

MICHAEL PERKIS
MAYOR

TOWN OF SULLIVAN'S ISLAND



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CHAUNCEY CLARK
HARTLEY COOPER
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COMPTROLLER

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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, October 15, 2014 - 6:00 P.M.
Town Hall

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES FROM SEPTEMBER 17, 2014
- C. CERTIFICATES OF APPROPRIATENESS –HISTORIC PROPERTIES
 - 1. 1726 Middle Street: Rachel Burton, of Swallowtail Architects, requests conceptual approval to demolish an existing garage, remove several existing features, and to construct two first story additions to the side and rear elevations of a Sullivan's Island Landmark. (TMS# 523-07-00-070)
 - 2. 1026 Middle Street: Evan Diament, applicant, requests approval to modify an existing Certificate of Appropriateness for a property designated as a Sullivan's Island Landmark. Request includes relocating a previously approved in-ground pool, adding required landscaping, and modifying existing fencing. (TMS# 523-06-00-004)
- D. CERTIFICATES OF APPROPRIATENESS–NON-HISTORIC PROPERTIES
 - 1. 910 Middle Street: Julia F. Martin Architects, applicants, request conceptual design review and approval for a proposed new home construction. Relief is requested from the design standards for the structure's side setbacks, principal building square footage, and principal building coverage. (TMS# 523-06-00-021)
 - 2. 1002 Middle Street: Kevin C. Reed Construction. Kevin C. Reed Construction LLC., applicant, requests conceptual approval of a rooftop deck addition for a non-historic structure located within the Moultrieville Local Historic District. (TMS# 523-05-00-008)
- E. PUBLIC INPUT
- F. ADJOURN

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: 1726 Middle Street
Submittal Date: Sept 19, 2014
Meeting Date:

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)
- n/a 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: 1726 Middle St., Sullivan's Island

Submittal Date: Sept 19, 2014

Meeting Date: Oct 15, 2014

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>14,362</u> sf
Lot Width:	<u>81' @ front</u>
Lot Depth:	<u>181.57</u>
Flood Zone / Base Flood Elevation:	<u>AE14</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>1700</u> sf
Accessory Building Footprint:	<u>0</u> sf
<hr/>	
Total Principal Bldg. Coverage Area:	<u>1700</u> sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>1700</u> sf
Covered Porches:	<u>657</u> sf
Open Decks / Steps:	<u>146</u> sf
Pool / Patio:	<u>300</u> sf
Drives / Walks: (future)	<u>345</u> sf
Other Impervious Coverage (future)	<u>864</u> sf
Total Impervious Coverage	<u>4012</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>1700</u> sf
Second Floor	<u>945</u> sf
Third Floor	<u>0</u> sf
Accessory Building	<u>0</u> sf
<hr/>	
Total Principal Building Square Footage:	<u>2645</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: _____

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:

1726 Middle St. Sullivan's Island

Submittal Date:

Sept 19, 2014

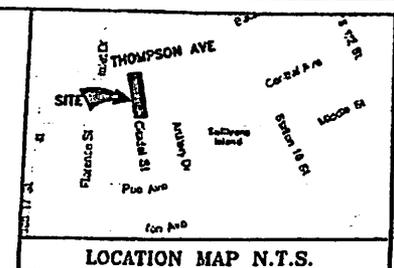
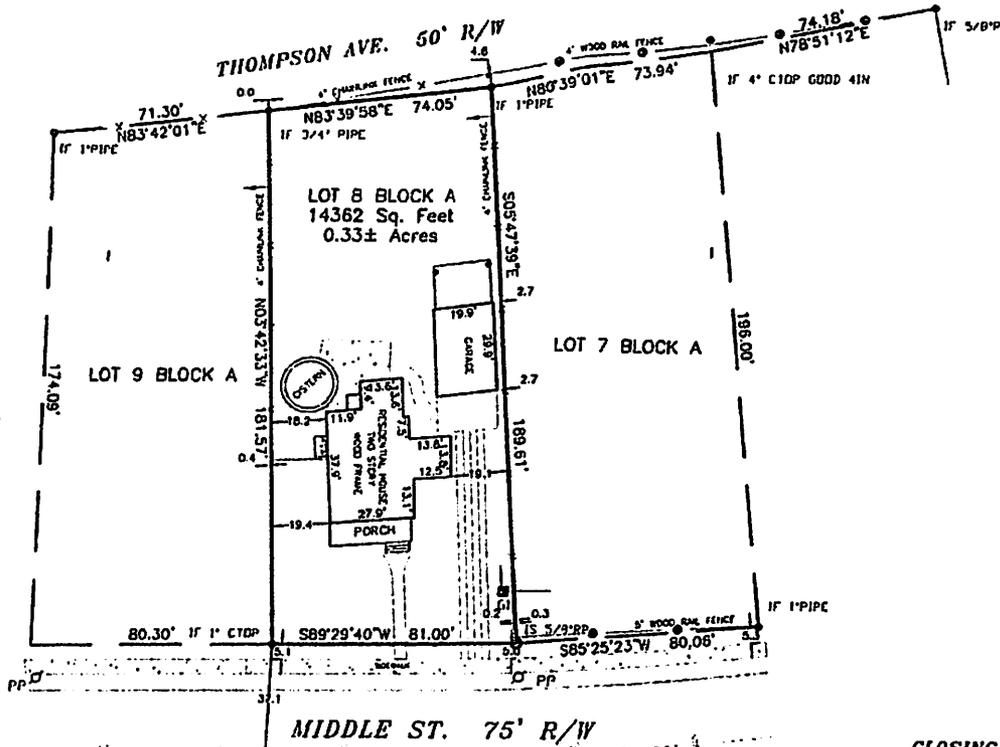
Meeting Date:

Oct 15, 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>2100</u> sf	✓	20% _____ sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>4340.5</u> sf	✓	20% _____ sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>3336</u> sf	✓	25% _____ 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	EXIST	100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result _____ sf	EXIST	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	EXIST	1 foot			
	N	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance		Adjust for Neighborhood Compatibility			

LEGEND:

- ⊙ CABLE TV
- ⊙ WATER VALVE
- 5/8" RDS (REBAR SET)
- IRON FOUND SIZE/TYPE NOTED
- △ PK NAIL SET
- ▲ PK NAIL FOUND
- ⊙ WATER METER
- ⊙ ELECTRICAL TRANSFORMER
- ◇ ELECTRICAL BOX
- ⊙ TELEPHONE BOX
- + SPOT ELEVATION
- ⊔ POWER POLE
- LOT LINE
- MARSH GRASS LINE
- ADJACENT LOT LINE
- X - FENCE
- ⊔ GI STORM DRAINAGE GRATE INLET



BRITT LAND SURVEYING, INC.
 P.O. BOX 80333
 CHARLESTON, SC
 29416
 843-810-6771

NOTES:

SURVEY IS VALID ONLY
 IF PRINT HAS ORIGINAL
 SEAL AND SIGNATURE OF
 SURVEYOR.

REFERENCE:

- 1) PLAT RECORDED IN CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK G AT PAGE 106.
- 2) DEED BOOK 0052 AT PAGE 307.

FLOOD NOTE:

THIS LOT IS SITUATED IN A FLOOD ZONE AC 14 AS PER SCALING FROM FEMA F.I.R.M MAP NUMBER 45019C0538J DATED NOVEMBER 17, 2004.

SCALE: 1" = 40'
 -40' -20' 0 40'

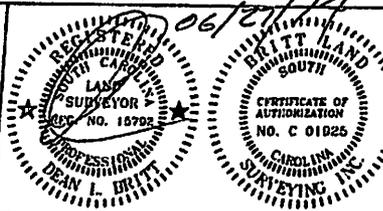
PLAT OF:
CLOSING SURVEY SHOWING LOT 8 BLOCK (AREA) A
PREPARED FOR:
WILLIAM BOOTH AND ELIZABETH BOOTH
LOCATED ON SULLIVANS ISLAND
CHARLESTON COUNTY - SOUTH CAROLINA

Scanned by CamScanner

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MPTM 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. THE ERRORS SHOWN ARE THOSE THAT ARE OBVIOUS AND APPARENT AND THERE ARE NO ENCROACHMENTS OR OBJECTIONS OTHER THAN SHOWN HEREON. ALL NECESSARY MONUMENTS HAVE BEEN INSTALLED AND THE AREA HAS BEEN DETERMINED BY THE COORDINATE METHOD.

[Signature]

DEAN L. BRITT, PLS SOUTH CAROLINA REGISTRATION NO. 15792



LOCATION:	1726 MIDDLE ST. - 29482	
TAX MAP #	523-08-00-047	
DATE:	JUNE 27, 2014	DRAWN BY: DEAN L. BRITT
FIELD DATE:	JUNE 23, 2014	FIELD BY: DEAN L. BRITT
JOB NO.	142012	
COUNTY/STATE	CHARLESTON, S.C.	PMT#

SWALLOWTAIL

1726 Middle Street Renovation and Addition

PHOTOS OF EXISTING HOME

EXISTING GARAGE



Front of garage.
We wish to demolish this accessory structure. It is clear it has no historical merit.



Side view of garage.



View of property from the rear with existing garage on the left.

EXISTING LANDMARK HOME



Front view from street. Home to remain untouched.



View from street showing right side of property. The garage is just behind the house. The garage and driveway is to be removed. The 4'-0" side of the one story new addition will be visible from the street.

1726 Middle Street

Photos of Existing



Front view. Closer view of right side of the existing home



Front view, left side. No change to this side of the home will be visible from the street



Rear view of property.



Small shed on side to be demolished. Was not original to home

1726 Middle Street

Photos of Existing



Rear view of home. The existing 2-story part, which is the landmark historical portion of the home, will remain untouched.

The shed roof at the existing kitchen and the lower shed roof over the storage will be removed and a new higher hip roof will be added. The exterior walls of the kitchen and storage room will be revised to suit new window and door locations and will have new exterior finish.

EXISTING DETAILS



Porch columns. We intend to follow the design of the existing porch column on the new porch. The railing will be similar with wood pickets, but may have a different cap detail

Typical window detail. We will follow the existing window trim design in material and appearance.

