

**SULLIVAN'S ISLAND DESIGN REVIEW BOARD  
SUBMITTAL APPLICATION (PAGE 1)**

PROPERTY ADDRESS: 2256 1on Avenue PARCEL ID (TMS#): 5291000002

SUBMITTAL DATE: 08.21.2026 MEETING DATE: 09.16.2026

REQUEST: CONCEPTUAL REVIEW:      PRELIMINARY APPROVAL:      FINAL APPROVAL: ✓

DESCRIPTION OF SCOPE OF WORK: We are preparing to add an addition to the rear of the existing structure.

     Submittal **outside** of the Historic District, not classified historic, and requests DRB relief.

     Submittal is **outside** of the Historic District and designated as a historic resource.

     DRB relief requests      No DRB requests

✓ Submittal is **within** the Historic District and is:

     designated as Historic Resource ✓ DRB relief requests      No DRB requests

     Not designated as a Historic Resource:      DRB relief requests      No DRB requests

**DRB SUBMITTAL CHECKLIST:** The following items must be included in the submittal for placement on the DRB agenda.

     Application fee (Historic properties: \$116.00; New constructions: \$1,280; Addition/renovations: \$426.60, Accessory Structure: \$232.00)

✓ Completes and signed submittal application (Page 1). (All submissions)

✓ Zoning Standards Compliance Worksheet (Page 2). (All submissions with relief requests)

✓ Neighborhood Compatibility Worksheet (Page 3). (All submissions with relief requests)

✓ Historic Design Review Worksheet (Page 4). (All submissions involving a designated Historic Resource)

✓ Online submittal through BSA; Town of Sullivan's Island online submittal portal.

✓ Two (2) sets of drawings, no bigger than 11X17"; Drawings to include:

✓ A current as-built survey, Certified by a S.C. Registered Land Surveyor [ 1/16" = 1'-0" OR 1" = 20'-0"

Required for all new construction and for work which expands or is outside of an existing building footprint; illustrating the following:

- All applicable Flood Zone information
- Setbacks, property lines and easements
- Spot elevations required to comply with § 21-24
- OCRM Critical Lines, or Baseline and Setback if applicable
- Existing Structures, if applicable

✓ Site Plan [ 1/16" = 1'-0" OR 1" = 20'-0" scale ], illustrating the following:

- Existing structures, if applicable
- Proposed new structures
- All applicable survey information
- Narrative for Scope of Work (all Historic projects)

✓ Floor Plans [ 1/8" = 1'-0" scale ], with the following requirements:

- Exterior dimensions
- Graphically depict the outlines of heated space, covered porches and open decks.
- In the case of renovations and/or additions, the outlines of existing and new construction must also be shown.

✓ Exterior Elevations [ 1/8" = 1'-0" scale ], with the following requirements:

- All exterior materials such as wood, stucco, roofing and / or masonry shall be graphically represented for intent.
- Must be rendered with shadows depicting roof and / or deck overhangs, changes in wall plane, or massing.
- Roof ridge heights to natural grade. Finished Floor Elevation (FFE), Lowest Structural Member (LSM), Base Flood Elevation (BFE) to finish grade.
- Detailed descriptions of treatment of all historic materials. (all Historic projects)

✓ Conditional/Optional:

- 3-D perspective sketches and / or models, as well as streetscape renderings that include adjacent properties are always encouraged and are **required for submissions with requests for relief, additional coverage, or additional square footage.**
- Any relevant photographs or documentation that might be descriptive (of adjacent properties).

OWNER NAME: Ghase & Clary Pickering PHONE NUMBER: 803.467.6492

ADDRESS: 2256 1on Avenue, Sullivan's Island EMAIL: clary.powell@gmail.com

ARCHITECT/DESIGNER: Brian Glomney Architects PHONE NUMBER: 843.722.2040

ADDRESS: 1 King Street, Suite 102 Charleston SC 29401 EMAIL: submit@bglomney.com

CONTRACTOR: TBD PHONE NUMBER:     

ADDRESS:      EMAIL:     

✓ (Initials): I understand that incomplete applications will be rejected.

I (we) submit that the above information is true to the best of my (our) knowledge.

Glaire Mishoe

Applicant name (print)

Glaire Mishoe

Applicant's signature

**If Owner is not the Applicant:**

I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this application  
Clary Pickering

Owner's signature

[Signature]

Owner's signature

## ZONING STANDARDS COMPLIANCE WORKSHEET (PAGE 2)

|                  |   | Zoning ordinance<br>reference section         | Zoning<br>Standard                                                            | ✓if meets<br>standard | DRB's Max. authority<br>for relief                                                                                                                                                                                    | applicant<br>request for relief | Percent (%) relief<br>requested | Total allowed +<br>requested relief<br>(SF) |
|------------------|---|-----------------------------------------------|-------------------------------------------------------------------------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|---------------------------------|---------------------------------------------|
| SETBACKS         | A | 21-22 FRONT SETBACK                           | 25 Feet                                                                       |                       | 15%                                                                                                                                                                                                                   |                                 |                                 |                                             |
|                  | B | 21-22 ADDITIONAL<br>FRONTYARD SETBACK         | 45 above 20'                                                                  |                       | 15%                                                                                                                                                                                                                   |                                 |                                 |                                             |
|                  | C | 21-22 SIDE SETBACK                            | per lot:<br>Enter result:<br><u>10'</u> min:<br><u>40'</u> comb:              | ✓                     | 25%                                                                                                                                                                                                                   |                                 |                                 |                                             |
|                  | D | 21-22 SECOND STORY<br>SIDE SETBACK            | per lot:<br>Enter result:<br>____ min:<br>____ comb:                          | N/A                   | 25%                                                                                                                                                                                                                   |                                 |                                 |                                             |
| LOT COVERAGE     | E | 21-22 REAR SETBACK                            | 25 feet                                                                       | ✓                     | N/A                                                                                                                                                                                                                   | X                               | X                               | X                                           |
|                  | F | 21-25 PRINCIPAL<br>BUILDING COVERAGE          | asper<br>formula: enter<br>result<br><u>3321</u> sf                           | ✓                     | 20%                                                                                                                                                                                                                   |                                 |                                 |                                             |
|                  | G | 21-26 IMPERIOUS<br>COVERAGE                   | asper<br>formula: enter<br>result<br>30% sf maximum                           | ✓                     | N/A                                                                                                                                                                                                                   | X                               | X                               | X                                           |
|                  | H | 21-27 PRINCIPAL<br>BUILDING SQUARE<br>FOOTAGE | asper<br>formula: enter<br>result<br><u>4114</u> sf                           |                       | <b>A: New Construction/</b><br><b>Non-historic additions:</b><br>15% _____ sf<br>(not to exceed 500 sf)<br><b>B: Historic additions:</b><br>20% <u>923</u> sf<br><b>C: Historic ADU Special</b><br><b>Exceptions:</b> | 120 sf                          | 3 %                             | 4234 sf<br>TOTAL                            |
| DESIGN STANDARDS | I | 21-28 THIRD STORY                             | asper<br>formula: enter<br>result<br>_____ sf                                 | N/A                   | 15% _____ sf                                                                                                                                                                                                          |                                 |                                 |                                             |
|                  | J | 21-22 PRINCIPAL<br>BUILDING FRONT<br>FAÇADE   | 50' feet or, 2/3 lot<br>width (whichever<br>is less)                          | ✓                     | 15%                                                                                                                                                                                                                   |                                 |                                 |                                             |
|                  | K | 21-22 PRINCIPAL<br>BUILDING SIDE FAÇADE       | 38 feet (wall<br>length)<br>16 feet within 15 ft<br>x2<br>16-in articulations | ✓                     | 25%                                                                                                                                                                                                                   |                                 |                                 |                                             |
|                  | L | 21-22 2ND STORY SIDE<br>FAÇADE SETBACK        | 32 feet (wall<br>length)<br>6-foot (knee wall)<br>16-in articulations         | N/A                   | 25%                                                                                                                                                                                                                   |                                 |                                 |                                             |
|                  | M | 21-30 BUILDING<br>ORIENTATION                 | towards ocean,<br>excluding marsh<br>and ocean lots                           | ✓                     | Adjust for Neighborhood<br>Compatability                                                                                                                                                                              |                                 |                                 |                                             |
|                  | N | 21-30 BLDG.<br>FOUNDATION HEIGHT              | 8" to LSM & 94" to<br>FFE                                                     | ✓                     | 1 foot                                                                                                                                                                                                                |                                 |                                 |                                             |
|                  | O | 21-32 FOUNDATION<br>ENCLOSURE                 | 1/2" space                                                                    | ✓                     | Adjust for Neighborhood<br>Compatability                                                                                                                                                                              |                                 |                                 |                                             |
|                  | P | 21-138 ACCESSORY<br>STRUCTURE                 | Height (15 to 18)<br>Setback (20)                                             | N/A                   | 20% Height (3 ft 6 in)<br>40% (4')                                                                                                                                                                                    |                                 |                                 |                                             |

### NEIGHBORHOOD COMPATIBILITY WORKSHEET (PAGE 3)

Have you reached out to the neighbors to get their feedback on the proposed plans? Yes: ☒ No: ☐

In accordance with the Sullivan's Island Zoning Ordinance, Section 21-111, the DRB shall only grant modifications of the Zoning Ordinance standards if the design is compatible with the surrounding neighborhood. **See the DRB application [submittal guidance document](#) for additional information for filling in this form.** Lot area: 22,142 sf Highland lot area: \_\_\_\_\_sf (if applicable)

**Principal Building Square Footage (21-27):** Existing SF: 3883 sf Standard SF: 4114 sf Proposed SF: 4234 sf

The existing massing of the home is remaining as is with existing nonconforming enclosed square footage on the ground floor. We are reducing the amount of nonconforming ground floor space. We are asking for a small amount of relief for a minimal one bedroom addition which is compliant & compatible w/ the existing structure & neighborhood.

