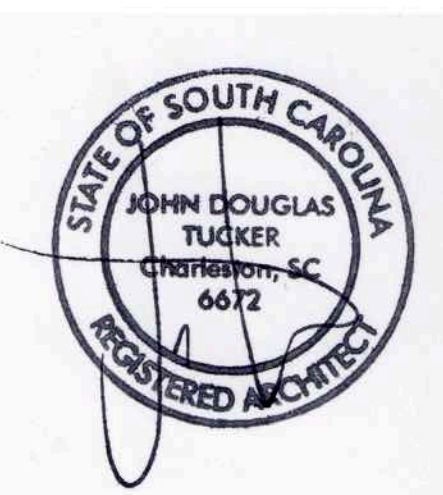


**2118 I'ON AVENUE**  
**(NW CORNER OF INTERSECTION W/ STATION 22 STREET)**



**TMS# 529-09-00-022**  
**zoned: RS**

**John Douglas Tucker, Architect, P.O. Box 1873, Johns Island SC 29457, 843.303.1594**





***SOUTH (ION AVENUE) VIEW***



***SOUTH (ION AVENUE) VIEW***



***EAST (STATION 22 STREET) VIEW***



***NORTH (MIDDLE STREET) VIEW***



***NORTH (REAR) VIEW***



***NORTH-WEST (REAR) VIEW***



***WEST (SIDE) VIEW***



***WEST (SIDE) VIEW***



**NONHISTORIC FIBERGLASS DOORS  
@ FRONT (ION AVENUE)**



**NONHISTORIC VINYL WINDOWS  
@ FRONT (ION AVENUE)**



**NONHISTORIC VINYL WINDOWS  
@ SIDE (STATION 22 STREET)**



**NONHISTORIC FIBERGLASS DOOR  
@ REAR (MIDDLE STREET)**



**NONHISTORIC VINYL WINDOWS, TYP.**  
*\*note the simulated muntins/grilles: located between insulated glass*



**NONHISTORIC VINYL WINDOW, TYP.**  
*\*note the simulated muntins/grilles: located between insulated glass*



***VIEW FROM ION AVENUE***



***VIEW FROM ION AVENUE***

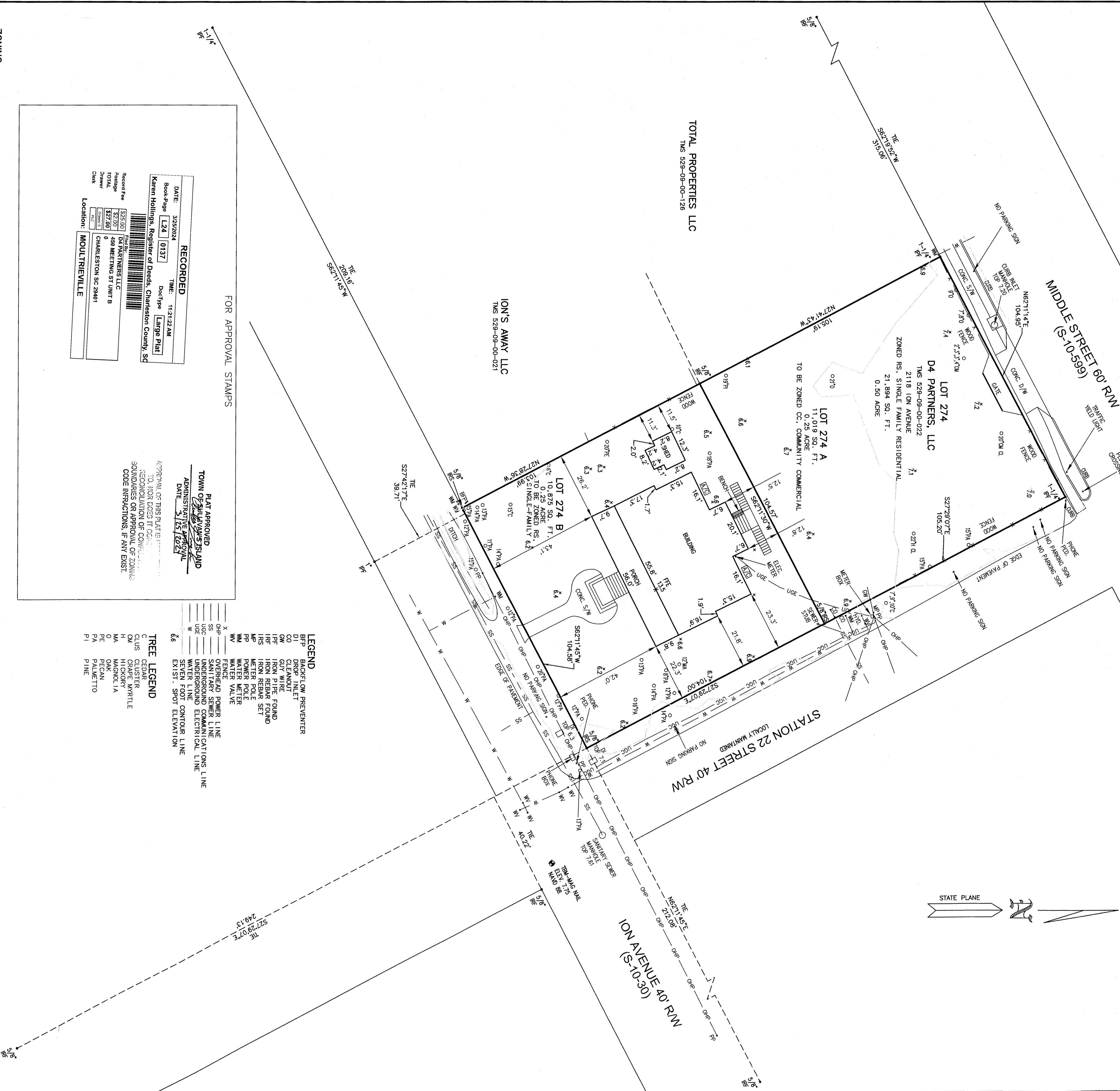
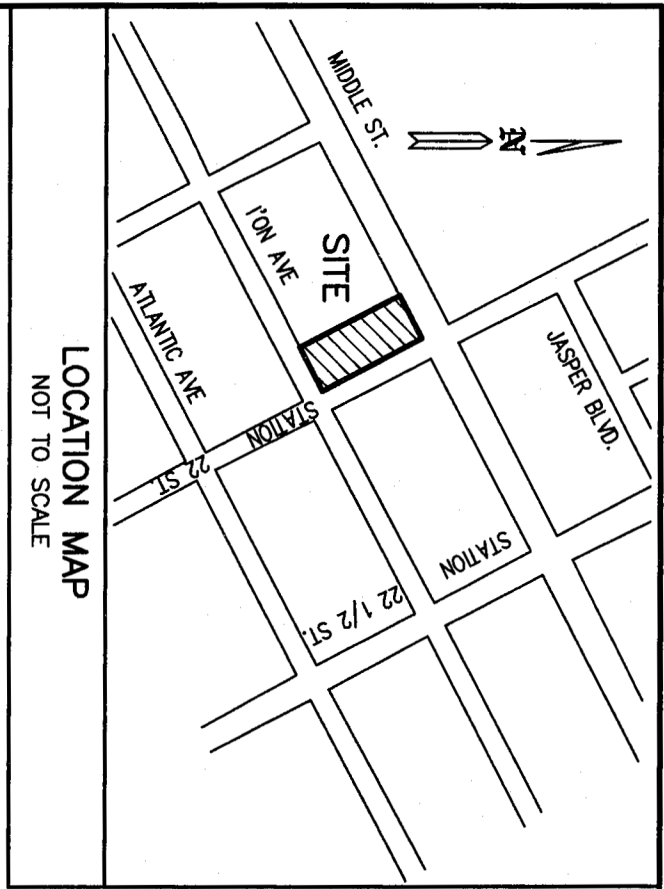


***VIEW FROM REAR OF HOUSE***



***VIEW FROM REAR OF HOUSE***

***EXISTING NONHISTORIC SHED: TO BE REMOVED (FOR NEW POOL & POOL PATIO AREA)***



|  |              |                        |             |
|--|--------------|------------------------|-------------|
| DATE:  | 3/26/2024    | TIME:                  | 11:27:22 AM |
| Book #/Page:   | 124 / 0137   | DocType:               | Large Plat  |
| Keren Holdings, Register of Deeds, Charleston County, SC |              |                        |             |
| Original Fee:  | 525.00       | D4 PARTNERS LLC        |             |
| Stamp Fee:   | 877.00       | 0 50 MEETING ST UNIT B |             |
| TOTAL:   | 1402.00      | CHARLESTON SC 29401    |             |
| Owner:   | DAVID        |                        |             |
| Location:  | MOUTRIEVILLE |                        |             |

FOR APPROVAL STAMPS

PLAT APPROVED  
TOWN OF SULLIVANS ISLAND  
ADMINISTRATIVE PERSONNEL  
DATE: 3/15/2024

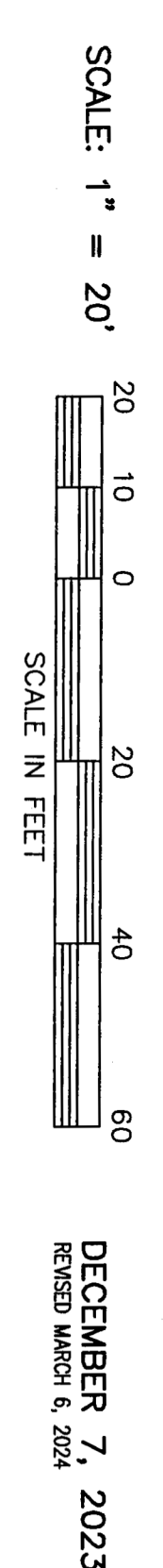
APPROVAL OF THIS PLAT IS LIMITED TO THE INFORMATION PROVIDED TO THE TOWN ENGINEER AND TO THE RECORDS OF THE TOWN ENGINEER. THE TOWN ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED TO HIM OR HER. THE TOWN ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED TO HIM OR HER. THE TOWN ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED TO HIM OR HER.

- LEGEND**
- BFP BACKFLOW PREVENTER
  - DI DRAIN INLET
  - GM GROUND MOUNT
  - GL GUY WIRE
  - IRP IRON PIPE FOUND
  - IRF IRON REBAR FOUND
  - MEP METER POLE
  - PP POWER POLE
  - WW WATER WATER
  - WM WATER METER
  - WV WATER VALVE
  - FENCE
  - OHF OVERHEAD POWER LINE
  - UHF UNDERGROUND COMMUNICATIONS LINE
  - ULF UNDERGROUND ELECTRICAL LINE
  - WATER LINE CONTOUR LINE
  - EXIST. SPOT ELEVATION
- TREE LEGEND**
- C CLUS CLUSTER
  - GM GRAPE WATTLE
  - H HICKORY
  - MA MAHONIA
  - O OAK
  - PE PECAN
  - PI PINE

- ZONING:**
- RS, SINGLE-FAMILY SETBACKS ARE:  
FRONT 25 FT.  
SIDES 15 AND 25 FT. OR 20 AND 20 FT. OR ANY COMBINATION BETWEEN THE 2 THAT EQUALS 40 FT. COMBINED  
REAR 15 FT. MIN.
- CC, COMMUNITY COMMERCIAL SETBACKS ARE:**  
FRONT 5 FT. MIN AND 10 FT. MAX  
REAR 15 FT. MIN (ONLY WHEN ATTACHED TO ADJACENT BUILDING) TO 5 FT. MAX
- REFERENCES:**
- PLAT OF THE WESTERN END OF SULLIVANS ISLAND DATED MAY 1964
  - RECORDED MAY 29, 1964 IN CHARLESTON COUNTY ROD OFFICE
  - PLAT BY THOMAS & HILTON ENGINEERING CO. DATED AUG. 8, 2012
  - RECORDED JUNE 25, 2014 IN CHARLESTON COUNTY ROD OFFICE
  - IN PLAT BOOK L14 PAGE 0274

**MOUTRIEVILLE**  
**TOWN OF SULLIVANS ISLAND**  
**CHARLESTON COUNTY, S. C.**

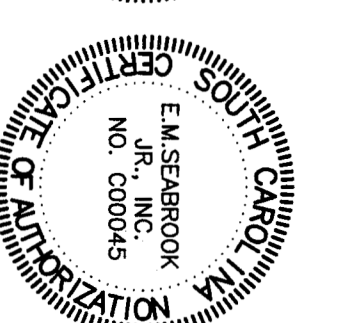
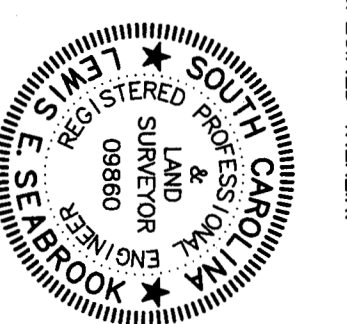
PLAT OF THE SUBDIVISION OF LOT 274 (TMS 529-09-00-022) CONTAINING 0.50 ACRE (21,894 SQ. FT.) INTO LOT 274 A CONTAINING 0.25 ACRE (11,019 SQ. FT.) AND LOT 274 B CONTAINING 0.25 ACRE (10,875 SQ. FT.) OWNED BY D4 PARTNERS, LLC



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS IN THE STATE OF SOUTH CAROLINA. THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED HEREIN.

*David S. Seabrook 3/16/24*

DAVID S. SEABROOK  
CIVIL ENGINEER & LAND SURVEYOR  
P. O. BOX 96  
MOUNT PLEASANT, S. C. 29465  
(843) 884-4496



**E.M. SEABROOK**  
Engineers | Surveyors  
1001 Church, Dumery Blvd.  
Mount Pleasant, SC 29465  
www.emseabrook.com

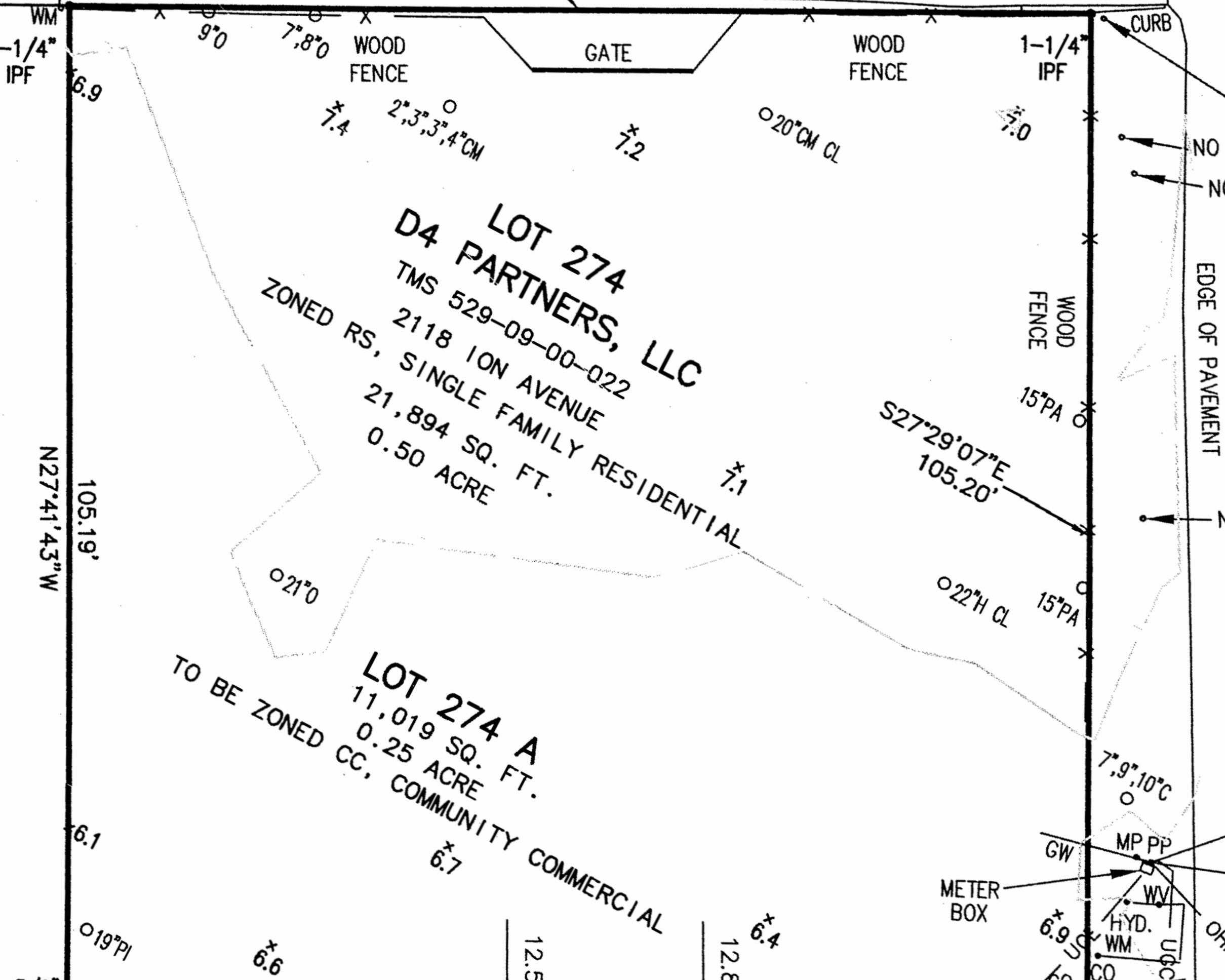
- NOTES:**
- AREA DETERMINED BY COORDINATES
  - BASED ON INTERPRETATION OF FEMA FLOOD INSURANCE RATE MAP NUMBER 45019C 0539 K SHOWN HEREON, LIES IN FLOOD ZONE AE (ELEV. 10').
  - THERE IS NO OBSERVABLE EVIDENCE OF THE LOCATION OF CURB OR SIDEWALK OR OTHER SURFACE DEVELOPMENT AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING OR FURTHER DEVELOPMENT OF THIS PROPERTY.
  - TREES OVER 6" DBH ALL SHOWN.

