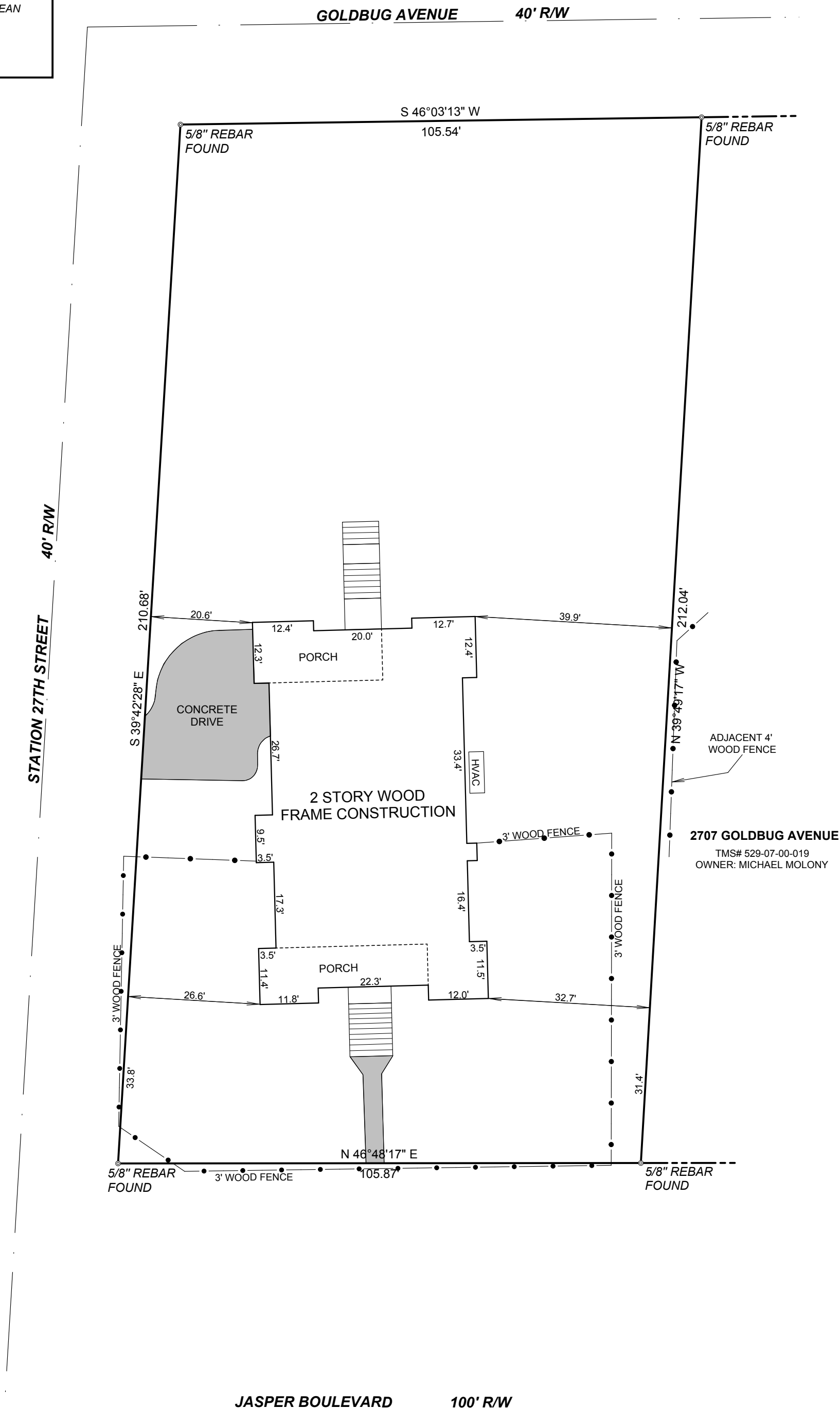




LOCATION MAP - N.T.S.



REFERENCES:

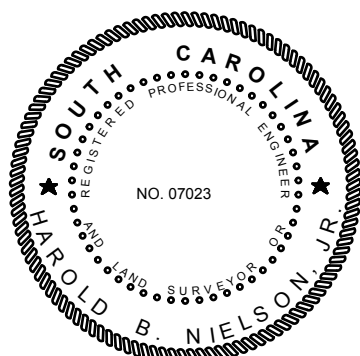
1. PLAT OF A PART OF ATLANTICVILLE, SULLIVAN'S ISLAND SHOWING LOCATIONS OF NEW STREET AND LOTS ON BOTH SIDES OF THE SAME, SURVEYED AND PLATTED BY ORDER OF THE BOARD OF TOWNSHIP COMMISSIONERS BY JAMES O'HEAR, C.E. DATED JULY 1910. RECORDED IN PLAT BOOK D, PAGE 184.

NOTES:

1. PROPERTY IS LOCATED IN FLOOD ZONE 'AE(13)' ACCORDING TO F.E.M.A. F.I.R.M. MAP PANEL 45019 0539 C, DATED 11-17-2004.
2. THE AREA SHOWN HERE ON WAS DETERMINED BY THE COORDINATE METHOD.
3. PROPERTY IS ZONED RS - ONE FAMILY RESIDENTIAL DISTRICT.
4. THIS SURVEY DOES NOT REFLECT A TITLE SEARCH, AND IS BASED ENTIRELY ON THE ABOVE REFERENCED DOCUMENT(S). ANY EASEMENTS OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE REFERENCE PLAT MAY NOT BE SHOWN ON THIS SURVEY.
5. TMS# 529-07-00-018
6. DEED BK. R601, PAGE 291.
7. THIS PROPERTY CONTAINS 0.51 ACRES, OR 22,291 SQ. FT.
8. PROPERTY OWNER ON RECORD AT TIME OF SURVEY: BRIAN BIGGERS

SURVEYOR'S CERTIFICATION
I, HAROLD B. NIELSON, JR., A PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE TO THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A "CLASS A" SURVEY AS CLASSIFIED THEREIN.

HAROLD B. NIELSON, JR. S.C.P.E. AND P.L.S. NO. 7023

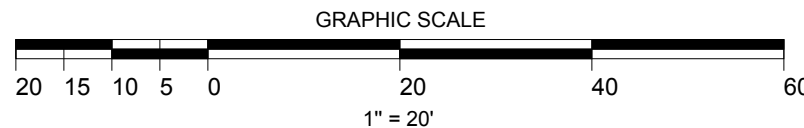


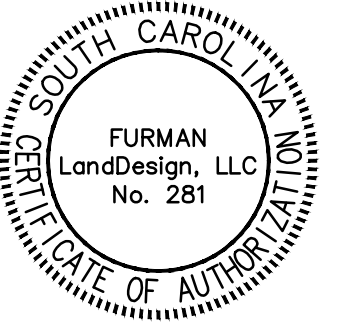
NIELSON & ASSOCIATES

ENGINEERS & SURVEYORS 2724 MAGNOLIA WOODS ROAD, MT. PLEASANT, S.C. 29464 843-276-1379

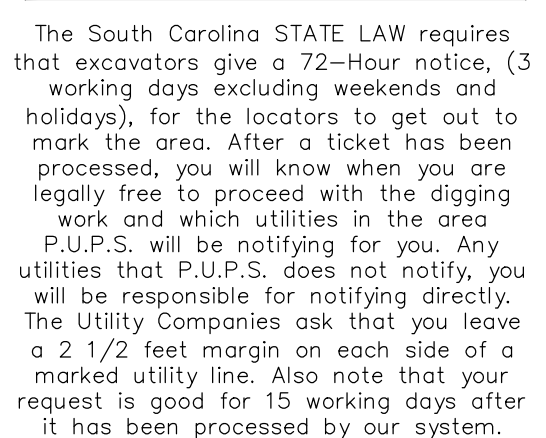
SURVEY OF
LOT 147
2702 JASPER BOULEVARD
SULLIVANS ISLAND
LOCATED IN CHARLESTON COUNTY, SOUTH CAROLINA