**Principal Building Coverage (21-25):** Existing SF: 2568 sf Standard SF: 3321 sf Proposed SF: 2736 sf

**Front/Side/2<sup>nd</sup>-Story Building Setbacks (21-22):** Standard, combined 40' Proposed, combined 61'3.6", min 40'

**Second Story Side Façade Setback (21-22):** Requested relief: N/A

**Principal Building Side Façade Setback (21-22):** Requested Relief: N/A

**Other (circle any that apply):**

**Third Story, Principal Building Front Façade, Building Orientation, Building Foundation Height, Foundation Enclosure, or Accessory Structure:** \_\_\_\_\_

Foundation Height : 7' 9"

Slot walls with required gap size to go around perimeter of proposed addition.

## REQUEST FOR HISTORIC DESIGN REVIEW (PAGE 4)

Do you propose any exterior changes to the historic structure? Yes: ✓ No: \_\_\_\_\_  
If you answered "yes", please provide a detailed explanation and sequence of the work below:

### Section 21-97. C Historic Preservation Standards:

Submit in writing and be prepared to describe how your project is consistent with the following ten preservation standards, and the most recent version of the Secretary of Interior's Guidelines for the Treatment of Historic Properties. **\*\*On your elevation drawings show all existing conditions and proposed changes. Detail existing materials and highlight all new and preserved architectural and structural elements.**

<https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>

- (a) Using a property as it was used historically or giving a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;
- (b) Retaining and preserving the historic character of a property; avoidance of the removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property;
- (c) Avoiding changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings;
- (d) Retaining and preserving changes to a property that have acquired historic significance in their own right;
- (e) Preserving distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property;
- (f) Repairing rather than replacing deteriorated historic features; or where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials;
- (g) Utilizing the gentlest means of chemical or physical treatments;
- (h) Protecting and preserving the archeological resources in place, and if disturbing, mitigation measures will be undertaken;
- (i) Not destroying historic materials, features, and spatial relationships that characterize the property; differentiating the new work from the old and making it compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment; and,
- (j) Undertaking new construction in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

See attached

(Please use extra sheet as needed)



# BEAU CLOWNEY ARCHITECTS

08.21.2026

Pickering Residence  
2256 l'On Ave.  
Sullivan's Island, SC

## **Sullivan's Island Design Review Board Application Narrative**

- (a) The house at 2256 l'On was purchased and relocated in 1978 from another lot. It is realized that the current house was (2) separate structures that, upon their relocation to the current site, were then pieced together in the fashion they exist today. The structure then went through a series of additions which included the addition of the second-floor dormers, front and side enclosed porch, and rear deck. Existing windows have been relocated and replaced.
- (b) The historic structures will remain as is, and the addition will be added in a way that compliments the architecture through the finishes, complimentary roof pitches, and historic detailing. The new addition's windows & doors will be wood clad windows/mahogany doors to compliment the historic windows that will remain. The existing roof structures, unless noted otherwise and non-historic, will be remain.
- (c) The proposed addition is being added sensibly and in conjunction with historic patterns on the island and is designed to complement the existing structure.
- (d) The addition is being added to the rear of the of the building and the elevations as viewed from the public right of way will remain largely unchanged.
- (e) No changes are being proposed to the distinctive materials, features or exterior finishes of the original relocated volumes of the house.
- (f) Not applicable except at original two volumes
- (g) Not applicable
- (h) Not applicable – non discovered to date
- (i) New additions made to the house are subordinate and when necessary, take their cues from the existing house.
- (j) The new bedroom addition has been placed to the side and rear of the existing volume to minimally connect to the existing.

|               |                                                                                                                      |
|---------------|----------------------------------------------------------------------------------------------------------------------|
| OWNER         | PICKERING                                                                                                            |
| ARCHITECT     | BEAU CLOWNEY ARCHITECTS<br>1 KING STREET<br>SUITE 102<br>CHARLESTON, SC 29401                                        |
| SITE INFO     | 2256 ION AVENUE<br>TMS: 529-10-00-002<br>LOT SIZE: 22,142 sf<br>FLOOD ZONE: AE 10<br>LOT WIDTH: 105' FRONT 211' EAST |
| MEETING DATES | 07.15.2026 PRELIMINARY APPROVAL<br>09.16.2026 FINAL APPROVAL                                                         |
| INDEX         | T 1.0      TITLE SHEET                                                                                               |
|               | SURVEY                                                                                                               |
|               | G 0.1      NEIGHBORHOOD MAP                                                                                          |
|               | G 0.2      HISTORIC PHOTOS                                                                                           |
|               | G 0.3      HISTORIC PHOTOS                                                                                           |
|               | G 0.4      EXISTING CONDITIONS                                                                                       |
|               | EX 0.1      EXISTING SITE PLAN                                                                                       |
|               | EX 1.0      EXISTING GROUND FLOOR PLAN                                                                               |
|               | EX 1.1      EXISTING FIRST FLOOR PLAN                                                                                |
|               | EX 1.2      EXISTING SECOND FLOOR PLAN                                                                               |
|               | EX 2.1      EXISTING EXTERIOR ELEVATIONS                                                                             |
|               | EX 2.2      EXISTING EXTERIOR ELEVATIONS                                                                             |
|               | EX 2.3      EXISTING EXTERIOR ELEVATIONS                                                                             |
|               | EX 2.4      EXISTING EXTERIOR ELEVATIONS                                                                             |
|               | A 0.1      PROPOSED SITE PLAN                                                                                        |
|               | A 1.0      PROPOSED GROUND FLOOR PLAN                                                                                |
|               | A 1.1      PROPOSED FIRST FLOOR PLAN                                                                                 |
|               | A 1.2      PROPOSED SECOND FLOOR PLAN                                                                                |
|               | A 2.0      STREETSCAPE ELEVATIONS                                                                                    |
|               | A 2.1      EXTERIOR ELEVATIONS                                                                                       |
|               | A 2.2      EXTERIOR ELEVATIONS                                                                                       |
|               | A 2.3      EXTERIOR ELEVATIONS                                                                                       |
|               | A 2.4      EXTERIOR ELEVATIONS                                                                                       |
|               | A 2.5      3D MODEL EXTERIOR PERSPECTIVES                                                                            |



# PICKERING RESIDENCE

2256 ION AVENUE  
SULLIVAN'S ISLAND , SC

BEAU CLOWNEY  
ARCHITECTS

1 KING STREET  
SUITE 102  
CHARLESTON, SC 29401  
843.722.2040

08. 21. 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:

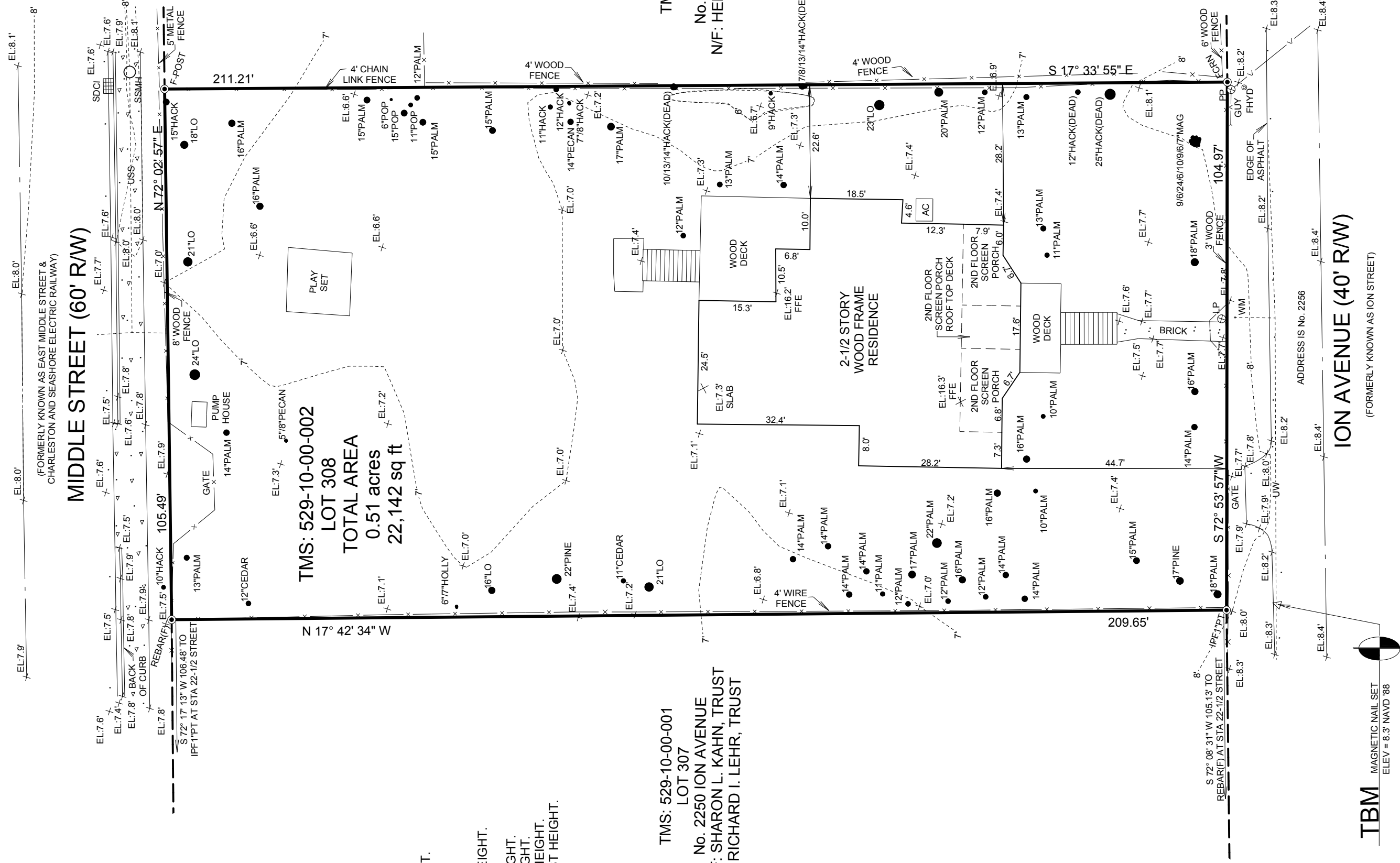
1. PROPERTY APPEARS IN FLOOD ZONES AE, EL. 10' ON FIRM COMMUNITY-PANEL NUMBER 45019C0539K. MAP REVISED JANUARY 29, 2021.
2. THE BEARINGS SHOWN ARE MAGNETIC AND SUBJECT TO LOCAL ATTRACTION.
3. ANYTHING SHOWN OUTSIDE OF THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
4. THIS SURVEY IS BASED ON THE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

