

OWNER	INNA AND MARK MOORE	
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PROJECT STATEMENT / HISTORIC STRUCTURE BACKGROUND

Project proposal is for a modification of existing and previously approved site conditions. We are proposing to remove and rearrange existing hardscaped impervious surfaces, as well as remove an existing non-historic shed in favor of a larger storage shed.

ZONING STATEMENT

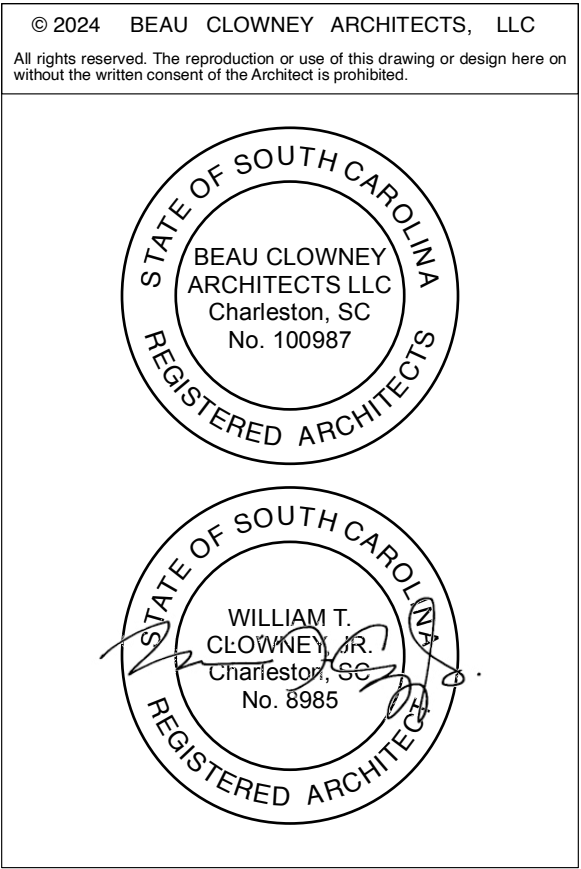
NO ZONING VARINACE REQUESTED
RC-1C : SETBACKS: 25' FRONT , 25' REAR, 40' TOTAL SIDE
HEIGHT: 38FT
15% LOT COVERAGE ALLOWED, EXISTING 16.3%, PROPOSED: 16.3%

REVIEW DATES:

09.20.2024 DRB Conceptual Approval - Main House
11.22.2024 DRB Final Submittal - Main House + Site Plan
12.20.2024 DRB Final Approval - Main House + Site Plan
09.19.2025 DRB Final Submittal - Site Plan + Accessory Structure

FLOOD ZONE:

BASE FLOOD ELEVATION = AE 11 / SHADED X
DESIGN FLOOD ELEVATION = ELEV. 12'



GENERAL NOTES

1. THE DRAWINGS AND DESIGN ARE THE PROPERTY OF BEAU CLOWNEY ARCHITECTS AND SHALL ONLY BE USED FOR THE PROJECT FOR WHICH THEY ARE PREPARED.
2. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO BEAU CLOWNEY ARCHITECTS.
3. ALL DEMOLITION AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL REGULATIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS AND APPROVALS NECESSARY TO INITIATE AND COMPLETE SPECIFIED WORK.
5. THE DESIGN ADEQUACY AND SAFETY OF ALL TEMPORARY SUPPORTS, BRACING AND SHORING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. CONTRACTOR SHALL VERIFY WITH OWNER/ARCHITECT ALL STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING CONDITIONS REQUIRING ENGINEER'S OR CONSULTANT'S APPROVAL.
7. CONTRACTOR SHALL CAREFULLY COORDINATE WITH OWNER/ARCHITECT AND SECURE APPROVAL FOR PROPOSED LOCATIONS FOR ALL NEW MECHANICAL COMPONENTS, ELECTRICAL PANEL, AND HOT WATER HEATER, AS APPLICABLE.
8. BUILDING SHALL REMAIN WATERTIGHT AND SECURE AT ALL TIMES.
9. ALL VENTS AND/OR DUCTS WHICH PENETRATE ROOFS OR EXTERIOR WALLS ARE TO BE PROPERLY SLEEVED, FLASHED AND COUNTERFLASHED.
10. ALL ROOFING MATERIALS (AS NOTED ON DRAWINGS) SHALL BE APPLIED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS AND CURRENT APPLICABLE BUILDING CODES AND LOCAL REGULATIONS.
11. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS, AND DETAILS SHALL HAVE PRECEDENCE OVER GENERAL DRAWINGS.
12. THE OWNER AND ARCHITECT WAIVE ALL RESPONSIBILITY AND LIABILITY FOR CONTRACTOR'S FAILURE TO FOLLOW THE ASSOCIATED PLANS, SCHEDULES, AND THE DESIGN THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN/FOLLOW THE OWNER'S OR ARCHITECT'S GUIDANCE WITH RESPECT TO ANY INCONSISTENCIES, ERRORS, OMISSIONS, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

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1 KING STREET
SUITE 102
CHARLESTON, SC 29401
843.722.2040

09. 19. 25

MOORE RESIDENCE
1702 I'ON AVENUE
SULLIVANS ISLAND, SC
TITLE PAGE

MOORE RESIDENCE

1702 I'ON AVENUE
SULLIVANS ISLAND , SC

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.

CURVE TABLE			
Id	Delta	Radius	Chord
C1	89°55'06"	20.00'	31.39'

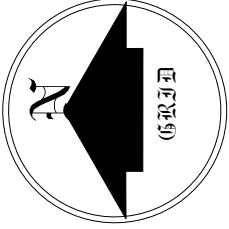
LINE TABLE	
Id	Bearing
L1	S 00°50'19" W
L2	S 89°04'47" E

NOTE:

1. THE PROPERTY APPEARS IN FLOOD ZONE AE, EL. 9' AND SHADED "X" ON FIRM COMMUNITY-PANEL NUMBER 45019C0538K. MAP REVISED JANUARY 29, 2021.
2. THE BEARINGS SHOWN ARE GRID NORTH NAD83 (2011).
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.

