VICINITY MAP (not to scale)

BIRDSEYE VIEW

ZONED: 101 - RESID-SFR
FLOOD ZONE: 'VE16+17' (GRADE @ ±9.4')
T.M.S.#: 529-12-00-095
GOVERNING CODE: IRC2015

3115 ION AVENUE

TMS #529-12-00-095

CONCEPTUAL SUBMITTAL
(New Construction, Single-Family Residence)

SUMMARY OF SUBMITTAL:

1. REQUESTING REVIEW OF PROPOSED DESIGN FOR NEW CONSTRUCTION, SINGLE-FAMILY RESIDENCE. PROPERTY IS NOT IN A HISTORIC DISTRICT, AND NEIGHBORING RESIDENCES ARE OF SIMILAR SIZE/PROPORTION.

2. REQUESTING RELIEF AS FOLLOWS:
   - 2.1. BUILDING SQUARE FOOTAGE: REQUESTING 18% RELIEF (3,685 ALLOWED, 4,331 PROPOSED)
   - 2.2. RELIEF FROM DESIGN STANDARD 21-22 (RE: SECOND FLOOR SETBACK - ISOLATED RELIEF IN SELECT LOCATIONS)

DRAWING SCHEDULE

	*	TITLE SHEET
	*	CURRENT SURVEY
	*	SURVEY (to scale)
PHOTOS	PH-1.1	PHOTOS (Context)
	PH-1.2	PHOTOS (Context)
	PH-1.3	PHOTOS (Precedents)
	A-0.1	EXISTING SITE LAYOUT
	A-0.2	PROPOSED SITE LAYOUT
	*	RENDERED LANDSCAPE PLAN
	A-1.1	GROUND FLOOR PLAN
	A-1.2	FIRST FLOOR PLAN
	A-1.3	SECOND FLOOR PLAN
	A-1.4	ROOF PLAN
3-D VIEWS	R-1.1	3D STUDIES
	A-2.1	SIDE ELEVATION (RIGHT)
	A-2.2	FRONT/STREET ELEVATION
	A-2.3	REAR ELEVATION
	A-2.4	SIDE ELEVATION (LEFT)

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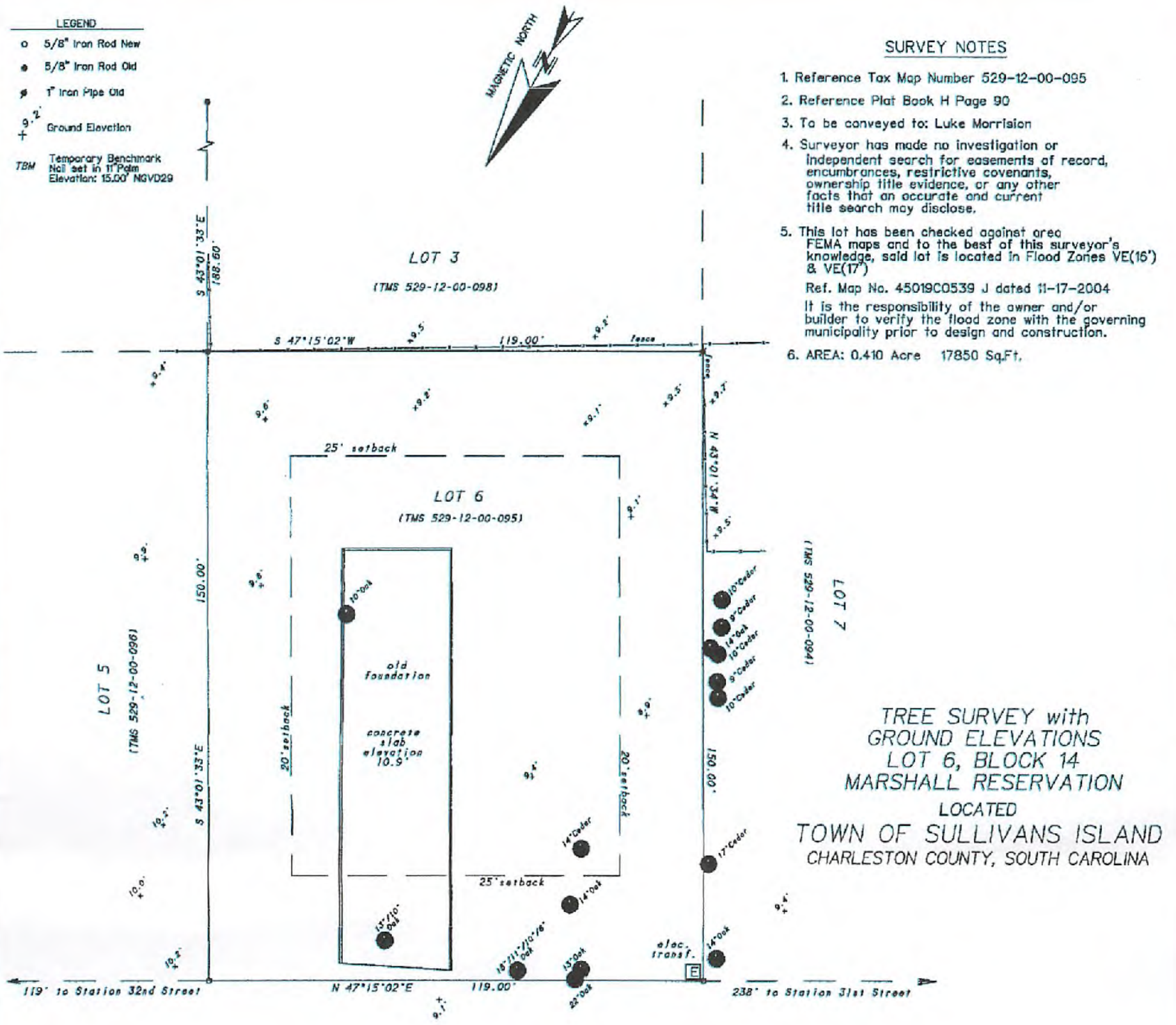
NEW SINGLE FAMILY HOME
3115 ION AVENUE
SULLIVAN'S ISLAND, SOUTH CAROLINA

