

COTTAGE RENOVATION

409 STATION 22-1/2 ST
SULLIVAN'S ISLAND, SC
29482

DRB CONCEPTUAL REVIEW

8/21/2026

ARCHITECT:

BOYD ARCHITECTS
74 RADCLIFFE ST
CHARLESTON, SC
29403
843.729.1274
LUCAS@BOYD-ARCHITECTS.COM

OWNER:

SOUTH NATIONAL INVESTMENTS LLC
P.O. BOX 98
MT PLEASANT, SC
29464
PHONE: *PRIVATE*
EMAIL: *PRIVATE*

STRUCTURAL:

TBD

LANDSCAPE:

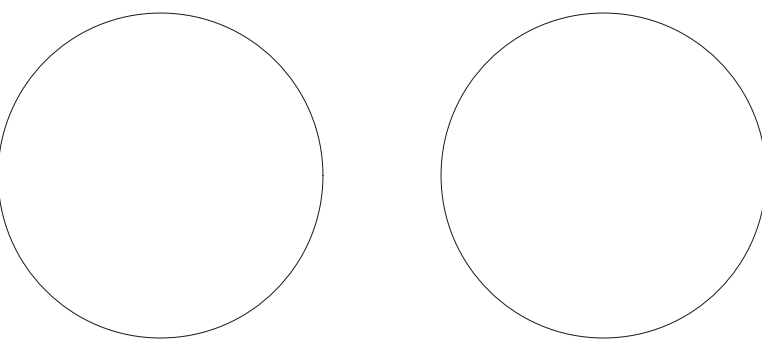
N/A

INTERIORS:

BY ARCHITECT

GENERAL CONTRACTOR:

TBD



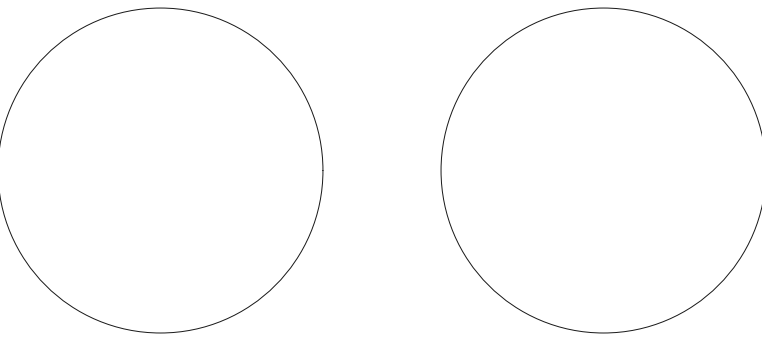
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SHEET LIST:

NO.	TITLE	DRB CONCEPT REVIEW
GENERAL		
G000	TITLE SHEET	X
G001	SHEET LIST	X
G002	SURVEY & PROJECT INFORMATION	X
G003	PHOTOS OF EXISTING CONDITIONS	X
G004	PHOTOS OF CONTEXT	X
ARCHITECTURE		
EX010	EXISTING SITE PLAN	X
A010	PROPOSED SITE PLAN	X
EX101	EXISTING FLOOR PLAN	X
A101	PROPOSED FLOOR PLAN	X
EX102	EXISTING ROOF PLAN	X
A102	PROPOSED ROOF PLAN	X
A200A	RENDERING	X
A200B	RENDERING	X
A200C	EXISTING & HISTORIC MATERIALS	X
EX201	EXISTING ELEVATIONS	X
A201	PROPOSED ELEVATIONS	X
EX202	EXISTING ELEVATIONS	X
A202	PROPOSED ELEVATIONS	X
MEP		
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STRUCTURAL		
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PROJECT INFORMATION

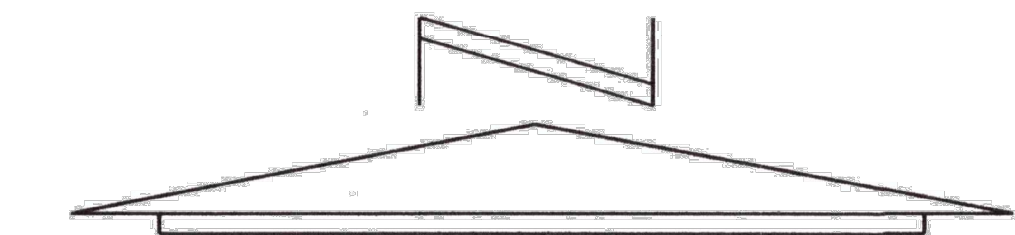
STREET ADDRESS	409 STATION 22-1/2 ST
TMS NUMBER	529-05-00-005
JURISDICTION	TOWN OF SULLIVAN'S ISLAND
FLOOD ZONE	AE10
BFE	+10.0
LOWEST EXG FIN. FLOOR ELEVATION	+10.4
FREEBOARD (FOR NEW CONSTRUCTION)	1'-0"
LOWEST PROPOSED NEW FIN. FLOOR ELEVATION	+11.3
DRB PURVIEW	YES
BUILDING CODE	2021 SC RESIDENTIAL CODE (2021 IRC W/ SC AMENDMENTS)
YEAR BUILT	1930

ZONING SUMMARY

ITEMS IN RED REPRESENT THOSE FOR WHICH RELIEF THROUGH THE DRB IS BEING REQUESTED
ALL REQUESTS ARE WITHIN THE PUBLISHED LIMITS OF THE DRB'S CAPACITY TO GRANT RELIEF

ZONING ORDINANCE	TOWN OF SULLIVAN'S ISLAND
DESIGNATION	RS - SINGLE FAMILY RESIDENTIAL
OVERLAY(S)	N/A
HISTORIC DESIGNATION	NOT IN HISTORIC DISTRICT DESIGNATE AS TRADITIONAL ISLAND RESOURCE

LOT AREA	6,408 SF (0.15 ACRES)
PRINCIPAL BUILDING COVERAGE	1,391 SF SEC 21-25 B(2)
PRINCIPAL BUILDING AREA	2,540 SF SEC 21-27 B(2)
FRONT SETBACK	14'-5" EXG SEC 21-27 B(2)
REAR SETBACK	18'-11" EXG SEC 21-27 B(2)
NORTH SIDE SETBACK	5'-3" EXG SEC 21-27 B(2)
SOUTH SIDE SETBACK	22'-9" EXG SEC 21-27 B(2)
TOTAL COMBINED SIDE SETBACKS	28'-0" EXG SEC 21-27 C
IMPERVIOUS SURFACE COVERAGE	2,352 SF (37%) SEC 21-26 B(2)
MAX HEIGHT	38'-0" EXG SEC 21-24
OFF STREET PARKING	2 SPACES SEC 21-24



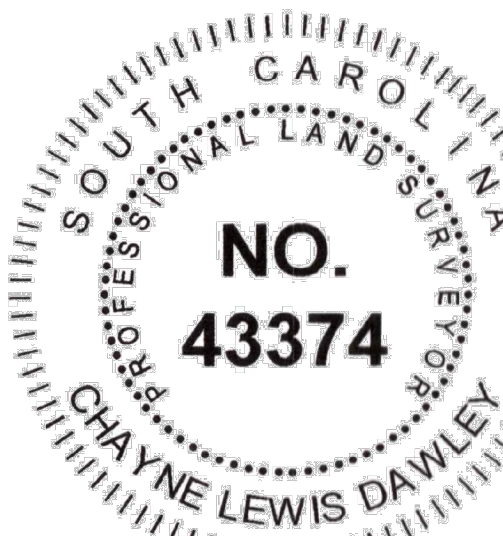
GRID

N.A.D. 1983 (2011)

DISTANCES SHOWN ARE HORIZONTAL

NOTES:

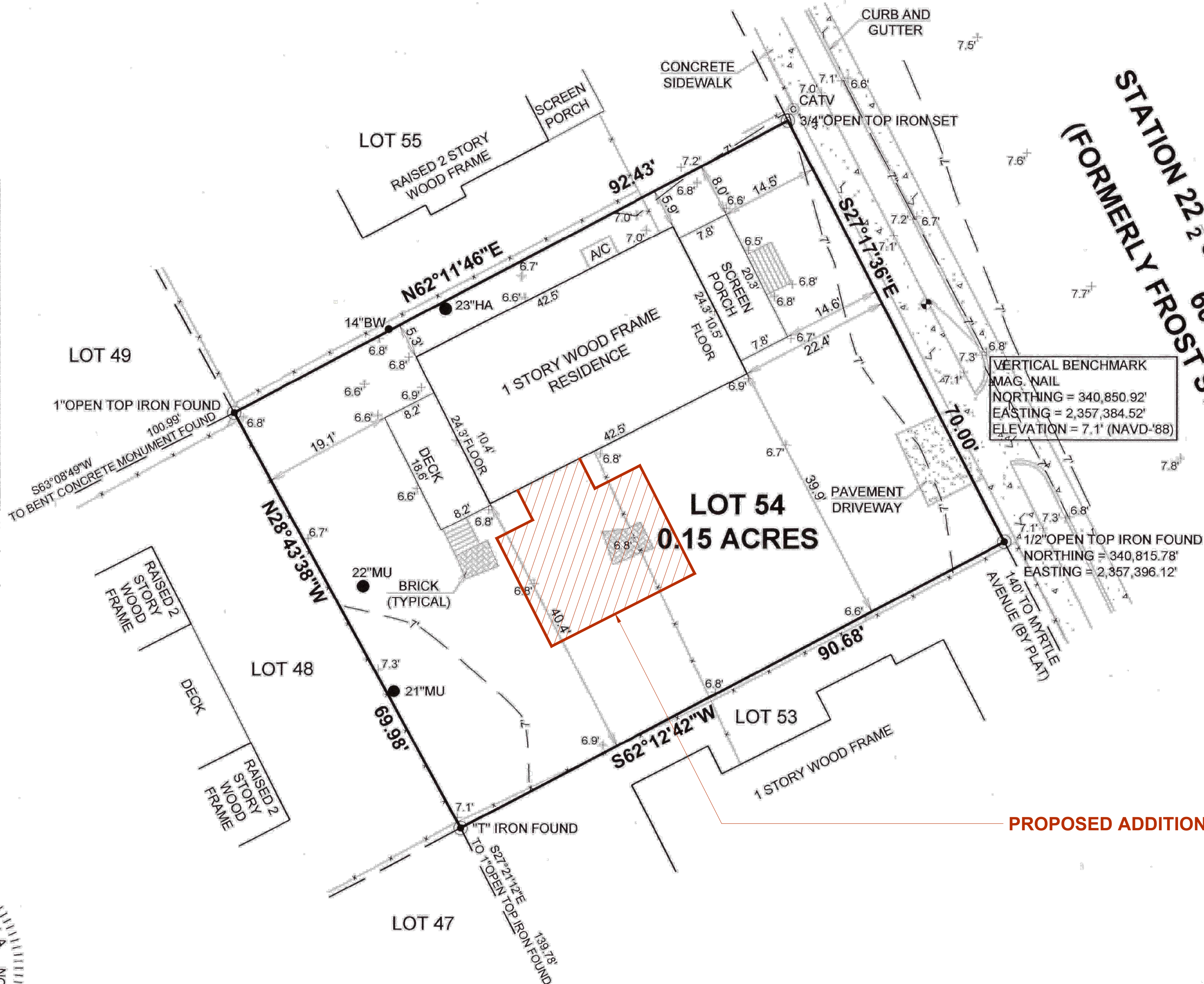
- FLOOD ZONE INFORMATION:
MAP NUMBER: 45019C
COMMUNITY NUMBER: 455418
PANEL NUMBER: 0539
SUFFIX: K
FIRM DATE: 01/29/2021
FLOOD ZONE: AE-10'
- COORDINATES SHOWN HEREON ARE BASED UPON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (SC SPCS).
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- ELEVATIONS SHOWN THUSLY, "7.0", ARE BASED UPON NORTH AMERICAN VERTICAL DATUM - 1988 (NAVD-'88).
- FIELD WORK COMPLETION DATE = APRIL 9, 2026
- THE ELEVATION OF THE HIGHEST PEAK OF THE ROOF IS 24.9' (NAVD-'88)
- TOTAL LOT AREA = 6,408 SQ. FT.
- LOT COVERAGE =
HOUSE = 1,032 SQ. FT. OR 16.10%
SCREEN PORCH = 158 SQ. FT. OR 2.47%
DECK = 153 SQ. FT. OR 2.39%
PAVEMENT DRIVEWAY = 82 SQ. FT. OR 1.28%
BRICK = 47 SQ. FT. OR 0.73%
STEPS = 44 SQ. FT. OR 0.69%
A/C = 15 SQ. FT. OR 0.23%
TOTAL = 1,531 SQ. FT. OR 23.89%
- REFERENCES:
1) T.M.S. 529-05-00-005
2) DEED BOOK 0572, PAGE 525
3) PLAT BOOK E, PAGE 78
4) SCDOT DOCKET # 10.253
5) SCDOT DOCKET # 10.257
- LEGEND
BW BLACK WALNUT
HA HACKBERRY
MU MULBERRY
7.0' EXISTING SPOT ELEVATION
7' EXISTING ELEVATION CONTOUR LINE
WOOD FENCE



SURVEYOR'S CERTIFICATION

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR 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.

Chayne Lewis Dawley, P.L.S.
REGISTRATION NO. 43374
475-A DEANNA LANE
WAND, S.C. 29492
843-884-4931



PROPOSED ADDITION

TOPOGRAPHIC PLAT
LOT 54

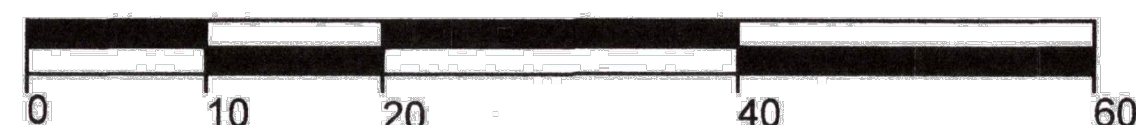
#409 STATION 22 1/2 STREET

TOWN OF SULLIVAN'S ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA

PRESENTLY OWNED BY 211, LLC
PREPARED FOR ANNALISA WARINNER

DATE: APRIL 9, 2026

SCALE: 1" = 20'

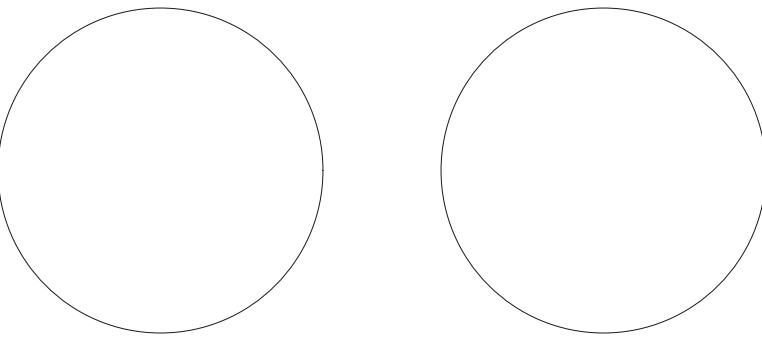


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SURVEY & PROJECT INFORMATION

G002



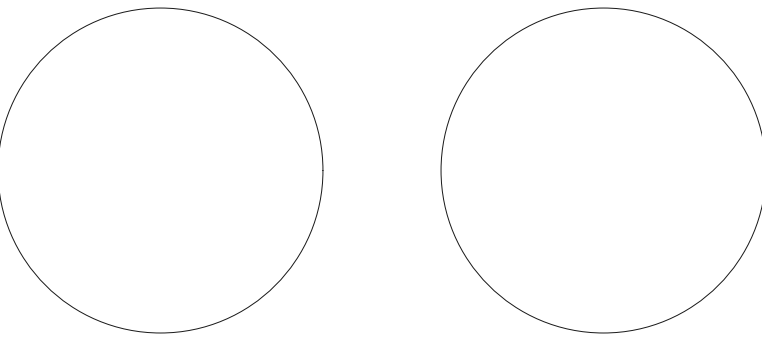
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PHOTOS OF EXISTING
CONDITIONS