LEGEND:

- IPF 1" PT  
FPOST  
REBAR(F)  
PP  
LP  
GUY  
WM  
FHYD  
SSMH  
SDGI  
18" PALM  
12" HACK  
22" PINE  
12" CEDAR  
24" LO  
6" POP  
14" PECAN  
6" 7" HOLLY  
5" 8" PECAN  
10" 13" 14" HACK  
9/6/24/6/10/9/6/7MAG  
EL: 8.0'
- 1" PINCHED TOP PIPE FOUND, OLD.  
- FENCE POST OLD.  
- .58" REBAR FOUND, OLD.  
- POWER POLE.  
- LIGHT POLE.  
- GUY WIRE  
- WATER METER  
- FIRE HYDRANT  
- SANITARY SEWER MANHOLE.  
- STORM DRAIN GRATE INLET.  
- 18" PALM DIAMETER AT BREAST HEIGHT.  
- 12" HACKBERRY DIAMETER AT BREAST HEIGHT.  
- 22" PINE DIAMETER AT BREAST HEIGHT.  
- 12" CEDAR DIAMETER AT BREAST HEIGHT.  
- 24" LIVE OAK DIAMETER AT BREAST HEIGHT.  
- 6" CHINESE TALLOW DIAMETER AT BREAST HEIGHT.  
- 14" PECAN DIAMETER AT BREAST HEIGHT.  
- 6" 7" HOLLY DIAMETER AT BREAST HEIGHT.  
- 5" 8" DOUBLE HOLLY DIAMETER AT BREAST HEIGHT.  
- HACKBERRY CLUSTER DIAMETER AT BREAST HEIGHT.  
- MAGNOLIA CLUSTER DIAMETER AT BREAST HEIGHT.  
- SPOT ELEVATION 8.0' M.S.L., NAVD88

TMS: 529-10-00-001  
LOT 307  
No. 2250 ION AVENUE  
N/F: SHARON L. KAHN, TRUST  
& RICHARD I. LEHR, TRUST

TMS: 529-10-00-003  
LOT 309  
No. 2262 ION AVENUE  
N/F: HELEN SILCOX MAYBANK



TBM  
MAGNETIC NAIL SET  
ELEV = 8.3 NAVD '88

# TOPOGRAPHIC PLAT

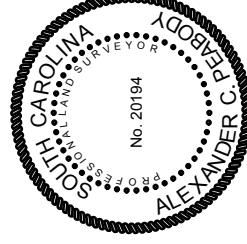
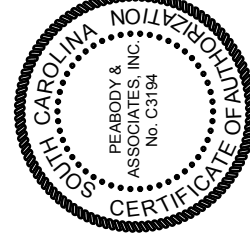
OF LOT 308, MOULTRIEVILLE,  
TOWN OF SULLIVAN'S ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA.  
PRESENTLY OWNED BY JOSH OVERBAY AND EMILY OVERBAY.



