

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

GOLDBUG AVENUE ELEVATION PHOTOGRAPH

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

A001 SITE INFORMATION
A002 EXISTING SITE PLAN
A003 PROPOSED SITE PLAN
A004 PROPOSED 2ND FLOOR SITE PLAN
A005 SITE CONTEXT

A010 HISTORIC COTTAGE DOCUMENTATION
A011 HISTORIC COTTAGE DOCUMENTATION
A012 HISTORIC COTTAGE DOCUMENTATION
A013 HISTORIC COTTAGE DOCUMENTATION
A014 HISTORIC COTTAGE DOCUMENTATION
A015 NON-HISTORIC GARAGE PHOTOS

D100 EXISTING HISTORIC COTTAGE FOUNDATION PLAN
D101 EXISTING HISTORIC COTTAGE FLOOR PLAN
D102 EXISTING HISTORIC COTTAGE ROOF PLAN
A101 SCHEMATIC FIRST FLOOR PLAN
A102 SCHEMATIC SECOND FLOOR PLAN
A103 SCHEMATIC ROOF PLAN
A201 EXTERIOR ELEVATIONS
A202 EXTERIOR ELEVATIONS
A203 EXTERIOR ELEVATIONS
A204 EXTERIOR ELEVATIONS
D205 EXISTING GARAGE STRUCTURE (TO BE REMOVED)
A205 SCHEMATIC GARAGE STRUCTURE

OWNER:

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

HISTORIAN:

BUTLER PRESERVATION, LC
CHRISTINA BUTLER
P: 843.607.1135
E: C.RAE.BUTLER@GMAIL.COM

ARCHITECT:

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

HISTORIC BUILDING CONSULTANT:

ELICOTE, LLC
DAVID HOFFMAN
P: 843.607.1135
E: APHOFFMAN@COMCAST.NET

BUILDER:

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

ARBORIST:

GERALD BENOIT, ISA
P: 843.224.1629
E: SEAJUNKIE49@GMAIL.COM

CONCEPTUAL DRB: JULY 18, 2025

CONCEPTUAL DRB: APRIL 18, 2025

EXISTING SET: FEBRUARY 21, 2025

TITLE
SHEET & GENERAL
NOTES

T001

REV. 1

LOYAL
architects



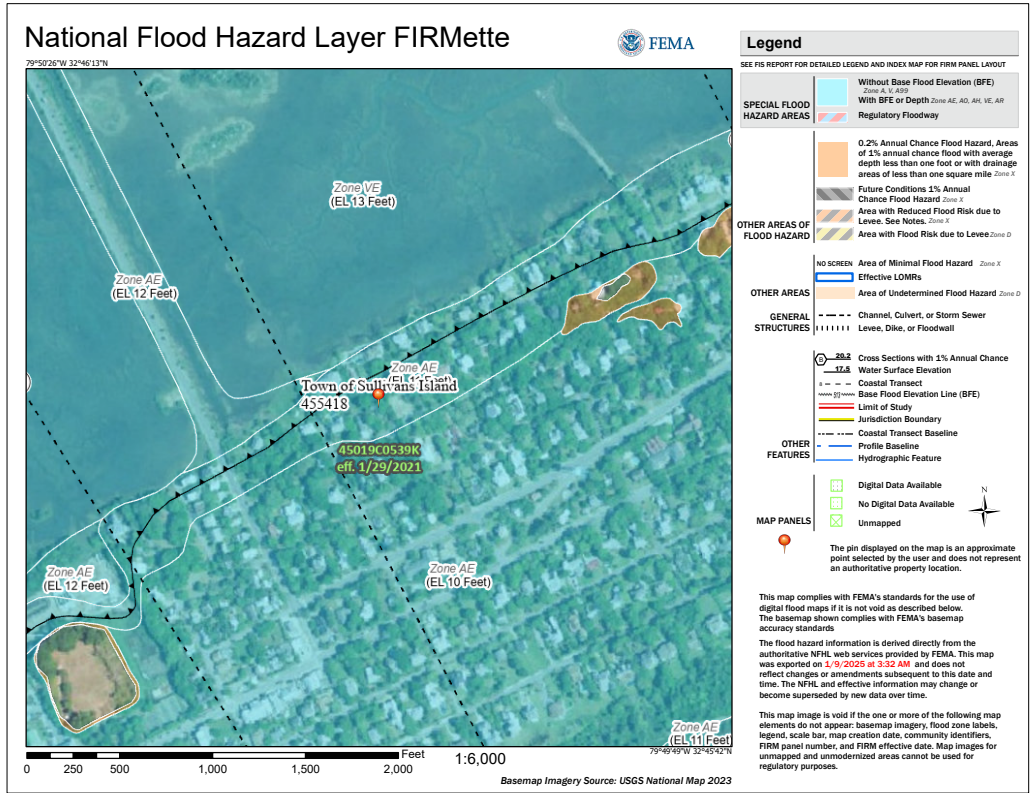
2314 GOLDBUG

2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482



A3
NO SCALE

Map of Sullivan's Island (Lt. Col. LT Waldron) 1917



A1
NO SCALE

FEMA FLOOD MAP

I HEREBY STATE THAT TO THE BEST OF MY 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.

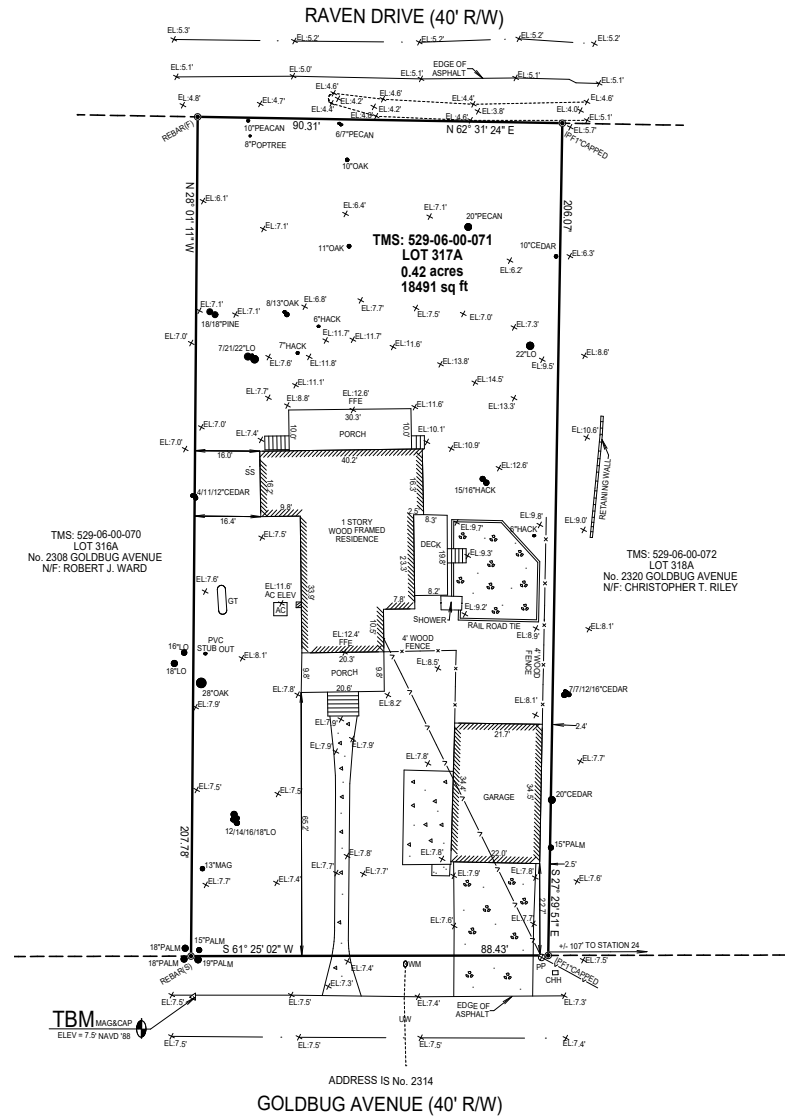
I CERTIFY THAT THE PROPERTY SHOWN HEREON IS IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA AND HUD FLOOD HAZARD BOUNDARY MAPS.

NOTES:

1. PROPERTY APPEARS IN FLOOD ZONE A.E. EL. 11' ON FIRM COMMUNITY-PANEL NUMBER 4501C0539K. MAP REVISED JANUARY 29, 2021.
2. THE BEARINGS SHOWN ARE GRID NORTH NAD83 (2011).
3. ANYTHING SHOWN OUTSIDE OF THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
4. THIS SURVEY IS BASED ON THE REFERENCE SHOWN AND DOES NOT CONSTITUTE A TITLE SEARCH.
5. ALL TREES 8" DIAMETER AT BREAST HEIGHT AND LARGER SHOWN HEREON.

