

2 DRIVEWAY SECTION
SCALE: 1/2" = 1'-0"

LEGEND	SYMBOL
PROPERTY BOUNDARY / RIGHT-OF-WAY	---
OVERHEAD POWER	—●—
SEWER PIPE	—○—
STORM DRAIN PIPE	—○—
DITCH	---
EXISTING CONTOUR	48.0
EXISTING ELEVATION	47.50
PIPE INVERT ELEVATION	49.07
CONCRETE	—■—
ASPHALT	—■—
GRAVEL	—■—
PP	POWER POLE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
IE	INVERT ELEVATION

PRINCIPAL BUILDING COVERAGE

TOTAL LOT AREA - 1/3 AC 16,047 SQFT
 PRINCIPAL BUILDING COVERAGE = LOT AREA x 15%
 PRINCIPAL BUILDING COVERAGE = 16,047 x 15%
 PRINCIPAL BUILDING COVERAGE = 2,407 SQFT
 PRINCIPAL BUILDING COVERAGE MAX RELIEF 20% = 481 SQFT
 MAX. PRINCIPAL BUILDING COVERAGE 2,888 SQFT

NEED 10.7% INCREASE OR 258 SQFT

NATURAL VEGETATION RATIO:

TOTAL LOT AREA = 16,047 SQFT
 TOTAL COVERAGE (STRUCTURE, POOL, CISTERN ETC) = 4,925 SQFT
 PERCENTAGE OF NATURAL VEGETATION = 69.3%

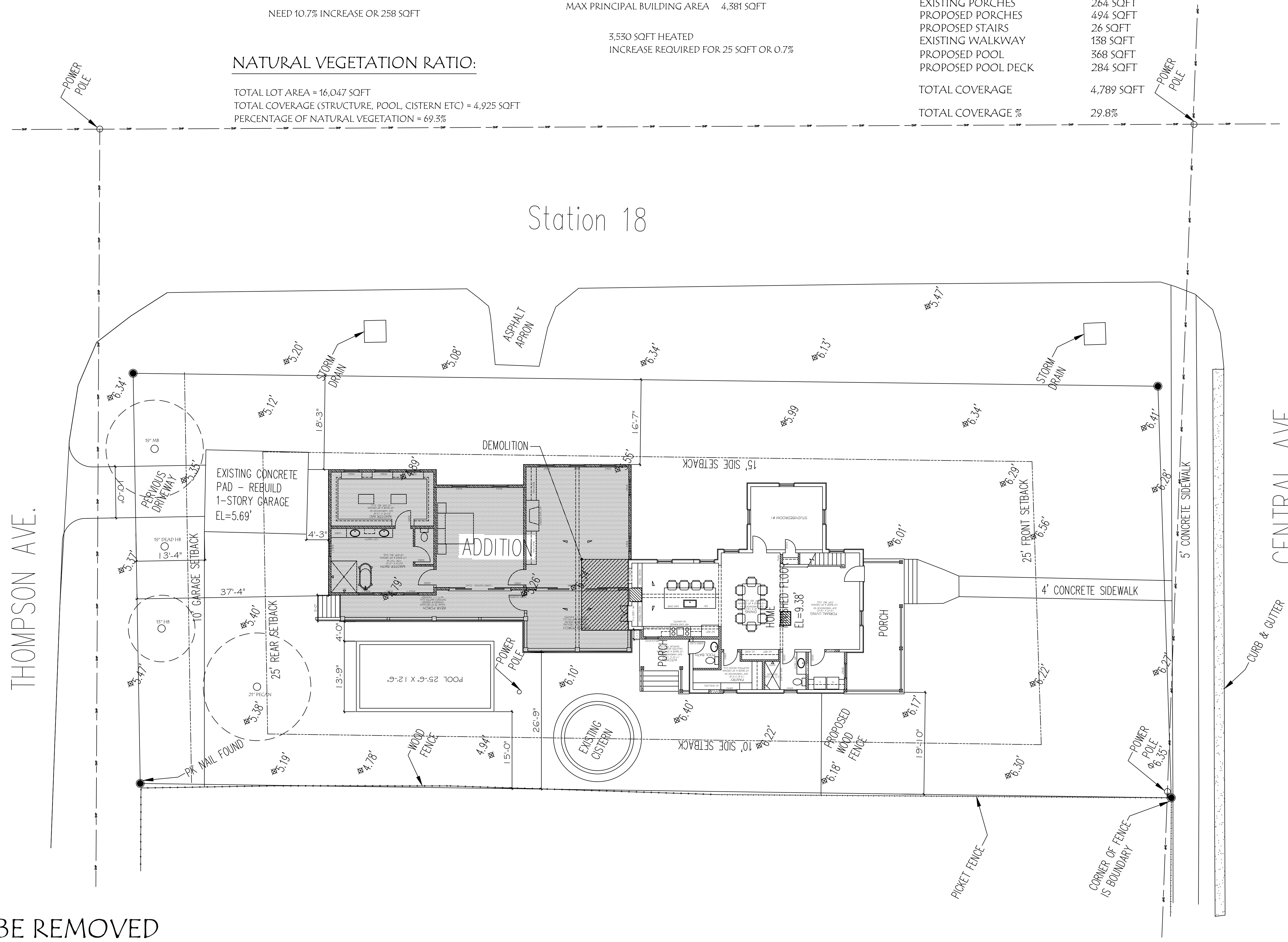
PERMITTED PRINCIPAL BUILDING AREA

TOTAL LOT AREA 1/3 AC 16,047 SQFT
 2,400 + (LOT AREA - 5,000) / 100) X 10
 2,400 + (16,047-5000) / 100) X 10
 2,400 + 110.47 X 10
 2,400 + 1,105
 3,505 SQFT MAX AREA
 MAX RELIEF - 25% = 876 SQFT
 MAX PRINCIPAL BUILDING AREA 4,381 SQFT

3,530 SQFT HEATED
 INCREASE REQUIRED FOR 25 SQFT OR 0.7%

LOT COVERAGE

TOTAL LOT AREA 16,047 SQFT
 ALLOWABLE COVERAGE @30% 4,814 SQFT
 EXISTING HOUSE 1,290 SQFT
 PROPOSED ADDITION 1,375 SQFT
 EXISTING GARAGE SLAB 319 SQFT
 EXISTING CISTERN 231 SQFT
 EXISTING PORCHES 264 SQFT
 PROPOSED PORCHES 494 SQFT
 PROPOSED STAIRS 26 SQFT
 EXISTING WALKWAY 138 SQFT
 PROPOSED POOL 368 SQFT
 PROPOSED POOL DECK 284 SQFT
 TOTAL COVERAGE 4,789 SQFT
 TOTAL COVERAGE % 29.8%



TREE TO BE REMOVED

1 APPROVED SITE PLAN
SCALE: 1" = 10'-0"

ISSUED FOR CONSTRUCTION

OWNERS SIGNATURE: _____
 CONTRACTORS SIGNATURE: _____
 DATE: _____

291
Studio
 291
 LLC

295 Seven Farms Drive
 Suite C-174
 Charleston, South Carolina 29492
 P. (843) 819-8947

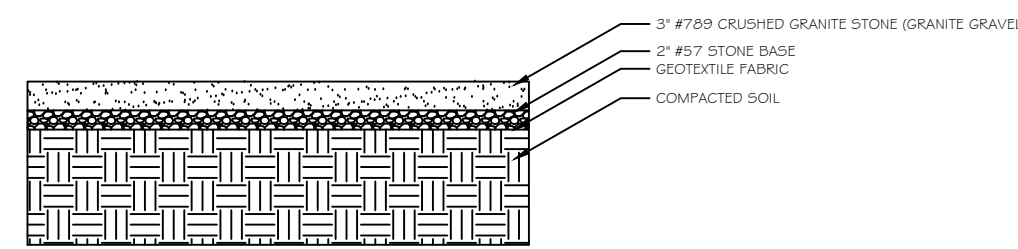
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Project
**Addition & Renovation @
 1754 Central Ave., Sullivan's Island, South Carolina**
 Sheet Title
APPROVED SITE PLAN

D. P. in Charge
 J. ADRIAN
 Job Captain
 J. ADRIAN
 Drawn By
 JAA
 Date Drawn
 7/20/23
 Issued for Pricing
 X
 Issued for Permit
 XXX

Revisions
 No. _____ Date _____
 No. _____ Date _____
 No. _____ Date _____
 No. _____ Date _____
 No. _____ Date _____
 No. _____ Date _____
 Issue Date XXX

Project Number
 22-291-888
 Sheet 3 of 19
 C1



2 DRIVEWAY SECTION
SCALE: 1/2" = 1'-0"

LEGEND	SYMBOL
PROPERTY BOUNDARY / RIGHT-OF-WAY	
OVERHEAD POWER	
SEWER PIPE	
STORM DRAIN PIPE	
DITCH	
EXISTING CONTOUR	48.0
EXISTING ELEVATION	47.50
PIPE INVERT ELEVATION	49.07
CONCRETE	
ASPHALT	
GRAVEL	
PP	POWER POLE
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 PRINCIPAL BUILDING COVERAGE = 16,047 x 15%
 PRINCIPAL BUILDING COVERAGE = 2,407 SQFT
 PRINCIPAL BUILDING COVERAGE MAX RELIEF 20% = 481 SQFT
 MAX. PRINCIPAL BUILDING COVERAGE 2,888 SQFT

NEED 10.7% INCREASE OR 258 SQFT
 EXISTING HOUSE 1,290 SQFT
 PROPOSED ADDITION 1,375 SQFT
 PROPOSED ACCESSORY 610 SQFT
 TOTAL BUILDING COVERAGE 3,275 SQFT

PERMITTED PRINCIPAL BUILDING AREA

TOTAL LOT AREA 1/3 AC 16,047 SQFT
 2,400 + (LOT AREA - 5,000) / 100) X 10
 2,400 + (16,047 - 5000) / 100) X 10
 2,400 + (11,047/100) X 10
 2,400 + 110.47 X 10
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 3,505 SQFT MAX AREA
 MAX RELIEF - 25% = 876 SQFT
 MAX PRINCIPAL BUILDING AREA 4,381 SQFT

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 INCREASE REQUIRED FOR 25 SQFT OR 0.7%

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 PROPOSED PORCHES 494 SQFT
 PROPOSED STAIRS 26 SQFT
 EXISTING WALKWAY 138 SQFT
 PROPOSED POOL 368 SQFT
 PROPOSED POOL DECK 880 SQFT
 TOTAL COVERAGE 4,789 SQFT
 TOTAL COVERAGE % 29.8%
 PROPOSED ACCESSORY 610 SQFT

