

GENERAL NOTES:

A. THE DRAWINGS AND DESIGN ARE THE PROPERTY OF LOYAL ARCHITECTS LLC AND SHALL BE USED FOR THE PROJECT FOR WHICH THEY ARE PREPARED. ALL RIGHTS RESERVED. THE REPRODUCTION OR USE OF THIS DRAWING OR DESIGN HERE ON WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

B. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.

C. ALL DEMOLITION AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL REGULATIONS.

D. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS AND APPROVALS NECESSARY TO INITIATE AND COMPLETE SPECIFIED WORK.

E. THE DESIGN ADEQUACY AND SAFETY OF ALL TEMPORARY SUPPORTS, BRACING AND SHORING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

F. CONTRACTOR SHALL VERIFY WITH OWNER/ARCHITECT ALL STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING CONDITIONS REQUIRING ENGINEER'S OR CONSULTANTS APPROVAL.

G. 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.

H. BUILDING SHALL REMAIN WEATHER-TIGHT AND SECURE AT ALL TIMES.

I. ALL VENTS AND/OR DUCTS WHICH PENETRATE ROOFS OR EXTERIOR WALLS ARE TO BE PROPERLY SLEEVED, FLASHED AND COUNTERFLASHED.

J. 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.

K. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS, AND DETAILS SHALL HAVE PRECEDENCE OVER GENERAL DRAWINGS.

L. THE OWNER AND ARCHITECT WAIVE ALL RESPONSIBILITY AND LIABILITY FOR CONTRACTOR'S FAILURE TO FOLLOW ASSOCIATED PLANS, SCHEDULES, AND THE DESIGN THEY CONVEY, OR FOR PROBLEMS WITH ARISE FROM OTHER'S FAILURES TO OBTAIN/FOLLOW THE OWNER'S OR ARCHITECT'S GUIDANCE WITH RESPECT TO ANY INCONSISTENCIES, ERRORS, OMISSIONS, AMBIGUITIES OR CONFLICTS WITH ARE ALLEGED.

DEMOLITION NOTES:

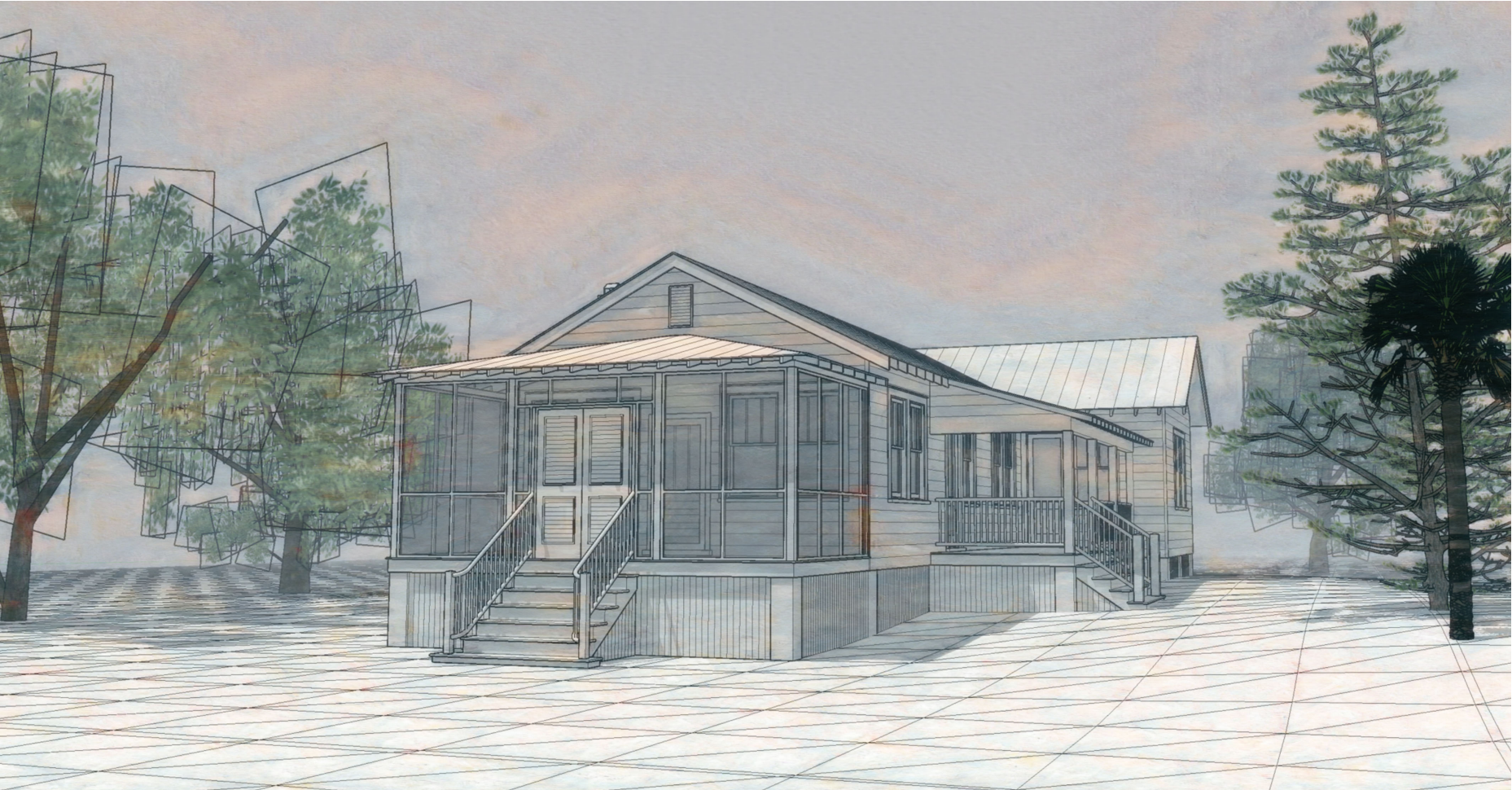
A. REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO, ITEMS ON THE DEMOLITION PLANS WITH DASHED LINES, NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INCLUDED. PATCH AS REQUIRED ALL CONSTRUCTIONS TO REMAIN IN ACCORDANCE WITH THE CONTRACT DRAWINGS. WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSITION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER, THE DISPOSITION AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE.

B. REMOVE ONLY NON-LOAD BEARING CONSTRUCTION AND PARTITIONS. CONTRACTOR TO VERIFY, PRIOR TO REMOVAL, THAT NO STRUCTURAL COMPONENTS, I.E. BEARING WALLS, BEAMS, HEADERS, ETC.. SUPPORTING FLOOR, ROOF OR CEILING JOISTS ARE DESIGNATED FOR REMOVAL. CONTACT THE STRUCTURAL ENGINEER/ARCHITECT PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT. CONTRACTOR'S NON-CONTACT OF STRUCTURAL ENGINEER/ARCHITECT PRIOR TO REMOVAL OF ANY WORK INDICATES HIS COMPLETE UNDERSTANDING THAT NO LOAD BEARING OR STRUCTURAL WORK IS BEING ALTERED UNDER THIS CONTRACT.

C. PATCH ALL FINISHES TO MATCH EXISTING. INCLUDING BUT NOT LIMITED TO GYPSUM BOARD, PLASTER, WOOD TRIM, BASE, PANELS RAILS, AND WAINSCOT. VERIFY MATCH OF NEW FINISH MATERIALS TO EXISTING IN COLOR, TEXTURE, THICKNESS, CUT ETC... TO SATISFACTION OF OWNER PRIOR TO INSTALLATIONS. PROVIDE OTHER MATERIALS TO MATCH EXISTING WHEN REQUIRED. TO BE APPROVED BY OWNER.

D. PATCH EXISTING WALLS GYPSUM DRYWALL OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS. ALL EXPOSED PORTIONS OF WALL SHALL BE FINISHED WITH THREE (3) COATS OF SPECKLING, SANDED AND LEFT IN A PAINT READY CONDITION.

E. WHERE APPLICABLE, LEVEL ALL EXISTING FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES. INSTALL REQUIRED TRANSITION PIECES BETWEEN VARIOUS FLOOR FINISHES SUITABLE FOR CONDITIONS AND ACCEPTABLE TO THE OWNER. MATCH EXISTING WHEREVER POSSIBLE.



B2

NO SCALE

SCHEMATIC STREET ELEVATION

ADDRESS: 2314 GOLDBUG AVENUE
TMS: 529-06-00-071
LOT SIZE: 0.42 ACRES = 18,491 SF
FLOOD ZONE: AE 11
ADJACENT GRADE: 7.0' - 14.6'



SHEET INDEX

T001 TITLE SHEET & GENERAL NOTES

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A005 SITE CONTEXT

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A012 HISTORIC COTTAGE DOCUMENTATION
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OWNER:

CHRIS RILEY
2320 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29464

ARCHITECT:

LOYAL ARCHITECTS, LLC
ROSS RITCHIE, AIA
1435 KINGLET STREET
MOUNT PLEASANT, SC 29464
P: 843.732.0502
E: ROSS@LOYALARCHITECTS.COM

BUILDER:

