1620 Poe Avenue

Sullivan's Island, South Carolina

SCHEMATIC SET

October 5, 2026

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No. 102317
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
RACHEL BEVERLEY BURTON
Northampton, NC
No. 8440
REGISTERED ARCHITECT

DATE	ISSUES/REVISIONS
10/5/26	SCHEMATICS

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TITLE SHEET

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SCALE: NO SCALE

DATE: October 5, 2026

TITLE SHEET

T001

NOTES:
ELEVATIONS ARE BASED ON NAVD 1988

THE HORIZONTAL DATUM IS SC NAD 83 (2011 ADJUSTMENT) STATE PLANE.

PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF MODERATE WAVE ACTION

FLOOD ZONE SHOULD BE VERIFIED WITH GOVERNING MUNICIPALITY BEFORE DESIGN OR CONSTRUCTION.

THIS SURVEY IS BASED ON FOUND MONUMENTATION, REFERENCES, AND LINES OF OCCUPATION

ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARIES OF THIS SURVEY IS FOR DESCRIPTIVE PURPOSES ONLY.

THE PUBLIC RECORDS REFERENCE ARE ONLY THOSE USED FOR ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY AND DOES NOT IN ANY WAY CONSTITUTE A TITLE SEARCH.

SETBACKS PER ONLINE ORDINANCES FOR "RS" AND REFERENCED PLAT AND SHOULD BE VERIFIED WITH ALL GOVERNING MUNICIPALITIES AND ASSOCIATIONS BEFORE FUTURE DESIGN OR CONSTRUCTION

TREES SHOWN WERE MEASURED AT DIAMETER BREAST HEIGHT (DBH) WITH A FORESTRY TREE TAPE. ALL TREE SIZES AND SPECIES SHOULD BE VERIFIED BY GOVERNING MUNICIPALITY AND/OR A LICENSED ARBORIST BEFORE DESIGN OR CONSTRUCTION

APPROVAL/PERMISSION TO REMOVE TREES IS GRANTED BY THE GOVERNING MUNICIPALITY. THIS DOCUMENT SHOULD BE VERIFIED AGAINST THE MUNICIPALITY APPROVED TREE REMOVAL PLAN. THIS DOCUMENT CANNOT BE CONSTRUED IN ANY WAY AS TO GRANT APPROVAL. PARKER LAND SURVEYING, LLC IS IN NO WAY RESPONSIBLE FOR TREES REMOVED

LOT SIZE: 13,103 SF

SETBACKS

POE AVENUE FRONT SETBACK: 25'-0" IN COMPLIANCE

SIDE SETBACKS: 35' COMBINED (40' COMBINED REDUCED BY 4" FOR EVERY FOOT LESS THAN 105') FIRST FLOOR IN COMPLIANCE.
REQUESTING 1.2% RELIEF FOR PART OF SECOND FLOOR FOR .55'