18 November, 2016
CONCEPTUAL SUBMITTAL

LEGEND

- o 5/8" Iron Rod New
- ● 5/8" Iron Rod Old
- ⌀ 1" Iron Pipe Old
- 9.2' + Ground Elevation
- TBM Temporary Benchmark Nail set in 11" Palm Elevation: 15.00' NGVD29



SURVEY NOTES

1. Reference Tax Map Number 529-12-00-095
2. Reference Plat Book H Page 90
3. To be conveyed to: Luke Morrision
4. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
5. This lot has been checked against area FEMA maps and to the best of this surveyor's knowledge, said lot is located in Flood Zones VE(15') & VE(17')

   Ref. Map No. 45019C0539 J dated 11-17-2004

   It is the responsibility of the owner and/or builder to verify the flood zone with the governing municipality prior to design and construction.
6. AREA: 0.410 Acre 17850 Sq.Ft.

TREE SURVEY with GROUND ELEVATIONS
LOT 6, BLOCK 14
MARSHALL RESERVATION
LOCATED
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

PALMETTO LAND SURVEYING, INC. CERTIFICATE OF AUTHORIZATION No. 00389

SOUTH CAROLINA REGISTERED LAND SURVEYOR 10291 JAMES G. PENNINGTON

SURVEYOR'S STATEMENT

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land 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.

By: James G. Pennington, P.L.S. No. 10291 Date: 6/2/16

PALMETTO LAND SURVEYING, INC.
2065 SAVANNAH HIGHWAY
SUITE 2
CHARLESTON, SC 29407
PHONE (843)571-5191
EMAIL: Palmettols@bellsouth.net

PREPARED EXCLUSIVELY FOR: Lucas Morrison

SITE LOCATION: Ion Avenue, Sullivans Island, SC 29482

GRAPHIC SCALE: 1"=20'

FIELD SURVEY DATE:	FIELD SURVEY BY:	CLIENT PROJECT NO.:	SHEET
2 June 2016	ZT/RS	7711	1
DRAWING DATE:	DRAWN BY:	DRAWING FILE NO.:	OF
3 June 2016	JGP	7711.DWG	1

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NEW SINGLE FAMILY HOME

3115 ION AVENUE

SULLIVAN'S ISLAND, SOUTH CAROLINA

SURVEY (full view) not to scale

9.2' + Ground Elevation

TBM Temporary Benchmark
Nail set in 11" Palm
Elevation: 15.00' NGVD29

2. Reference Plat E

3. To be conveyed

4. Surveyor has mo
independent sea
encumbrances, r
ownership title
facts that an a
title search ma

5. This lot has beer
FEMA maps and
knowledge, said
& VE(17')

Ref. Map No. 45

It is the respon
builder to verif
municipality prio

6. AREA: 0.410 Ac

LOT 3

(TMS 529-12-00-098)

S 43°01'33"E 188.60'

S 47°15'02"W 119.00'

fence

+9.4' +9.6' +9.2' +9.5' +9.1' +9.5' +9.7' +9.5'

25' setback

LOT 6

(TMS 529-12-00-095)

N 43°01'34"W

LOT 7

(TMS 529-12-00-094)

10"Cedar
9"Cedar
14"Oak
10"Cedar
9"Cedar
10"Cedar

LOT 5

(TMS 529-12-00-096)

150.00'

S 43°01'33"E

20' setback

old foundation

concrete slab elevation 10.9'

20' setback

25' setback

150.00'

14"Cedar

17"Cedar

14"Oak

13"/10" Oak

18"/11"/10"/8" Oak

15"Oak

22"Oak

elec. transf.