TIGHTLINES CONSTRUCTION, LLC
STEVE & DREW BALDRICK
P: 843.442.3150
E: TIGHTLINESCONSTRUCTION@GMAIL.COM

CONCEPTUAL DRB: APRIL 18, 2025

EXISTING SET: FEBRUARY 21, 2025

TITLE
SHEET & GENERAL
NOTES

T001

REV. 1

A1

NO SCALE

GENERAL NOTES

B1

NO SCALE

PROPERTY INFO

C1

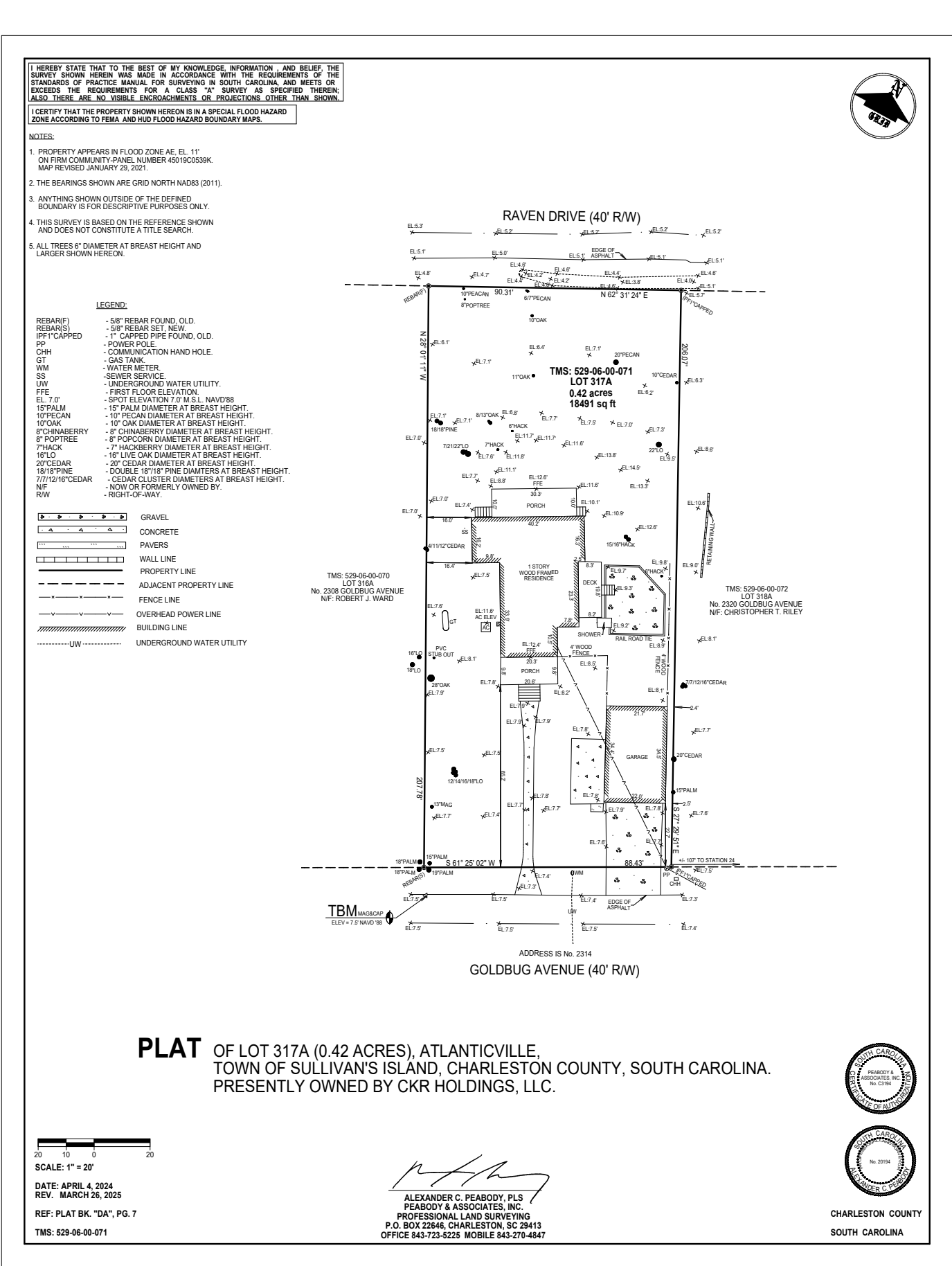
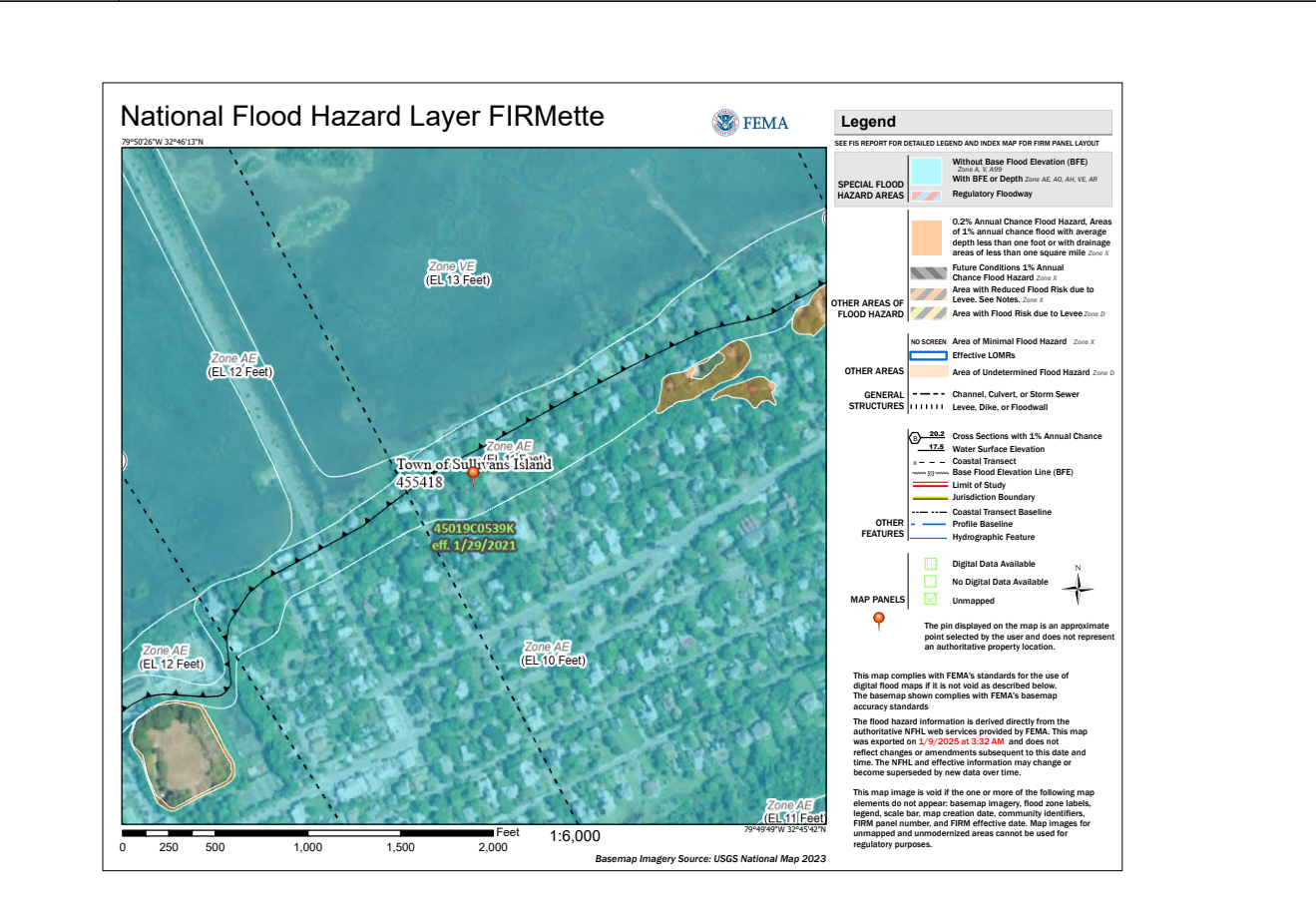
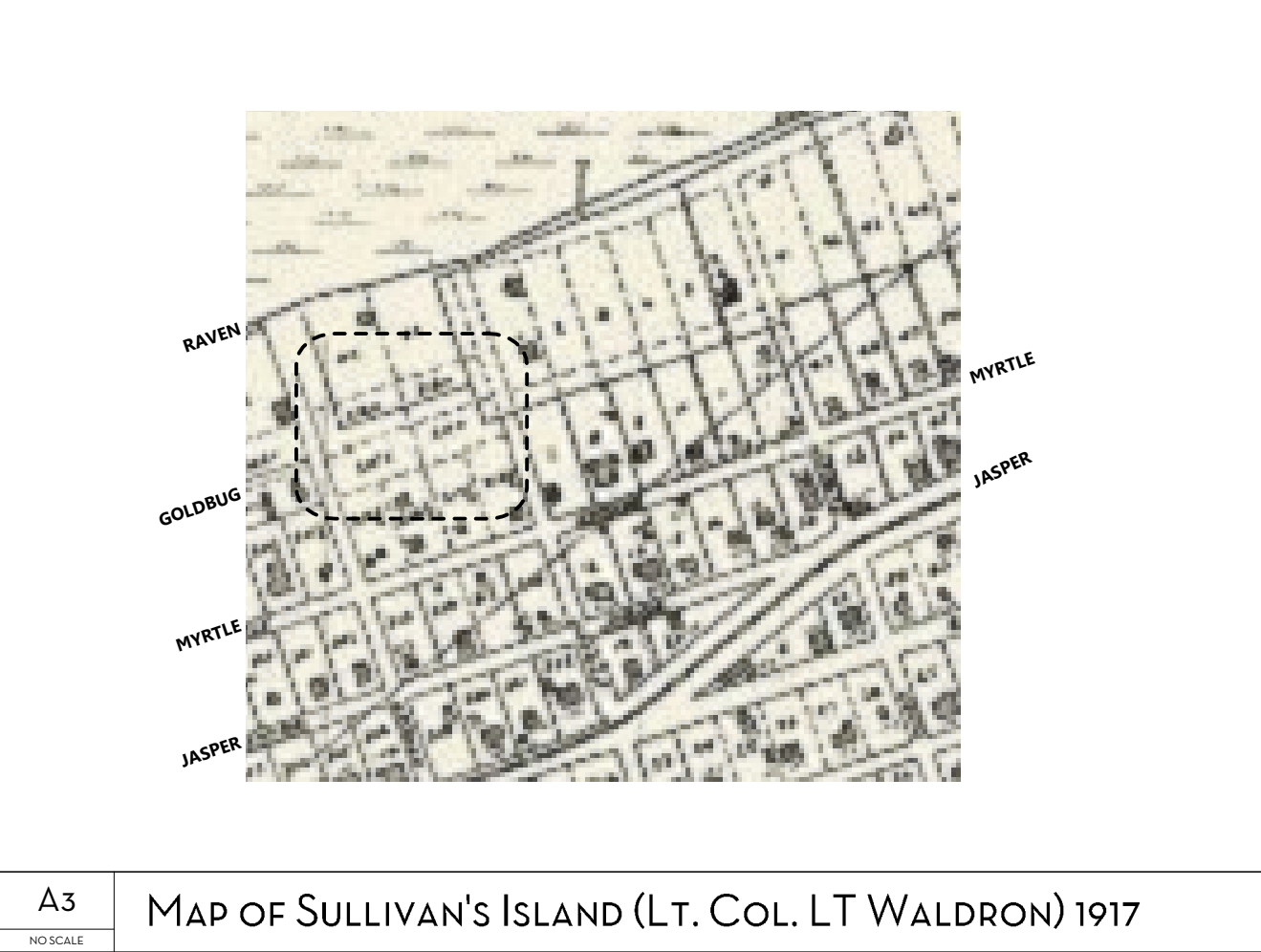
NO SCALE

SHEET INDEX

D1

NO SCALE

PROJECT TEAM



LOYAL

architects

STATE OF SOUTH CAROLINA
ARCHITECT
Mount Pleasant, SC
No. 10305
REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

STATE OF SOUTH CAROLINA
ARCHITECT
Mount Pleasant, SC
No. 10305
REGISTERED ARCHITECT

GOLDBUG COTTAGES

2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

CONCEPTUAL DRB: APRIL 18, 2025

EXISTING SET: FEBRUARY 21, 2025

SITE INFORMATION

A001

REV. 1

GOLDBUG COTTAGES

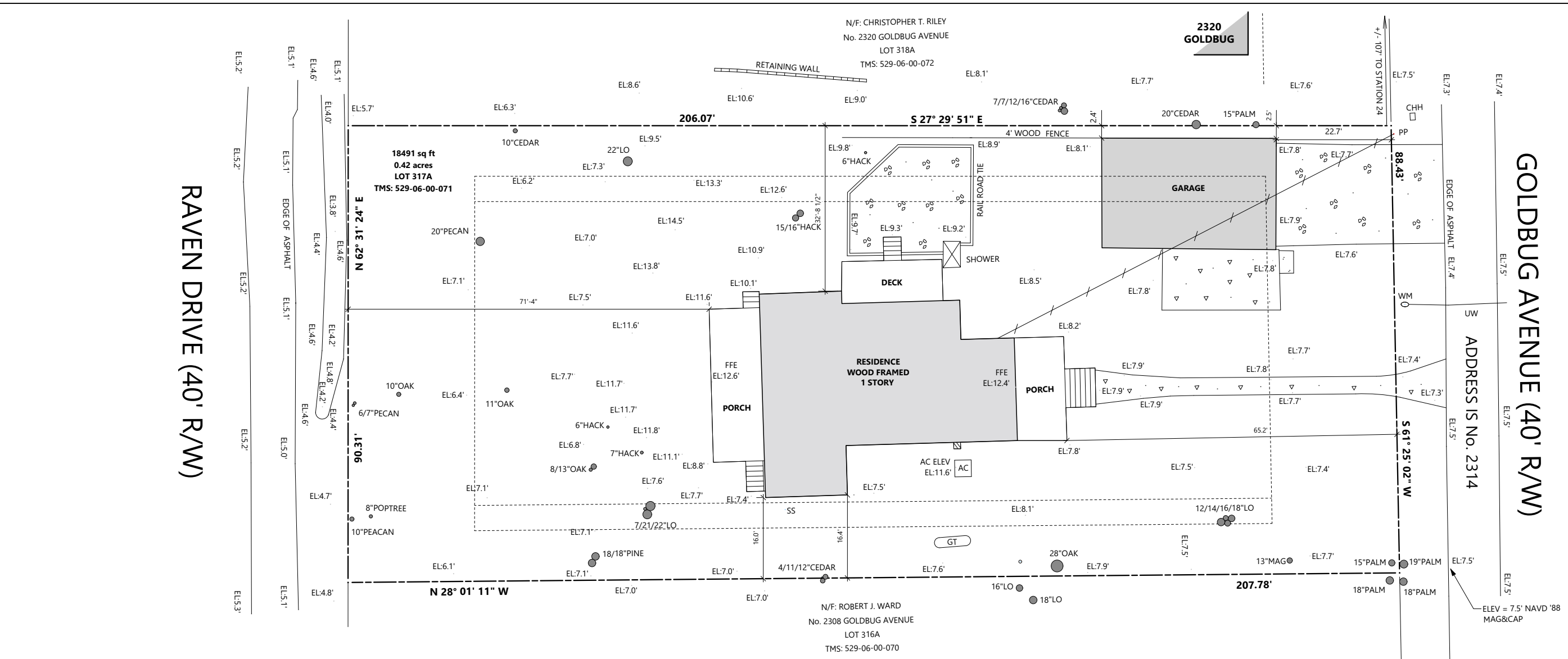
2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

GOLDBUG AVENUE (40' R/W)

ADDRESS IS No. 2314

ELEV = 7.5' NAVD '88
MAG&CAP

RAVEN DRIVE (40' R/W)



(2) Historic structure used as accessory dwelling unit. As an incentive to preserve historic structures and avoid their demolition, a second dwelling may be constructed on the same lot as an historic structure, and the historic structure may be used as an accessory dwelling, when all of the following conditions are met:

(a) Prior use shall have been used as a dwelling; and

(b) The size of the historic structure is less than twelve hundred (1200) square feet of heated space at the time of its designation as historic and is listed as an historic property as described in Section 21-94 Historic Property Designation Criteria; provided, however, that a structure reduced to less than 1200 square feet of heated space after its designation as historic may qualify for special exception approval for an additional dwelling on the same lot, but only if the Design Review Board review determines and specifies in findings, that: (5-15-07)

a. Special circumstances justify such reduction in square feet based on the criteria listed in Section 21-94D, (1-8); and (5-15-07)

b. The portions removed from the historic property were added less than fifty (50) years ago and/or obscured an earlier feature of the historic house which contributed substantially to the most important elements of its historic character, definition and integrity. Examples of the latter instance include the removal of an enclosure of a porch when the open porch had been characteristic of a particular type of island structure, or removal of an addition which covered a distinctive feature of the structure that is shared by neighboring structures. (5-15-07)

These provisions shall supersede any inconsistent provisions contained in other portions of Chapter 21 relating to the use of historic structures as accessory dwellings, including but not limited to Section 21-140. (5-15-07)

(c) In the event the historic structure does not meet current FEMA elevation requirements, the Design Review Board finds that bringing it into compliance would significantly impair the historic and architectural character of the structure; and

(d) In the event the historic structure meets current FEMA elevations requirements, the Design Review Board finds that there is no feasible design solution for an addition to the historic structure that would not significantly impair the historic and architectural character of the structure; and

(e) No separate utility service meters shall be permitted; and

(f) The Design Review Board must find that the height, scale, mass and placement of the second structure are appropriate to and compatible with the lot on which it is sited, the character of the historic structure and surrounding neighborhood. When necessary to achieve such appropriateness and compatibility, the Design Review Board may impose stricter limits on height, setback, size and coverage than those of the zoning standards; and

(g) Permission to build a second structure and to use the historic structure as an accessory dwelling is approved as a special exception by the Board of Zoning Appeals; and

(h) The following conditions as covenants running with the property shall be placed on the real estate title to the property by the owner of the lot by recording deed restrictions for the benefit of the Town of Sullivan's Island on the owner(s) title and recording the same in the RMC office for Charleston County before a building permit is issued:

(i) The lot shall remain in single ownership; more specifically, regardless of the type of ownership every owner, member, partner, shareholder, or unit owner, must have the same percentage of ownership in the historic structure as in any additional structure(s); and

(j) Every owner, member, partner, shareholder or unit owner must have the same amount of control over the use of the historic structure as over any additional structure(s); and

(k) If the historic structure used as an accessory dwelling is damaged or destroyed, by natural disaster, civil strife or uncontrollable accident, by more than fifty percent (50%) of its assessed value based on the most recent property assessment, the structure may be repaired in accordance with its preexisting footprint, square footage, setbacks, and lot coverage. The Zoning Administrator shall rely on all credible information provided by the owner and/or available from the Town, to establish the damaged or destroyed structure's pre-existing condition and lot location. A Certificate of Zoning Compliance and a Building Permit shall be obtained within twelve (12) months of the date of occurrence of such damage, and once issued, construction shall be diligently pursued and completed within two (2) years from the date of the occurrence of such damage. If FEMA regulations require the structure's foundation to be elevated over fifty percent (50%) above its original elevation, the Design Review Board shall determine whether or not the reconstruction shall be required to meet the current Zoning Ordinance's Setback requirements. (Ord. 2018-07, passed 11-20-2018) (2-20-24)

(l) The historic structure used as an accessory dwelling may be used as a long-term rental, but only so long as the principal structure is occupied by an owner of the property as primary residence and a current business license is held on the same property. Primary residence is defined as a dwelling where the owner or owners reside on a permanent basis and are assessed at the four percent (4%) assessment rate on their ad valorem property tax.