REAR SETBACK: 25'-0" IN COMPLIANCE

PRINCIPAL BUILDING COVERAGE AREA

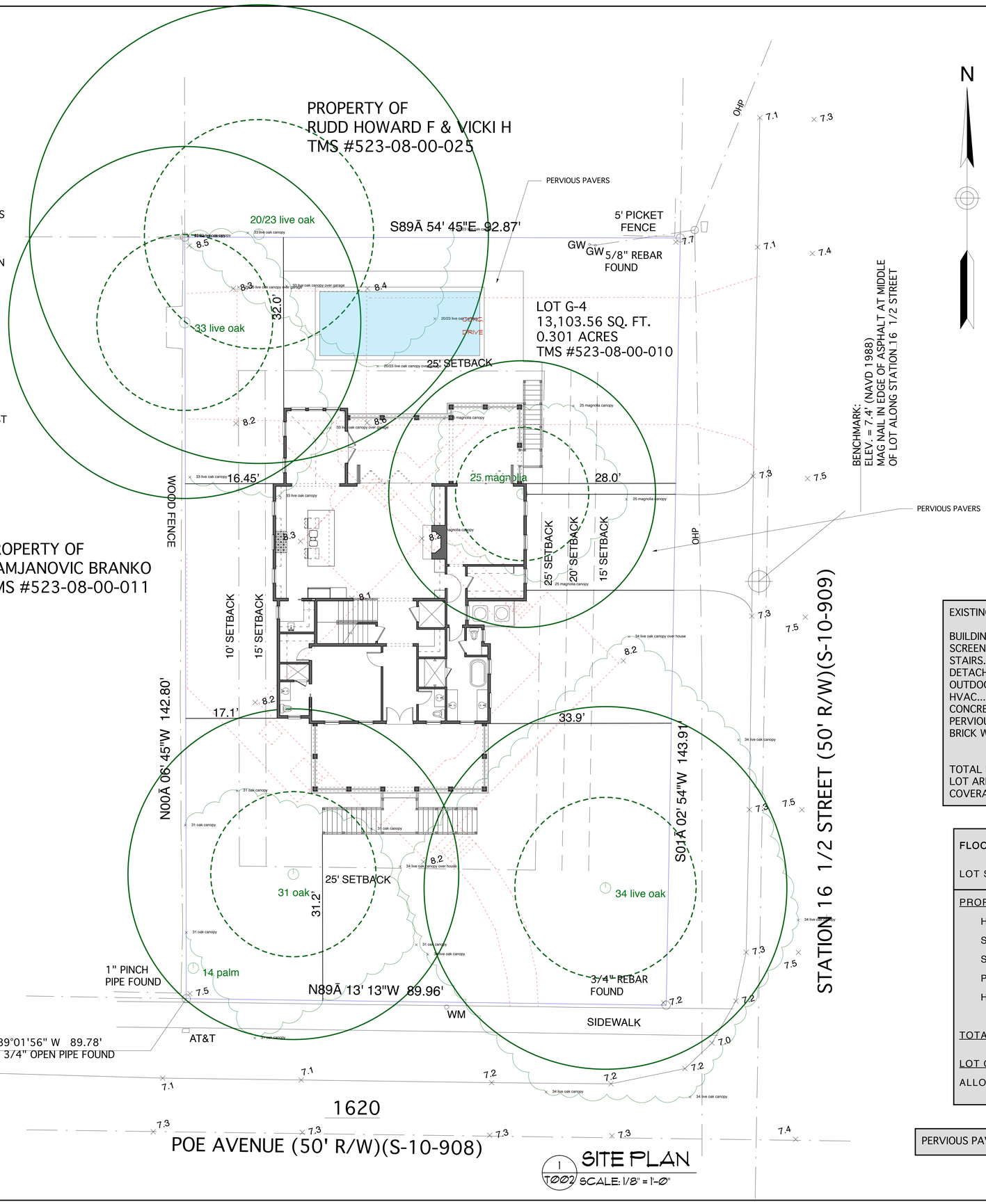
13103 x .15/ [(15,000-13,103) x .05] = 2,059 SF
WITH DRB 20% MAX RELIEF = 2,470 SF
REQUESTING 2.2% RELIEF FOR 2,105 SF

PRINCIPAL BUILDING SQUARE FOOTAGE

[(13,103 - 5,000)/100 SF] x (10) + 2,400 = 3,210 SF
WITH DRB 15% MAX RELIEF = 3,691 SF
REQUESTING 14.8% RELIEF FOR 3,687 SF

IMPERVIOUS COVERAGE AREA

(13,103 x .3) + [(15,000-13,101) x .05] = 4,024 SF
IN COMPLIANCE WITH FOOTPRINT OF 3,692 SF AND ALL HARDSCAPING TO BE PERVIOUS



1 SITE PLAN
T002 SCALE: 1/8" = 1'-0"

EXISTING IMPERVIOUS COVERAGE:

BUILDING FOOTPRINT.....1390 sqft
SCREENED/COVERED PORCH.....1199 sqft
STAIRS.....50 sqft
DETACHED GARAGE.....590 sqft
OUTDOOR SHOWER.....16 sqft
HVAC.....30 sqft
CONCRETE DRIVE/WALKS.....1603 sqft
PERVIOUS COVERAGE
BRICK WALK.....306 sqft

TOTAL IMPERVIOUS COVERAGE.....4878 sqft
LOT AREA = 13,103.56 sqft
COVERAGE = 37.2%

FLOOD ZONE: AE-10

LOT SIZE: 13,103.56 SF

PROPOSED IMPERVIOUS COVERAGE

HOUSE:	2,107 SF
SCREENED/COVERED:	889 SF
STAIRS:	221 SF
POOL:	435 SF
HVAC:	40 SF
TOTAL:	3,692 SF
LOT COVERAGE RATIO	28.2%
ALLOWABLE RATIO:	30.7% (4024 SF)