The existing windows are double hung single pane wood windows with a 6/6 grid. We will install new double hung insulated windows with a 6/6 grid We are considering Andersen 400 series windows.

The shutters are not operable or accurate historically. We will match the existing shutter design.

1726 Middle Street

Photos of Existing



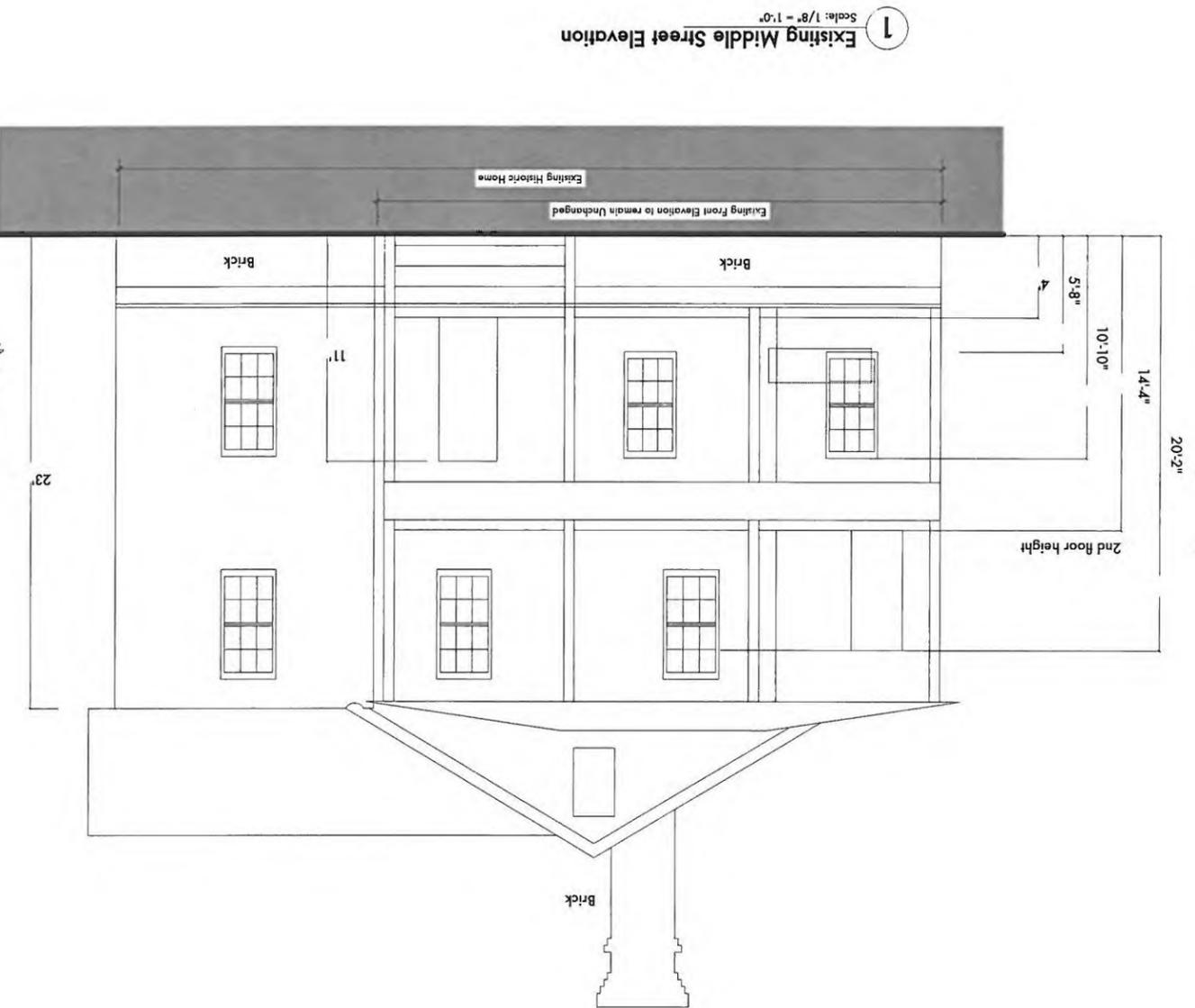
Existing corner, water table trim and foundation.

The existing foundation has painted brick piers at the corners and painted CMU infill between the piers.

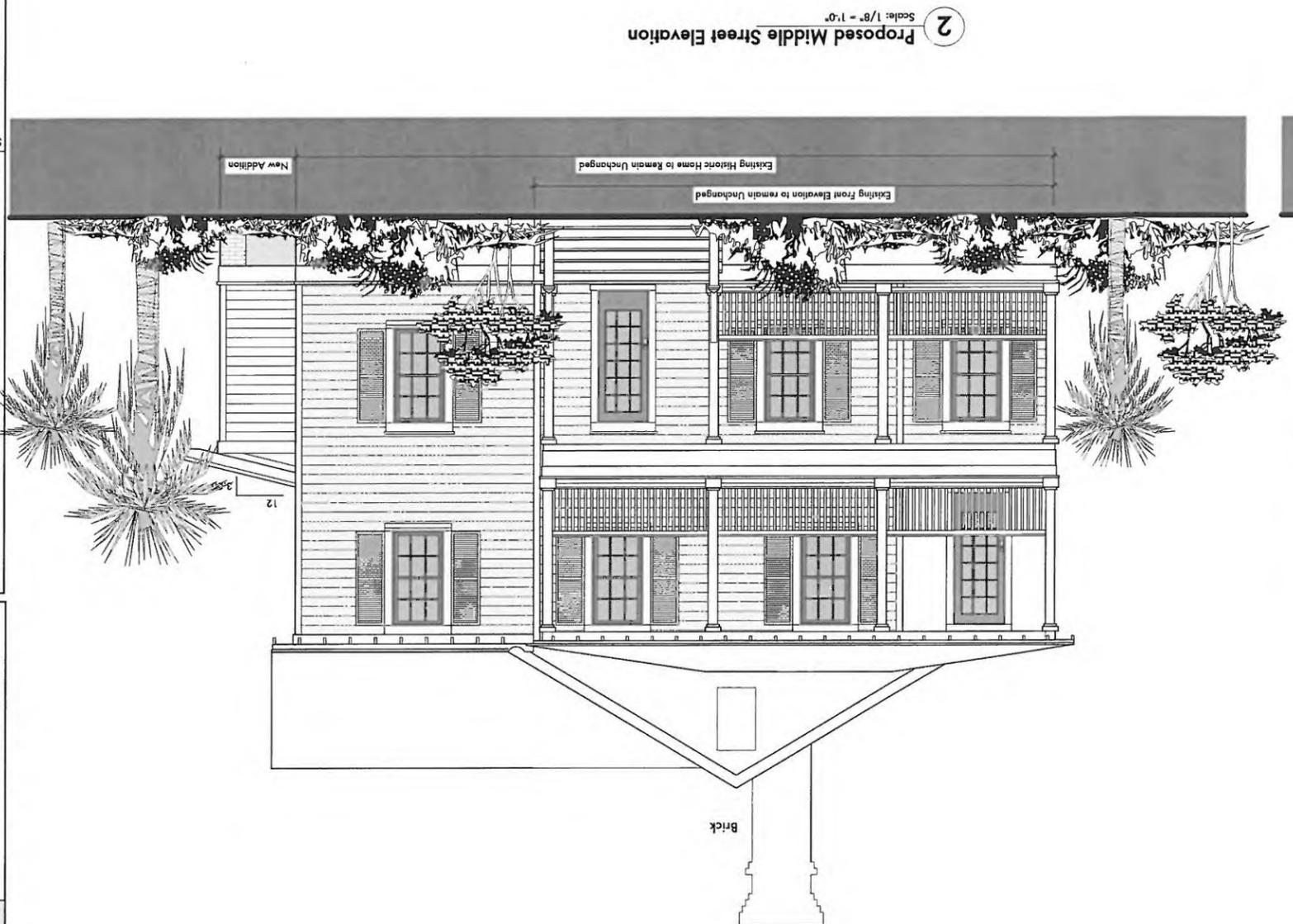
We intend to have brick faced piers with lattice between the piers.

We will match the existing water table trim in profile and shape.

We will match the existing corner trim width.



1 Existing Middle Street Elevation
Scale: 1/8" = 1'-0"



2 Proposed Middle Street Elevation
Scale: 1/8" = 1'-0"

Existing Front Elevation to remain Unchanged
Existing Historic Home to remain Unchanged
New Addition