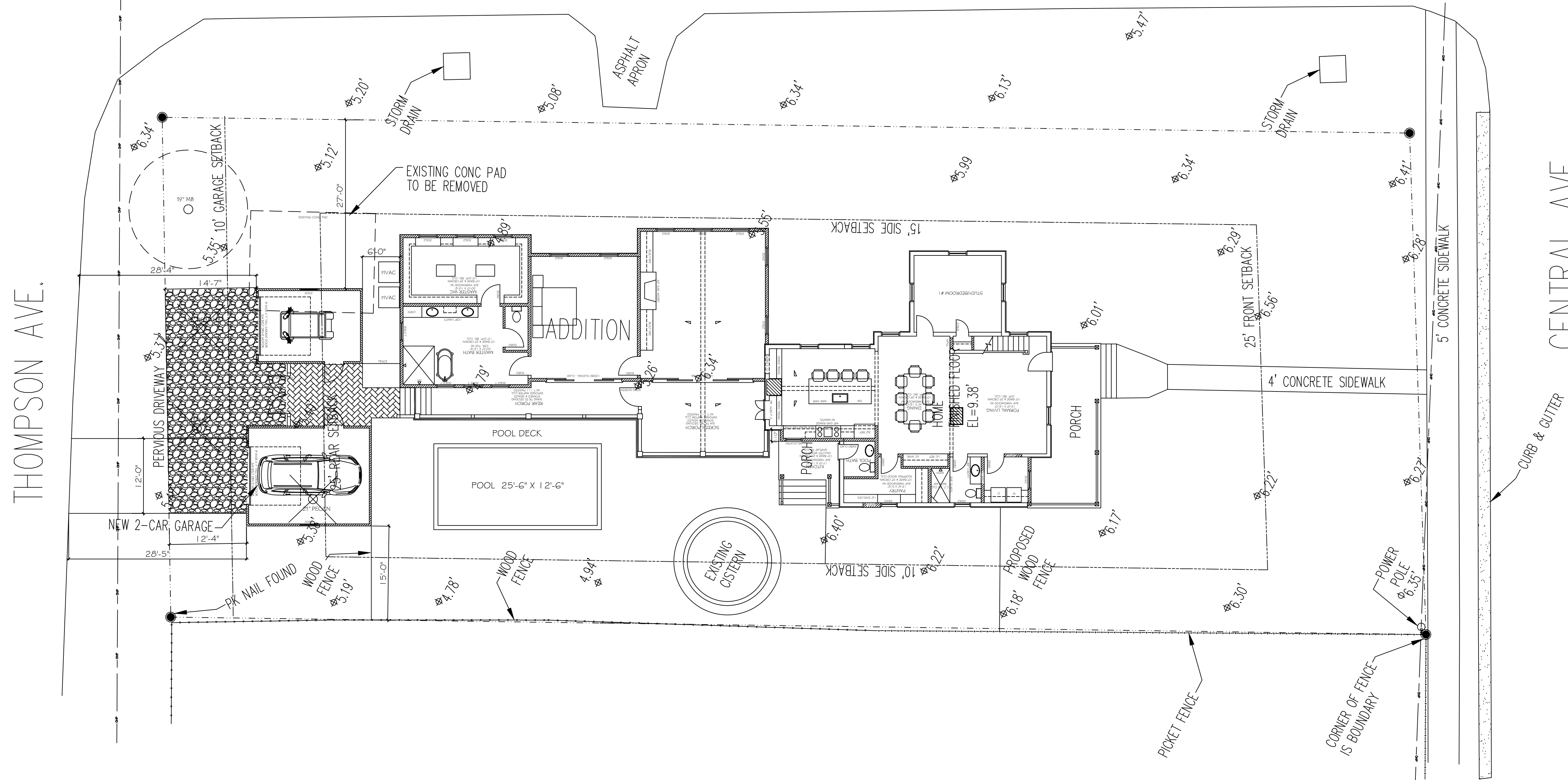
NATURAL VEGETATION RATIO:

TOTAL LOT AREA = 16,047 SQFT
 TOTAL COVERAGE (STRUCTURE, POOL, CISTERN ETC) = 4,925 SQFT
 PERCENTAGE OF NATURAL VEGETATION = 69.3%

HARDSCAPE HOLD HARMLESS AGREEMENT

AUTHORIZATION OF THIS WORK IN THE SCDOT RIGHT-OF-WAY IN NO WAY IMPLIES THE ADJACENT PROPERTY OWNER(S) ABILITY TO OBSTRUCT PUBLIC PARKING; OR, INSTALL SIGNAGE TO OBSTRUCT OR PROHIBIT PARKING; OR RELOCATE EXISTING DRIVEWAYS / ACCESS WITHOUT PRIOR BUILDING DEPARTMENT APPROVAL; OR, PROHIBIT GENERAL PUBLIC USE OF THIS NEWLY ESTABLISHED SURFACE. A SIGNED WAIVER MUST BE HELD BY THE TOWN WITH THIS PERMIT TO ESTABLISH THAT SHOULD THE PAVERS BE REMOVED THE TOWN IN IN NO WAY RESPONSIBLE FOR REPLACEMENT OF THE HARDSCAPE SYSTEM

Station 18



TREE TO BE REMOVED

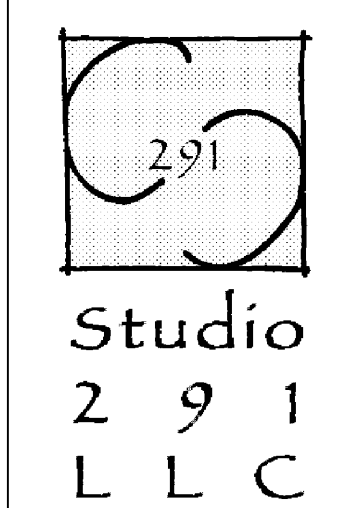
1 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

ISSUED FOR CONSTRUCTION

OWNERS SIGNATURE: _____

CONTRACTORS SIGNATURE: _____

DATE: _____



295 Seven Farms Drive
 Suite G-174
 Charleston, South Carolina 29492
 P. (843) 819-8947

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 Studio 291, LLC

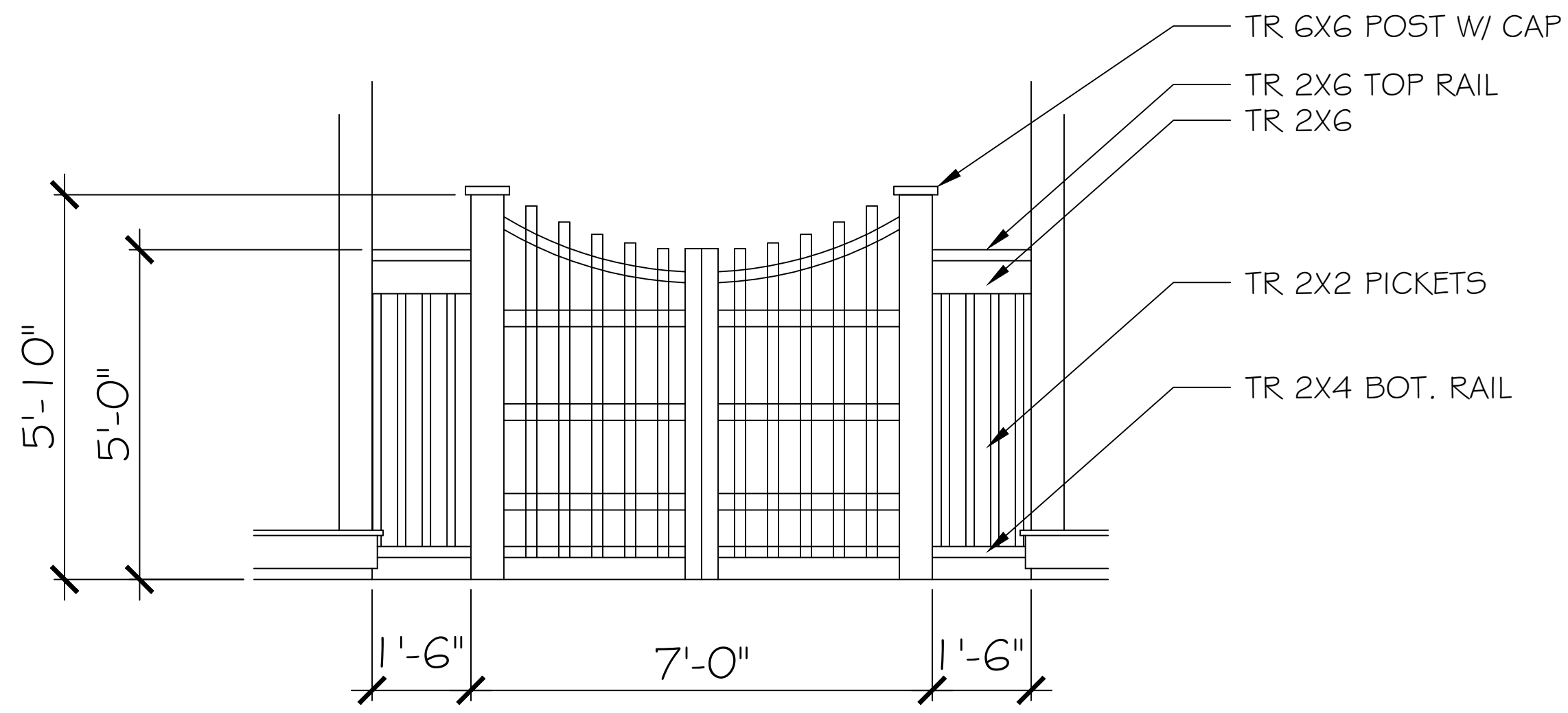
Project
 Addition & Renovation @
 1754 Central Ave., Sullivan's Island, South Carolina
 Sheet Title
 PROPOSED SITE PLAN

D. P. in Charge	_____
J. ADRIAN	_____
Job Captain	_____
J. ADRIAN	_____
Drawn By	_____
JAA	_____
Date Drawn	7/20/23
Issued for Pricing	X
Issued for Permit	XXX
Revisions	
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
Issue Date	XXX

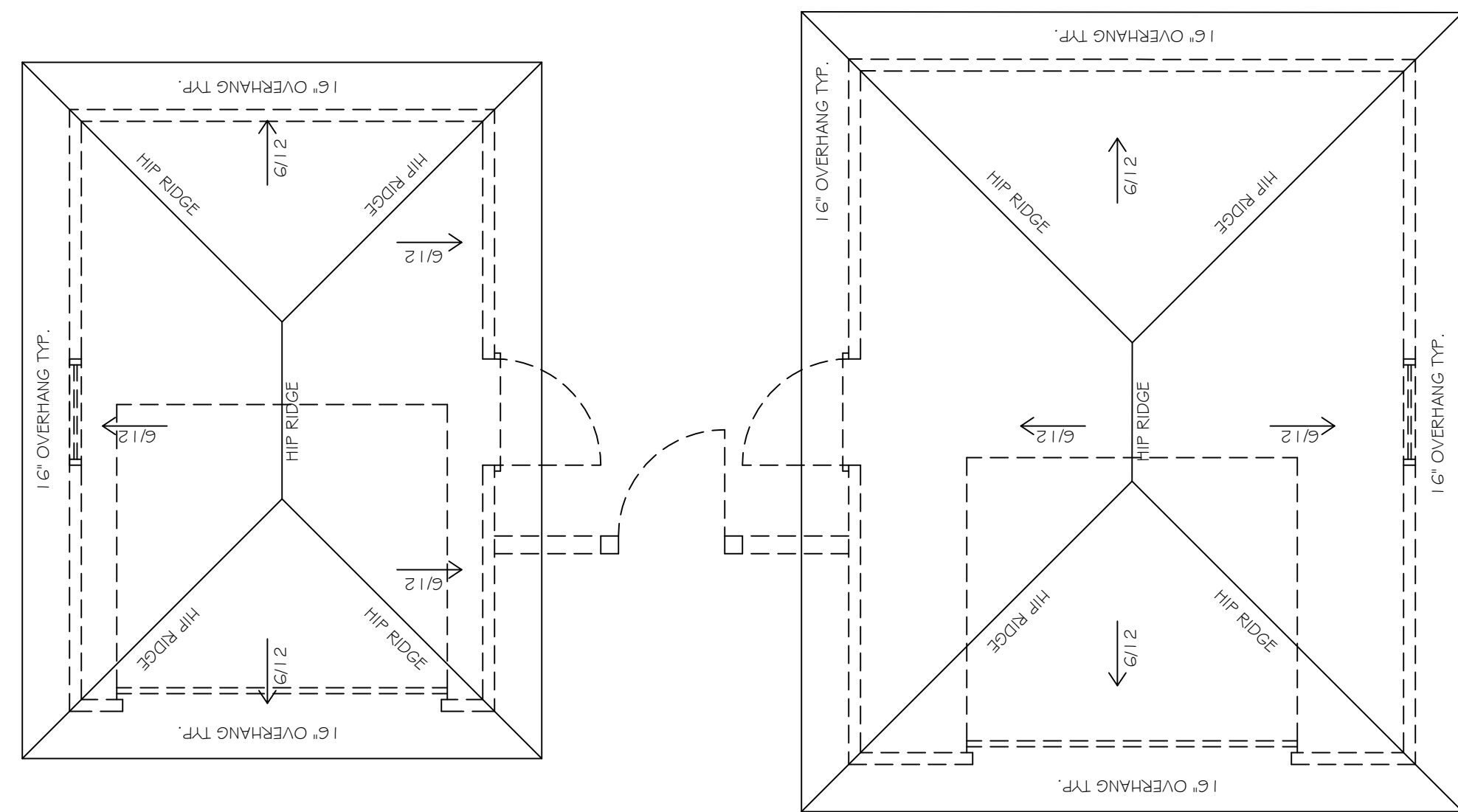
Project Number
 22-291-888
 Sheet 3 of 19
 C2

LIGHTING / ELECTRICAL LEGEND:

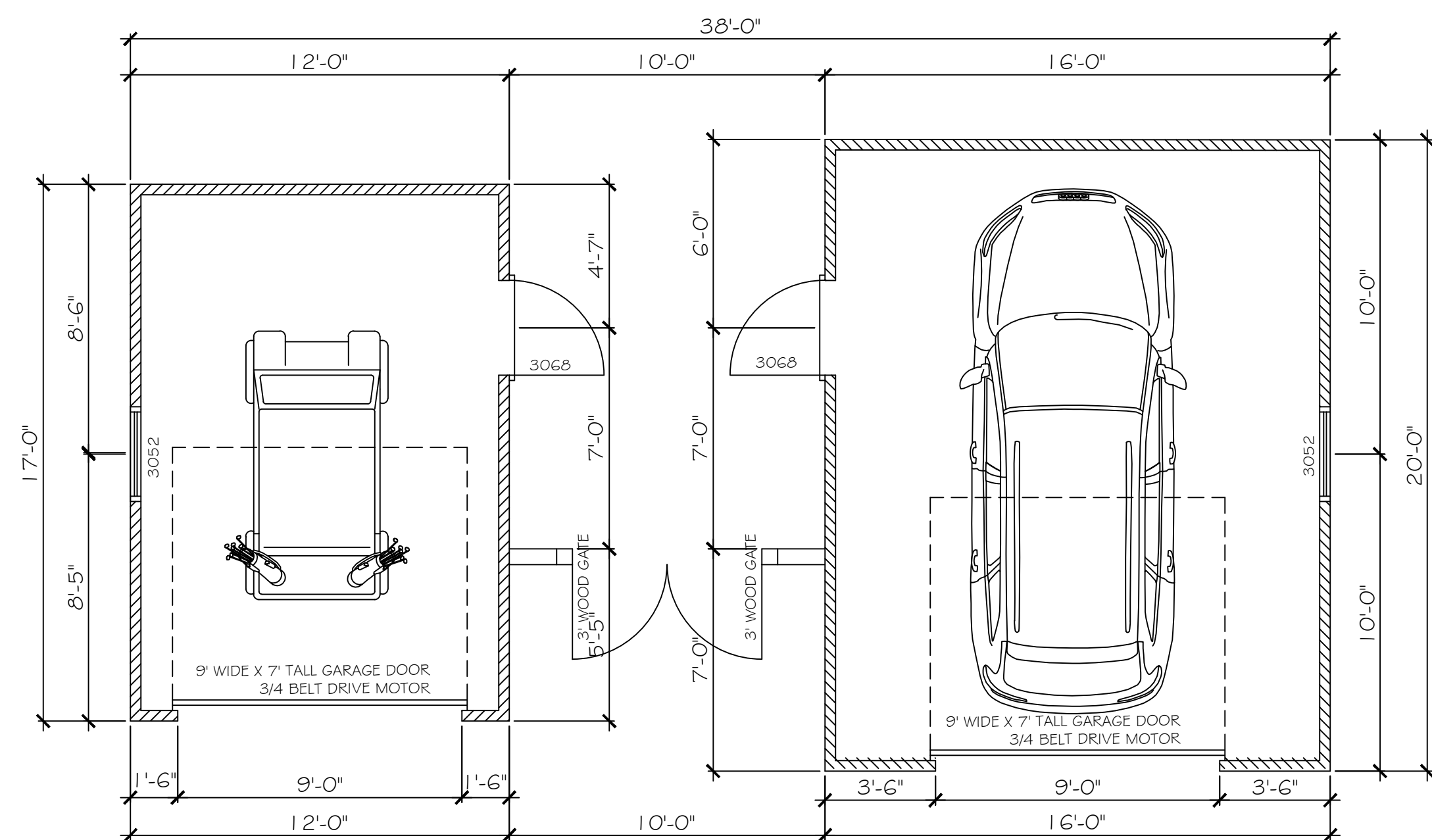
	2' OR 4' SINGLE TUBE FLUORESCENT FIXTURE		DUPLEX OUTLET		SINGLE PHASE SWITCH
	8' SINGLE TUBE FLUORESCENT FIXTURE		GROUNDING DUPLEX OUTLET		THREE WAY SWITCH
	5' RECESSED INCANDESCENT DOWNLIGHTING		FLOOR OUTLET - OWNER TO LOCATE		DIMMER SWITCH
	WALL MOUNTED FIXTURE		WEATHER PROOF OUTLET		SMOKE DETECTOR
	CEILING MOUNTED FIXTURE		MOTION SENSOR FLOOD	ALL OUTLETS SHALL BE MOUNTED IN THE BASE BOARD	
	WALL SCONCE / GAS LIGHT		MULTI-MEDIA LOCATION (CABLE, SATELLITE, PHONE & DATA)		
	CEILING MOUNTED FAN		TV, CABLE LOCATION		
	PENDANT / CEILING MOUNTED FIXTURE		PHONE OUTLET		
	EXHAUST VENT - 100 CFM MIN.		DATA JACK		
	SMALL PENDANT				



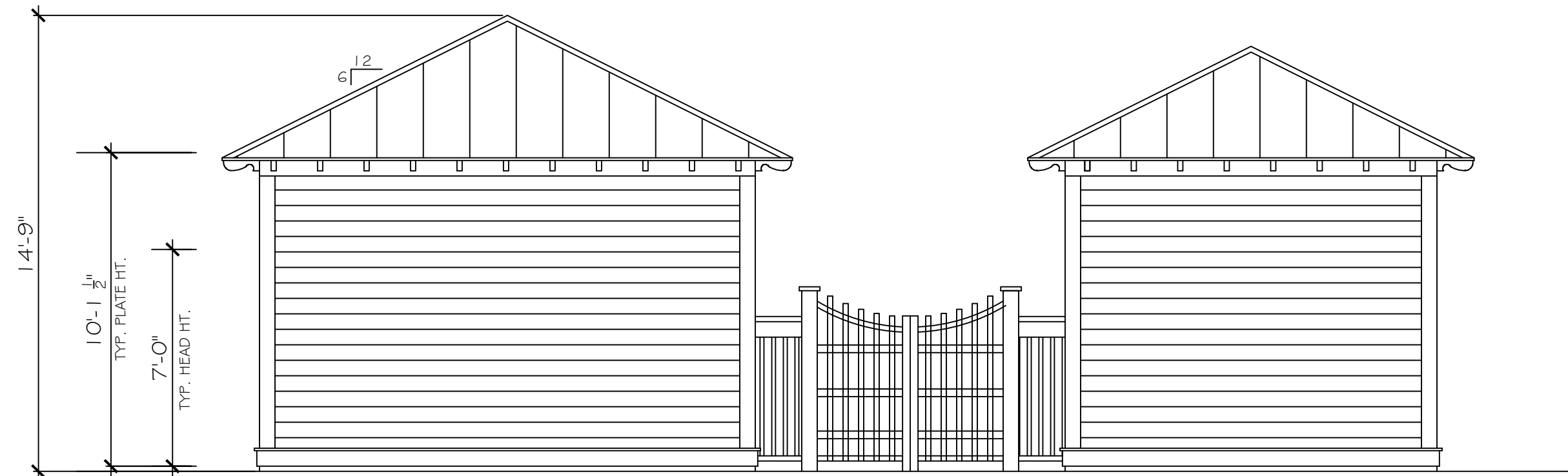
3 DETAIL @ WOOD GATE
SCALE: 1/2" = 1'-0"



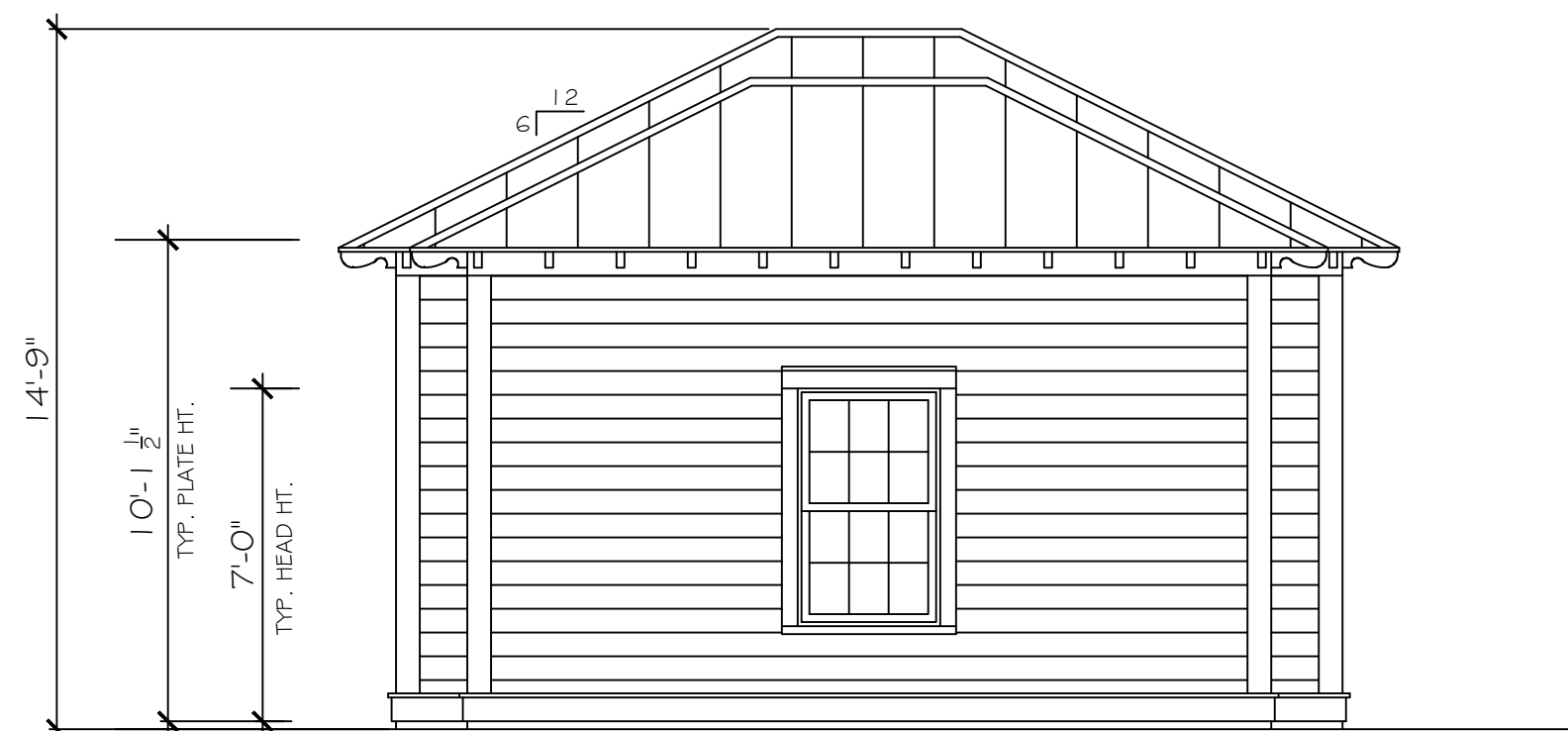
2 GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"



