

MICHAEL PERKIS
MAYOR

TOWN OF SULLIVAN'S ISLAND

ANDY BENKE
TOWN ADMINISTRATOR



JASON BLANTON
COMPTROLLER

LAWRENCE A. DODDS
TOWN ATTORNEY

GREG GRESS
WATER AND SEWER MANAGER

JOE HENDERSON
ZONING ADMINISTRATOR

DANIEL S. HOWARD
CHIEF OF POLICE

ELLEN MILLER
TOWN CLERK

RANDY ROBINSON
BUILDING OFFICIAL

M. ANTHONY STITH
FIRE CHIEF

TOWN COUNCIL
JERRY KAYNARD, MAYOR PRO TEM
CHAUNCEY CLARK
HARTLEY COOPER
SUSAN MIDDAUGH
PATRICK O'NEIL
MARY JANE WATSON

DESIGN REVIEW BOARD

Wednesday, April 17, 2013 - 6:00 P.M.
Town Hall

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES FROM JANUARY 15, 2013
- C. CERTIFICATES OF APPROPRIATENESS – NON HISTORIC PROPERTIES
 1. 813 Middle Street: Herlong and Associates, applicants, request approval of side setback relief in accordance with Section 21-22. (TMS# 523-06-00-076)
 2. 2307 Atlantic Avenue: Beau Clowney Design, applicants, request preliminary design review and approval for a new single-family detached home. Relief is requested for the second story side setback, principal building square footage, and building foundation height. (TMS# 523-07-00-048)
 3. Obstinate Daughter Restaurant: Gibson Guess Architects, applicants, request approval of parking plan alterations and landscaping and hardscape design modifications at 2063 Middle Street. (TMS# 529-09-00-125)
- D. CERTIFICATES OF APPROPRIATENESS – HISTORIC PROPERTIES
 1. 1401 Middle Street: Vince Graham, applicant, requests approval of a pool, accessory structures, and hardscape modifications to an existing Sullivan's Island Landmark located at 1401 Middle (Historic Episcopal Chapel). (TMS# 523-07-00-107)
 2. 2830 Middle Street: Heather Wilson, applicant, requests conceptual design review elevations and site plan for a proposed second structure in accordance with the Z.O. Section 21-20 Historic Special Exceptions in the RS-District.
 3. 322 Station 19: Hal Coste, applicant, requests Certificate of Appropriateness review and approval for an existing tree house construction located at 322 Station 19. (TMS# 529-05-00-089)
- E. PUBLIC INPUT
- F. ADJOURN

FINAL SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 813 MIDDLE STREET

Submittal Date: 3-21-14

Meeting Date: 4-17-14

Requested Approval: Conceptual Preliminary Final

Final Review: All Applicants are strongly encouraged to submit for Conceptual Review prior to submitting for Final Review. Only the simplest of requests is likely to pass final review without having first received Conceptual Approval. Please submit all items as requested. **Incomplete submittals will be returned to the applicant and the project will not be part of the meeting Agenda.**

The following items shall be included in the Final Submittal:

- Application fee (checks payable to Sullivan's Island Design Review Board)
- Completed Application to Sullivan's Island Review Board form (FORM A)
- Completed Sullivan's Island DRB Request for Review form (FORM B)
- Completed Zoning Standards Compliance Worksheet (FORM C)
- Eleven (11) sets of Drawings, 11" x 17" size. Drawings to include:
 - A current As-Built Survey, Certified by a S.C. Registered Land Surveyor [1/16" = 1'-0" OR 1" = 20'-0" Required for all new construction and for work which expands or is outside of an existing building footprint, illustrating the following:
 - All applicable Flood Zone information
 - Setbacks, Property Lines, and Easements
 - Spot elevations required to comply with Section 21-24
 - OCRM Critical Lines, if applicable
 - Trees
 - Location of HVAC/ Equipment stands and electrical meter
 - Driveways, guest parking, garage back-up areas
 - Site Plan [1/16" = 1'-0" OR 1" = 20'-0" scale], illustrating the following:
 - Existing Structures, if applicable
 - Proposed new structures
 - All applicable survey information
 - Floor Plans [1/8" = 1'-0" scale], with the following requirements:
 - Exterior dimensions for exterior walls and porches
 - Graphically depict the outlines of heated space, covered porches and open decks.
 - In the case of Renovations and/or Additions, the outlines of existing and new construction must also be shown.
 - Exterior Elevations [1/8" = 1'-0" scale], with the following requirements:
 - All exterior materials such as wood, stucco, roofing and / or masonry shall be graphically represented for intent.
 - Elevations must be rendered with shadows depicting roof and / or deck overhangs, changes in wall plane, or massing. Devoid of any graphically
 - Roof ridge heights and Finished Floor Elevation (FFE) and their relationship to FEMA Base Flood Elevation (BFE)
 - Additional front yard setback shown on both side elevations for clarity.
 - Optional:
 - 3-D perspective sketches and / or models are encouraged.
 - Any relevant photographs or documentation that might be descriptive.

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address 813 MIDDLE STREET

Submittal Date 3-21-14

Meeting Date: 4-17-14

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet: 22,840 sf
 Lot Width: AVG. 130'
 Lot Depth: AVG. 220'
 Flood Zone / Base Flood Elevation: VE 15

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint: 3,847 sf
 Accessory Building Footprint: — sf
 Total Principal Bldg. Coverage Area: 3,847 sf
 (Principal Building plus Accessory Structure)

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area 3,847 sf
 Covered Porches: 1,177 sf
 Open Decks / Steps: 129 sf
 Pool / Patio: 1,273 sf
 Drives / Walks: — sf
 Other Impervious Coverage 426 sf
 Total Impervious Coverage 6,852 sf

Sec. 21-27 Principal Building Square Footage

First Floor 3,847 sf
 Second Floor 1,314 sf
 Third Floor — sf
 Accessory Building — sf
 Total Principal Building Square Footage: 5,161 sf
 (Principal Building plus Accessory Structure)

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

* REQUIRED FOR ALL PROJECTS WITHIN HISTORIC DISTRICT AND / OR THOSE HOMES DESIGNATED HISTORIC OUTSIDE OF THE HISTORIC DISTRICT

Foundation: PILE / GRADE BEAM / PIERS

Roof: METAL

Walls: WOOD FRAME

Windows: WOOD

Trim: P.T. WOOD

Doors: WOOD

Sec. 21-111 Standards of Neighborhood Compatibility

NOTE: Particular attention will be paid to the Standards of Neighborhood Compatibility. Please include a narrative addressing these standards or be prepared to address in depth at presentation. If including narrative, please use the following sheet.

(check all that apply)

Narrative attached

Will discuss at presentation

Not Applicable

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 813 MIDDLE STREET
 Submittal Date: 3-21-14
 Meeting Date: 4-17-14

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in Ft./ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)	
SETBACKS	A	21-22 Front Setback	25 feet	✓	15% (3.75')				
	B	21-22 Additional Front Yard Setback	45° above 20'	✓	15%				
	C	21-22 Side Setback	Per lot; Enter Result: <u>15'</u> min.; <u>40'</u> comb.		25%	4'-2"	17% OF 25'	4'-2"	
	D	21-22 Side Setback 2nd Floor Setback	2 feet		100%	2 FEET	100%	2 FEET	PREVIOUSLY APPROVED
	E	21-22 Rear Setback	25 feet	✓	None				
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>3,426</u> sf		20% <u>685</u> sf	421	12%	3,847	PREVIOUSLY APPROVED
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>6,852</u> sf	✓	20% _____ sf				
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4,184</u> sf		25% <u>1,046</u> sf	977	23%	5,161	PREVIOUSLY APPROVED
	I	21-28 Third Story	as per formula: Enter Result _____ sf	✓	15% _____ sf				
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result _____ sf	✓	100%				
	K	21-29 Principal Building Side Façade	as per formula: Enter Result _____ sf	✓	100%				
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatibility				
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor		1 foot	1 FOOT	100%	4 FEET ABOVE BASE FLOODS TO FIN. 1ST FLOOR	PREVIOUSLY APPROVED
	N	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility				
	O	21-34 Site Lighting	Check Ordinance	✓	Adjust for Neighborhood Compatibility				

BOUNDARIES IS SHOWN FOR DESCRIPTIVE PURPOSES ONLY

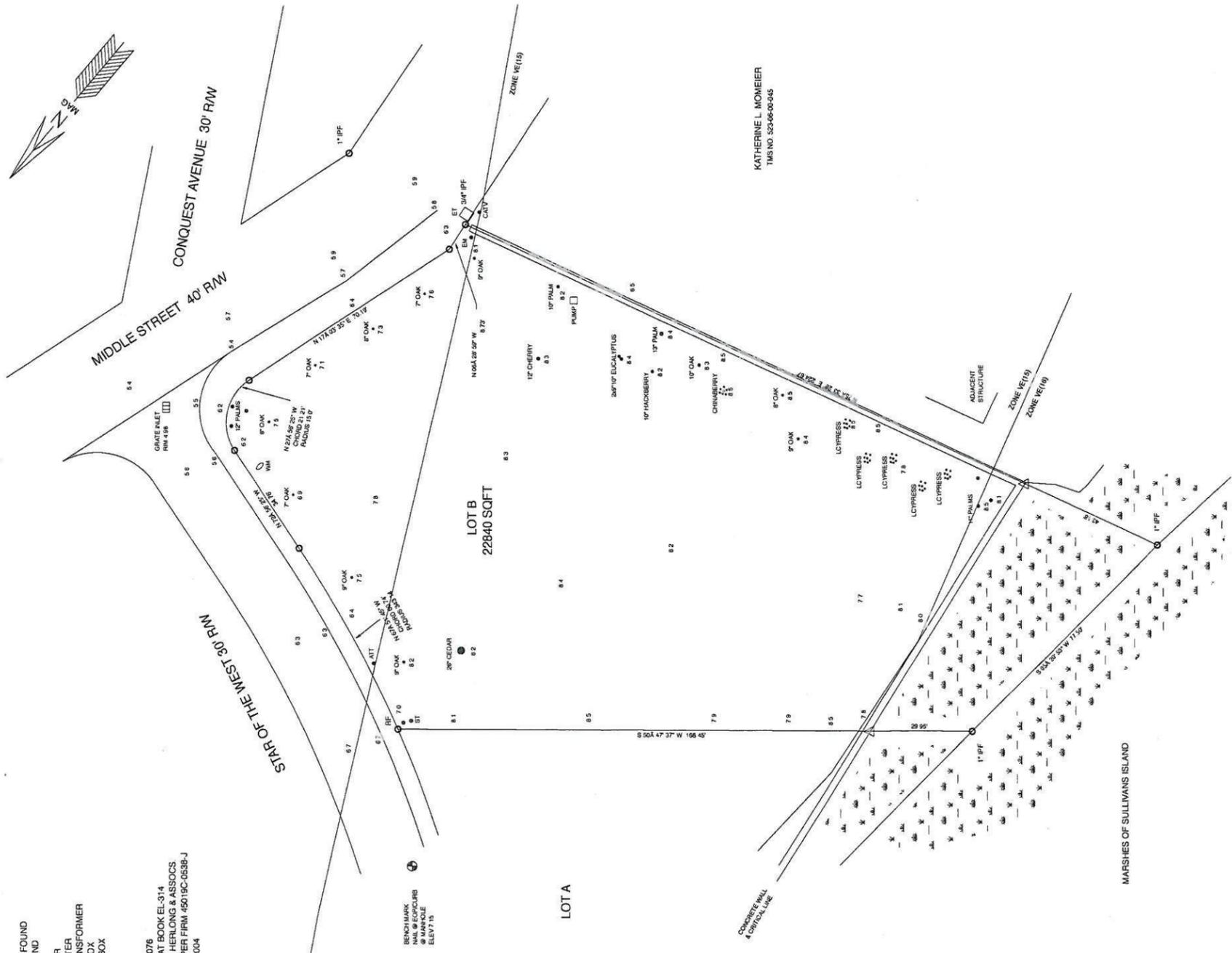
© DRAWING COPYRIGHT PROTECTED AND IS NOT A LEGAL COPY UNLESS SEALED WITH IMBEDDED IMPRESSION SEAL

LEGEND:

- IPF 1" OPEN IRON FOUND
- RF #5 REBAR FOUND
- ST SEWER TAP
- WM WATER METER
- EM ELECTRIC METER
- ET ELECTRIC TRANSFORMER
- CATV CABLE TV BOX
- ATT TELEPHONE BOX

NOTES:

- 1) TMS# 523-06-00-076
- 2) REFERENCE PLAT BOOK EL-314
- 3) REQUESTED BY HERLONG & ASSOC'S.
- 4) FLOOD ZONES PER FIRM #5019C-0638-J NOVEMBER 17, 2004



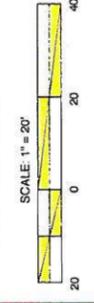
KATHERINE L. MOMEIER
TMS NO. 523-06-00-045

THIS SURVEY IS BASED ON THE REFERENCES SHOWN AND DOES NOT CONSTITUTE A TITLE SEARCH. THE BEARINGS SHOWN ARE MAGNETIC UNLESS STATED OTHERWISE AND ARE SUBJECT TO LOCAL ATTRACTION. ANYTHING OUTSIDE THE PRESCRIBED