DATE: 29 DECEMBER 2014

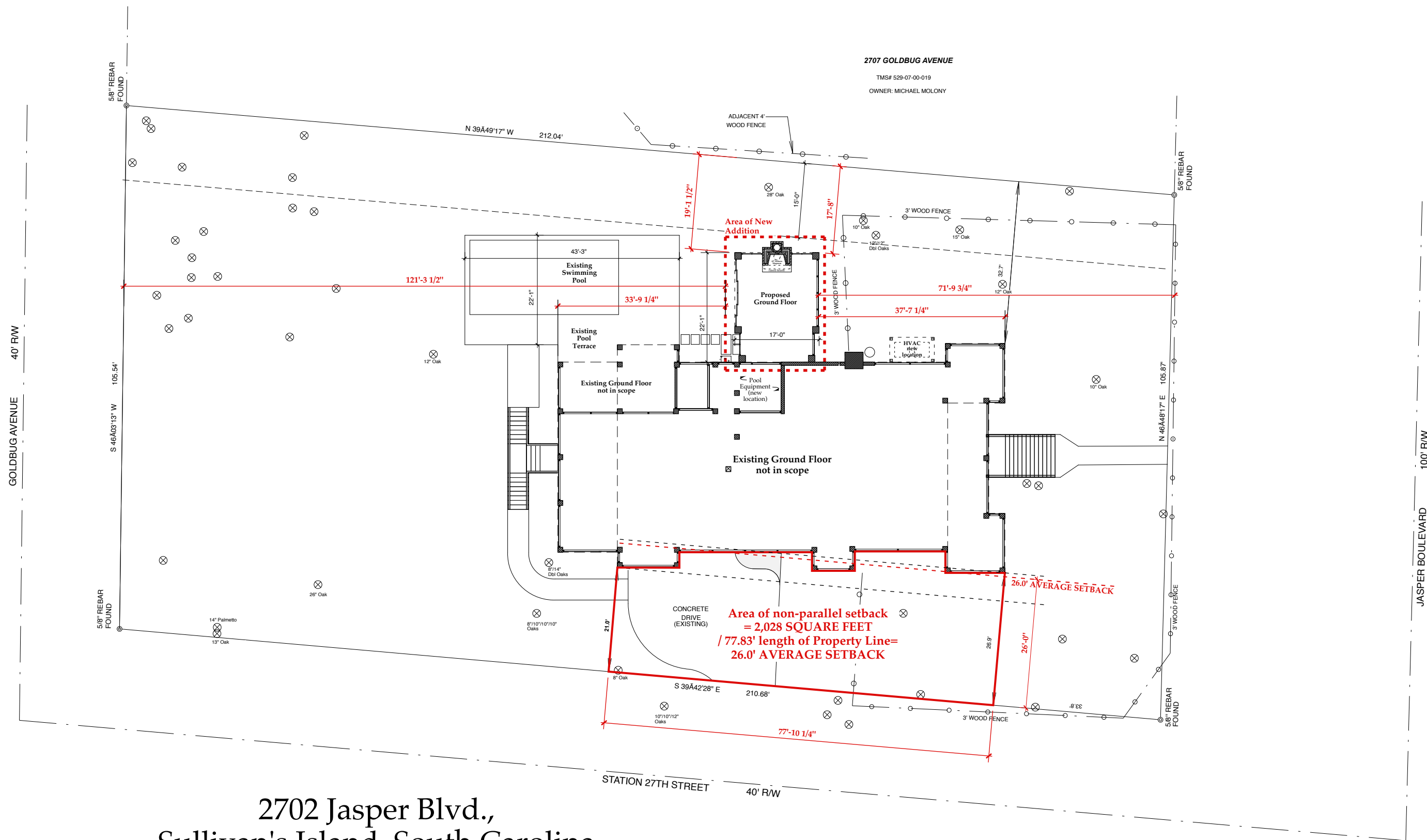




STORMWATER PLAN L1



SCALE: $1/16''=1'$

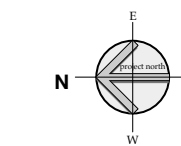


2702 Jasper Blvd.,
Sullivan's Island, South Carolina
Existing/ Proposed Calculations

ZONING INFORMATION	
Address: 2702 Jasper Blvd. Sullivan's Island, South Carolina 29482	Setbacks: Front: 25 ft. Existing: 32'-2"
Flood Zone: AE Elev 10	Rear: 25 ft. Existing: 87'-10"
Base Flood Elevation 10.0' MSL	Side: 15 ft. / 25 ft.
Map & Panel No. 45019-0539	Existing West Side Average: 23.6'
Suffix C	Proposed East Side: 17'-9"
TMS #: 529-07-00-018	Combined Side Setback: 41.35'
County Name Charleston	Lot Area: 22,292 sf
Sullivan's Island Historic District Designation..... Sullivan's Island Landmark	

SULLIVAN'S ISLAND LOT COVERAGE CALCULATIONS	
Principal Building Coverage Area:	Impervious Surface Coverage Area:
Allowed: 3,344 sf	Allowed: 6,879 sf
Existing: 2,805 sf	Existing: 5,659 sf
Proposed: 3,171 sf	Proposed: 5,983 sf
22,292 sf x 15% = 3,344 sf	
Principal Building Square Footage:	
Allowed: 4,129.2 sf	Heated: 3,171 sf
Existing: 2,805.0 sf	Porches: 785 sf
Proposed: 3,154.0 sf	Steps: 238 sf
	HVAC: 42 sf
	Pool and Terrace: 997 sf
	Drive and Walkways: 734 sf
	Chimneys: 16 sf
	TOTAL: 5,983 sf
[(22,292 sf-5000 sf) / 100sf] x (10)+ 2400= 4,129.2 sf	

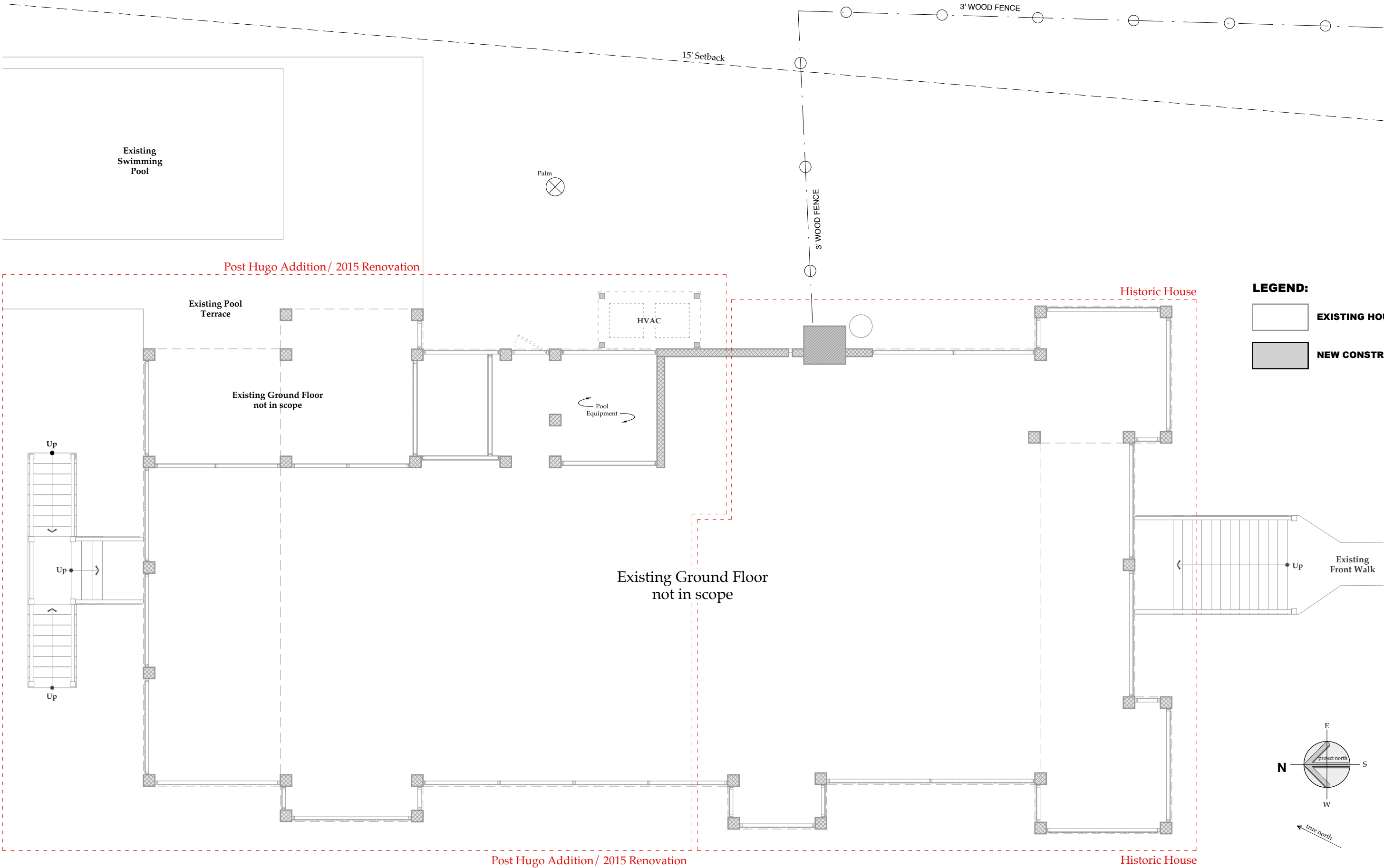
1 Proposed Site Plan
Scale: 1" = 20'-0"