- LEGEND:
- | | |
|-----------------|---|
| REBAR(F) | - 5/8" REBAR FOUND, OLD. |
| REBAR(S) | - 5/8" REBAR SET, NEW. |
| PP | - 1" CAPPED PIPE FOUND, OLD. |
| PP | - POWER POLE. |
| OH | - COMMUNICATION HAND HOLE. |
| GT | - GAS TANK. |
| WM | - WATER METER. |
| SS | - SEWER SERVICE. |
| UW | - UNDERGROUND WATER UTILITY. |
| FFE | - FIRST FLOOR ELEVATION. |
| EL 7.0' | - SPOT ELEVATION 7.0' M.S.L. NAVD83. |
| 15' PALM | - 15' PALM DIAMETER AT BREAST HEIGHT. |
| 10' PECAN | - 10' PECAN DIAMETER AT BREAST HEIGHT. |
| 10' OAK | - 10' OAK DIAMETER AT BREAST HEIGHT. |
| 8" CHINABERRY | - 8" CHINABERRY DIAMETER AT BREAST HEIGHT. |
| 8" POPTREE | - 8" POPTREE DIAMETER AT BREAST HEIGHT. |
| 7" HACK | - 7" HACKBERRY DIAMETER AT BREAST HEIGHT. |
| 16' LO | - 16' LIVE OAK DIAMETER AT BREAST HEIGHT. |
| 20' CEDAR | - 20' CEDAR DIAMETER AT BREAST HEIGHT. |
| 18' 18" PINE | - DOUBLE 18' 18" PINE DIAMETERS AT BREAST HEIGHT. |
| 7/12' 18" CEDAR | - CEDAR CLUSTER DIAMETERS AT BREAST HEIGHT. |
| NF | - NOW OR FORMERLY OWNED BY. |
| R/W | - RIGHT-OF-WAY. |

- | | |
|---------------------------|---------------------------|
| GRAVEL | GRAVEL |
| CONCRETE | CONCRETE |
| PAVERS | PAVERS |
| WALL LINE | WALL LINE |
| PROPERTY LINE | PROPERTY LINE |
| ADJACENT PROPERTY LINE | ADJACENT PROPERTY LINE |
| FENCE LINE | FENCE LINE |
| OVERHEAD POWER LINE | OVERHEAD POWER LINE |
| BUILDING LINE | BUILDING LINE |
| UNDERGROUND WATER UTILITY | UNDERGROUND WATER UTILITY |



PLAT OF LOT 317A (0.42 ACRES), ATLANTICVILLE, TOWN OF SULLIVAN'S ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA. PRESENTLY OWNED BY CKR HOLDINGS, LLC.

SCALE: 1" = 20'

DATE: APRIL 4, 2024
REV. MARCH 26, 2025

REF: PLAT BK "DA", PG. 7

TMS: 529-06-00-071

ALEXANDER C. PEABODY, PLS
PEABODY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYING
P.O. BOX 22646, CHARLESTON, SC 29413
OFFICE 843-723-5225 MOBILE 843-270-4847



CHARLESTON COUNTY
SOUTH CAROLINA

LOYAL
architects



2314 GOLDBUG
2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

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

SITE
INFORMATION

A001

REV. 1

2314 GOLDBUG

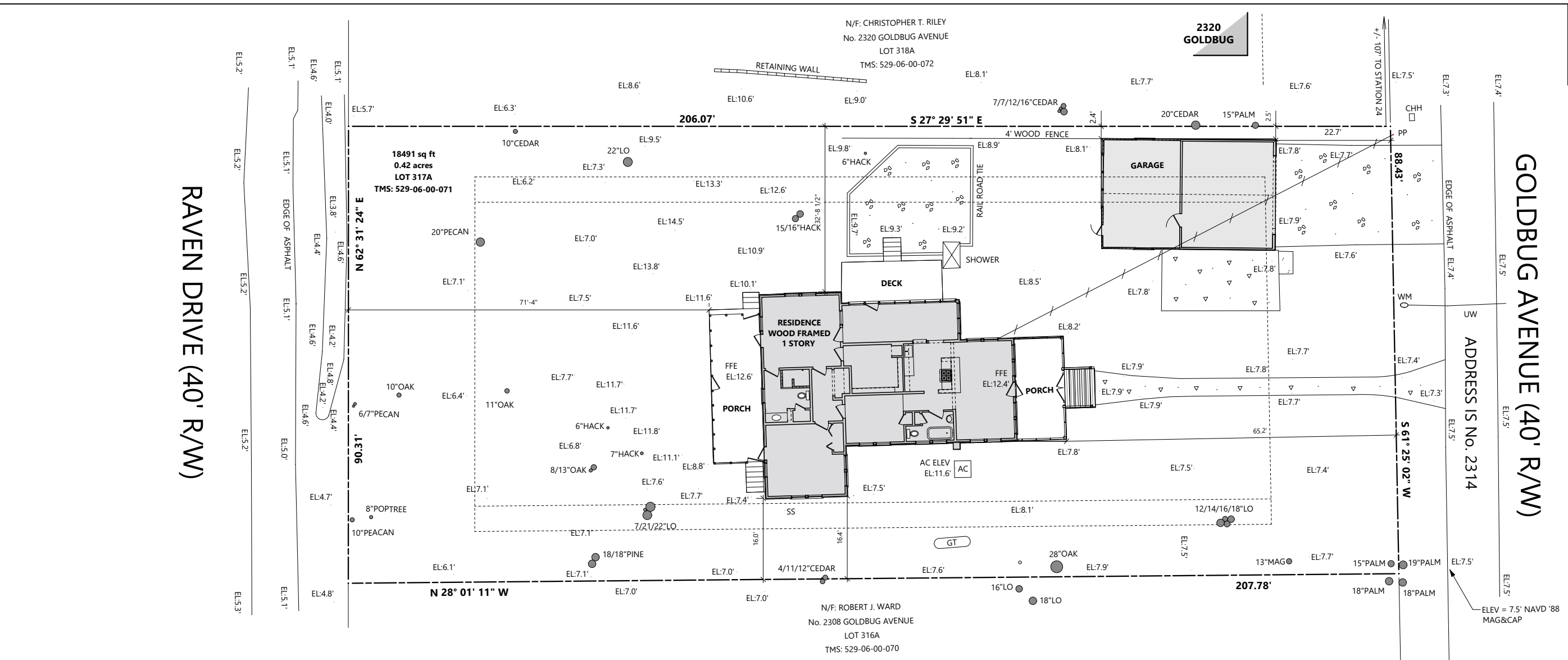
2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

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 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% = 554.8 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: 3,270 SF REQUESTED RELIEF: 496 SF = 17.9% IMPERVIOUS COVERAGE AREA ZONING STANDARD: 30% 18,491 SF (30%) = 5,547.3 SF EXISTING: 3,285 SF = 17.7% PROPOSED: 5,500 SF = 29.7% MAX: 5,547 SF = 30% PRINC. BLDG. SOFT ZONING STANDARD: 3,749 SF EXISTING: 1,501 SF PROPOSED: 4,487 SF REQUESTED RELIEF: 738 SF = 19.7%	FRONT SETBACK: NO REQUEST ZONING STANDARD: 25' EXISTING: 65.2' PROPOSED: 55'-6" SIDE SETBACK: NO REQUEST ZONING STANDARD: 15' INDIVIDUAL, 40' COMBINED 105'-88" = 17' * 1/3" = 5.66" = 6" 6' REDUCTION = 34' COMBINED NE: 27'-9" SW: 16.0' COMBINED: 42'-9" NE: 27'-6 1/4" AVERAGE SW: 26'-3 3/4" AVERAGE COMBINED: 53'-10" EXISTING: PROPOSED: REAR SETBACK: NO REQUEST ZONING STANDARD: 25' EXISTING: 71'-4" PROPOSED: 25'-9 3/4" SECOND FLOOR: REQUESTING RELIEF GROUND/1ST NOT TO EXCEED 38' WITHOUT ARTICULATION CONFORMS SECOND FLOOR NOT TO EXCEED 32' WITHOUT ARTICULATION CONFORMS SIDE FACADE < 16' WITHIN 15' OF SIDE PROPERTY LINE CONFORMS ARTICULATIONS TO BE MIN. 9' WIDE BY 16" DEEP CONFORMS PORCH > 6' TO COMPLY WITH ARTICULATION HISTORIC COTTAGE SIDE PORCH IS 8' DEEP 2ND FLOOR ELEMENTS SUBJECT TO 5' ADDITIONAL SETBACK RELIEF REQUEST FOR ONE SIDE 2ND FLOOR MINIMUM AVERAGE OF 20' & 30' 2ND FLOOR AVERAGES 18'-1 1/4" (9%) & 37'-3 1/2"
ACCESSORY STRUCTURE: ON 30' SETBACK FROM PAVEMENT ZONING STANDARD FRONT: 20' TO REAR OF FRONT FACADE ZONING STANDARD: 10' TO PROPERTY LINE ZONING STRANDARD: 30' FROM PAVEMENT EXISTING FRONT: 22.7' TO PROPERTY LINE PROPOSED FRONT: NO CHANGE PROPOSED SIDE: NO CHANGE PROPOSED REAR: 22'-0" TO PAVEMENT FOR POOL HEIGHT ZONING STANDARD: 15' - 18' PROPOSED HEIGHT: 21' - 0 5/8" 19% REQUEST		

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:

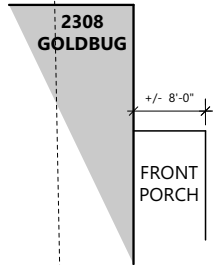
(2) Principal Building Square Footage: The entire square footage of the Principal Building or Buildings measured from the outside of the exterior walls, specifically including more than one dwelling on the same lot and historic structures used as accessory dwelling units, but not including

(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.



