



HEALY RESIDENCE

1750 ION AVENUE
SULLIVAN'S ISLAND, SC 29482

ZONING TABLE:

1750 ION AVENUE
SULLIVAN'S ISLAND, SC 29482

TMS: 523-12-00-073
LOT SIZE: 16,679 SF
LOT WIDTH: 109.68'/110.78'
LOT DEPTH: 150.84'/151.88'
FLOOD_ZONE: "X"
ZONING: RC-1

SETBACKS:
PRINCIPLE BUILDING
FRONT - 25'
REAR - 25'
SIDE (EAST) - 20'
SIDE (WEST) - 20'

LOT COVERAGE:
PRINCIPLE BUILDING COVERAGE AREA
EXISTING = 2,867
PROPOSED = 2,867 (NO CHANGE)

PRINCIPLE BUILDING SQUARE FOOTAGE
EXISTING = 6,059
PROPOSED = 6,059 (NO CHANGE)

IMPERVIOUS COVERAGE
EXISTING = 4,919 (29.49%)
ALLOWED = 5,003 (30%)
PROPOSED = 5,003 (30%)
**SEE LANDSCAPE DRAWINGS FOR FULL IMPERVIOUS
BREAKDOWN*

REFERENCES:
1. PLAT BOOK 'G', PAGE 106.

NOTES:

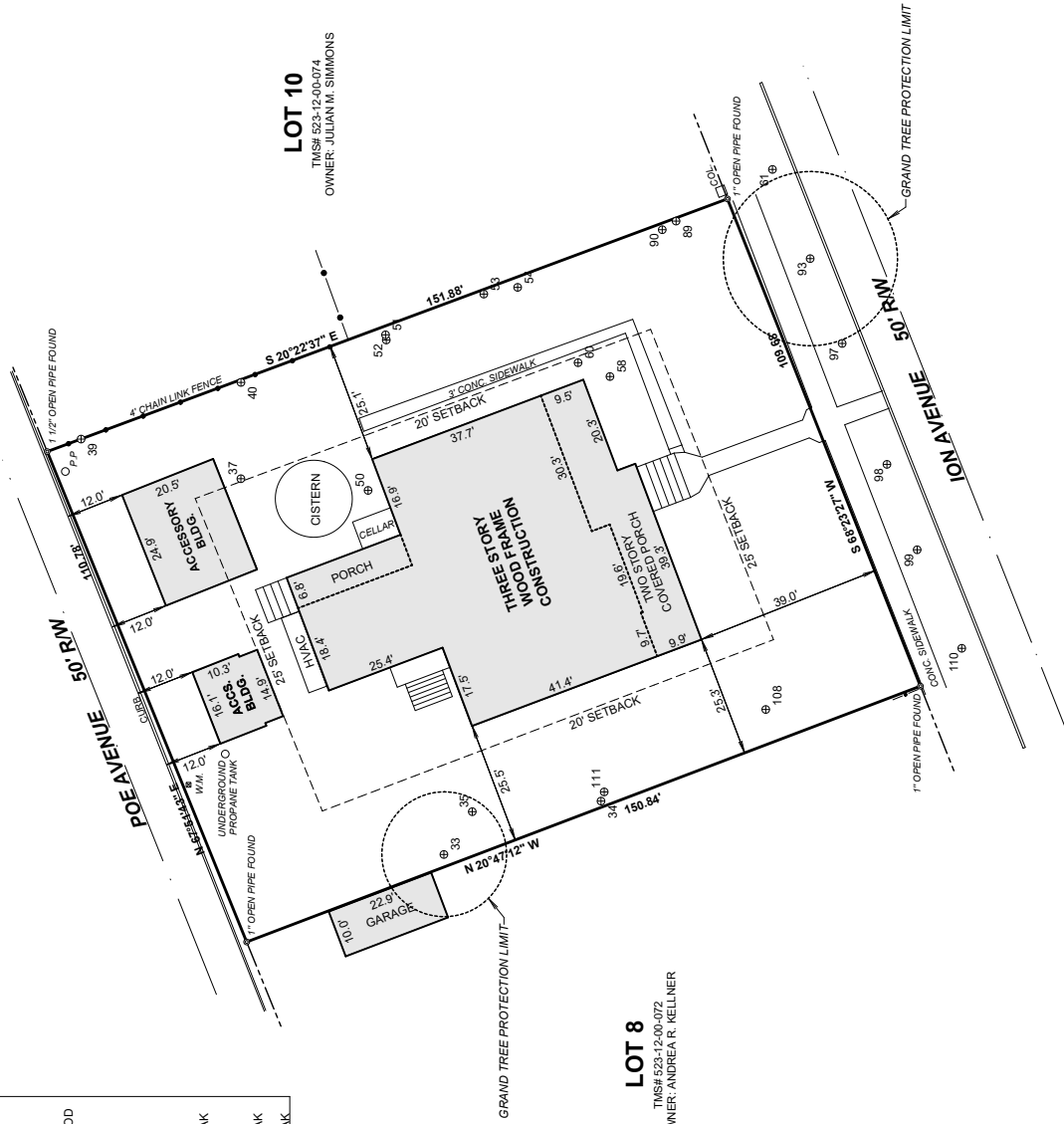
1. THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' ACCORDING TO F.E.M.A. F.I.R.M. MAP PANEL 48019C 0538 K, DATED 01/25/2021.
2. THE AREA SHOWN HERE ON WAS DETERMINED BY THE COORDINATE METHOD.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR INTERESTS IN THE SURVEYED PROPERTY OR ADJACENT PROPERTIES.
4. TMS# 523-12-00-073
5. DEED BK 0713, PAGE 643.
6. SURVEYED AT TIME OF SURVEY: 1750 ION AVE, LLC.
7. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS SURVEY IS FOR DESCRIPTIVE PURPOSES ONLY, AND WAS NOT SURVEYED.
8. BOUNDARY LINES DEPICTED BASED ON LINES OF OCCUPATION OF LONG DURATION.
9. PROPERTY IS ZONED RS.
10. FLOOD ZONE AND ZONING ORDINANCES MUST BE VERIFIED BY LOCAL MUNICIPALITY PRIOR TO CONSTRUCTION.

TREE TABLE	
Number	Species
33	26" LIVE OAK
34	22" OAK
35	10" OAK
36	18" LIVE OAK
37	18" LIVE OAK
39	18" OAK
40	13" OAK
50	6" DOGWOOD
51	17" LIVE OAK
52	17" OAK
53	9" OAK
54	13" OAK
55	12" PALM
56	12" PALM
61	12" PALM
88	12" OAK
89	12" OAK
93	36" LIVE OAK
97	12" PALM
98	12" PALM
108	22" LIVE OAK
110	12" PALM
111	18" LIVE OAK

IMPERVIOUS COVERAGE OF LOT 9	
LOT 9	= 16,679 SQ. FT. TOTAL LOT AREA
HOUSE 100%	= 3,615 SQ. FT.
ACCESSORY BLDGS. 100%	= 736 SQ. FT.
CISTERN 100%	= 201 SQ. FT.
TOTAL IMPERVIOUS AREA = 4,924 SQ. FT.	
PERCENTAGE OF IMPERVIOUS COVERAGE OF LOT 9 = 28.92%	

TOTAL REMAINING PERVIOUS AREA = 11,755 SQ. FT.

PERCENTAGE OF IMPERVIOUS COVERAGE OF LOT 9 = 28.92%



PLAT SHOWING IMPERVIOUS AREAS OF

LOT 9, AREA C
0.38 ACRES/ 16,679 SQ. FT.