JOHN E. WADE JR., RLS
 POST OFFICE BOX 686
 ISLE OF PALMS
 SOUTH CAROLINA
 29451
 (843) 886-6262
 FILE #017-13

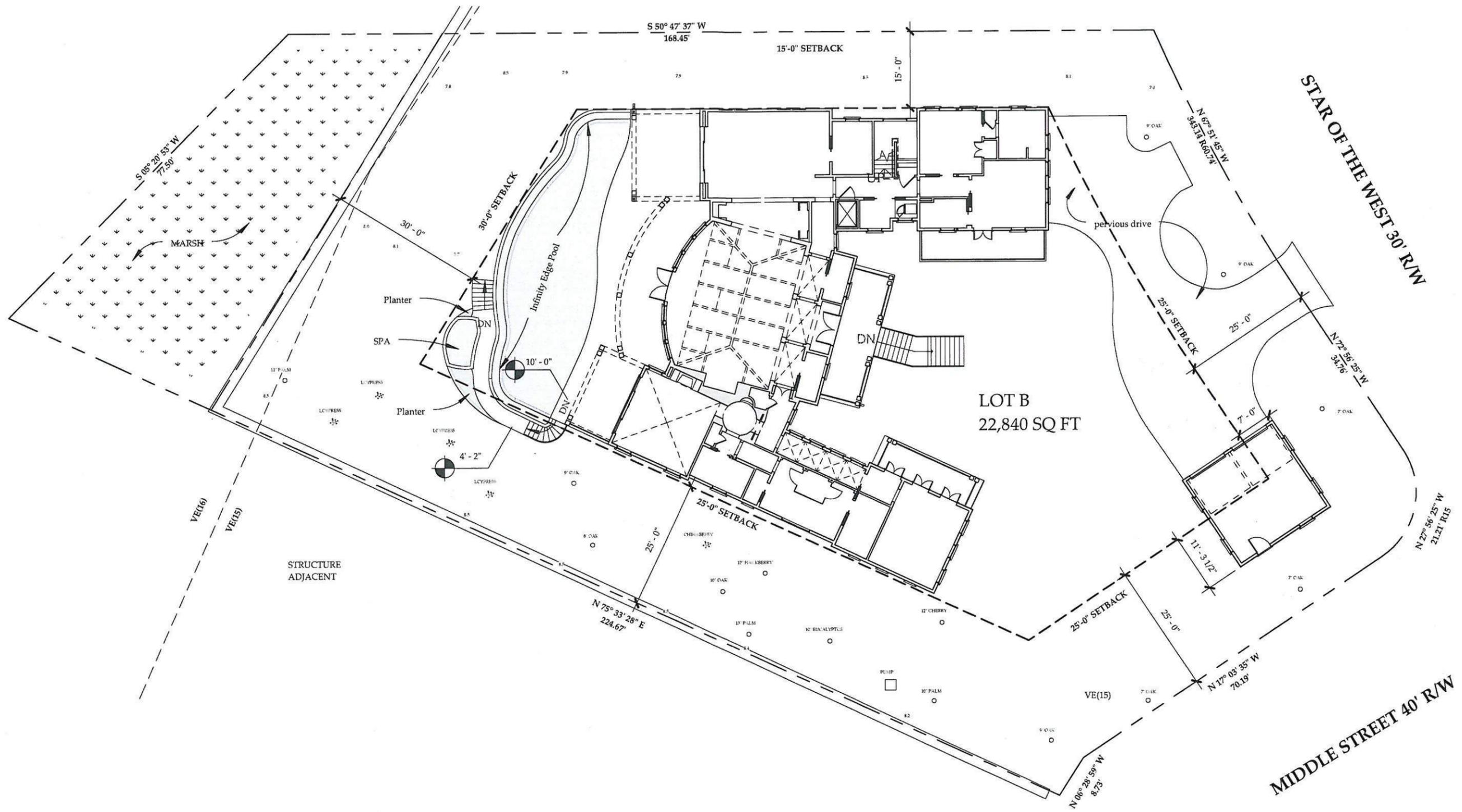
813 MIDDLE STREET
 AKA LOT B
 HAGERTY POINT
 LOCATED ON
 SULLIVANS ISLAND
 CHARLESTON COUNTY
 SOUTH CAROLINA

DATE FEBRUARY 12, 2013



"I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "M" SURVEY AS SPECIFIED THEREIN."

JOHN E. WADE JR., RLS
 SC. REG. NO. 15171



1 Site Plan
1" = 20'-0"

Greim Residence

813 Middle Street
Sullivan's Island SC

DRB - 01

Site Plan



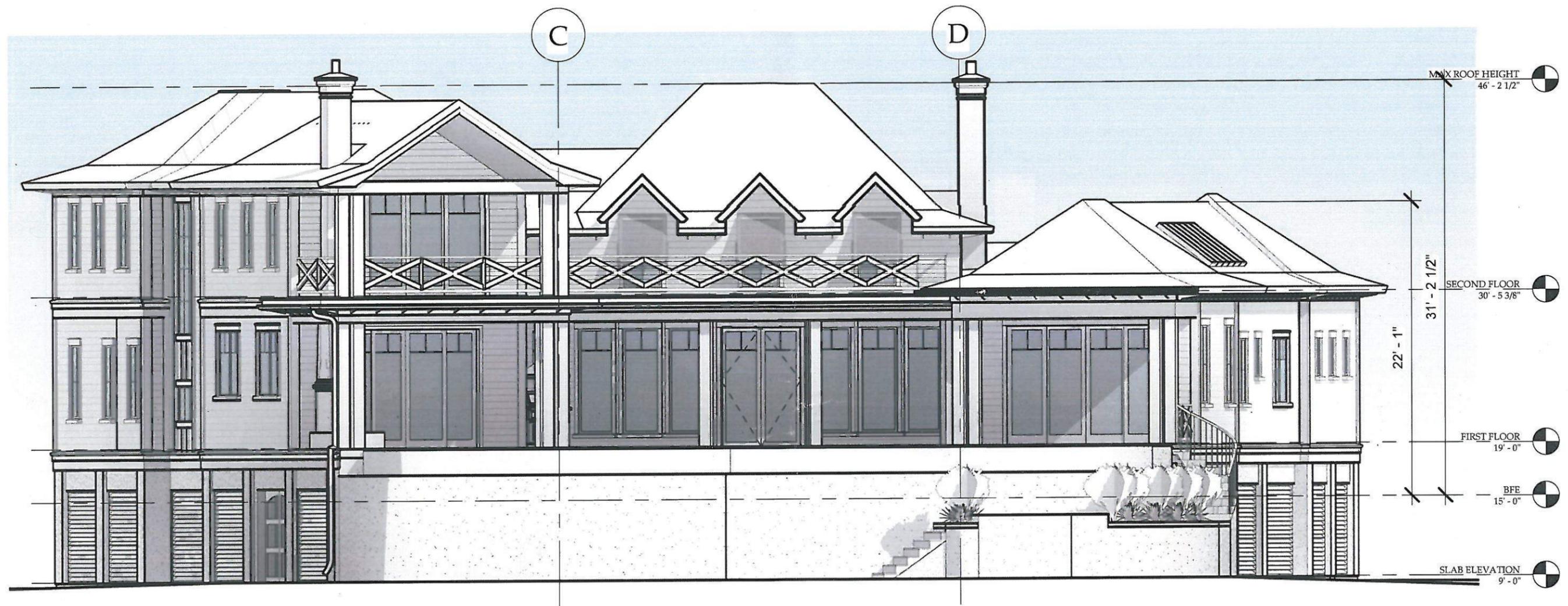
① South Elevation
1/8" = 1'-0"

Greim Residence

813 Middle Street
Sullivan's Island, SC

DRB - 05

Exterior Elevations



① West Elevation
1/8" = 1'-0"

Greim Residence

813 Middle Street
Sullivan's Island, SC

DRB - 06

Exterior Elevations



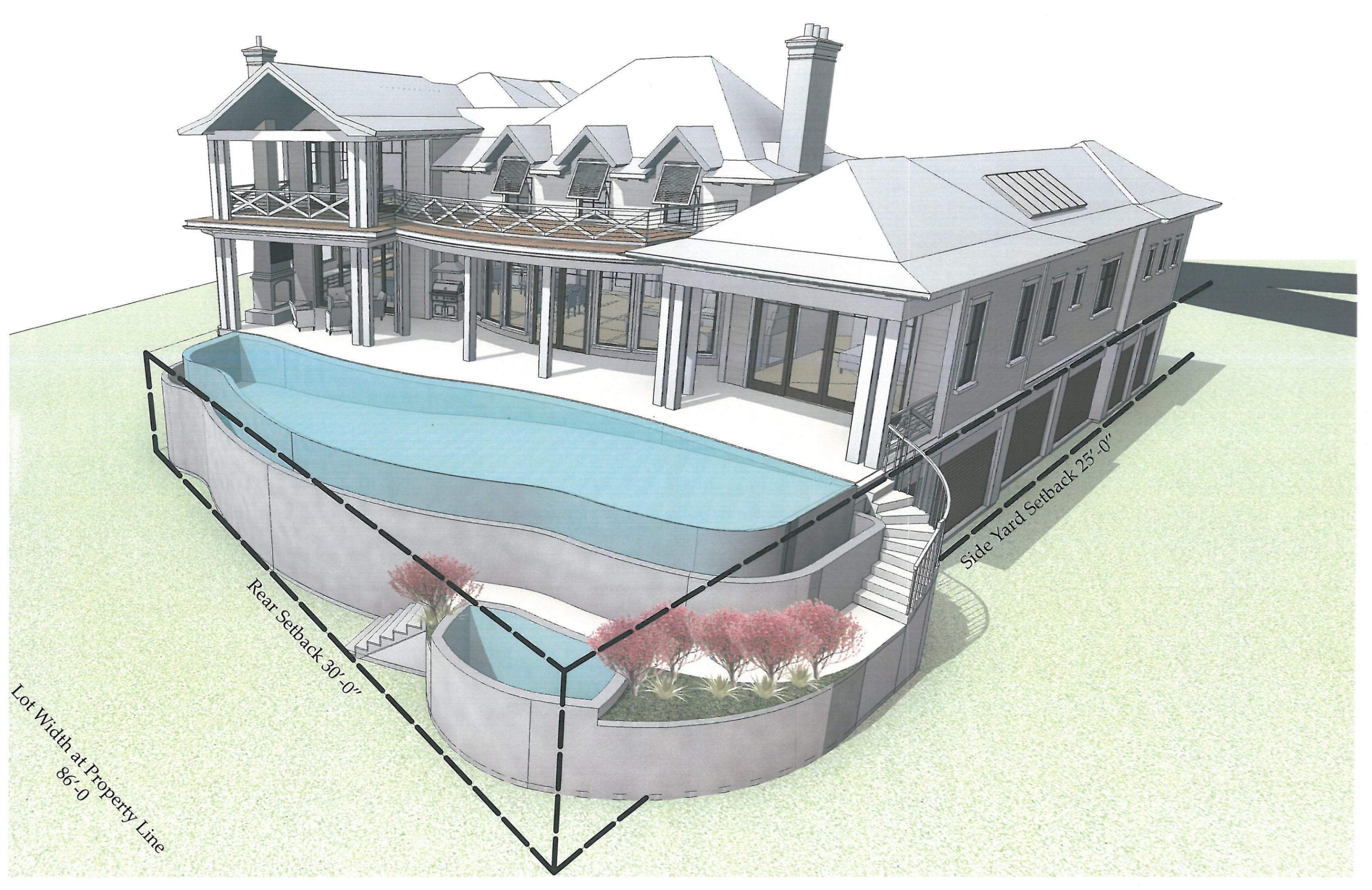
① North Elevation
 1/8" = 1'-0"

Greim Residence

813 Middle Street
 Sullivan's Island, SC

DRB - 07

Exterior Elevations



Side Yard Setback 25'-0"

Rear Setback 30'-0"

Lot Width at Property Line
86'-0"

CONCEPTUAL SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 2307 Atlantic Avenue
Submittal Date: March 21, 2014
Meeting Date: April 17, 2014

Requested Approval: Conceptual Preliminary Final

Conceptual Review: As soon as the Owner and/or Design Professional are able to identify design objectives, Conceptual plans should be submitted to the Design Review Board for review and comment. Please submit all items as requested. **Incomplete submittals will be returned to the applicant and the project will not be part of the meeting Agenda.**

The following items shall be included in the Conceptual Submittal:

- Application fee (*checks payable to Sullivan's Island Design Review Board*)
- Completed Application to Sullivan's Island Review Board form (**FORM A**)
- Completed Sullivan's Island DRB Request for Review form (**FORM B**)
- Completed Zoning Standards Compliance Worksheet (**FORM C**)
- Eleven (11) sets of Drawings, 11" x 17" size. Drawings to include:
 - A current As-Built Survey, Certified by a S.C. Registered Land Surveyor [1/16" = 1'-0" OR 1" = 20'-0" Required for all new construction and for work which expands or is outside of an existing building footprint; illustrating the following:
 - All applicable Flood Zone information
 - Setbacks, Property Lines and Easements
 - Spot elevations required to comply with Section 21-24
 - OCRM Critical Lines, if applicable
 - Trees
 - Existing Structures, if applicable
 - Site Plan [1/16" = 1'-0" OR 1" = 20'-0" scale], illustrating the following:
 - Existing Structures, if applicable
 - Proposed new structures
 - All applicable survey information
 - Floor Plans [1/8" = 1'-0" scale], with the following requirements:
 - Exterior Dimensions
 - Graphically depict the outlines of heated space, covered porches and open decks.
 - In the case of Renovations and/or Additions, the outlines of existing and new construction must also be shown.
 - Exterior Elevations [1/8" = 1'-0" scale], with the following requirements:
 - All exterior materials such as wood, stucco, roofing and / or masonry shall be graphically represented for intent.
 - Elevations must be rendered with shadows depicting roof and / or deck overhangs, changes in wall plane, or massing. Devoid of any graphically
 - Roof ridge heights and Finished Floor Elevation (FFE) and their relationship to FEMA Base Flood Elevation (BFE)
 - Optional:
 - 3-D perspective sketches and / or models are encouraged.
 - Any relevant photographs or documentation that might be descriptive.

