



PROJECT LOCATION
1914 CENTRAL AVE



PRIVATE RESIDENCE

1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

TMS: 529-05-00-059

DRB CONCEPTUAL - SUBMITTED 06.20.25; MEETING: 07.16.25

SCOPE OF WORK:

DRB - CONCEPTUAL REVIEW FOR RESTORED HISTORIC COTTAGE WITH NEW SINGLE-FAMILY DWELLING BEHIND

BZA - SPECIAL RS EXCEPTION TO USE HISTORIC STRUCTURE AS A DWELLING UNIT & CONSTRUCT A SECOND DWELLING ON THE SAME LOT APPROVED ON:

INDEX:

- C1 CONTEXT AND ZONING MAP
- C2 HISTORIC DOCUMENTATION
- C3 SITE PHOTOS
- C4 NEIGHBORHOOD CONTEXT
- S1 SURVEY
- S2 DEMO SITE PLAN
- S3 PROPOSED SITE PLAN & ZONING CALCULATIONS

HISTORIC ADU

- X1.1 EXISTING FIRST FLOOR PLAN
- X1.2 EXISTING ROOF PLAN
- A1.1 PROPOSED FIRST FLOOR PLAN
- A1.2 PROPOSED ROOF PLAN
- A2.1 EXISTING + PROPOSED ELEVATION A
- A2.2 EXISTING + PROPOSED ELEVATION B
- A2.3 EXISTING + PROPOSED ELEVATION C
- A2.4 EXISTING + PROPOSED ELEVATION D

NEW DWELLING

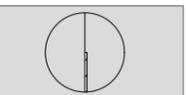
- A1.1 PROPOSED FIRST FLOOR PLAN
- A1.2 PROPOSED SECOND PLAN
- A2.1 PROPOSED ELEVATION A
- A2.2 PROPOSED ELEVATION B
- A2.3 PROPOSED ELEVATION C
- A2.4 PROPOSED ELEVATION D
- 3D PERSPECTIVE VIEWS
- 3D 2 PERSPECTIVE VIEWS

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NEIGHBORHOOD CONTEXT:



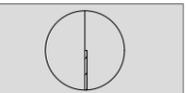
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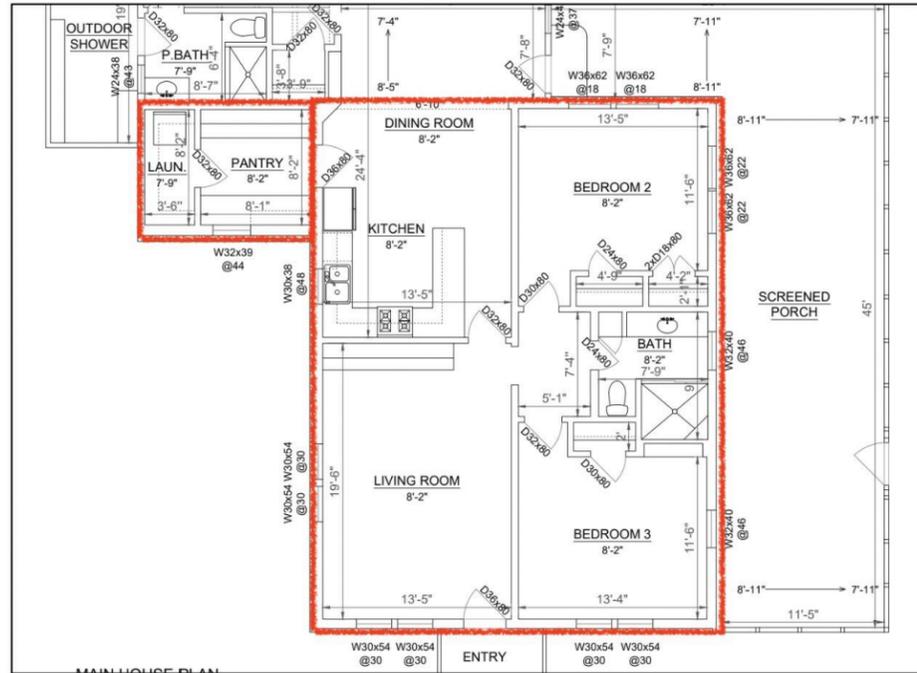
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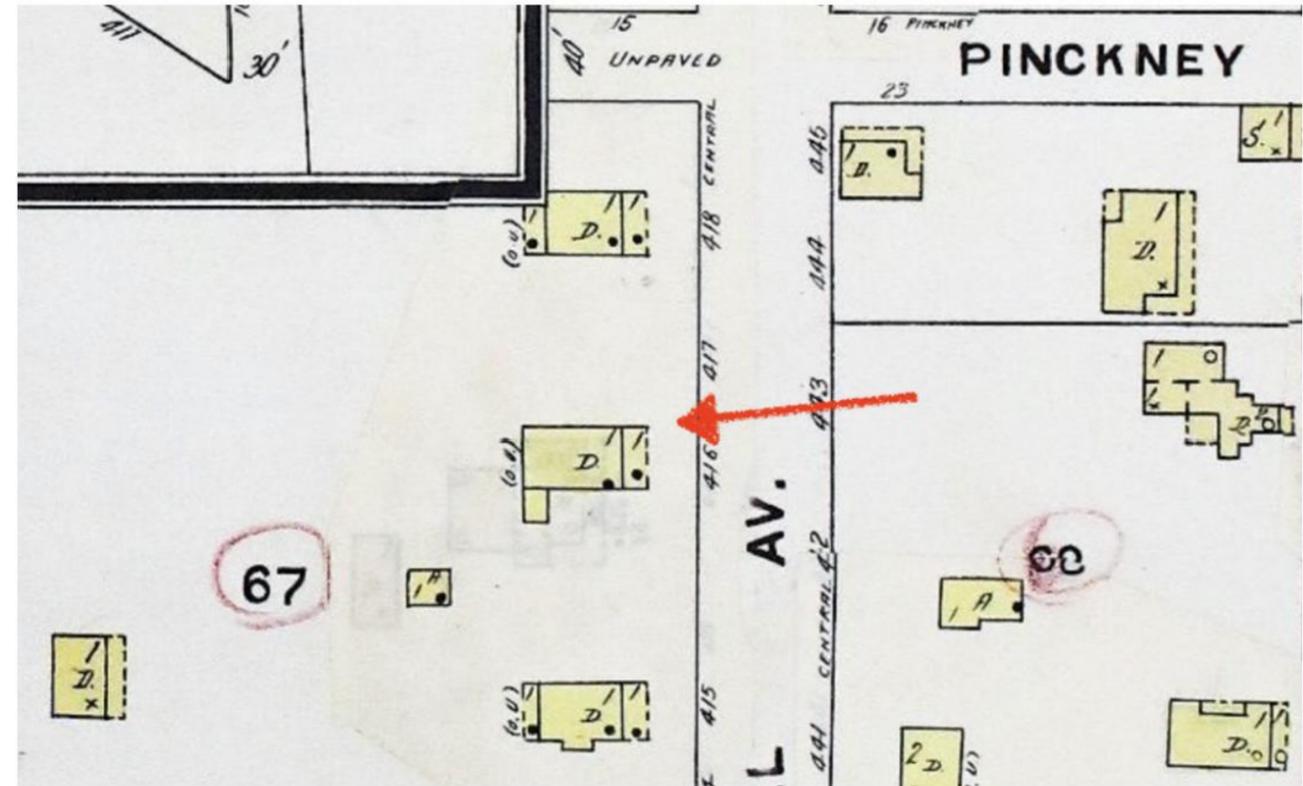
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HISTORIC DOCUMENTS:



The red outline shows the floor plan of the house in 1938, depicted on a 2025 as-built drawing.



1938 *Sanborn Fire Insurance Map* showing the house. A one story front porch that ran along the entire façade was later replaced with a smaller porch or stoop with a gable roof (constructed after Hurricane Hugo).



Drawings with original floorplan denoted.

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CURRENT IMAGES OF SITE:



Perspective view of the façade.



Close up of the painted cinderblock foundation skirting that runs continuously around the portions of the house that predate 1992.



Perspective view of the ell bay, which has vinyl windows and horizontal wood siding.



Rear wall of the bedroom addition.



Images the end wall of the house, which has evidence of later repairs. The original back exterior wall of the house can be seen (painted grey and white) and the gable roof over the earlier iteration of the side ell.



Perspective views of the wrap around side screened porch, which is framed with treated dimensional lumber.

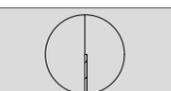
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STREET CONTEXT:



1902 CENTRAL



1904 CENTRAL



1914 CENTRAL



1918 CENTRAL



305 STATION 20



1914 MIDDLE



1907 CENTRAL



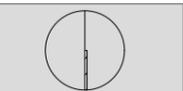
306 STATION 19

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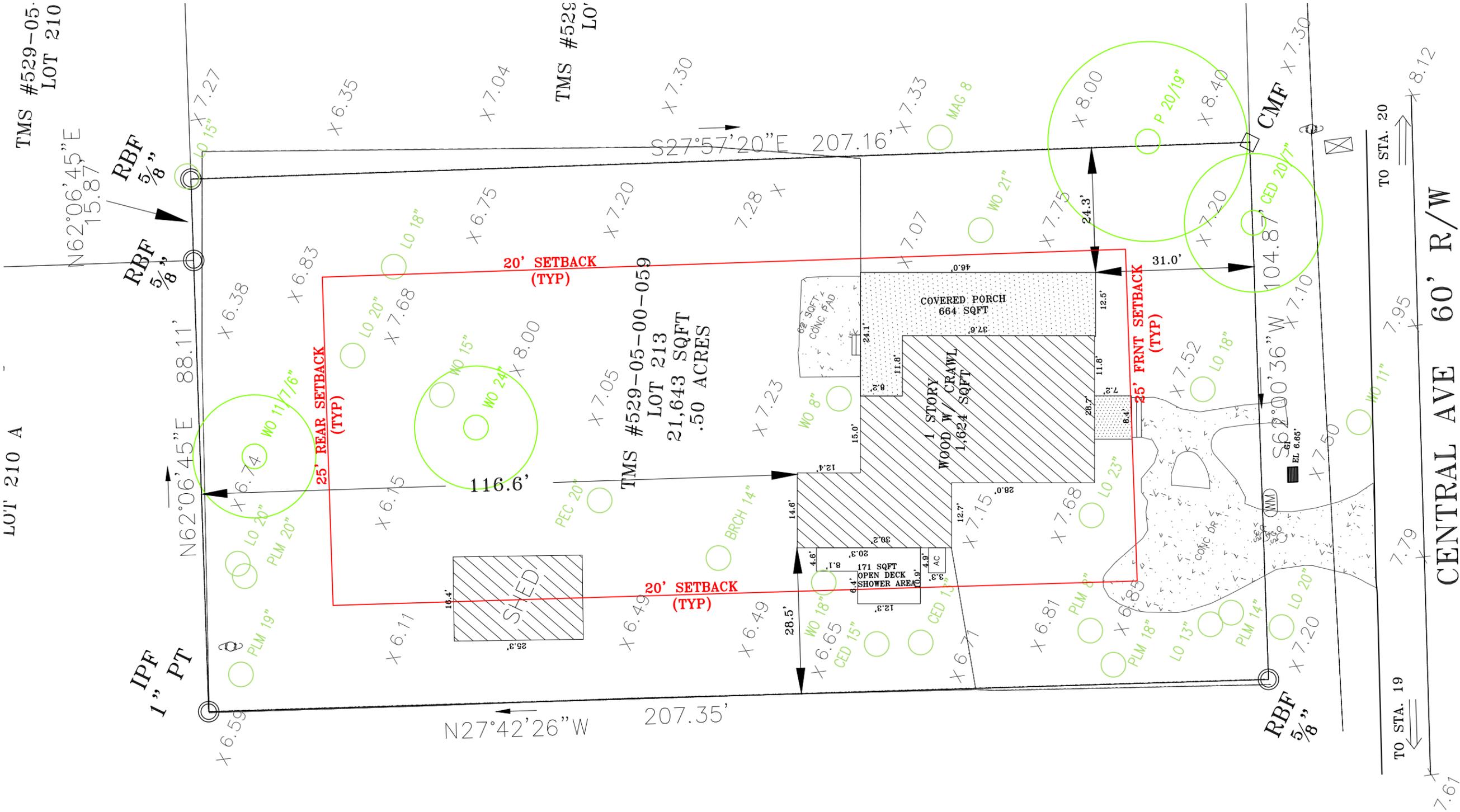
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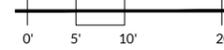
LOT 210 A

TMS #529-05
LOT 210



15-00-058
212

1 SURVEY
scale 1"=20'-0"

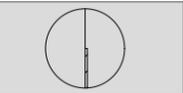


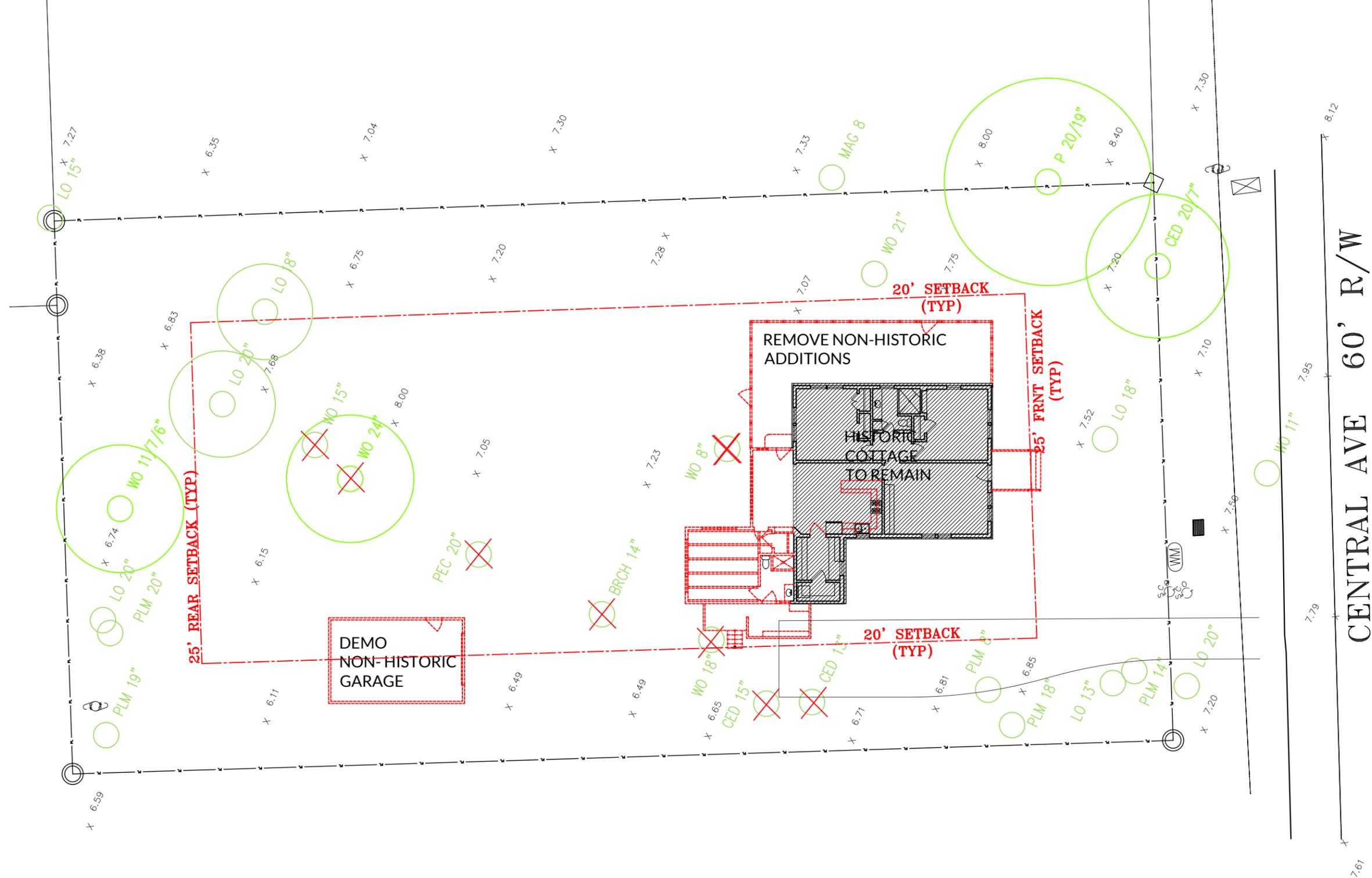
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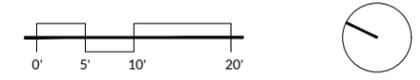
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1 SITE PLAN - DEMO
scale 1"=20'-0"



FOR THE HISTORIC COTTAGE:

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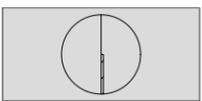
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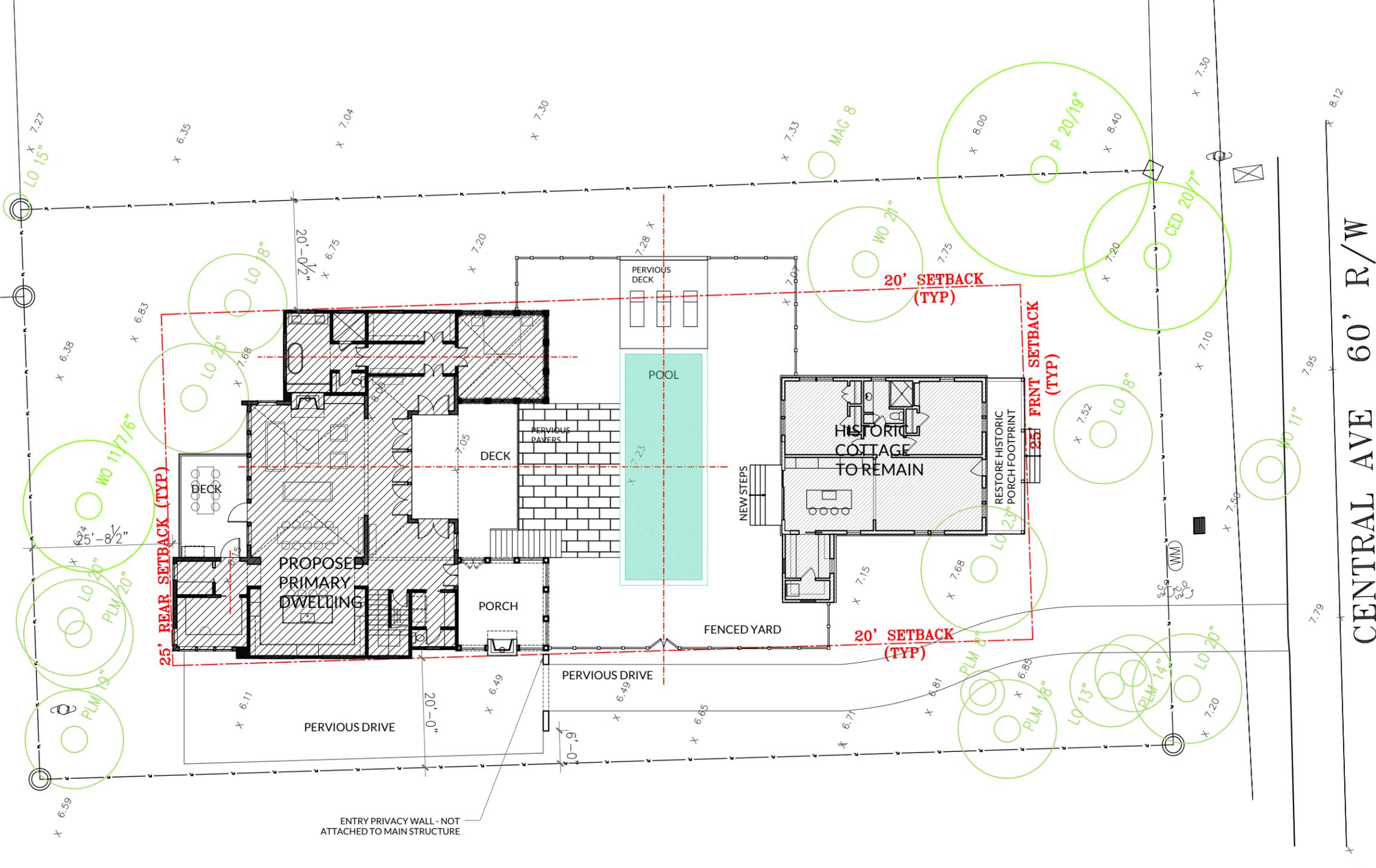
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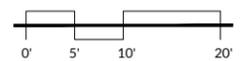
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1 SITE PLAN - PROPOSED
scale 1"=20'-0"