CONCEPTUAL DRB: JULY 18, 2025

CONCEPTUAL DRB: APRIL 18, 2025

EXISTING SET: FEBRUARY 21, 2025

EXISTING
SITE PLAN

2314 GOLDBUG

2314 GOLDBUG AVENUE

SULLIVAN'S ISLAND, SC 29482

CONCEPTUAL DRB: JULY 18, 2025

CONCEPTUAL DRB: APRIL 18, 2025

EXISTING SET: FEBRUARY 21, 2025

PROPOSED

SITE PLAN

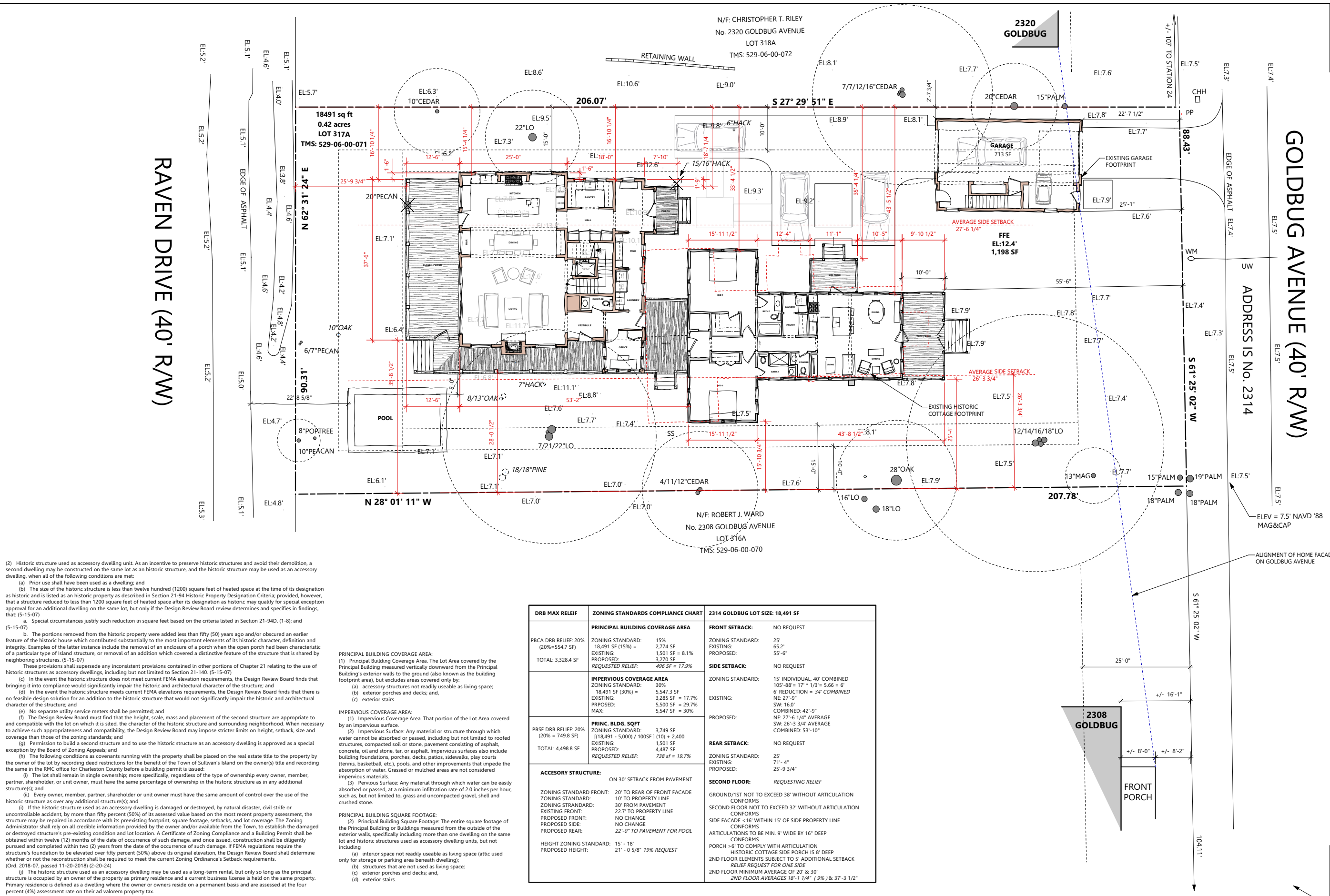
A003

REV. 1

RAVEN DRIVE (40' R/W)

GOLDBUG AVENUE (40' R/W)

ADDRESS IS No. 2314



(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 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)	PRINCIPAL BUILDING COVERAGE AREA ZONING STANDARD: 15% 18,491 SF (15%) = 2,774 SF EXISTING: 1,501 SF = 8.1% PROPOSED: 3,270 SF REQUESTED RELIEF: 496 SF = 17.9%	FRONT SETBACK: NO REQUEST ZONING STANDARD: 25' EXISTING: 65.2' PROPOSED: 55'-6"
TOTAL: 3,328.4 SF	IMPERVIOUS COVERAGE AREA ZONING STANDARD: 30% 18,491 SF (30%) = 5,547.3 SF EXISTING: 3,285 SF = 17.7% PROPOSED: 5,500 SF = 29.7% 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: 27'-9" SW: 16.0' COMBINED: 42'-9" NE: 27'-6 1/4" AVERAGE SW: 26'-3 3/4" AVERAGE COMBINED: 53'-10"
PBSF DRB RELIEF: 20% (20% = 749.8 SF)	PRINC. BLDG. SQFT ZONING STANDARD: 3,749 SF [(18,491 - 5,000) / 100SF] (10) + 2,400 EXISTING: 1,501 SF PROPOSED: 4,487 SF REQUESTED RELIEF: 738 sf = 19.7%	REAR SETBACK: NO REQUEST ZONING STANDARD: 25' EXISTING: 71'-4" PROPOSED: 25'-9 3/4"
ACCESSORY STRUCTURE:	ON 30' SETBACK FROM PAVEMENT ZONING STANDARD FRONT: 20' TO REAR OF FRONT FACADE ZONING STANDARD: 10' TO PROPERTY LINE ZONING STANDARD: 30' FROM PAVEMENT EXISTING FRONT: 22.7 TO PROPERTY LINE PROPOSED FRONT: NO CHANGE PROPOSED SIDE: NO CHANGE PROPOSED REAR: 22'-0" TO PAVEMENT FOR POOL HEIGHT ZONING STANDARD: 15' - 18' PROPOSED HEIGHT: 21' - 0 5/8" 19% REQUEST	SECOND FLOOR: REQUESTING RELIEF GROUND/1ST NOT TO EXCEED 38' WITHOUT ARTICULATION CONFORMS SECOND FLOOR NOT TO EXCEED 32' WITHOUT ARTICULATION CONFORMS SIDE FACADE < 16' WITHIN 15' OF SIDE PROPERTY LINE CONFORMS ARTICULATIONS TO BE MIN. 9' WIDE BY 16" DEEP CONFORMS PORCH > 6' TO COMPLY WITH ARTICULATION HISTORIC COTTAGE SIDE PORCH IS 8' DEEP 2ND FLOOR ELEMENTS SUBJECT TO 5' ADDITIONAL SETBACK RELIEF REQUEST FOR ONE SIDE 2ND FLOOR MINIMUM AVERAGE OF 20' & 30' 2ND FLOOR AVERAGES 18'-1 1/4" (9%) & 37'-3 1/2"