1750 ION AVENUE

LOCATED IN THE TOWN OF SULLIVANS ISLAND,
CHARLESTON COUNTY, SOUTH CAROLINA



I, HAROLD B. NIELSON, JR., A PROFESSIONAL ENGINEER AND LAND SURVEYOR FOR THE STATE OF SOUTH CAROLINA, DO HEREBY CERTIFY THAT THE FOREGOING WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS TO THE STANDARDS OF PRACTICE MANUAL OF THE PROFESSION OF SURVEYING AND MAPPING, AND THAT I AM A MEMBER OF THE SOUTH CAROLINA SOCIETY OF PROFESSIONAL ENGINEERS AND SURVEYORS. ALSO, THERE ARE NO ENCROACHMENTS, PROJECTIONS OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

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

HAROLD B. NIELSON JR.
PROFESSIONAL ENGINEER AND
LAND SURVEYOR

2724 MAGNOLIA WOODS ROAD,
MT. PLEASANT, S.C. 29464
TEL: (843)-276-1379



1750 ION AVENUE - SOUTH ELEVATION (ION AVENUE)



1750 ION AVENUE - NORTH & WEST ELEVATION



1750 ION AVENUE - NORTH & EAST ELEVATION



1750 ION AVENUE - AERIAL (LOOKING SOUTH)



1750 ION AVENUE - WEST ELEVATION (KITCHEN & PANTRY)



1750 ION AVENUE -VIEW TO GARDEN (PROPOSED POOL LOCATION)



EXISTING SHED - EAST ELEVATION



EXISTING SHED - WEST ELEVATION



EXISTING SHED - NORTH ELEVATION



EXISTING SHED - NORTH & WEST ELEV.

Lot Coverage		Healy Residence	10/6/2025
Total Lot Square Footage:		16,679.00	SF
		Square Footage	Percentage
Lot Coverage (Impervious surface) Allowed:		5,003.70	30.0%
Natural Space Required		8,330.50	50.00%
Items included in Existing Impervious Surfaces:		Square Footage	
Main House		2,857	
Unconditioned Porches:		819	
Exterior Steps		187	
Accessory Building (garage not included in coverage)		267	
Cistern		200	
HVAC		70	
Cellar Access		53	
Sidewalks		374	
Stepping Stones		14	
Concrete Pad in Front of Cellar		9	
Total Existing Impervious Coverage:		4,989	29.45%
Items included in Proposed Impervious Surfaces:		Square Footage	
Main House		2,857	
Unconditioned Porches:		819	
Exterior Steps		187	
Accessory Building (garage not included in coverage)		267	
Cistern		200	
HVAC		70	
Pool Equipment		60	
Brick Borders		103	
Pool Deck		55	
Pool and Coping		298	
Stepping Stones		28	
Total Proposed Impervious Coverage:		5,003	30.00%
Items included in Proposed Permeable Surfaces:		Square Footage	
Gravel driveway sections:		350	
Gravel Walkways		782	
Stone Pool Deck		55	
Brick Walkways		588	
Total Permeable Coverage:		1,775.20	10.64%
Total Proposed Impervious and Permeable Coverage:		6,778.19	40.64%
Proposed Natural Area:		9,901	59.36%

Note:

1.
- These plans are for design intent only. Final design to be done by landscape contractor, mason, and carpenter. Landscape Architect holds no responsibility for structural integrity or construction of walls, footers, fences, and any other hardscape elements.

THE HEALY RESIDENCE

1750 Ion Ave.
Sullivan's Island, South Carolina 29482

Sheet Listing:

- 1
- Existing Site Plan
- 2
- Existing Site Photos
- 3
- Proposed Plan & TBR (To Be Removed)
- 4
- Demolition Plan
- 5
- Layout Plan
- 6
- Masonry Details
- 7
- Ironwork Details

What we are proposing to modify/add:

1.
- new low iron fence along Ion Avenue. page 7
2.
- swimming pool
3.
- remove existing concrete sidewalks and replace with brick
4.
- add plantings and walkways through property



ELIZABETH POPE
LANDSCAPE ARCHITECT
16 CECILIA DRIVE, SUITE 204
SULLIVAN'S ISLAND, SOUTH CAROLINA 29482



Date: 10-22-25
Rev:
epw, bar

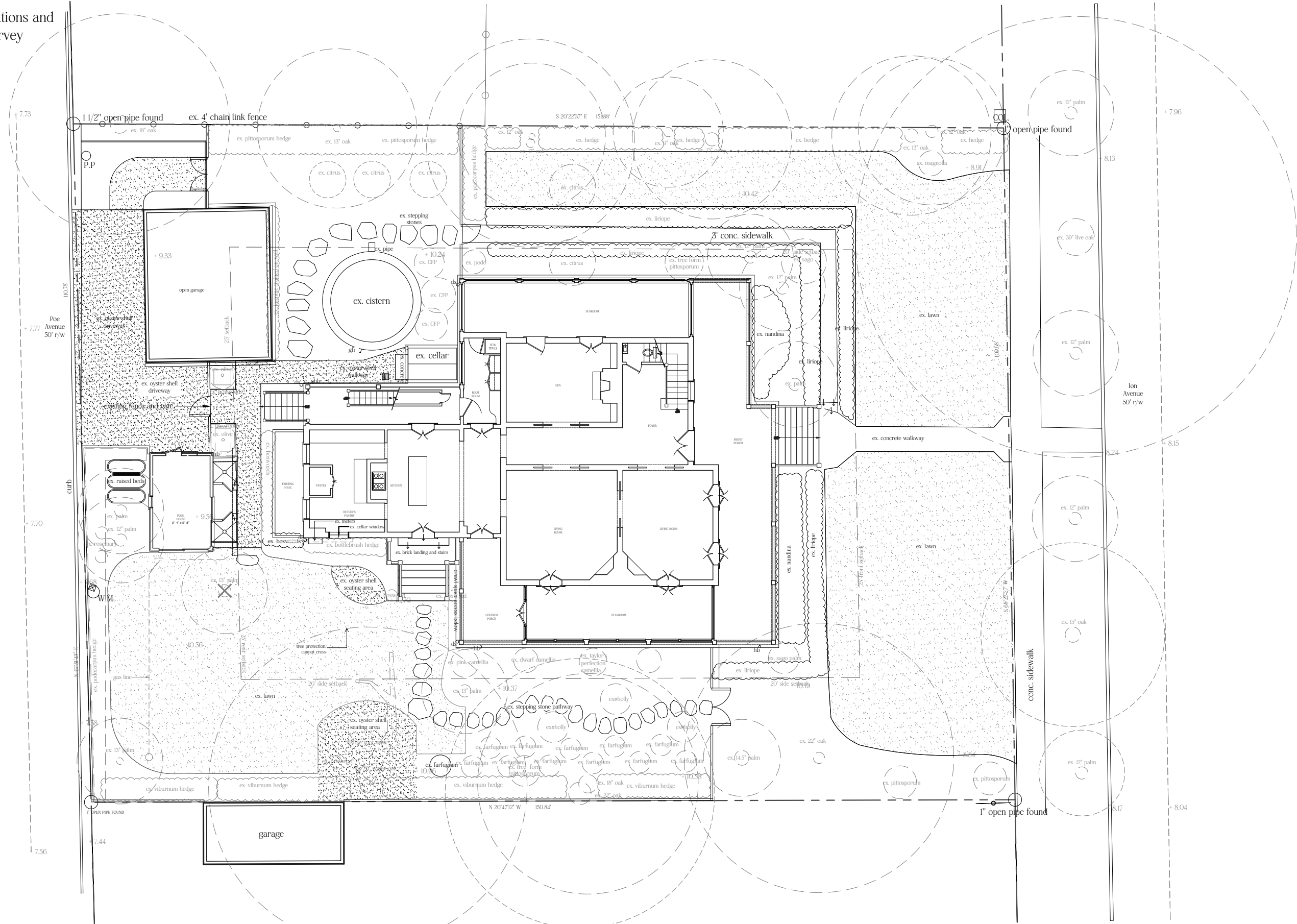
THE HEALY RESIDENCE
1750 Ion Ave.
Sullivan's Island, South Carolina 29482

tms: 523 12-00-073
0.38 acres
16,679 s.f.

COVER
0

EXISTING SITE PLAN

check all gates locations and
trees not on the survey



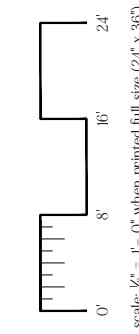
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ELIZABETH POPE
LANDSCAPE ARCHITECTS, LLC
1550 ION AVENUE, SUITE 204
SULLYVAAN'S ISLAND, SOUTH CAROLINA 29482
TEL: 843.785.1111 FAX: 843.785.1112
WWW.EP-LA.COM



Date: 05.21.2026 epw, avm
Rev: 05.22.2026 avm
06.22.2026 avm
10.22.2026 epw



THE HEALY RESIDENCE
1750 Ion Ave.
Sullyvaan's Island, South Carolina 29482

tms: 523 12-00-073
0.38 acres
16,679 s.f.

