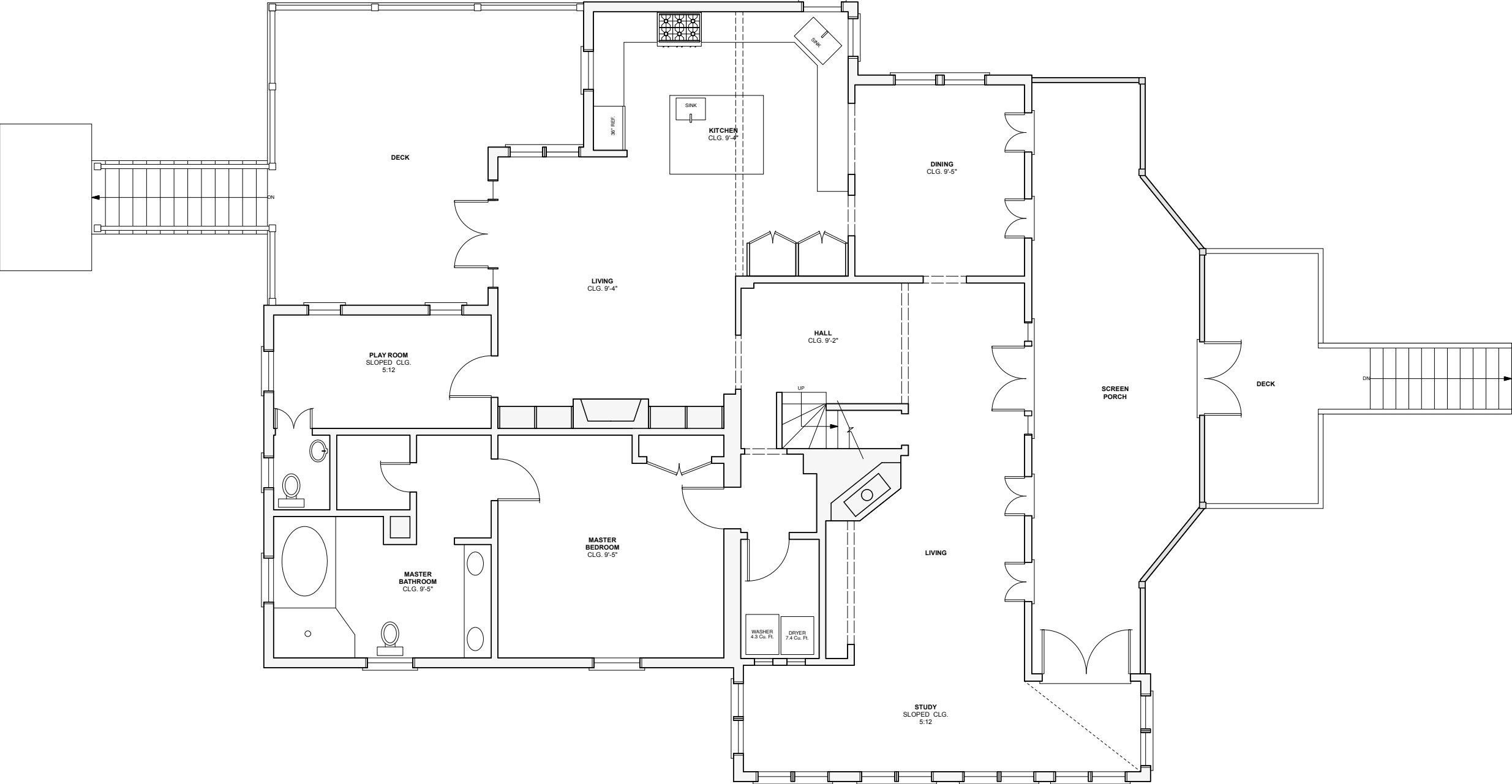
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PICKERING RESIDENCE
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GROUND FLOOR PLAN

EX 1.0



3' 8' 12'
SCALE: 1/8" = 1'-0"

