

MICHAEL PERKIS
MAYOR

TOWN OF SULLIVAN'S ISLAND

ANDY BENKE
TOWN ADMINISTRATOR



TOWN COUNCIL
JERRY KAYNARD, MAYOR PRO TEM
CHAUNCEY CLARK
HARTLEY COOPER
SUSAN MIDDAGH
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JASON BLANTON
COMPTROLLER

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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

DESIGN REVIEW BOARD

Wednesday, May 21, 2014 - 6:00 P.M.
Town Hall

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES FROM APRIL 17, 2014
- C. CERTIFICATES OF APPROPRIATENESS – HISTORIC PROPERTIES
 - 1. 1104 Osceola Avenue: Herlong and Associates, applicants, request approval of front and side façade elevation modifications for a Sullivan's Island Landmark located at 1104 Osceola Avenue. (TMS# 523-06-00-076)
 - 2. 1760 I'on Avenue: Hemet Patel, applicant, requests approval of front façade modifications to a Sullivan's Island Landmark located at 1760 I'on Avenue. (TMS# 528-12-00-0075)
 - 3. 1808 Atlantic Avenue: Carl McCants, of Mc3 Design, requests final review and approval of a detached garage located within the Sullivan's Island Local Historic District. (TMS# 529-09-00-084)
- D. CERTIFICATES OF APPROPRIATENESS – NON HISTORIC PROPERTIES
 - 1. 2307 Atlantic Avenue: Beau Clowney Design, applicants, request final design review and approval for a new single-family detached home. Relief is requested from second story side setback, principal building square footage, and building foundation height requirements. (TMS# 523-07-00-048)
 - 2. 1607 Middle Street: Byers Design Group, applicants, request preliminary design review and approval for a new single-family detached home at 1607 Middle Street. Relief is requested from principal building square footage and principal building coverage requirements. (TMS# 523-08-00-023)
 - 3. 1306 Thompson Avenue: Swallowtail Architecture, applicants, request final design review and approval for hardscape modifications at 1306 Thompson Avenue. Relief is requested from impervious surface requirements. (TMS# 523-06-00-031)
 - 4. 2213-C Middle Street: Ilderton Contracting LLC., applicants, request final design review and approval for ADA access modifications at 2213-C Middle Street. (TMS# 523-07-00-048)
- E. PUBLIC INPUT
- F. ADJOURN

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: 1104 Osceola Ave.

Submittal Date: 4.21.14

Meeting Date: 5.21.14

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>13,619</u> sf
Lot Width:	<u>102'</u>
Lot Depth:	<u>116'</u>
Flood Zone / Base Flood Elevation:	<u>VE-15</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>2349</u> sf
Accessory Building Footprint:	<u>182</u> sf
Total Principal Bldg. Coverage Area:	<u>2531</u> sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>2349</u> sf
Covered Porches:	<u>897</u> sf
Open Decks / Steps:	<u>555</u> sf
Pool / Patio:	_____ sf
Drives / Walks:	_____ sf
Other Impervious Coverage	<u>182</u> sf
Total Impervious Coverage	<u>3983</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>2349</u> sf
Second Floor	<u>136</u> sf
Third Floor	_____ sf
Accessory Building	_____ sf
Total Principal Building Square Footage:	<u>2485</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: piers (concrete)

Walls: _____

Trim: treat wood

Roof: metal to match.

Windows: NX

Doors: mahogany.

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:

1104 Osceola Ave.

Submittal Date:

4.21.14

Meeting Date:

5.21.14

		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: ____ min.; ____ 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>2112</u> sf		20% <u>422</u> sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>4155</u> sf		20% <u>1,039</u> sf	<u>45%</u>	<u>47%</u>	<u>4,200</u>
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>3260</u> sf		25% <u>815</u> sf			
	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			
	N	21-32 Foundation Enclosure	Check Ordinance		Adjust for Neighborhood Compatibility			
O	21-34 Site Lighting	Check Ordinance		Adjust for Neighborhood Compatibility				

SEC. 21-43 B. REQUEST FOR HISTORIC EXEMPTIONS (FORM C.1)

Sullivan's Island Design Review Board

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

Project Address: 1104 Osceola Ave.
 Submittal Date: 4.21.14
 Meeting Date: 5.21.14

		1	2	3	4	5	
		Zoning Ordinance Reference Section	Total Area of Existing Structures (sf)	DRB Authority for Exemption	Applicant's Request for Relief in Ft./Sq. Ft.	Percent (%) Relief Requested	NOTES
HISTORIC EXEMPTIONS	A	21-43 Existing Principal Building Square Footage	1,362	50% Enter Result: 681 sf			
	B	21-43 Existing Principle Building Coverage Area	1,227	50% Enter Result: 614 sf			
	C	21-43 Existing Impervious Coverage Area	1,590	50% Enter Result: 795 sf	45%	4%	



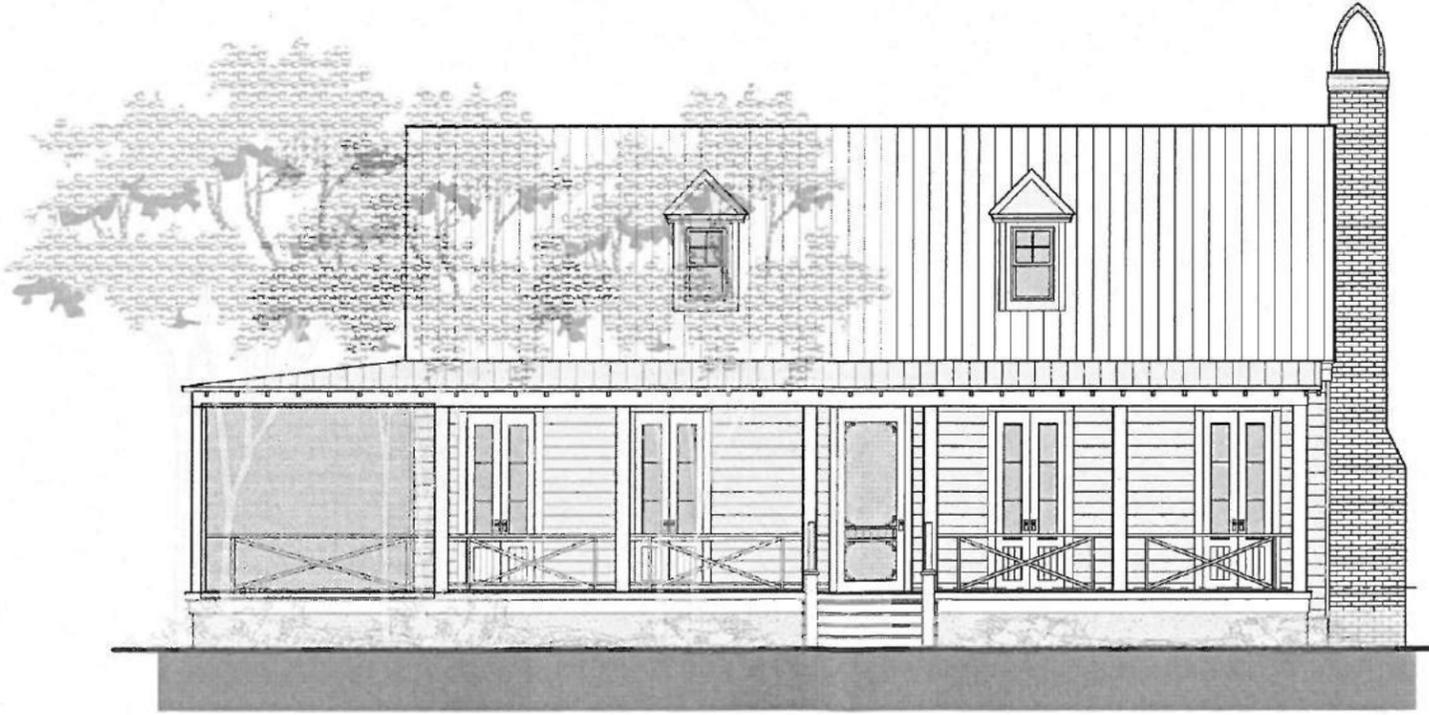
1 East Elevation Existing
Scale: 1/4" = 1'-0"



2 East Elevation Proposed
Scale: 1/4" = 1'-0"



1 South Elevation Existing
Scale: 1/4" = 1'-0"

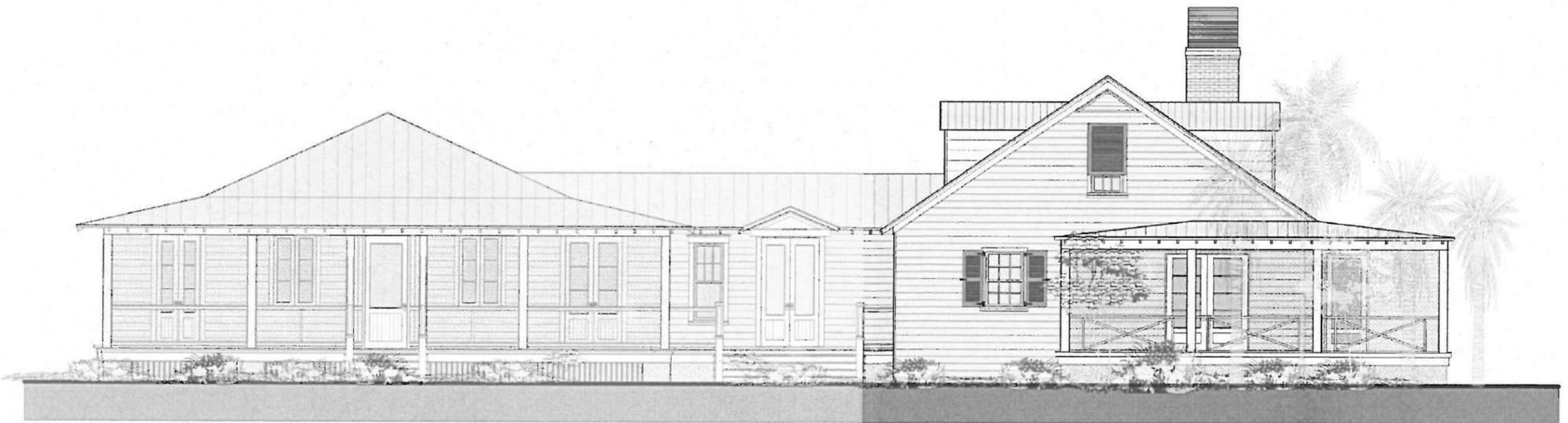


2 South Elevation Proposed
Scale: 1/4" = 1'-0"

Date
Issued For
No.
L
I

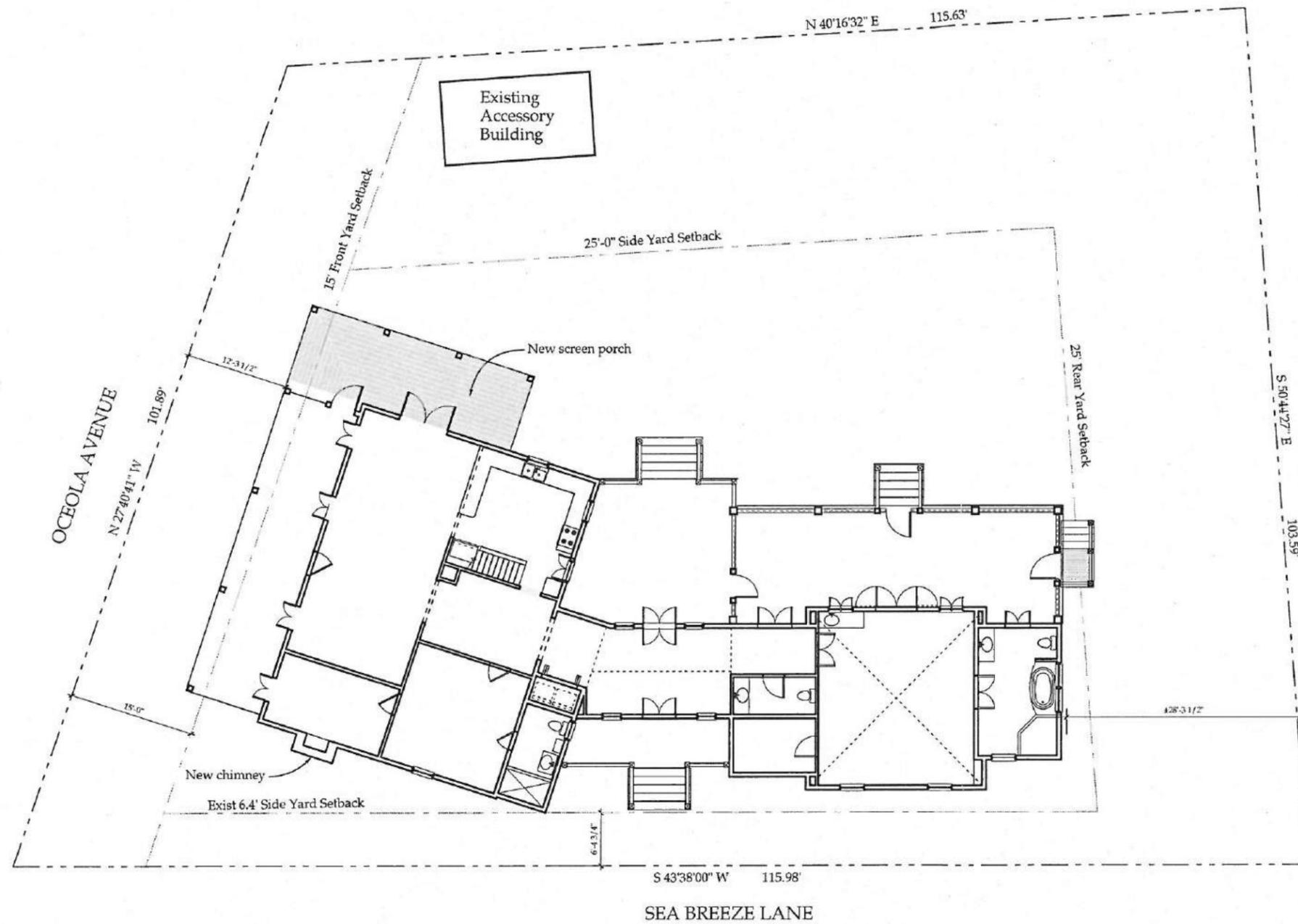


① West Elevation Existing
Scale: 1/4" = 1'-0"

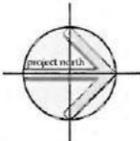


② West Elevation Proposed
Scale: 1/4" = 1'-0"

PLAT
PROJ
DATE
V
E



1 Site Plan
Scale: 1/8" = 1'-0"



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

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3108

(FORM A)

Project Address: 1760 ION Ave
 Submittal Date: 4/21/14
 Meeting Date: _____ Parcel I.D. (TMS#): 528-12-00-0075

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: Submittal is *outside* the Historic District and

designated as Historic Resource designated as Historic Resource
 not designated as Historic Resource

Historic Survey #: 1750276 Historic Survey #: _____

Nature of Work: (circle all that apply) Add Louvered shutters; Front screen door

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name: James Moriarty Architect / Designer: _____
 Address: 1760 Ion Ave Contact #: _____
SI, SC email: _____
 email: j.moria59@gmail.com Contractor: HND2
 Contact #: 206 510 3733 Contact #: 843-224-8544
 email: HND2dev@gmail.com

Enter a Brief Description of the Project and Scope of Work to be Performed: Front
Add Louvered shutters to Front of house. Add a screen Door
to front of house. Please note that house historical
data sheet line 16 of states Louvered shutters original
to house. See attached Historical data sheet.