PERVIOUS PAVERS AT POOL + DRIVEWAY = 1,233 SF

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SITE PLAN

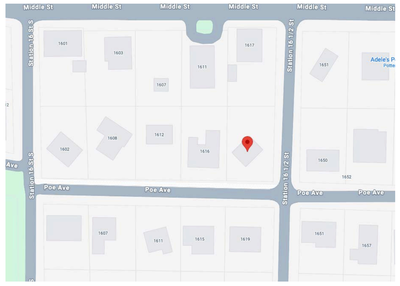
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SCALE: 1/8" = 1'-0"

DATE: October 5, 2026

SITE PLAN

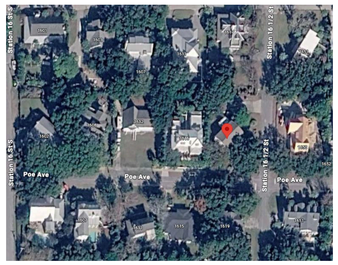
T002



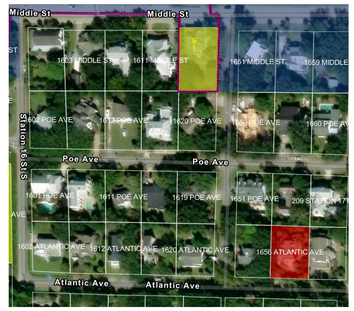
AERIAL



FLOOD MAP - AE-10



AERIAL



HISTORIC RESOURCES





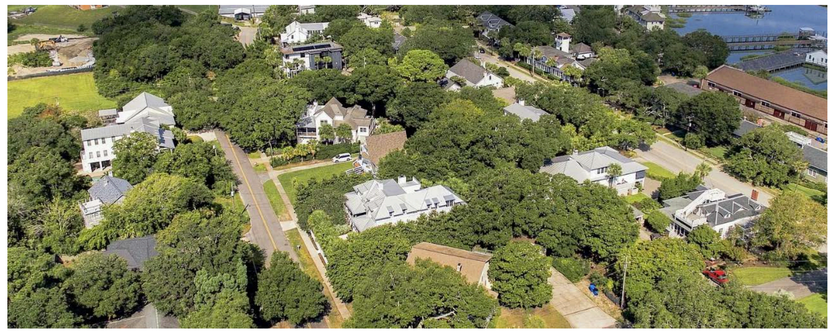












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MAPS/PHOTOS

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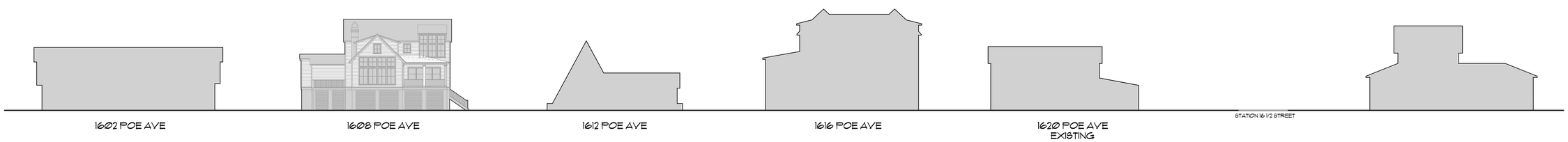
SCALE: NO SCALE