PRINCIPAL BUILDING COVERAGE AREA:

(1) Principal Building Coverage Area: The Lot Area covered by the Principal Building measured vertically downward from the Principal Building's exterior walls to the ground (also known as the building footprint area), but excludes areas covered only by:

(a) accessory structures not readily useable as living space;

(b) exterior porches and decks; and,

(c) exterior stairs.

IMPERVIOUS COVERAGE AREA:

(1) Impervious Coverage Area: That portion of the Lot Area covered by an impervious surface.

(2) Impervious Surface: Any material or structure through which water cannot be absorbed or passed, including but not limited to roofed structures, compacted soil or stone, pavement consisting of asphalt, concrete, oil and stone, tar, or asphalt. Impervious surfaces also include building foundations, porches, decks, patios, sidewalks, play courts (tennis, basketball, etc.), pools, and other improvements that impede the absorption of water. Grassed or mulched areas are not considered impervious materials.

(3) Pervious Surface: Any material through which water can be easily absorbed or passed, at a minimum infiltration rate of 2.0 inches per hour, such as, but not limited to, grass and uncompacted gravel, shell and crushed stone.

PRINCIPAL BUILDING SQUARE FOOTAGE:

(2) Principal Building Square Footage: The entire square footage of the Principal Building or Buildings measured from the outside of the exterior walls, specifically including more than one dwelling on the same lot and historic structures used as accessory dwelling units, but not including

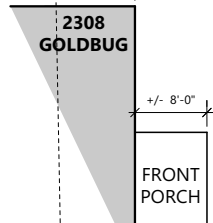
(a) interior space not readily useable as living space (attic used only for storage or parking area beneath dwelling);

(b) structures that are not used as living space;

(c) exterior porches and decks; and,

(d) exterior stairs.

DRB MAX RELIEF	ZONING STANDARDS COMPLIANCE CHART	2314 GOLDBUG LOT SIZE: 18,491 SF
PBCA DRB RELIEF: 20% (20%=554.7 SF) TOTAL: 3,328.4 SF	PRINCIPAL BUILDING COVERAGE AREA ZONING STANDARD: 15% 18,491 SF (15%) = 2,774 SF EXISTING: 1,501 SF = 8.1% PROPOSED: H.C. 1,198 SF N.C. 1,794 SF TOTAL 2,992 SF REQUESTED RELIEF: 218 SF = 7.8%	FRONT SETBACK: NO REQUEST ZONING STANDARD: 25' EXISTING: 65.2' PROPOSED: 25'-1"
	IMPERVIOUS COVERAGE AREA ZONING STANDARD: 30% 18,491 SF (30%) = 5,547.3 SF EXISTING: 3,285 SF = 17.7% PROPOSED: 4,968 SF = 26.9% MAX: 5,547 SF = 30%	SIDE SETBACK: NO REQUEST ZONING STANDARD: 15' INDIVIDUAL, 40' COMBINED 105'-88" = 17' * 1/3" = 5.66 = 6' 6' REDUCTION = 34' COMBINED NE: 26'-9" SW: 16.0' COMBINED: 42'-9" NE: 19'-2 3/4" AVERAGE SW: 36'-9 3/4" AVERAGE COMBINED: 56'-0 1/2"
PBSF DRB RELIEF: 25% (25% = 937.3 SF) TOTAL: 4,686.4 SF	PRINC. BLDG. SQFT ZONING STANDARD: 3,749 SF [(18,491 - 5,000) / 100SF] (10) + 2,400 EXISTING: 1,501 SF PROPOSED: H.C. 1,198 SF N.C. 2,782 SF TOTAL: 3,980 SF REQUESTED RELIEF: 237 SF = 6.2%	REAR SETBACK: NO REQUEST ZONING STANDARD: 25' EXISTING: 71'-4" PROPOSED: 45'-10 1/2"
ACCESSORY STRUCTURE:	27% RELIEF REQUEST ON 30' SETBACK FROM PAVEMENT ZONING STANDARD FRONT: 20' TO REAR OF FRONT FACADE 10' TO PROPERTY LINE 30' FROM PAVEMENT ZONING STANDARD: 22.7' TO PROPERTY LINE 17.2' TO PROPERTY LINE EXISTING FRONT: 10'-2" PROPOSED FRONT: 22'-0" TO PAVEMENT PROPOSED SIDE: PROPOSED REAR:	SECOND FLOOR: NO REQUEST GROUND/1ST NOT TO EXCEED 38' WITHOUT ARTICULATION ARTICULATION ON NEW COTTAGE TO CONFORM SECOND FLOOR NOT TO EXCEED 32' WITHOUT ARTICULATION ARTICULATION ON NEW COTTAGE TO CONFORM SIDE FACADE <16' WITHIN 15' OF SIDE PROPERTY LINE EXISTING HISTORIC COTTAGE IS 15'-11 1/2" WIDE WITHIN 15' ARTICULATIONS TO BE MIN. 9' WIDE BY 16' DEEP NEW COTTAGE ARTICULATION IS 9' BY 16' PORCH >6' TO COMPLY WITH ARTICULATION HISTORIC COTTAGE SIDE PORCH IS 8' DEEP 2ND FLOOR ELEMENTS SUBJECT TO 5' ADDITIONAL SETBACK 2ND FLOOR ELEMENTS ARE 7'-6" BEHIND 1ST FLOOR 2ND FLOOR MINIMUM AVERAGE OF 20' & 30' 2ND FLOOR AVERAGES 20'-0 1/2" & 39'-8"



CONCEPTUAL DRB: APRIL 18, 2025

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EXISTING SITE PLAN

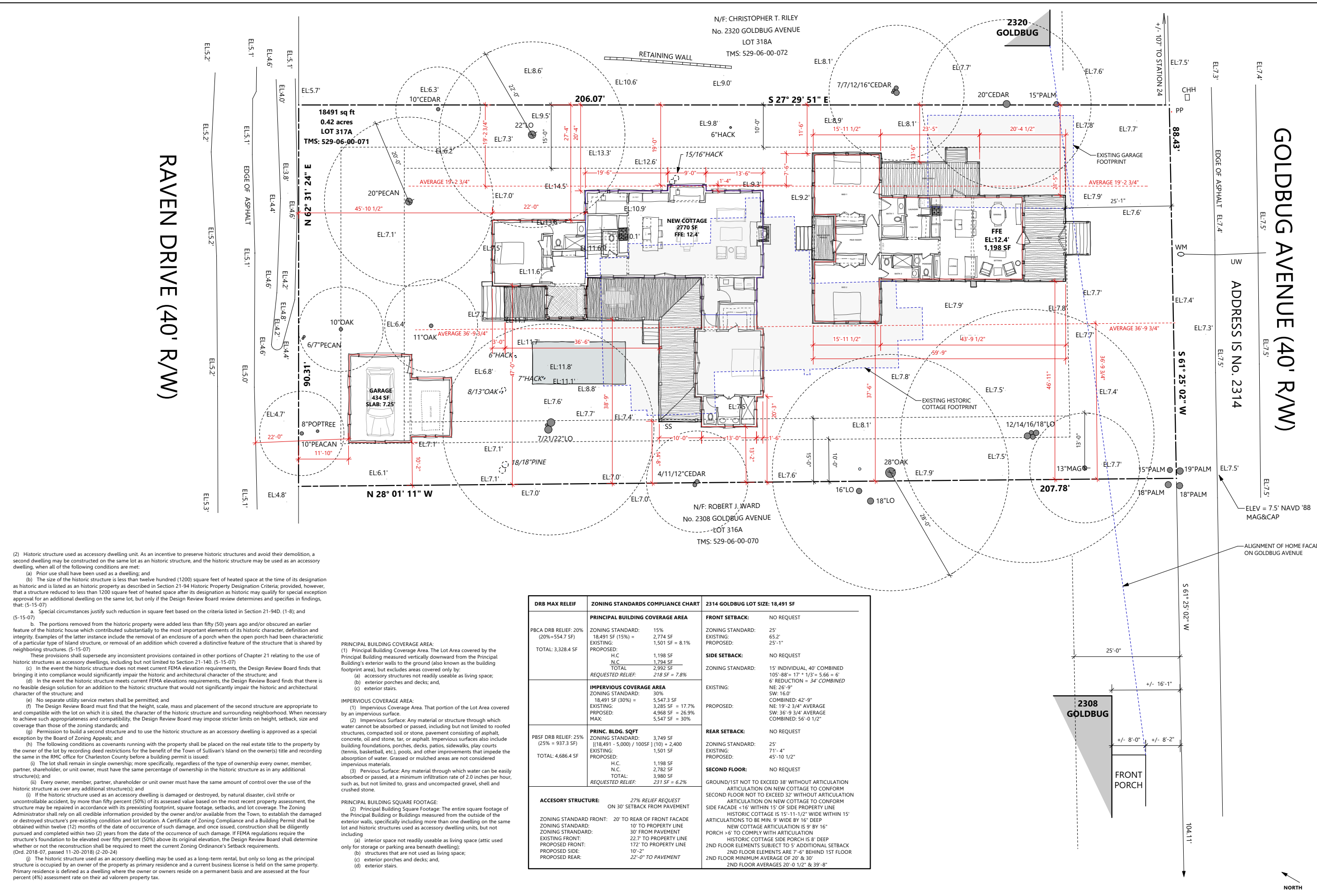
GOLDBUG COTTAGES

2314 GOLDBUG AVENUE
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GOLDBUG AVENUE (40' R/W)

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GOLDBUG COTTAGES

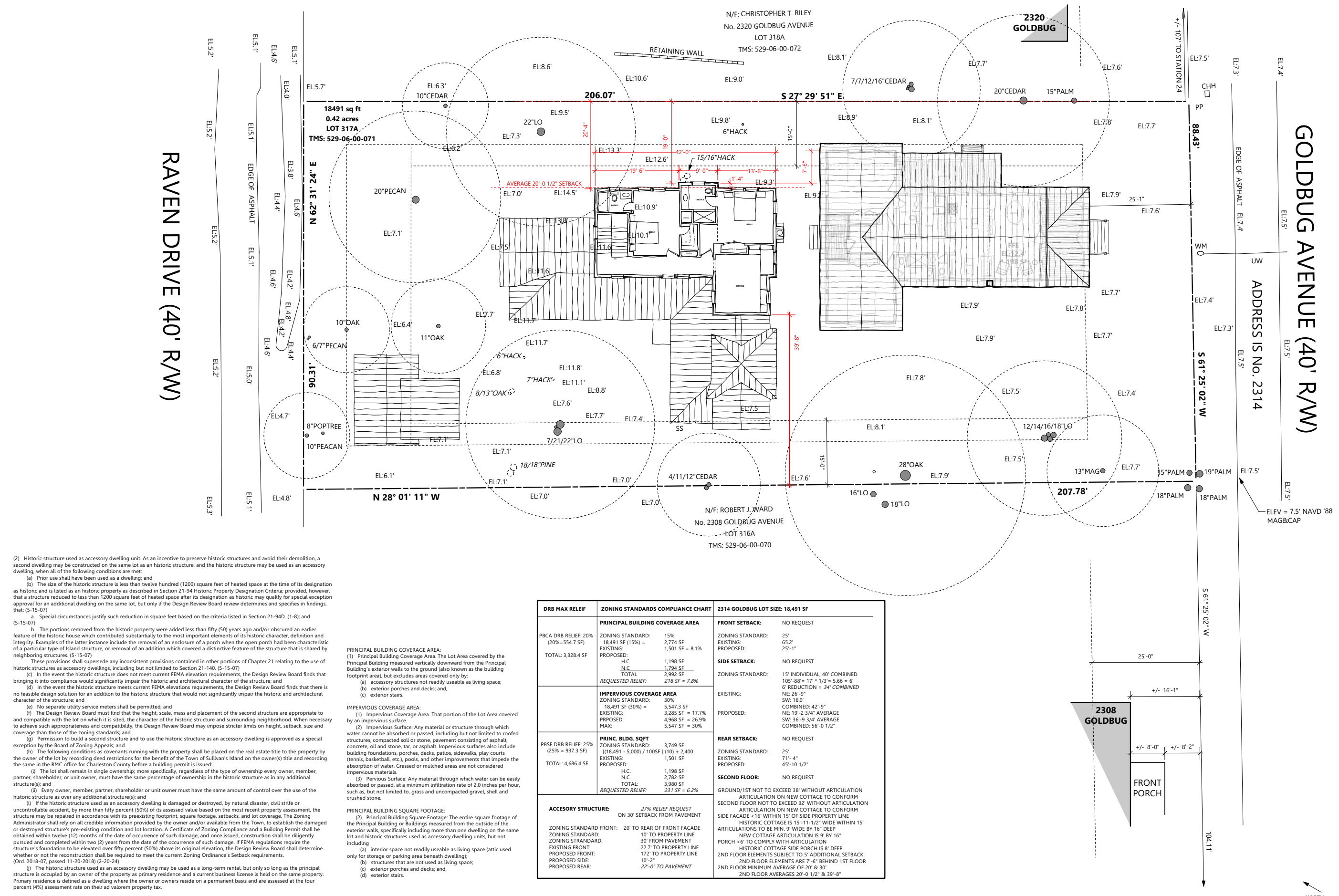
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SULLIVAN'S ISLAND, SC 29482

GOLDBUG AVENUE (40' R/W)

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RAVEN DRIVE (40' R/W)



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b. The portions removed from the historic property were added less than fifty (50) years ago and/or obscured an earlier feature of the historic house which contributed substantially to the most important elements of its historic character, definition and integrity. Examples of the latter instance include the removal of an enclosure of a porch when the open porch had been characteristic of a particular type of Island structure, or removal of an addition which covered a distinctive feature of the structure that is shared by neighboring structures. (5-15-07)

These provisions shall supersede any inconsistent provisions contained in other portions of Chapter 21 relating to the use of historic structures as accessory dwellings, including but not limited to Section 21-140. (5-15-07)