I (We) submit that the above information is true to the best of My (Our) knowledge. Hemant Patel
 Print Applicant's Name [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. [Signature]

Fee Received by _____

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 _____
 Submittal Date _____
 Meeting Date: _____

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>17544</u> sf
Lot Width:	<u>109.64'</u>
Lot Depth:	<u>158'</u>
Flood Zone / Base Flood Elevation:	<u>VE1c</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>2727</u> sf
Accessory Building Footprint:	<u>528</u> sf
Total Principal Bldg. Coverage Area:	<u>3255</u> sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>2727</u> sf
Covered Porches:	<u>996</u> sf
Open Decks / Steps:	<u>257</u> sf
Pool / Patio:	<u>340</u> sf
Drives / Walks:	_____ sf
Other Impervious Coverage	<u>528</u> sf
Total Impervious Coverage	<u>7,848</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>2727</u> sf
Second Floor	<u>2517</u> sf
Third Floor	<u>637</u> sf
Accessory Building	<u>528</u> sf
Total Principal Building Square Footage:	<u>6409</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>brick</u>	Roof:	<u>metal & slate</u>
Walls:	<u>wood siding</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

Adding louvered shutters to front of house and adding screen door to front door. Louvered shutters are original to house according to historical data sheet.
 See attached, Sec. 16g

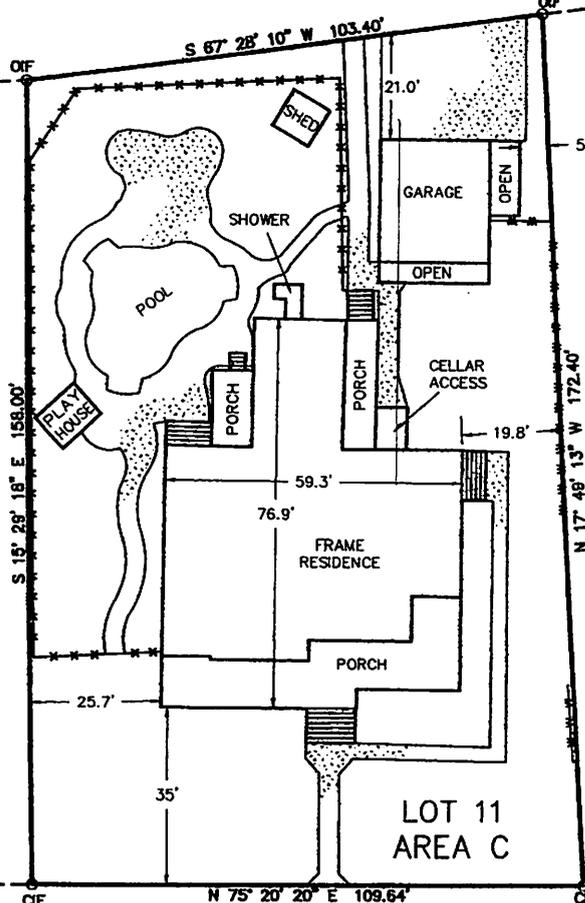
DRAWING COPY PROTECTED AND IS NOT A LEGAL COPY UNLESS SEALED WITH RAISED IMPRESSION SEAL

ANYTHING OUTSIDE THE PRESCRIBED BOUNDARIES IS SHOWN FOR DESCRIPTIVE PURPOSES ONLY



POE AVENUE 50' R/W

97.57'
N 88° 18' 23" E
TO OIF @ R/W STA 18



LOT SUMMARY:
 LOT AREA 17544 SQFT
 HOUSE HEATED 2727 SQFT
 15.5%
 PORCHES 996 SQFT
 5.7%
 5.8' STEPS & CELLAR ACCESS 257 SQFT
 1.5%
 GARAGE ENCLOSED 528 SQFT
 3%
 OPEN 175 SQFT
 1%
 SIDEWALK & POOL 3340 SQFT
 19%
 SHEDS & SHOWER 172 SQFT
 1%
 46.7% TOTAL

LOT 12
AREA C

LOT 10
AREA C

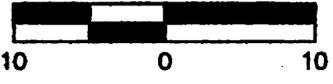
ION AVENUE 50' R/W

1760 ION AVENUE
 AKA LOT 11 AREA C FORT MOULTRIE
 TOWN OF SULLIVANS ISLAND
 CHARLESTON COUNTY, SOUTH CAROLINA

NOTES

- 1) REFERENCE PLAT BOOK G
PAGE 106
- 2) TMS # 523-12-00-075
- 3) REQUESTED BY:
PATRICK MARR
& MAUREN MARR

DATE: NOVEMBER 7, 2007
 SCALE: 1" = 30'



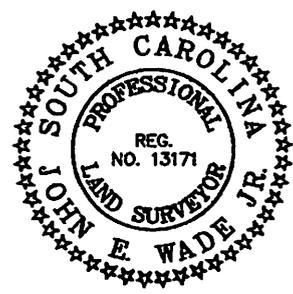
LEGEND

- OIF 1" OPEN IRON FOUND
- CIF 1" CRIMPED IRON FOUND
- X WOODEN FENCE
- RS #5 REBAR SET
- W WIRE FENCE

SUBJECT PROPERTY LOCATED IN
 FLOOD ZONE VE ELEV 16
 FIRM PANEL 45019C-0538-J
 DATED NOV. 17, 2004

JOHN E. WADE JR., RLS
 POST OFFICE BOX 686
 ISLE OF PALMS
 SOUTH CAROLINA, 29451
 (843) 886-6282

FILE #179-07



"I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown."

John E. Wade Jr.
 JOHN E. WADE JR., RLS.
 SOUTH CAROLINA REG. NO. 13171

IDENTIFICATION

1. CONTROL NUMBER: 0 / 19 / 11 3 8 0 / 1 7 5 0 2 7 6
county census desig- nated place site number

South Carolina Inventory of Historic Places
Survey Field Form/Data Entry Form
State Historic Preservation Office
PO Box 11,669, Columbia, SC 29211
(803) 734-8577

2. HISTORIC NAME(S): Fort Moultrie Senior Officers' Quarters

3. OTHER NAME:

4. ADDRESS/LOCATION: 1760 I'On Ave.

CITY: Sullivan's Island VICINITY OF: --- COUNTY: Charleston

5. OWNERSHIP: private(P) city(M) county(C) state(S) federal(F) 6. CATEGORY: building(B) site(S) structure(U) object(O)

7. HISTORIC USE(S): Officers' Quarters

8. CURRENT USE(S): Single family residence

9. POTENTIAL: NR NR historic district archaeological

10. STATUS/DATE: listed individually in National Register
name:
listed as part of NR historic district contributing non contributing
name of district:
listed individually National Historic Landmark part of NHL district
determined eligible - owner objection DOE process
determined NOT eligible
deferred by Review Board rejected by R B
rejected by Washington removed from NR
pending Federal nomination removed from survey
completed Preliminary Information Sheet demolished
nomination on file - never processed

11. NUMBER OF CONTRIBUTING PROPERTIES:

PROPERLY DESCRIPTION

12. CONSTRUCTION DATE: 1905c 13. ALTERATION DATE:

14. VERNACULAR FORM: 15. ARCHITECTURAL STYLE OR INFLUENCE:

16. DESCRIPTION: a) construction masonry(MAS) frame(FRA) log(LOG) steel(STL) other(Z)

b) exterior wall material weatherboard(WB) beaded weatherboard(BWB) shiplap(SHP) stucco(STU) tabby(TAB)
wood shingle(WSH) brick(BRI) brick veneer(BRV) asbestos shingle(ABS) asphalt siding(ASP) flushboard(FBD)
synthetic siding(SYN) other(Z)

c) shape rectangular(R) square(S) L(L) T(T) U(U) H(H) octagonal(O) irregular(I) other(Z)

d) stories 1 1 1/2 2 2 1/2 3 4+ other(Z)

e) roof shape gable(end to front)(GEF) gable(lateral)(GBL) hip(HIP) cross gable(CRC) pyramidal(PYR) flat(FLT)
truncated hip(TRH) gambrel(GAM) mansard(MAN) salt box(SBX) other(Z)

f) roof material composition shingle(COS) pressed metal shingle(PMS) wood shingle(WDS) slate(SLT) builtup(BLT)
raised seam metal(RSM) corrugated metal(CRM) tar paper(TAR) not visible(NV) other(Z)

g) # of chimneys exterior end(EXE) interior end(INE) 3 interior(INT) central(CEN) flue(FLU)
double shouldered(DS) other(Z)

h) chimney material brick(BR) stuccoed brick(SB) stone(ST) other(Z)

i) dormers gable(GAP) hip(HIP) pedimented(PED) swept(SWE) other(Z)

J) foundation brick pier(BP) brick pier with misc. fill(BPM) brick pier with brick fill(BPB) solid brick(BRI)
stone piers(STP) stuccoed masonry(STU) basement(BAS) raised basement(RBS) other(Z)

k) porch height 1 story(1ST) 1 story with deck(1WD) 2 or more stories(2+) 2 or more with tiers(2+T) other(Z)

l) porch width entrance bay only(EBO) more than 1 bay, less than full facade(B+) full facade(FF)
facade and left elevation(F&L) facade and right elevation(F&R) wrap around(WRA) other(Z) S, E, W, part of north

m) porch roof shed(SHD) hip(HIP) gable(CAB) pedimented gable(PDG) flat(FLT) engaged(ENG) other(Z)
shape

- n) porch details chamfered posts (CHP) turned posts (TP) posts on brick piers (PBP) columns (COL) balustrade (BAL) freestanding posts (FSP) sawn/turned work (S/T) enclosed end bay (EEB) other (Z) _____
- o) windows single (SGL) double (DBL) paired (PRD) tripartite (TPT) grouped (GRP) decorative (DEC) display (DIS) other (Z) _____
- p) pane configuration 1/1 (2/2) 3/1 4/1 6/6 9/9 9/6 other (Z) _____
- q) shutters louvered (LOL) board and batten (B&B) paneled (PAN) other (Z) _____
- r) doors single (SGL) double (DBL) transom (TRA) sidelights (SID) other (Z) French _____
- s) decorative element material cast iron (CI) cast stone (CS) terra cotta (TC) granite (GR) wood (WD) pressed metal (PM) other (Z) _____
- t) interior features: Pressed metal ceilings, mantelpieces w/mirrored overmantels, panelled doors
17. OUTBUILDINGS: kitchen (KIT) slave house (SLH) tenant house (TF) other house (OH) garage (GAR) office (OFF) barn (BRN) tobacco barn (TOB) dairy (DAI) crib (CRB) smokehouse (SMX) shed (SHD) privy (PVY) well (WEL) springhouse (SPF) none (N) none visible (NV) other (Z) Concrete cistern
18. SURROUNDINGS: residential (R) residential/commercial (R/C) commercial (C) rural (RU) rural community (RCH) industrial (IND) other (Z) _____
19. ADDITIONAL DESCRIPTIVE COMMENTS Shaped sawn rafter ends; porch posts have molded capitals and bases; rear wing addition & porch enclosures to rear (c. 1930s)

HISTORICAL INFORMATION

20. THEME(S): Military/ architecture
21. PERIOD(S): 1877c-1917
22. IMPORTANT PERSON(S): _____
23. ARCHITECT(S): _____ SOURCE: _____
24. BUILDER(S): _____ SOURCE: _____
25. HISTORICAL DATA: See Photo Card for Historical Data.

26. BIBLIOGRAPHY: Archives, Ft. Sumter National Monument

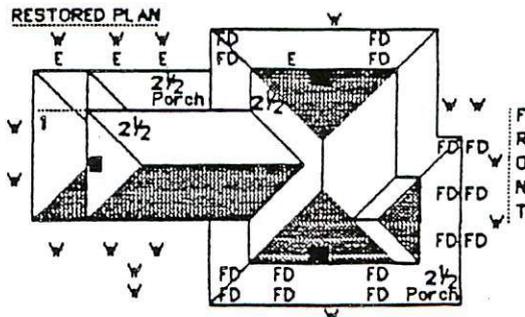
PROGRAM MANAGEMENT

27. QUADRANGLE NAME: 175 - Fort Moultrie
28. PHOTOGRAPHS: (Y/N) prints 2 slides _____ negatives _____ SI R12: 26, 27
29. OTHER DOCUMENTATION: survey back-up files (SF) National Register files (NRF) tax act files (TAF) grants files (GRF) state historical marker file (HMF) environmental review files (ERF) other (Z) _____
30. RECORDER NAME/FIRM: DBS / Preservation Consultants, Inc. SHPO _____
31. DATE RECORDED: 87 / 5 / 29
year month day

COMMENTS:

276 Part of a significant grouping of military structures associated with the expansion of Fort Moultrie between 1897 and 1935; important as an example of early-20th c. military architecture

Tax Map Number: 523-12-0-75



Control Number: 0 / 19 / 1380 / 1750276
county census site number

Survey Field Form/Data Entry Form
State Historic Preservation Office
PO Box 11,669, Columbia, SC 29211
(803) 734-8577

CONTINUATION:

HISTORICAL DATA: This house is part of a row of ten similar surviving buildings that were constructed as senior officer's quarters for Fort Moultrie ca. 1905. This house was sold and converted for use as a private residence in the early 1950s. --- The fort saw a major expansion in the late 19th and early 20th centuries as the United States sought to strengthen its system of coastal defenses. In 1902, the government took possession of much of the land between Station 12 and Station 18 for the expansion of the fort. A great deal of construction occurred between 1902 and ca. 1930 as housing and support facilities were constructed for the fort's growing garrison. The fort was deactivated in 1947 and most of its property was sold to private individuals or turned over to the State of South Carolina.



Photo #	View of
Roll # 12: 27	S facade, fac. N
Roll # 12: 26	W elev. (r.), N. elev (l.)



Date taken: 87/05/29
Recorded by: David Schneider

HURRICANE HUGO DAMAGE ASSESSMENT INVENTORY
ADDRESS: 1760 I'On Avenue
NAME: Senior Officers Quarters

TMS 523-12-0-75
SITE • 102
Survey/• SI 276

TYPE: SFR X WITH DEPENDENCIES _ OTHER:
OWNER NAME AND ADDRESS: Gwendolyn B. Ward

NATIONAL REGISTER STATUS: POTENTIAL: Fort Moultrie and Related Structures

PREVIOUS SURVEY DATA

Construction Date: ca 1905 Date of Significant Alterations:
A) Stories (not including basement): 2½
B) Foundation: Brick pier
C) Principal Roof Shape: Hipped
- Other: Hipped rear wing; hipped one-story rear addition
- Porch Roof Shape: Hipped
D) Principal Roof Material: Slate
- Porch Roof Material: same
E) Dormers: -
F) Chimneys: 3 interior, brick
G) Exterior Siding: Weatherboard
H) Principal Porch: 2 story: full facade, both side elevations, rear of main block
- Other Porch: 2 story: right elevation of rear wing
I) Porch Details: Chamfered posts with molded capitals; balustrade; rear enclosure
J) Historic Shutters: Louvered
K) Other Detail/ Trim Work Noted: French doors with transoms; shaped sawn rafter ends

ADDITIONAL DESCRIPTION:

Site Features: Walls _ Fences _ Gates _ Other: Concrete cistern
Outbuildings:

FIELD ASSESSMENT

DATE: 1/18/90

Depth of Flooding Noted:

	FACADE	RIGHT	LEFT	REAR	
A) Structural Damage	30%*	NAD	NAD	NAD	* <u>new porch structure (floor to ceiling)</u>
B) Foundation					* <u>NAD</u>
C) Principal Roof					* <u>NAD</u>
D) Porch Roof					* <u>NAD</u>
E) Dormers					* <u>NV</u>
F) Chimneys					* <u>NAD</u>
G) Exterior Siding	NAD	NAD	15%	NAD	* <u>some replaced boards</u>
H) Porch Trim	NAD	20%*	NAD	NAD	* <u>recently replaced framing</u>
I) Windows	NAD	10%*	NAD	NAD	* <u>new window frame</u>
J) Detail/Trim Work					* <u>NAD</u>
K) Other					* _____

L) Site Features: Walls _ Fences _ Gates _ Other:
M) Outbuildings:

NOTES: Difficult to establish what is post vs. pre-Hugo damage and subsequent repair. Much of the repair work (i.e. board replacements) seems older than six months yet recent enough to appear renovative or restorative.