DATE: October 5, 2026

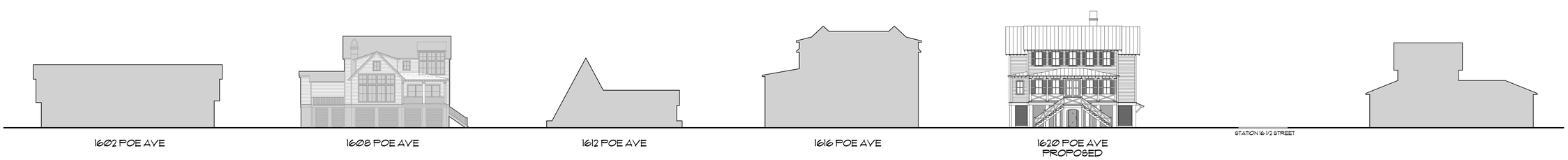
MAPS/
PHOTOS

T003





1 T004 NORTH SIDE OF POE AVENUE - EXISTING
SCALE: 1/16" = 1'-0"



2 T004 NORTH SIDE OF POE AVENUE - PROPOSED
SCALE: 1/16" = 1'-0"

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STREET ELEVATION

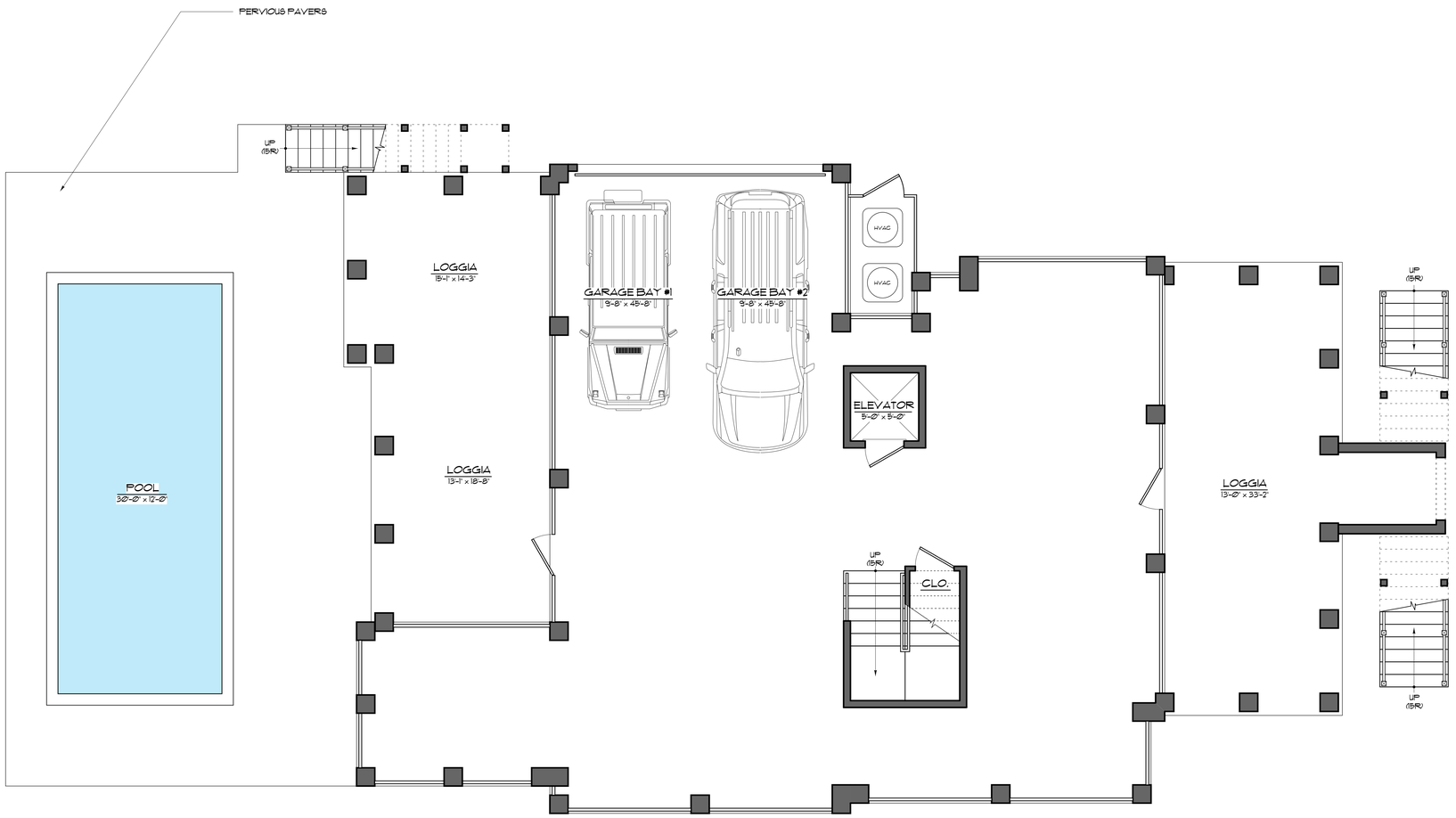
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SCALE: 1/16" = 1'-0"

DATE: October 8, 2026

STREET ELEVATION

T004



1 A100 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE

2,107 1ST FLR H&C S.F.
1,580 2ND FLR H&C S.F.