Existing Front Elevation to remain Unchanged
Existing Historic Home



Brick

© 2014 Swallowtail Architecture, LLC

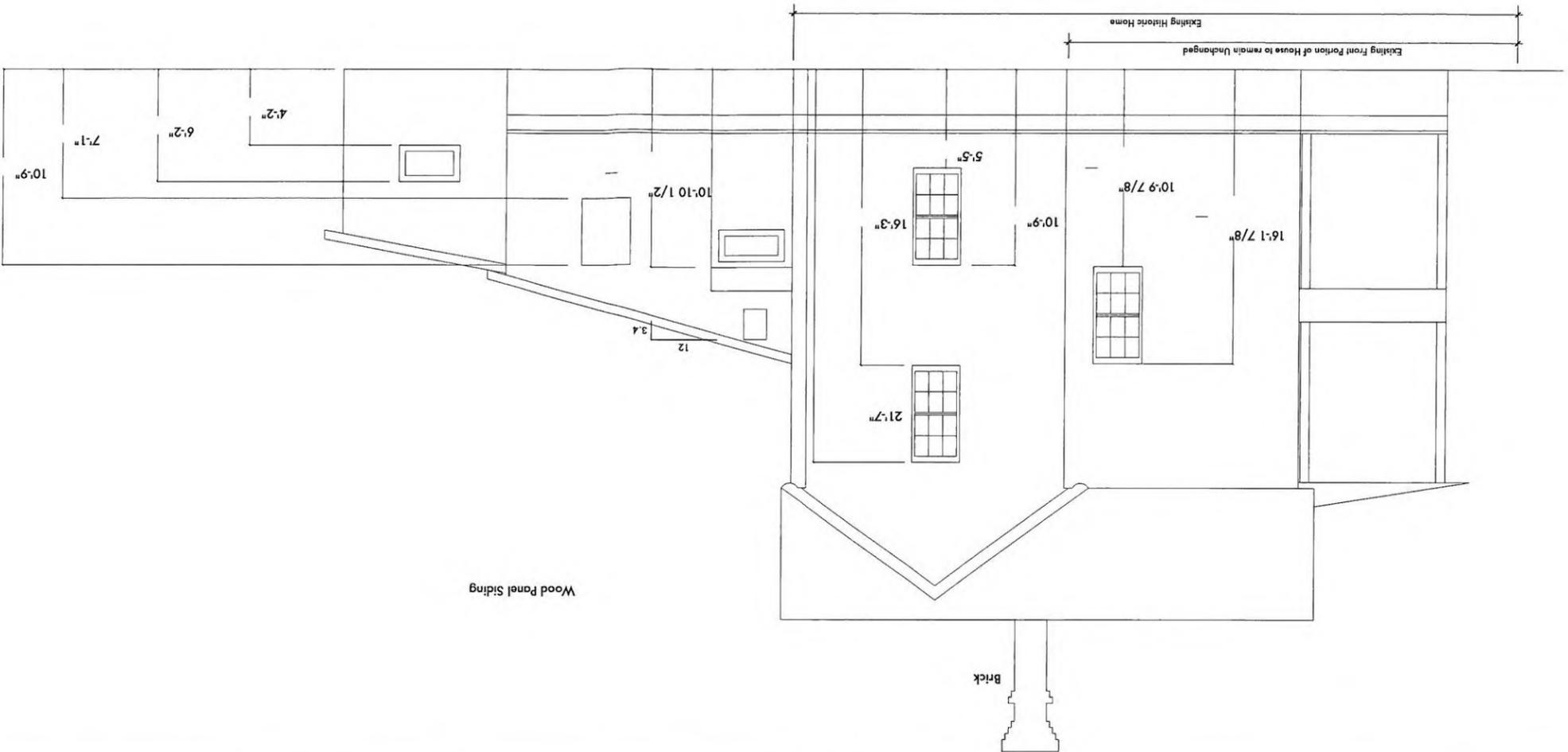
Drawing No.	
Drawing Title	
Drawn	RB
Checked	RB
Plot Date	9/19/14

Stamps

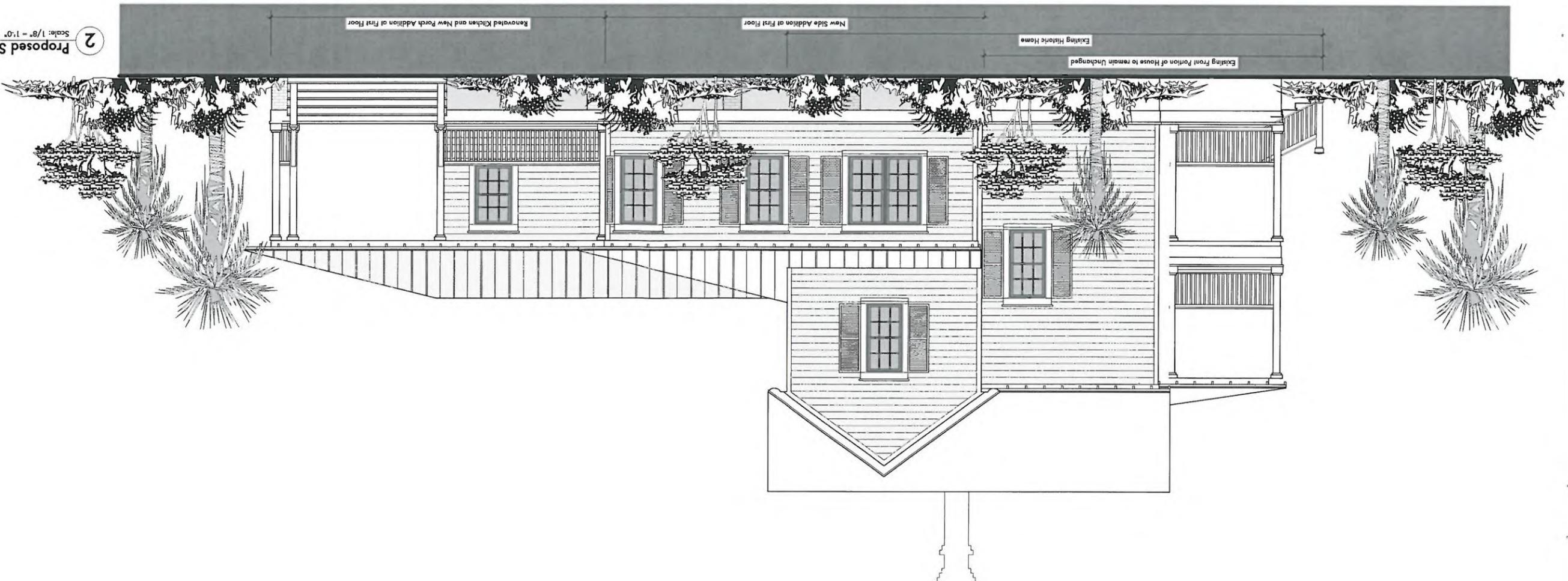
SWALLOWTAIL ARCHITECTURE, LLC
ARCHITECTURE AND INTERIOR DESIGN
843853400 • SwallowtailArchitecture.com
740 Traverden Blvd, Suite 1, Summerville, SC 29485

1726 MIDDLE STREET BOOTH RESIDENCE
RENOVATION AND ADDITION
Tom & Sallie Ann, Island
Sullivan's Island, South Carolina

No.	Issued For	Date
1	Issued For Conceptual ARB	Sept 19, 2014
2		
3		
4		



1 Existing Side Elevation
Scale: 1/8" = 1'-0"



2 Proposed Side Elevation
Scale: 1/8" = 1'-0"

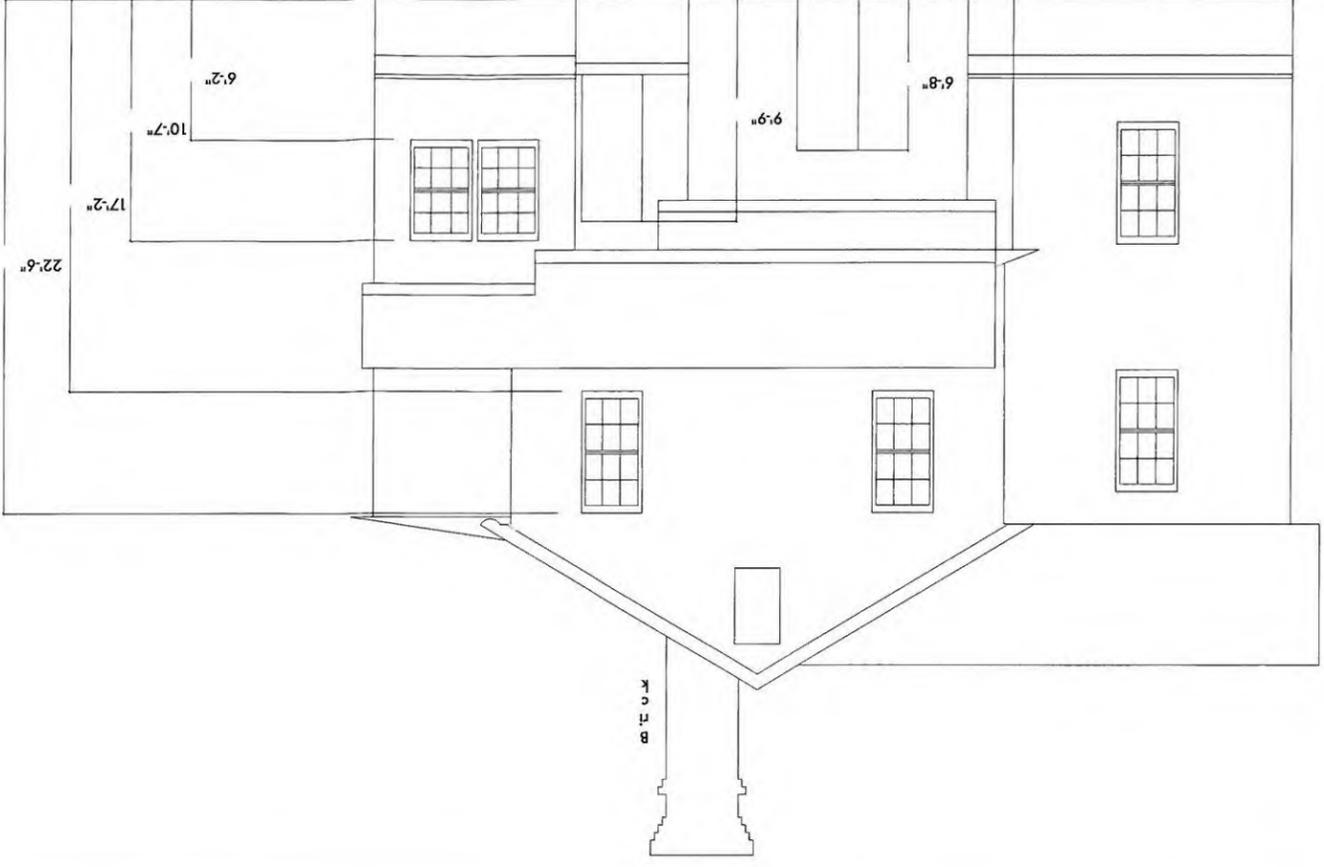
Drawing No.	A2.1
Drawing Title	Side Elevation
Drawn	RB
Checked	RB
Plot Date	9/19/14