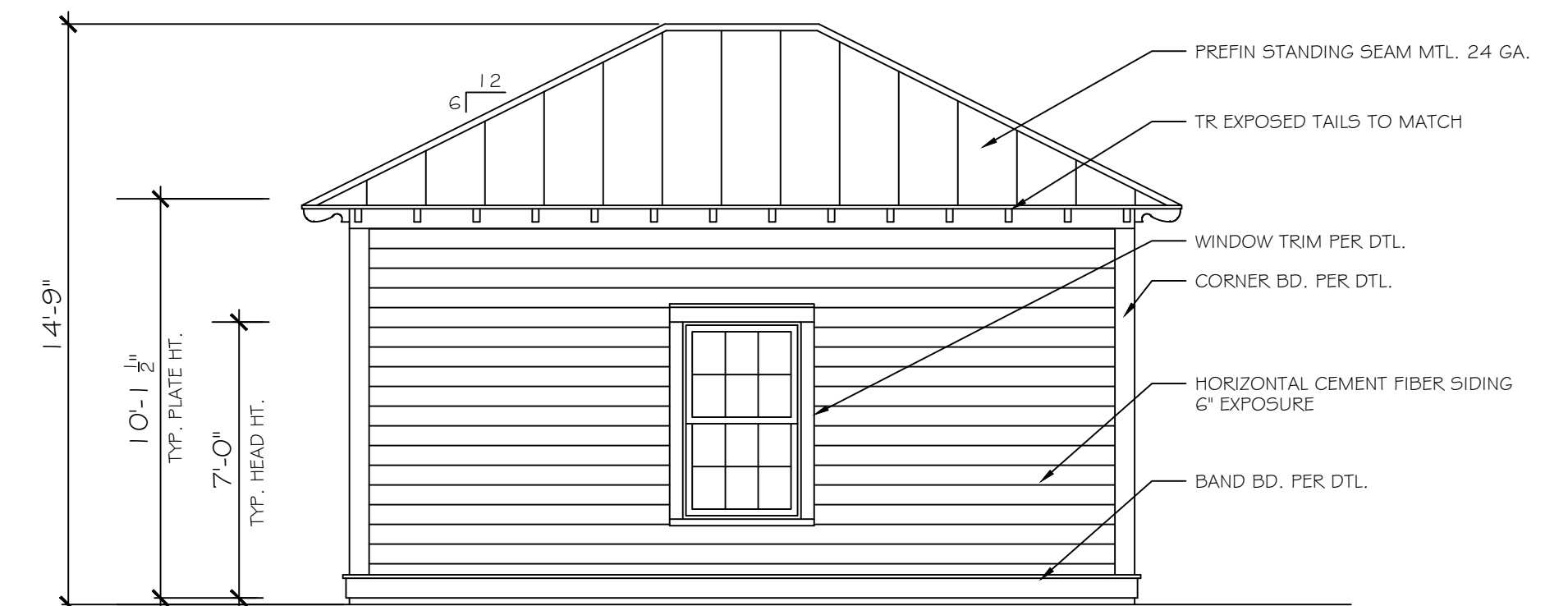
1 GARAGE PLAN - 620 SQFT UNDER ROOF
SCALE: 1/4" = 1'-0"



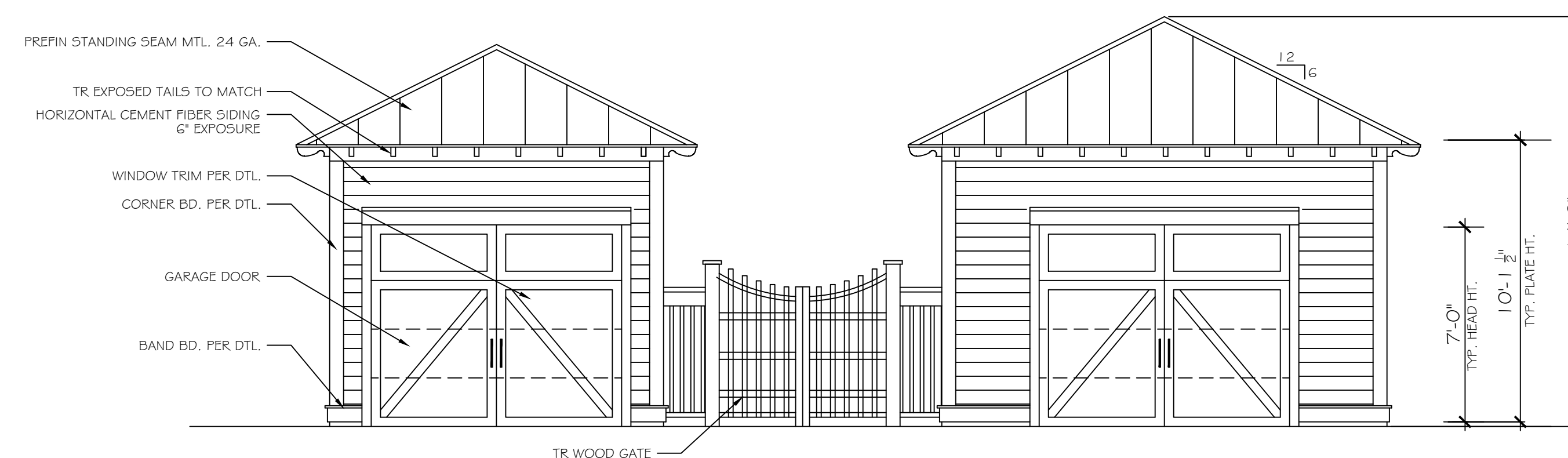
6 REAR ELEVATION
SCALE: 1/4" = 1'-0"



5 LEFT SIDE ELEVATION - STATION 18
SCALE: 1/4" = 1'-0"



7 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



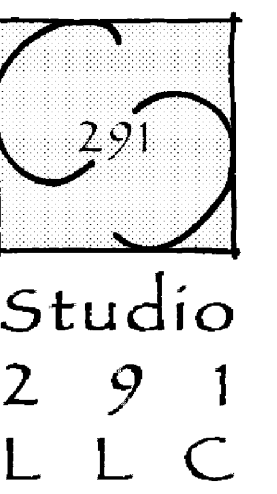
4 FRONT ELEVATION - THOMPSON AVE.
SCALE: 1/4" = 1'-0"

ISSUED FOR CONSTRUCTION

OWNERS SIGNATURE: _____

CONTRACTORS SIGNATURE: _____

DATE: _____



295 Seven Farms Drive
Suite G-174
Charleston, South Carolina 29492
P. (843) 819-8947

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620 SQFT UNDER ROOF

Project: Addition & Renovation @ 1754 Central Ave., Sullivan's Island South Carolina
Sheet Title: DETACHED GARAGE PLANS & ELEVATIONS

D. P. in Charge
J. ADRIAN
Job Captain
J. ADRIAN
Drawn By
JAA
Date Drawn
7/20/23
Issued for Pricing
X
Issued for Permit
XXX

Revisions	
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____

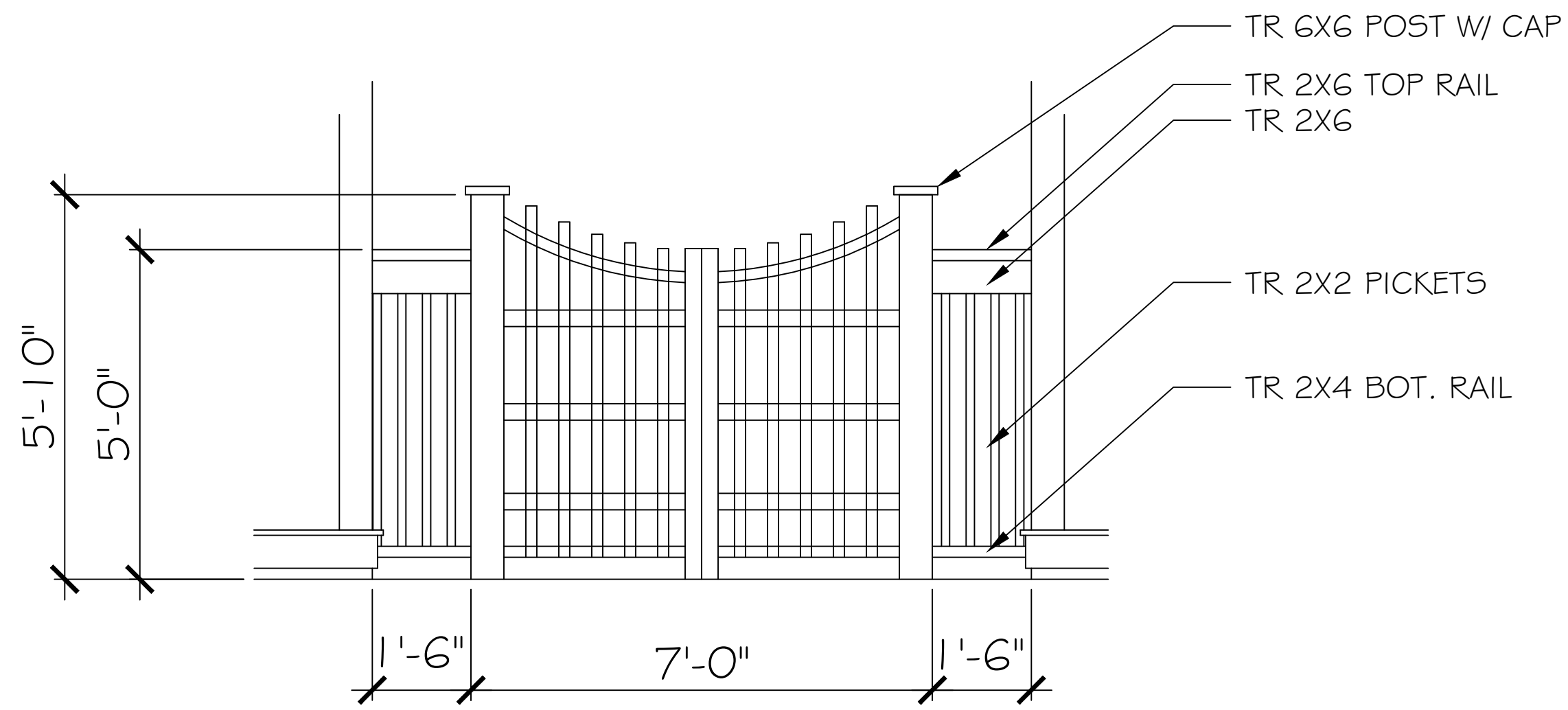
Issue Date XXXX

Project Number
22-291-888

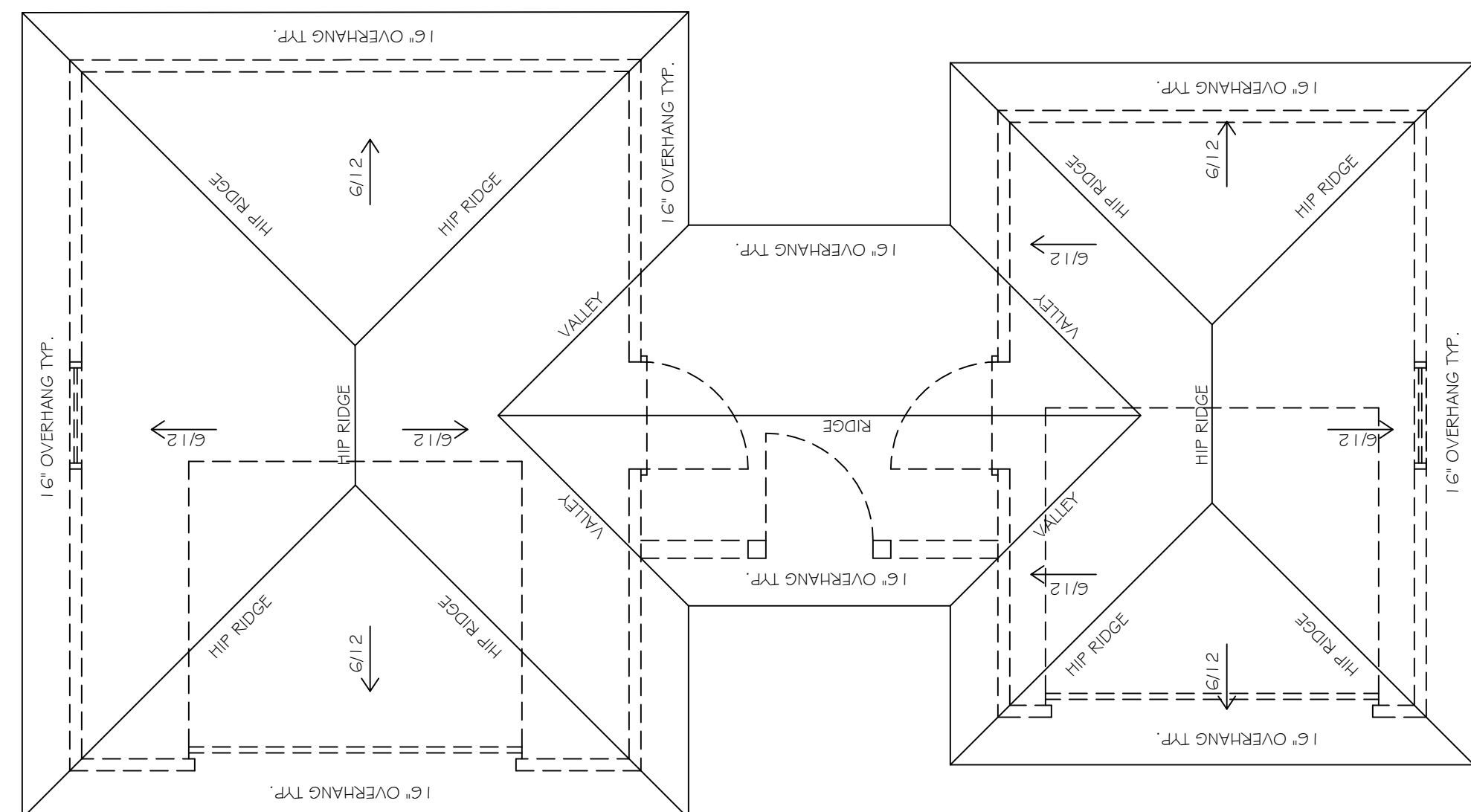
Sheet 12 of 19
A1

LIGHTING / ELECTRICAL LEGEND:

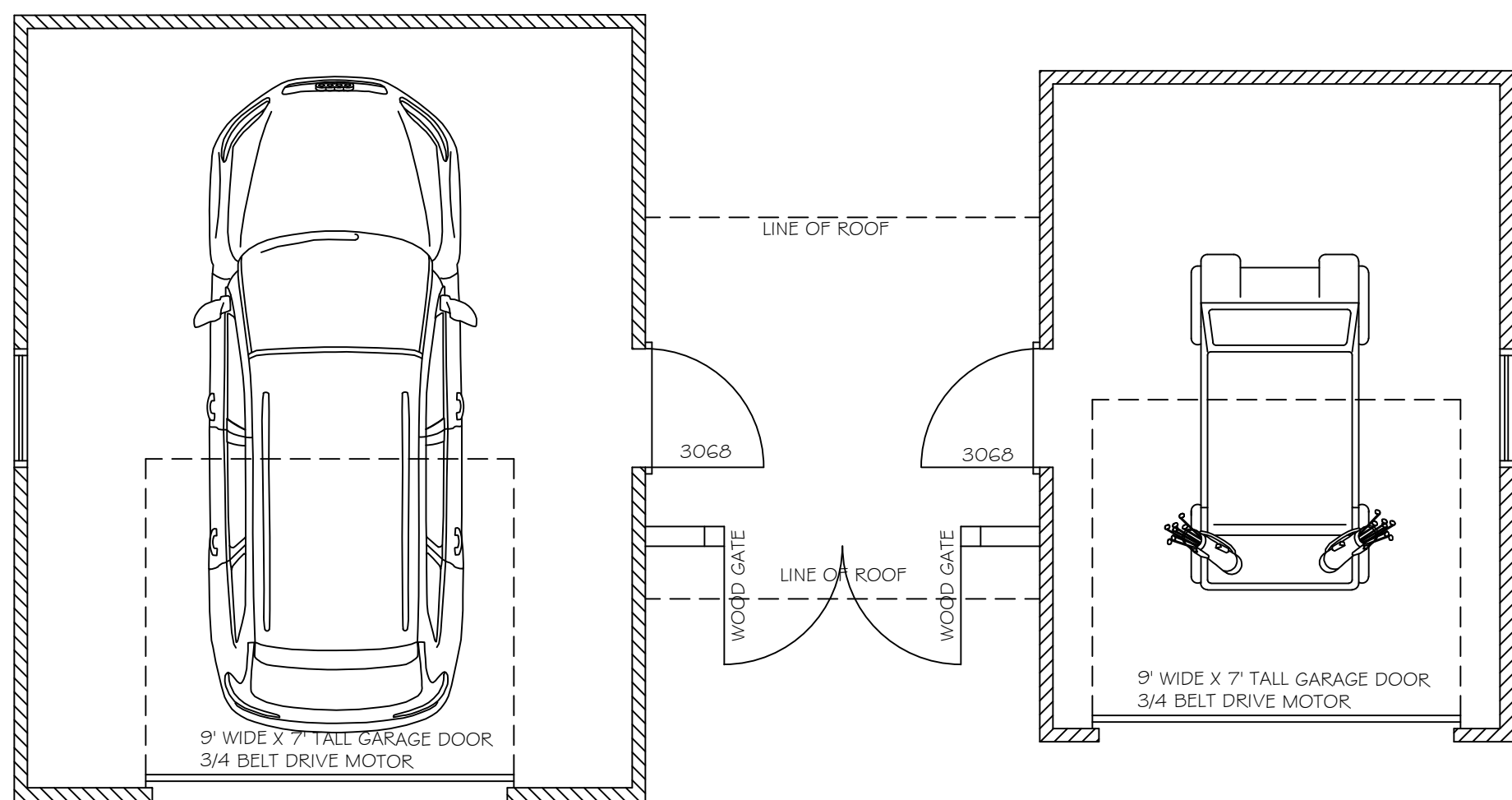
	2' OR 4' SINGLE TUBE FLUORESCENT FIXTURE		DUPLEX OUTLET		SINGLE PHASE SWITCH
	8' SINGLE TUBE FLUORESCENT FIXTURE		GROUNDING DUPLEX OUTLET		THREE WAY SWITCH
	5' RECESSED INCANDESCENT DOWNLIGHTING		FLOOR OUTLET - OWNER TO LOCATE		DIMMER SWITCH
	WALL MOUNTED FIXTURE		WEATHER PROOF OUTLET		SMOKE DETECTOR
	CEILING MOUNTED FIXTURE		MOTION SENSOR FLOOD	ALL OUTLETS SHALL BE MOUNTED IN THE BASE BOARD	
	WALL SCONCE / GAS LIGHT		MULTI-MEDIA LOCATION (CABLE, SATELLITE, PHONE & DATA)		
	CEILING MOUNTED FAN		TV, CABLE LOCATION		
	PENDANT / CEILING MOUNTED FIXTURE		PHONE OUTLET		
	EXHAUST VENT - 100 CFM MIN.		DATA JACK		
	SMALL PENDANT				



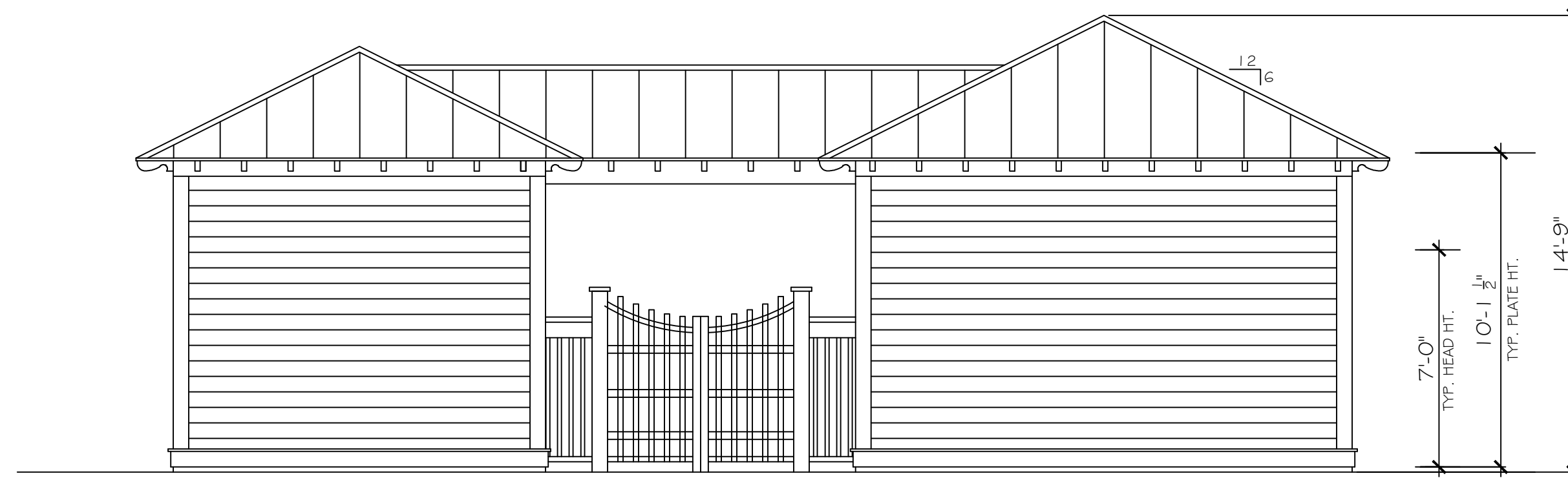
3 DETAIL @ WOOD GATE
SCALE: 1/2" = 1'-0"



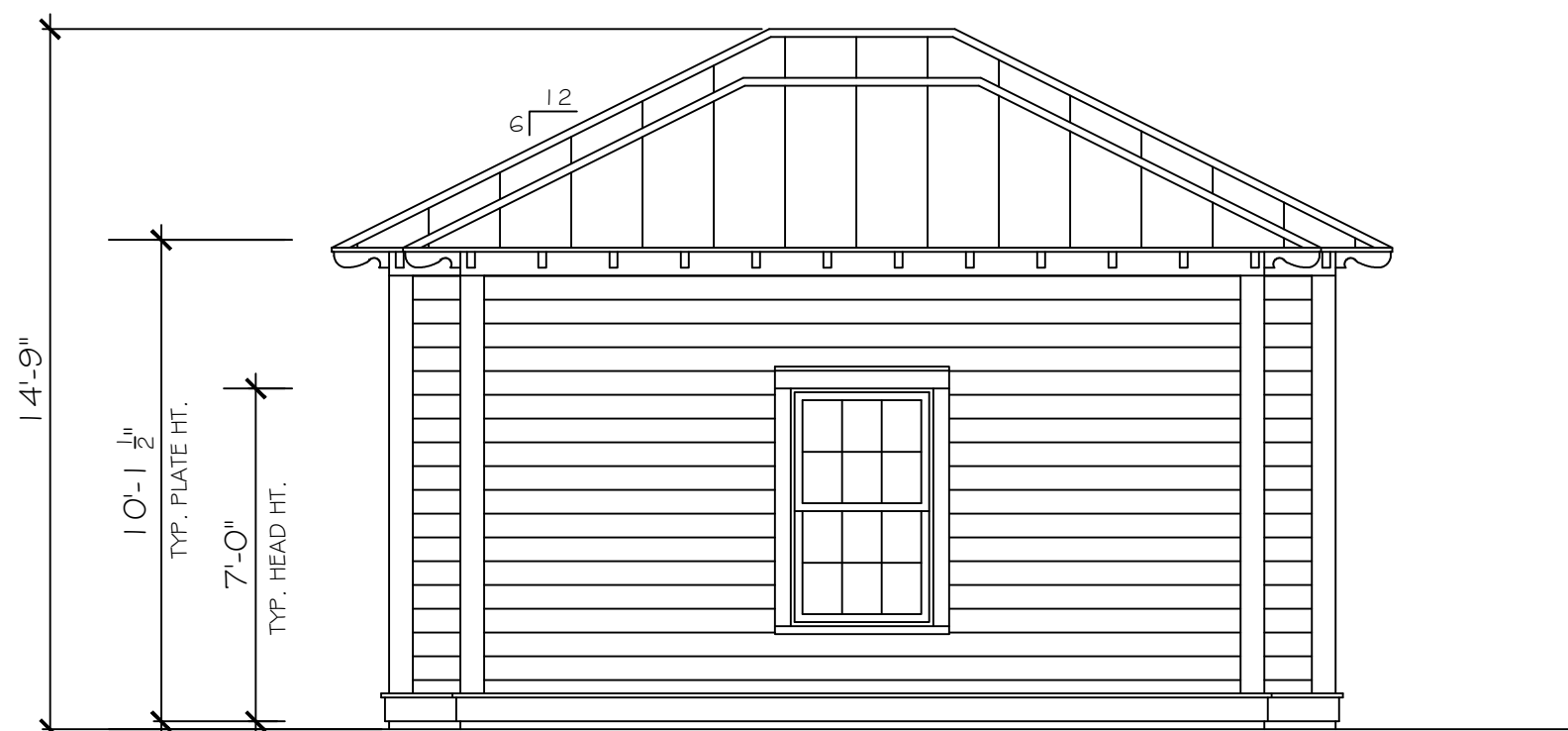
2 GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"