Architectural site plan based upon original tree survey information by Nelson & Associates of Mt. Pleasant SC, dated February 16, 2015

Refer to drawing C100 for survey

The O'Leary RESIDENCE	
2702 Jasper Boulevard • Sullivan's Island, SC	
No.	Issued For
1	DRB Conceptual Submittal
2	
3	
4	
5	
Date	01/23/2026
Plot Date	1/15/26
Project No.	2025-00
Drawing Title	Proposed Site Plan
Drawing No.	C101



1

Existing Ground Floor Plan
Scale: 1/4" = 1'-0"

LEGEND:

EXISTING HOUSE

NEW CONSTRUCTION

No.	Issued For	Date
1	DRB Conceptual Submittal	01/23/2026
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5		

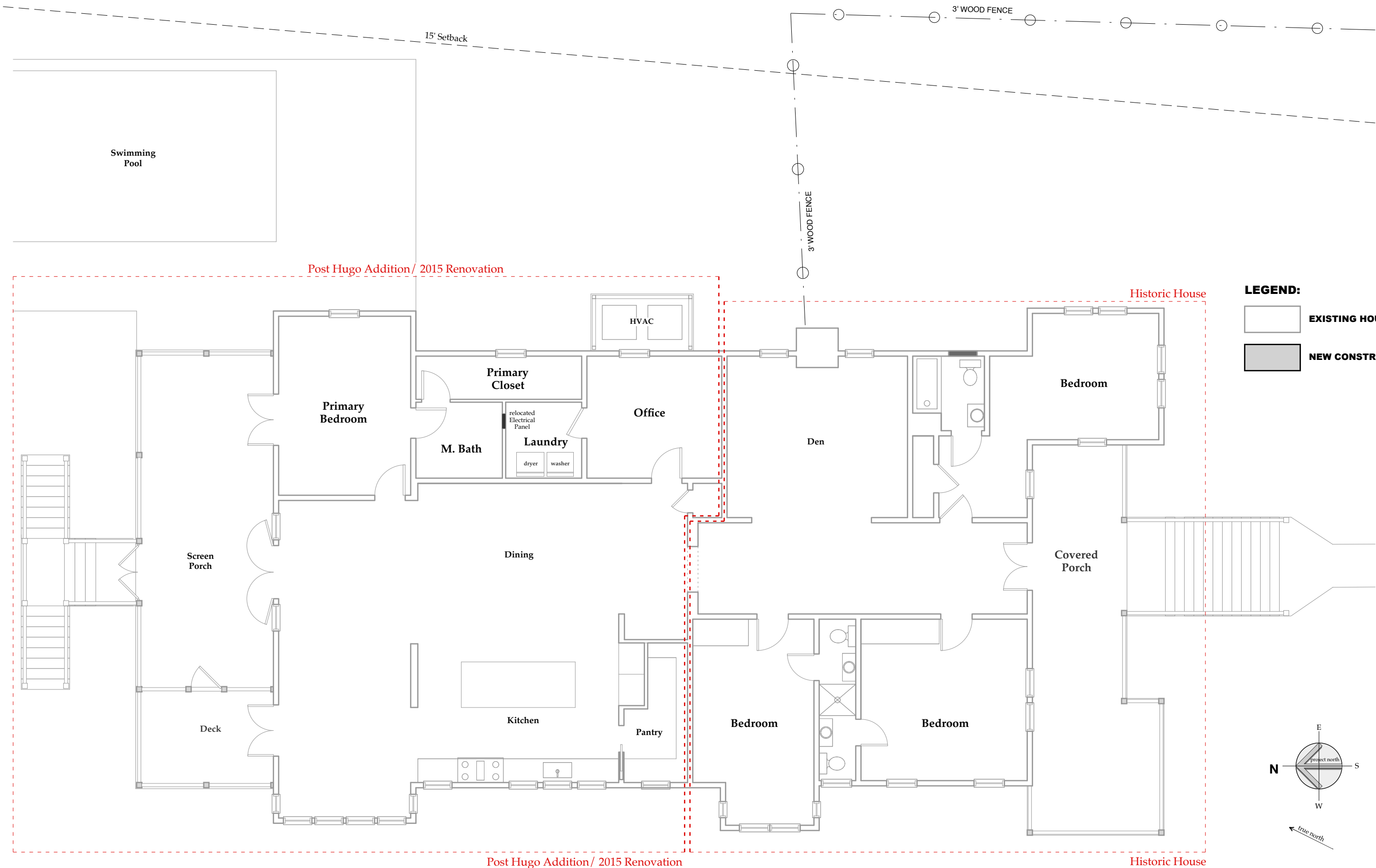
The O'Leary

RESIDENCE

2702 Jasper Boulevard • Sullivan's Island, SC

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Project No.	2025-00
Drawing Title	Existing Ground Plan
Drawing No.	EX100

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1 Existing First Floor Plan
Scale: 1/4" = 1'-0"

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The O'Leary

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Plot Date	1/15/26
Project No.	2025-00
Drawing Title	Existing First Floor Plan
Drawing No.	EX101

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CONTINUATION AND PHOTOGRAPHS

South Carolina Inventory of Historic Places
Survey Field Form/Data Entry Form
State Historic Preservation Office
PO Box 11,669, Columbia, SC 29211
(803) 734-0577

Control Number: 0 / 19 / 1380 / 1750043
county census site number

CONTINUATION

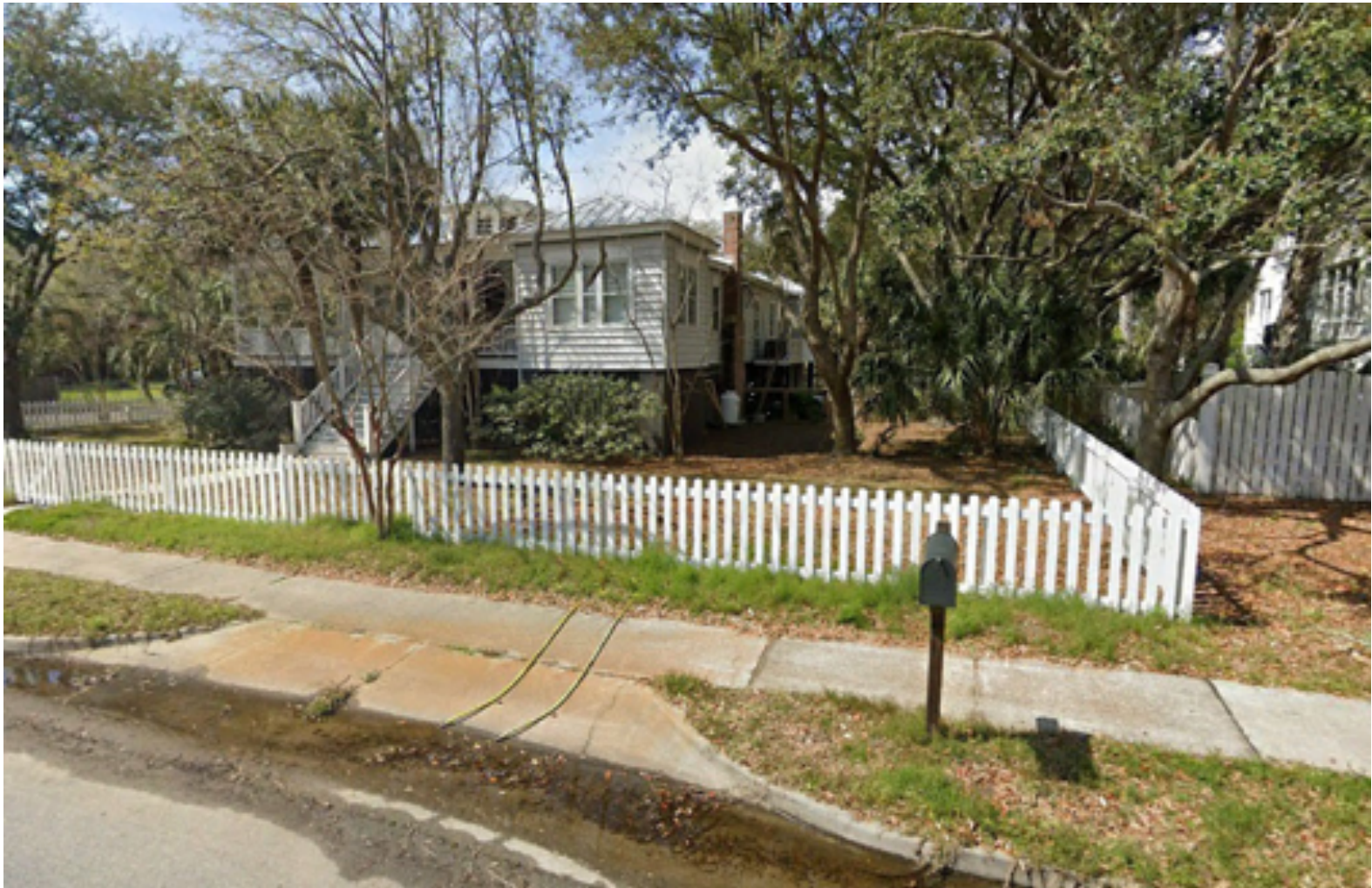
HISTORICAL DATA: Property of Pritchard family of Charleston from 1934 to c. 1955; they were told it had stood through 1911 storm and was probably c. 1900. In 1934, bath/shower was in ground floor enclosed area; remodeled 1934 w/upstairs baths inserted into existing spaces; rear kitchen addition and ground floor enclosures c. 1940.