G003

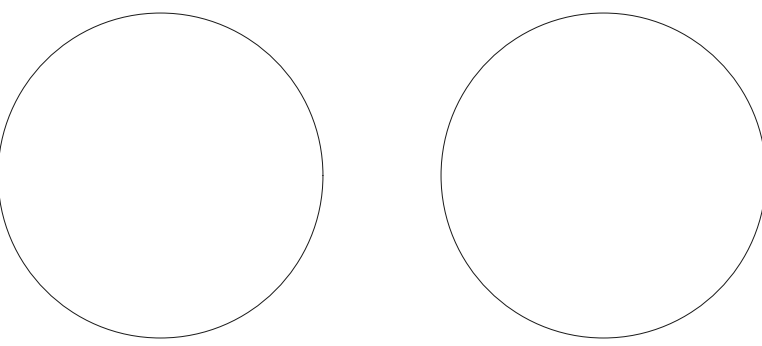
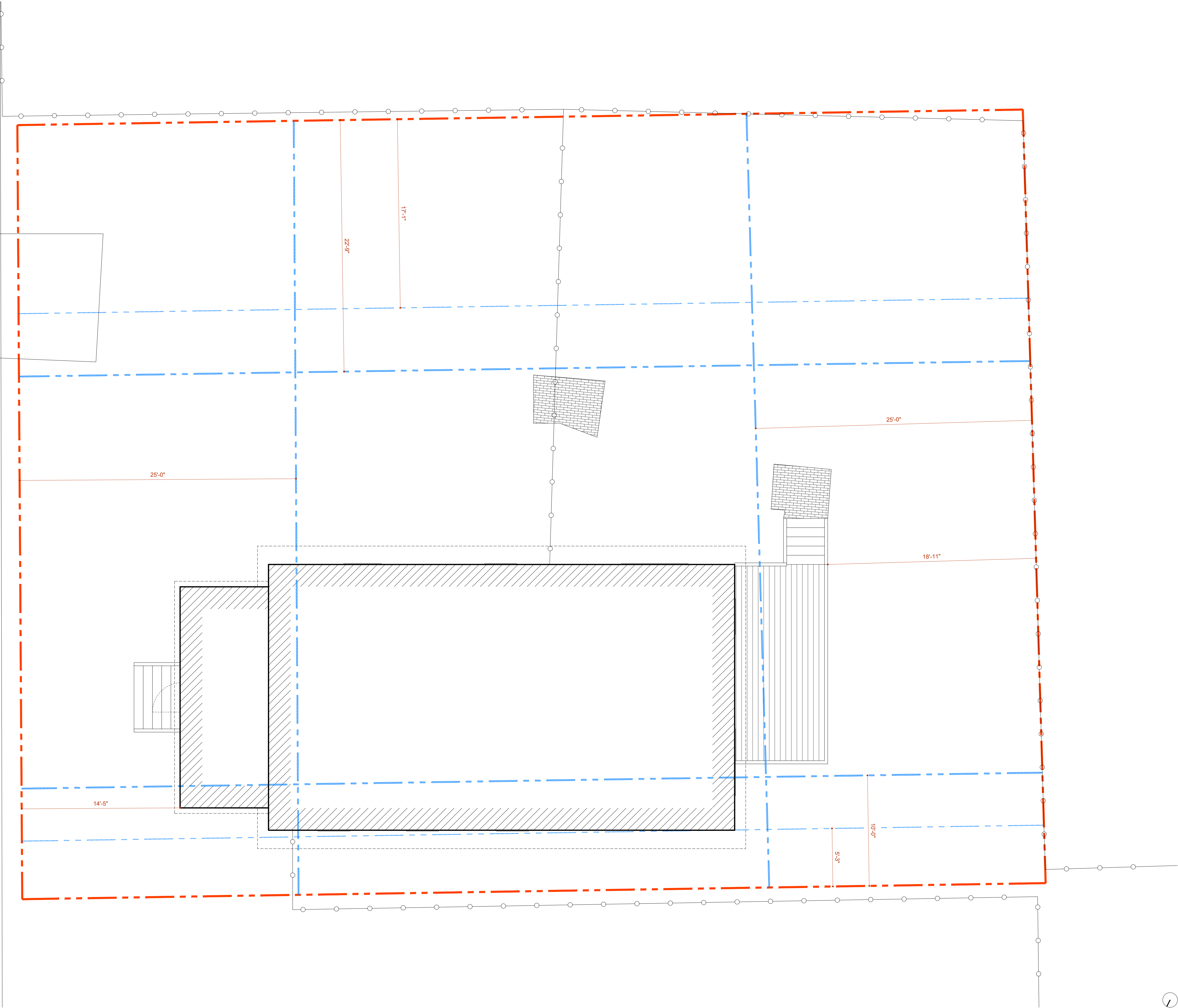


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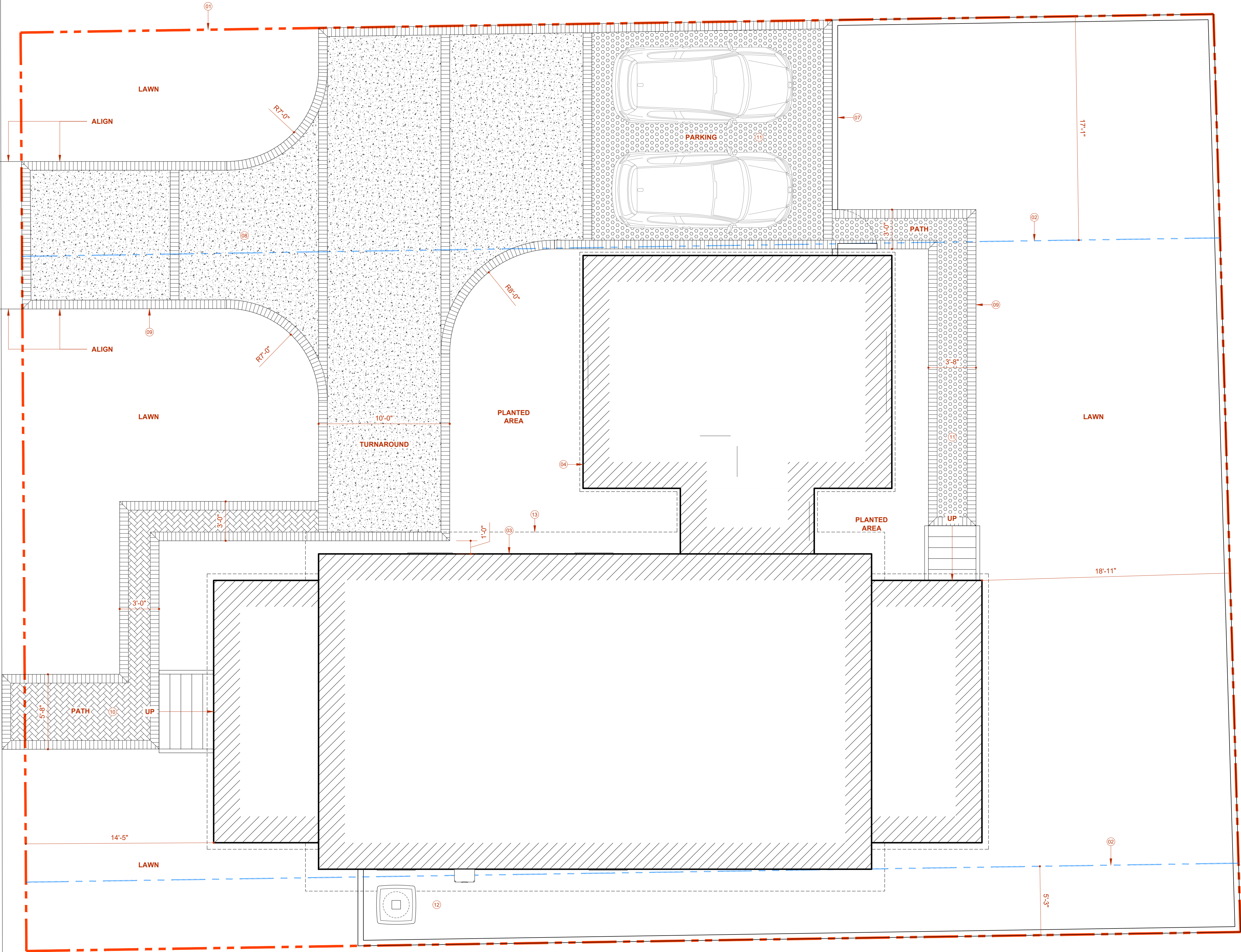
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SITE PLAN KEY NOTES