SITE #: 102

Location: SULLIVANS ISLAND

Category:

Immediate Damage

Total Loss/Unsalvageable

Severe	
Moderate	X
Slight	
None Noted	
Other	

NR	
NRHD	
Pot. NR	
Pot. NRHD	X

Status as of : 1/18/90

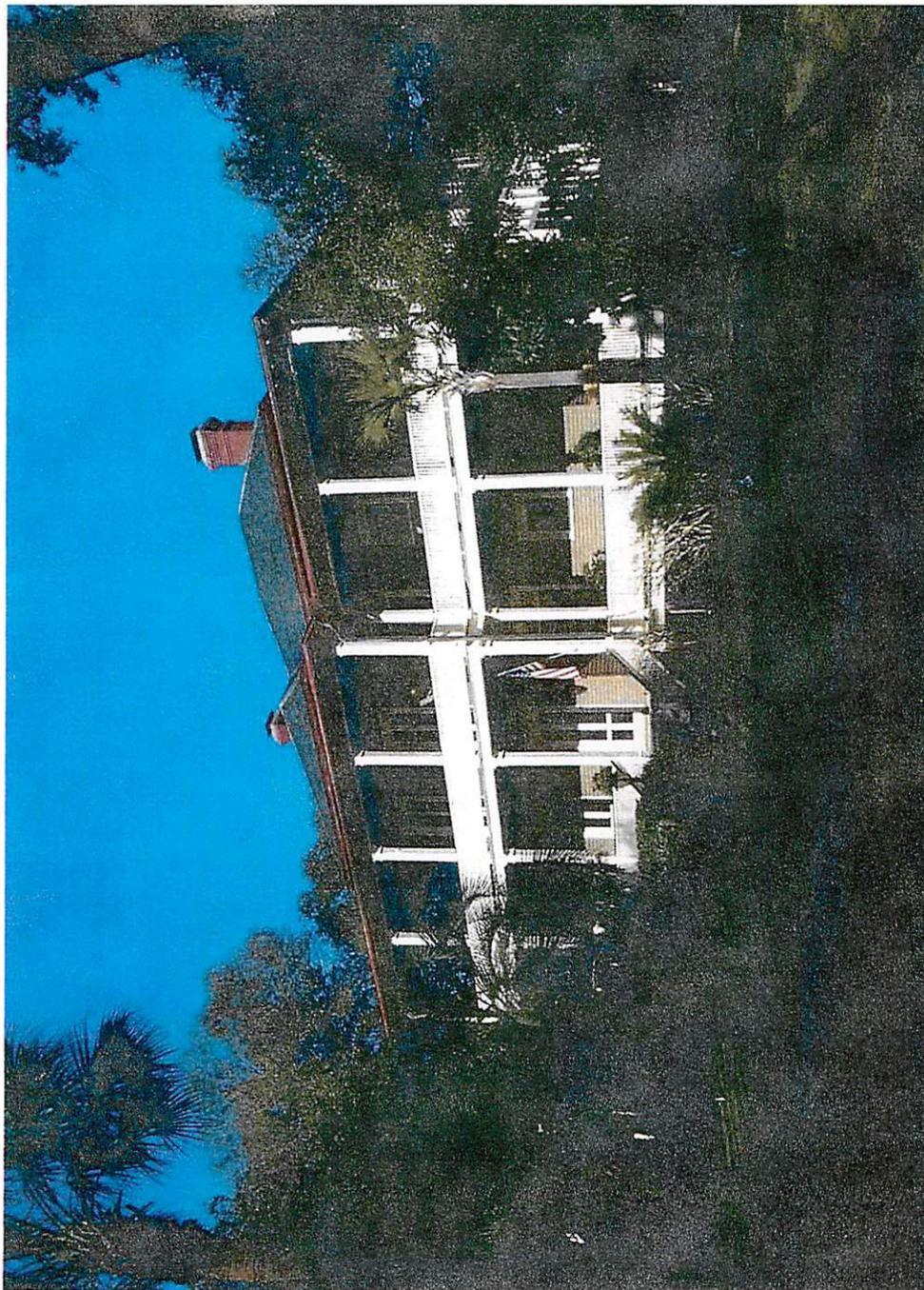
Total Loss	
Pre-Storm Condition	
Altered	
To Be Repaired	X
Unknown	X

Sources

Field Assessment	X
Field Informant	
Owner Reply	
Permit Records	
Engineering Code Red	
Town Appearance Comm.	

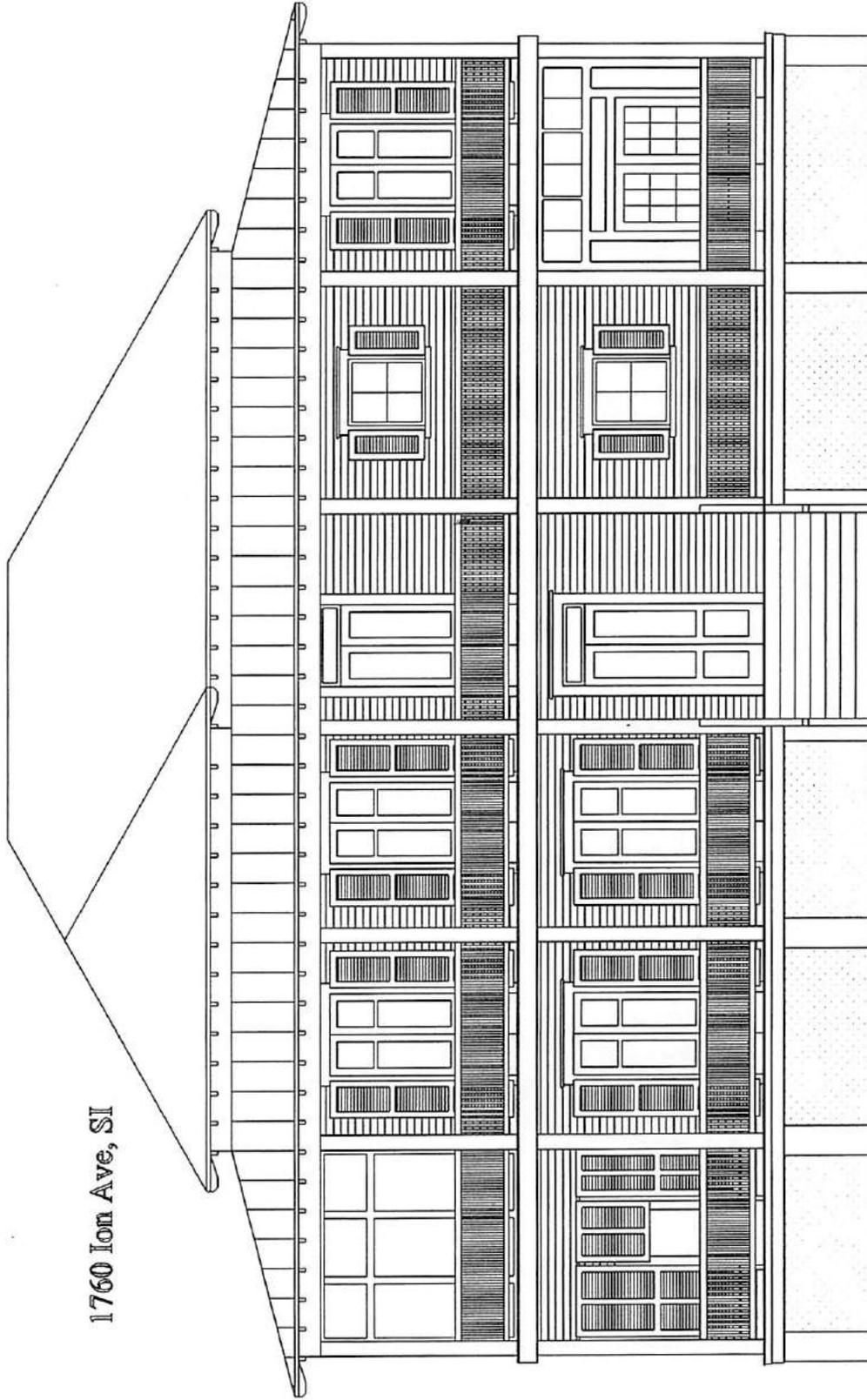
Photo: M2 : 4



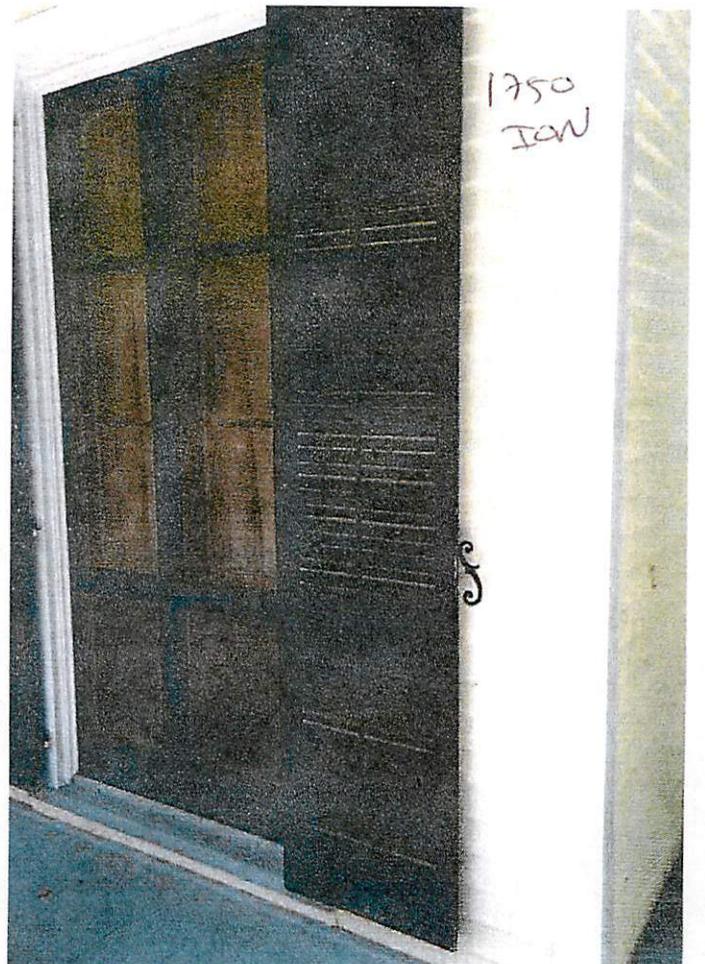
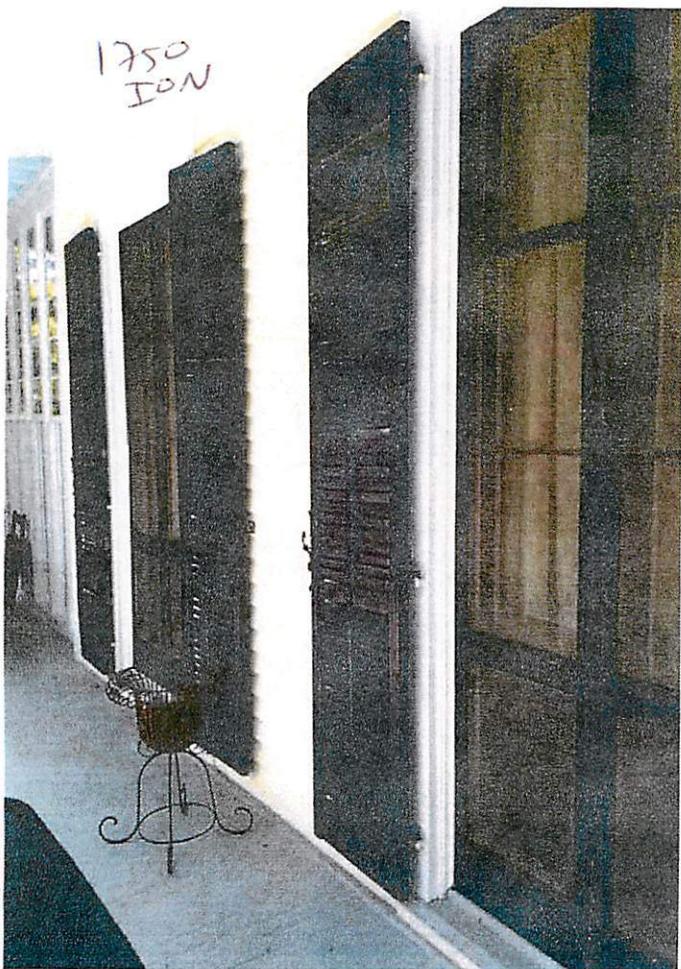
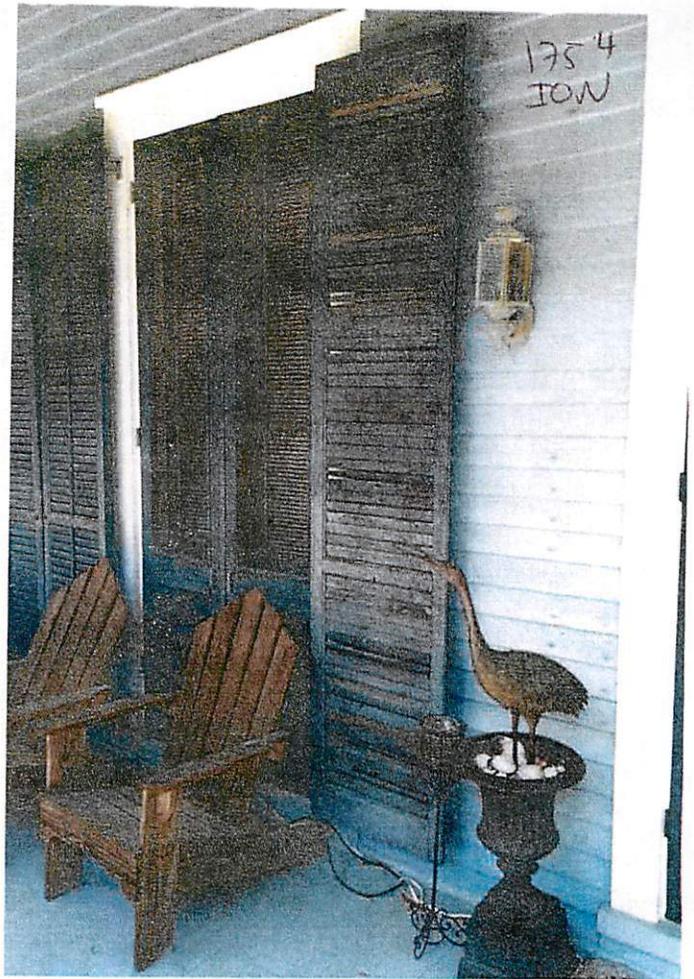
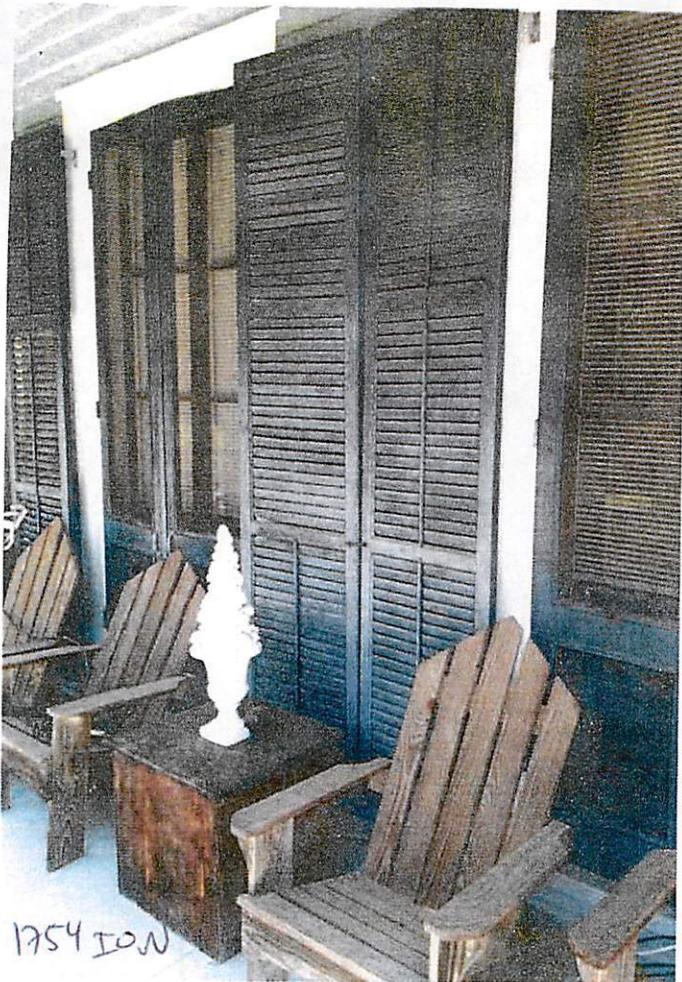


1760 Ion, Subject property

1760 Ion Ave, SI



subject property w/ shutters





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:

1808 ATLANTIC AVE

Submittal Date:

Meeting Date:

MAY 21 120 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);
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- 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" scale] 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 depicted landscape.
 - 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: 1808 ATLANTIC AVE
 Submittal Date: AI
 Meeting Date: MAY 21, 2014

Requested Approval: (check ONE) Conceptual Preliminary Final

Check one:

<input type="checkbox"/>	Submittal is <i>outside</i> the Historic District, not classified historic, and requests DRB relief.	<input checked="" type="checkbox"/>	Submittal is <i>within</i> the Historic District and is	<input type="checkbox"/>	Submittal is <i>outside</i> the Historic District and is
			_____ designated as Historic Resource		_____ designated as Historic Resource
		<input checked="" type="checkbox"/>	not designated as Historic Resource		
			Historic Survey #: _____		Historic Survey #: _____

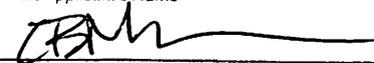
Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name	<u>JAY HELL</u>	Architect / Designer:	<u>MC3 DESIGNS</u>
Address:	<u>1808 ATLANTIC AVE</u>	Contact #:	<u>906 1502</u>
email:		email:	<u>mc3designs@comcast.net</u>
Contact #:	<u>729-4674</u>	Contractor:	<u>TBD</u>
		Contact #:	_____
		email:	_____

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

NEW GARAGE

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>CARL McCANTS</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: _____ Owner's Signature	_____ Fee Received by _____ check #
--	---	--

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29462 • (843) 883-3198

Project Address: _____

1808 ATLANTIC AVE

Submittal Date: _____

Meeting Date: _____

MAY 21, 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 _____ min. _____ 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 _____ sf	✓	20%	_____ sf		
	G	21-26 Impervious Coverage	as per formula: Enter Result _____ sf	✓	25%	_____ sf		
	H	21-27 Principal Building Square Footage	as per formula: Enter Result _____ sf	✓	20%	_____ sf		
	I	21-28 Third Story	as per formula: Enter Result _____ sf	N/A	20%	_____ 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			
	N	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance	✓	Adjust for Neighborhood Compatibility			