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

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

TMS: 529-10-00-002



CHARLESTON COUNTY  
SOUTH CAROLINA

*Alexander C. Peabody*

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

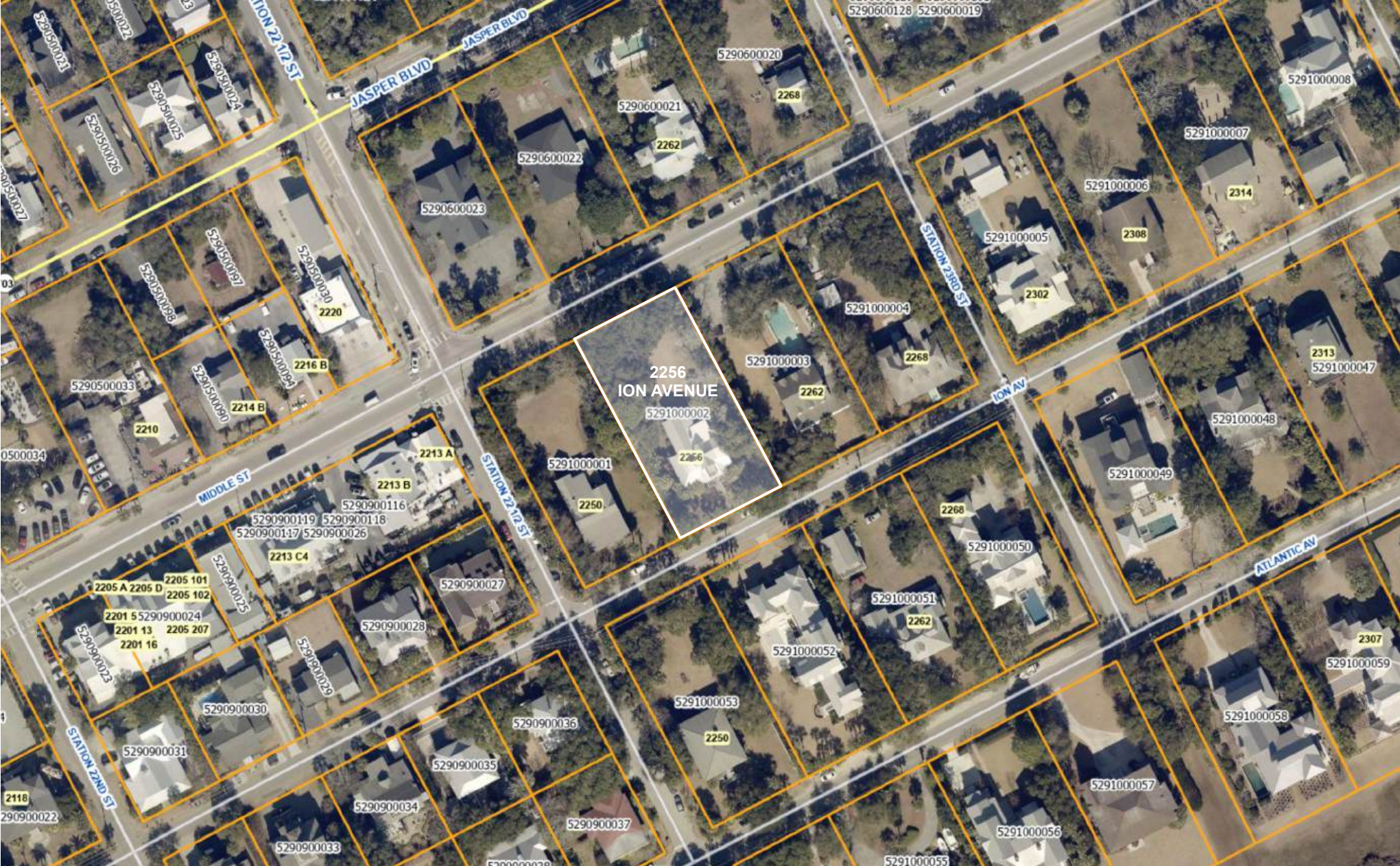




PERSPECTIVE A FRONT AERIAL VIEW



PERSPECTIVE B REAR AERIAL VIEW



NEIGHBORHOOD MAP

BEAU CLOWNEY  
ARCHITECTS

1 KING STREET  
SUITE 102  
CHARLESTON, SC 29401  
843.722.2040

08. 21. 26

PICKERING RESIDENCE  
2256 ION AVE  
SULLIVANS ISLAND, SC  
NEIGHBORHOOD MAP

G 0.1





HISTORIC PHOTOS OF HOUSE RELOCATION

BEAU CLOWNEY  
ARCHITECTS

1 KING STREET  
SUITE 102  
CHARLESTON, SC 29401  
843.722.2040

08. 21. 26

PICKERING RESIDENCE  
2256 ION AVE  
SULLIVANS ISLAND, SC  
HISTORIC PHOTOS

G 0.2





HISTORIC PHOTOS OF HOUSE RELOCATION

BEAU CLOWNEY  
ARCHITECTS

1 KING STREET  
SUITE 102  
CHARLESTON, SC 29401  
843.722.2040

08. 21. 26

PICKERING RESIDENCE  
2256 ION AVE  
SULLIVANS ISLAND, SC  
HISTORIC PHOTOS

G 0.3





PHOTOS OF EXISTING CONDITIONS

BEAU CLOWNEY  
ARCHITECTS

1 KING STREET  