Photo #	View of
Roll #02: 23	W elev. (l.), S facade (r.)
Roll #02: 24	S facade, fac. N



Date taken: 87/04/27
Recorded by: David Schneider



1 EXISTING PHOTOS FROM JASPER BLVD.

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The
O'Leary
RESIDENCE

2702 Jasper Boulevard • Sullivan's Island, SC

Plot Date

1/15/26

Project No.

2025-00

Drawing Title

Existing
Photos

Drawing No.

EX200

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1 EXISTING PHOTOS FROM STATION 27 ST.

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The O'Leary

RESIDENCE

2702 Jasper Boulevard • Sullivan's Island, SC

Plot Date

1/15/26

Project No.

2025-00

Drawing Title

Existing Photos

Drawing No.

EX2000b

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1 EXISTING PHOTO FROM GOLDBUG ST.



2 EXISTING PHOTO OF SIDE ELEVATION

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The
O'Leary
RESIDENCE

2702 Jasper Boulevard • Sullivan's Island, SC

Plot Date

1/15/26

Project No.

2025-00

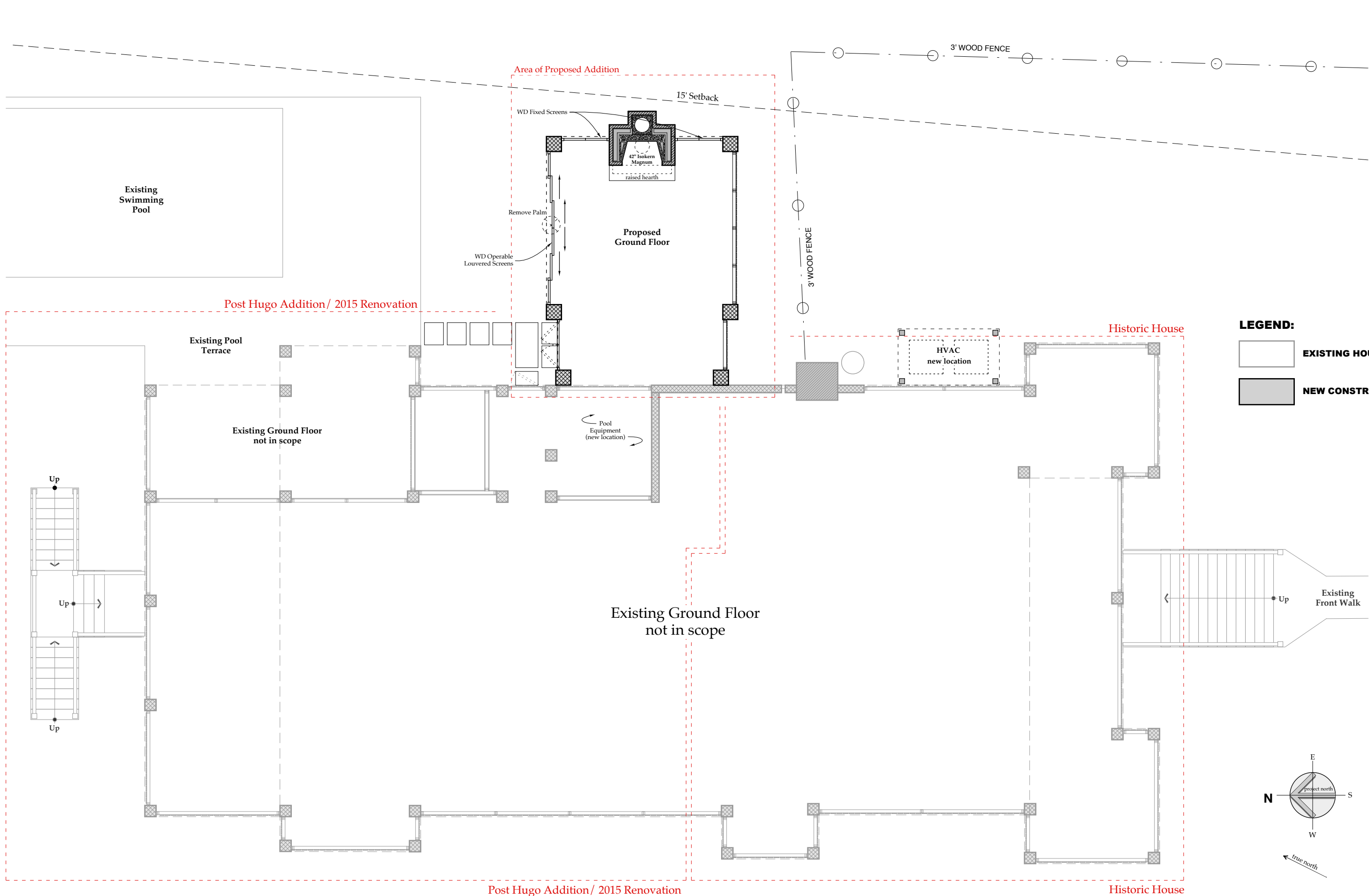
Drawing Title

Existing
Photos

Drawing No.

EX200c

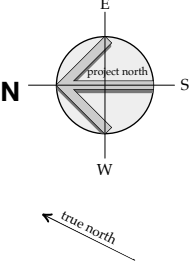
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LEGEND:

EXISTING HOUSE

NEW CONSTRUCTION



1 Proposed Ground Floor Plan
Scale: 1/4" = 1'-0"

No.	Issued For	Date
1	DRB Conceptual Submittal	01/23/2026
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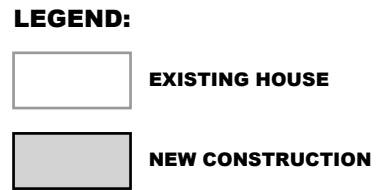
The O'Leary

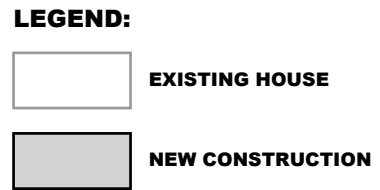
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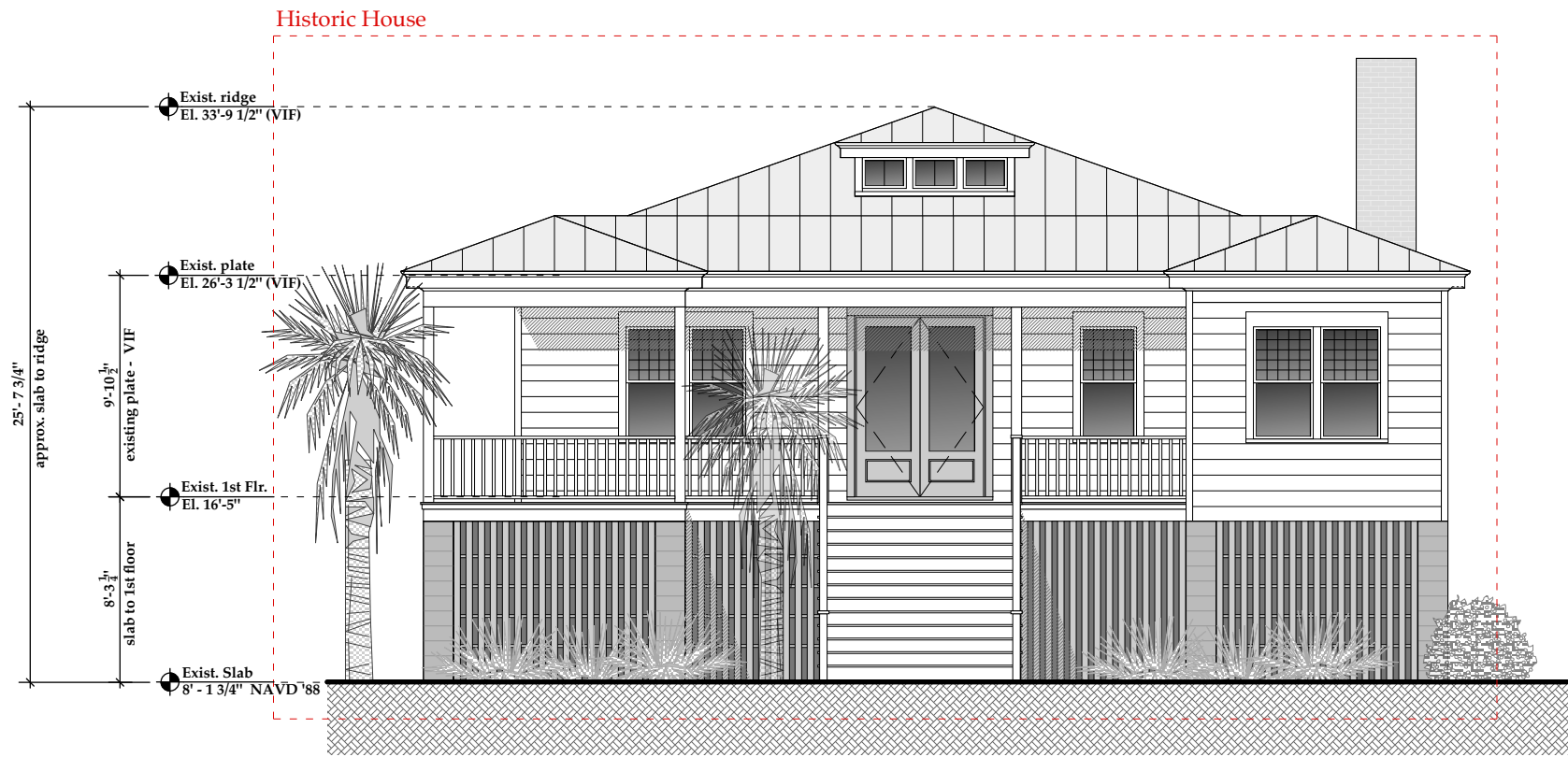
2702 Jasper Boulevard • Sullivan's Island, SC