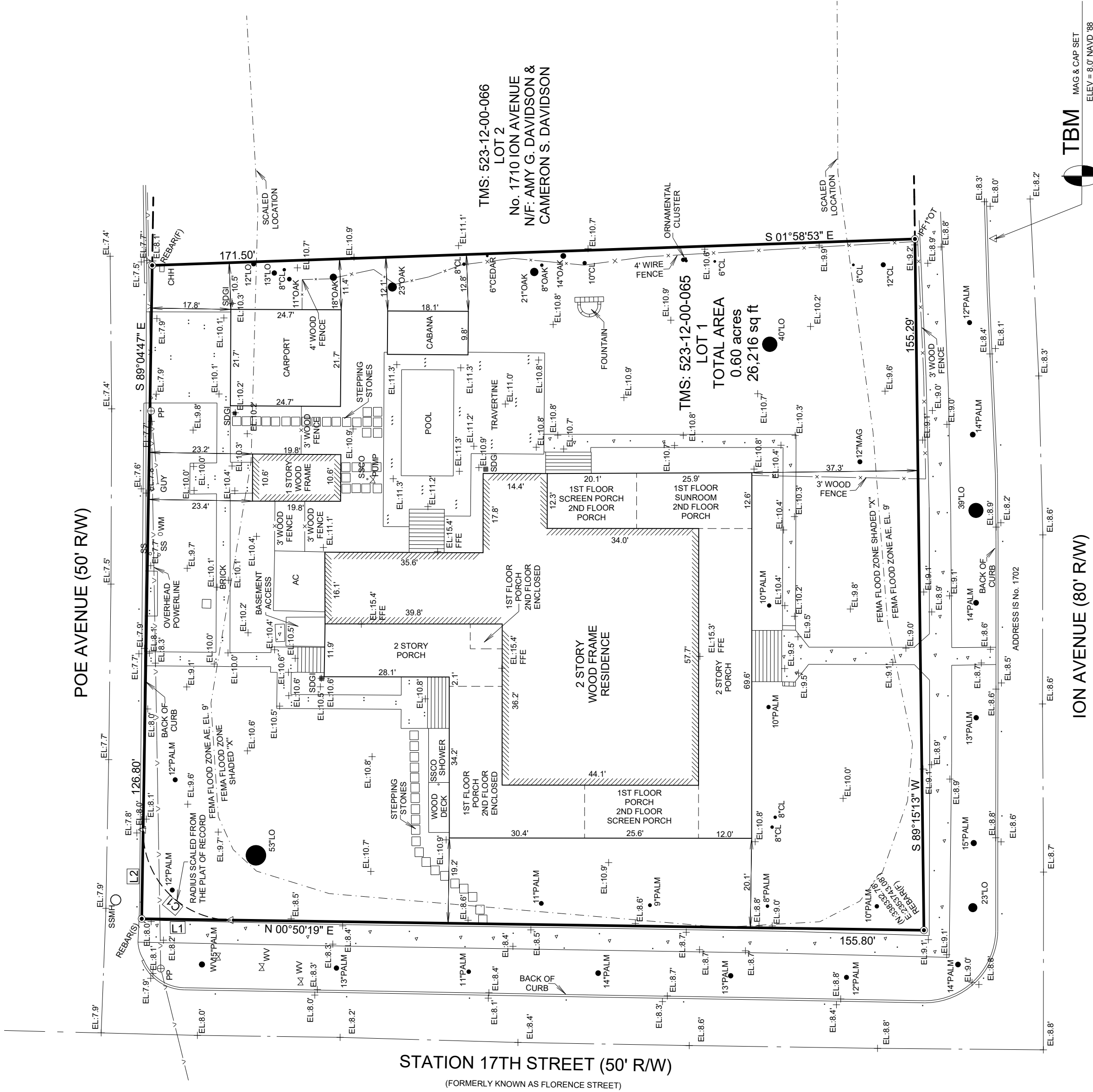
LEGEND:

- IPF1"OT
- REBAR(F)
- REBAR(S)
- △ PP
- ⊗ GUY
- ⊗ WV
- WM
- SSMH
- SS
- SSCO
- CHH
- SDGI
- FFE
- EL: 8.9'
- 6"CL
- 12"OAK
- 14"OAK
- 23"LO
- 1" OPEN TOP PIPE FOUND, OLD.
- 5/8" REBAR FOUND, OLD.
- 5/8" REBAR SET, NEW
- CALCULATED POINT.
- POWER POLE.
- GUY WIRE.
- WATER VALVE.
- WATER METER.
- SANITARY SEWER MANHOLE.
- SANITARY SEWER SERVICE.
- CLEAN OUT.
- COMMUNICATION HAND HOLE.
- STORM DRAIN GRATE INLET.
- FIRST FLOOR ELEVATION.
- SPOT ELEVATION 8.9' M.S.L. NAVD'88.
- 6" DIAMETER CEDAR AT BREAST HEIGHT.
- 6" DIAMETER CHERRY LAUREL AT BREAST HEIGHT.
- 12" DIAMETER MAGNOLIA AT BREAST HEIGHT.
- 14" DIAMETER PALM AT BREAST HEIGHT.
- 14" DIAMETER OAK AT BREAST HEIGHT.
- 23" DIAMETER LIVE OAK AT BREAST HEIGHT.



- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- x - FENCE LINE
- v - OVERHEAD POWER LINE
- - - BUILDING LINE
- - - FEMA FLOOD ZONE LINE
- - - CENTER LINE OF ROAD
- BRICK
- CONCRETE
- TRAVERTINE

POE AVENUE (50' R/W)



TOPOGRAPHIC PLAT

SCALE: 1" = 20'

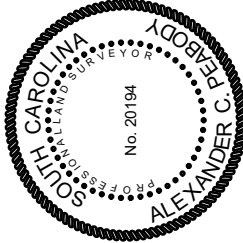
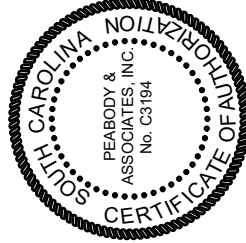
DATE: JANUARY 30, 2024
REV: SEPTEMBER 16, 2024

REF: PLAT BK. "H", PG. 112

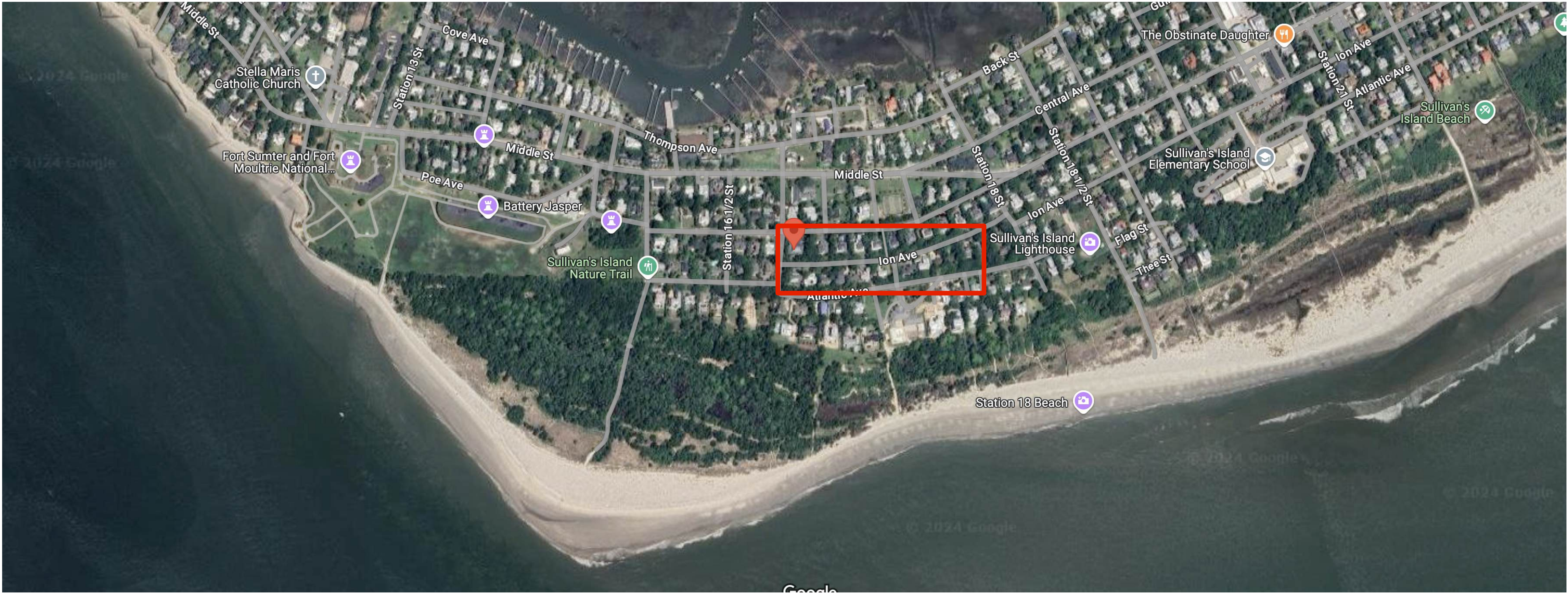
TMS: 523-12-00-065

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

OF LOT 1, AREA C, FORT MOULTRIE,
TOWN OF SULLIVAN'S ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA.
PRESENTLY OWNED TO INNA F. MOORE AND MARK C. MOORE.