NAVD 88

TIE S62°19'52"W 315.06'

5/8" IRF

CONC. S/W CONC. D/W



TOTAL PROPERTIES LLC  
TMS 529-09-00-126

ION'S AWAY LLC  
TMS 529-09-00-021

LOT 274 B  
10,875 SQ. FT.  
0.25 ACRE  
TO BE ZONED RS,  
SINGLE-FAMILY 6.2

PHONE PED.  
NO PARKING SIGN  
NO PARKING SIGN

EDGE OF PAVEMENT

NO PARKING SIGN

METER BOX  
SEWER STUB  
OHP  
OHP  
OHP  
SS OHP

STATION 22 STREET 40' RW  
LOCALLY MAINTAINED

NO PARKING SIGN

TIE 209.16'  
S62°11'45"W

TIE N62°11'45"E 212.08'

EXISTING: SURVEY

TIE S27°42'17"E 39.71'

EDGE OF PAVEMENT

PHONE BOX  
SANITARY SEWER MANHOLE TOP 7.61

STATE PLANE

SCALE 1:10  
ION AVENUE 40' R/W

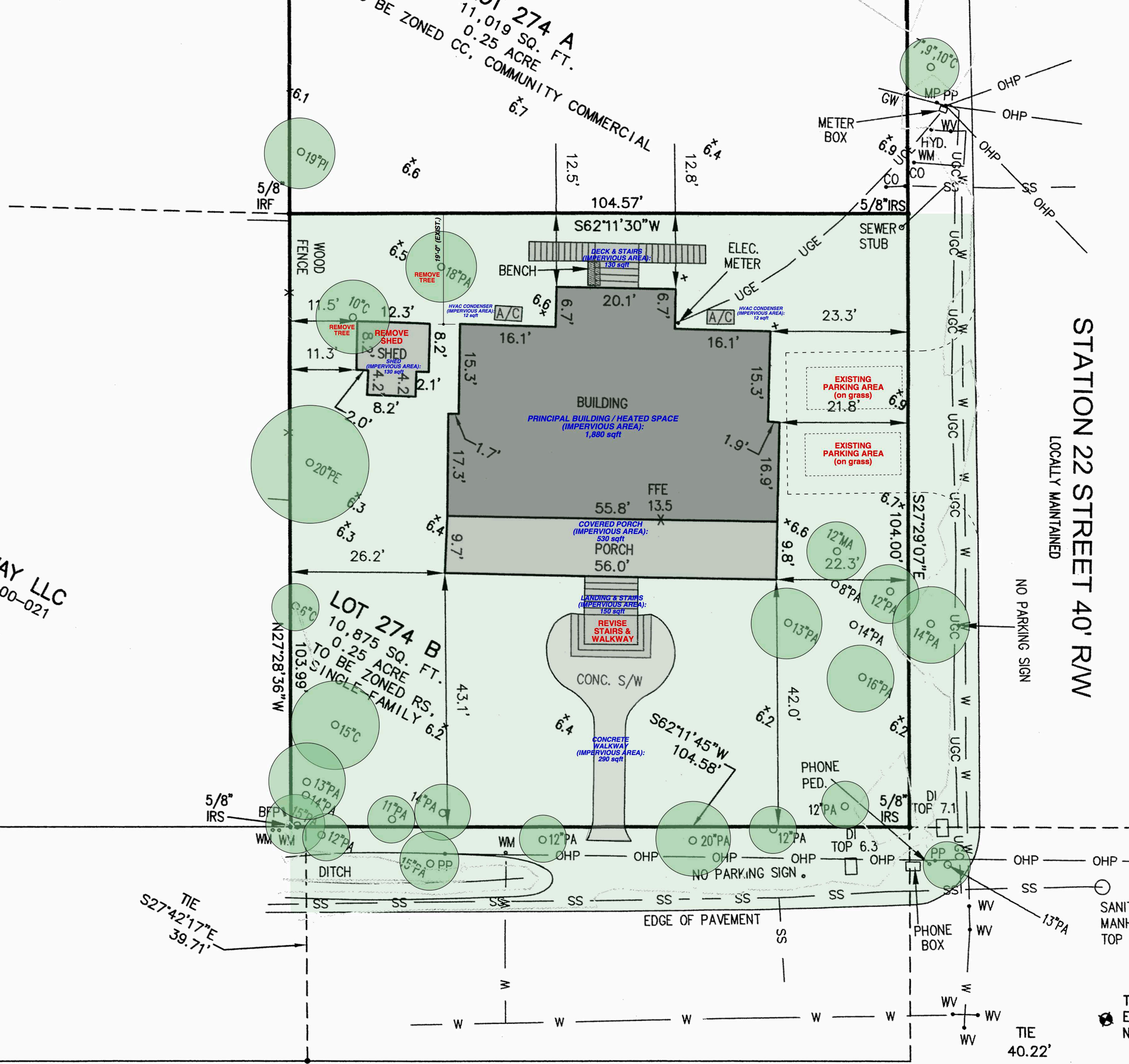


PROPERTIES LLC  
-126

LOT 274 A  
11,019 SQ. FT.  
0.25 ACRE  
TO BE ZONED CC, COMMUNITY COMMERCIAL

ION'S AWAY LLC  
TMS 529-09-00-021

LOT 274 B  
10,875 SQ. FT.  
0.25 ACRE  
TO BE ZONED RS,  
SINGLE-FAMILY



**EXISTING:  
LOT COVERAGE CALCULATIONS**

|   |
|---|
| ZONED: RS<br>EXISTING LOT SIZE: 10,875 sqft.  |
| PRINCIPAL BUILDING LOT COVERAGE: 1,880 sqft<br>17.29%<br>*existing house: over the 15% max. allow.                                    |
| TOTAL IMPERVIOUS LOT COVERAGE<br>(BUILDING, PORCH, SHED, STAIRS, WALKWAY, ETC): 3,134 sqft.<br>28.82% of lot size<br>*30% max. allow. |
| TOTAL VEGETATED COVERAGE: 7,741 sqft.<br>71.18% of lot size<br>*50% min. required   |

STATION 22 STREET 40' R/W  
LOCALLY MAINTAINED

NO PARKING SIGN

TIE  
N62°11'45"E  
212.08'

ION AVENUE 40' R/W  
(S-10-30)

TIE  
S27°42'17"E  
39.71'

TBM-MAG NAIL  
ELEV. 7.75  
NAVD 88

**EXISTING: SITE PLAN**

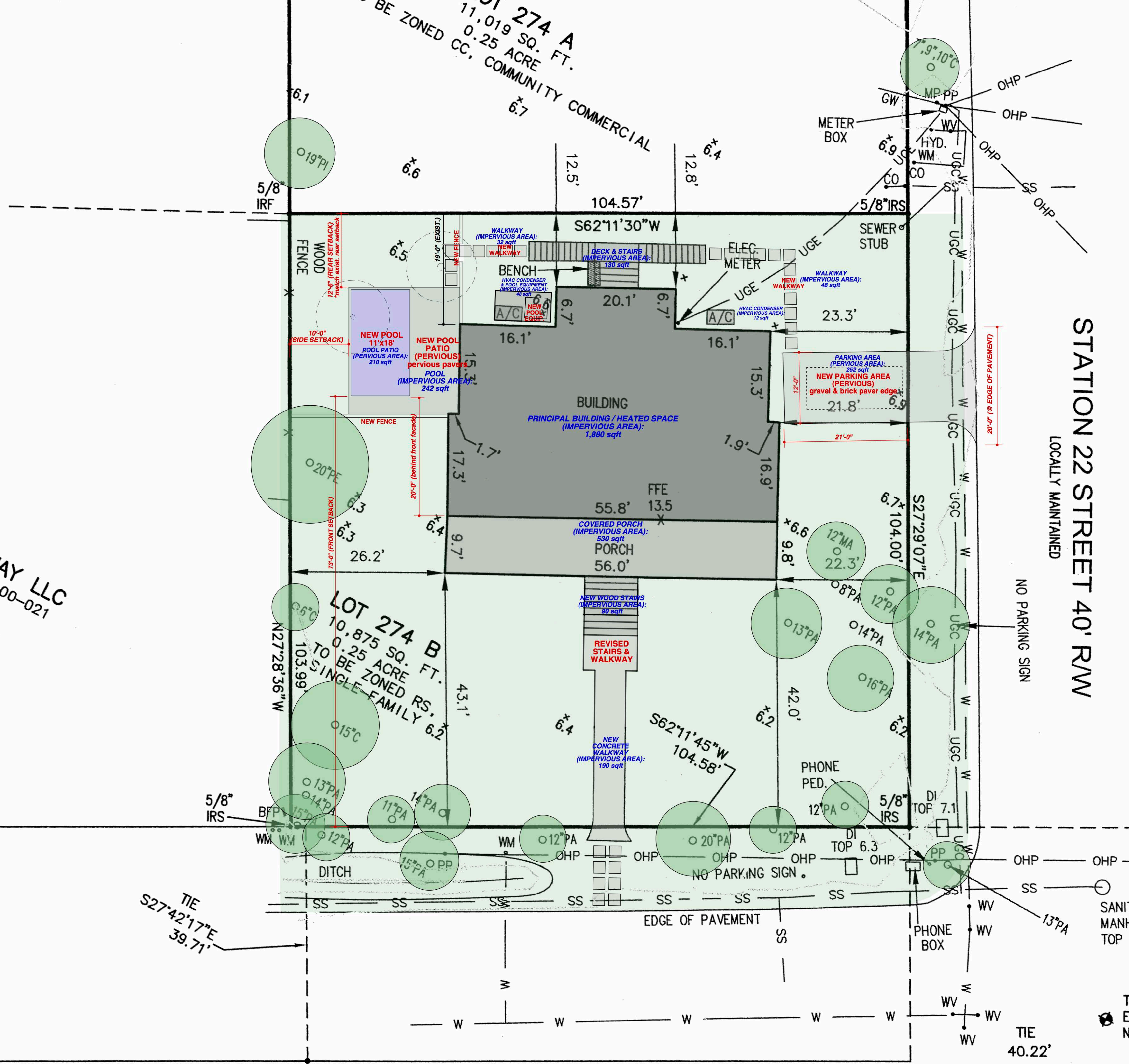
1/8"=1'-0"

PROPERTIES LLC  
-126

LOT 274 A  
11,019 SQ. FT.  
0.25 ACRE  
BE ZONED CC, COMMUNITY COMMERCIAL

ION'S AWAY LLC  
TMS 529-09-00-021

LOT 274 B  
10,875 SQ. FT.  
0.25 ACRE  
TO BE ZONED RS,  
SINGLE-FAMILY



**PROPOSED:  
LOT COVERAGE CALCULATIONS**

|  |
|--|
| ZONED: RS<br>EXISTING LOT SIZE: 10,875 sqft.   |
| PRINCIPAL BUILDING LOT COVERAGE: 1,880 sqft<br>17.29%<br>*existing house: over the 15% max. allow.                                     |
| TOTAL IMPERVIOUS LOT COVERAGE<br>(BUILDING, PORCH, POOL, STAIRS, WALKWAYS, ETC): 3,170 sqft.<br>29.15% of lot size<br>*30% max. allow. |
| TOTAL PERVIOUS-ENGINEERED LOT COVERAGE<br>(POOL PATIO & PARKING AREA- only): 494 sqft.<br>4.54% of lot size                            |
| TOTAL VEGETATED COVERAGE: 7,211 sqft.<br>66.31% of lot size<br>*50% min. required  |

**PROPOSED: SITE PLAN**

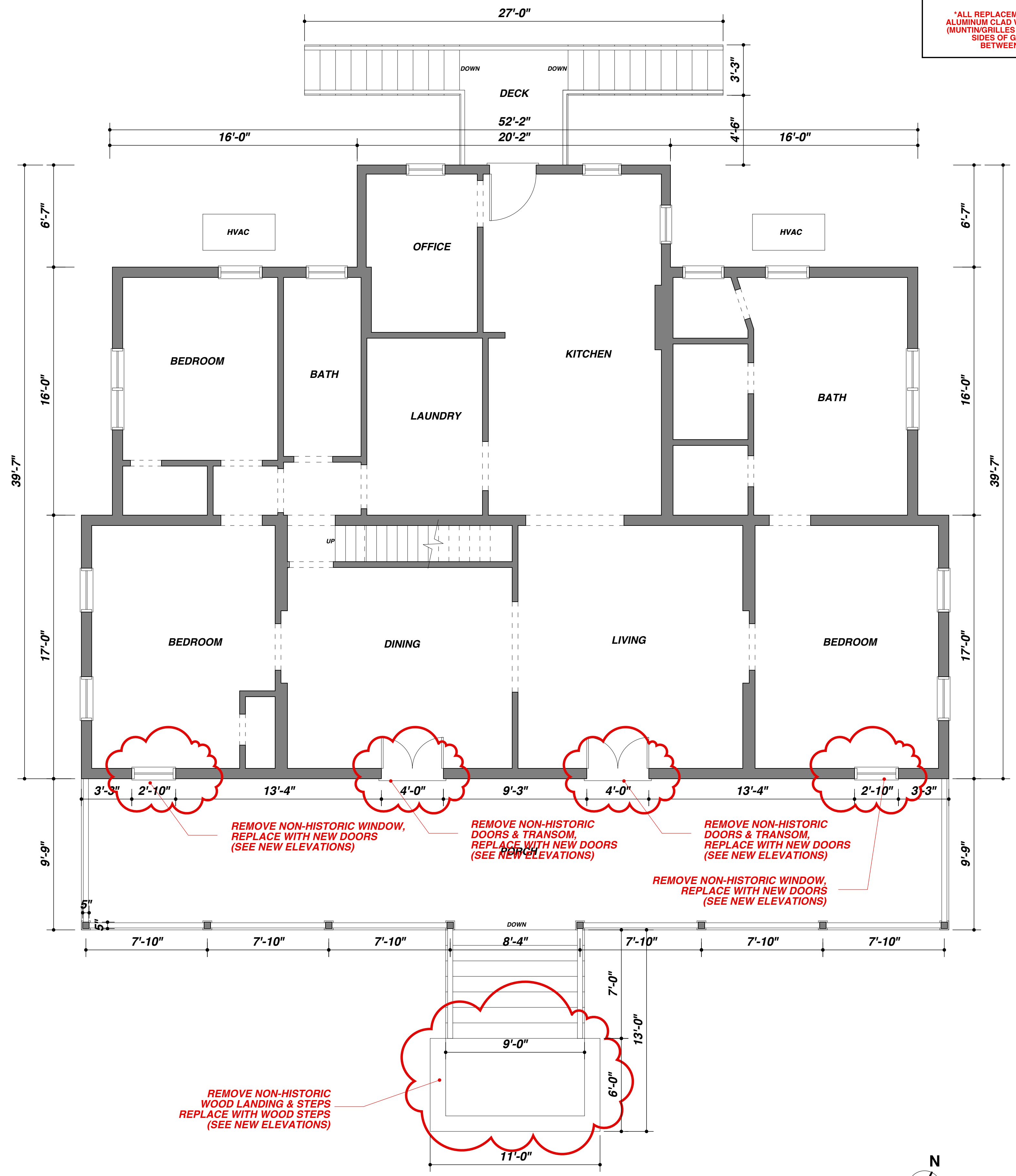
1/8"=1'-0"

ALL EXISTING WINDOWS & DOORS TO BE REPLACED  
(ALL ARE NONHISTORIC)

EXISTING WINDOWS ARE VINYL CONSTRUCTION  
WITH THE MUNTIN/SPACER BARS LOCATED ONLY  
IN THE SPACE BETWEEN THE INSULATED GLASS  
(NOT ON THE EXTERIOR SIDES OF GLASS)

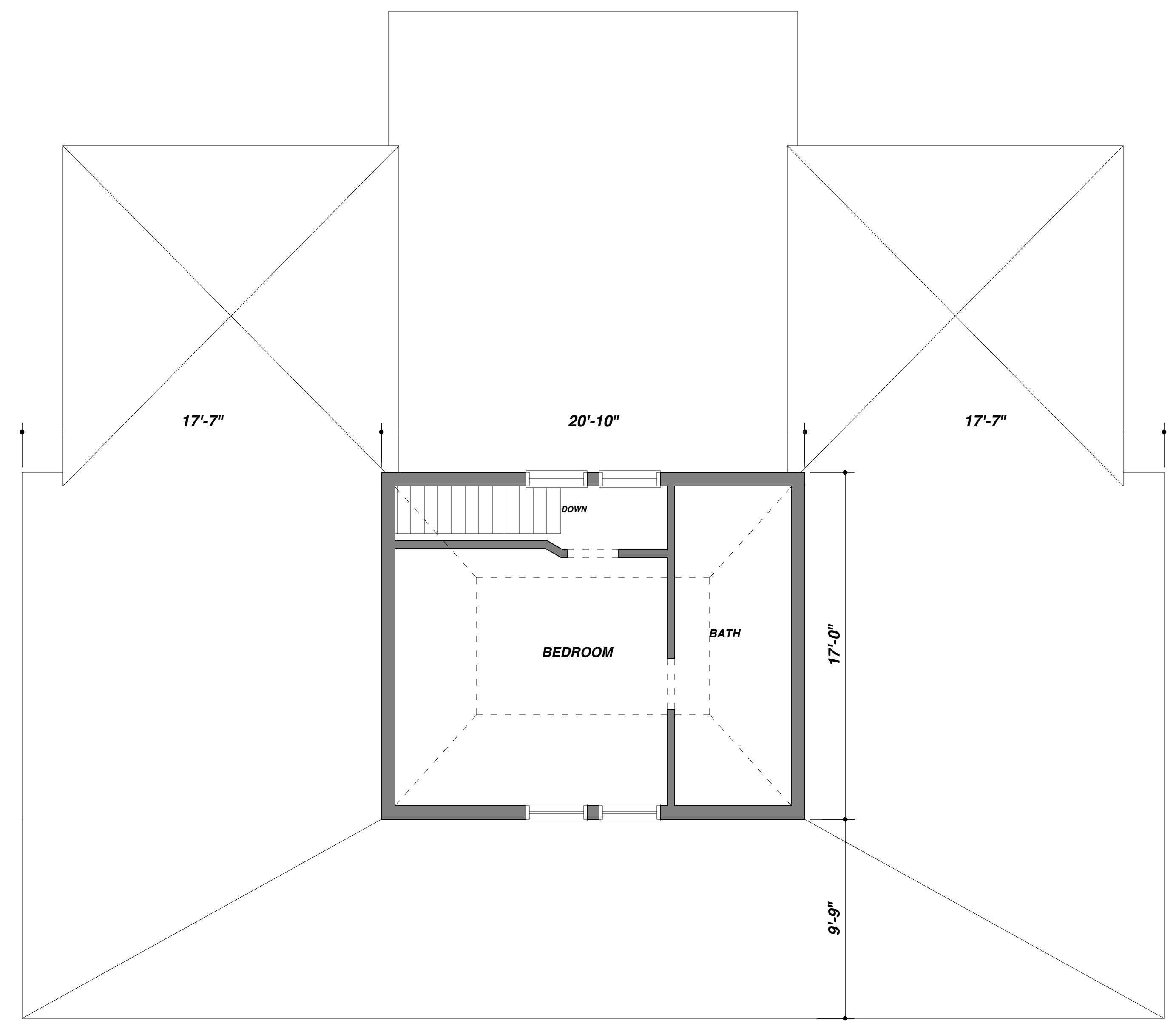
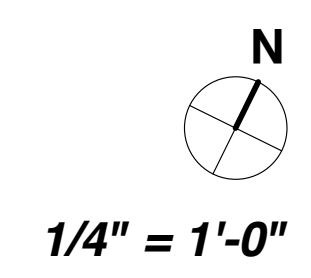
EXISTING DOORS ARE FIBERGLASS