CENTRAL AVE 60' R/W

1914 CENTRAL AVENUE	
LOT INFORMATION	
TMS #:	529-05-00-059
LOT SIZE:	21,643 SF
LOT WIDTH:	105'-0"
LOT DEPTH:	207'-0"
FLOOD ZONE:	AE-10
PRINCIPAL BUILDING AREA	
MAX PERMITTED:	4,064 SF (21,991 - 5000 sf) / 100 sf] x (10) + 2400 = 4,099 SF
EXISTING:	1,479 SF HISTORIC COTTAGE HEATED (INCL. NON-HISTORIC ADDITIONS): 1,479 SF
PROPOSED:	4,328 SF **264 RELIEF REQUESTED (6.5% RELIEF)**
HISTORIC COTTAGE : 1,183 SF PRINCIPAL DWELLING - FIRST FLOOR : 2,668 SF PRINCIPAL DWELLING - SECOND FLOOR : 477 SF	
PRINCIPAL BUILDING COVERAGE	
MAX PERMITTED (15%):	3,246 SF 15% x 21,643 sf = 3,246 SF
EXISTING (6.8%):	1,479 SF HISTORIC COTTAGE HEATED (INCL. NON-HISTORIC ADDITIONS): 1,479 SF
PROPOSED (17.8%):	3,851 SF **605 SF RELIEF REQUESTED (18.6% RELIEF)**
HISTORIC COTTAGE : 1,183 SF PRINCIPAL DWELLING - FIRST FLOOR : 2,668 SF	
IMPERVIOUS COVERAGE	
MAX PERMITTED (30%):	6,493 SF 30% x 21,643 sf = 6,493 SF
EXISTING (18.6%):	4,034 SF HISTORIC COTTAGE HEATED (INCL. NON-HISTORIC ADDITIONS) : 1,479 SF HISTORIC COTTAGE PORCH (INCL. NON-HISTORIC ADDITIONS) : 928 SF SHED : 415 SF CONCRETE PAD : 62 SF CONCRETE DRIVEWAY : 1,110 SF AC : 16 SF STEPS : 24 SF
PROPOSED (27.3%):	5,913 SF HISTORIC COTTAGE - HEATED : 1,183 SF HISTORIC COTTAGE - PORCHES : 198 SF HISTORIC COTTAGE - DECK + STEPS : 90 SF PRINCIPAL DWELLING - FIRST FLOOR HEATED : 2,668 SF PRINCIPAL DWELLING - PORCHES : 435 SF PRINCIPAL DWELLING - DECKS + STEPS : 587 SF AC : 32 SF POOL : 695 SF LANDSCAPE WALLS : 25 SF
MAX HEIGHT (FROM AVERAGE NATURAL GRADE)	
MAX PERMITTED:	38'-0"
HISTORIC PROPOSED:	16'-1.5"
PRIMARY DWELLING PROPOSED :	35'-1.5"

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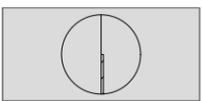
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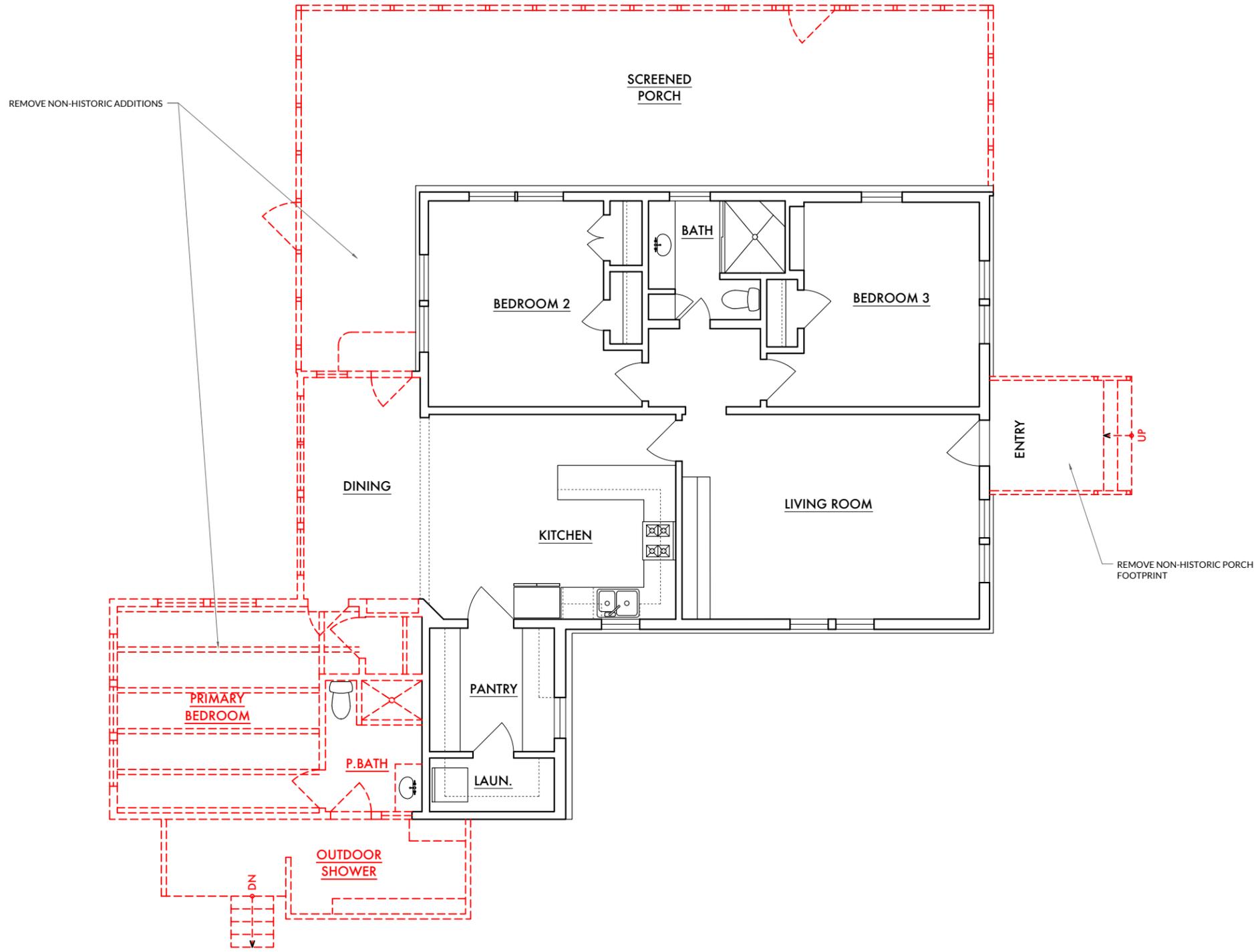
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SHEET: **S3**

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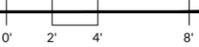
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1 FIRST FLOOR PLAN - EXISTING

scale 1/8"=1'-0"

- 1,597 SF - HEATED FIRST FLOOR
 - 55 SF - ENTRY PORCH
 - 652 SF - SCREENED PORCH
 - 120 SF - OUTDOOR SHOWER DECK
 - 30 SF - STEPS
- TO BE REMOVED



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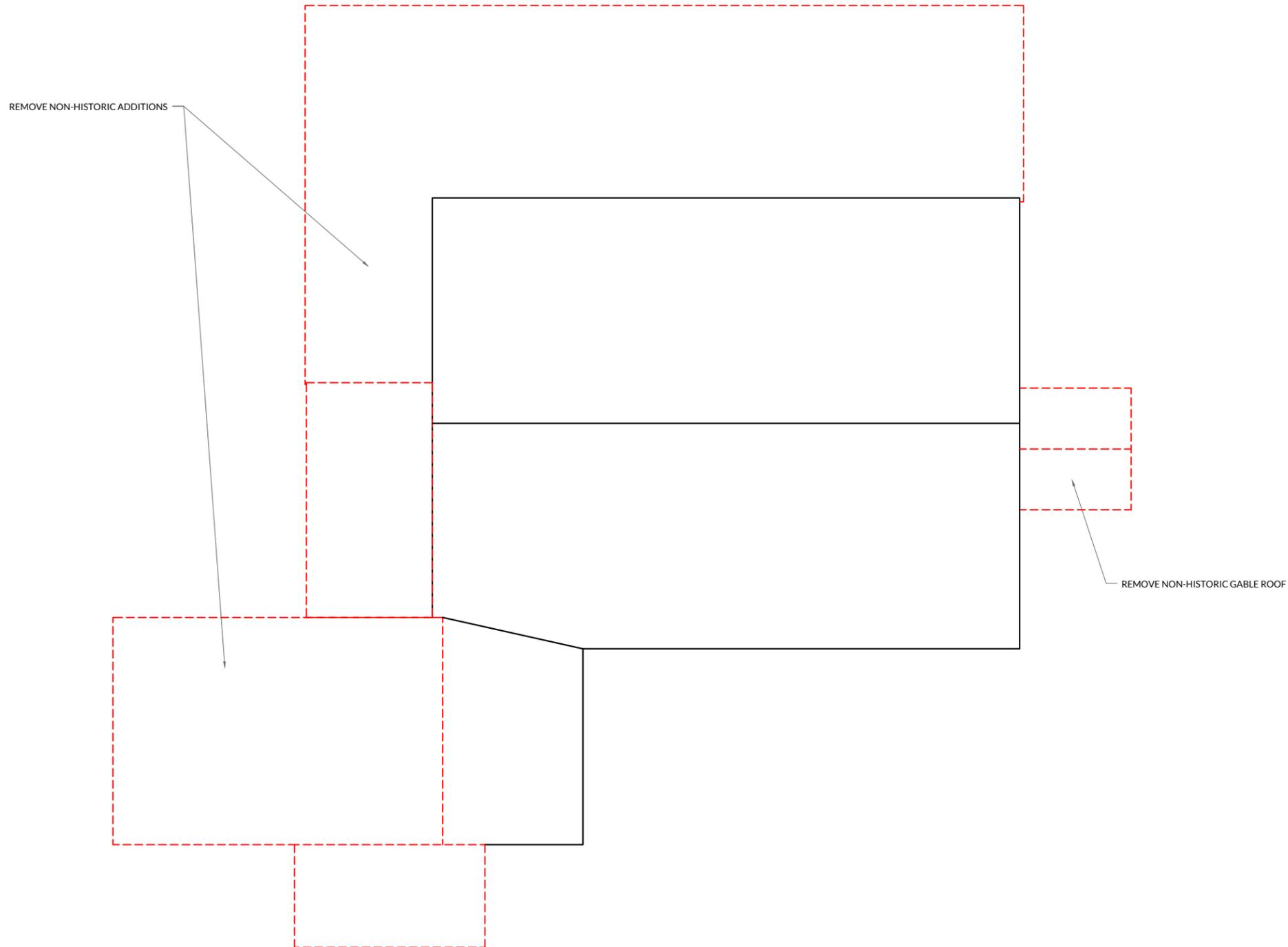
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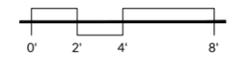
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1 ROOF PLAN - EXISTING
scale 1/8"=1'-0"