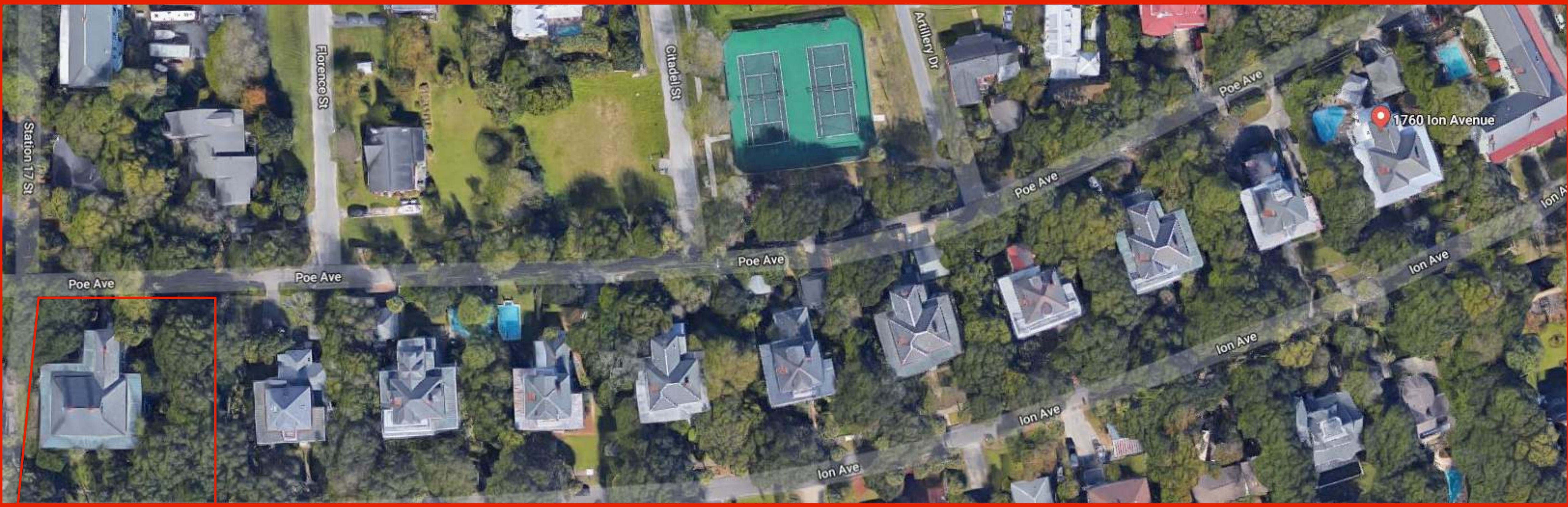


CHARLESTON COUNTY
SOUTH CAROLINA



Google Maps

Sullivan's Island Aerial Map



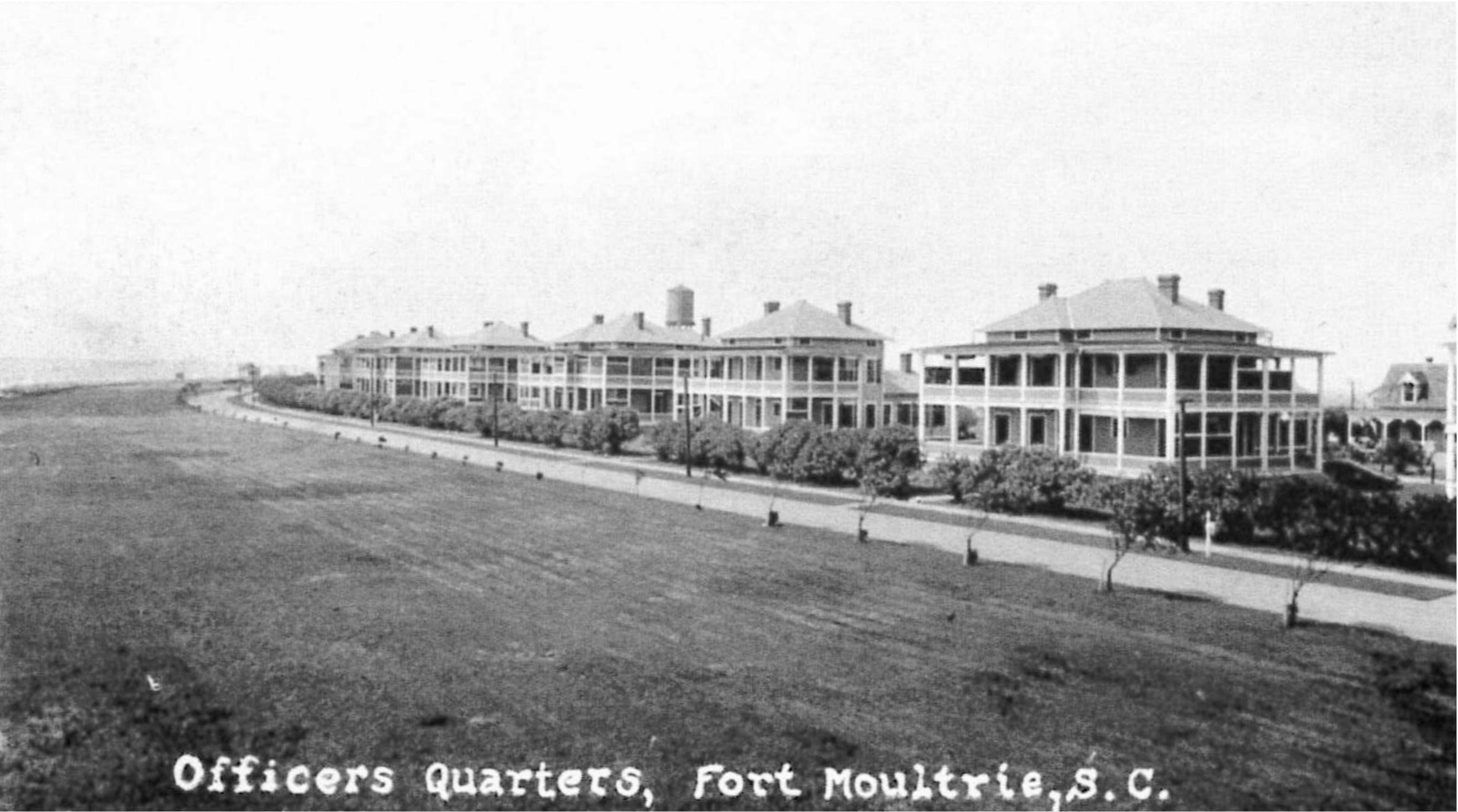
Google Maps

1702 I'on 1710 I'on 1718 I'on 1724 I'on 1728 I'on 1734 I'on 1738 I'on 1744 I'on 1750 I'on 1754 I'on 1760 I'on

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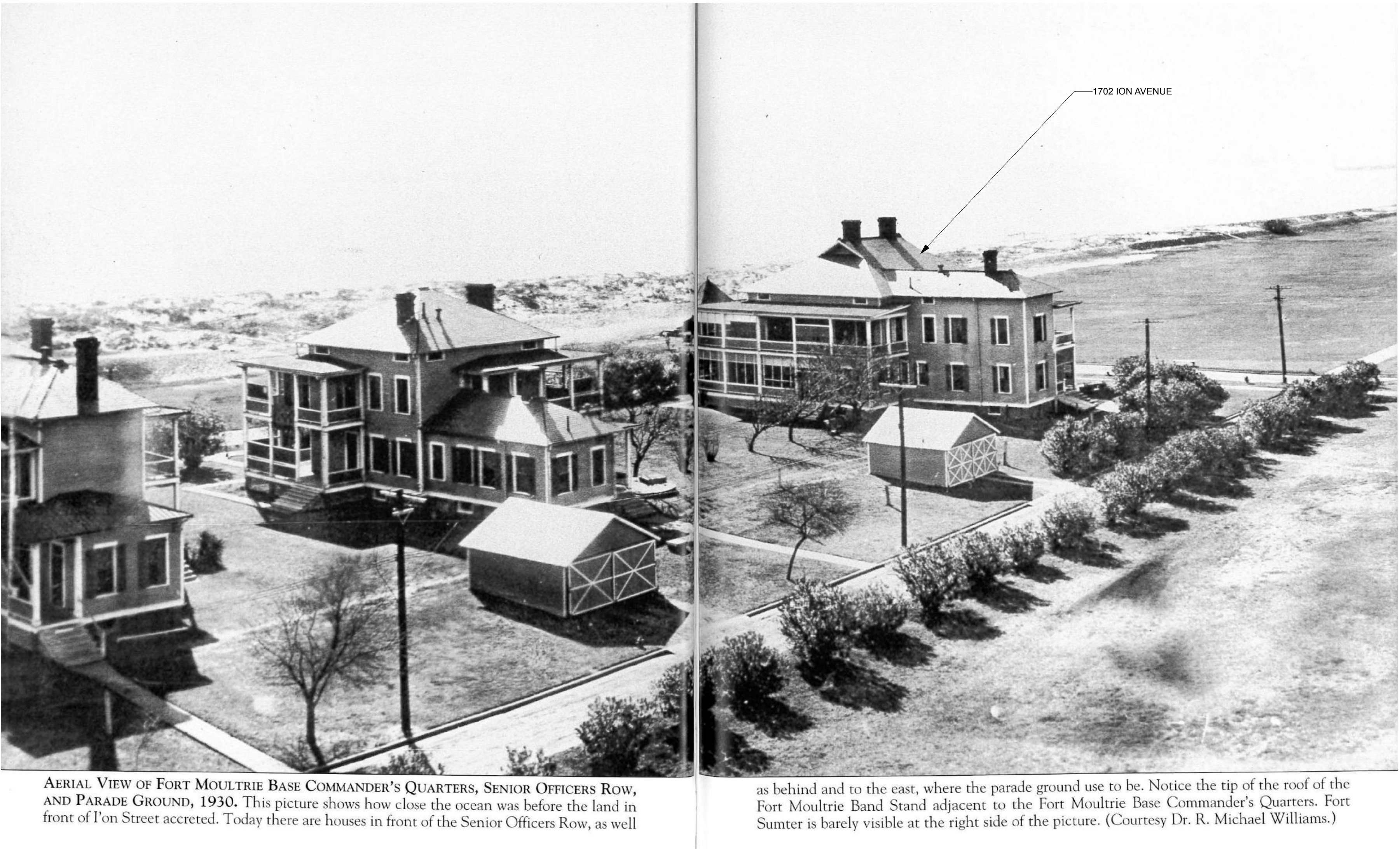
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MOORE RESIDENCE
1702 ION AVE
SULLIVAN'S ISLAND, SC
AERIAL IMAGES
N.T.S.
11.22.24



Images of America, Sullivan's Island, Gadsden Cultural Center, 2004, p.38

View of the Senior Officer's Quarters, looking West along I'On Ave.



AERIAL VIEW OF FORT MOULTRIE BASE COMMANDER'S QUARTERS, SENIOR OFFICERS ROW, AND PARADE GROUND, 1930. This picture shows how close the ocean was before the land in front of I'on Street accreted. Today there are houses in front of the Senior Officers Row, as well

as behind and to the east, where the parade ground use to be. Notice the tip of the roof of the Fort Moultrie Band Stand adjacent to the Fort Moultrie Base Commander's Quarters. Fort Sumter is barely visible at the right side of the picture. (Courtesy Dr. R. Michael Williams.)

Images of America, Sullivan's Island, Gadsden Cultural Center, 2004, p.44-45

View of the Senior Officer's Quarters and Commandant's Quarters, looking South-West across Poe Ave.

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HISTORIC IMAGES
N.T.S.
11.22.24

POE AVENUE (50' R/W)

STATION 17TH STREET (50' R/W)

EL: 8.8'

ADDRESS IS No. 1702

ION AVENUE (80' R/W)

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KEY:

- EXISTING TO BE REMOVED: [Red dashed line]
- EXISTING TO BE REPLACED WITH PERVIOUS SURFACE: [Orange dashed line]

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

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PREVIOUSLY APPROVED SITE PLAN

EX 0.1

POE AVENUE (50' R/W)

STATION 17TH STREET (50' R/W)

EL: 8.8'

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1702 I'ON AVE

TMS #

523-12-00-065

LOT SIZE

26,209 SF

LOT WIDTH

155.20'/146.80'

LOT DEPTH

175.80'/171.50'

FLOOD ZONE

SHADED X

ZONING

RC-1C

SETBACKS

PRINCIPAL BUILDING

FRONT

25'

REAR

25'

SIDE (WEST)

20' - 1" (EXISTING, NO CHANGE)

SIDE (EAST)

11' - 10"

COMB. SIDE

40'

ACCESSORY STRUCTURES

FRONT

20' BACK FROM FACE OF PRINCIPAL BUILDING

REAR

ALLOWED:

30' FROM PAVED ROAD

EXISTING SHED:

20'-0" (33% (10'-0")
RELIEF GRANTED MAY 19, 2017)

PROPOSED SHED:

21'-9" (27% (8'-3")
RELIEF REQUESTED)

SIDE

10'

NO CHANGE

LOT COVERAGE

PRINCIPAL BUILDING COVERAGE AREA SEC. 21-25

ALLOWED

15% = 3,931 SF

EXISTING

16.3% = 4,270 SF

PROPOSED

16.2% = 4,260 SF

PRINCIPAL BUILDING SQUARE FOOTAGE SEC. 21-27

ALLOWED

[(26,209 - 5000) / 100] x (10) + 2400 = 4,521 SF

EXISTING

7,344 SF

PROPOSED

7,344 SF

IMPERVIOUS COVERAGE SEC. 21-26

ALLOWED

30% = 7,863 SF

EXISTING

34% = 8,998 SF

PROPOSED

34% = 8,998 SF

PBCA + PORCHES, STEPS:

6,638

APPROVED:

6,866

PROPOSED:

6,866

ACC. STRUCTURES:

890

APPROVED:

890

PROPOSED:

1,077

HARDSCAPE:

1,344

APPROVED:

1,116

PROPOSED:

1,004

HVAC / OTHER:

126

APPROVED:

126

PROPOSED:

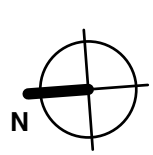
51

TOTAL IMPERVIOUS COVERAGE:

8,998 SF

8,998 SF

8,998 SF



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

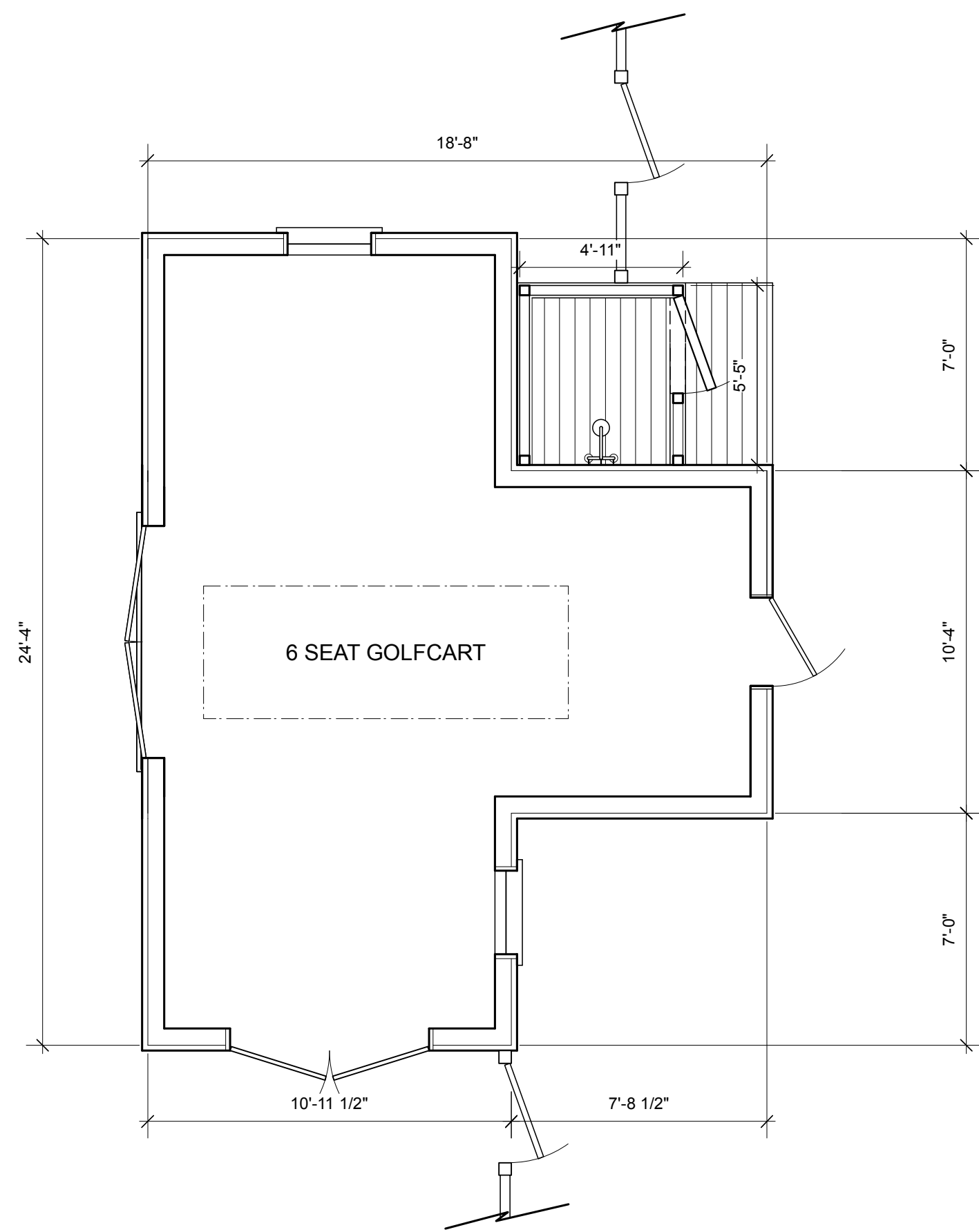


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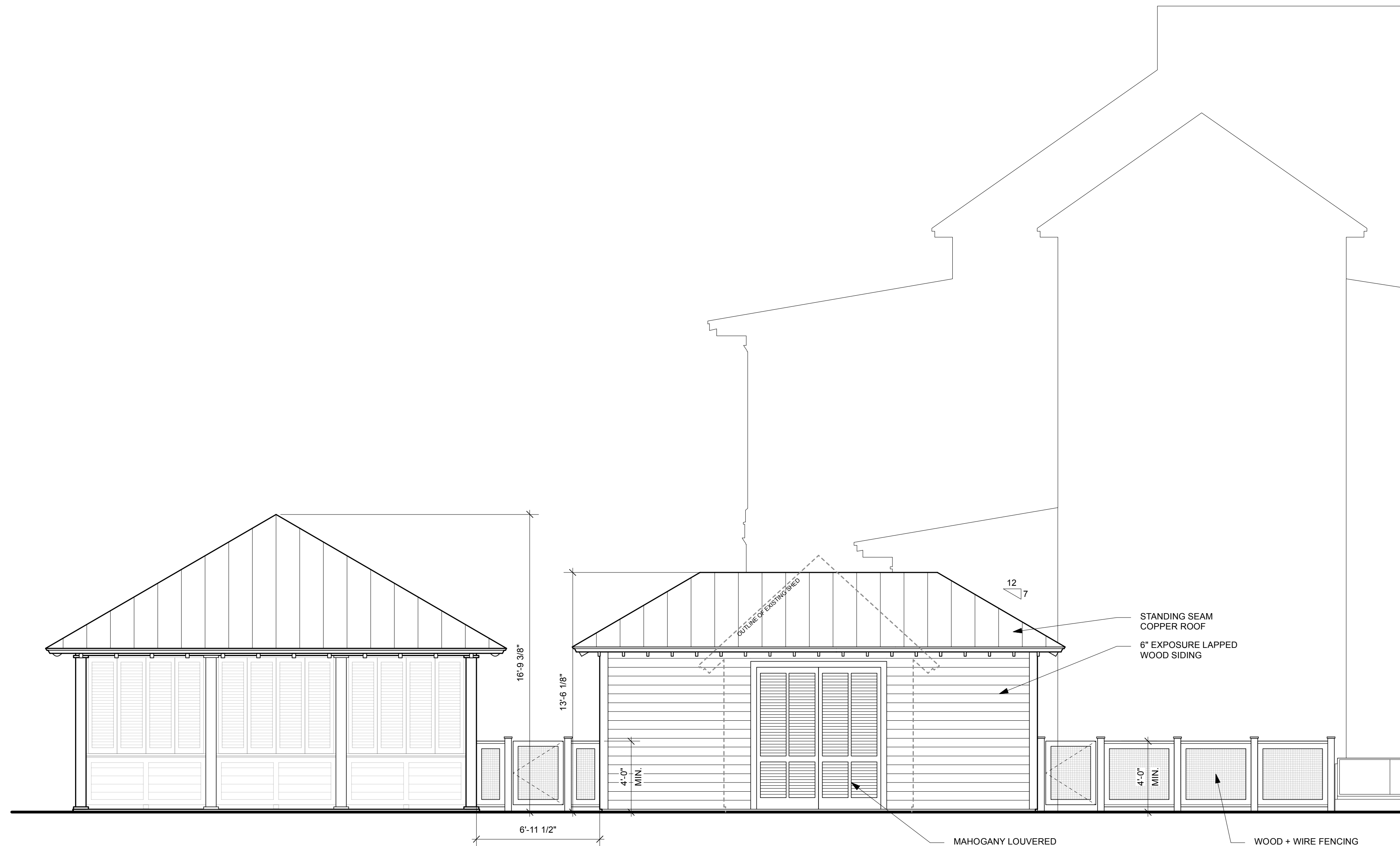
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MOORE RESIDENCE
1702 ION AVE
SULLIVANS ISLAND, SC
CURRENT PROPOSED SITE PLAN