\*ALL REPLACEMENT WINDOWS & DOORS TO BE  
ALUMINUM CLAD WOOD WITH FULL DIVIDED LIGHTS  
(MUNTIN/GRILLES ON THE EXTERIOR SIDE OF BOTH  
SIDES OF GLASS & THE SPACER BARS  
BETWEEN THE INSULATED GLASS



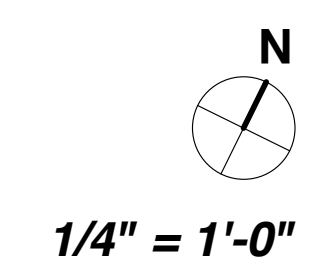
**EXISTING: FIRST FLOOR PLAN**  
1,880 sqft: heated (Total heated: 2,230 sqft)

EXISTING WALLS



**EXISTING: SECOND FLOOR PLAN**  
350 sqft: heated (Total heated: 2,230 sqft)

EXISTING WALLS

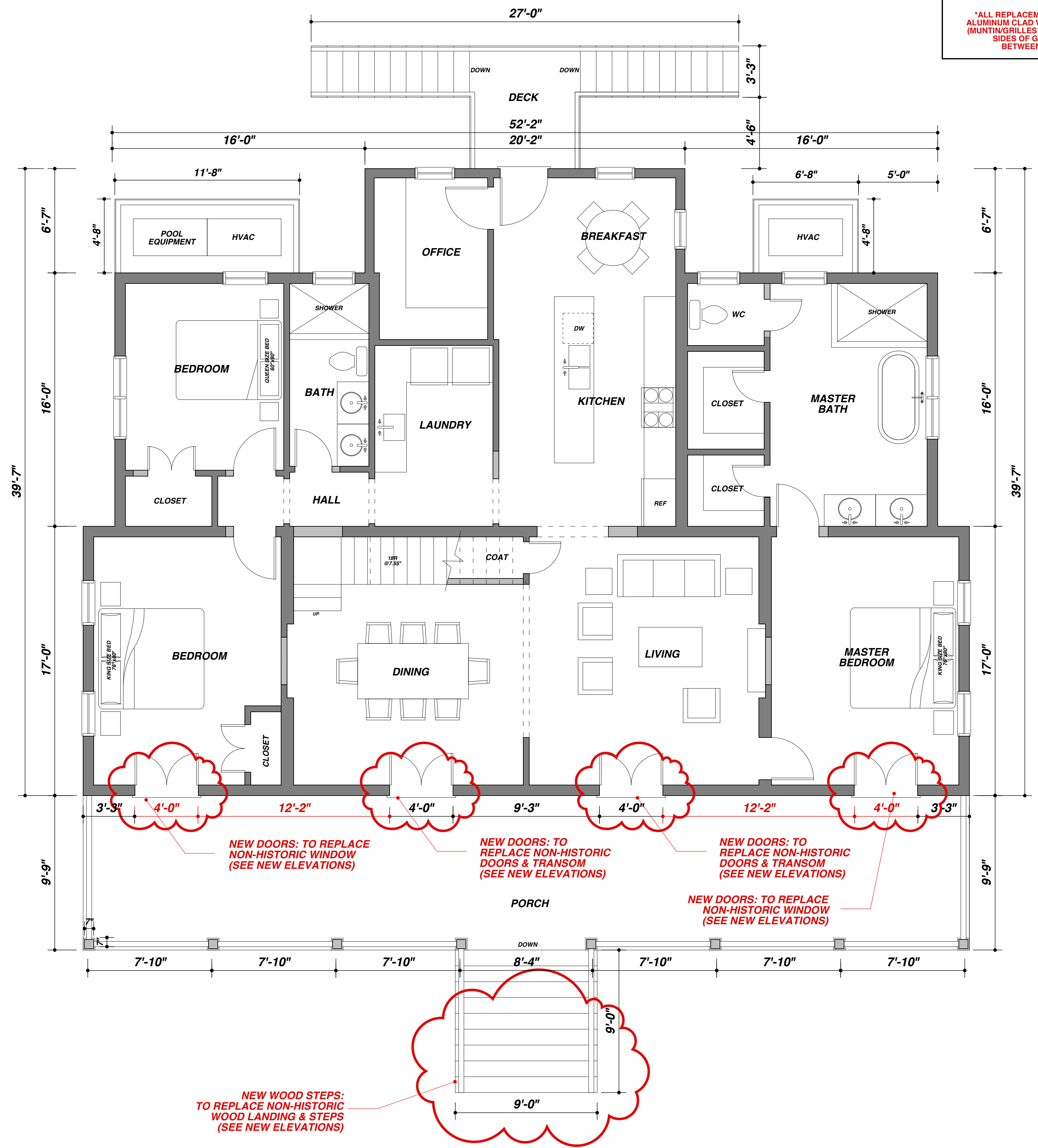


ALL EXISTING WINDOWS & DOORS TO BE REPLACED (ALL ARE NONHISTORIC)

EXISTING WINDOWS ARE VINYL CONSTRUCTION WITH THE MUNTIN/SPACER BARS LOCATED ONLY IN THE SPACE BETWEEN THE INSULATED GLASS (NOT ON THE EXTERIOR SIDES OF GLASS)

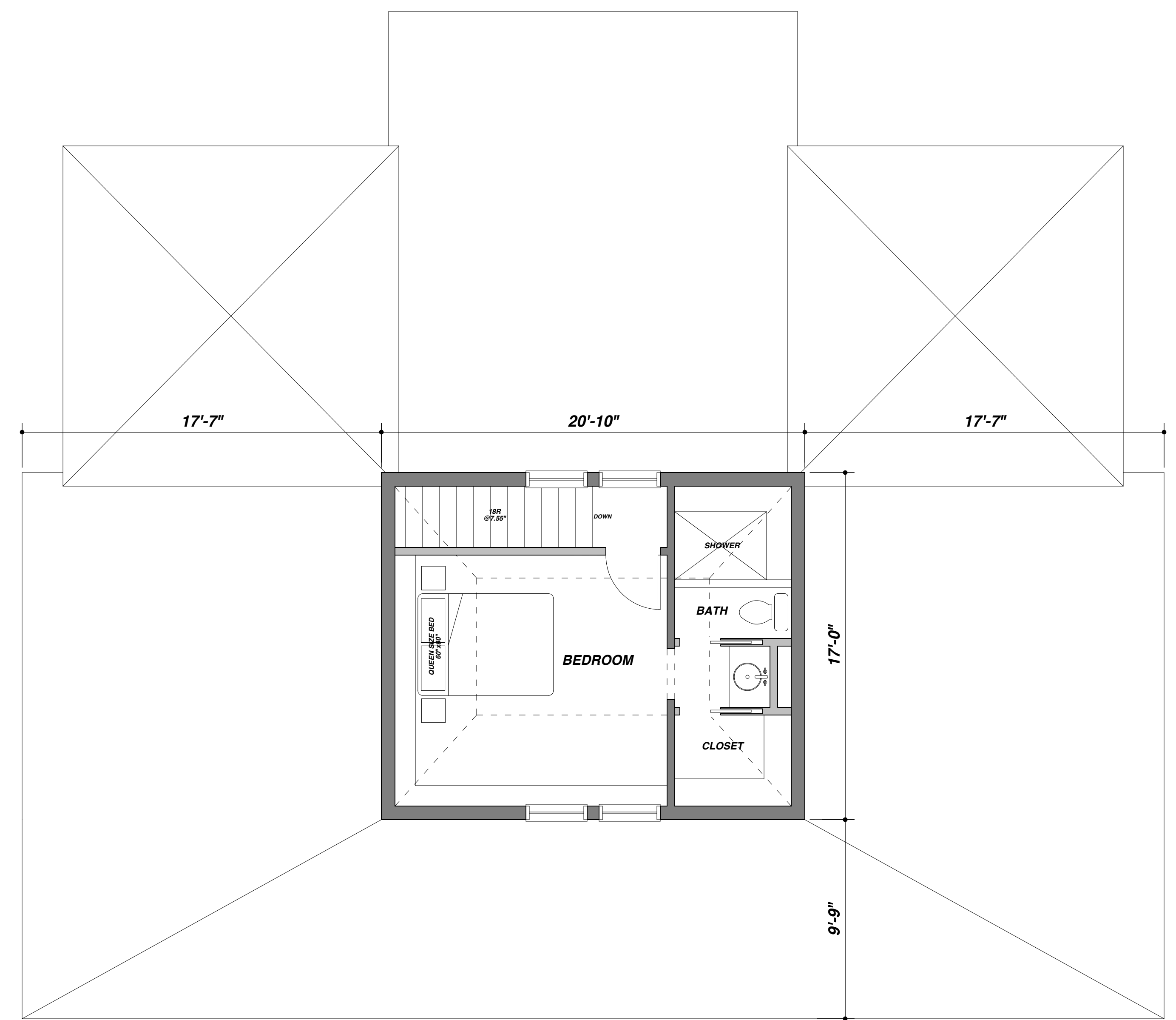
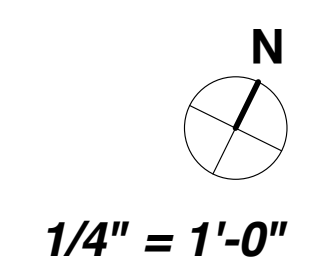
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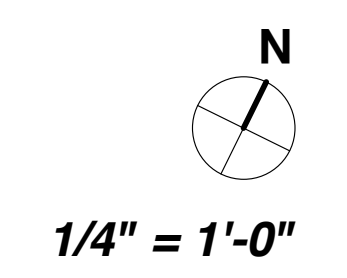
**PROPOSED: FIRST FLOOR PLAN**  
1,880 sqft: heated (Total heated: 2,230 sqft)

- NEW WALLS (interior only)
- EXISTING WALLS



**PROPOSED: SECOND FLOOR PLAN**  
350 sqft: heated (Total heated: 2,230 sqft)

- NEW WALLS (interior only)
- EXISTING WALLS





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PROPOSED: SOUTH (ION AVENUE) ELEVATION

1/4" = 1'-0"

PROPOSED: EAST (STATION 22 STREET) ELEVATION

1/4" = 1'-0"



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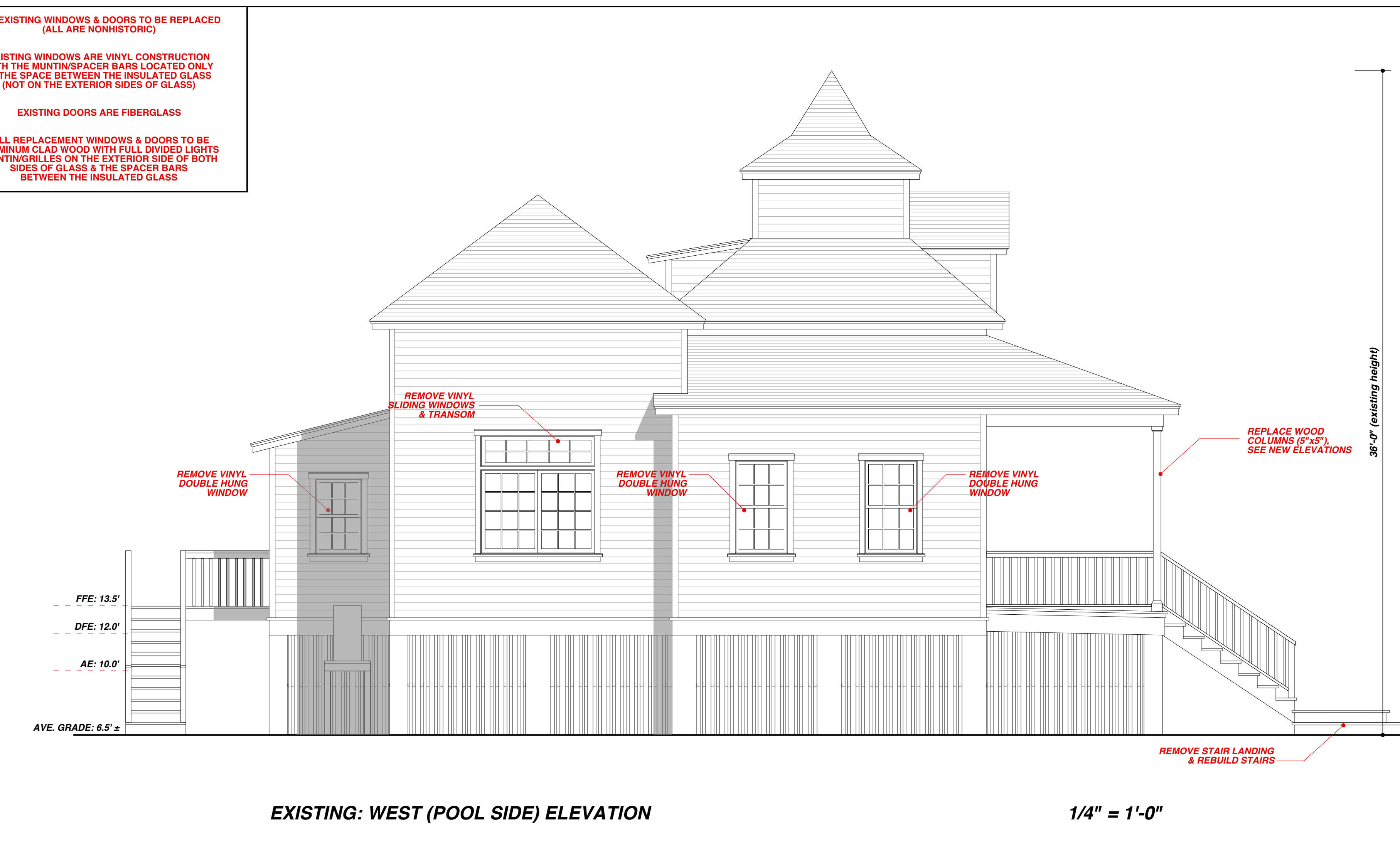


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EXISTING: SOUTH (ION AVENUE) ELEVATION

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**GENERAL NOTE:**

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EXISTING DOORS ARE FIBERGLASS

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EXISTING: SOUTH (ION AVENUE) ELEVATION