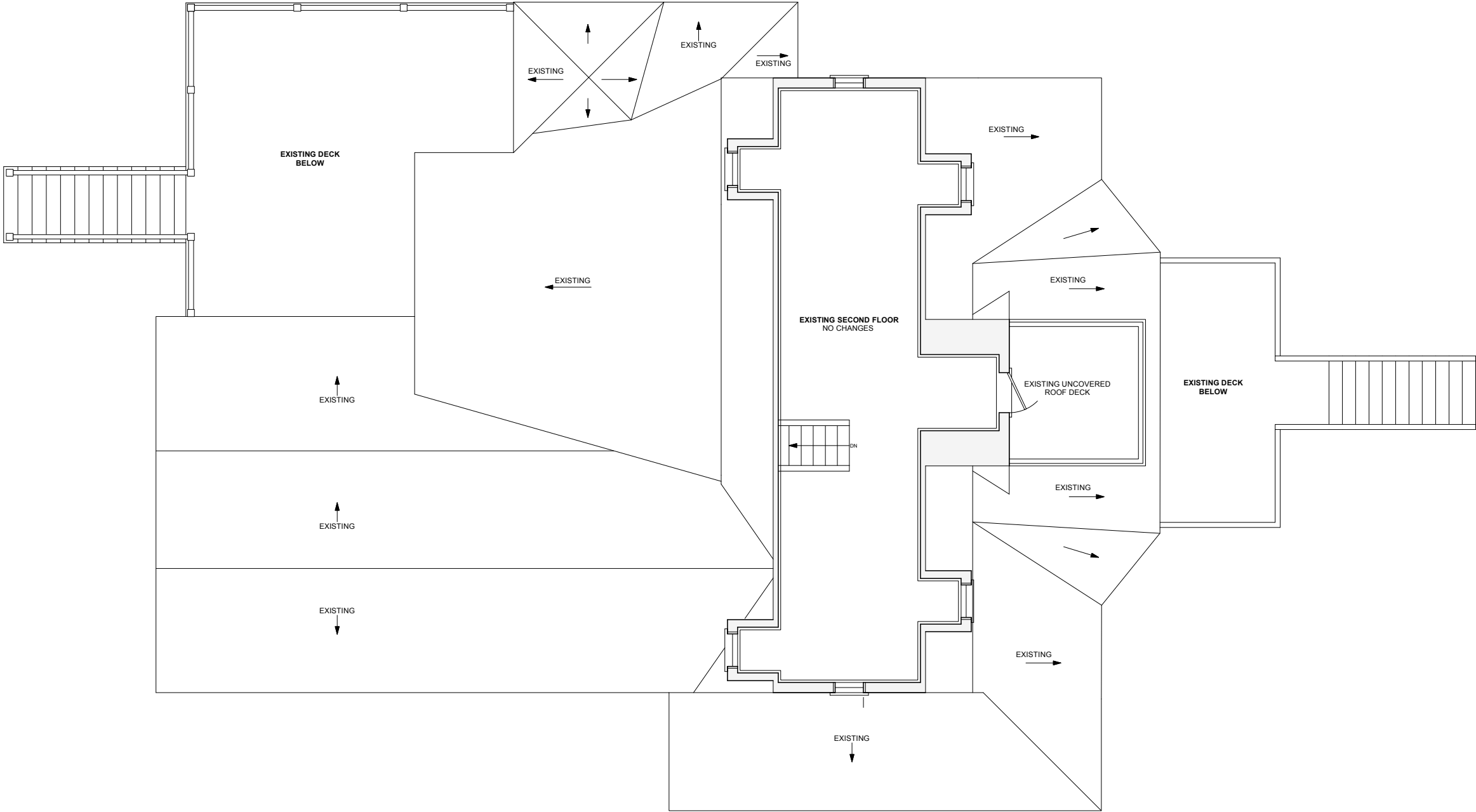
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PICKERING RESIDENCE
2256 ION AVE
SULLIVANS ISLAND, SC
FIRST FLOOR PLAN

EX 1.1



3' 8' 12'
SCALE: 1/8" = 1'-0"

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PICKERING RESIDENCE
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SULLIVANS ISLAND, SC
SECOND FLOOR PLAN

EX 1.2



3' 8' 12'
SCALE: 1/8" = 1'-0"

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PICKERING RESIDENCE
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SULLIVANS ISLAND, SC
EXTERIOR ELEVATION

EX 2.1



3' 8' 12'
SCALE: 1/8" = 1'-0"

EXISTING SIDE ELEVATION

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EXTERIOR ELEVATION

EX 2.2



3' 8' 12'
SCALE: 1/8" = 1'-0"

EXISTING REAR ELEVATION

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EXTERIOR ELEVATION

EX 2.3



3' 8' 12'
SCALE: 1/8" = 1'-0"