SUITE 102  
CHARLESTON, SC 29401  
843.722.2040

08. 21. 26

PICKERING RESIDENCE  
2256 ION AVE  
SULLIVANS ISLAND, SC  
EXISTING CONDITIONS

G 0.4





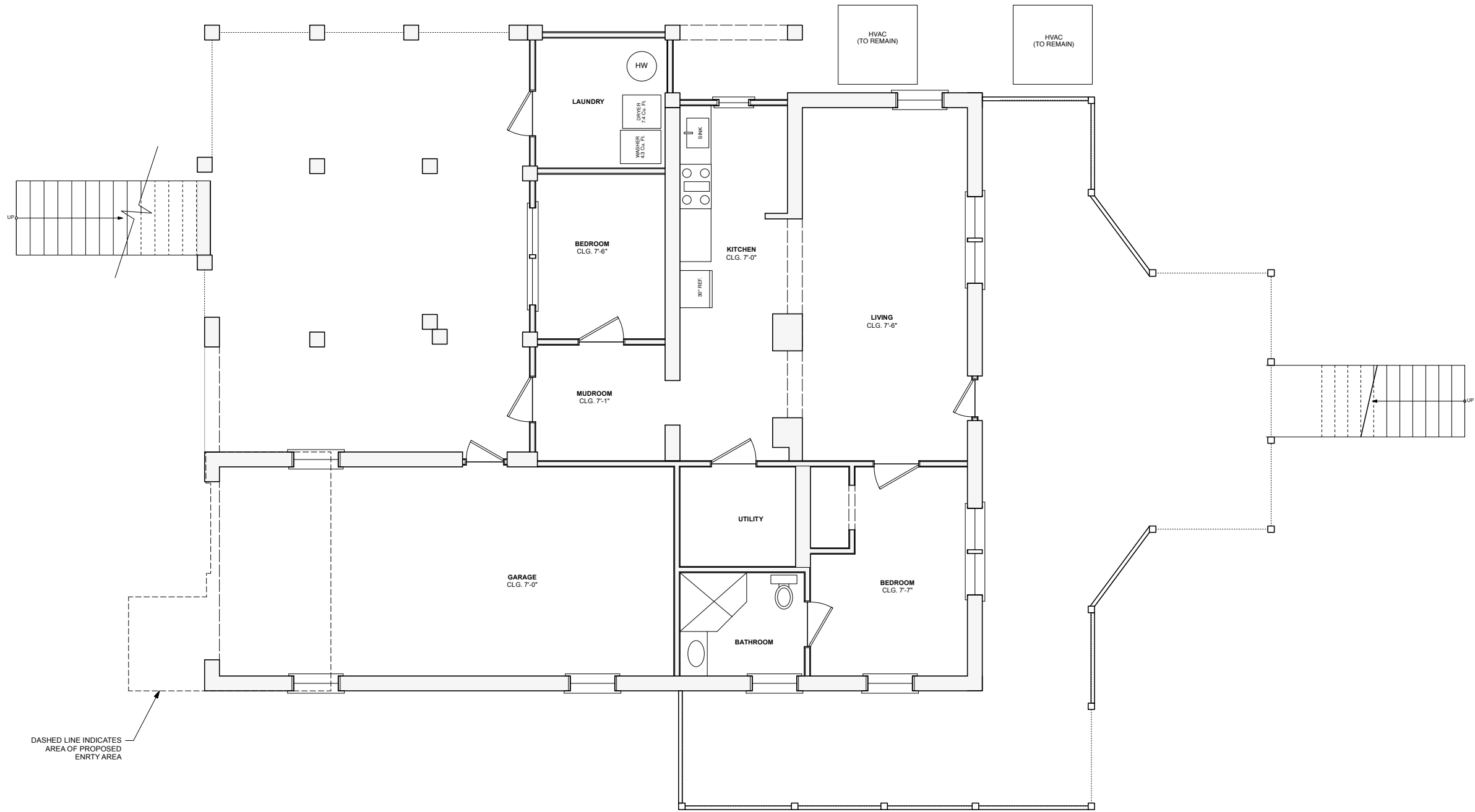
SITE INFORMATION, INCLUDING SITE BOUNDARIES, JURISDICTIONAL LINES, FLOOD ZONES, LOCATIONS OF NEIGHBORING HOUSES, ETC. BASED ON A SURVEY PROVIDED BY PEABODY & ASSOCIATES, INC. DATED JULY 6 2020.

BEAU CLOWNEY  
ARCHITECTS

1 KING STREET  
SUITE 102  
CHARLESTON, SC 29401  
843.722.2040

PICKERING RESIDENCE  
2256 ION AVENUE  
SULLIVAN'S ISLAND, SC  
EXISTING SITE PLAN  
1/16" = 1'-0"  
06. 19. 26





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

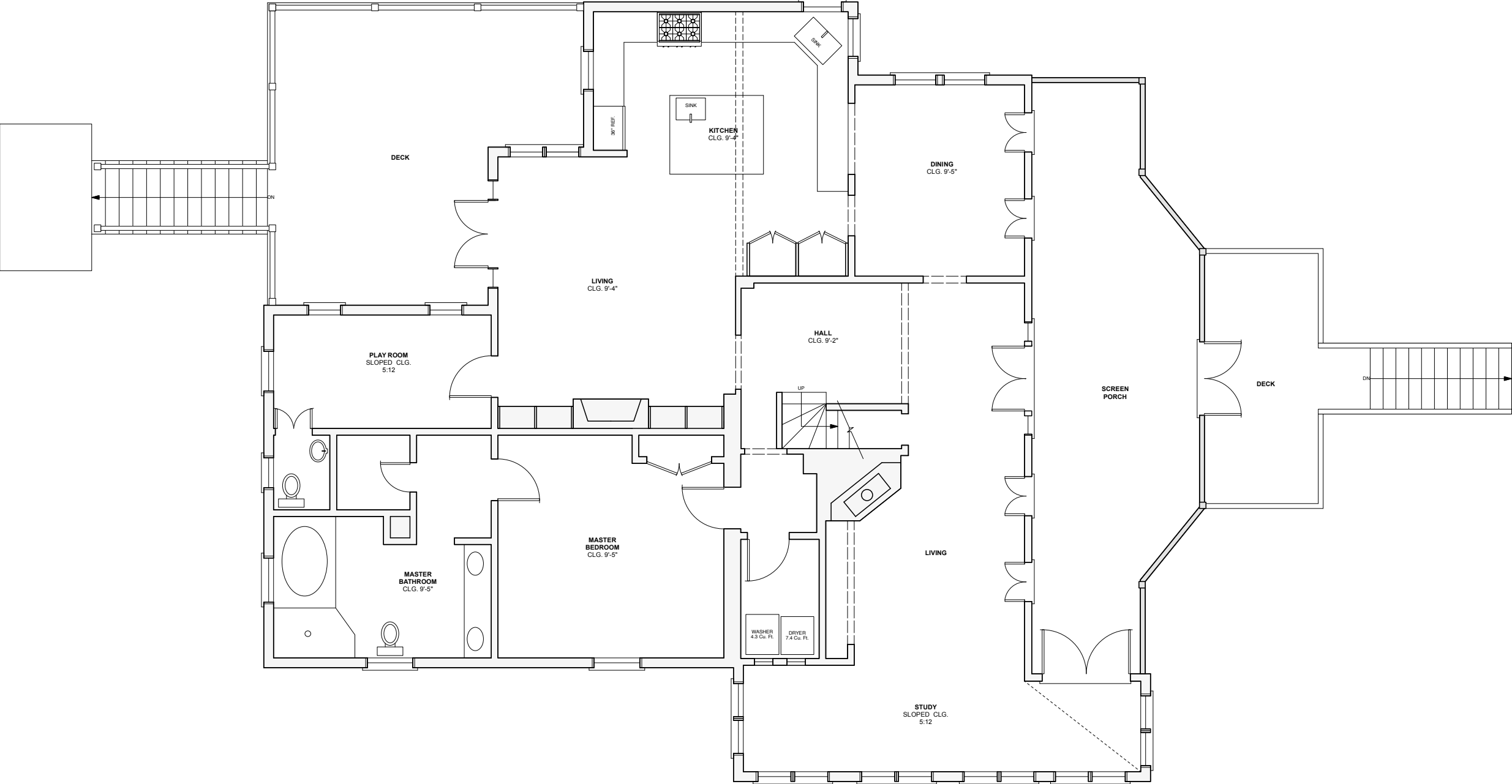
BEAU CLOWNEY  
ARCHITECTS

1 KING STREET  
SUITE 102  
CHARLESTON, SC 29401  
843.722.2040

06. 19. 26

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

EX 1.0



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

BEAU CLOWNEY  
ARCHITECTS

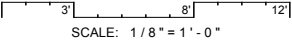
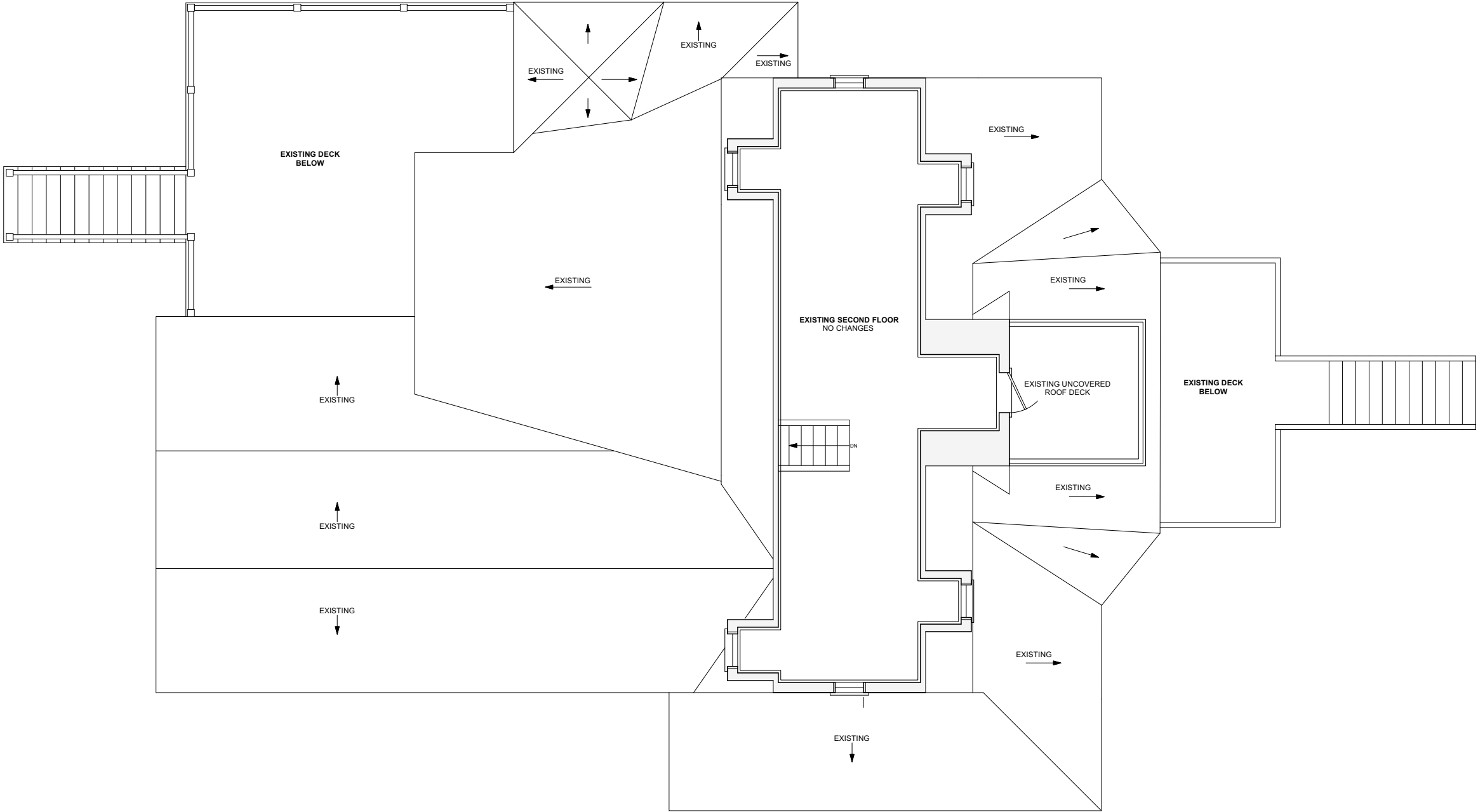
1 KING STREET  
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06. 19. 26