2314 GOLDBUG
2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

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

2ND FLOOR
SITE PLAN

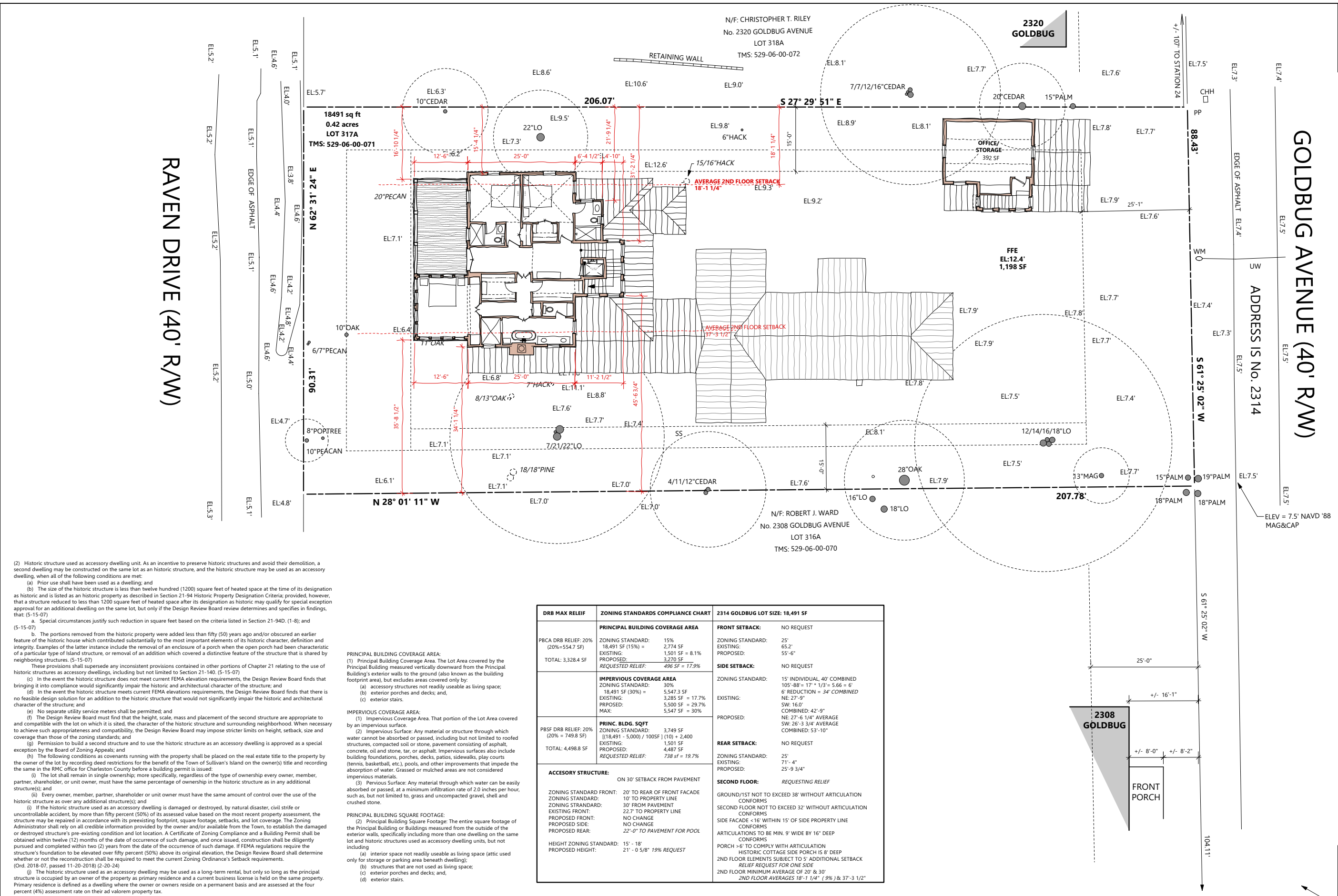
A004

REV. 1

RAVEN DRIVE (40' R/W)

GOLDBUG AVENUE (40' R/W)

ADDRESS IS No. 2314



(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 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)	PRINCIPAL BUILDING COVERAGE AREA ZONING STANDARD: 15% 18,491 SF (15%) = 2,774 SF EXISTING: 1,501 SF = 8.1% PROPOSED: 3,270 SF REQUESTED RELIEF: 496 SF = 17.9%	FRONT SETBACK: NO REQUEST ZONING STANDARD: 25' EXISTING: 65.2' PROPOSED: 55'-6"
TOTAL: 3,328.4 SF	IMPERVIOUS COVERAGE AREA ZONING STANDARD: 30% 18,491 SF (30%) = 5,547.3 SF EXISTING: 3,285 SF = 17.7% PROPOSED: 5,500 SF = 29.7% 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: 27'-9" SW: 16.0' COMBINED: 42'-9" NE: 27'-6 1/4" AVERAGE SW: 26'-3 3/4" AVERAGE COMBINED: 53'-10"
PBSF DRB RELIEF: 20% (20% = 749.8 SF)	PRINC. BLDG. SOFT ZONING STANDARD: 3,749 SF [(18,491 - 5,000) / 100SF] (10) + 2,400 EXISTING: 1,501 SF PROPOSED: 4,487 SF REQUESTED RELIEF: 738 SF = 19.7%	REAR SETBACK: NO REQUEST ZONING STANDARD: 25' EXISTING: 71'-4" PROPOSED: 25'-9 3/4"
ACCESSORY STRUCTURE:	ON 30' SETBACK FROM PAVEMENT ZONING STANDARD FRONT: 20' TO REAR OF FRONT FACADE ZONING STANDARD: 10' TO PROPERTY LINE ZONING STANDARD: 30' FROM PAVEMENT EXISTING FRONT: 22.7' TO PROPERTY LINE PROPOSED FRONT: NO CHANGE PROPOSED SIDE: NO CHANGE PROPOSED REAR: 22'-0" TO PAVEMENT FOR POOL HEIGHT ZONING STANDARD: 15' - 18' PROPOSED HEIGHT: 21' - 0 5/8" 19% REQUEST	SECOND FLOOR: REQUESTING RELIEF GROUND/1ST NOT TO EXCEED 38' WITHOUT ARTICULATION CONFORMS SECOND FLOOR NOT TO EXCEED 32' WITHOUT ARTICULATION CONFORMS SIDE FACADE < 16' WITHIN 15' OF SIDE PROPERTY LINE ARTICULATIONS TO BE MIN. 9' WIDE BY 16" DEEP CONFORMS PORCH > 6' TO COMPLY WITH ARTICULATION HISTORIC COTTAGE SIDE PORCH IS 8' DEEP 2ND FLOOR ELEMENTS SUBJECT TO 5' ADDITIONAL SETBACK RELIEF REQUEST FOR ONE SIDE 2ND FLOOR MINIMUM AVERAGE OF 20' & 30' 2ND FLOOR AVERAGES 18'-1 1/4" (9%) & 37'-3 1/2"

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

2314 GOLDBUG
2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

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

SITE
CONTEXT

A005

REV. 1

2314 GOLDBUG

2314 GOLDBUG AVENUE

SULLIVAN'S ISLAND, SC 29482



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



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)



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

NEW PERIOD APPROPRIATE EXTERIOR DOOR
TO REPLACE NON-ORIGINAL INTERIOR DOOR



2314 GOLDBUG
2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

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

HISTORIC
COTTAGE
DOCUMENTATION

2314 GOLDBUG
2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

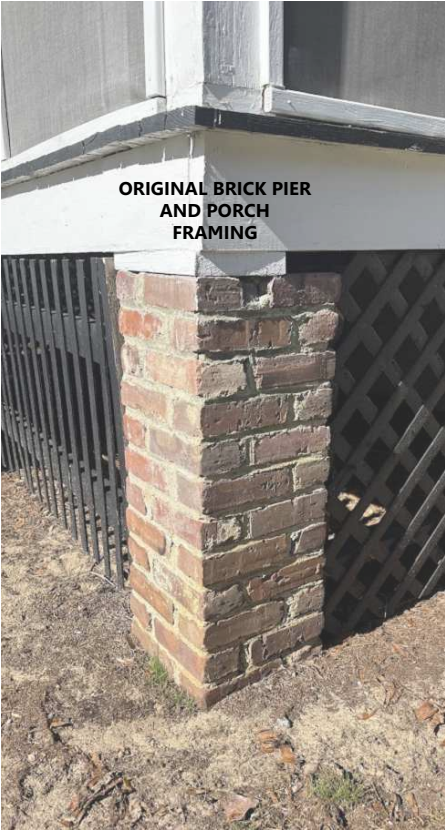
CONCEPTUAL DRB: JULY 18, 2025
CONCEPTUAL DRB: APRIL 18, 2025
EXISTING SET: FEBRUARY 21, 2025