EXISTING SIDE ELEVATION

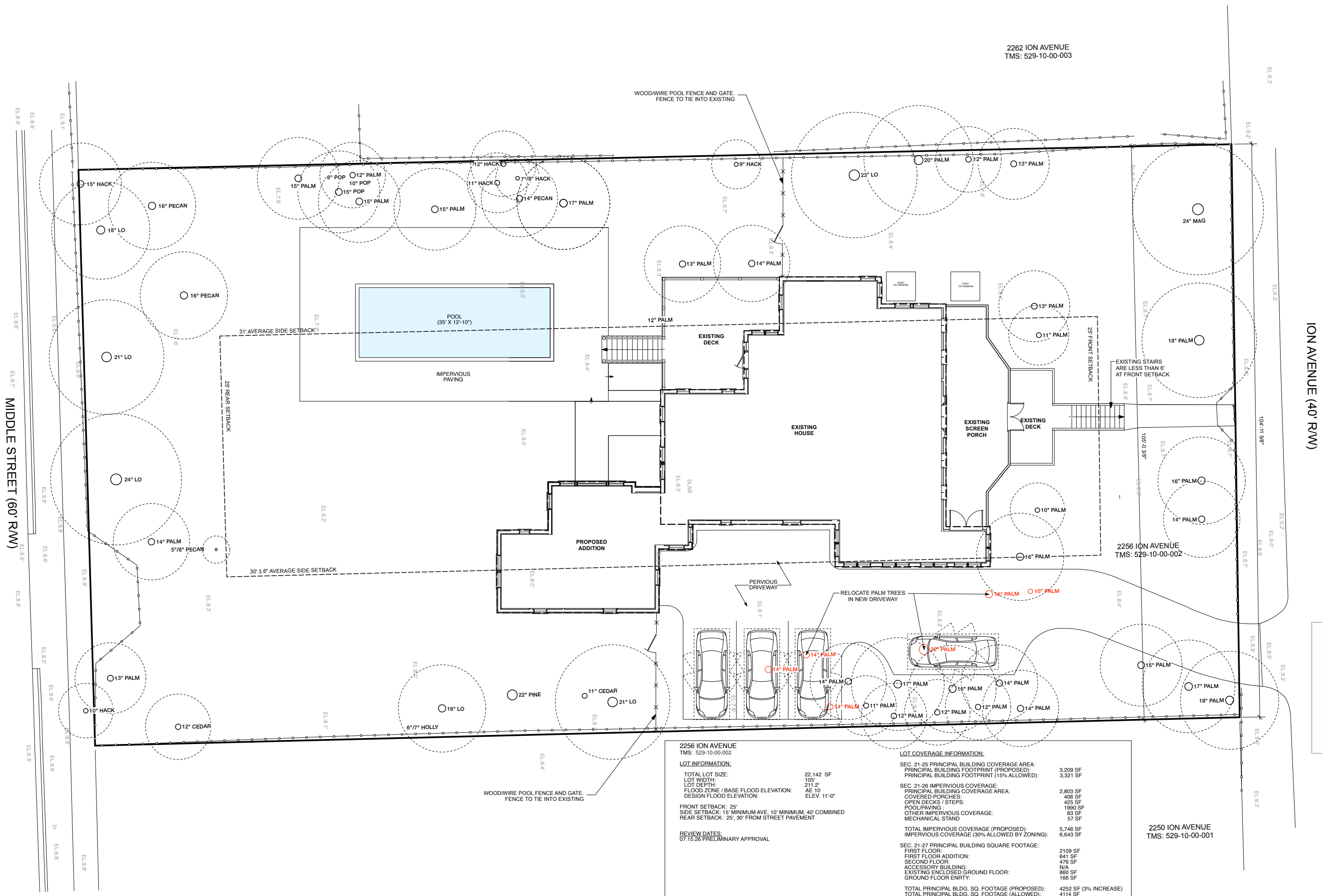
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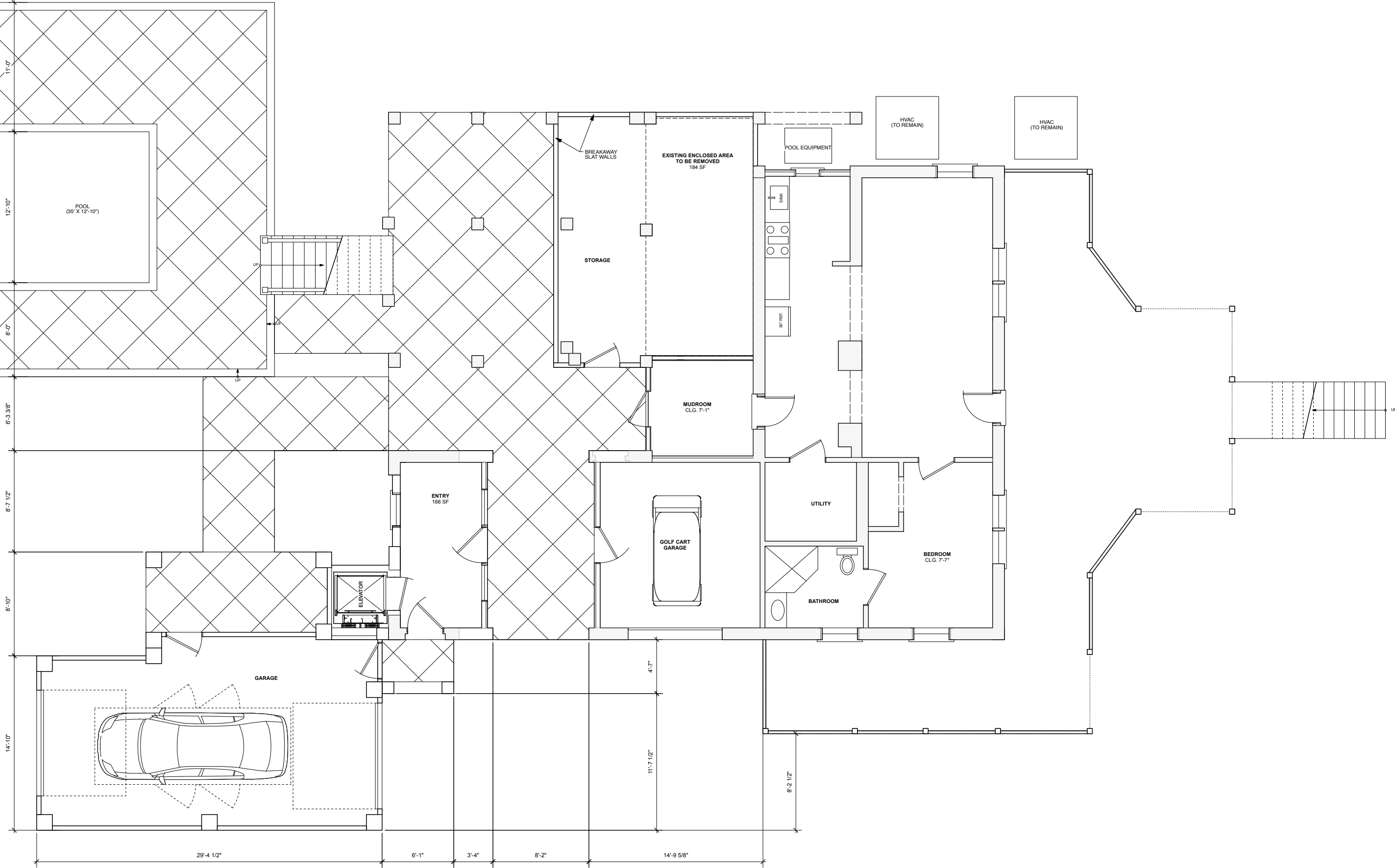
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PICKERING RESIDENCE
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SULLIVANS ISLAND, SC
EXTERIOR ELEVATION