Plot Date	1/15/26
Project No.	2025-00
Drawing Title	Proposed Ground Plan
Drawing No.	A100

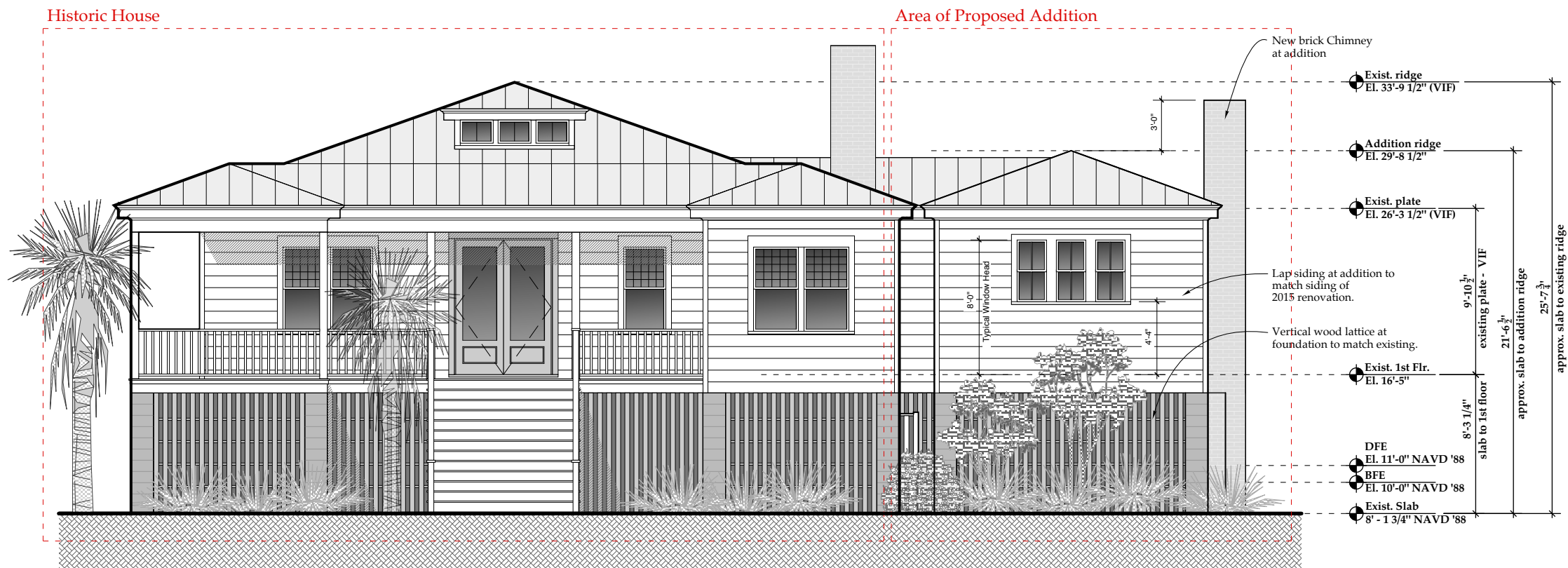
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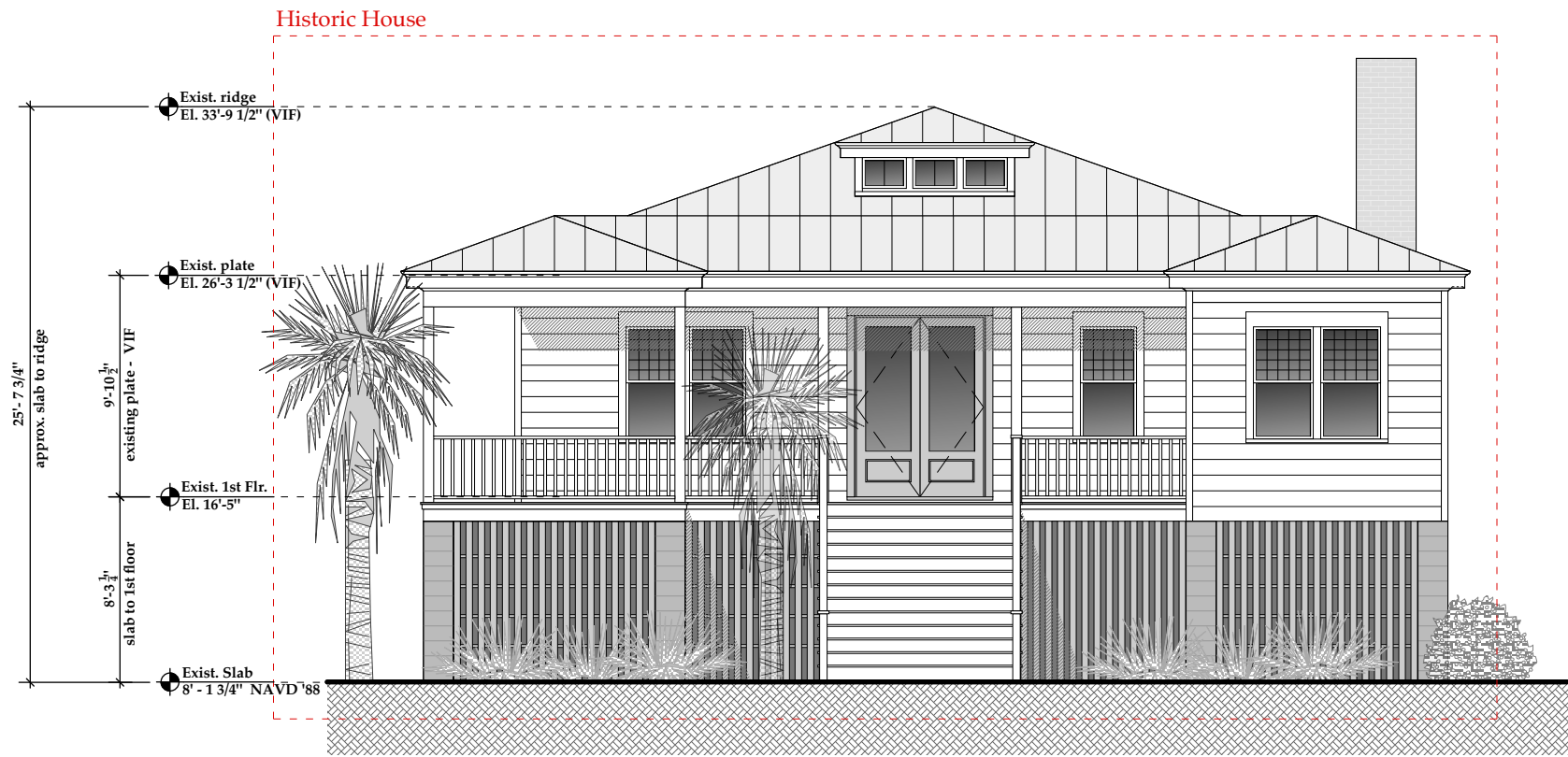
1 Existing South Elevation
Scale: 1/8" = 1'-0"