(c) In the event the historic structure does not meet current FEMA elevation requirements, the Design Review Board finds that bringing it into compliance would significantly impair the historic and architectural character of the structure; and

(d) In the event the historic structure meets current FEMA elevations requirements, the Design Review Board finds that there is no feasible design solution for an addition to the historic structure that would not significantly impair the historic and architectural character of the structure; and

(e) No separate utility service meters shall be permitted; and

(f) The Design Review Board must find that the height, scale, mass and placement of the second structure are appropriate to and compatible with the lot on which it is sited, the character of the historic structure and surrounding neighborhood. When necessary to achieve such appropriateness and compatibility, the Design Review Board may impose stricter limits on height, setback, size and coverage than those of the zoning standards; and

(g) Permission to build a second structure and to use the historic structure as an accessory dwelling is approved as a special exception by the Board of Zoning Appeals; and

(h) The following conditions as covenants running with the property shall be placed on the real estate title to the property by the owner of the lot by recording deed restrictions for the benefit of the Town of Sullivan's Island on the owner(s) title and recording the same in the RMC office for Charleston County before a building permit is issued:

(i) The lot shall remain in single ownership; more specifically, regardless of the type of ownership every owner, member, partner, shareholder, or unit owner, must have the same percentage of ownership in the historic structure as in any additional structure(s); and

(j) Every owner, member, partner, shareholder or unit owner must have the same amount of control over the use of the historic structure as over any additional structure(s); and

(k) If the historic structure used as an accessory dwelling is damaged or destroyed, by natural disaster, civil strife or uncontrollable accident, by more than fifty percent (50%) of its assessed value based on the most recent property assessment, the structure may be repaired in accordance with its preexisting footprint, square footage, setbacks, and lot coverage. The Zoning Administrator shall rely on all credible information provided by the owner and/or available from the Town, to establish the damaged or destroyed structure's pre-existing condition and lot location. A Certificate of Zoning Compliance and a Building Permit shall be obtained within twelve (12) months of the date of occurrence of such damage, and once issued, construction shall be diligently pursued and completed within two (2) years from the date of the occurrence of such damage. If FEMA regulations require the structure's foundation to be elevated over fifty percent (50%) above its original elevation, the Design Review Board shall determine whether or not the reconstruction shall be required to meet the current Zoning Ordinance's Setback requirements. (Ord. 2018-07, passed 11-20-2018) (2-20-24)

(l) The historic structure used as an accessory dwelling may be used as a long-term rental, but only so long as the principal structure is occupied by an owner of the property as primary residence and a current business license is held on the same property. Primary residence is defined as a dwelling where the owner or owners reside on a permanent basis and are assessed at the four percent (4%) assessment rate on their ad valorem property tax.

DRB MAX RELIEF	ZONING STANDARDS COMPLIANCE CHART	2314 GOLDBUG LOT SIZE: 18,491 SF
PBCA DRB RELIEF: 20% (20%=554.7 SF) TOTAL: 3,328.4 SF	PRINCIPAL BUILDING COVERAGE AREA ZONING STANDARD: 15% 18,491 SF (15%) = 2,774 SF EXISTING: 1,501 SF = 8.1% PROPOSED: H.C. 1,198 SF N.C. 1,794 SF TOTAL 2,992 SF REQUESTED RELIEF: 218 SF = 7.8%	FRONT SETBACK: NO REQUEST ZONING STANDARD: 25' EXISTING: 65.2' PROPOSED: 25'-1"
PBSF DRB RELIEF: 25% (25% = 937.3 SF) TOTAL: 4,686.4 SF	IMPERVIOUS COVERAGE AREA ZONING STANDARD: 30% 18,491 SF (30%) = 5,547.3 SF EXISTING: 3,285 SF = 17.7% PROPOSED: 4,968 SF = 26.9% MAX: 5,547 SF = 30% PRINC. BLDG. SQFT ZONING STANDARD: 3,749 SF [(18,491 - 5,000) / 100SF] (10) + 2,400 EXISTING: 1,501 SF PROPOSED: H.C. 1,198 SF N.C. 2,782 SF TOTAL: 3,980 SF REQUESTED RELIEF: 237 SF = 6.2%	SIDE SETBACK: NO REQUEST ZONING STANDARD: 15' INDIVIDUAL, 40' COMBINED 105'-88" = 17' + 1/3" = 5.66 = 6' 6' REDUCTION = 34' COMBINED NE: 26'-9" SW: 16.0' COMBINED: 42'-9" NE: 19'-2 3/4" AVERAGE SW: 36'-9 3/4" AVERAGE COMBINED: 56'-0 1/2"
ACCESSORY STRUCTURE:	27% RELIEF REQUEST ON 30' SETBACK FROM PAVEMENT ZONING STANDARD FRONT: 20' TO REAR OF FRONT FACADE ZONING STANDARD: 10' TO PROPERTY LINE EXISTING FRONT: 30' FROM PAVEMENT EXISTING FRONT: 22.7' TO PROPERTY LINE PROPOSED FRONT: 17.2' TO PROPERTY LINE PROPOSED SIDE: 10'-2" PROPOSED REAR: 22'-0" TO PAVEMENT	REAR SETBACK: NO REQUEST ZONING STANDARD: 25' EXISTING: 71'-4" PROPOSED: 45'-10 1/2" SECOND FLOOR: NO REQUEST GROUND/1ST NOT TO EXCEED 38' WITHOUT ARTICULATION ARTICULATION ON NEW COTTAGE TO CONFORM SECOND FLOOR NOT TO EXCEED 32' WITHOUT ARTICULATION ARTICULATION ON NEW COTTAGE TO CONFORM SIDE FACADE <16' WITHIN 15' OF SIDE PROPERTY LINE HISTORIC COTTAGE IS 15'-11 1/2" WIDE WITHIN 15' ARTICULATIONS TO BE MIN. 9' WIDE BY 16' DEEP NEW COTTAGE ARTICULATION IS 9' BY 16' PORCH >6' TO COMPLY WITH ARTICULATION HISTORIC COTTAGE SIDE PORCH IS 8' DEEP 2ND FLOOR ELEMENTS SUBJECT TO 5' ADDITIONAL SETBACK 2ND FLOOR ELEMENTS ARE 7'-6" BEHIND 1ST FLOOR 2ND FLOOR MINIMUM AVERAGE OF 20' & 30' 2ND FLOOR AVERAGES 20'-0 1/2" & 39'-8"

PRINCIPAL BUILDING COVERAGE AREA:
(1) Principal Building Coverage Area: The Lot Area covered by the Principal Building measured vertically downward from the Principal Building's exterior walls to the ground (also known as the building footprint area), but excludes areas covered only by:
(a) accessory structures not readily useable as living space;
(b) exterior porches and decks; and,
(c) exterior stairs.

IMPERVIOUS COVERAGE AREA:
(1) Impervious Coverage Area: That portion of the Lot Area covered by an impervious surface.
(2) Impervious Surface: Any material or structure through which water cannot be absorbed or passed, including but not limited to roofed structures, compacted soil or stone, pavement consisting of asphalt, concrete, oil and stone, tar, or asphalt. Impervious surfaces also include building foundations, porches, decks, patios, sidewalks, play courts (tennis, basketball, etc.), pools, and other improvements that impede the absorption of water. Grassed or mulched areas are not considered impervious materials.
(3) Pervious Surface: Any material through which water can be easily absorbed or passed, at a minimum infiltration rate of 2.0 inches per hour, such as, but not limited to, grass and uncompacted gravel, shell and crushed stone.

PRINCIPAL BUILDING SQUARE FOOTAGE:
(2) Principal Building Square Footage: The entire square footage of the Principal Building or Buildings measured from the outside of the exterior walls, specifically including more than one dwelling on the same lot and historic structures used as accessory dwelling units, but not including:
(a) interior space not readily useable as living space (attic used only for storage or parking area beneath dwelling);
(b) structures that are not used as living space;
(c) exterior porches and decks; and,
(d) exterior stairs.



2314 GOLDBUG (PROJECT SITE)



EXISTING STREETScape SETBACK LINE 2314 GOLDBUG (PROJECT SITE)



2302 GOLDBUG



2308 GOLDBUG



2314 GOLDBUG (PROJECT SITE)



2320 GOLDBUG



2314 GOLDBUG (PROJECT SITE)



413 STATION 23 ST



2620 MIDDLE STREET

GOLDBUG COTTAGES

2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

CONCEPTUAL DRB: APRIL 18, 2025
EXISTING SET: FEBRUARY 21, 2025

SITE
CONTEXT

A005

REV. 1

A1

NO SCALE

SITE CONTEXT

A photograph of a white, single-story house with a green gabled roof. The house features a large front porch with a white door and a set of white steps leading up to it. The porch has a railing and is partially covered by a green roof extension. The house is surrounded by lush green trees and a well-maintained lawn. The overall style is a classic, charming cottage or bungalow.

BUILDING PERMIT FOR TOWN OF SULLIVAN'S ISLAND, S.C.
SCHOOL DISTRICT No. 2 - TAX DISTRICT No. 23

PERMIT NO. **0246**
 DATE: **6/26/99**
 TAX MAP No: **S25-06-0/11**

Name and Address of owner of Real Estate **Victoria Rogers**

Location of Project: **2314 Golden Ave.**

LOT No. **317A** BLOCK No. _____
 NATURE OF WORK: Construct () Alter () Repair () Add to () Move ()
 Demolish () **Pippin Road**
 Use to be made of Improvements: Residential: 1 Family () Duplex ()
 Apartment () Business: _____
 Total Floor Area in Sq. Ft. _____ Plot Plan, including Land Elevation, Floor Plan and Building Elevation
 Plan attached _____
 Type of Construction: _____ (Wood Frame, Fireproof or Fire-resistant, Etc.)
 Exterior finish: Brick (), Conc. Block (), Stone (), Stucco (), Metal (), Wood ().
 Roof: Composition (), Built-up (), Metal (), Slate (), Tile or Shingle ().
 No. of Stories _____ If residential, No. Rooms _____ No. Baths _____ No. Bedrooms _____
 Type of Heating System: Steam (), Hot Water (), Hot Air (), Radiant ().
 Type of Fuel: Oil (), Wood or Coal (), Gas (), Electricity ().
 Construction to be in accordance with the Standard Building Code as amended.

REMARKS: _____ Sullivan's Island License No. **6259**
 Completion Date: _____ Cost of Construction: \$ **7900**
 Contractor or Builder: **Robert C. ...** Heating: _____
 Subcontractors: _____ Masonry: _____
 Plumbing: _____ Roofing: _____
 Electricians: _____ Other: _____

Permit Fee: \$ **60 + 234.00 = 294.00**

I hereby signify cognizance, notice and knowledge of the Ordinances of Sullivan's Island and the statutes of the State of South Carolina governing construction on Sullivan's Island.
 I hereby grant permission to members of the Government Body of Sullivan's Island or any lawful agent of said Body to enter the premises hereinbefore mentioned for the purpose of inspecting the permits and seeing that the terms of this permit, if granted, are being properly carried out, and to cause work to be stopped in the event that this permit is being questioned by said Body or its duly authorized officers and/or agents.

Signed: **[Signature]** Permit Issued: **[Signature]**
 (Owner, Contractor, Agent) Building Inspector, Sullivan's Island
 Office of Zoning Administrator

Approved: _____

Permit is void if work is not started within six months of date of issue or if work is stopped for a period of one year.

BUILDING PERMIT FOR TOWN OF SULLIVAN'S ISLAND, S.C.
 SCHOOL DISTRICT NO. 2 - TAX DISTRICT NO. 23

DATE: 3/11/97
 TAX MAP NO. 529-06071

Name and Address of owner of Real Estate Jan Derrick

Location of Project: 2314 Goldbug Ave.

LOT No. 37A BLOCK No. _____

NATURE OF WORK: Construct () Alter () Repair () Add to () Move ()

Demolish ()

Use to be made of Improvements: Residential: 1 Family () Duplex ()

Apartment () Business: _____

Total Floor Area in Sq. Ft. _____ Plot Plan, including Land Elevation, Floor Plan and Building Elevation Plan attached _____

Type of Construction: Screen porch
 (Wood Frame, Fireproof or Fire-resistant, etc.)

Exterior finish: Brick (), Conc. Block (), Stone (), Stucco (), Metal (), Wood ().

Roof: Composition (), Built-up (), Metal (), Slate (), Tile or Shingle ().

No. of Stories _____ If residential, No. Rooms _____, No. Baths _____, No. Bedrooms _____

Type of Heating System: Steam (), Hot Water (), Hot Air (), Radiant ().

Type of Fuel: Oil (), Wood or Coal (), Gas (), Electricity ().

Construction to be in accordance with the Standard Building Code as amended.

REMARKS: _____ Sullivan's Island License No. 4963

Completion Date: _____ Cost of Construction: \$ 7,000.00

Contractor or Builder: Palmer Construction Heating: _____

Subcontractors: _____ Masonry: _____

Plumbing: 1345 Honey Suckle Lane Roofing: _____
to S. S. 29412

Electrician: _____ Other: _____

Permit Fee: \$ 55.00 + BL 229.00 = 284.00

I hereby signify cognizance, notice and knowledge of the Ordinances of Sullivan's Island and the statutes of the State of South Carolina regarding construction on Sullivan's Island.

I hereby grant permission to members of the Governmental Body of Sullivan's Island or any lawful agent of said Body to enter the premises hereinbefore mentioned for the purpose of inspecting the premises and seeing that the terms of this permit, if granted, are being properly carried out, and to cause work to be stopped in the event that this permit is being questioned by said Body or its duly authorized officers and agents.

Signed: _____ Permit Issued: John A. Palmer
 (Owner, Contractor, Agent) Building Inspector, Sullivan's Island
 Office of Zoning Administrator

Approved: Perch may not be converted to living space without first getting a certificate of occupancy + other modifications (Screen Porch only) Date
23,500 dollars this permit is issued 30,500 total to

Permit is void if work is not started within six months of date of issue or if work is stopped for a period of one year.