 TO BE REMOVED

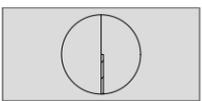


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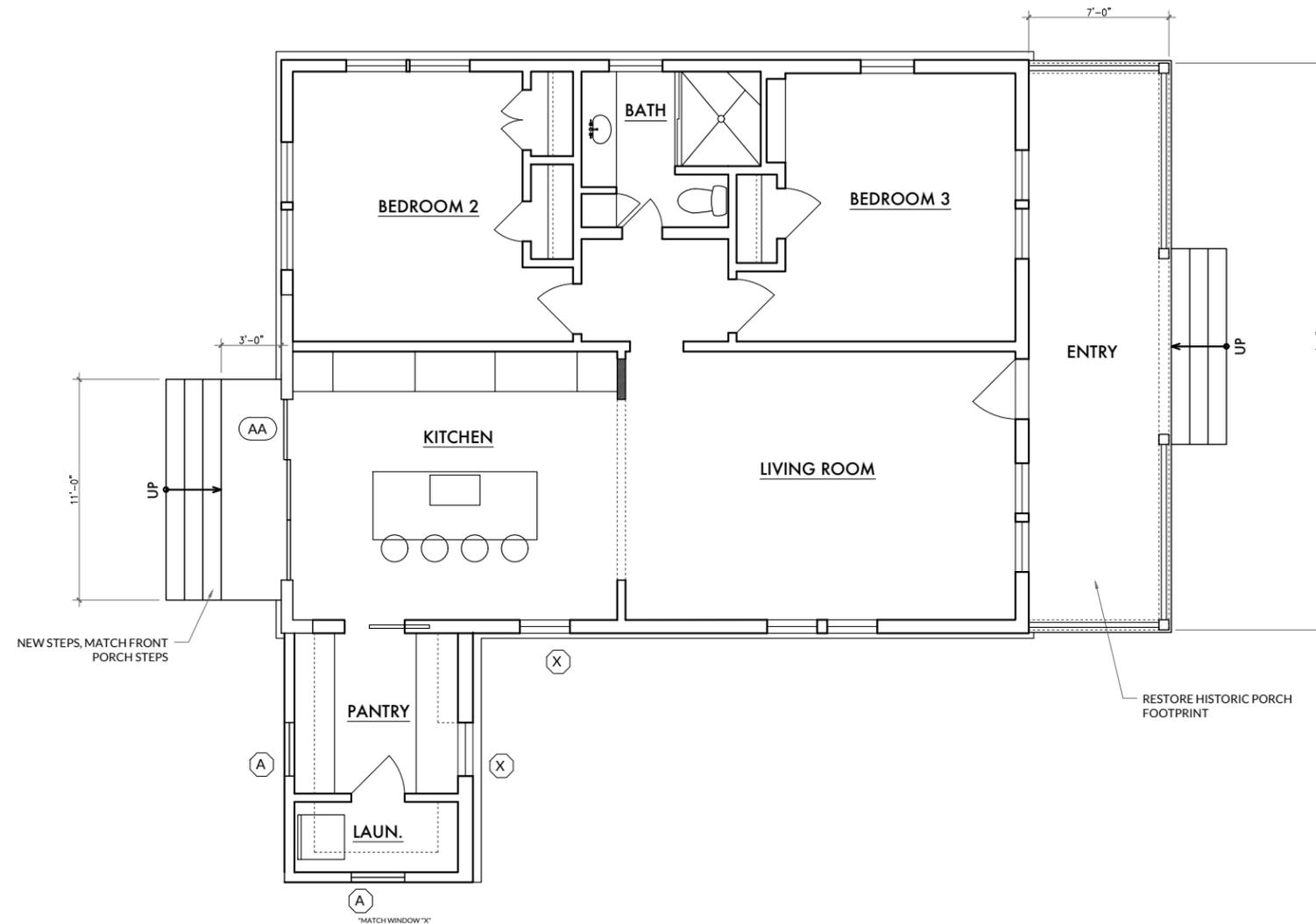
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1 FIRST FLOOR PLAN - PROPOSED

scale 1/8"=1'-0"

1,183 SF - HEATED FIRST FLOOR
 200 SF - ENTRY PORCH
 27 SF - ENTRY STEPS
 64 SF - REAR STEPS



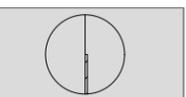
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SHEET: **H1.1**

AUMENT DESIGN STUDIO

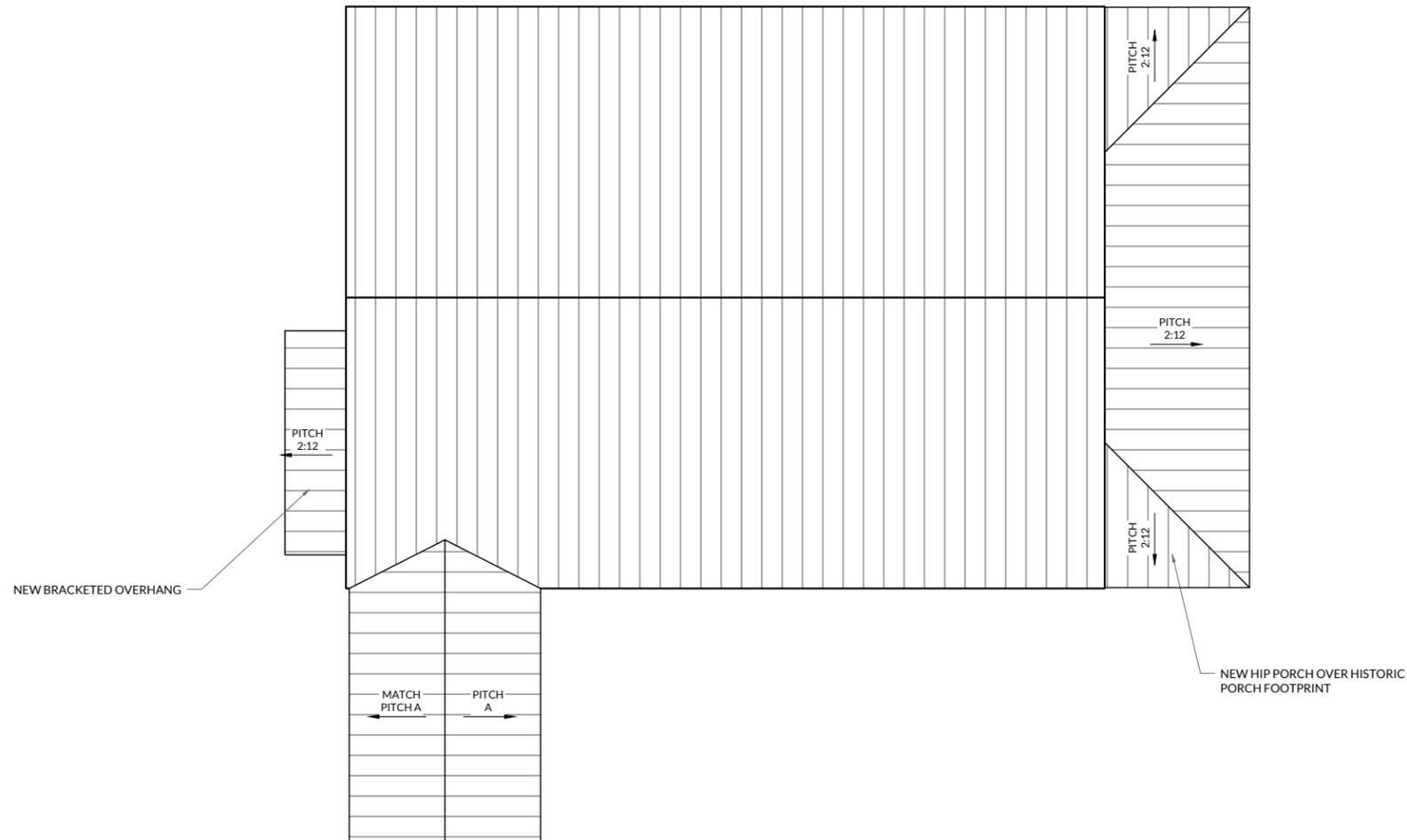
1 cool blow street. # 136
 charleston, south carolina 29403
 T.843.822.0426



THIS PROJECT FALLS UNDER THE CATEGORY OF: **RESTORATION - DEPICTS A PROPERTY AT A PARTICULAR PERIOD OF TIME IN ITS HISTORY, WHILE REMOVING EVIDENCE OF OTHER PERIODS.**

ALL WORK ON PROJECT TO ENSURE HISTORIC PRESERVATION STANDARDS ARE MET:

- USING A PROPERTY AS IT WAS USED HISTORICALLY OR GIVING A NEW USE THAT REQUIRES MINIMAL CHANGE TO ITS DISTINCTIVE MATERIALS, FEATURES, SPACES, AND SPATIAL RELATIONSHIPS;
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1 ROOF PLAN - PROPOSED

scale 1/8"=1'-0"



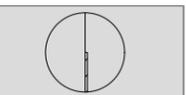
ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