HISTORIC
COTTAGE
DOCUMENTATION

A013

REV. 1





2314 GOLDBUG
2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

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

HISTORIC
COTTAGE
DOCUMENTATION



NOT HISTORIC GARAGE STRUCTURE TO BE DEMO'D
REPLACED WITH NEW GARAGE STRUCTURE IN SAME LOCATION



2314 GOLDBUG
2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

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

HISTORIC
COTTAGE
DOCUMENTATION

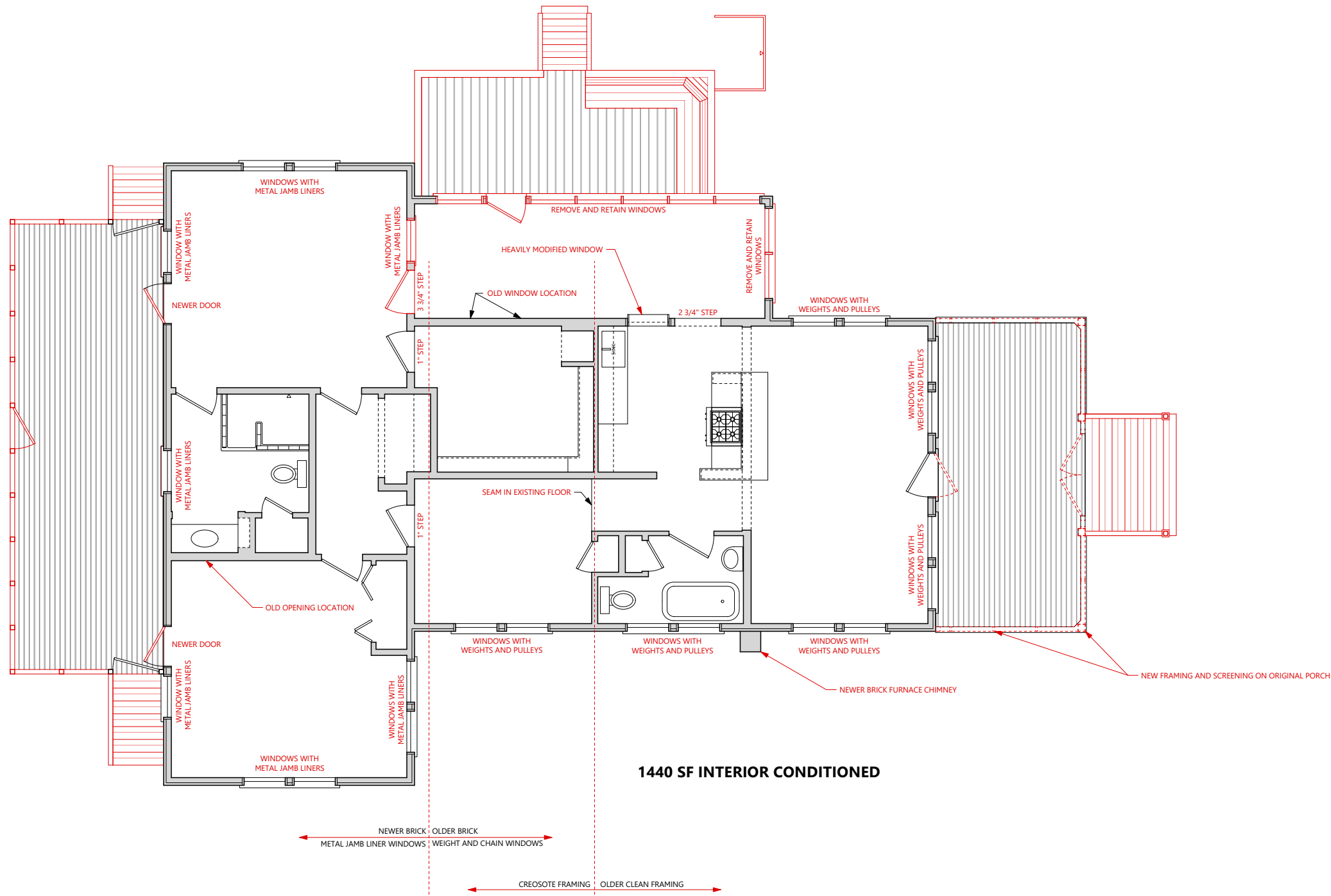
A1

NO SCALE

HISTORIC STRUCTURE DOCUMENTATION - NON-HISTORIC GARAGE TO BE REMOVED

A015

REV. 1



GOLDBUG HISTORIC COTTAGE

2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

CONCEPTUAL DRB: JULY 18, 2025

CONCEPTUAL DRB: APRIL 18, 2025

EXISTING SET: FEBRUARY 21, 2025

EXISTING FIRST
FLOOR PLAN

A1

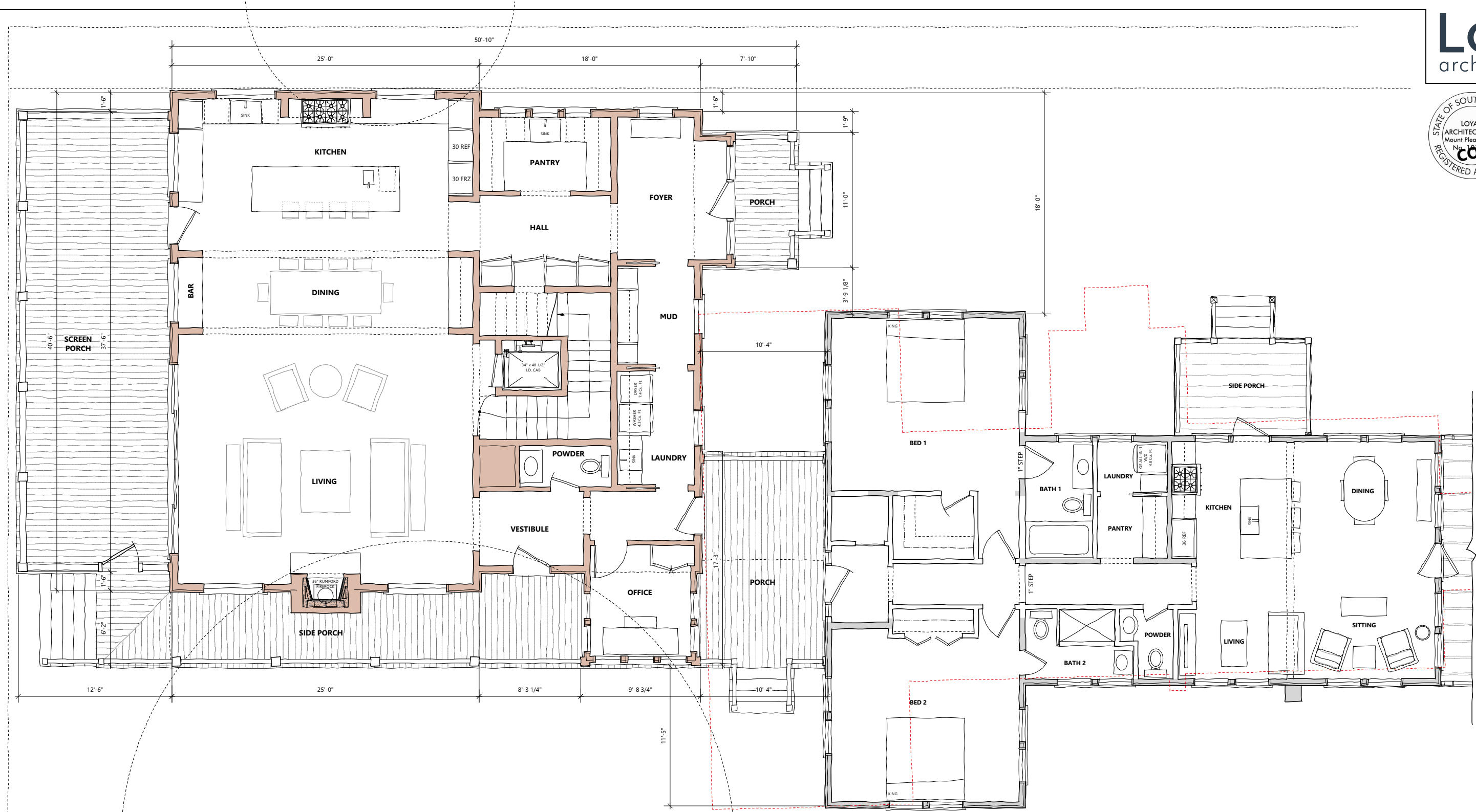
EXISTING FIRST FLOOR PLAN

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

The drawings and design are the property of Loyal Architects and shall be used for the project for which they are prepared. All rights reserved. The reproduction or use of this drawing or the design here on without the written consent of the architect is prohibited.