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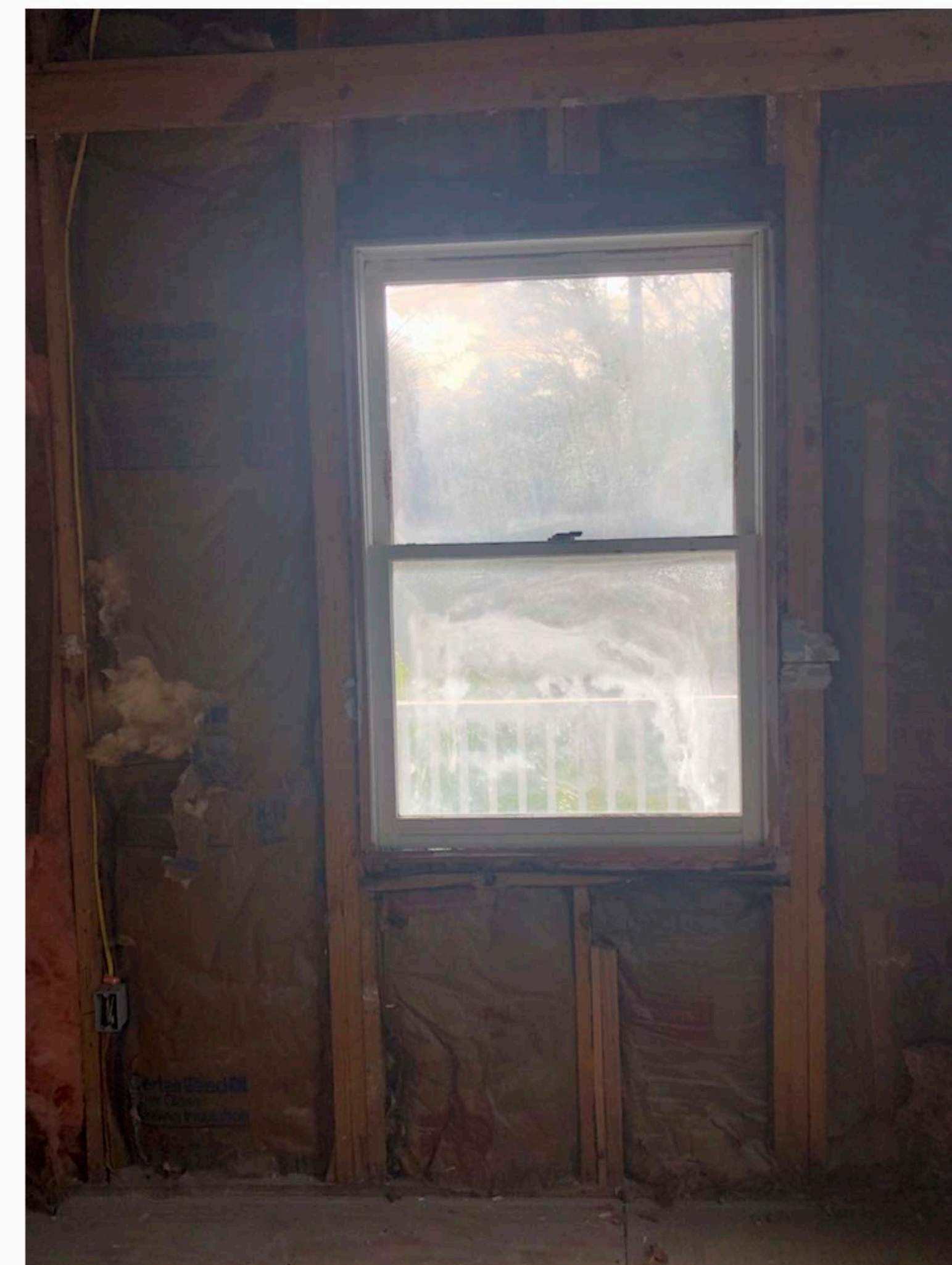
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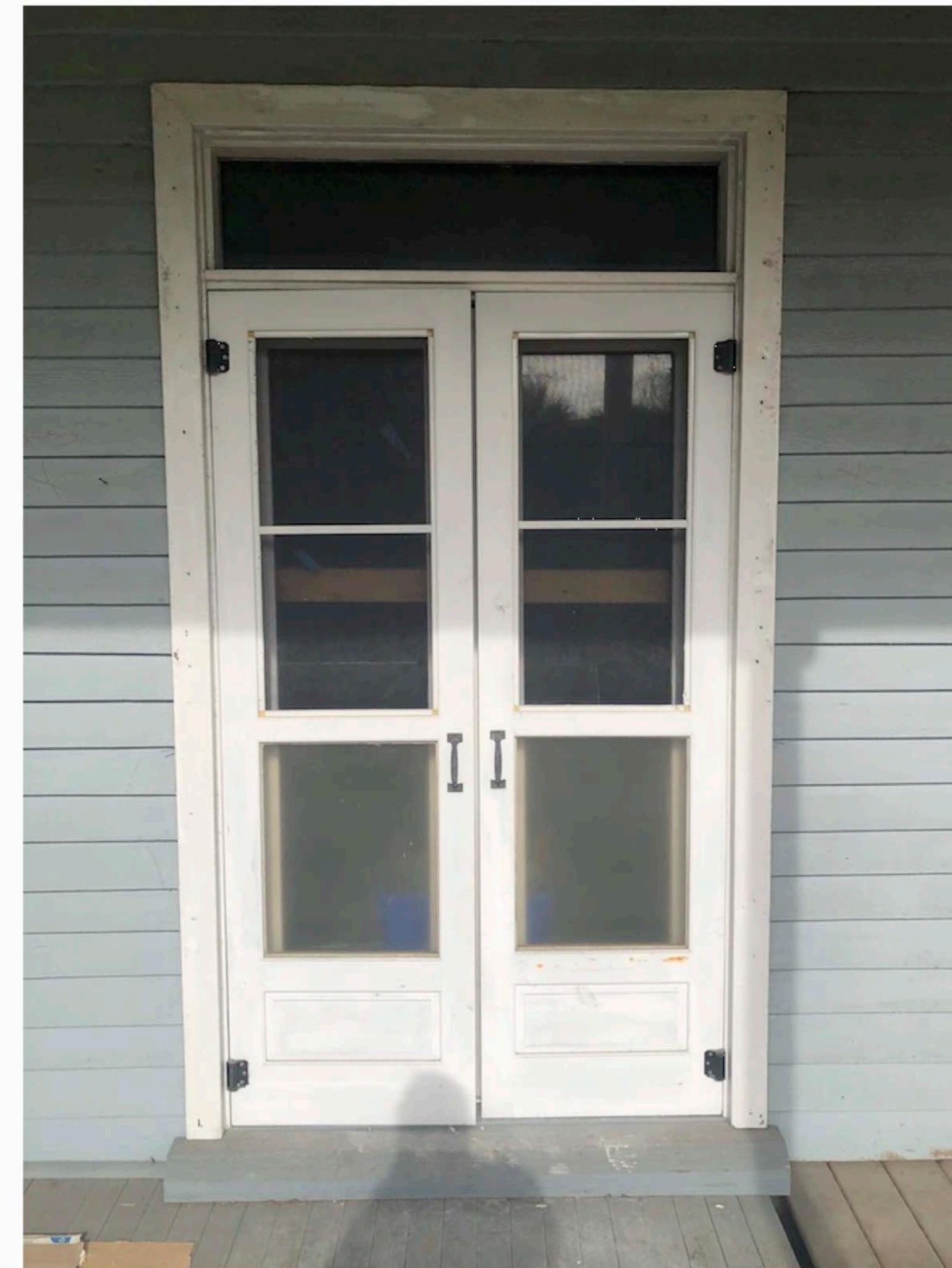






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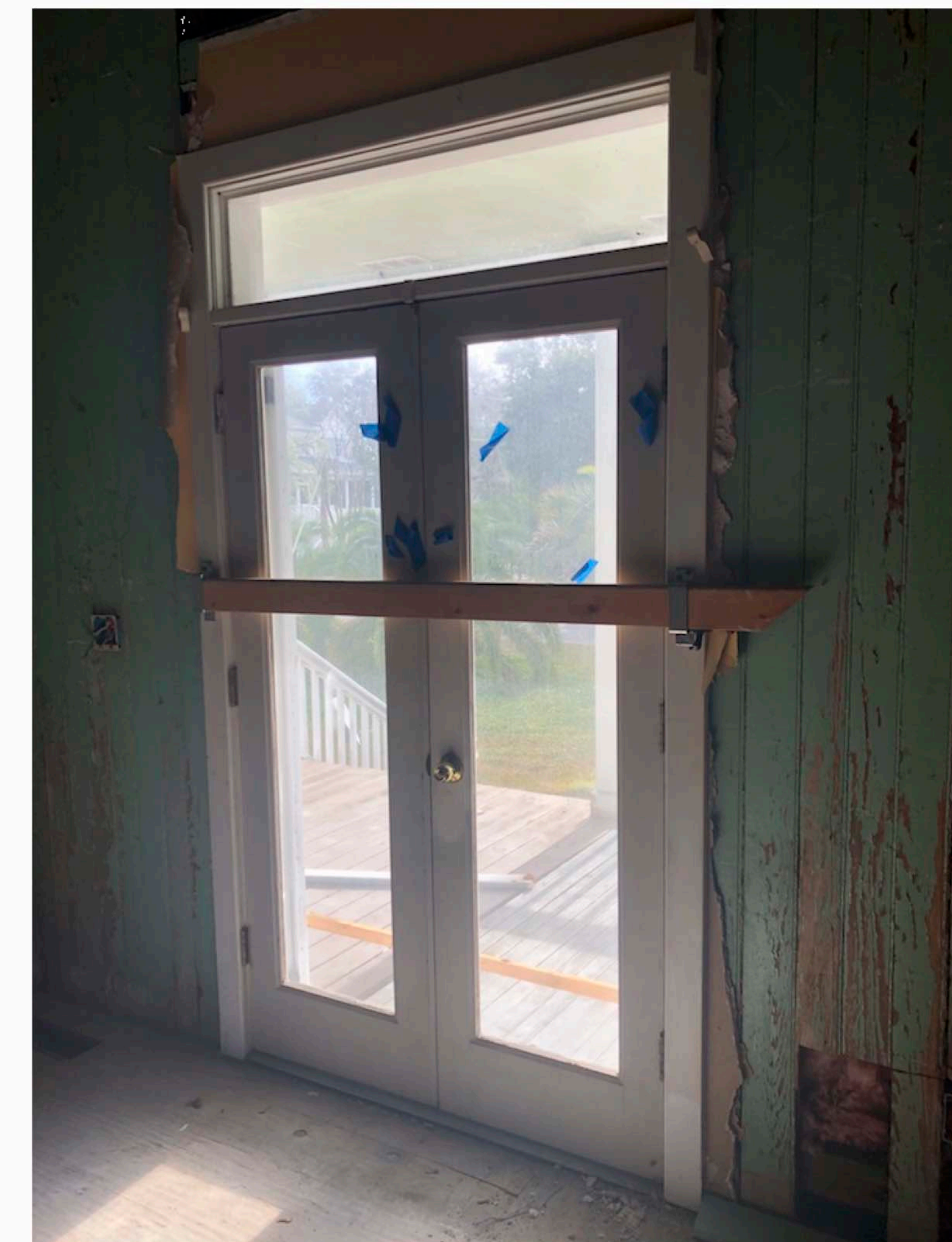
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EXISTING: SOUTH (ION AVENUE) ELEVATION

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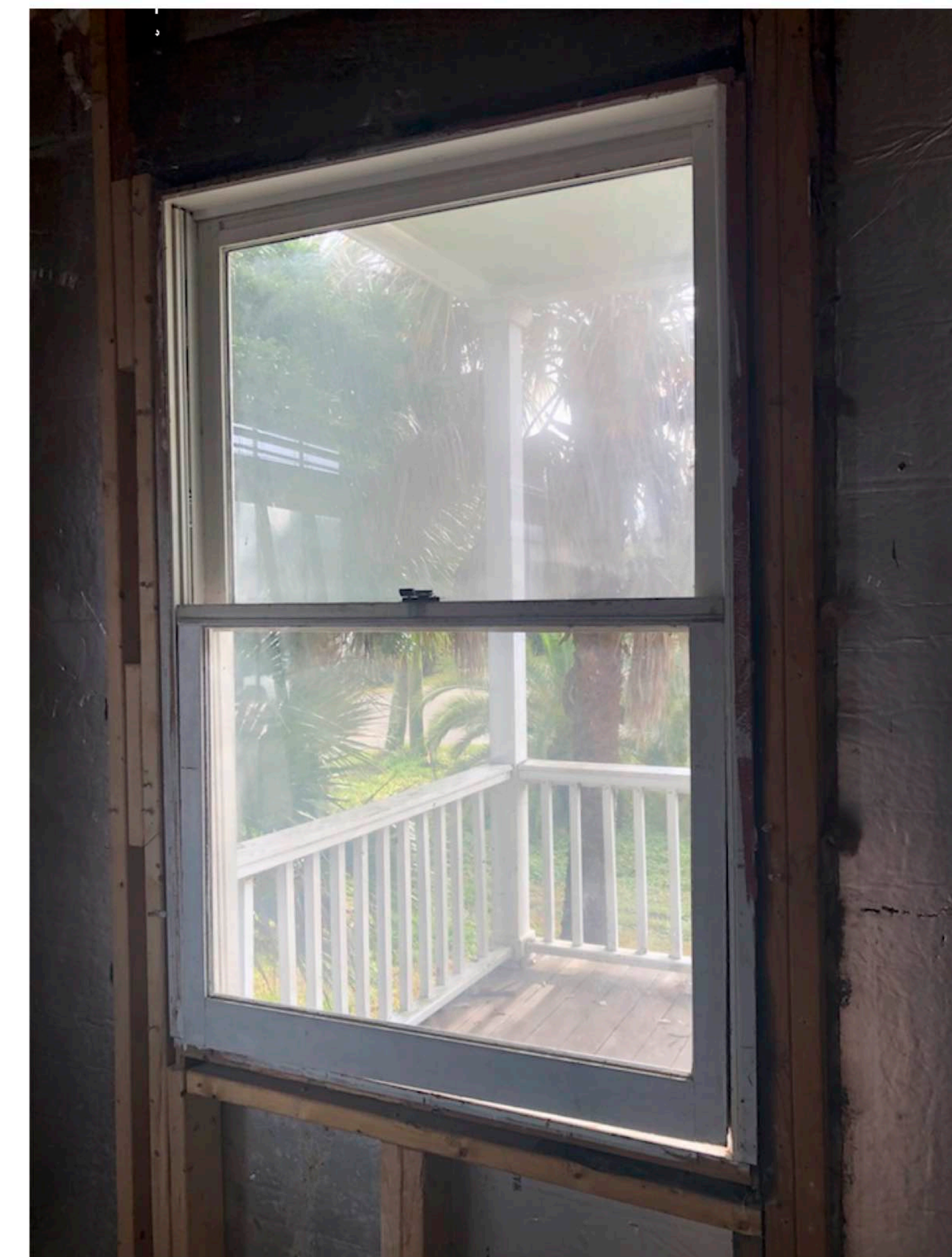
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**EXISTING: EAST (STATION 22 STREET) ELEVATION**

**1/4" = 1'-0"**



**GENERAL NOTE:**

**ALL EXISTING WINDOWS & DOORS TO BE REPLACED (ALL ARE NONHISTORIC)**

-

**EXISTING WINDOWS ARE VINYL CONSTRUCTION WITH THE MUNTIN/SPACER BARS LOCATED ONLY IN THE SPACE BETWEEN THE INSULATED GLASS (NOT ON THE EXTERIOR SIDES OF GLASS)**

-

**EXISTING DOORS ARE FIBERGLASS**

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**EXISTING: EAST (STATION 22 STREET) ELEVATION**

**1/4" = 1'-0"**



**GENERAL NOTE:**

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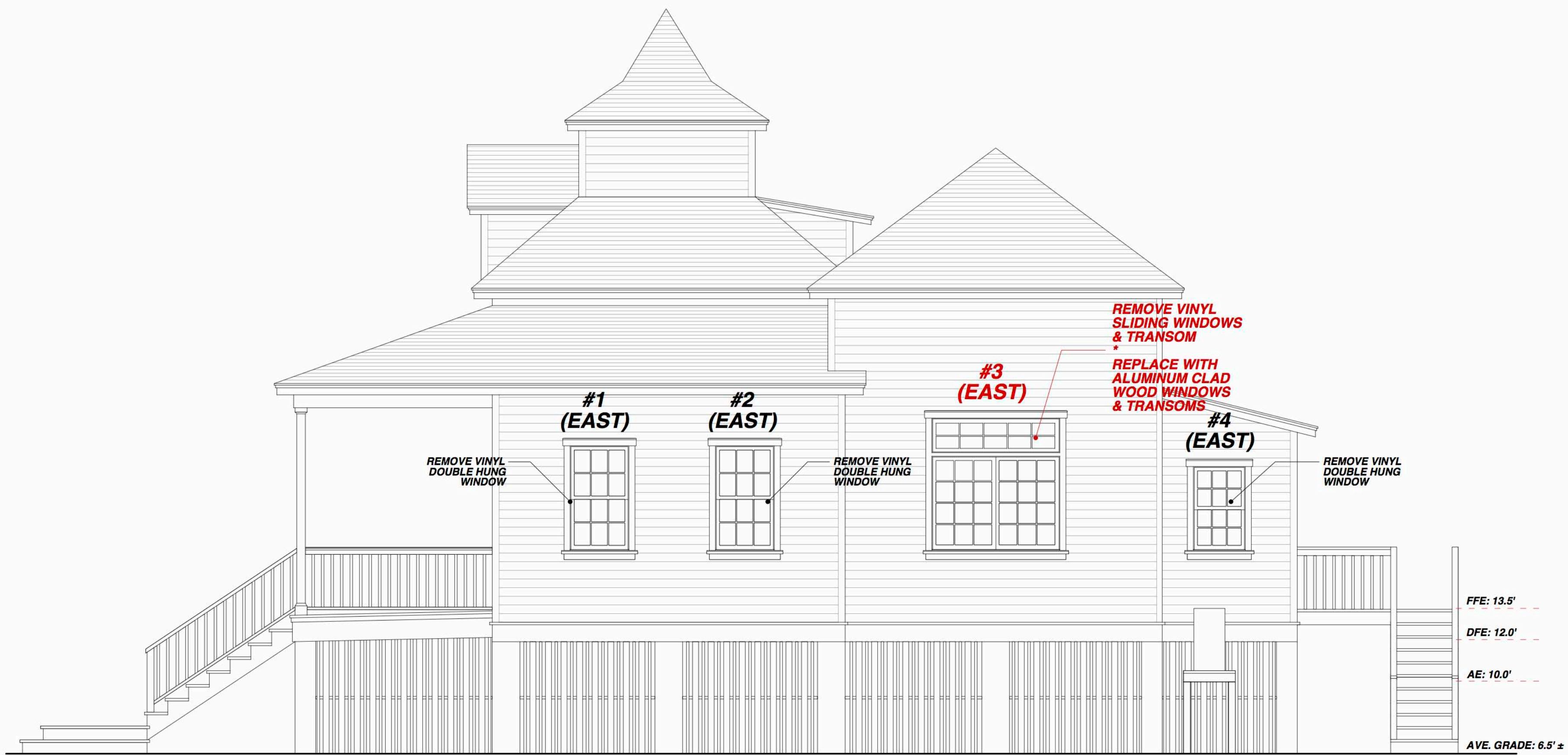
-

**EXISTING DOORS ARE FIBERGLASS**

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**EXISTING: EAST (STATION 22 STREET) ELEVATION**

**1/4" = 1'-0"**



**GENERAL NOTE:**

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WITH THE MUNTIN/SPACER BARS LOCATED ONLY  
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(NOT ON THE EXTERIOR SIDES OF GLASS)**

