

OWNER DEAN AND ALEXANDRA VARNER

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- 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, BRACINGS 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 OTHER'S FAILURE TO OBTAIN/FOLLOW THE OWNER'S OR ARCHITECT'S GUIDANCE WITH RESPECT TO ANY INCONSISTENCIES, ERRORS, OMISSIONS, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.



VARNER RESIDENCE GARAGE

2262 MYRTLE AVE
SULLIVAN'S ISLAND, SC

BEAU CLOWNEY
ARCHITECTS

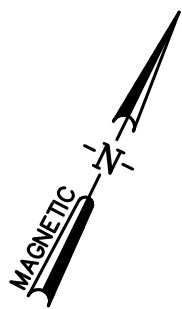
1 KING STREET
SUITE 102
CHARLESTON, SC 29401
843.722.2040

VARNER RESIDENCE
TITLE PAGE
NO SCALE
01.17.24

T 1.0

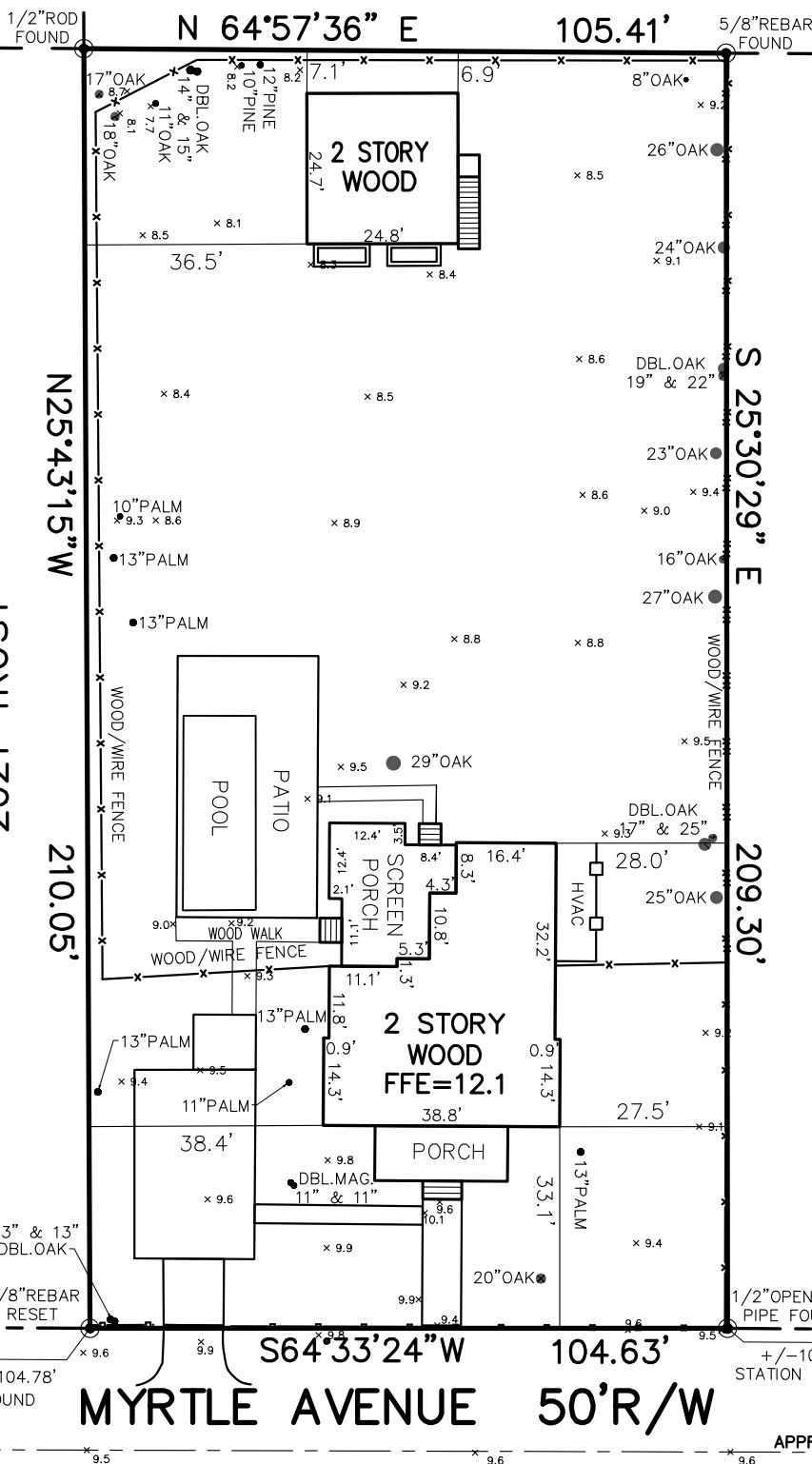
CEMETERY
TMS 529-06-00-113
CEMETARY

LOT 301A
TMS 529-06-00-108
413 STATION 23RD ST.
ROBERT I. & MARGARET E.
KENNY



LOT 300 1/2
TMS 529-06-00-111
2256 MYRTLE AVE.
IVY MORSE LEONARD
2021 TRUST

LOT 302 1/2
TMS 529-06-00-109
405 STATION 23RD ST.
RION D. & ELIZABETH T.
FOLEY



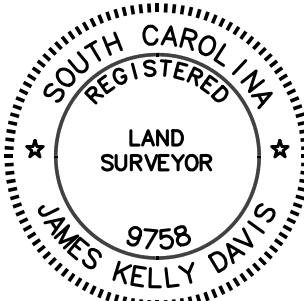
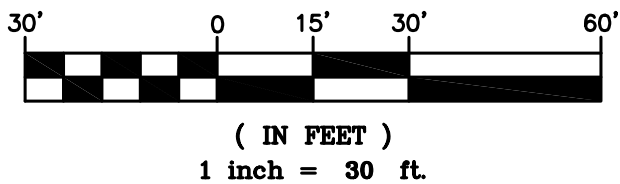
NOTES & REFERENCES:

1. REFERENCE PLAT RECORDED IN THE CHARLESTON CO. R.M.C. OFFICE IN PLAT BOOK D AT PAGE 189.
2. THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS BASED ENTIRELY ON THE ABOVE REFERENCED DOCUMENT(S). ANY EASEMENTS OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE REFERENCE PLAT MAY NOT BE SHOWN ON THIS SURVEY.
3. CERTIFICATION IS TO THE PARTY/PARTIES FOR WHOM THIS SURVEY WAS PREPARED AND IS NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS OR INDIVIDUALS.

FLOOD ZONE: AE (EL 10')
F.I.R.M.: 45019C 0539 K
EFFECTIVE: JAN. 29, 2021
COMMUNITY NO: 455418
COMMUNITY NAME: TOWN OF SULLIVANS ISLAND

LOT COVERAGE:		
PRINCIPAL BUILDING	1,388 S.F.	6.3 %
DECKS, PORCHES AND STEPS	620 S.F.	2.8 %
AUXILIARY BUILDING	667 S.F.	3.0 %
PAVED SURFACES	2,022 S.F.	9.2 %
TOTAL IMPERVIOUS AREA	4,697 S.F.	21.3 %
LOT AREA	22,020 S.F.	

VERTICAL DATUM: NAVD 88
GRAPHIC SCALE



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.