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

EX 1.1





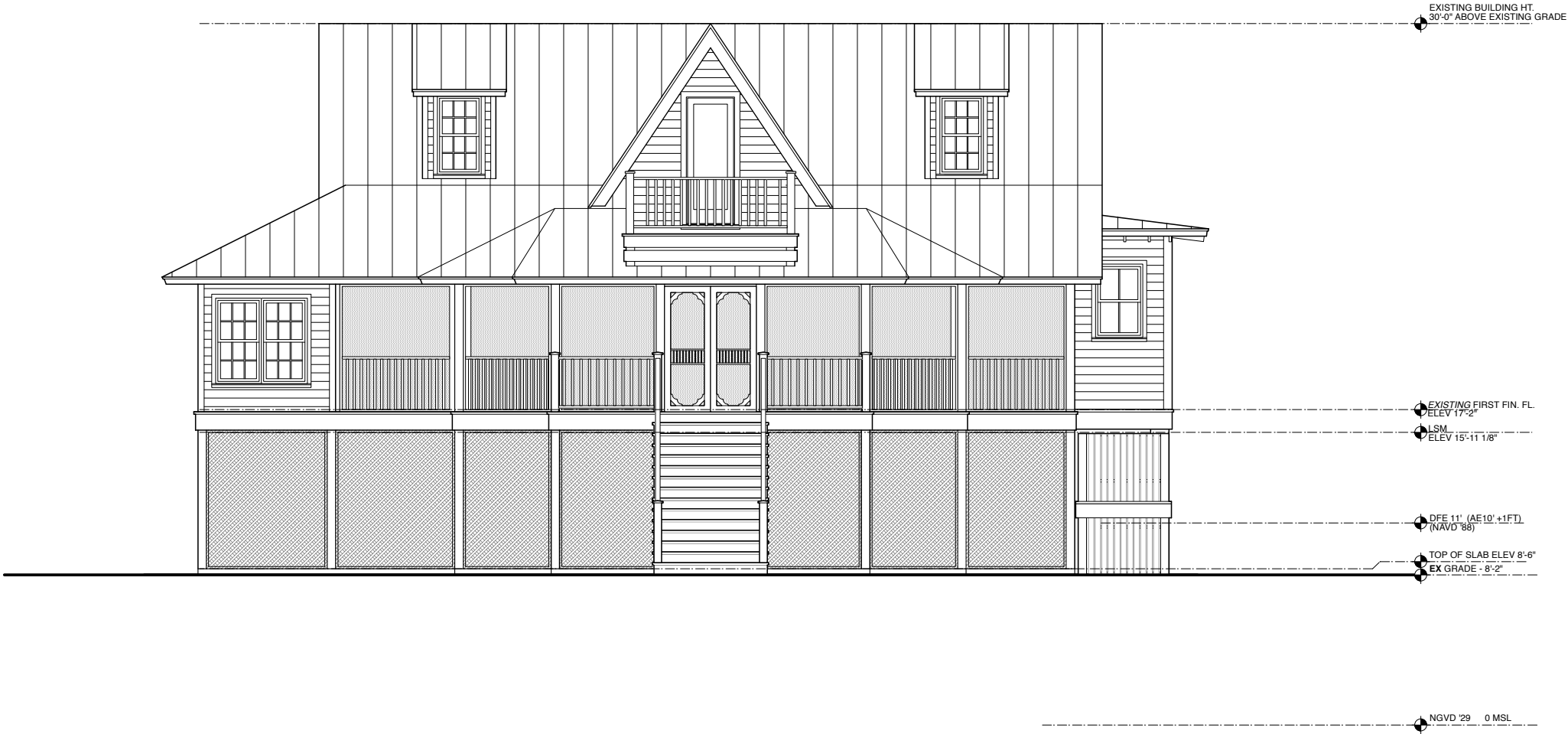
BEAU CLOWNEY  
ARCHITECTS

1 KING STREET  
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843.722.2040

06. 19. 26

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

EX 1.2



EXISTING FRONT ELEVATION

BEAU CLOWNEY  
ARCHITECTS

1 KING STREET  
SUITE 102  
CHARLESTON, SC 29401  
843.722.2040

06. 19. 26

PICKERING RESIDENCE  
2256 ION AVE  
SULLIVANS ISLAND, SC  
EXTERIOR ELEVATION

EX 2.1





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

EXISTING SIDE ELEVATION

BEAU CLOWNEY  
ARCHITECTS

1 KING STREET  
SUITE 102  
CHARLESTON, SC 29401  
843.722.2040

06. 19. 26

PICKERING RESIDENCE  
2256 ION AVE  
SULLIVANS ISLAND, SC  
EXTERIOR ELEVATION

EX 2.2



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

EXISTING REAR ELEVATION

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  
EXTERIOR ELEVATION

EX 2.3



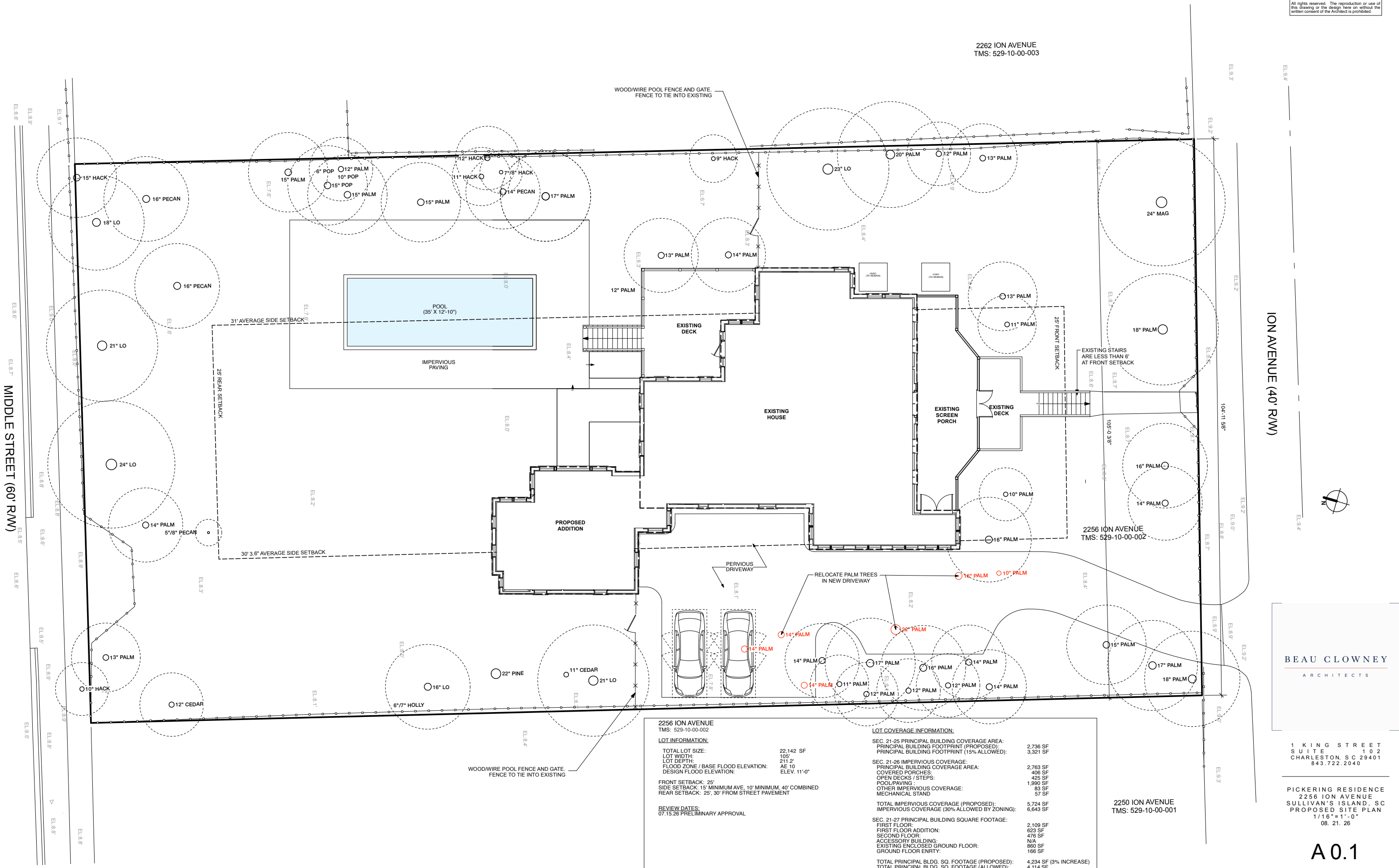
BEAU CLOWNEY  
ARCHITECTS

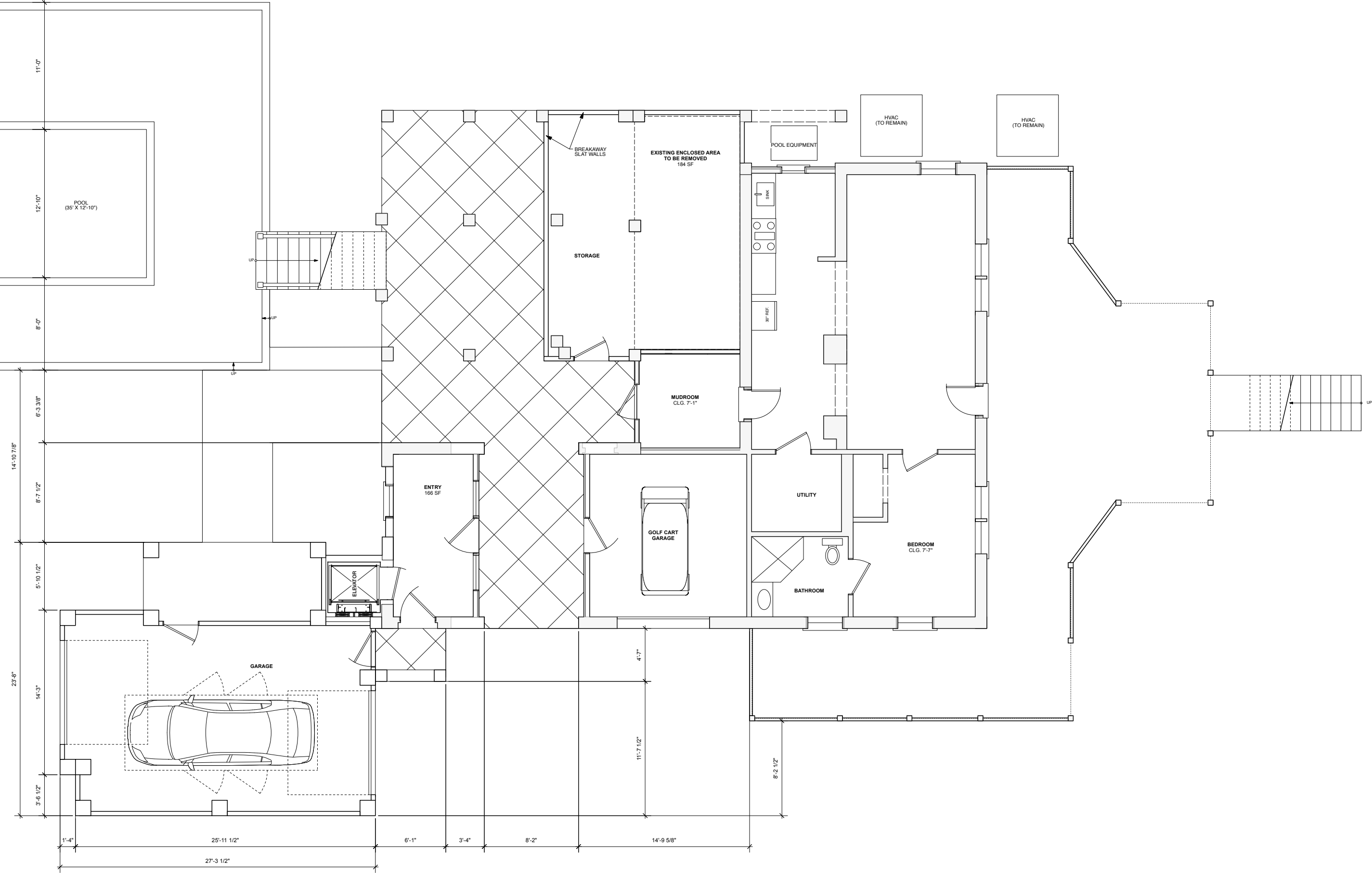
1 KING STREET  
SUITE 102  
CHARLESTON, SC 29401  
843.722.2040

06. 19. 26  
PICKERING RESIDENCE  
2256 ION AVE  
SULLIVANS ISLAND, SC  
EXTERIOR ELEVATION

EX 2.4







LEGEND:

EXISTING

NEW CONSTRUCTION

3' 8' 12'