**APPLICATION
TO SULLIVAN'S ISLAND DESIGN REVIEW BOARD**

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

(FORM A)

Project Address: 2307 Atlantic Avenue
 Submittal Date: March 21, 2014
 Meeting Date: April 17, 2014 Parcel I.D. (TMS#): 529.10.00.059

Requested Approval (check ONE) Conceptual Preliminary Final

Check one:

Submittal is *outside* the Historic District, not classified historic, and requests DRB relief.

Submittal is *within* the Historic District and is:
 _____ designated as Historic Resource
 _____ not designated as Historic Resource

Submittal is *outside* the Historic District and
 _____ designated as Historic Resource

Historic Survey #: _____

Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name Ian & Kerri Denrie Architect / Designer: Beau Clowney Design
 Address: _____ Contact #: 843.722.2040
 email: _____ email: jamesqbcdesign@bellsouth.net
 Contractor: TBD
 Contact #: _____ Contact #: _____
 email: _____ email: _____

Enter a Brief Description of the Project and Scope of Work to be Performed:

Demolition of existing house and construction of new single family residence.

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>JAMES D. QUARLES</u> Print Applicant's Name Applicant Signature	If Owner is not Applicant: I (We) hereby appoint the person named as Applicant as My (Our) agent to represent Me (Us) in this application.	Fee Received by _____ check # _____
	<u>Ian Denrie</u> Owner's Signature	

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 2307 Atlantic Avenue

Submittal Date: March 21, 2014

Meeting Date: April 17, 2014

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>22,589</u> sf
Lot Width:	<u>61.07'</u>
Lot Depth:	<u>62.10'</u>
Flood Zone / Base Flood Elevation:	<u>VE 17.0'</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>2,619</u> sf
Accessory Building Footprint:	<u>N/A</u> sf
Total Principal Bldg. Coverage Area:	<u>2,619</u> sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>2,619</u> sf
Covered Porches:	<u>804</u> sf
Open Decks / Steps:	<u>441</u> sf
Pool / Patio:	<u>483</u> sf
Drives / Walks:	_____ sf
Other Impervious Coverage	<u>2430</u> sf
Total Impervious Coverage	<u>10,777</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>2,420</u> sf
Second Floor	<u>2,193</u> sf
Third Floor	<u>N/A</u> sf
Accessory Building	<u>N/A</u> sf
Total Principal Building Square Footage:	<u>4,613</u> sf
(Principal Building plus Accessory Structure)	

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

* REQUIRED FOR ALL PROJECTS WITHIN HISTORIC DISTRICT AND / OR THOSE HOMES DESIGNATED HISTORIC OUTSIDE OF THE HISTORIC DISTRICT

Foundation:	<u>stucco on cmu block</u>	Roof:	<u>standing seam metal / slate</u>
Walls:	<u>stucco masonry / wood siding</u>	Windows:	<u>clad</u>
Trim:	<u>treated, painted</u>	Doors:	<u>mahogany</u>

Sec. 21-111 Standards of Neighborhood Compatibility

NOTE: Particular attention will be paid to the Standards of Neighborhood Compatibility. Please include a narrative addressing these standards or be prepared to address in depth at presentation. If including narrative, please use the following sheet.

(check all that apply) Narrative attached Will discuss at presentation Not Applicable

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 2307 Atlantic Avenue
 Submittal Date: March 21, 2014
 Meeting Date: April 17, 2014

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in Ft./ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet	✓	15% (3.75')			
	B	21-22 Additional Front Yard Setback	45° above 20'	✓	15%			
	C	21-22 Side Setback	Per lot; Enter Result: <u>15'</u> min.; <u>40'</u> comb.	✓	25%			
	D	21-22 Side Setback 2nd Floor Setback	2 feet		100%		100%	
	E	21-22 Rear Setback	<u>30'</u> 25' feet	✓	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>3388</u> sf	✓	20% <u>4066</u> sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>6777</u> sf	✓	20% <u>25%</u> <u>8471</u> sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4159</u> sf		25% <u>5199</u> sf	<u>454</u> sf.	11%	<u>4159</u> sf + <u>454</u> sf = <u>4613</u> sf
	I	21-28 Third Story	as per formula: Enter Result _____ sf	N/A	15% _____ sf			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result _____ sf	✓	100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result <u>30 ft.</u> sf	✓	100%			
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatibility			
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor		1 foot		100%	<u>3 FT</u> + <u>1 FT</u> = <u>4 FT</u>
	N	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance	✓	Adjust for Neighborhood Compatibility			

EL.8.6'

EL.8.6'

ATLANTIC AVENUE (40' RM)

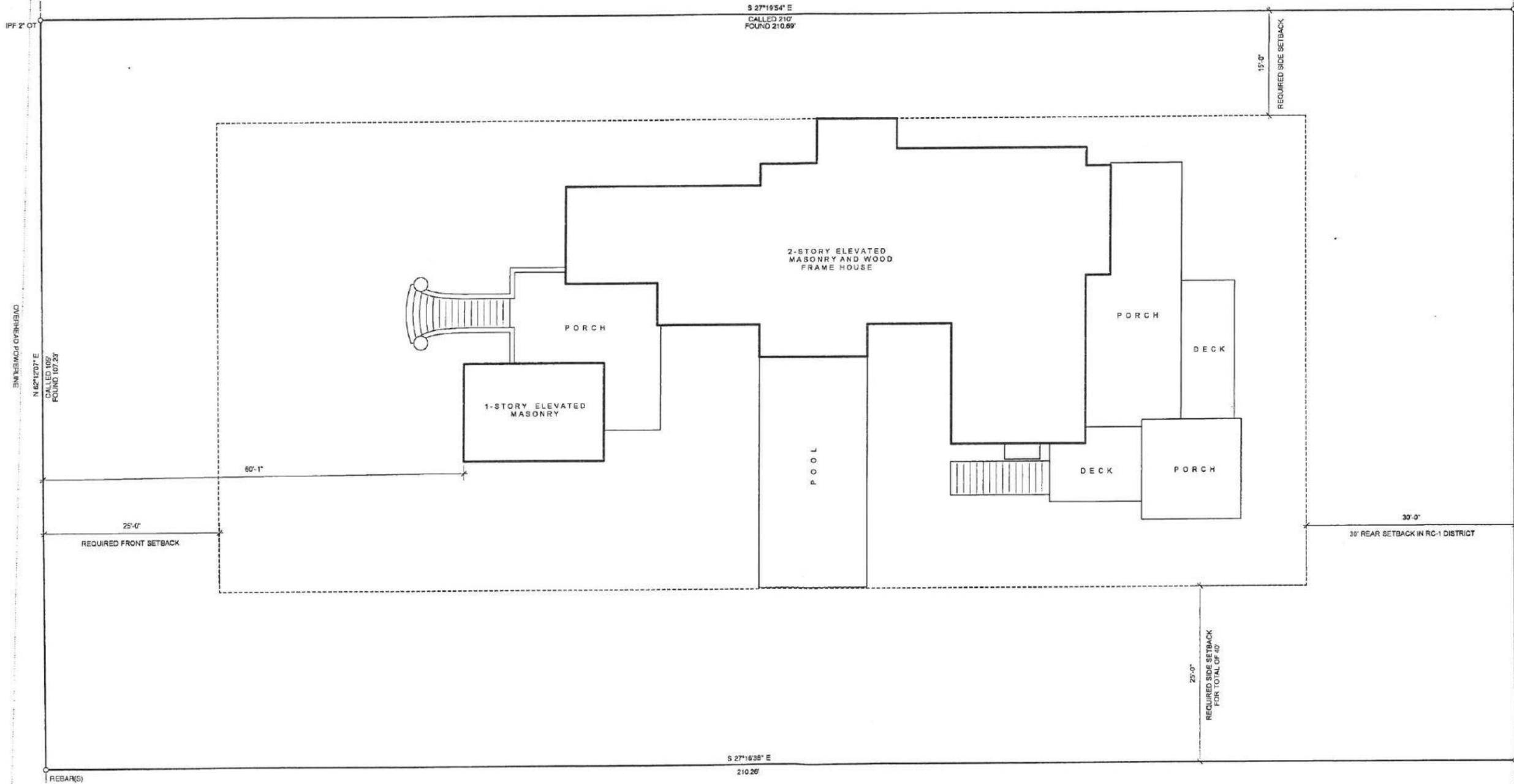
ADDRESS IS No. 2307

EL.8.4'

EL.8.4'

EL.0.7

EL.0.5'



LOT 24-A



SITE INFORMATION, INCLUDING SITE BOUNDARIES, SPOT ELEVATIONS, AND LOCATIONS OF NEIGHBORING HOUSES BASED ON A SURVEY PROVIDED BY ALEXANDER FEASBY DATED FEB. 14, 2014 (REVISION)

B E A U
C L O W N E Y
d e s i g n
8 4 3 . 7 2 2 . 2 0 4 0

DEVINE RESIDENCE
2307 ATLANTIC AVENUE
SULLIVAN'S ISLAND, SC
SITE PLAN
1/16" = 1'-0"
03. 21. 14

A 1.0

1. CERTIFY THAT THE MEASUREMENTS SHOWN HEREON ARE CORRECT AND THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS UNLESS SHOWN.

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

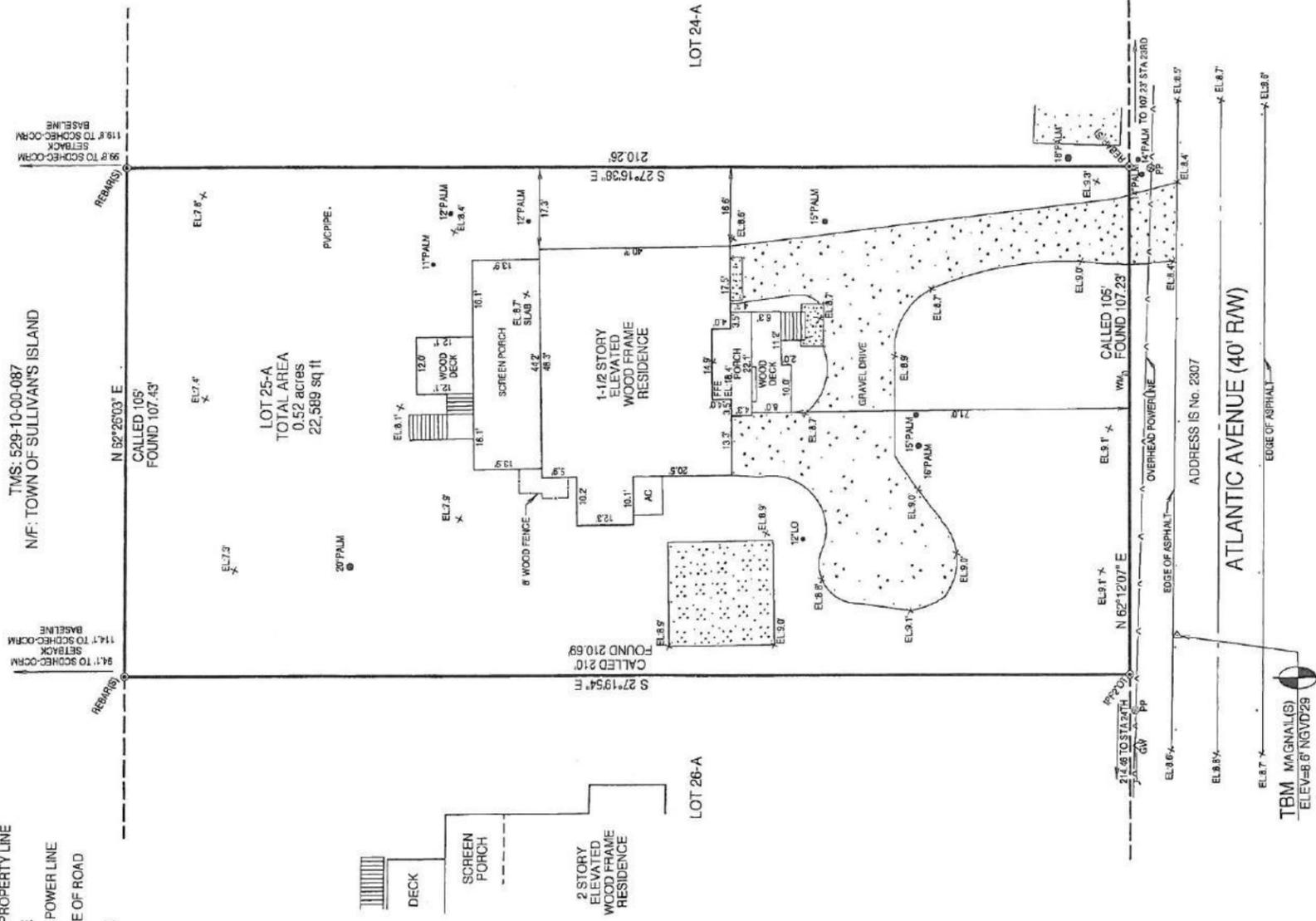
LEGEND:

1. ● IRFZ/OT - 2" OPEN TOP PIPE FOUND, O.L.D.
2. ● REBAR(S) - 5/8" REBAR SET, NEW.
3. ● WM - WATER METER.
4. ● PP - POWER POLE.
5. ● GW - GUY WIRE.
6. * EL9.0' - SPOT ELEVATION 9.0' M.S.L., NGVD29.
7. * EL9.0' - 12" LIVE OAK DIAMETER AT BRESTA HEIGHT.
8. * PALM 14" - 14" PALM DIAMETER AT BRESTA HEIGHT.