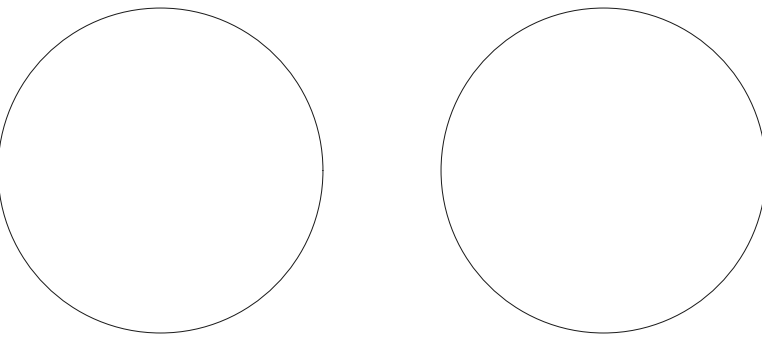
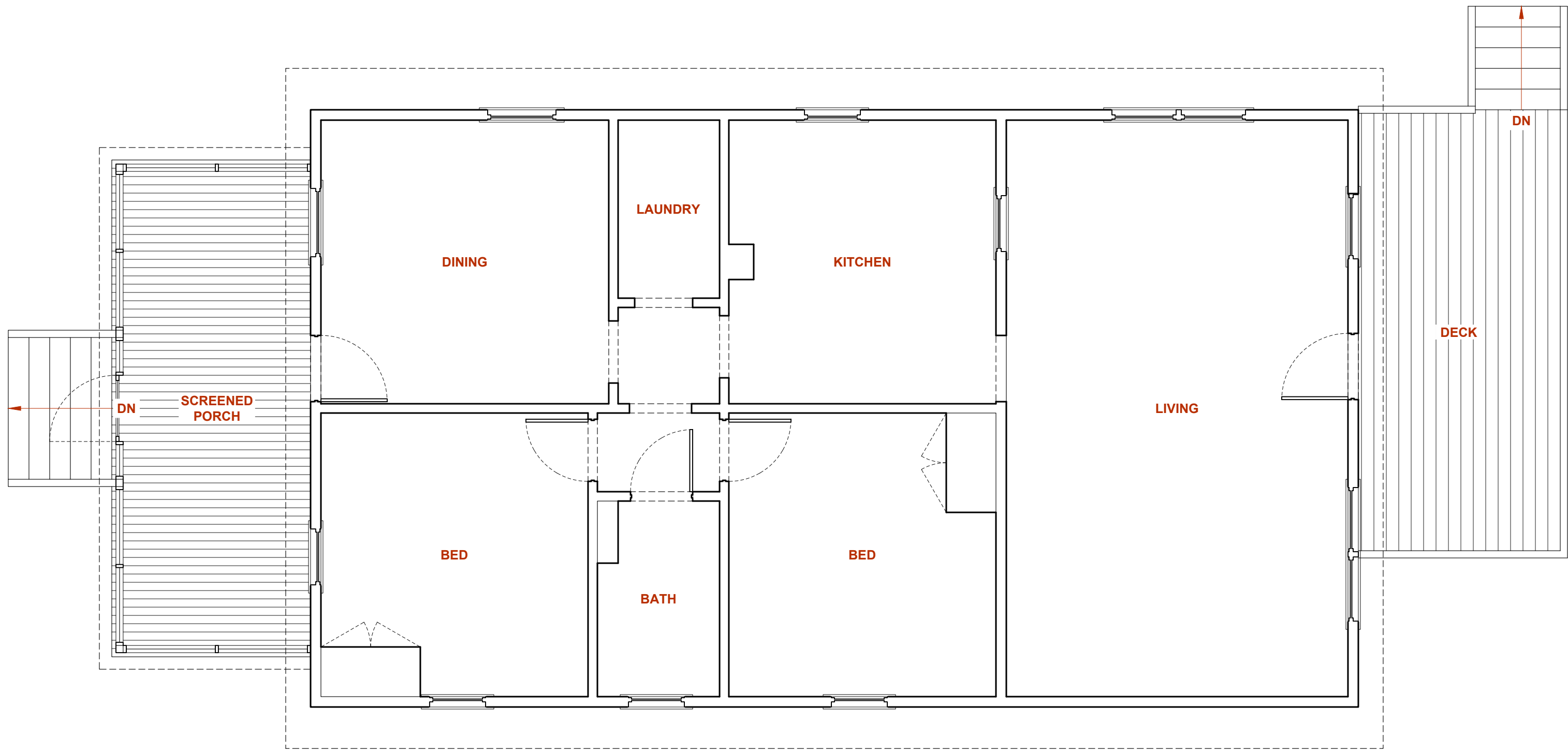
- 01 PROPERTY LINE
- 02 BUILDING SETBACK LINE
- 03 EXG BUILDING OUTLINE @ GROUND LEVEL
- 04 PROPOSED ADDITION OUTLINE @ GROUND LEVEL
- 05 EXG SIDEWALK
- 06 EXG CURBCUT
- 07 NEW WOOD FENCE
- 08 TABBY CONCRETE DRIVE, TYP
- 09 BRICK PAVER BORDER, TYP
- 10 PERMEABLE PAVER PATH
- 11 CRUSHED STONE
- 12 UTILITY AREA
- 13 ROOF OVERHANG

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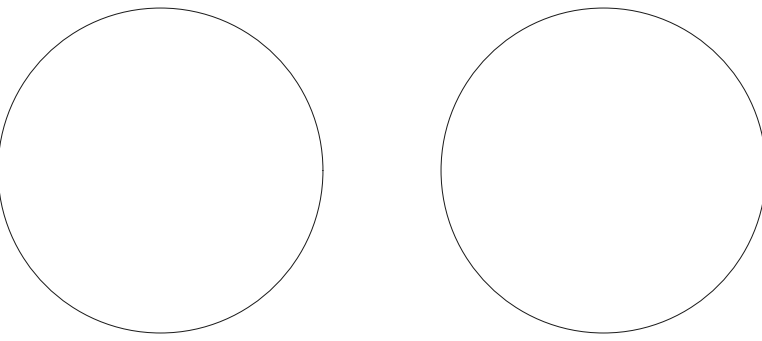
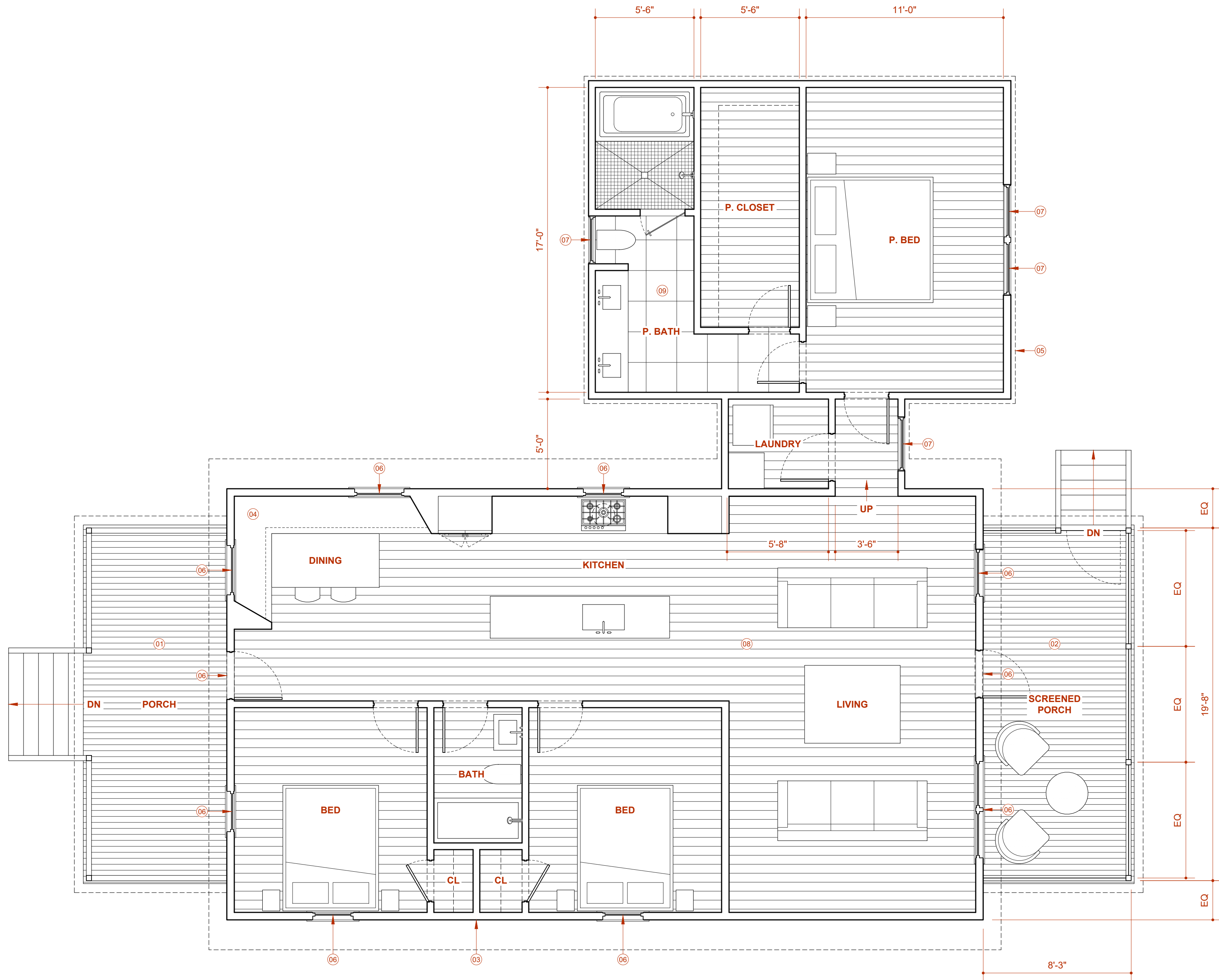
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PROPOSED FLOOR PLAN KEY NOTES