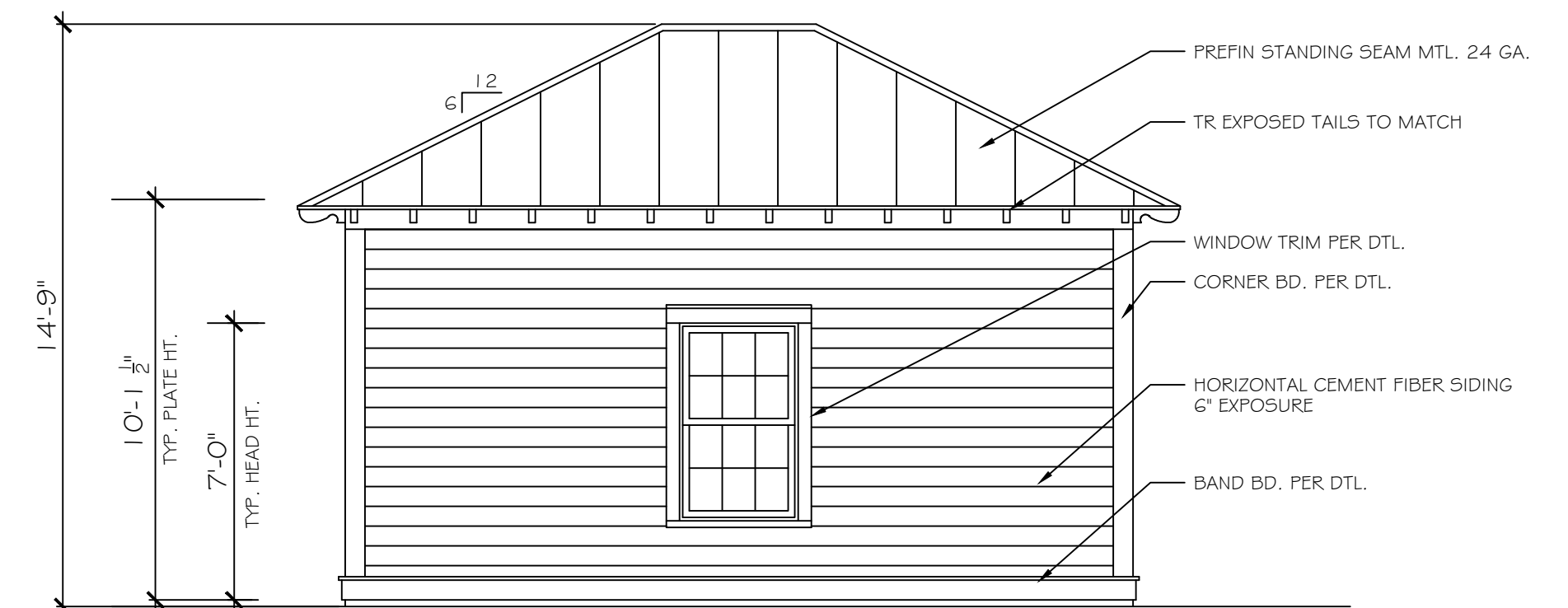
1 GARAGE PLAN - 620 SQFT UNDER ROOF
SCALE: 1/4" = 1'-0"



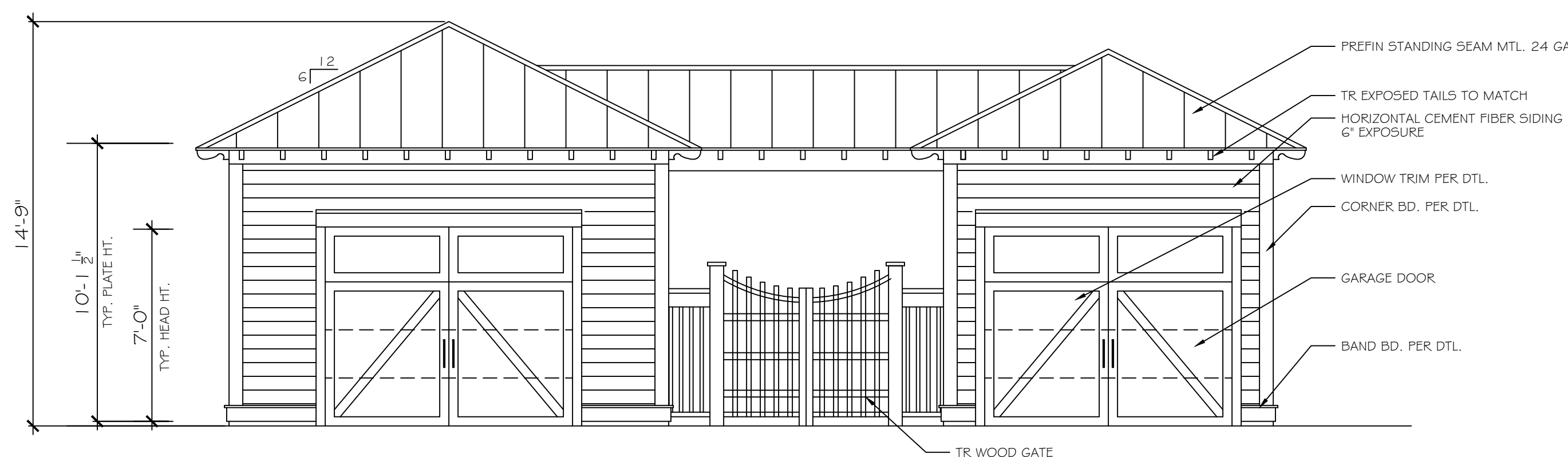
6 REAR ELEVATION
SCALE: 1/4" = 1'-0"



5 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



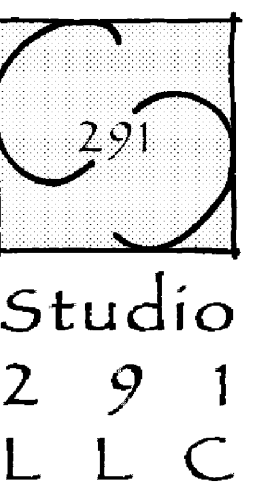
7 LEFT SIDE ELEVATION - STATION 18
SCALE: 1/4" = 1'-0"



4 FRONT ELEVATION - THOMPSON AVE.
SCALE: 1/4" = 1'-0"

ISSUED FOR CONSTRUCTION

OWNERS SIGNATURE: _____
CONTRACTORS SIGNATURE: _____
DATE: _____



295 Seven Farms Drive
Suite G-174
Charleston, South Carolina 29492
P. (843) 819-8947

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620 SQFT UNDER ROOF

Project: Addition & Renovation @ 1754 Central Ave., Sullivan's Island South Carolina
Sheet Title: DETACHED GARAGE PLANS & ELEVATIONS

D. P. in Charge	
J. ADRIAN	
Job Captain	
J. ADRIAN	
Drawn By	
JAA	
Date Drawn	
6/3/23	
Issued for Pricing	
X	
Issued for Permit	
8/26/22	
Revisions	
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
Issue Date 8/26/22	

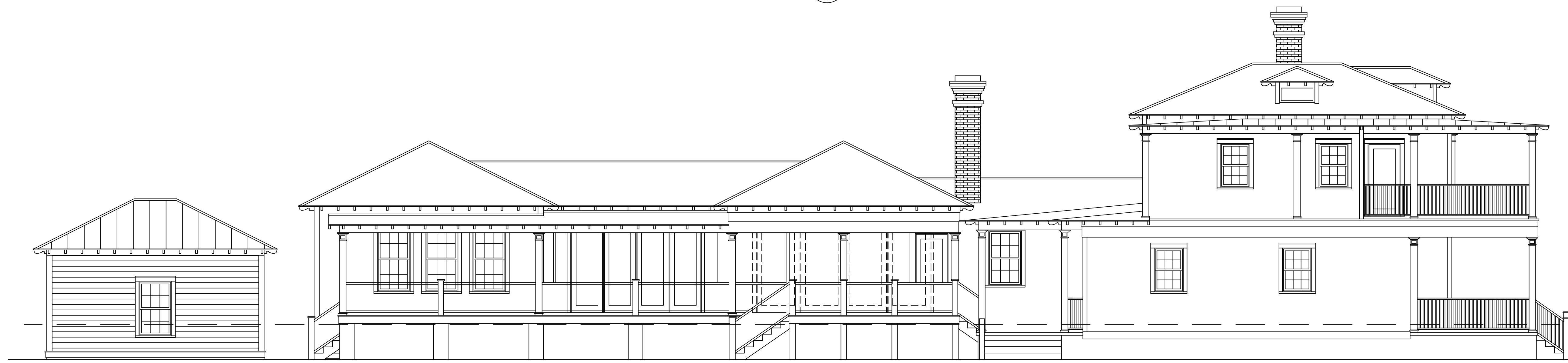
Project Number: 22-291-888
Sheet 12 of 19
A1



3 PROPOSED REAR ELEVATION
 A2



4 PROPOSED FRONT ELEVATION
 A2



2 PROPOSED LEFT SIDE ELEVATION
 A2



1 PROPOSED RIGHT SIDE ELEVATION - STATION 18
 A2

Project
**Addition & Renovation @
 1754 Central Ave., Sullivan's Island South Carolina**
 Sheet Title
PROPOSED GARAGE ELEVATIONS W/ HOUSE

D. P. in Charge
 J. ADRIAN
 Job Captain
 J. ADRIAN
 Drawn By
 JAA
 Date Drawn
 7/20/23
 Issued for Pricing
 X
 Issued for Permit
 XXXX