Stamps

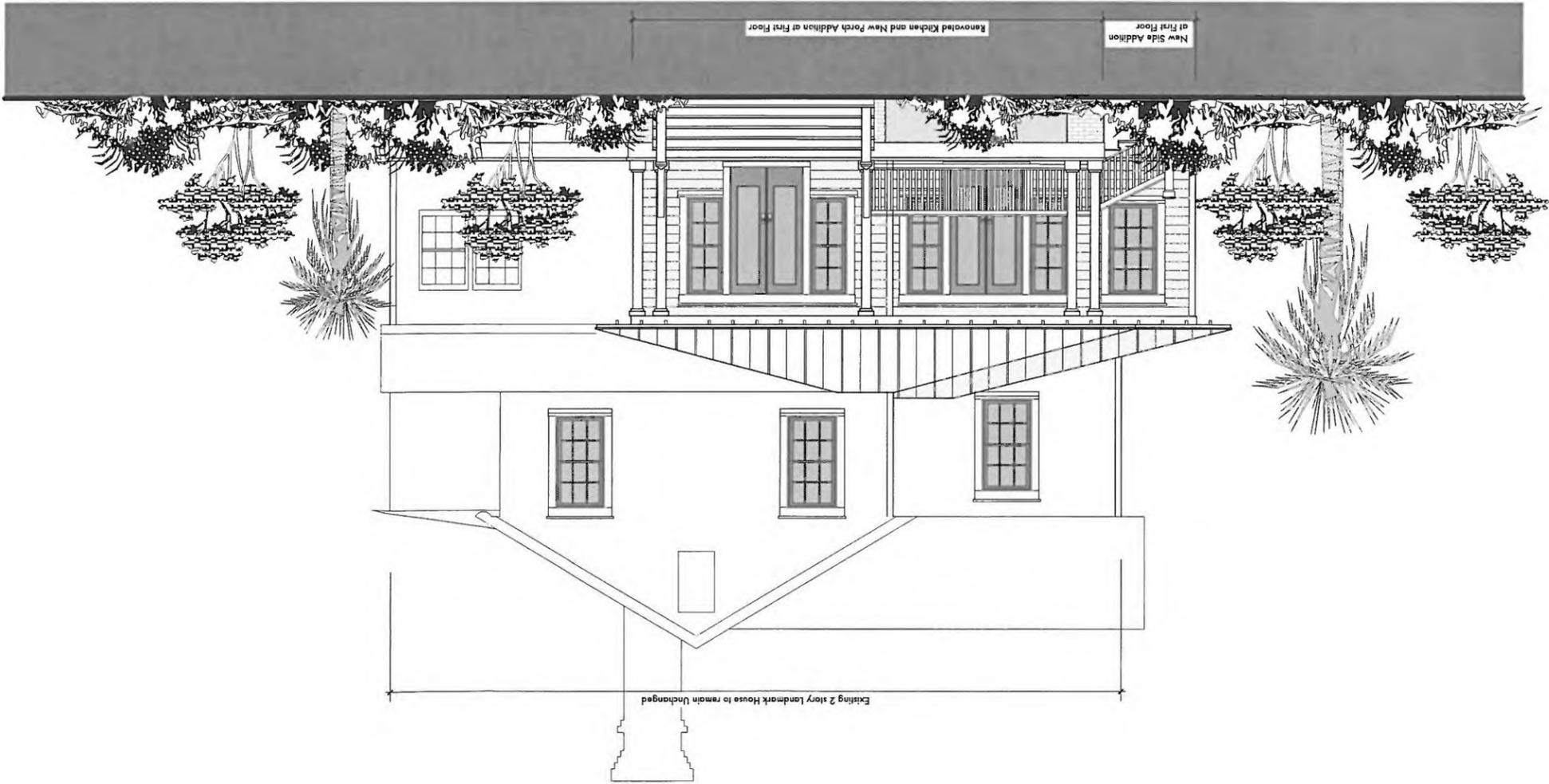
SWALLOWTAIL ARCHITECTURE AND INTERIOR DESIGN, LLC
 6439859400 • swallowtailarch.com
 710 Travlers Blvd, Suite 1, Summerville, SC 29885

1726 MIDDLE STREET BOOTH RESIDENCE RENOVATION AND ADDITION
 Tom S. Sullivan, Island
 Summerville, South Carolina

No.	Issued For	Date
1	Issued For Conceptual ARB	Sept 19, 2014
2		
3		
4		



1 Existing Back Elevation
Scale: 1/8" = 1'-0"



2 Proposed Back Elevation
Scale: 1/8" = 1'-0"

Drawing No. **A2.2**

Drawing Title
Elevation Back

Drawn
RB

Checked
RB

Plot Date
9/19/14

Stamps

SWALLOWTAIL ARCHITECTURE AND INTERIOR DESIGN, LLC
 843-935-9408 • swallowtailarchitecture.com
 740 Drovers Blvd, Suite 1, Summerville, SC 29485

**1726 MIDDLE STREET
 BOOTH RESIDENCE
 RENOVATION AND ADDITION**

No.	Issued For	Date
1	Issued For Conceptual ARB	Sept 19, 2014
2		
3		
4		

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:

1026 MIDDLE ST

Submittal Date:

9.18.14

Meeting Date:

10.15.14

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" 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.

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: 626 MIDDLE ST.
 Submittal Date: 9.18.14
 Meeting Date: 10.15.14

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>21247</u> sf
Lot Width:	<u>107</u>
Lot Depth:	<u>212</u>
Flood Zone / Base Flood Elevation:	<u>VE16</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>3147</u> sf
Accessory Building Footprint:	<u>N/A</u> sf
Total Principal Bldg. Coverage Area: (Principal Building plus Accessory Structure)	<u>3147</u> sf

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>3147</u> sf
Covered Porches:	<u>869</u> sf
Open Decks / Steps:	<u>234</u> sf
Pool / Patio:	<u>740</u> sf
Drives / Walks:	<u>77</u> sf
Other Impervious Coverage:	<u>152</u> sf
Total Impervious Coverage	<u>5366</u> sf

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

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: N/A
 Trim: _____

Roof: _____
 Windows: N/A
 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 • 29452 • (843) 863-3198

Project Address:

1026 MIDDLE ST.

Submittal Date:

9.18.14

Meeting Date:

10.15.14

		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>3147</u> sf		20% _____ sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>5366</u> 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		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

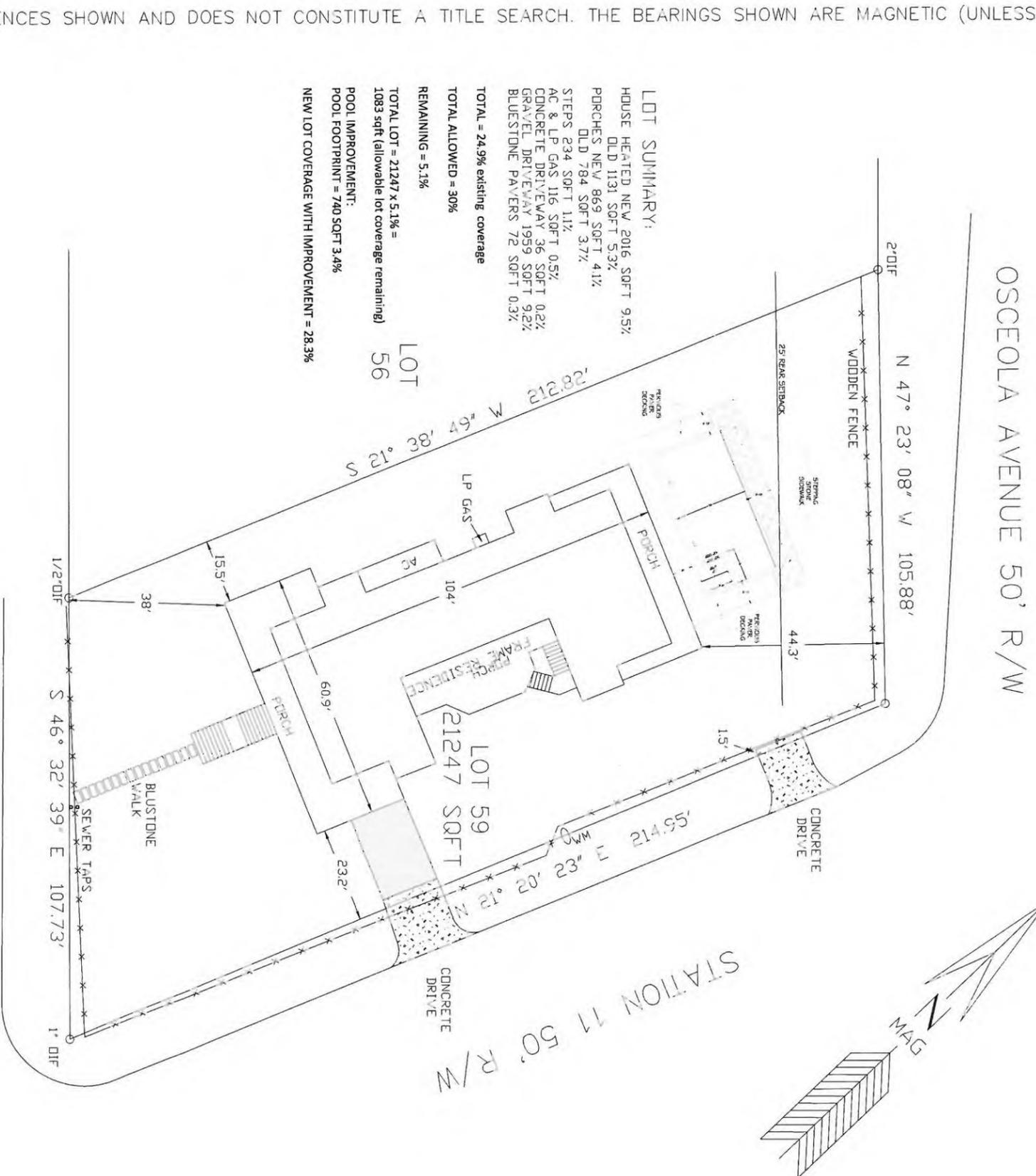
1510 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 1026 MIDDLE ST
 Submittal Date: 9.18.14
 Meeting Date: 10.15.14

		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	NIA	50% Enter Result: _____ sf			
	B	21-43 Existing Principle Building Coverage Area	NIA	50% Enter Result: _____ sf			
	C	21-43 Existing Impervious Coverage Area		50% Enter Result: 784 sf			

OTHERWISE) AND ARE SUBJECT TO LOCAL ATTRACTION. ANYTHING SHOWN OUTSIDE THE PRESCRIBED BOUNDARIES IS FOR

DESCRIPTIVE PURPOSES ONLY.