SEC. 21-43 B. REQUEST FOR HISTORIC EXEMPTIONS (FORM C.1)

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 683-3198

Project Address: _____

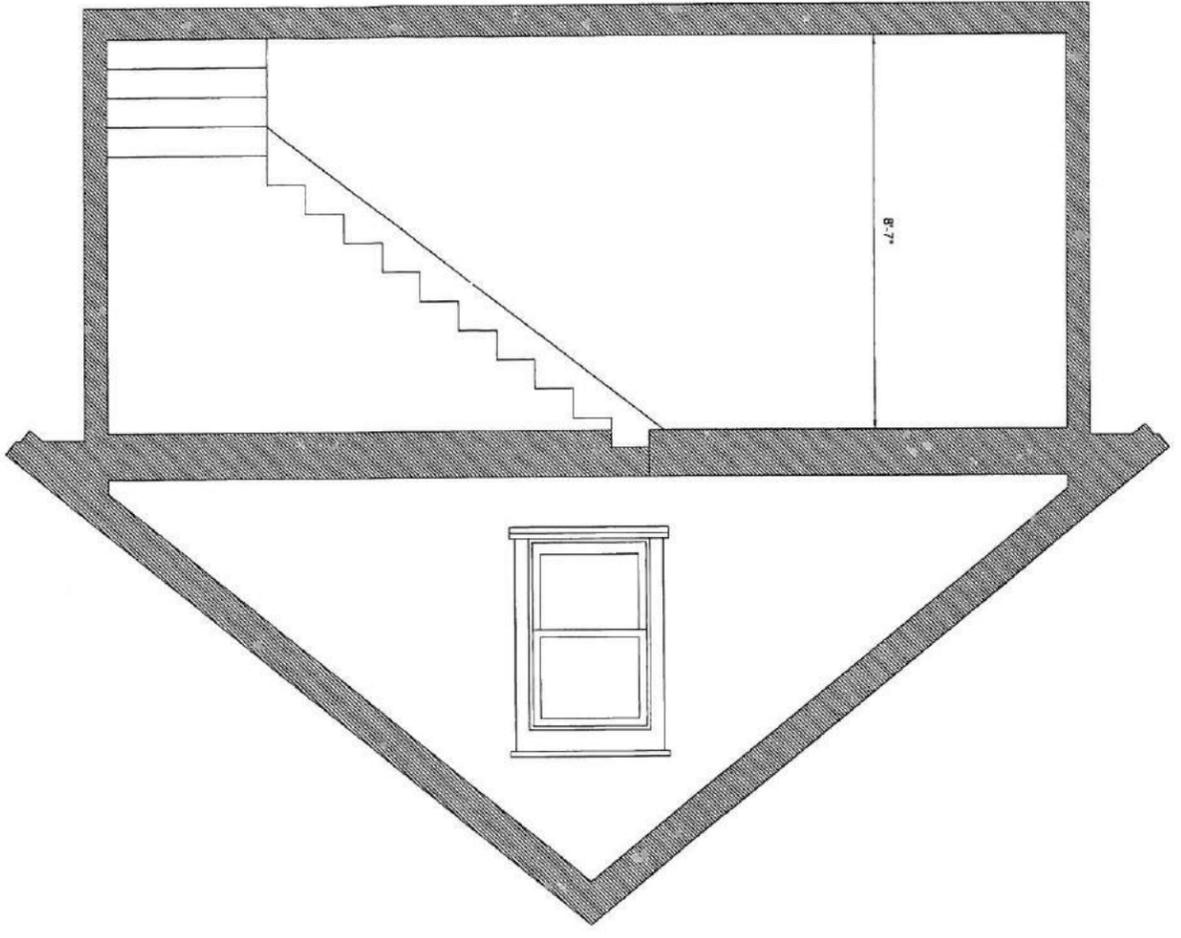
1808 ATLANTIC AVE

Submittal Date: _____

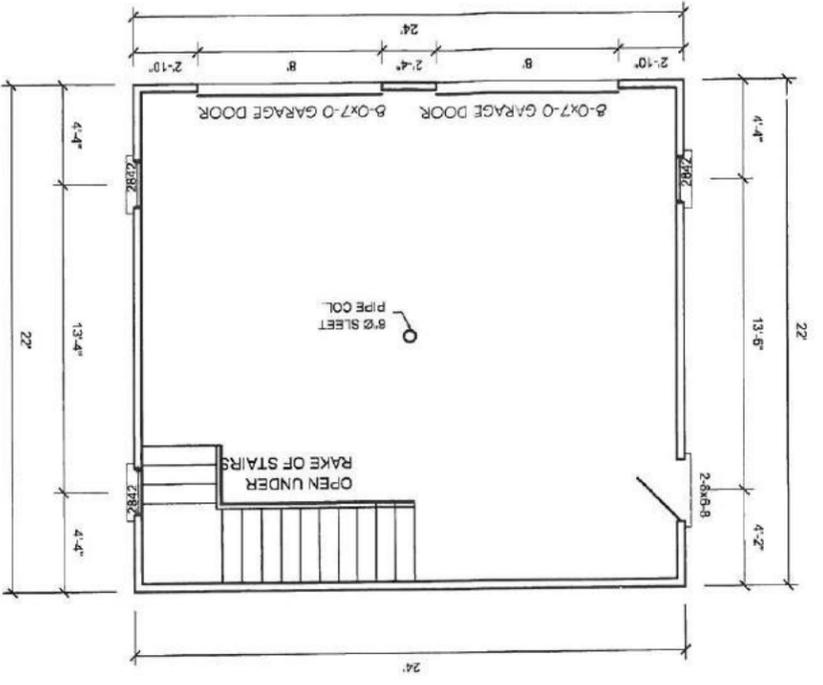
Meeting Date: _____

		1	2	3	4	5	
		Zoning Ordinance Reference Section	Total Area of Existing Structures (sf)	DRB Authority for Exemption	Applicant's Request for Relief in Ft./Sq. Ft.	Percent (%) Relief Requested	NOTES
HISTORIC EXEMPTIONS	A	21-43 Existing Principal Building Square Footage		50% Enter Result: N/A sf			
	B	21-43 Existing Principle Building Coverage Area		50% Enter Result: N/A sf			
	C	21-43 Existing Impervious Coverage Area		50% Enter Result: N/A sf			

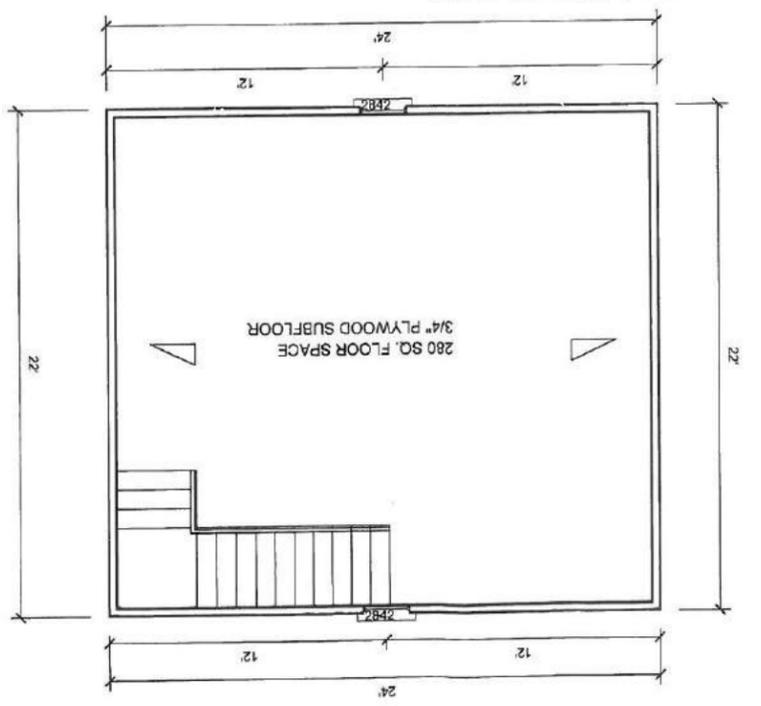
BLDG. SECTION
1/4" = 1'-0"



FIRST FLOOR
1/4" = 1'-0"



SECOND FLOOR
1/4" = 1'-0"



THIS PLAN IS PROPERTY OF CARL B. McCANTS III, UNAUTHORIZED USE IS PROHIBITED

PROJECT
HOLL GARAGE
1808 ATLANTIC AVE. SULLIVANS ISLAND, SC
SHEET NAME
GARAGE PLANS

M3 DESIGNS INC
CARL McCANTS III
(843) 971-1751

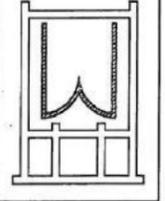
THIS PLAN IS PROPERTY OF CARL B. McCANTS III, UNAUTHORIZED USE IS PROHIBITED

R E V I S I O N S

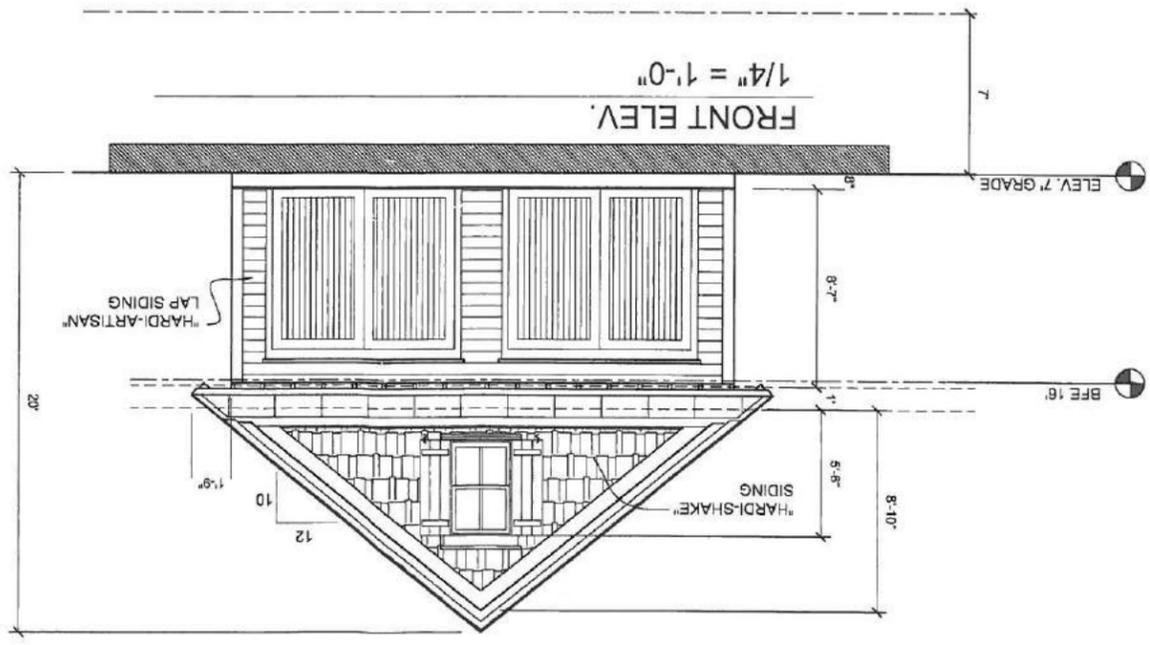
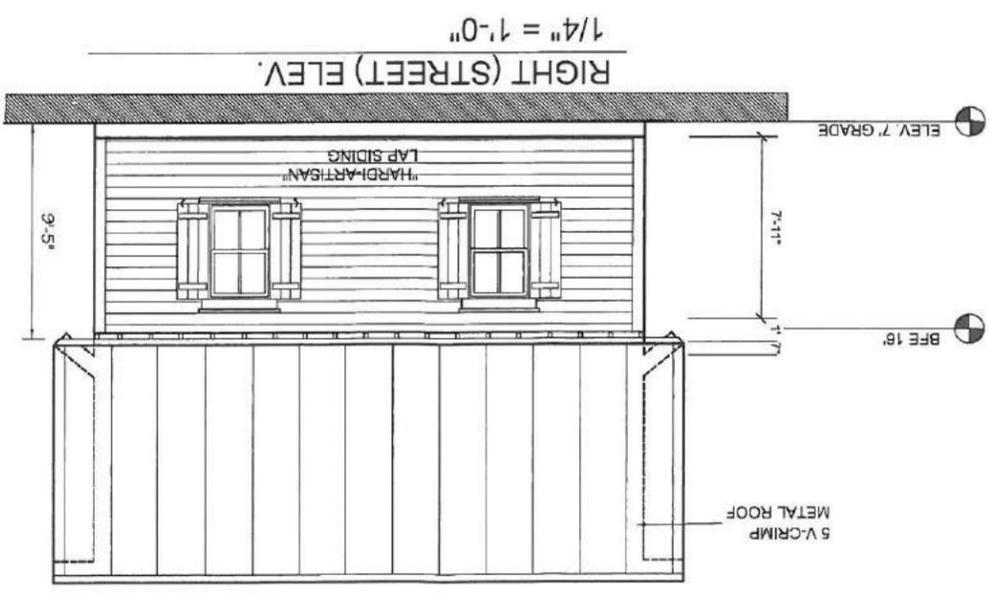
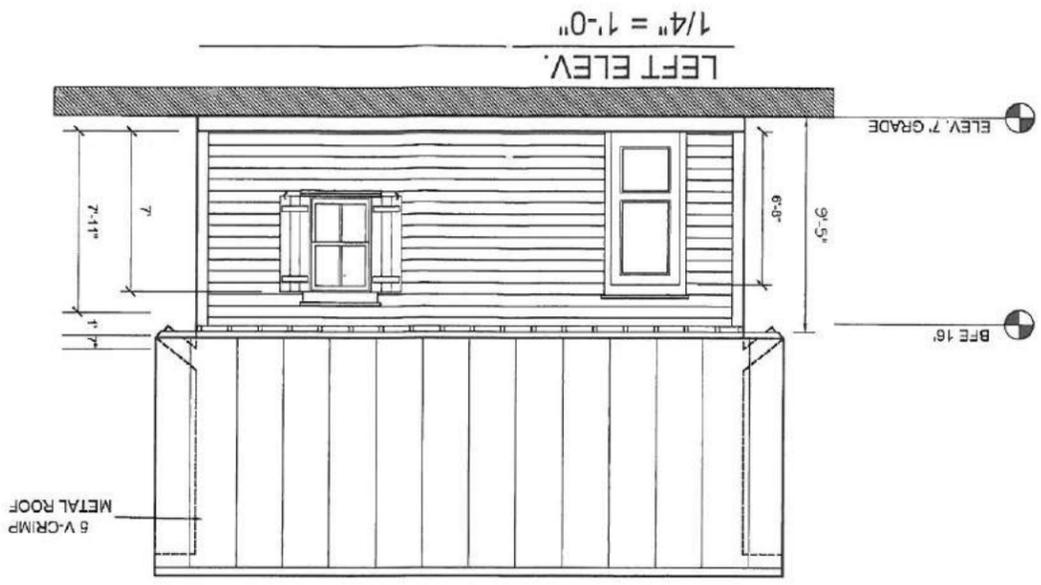
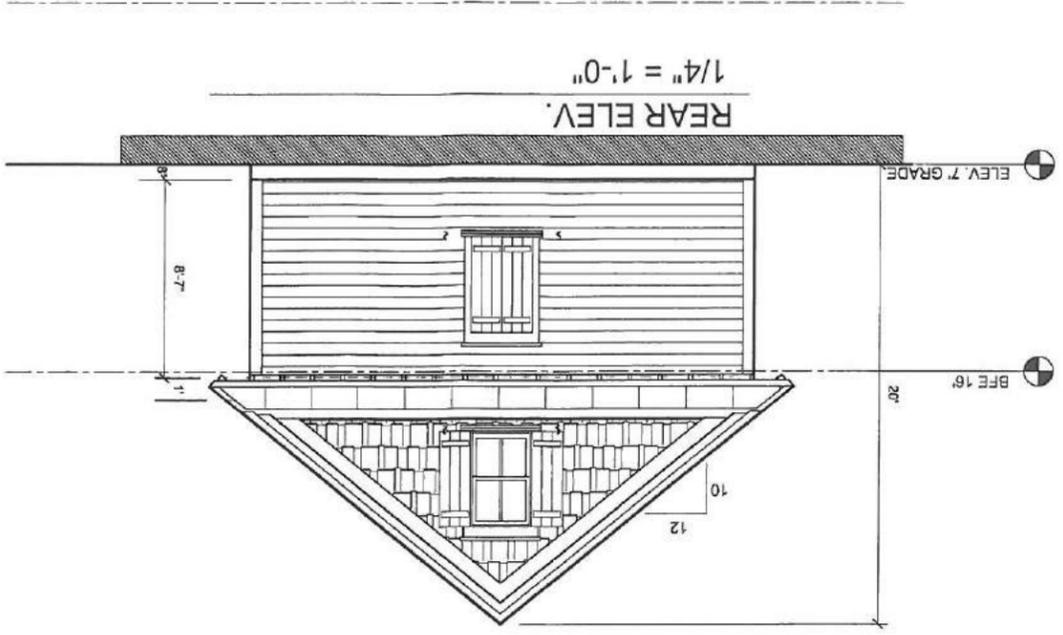
SHEET