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

BEAU CLOWNEY

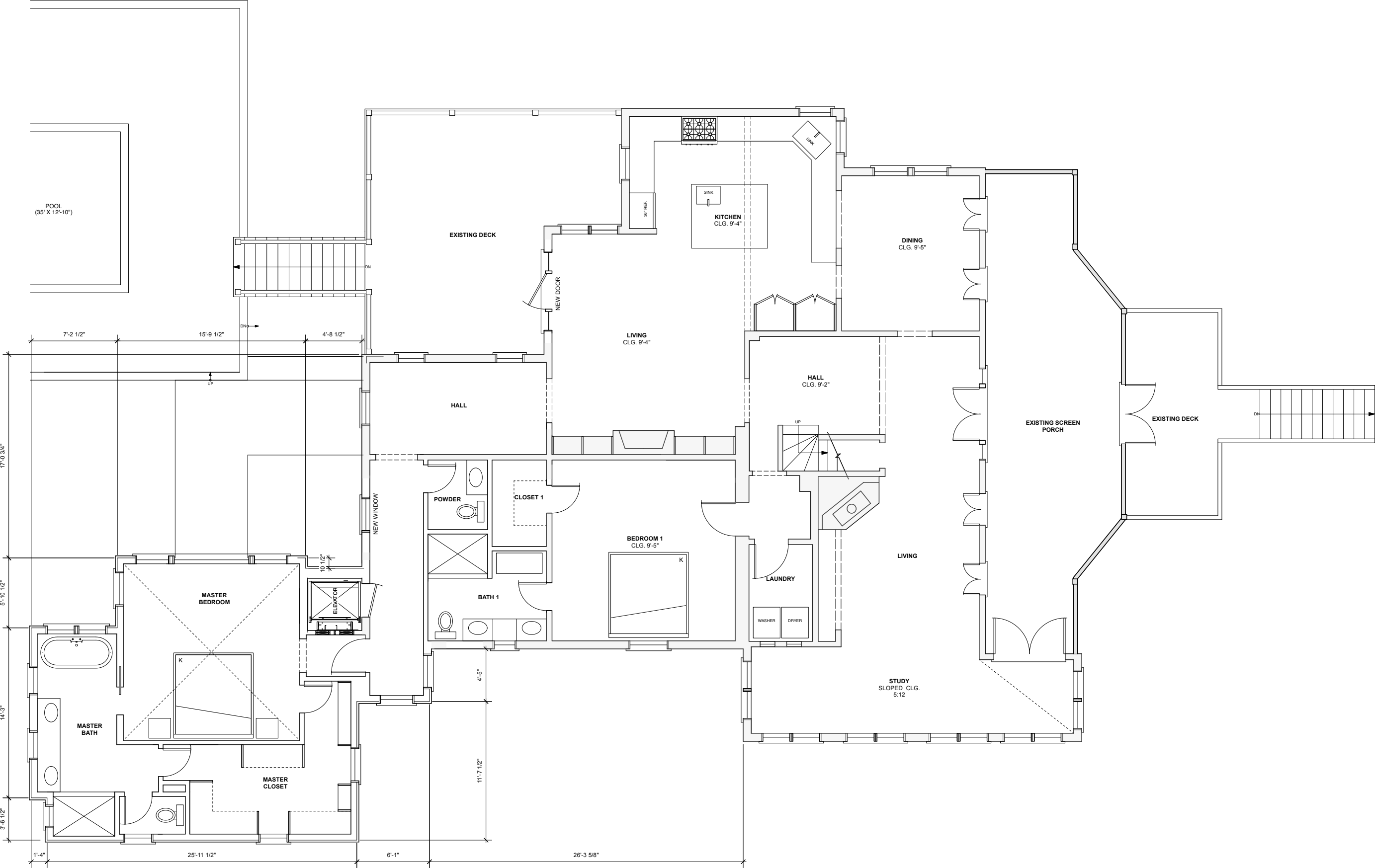
ARCHITECTS

1 KING STREET  
SUITE 102  
CHARLESTON, SC 29401  
843.722.2040

08. 21. 26

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

A 1.0



BEAU CLOWNEY  
ARCHITECTS

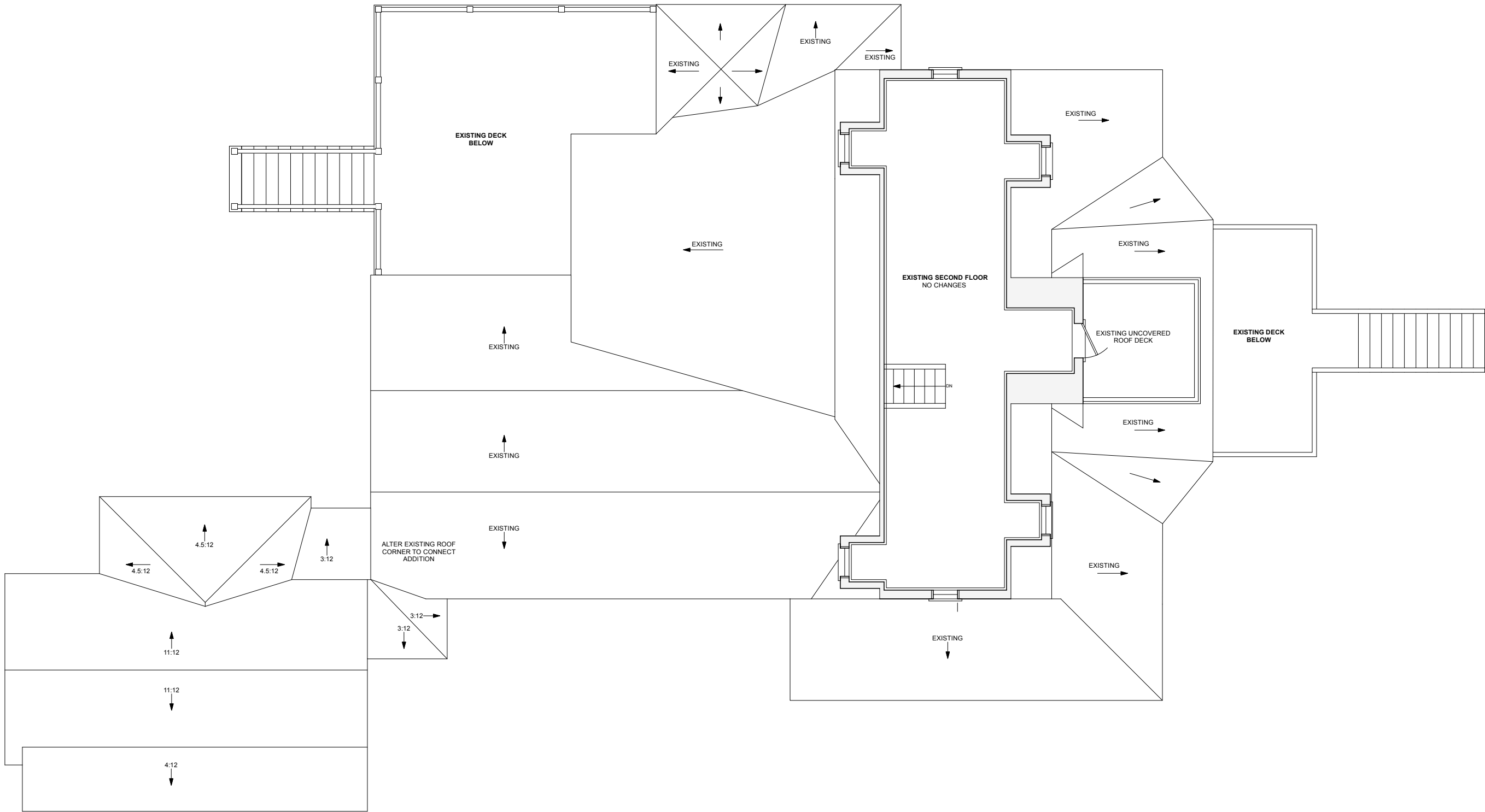
1 KING STREET  
SUITE 102  
CHARLESTON, SC 29401  
843.722.2040

08. 21. 26

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

A1.1

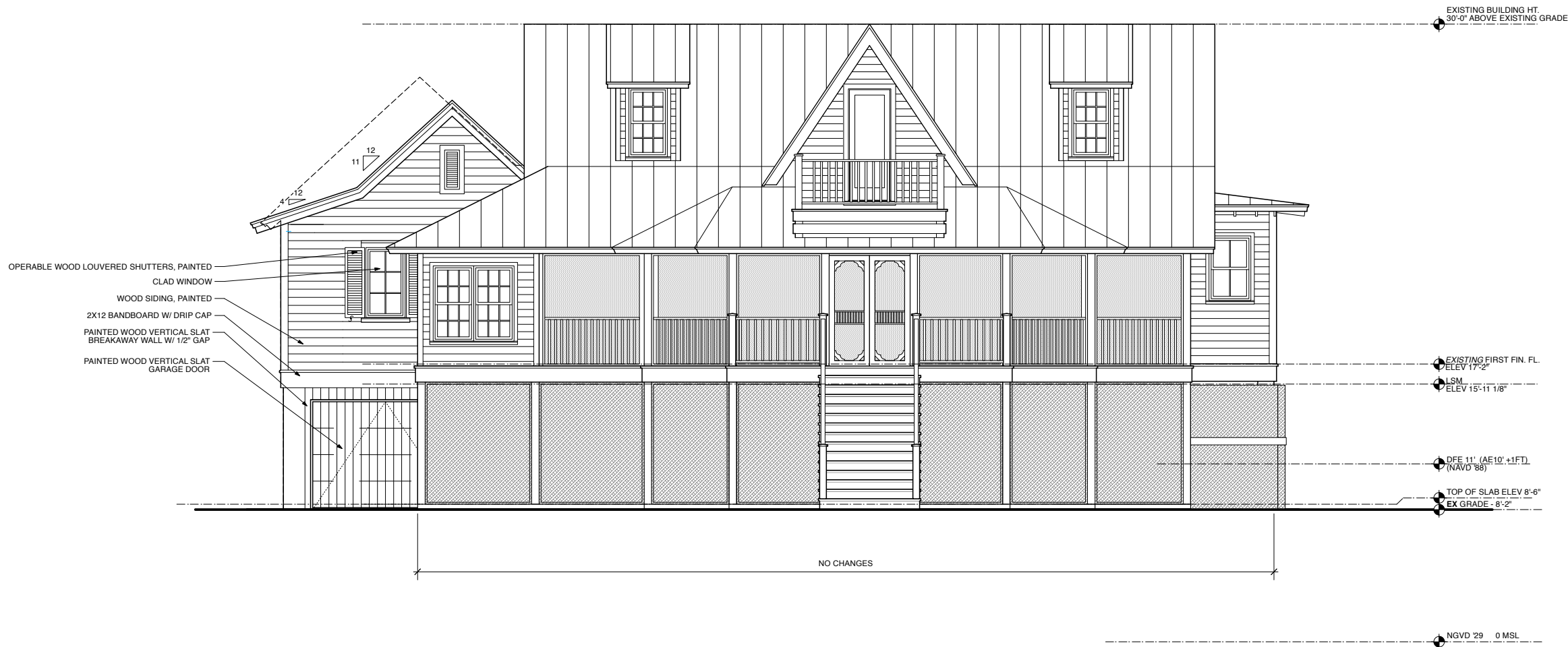




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ARCHITECTS

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SUITE 102  
CHARLESTON, SC 29401  
843.722.2040

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



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

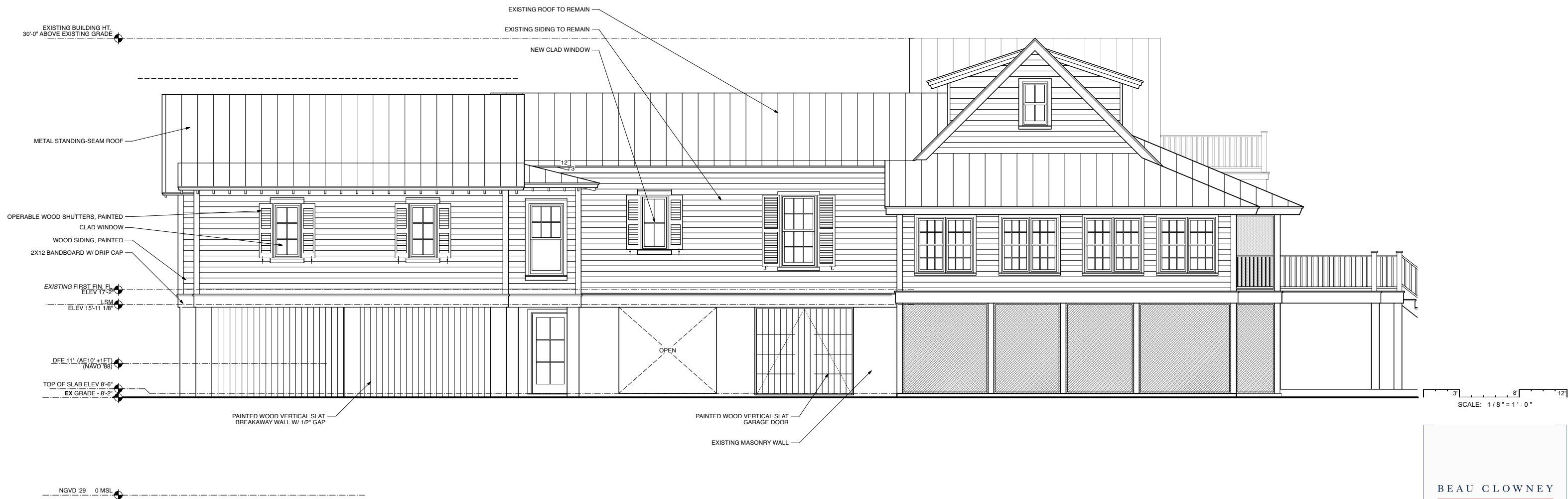
BEAU CLOWNEY  
ARCHITECTS

1 KING STREET  
SUITE 102  
CHARLESTON, SC 29401  
843.722.2040

08. 21. 26

PICKERING RESIDENCE  
2256 ION AVE  
SULLIVANS ISLAND, SC  
EXTERIOR ELEVATION

A2.1



PROPOSED SIDE ELEVATION

BEAU CLOWNEY  
ARCHITECTS

1 KING STREET  
SUITE 102  
CHARLESTON, SC 29401  
843.722.2040

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PICKERING RESIDENCE  
2256 ION AVE  
SULLIVANS ISLAND, SC  
EXTERIOR ELEVATION