THIS SURVEY IS BASED ON THE REFERENCES SHOWN AND DOES NOT CONSTITUTE A TITLE SEARCH. THE BEARINGS SHOWN ARE MAGNETIC (UNLESS STATED

- NOTES
- 1) REFERENCE PLAT BOOK DB PAGE 445
 - 2) TMS # 523-06-00-004
 - 3) SURVEY REQUESTED BY: MICHAEL A. VADINI

SUBJECT PROPERTY LOCATED IN
FLOOD ZONE VE ELEV. 16
FIRM PANEL 45019C-0538-J
DATED 11-17-04

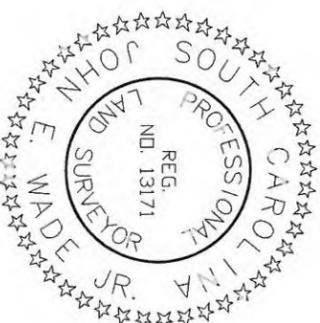
JOHN E. WADE JR., RLS
POST OFFICE BOX 686
ISLE OF PALMS
SOUTH CAROLINA, 29451
(843) 886-6262
FILE #099-04

ASBUILT SURVEY
1026 MIDDLE STREET
LOT 59 MOULTRIVILLE
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

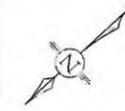
DATE: SEPTEMBER 10, 2014
SCALE: 1" = 30'

- LEGEND
- OIF OPEN IRON FOUND
 - CF CRIMPED IRON FOUND
 - RF #5 REBAR FOUND
 - RS #5 REBAR SET
 - CMF CONCRETE MONUMENT FOUND

"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."

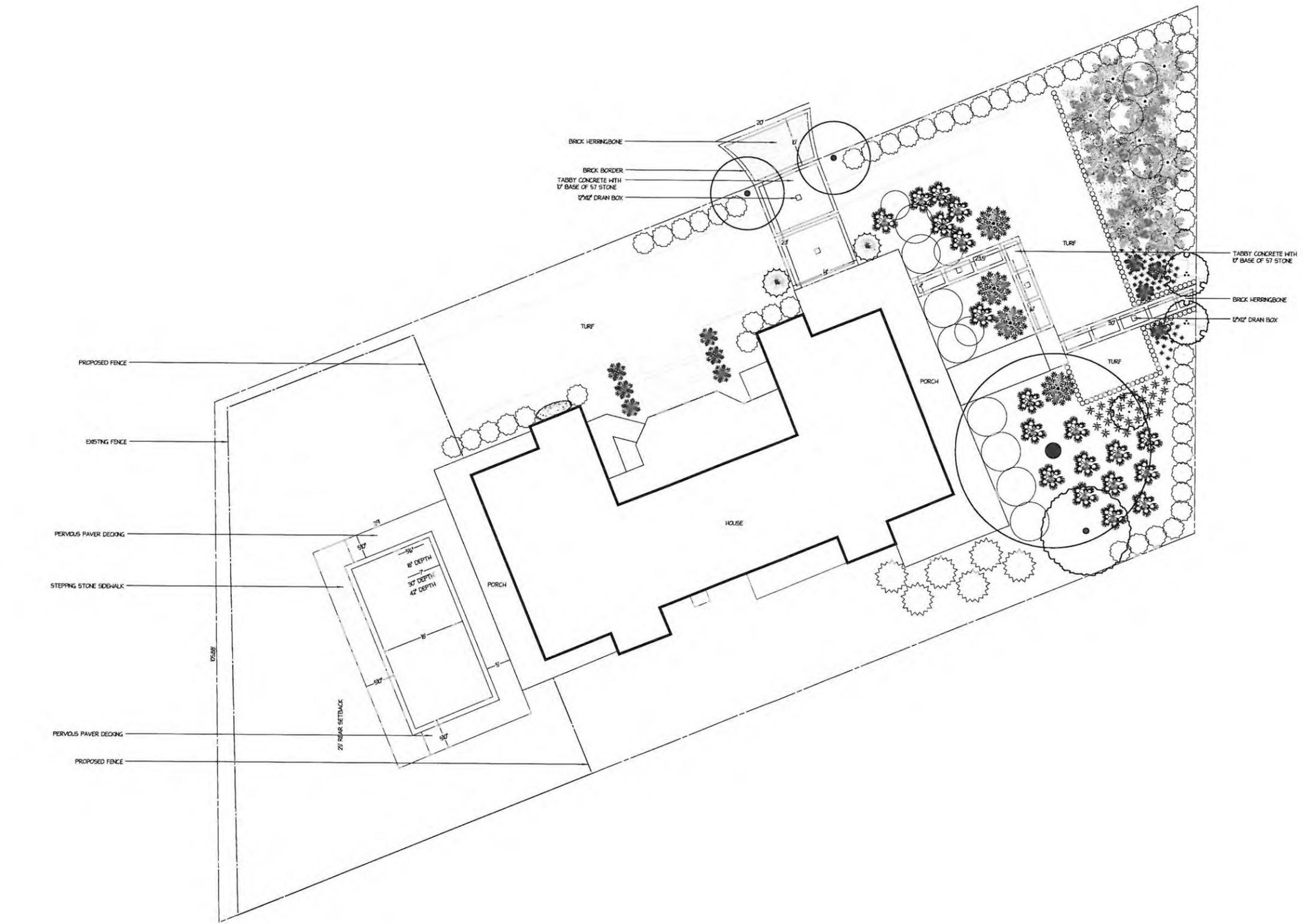


JOHN E. WADE JR., R.L.S.
SOUTH CAROLINA REG. NO. 13171



NORTH

VADINI RESIDENCE
 1026 MIDDLE STREET
 UNIT 9-F-14 DRI/EW/RY
 SCALE 1" = 10'



BRICK HERRINGBONE
 BRICK BORDER
 TABBY CONCRETE WITH
 1 1/2" BASE OF 57 STONE
 12"x12" DRAIN BOX

TURF
 TABBY CONCRETE WITH
 1 1/2" BASE OF 57 STONE
 BRICK HERRINGBONE
 12"x12" DRAIN BOX

PROPOSED FENCE
 EXISTING FENCE
 PERVIOUS PAVER DECKING
 STEPPING STONE SIDEWALK
 PERVIOUS PAVER DECKING
 PROPOSED FENCE

18' DEPTH
 30' DEPTH
 42' DEPTH
 25' REAR SETBACK

0 5 10 20
 SCALE IN FEET

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: 910 MIDDLE STREET

Submittal Date: 22 AUG. 2014

Meeting Date: 17 SEPT. 2014

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 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 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

**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: 910 MIDDLE STREET
 Submittal Date: 22 AUG. 2014
 Meeting Date: 17 SEPT. 2014 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 #: _____

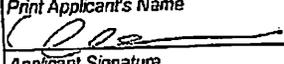
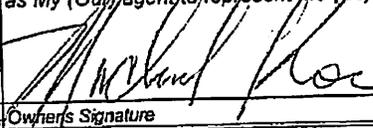
Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name: MIKE/STACEY KOON Architect / Designer: JULIA F. MARTIN ARCHITECTS
 Address: 910 MIDDLE ST. Contact #: 843.577.3275
 email: _____@gmail.com email: julia@jfmarchitects.com
 email: michaelkoon85@gmail.com Contractor: T.B.D.
 Contact #: 816.456.7550 Contact #: _____
 email: _____

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

REQUESTING REVIEW OF PROPOSED DESIGN FOR NEW CONSTRUCTION SINGLE-FAMILY RESIDENCE, TO REPLACE EXISTING NON-HISTORIC (CA. 1990) RESIDENCE

I (We) submit that the above information is true to the best of My (Our) knowledge.	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 _____
JULIA MARTIN Print Applicant's Name  Applicant Signature	 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: 910 MIDDLE STREET

Submittal Date: 22 AUGUST '14

Meeting Date: 17 SEPT. 2014

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet: 18,834 sf
 Lot Width: 65.0'
 Lot Depth: 290.0'
 Flood Zone / Base Flood Elevation: V (15)

* (PERMEABLE) = 120' 3' FRONT YARD

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint: 2065 sf
 Accessory Building Footprint: _____ sf
 Total Principal Bldg. Coverage Area: 2065 sf
 (Principal Building plus Accessory Structure)

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area 2065 sf
 Covered Porches: 1202 sf
 Open Decks / Steps: 120 sf
 Pool / Patio: 1212 sf
 Drives / Walks: (PERMEABLE) sf
 Other Impervious Coverage n/a sf
 Total Impervious Coverage 4606 sf

* NOTE: GREEN LIVING ROOF NOT FACTORED IN

Sec. 21-27 Principal Building Square Footage

First Floor 2065 sf
 Second Floor 2362 sf
 Third Floor n/a sf
 Accessory Building n/a sf
 Total Principal Building Square Footage: 4427 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 MASONRY + WOOD SLATS

Walls: STUCCO on MASONRY

Trim: STUCCO on MASONRY

Roof: LIVING / LOW-SLOPE

Windows: LOW-PROFILE STEEL

Doors: LOW-PROFILE STEEL
(POSS. WOOD FRONT DOOR)