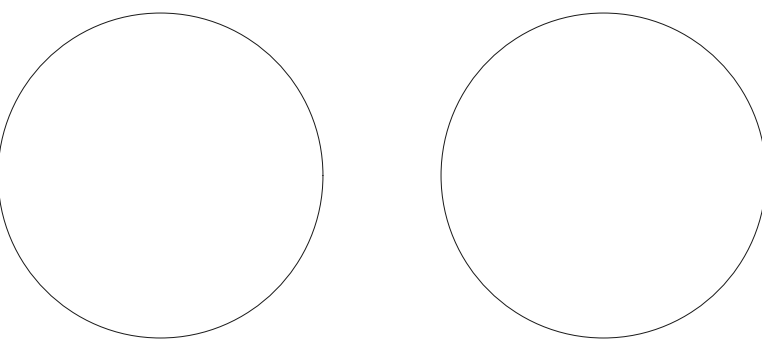
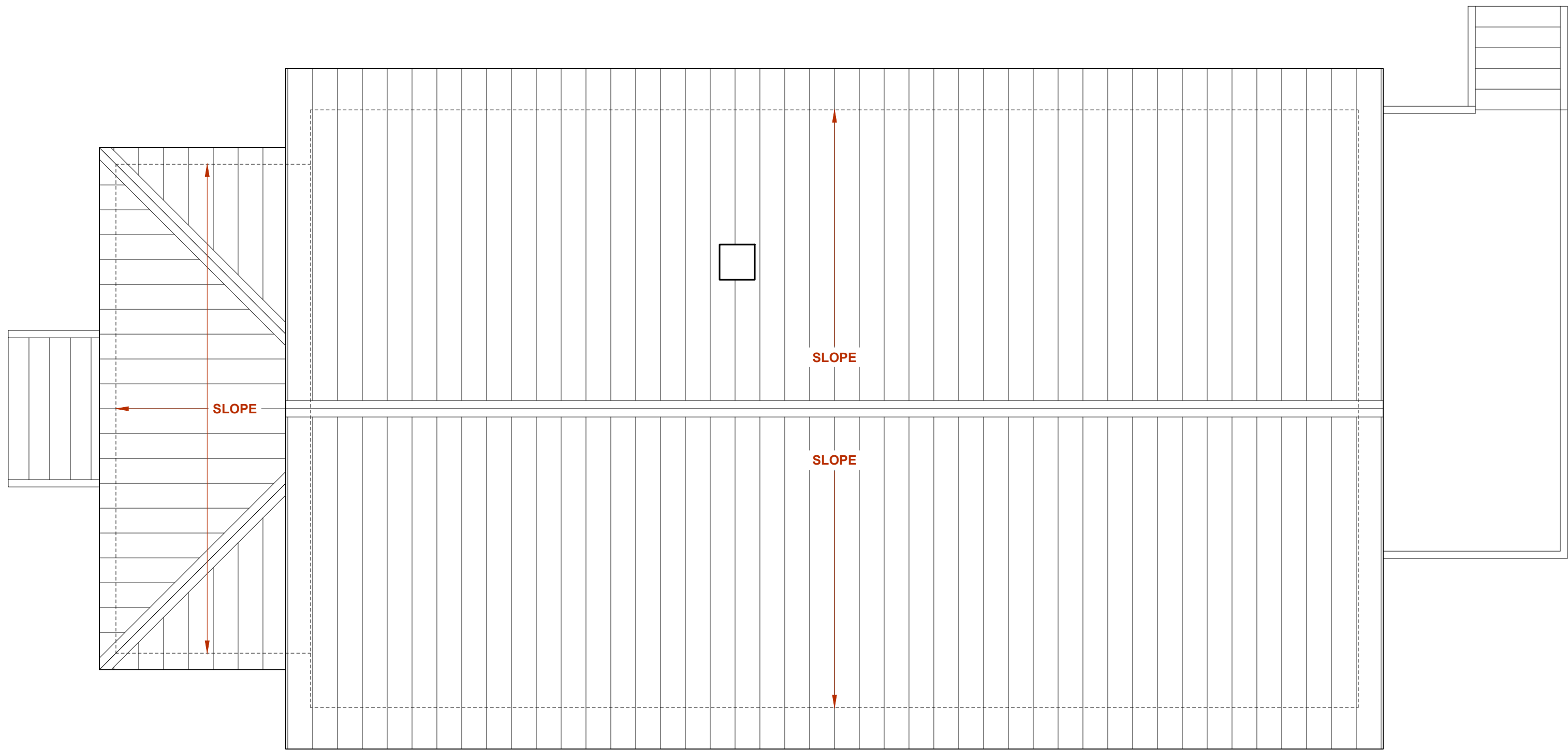
- 01 EXG FRONT PORCH TO BE RESTORED
SCREEN TO BE ELIMINATED
RAILINGS TO BE REBUILT
- 02 NEW COVERED REAR PORCH TO MATCH EXG
COVERED FRONT PORCH
- 03 ELIMINATE NON-HISTORIC WINDOW
- 04 BUILT IN BENCH SEATING
- 05 NEW ROOF OVERHANG
- 06 EXG WINDOW/DOOR TO REMAIN
REPAIR AS REQUIRED
- 07 NEW WINDOW
- 08 NEW WOOD FLOORS THROUGHOUT
EXG LIVING ROOM FLOOR TO BE BUILT UP TO MATCH
HEIGHT OF ORIGINAL HOUSE
EXG FLOOR FRAMING TO BE LEVELED, SUBFLOOR TO
BE PATCHED/REPAIRED AS REQUIRED
- 09 NEW TILE FLOOR



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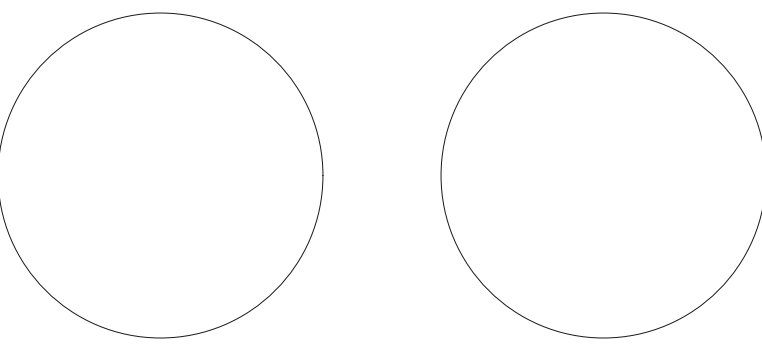
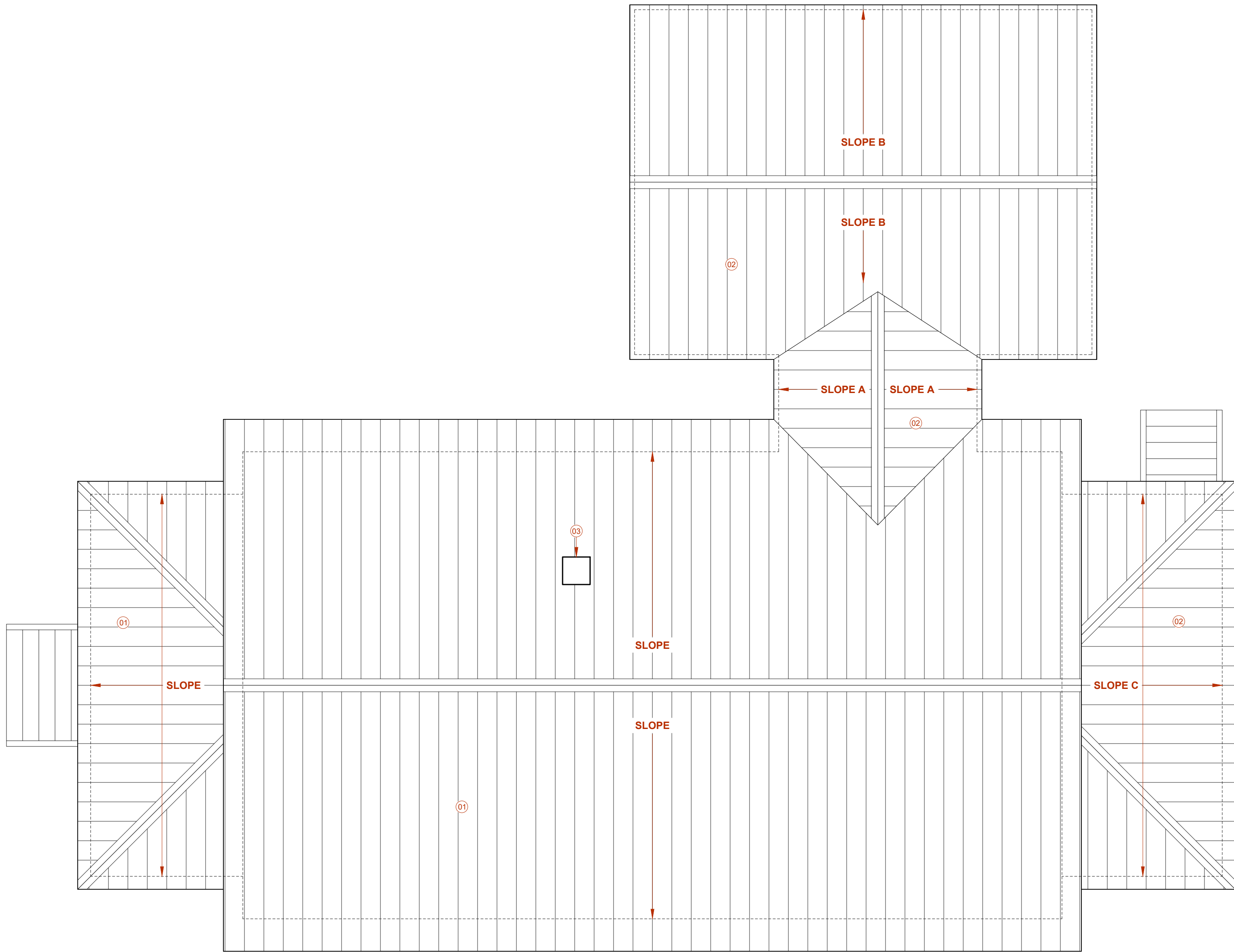
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PROPOSED ROOF PLAN KEY NOTES