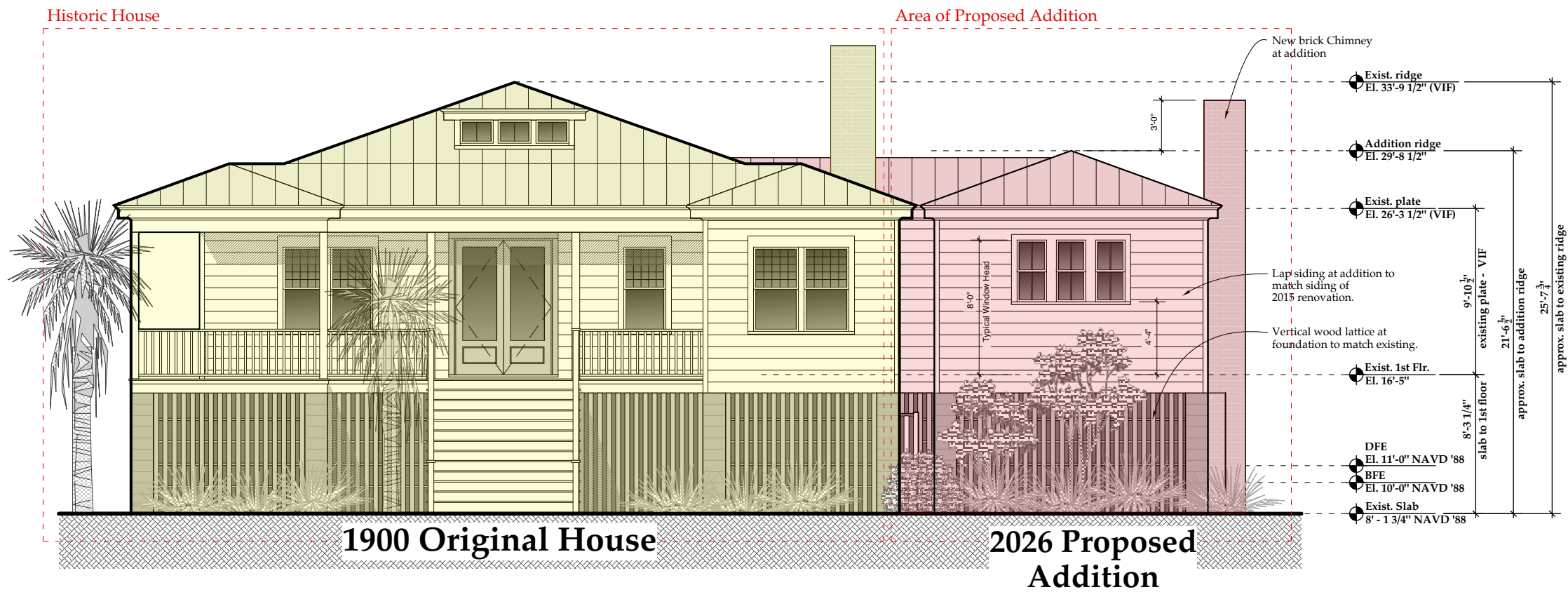
1 Proposed South Elevation
Scale: 1/8" = 1'-0"

No.	Issued For	Date
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The O'Leary RESIDENCE 2702 Jasper Boulevard • Sullivan's Island, SC	Plot Date: 1/15/26 Project No.: 2025-00 Drawing Title: Proposed South Elevation Drawing No.: A200
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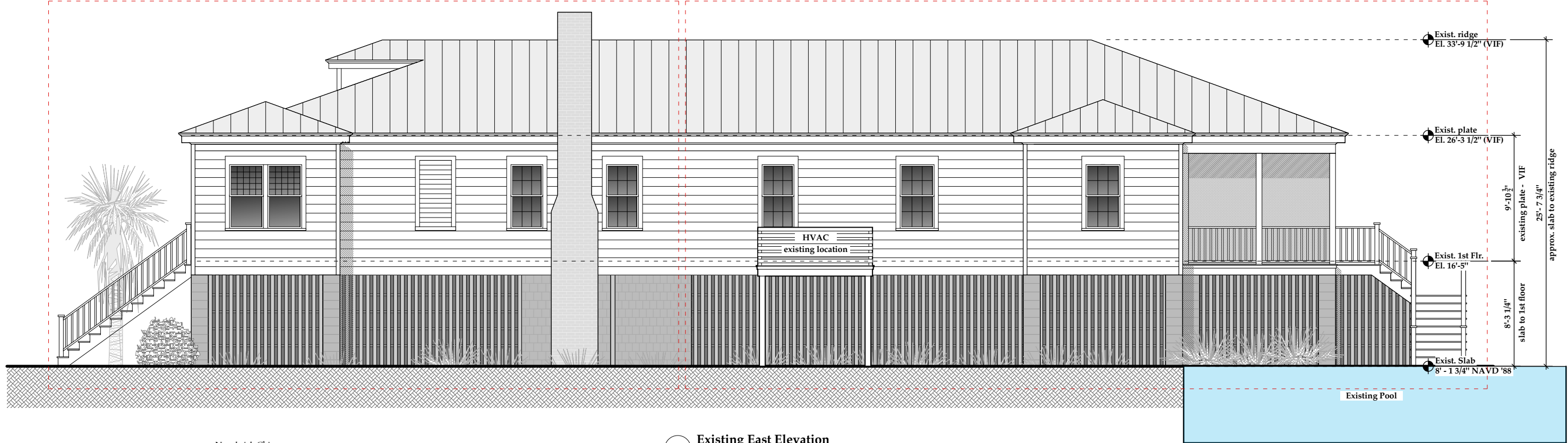
1 Existing South Elevation
Scale: 1/8" = 1'-0"