EXISTING SITE

SHEET 1

EXISTING SITE PHOTOS



○ Front of House
NTS



○ East Side of House
NTS



○ Cistern & Garage
NTS



○ Cistern & Cellar Access
NTS



○ Cistern & Cellar Access
NTS



○ Pool House & HVAC Enclosure
NTS



○ Rear Lawn
NTS



○ Rear HVAC Enclosure
NTS



○ Rear Lawn
NTS



○ East Side Yard
NTS



○ Driveway & Garage (Poe Avenue)
NTS



○ Rear Driveway Entry
NTS



ELIZABETH POPE
LANDSCAPE ARCHITECT
1150 ION AVE.
SULLIVAN'S ISLAND, SOUTH CAROLINA 29482
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Date: 10-22-23 epw, bar
Rev:

THE HEALY RESIDENCE
1750 Ion Ave.
Sullivan's Island, South Carolina 29482

tns: 523 12 00 073
0.38 acres
16,679 s.f.
EXISTING
SITE PHOTOS
SHEET 2

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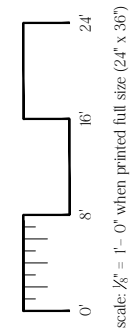
red represents existing to be removed
teal represents existing to be transplanted
X - trees to be removed



ELIZABETH POPE
 1-800-333-3333, 800-333-3333
 1-800-333-3333, 800-333-3333
 1-800-333-3333, 800-333-3333



Date: 05-21-26 avm, epw
Rev: 05-22-26 avm
06-20-26 epw
06-23-26 epw
07-02-26 epw
07-24-26 avm
07-26-26 epw
08-06-26 avm
08-11-26 avm, epw



THE HEALY RESIDENCE

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Sullivan's Island, South Carolina 29482

tms.523-12-00-073
0.38 acres
16,679 s.f.

PROPOSED PLAN + TBI

SHEET 3

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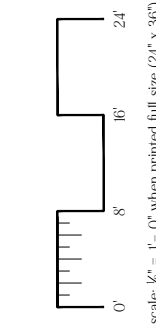


ELIZABETH POPE
LANDSCAPE ARCHITECT
ELIZABETH@EPPA.COM • 916.434.3300
10001 EASTON AVENUE



Date: 10-22-26 epw, bar

Date: _____
Rev: _____

scale: $k'' = 1'' = 0''$ when printed full size (24" x 36")

Project North

THE HEALY RESIDENCE

1750 Ion Ave.
Sullivan's Island, South Carolina 29482

tms:523-12-00-073
0.38 acres
16,679 s.f.

DEMOLITION PLAN

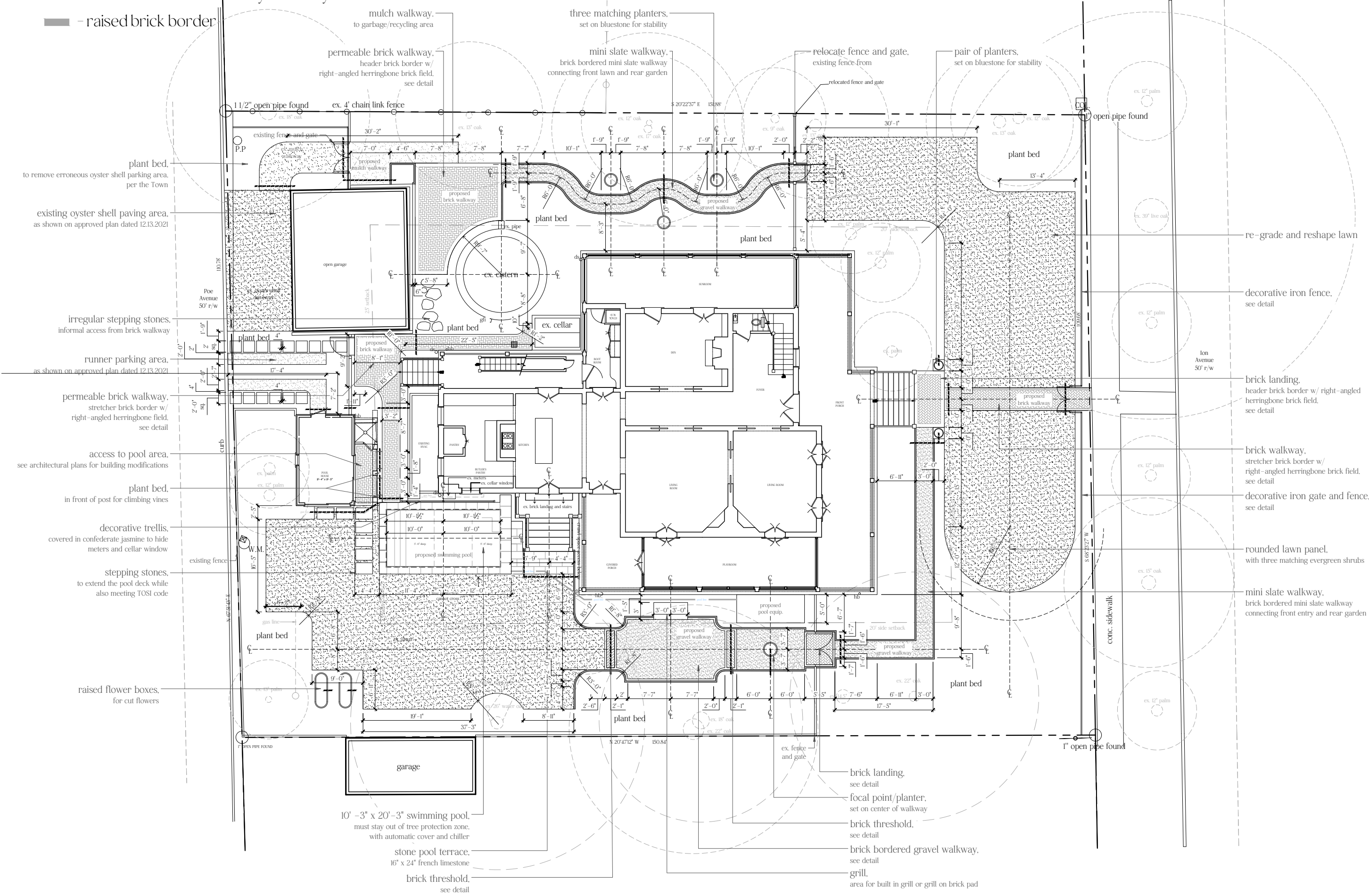
SHEET 4

LAYOUT PLAN

see demo plan and detail sheet to coordinate

— — — 2" conduit to be installed by masonry contractor

■ — raised brick border



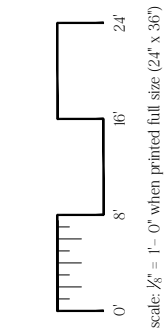
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Date: 06-24-26 am
Rev: 09-21-26 am
10-01-26 epw/bar
10-02-26 epw
10-05-26 epw
10-22-26 epw, bar



THE HEALY RESIDENCE
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Sullivan's Island, South Carolina 29482

tms: 523 12-00-073
0.38 acres
16,679 sq. ft.