TOTAL 3,687 H&C SF.

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GROUND FLOOR PLAN

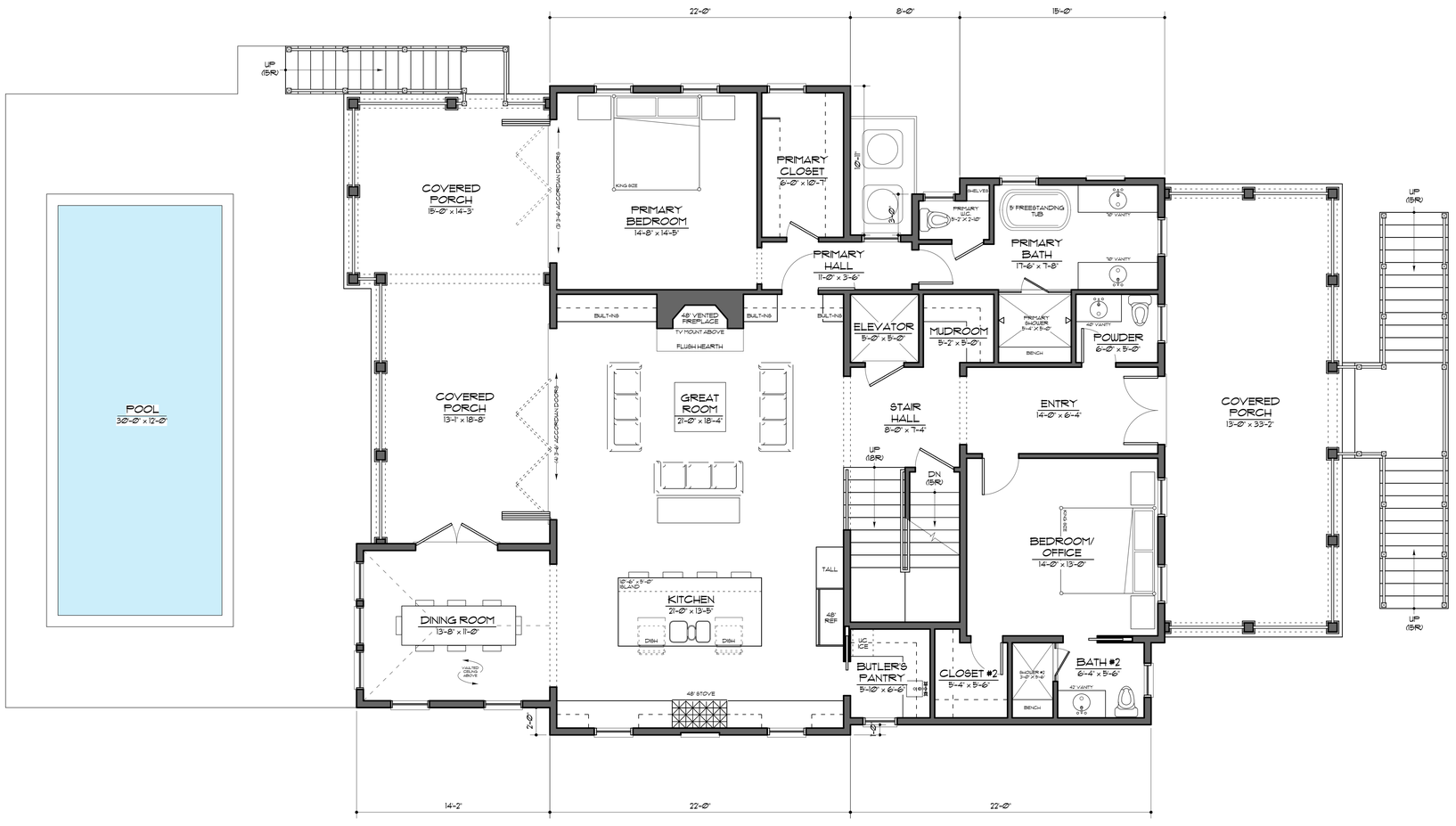
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SCALE: 1/4" = 1'-0"

DATE: October 5, 2026

GROUND FLOOR PLAN

A100



1 A101 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE
2,107 1ST FLR H&C S.F.
1,580 2ND FLR H&C S.F.
TOTAL 3,687 H&C SF.