DATE: DRB CONCEPTUAL - SUBMITTED 06.20.25; MEETING: 07.16.25

SHEET: **H1.2**

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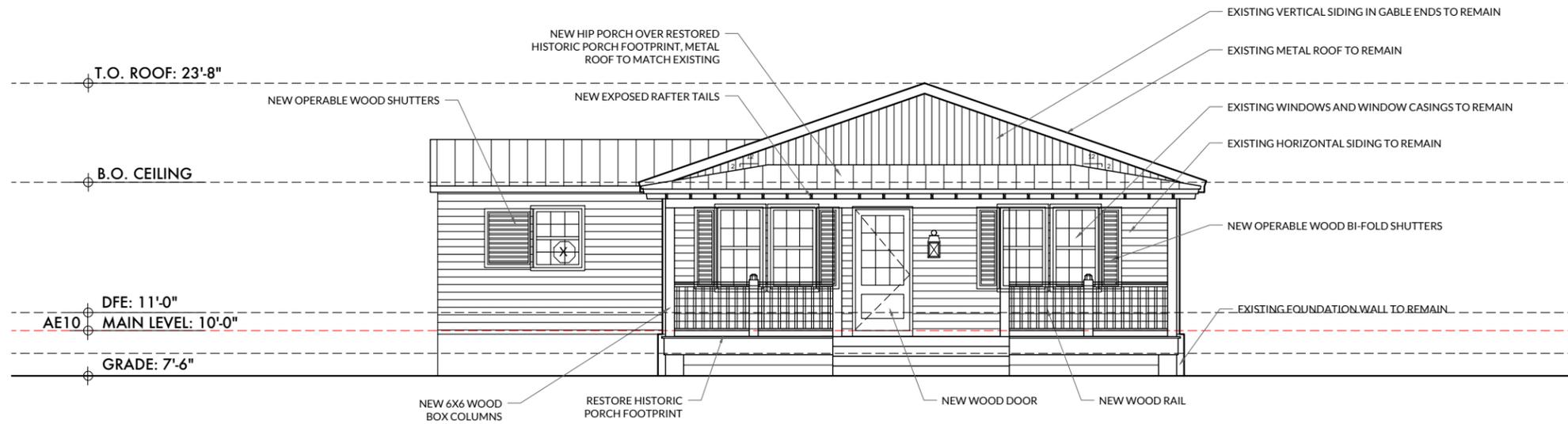
1 cool blow street. # 136
charleston, south carolina 29403
T.843.822.0426



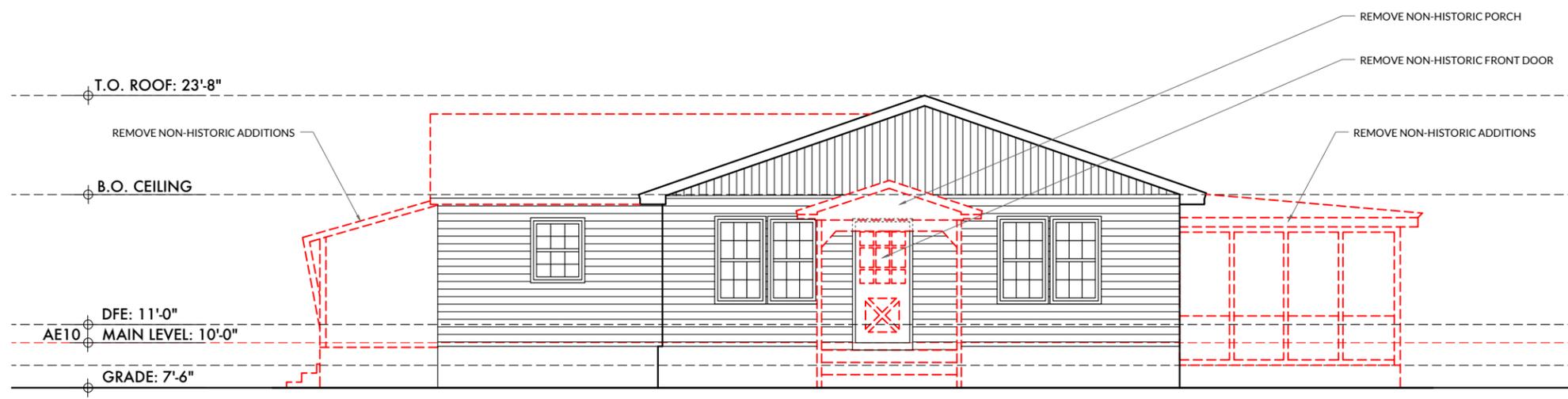
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1 **SOUTHEAST ELEVATION - PROPOSED**
scale 1/8"=1'-0"



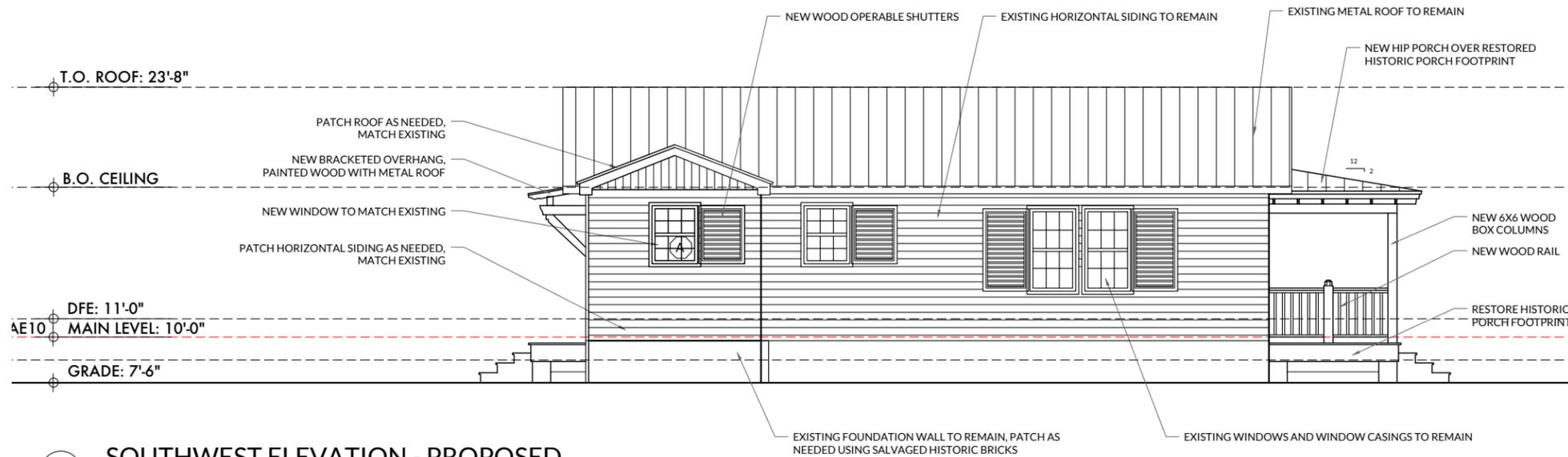
1 **SOUTHEAST ELEVATION - EXISTING**
scale 1/8"=1'-0"



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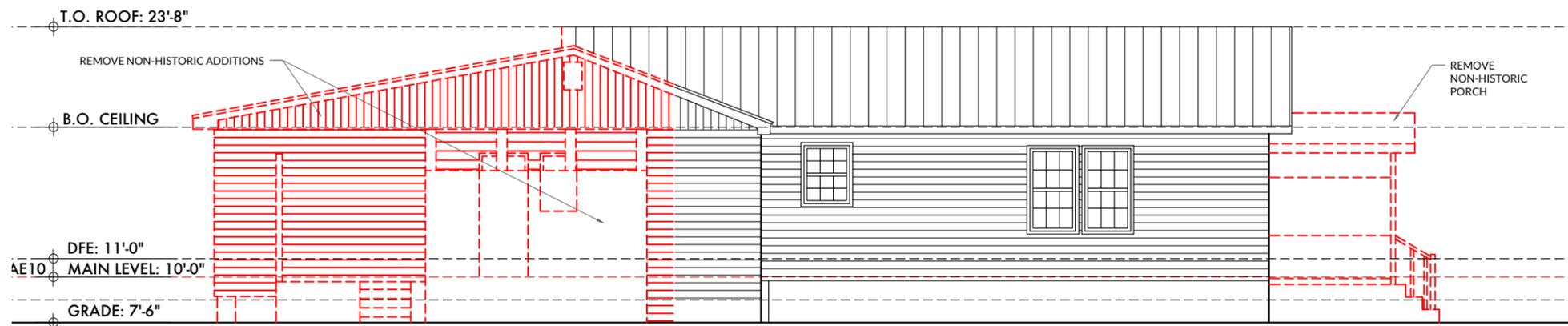
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1 **SOUTHWEST ELEVATION - PROPOSED**

scale 1/8"=1'-0"



1 **SOUTHWEST ELEVATION - EXISTING**

scale 1/8"=1'-0"



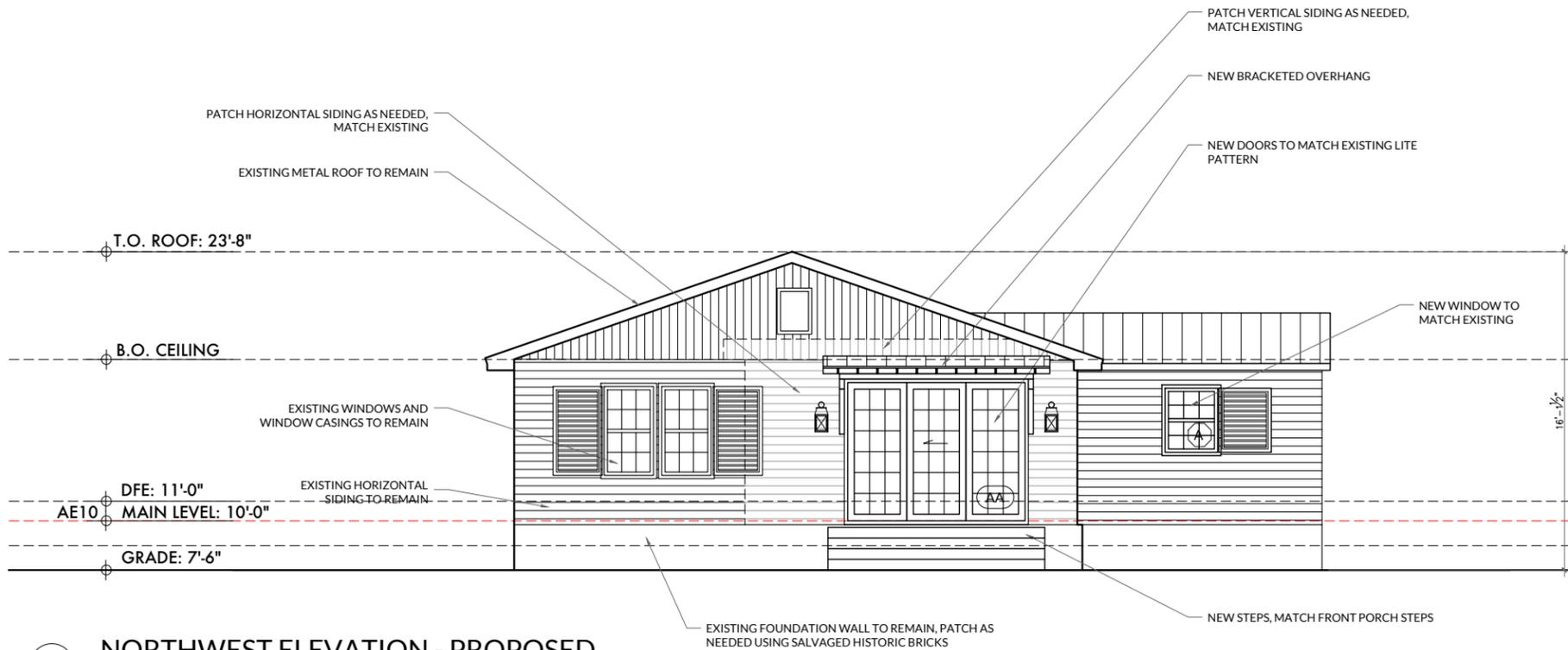
ADDRESS: 1914 CENTRAL AVE SULLIVANS ISLAND, SC 29482