EX 2.4





LEGEND:
EXISTING
NEW CONSTRUCTION

3' 8' 12'
SCALE: 1/8" = 1'-0"

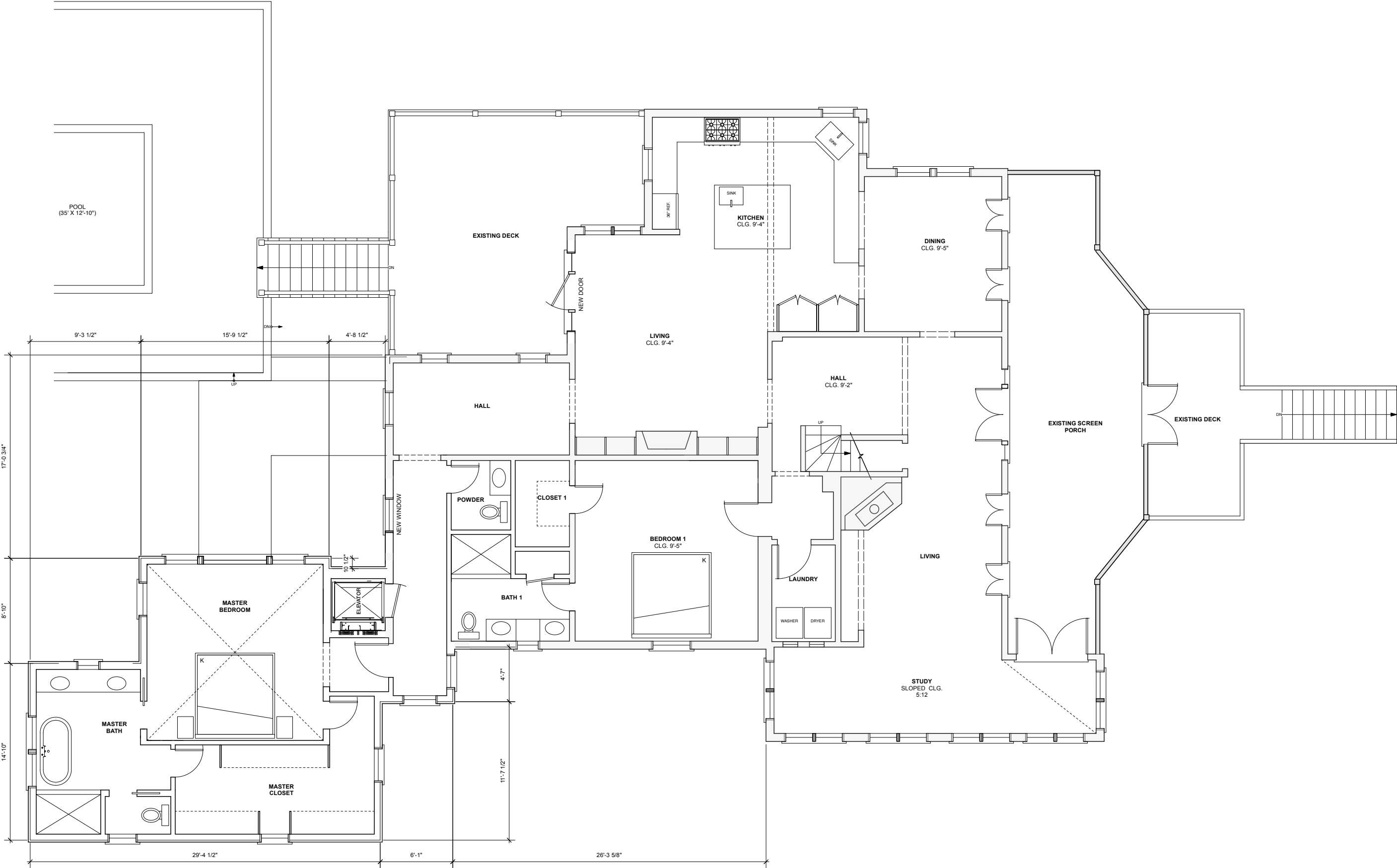
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PICKERING RESIDENCE
2256 ION AVE
SULLIVANS ISLAND, SC
GROUND FLOOR PLAN