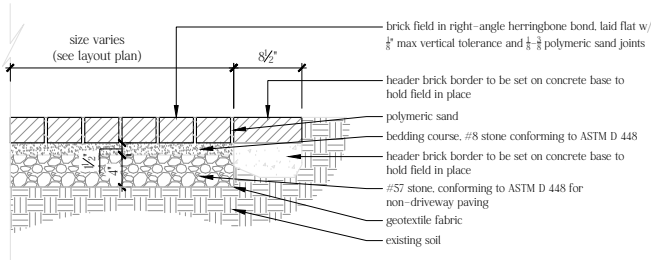
LAYOUT PLAN

SHEET 5

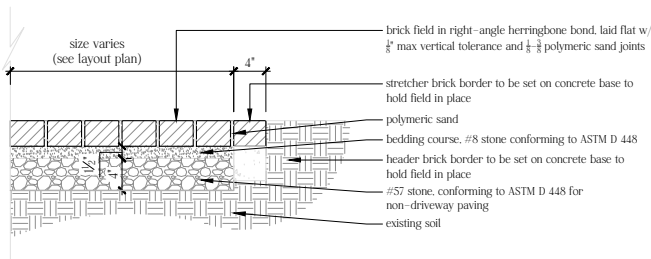
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MASONRY DETAILS

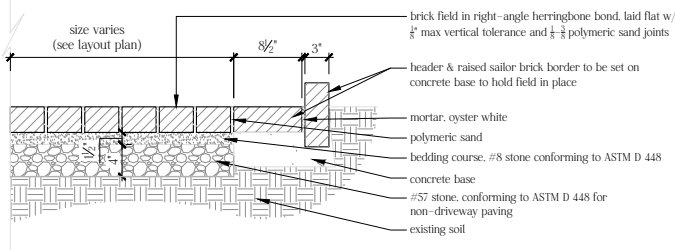
see layout plan to coordinate



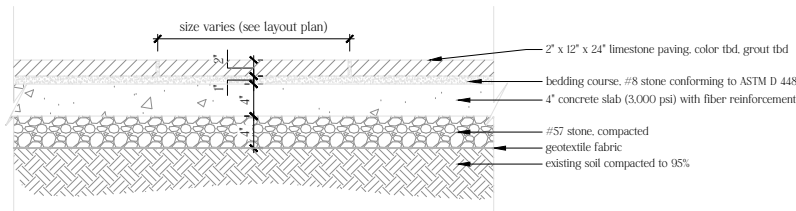
Permeable Brick Paving w/ Header Border Detail
Scale: 1"= 1'-0"



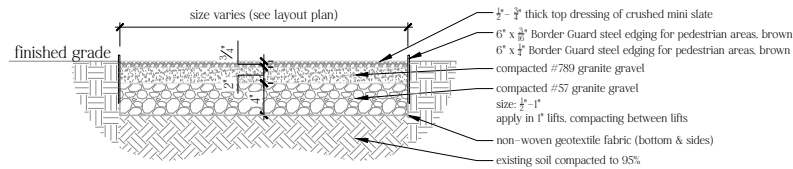
Permeable Brick Paving w/ Stretcher Border Detail
Scale: 1"= 1'-0"



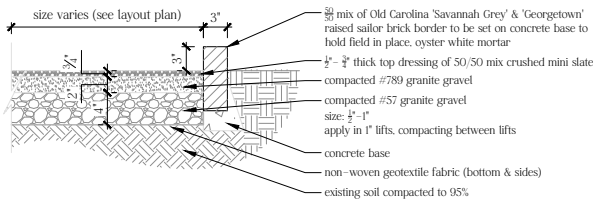
Permeable Brick Paving w/ Header & Soldier Border Detail
Scale: 1"= 1'-0"



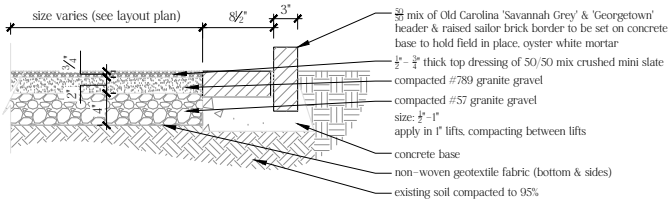
Limestone Paving Detail
Scale: 1"= 1'-0"



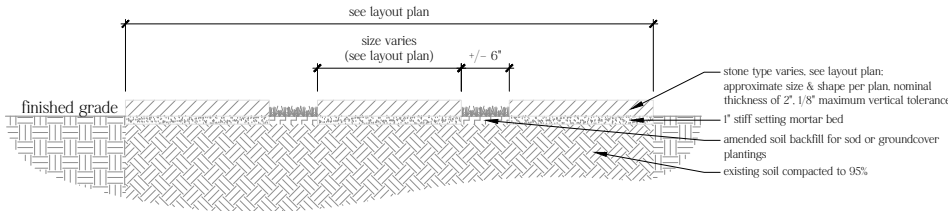
Gravel Paving w/ Metal Edge Detail
Scale: 1"= 1'-0"



Gravel Paving w/ Soldier Border Detail
Scale: 1"= 1'-0"



Permeable Brick Paving w/ Header & Raised Soldier Border Detail
Scale: 1"= 1'-0"



Stepping Stone Detail
Scale: 1"= 1'-0"

note:
all millwork shop drawings to be
reviewed by EPLA prior to fabrication.

note:
all ironwork shop drawings to be
reviewed by EPLA prior to fabrication.

note:
all stonework shop drawings to be
reviewed by EPLA prior to installation.

Material Choices:

Brick: 50/50 mix of Old Carolina 'Savannah Grey' and 'Georgetown' colors
Mortar for Brick: Holcim 200 'Ivory Buff'

Stone (excluding pool coping): 'select' bluestone, see layout plan for size
Mortar: Laticrete 'Ivory Buff'

Pebble: 789 Hampton Pebble or 3/8" Pennsylvania Stone (sometimes named the same thing)

Pool Selections:

coping: 2" thick limestone with an eased edge, size based on availability
grout: tbd, based on stone sample

waterline tile: Royal Mosa 203V in 'Cool Black', size 6" x 24", unpolished

waterline tile grout: Laticrete 'Raven', #45

interior finish: PebbleSheen 'Black Eclipse'

drains and fitting color: black

lights: white

General Masonry Notes:

1. Contractor shall verify all materials shown on plan and contact Landscape Architect with any availability, product quality or other concerns. Quality of materials must meet or exceed expectations.

2. Contractors shall verify all dimensions and grades in the field prior to beginning construction. Widths and lengths shown on plans are adjustable to the whole or half brick/stone, with express attention paid to center lines and other alignments on site. Verify any concerns with the Landscape Architect.

3. Generally all mortar joints are to be held to even 3/8" with ivory buff mortar unless otherwise noted. When abutting an existing mortar of another color or shade contact Landscape Architect to verify selections. Note that brick and stone sizes will vary and uniformity of joints must be planned during layout of the paved area to allow for straight and aligned joints over multiple courses or fields. Unless otherwise noted, all exposed joints shall be raked.

4. See Layout Plan and Details for callouts of specific materials. Should a discrepancy arise contact Landscape Architect for clarification of the plans.

5. Contractors shall take great care to mix materials from pallet to pallet for even distribution. All materials orders shall be placed for the entire job in one order to avoid variation of factory runs or quarry inconsistency.

6. Any and all necessary grading and drainage materials such as pipes and drain boxes as well as 2" conduits below all hardscape surfaces shall be included in the hardscape contractor's bid and installation scope. Final grades and drainage needs are to be reviewed on site after rough grading is completed and water must drain away from structures and must not adversely affect neighboring properties. Refer to separate grading or civil plans when available. Hardscape contractors are expected to provide a finished grade within 1.5" of final grade with all large debris, rocks and roots removed from the soil, ready for the landscape contractor to begin work. As-Builts showing conduits and any site adjustments must be provided for final payment.

7. Stone may require wet edge sealing. Masonry contractor to review this and consult the Landscape Architect + client before completion of project.

8. Pool coping, masonry contractor to ease edge of pool coping stone.



Date: 10-22-25
Rev:

THE HEALY RESIDENCE

1750 Ion Ave.
Sullivan's Island, South Carolina 29482

tms: 523 12-00-073
0.38 acres
16,679 s.f.