D101

REV. 1



GOLDBUG HOME

2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

CONCEPTUAL DRB: JULY 18, 2025

CONCEPTUAL DRB: APRIL 18, 2025

EXISTING SET: FEBRUARY 21, 2025

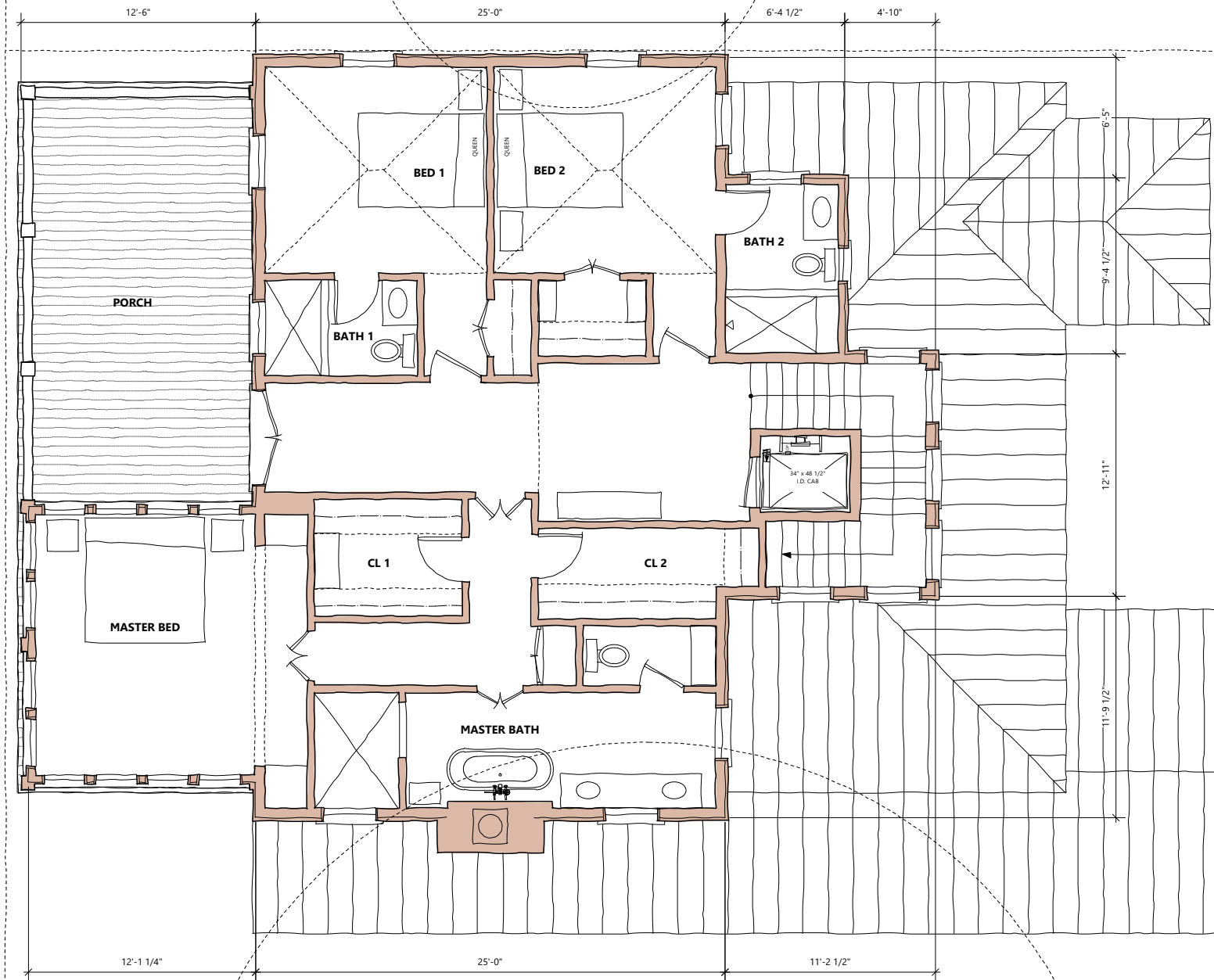
FIRST FLOOR
PLAN

A1

SCHEMATIC FIRST FLOOR PLAN

A101

REV. 1



GOLDBUG HOME

2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

CONCEPTUAL DRB: JULY 18, 2025

CONCEPTUAL DRB: APRIL 18, 2025

EXISTING SET: FEBRUARY 21, 2025

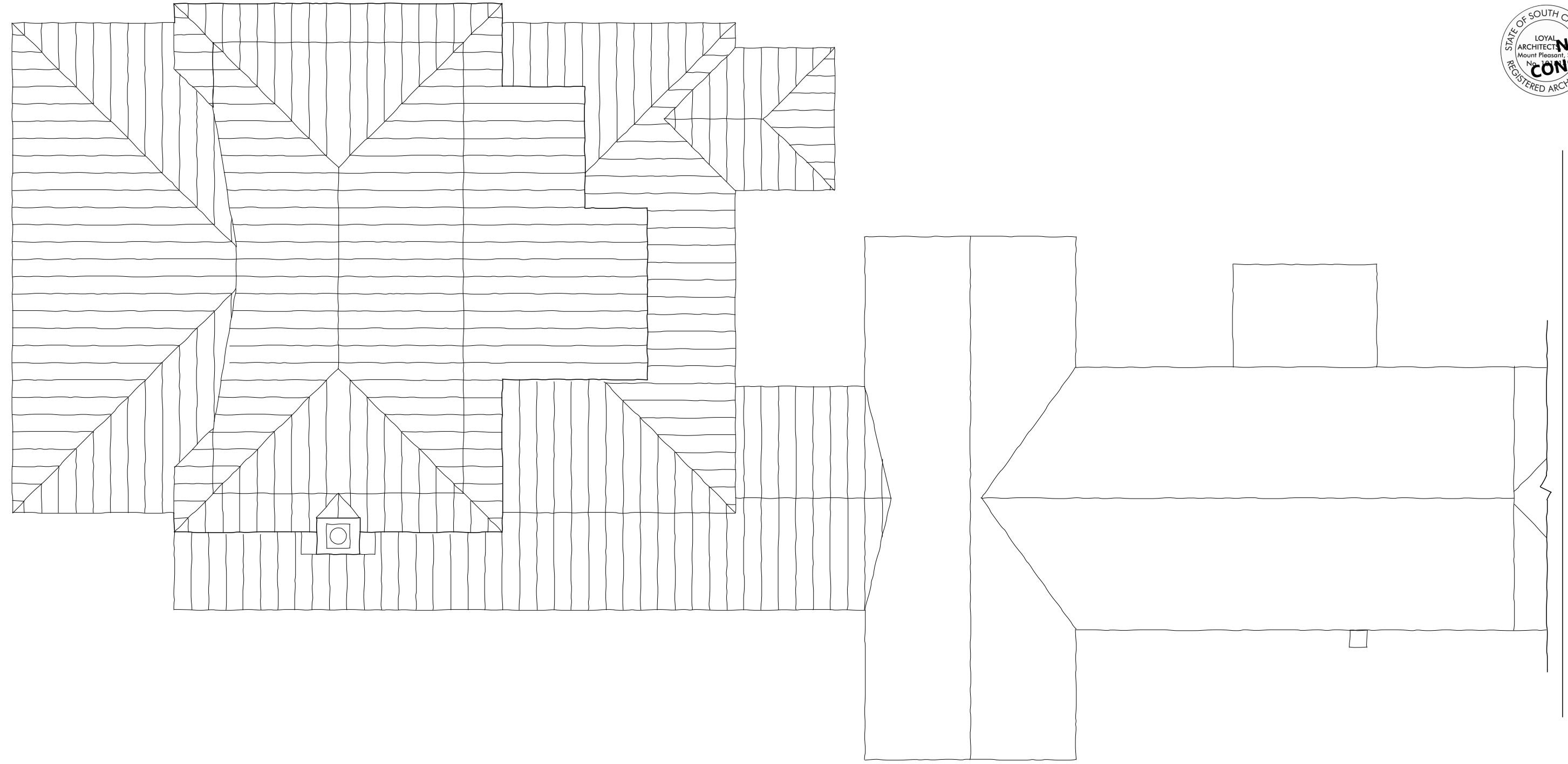
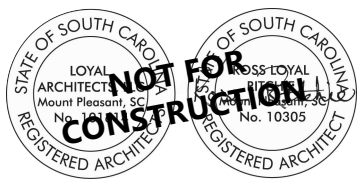
SECOND
FLOOR PLAN