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE LINE
- OVERHEAD POWER LINE
- CENTERLINE OF ROAD
- CONCRETE
- GRAVEL
- ASPHALT

NOTES:

1. PROPERTY APPEARS IN FLOOD ZONE VE, EL 17' ON FIRM COMMUNITY-PANEL NUMBER 45019C0539J. MAP REVISED NOVEMBER 17, 2004.
2. MONUMENTS USED TO REFERENCE THIS SURVEY:
3050C
3065B
3. LOCAL EROSION RATE IS STABLE TO ACCRETIONAL.



PLAT



DATE: FEBRUARY 6, 2014
REV: FEBRUARY 14, 2014
REF: PLAT BK. "D", PG. 189

TMS: 529-10-00-059

OF LOT 25-A, MOULTRIEVILLE,
SULLIVAN'S ISLAND, CHARLESTON COUNTY,
PREPARED FOR IAN C. DEVINE.

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



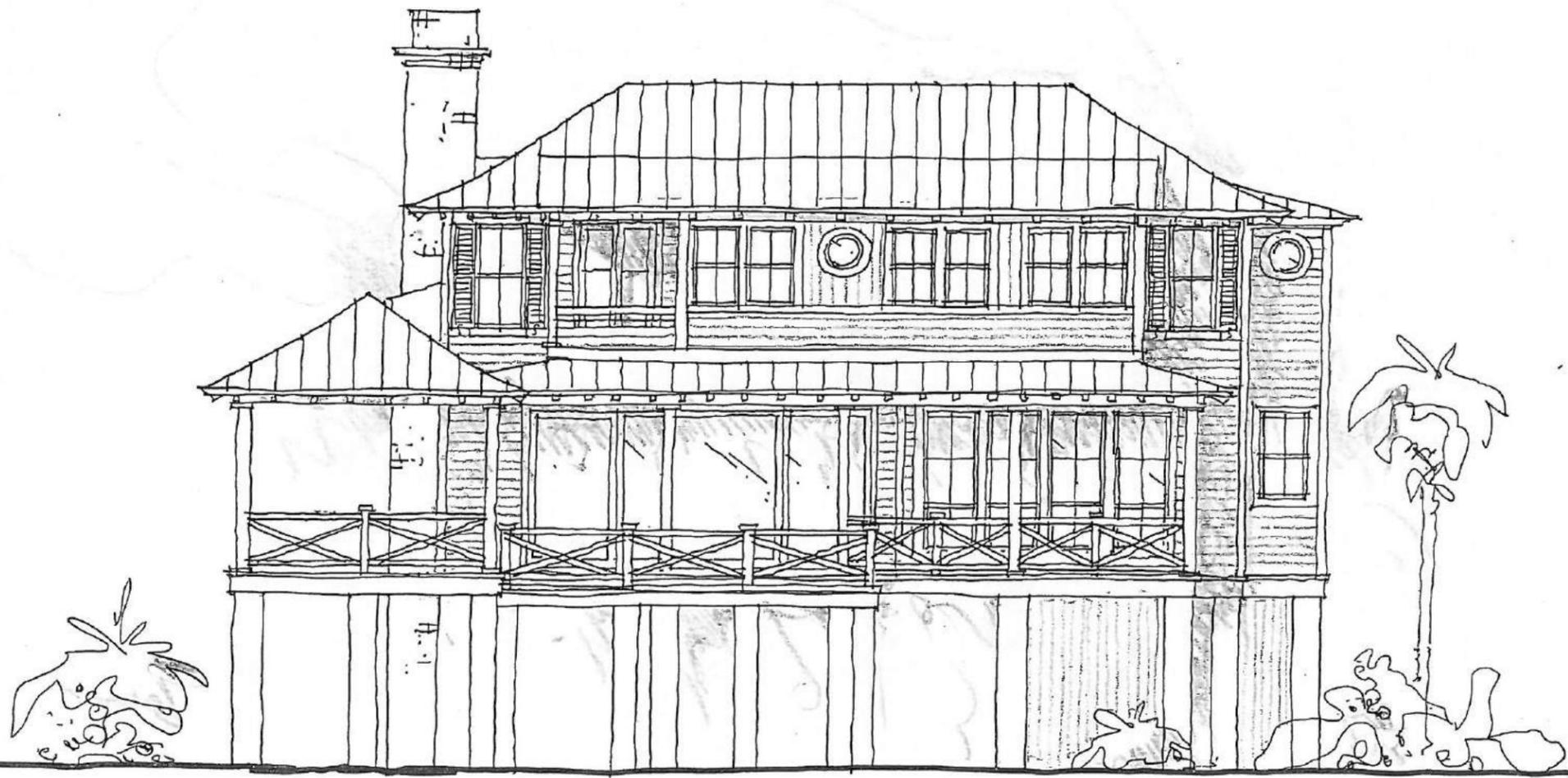
2307 Atlantic Ave.

$\frac{1}{8}'' = 1'-0''$



Garden Elevation.

a



Ocean Elevation.



Side Elevation.

REQUEST FOR CHANGE TO APPROVED DESIGN
Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

(FORM D)

Project Address: 2063 MIDDLE ST
Submittal Date: 3/21/14
Meeting Date: _____

Historic Resource: (check ONE) Yes No Within Historic District: (check ONE) Yes No

PROPOSED CHANGE: CHANGES TO PARKING & LANDSCAPE

REASON FOR CHANGE: JC DOT NOT ALLOWING PULL-IN PARKING STRAIGHT OFF MIDDLE ST

Nature of Work: (circle all that apply)
Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name: DONALD GODLEY Architect / Designer: REGGIE GIBSON
Contact #: 324-8189 Contact #: 722-9040
email: _____ email: 722-9040
Contractor: FILBERTON
Contact #: 883-3709
email: _____

Enter a Brief Description of the Project and Scope of Work to be Performed:
Remove front parking and add landscape elements per plan

TOWN ACTION:

Approved at staff level

Deferred to Design Review Board for Final Decision
All documentation as required for standard DRB application **must** be submitted to the Town prior to DRB deadline.

Building Official Signature _____ DRB Representative Signature _____



South Carolina
Department of Transportation

March 12, 2013

Mr. Giles Branch, PE – *via email transmission*
Earthsources Engineering

COPY

Re: Middle Street – Atlanticville Restaurant, Sullivan's Island, SC

Dear Mr. Branch:

This letter is to inform you that we reviewed the subject site's existing parking spaces at the request of the Town of Sullivan's Island. It is our understanding that the subject site is being renovated and there are some safety concerns with the existing parking spaces. All pertinent personnel at SCDOT have reviewed the subject project and agree that the existing parking spaces are not safe. Chapter 5E of the SCDOT Access & Roadside Management Standards (ARMS) Manual states that;

Facilities and accommodations for parking on the State Highway System's right-of-way shall be permitted only when installed by local governments who maintain the responsibility for enforcing parking regulations within their jurisdiction. At no time shall any on-street parking be allowed on the right-of-way that is not in accordance with Section 56-5-2550 of the Code of Laws of South Carolina (1976 as amended). Only parallel parking is permitted on the State Highway System's right-of-way, unless the Department specifically permits otherwise. Parking other than parallel parking increases the accident potential due to vehicles backing into the roadway while under the restraint of limited sight distances created by vehicles in adjacent spaces. Standard angle and reverse angle parking, therefore, shall be permitted only on minor streets where there is sufficient width to allow maneuvering without interfering with the free movement of traffic. At no time shall 90° parking be permitted. Internal parking of a development or improvement will not be allowed to extend onto the State Highway System's rights-of-way.

Should the proposed project change and/or additional work is required to be done in the ROW, please submit a full Encroachment Permit package within our Electronic Permit Processing System http://www.scdot.org/doing/permits_Encroachment.aspx, completed in property owner's name, along with construction drawings and all other applicable items to SCDOT for review and approval.

Please note this document will *expire one year from date of issuance* and a copy of this letter must be provided with any future permit submittal package. Thank you for your cooperation and if you have any questions concerning this issue, please feel free to contact us at (843)740-1655.

Sincerely,

Kirk R. Richards, P.E.

Assistant District Maintenance Engineer
SCDOT – District 6
(843) 740-1667

File/Charleston Maintenance

Charleston Maintenance
2401 Maintenance Way
North Charleston, South Carolina 29406



Phone: (843) 740-1655
Fax: (843) 740-1548

AN EQUAL OPPORTUNITY
AFFIRMATIVE ACTION EMPLOYER

residential purposes.

- B.** A Home Occupation shall be permitted in the RS-Single Family Residential District and any residential use permitted in the CC-Community Commercial District provided that such Home Occupation:
- (1) Is conducted only by those persons meeting the definition of Family residing on the premises;
 - (2) Is conducted within the Principal Building;
 - (3) Utilizes not more than twenty-five percent (25%) of the total floor area of the Principal Building;
 - (4) Produces no alteration of the character or exterior appearance of the Principal Building or Lot Area;
 - (5) Has no display of products shall be visible from the exterior of the Principal Building;
 - (6) Creates no disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, traffic hazard, unhealthy or unsightly condition;
 - (7) Will not discharge or dispose of hazardous chemical wastes into the wastewater or stormwater systems;
 - (8) Does not exchange merchandise of any kind on the premises;
 - (9) Does not involve on-premise activities that are associated with personal service occupations such as a barbers, hairdressers, manicurists, massage therapists or similar activities;
 - (10) Does not provide or require any additional parking spaces; and,
 - (11) Does not result in the storage or parking of business vehicles visibly advertising the home occupation.

C. Permit required.

A home occupation permit issued by the Zoning Administrator is required for all home occupations.

Sec. 21-142. Recreation facilities.

A. Permitted accessory recreational uses.

- (1) Swimming pool and attendant facilities.
- (2) Basketball, tennis or other type of play court.
- (3) Decks and patios.

B. Restrictions.

- (1) All accessory recreational uses and structures shall be located a minimum of twenty (20) feet to the rear of the Principal Building's front façade.
- (2) All accessory recreational uses and structures shall meet the same Setbacks required of the Principal Building.
- (3) Pools elevated more than six inches above grade are not permitted unless developed as an integral part of a Principal Building.
- (4) Elevated decks shall only be permitted if constructed as an integral part of the Principal Building.
- (5) Mesh fencing around recreational courts shall be permitted to exceed the height standards of the fence regulations but shall be substantially transparent.
- (6) No accessory recreational use or structure shall be lit for night play.

Sec. 21-143. Parking and outdoor storage.

A. Intent.

Parking is an accessory use to both residential and business land uses. This section sets forth the standards for parking and storage of personal vehicles, customer vehicles, commercial vehicles, non-operative vehicles, and recreational vehicles.

B. Definitions.

- (1) **Outdoor Storage:** The keeping within an unroofed and unenclosed area any goods, materials, merchandise or vehicles in the same place for more than thirty (30) days.

- (2) Parking: The placement of a vehicle or equipment at a location for thirty (30) or fewer days.
- (3) Parking Lot: Any area used for the express purposes of parking automotive vehicles, but not including a single family dwelling's parking area incidental to the principal use.

C. Parking requirements in the RS-Residential District, and Residential parcels within the CCOD 1 and CCOD 2 Districts. (3/20/12)

- (1) Parking lots are not permitted in the RS-District or residential portions of CCOD 1 and 2 Districts. (3/20/12)
- (2) To the extent possible, parking areas should be twenty (20) feet to the rear of the Principal Building's front façade.
- (3) In the residential portion of CCOD 1 and 2 districts, designated off-street parking area of at least 324 sq. ft. shall be required. Such area may be left in a pervious state. (3/20/12)
- (4) Outdoor Storage of vehicles and equipment:
 - (a) Storage of personal recreation vehicles, cars, boats, campers, and trailers shall be permitted in the RS-District and residentially zoned lots within the CCOD 1 and CCOD 2 Districts; (3/20/12)
 - (b) Storage shall be limited to a total of six hundred (600) square feet;
 - (c) Storage areas shall be located a minimum of twenty (20) feet to the rear of the Principal Building's front façade;
 - (d) Recreation vehicles may be parked anywhere on residential premises for a period not to exceed seven (7) days during loading and unloading. After seven (7) days they must be parked to the rear of the front façade;
 - (e) All setbacks shall be met as required by the zoning district;
 - (f) Neither vehicles nor equipment shall be used for living, sleeping or housekeeping purposes when parked or stored on a residential lot.