A 1.0



LEGEND:
EXISTING
NEW CONSTRUCTION

3' 8' 12'
SCALE: 1/8" = 1'-0"

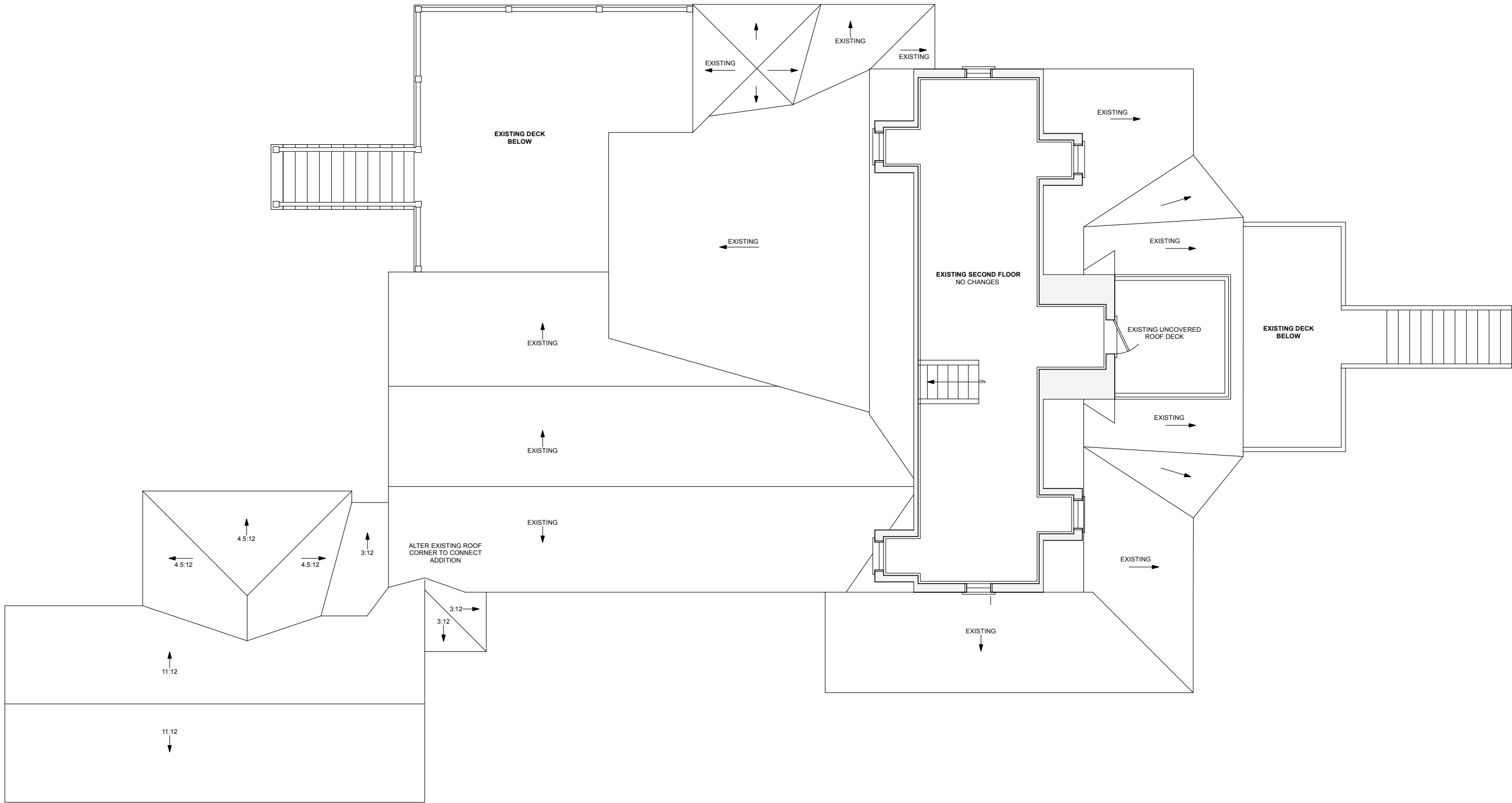
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PICKERING RESIDENCE
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SULLIVANS ISLAND, SC
FIRST FLOOR PLAN

A1.1



LEGEND:

- EXISTING
- NEW CONSTRUCTION

3' 8' 12'

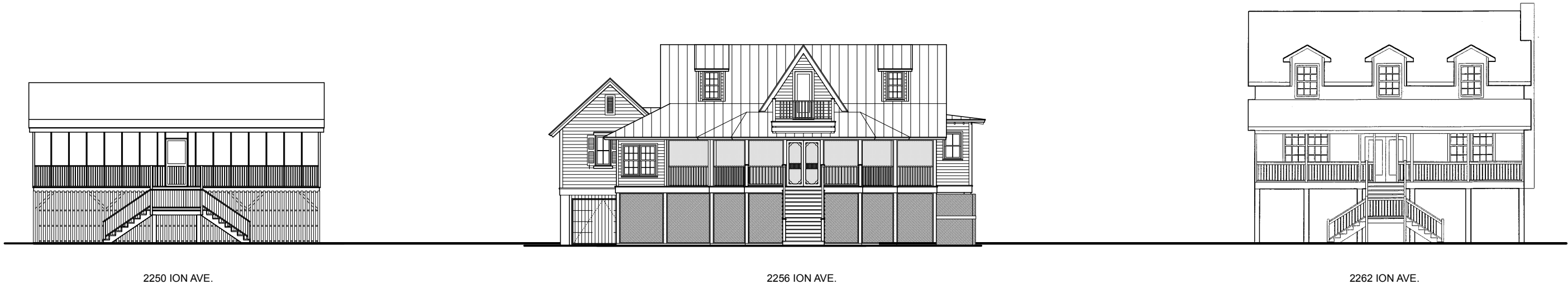
SCALE: 1/8" = 1'-0"

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SULLIVANS ISLAND, SC
SECOND FLOOR PLAN



ION AVENUE STREETScape

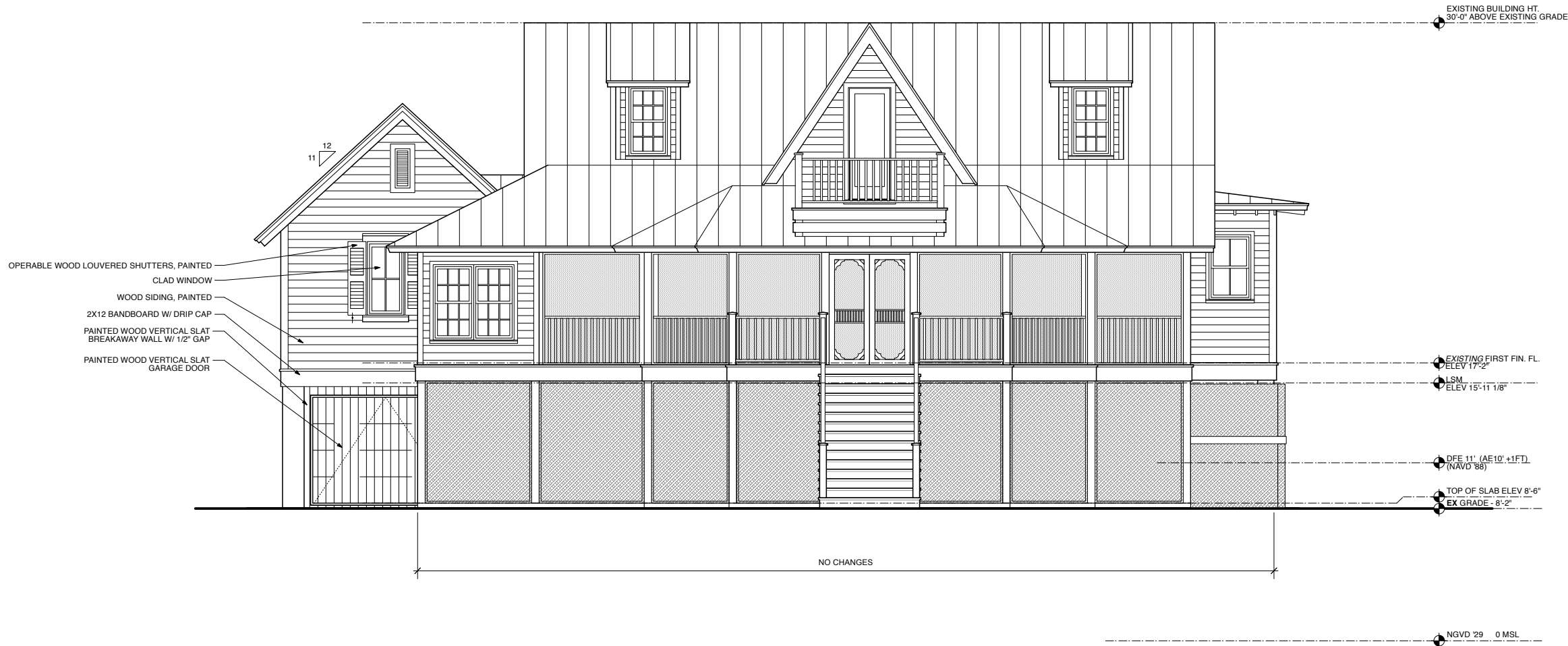
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PICKERING RESIDENCE
2256 ION AVE
SULLIVANS ISLAND, SC
STREETScape