MASONRY DETAILS

SHEET 6

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IRONWORK DETAILS

see layout plan to coordinate



Ion Ave Decorative Iron Fence & Gate (24"H x 43.5"W Panels)
Scale: NTS



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COLUMBIA, SC 29904



Date: 10-22-26 epw, bar
Rev:

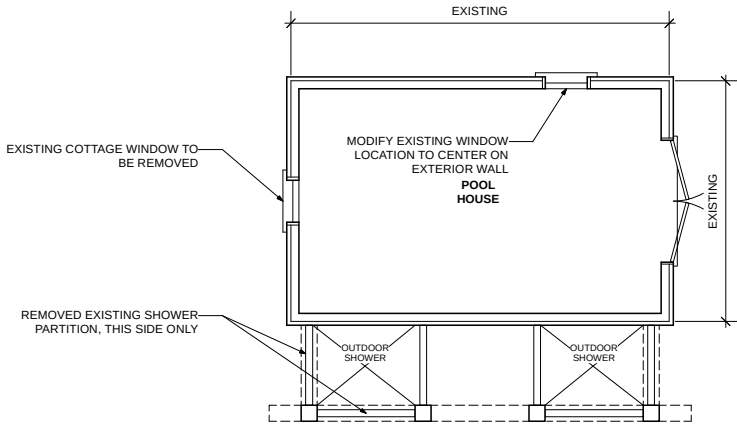
THE HEALY RESIDENCE
1750 Ion Ave,
Sullivan's Island, South Carolina 29482

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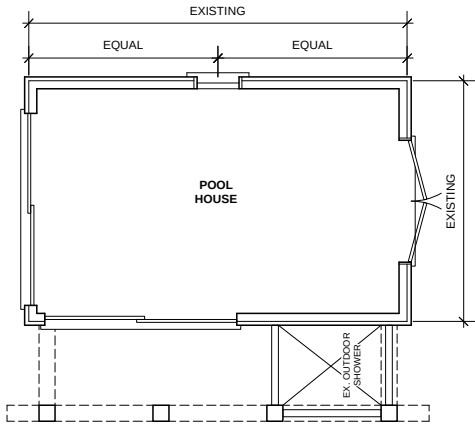
IRONWORK DETAILS

SHEET 7

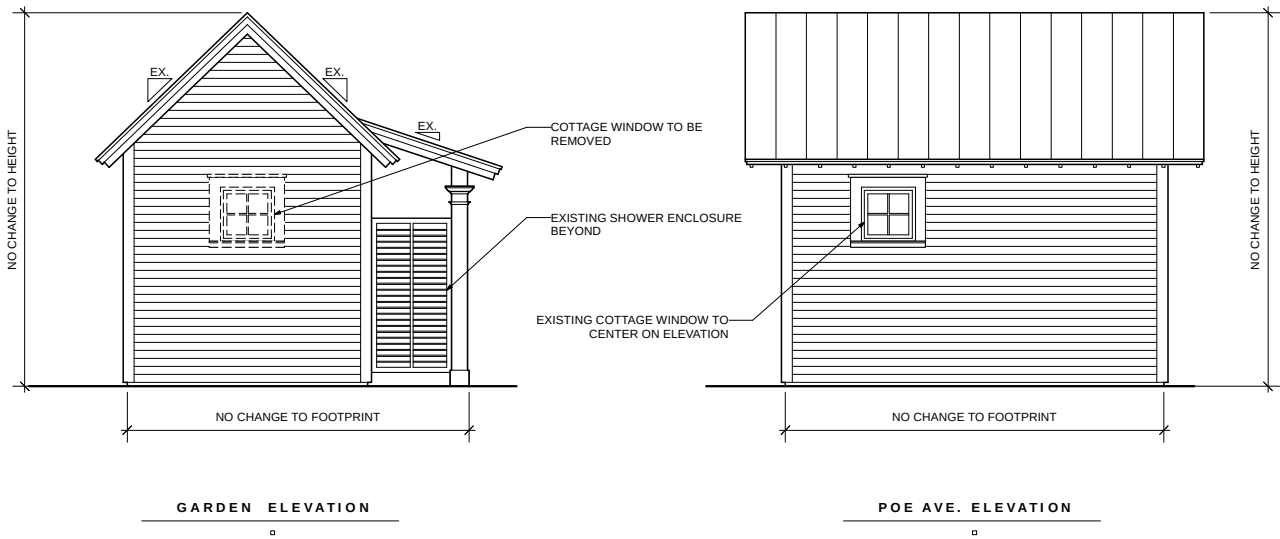
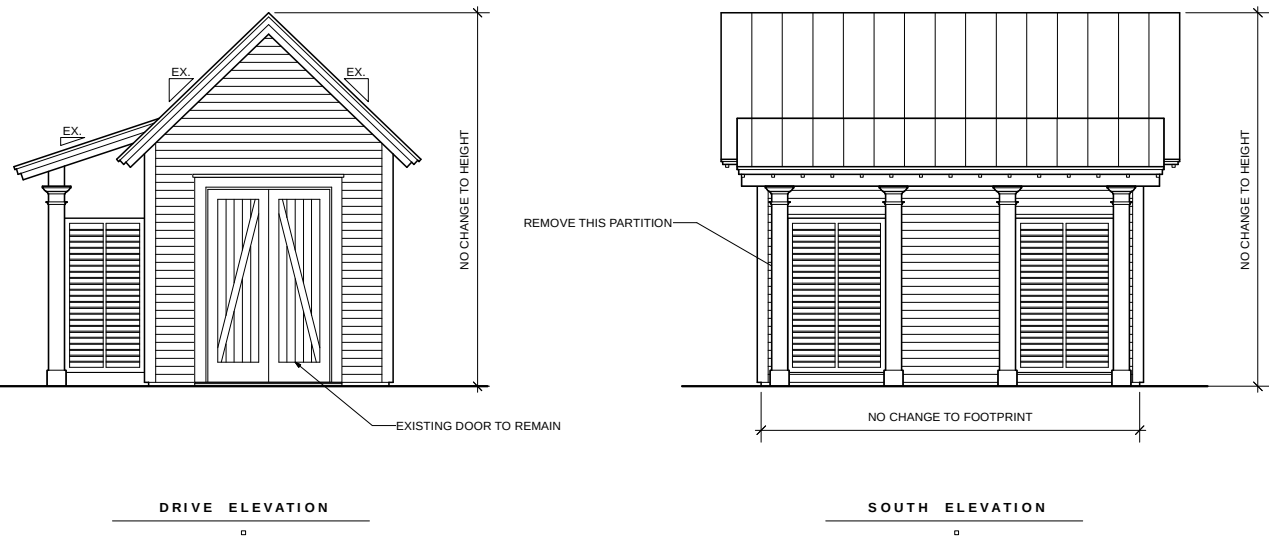
EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN



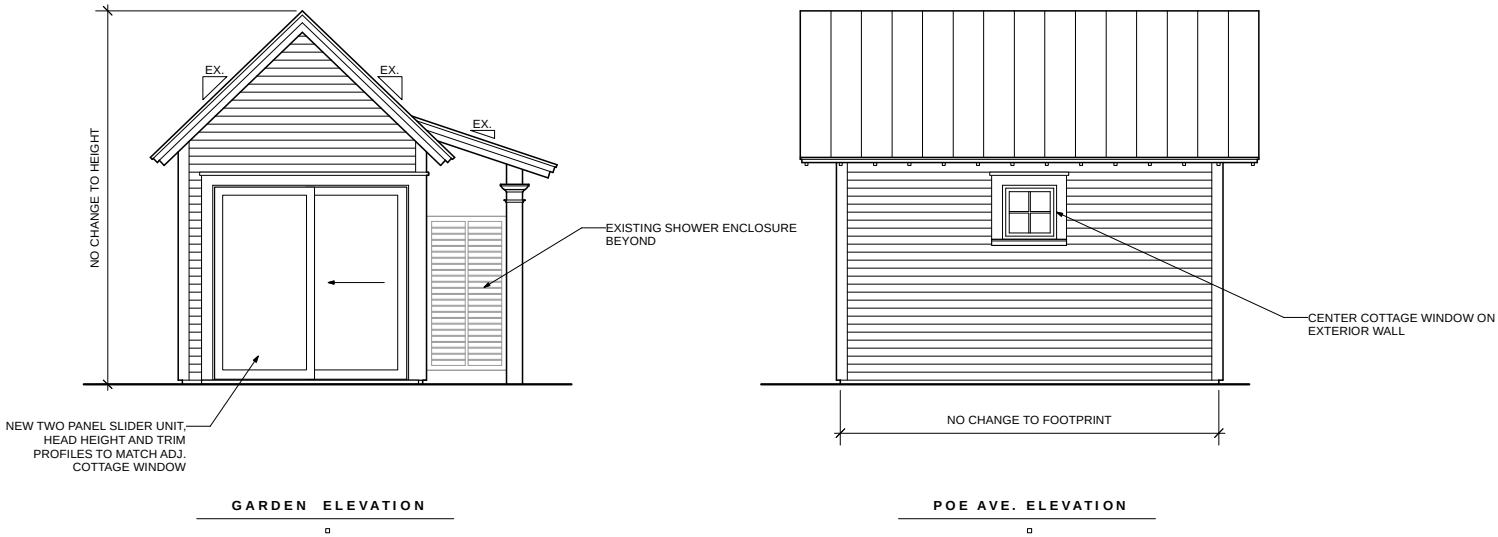
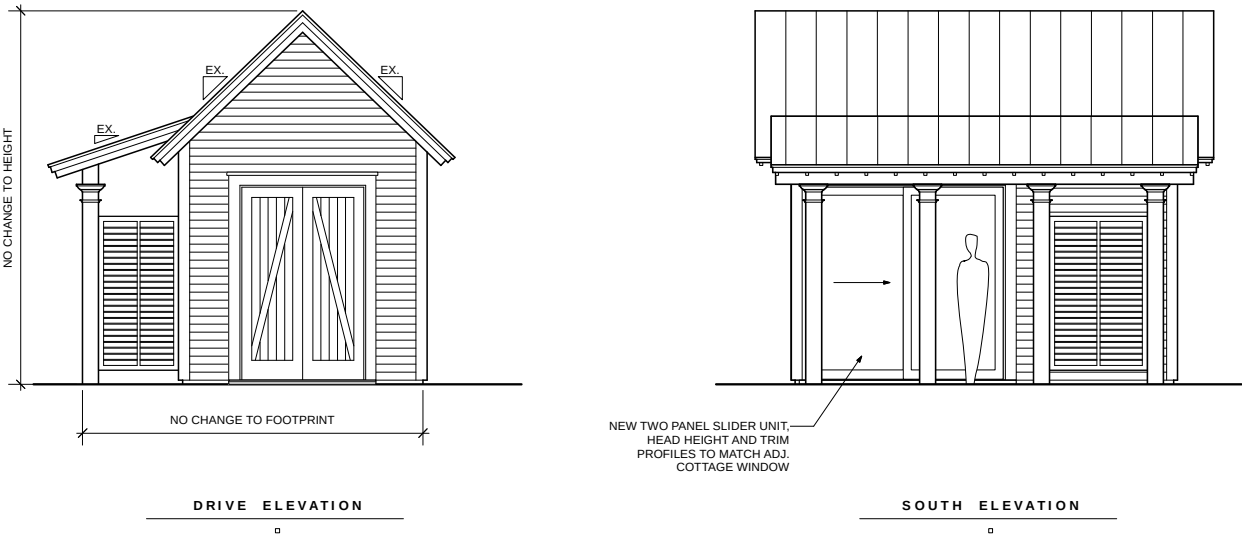
EXISTING ELEVATIONS



3' 8' 12'