D. Parking requirements on Split zoned lots within the CC-Community Commercial District and on commercial lots within the CCOD 1 and CCOD 2 Districts. (3/20/12)

- (1) Areas suitable for parking automobiles in on-street and off-street locations shall be required in the CC-Community Commercial District. A parking plan shall be required
 - (a) At the time of the initial construction of any Principal Building;
 - (b) When a structural alteration or other change in a Principal Building produces an increase in floor area; or
 - (c) If there is a change in use that increases the demand for parking.
- (2) A parking plan shall be submitted to the Design Review Board for approval and required parking shall be within the CC-Community Commercial District or area otherwise designated by Town Council. The plan must:
 - (a) Demonstrate how parking demand shall be accommodated;
 - (b) Provide information as to how the existing lot will accommodate the proposed use,
 - (c) Provide information as to plans to utilize on-street parking, valet parking or shared parking between businesses that may have different operating hours;
 - (d) Identify available on-street parking area;
 - (e) Provide a scaled drawing or layout of all parking areas showing the location, size, and arrangement of the individual parking spaces, loading spaces, and landscaped areas; and,
 - (f) Be prepared by a professional who shall be knowledgeable about commercial parking demand.
- (3) Parking design requirements:
 - (a) Direct access provided from parking lot to a public street;
 - (b) Parking space: 18 feet x 9 feet; on-street parallel parking space a minimum of twenty (20) feet in length;

DRAWINGS AND DETAILS ARE THE PROPERTY OF THE ARCHITECT AND WHEN THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT, DRAWINGS SHALL NOT BE USED BY THE PROJECT OWNER OR ANYONE ELSE FOR ANY OTHER PROJECT. PROPERTY OF GIBSON GLEES ARCHITECTS, L.L.C. COPYRIGHT 2013

GIBSON GLEES ARCHITECTS
 128 WANDERHOLE ST.
 CHARLESTON, SC 29405
 843.737.2646 F 843.737.1415
 WWW.GTCAARCHITECTS.COM

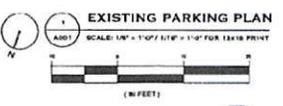
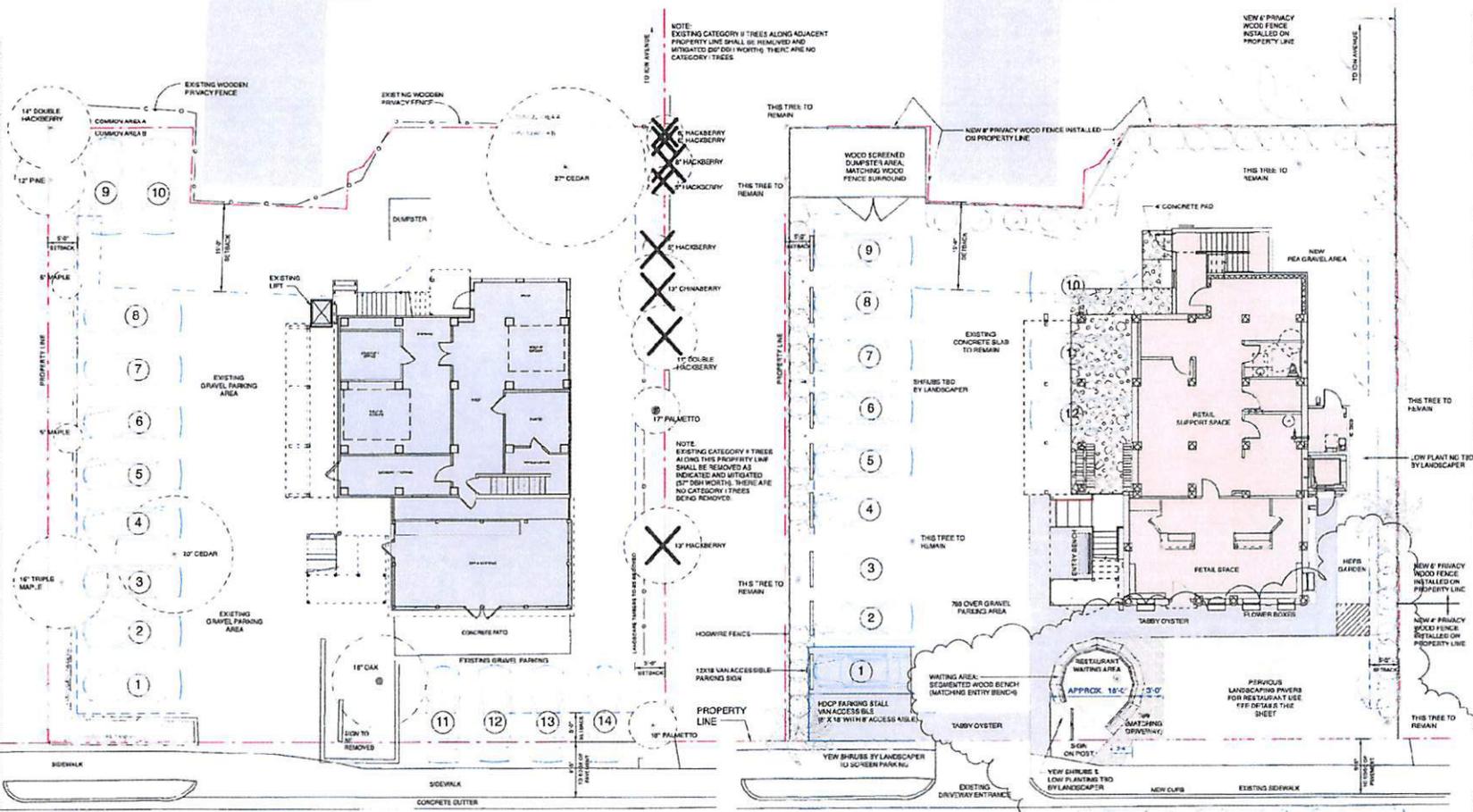
OLIVE BRANCH
 2063 MIDDLE STREET
 SULLIVAN'S ISLAND, SC

REVISION	ISSUE DATE
DESCRIPTION	27 FEB 2013
PROJECT SET	
PERMIT SET	01 APR 2013
CONSTRUCTION SET	13 MAY 2013

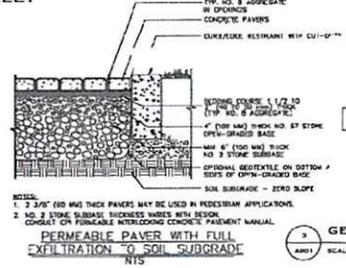
DRAWN BY: AC

PROPOSED SITE PLAN
 (REV 03-21-14)

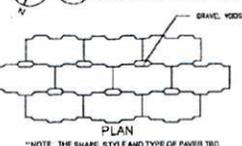
A001



MIDDLE STREET (60' R/W)



PROPOSED PARKING PLAN



GENERAL PERVIOUS PAVEMENT DETAILS
 SCALE: NO SCALE

MIDDLE STREET (60' R/W)

PROPOSED: 15 SPACES

EXISTING PARKING SPACES: 14, NO HDCP (INCLUDES 4 ILLEGAL / OVI/VIOLATING PROP LINE)
 NEW PARKING: 3 (PARALLEL ON STREET PARKING SPACES)
 TOTAL PARKING = 15 SPACES (1 HDCP)
 ALL PARKING SPACES SHOWN AT 8' X 18' EXCEPT HDCP SPACE

FINAL SUBMITTAL CHECKLIST
Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 1401 Middle St
Submittal Date: 3/22/14
Meeting Date: 4/17/14

Requested Approval: Conceptual Preliminary Final

Final Review: All Applicants are strongly encouraged to submit for Conceptual Review prior to submitting for Final Review. Only the simplest of requests is likely to pass final review without having first received Conceptual Approval. Please submit all items as requested. **Incomplete submittals will be returned to the applicant and the project will not be part of the meeting Agenda.**

The following items shall be included in the Final Submittal:

- Application fee (checks payable to Sullivan's Island Design Review Board)
- Completed Application to Sullivan's Island Review Board form (FORM A)
- Completed Sullivan's Island DRB Request for Review form (FORM B)
- Completed Zoning Standards Compliance Worksheet (FORM C)
- Eleven (11) sets of Drawings, 11" x 17" size. Drawings to include:
 - A current As-Built Survey, Certified by a S.C. Registered Land Surveyor [1/16" = 1'-0" OR 1" = 20'-0" Required for all new construction and for work which expands or is outside of an existing building footprint, illustrating the following:
 - All applicable Flood Zone information
 - Setbacks, Property Lines, and Easements
 - Spot elevations required to comply with Section 21-24
 - OCRM Critical Lines, if applicable
 - Trees
 - Location of HVAC/ Equipment stands and electrical meter
 - Driveways, guest parking, garage back-up areas
 - Site Plan [1/16" = 1'-0" OR 1" = 20'-0" scale], illustrating the following:
 - Existing Structures, if applicable
 - Proposed new structures
 - All applicable survey information
 - Floor Plans [1/8" = 1'-0" scale], with the following requirements:
 - Exterior dimensions for exterior walls and porches
 - Graphically depict the outlines of heated space, covered porches and open decks.
 - In the case of Renovations and/or Additions, the outlines of existing and new construction must also be shown.
 - Exterior Elevations [1/8" = 1'-0" scale], with the following requirements:
 - All exterior materials such as wood, stucco, roofing and / or masonry shall be graphically represented for intent.
 - Elevations must be rendered with shadows depicting roof and / or deck overhangs, changes in wall plane, or massing. Devoid of any graphically
 - Roof ridge heights and Finished Floor Elevation (FFE) and their relationship to FEMA Base Flood Elevation (BFE)
 - Additional front yard setback shown on both side elevations for clarity.
 - Optional:
 - 3-D perspective sketches and / or models are encouraged.
 - Any relevant photographs or documentation that might be descriptive.

**APPLICATION
TO SULLIVAN'S ISLAND DESIGN REVIEW BOARD**
1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198
(FORM A)

Project Address: 1401 MIDDLE STREET
 Submittal Date: _____
 Meeting Date: _____ Parcel I.D. (TMS#): _____

Requested Approval (check ONE) Conceptual Preliminary Final

Check one:

Submittal is **outside** the Historic District, not classified historic, and requests DRB relief.

Submittal is **within** the Historic District and is:
 _____ designated as Historic Resource
 _____ not designated as Historic Resource

Submittal is **outside** the Historic District and
 _____ designated as Historic Resource

Historic Survey #: _____ Historic Survey #: _____

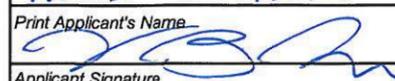
Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name VINCE GRAHAM Architect / Designer: _____
 Address: Mailing 414 WILKINSON ST. Contact #: _____
MT. PLEASANT 29464 email: _____
 email: Vince@iomgroup.com Contractor: _____
 Contact #: 843.971.1662 Contact #: _____
 email: _____

Enter a Brief Description of the Project and Scope of Work to be Performed:

Install 18' x 18' pool w/ 3' wide brick surround.
Construct 2 garden shed outbuildings. Each w/ a
8' x 8' footprint. 15' tall.

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>VINCE GRAHAM</u> Print Applicant's Name  Applicant Signature	If Owner is not Applicant: I (We) hereby appoint the person named as Applicant as My (Our) agent to represent Me (Us) in this application.	Fee Received by _____
	Owner's Signature	check #

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 1401 Middle St.

Submittal Date: 3-21-14

Meeting Date: _____

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>14,150</u> sf
Lot Width:	<u>63' avg</u>
Lot Depth:	<u>225' avg.</u>
Flood Zone / Base Flood Elevation:	_____

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>3341</u> sf
Accessory Building Footprint:	<u>576+128 = 704</u> sf
<i>Proposed pool = 576 2 sheds = 128</i>	
Total Principal Bldg. Coverage Area:	<u>4,045</u> sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>3341</u> sf
Covered Porches:	_____ sf
Open Decks / Steps:	_____ sf
Pool / Patio:	<u>576</u> sf
Drives / Walks:	_____ sf
Other Impervious Coverage	<u>128</u> sf
Total Impervious Coverage	<u>4,045</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>2568</u> sf
Second Floor	<u>901</u> sf
Third Floor	<u>373</u> sf
Accessory Building	<u>128</u> sf
Total Principal Building Square Footage:	<u>3970</u> sf
(Principal Building plus Accessory Structure)	

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

* REQUIRED FOR ALL PROJECTS WITHIN HISTORIC DISTRICT AND / OR THOSE HOMES DESIGNATED HISTORIC OUTSIDE OF THE HISTORIC DISTRICT

Foundation:	<u>Concrete</u>	Roof:	<u>Copper</u>
Walls:	<u>Wood</u>	Windows:	<u>Wood</u>
Trim:	<u>Wood</u>	Doors:	<u>Wood</u>

Sec. 21-111 Standards of Neighborhood Compatibility

NOTE: Particular attention will be paid to the Standards of Neighborhood Compatibility. Please include a narrative addressing these standards or be prepared to address in depth at presentation. If including narrative, please use the following sheet.