THIS PLAN IS PROPERTY OF CARL B. McCANTS III. UNAUTHORIZED USE IS PROHIBITED
 PROJECT
 HOLL GARAGE
 1808 ATLANTIC AVE. SULLIVANS ISLAND, SC
 SHEET NAME
 ELEVATIONS

M3 DESIGNS INC
 CARL McCANTS III
 (843) 971-1751



THIS PLAN IS PROPERTY OF CARL B. McCANTS III. UNAUTHORIZED USE IS PROHIBITED
 R E V I S I O N S



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: 2307 Atlantic Avenue

Submittal Date: 4.18.14

Meeting Date: 5.21.14

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.
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 - 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: 2307 Atlantic Avenue

Submittal Date: 4.18.14

Meeting Date: 5.21.14

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet: 22,589 sf
Lot Width: 0.107'
Lot Depth: 0.210'
Flood Zone / Base Flood Elevation: VE 17.0'

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint: 2,784 sf
Accessory Building Footprint: N/A sf

Total Principal Bldg. Coverage Area: 2,784 sf
(Principal Building plus Accessory Structure)

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area: 2,784 sf
Covered Porches: 1,000 sf
Open Decks / Steps: 345 sf
Pool / Patio: 9.18 sf
Drives / Walks: 1,730 sf
Other Impervious Coverage: _____ sf
Total Impervious Coverage: 6,777 sf

Sec. 21-27 Principal Building Square Footage

First Floor: 2,591 sf
Second Floor: 2,344 sf
Third Floor: N/A sf
Accessory Building: N/A sf

Total Principal Building Square Footage: 4,935 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: stucco on cmu block

Roof: standing seam metal / slate

Walls: stucco masonry / wood siding / shakes

Windows: clad

Trim: treated - painted

Doors: mahogany

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: 4.18.14
 Meeting Date: 5.21.14

		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%			
	D	21-22 Side Setback 2nd Floor Setback	2 feet		100%		100%	
	E	21-22 Rear Setback	30 ²⁵ feet	✓	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>3388</u> sf	✓	20% <u>4,066</u> sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>6777</u> sf	✓	20% ^{25%} <u>8,471</u> sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4159</u> sf		25% <u>5,199</u> sf	<u>776</u> sf.	18.6%	<u>4159</u> sf + <u>776</u> sf = <u>4,935</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'</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' + 1' =</u> <u>4'</u>
	N	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance	✓	Adjust for Neighborhood Compatibility			

I CERTIFY THAT THE MEASUREMENTS SHOWN HEREON ARE CORRECT AND THAT THERE ARE NO ENCRUMBMENTS OR PROJECTIONS UNLESS SHOWN.

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

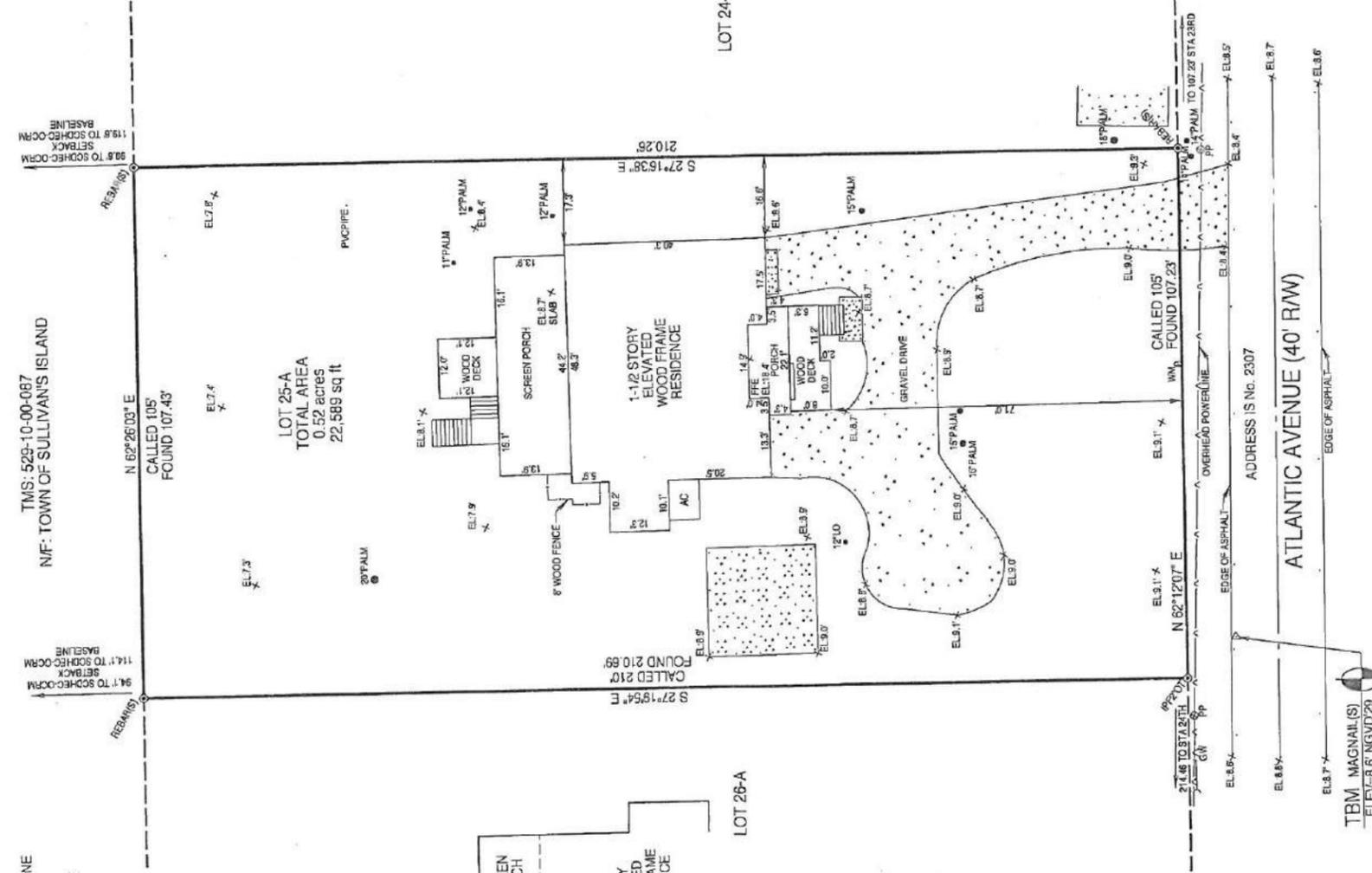
LEGEND:

1. ○ IPE20T - 2" OPEN TOP PIPE FOUND, OLD.
2. ● REBAR(S) - 5/8" REBAR SET, NEW.
3. ● WM - WATER METER.
4. ● PP - POWER POLE.
5. ● GW - GUY WIRE.
6. * EL-9.0' - SPOT ELEVATION 9.0' M.S.L., NGVD29.
7. 12"LO - 12" LIVE OAK DIAMETER AT BREAST HEIGHT.
8. 6. PALM 14" - 14" PALM DIAMETER AT BREAST 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.



TBM MAGNAIL(S)
ELEV=8.6' NGVD29



PLAT

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



SCALE: 1" = 20'

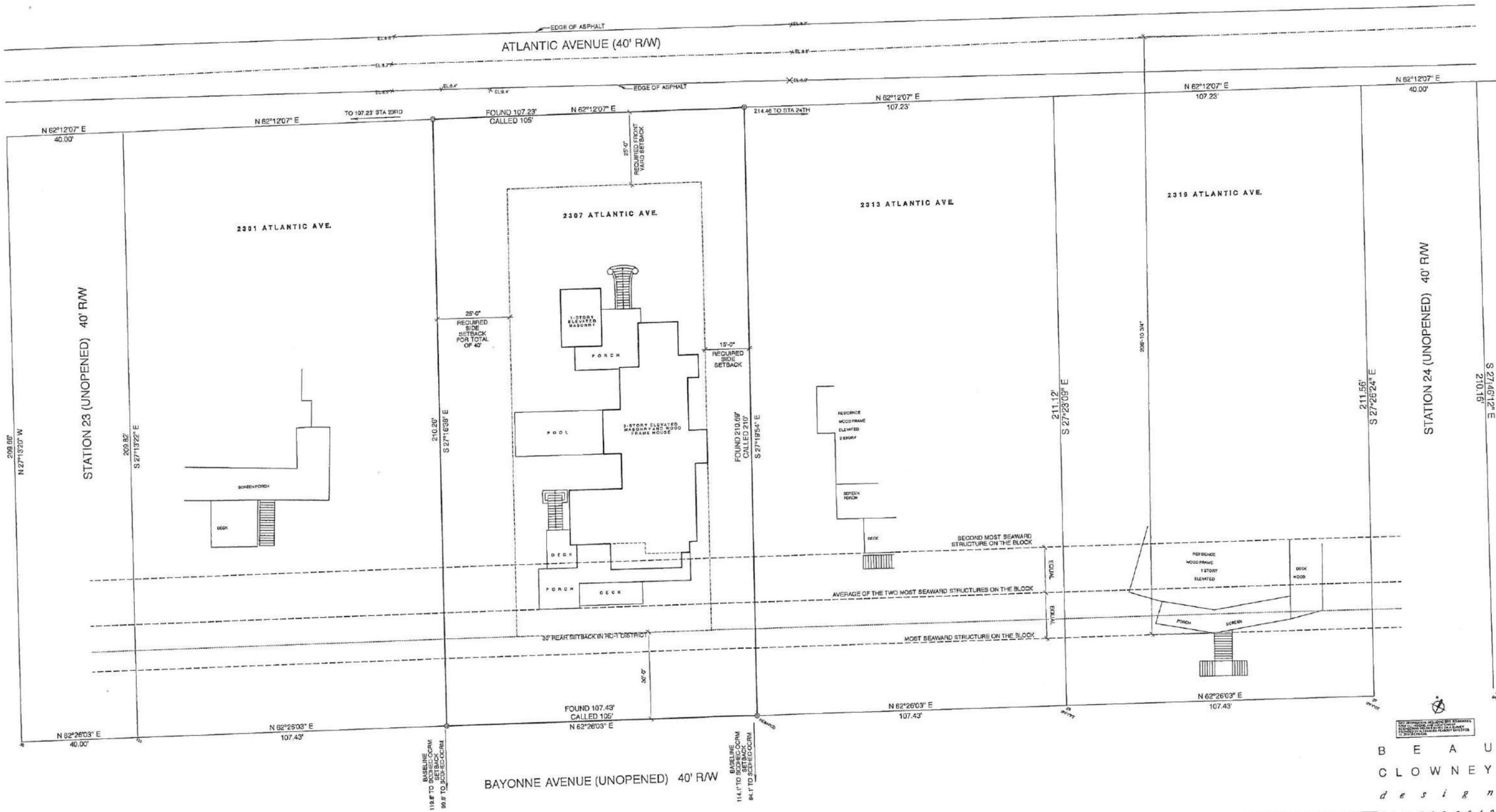
DATE: FEBRUARY 6, 2014
REV: FEBRUARY 14, 2014

REF: PLAT BK. "D", PG. 189

TMS: 529-10-00-069

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



BAYONNE AVENUE (UNOPENED) 40' R/W

ATLANTIC AVENUE (40' R/W)

2301 ATLANTIC AVE.

2307 ATLANTIC AVE.

2313 ATLANTIC AVE.

2319 ATLANTIC AVE.

STATION 24 (UNOPENED) 40' R/W

STATION 23 (UNOPENED) 40' R/W

SEE INFORMATION REGARDING SETBACKS
ON ALL SIDES AND DISTANCES
TO THE PROPERTY LINE AND TO THE
ADJACENT PROPERTY LINES
IN THE ZONING CODE

**B E A U
C L O W N E Y**
design
843.722.2040
DEVINE RESIDENCE
2307 ATLANTIC AVENUE
SULLIVAN'S ISLAND, SC
SITE PLAN
1/16" = 1'-0"
04.18.14

N/F: TOWN OF SULLIVAN'S ISLAND
TMC: 529-10-00-087

A 1.0



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
 STREET ELEVATION
 1/4" = 1'-0"
 04. 18. 14

A 2.1



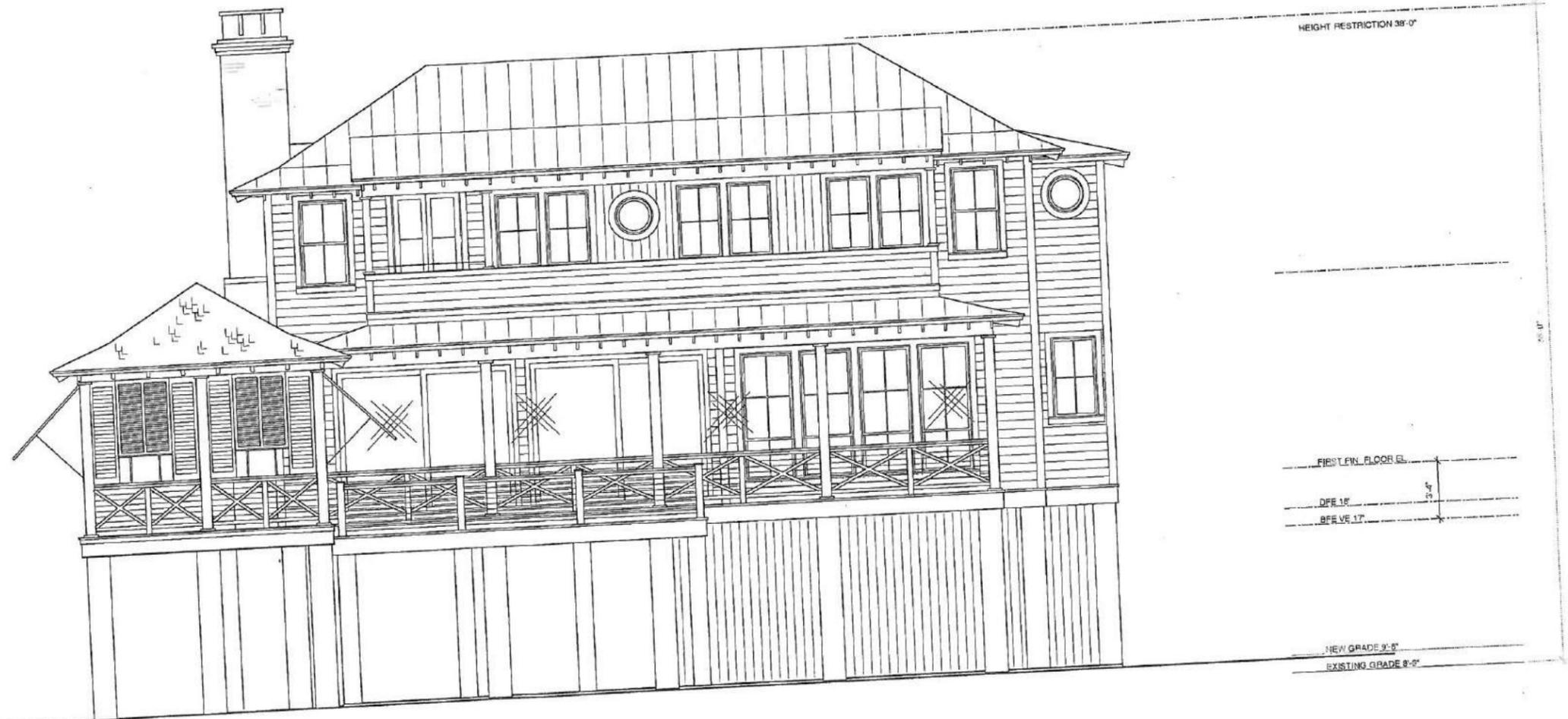
B E A U
 C L O W N E Y
d e s i g n
 8 4 3 . 7 2 2 . 2 0 4 0
 DEVINE RESIDENCE
 2307 ATLANTIC AVENUE
 SULLIVAN'S ISLAND, SC
 SIDE ELEVATION
 1/4" = 1'-0"
 04. 18. 14

A 2.2



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
SIDE ELEVATION
1/4" = 1'-0"
04.18.14

A 2.3



B E A U
 C L O W N E Y
d e s i g n
 843.722.2040
 DEVINE RESIDENCE
 2307 ATLANTIC AVENUE
 SULLIVAN'S ISLAND, SC
 SEASIDE ELEVATION
 1/4"=1'-0"
 04.18.14

A2.4

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: 1607 MIDDLE STREET

Submittal Date: 4.18.2014

Meeting Date: 5.21.2014

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**)
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 - 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:
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 - 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.