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: 910 MIDDLE STREET

Submittal Date: 22 AUGUST 2014

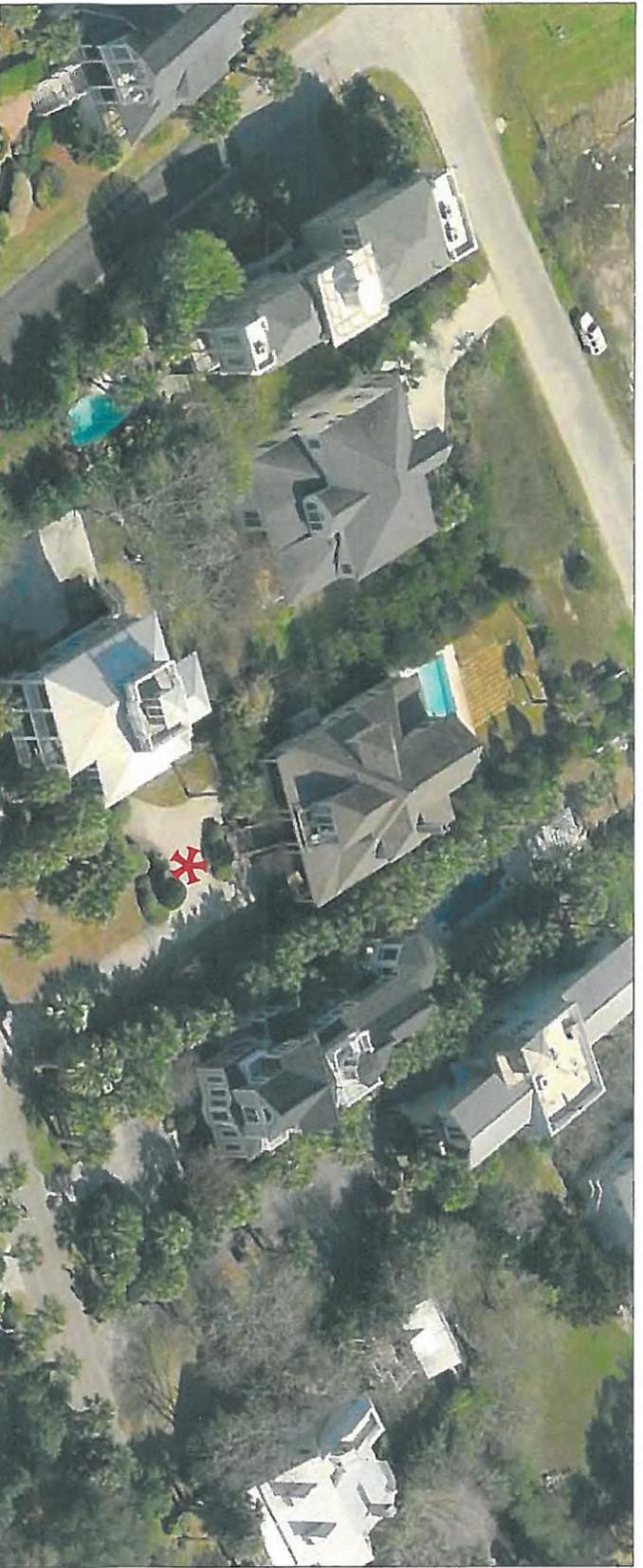
Meeting Date: 17 SEPTEMBER 2014

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in FL/ Sq. FL	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>10</u> min.; <u>27</u> comb. <u>23</u>		25% <u>5.9'</u>	<u>6.5'</u> <u>3</u>	<u>24%</u>	
	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>2797</u> sf	✓	20% _____ sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>4606</u> sf	✓	20% _____ sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>3764</u> sf 3723		25% <u>941</u> sf <u>946</u>	<u>663</u>	<u>18%</u>	<u>4427</u> ✓
	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 Design Review Board

last modified September 20, 2007

* SIDE PORCHES / ARTICULATION PROPOSED



ZONED: 101 - RESID-SFR
 FLOOD ZONE: VE15+16'
 (GRADE @ ±7.0')
 T.M.S.#: 523-06-00-021
 GOVERNING CODE: IRC2012

910 MIDDLE STREET
TMS #523-06-00-021
PRELIMINARY SUBMITTAL
(NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE)

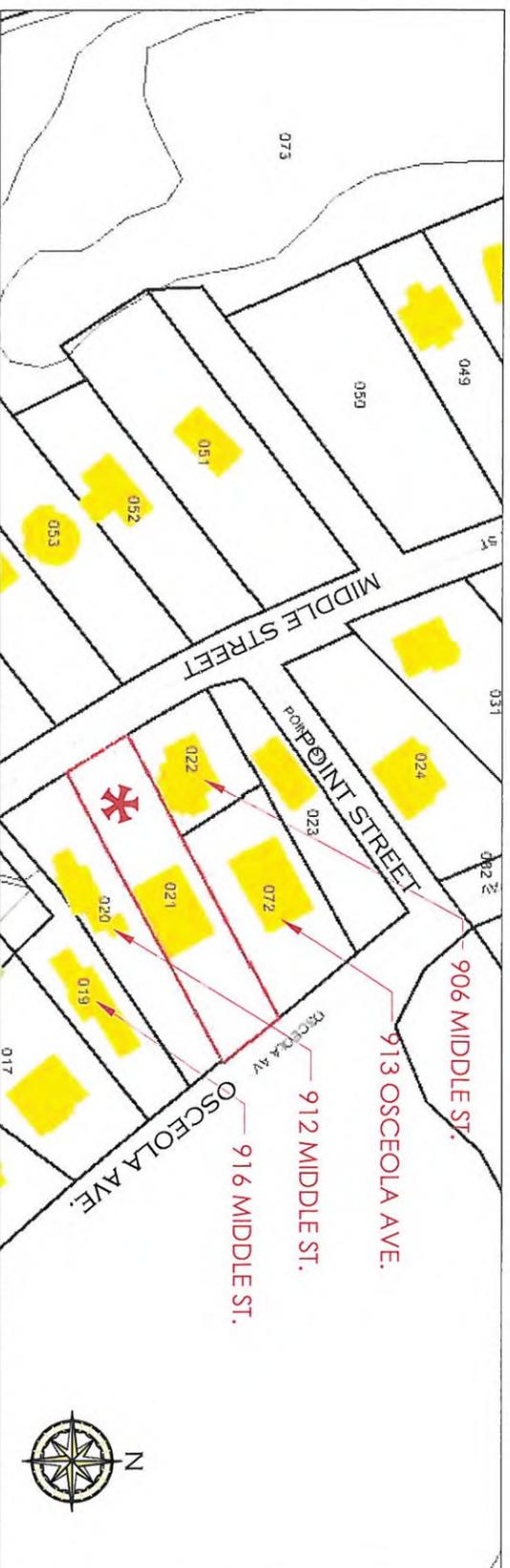
SUMMARY OF SUBMITTAL:

1. REQUESTING REVIEW OF PROPOSED DESIGN FOR NEW CONSTRUCTION, SINGLE-FAMILY RESIDENCE (TO REPLACE EXISTING, NON-HISTORIC - CA. 1990 - RESIDENCE). NOTE: PROPERTY IS NOT IN A HISTORIC DISTRICT, AND NEIGHBORING RESIDENCES ARE OF SIMILAR SIZE/PROPORTION.
2. SEE SHEET A-0.3 FOR AN OVERLAY STUDY TO CLARIFY PROPOSED FOOTPRINT VS. EXISTING FOOTPRINT.
3. REQUESTING RELIEF AS FOLLOWS,
 - 3.1. HEATED SQUARE FOOTAGE: MAX. 3,764sf PER ORDINANCE; SEEKING 18% RELIEF TO PERMIT 4,413sf.
 - 3.2. SIDE SETBACKS: 27' (TOTAL) REQUIRED; SEEKING 24% RELIEF FOR A TOTAL OF 20.6' (10' AND 10.6'). NOTE THAT SIDE SETBACKS ARE INCREASED VS. EXISTING FOOTPRINT @ FRONT PORTION OF STRUCTURE. (SEE SHEET A-0.3, OVERLAY STUDY.)
 - 3.3. INSET SIDE PORCHES/ARTICULATION PROPOSED, BUT IF THEY DO NOT MEET THE LETTER OF THE ORDINANCE REQUIREMENT FOR 2ND FLOOR SETBACK - SEEKING RELIEF TO PERMIT PROPOSED DESIGN.

DRAWING SCHEDULE:

- * PHOTOS (Neighbors)
- * PHOTOS (Precedents)
- * 2014 SURVEY (full view, NTS)
- * 2014 SURVEY (detail, 1:20)
- * A-0.1 EXISTING SITE LAYOUT
- A-0.2 PROPOSED SITE LAYOUT
- A-0.3 EXISTING/PROPOSED SITE
- A-0.4 GRAPHIC SITE CLARIFICATION
- A-1.1 GROUND FLOOR PLAN
- A-1.2 FIRST FLOOR PLAN
- A-1.3 SECOND FLOOR PLAN
- A-1.4 ROOF PLAN
- A-2.0 3-D RENDERINGS
- A-2.1 FRONT ELEVATION
- A-2.2 SIDE ELEVATION (RIGHT)
- A-2.3 REAR ELEVATION
- A-2.4 SIDE ELEVATION (LEFT)

VICINITY: IMMEDIATE NEIGHBORS



906 MIDDLE ST.



912 MIDDLE ST.



913 OSCEOLA AVE.



916 MIDDLE ST.



913 OSCEOLA AVE.



916 MIDDLE ST.

FROM 910 MIDDLE ST.

FROM 910 MIDDLE ST.

FROM OSCEOLA AVE.

FROM 910 MIDDLE ST.