(check all that apply) Narrative attached Will discuss at presentation Not Applicable

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 1401 MIDDLE STREET

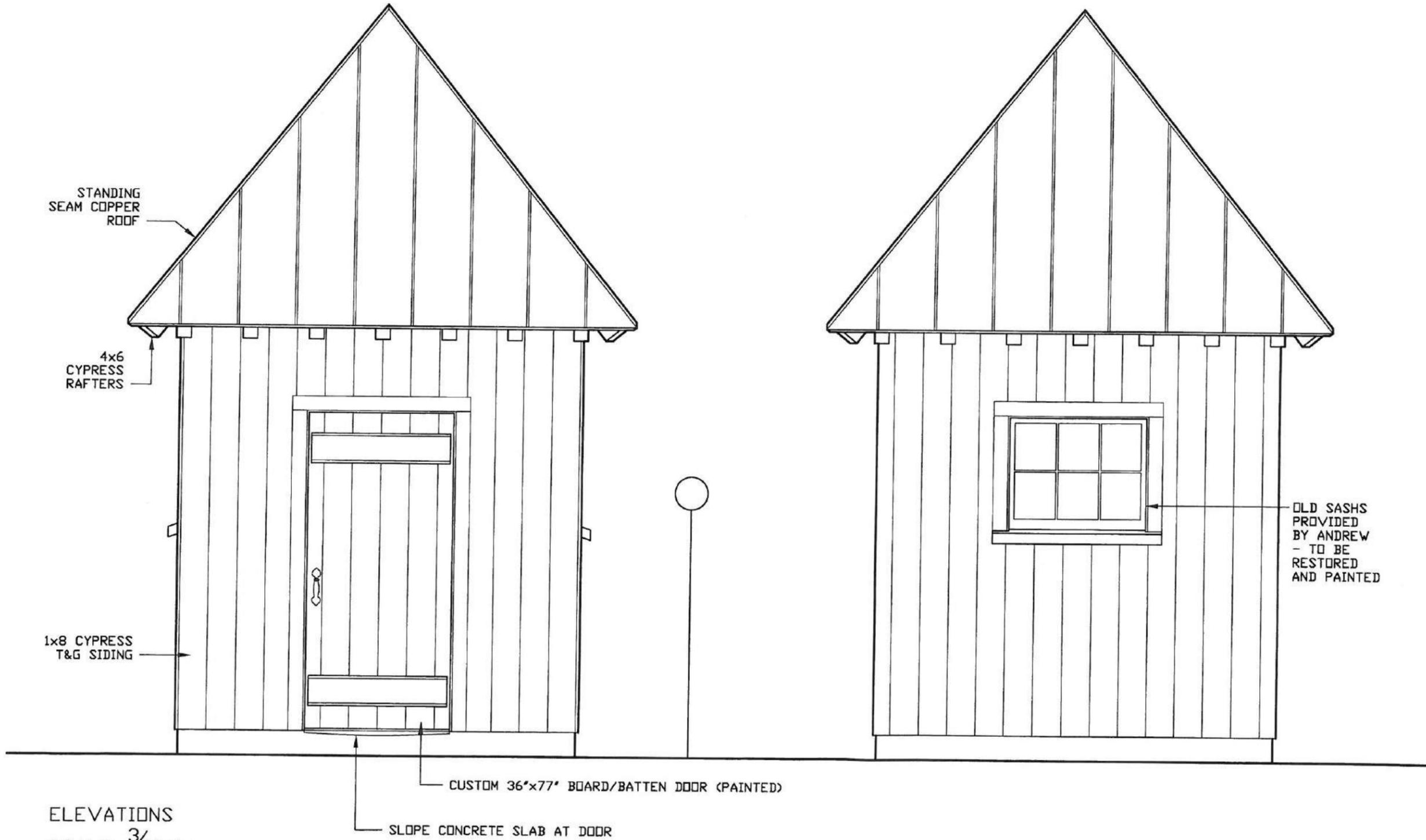
Submittal Date: 3-21-14

Meeting Date: 4-17-14

	Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in Ft./Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback		15% (3.75')			
	B	21-22 Additional Front Yard Setback		15%			
	C	21-22 Side Setback		Per lot; Enter Result: ____ min.; ____ comb.	N/A	25%	
	D	21-22 Side Setback 2nd Floor Setback		2 feet		100%	
	E	21-22 Rear Setback		25 feet		None	
LOT COVERAGE	F	21-25 Principal Building Coverage	✓	as per formula: Enter Result <u>3341</u> sf		20%	
	G	21-26 Impervious Coverage	✓	as per formula: Enter Result <u>3970</u> sf		20%	
	H	21-27 Principal Building Square Footage		as per formula: Enter Result _____ sf		25%	
	I	21-28 Third Story		as per formula: Enter Result _____ sf		15%	
DESIGN STANDARDS	J	21-29 Principal Building Front Façade		as per formula: Enter Result _____ sf		100%	
	K	21-29 Principal Building Side Façade		as per formula: Enter Result _____ sf		100%	
	L	21-30 Building Orientation		Towards ocean, excluding marsh and ocean lots		Adjust for Neighborhood Compatibility	
	M	21-30 Bldg. Foundation Height		3 feet above Base Flood Elev. To Finished First Floor		1 foot	
	N	21-32 Foundation Enclosure		Check Ordinance		Adjust for Neighborhood Compatibility	
	O	21-34 Site Lighting		Check Ordinance		Adjust for Neighborhood Compatibility	

GARDEN SHEDS FOR MUGDOCK CASTLE

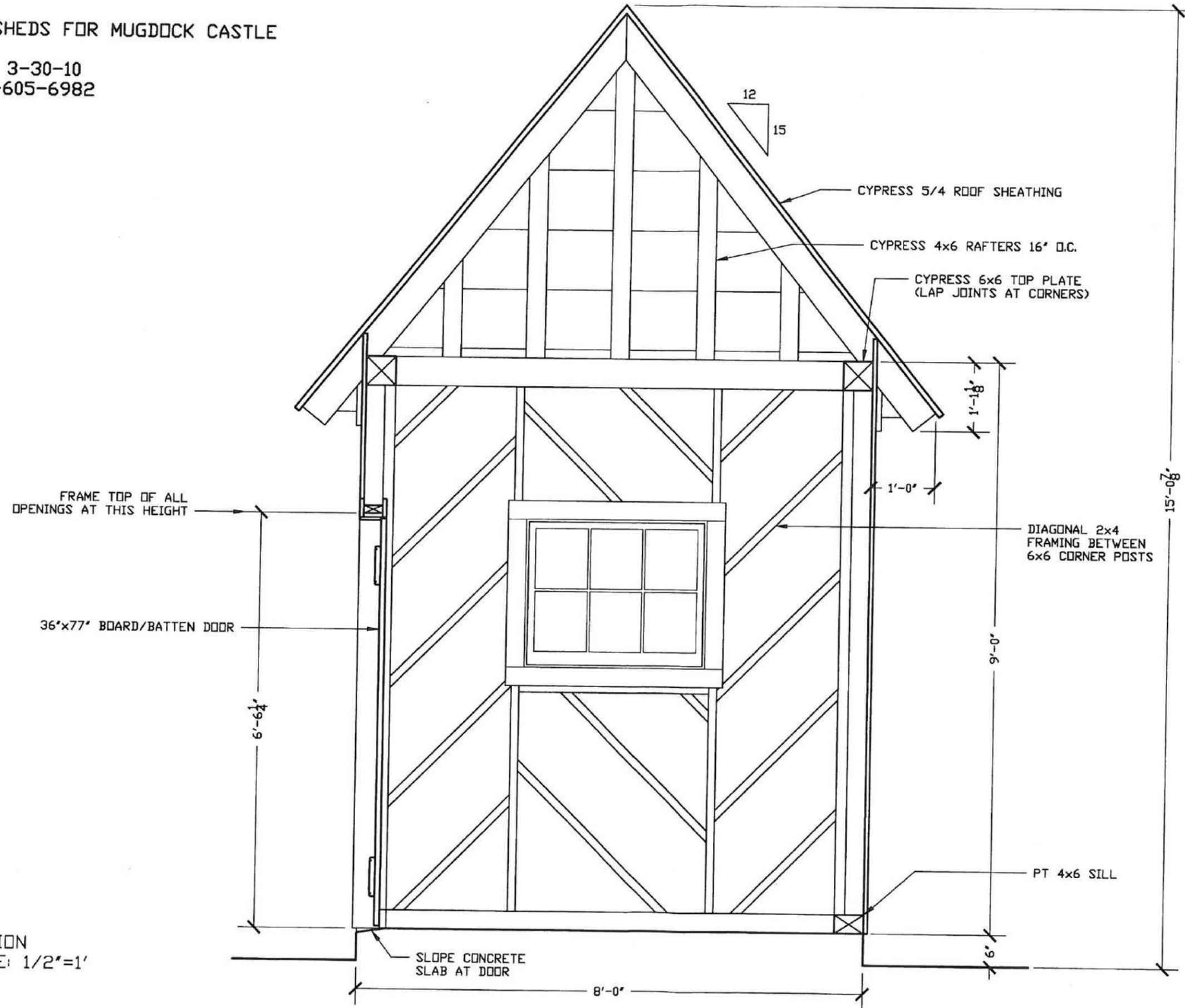
A. GOULD 3-30-10
TEL: 215-605-6982



ELEVATIONS
SCALE: 3/8"=1'

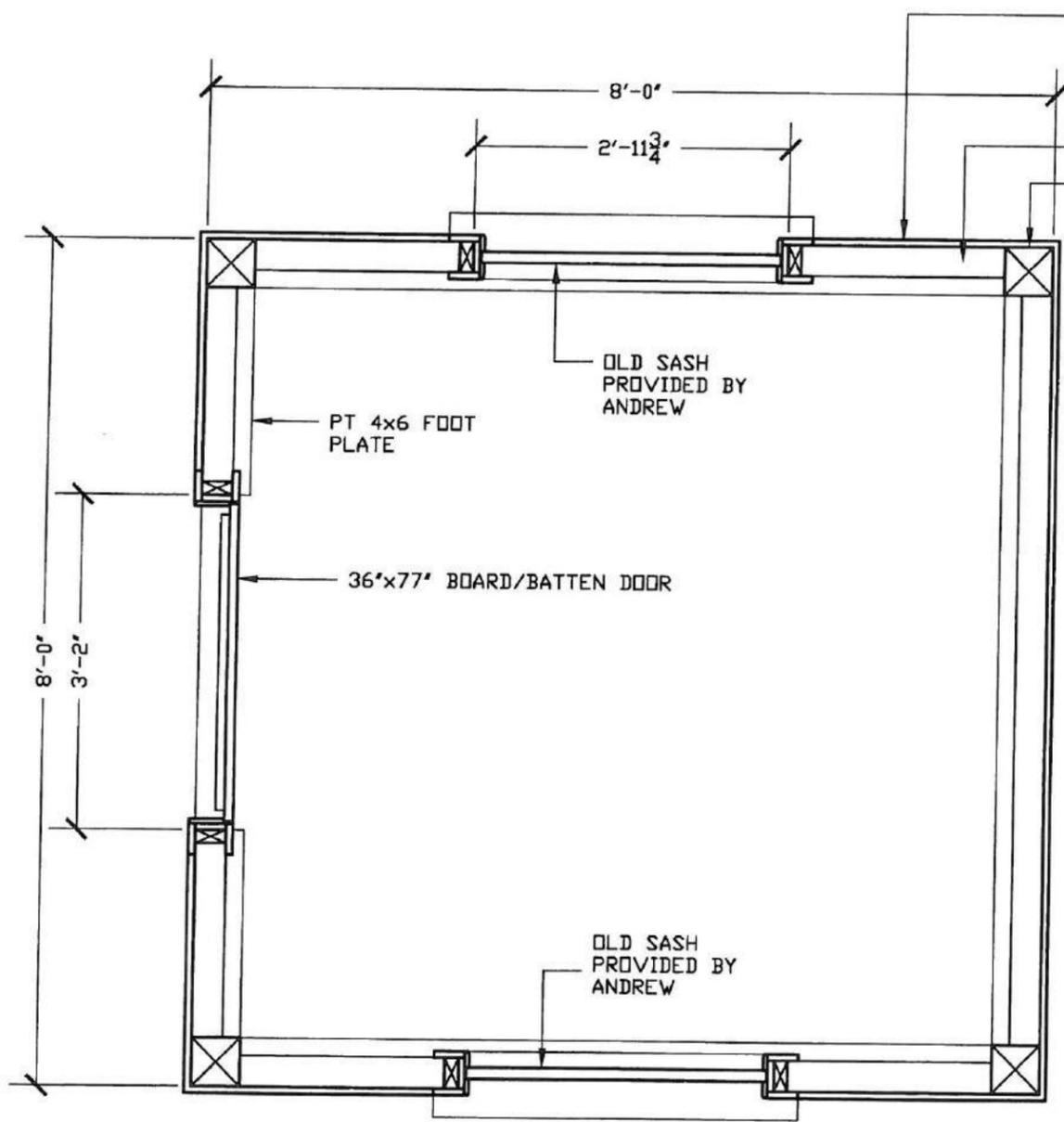
GARDEN SHEDS FOR MUGDOCK CASTLE

A. GOULD 3-30-10
TEL: 215-605-6982

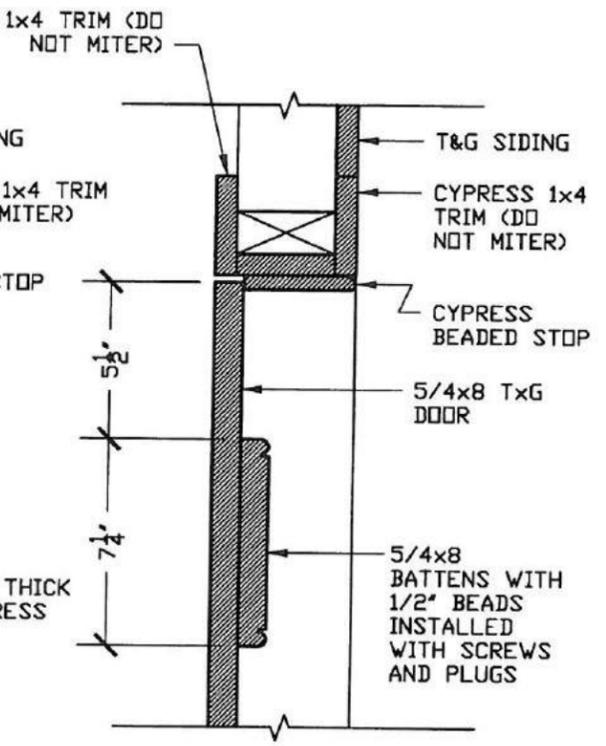
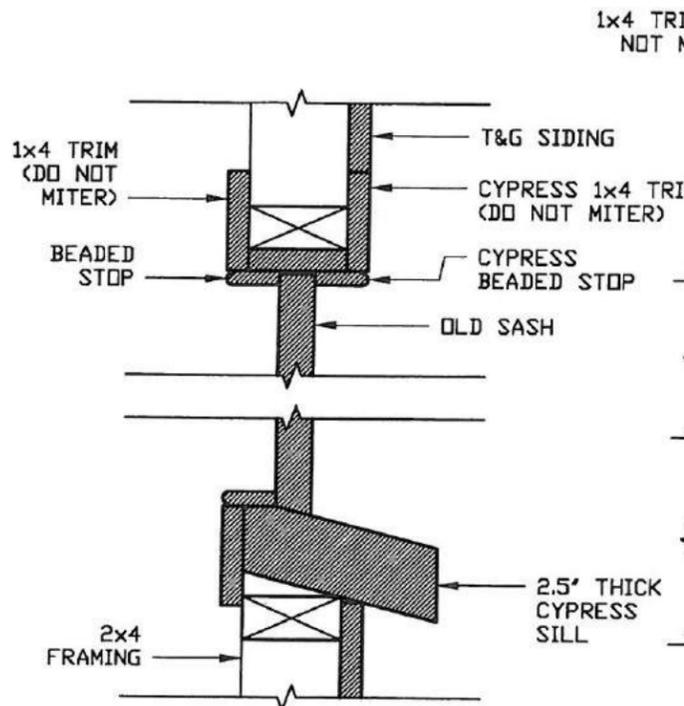