- 01 REPAIR/REPLACE EXG 5V MTL ROOFING PANELS IN KIND AS REQUIRED
- 02 NEW 5V MTL ROOFING PANELS TO MATCH EXG
- 03 EXG CHIMNEY TO REMAIN

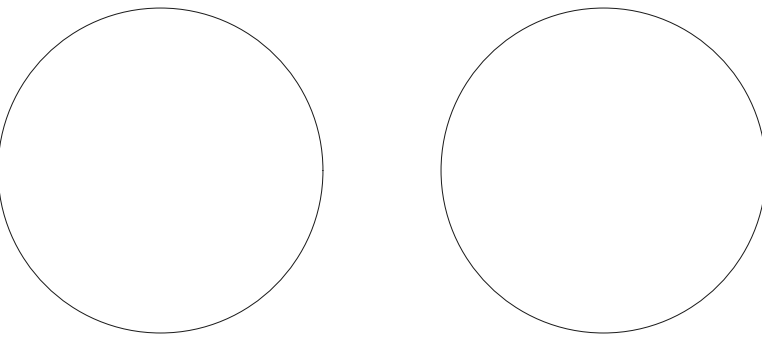
SLOPE LEGEND

- SLOPE SLOPE OF EXG ROOF TO REMAIN UNCHANGED
- SLOPE A SLOPE OF NEW HYPHEN ROOF TO MATCH THAT OF EXG MAIN HOUSE ROOF
- SLOPE B SLOPE OF NEW ADDITION ROOF TO BE DETERMINED BY ALIGNING NEW EAVE W/ EXG EAVE AND NEW RIDGE W/ EXG RIDGE SEE ELEVATIONS
- SLOPE C SLOPE OF NEW COVERED REAR PORCH TO MATCH THAT OF EXG COVERED FRONT PORCH



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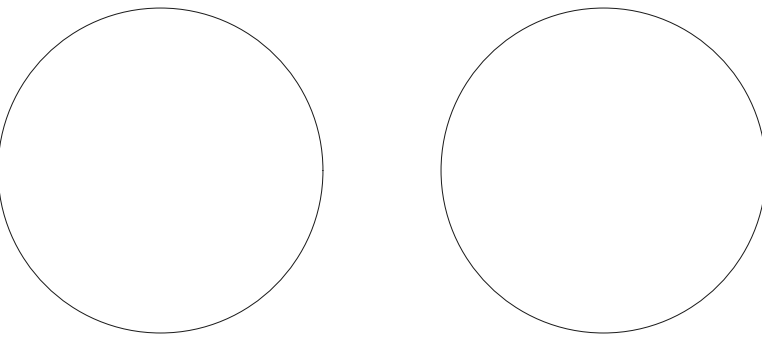
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CHIMNEY

- EXISTING CHIMNEY IS BRICK WITH TWO CORBELLED COURSES, A POINTED ARCH CHIMNEY CAP, AND EXTENDS DOWN INTO THE KITCHEN
- THE CHIMNEY APPEARS TO BE IN GOOD CONDITION AND WILL BE MAINTAINED ABOVE THE INTERIOR CEILING LINE
- BRICK WILL BE REPOINTED AS REQUIRED, AND FLASHING AT THE JUNCTION BETWEEN THE BRICK AND THE METAL ROOF WILL BE REPLACED

ROOFING

- EXISTING ROOFING IS UNFINISHED 5V METAL ROOFING PANELS WITH EXPOSED FASTENERS
- ROOFING PANELS WILL BE REMOVED IN ORDER TO REPAIR ROOF SHEATHING AND INSTALL NEW ICE AND WATER SHIELD THROUGHOUT
- EXISTING ROOFING PANELS THAT CAN BE REUSED SHALL BE REINSTALLED USING NEW FASTENERS W/ RUBBER WASHERS, PANELS THAT ARE DAMAGED BEYOND REPAIR/REUSE SHALL BE REPLACED IN KIND
- MANY PANELS APPEAR TO BE IN POOR CONDITION AND WILL REQUIRE REPLACEMENT
- ROOFING PANELS THAT ARE PROPOSED FOR THE NEW ADDITION WILL MATCH THE PROFILE AND COLOR OF THE EXISTING PANELS

SIDING

- EXISTING SIDING IS WOOD DUTCH LAP SIDING W/ ~6" EXPOSURE AND WILL REMAIN
- SIDING AND TRIM BOARDS WILL BE PATCHED, REPAIRED, OR REPLACED AS REQUIRED
- ANY LARGE DEFECTS WILL BE REPAIRED AND ONLY BROKEN/MISSING PIECES WILL BE REPLACED IN KIND
- SIDING APPEARS TO BE IN RELATIVELY GOOD CONDITION AND THE ANTICIPATED REPLACEMENT SCOPE IS MINIMAL
- NEW SIDING THAT IS PROPOSED FOR THE HYPHEN WILL MATCH THE PROFILE OF THE EXISTING SIDING

RAFTER TAILS & TRIM

- EXISTING RAFTER TAILS ARE TRUE EXPRESSIONS OF THE 2X6 STRUCTURAL ROOF MEMBERS
- EXISTING SOFFIT, FASCIA, RAKE, FRIEZE TRIM IS ALL WOOD OF VARYING SHAPES AND SIZES
- ANY LARGE DEFECTS WILL BE REPAIRED AND ONLY BROKEN/MISSING PIECES WILL BE REPLACED IN KIND
- RAFTER TAILS AND TRIM APPEAR TO BE IN GOOD CONDITION AND THE ANTICIPATED REPLACEMENT SCOPE IS MINIMAL

WINDOWS

- EXISTING WINDOWS HAVE WOOD FRAMES, SASHES, AND MUNTINS WITH TRUE DIVIDED SINGLE-PANEL LITES IN A SIX-OVER-SIX PATTERN
- WINDOWS IN REAR ADDITION ARE MORE MODERN AND VARY IN THEIR CONSISTENCY WITH THE ORIGINAL WINDOWS
- WINDOWS APPEAR TO BE IN GOOD CONDITION AND WILL BE RETAINED
- ANY LARGE IMPERFECTIONS IN THE WOOD WILL BE REPAIRED, BROKEN LITES WILL BE REPLACED, PAINT WILL BE REMOVED FROM GLASS, AND OPERABILITY WILL BE RESTORED TO ALL UNITS PRIOR TO REFINISHING

FRONT PORCH

- EXISTING FRONT PORCH FEATURES ROOF DETAILING THAT MATCHES THE MAIN ROOF, 4X4 COLUMNS WITH NO BASE OR CAPITALS, INSECT SCREEN PANELS, AND A WOOD STAIR WITH WHAT APPEAR TO BE NON-HISTORIC RAILINGS
- THE CONDITION OF THE VARIOUS PORCH ELEMENTS VARIES FROM FAIR TO GOOD
- THE ROOF, RAFTER TAILS, AND TRIM WILL RECEIVE THE SAME TREATMENT AS THOSE ON THE MAIN HOUSE
- THE INSECT SCREENS WILL BE REMOVED AND THE STAIR WILL BE REBUILT SUCH THAT THE RISERS ARE EVEN AND CODE COMPLIANT
- NEW CUSTOM RAILINGS ARE PROPOSED FOR THROUGHOUT (NOT JUST THE STAIR) THAT FEATURE WOOD RAILS AND ROPE PICKETS