Sullivan's Island Design Review Board

last modified September 20, 2007

**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: 1607 MIDDLE STREET
 Submittal Date: 04-18-2014
 Meeting Date: 05-21-2014 Parcel I.D. (TMS#): 523-08-00-023

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: Sam Rhodes Architect / Designer: Byers Design Group, Luke Z. JARRETT
 Address: 3029 Middle St. Contact #: 843-577-5703
Sullivan's Island, email: luke@byersdesign.com
 email: samrhodes@hotmail.com Contractor: Sam Rhodes
 Contact #: 843-442-1162 Contact #: 843-442-1162
 email: SamRhodes@hotmail.com

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

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>CHARLES SPIRES</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 # _____
	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: 1607 MIDDLE STREET

Submittal Date: 04-18-2014

Meeting Date: 05-21-2014

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>12,540</u> sf
Lot Width:	<u>87.03'</u>
Lot Depth:	<u>142.29'</u>
Flood Zone / Base Flood Elevation:	<u>AE15+VE15</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>2187</u> sf
Accessory Building Footprint:	<u>N/A</u> sf
Total Principal Bldg. Coverage Area:	<u>2187</u> sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>2187</u> sf
Covered Porches:	<u>394</u> sf
Open Decks / Steps:	<u>227</u> sf
Pool / Patio:	<u>N/A</u> sf
Drives / Walks:	<u>*1,808</u> sf
Other Impervious Coverage	<u>N/A</u> sf
Total Impervious Coverage	<u>4,618</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>2187</u> sf
Second Floor	<u>1153</u> sf
Third Floor	<u>N/A</u> sf
Accessory Building	<u>N/A</u> sf
Total Principal Building Square Footage:	<u>3,340</u> sf
(Principal Building plus Accessory Structure)	

*** PROPOSED PERVIOUS SYSTEM**

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: _____
 Walls: _____
 Trim: _____

Roof: _____
 Windows: _____
 Doors: _____

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:

11007 MIDDLE STREET

Submittal Date:

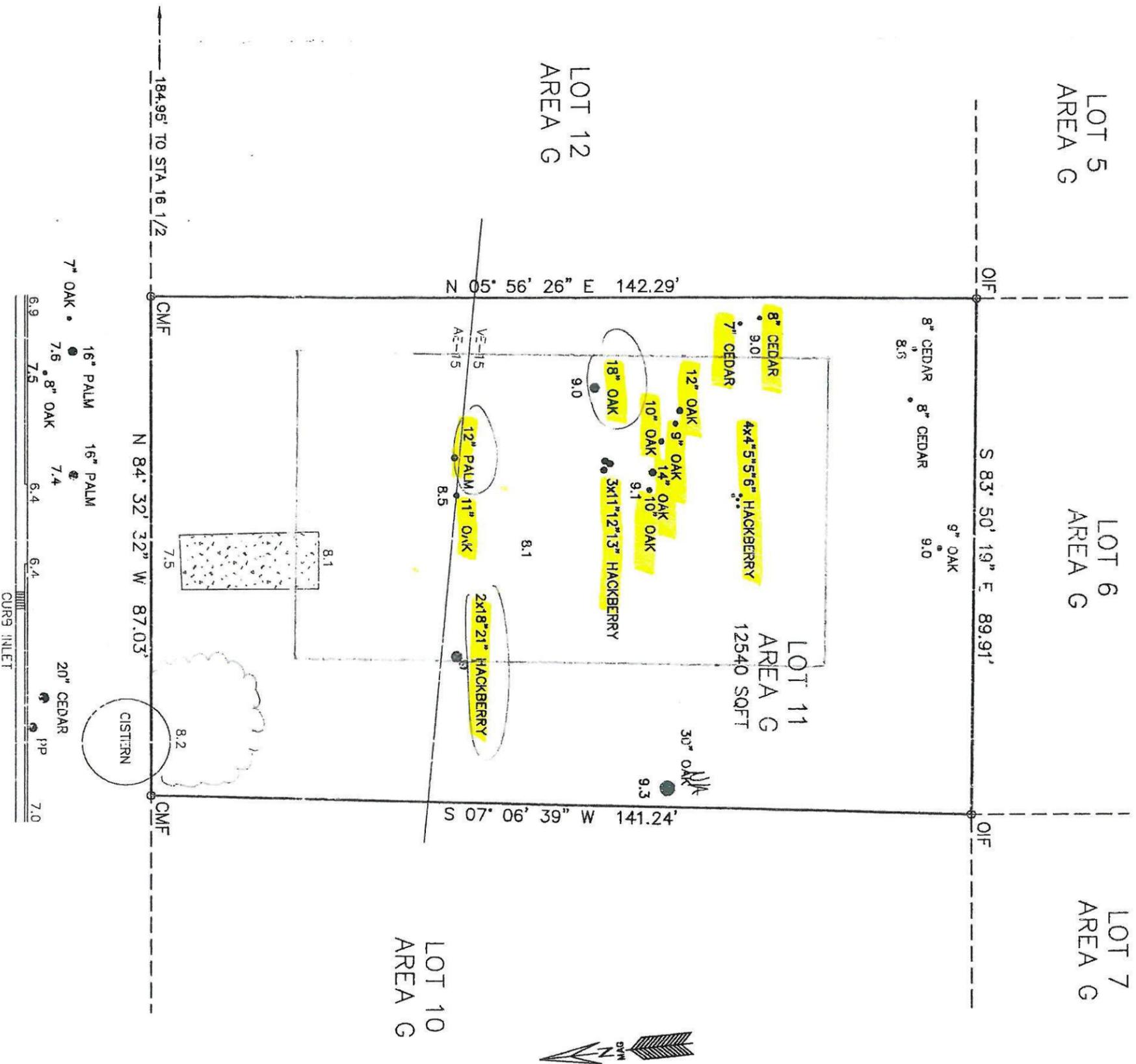
04-18-2014

Meeting Date:

05-21-2014

		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: ____ min.; ____ 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>2,004</u> sf		20% <u>2,404.8</u> sf	<u>183</u> SF	<u>9%</u>	<u>2,187</u> SF.
	G	21-26 Impervious Coverage	as per formula: Enter Result _____ sf		20% _____ sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>3,141</u> sf		25% <u>3,926</u> sf	<u>199</u> SF	<u>6%</u>	<u>3,340</u> SF.
	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			
	N	21-32 Foundation Enclosure	Check Ordinance		Adjust for Neighborhood Compatibility			
O	21-34 Site Lighting	Check Ordinance		Adjust for Neighborhood Compatibility				

TO LOCAL ATTRACTION. ANYTHING SHOWN OUTSIDE THE PRESCRIBED BOUNDARIES OR THIS SURVEY IS FOR DESCRIPTIVE PURPOSES ONLY
 © DRAWING COPYRIGHT PROTECTED AND IS NOT A LEGAL COPY UNLESS SEALED WITH RAISED IMPRESSION SEAL



7.4

⊕ BENCH MARK
 NAIL & CAP
 ELEV 7.29 NGVD29

MIDDLE STREET R/W VARIES

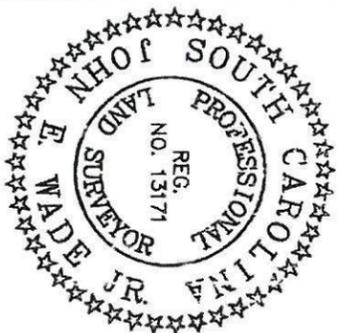
- NOTES:
- 1) TMS# 523-08-00-023
 - 2) REFERENCE PLAT S-111
 - 3) FLOOD ZONE AE-15 & VE-15
 45019C-0538-J
 (11-17-2004)
 - 4) OWNED BY THE TOWN OF SULLIVANS ISLAND

LEGEND:
 OIF 1" OPEN IRON FOUND
 CMF CONCRETE MONUMENT FOUND
 PP POWER POLE



JOHN E. WADE JR., RLS
 PO BOX 686
 ISLE OF PALMS
 SOUTH CAROLINA
 29451
 (843) 886-6262
 FILE #047-14

1607 MIDDLE STREET
 LOT 11 AREA G
 FORT MOULTRIE
 LOCATED ON
 SULLIVANS ISLAND
 CHARLESTON COUNTY
 SOUTH CAROLINA



"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 MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN."

JOHN E. WADE JR., R.L.S.
 S.C. REG. NO. 13171

TMS # 523-08-00-023

1607 MIDDLE STREET

SULLIVANS ISLAND
SOUTH CAROLINA



OWNER

SAM RHODES
1607 MIDDLE STREET
SULLIVAN'S ISLAND, SC 29482
T: 843.555.1212
F: 843.555.1212

OWNER CONTACT

ARCHITECT

BYERS DESIGN GROUP
125 SPRING STREET
CHARLESTON, SC 29403
P: 843.577.5703
F: 843.577.2009

LUKE Z. JARRETT ARCHITECT
CHARLES SPIRES PROJECT MANAGER

STRUCTURAL ENGINEER

ENGINEERS
ADDRESS
CHARLESTON, SC 29401
P: 843.577.2011
F: 843.577.2888

NAME ENGINEER

LOCATOR MAPS



SQUARE FOOTAGES

12,540 SF	OVERALL LOT AREA
1,942 SF	HOUSE AREA
245 SF	ENCLOSED AND CONDITIONED PORCH
2,187 SF	PRINCIPAL BUILDING AREA
1,942 SF	COND. FIRST FLOOR
1,153 SF	COND. FIRST FLOOR
245 SF	ENCLOSED AND CONDITIONED PORCH
3,340 SF	PRINCIPAL BUILDING S.F.
17.4%	LOT COVERAGE
396 SF	COVERED PORCHES
227 SF	OPEN DECKS AND STEPS
1,808 SF	DRIVES/WALKS
4,618SF	TOTAL IMPERVIOUS COVERAGE

SHEET INDEX

A-000	TITLE AND INDEX
A-100	SITE PLAN
A-101	PROPOSED FOUNDATION PLAN
A-102	PROPOSED FIRST FLOOR PLAN
A-103	PROPOSED SECOND FLOOR PLAN
A-201	ELEVATIONS
A-202	ELEVATION

RELEASE HISTORY

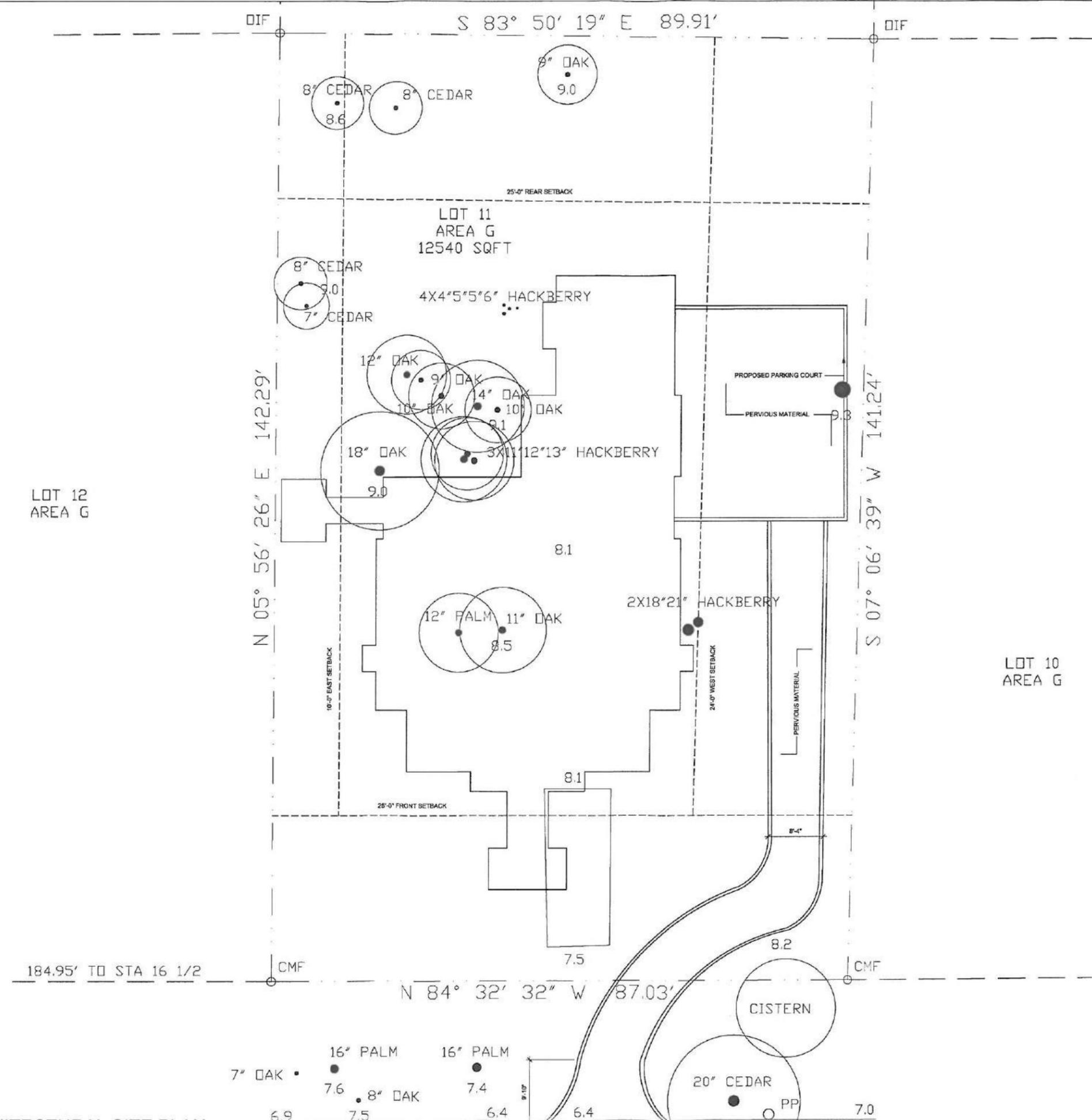
04/18/14	ARB CONCEPTUAL REVIEW
----------	-----------------------

NOT FOR CONSTRUCTION

1607 MIDDLE STREET

BYER: 12
CH: 12
T: 843

A



AREA CALCULATIONS

OVERALL LOT AREA:	12,540 S.F.
ALLOWED:	
PRINCIPAL BUILDING AREA:	2,004 S.F.
ENCLOSED PORCH SF:	3,141 S.F.
LOT COVERAGE:	16%
IMPERVIOUS COVERAGE:	
	3,885 S.F.
PROPOSED:	
HOUSE AREA:	1,942 S.F.
ENCLOSED PORCH AREA:	245 S.F.
PRINCIPAL BUILDING AREA:	2,187 S.F.
HOUSE S.F.:	
ENCLOSED PORCH AREA:	245 S.F.
PRINCIPAL BUILDING SF:	3,340 S.F.
LOT COVERAGE:	17.4%
IMPERVIOUS COVERAGE:	4,618 S.F.

ZONING INFORMATION

RS-SINGLE FAMILY RESIDENTIAL
 FRONT SETBACK: 25'-0"
 REAR SETBACK: 25'-0"
 EAST SIDE SETBACK: 10'-0"
 WEST SIDE SETBACK: 10'-0"
 COMBINED SIDE SETBACK: 34'
 FLOOD ZONE AE-15 & VE-15
 45019C-0538-J

NOT FOR CONSTRUCTION

1607 MIDDLE STREET

SHEET
 ARCHITECT
 SITE
 SHEET
 A



1 NORTH ELEVATION
 SCALE : 1/4" = 1'-0" @ 24" x 36"
 SCALE : 1/8" = 1'-0" @ 12" x 18"



NOT FOR CONSTRUCTION

1607 MIDDLE STREET

BY: 12
 CEU
 T. 843

SHB57
 ELE
 SHEET
 A



1 SOUTH ELEVATION
 SCALE : 1/4" = 1'-0" @ 24" x 36"
 SCALE : 1/8" = 1'-0" @ 12" x 18"



BY: [unclear]
 12
 CE: [unclear]
 T. 843

1607 MIDDLE STREET

NOT FOR CONSTRUCTION
 SHEET
 ELE
 SHEET
 A

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: 1300 Thompson
Submittal Date: April 21/14
Meeting Date: _____

Requested Approval:	<input type="checkbox"/> Conceptual	<input type="checkbox"/> Preliminary	<input checked="" type="checkbox"/> 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*) - *submitted by owner*
- 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: 1306 Thompson
 Submittal Date: April 21/14
 Meeting Date: _____ Parcel I.D. (TMS#): 523-06-00-031

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: Submittal is *outside* the Historic District and

_____ designated as Historic Resource _____ designated as Historic Resource
 _____ not 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: Mary English Architect / Designer: Swallowtail Architecture
 Address: 1306 Thompson Contact #: 843-885-1400
 _____ email: rachel@swallowtail-architecture
 email: _____ Contractor: not known
 Contact #: 1-631-897-7873 Contact #: 843-885-1400
 _____ email: rachel@swallowtailarchitecture.com

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

remove existing 10x15 deck and replace with new 9x15 deck. stairs to be relocated accordingly

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>Rachel Burton</u> Print Applicant's Name <u>[Signature]</u> 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. _____ Owner's Signature	Fee Received by _____ 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: 1306 Thompson
 Submittal Date: April 21/14
 Meeting Date: _____

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>12143</u> sf
Lot Width:	<u>87.10</u>
Lot Depth:	<u>137.50</u>
Flood Zone / Base Flood Elevation:	_____

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>2169</u> sf
Accessory Building Footprint:	_____ sf
Total Principal Bldg. Coverage Area:	<u>2169</u> sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>2169</u> sf
Covered Porches:	<u>0</u> sf
Open Decks / Steps:	<u>185</u> sf
Pool / Patio:	<u>590</u> sf
Drives / Walks:	<u>959</u> sf
Other Impervious Coverage	_____ sf
Total Impervious Coverage	<u>3899</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	_____ sf
Second Floor	_____ sf
Third Floor	_____ sf
Accessory Building	_____ sf
Total Principal Building Square Footage:	_____ 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: _____	Roof: _____
Walls: _____	Windows: _____
Trim: _____	Doors: _____

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: _____

Submittal Date: _____

Meeting Date: _____

1306 Thompson
April 21/14

		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: ____ min.; ____ 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 _____ sf		20% _____ sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>3705.75</u> sf	NO X	20% <u>4732.18</u> sf	<u>113% f.</u>	<u>32.8%</u>	<u>3899 .s.f.</u>
	H	21-27 Principal Building Square Footage	as per formula: Enter Result _____ sf		25% _____ sf			
	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			
	N	21-32 Foundation Enclosure	Check Ordinance		Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance		Adjust for Neighborhood Compatibility			

SULLIVAN'S ISLAND
RESIDENTIAL ZONING

Address: 1740 Thompson Ave
South Carolina

Lot Area:12,143 sq ft
Lot High Area:12,143 sq ft

Flood Zone:..... AE 14
Base Flood Elevation..... 14 MSL
Top Exist Floor Elevation..... 12.1 MSL

TMS #:#523-07-00-031
City Name..... Town of Sullivan's Island

Setbacks:

Front: 25 ft. and for every ft over 20 ft, set back 1ft

Sides: 10 ft. (5' reduction as lot is 89.00 feet wide),
3.5 ft total, and 2nd floor set back 2'

Rear: 25 ft.