14"Oak

E

119' to Station 32nd Street

N 47°15'02"E 119.00'

238' to Station 31st Stree

TR
GRO
LO
MARSH

TOWN OF
CHARLESTO

ION AVENUE (80' R/W)

TBM 11"Palm

15"Palm

edge of asphalt 9.2' 9.3' 9.4' 9.5'

center line 9.4' 9.5' 9.7'

edge of asphalt

SOUTH CAROLINA PALMETTO LAND

SOUTH CAROLINA REGISTERED

SURVEYOR'S STATEMENT

I hereby state that to the best of my knowledge, informa
and belief, the survey shown hereon was made in accorda
with the requirements of the Minimum Standards Manual fo

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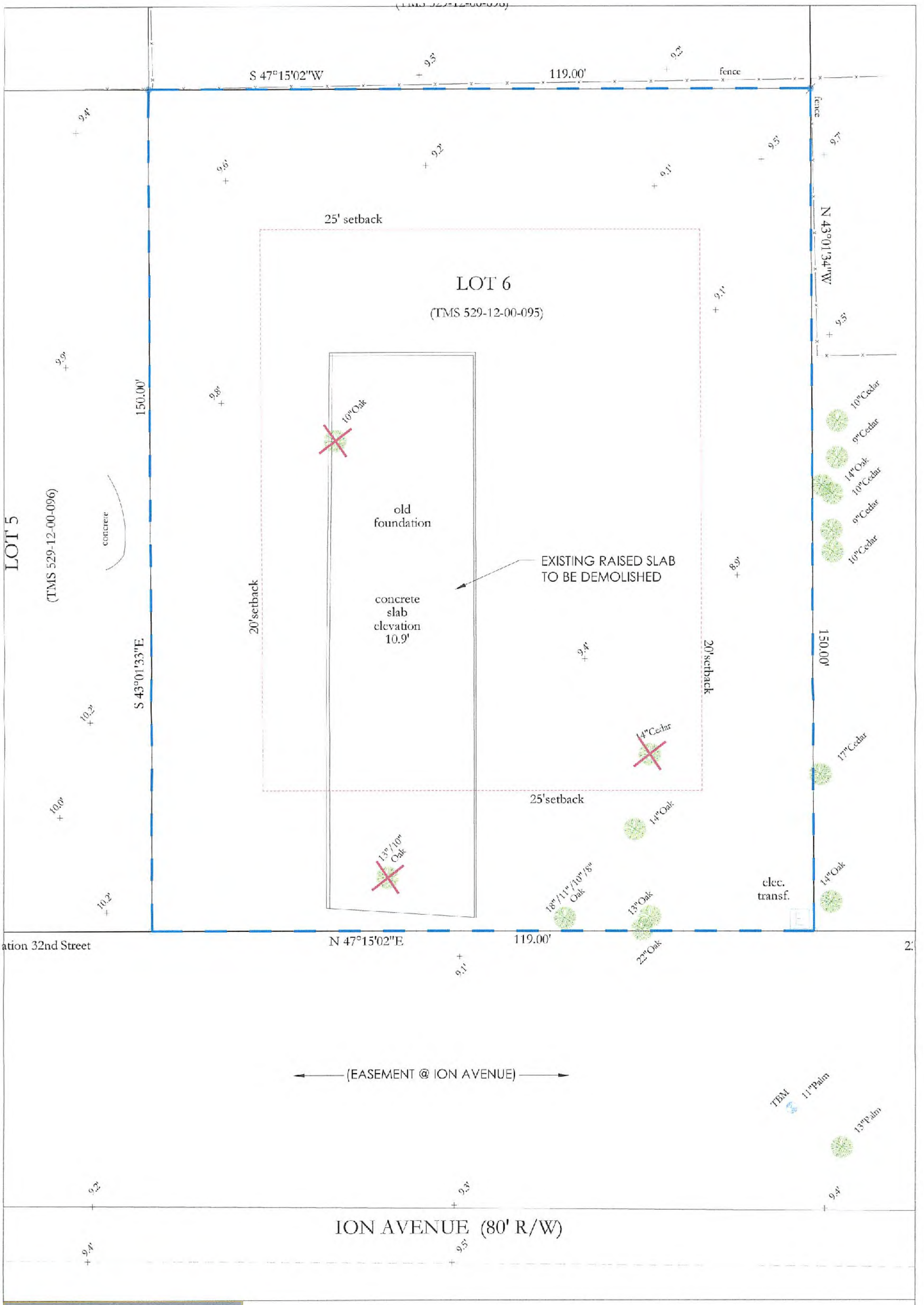
SULLIVAN'S ISLAND, SOUTH CAROLINA

SURVEY (detail, scaled)
1" = 20'-0"



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3115 ION AVENUE

SULLIVAN'S ISLAND, SOUTH CAROLINA

EXISTING SITE LAYOUT

1/16" = 1'-0"

A-0.1

119.00'

IMPERVIOUS COVERAGE
AREA: 5,325 SF

SCORED CONCRETE TERRACE

25' SETBACK

POOL

SALT VOID
CONCRETE
(DRAINS
BELOW)

OWNERS/GARAGE
ACCESS

PERVIOUS GRAVEL

GARAGE

150.00'