FOUNDATION SCREENS

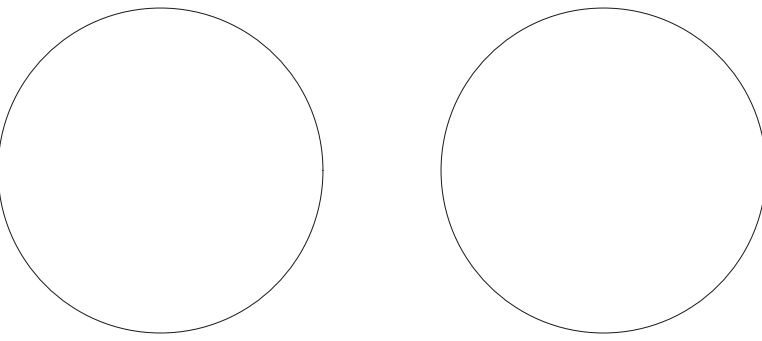
- EXISTING FOUNDATION SCREENS ARE WOOD 1X6 SLATS
- SCREENS DO NOT APPEAR TO BE ORIGINAL AND ARE IN POOR CONDITION
- PROPOSAL INVOLVES REPLACEMENT OF ALL SCREENS WITH NEW KDAT WOOD UNITS THAT MEET DRB GUIDELINES AND MATCH THOSE THAT ARE PROPOSED FOR THE NEW ADDITION

FOUNDATION PIERS

- EXISTING FOUNDATION PIERS ARE SOLID BRICK AND VARY IN SIZE WITH ~16" WIDE BEING THE MOST COMMON
- BRICK DOES NOT APPEAR TO BE HISTORIC (ALTHOUGH THIS IS NOT CONFIRMED) AS IT LOOKS MORE NEW AND 'WIRE-CUT' THAN EVEN THE CHIMNEY BRICK
- PIERS WILL BE RETAINED BUT THE PROPOSED DESIGN INVOLVED INSTALLING A STUCCO FINISH ON TOP OF THE EXISTING BRICK
- PIERS FOR THE NEW ADDITION WILL BE CMU WITH A MATCHING STUCCO FINISH

REAR DECK

- EXISTING REAR WOOD DECK IS UNCOVERED, ASYMMETRICAL, AND IS NOT HISTORIC
- THE CONDITION OF THE DECK IS POOR
- THE DECK IS TO BE DEMOLISHED AND REPLACED WITH A COVERED PORCH THAT MATCHES THE SIZE AND DETAILING OF THE FRONT PORCH



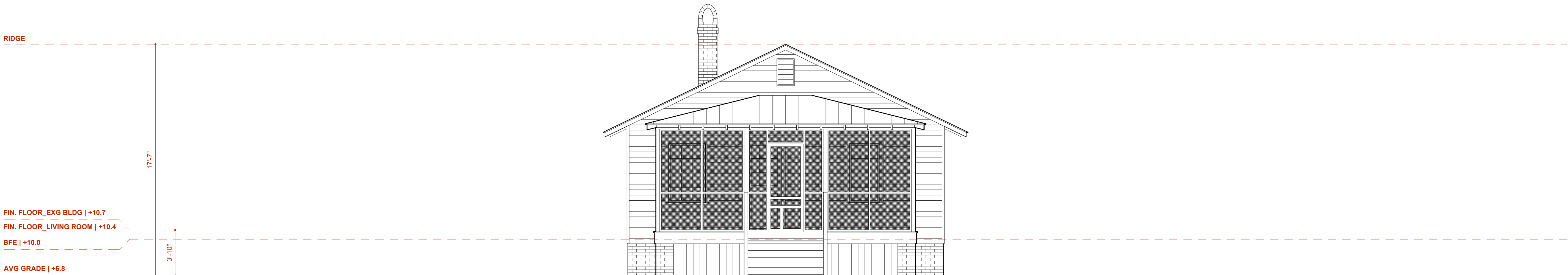
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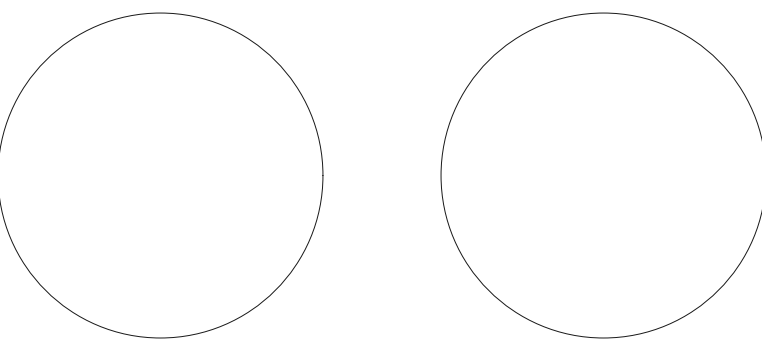
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02 | EXISTING REAR (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



01 | EXISTING FRONT (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



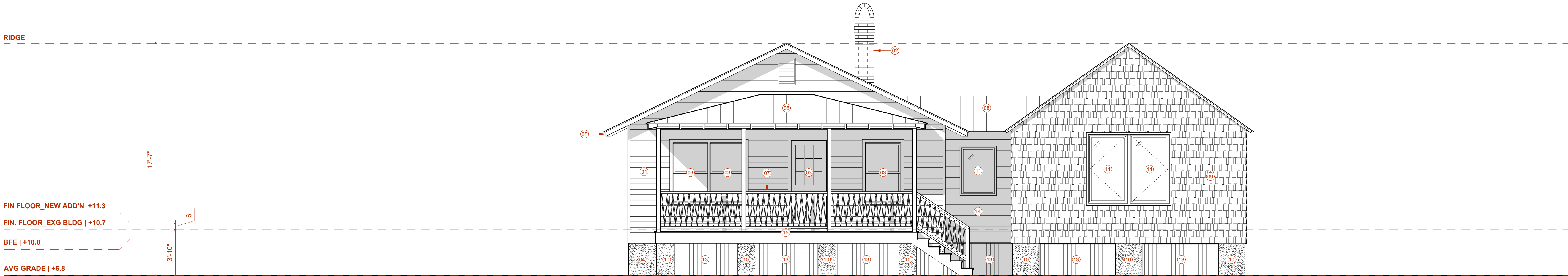
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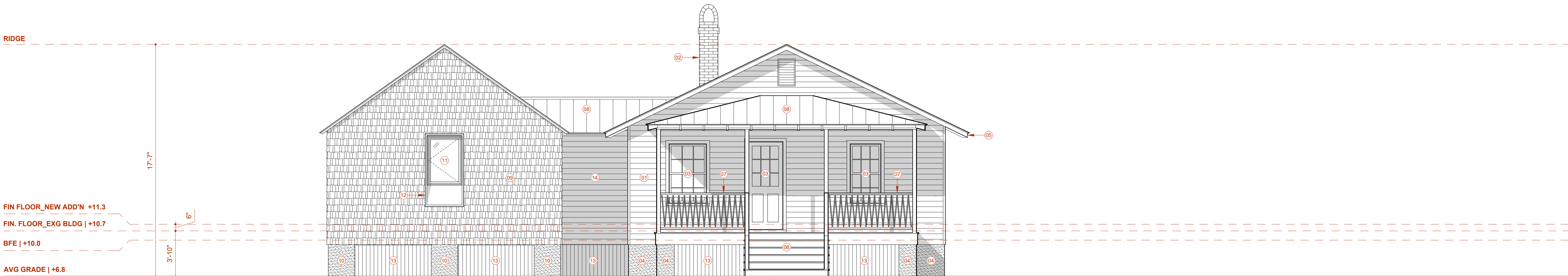
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ELEVATION KEY NOTES

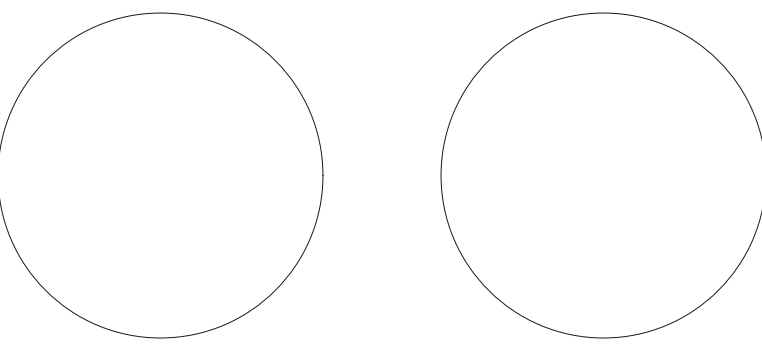
- 01 EXG WOOD DUTCH LAP SIDING
PATCH & REPAIR AS REQ'D
- 02 EXG CHIMNEY TO REMAIN
REPOINT BRICK AS REQ'D
- 03 EXG WINDOW/DOOR TO REMAIN
REPAIR AS REQUIRED
- 04 EXG BRICK FOUNDATION PIER
REPOINT AS REQ'D, APPLY STUCCO FINISH
- 05 EXG TRIM, FASCIA, RAFTER TAILS, ETC
PATCH & REPAIR AS REQ'D
- 06 EXG FRONT PORCH TO BE RESTORED
SCREEN TO BE ELIMINATED
- 07 NEW PORCH RAILING W/ ROPE PICKETS
- 08 5V MTL ROOF PANELS
REPAIR/REPLACE EXG IN KIND AS REQUIRED
- 09 NEW CEDAR SHAKE SIDING
- 10 NEW CMU FOUNDATION PIER W/ STUCCO FINISH
- 11 NEW MTL CLAD WINDOW UNIT
- 12 NEW CUSTOM POLY-ASH CHAMFERED WINDOW
TRIM/SURROUND
- 13 NEW WOOD FOUNDATION SCREEN
- 14 NEW WOOD DUTCH LAP SIDING
MATCH EXG
- 15 NEW COVERED REAR PORCH TO
MATCH EXG RESTORED COVERED FRONT PORCH