A2.2





PROPOSED REAR ELEVATION

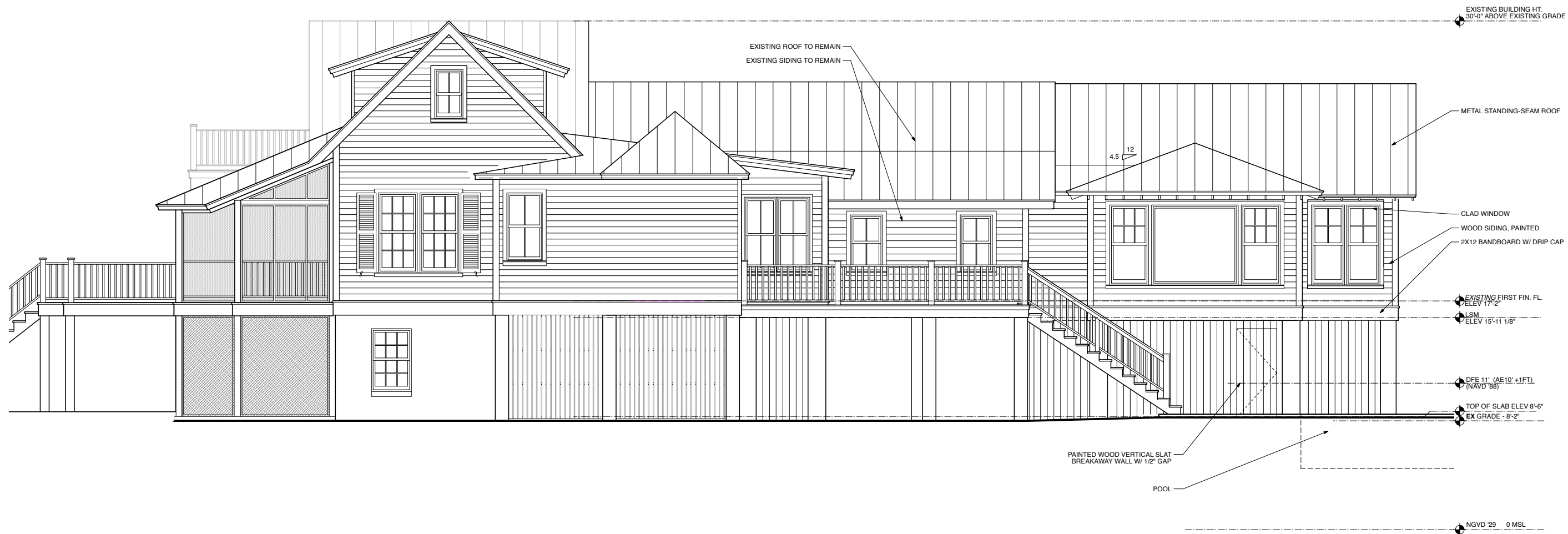
BEAU CLOWNEY  
ARCHITECTS

1 KING STREET  
SUITE 102  
CHARLESTON, SC 29401  
843.722.2040

08. 21. 26

PICKERING RESIDENCE  
2256 ION AVE  
SULLIVANS ISLAND, SC  
EXTERIOR ELEVATION

A2.3

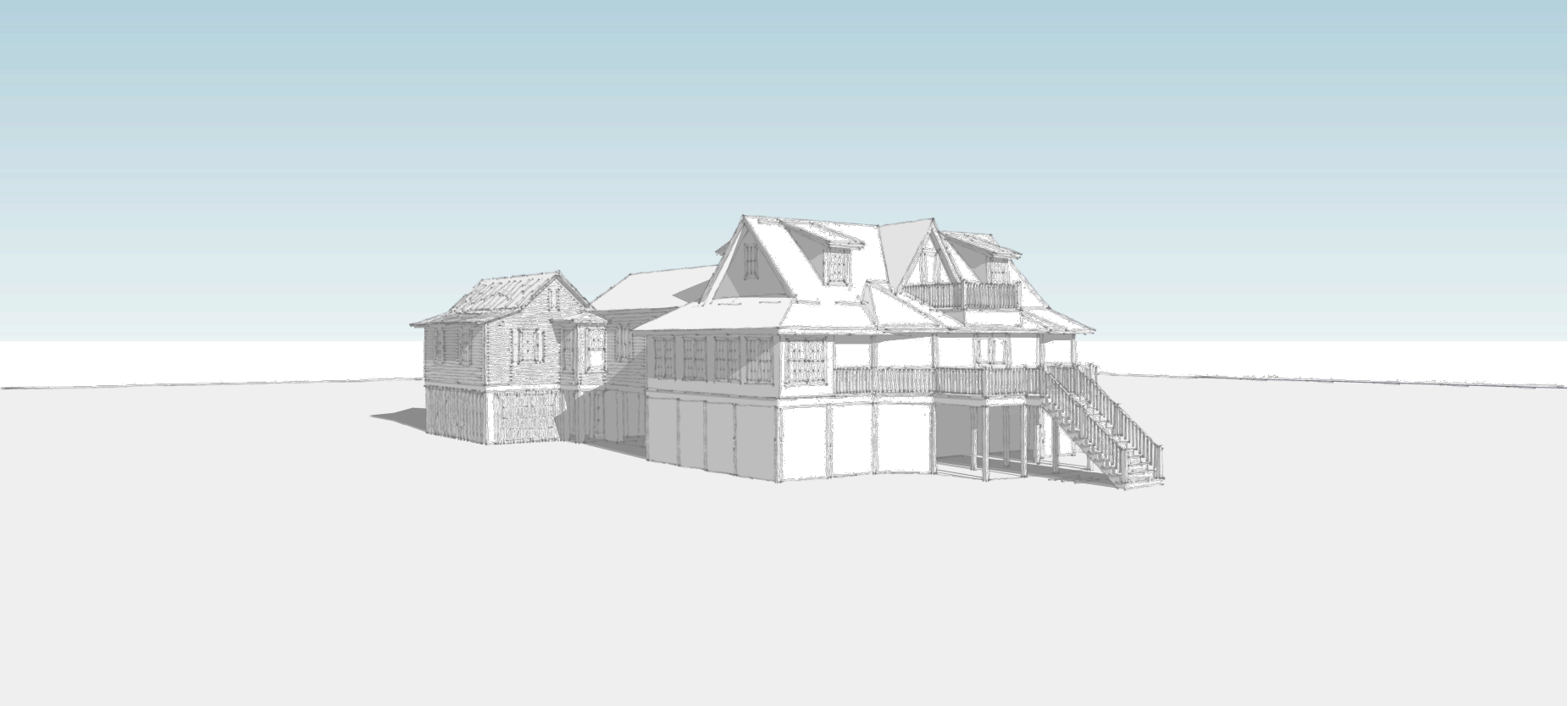


BEAU CLOWNEY  
ARCHITECTS

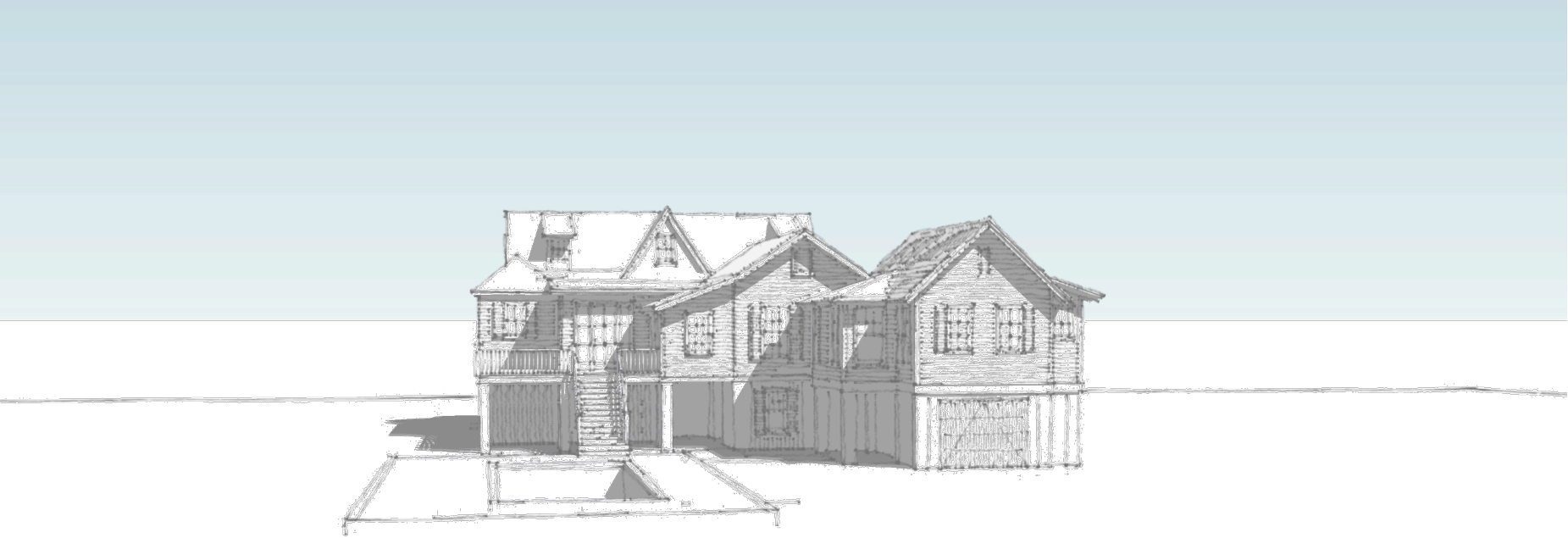
1 KING STREET  
SUITE 102  
CHARLESTON, SC 29401  
843.722.2040

08. 21. 26

PICKERING RESIDENCE  
2256 ION AVE  
SULLIVANS ISLAND, SC  
EXTERIOR ELEVATION



PERSPECTIVE A VIEW FROM ION AVENUE



PERSPECTIVE B VIEW FROM REAR YARD

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

BEAU CLOWNEY  
ARCHITECTS

1 KING STREET  
SUITE 102  
CHARLESTON, SC 29401  
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PICKERING RESIDENCE  
2256 ION AVE  
SULLIVANS ISLAND, SC  
EXTERIOR PERSPECTIVES