LOT 5
(TMS 529-12-00-096)

concrete

SCORED CONCRETE WALK

AUTO COURT
(GUEST PARKING)

15' SETBACK

25' SETBACK

PERVIOUS GRAVEL

SALT VOID
CONCRETE
(DRAINS
BELOW)

150.00'

25' SETBACK

STAIR 4'-2" FROM GRADE
AT FRONT SETBACK

10"Cedar
9"Cedar
14"Oak
10"Cedar
9"Cedar
10"Cedar
17"Cedar
14"Oak
18"/11"/10"/8"
Oak
13"Oak
elec.
transf.
14"Oak
22"Oak

119.00'

238'

PRINCIPAL BUILDING
COVERAGE AREA:
2,387sf (2,677 ALLOWED)

IMPERVIOUS
COVERAGE AREA:
5,325sf (5,355 ALLOWED)

PRINCIPAL BUILDING
SQUARE FOOTAGE:
4,331sf (3,685 ALLOWED)

EXISTING/MATURE TREES +
SHRUBS TO REMAIN (PRUNED +
MAINTAINED) - TYP.

(EASEMENT @ ION AVENUE)

SALT VOID
CONCRETE
(DRAINS
BELOW)

11"Palm
13"Palm

ION AVENUE (80' R/W)

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SULLIVAN'S ISLAND, SOUTH CAROLINA

PROPOSED SITE LAYOUT
1" = 20' - 0"

A-0.2

ADDITIONAL CONTEXT @ VICINITY (NORTHEAST END OF THE ISLAND)

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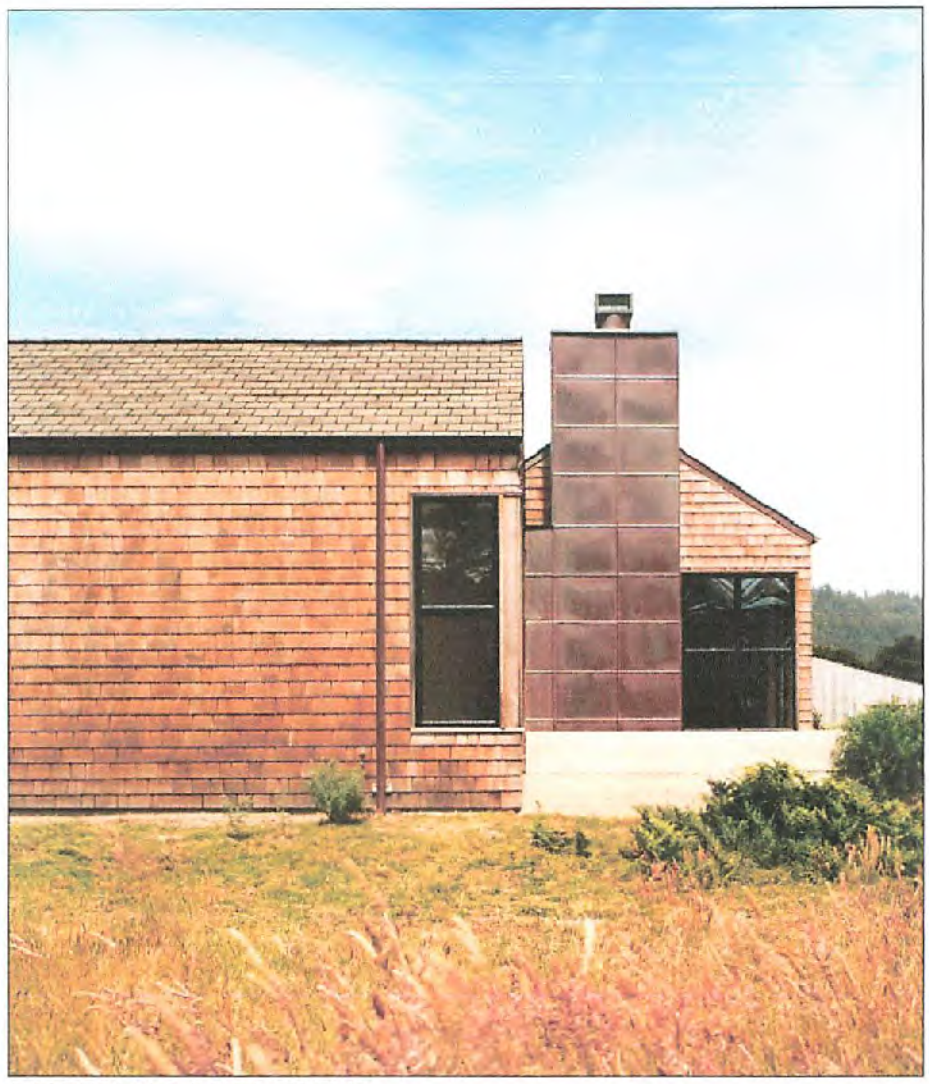
SULLIVAN'S ISLAND, SOUTH CAROLINA