HISTORIC COTTAGE DOCUMENTATION

GOLDBUG COTTAGES

2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

CONCEPTUAL DRB: APRIL 18, 2025
EXISTING SET: FEBRUARY 21, 2025

HISTORIC
COTTAGE
DOCUMENTATION

A011

REV. 1



REMOVE FOUNDATION SCREENING

NEWER PORCH FRAMING AND SCREENING TO BE REPLACED,
REVIEW NON-HISTORIC DETAILING FOR POSSIBLE RETENTION



NEW WOOD STEPS AND RAIL TO GRADE TO BE REPLACED

REVIEW RETENTION OR REMOVAL OF SCREENING AND PORCH DETAILS, NOT ORIGINAL



REOPEN ENCLOSED PORCH
REMOVE AND RETAIN EXISTING WINDOWS FOR POSSIBLE REUSE



REMOVE DECK AND OUTDOOR SHOWER



REMOVE REAR SCREEN PORCH,
FROM 1997



REMOVE REAR SCREEN PORCH,
FROM 1997

REMOVE EXISTING ASBESTOS SIDING
(IF WOOD SIDING FOUND BENEATH, REVEAL AND REPAIR)
(IF NONE FOUND, WOOD DUTCH LAP IS PROPOSED)

REMOVE EXISTING ASBESTOS SIDING
(IF WOOD SIDING FOUND BENEATH, REVEAL AND REPAIR)
(IF NONE FOUND, WOOD DUTCH LAP IS PROPOSED)