DATE: DRB CONCEPTUAL - SUBMITTED 06.20.25; MEETING: 07.16.25

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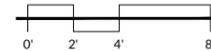
1 cool blow street, # 136
charleston, south carolina 29403
T.843.822.0426

SHEET: **H2.2**



1 NORTHWEST ELEVATION - PROPOSED

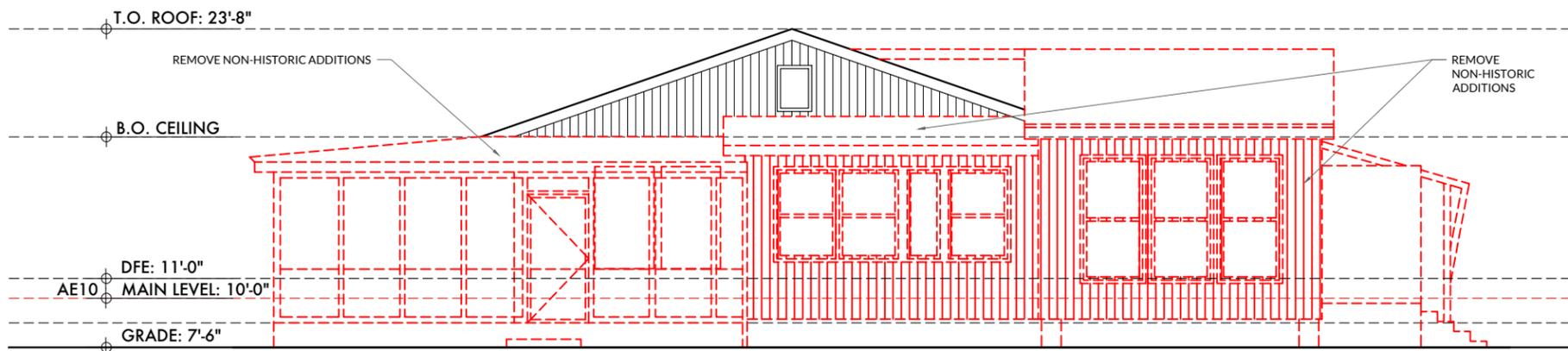
scale 1/8"=1'-0"



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1 NORTHWEST ELEVATION - EXISTING

scale 1/8"=1'-0"



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AUMENTI DESIGN STUDIO

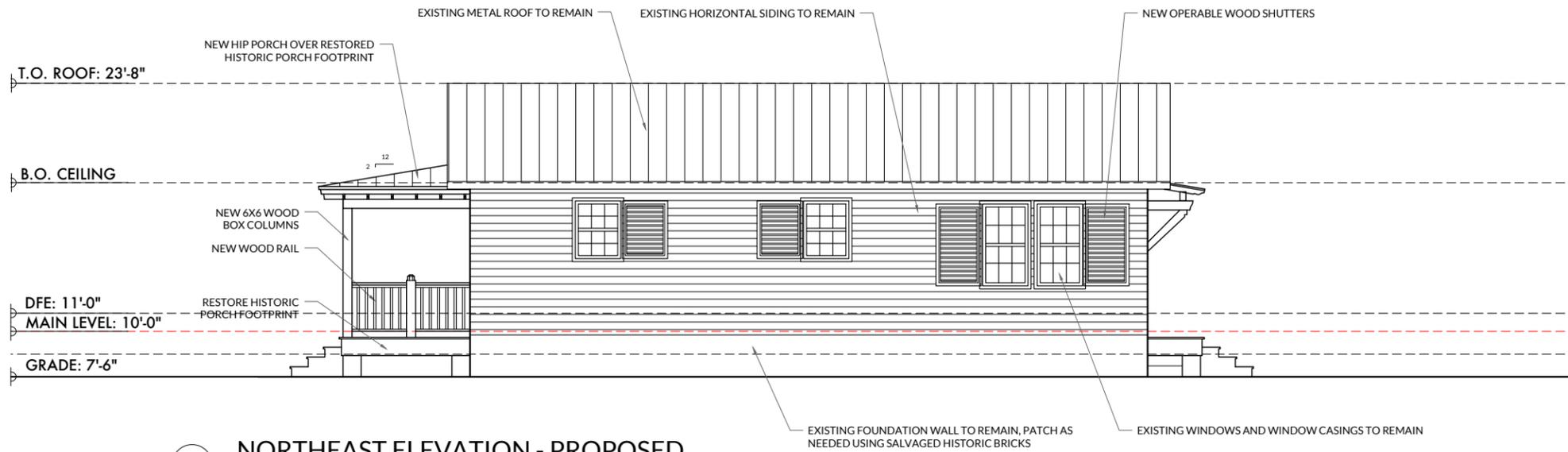
1 cool blow street, # 136
charleston, south carolina 29403
T.843.822.0426

SHEET: **H2.3**

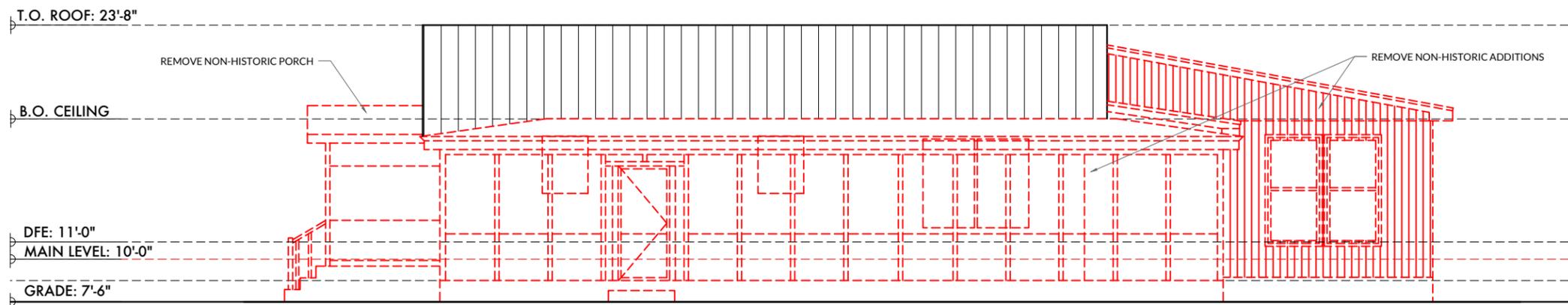
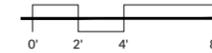
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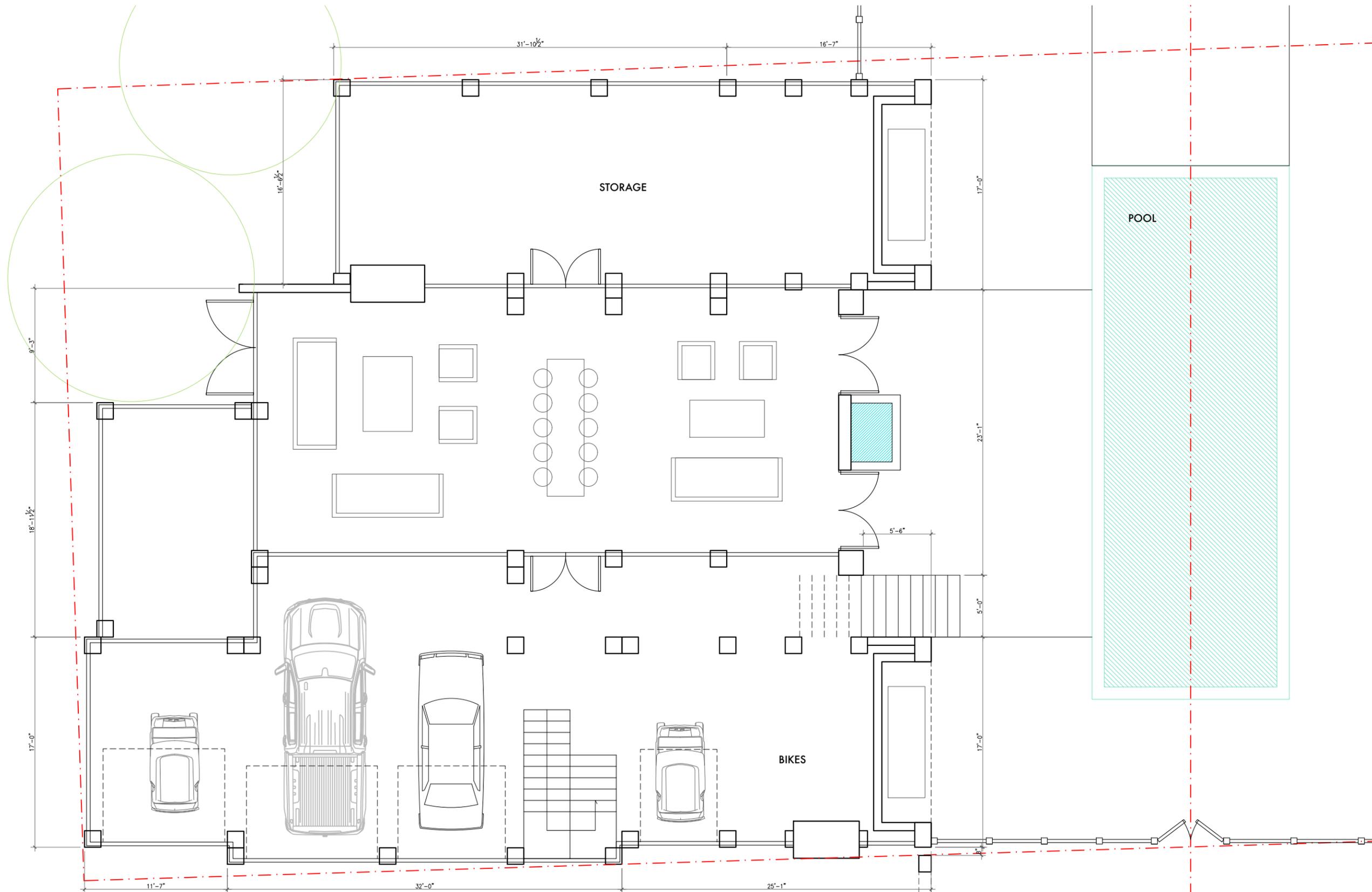