ADDITIONAL CONTEXT

PH-1.2

HISTORIC PRECEDENT FOR SCREENING @ REAR

PRECEDENT FOR OPEN-AIR CENTRAL ENTRY



MATERIALS PRECEDENT

MATERIALS PRECEDENT

ROOF FORM PRECEDENT

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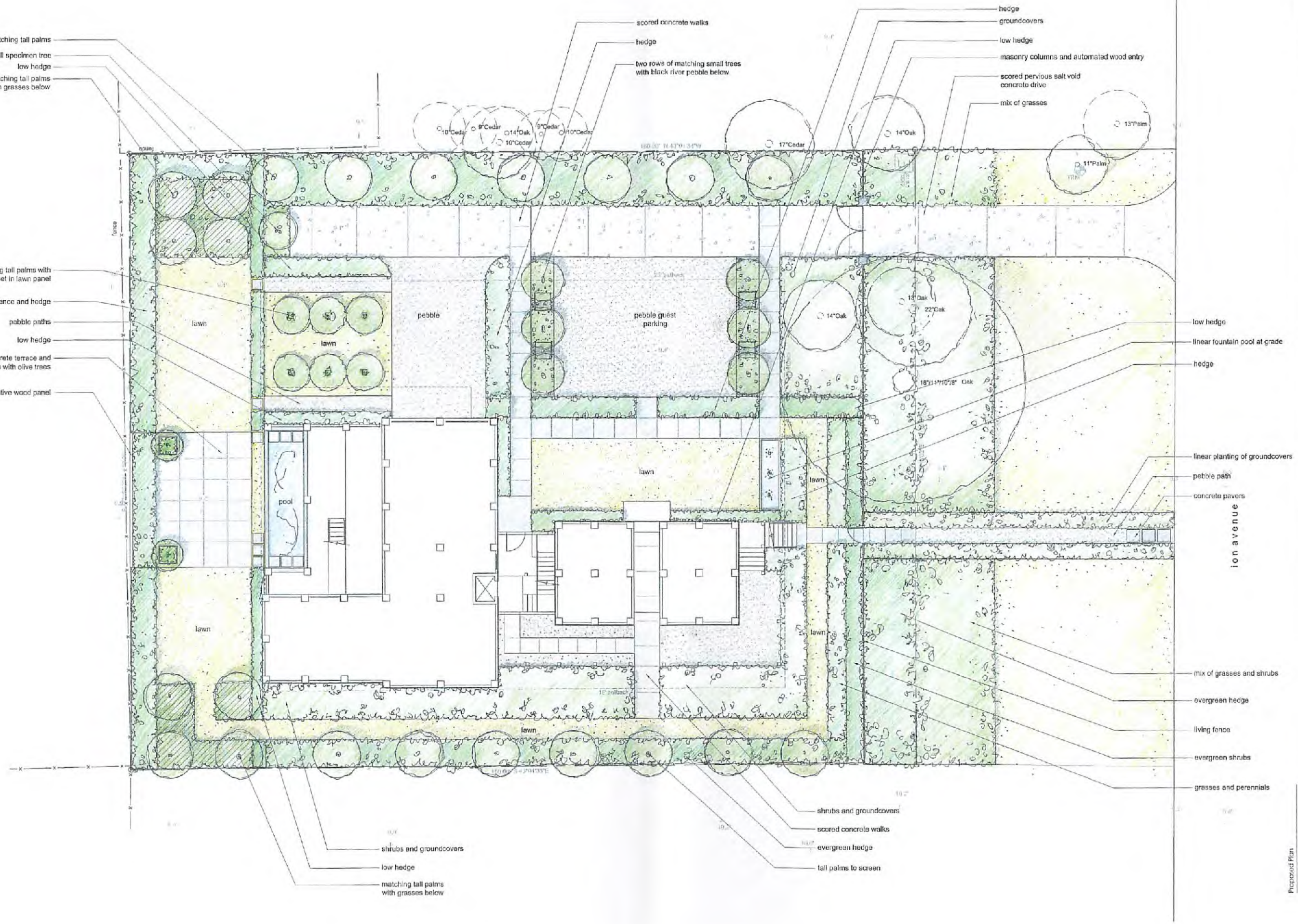
PRECEDENTS