GARDEN SHEDS FOR MUGDOCK CASTLE

A. GOULD 3-30-10
 TEL: 215-605-6982



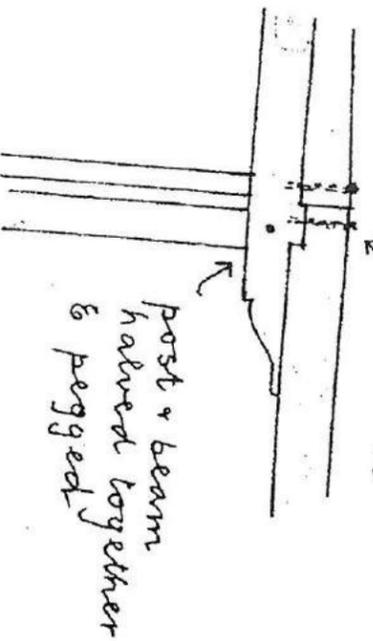
VERTICAL CYPRESS 1x8 T&G
 DIAGONAL 2x4 FRAMING
 CYPRESS 6x6 POSTS



PLAN
 SCALE: 1/2"=1'

WOOD DETAILS BETWEEN GARDEN BEDS

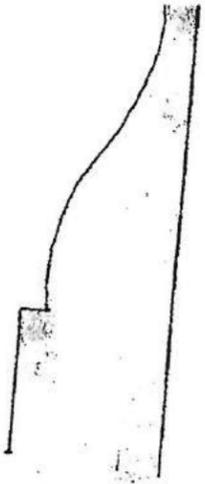
runners notched over top of post & beam & pegged



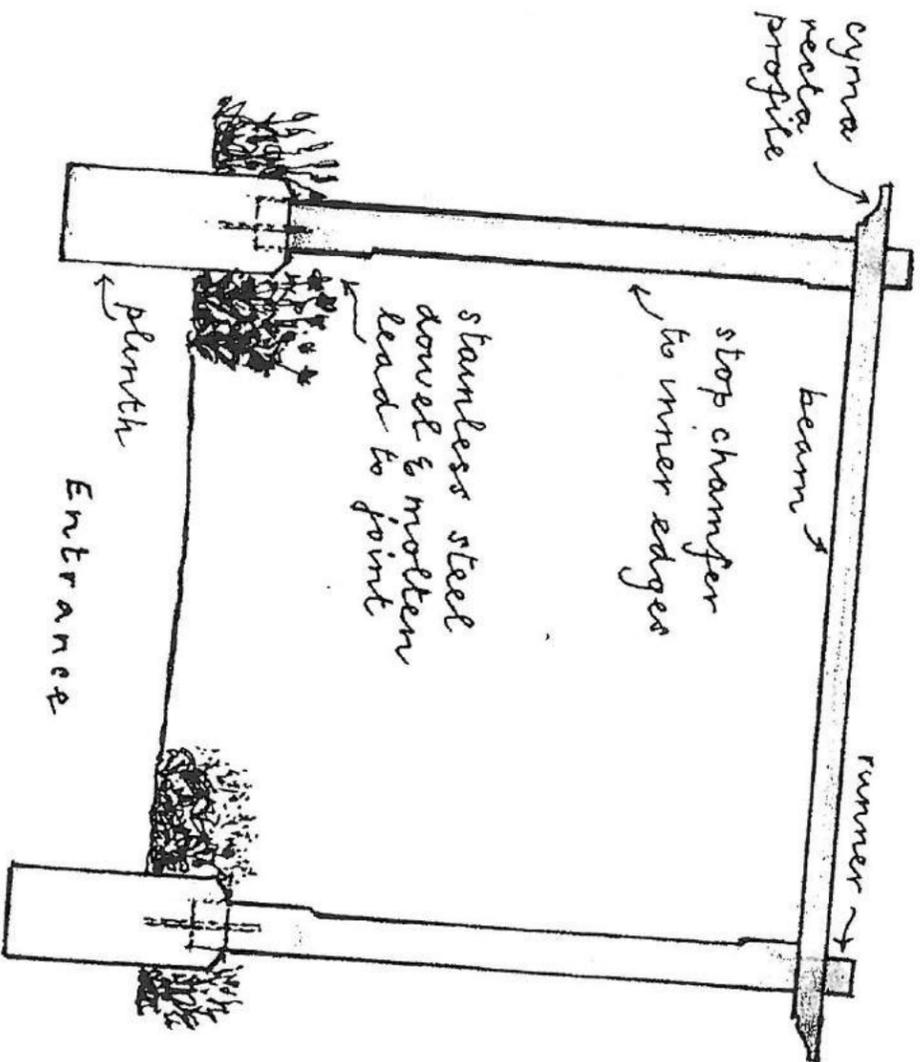
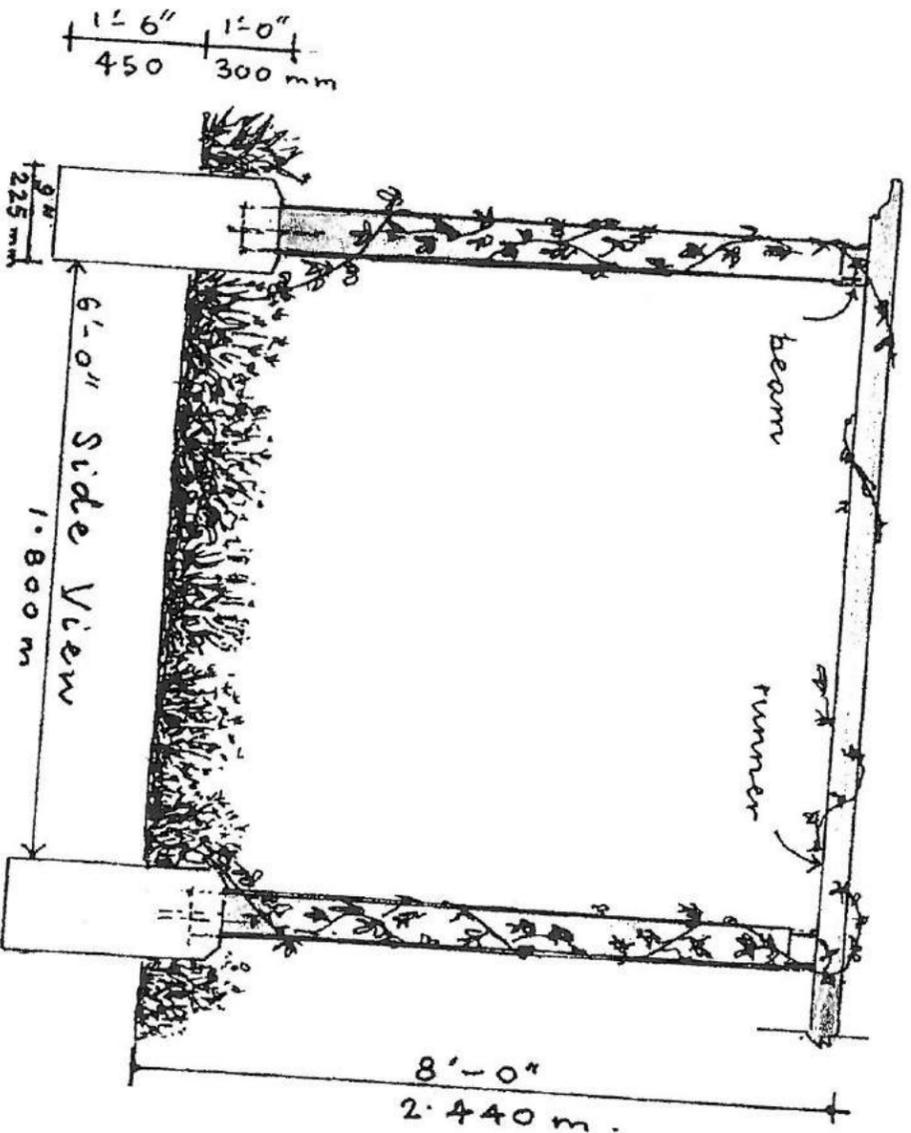
Detail of top of octagon posts



Detail of shape of octagon posts - all to point to centre; shaped from 5" x 5" [125 x 125 mm]



detail of synca recta profile for ends of eaves & runners



**APPLICATION
TO SULLIVAN'S ISLAND DESIGN REVIEW BOARD**

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

(FORM A)

Project Address: 2830 Middle St.
 Submittal Date: Mar. 21, 2014
 Meeting Date: _____ Parcel I.D. (TMS#): 5290700071

Requested Approval (check ONE) Conceptual Preliminary Final

Check one:

Submittal is *outside* the Historic District, not classified historic, and requests DRB relief.

Submittal is *within* the Historic District and is:
 _____ designated as Historic Resource
 _____ not designated as Historic Resource

Submittal is *outside* the Historic District and
X designated as Historic Resource

Historic Survey #: _____ Historic Survey #: _____

Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name: Sallye K Pritchard Architect / Designer: Heather Wilson
 Address: 948 Pitt St Contact #: 843.8142031
Det P SC email: heather@heatherawilsonarchitect.com
 email: _____ Contractor: _____
 Contact #: 224.5781 Contact #: _____
 email: _____

Enter a Brief Description of the Project and Scope of Work to be Performed:

This is a very conceptual application in order open dialogue with the DRB. The Pritchard would like to build a home at the rear of this property without impacting the historic cottage at the front.

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>Heather Wilson</u> Print Applicant's Name Applicant Signature	If Owner is not Applicant: I (We) hereby appoint the person named as Applicant as My (Our) agent to represent Me (Us) in this application.	Fee Received by _____ check # _____
	<u>[Signature]</u> Owner's Signature	

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 2830 Middle

Submittal Date March 21, 2014

Meeting Date: _____

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>22,005</u> sf
Lot Width:	<u>105</u>
Lot Depth:	<u>209</u>
Flood Zone / Base Flood Elevation:	<u>AE14</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>1935</u> sf
Accessory Building Footprint:	<u>1184</u> sf
<u>office above garage</u>	<u>180</u>
Total Principal Bldg. Coverage Area:	<u>3299</u> sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>3,059</u> sf
Covered Porches:	<u>1,255</u> sf
Open Decks / Steps:	<u>80</u> sf
Pool / Patio:	<u>700</u> sf
Drives / Walks:	<u>drv.</u> sf
Other Impervious Coverage	<u>400</u> sf
Total Impervious Coverage	<u>5,514</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>1,935</u> sf
Second Floor	<u>800</u> sf
Third Floor	<u>—</u> sf
Accessory Building	<u>1184</u> sf
Total Principal Building Square Footage:	<u>3,919</u> sf
(Principal Building plus Accessory Structure)	

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

* REQUIRED FOR ALL PROJECTS WITHIN HISTORIC DISTRICT AND / OR THOSE HOMES DESIGNATED HISTORIC OUTSIDE OF THE HISTORIC DISTRICT

Foundation:	<u>pters w/ stucco</u>	Roof:	<u>5v metal</u>
Walls:	<u>wood lap siding</u>	Windows:	<u>clad wood - Anderson</u>
Trim:	<u>wood</u>	Doors:	<u>wood</u>

Sec. 21-111 Standards of Neighborhood Compatibility

NOTE: Particular attention will be paid to the Standards of Neighborhood Compatibility. Please include a narrative addressing these standards or be prepared to address in depth at presentation. If including narrative, please use the following sheet.