JULIA F MARTIN ARCHITECTS

210 OSCEOLA AVENUE - 2nd FLOOR - CHARLESTON, SC 29403
P. 803.577.3273 WWW.JFMARCHITECTS.COM

NEW SINGLE FAMILY HOME
910 MIDDLE STREET

SULLIVAN ISLAND, SOUTH CAROLINA

NEIGHBORING RESIDENCES

ISLAND PRECEDENTS (General/Contemporary Design)



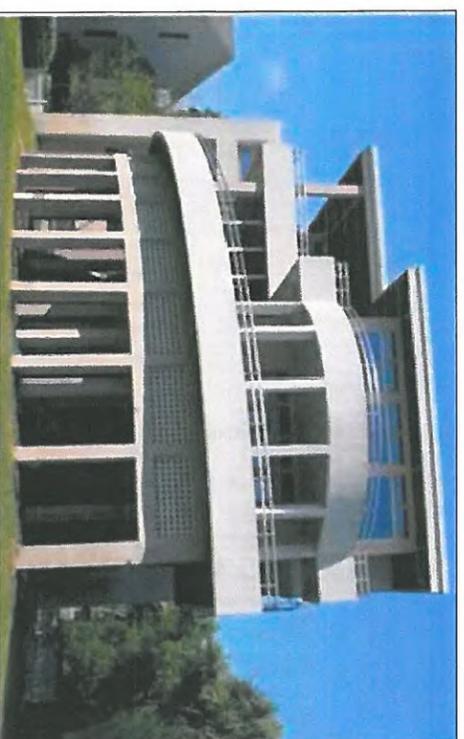
840 MIDDLE ST.



810 STAR OF THE WEST



2401 ATLANTIC AVE.



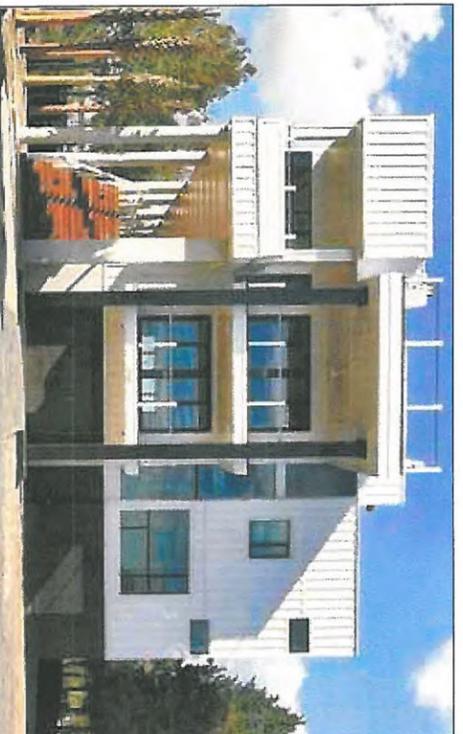
1655 ATLANTIC AVE.



3019 MARSHALL BLVD.



3020 MARSHALL BLVD.



2608 BAYONNE ST.



2708 BAYONNE ST.

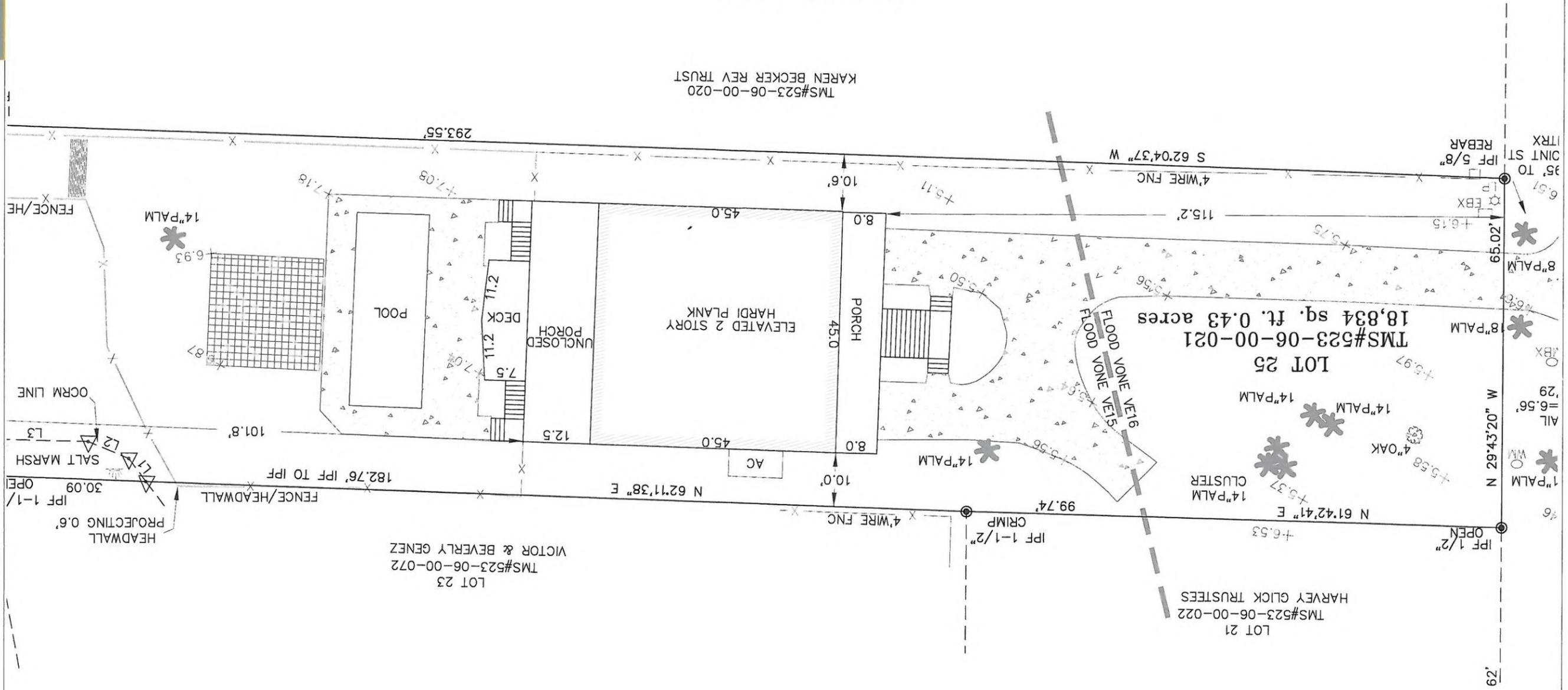
JULIA F. MARTIN ARCHITECTS

210 RIVERDGE AVENUE, 2ND FLOOR - CHARLESTON, SC 29403
P 843.577.3275 WWW.JFMARCHITECTS.COM

NEW SINGLE FAMILY HOME
910 MIDDLE STREET

SULLIVANS ISLAND, SOUTH CAROLINA

ISLAND PRECEDENTS
(Contemporary, GENERAL)

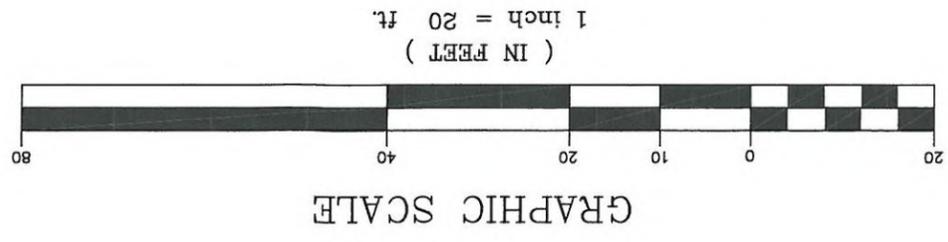


TMS#523-06-00-020
 KAREN BECKER REV TRUST

18,834 sq. ft. 0.43 acres
 TMS#523-06-00-021
 LOT 25

LOT 23
 TMS#523-06-00-072
 VICTOR & BEVERLY GENEZ

LOT 21
 TMS#523-06-00-022
 HARVEY GLICK TRUSTEES



O.C.R.M. CRITICAL LINE
(PER 2014 SURVEY)

MISC. LANDSCAPE/PAVED
ELEMENTS TO BE REMOVED

EXISTING POOL TO
REMAIN

EXISTING STRUCTURE
TO BE DEMOLISHED

EXISTING PAVEMENT
TO BE REPLACED
(WITH PERMEABLE
PAVERS)