WERTIMER + CLINE

171 Church Street, Suite 350
Charleston, SC 29401
tel: 843.577.3360
email: info@wertimer.com

Date: 10.17.16 mr
Rev: 11-15-16 el

Morrison
3115 Ion Avenue
Sullivan's Island, SC 29482
1677

Proposed Plan

sheet of 2

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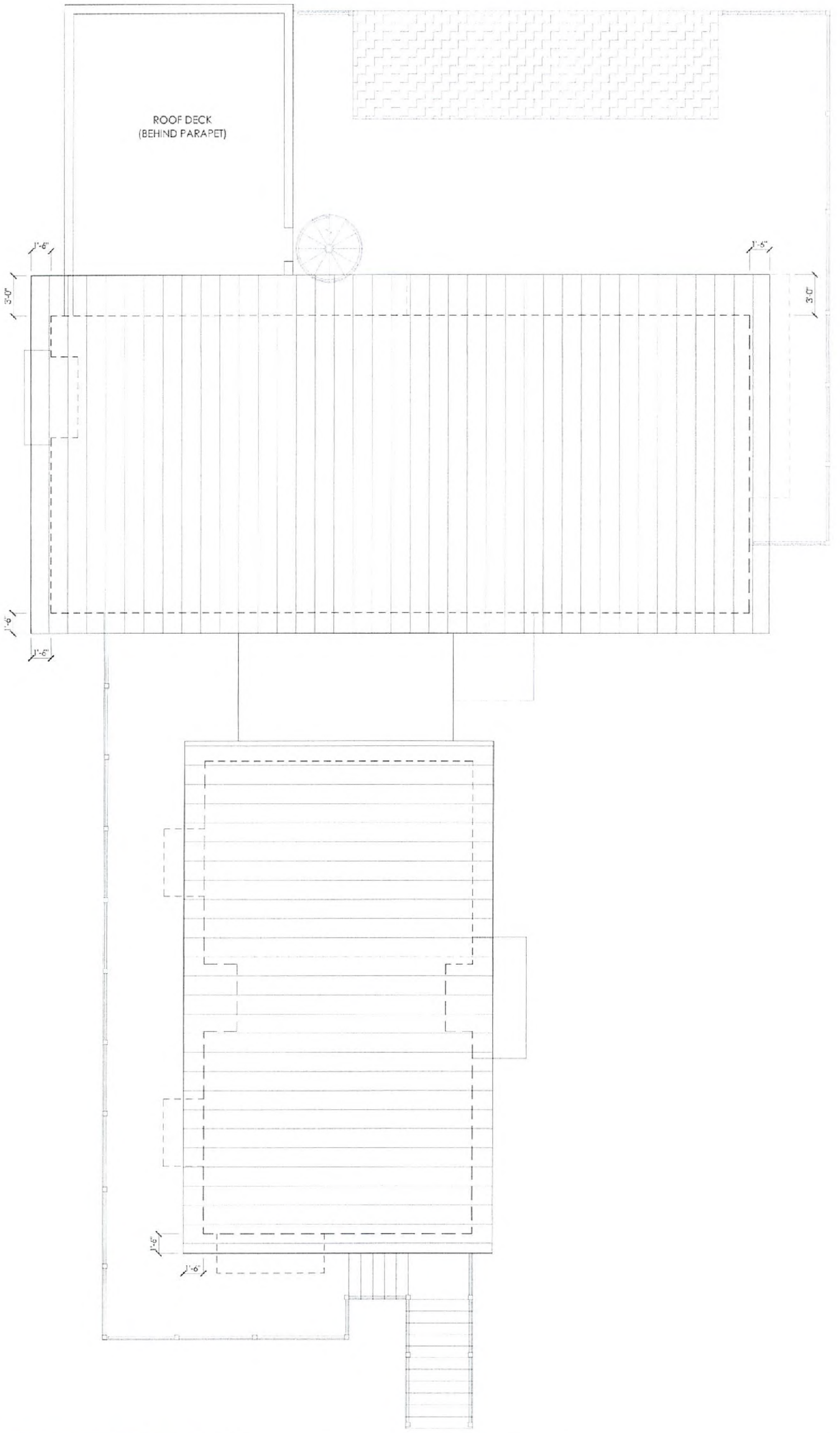

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SULLIVAN'S ISLAND, SOUTH CAROLINA

ROOF PLAN
1/8" = 1' - 0"

A-1.4

3-D STUDIES

(IN PROGRESS)