02 | PROPOSED REAR (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



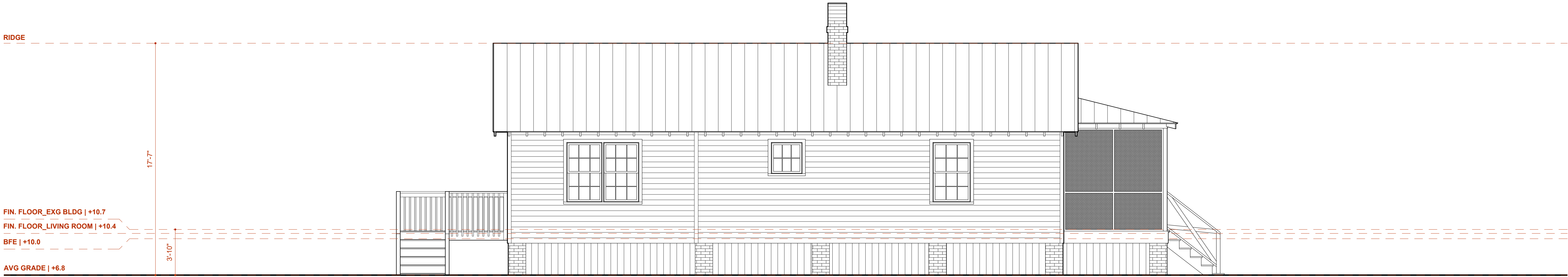
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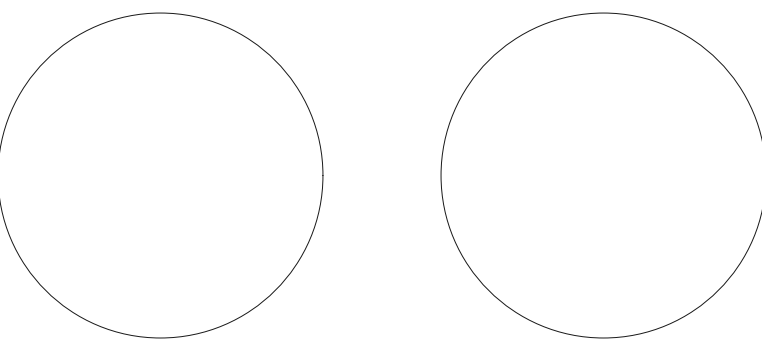
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02 | EXISTING SIDE (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



01 | EXISTING SIDE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



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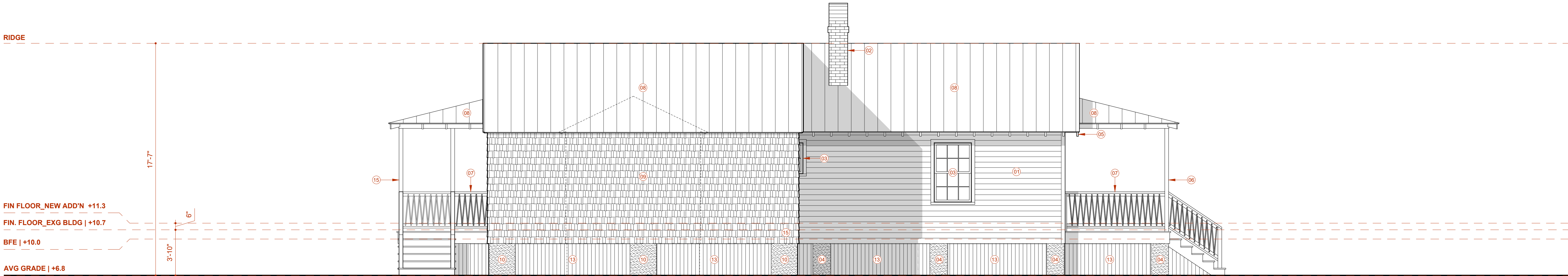
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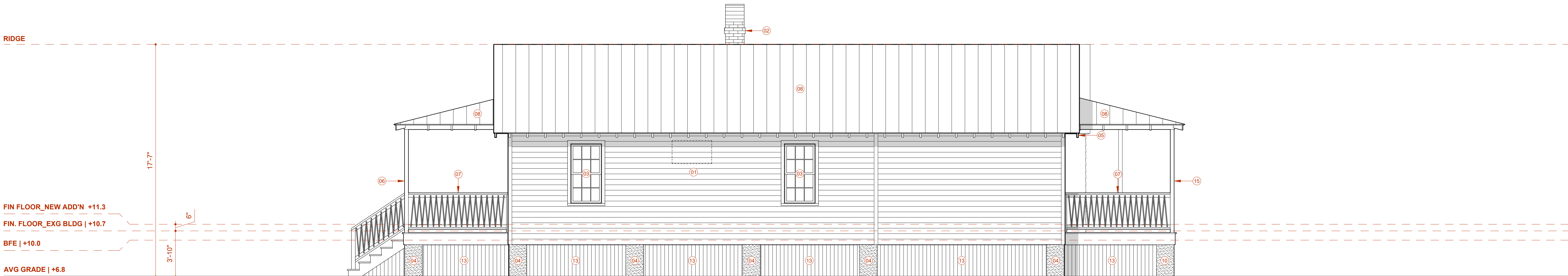
DATE
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ELEVATION KEY NOTES

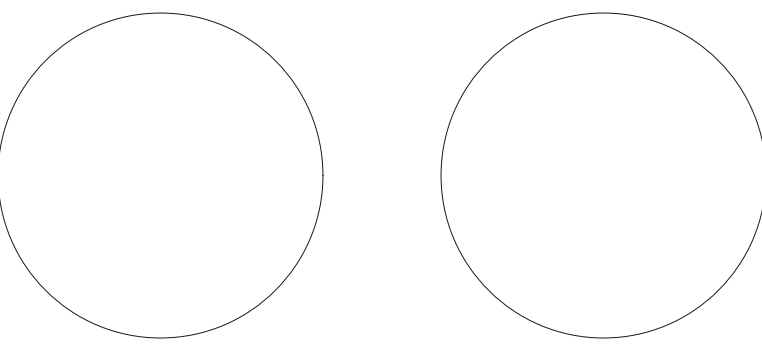
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PATCH & REPAIR AS REQ'D
- 02 EXG CHIMNEY TO REMAIN
REPOINT BRICK AS REQ'D
- 03 EXG WINDOW/DOOR TO REMAIN
REPAIR AS REQUIRED
- 04 EXG BRICK FOUNDATION PIER
REPOINT AS REQ'D, APPLY STUCCO FINISH
- 05 EXG TRIM, FASCIA, RAFTER TAILS, ETC
PATCH & REPAIR AS REQ'D
- 06 EXG FRONT PORCH TO BE RESTORED
SCREEN TO BE ELIMINATED
- 07 NEW PORCH RAILING W/ ROPE PICKETS
- 08 5V MTL ROOF PANELS
REPAIR/REPLACE EXG IN KIND AS REQUIRED
- 09 NEW CEDAR SHAKE SIDING
- 10 NEW CMU FOUNDATION PIER W/ STUCCO FINISH
- 11 NEW MTL CLAD WINDOW UNIT
- 12 NEW CUSTOM POLY-ASH CHAMFERED WINDOW
TRIM/SURROUND
- 13 NEW WOOD FOUNDATION SCREEN
- 14 NEW WOOD DUTCH LAP SIDING
MATCH EXG
- 15 NEW COVERED REAR PORCH TO
MATCH EXG RESTORED COVERED FRONT PORCH



02 | PROPOSED SIDE (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



01 | PROPOSED SIDE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



COTTAGE
RENOVATION

409 STATION 22-1/2 ST
SULLIVAN'S ISLAND, SC
29482

NO.	ISSUE	DATE
01	DRB CONCEPTUAL REVIEW	8/21/2026