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FIRST FLOOR PLAN

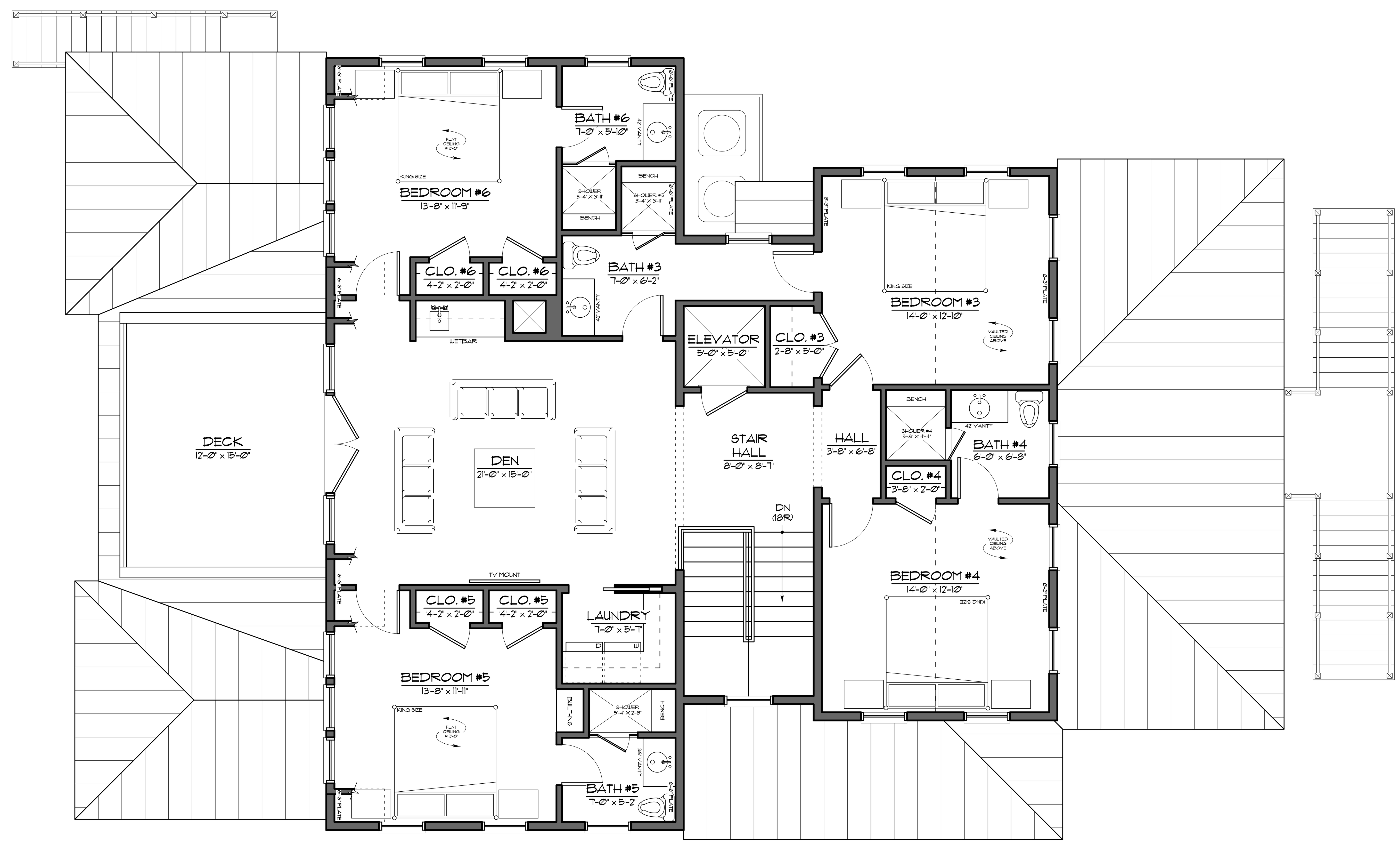
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SCALE: 1/4" = 1'-0"

DATE: October 5, 2026

FIRST FLOOR PLAN

A101



SECOND FLOOR PLAN

1 / A102 SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE
2,107 1ST FLR H&C S.F.
1,580 2ND FLR H&C S.F.
TOTAL 3,687 H&C SF.