JAMES KELLY DAVIS, R.L.S. No. 9758

SURVEY OF
LOT 301 1/2

0.51 ACRES

TMS 529-06-00-110
2262 MYRTLE AVENUE
SULLIVANS ISLAND
CHARLESTON COUNTY, SC

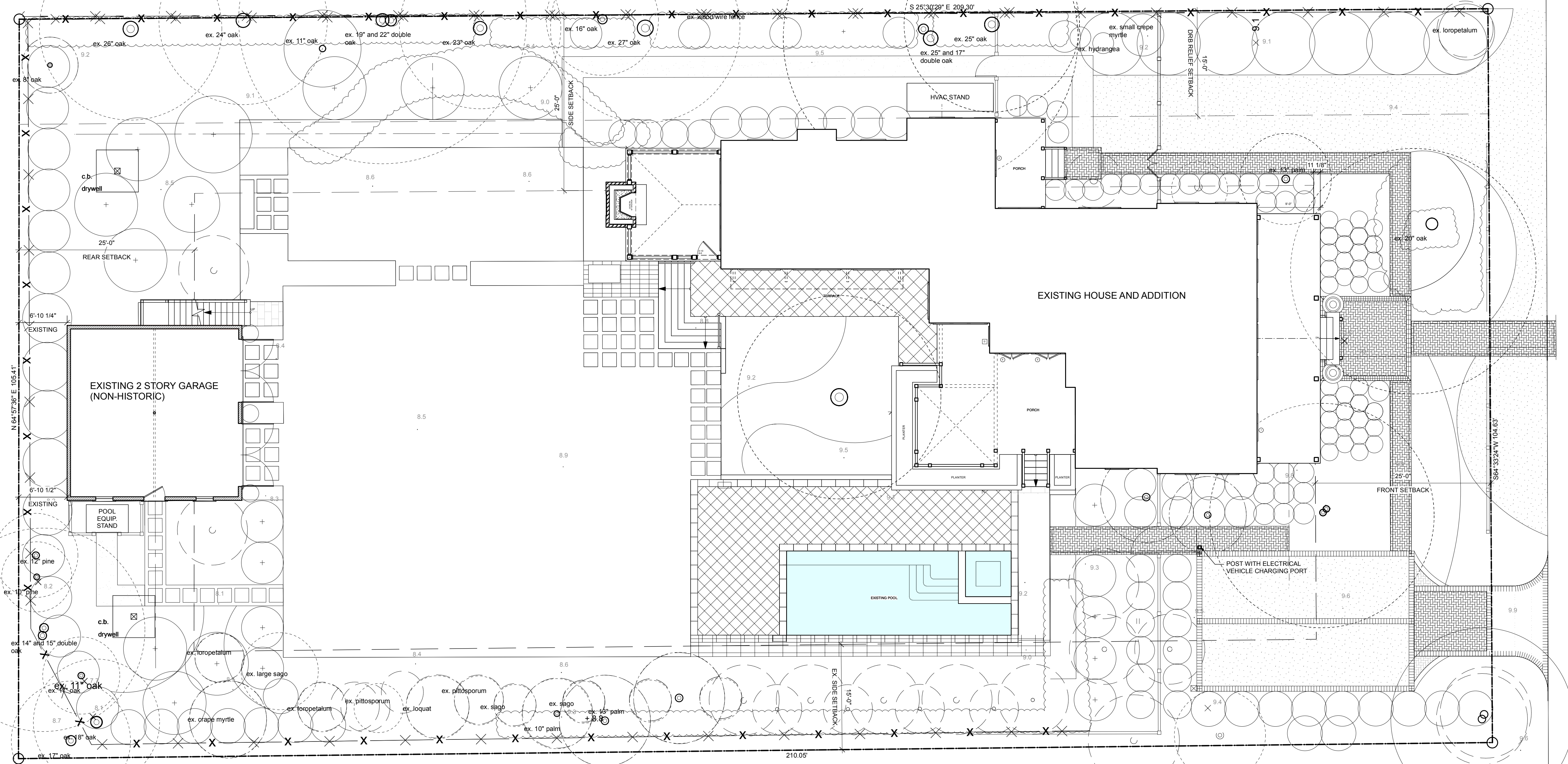
PROPERTY OWNED BY
ALEXANDRA D. VARNER

DATE: APRIL 20, 2022 SCALE: 1" = 30'

ATLANTIC SURVEYING, INC.

1723 SAVANNAH HIGHWAY
P.O. BOX 30604
CHARLESTON, SOUTH CAROLINA 29417
PHONE (843)763-6669 FAX (843)766-7411
JOB #22-17995

LOT 302 1/2
TMS 529-06-00-109
405 STATION 23RD ST.
RION D. & ELIZABETH T.
FOLEY



APPROX. CENTERLINE OF ROAD
MYRTLE AVENUE 50' R/W

LOT 300 1/2
TMS 529-06-00-111
2256 MYRTLE AVE.
IVY MORSE LEONARD
2021 TRUST

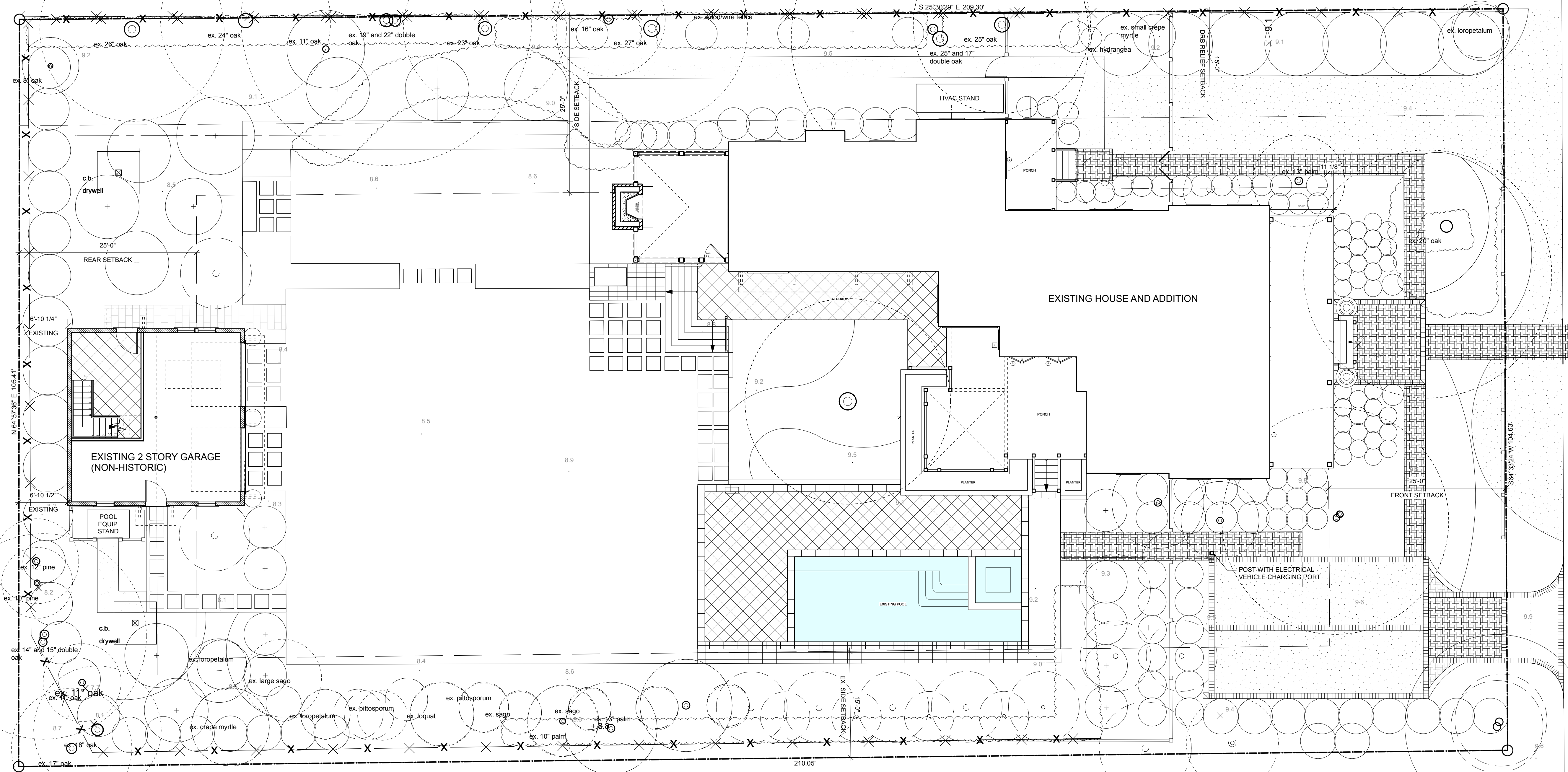
SITE INFORMATION, INCLUDING SITE
BOUNDARIES, JURISDICTIONAL LINES,
FLOOD ZONES, LOCATIONS OF
NEIGHBORING HOUSES, ETC. BASED ON A
SURVEY PROVIDED BY JAMES KELLY
DAVIS DATED APRIL 20, 2022.

BEAU CLOWNEY
ARCHITECTS

1 KING STREET
SUITE 102
CHARLESTON, SC 29401
843.722.2040

VARNER RESIDENCE
2262 MYRTLE AVE
SULLIVAN'S ISLAND, SC
EXISTING SITE PLAN
1/8" = 1'-0"
01.17.25

LOT 302 1/2
 TMS 529-06-00-109
 405 STATION 23RD ST.
 RION D. & ELIZABETH T.
 FOLEY



LOT 300 1/2
 TMS 529-06-00-111
 2256 MYRTLE AVE.
 IVY MORSE LEONARD
 2021 TRUST

APPROX. CENTERLINE OF ROAD 9.6
 MYRTLE AVENUE 50' R/W 9.6
 9.5

SITE INFORMATION, INCLUDING SITE
 BOUNDARIES, JURISDICTIONAL LINES,
 FLOOD ZONES, LOCATIONS OF
 NEIGHBORING HOUSES, ETC. BASED ON A
 SURVEY PROVIDED BY JAMES KELLY
 DAVIS DATED APRIL 20, 2022.