NEWER PORCH FRAMING AND SCREENING TO BE REPLACED,
REVIEW NON-HISTORIC DETAILING FOR POSSIBLE RETENTION

REVIEW RETENTION OR REMOVAL OF SCREENING AND PORCH DETAILS, NOT ORIGINAL



REMOVE REAR SCREEN PORCH,
FROM 1997



RETAIN EXISTING WINDOW SNA DOORS FOR POSSIBLE REUSE

REOPEN ENCLOSED PORCH
REMOVE AND RETAIN EXISTING WINDOWS FOR POSSIBLE REUSE

ORIGINAL WINDOW LOCATION TO BE REOPENED
NEW PERIOD APPROPRIATE EXTERIOR DOOR
TO REPLACE NON-ORIGINAL INTERIOR DOOR

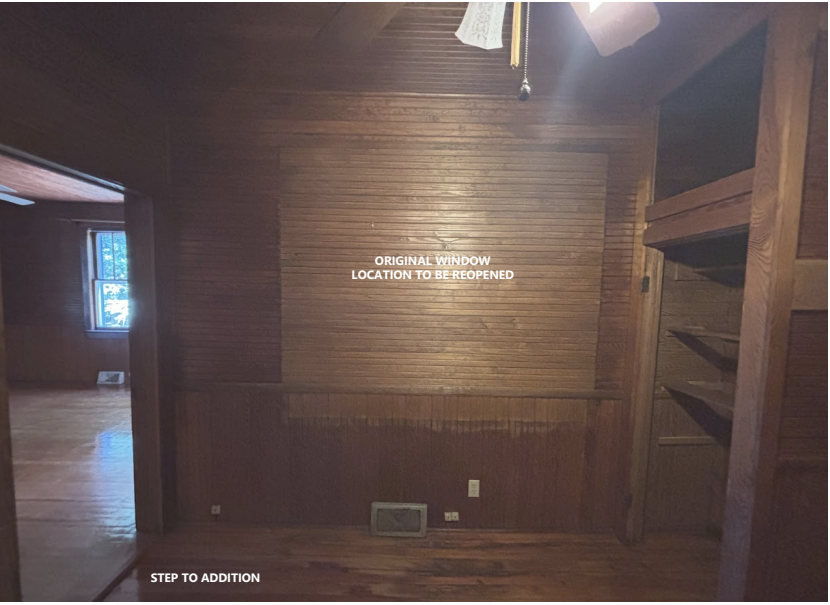
GOLDBUG COTTAGES

2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

CONCEPTUAL DRB: APRIL 18, 2025

EXISTING SET: FEBRUARY 21, 2025

HISTORIC
COTTAGE
DOCUMENTATION



GOLDBUG COTTAGES

2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

CONCEPTUAL DRB: APRIL 18, 2025

EXISTING SET: FEBRUARY 21, 2025

HISTORIC
COTTAGE
DOCUMENTATION

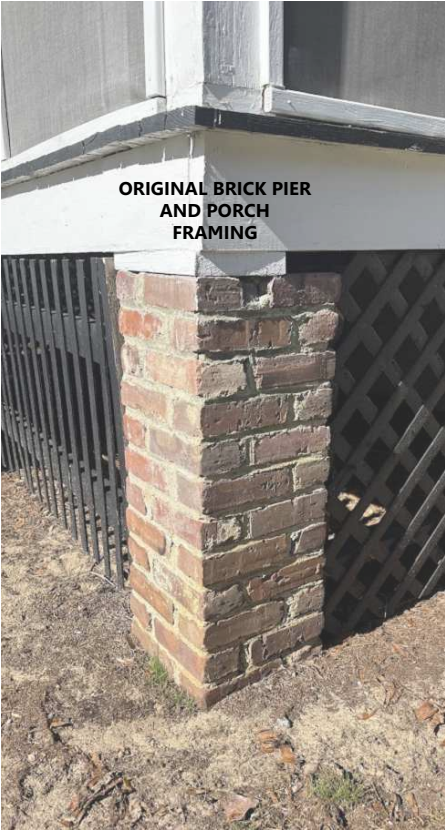
A013

REV. 1

A1

NO SCALE

HISTORIC STRUCTURE DOCUMENTATION - INTERIOR



GOLDBUG COTTAGES

2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

CONCEPTUAL DRB: APRIL 18, 2025

EXISTING SET: FEBRUARY 21, 2025

HISTORIC
COTTAGE
DOCUMENTATION

A1

NO SCALE

HISTORIC STRUCTURE DOCUMENTATION - FOUNDATION

A014

REV. 1



NOT HISTORIC GARAGE STRUCTURE TO BE DEMO'D



NEW ROOF TRUSSES AND WALL FRAMING

GOLDBUG COTTAGES

2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

CONCEPTUAL DRB: APRIL 18, 2025

EXISTING SET: FEBRUARY 21, 2025

HISTORIC
COTTAGE
DOCUMENTATION

A015

REV. 1

A1

NO SCALE

HISTORIC STRUCTURE DOCUMENTATION - NON-HISTORIC GARAGE TO BE REMOVED

GOLDBUG HISTORIC COTTAGE

2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

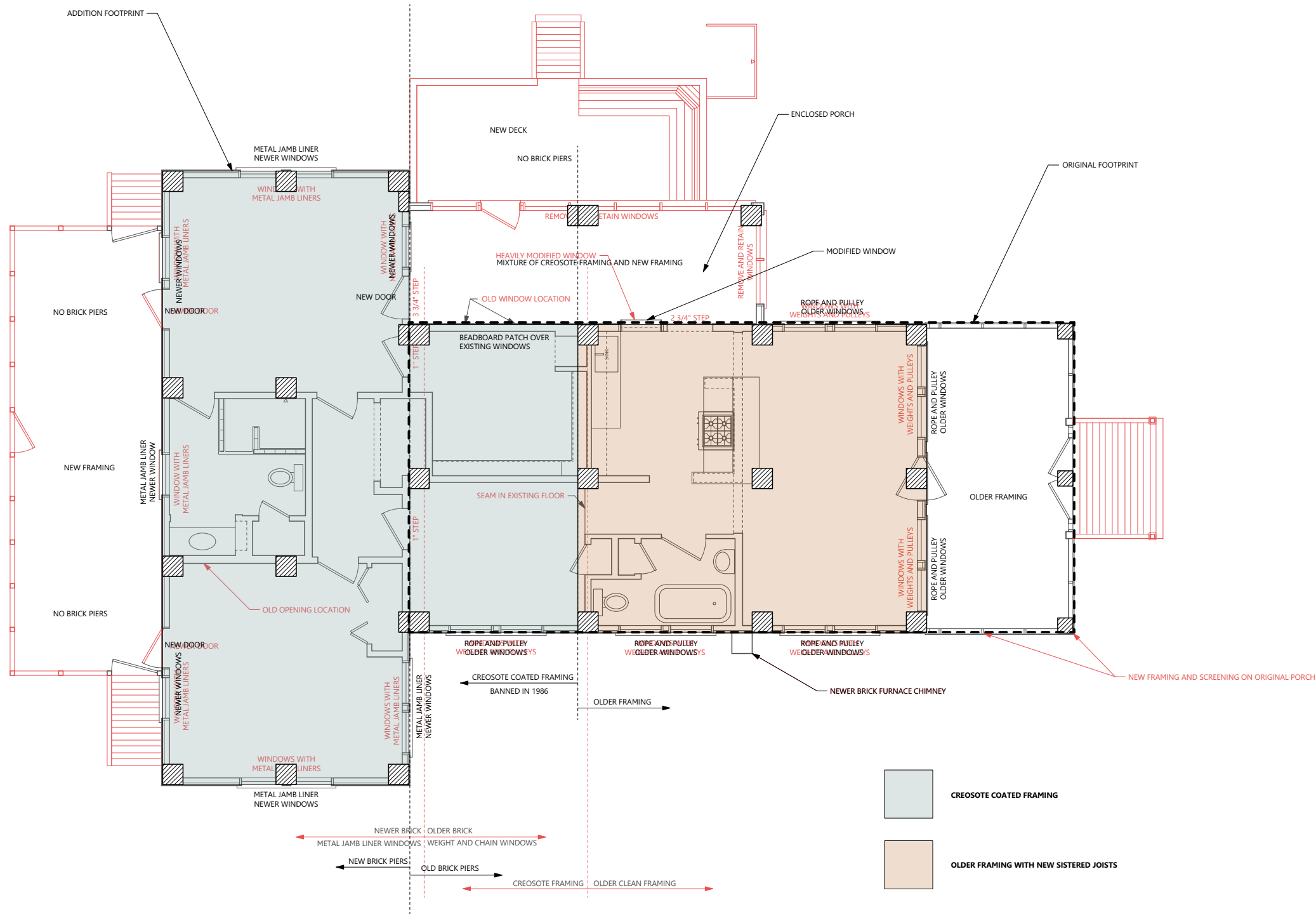
CONCEPTUAL DRB: APRIL 18, 2025

EXISTING SET: FEBRUARY 21, 2025

EXISTING
FOUNDATION PLAN

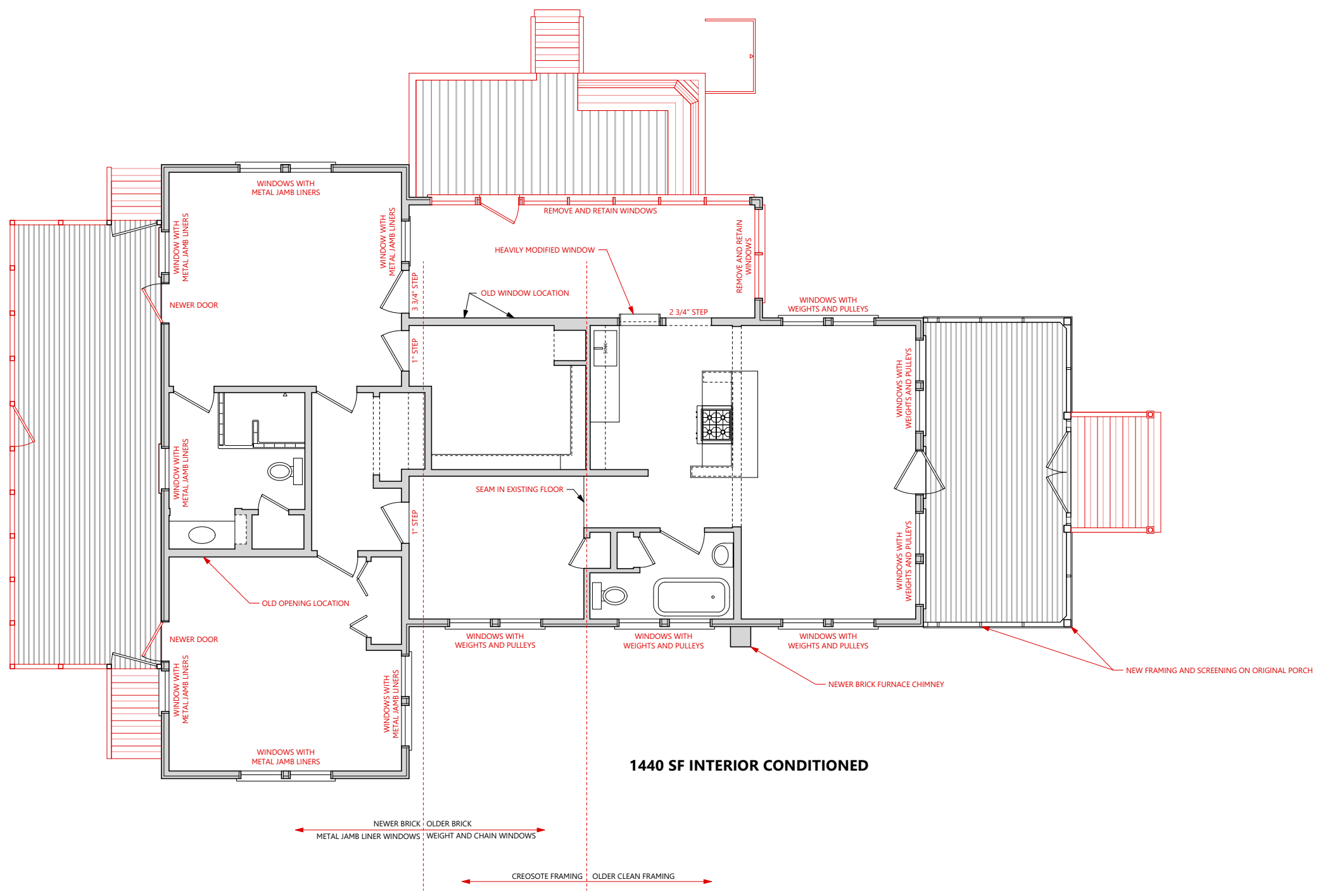
D100

REV. 1



A1

EXISTING FOUNDATION PLAN



GOLDBUG HISTORIC COTTAGE

2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

CONCEPTUAL DRB: APRIL 18, 2025
EXISTING SET: FEBRUARY 21, 2025

EXISTING FIRST
FLOOR PLAN

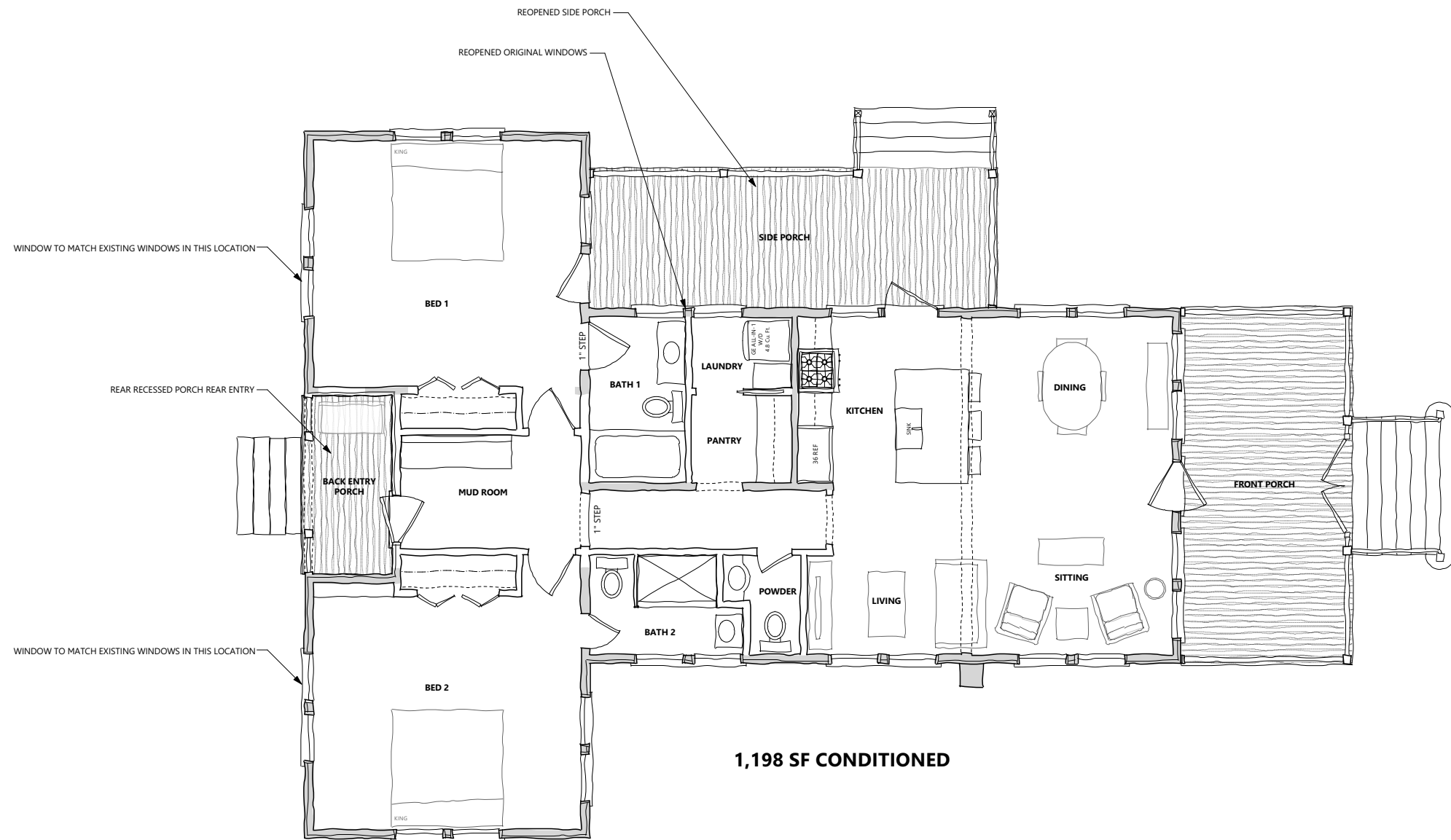
A1
SCALE: 1/4" = 1'-0"

EXISTING FIRST FLOOR PLAN

D1o1

REV. 1

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GOLDBUG HISTORIC COTTAGE

2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

CONCEPTUAL DRB: APRIL 18, 2025
EXISTING SET: FEBRUARY 21, 2025

FLOOR PLAN

HC- A101

A1

SCHEMATIC FLOOR PLAN

SCALE: 1/4" = 1'-0"

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REV. 1

GOLDBUG HISTORIC COTTAGE

2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

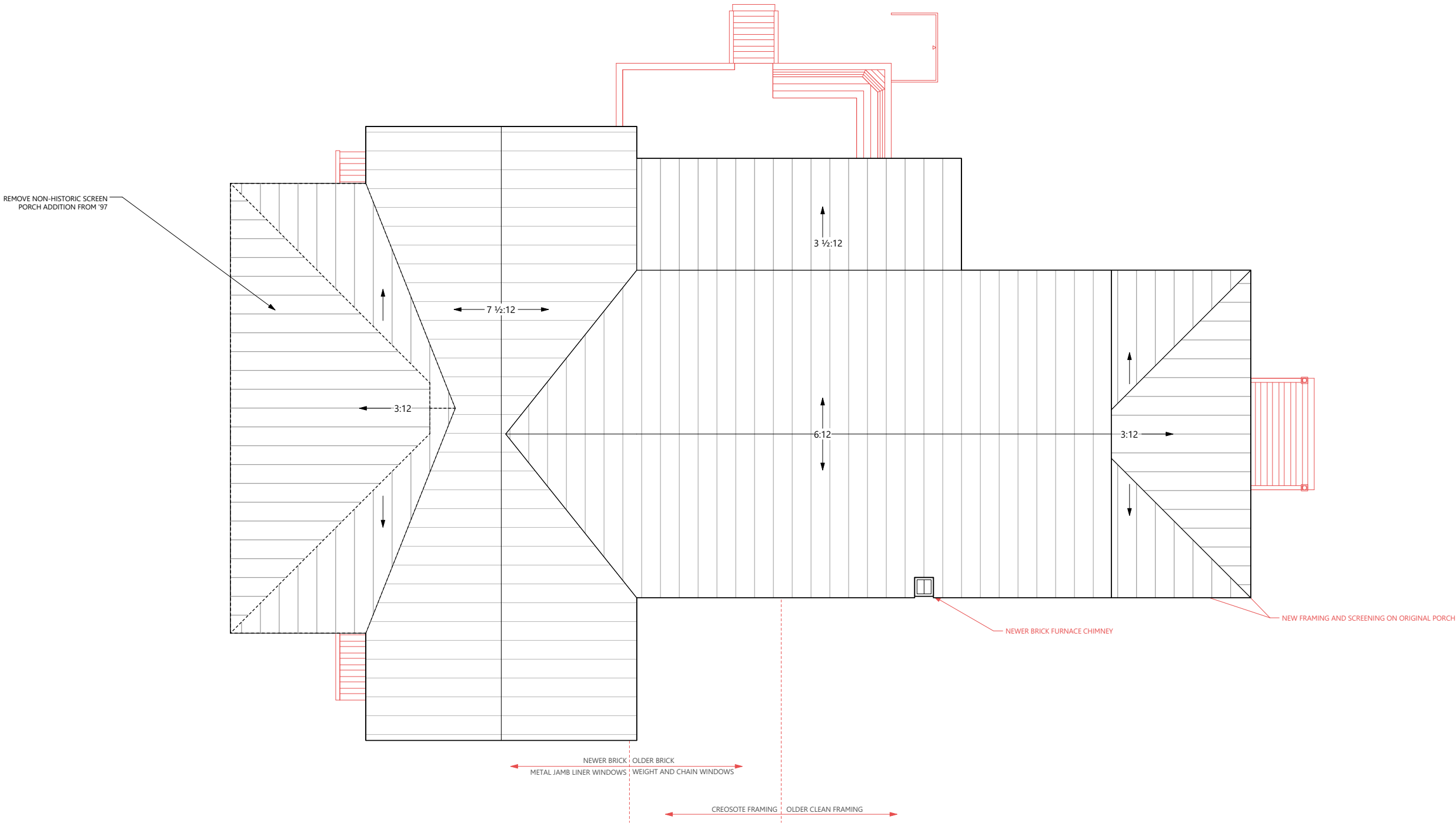
CONCEPTUAL DRB: APRIL 18, 2025

EXISTING SET: FEBRUARY 21, 2025

EXISTING
ROOF PLAN

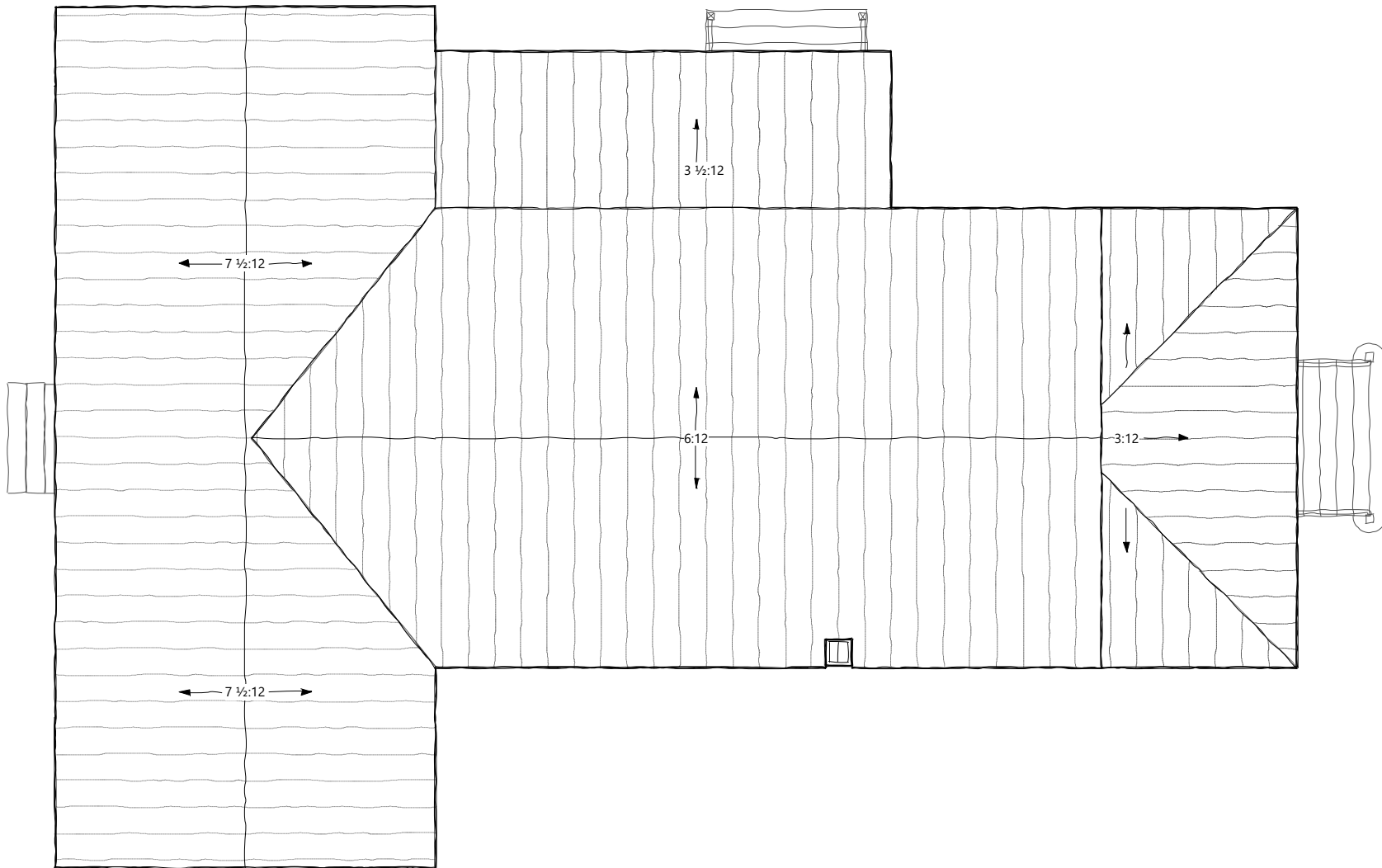
D102

REV. 1



A1

EXISTING ROOF PLAN



GOLDBUG HISTORIC COTTAGE

2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

CONCEPTUAL DRB: APRIL 18, 2025

EXISTING SET: FEBRUARY 21, 2025

SCHEMATIC
ROOF PLAN

A1

SCHEMATIC ROOF PLAN

SCALE: 1/4" = 1'-0"

A102

REV. 1



2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

EXISTING GOLDBUG AVENUE ELEVATION

COTTAGE EXTERIOR ELEVATIONS

EXISTING SET: FEBRUARY 21, 2025

SCHEMATIC GOLDBUG AVENUE ELEVATION

HC-A201

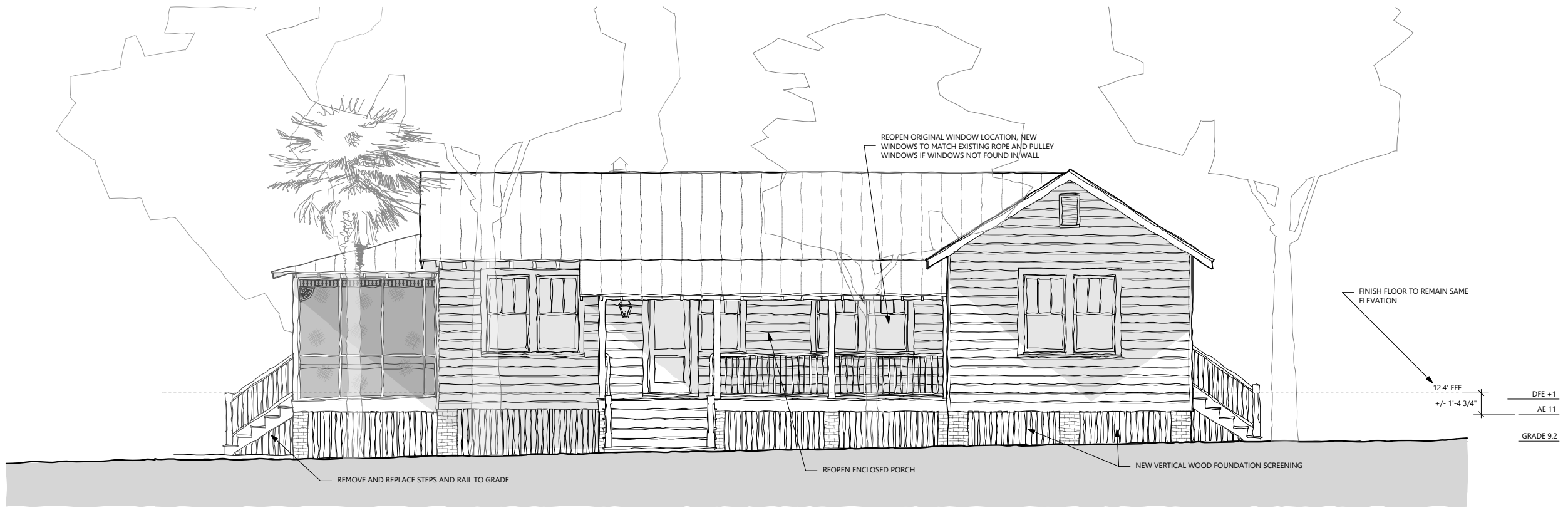
EV. 1



A2

EXISTING SIDE NORTHEAST ELEVATION

SCALE: 1/4" = 1'-0"