-

**EXISTING DOORS ARE FIBERGLASS**

-

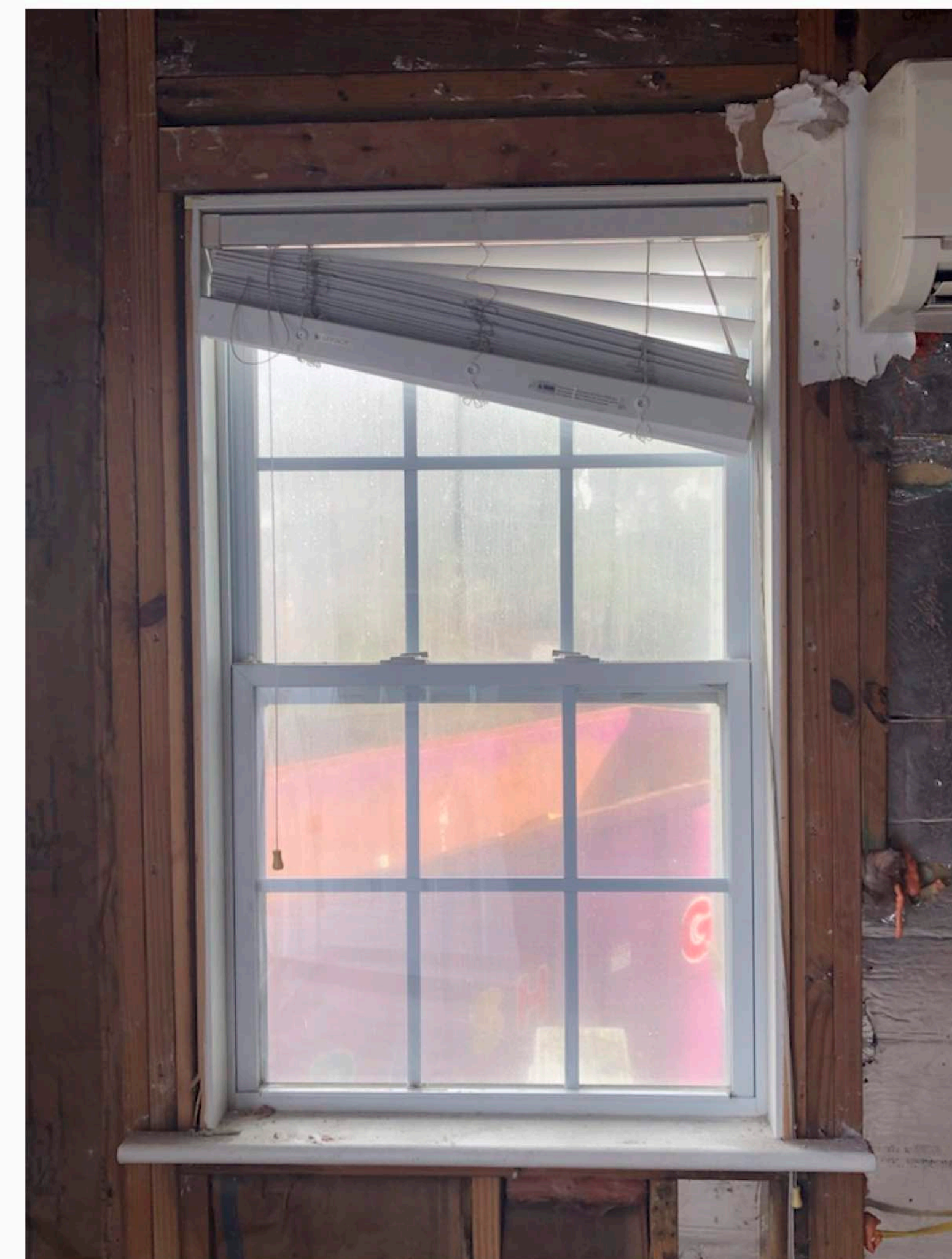
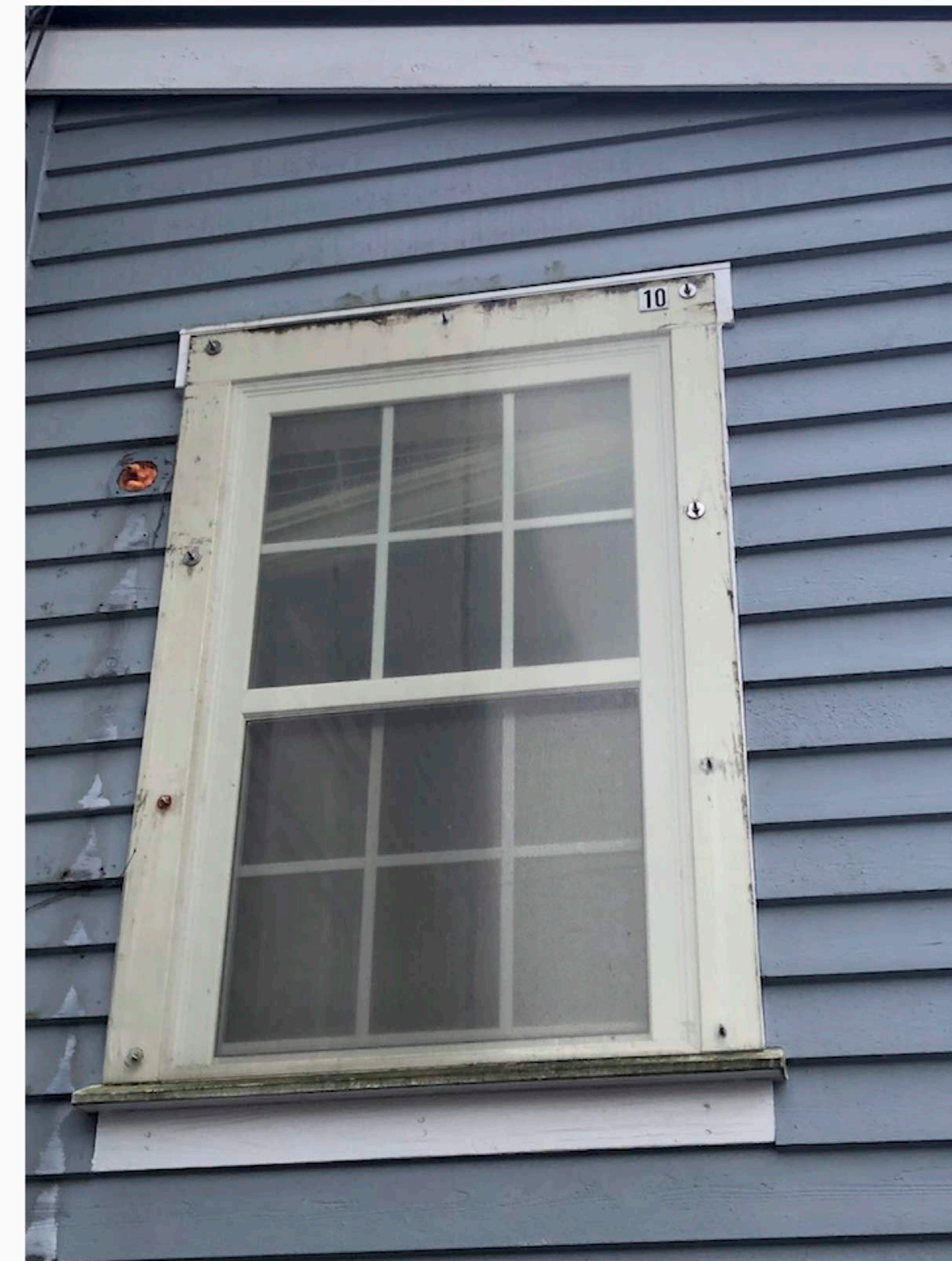
**\*ALL REPLACEMENT WINDOWS & DOORS TO BE  
ALUMINUM CLAD WOOD WITH FULL DIVIDED LIGHTS  
(MUNTIN/GRILLES ON THE EXTERIOR SIDE OF BOTH  
SIDES OF GLASS & THE SPACER BARS  
BETWEEN THE INSULATED GLASS**





**EXISTING: EAST (STATION 22 STREET) ELEVATION**

**1/4" = 1'-0"**



**GENERAL NOTE:**

**ALL EXISTING WINDOWS & DOORS TO BE REPLACED  
(ALL ARE NONHISTORIC)**

-

**EXISTING WINDOWS ARE VINYL CONSTRUCTION  
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EXISTING: NORTH (REAR) ELEVATION

1/4" = 1'-0"



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EXISTING: NORTH (REAR) ELEVATION

1/4" = 1'-0"



**GENERAL NOTE:**

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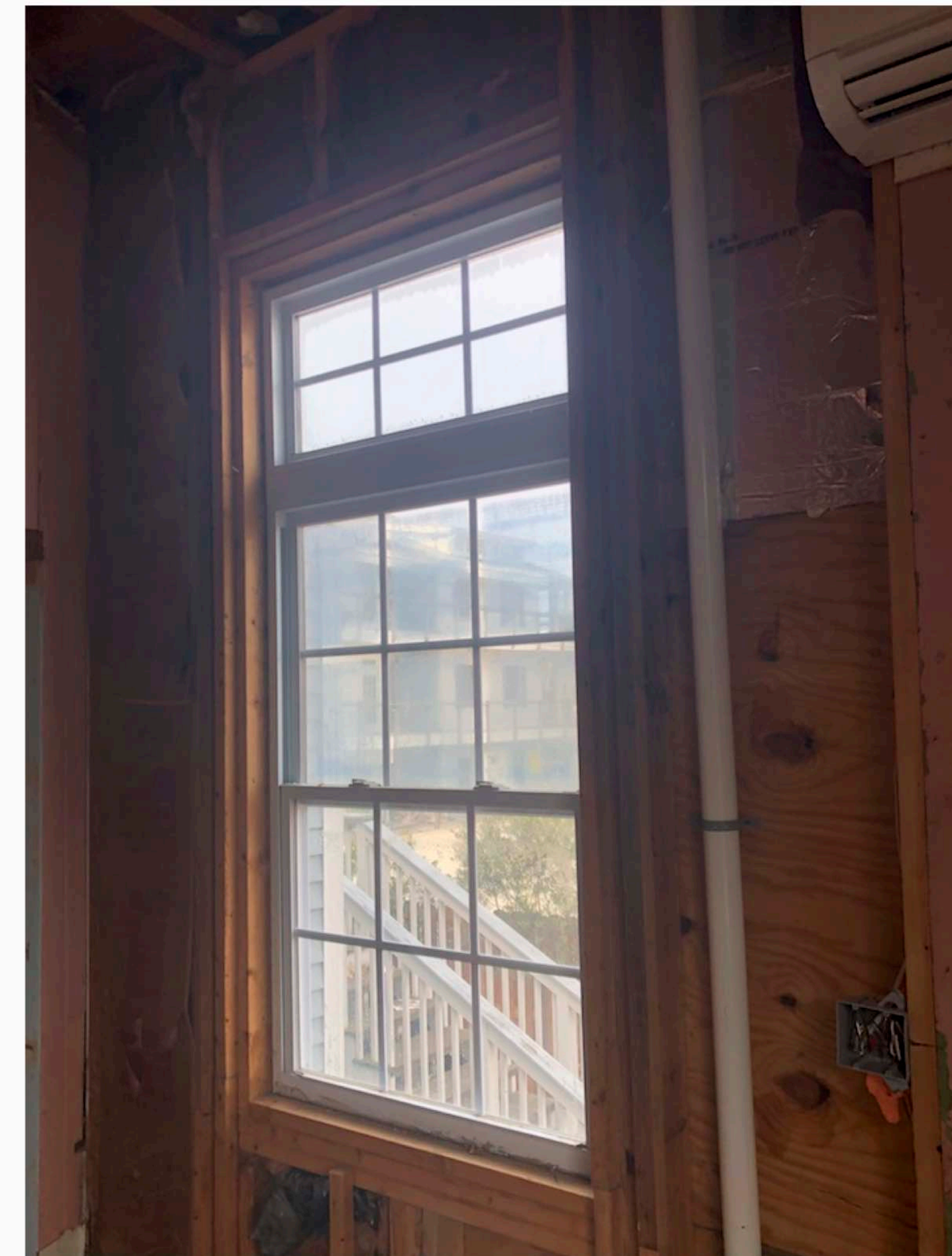
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**EXISTING DOORS ARE FIBERGLASS**

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EXISTING: NORTH (REAR) ELEVATION

1/4" = 1'-0"



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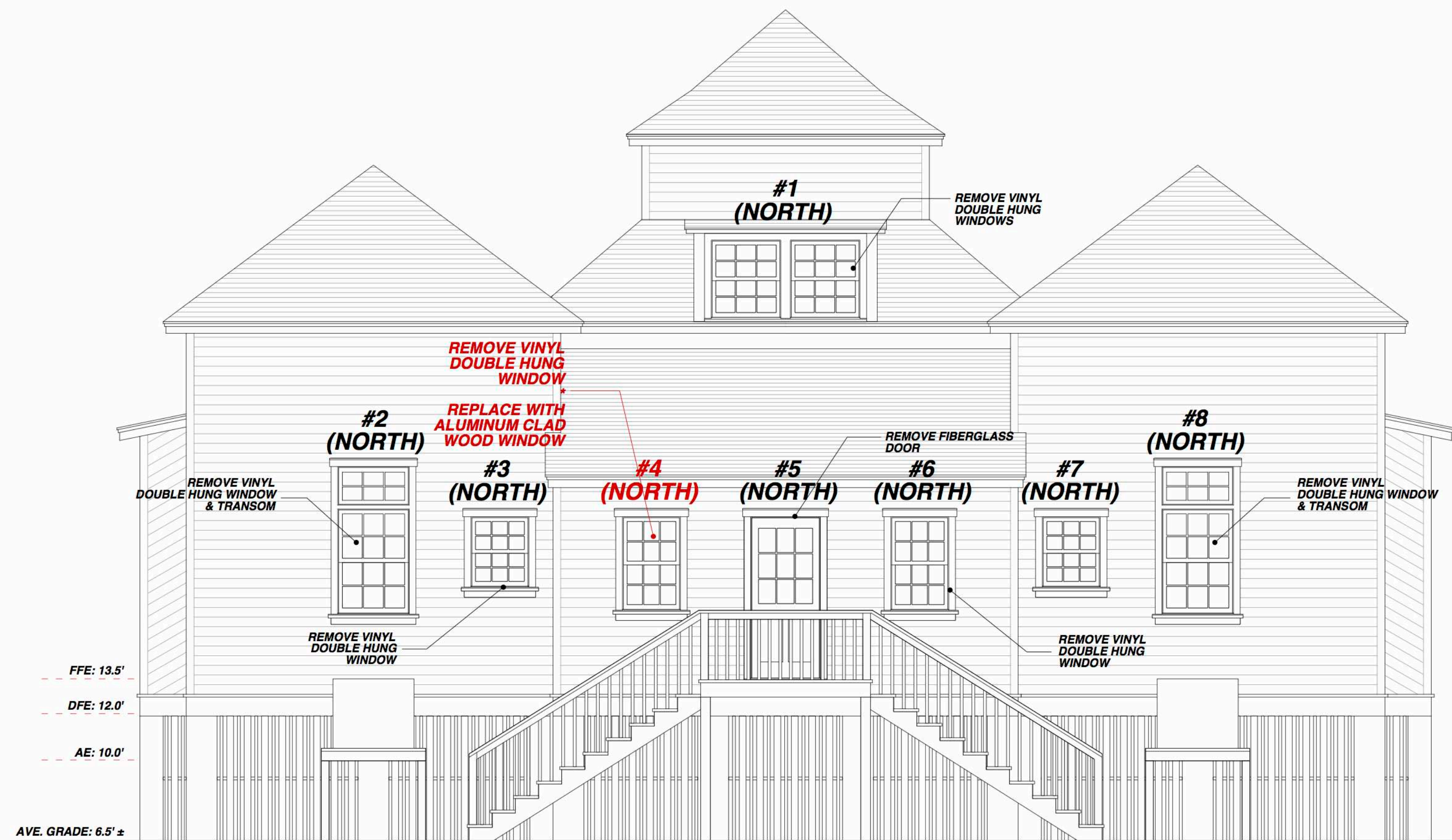
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EXISTING: NORTH (REAR) ELEVATION