A0.1

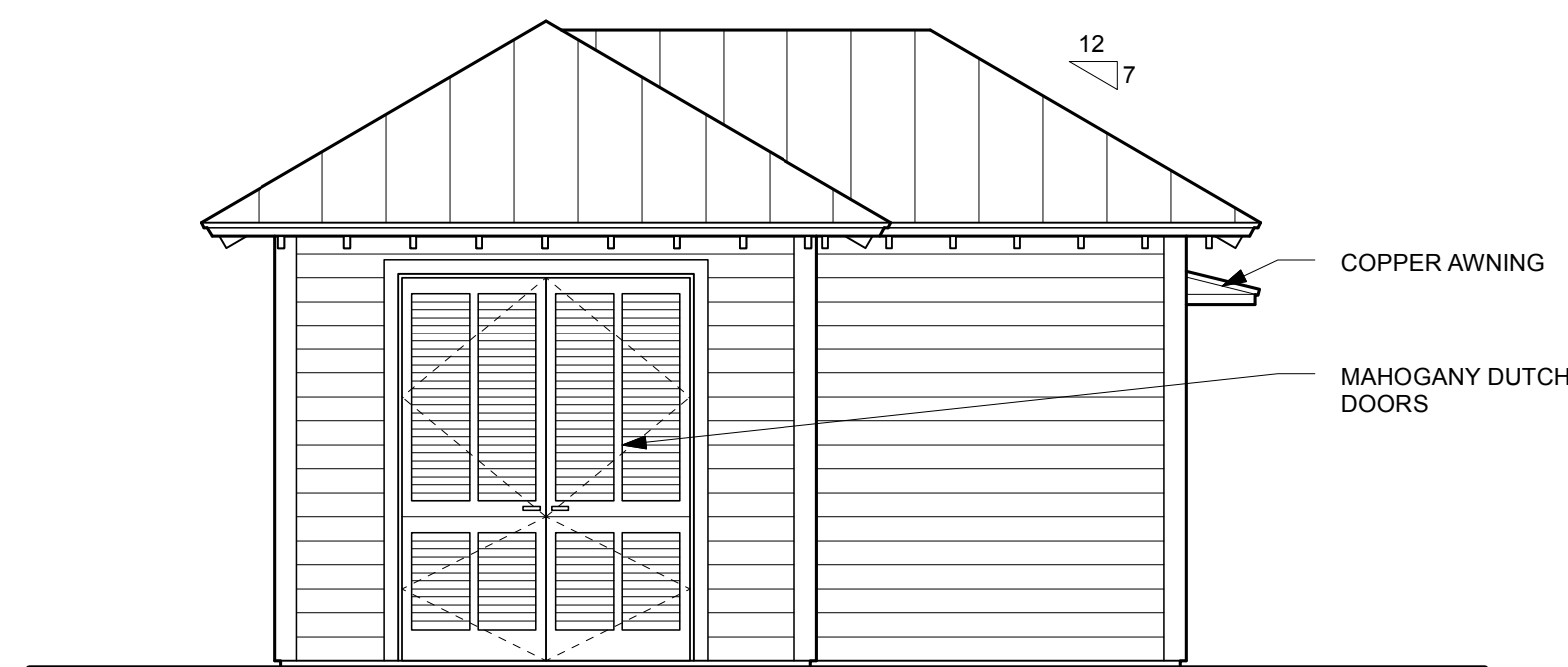


PROPOSED SHED PLAN

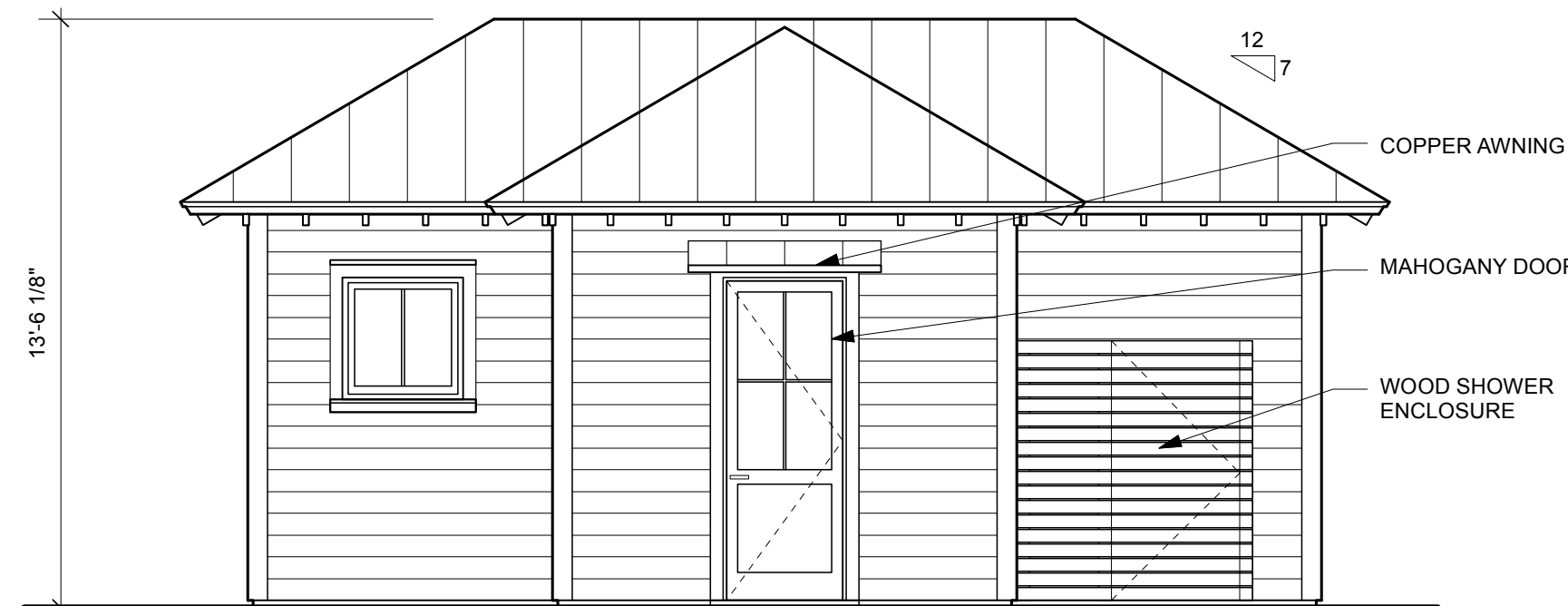


EXISTING GARAGE

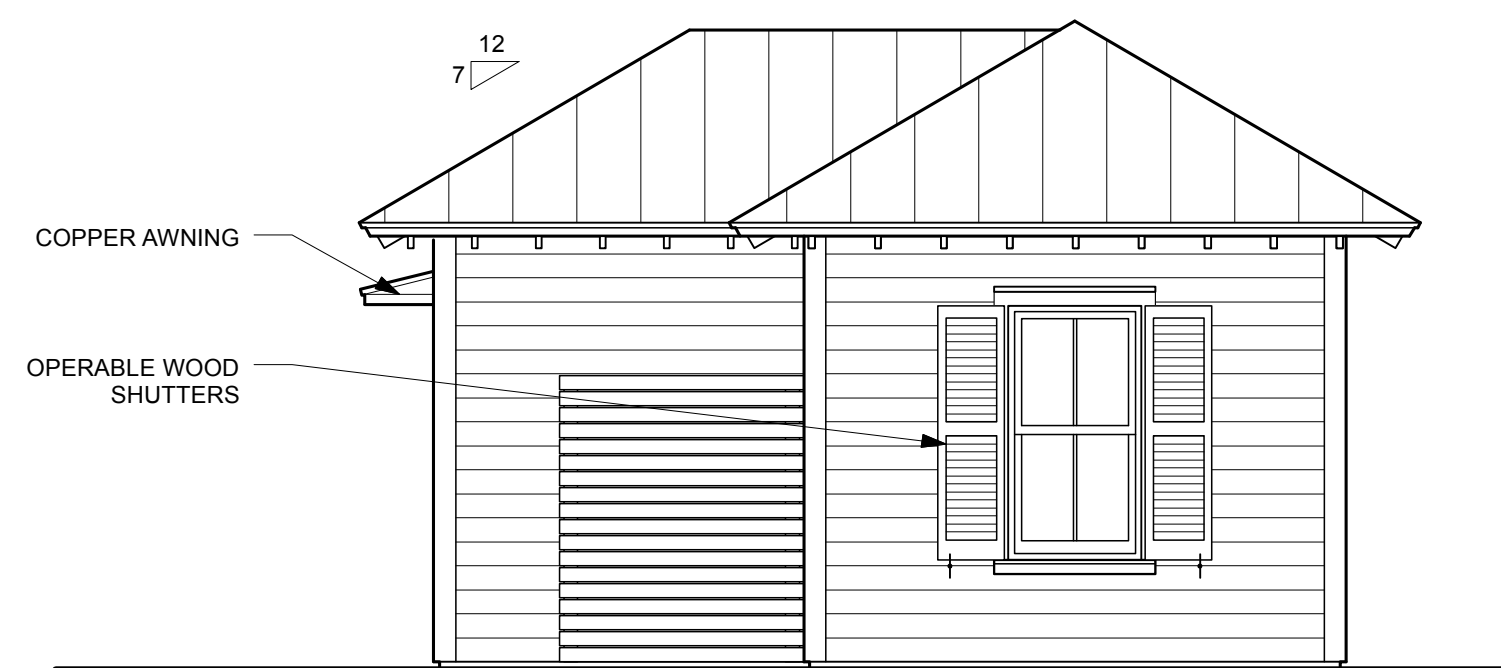
PROPOSED SHED
FROM STREET



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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MOORE RESIDENCE
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PROPOSED SHED

A1.1



WEST ELEVATION - CONTEXT

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MOORE RESIDENCE
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CONTEXT ELEVATIONS

A1.2



NORTH ELEVATION - CONTEXT

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CONTEXT ELEVATIONS



EXISTING NORTH ELEVATION



HVAC STAND LOOKING EAST

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MOORE RESIDENCE
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PHOTOS



EXISTING VIEW FROM POE AVE

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MOORE RESIDENCE
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PHOTOS



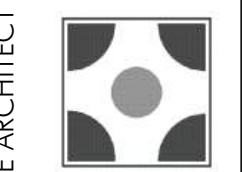
PROPOSED VIEW FROM POE AVE

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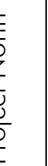
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MOORE RESIDENCE
1702 L'ON AVE
SULLIVANS ISLAND, SC
PHOTOS

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0'1" 2'4"
0'1" 8'
0'1" 24'

$\frac{3}{32}" = 1'0"$ (when printed at 24"x36")



Sheet 2

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