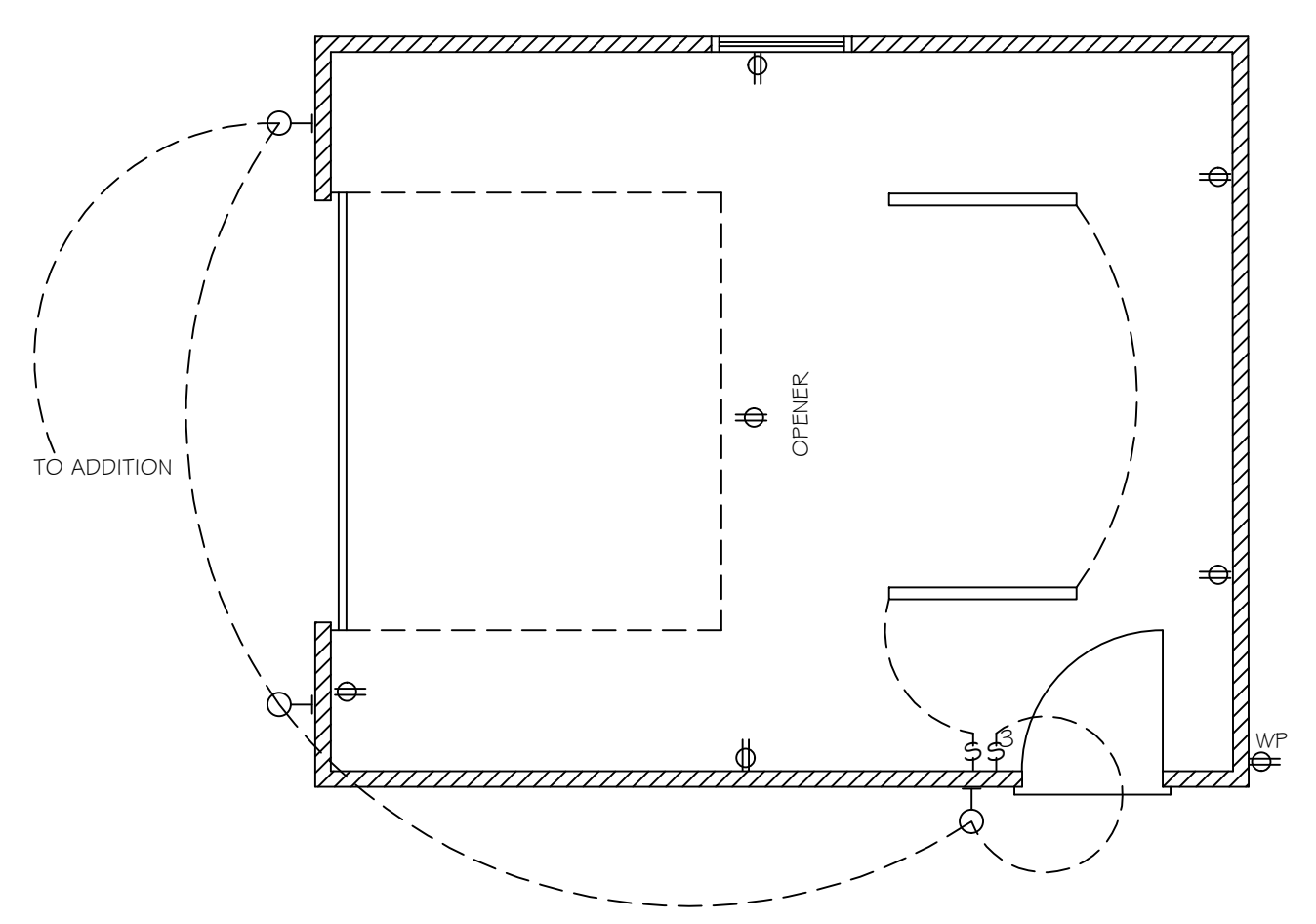
Revisions

No.	Date

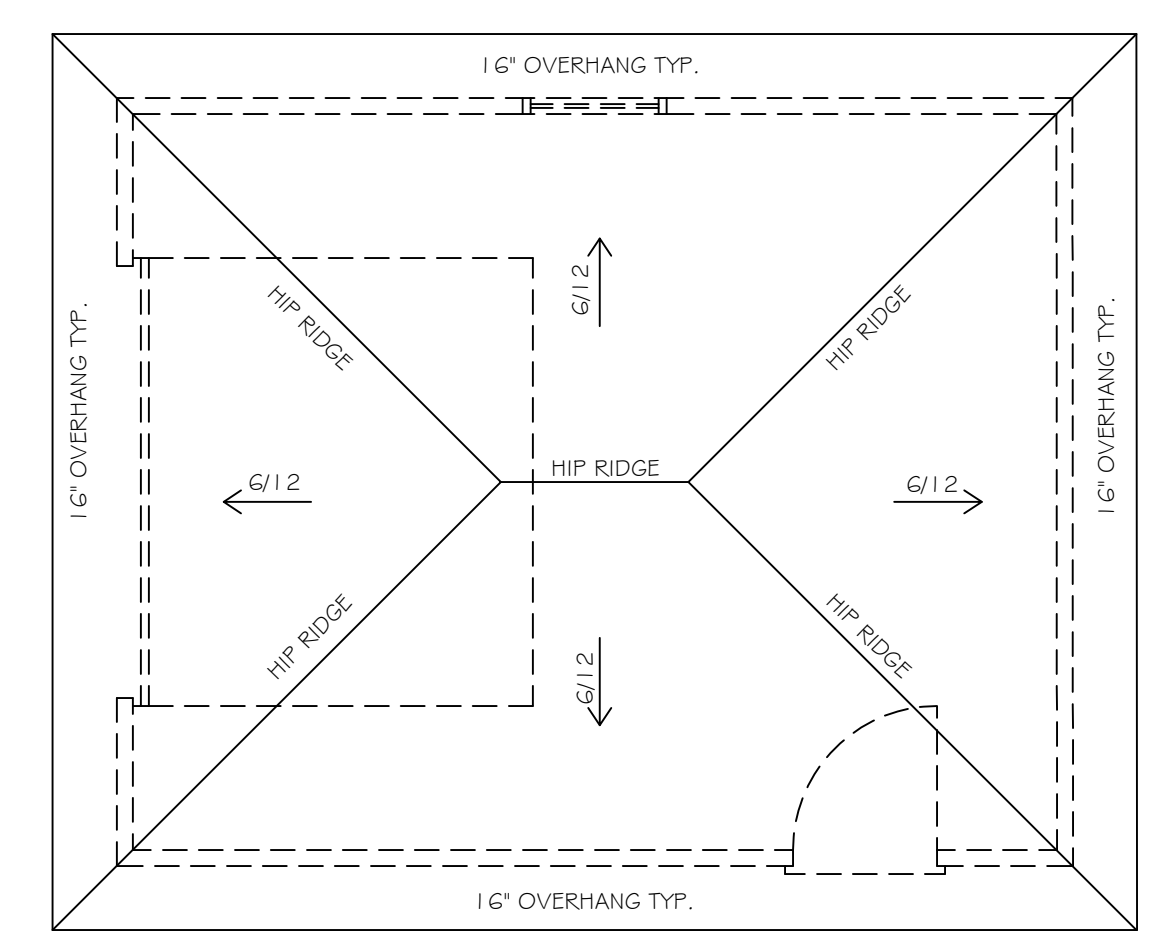
Issue Date XXXX

LIGHTING / ELECTRICAL LEGEND:

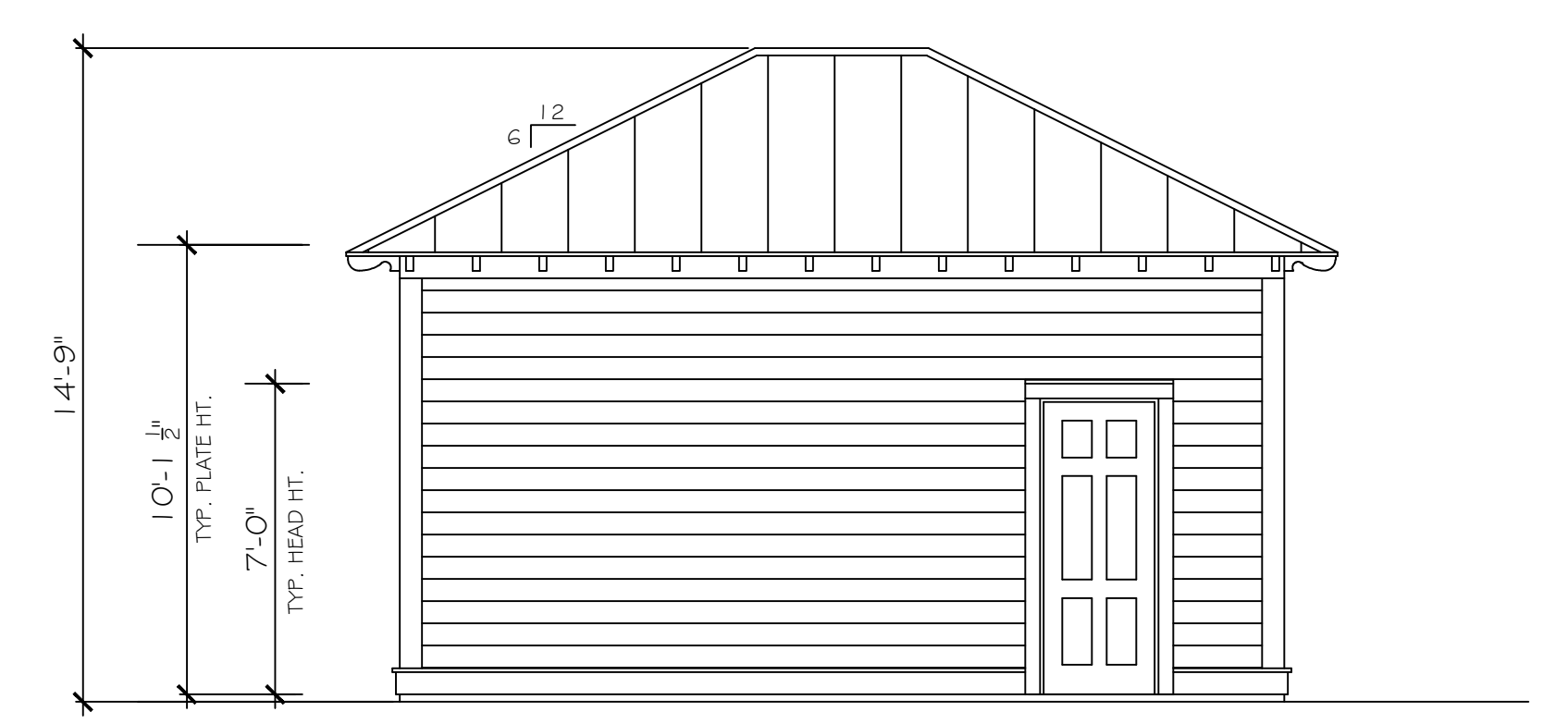
	2' OR 4' SINGLE TUBE FLUORESCENT FIXTURE		DUPLEX OUTLET		SINGLE PHASE SWITCH
	8' SINGLE TUBE FLUORESCENT FIXTURE		GROUNDED DUPLEX OUTLET		THREE WAY SWITCH
	5' RECESSED INCANDESCENT DOWNLIGHTING		FLOOR OUTLET - OWNER TO LOCATE		DIMMER SWITCH
	WALL MOUNTED FIXTURE		WEATHER PROOF OUTLET		SMOKE DETECTOR
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	PENDANT / CEILING MOUNTED FIXTURE		PHONE OUTLET		
	EXHAUST VENT - 100 CFM MIN.		DATA JACK		
	SMALL PENDANT				



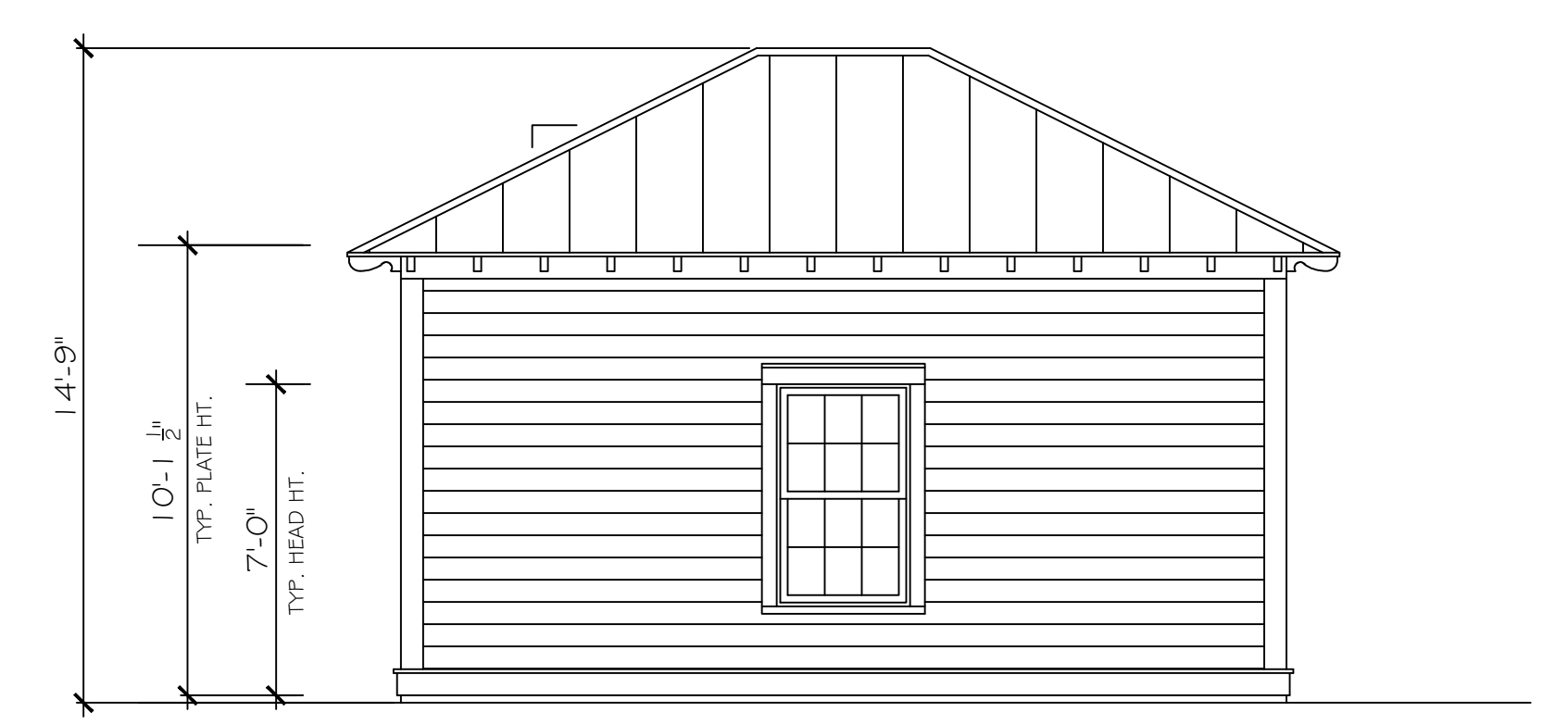
7 GARAGE ELECTRICAL PLAN
 A3 SCALE: 1/4" = 1'-0"