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

PROPOSED ELEVATIONS



1 KING STREET
SUITE 102
CHARLESTON, SC 29401
843.722.2040

10. 23. 26

HEALY RESIDENCE
1750 ION AVENUE
SULLIVAN'S ISLAND, SC
POOL HOUSE ELEVATIONS

A2.4

BEAU CLOWNEY

ARCHITECTS

ALTERATIONS TO MAIN HOUSE



SOUTH ELEVATION - EXISTING



SOUTH ELEVATION - WEST SIDE INFILL



SOUTH ELEVATION - EAST SIDE INFILL



WEST ELEVATION - EXISTING INFILL



NORTH ELEVATION - EXISTING INFILL



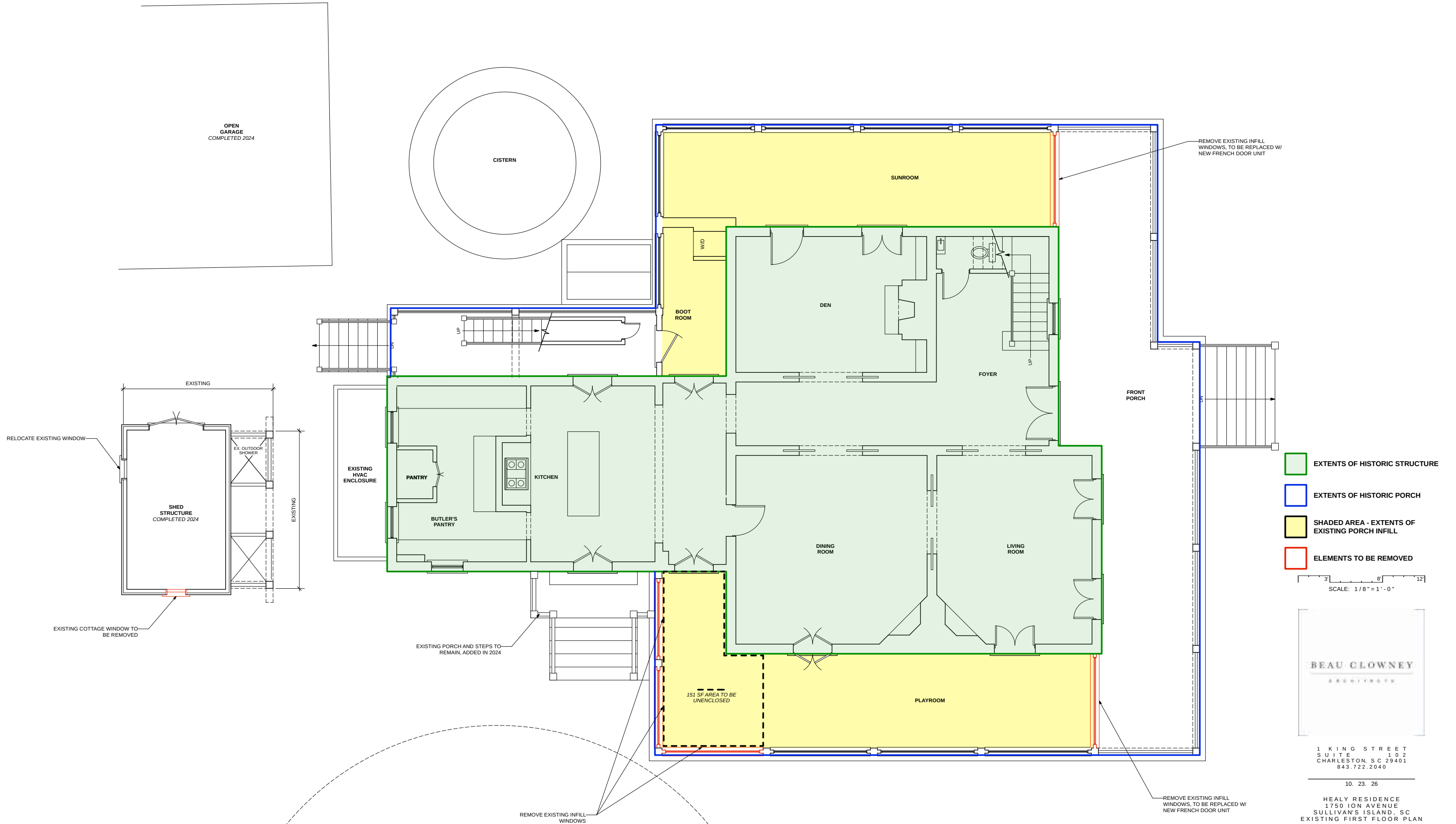
PROPOSED INFILL PORCH @ SECOND FLOOR

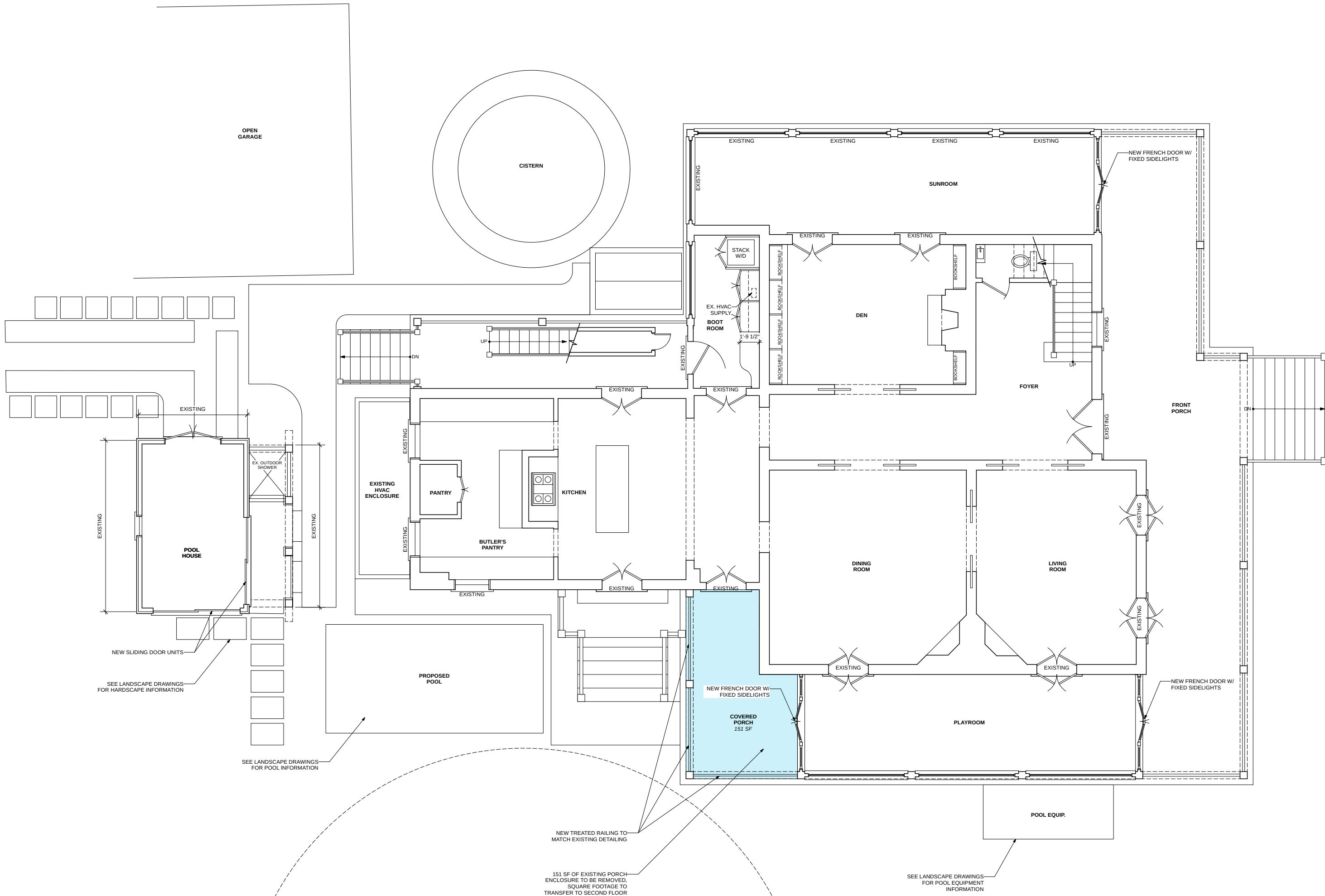


PROPOSED INFILL PORCH @ SECOND FLOOR



PROPOSED NEW FRENCH DOOR LOCATION @ FIRST FLOOR





SCALE: $\frac{1}{8}" = 1' - 0"$

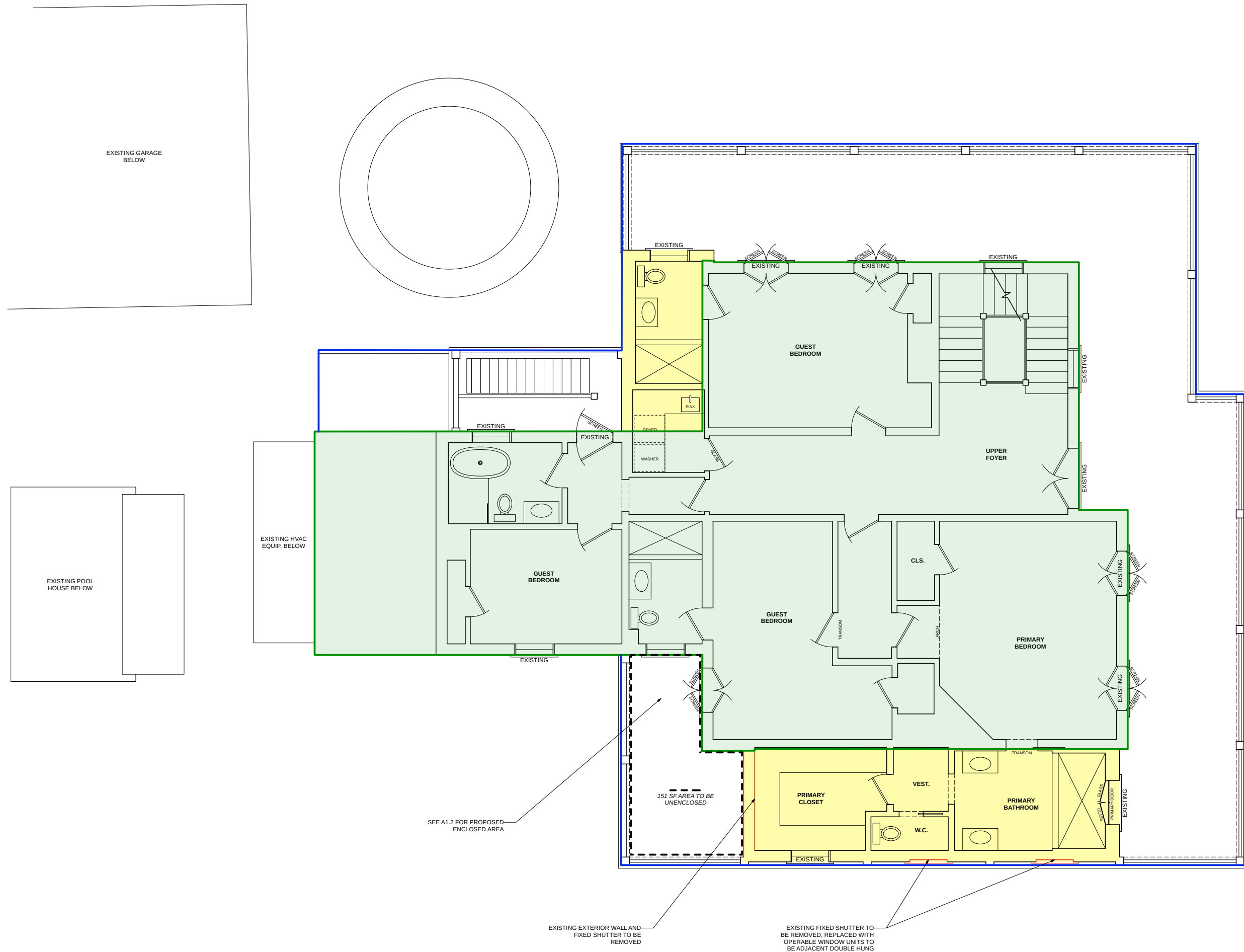
BEAU CLOWNEY
— CONTINUED —

1 KING STREET
SUITE 102
CHARLESTON, SC 29401
843.722.2040

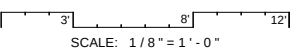
10. 23. 26

HEALY RESIDENCE
1750 ION AVENUE
SULLIVANS ISLAND, SC
PROPOSED FIRST FLOOR PLAN

A 1.1



-  EXTENTS OF HISTORIC STRUCTURE
-  EXTENTS OF HISTORIC PORCH
-  SHADED AREA - EXTENTS OF EXISTING PORCH INFILL
-  ELEMENTS TO BE REMOVED