1 **NORTHEAST ELEVATION - PROPOSED**
scale 1/8"=1'-0"



1 **NORTHEAST ELEVATION - EXISTING**
scale 1/8"=1'-0"





1 GROUND FLOOR PLAN
 scale 1/8"=1'-0"

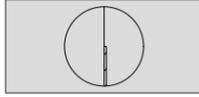
ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

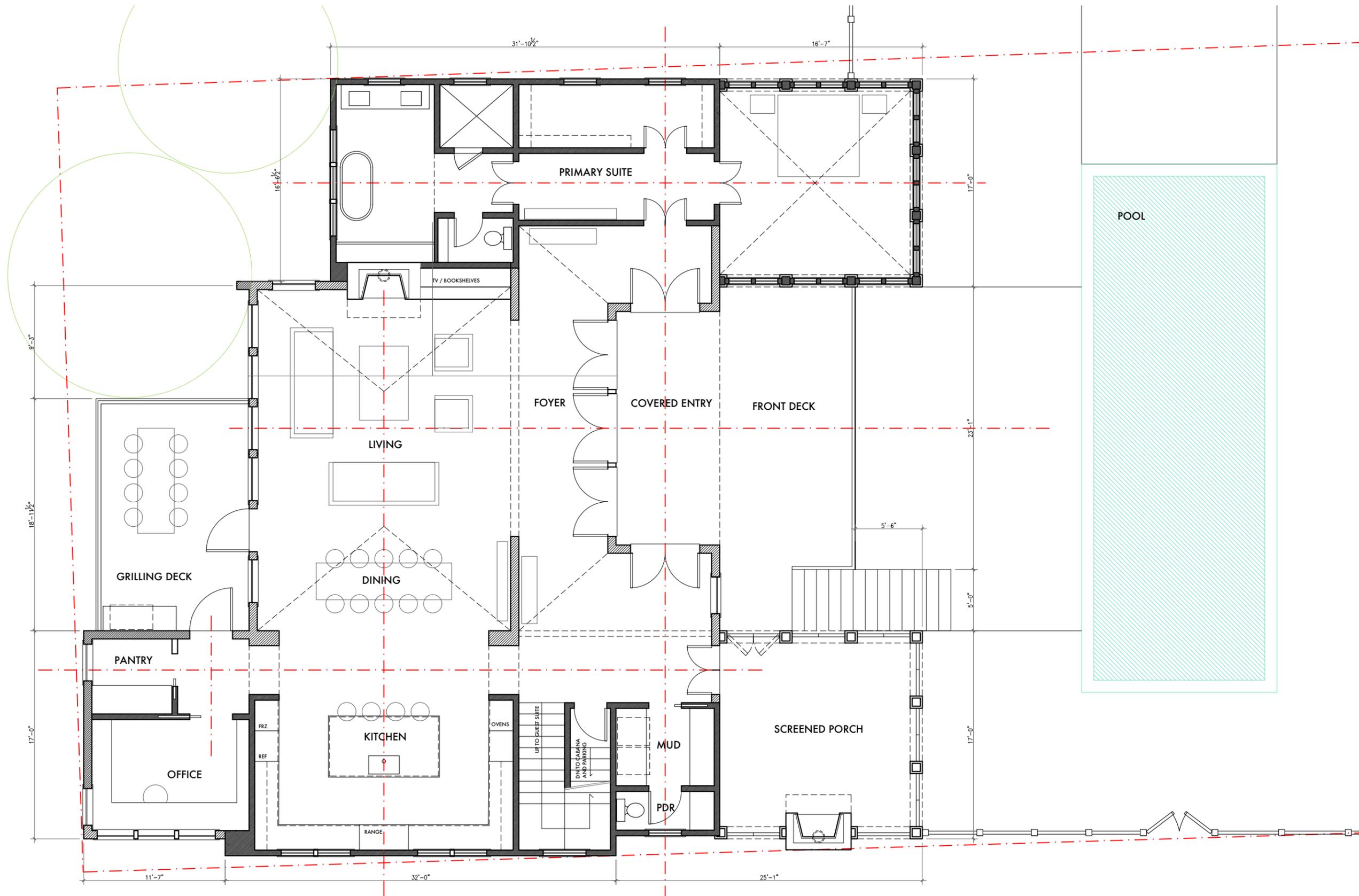
DATE: DRB CONCEPTUAL - SUBMITTED 06.20.25; MEETING: 07.16.25 SHEET:

A1.0

AUMENT DESIGN STUDIO

1 cool blow street. # 136
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 T.843.822.0426





1 FIRST FLOOR PLAN

scale 1/8"=1'-0"
 HEATED FIRST FLOOR: 2,668 SF
 FRONT DECK: 285 SF
 SCREENED PORCH: 273 SF
 COVERED ENTRY: 162 SF
 REAR DECK: 238 SF

ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

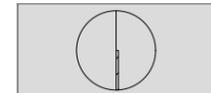
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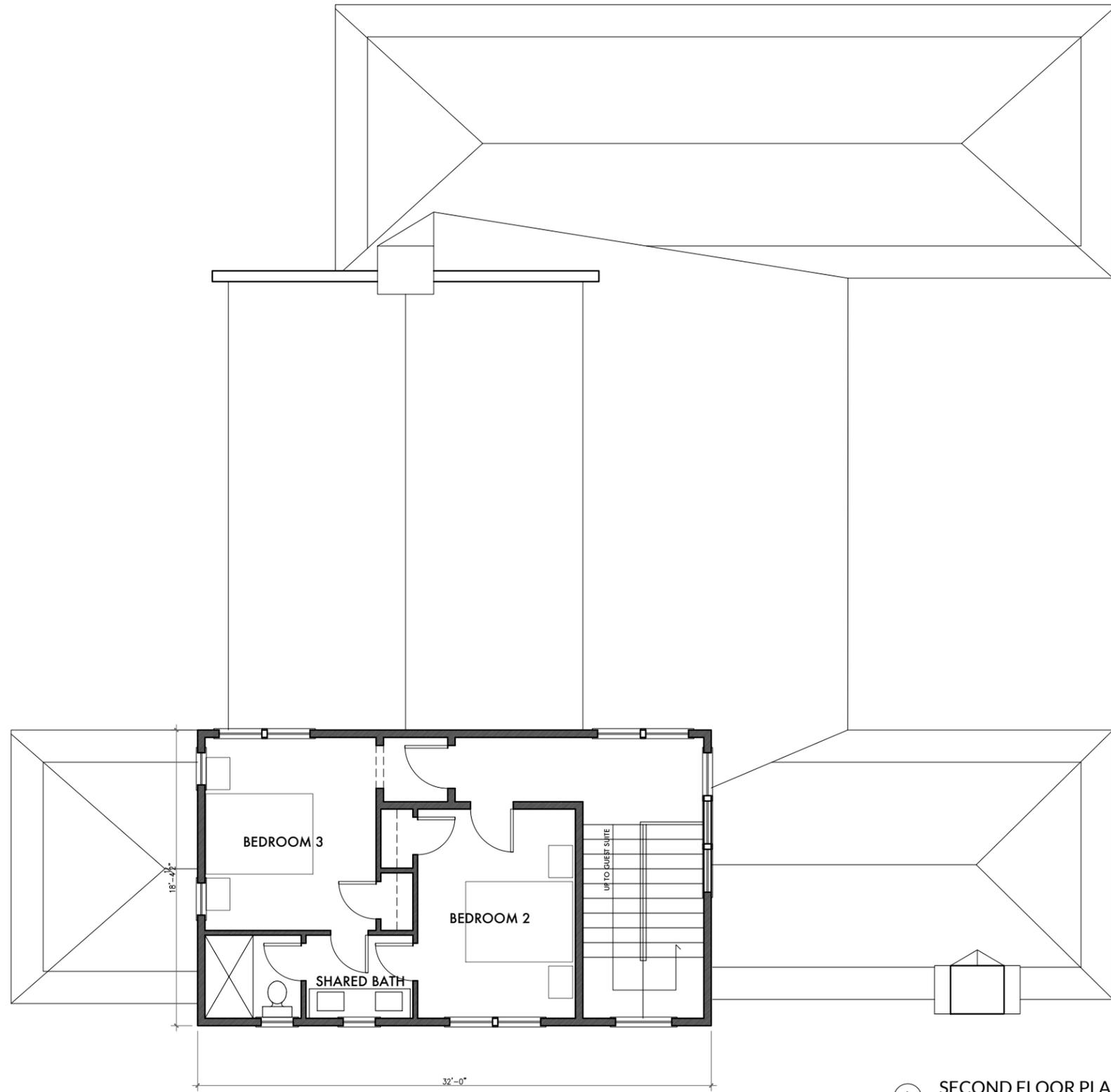
SHEET:

A1.1

AUMENT DESIGN STUDIO

1 cool blow street. # 136
 charleston, south carolina 29403
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1 SECOND FLOOR PLAN
 scale 1/8"=1'-0"
 HEATED SECOND FLOOR: 477 SF



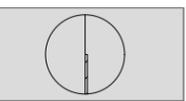
ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