Critical Line: 30ft.

Exist Front: 40 ft.
Exist Side 15.1 ft. and 12.4'
Exist Back ± 55' ft

Lot Coverage

Principal Building Coverage
Allowed $(15\% \times 12143) + ((15000 - 12143) \times 5\%)$
 $1821.43 + 142.85 = 1964.3$ sq ft
16.2%
DRB may increase by 20% = 2357.16 sq ft

Existing: 17.8% of Lot Area 2169 sq ft
Proposed: 17.8% of Lot Area 2169 sq ft

Exist Coverage is more than allowed.
Proposed Coverage is more than allowed

Impervious Coverage
Allowed $(30\% \times 12143) + ((15000 - 12143) \times 5\%)$
 $3642.9 + 142.85 = 3785.75$ sq ft
31.2%
DRB may increase by 25% = 4732.185 sq ft

Impervious Coverage Continued

EXIST

House & Garage 2169 sq ft
Decks and stairs ± 150 sq ft
Front Walks and Stairs ± 125 sq ft
Drive ± 880 sq ft
Pool and deck ± 590 sq ft
Total Impervious 3914 sq ft

PROPOSED

House & Garage 2169 sq ft
Decks and stairs ± 135 sq ft
Front Walks and Stairs ± 125 sq ft
Drive ± 880 sq ft
Pool ± 590 sq ft
Total Impervious 3899 sq ft

Principal Building Square Footage

Principal Building Coverage
ALLOWED $2400 + (12143 - 5000) / 100 \times 10$
 $2400 + 714.3 = 3114.3$ sq ft

EXISTING

First Floor 1851 sq ft
Second Floor 167 sq ft
Total 2018 sq ft

PROPOSED WILL NOT INCREASE COVERAGE AND IS LESS THAN ALLOWED

Foundation Height Allowed
EXISTING

Eave Height
EXISTING

Porches on Front Facade
EXISTING

Maximum Height
Allowed: 38 ft
EXISTING..... below 38 ft

Principal Building Primary Front Facade
EXISTING

Principal Building Side Facade Length
EXISTING

Information from Survey

LOT 21-A

LOT AREA TOTAL
18901 SQFT (TOTAL)
0.434 ACRES

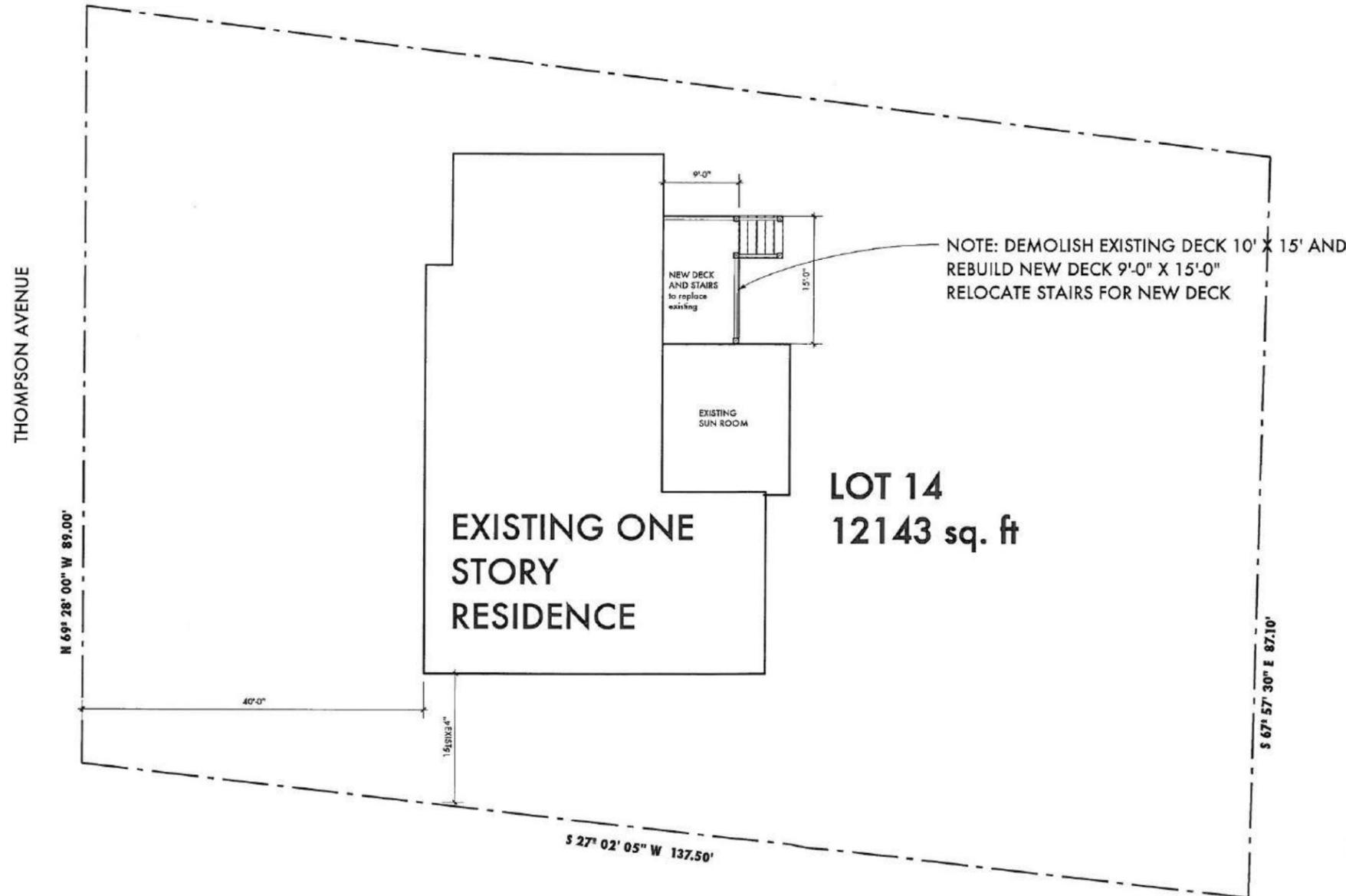
LOT AREA HIGH GROUND
14976 SQFT HIGH
0.344 ACRES

NOTES
1) REFERENCE PLAT BOOK EC
PAGE 875

No.	Issued For	Date
1	DRB SUBMISSION	APRIL 21, 2014
2		
3		
4		

English Residence • Deck Renovation

1306 Thompson • Sullivan's Island • SC



1 Site Plan
Scale: 1/16" = 1'-0"

ENGLISH RESIDENCE
INTERIOR RENOVATION AND DECK ADDITION

1306 THOMPSON
SULLIVAN'S ISLAND
SOUTH CAROLINA

SWALLOWTAIL
ARCHITECTURE, LLC
ARCHITECTURE AND INTERIOR DESIGN

843815940 • swallowtailllc.com
718 Tomlinson Blvd, Suite 1, Summerville, SC, 29485

DRB SUBMISSION

Plot Date: 4/21/14

Checked: RB

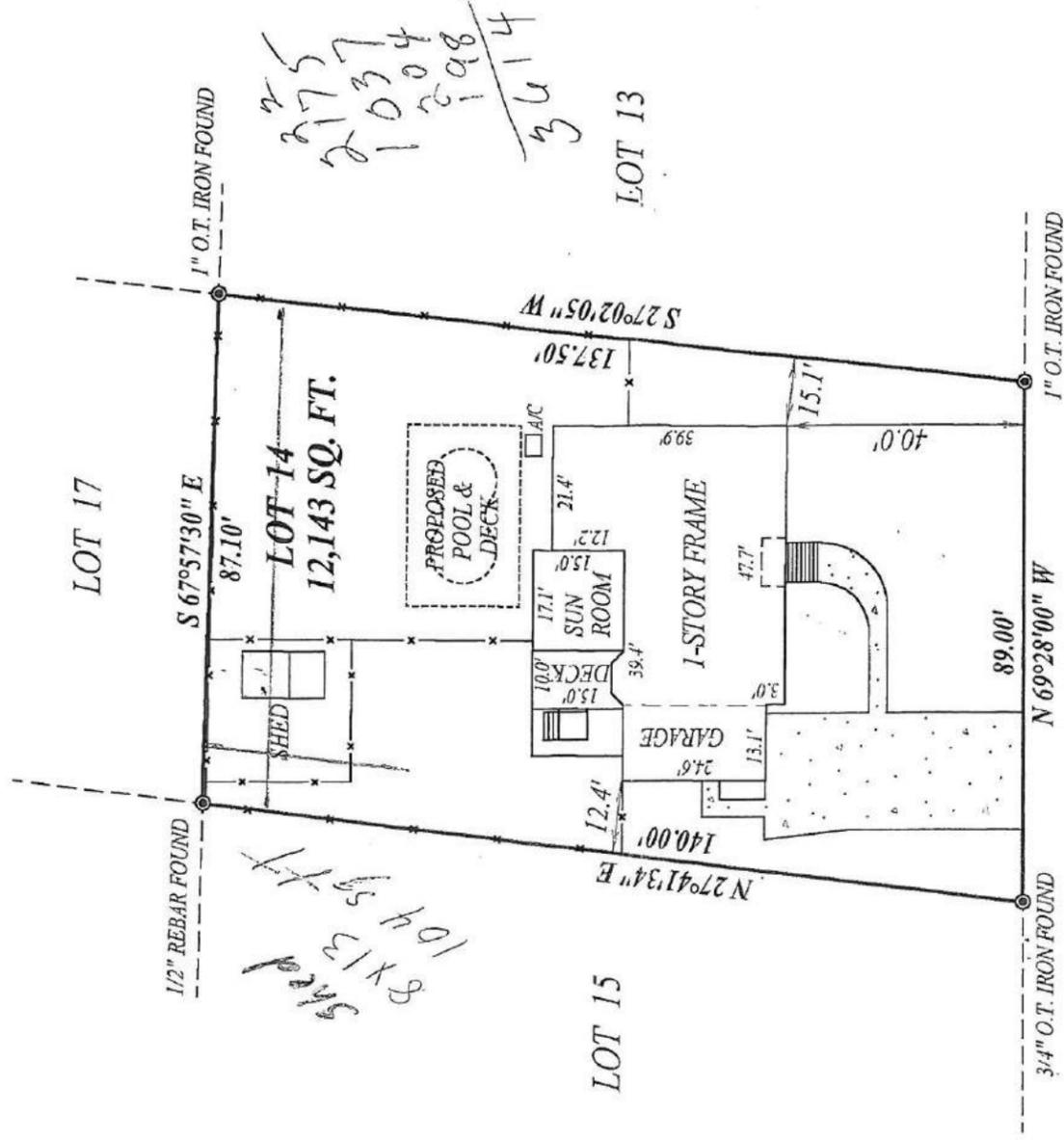
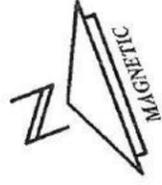
Drawn: RB

Drawing Title: Site Plan

Drawing No. C1.0

NOTES:

- (1) TOTAL LOT AREA= 12,143 SQ. FT.
- (2) TOTAL IMPERVIOUS SURFACE COVERAGE= 3,614 SQ. FT. OR 30%.
HOUSE (HEATED)= 2,175 SQ. FT.
CONCRETE= 1,037 SQ. FT.
PROPOSED POOL= 204 SQ. FT.
STEPS, A/C, SHED= 198 SQ. FT.
- (3) TOTAL PERVIOUS HARD SURFACE= 641 SQ. FT.
EXISTING DECKS= 256 SQ. FT.
PROPOSED POOL DECK= 385 SQ. FT.
- (4) THIS PROPERTY IS LOCATED IN FLOOD ZONE AE-14,
ACCORDING TO N.F.I.P.F.I.R.M. 455418-0001-D-3/18/91.



THOMPSON AVENUE 50' R/W

PLAT

LOT 14, AREA "L", FORT MOULTRIE, NO. 1306 THOMPSON AVENUE,
IN THE TOWN OF SULLIVAN'S ISLAND, CHARLESTON COUNTY,
SOUTH CAROLINA. PRESENTLY OWNED BY: JAMES F. SHARPE.



SURVEYOR'S CERTIFICATION

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 MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SET FORTH THEREIN.

(Signature)

CHARLES F. DAWLEY, JR., R.L.S.
S.C. REGISTRATION NO. 9314
475-A DEANNA LANE
WANDLO, S.C. 29492
843-884-4931

- REFERENCES:
- T.M.S. 523-07-00-031
 - DEED BOOK "S-103", PAGE 341
 - PLAT BOOK "H", PAGE 112
 - PLAT BOOK "J", PAGE 19

DATE: JULY 28, 2002

SCALE: 1" = 30'



REQUEST FOR CHANGE TO APPROVED DESIGN

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29402 • (843) 883-3198

(FORM D)

Project Address: 2213 - C. Th. Ashe Street
 Submittal Date: 4/17/14
 Meeting Date: 5/21/14

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

PROPOSED CHANGE: Relocating new handicap lift from previously approved location to place it adjacent to existing Handicap Parking space (back in the location of the former wheelchair ramp). This will be within the footprint of the existing structure.