1 Proposed South Elevation
Scale: 1/8" = 1'-0"

Historic House

Post Hugo Addition/ 2015 Renovation

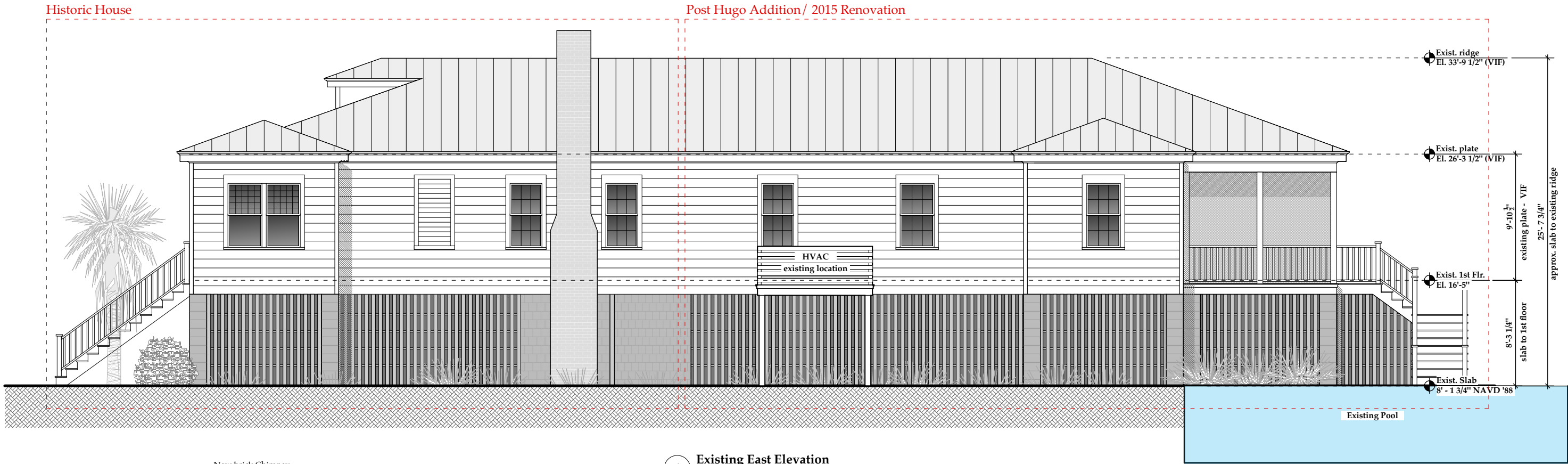


Historic House

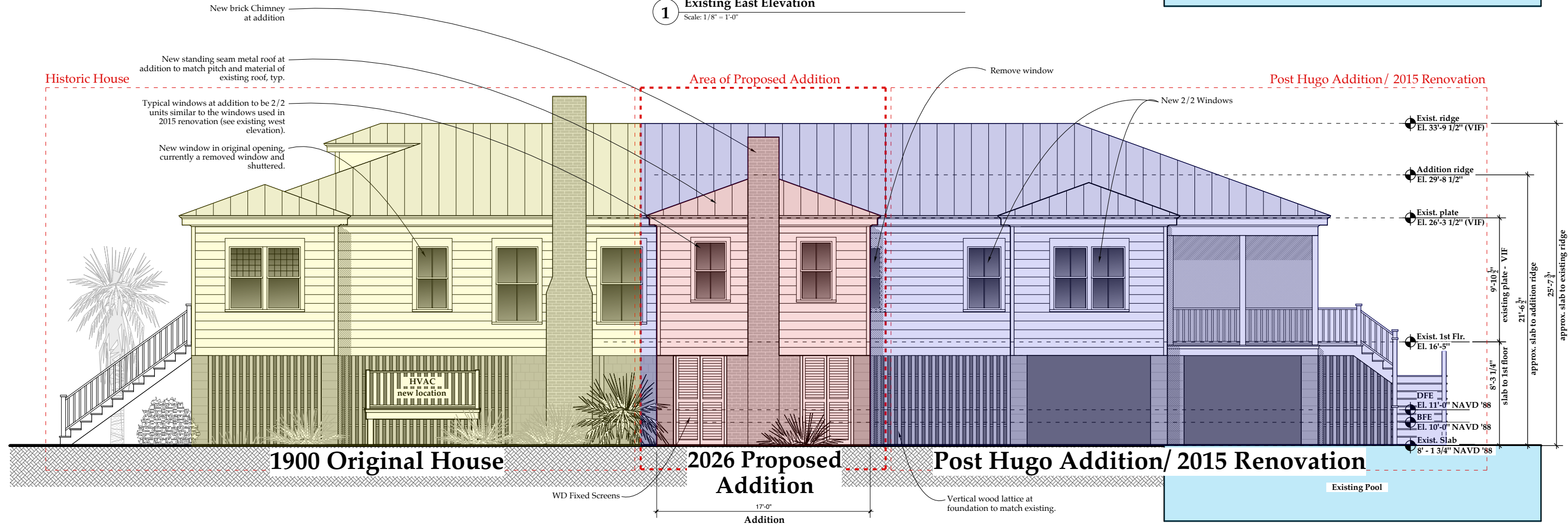
Area of Proposed Addition

Post Hugo Addition/ 2015 Renovation





1 Existing East Elevation
Scale: 1/8" = 1'-0"

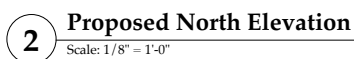
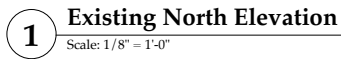
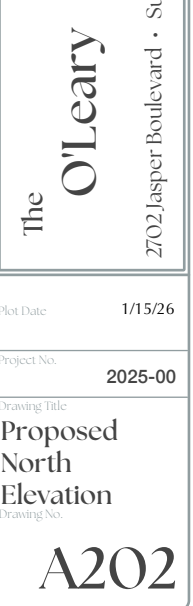


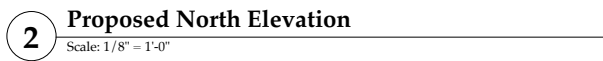
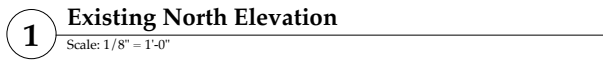
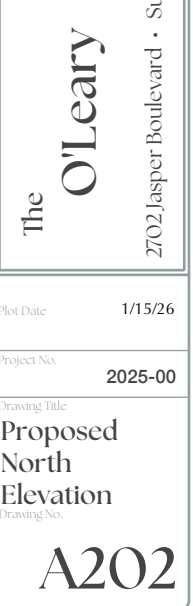
2 Proposed East Elevation
Scale: 1/8" = 1'-0"

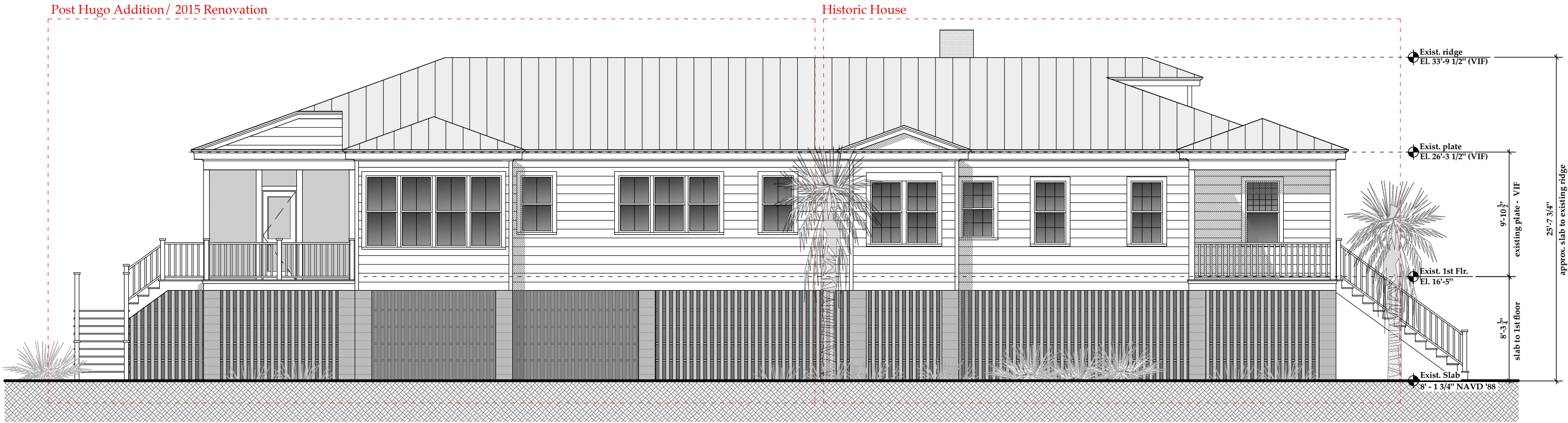
No.	Issued For	Date
1	DRB Conceptual Submittal	01/23/2026
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The O'Leary RESIDENCE	2702 Jasper Boulevard • Sullivan's Island, SC

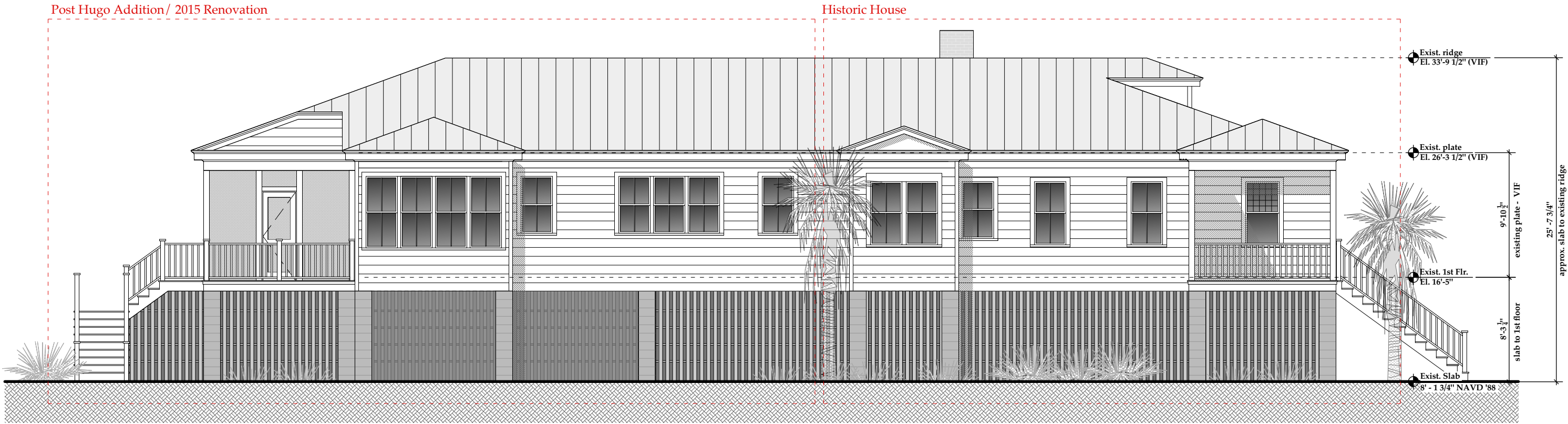
Plot Date	1/15/26
Project No.	2025-00
Drawing Title	Proposed East Elevation
Drawing No.	A201