A1

SCHEMATIC SECOND FLOOR PLAN

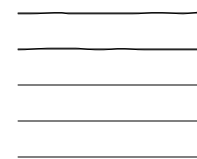
A102

REV. 1



GOLDBUG HOME

2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482



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

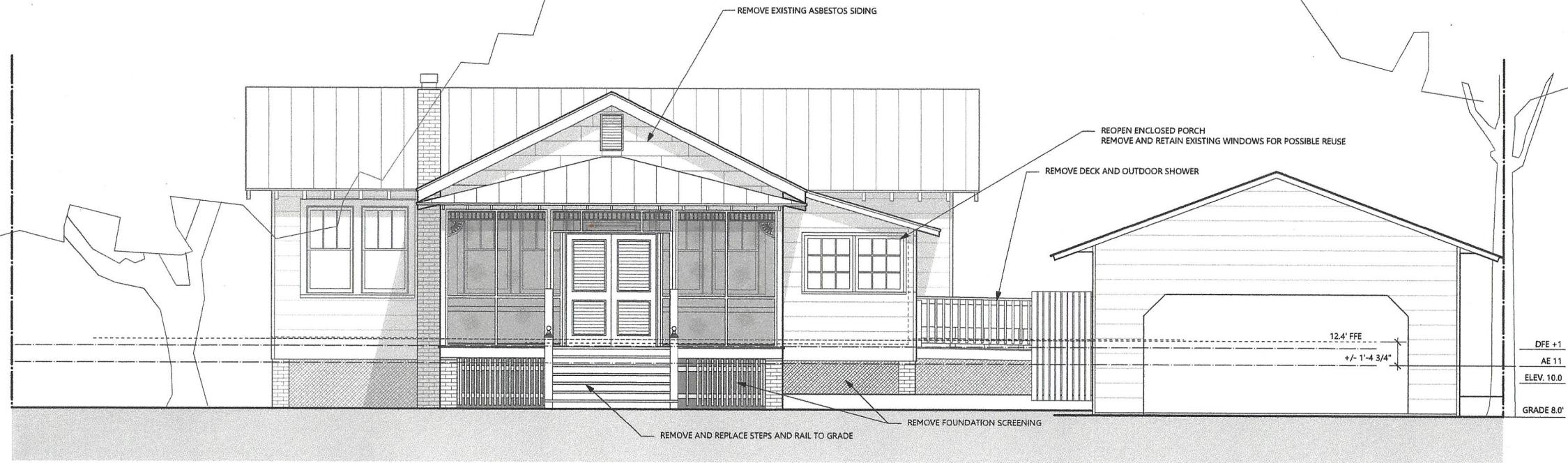
ROOF PLAN

A1

SCHEMATIC ROOF PLAN

The drawings and design are the property of Loyal Architects and shall be used for the project for which they are prepared. All rights reserved. The reproduction or use of this drawing or the design here on without the written consent of the architect is prohibited.

A103



A2

EXISTING GOLDBUG AVENUE ELEVATION

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



A1

GOLDBUG AVENUE ELEVATION

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

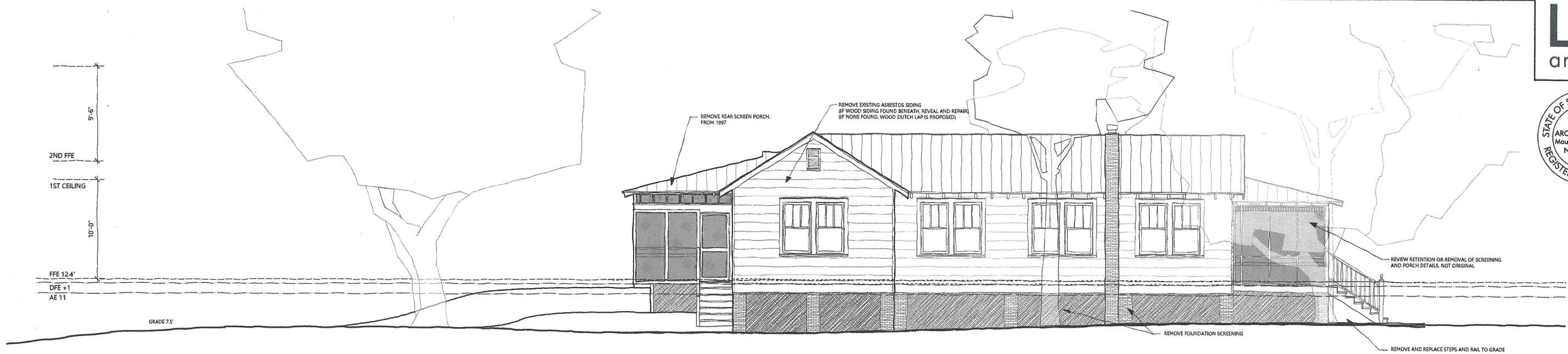
2314 GOLDBUG
2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

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

EXTERIOR
ELEVATIONS

A201

REV. 1



A2

EXISTING WEST SIDE ELEVATION

SCALE: 3/16" = 1'-0"



A1

SCHEMATIC WEST SIDE ELEVATION

SCALE: 3/16" = 1'-0"