REASON FOR CHANGE: To move handicap lift to be immediately Adjacent to Handicap Parking slot (more convenient for handicapped patron)

Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name: Patrick Ilderton Architect / Designer: _____
 Contact #: Doug Smith Contact #: n/a
 email: 568-6106 email: _____
doug@ildertoncontractors.com Contractor: Ilderton Contracting LLC
 Contact #: Doug Smith
 email: 568-6106

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

Placing the new handicap lift in the location of the former wheelchair ramp (putting it immediately adjacent to the existing designated Handicap Parking slot)

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

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

1116 Middle Street • PO Box 427 • Sullivan's Island, SC • 29402 • (843) 808-3436

Project Address: 2213-C Middle St, 54422Y

Submittal Date: April 19, 2013

Meeting Date: May 15, 2013

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Foot:	<u>23,100</u> sq
Lot Width:	<u>220</u> ft
Lot Depth:	<u>105</u> ft
Flood Zone / Base Flood Elevation:	<u>VE-1b</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>2,777</u> sq
Accessory Building Footprint:	<u>141</u> sq
Total Principal Bldg. Coverage Area: (Principal Building plus Accessory Structure)	<u>2,918</u> sq

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>2,777</u> sq
Covered Porches:	<u>379</u> sq
Open Decks / Steps:	<u>844</u> sq
Pool / Patio:	<u>nil</u> sq
Drives / Walks:	<u>1,011</u> sq
Other Impervious Coverage (Acc.B)	<u>141</u> sq
Total Impervious Coverage	<u>5,152</u> sq

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>2,777</u> sq
Second Floor	<u>2,145</u> sq
Third Floor	<u>nil</u> sq
Accessory Building	<u>141</u> sq
Total Principal Building Square Footage: (Principal Building plus Accessory Structure)	<u>5,063</u> sq

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: block with lattice

Walls: wood siding

Trim: wood

Roof: metal

Windows: wood / glass

Doors: metal / glass

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

1070 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3196

Project Address: _____

2213-c Middle Street

Submittal Date: _____

April 19, 2013

Meeting Date: _____

May 15, 2013

		Zoning Ordinance Reference Section	Zoning Standard	✓ If meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in Ft ² 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 26'	✓	15%			
	C	21-22 Side Setback	Per lot; Enter Result: _____ min.; _____ comb.	✓	25%			
	D	21-22 Side Setback 2nd Floor Setback	2 feet	✓	100%			
	E	21-22 Rear Setback	25 feet	✓	None			
LOT COVERAGE	F	21-26 Principal Building Coverage	as per formula: Enter Result _____ of	✓	20% _____ of			
	G	21-26 Impervious Coverage	as per formula: Enter Result _____ of	✓	20% _____ of			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result _____ of	✓	25% _____ of			
	I	21-28 Third Story	as per formula: Enter Result _____ of	No	15% _____ of			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result _____ of	No ✓	100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result _____ of	✓	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			

SEC. 21-43 B. REQUEST FOR HISTORIC EXEMPTIONS (FORM C.1)

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29182 • (843) 805-3100

Project Address:

2213-C Middle Street

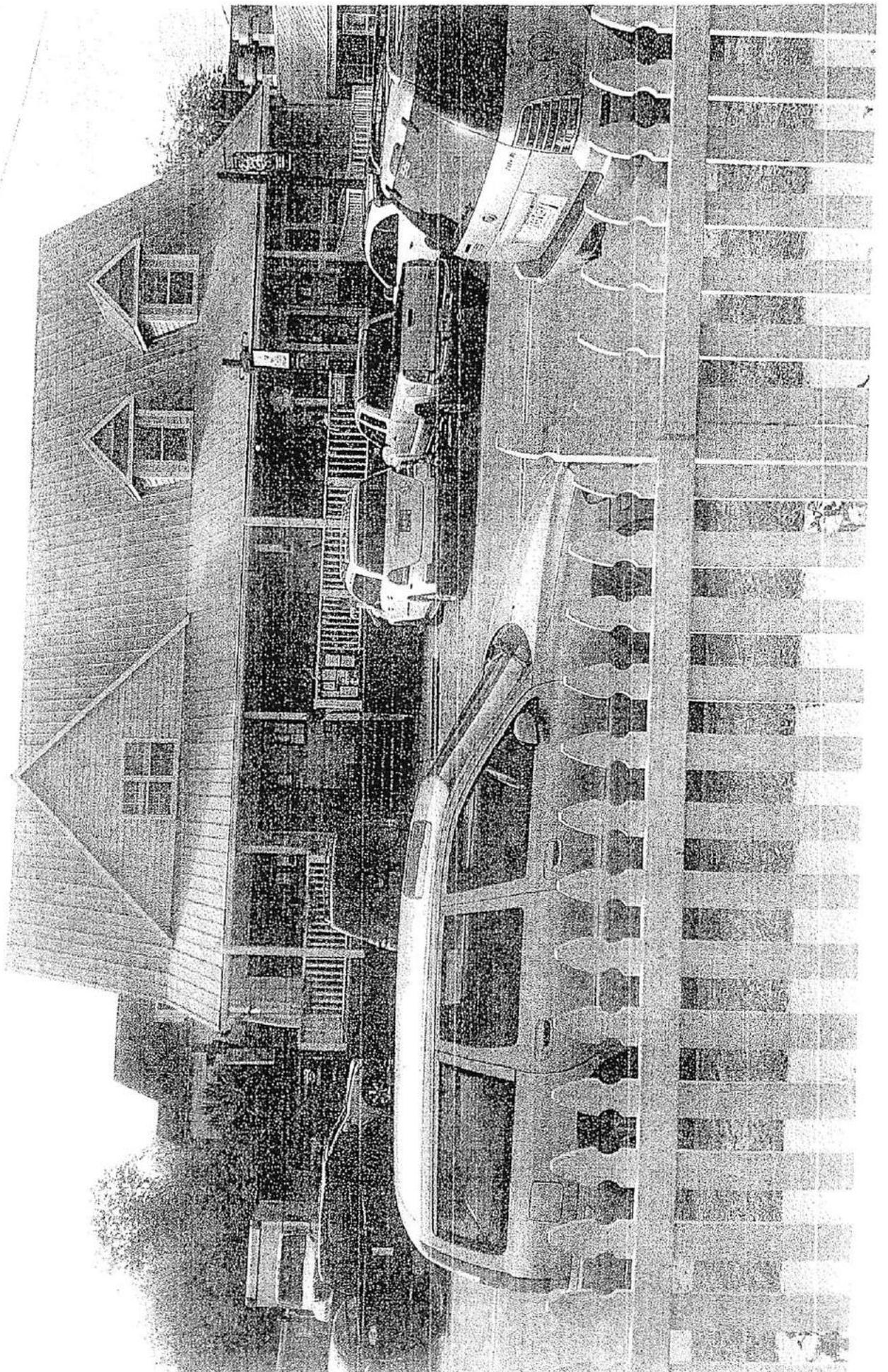
Submittal Date:

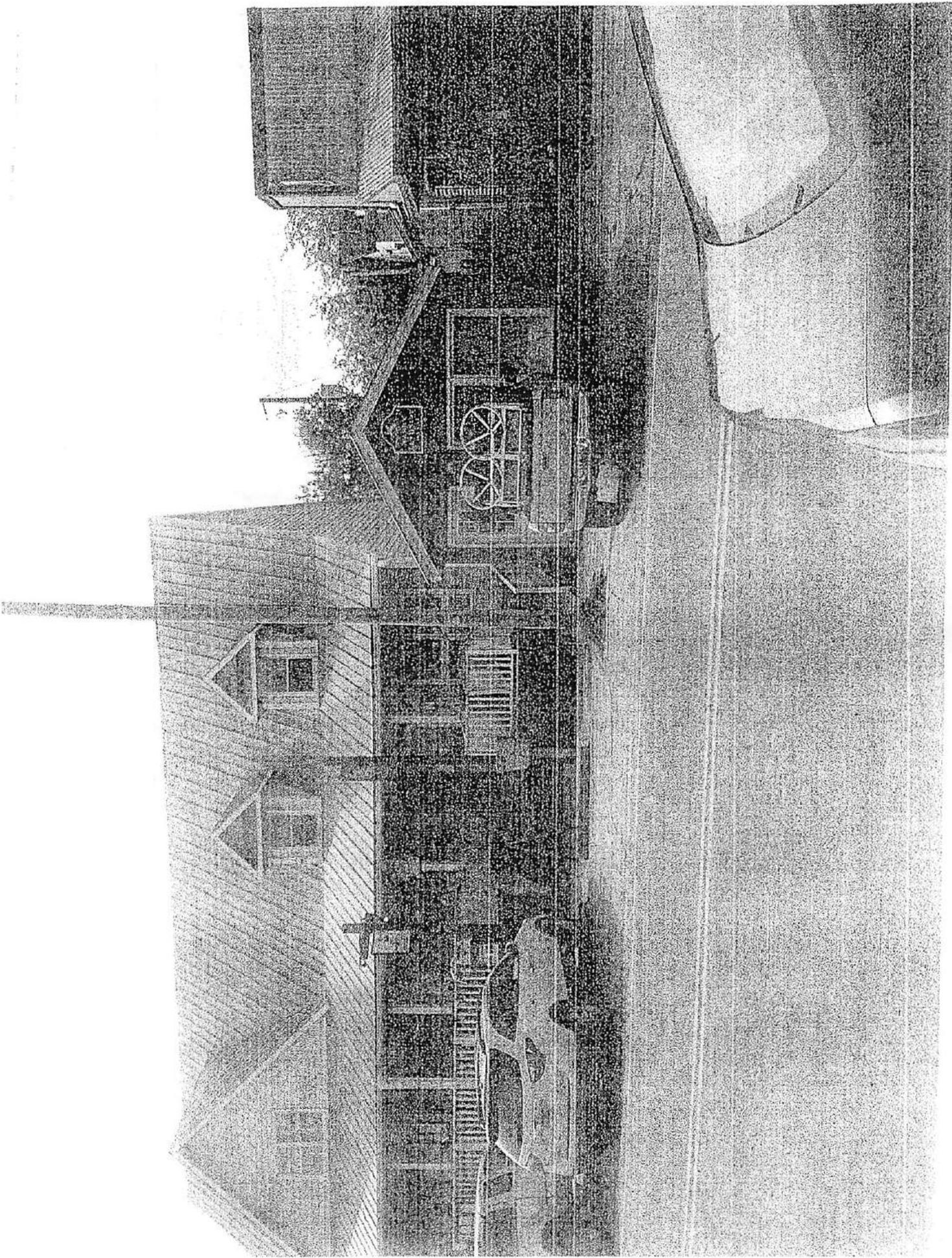
April 19, 2013

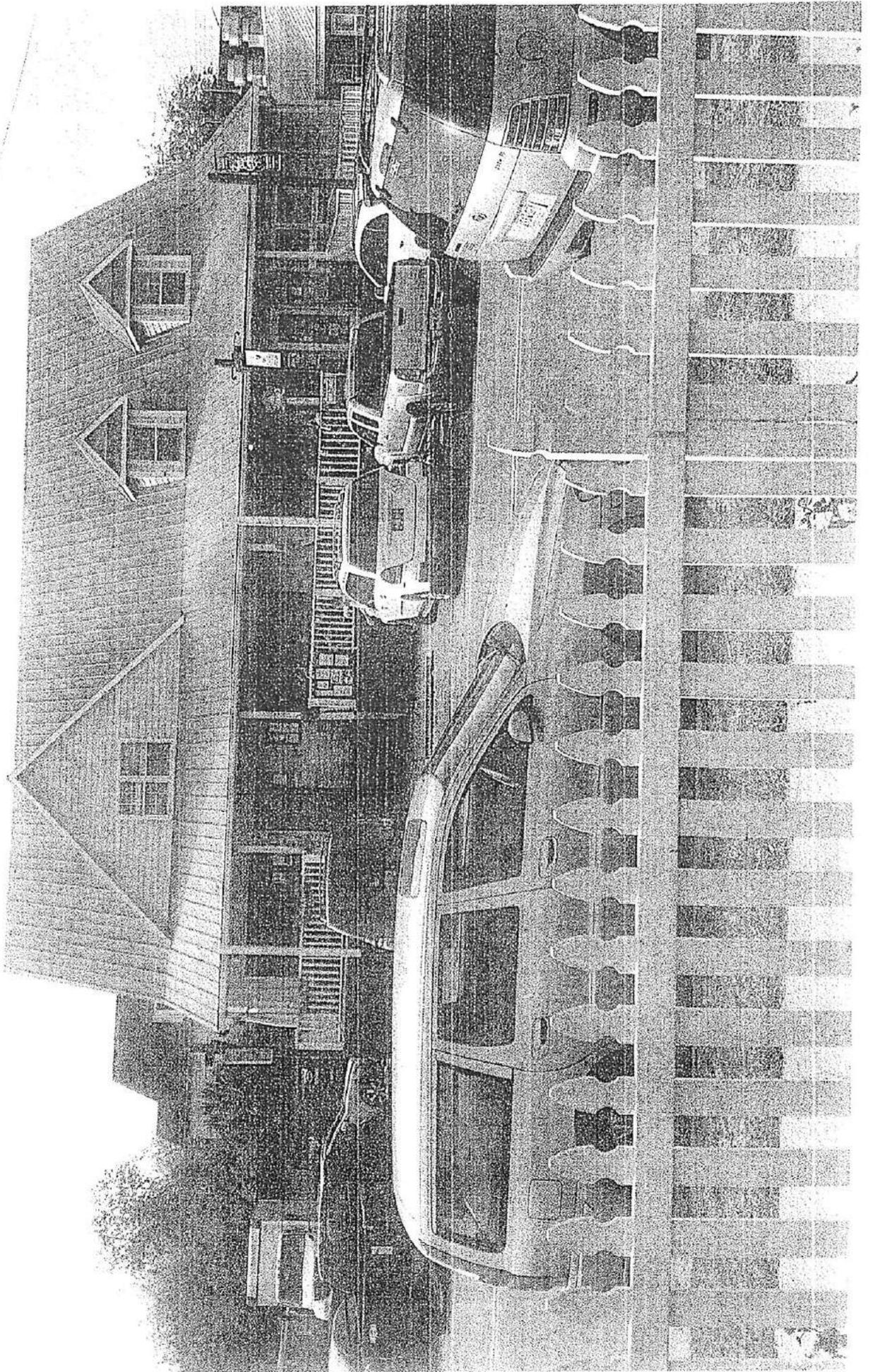
Meeting Date:

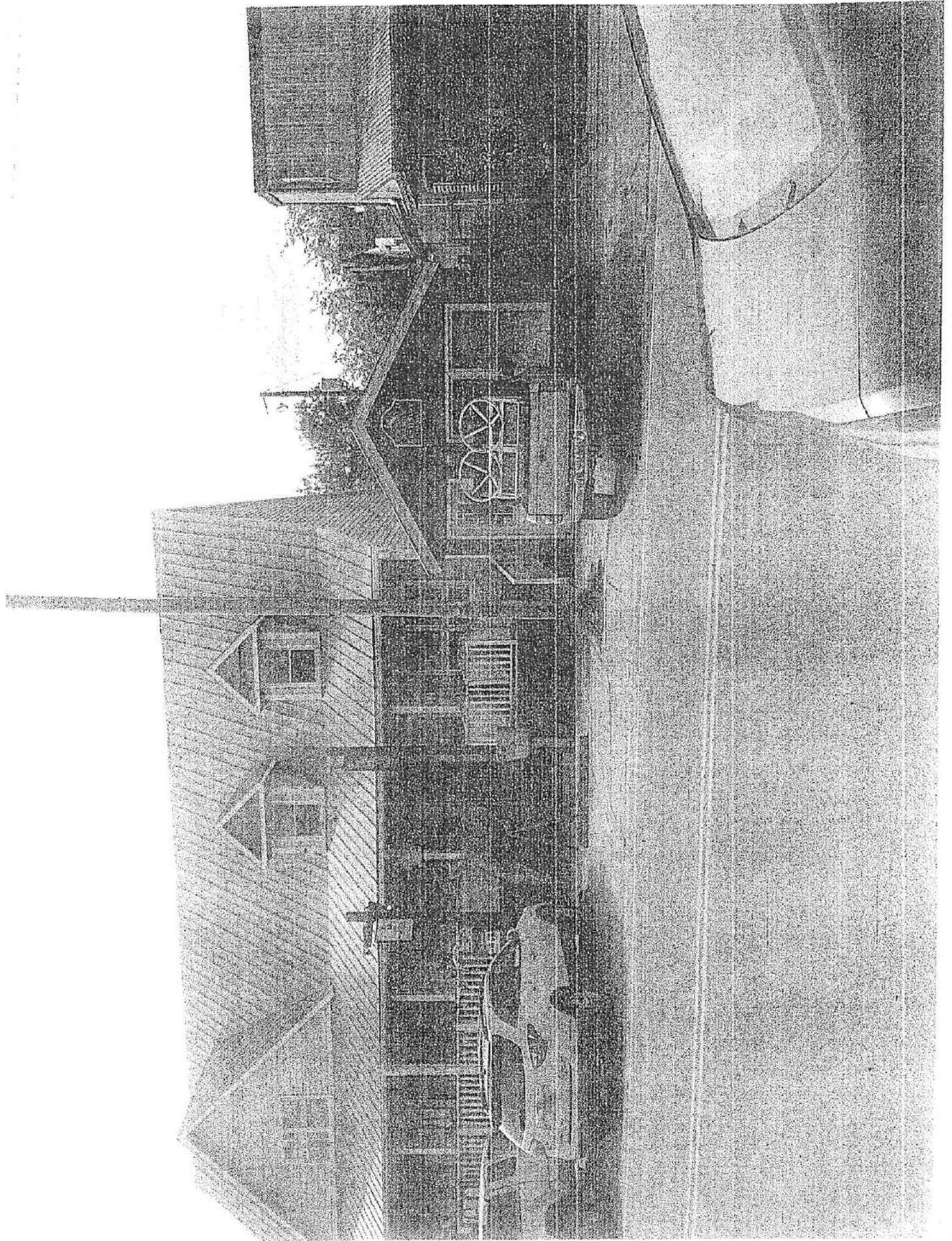
May 15, 2013

		1	2	3	4	5	6
		Zoning Ordinance Reference Section	Total Area of Existing Structures (sf)	DRB Authority for Exemption	Applicant's Request for Relief in Ft./Sq. Ft.	Percent (%) Relief Requested	NOTED
HISTORIC EXEMPTIONS	A	21-43 Existing Principal Building Square Footage		60% Enter Result:	na		
	B	21-43 Existing Principal Building Coverage Area		60% Enter Result:	na		
	C	21-43 Existing Impervious Coverage Area		50% Enter Result:	na		









HIGH THYME Ect...

DECK REVISED

3/24/2014

NOT TO SCALE