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 843.722.2040

VARNER RESIDENCE
 2262 MYRTLE AVE
 SULLIVAN'S ISLAND, SC
 SITE PLAN
 1/8" = 1'-0"
 01.17.25



VIEW OF GARAGE FROM STREET



VIEW OF GARAGE FROM STREET



VIEW OF GARAGE FROM STREET

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SULLIVAN'S ISLAND, SC
EXISTING PHOTOS
NOT TO SCALE
01.17.25



EAST ELEVATION OF EXISTING GARAGE

FRONT ELEVATION OF EXISTING GARAGE



REAR AND EAST ELEVATIONS OF EXISTING GARAGE



WEST ELEVATION OF EXISTING GARAGE

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

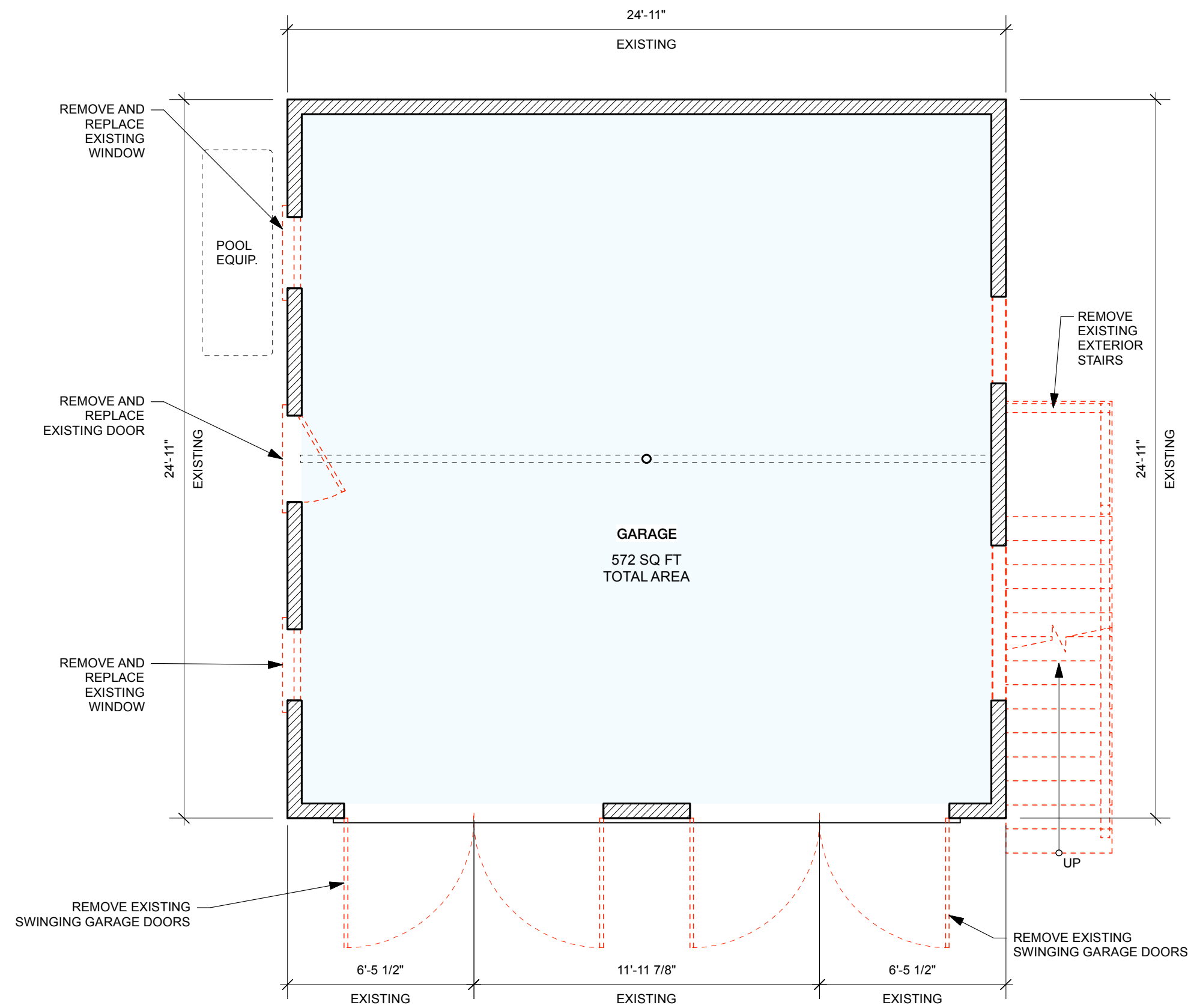
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843.722.2040

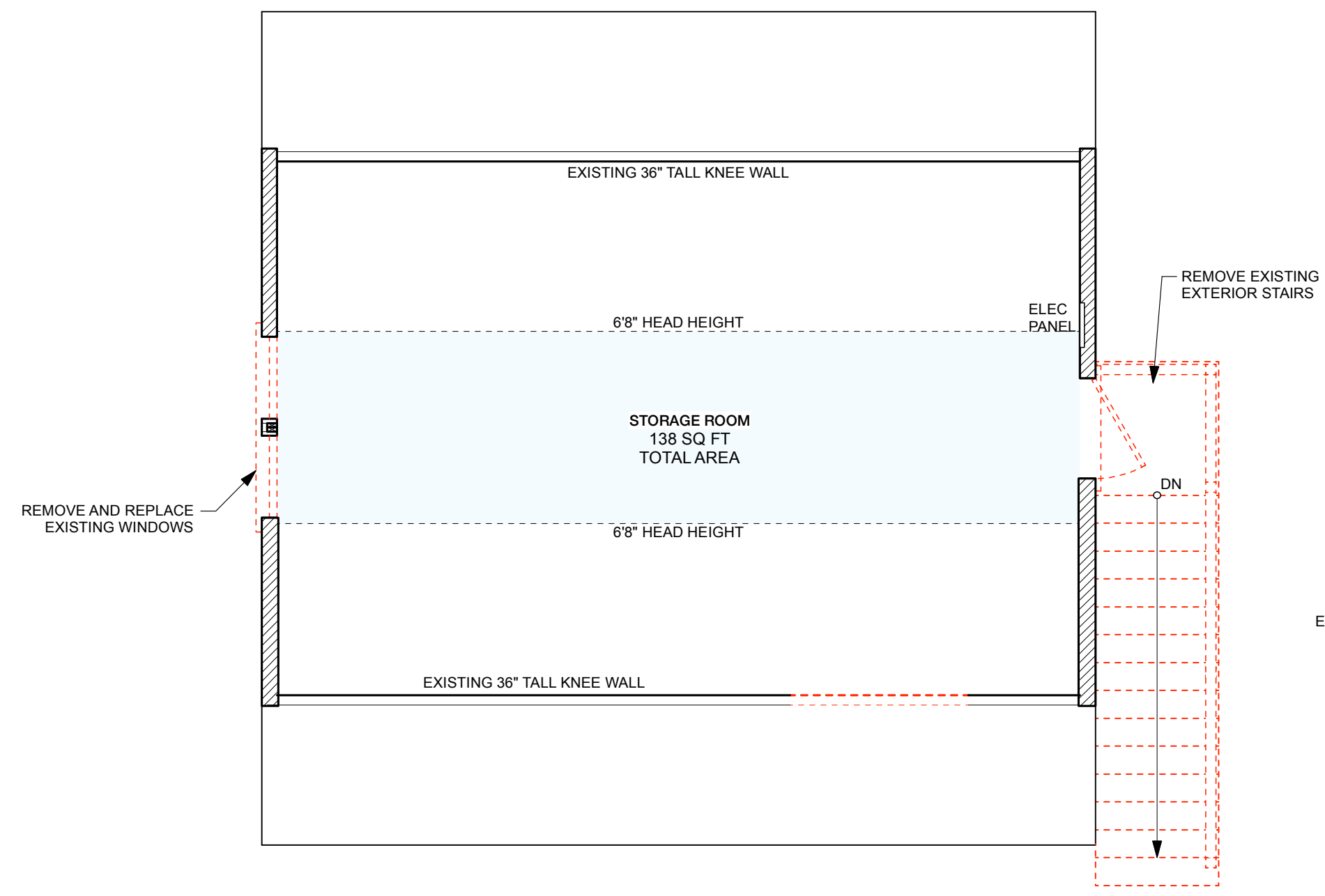
VARNER RESIDENCE
2262 MYRTLE AVE
SULLIVAN'S ISLAND, SC
EXISTING PHOTOS
NOT TO SCALE
01.17.25