A1

SCHEMATIC SIDE NORTHEAST ELEVATION

SCALE: 1/4" = 1'-0"

GOLDBUG HISTORIC COTTAGE

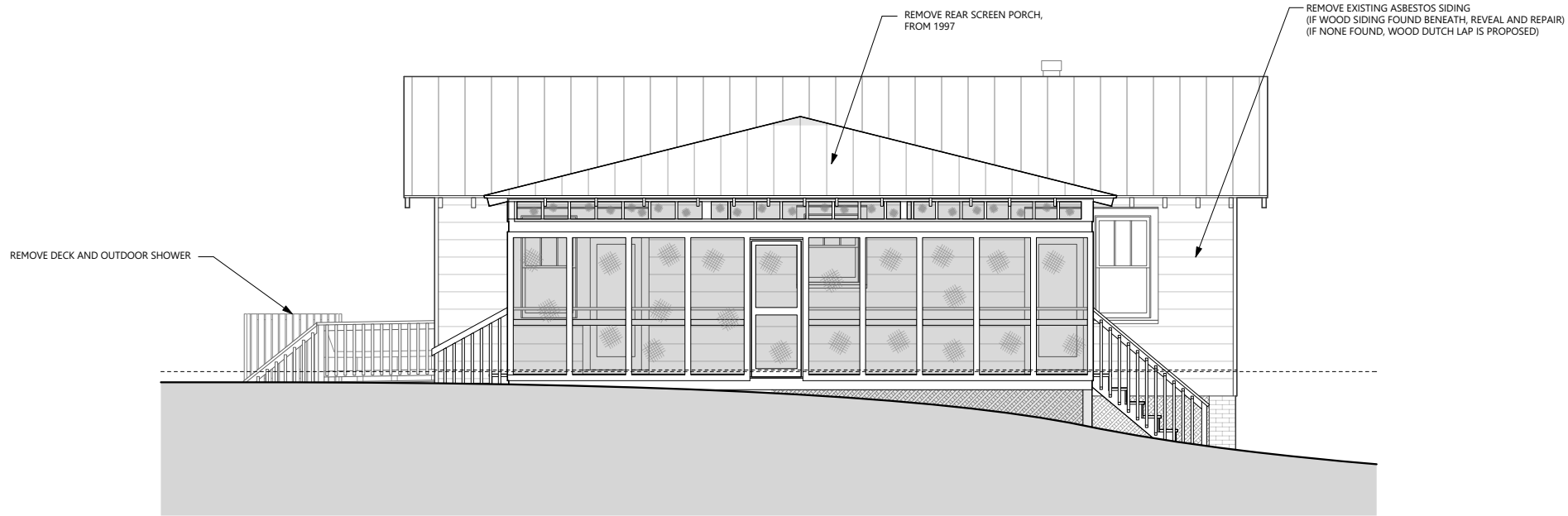
2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

CONCEPTUAL DRB: APRIL 18, 2025
EXISTING SET: FEBRUARY 21, 2025

COTTAGE
EXTERIOR
ELEVATIONS

HC-A202

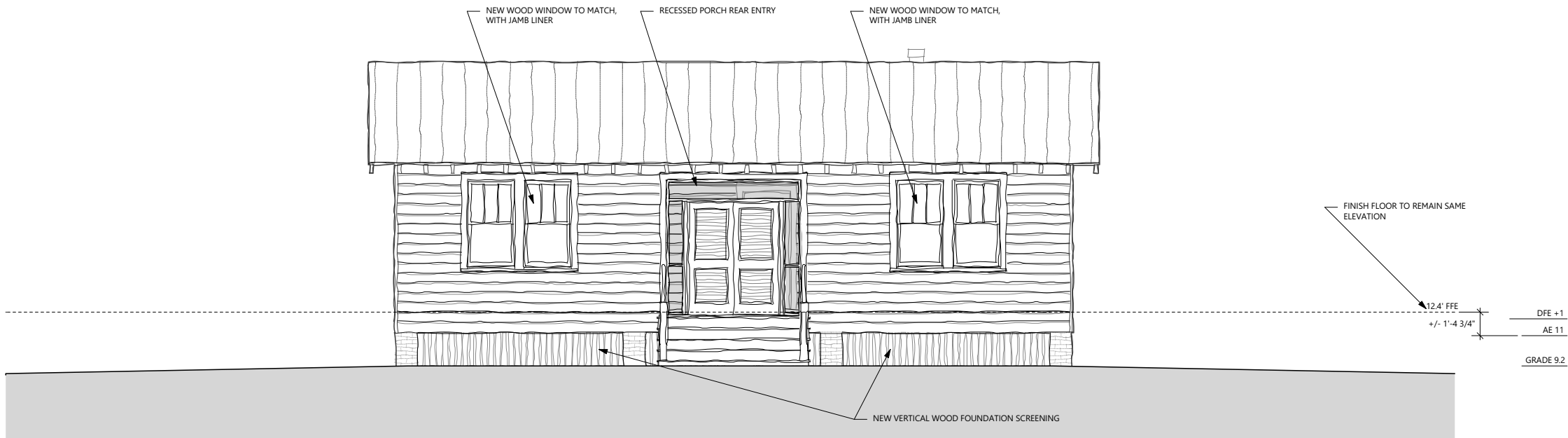
REV. 1



A2

EXISTING RAVEN DRIVE ELEVATION

SCALE: 1/4" = 1'-0"



A1

SCHEMATIC RAVEN STREET ELEVATION

SCALE: 1/4" = 1'-0"

GOLDBUG HISTORIC COTTAGE

2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

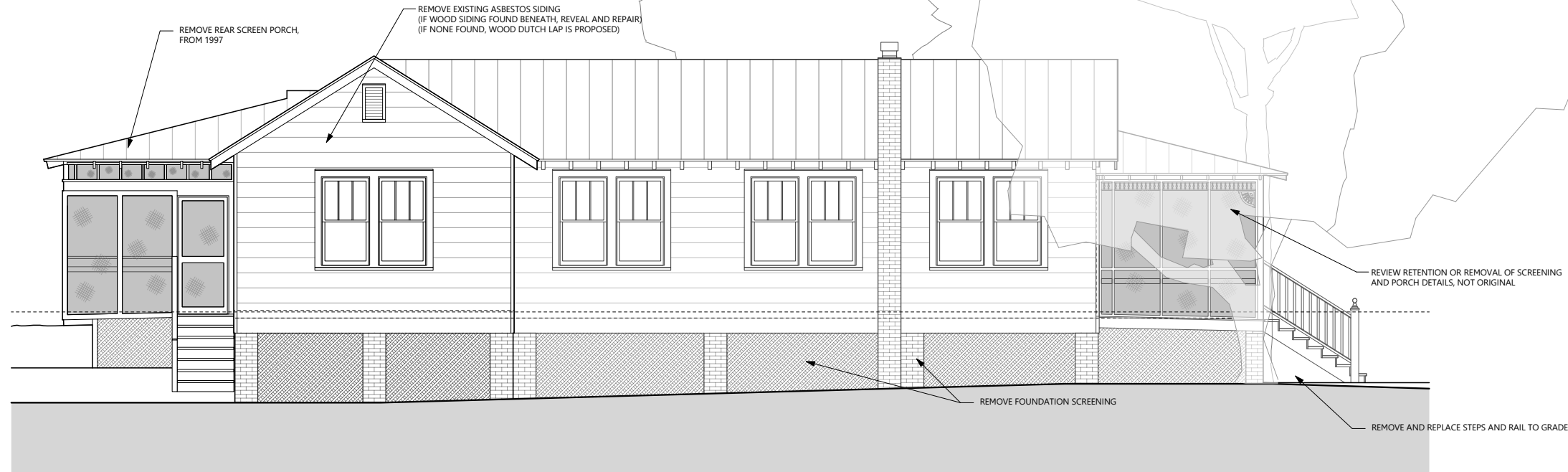
CONCEPTUAL DRB: APRIL 18, 2025

EXISTING SET: FEBRUARY 21, 2025

COTTAGE
EXTERIOR
ELEVATIONS

HC-A203

REV. 1



A2

EXSTING SOUTHWEST SIDE ELEVATION

SCALE: 1/4" = 1'-0"



A1

SCHEMATIC SOUTHWEST SIDE ELEVATION

SCALE: 1/4" = 1'-0"

GOLDBUG HISTORIC COTTAGE

2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

CONCEPTUAL DRB: APRIL 18, 2025

EXISTING SET: FEBRUARY 21, 2025

COTTAGE
EXTERIOR
ELEVATIONS

HC-A204

REV. 1

GOLDBUG HISTORIC COTTAGE

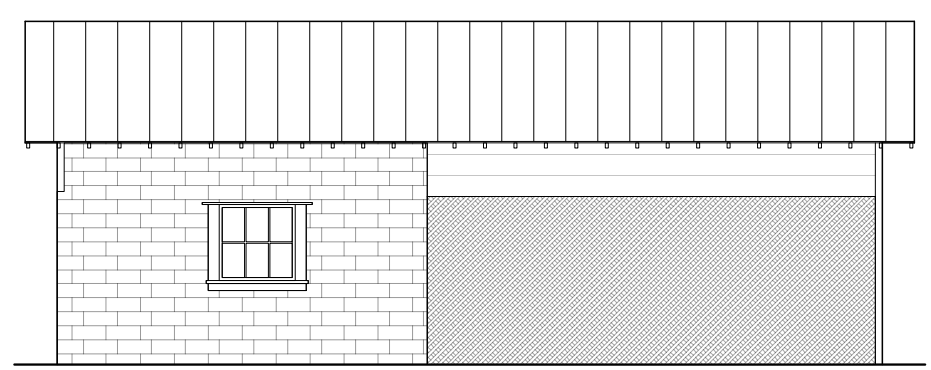
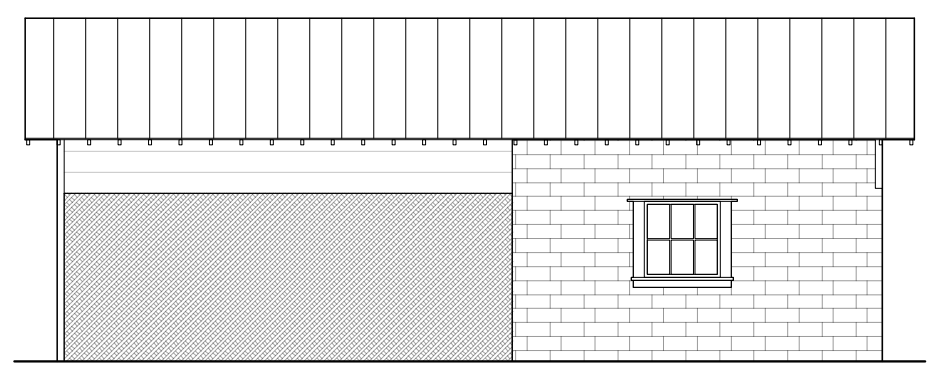
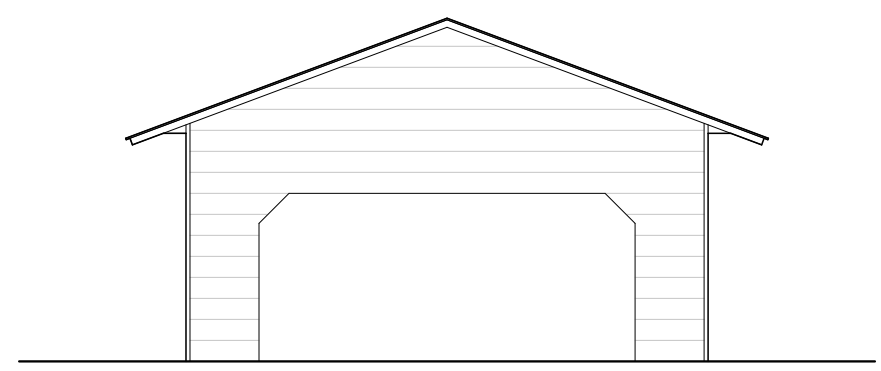
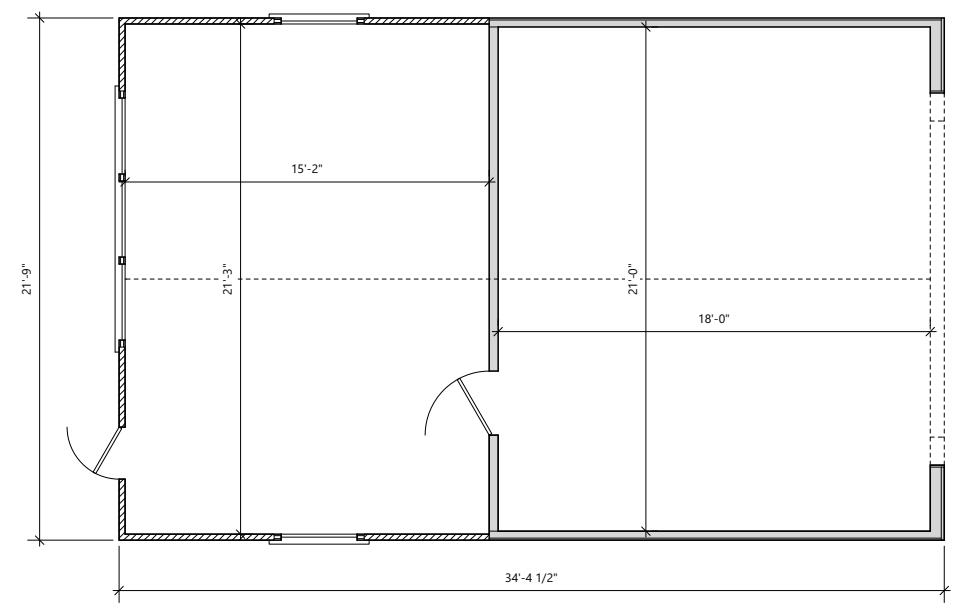
2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