(check all that apply) Narrative attached Will discuss at presentation Not Applicable

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address:

2830 Middle St

Submittal Date:

March 21, 2014

Meeting Date:

		Zoning Ordinance Reference Section	Zoning Standard	✓ If meets standard	DRB's Max Authority for Relief	Applicant's Request for Relief in Ft/ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet	✓	15% (3.75')			
	B	21-22 Additional Front Yard Setback	45° above 20'	✓	15%			
	C	21-22 Side Setback	Per lot; Enter Result: <u>15</u> min.; <u>40</u> comb.	✓	25%			
	D	21-22 Side Setback 2nd Floor Setback	2 feet	✓	100%			
	E	21-22 Rear Setback	25 feet	✓	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>3300</u> sf	✓	20%			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>6601</u> sf	✓	20%			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4100</u> sf	✓	25%			
	I	21-28 Third Story	as per formula: Enter Result <u>0</u> sf	✓	15%			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result <u>NA</u> sf	✓	100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result <u> </u> sf	✓	100%			
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatibility			
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor		1 foot	<u>1 ft.</u>		
	N	21-32 Foundation Enclosure	Check Ordinance		Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance		Adjust for Neighborhood Compatibility			



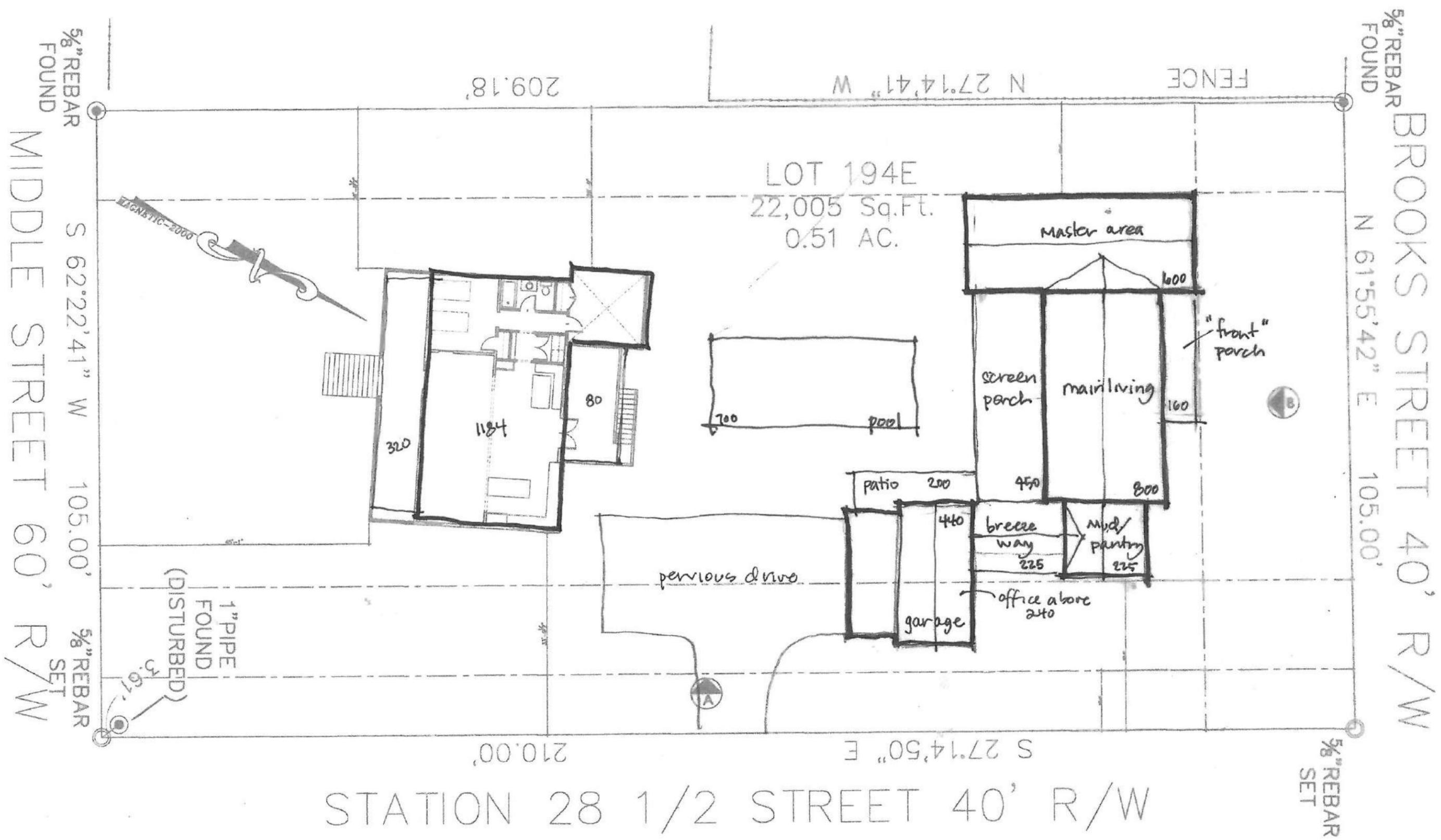
Heather A. Wilson
 774 Pitt Street
 Myrtle Beach, South Carolina 29513
 P. 843.814.2001
 hawilson@me.com

PRITCHARD RESIDENCE

PROPERTY: PITCHARD RESIDENCE
 2800 VEHICLE STREET
 SULLYVANS ISLAND, SC 29988

DATE: 03/21/14
 DATE REVIEW: MARCH 21, 2014
 SCALE: 1/16" = 1'-0"

sl
 SURVEYING
 existing survey





heather s. wilson
 724 pin street
 mt pleasant, south carolina 29417
 c. 803.814.2031
 hswilson@heather.com

PRITCHARD RESIDENCE

PROJECT TITLE AND ADDRESS
 2830 MIDDLE STREET
 SULLYVILLE ISLAND, SC 29462

DATE
 DATE REVIEW
 DATE
 MARCH 21, 2014

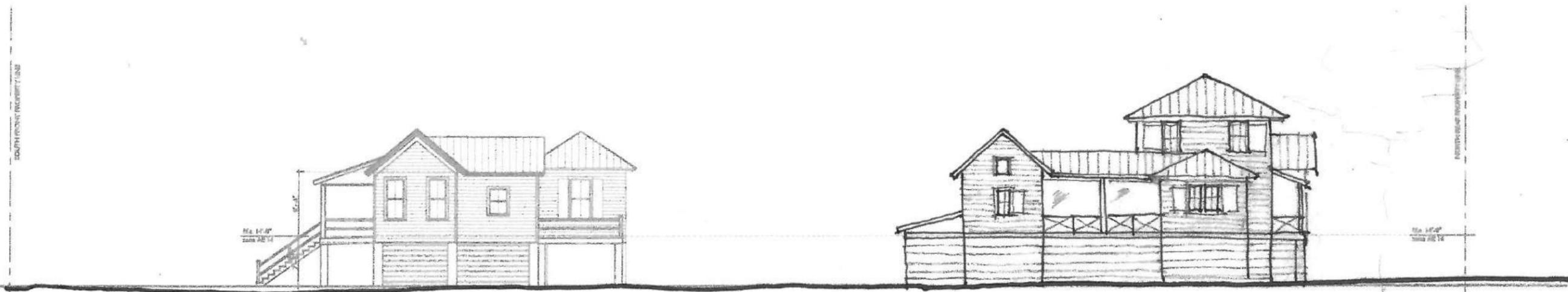
SCALE
 1/8" = 1'-0"

A2.1

ARCHITECT
 elevations



PROPOSED - ELEVATION B



PROPOSED - ELEVATION A

CONCEPTUAL SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 322 STA. 19 SISC
Submittal Date: 3/21/14
Meeting Date: 4/17/14

Requested Approval:	<input checked="" type="checkbox"/> Conceptual	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Final
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Conceptual Review: As soon as the Owner and/or Design Professional are able to identify design objectives, Conceptual plans should be submitted to the Design Review Board for review and comment. Please submit all items as requested. **Incomplete submittals will be returned to the applicant and the project will not be part of the meeting Agenda.**

The following items shall be included in the Conceptual Submittal:

- Application fee (*checks payable to Sullivan's Island Design Review Board*)
- Completed Application to Sullivan's Island Review Board form (**FORM A**)
- Completed Sullivan's Island DRB Request for Review form (**FORM B**)
- Completed Zoning Standards Compliance Worksheet (**FORM C**)
- Eleven (11) sets of Drawings, 11" x 17" size. Drawings to include:
 - A current As-Built Survey, Certified by a S.C. Registered Land Surveyor [1/16" = 1'-0" OR 1" = 20'-0" Required for all new construction and for work which expands or is outside of an existing building footprint; illustrating the following:
 - All applicable Flood Zone information
 - Setbacks, Property Lines and Easements
 - Spot elevations required to comply with Section 21-24
 - OCRM Critical Lines, if applicable
 - Trees
 - Existing Structures, if applicable
 - Site Plan [1/16" = 1'-0" OR 1" = 20'-0" scale], illustrating the following:
 - Existing Structures, if applicable
 - Proposed new structures
 - All applicable survey information
 - Floor Plans [1/8" = 1'-0" scale], with the following requirements:
 - Exterior Dimensions
 - Graphically depict the outlines of heated space, covered porches and open decks.
 - In the case of Renovations and/or Additions, the outlines of existing and new construction must also be shown.
 - Exterior Elevations [1/8" = 1'-0" scale], with the following requirements:
 - All exterior materials such as wood, stucco, roofing and / or masonry shall be graphically represented for intent.
 - Elevations must be rendered with shadows depicting roof and / or deck overhangs, changes in wall plane, or massing. Devoid of any graphically
 - Roof ridge heights and Finished Floor Elevation (FFE) and their relationship to FEMA Base Flood Elevation (BFE)
 - Optional:
 - 3-D perspective sketches and / or models are encouraged.
 - Any relevant photographs or documentation that might be descriptive.

PRELIMINARY SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: _____

Submittal Date: _____

Meeting Date: _____

Requested Approval:

Conceptual

Preliminary

Final

Preliminary Review:

Preliminary Reviews are required only at the request of the DRB after completion of a Conceptual Review. In addition to the formal requirements below, you may be asked to submit specific information or documentation by the DRB. Please submit all items as requested. **Incomplete submittals will be returned to the applicant and the project will not be part of the meeting**

The following items shall be included in the Preliminary Submittal:

Application fee (*checks payable to Sullivan's Island Design Review Board*)

Completed Application to Sullivan's Island Review Board form (**FORM A**)

Completed Sullivan's Island DRB Request for Review form (**FORM B**)

Completed Zoning Standards Compliance Worksheet (**FORM C**)

Eleven (11) sets of Drawings, 11" x 17" size. Drawings to include:

- A current As-Built Survey, Certified by a S.C. Registered Land Surveyor[1/16"= 1'-0" OR 1"= 20'-0" Required for all new construction and for work which expands or is outside of an existing building footprint , illustrating the following:
 - All applicable Flood Zone information
 - Setbacks, Property Lines, and Easements
 - Spot elevations required to comply with Section 21-24
 - OCRM Critical Lines, if applicable
 - Trees
 - Existing Structures, if applicable
- Site Plan [1/16" = 1'-0" OR 1" = 20'-0" scale], illustrating the following:
 - Existing Structures, if applicable
 - Proposed new structures (with roof plan dashed above)
 - All applicable survey information
- Floor Plans [1/8" = 1'-0" scale], with the following requirements:
 - Exterior dimensions for wells and porches
 - Graphically depict the outlines of heated space, covered porches and open decks.
 - In the case of Renovations and/or Additions, the outlines of existing and new construction must also be shown.
- Exterior Elevations [1/8" = 1'-0" scale], with the following requirements:
 - All exterior materials such as wood, stucco, roofing and / or masonry shall be graphically represented for intent.
 - Elevations must be rendered with shadows depicting roof and / or deck overhangs, changes in wall plane, or massing. Devoid of any graphically
 - Roof ridge heights and Finished Floor Elevation (FFE) and their relationship to FEMA Base Flood Elevation (BFE)
 - Additional Front Yard Setback shall be shown on both side elevations for clarity.
- Any additional information or clarifications as may have been requested by the DRB at Conceptual Review
[including but not limited to Photographs of Adjacent Properties, Scale Models, Google Earth Images, and Perspective Sketches]

Sullivan's Island Design Review Board

last modified September 20, 2007

FINAL SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: _____

Submittal Date: _____

Meeting Date: _____

Requested Approval: Conceptual Preliminary Final

Final Review: All Applicants are strongly encouraged to submit for Conceptual Review prior to submitting for Final Review. Only the simplest of requests is likely to pass final review without having first received Conceptual Approval. Please submit all items as requested. **Incomplete submittals will be returned to the applicant and the project will not be part of the meeting Agenda.**

The following items shall be included in the Final Submittal:

- Application fee (*checks payable to Sullivan's Island Design Review Board*)
- Completed Application to Sullivan's Island Review Board form (**FORM A**)
- Completed Sullivan's Island DRB Request for Review form (**FORM B**)
- Completed Zoning Standards Compliance Worksheet (**FORM C**)
- Eleven (11) sets of Drawings, 11" x 17" size. Drawings to include:
 - A current As-Built Survey, Certified by a S.C. Registered Land Surveyor [1/16" = 1'-0" OR 1" = 20'-0" Required for all new construction and for work which expands or is outside of an existing building footprint, illustrating the following:
 - All applicable Flood Zone information
 - Setbacks, Property Lines, and Easements
 - Spot elevations required to comply with Section 21-24
 - OCRM Critical Lines, if applicable
 - Trees
 - Location of HVAC/ Equipment stands and electrical meter
 - Driveways, guest parking, garage back-up areas
 - Site Plan [1/16" = 1'-0" OR 1" = 20'-0" scale], illustrating the following:
 - Existing Structures, if applicable
 - Proposed new structures
 - All applicable survey information
 - Floor Plans [1/8" = 1'-0" scale], with the following requirements:
 - Exterior dimensions for exterior walls and porches
 - Graphically depict the outlines of heated space, covered porches and open decks.
 - In the case of Renovations and/or Additions, the outlines of existing and new construction must also be shown.
 - Exterior Elevations [1/8" = 1'-0" scale], with the following requirements:
 - All exterior materials such as wood, stucco, roofing and / or masonry shall be graphically represented for intent.
 - Elevations must be rendered with shadows depicting roof and / or deck overhangs, changes in wall plane, or massing. Devoid of any graphically
 - Roof ridge heights and Finished Floor Elevation (FFE) and their relationship to FEMA Base Flood Elevation (BFE)
 - Additional front yard setback shown on both side elevations for clarity.
 - Optional:
 - 3-D perspective sketches and / or models are encouraged.
 - Any relevant photographs or documentation that might be descriptive.