NOTE: EXISTING GARAGE BUILT CIRCA 2005/2006

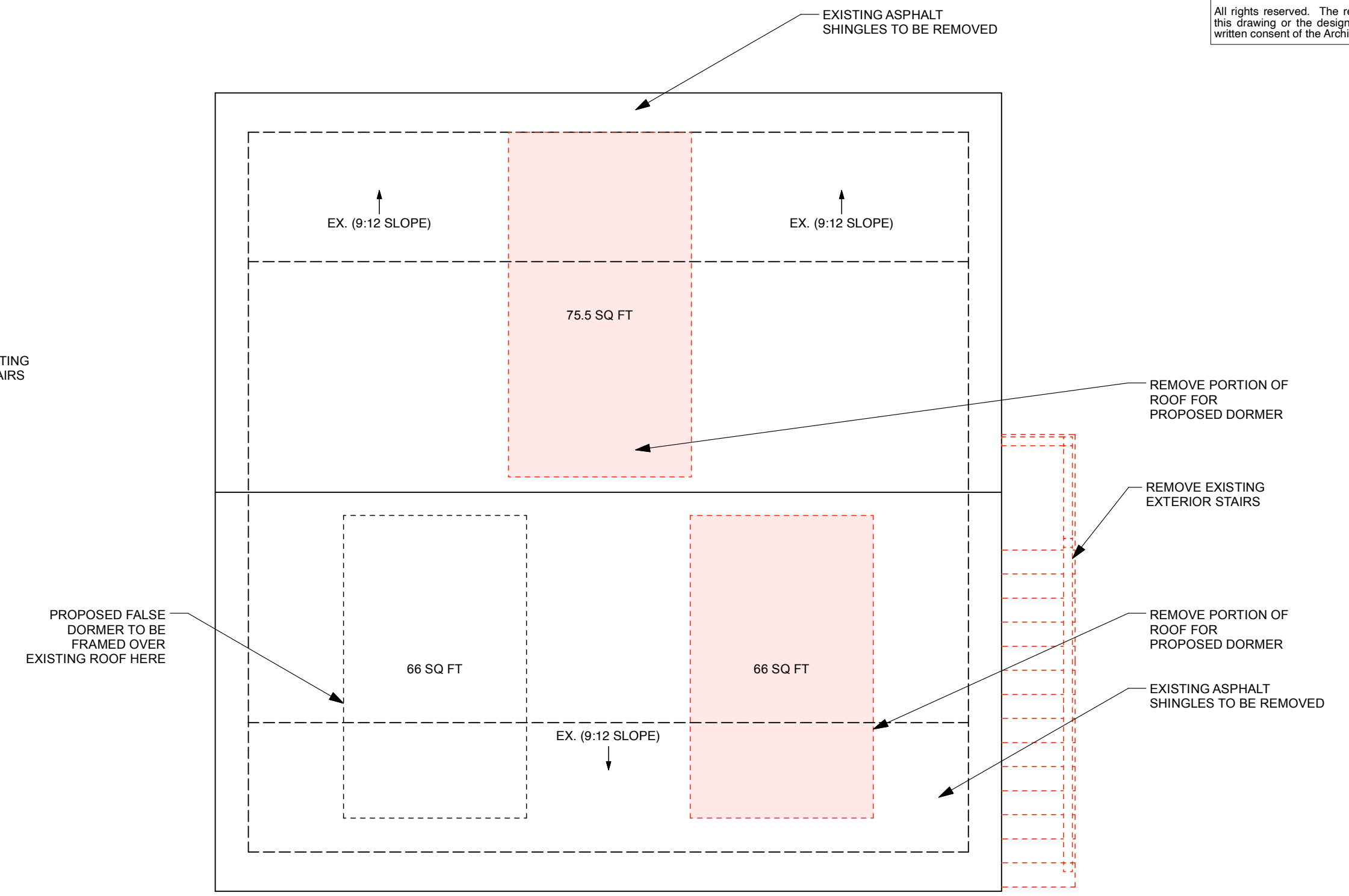
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EXISTING/DEMO FIRST FLOOR PLAN

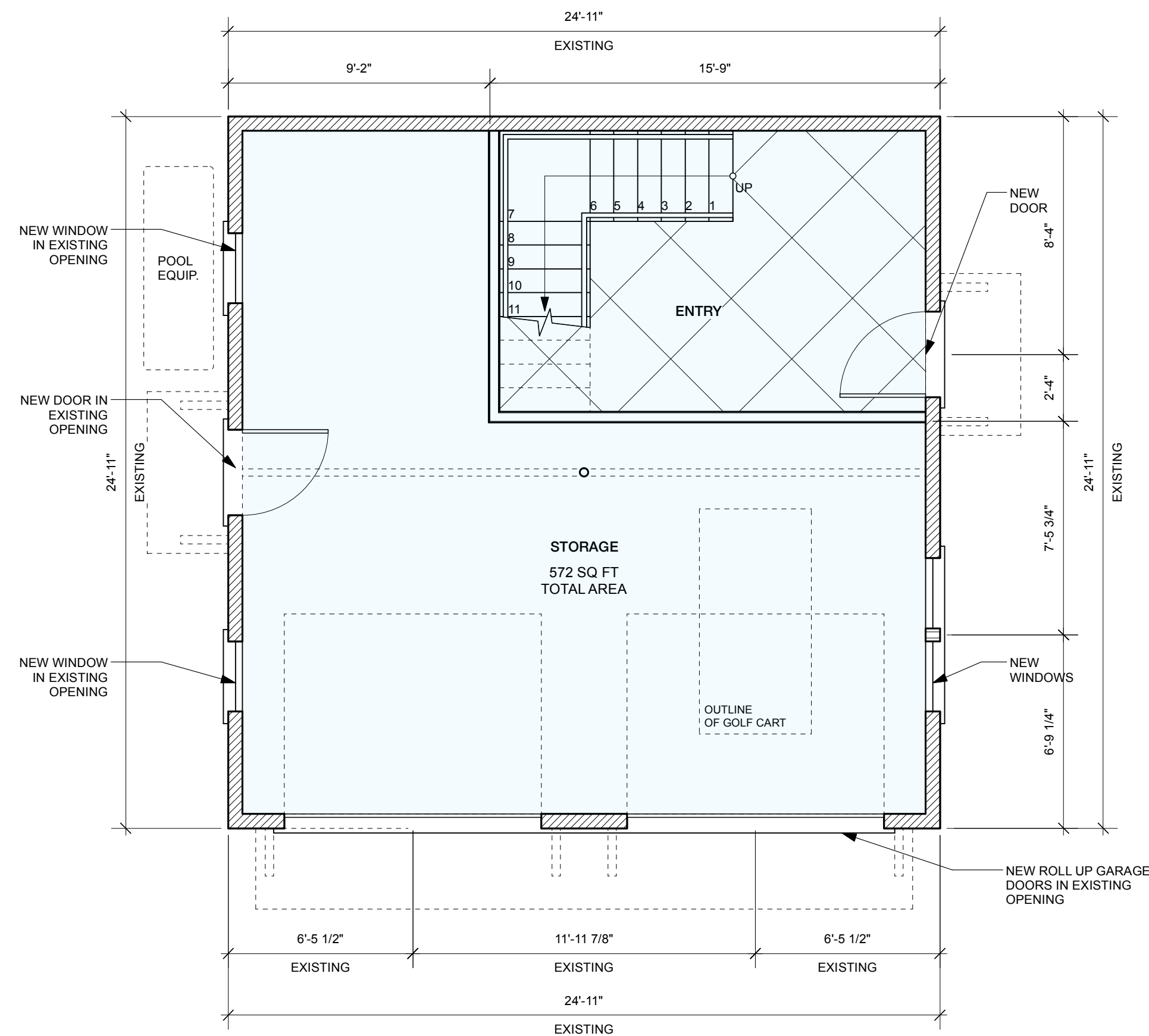


EXISTING/DEMO SECOND FLOOR PLAN

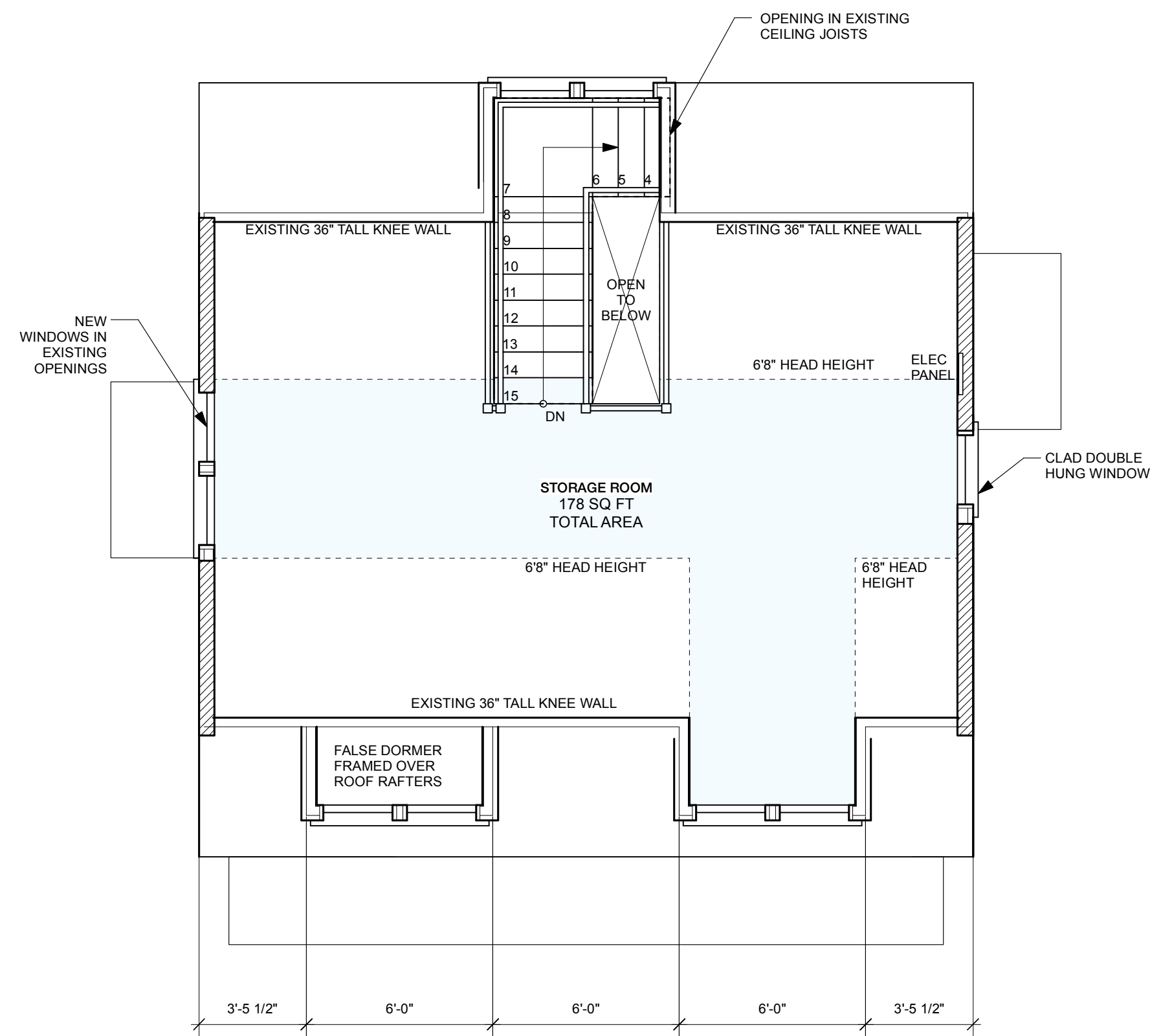


EXISTING ROOF AREA: 752 SQ FT
TOTAL ALLOWED DORMER SQ FOOTAGE: 20% OF ROOF AREA OR 150.4 SQ FT
ALLOWED AREA RELIEF: 20% OR 150.4 SQ FT
PROPOSED DORMER SQ FOOTAGE: 207.5 SQ FT OR 57.1 SQ FT OVER
REQUESTED RELIEF: 7.6%