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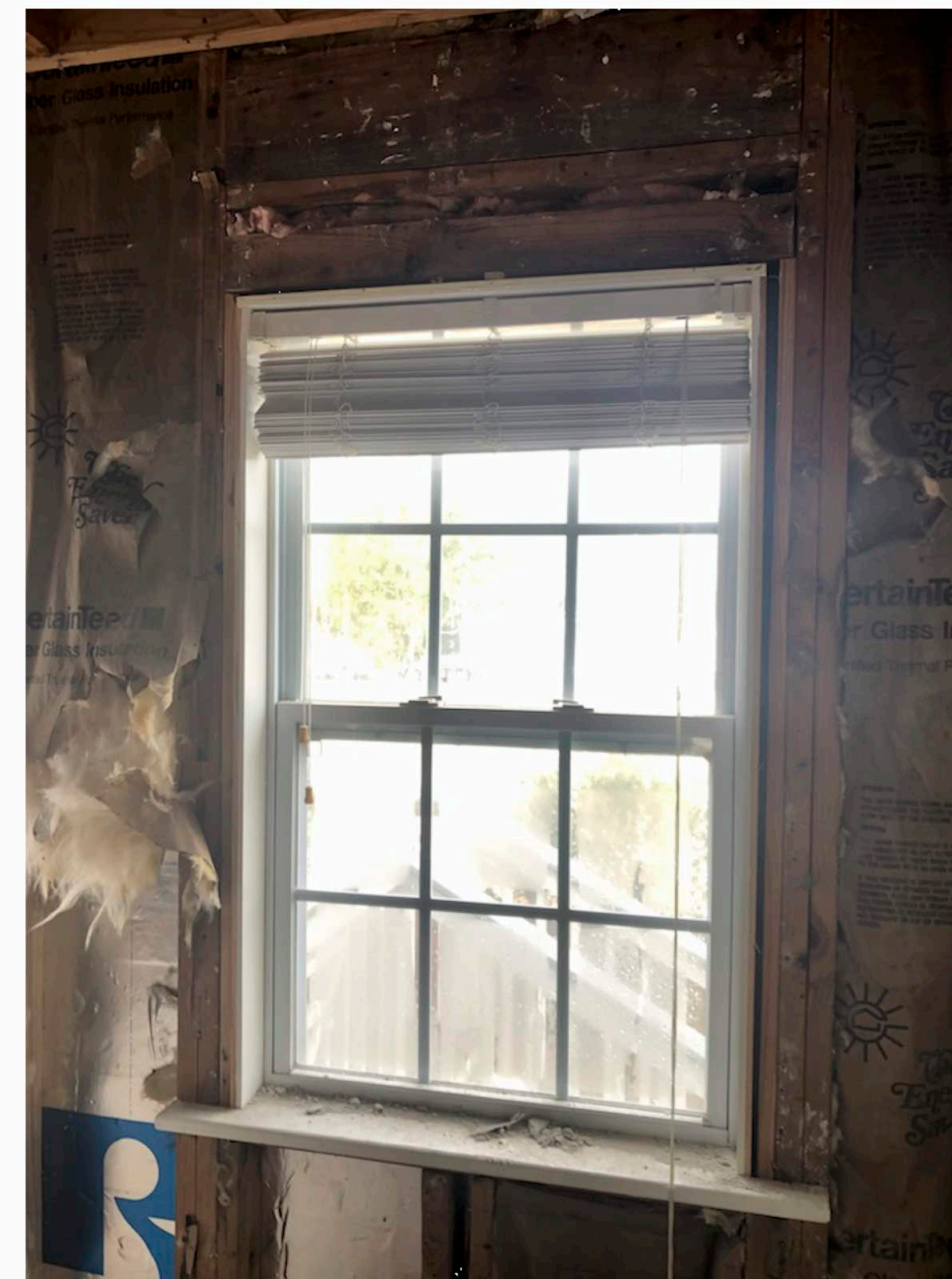
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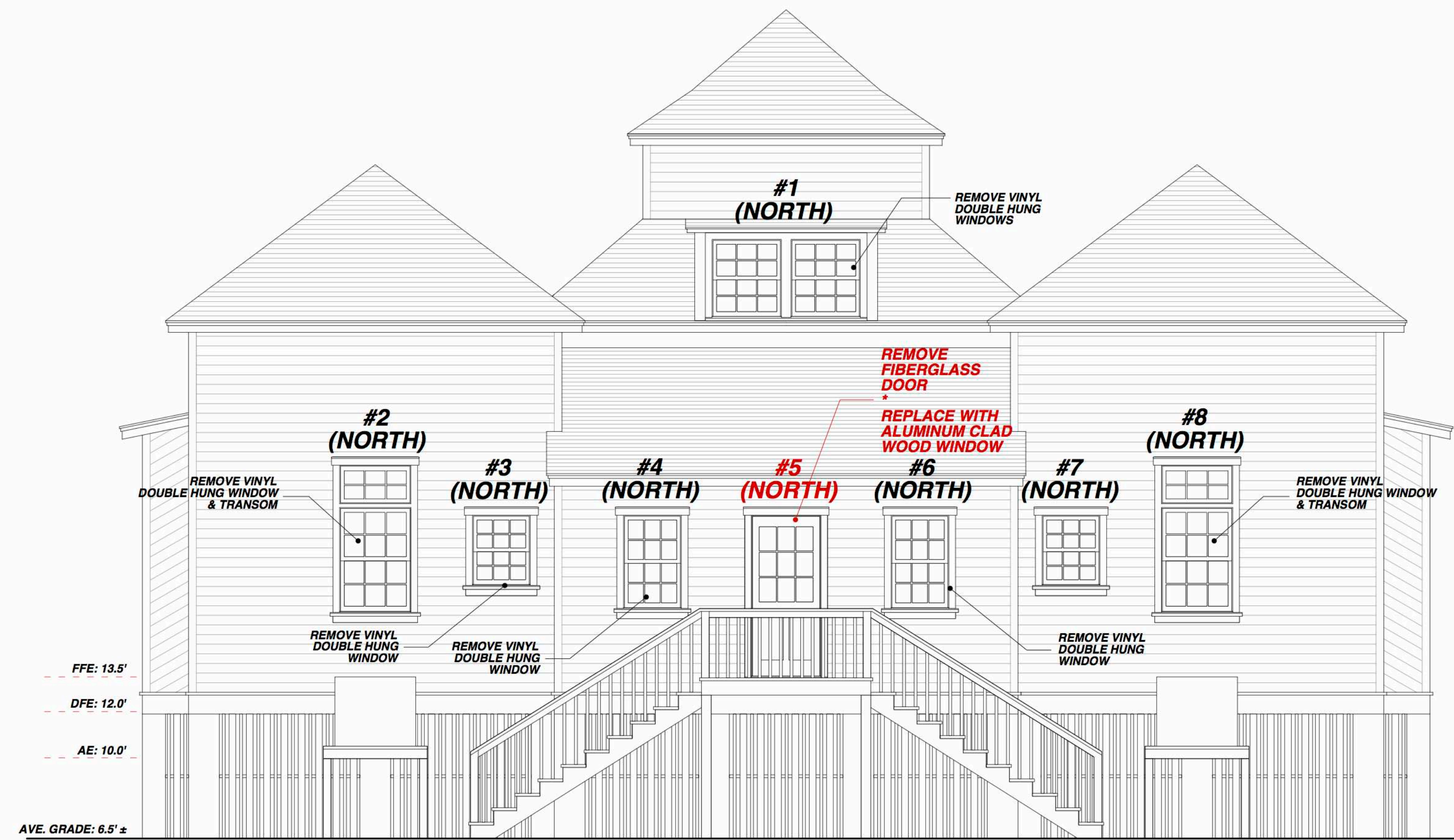
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EXISTING: NORTH (REAR) ELEVATION

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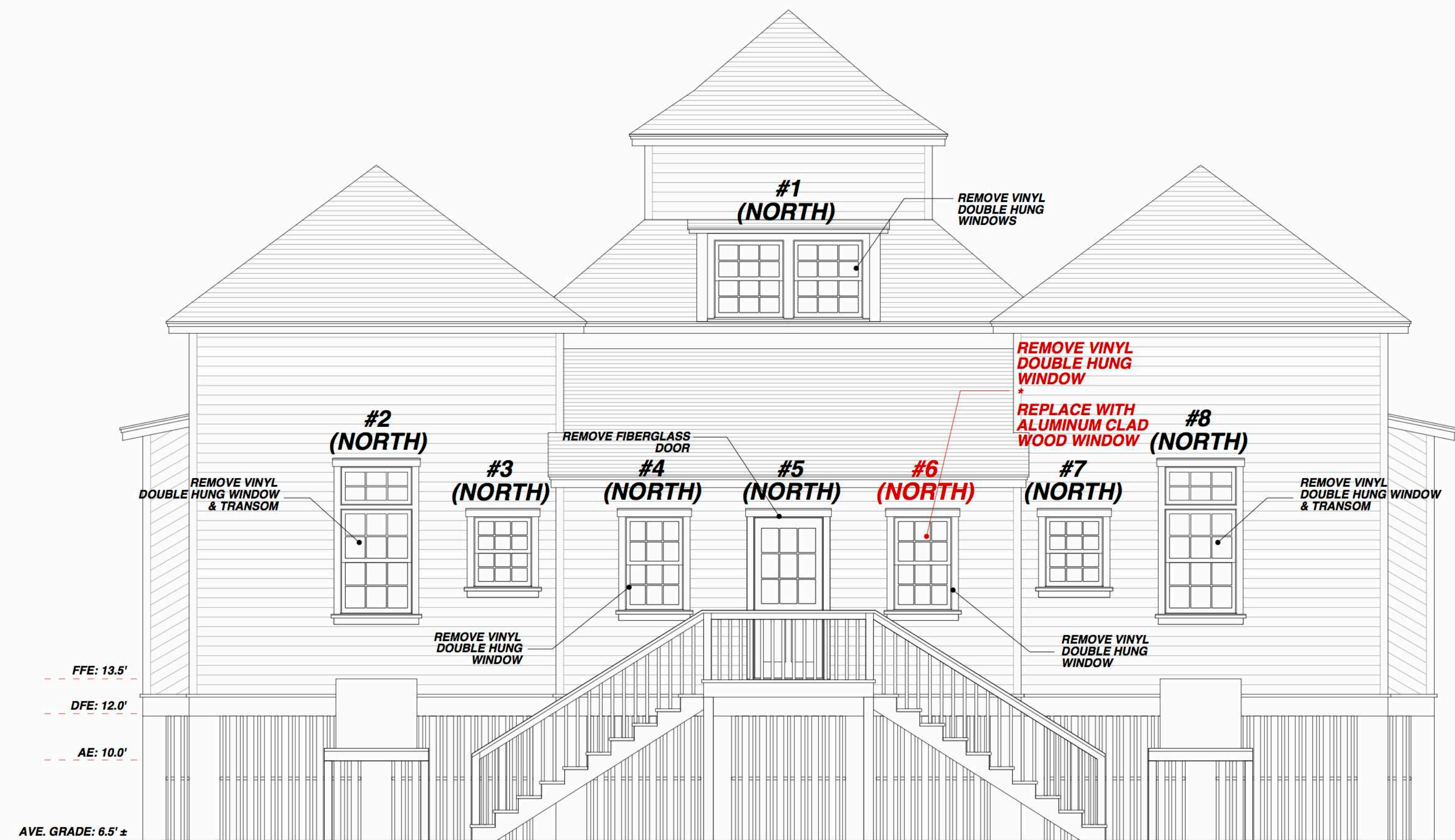
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EXISTING: NORTH (REAR) ELEVATION

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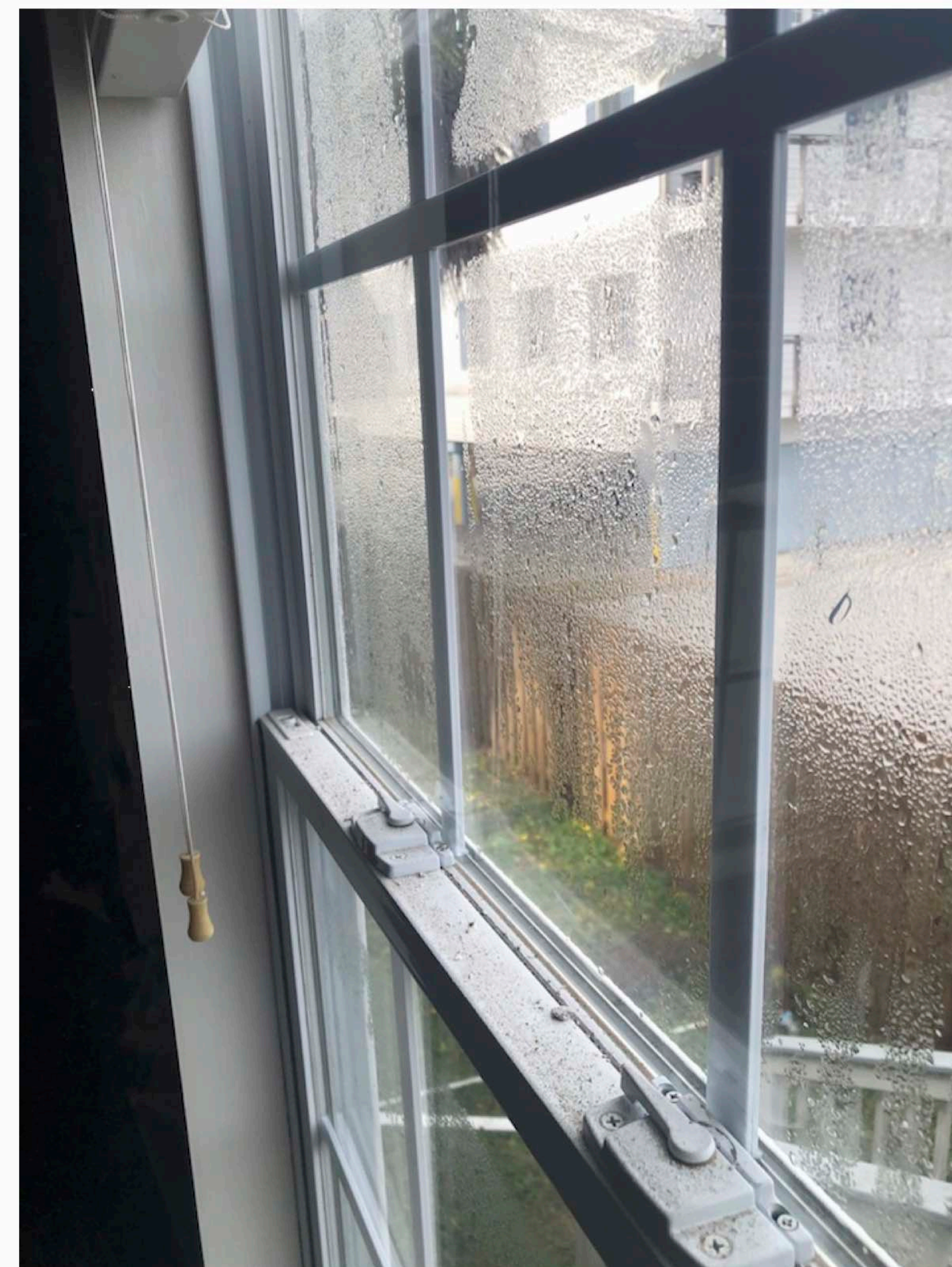
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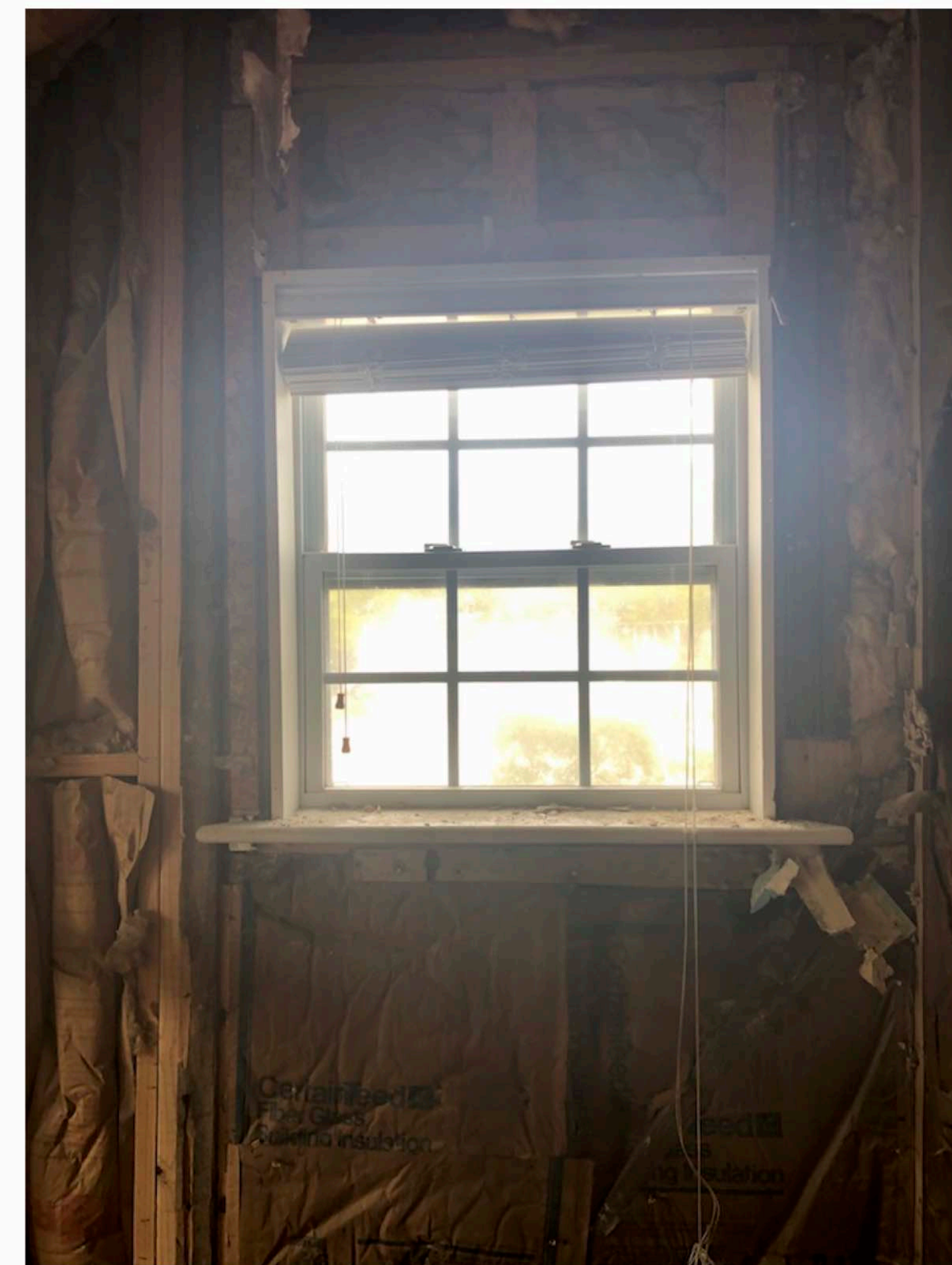
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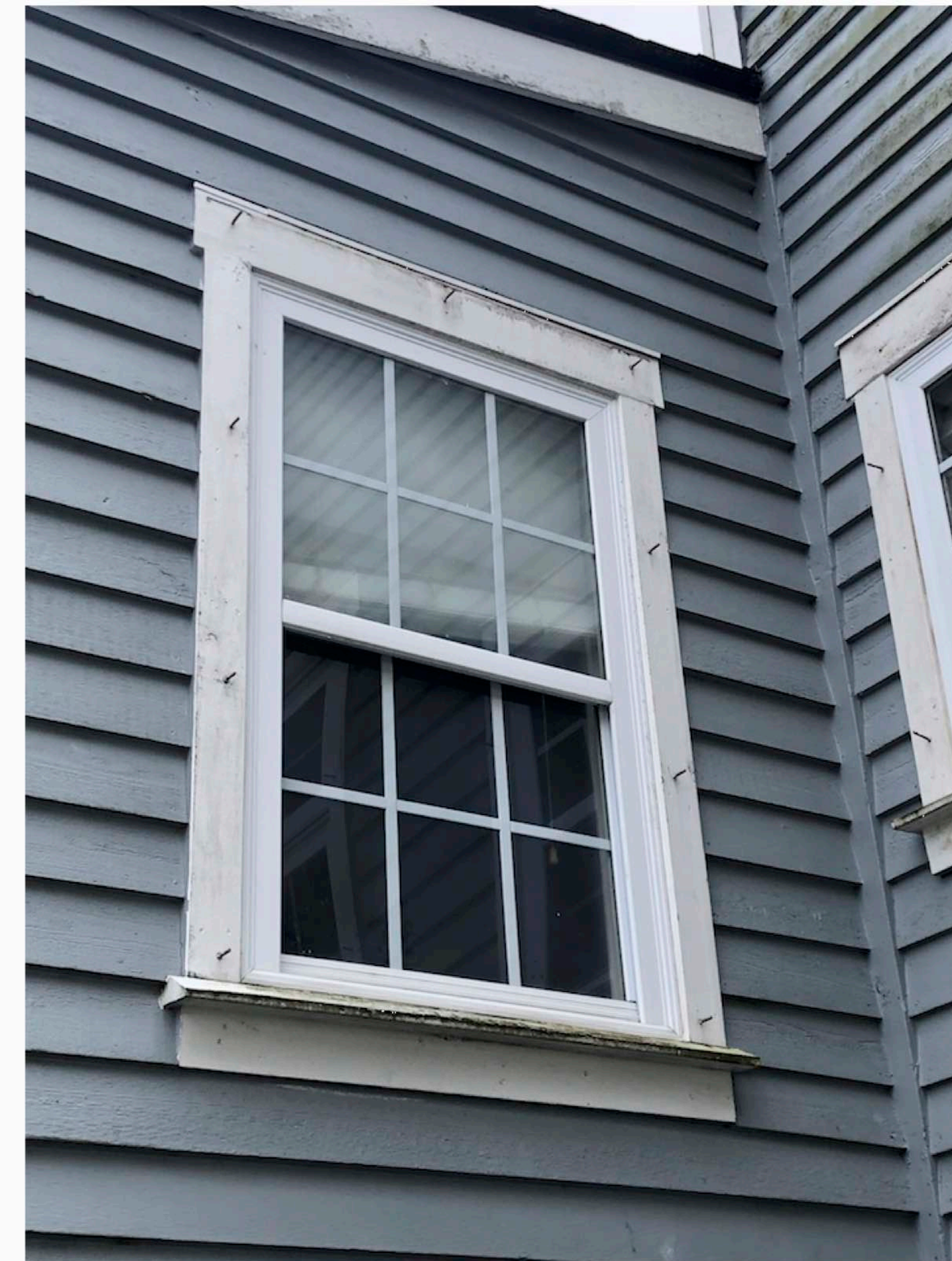
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**EXISTING: WEST (POOL SIDE) ELEVATION**