A2.0



PROPOSED FRONT ELEVATION

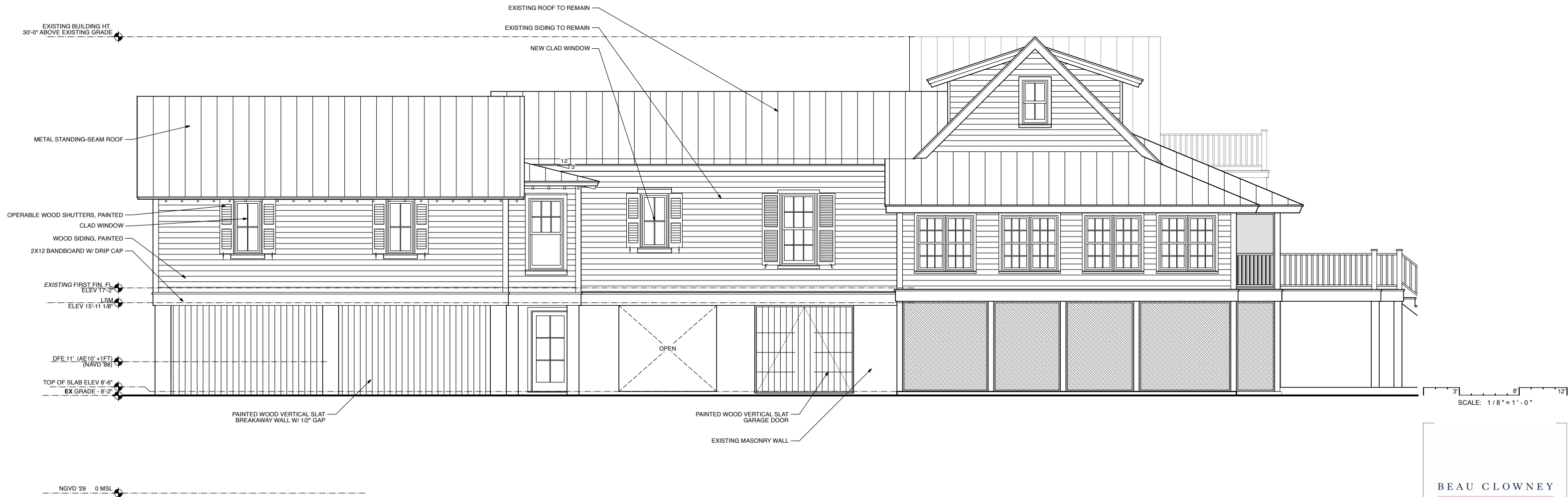
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PICKERING RESIDENCE
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EXTERIOR ELEVATION

A2.1



PROPOSED SIDE ELEVATION

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PICKERING RESIDENCE
2256 ION AVE
SULLIVANS ISLAND, SC
EXTERIOR ELEVATION

A2.2



PROPOSED REAR ELEVATION

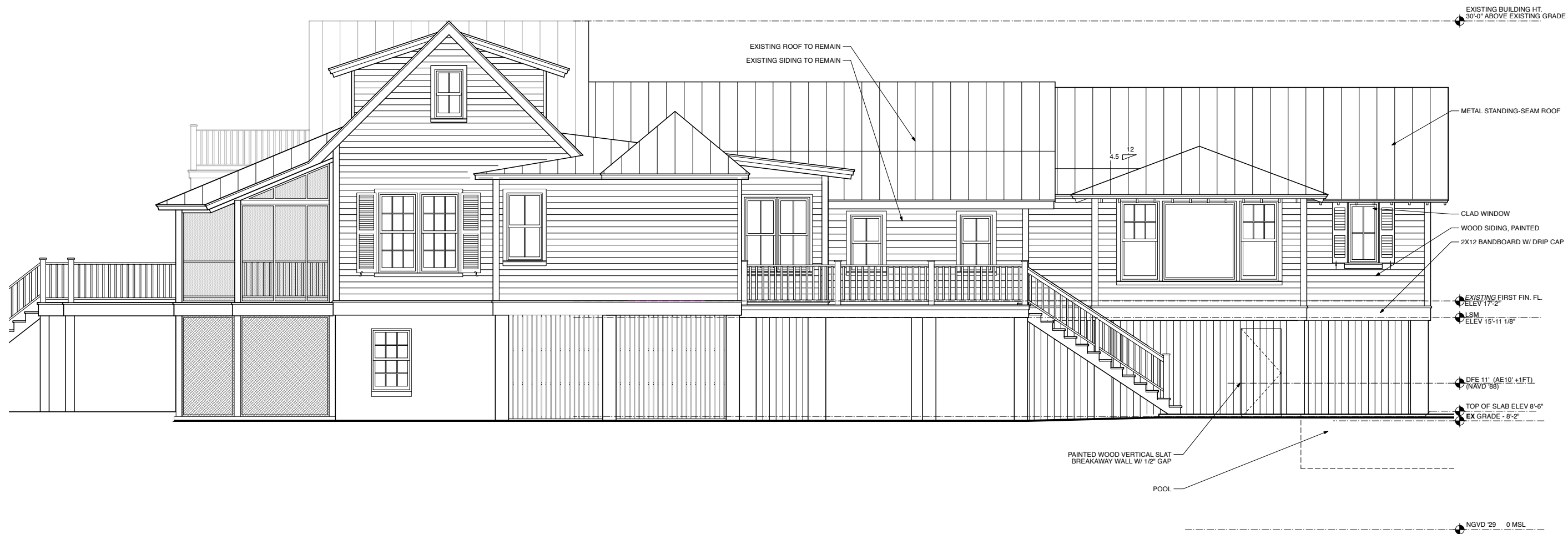
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EXTERIOR ELEVATION