1 Existing West Elevation
Scale: 1/8" = 1'-0"

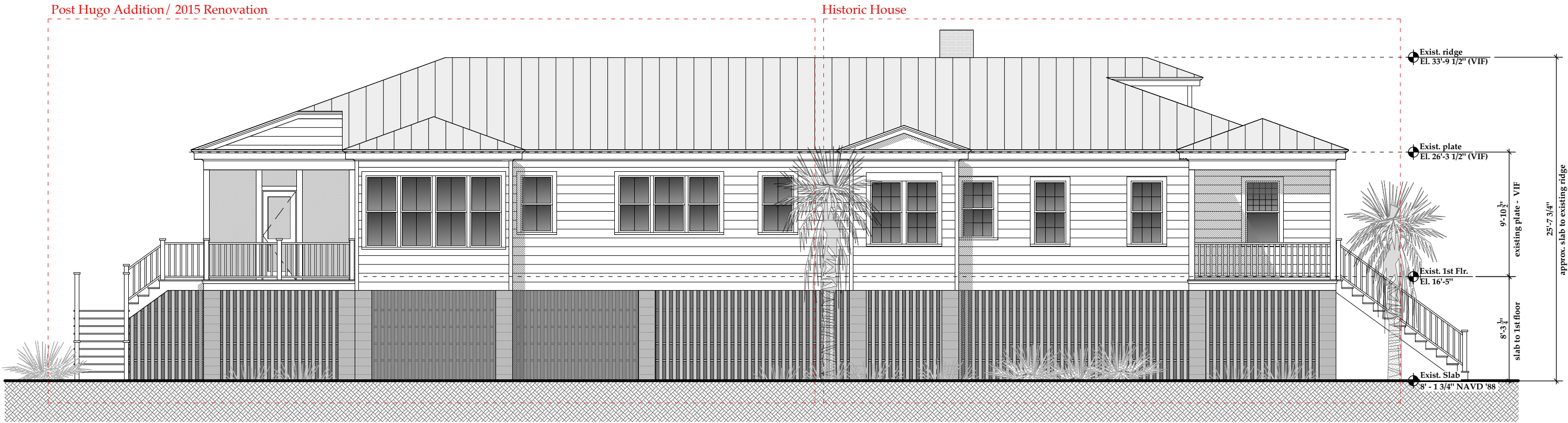


2 Proposed West Elevation
Scale: 1/8" = 1'-0"

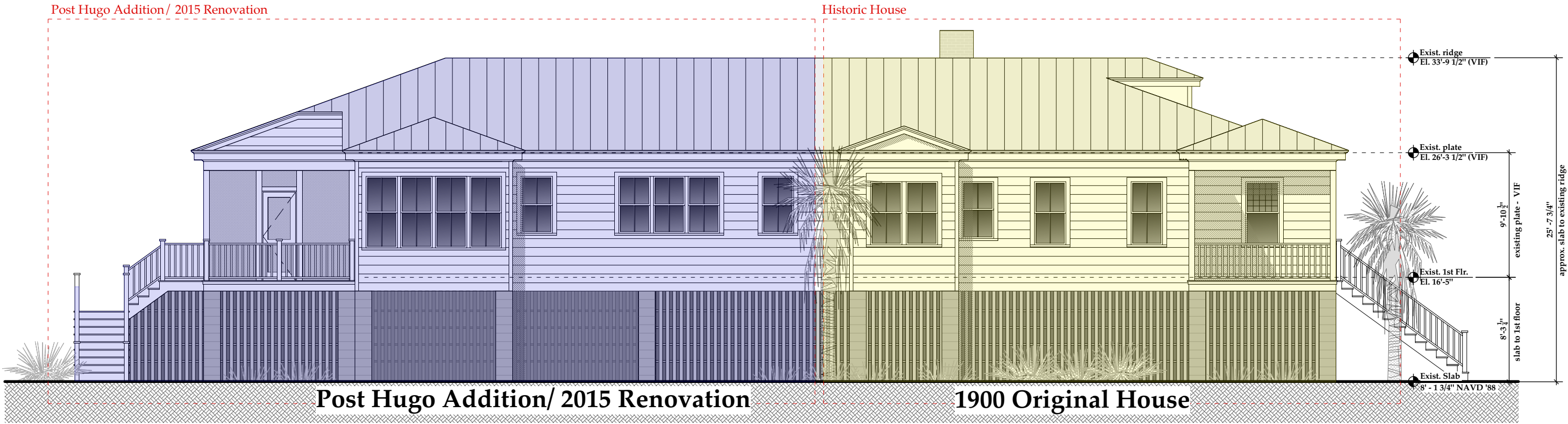
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DRB Conceptual Submittal		01/23/2026
No.	1	2
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The O'Leary RESIDENCE	
2702 Jasper Boulevard • Sullivan's Island, SC	
Plot Date	1/15/26
Project No.	2025-00
Drawing Title	West Elevation (no change)
Drawing No.	A203

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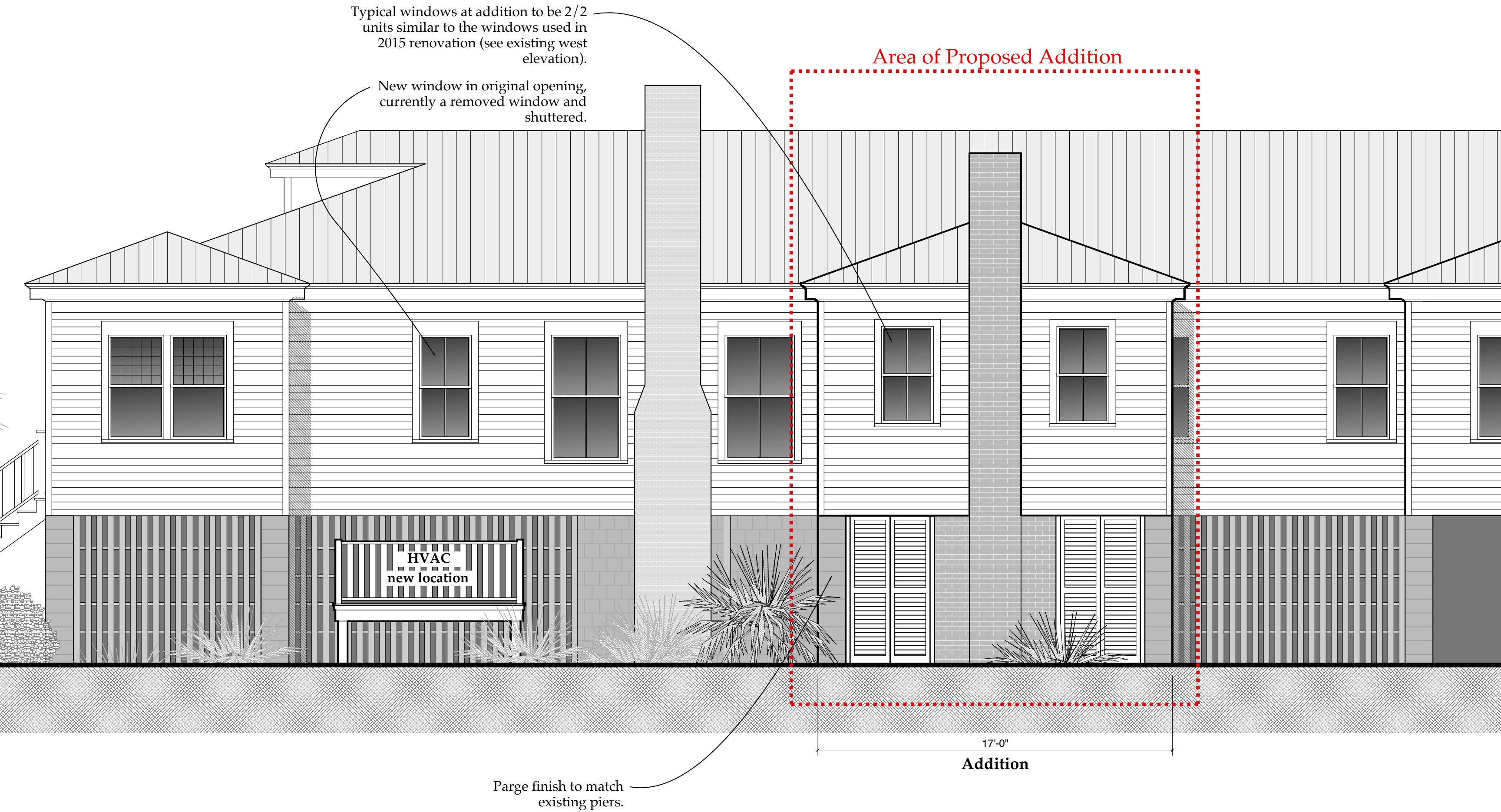
1 Existing West Elevation
Scale: 1/8" = 1'-0"



2 Proposed West Elevation
Scale: 1/8" = 1'-0"

Issued For		Date
DRB Conceptual Submittal		01/23/2026
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The O'Leary RESIDENCE 2702 Jasper Boulevard • Sullivan's Island, SC	
Plot Date	1/15/26
Project No.	2025-00
Drawing Title	West Elevation (no change)
Drawing No.	A203



1 Proposed East Elevation (enlarged)
Scale: 1/4" = 1'-0"