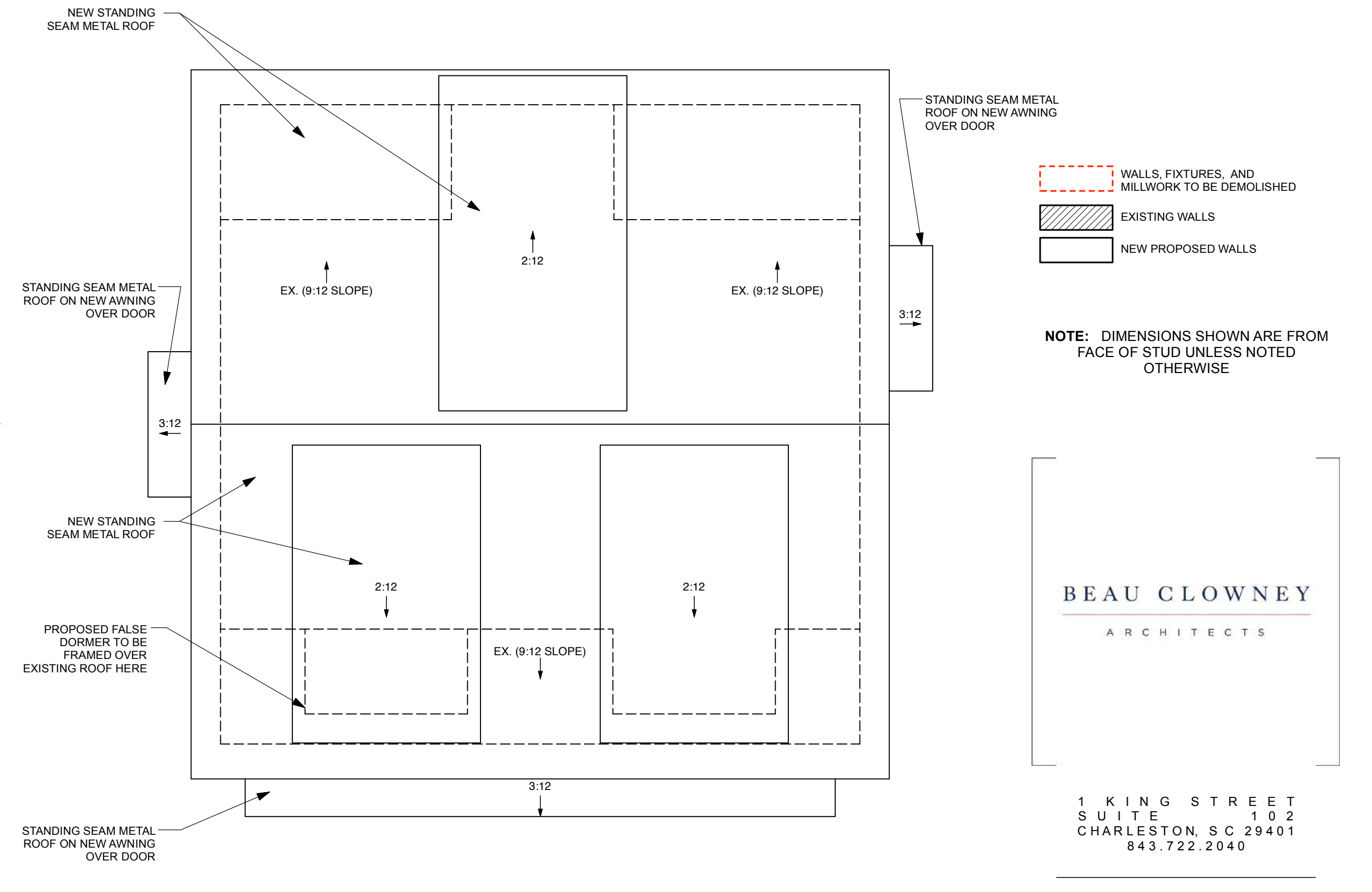
EXISTING/DEMO ROOF PLAN



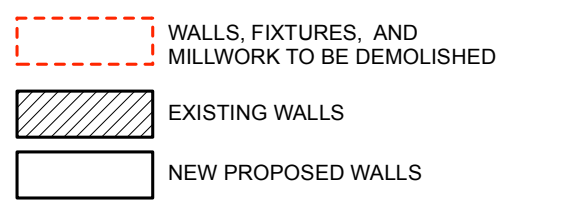
PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN



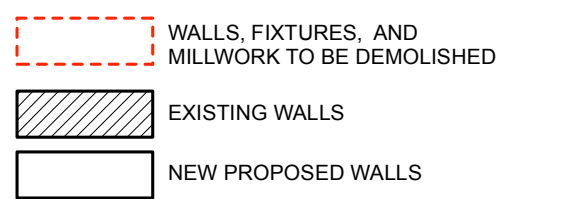
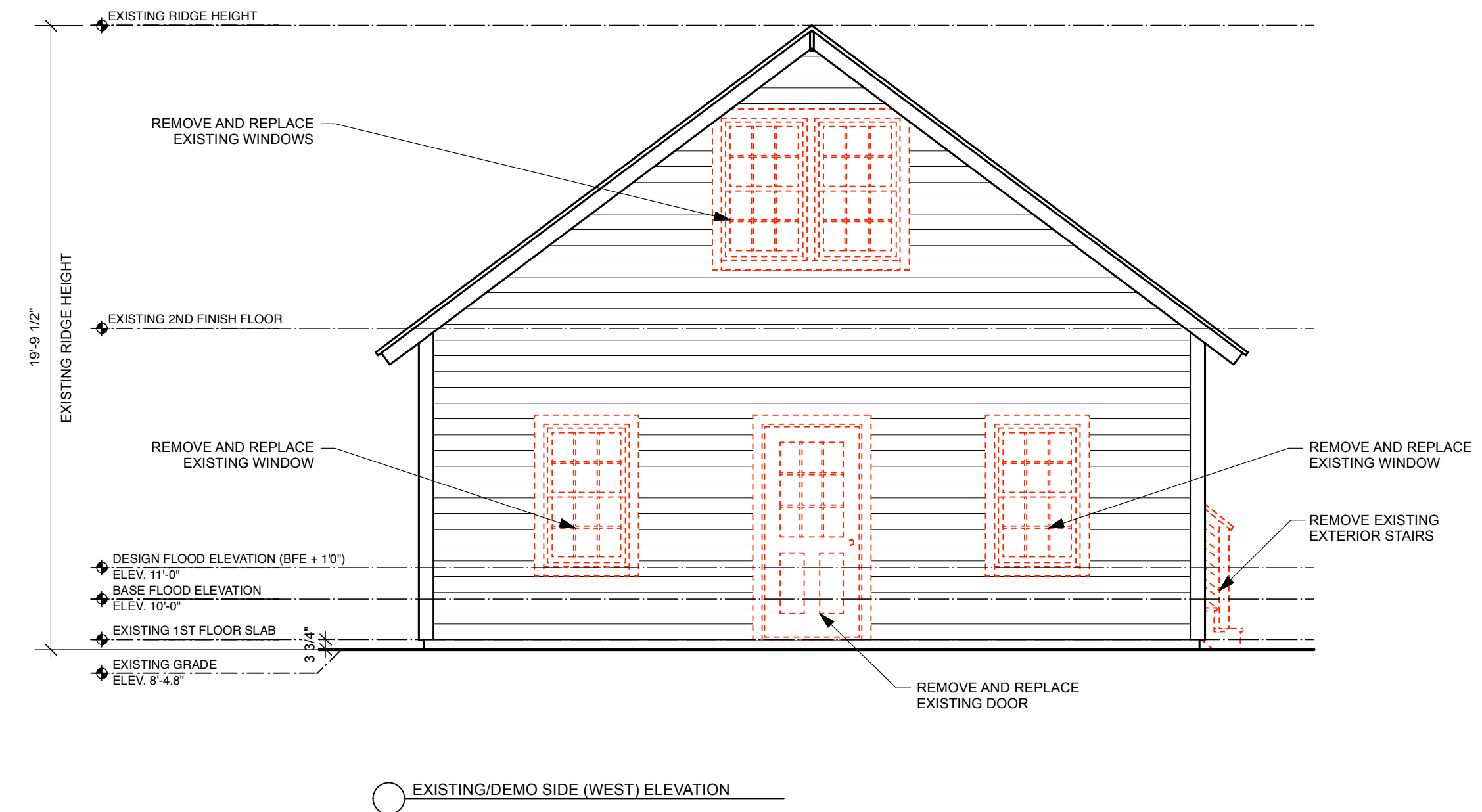
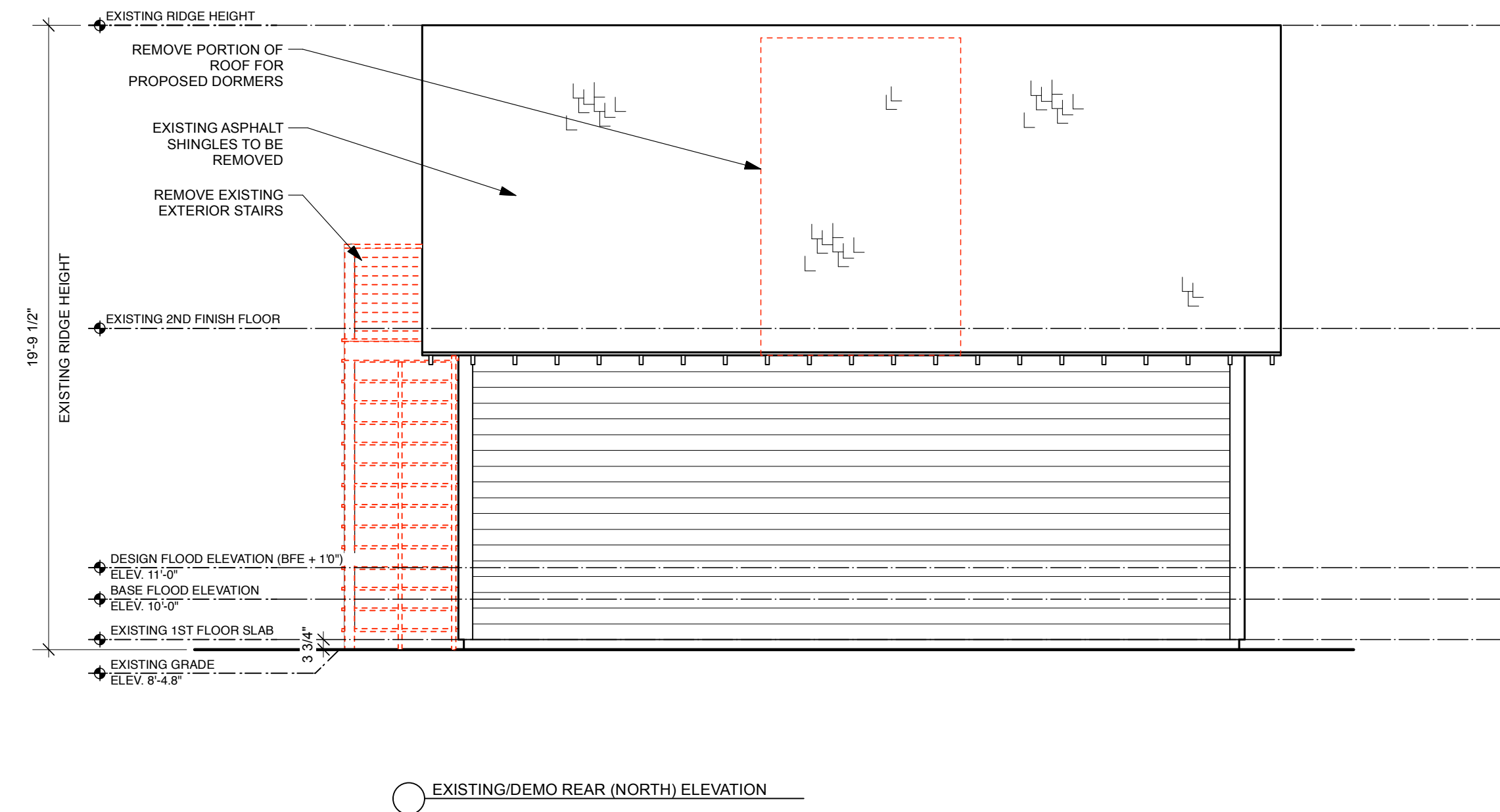
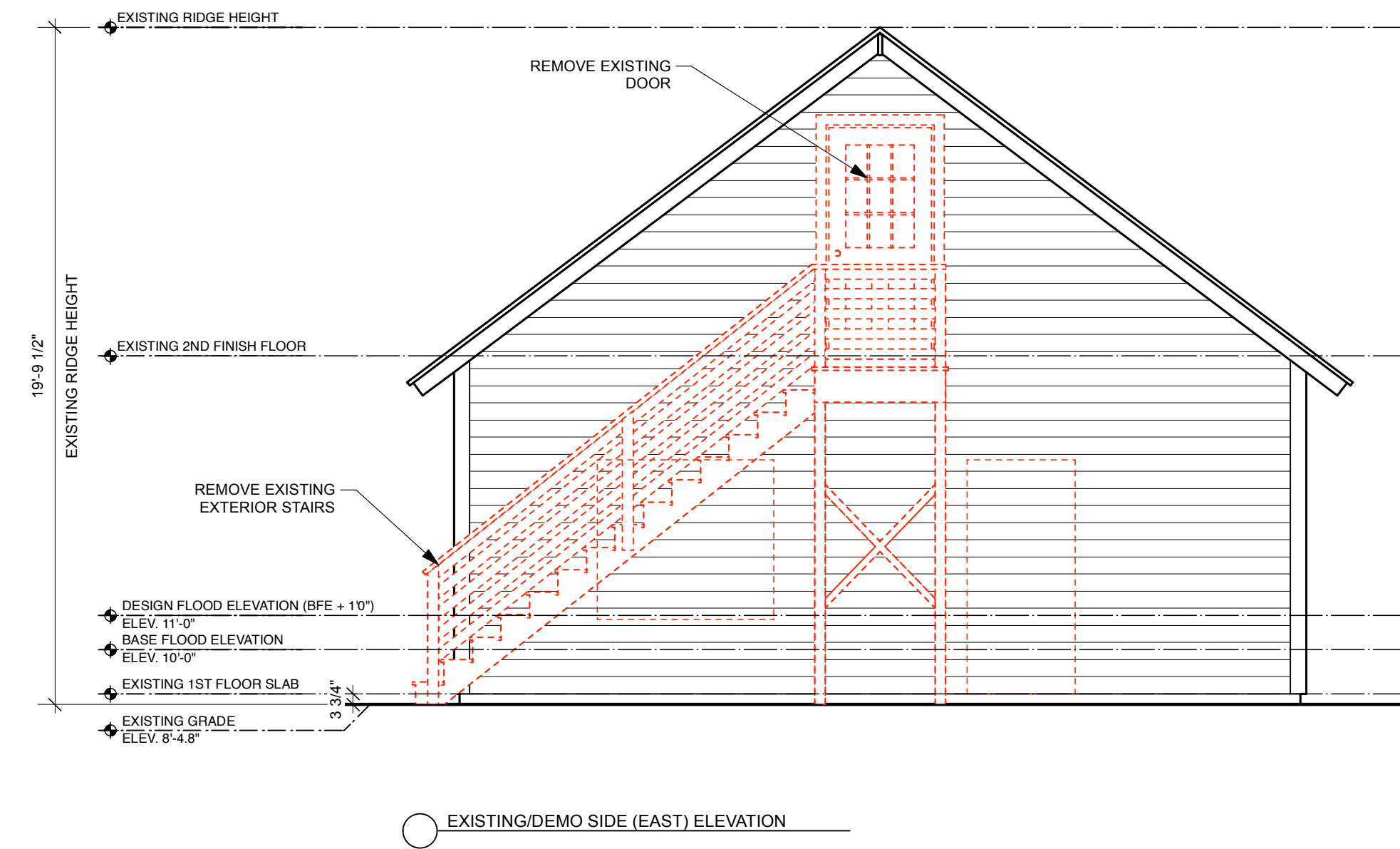
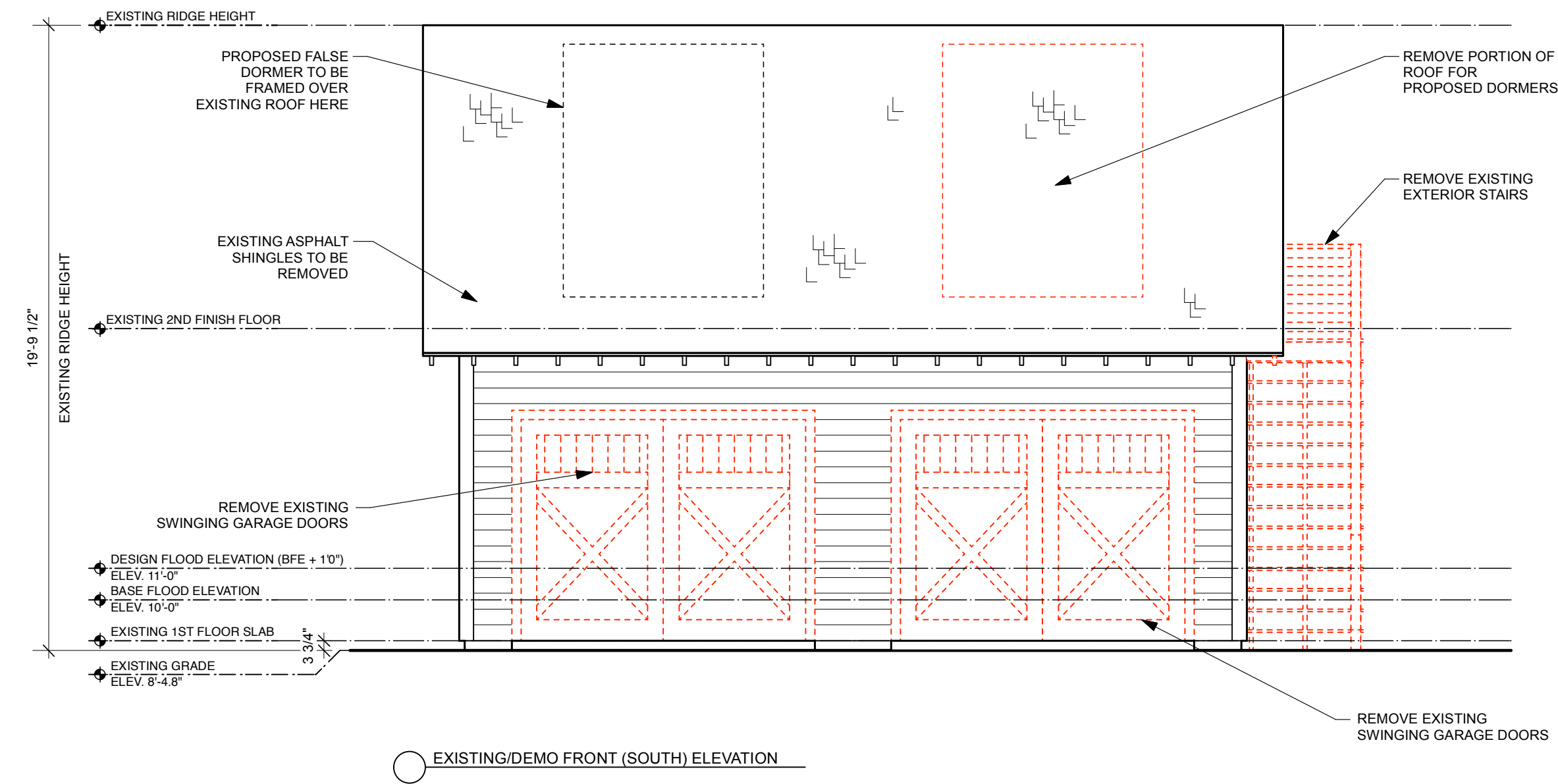
NOTE: DIMENSIONS SHOWN ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE

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CHARLESTON, SC 29401
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VARNER RESIDENCE
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GARAGE PLANS
1/4" = 1'-0"
01.17.25

NOTE: EXISTING GARAGE BUILT CIRCA 2005/2006



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 EXTERIOR ELEVATIONS
 1/4" = 1'-0"
 01.17.25



EXISTING STREETSCAPE

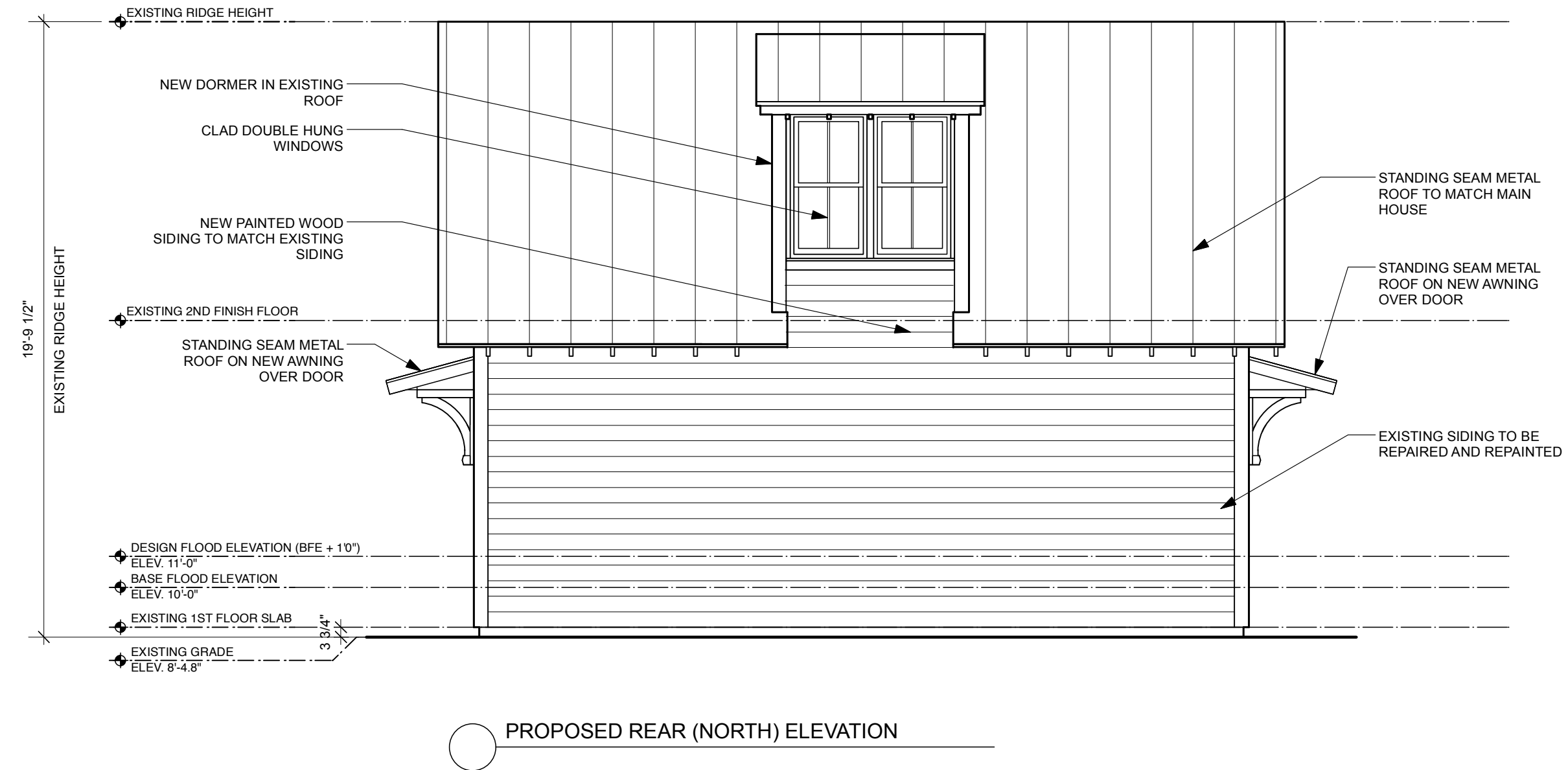
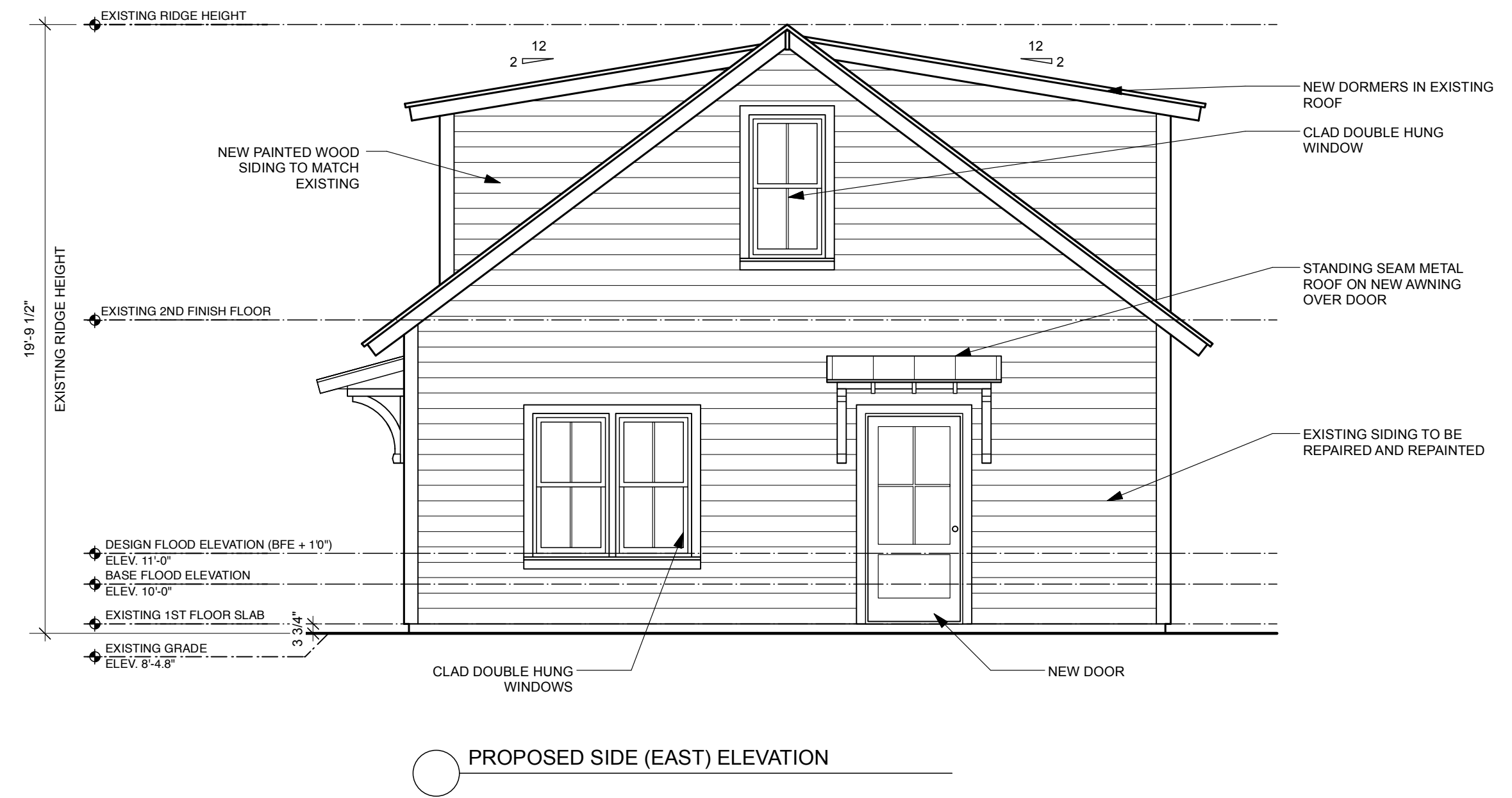
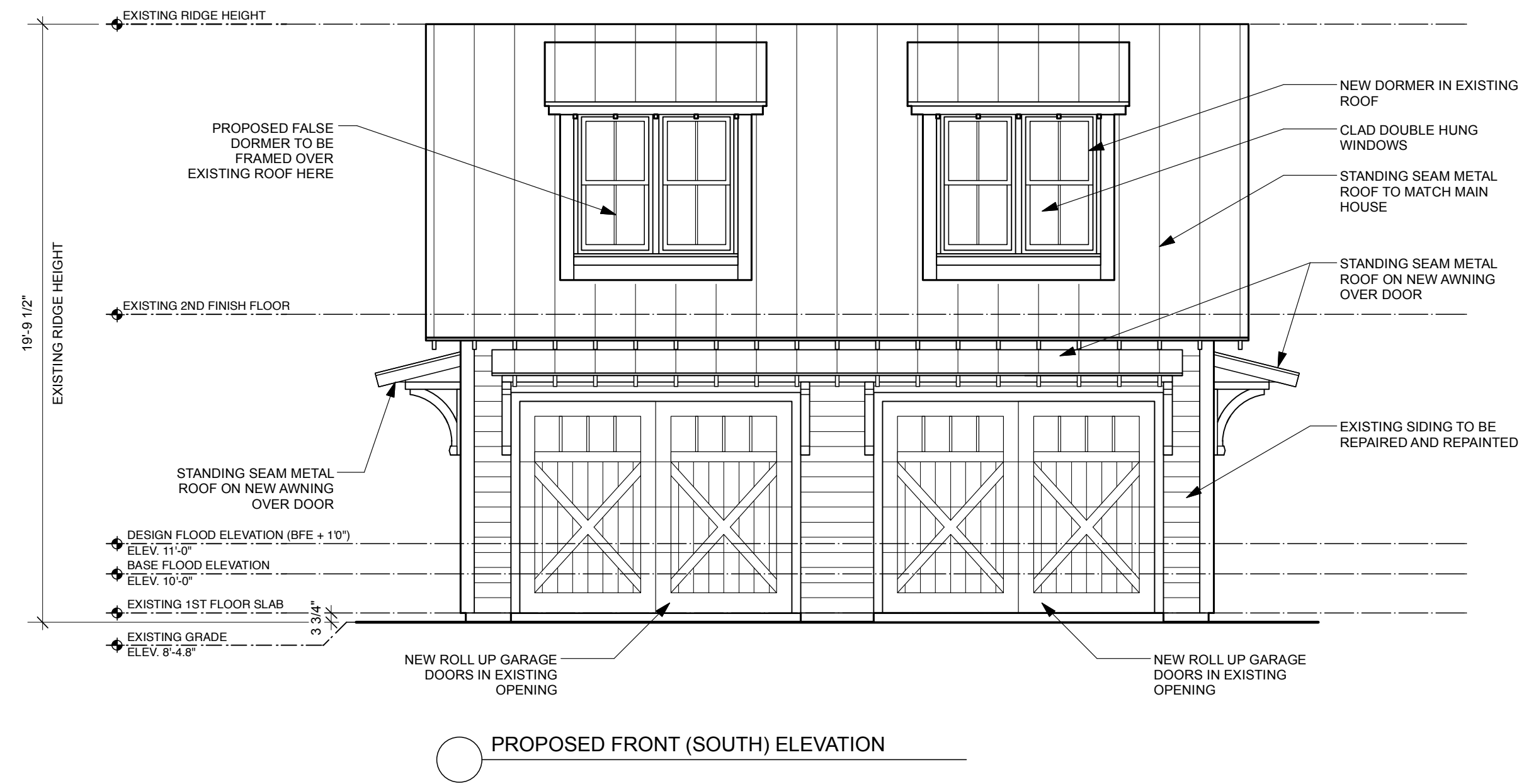
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VARNER RESIDENCE
2262 MYRTLE AVE
SULLIVAN'S ISLAND, SC
STREETSCAPE ELEVATION
1/8" = 1'-0"
01. 17. 25