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SECOND FLOOR PLAN

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SCALE: 1/4" = 1'-0"

DATE: October 5, 2026

SECOND FLOOR PLAN



1 A102 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE

2,107 1ST FLR H&C S.F.
1,580 2ND FLR H&C S.F.

TOTAL 3687 H&C SF.

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SECOND FLOOR PLAN

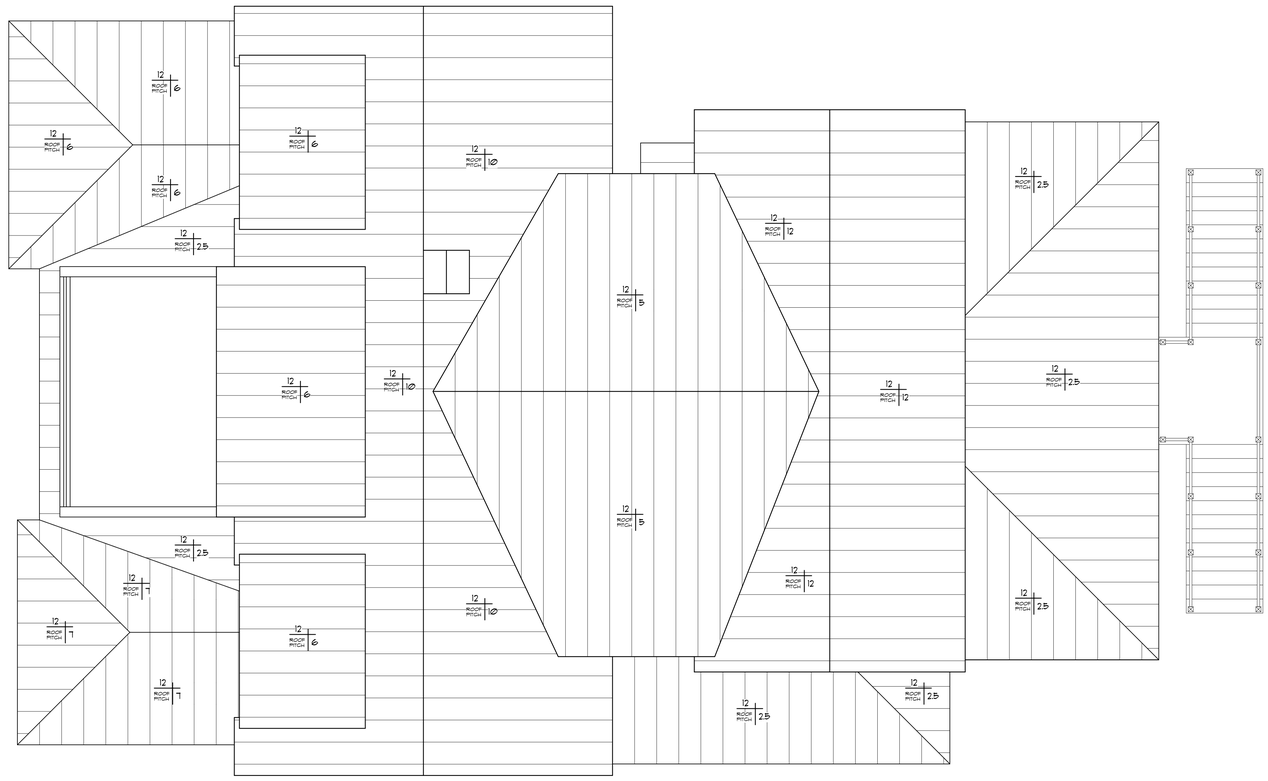
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SCALE: 1/4" = 1'-0"

DATE: October 5, 2026

SECOND FLOOR PLAN

A102



1 A103 ROOF PLAN
SCALE: 1/4" = 1'-0"

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ROOF PLAN

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SCALE: 1/4" = 1'-0"

DATE: October 5, 2026

ROOF PLAN

A103



1 A201 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

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EXTERIOR ELEVATION

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SCALE: 1/4" = 1'-0"

DATE: October 5, 2026

EXTERIOR ELEVATION

A201



1 A202 EAST ELEVATION

SCALE: 1/4" = 1'-0"

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SCALE: 1/4" = 1'-0"

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EXTERIOR ELEVATION

A202



1 A203 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

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EXTERIOR ELEVATION

A203



1 A204 WEST ELEVATION

SCALE: 1/4" = 1'-0"

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