2314 GOLDBUG
2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

CONCEPTUAL DRB: JULY 18, 2025

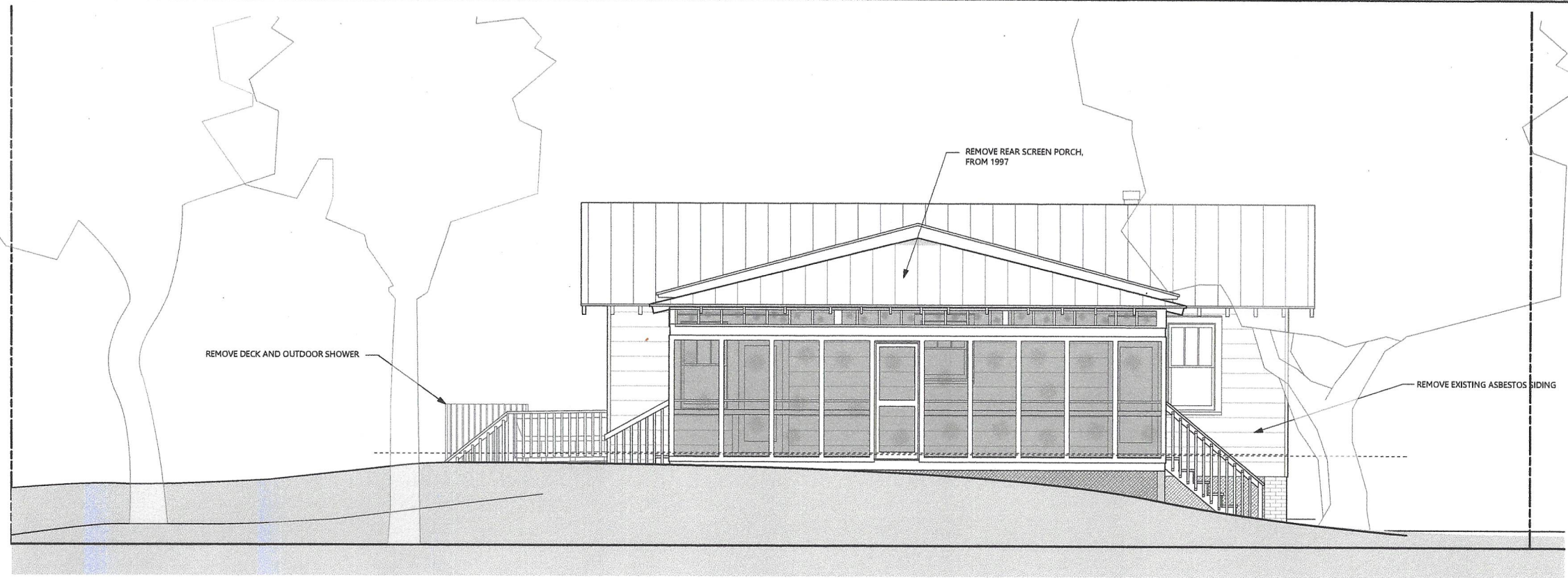
CONCEPTUAL DRB: APRIL 18, 2025

EXISTING SET: FEBRUARY 21, 2025

EXTERIOR
ELEVATIONS

A202

REV. 1



A2

EXISTING RAVEN DRIVE ELEVATION

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



A1

SCHEMATIC RAVEN DRIVE (SOUTH) ELEVATION

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

2314 GOLDBUG
2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

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

EXTERIOR
ELEVATIONS

A203

REV. 1



A2
SCALE: 3/16" = 1'-0"
EXISTING NORTHEAST SIDE ELEVATION



2314 GOLDBUG
2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

CONCEPTUAL DRB: JULY 18, 2025

CONCEPTUAL DRB: APRIL 18, 2025

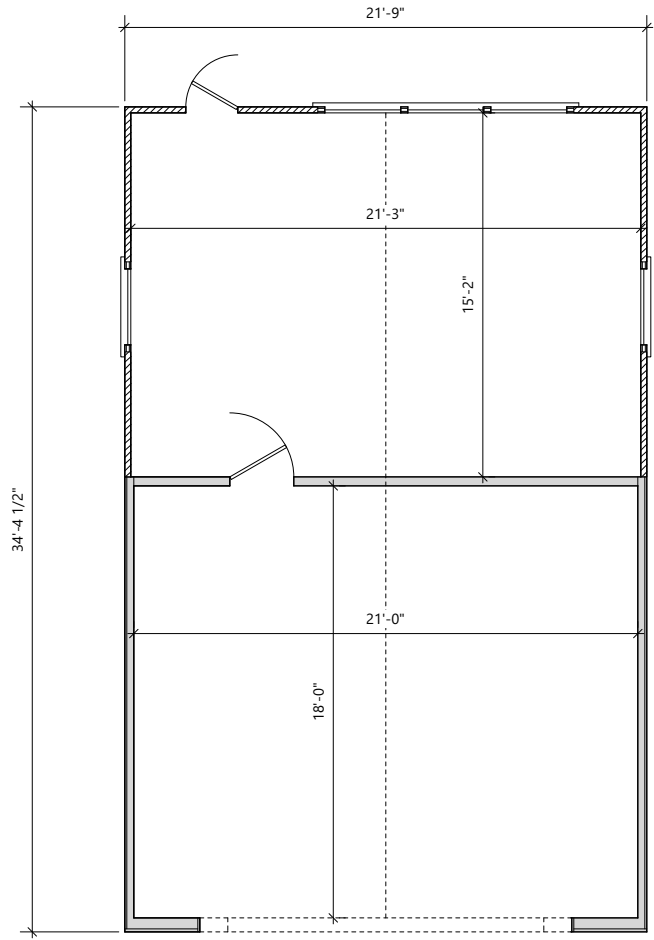
EXISTING SET: FEBRUARY 21, 2025

EXTERIOR
ELEVATIONS

A1
SCALE: 3/16" = 1'-0"
NORTHEAST SIDE ELEVATION

A204

REV. 1



2314 GOLDBUG
2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

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

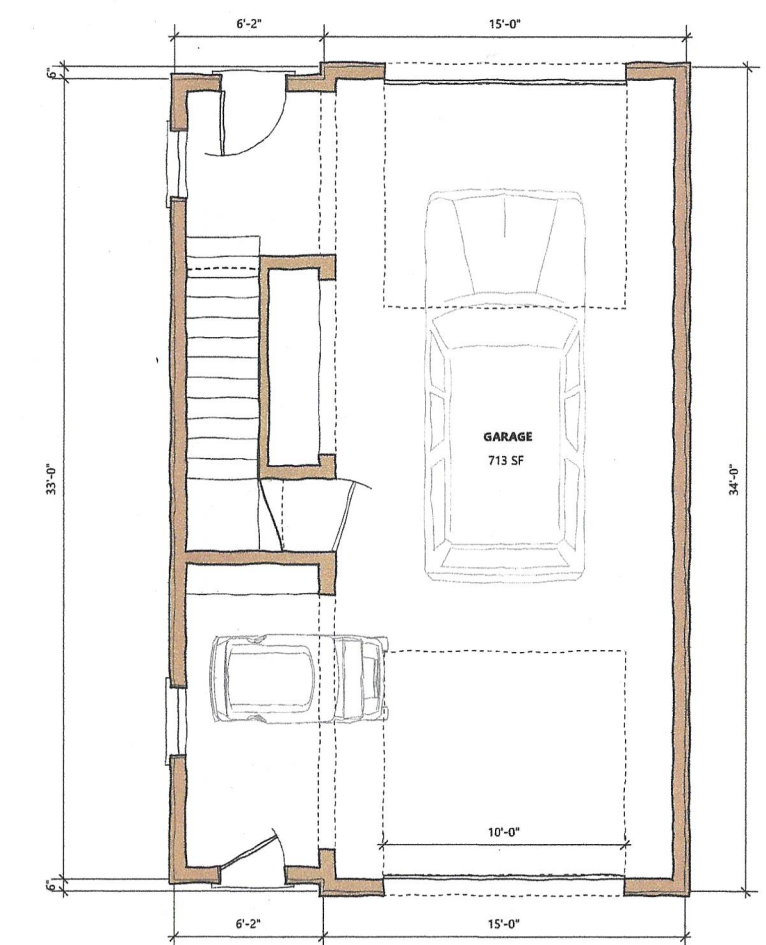
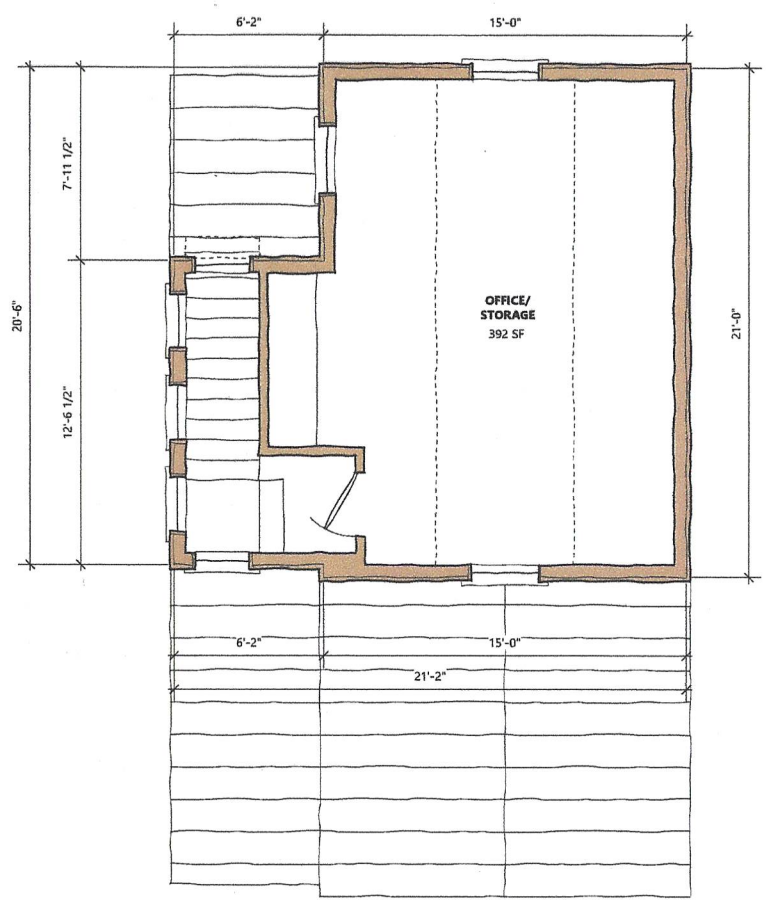
2314 GOLDBUG
2314 GOLDBUG AVENUE
SULLIVAN'S ISLAND, SC 29482

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

PROPOSED
GARAGE
STRUCTURE

A205

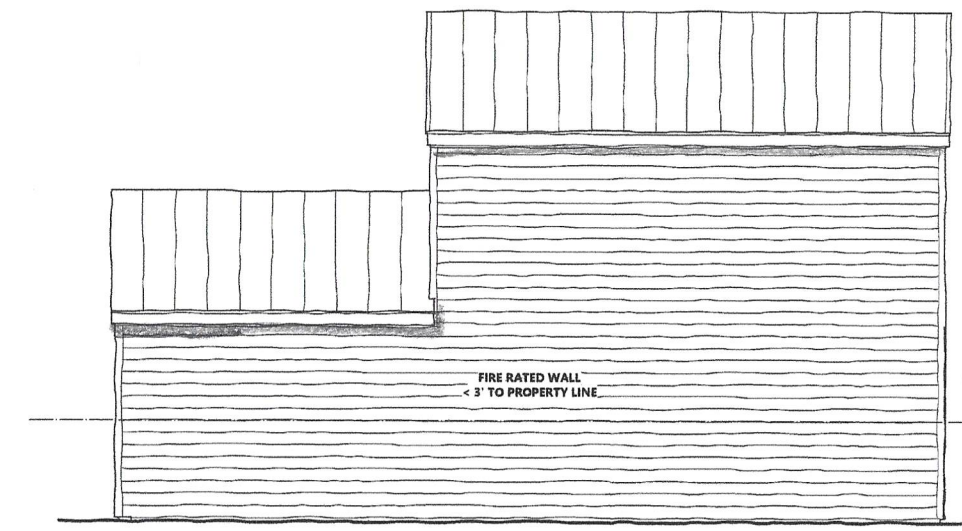
REV. 1



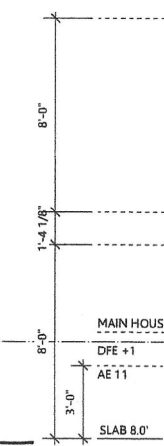
A1
SCALE: 1/4" = 1'-0"
PROPOSED GARAGE



YARD ELEVATION



PROPERTY LINE ELEVATION



STREET ELEVATION



REAR ELEVATION

B1
SCALE: 1/8" = 1'-0"
PROPOSED GARAGE STRUCTURE ELEVATIONS