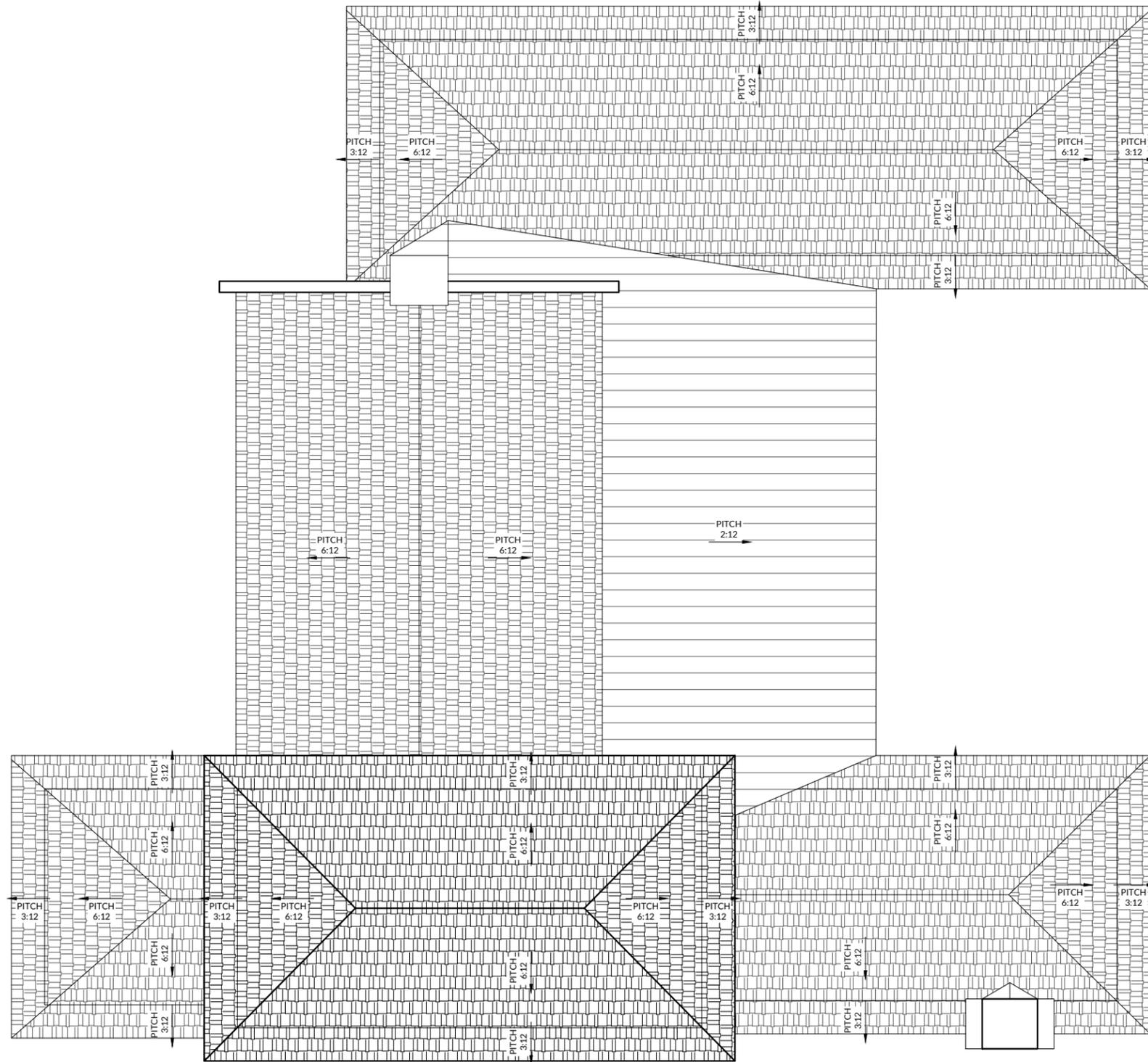
DATE: DRB CONCEPTUAL - SUBMITTED 06.20.25; MEETING: 07.16.25 SHEET:

A1.2

AUMENT DESIGN STUDIO

1 cool blow street. # 136
 charleston, south carolina 29403
 T.843.822.0426





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



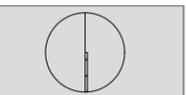
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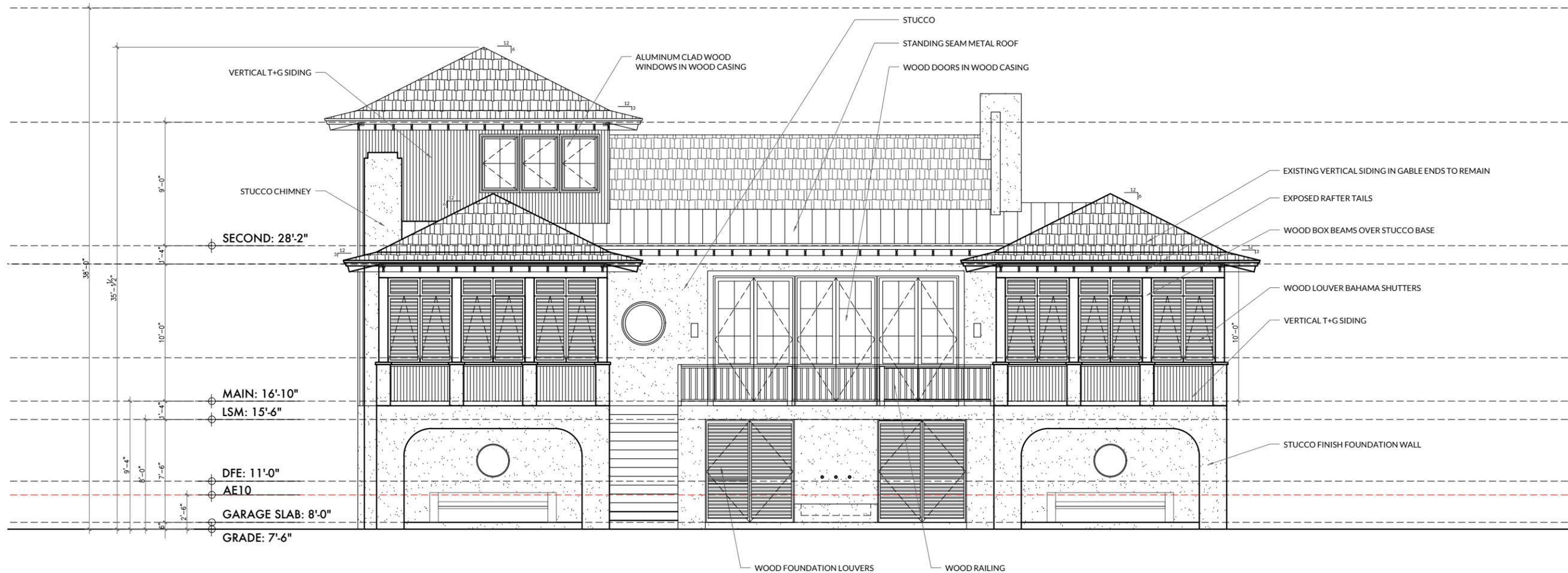
DATE: DRB CONCEPTUAL - SUBMITTED 06.20.25; MEETING: 07.16.25 SHEET:

A1.3

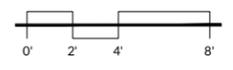
AUMENT DESIGN STUDIO

1 cool blow street. # 136
charleston, south carolina 29403
T.843.822.0426





1 **SOUTHEAST ELEVATION - PROPOSED**
 scale 1/8"=1'-0"



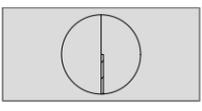
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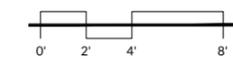
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1 **SOUTHWEST ELEVATION - PROPOSED**
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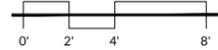


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1 NORTHWEST ELEVATION - PROPOSED
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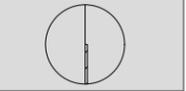
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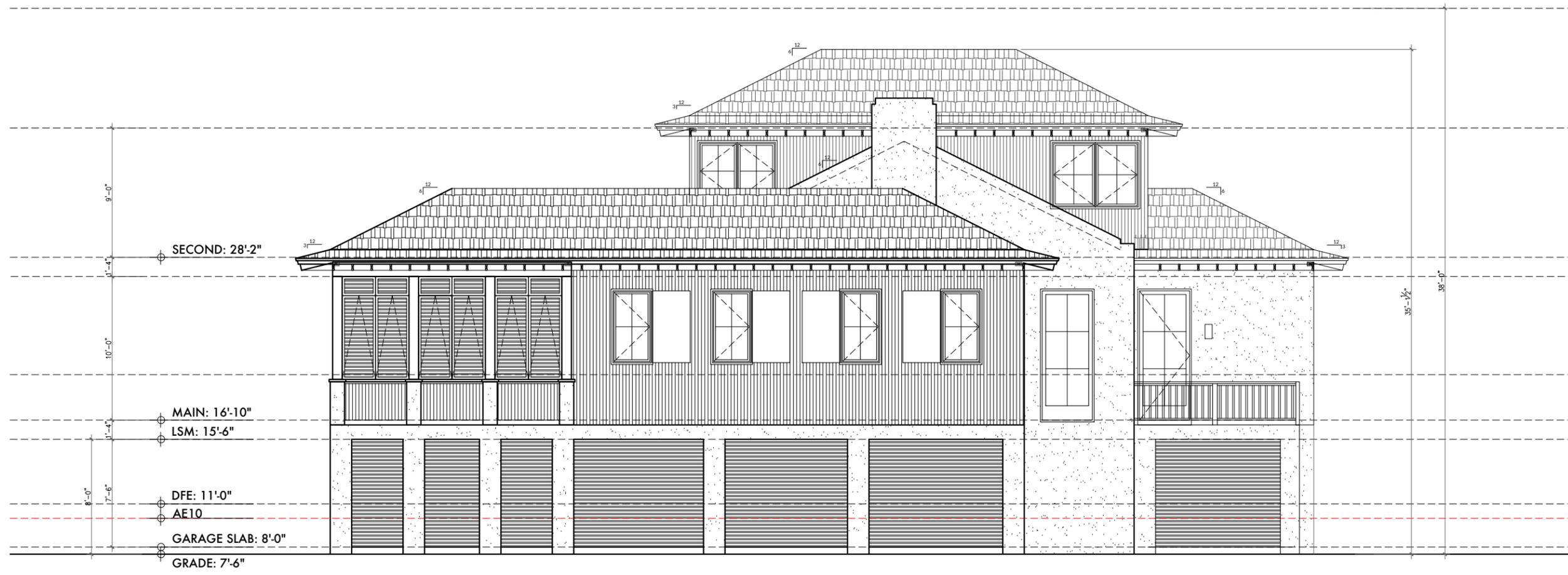
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A2.3

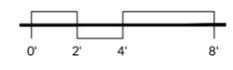
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 scale 1/8"=1'-0"



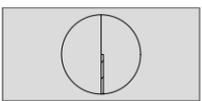
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DATE: DRB CONCEPTUAL - SUBMITTED 06.20.25; MEETING: 07.16.25 SHEET:

A2.4

AUMENT DESIGN STUDIO

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 charleston, south carolina 29403
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SHEET: **3D**

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SHEET: **3D2**

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