EX 2.2

NOTE: EXISTING GARAGE BUILT CIRCA 2005/2006



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 EXTERIOR ELEVATION
 1/4" = 1'-0"
 01.17.25



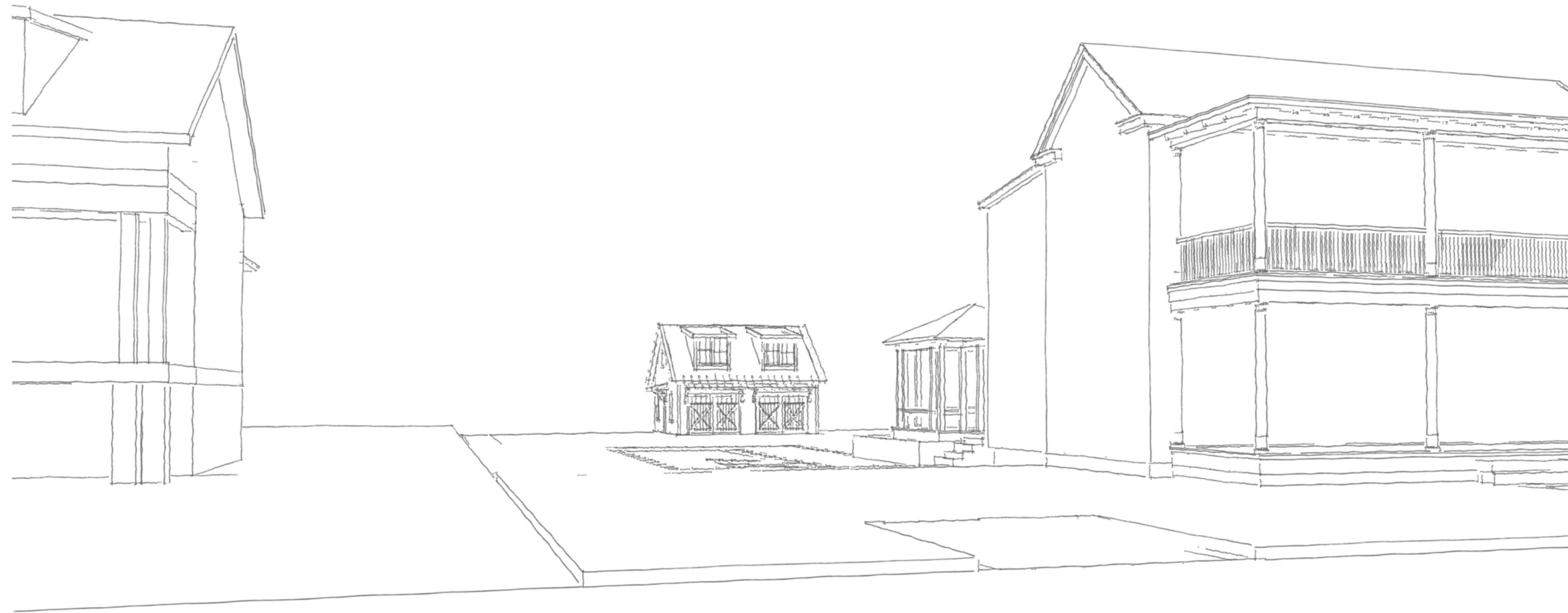
PROPOSED STREETScape

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VARNER RESIDENCE
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SULLIVAN'S ISLAND, SC
STREETScape ELEVATION
1/8" = 1'-0"
01. 17. 25

A2.2



PERSPECTIVE OF EXISTING GARAGE WITH PROPOSED CHANGES

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1 KING STREET
SUITE 102
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843.722.2040

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SULLIVAN'S ISLAND, SC
PROPOSED PERSPECTIVE
NOT TO SCALE
01.17.25