A2.3



PROPOSED SIDE ELEVATION

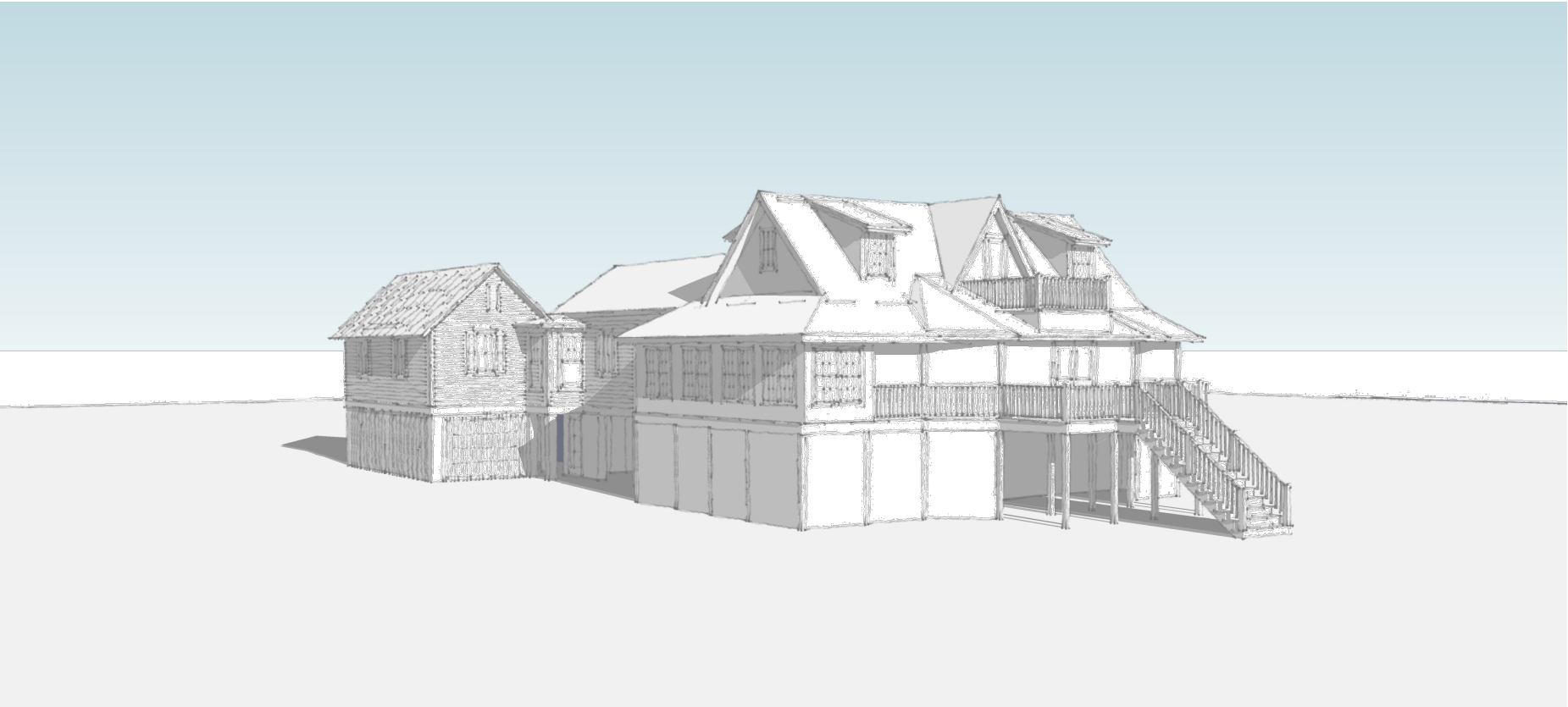
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EXTERIOR ELEVATION

A2.4



PERSPECTIVE A VIEW FROM ION AVENUE



PERSPECTIVE B VIEW FROM REAR YARD

3' 8' 12'
SCALE: 1/8" = 1'-0"

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EXTERIOR PERSPECTIVES