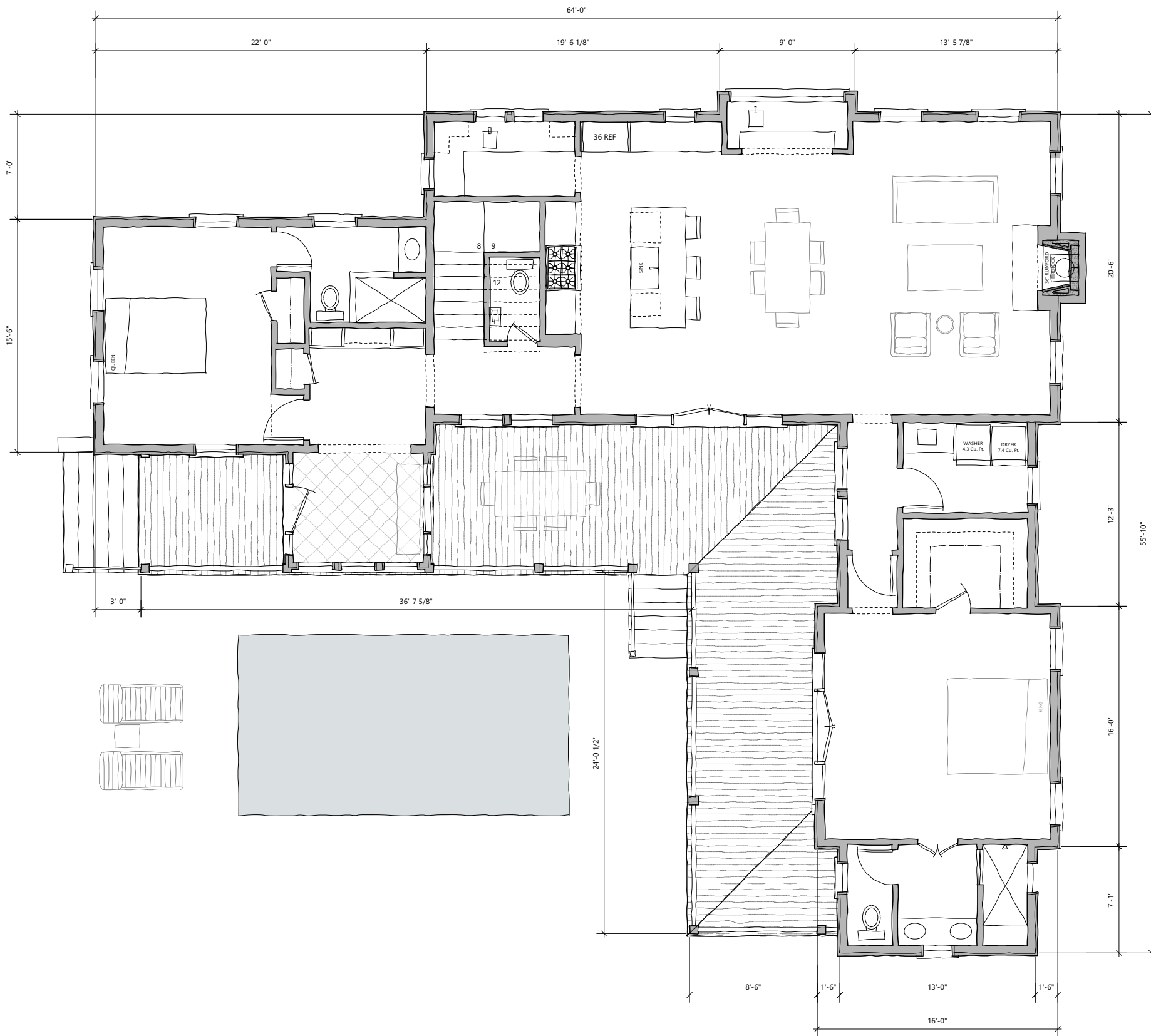
CONCEPTUAL DRB: APRIL 18, 2025
EXISTING SET: FEBRUARY 21, 2025

EXISTING
GARAGE
STRUCTURE

D103

REV. 1





GOLDBUG NEW COTTAGE

2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

CONCEPTUAL DRB: APRIL 18, 2025
EXISTING SET: FEBRUARY 21, 2025

FIRST FLOOR
PLAN

NC-A101

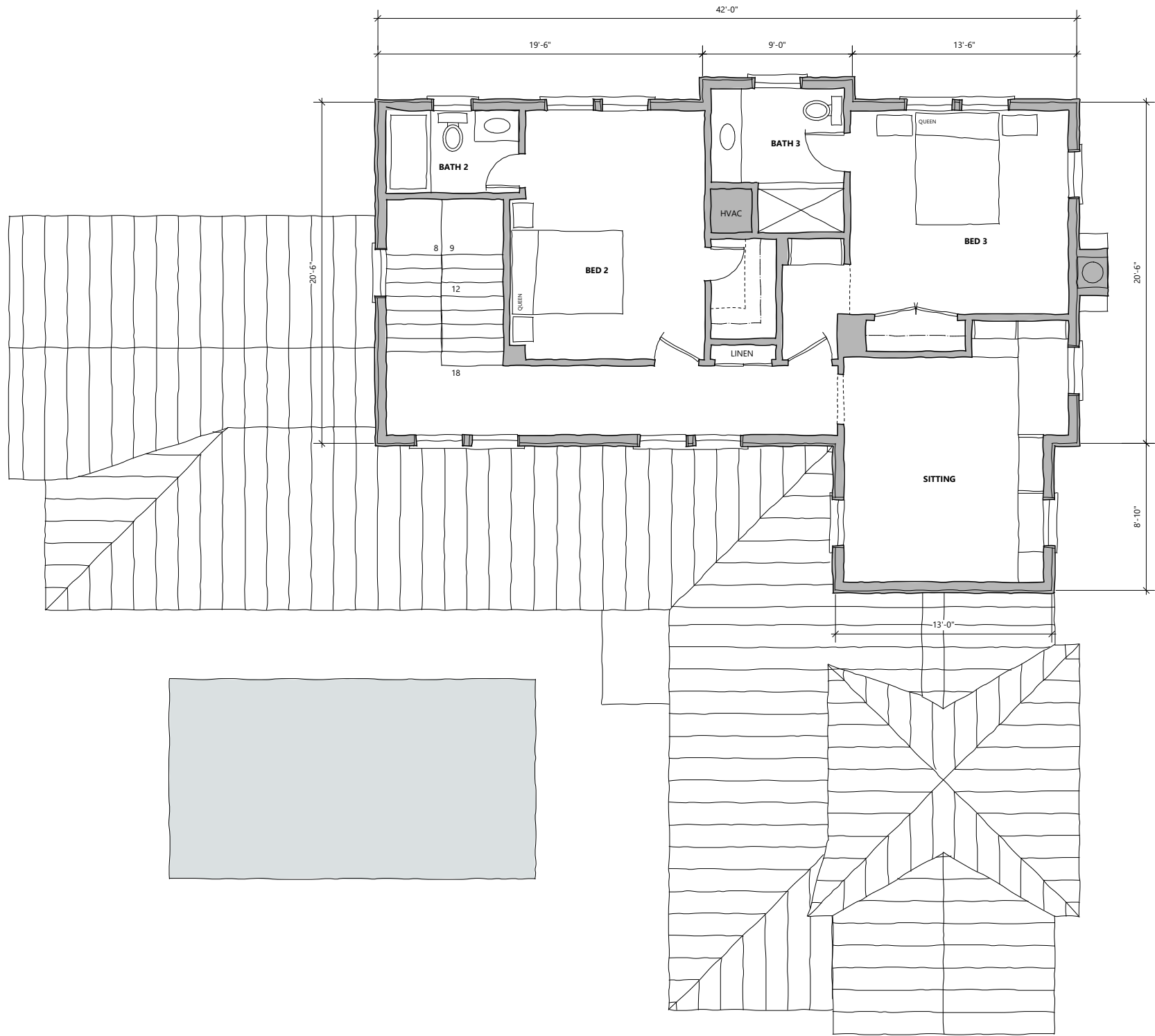
A1

SCHEMATIC FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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REV. 1



GOLDBUG NEW COTTAGE

2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

CONCEPTUAL DRB: APRIL 18, 2025

EXISTING SET: FEBRUARY 21, 2025

SECOND
FLOOR PLAN

NC-A102

A1

SCHEMATIC SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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REV. 1



GOLDBUG NEW COTTAGE

2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

SCHEMATICS: APRIL 18, 2025

EXISTING SET: FEBRUARY 21, 2025

EXTERIOR
ELEVATIONS

A1

RAVEN DRIVE ELEVATION

SCALE: 1/4" = 1'-0"

A201

REV. 1



GOLDBUG NEW COTTAGE

2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

SCHEMATICS: APRIL 18, 2025

EXISTING SET: FEBRUARY 21, 2025

EXTERIOR
ELEVATIONS

A1

SCHEMATIC WEST (POOL) SIDE ELEVATION

SCALE: 1/4" = 1'-0"

A202

REV. 1

GOLDBUG NEW COTTAGE

2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482



SCHEMATICS: APRIL 18, 2025
EXISTING SET: FEBRUARY 21, 2025

EXTERIOR
ELEVATIONS



GOLDBUG NEW COTTAGE

2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

SCHEMATICS: APRIL 18, 2025
EXISTING SET: FEBRUARY 21, 2025

EXTERIOR
ELEVATIONS

A1

NORTHEAST SIDE ELEVATION

SCALE: 1/4" = 1'-0"

A204

REV. 1



A2

EAST SITE ELEVATION

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



A1

WEST SITE ELEVATION

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

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SITE
ELEVATIONS

A205

REV. 1



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EXTERIOR
ELEVATION

A206

A1

RAVEN DRIVE GARGE ELEVATION



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EXTERIOR
ELEVATION

A1

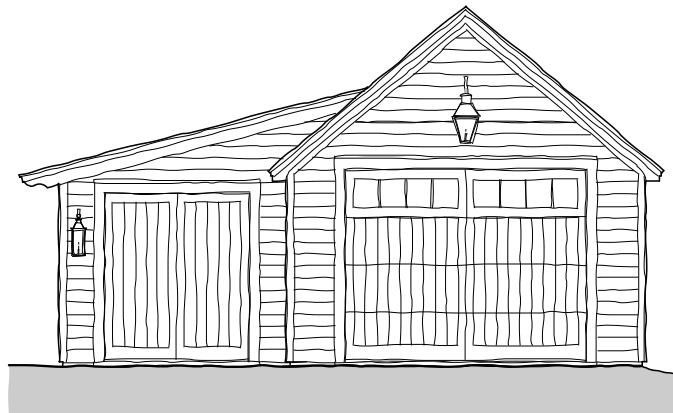
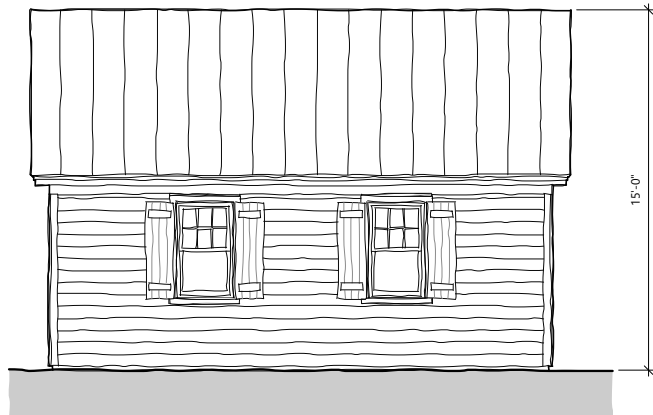
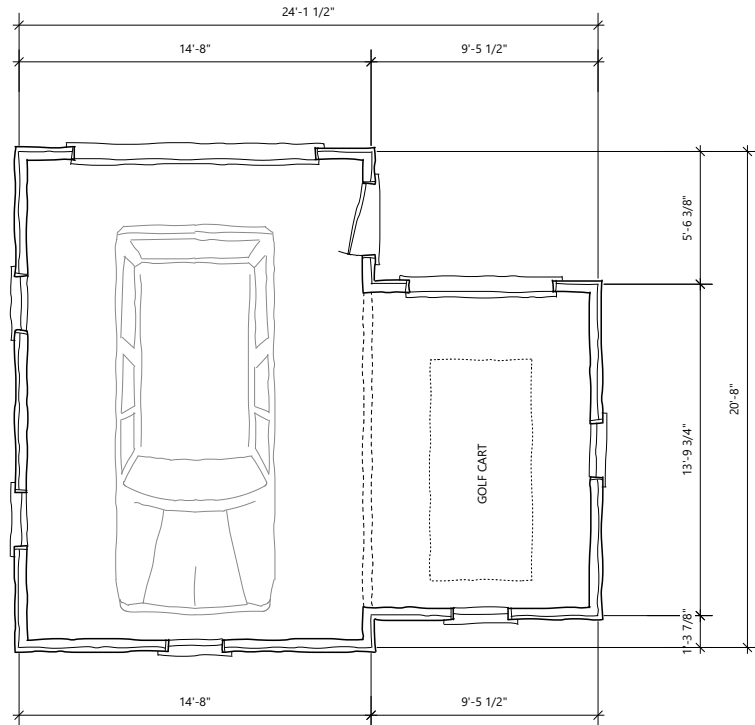
GOLDBUG STREET COMBINED ELEVATION

SCALE: 1/4" = 1'-0"

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A207

REV. 1



GOLDBUG NEW COTTAGE

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CONCEPTUAL DRB: APRIL 18, 2025

EXISTING SET: FEBRUARY 21, 2025

GARAGE PLANS
& ELEVATIONS

A1

SCHEMATIC GARAGE PLAN

SCALE: 1/4" = 1'-0"

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A121

REV. 1