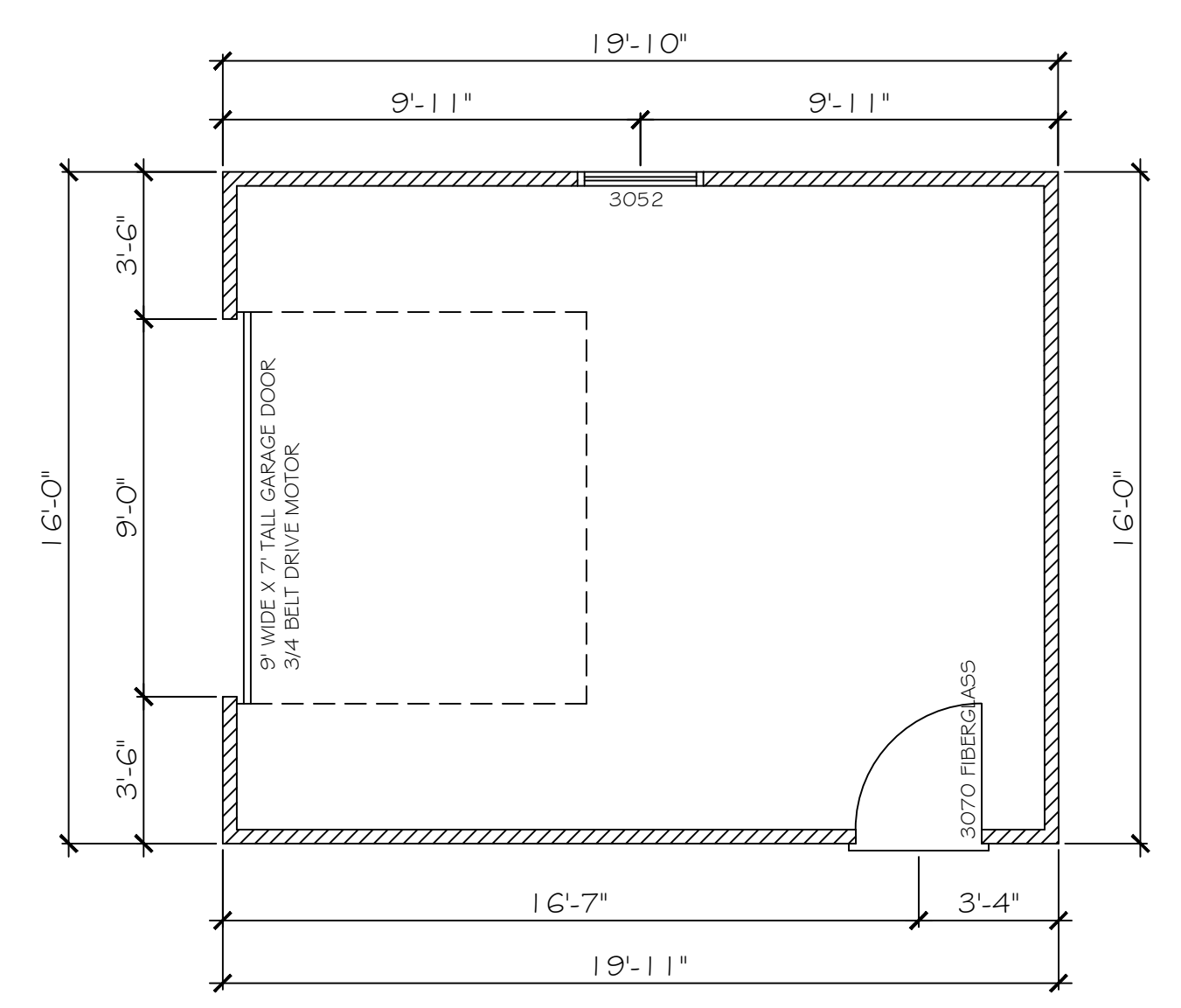
4 GARAGE ROOF PLAN
 A3 SCALE: 1/4" = 1'-0"



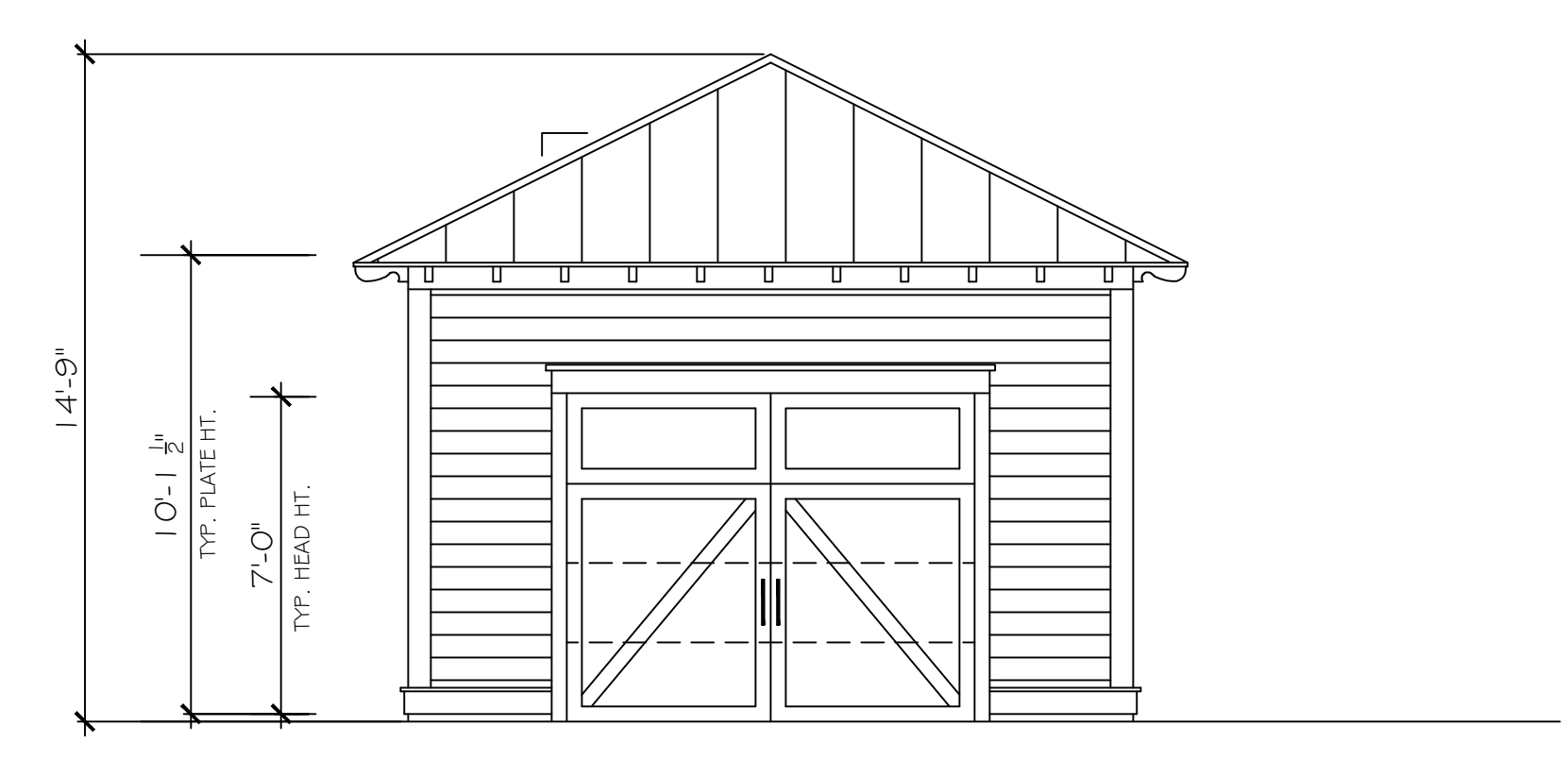
5 RIGHT SIDE ELEVATION
 A3 SCALE: 1/4" = 1'-0"



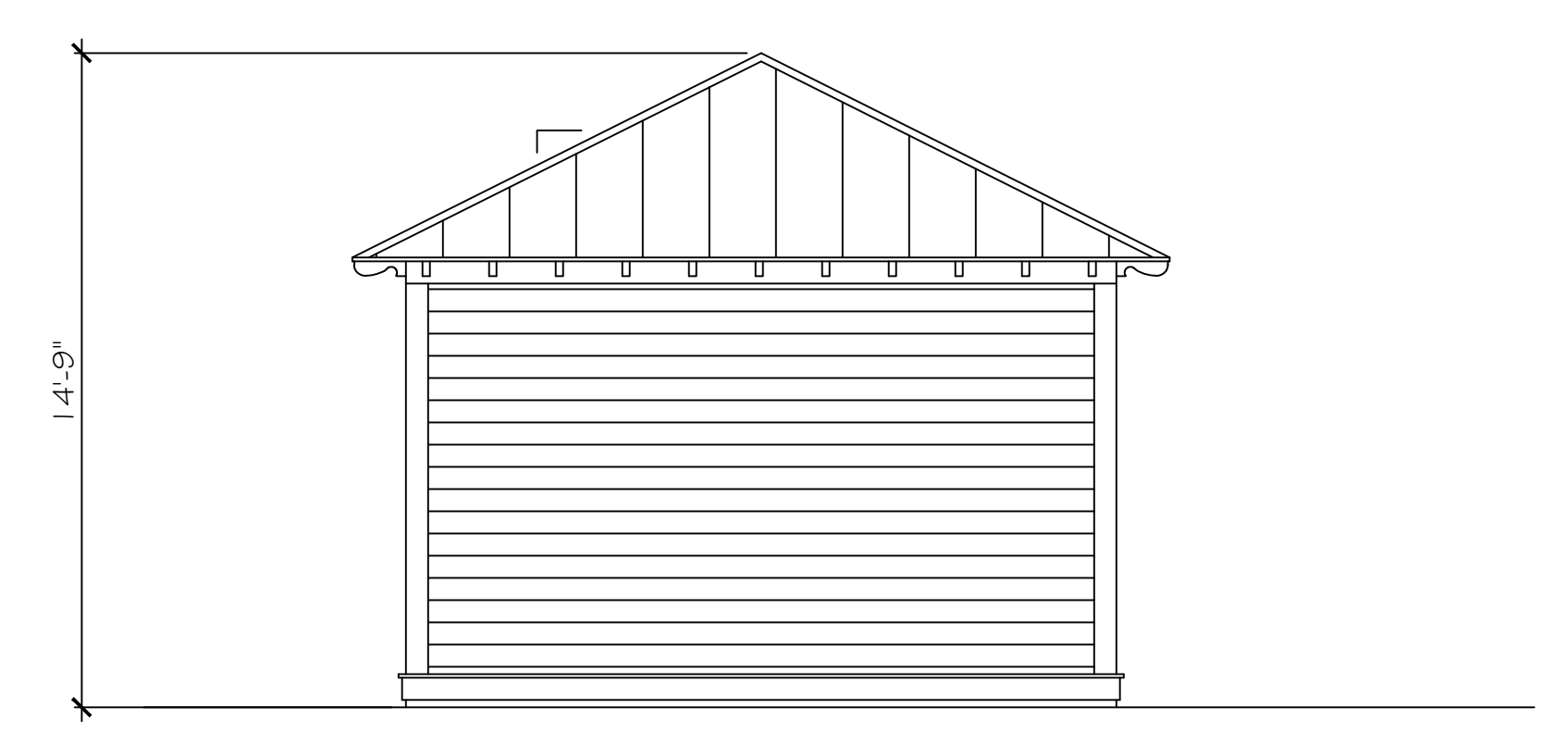
6 LEFT SIDE ELEVATION
 A3 SCALE: 1/4" = 1'-0"



1 GARAGE PLAN
 A3 SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION
 A3 SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
 A3 SCALE: 1/4" = 1'-0"

ISSUED FOR CONSTRUCTION

OWNERS SIGNATURE: _____
 CONTRACTORS SIGNATURE: _____
 DATE: _____

Project
**Addition & Renovation @
 1754 Central Ave., Sullivan's Island South Carolina**
 Sheet Title
APPROVED DETACHED GARAGE

D. P. in Charge	_____
J. ADRIAN	_____
Job Captain	_____
J. ADRIAN	_____
Drawn By	_____
JAA	_____
Date Drawn	7/20/23
Issued for Pricing	X
Issued for Permit	XXXX
Revisions	
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
Issue Date	XXXX

Project Number
22-291-888
 Sheet 12 of 19
A3