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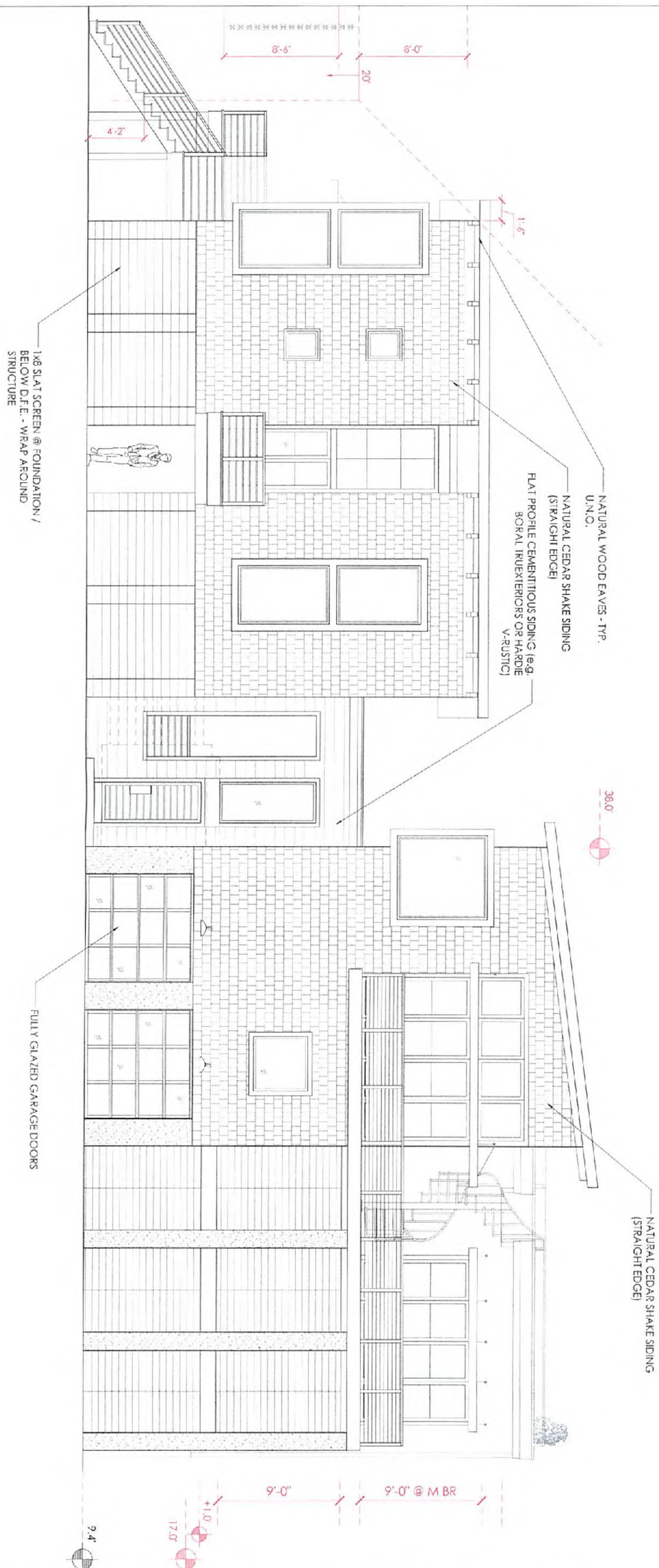
SULLIVAN'S ISLAND, SOUTH CAROLINA

3D STUDIES

R-1.1



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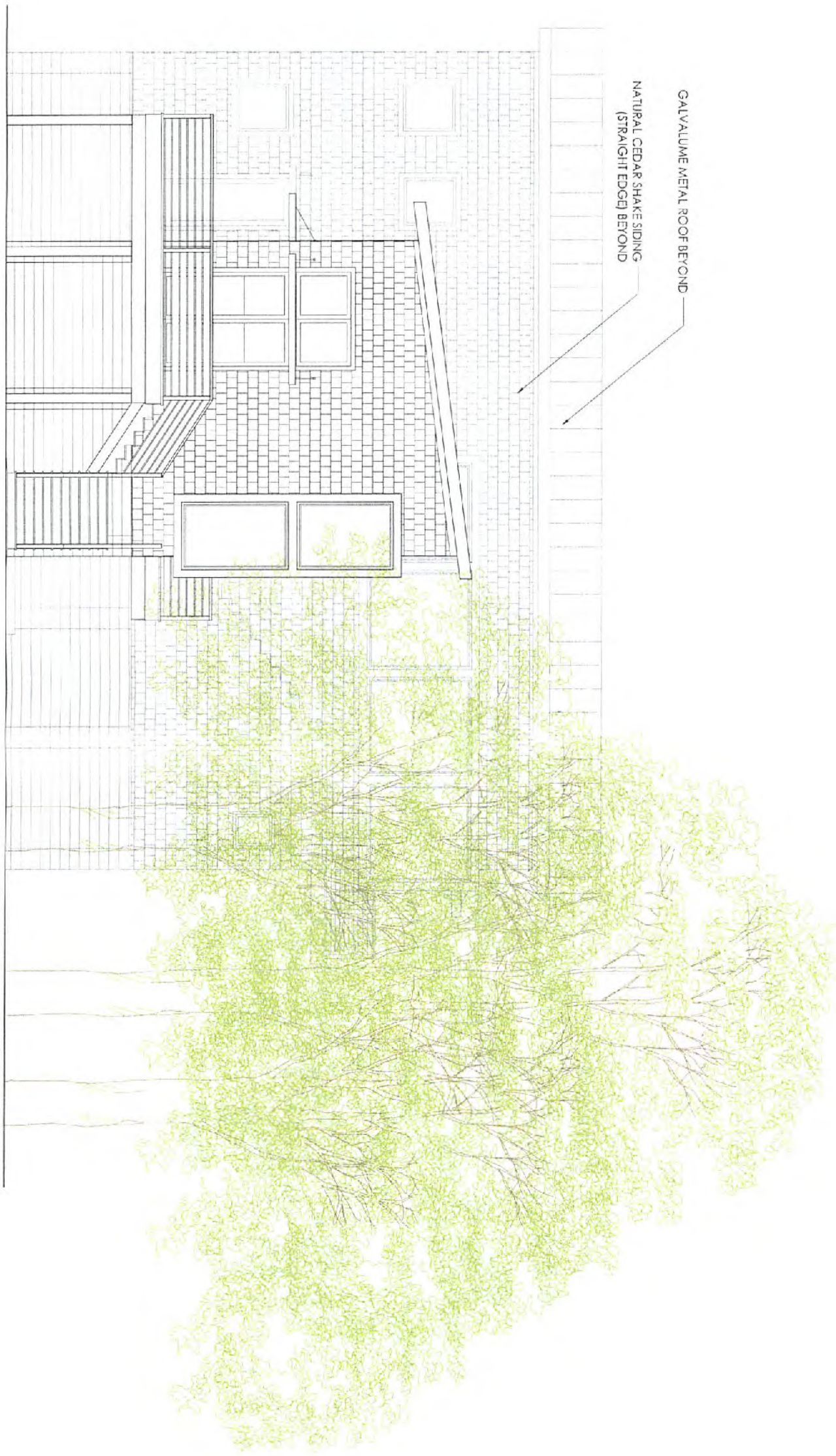
SULLIVAN'S ISLAND, SOUTH CAROLINA