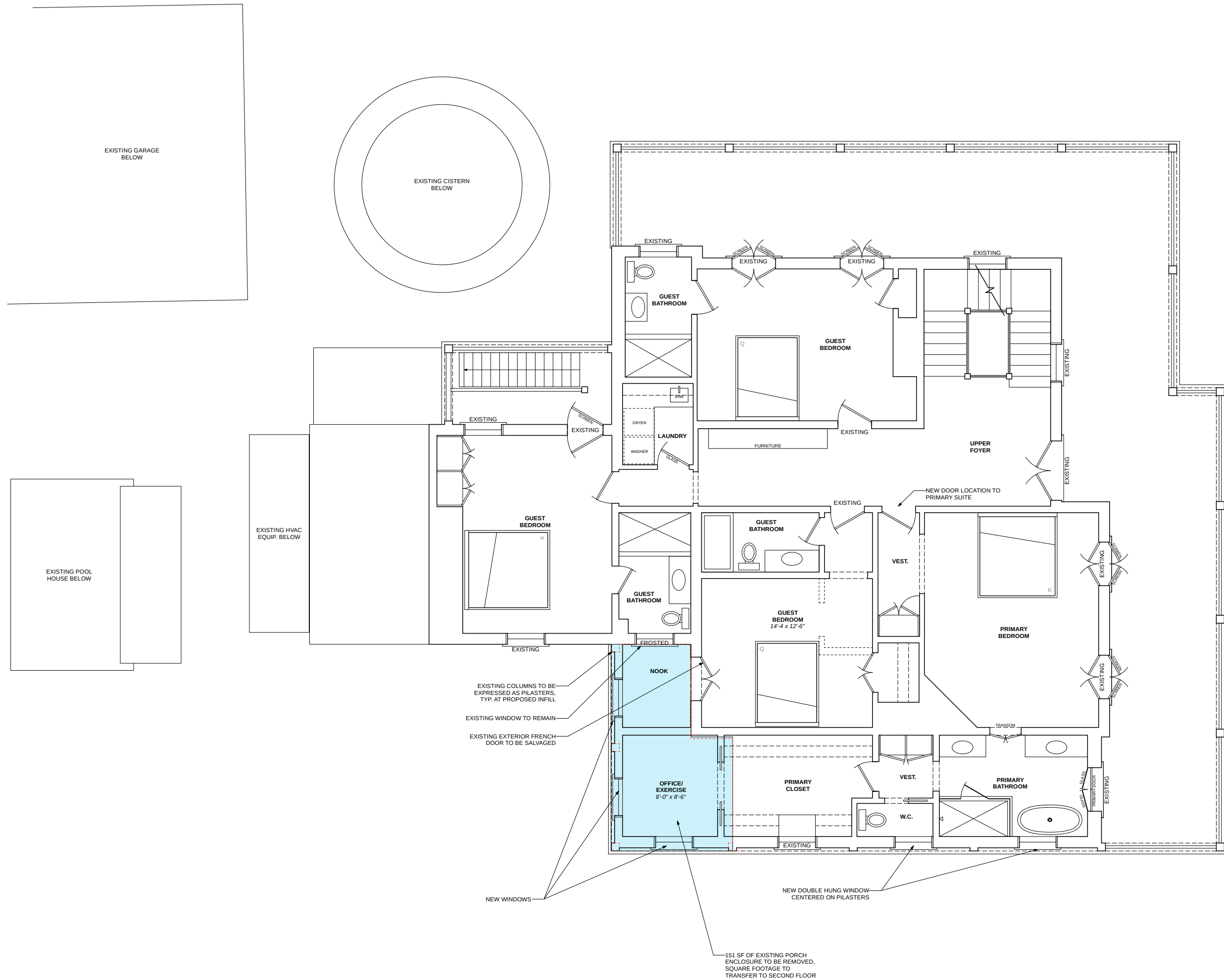


BEAU CLOWNEY
ARCHITECT

1 KING STREET
SUITE 102
CHARLESTON, SC 29401
843.722.2040

10. 23. 26

HEALY RESIDENCE
1750 ION AVENUE
SULLIVANS ISLAND, SC
EXISTING SECOND FLOOR PLAN



SCALE: $\frac{1}{8}" = 1' - 0"$

BEAU CLOWNEY
ARCHITECT

1 KING STREET
SUITE 102
CHARLESTON, SC 29401
843.722.2040

10. 23. 26

HEALY RESIDENCE
1750 ION AVENUE
SULLIVANS ISLAND, SC
PROPOSED SECOND FLOOR PLAN

A 1.2



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

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

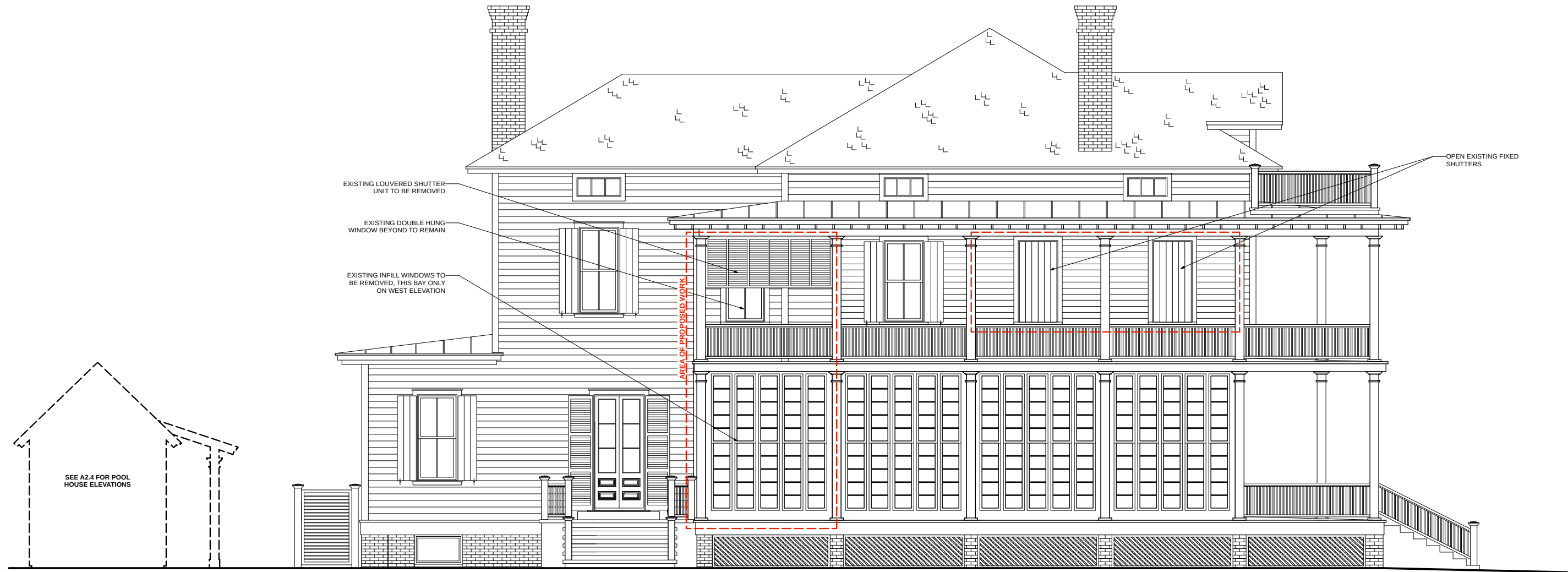


1 KING STREET
SUITE 102
CHARLESTON, SC 29401
843.722.2040

10. 23. 26

HEALY RESIDENCE
1750 ION AVENUE
SULLIVANS ISLAND, SC
EXTERIOR ELEVATIONS

A2.1



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

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



1 KING STREET
SUITE 102
CHARLESTON, SC 29401
843.722.2040

10.23.26

HEALY RESIDENCE
1750 ION AVENUE
SULLIVAN'S ISLAND, SC
POOL HOUSE ELEVATIONS

A2.2



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

3' 8' 12'
SCALE: 1/4" = 1'-0"



1 KING STREET
SUITE 102
CHARLESTON, SC 29401
843.722.2040

10. 23. 26

HEALY RESIDENCE
1750 ION AVENUE
SULLIVAN'S ISLAND, SC
EXTERIOR ELEVATIONS

A2.3