**1/4" = 1'-0"**



**GENERAL NOTE:**

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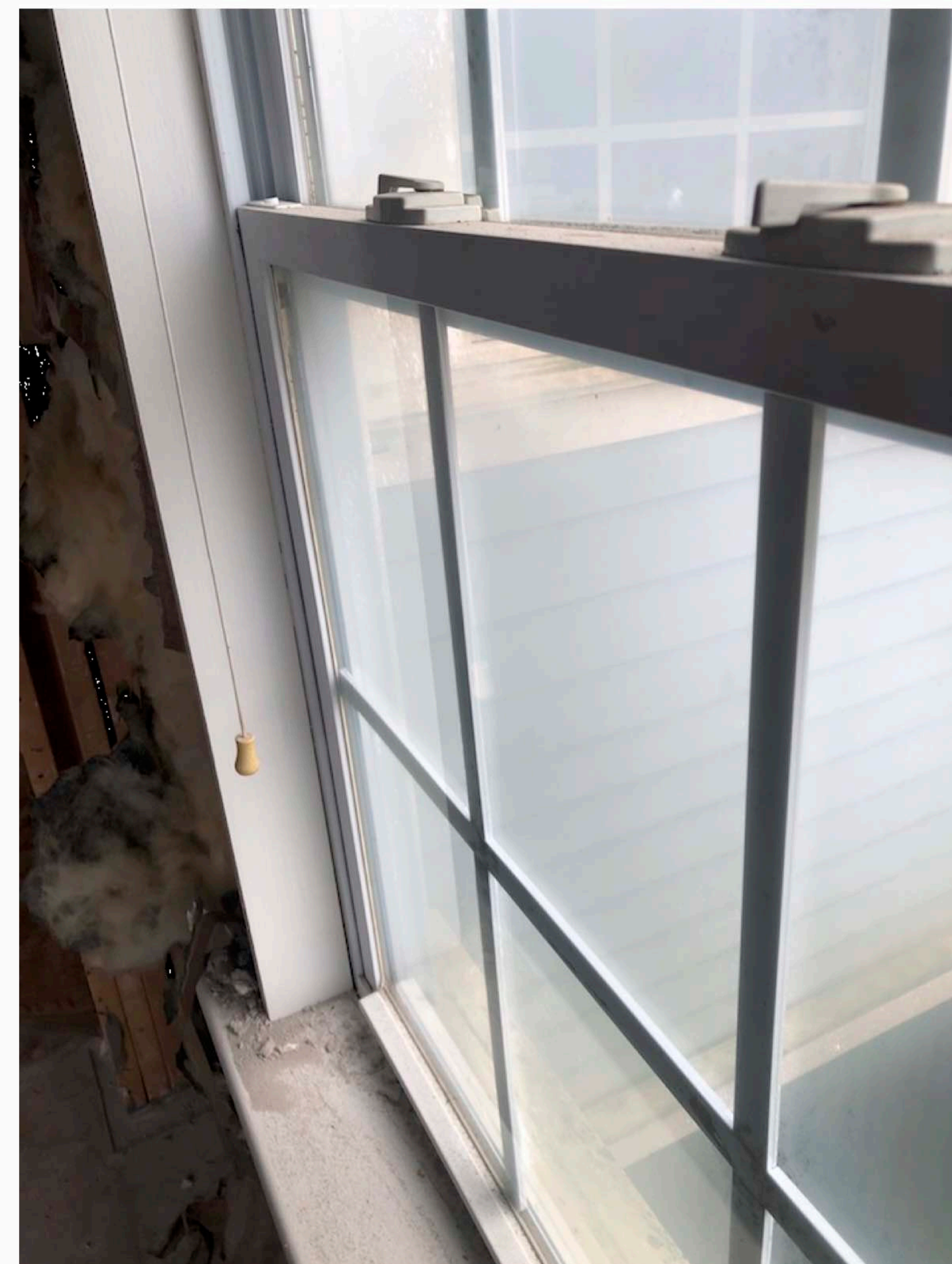
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**1/4" = 1'-0"**



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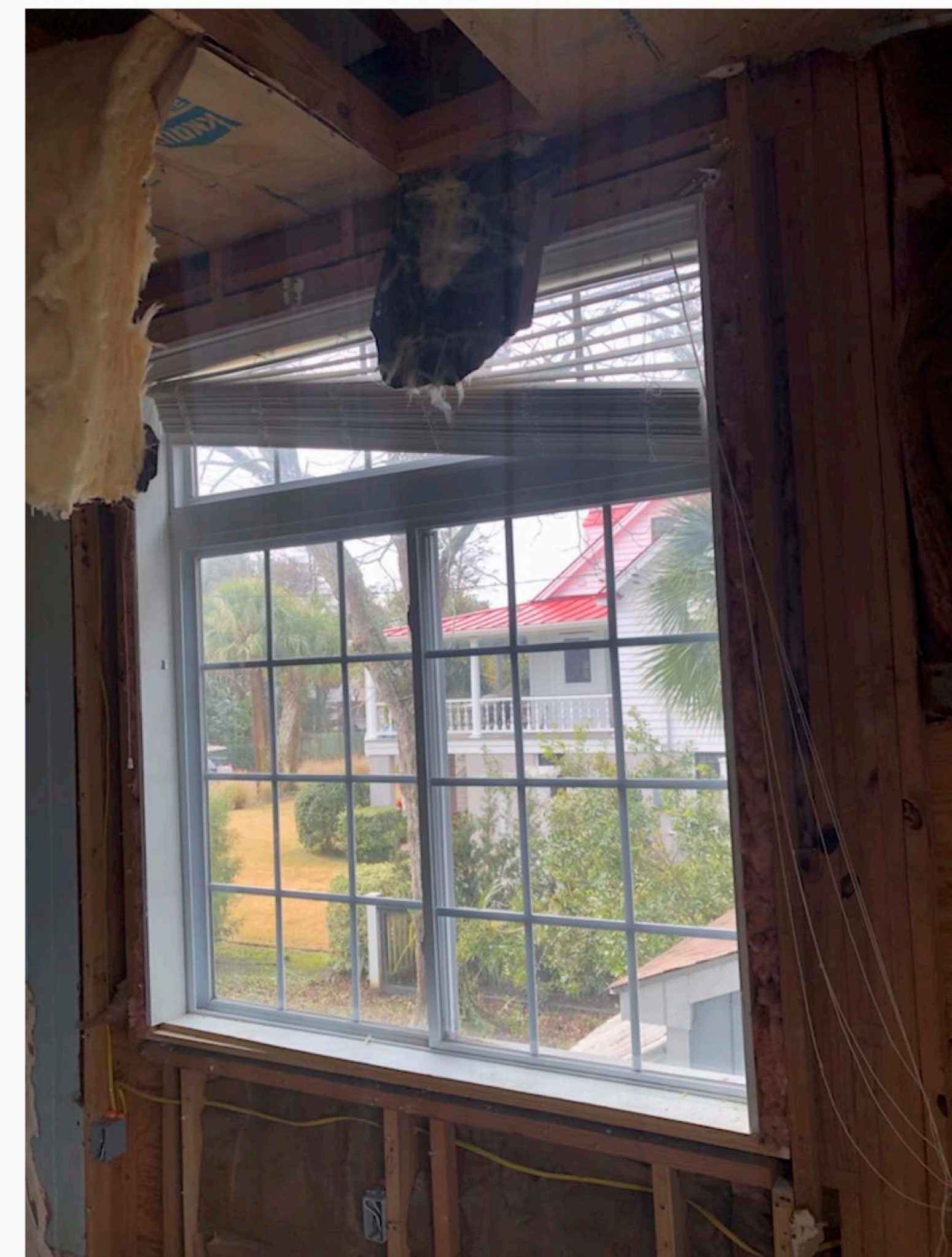
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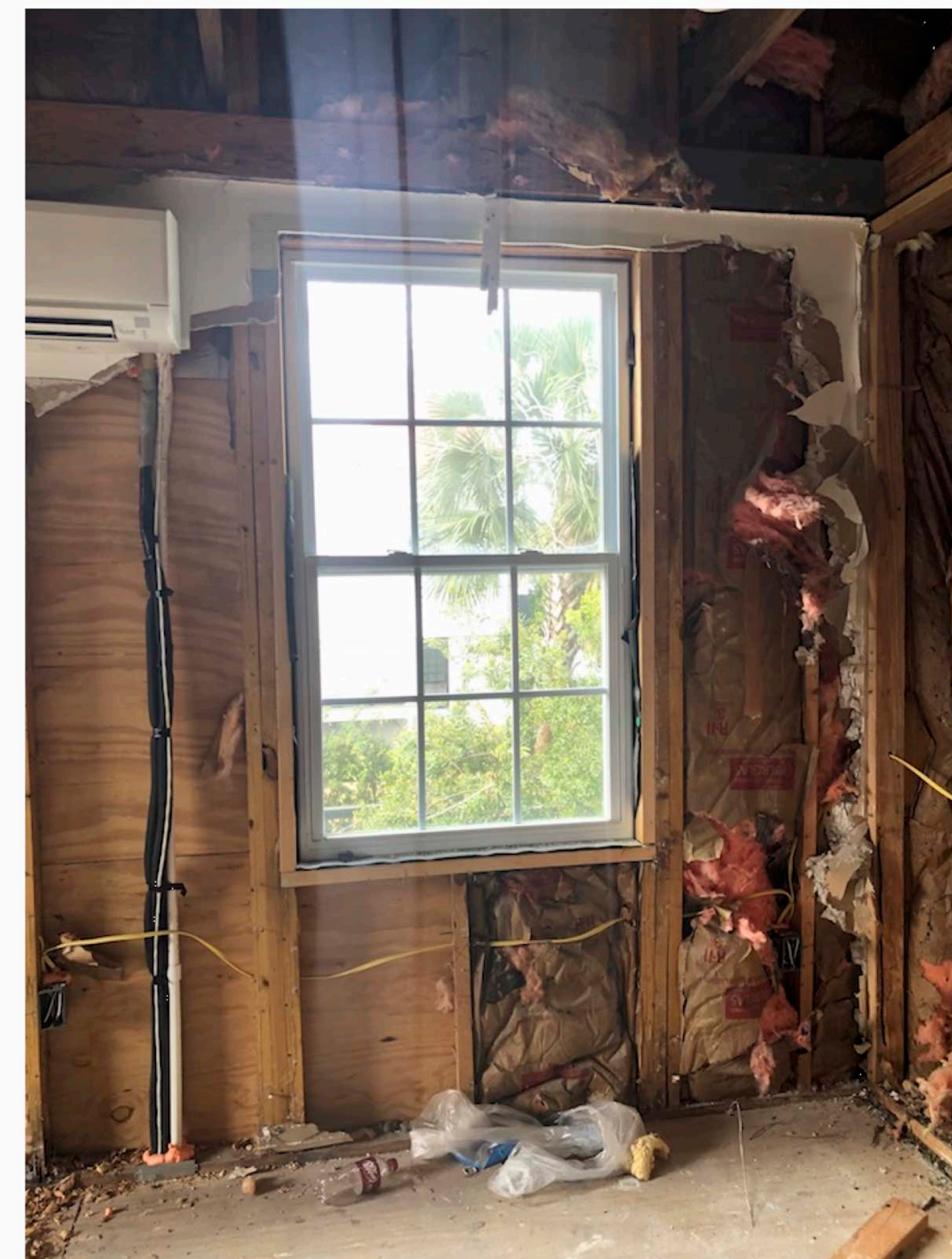
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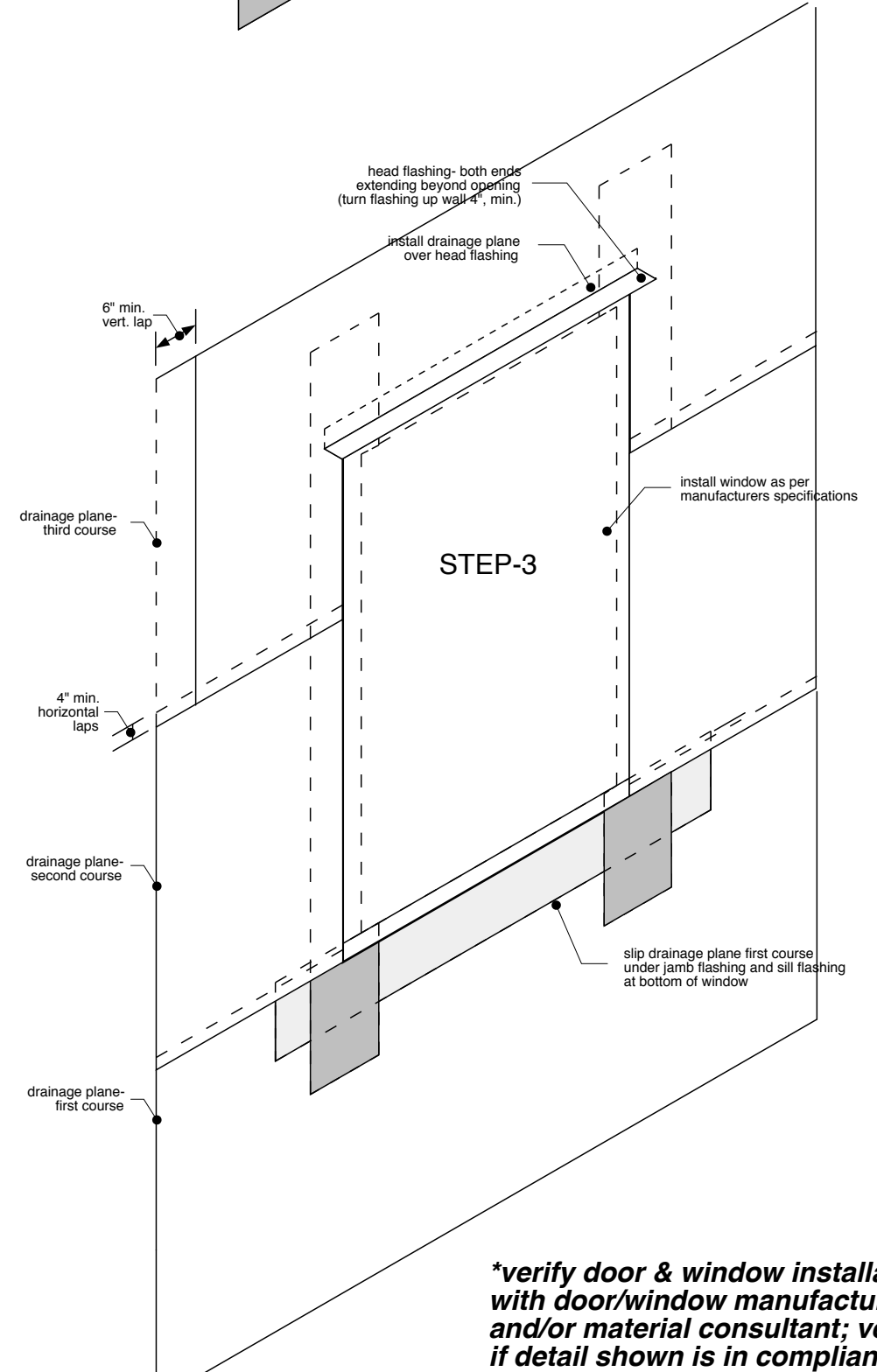
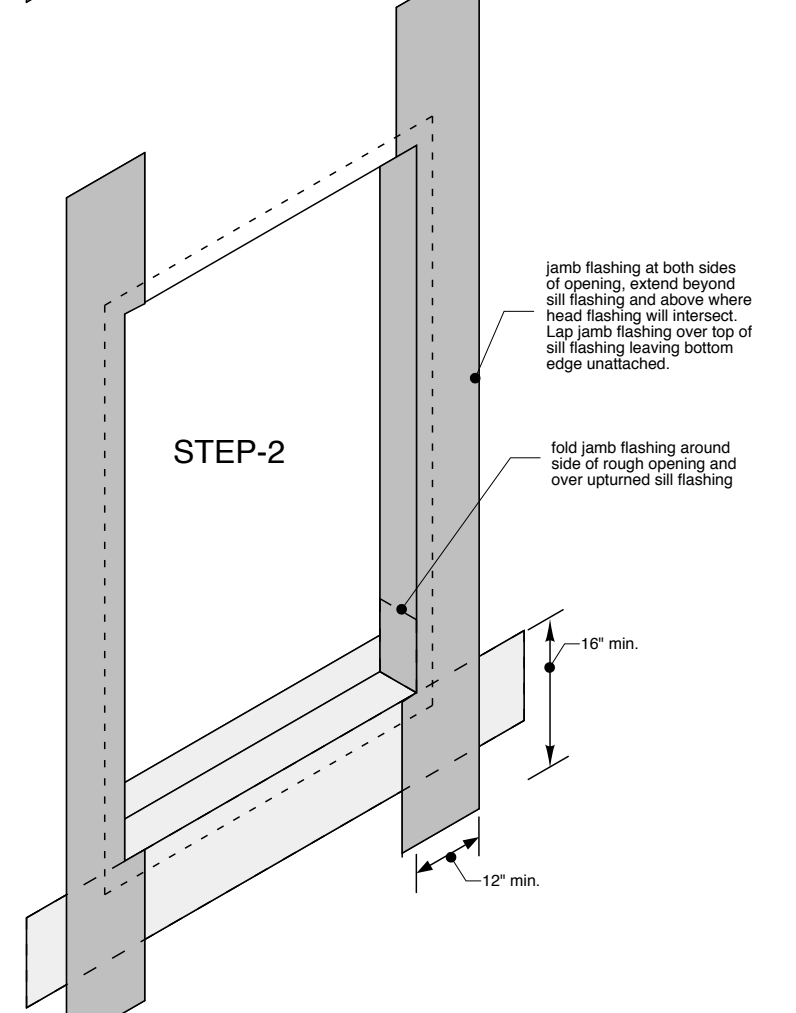
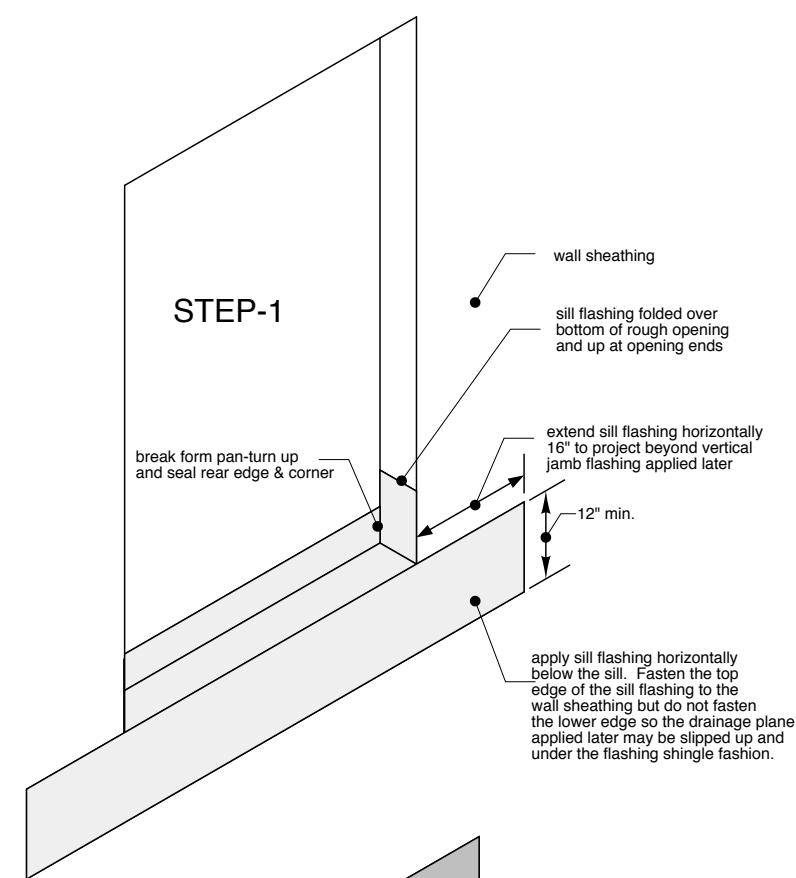
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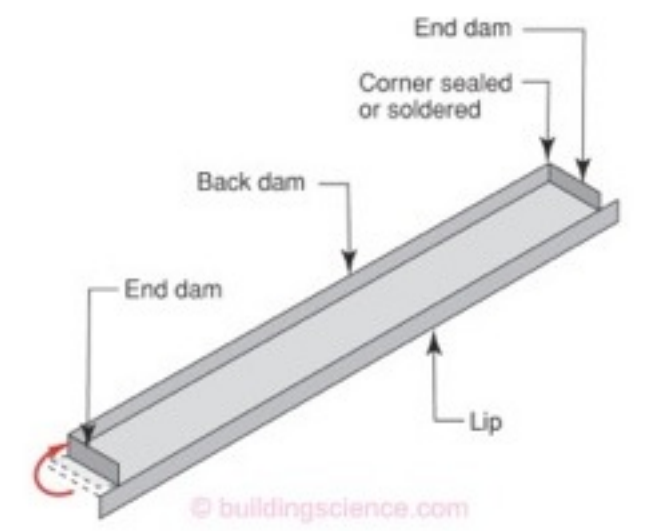
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TYPICAL FLASHING @ OPENINGS-AXONOMETRICS