RIGHT SIDE ELEVATION

1/8" = 1' - 0"

A-2.1



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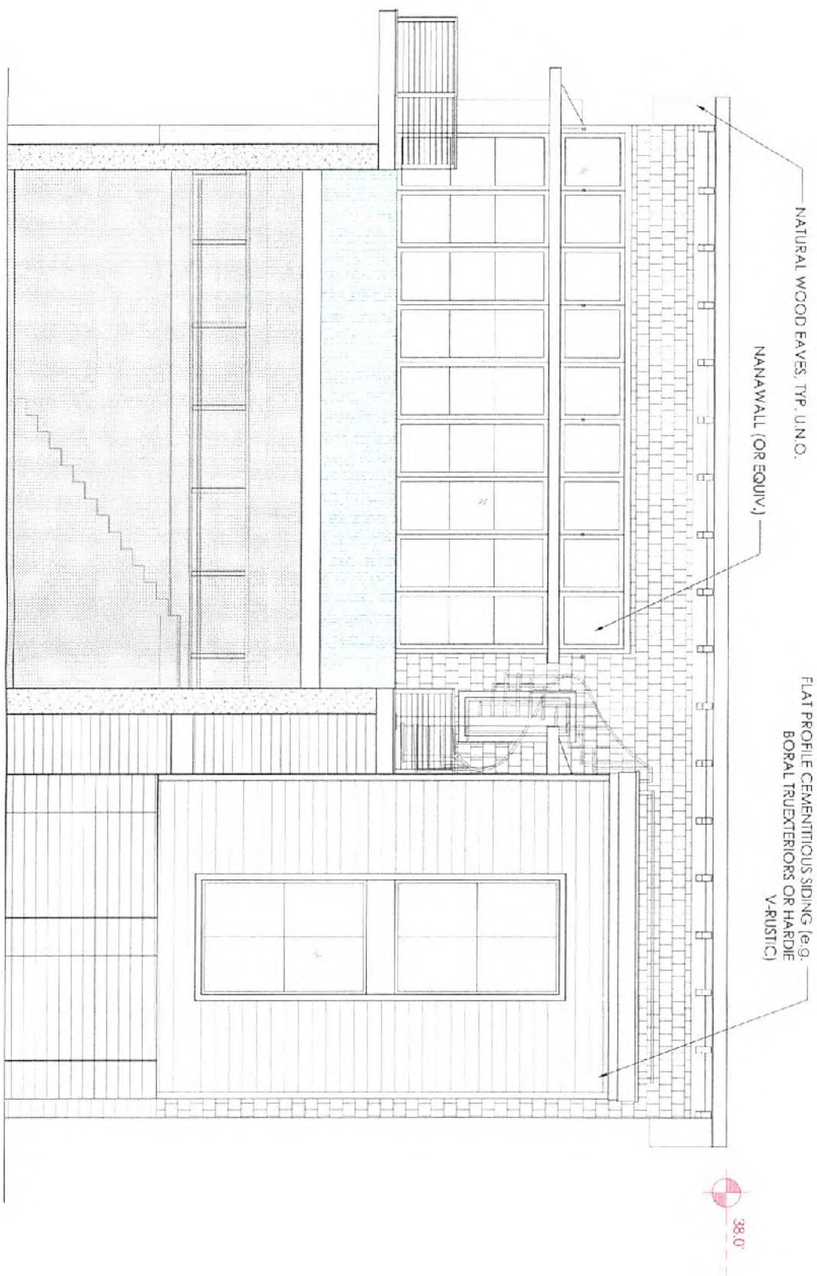
FRONT/STREET ELEVATION
1/8" = 1' - 0"

A-2.2



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REAR ELEVATION

1/8" = 1' - 0"

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SULLIVAN'S ISLAND, SOUTH CAROLINA

LEFT SIDE ELEVATION

1/8" = 1' - 0"

A-2.4