Sheet Metal Pan Flashing



- Corner between end dam and back dam should be folded not cut
- Back dam must be protected during window installation

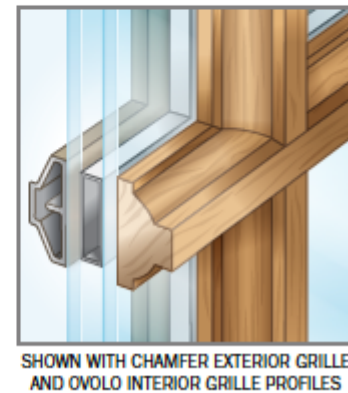
WINDOW PAN FLASHING

WINDOWS:  
ALUMINUM CLAD WOOD

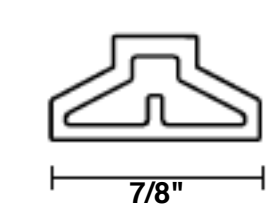


Grille Options

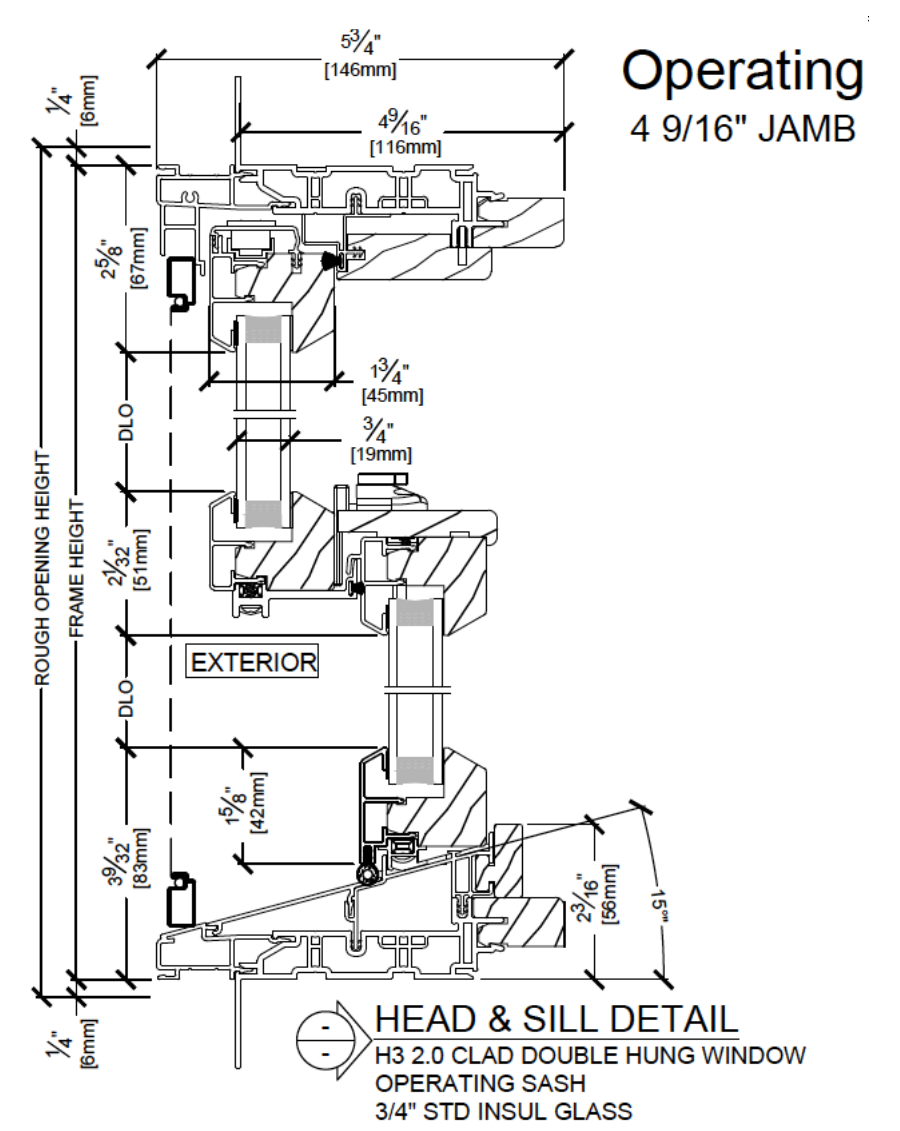
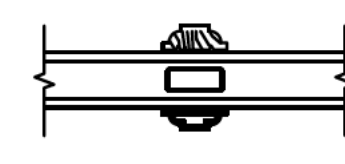
**Full Divided Light (Modern Divided Light)**  
Give any window an authentic look with full divided light grilles that are permanently applied to the interior and exterior of your window with a spacer between the glass. Available in ovolo (colonial) and contemporary profiles.



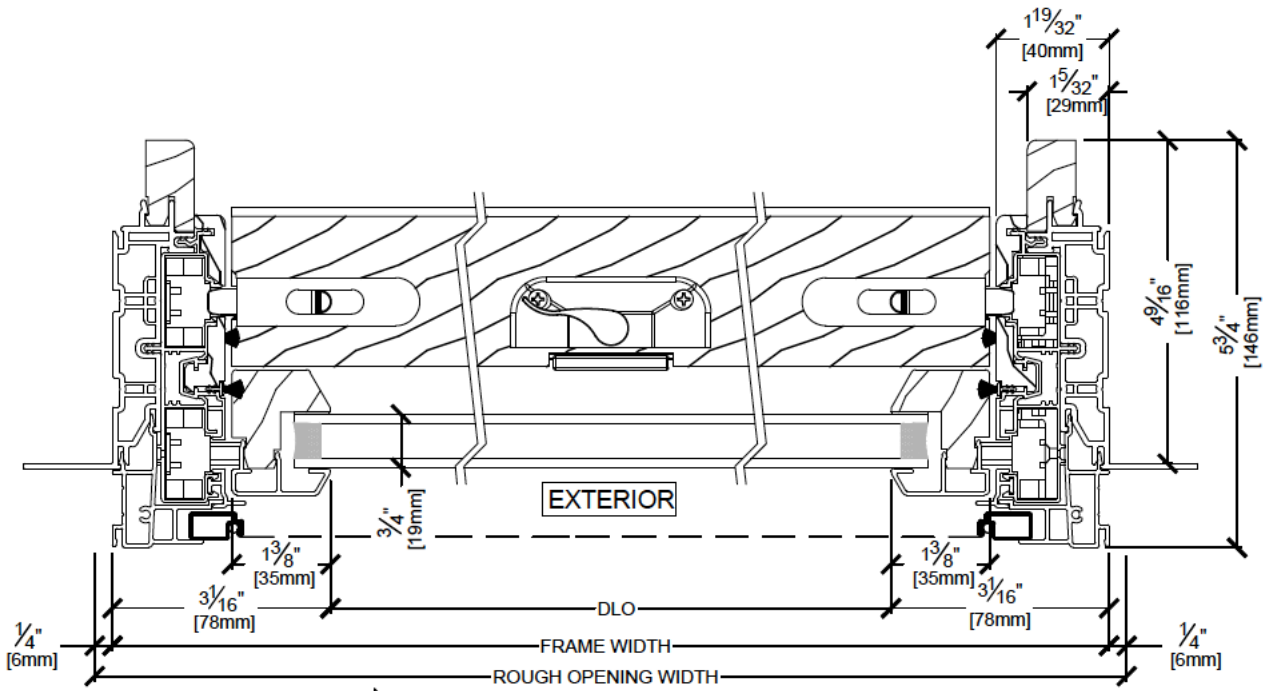
Aluminum (exterior) - Chamfer



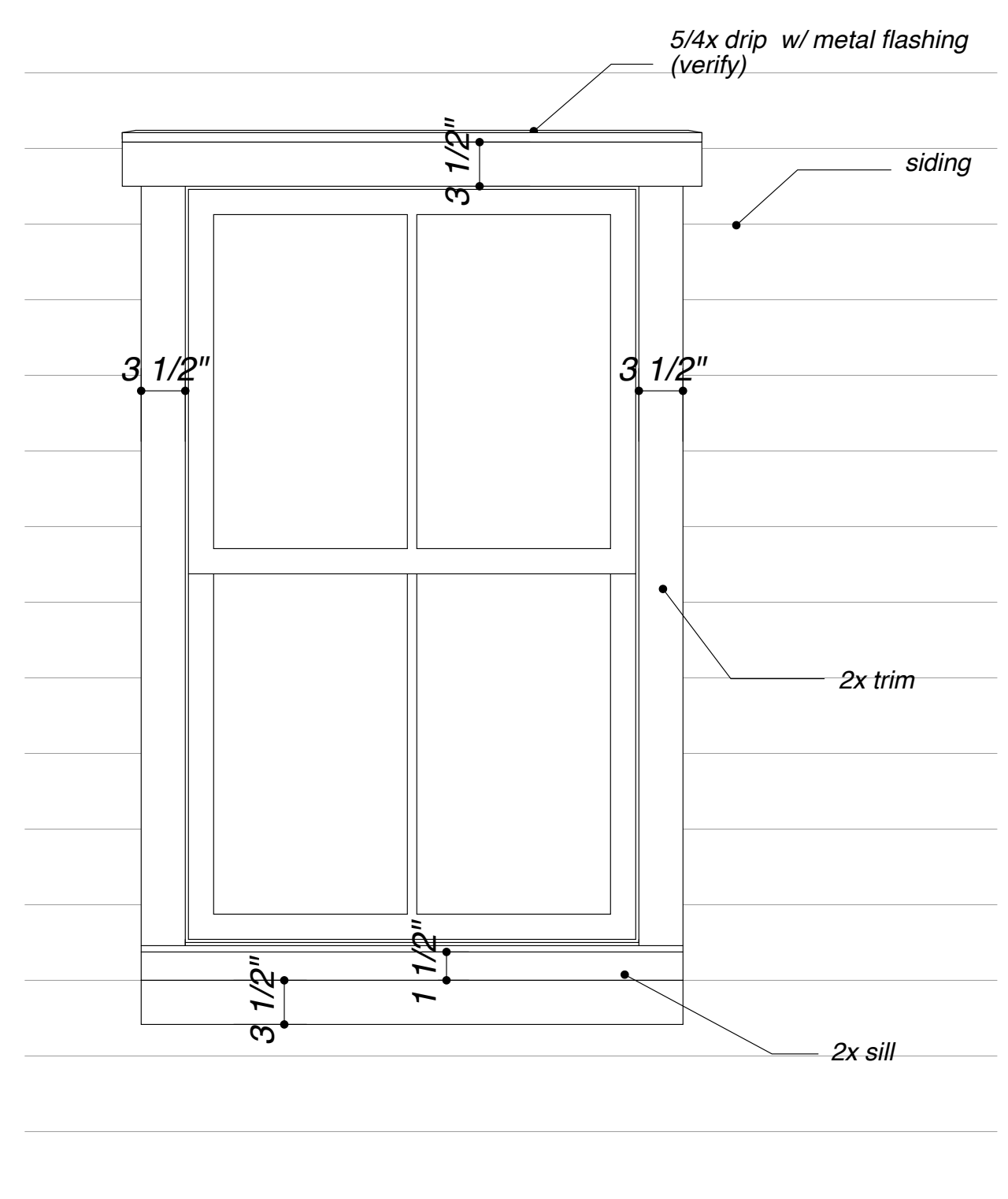
7/8" WDL WITH INNERBAR



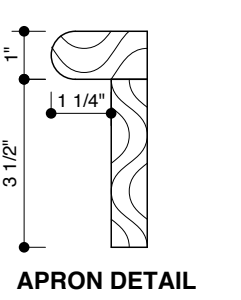
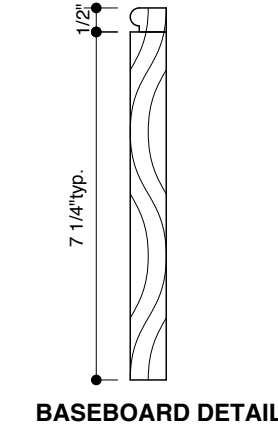
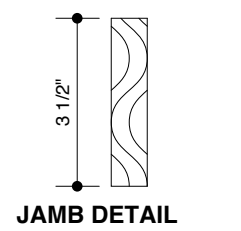
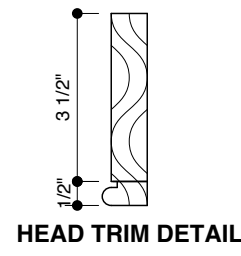
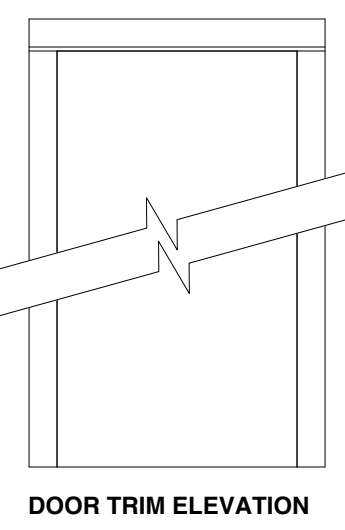
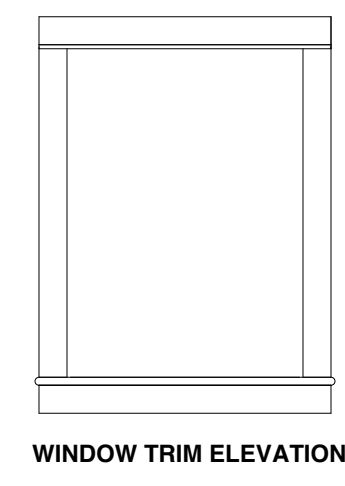
VERTICAL SECTION-THRU WINDOW (HEAD & SILL)



HORIZONTAL SECTION-THRU WINDOW (JAMBS)



WINDOW-DETAIL 1"=1'-0"  
EXTERIOR ELEVATION: MATCH EXISTING



INTERIOR TRIM  
\*verify w/ Owners

NTS

INTERIOR TRIM  
\*verify w/ Owners

NTS

WINDOWS & DOORS  
"IMPACT-RESISTANT GLAZING":  
\*ALL GLAZING PROTECTION FOR WIND BLOWN DEBRIS-IMPACT-RESISTANT GLAZING (AS PER 2021 IRC R301.2.1.2)

R301.2.1.2 Protection of Openings  
Exterior glazing in buildings located in windborne debris regions shall be protected from windborne debris. Glazed opening protection for windborne debris shall meet the requirements of the Large Missile Test of ASTM E1886 and ASTM E1996 as modified in Section 301.2.1.2.1. Garage door glazed opening protection for windborne debris shall meet the requirements of an approved impact-resisting standard or ANSI/DASMA 115.