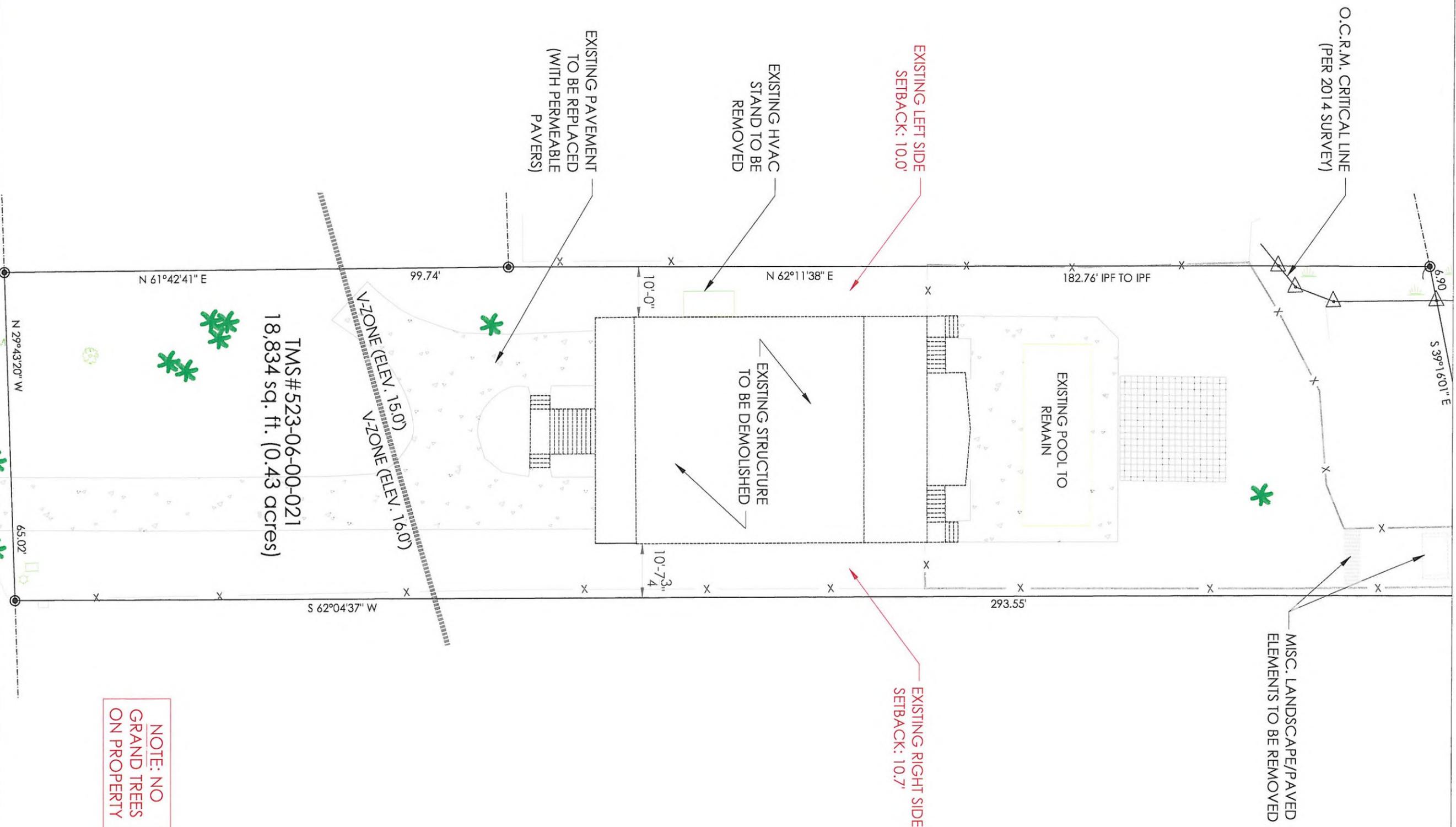
EXISTING HVAC
STAND TO BE
REMOVED

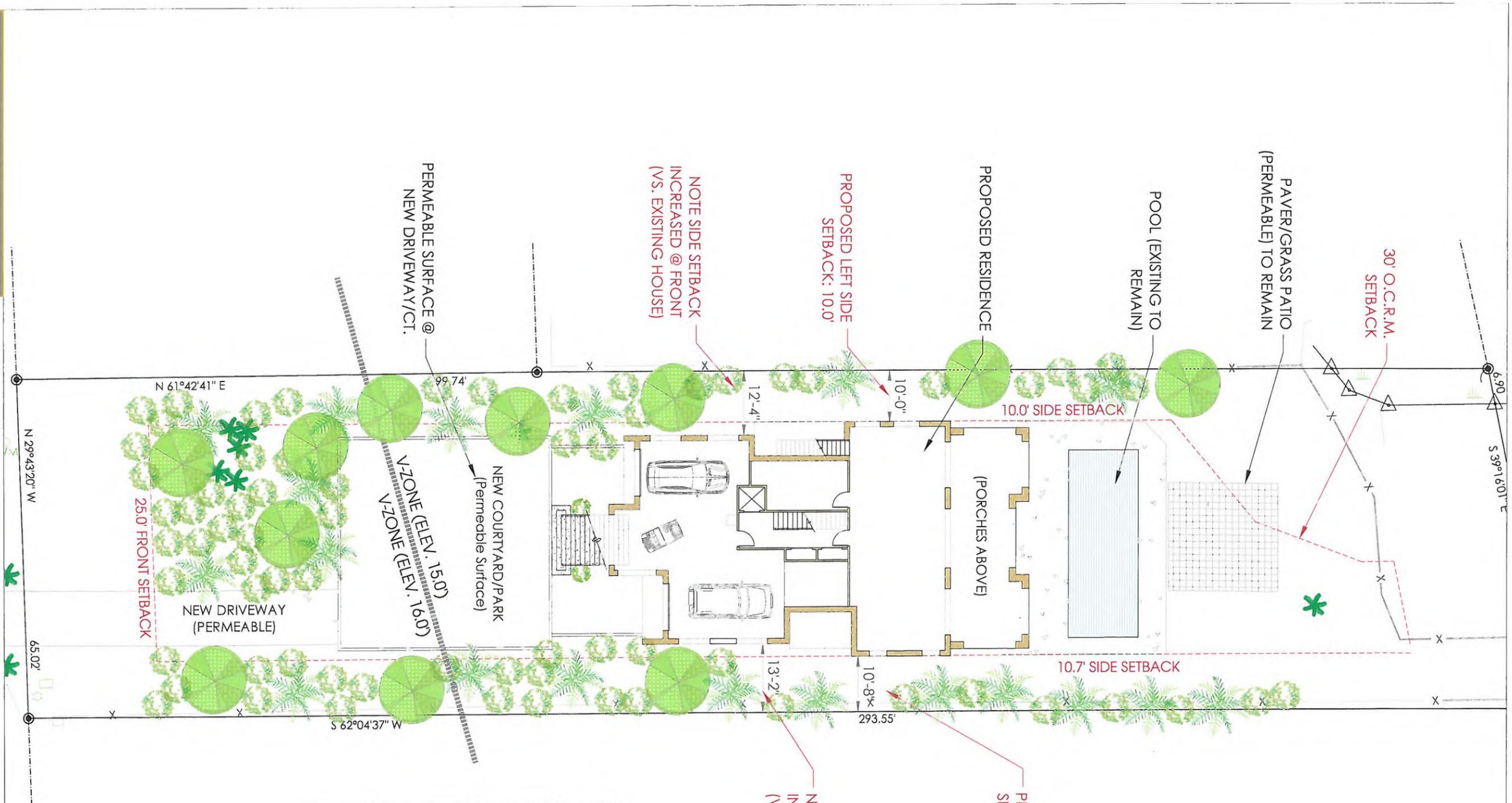
EXISTING LEFT SIDE
SETBACK: 10.0'

EXISTING RIGHT SIDE
SETBACK: 10.7'

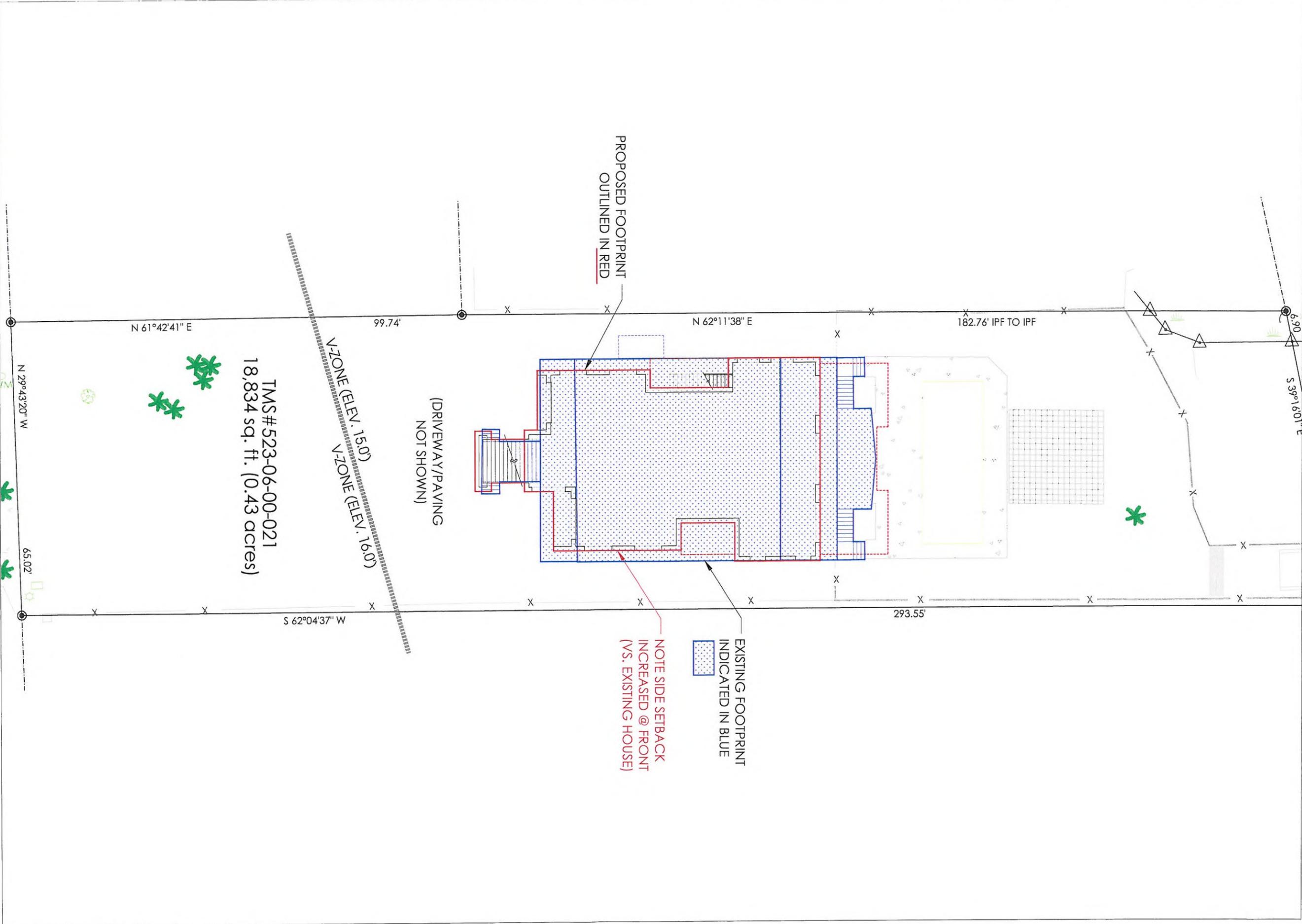
TMS#523-06-00-021
18,834 sq. ft. (0.43 acres)

NOTE: NO
GRAND TREES
ON PROPERTY





PRINCIPAL BUILDING COVERAGE AREA: 2,072sf (2,797 ALLOWED)	IMPERVIOUS COVERAGE AREA: 4,606sf (5,594 ALLOWED) *NOTE LIVING ROOF*	PRINCIPAL BUILDING HEATED AREA: 4,427sf (3,764 ALLOWED; SEEKING 18% RELIEF)	TOTAL SIDE SETBACKS: 20.6' (10.0' + 10.6') ORDINANCE REQUIRES 27.0' - SEEKING 24% RELIEF
--	--	---	--





RENDERINGS



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

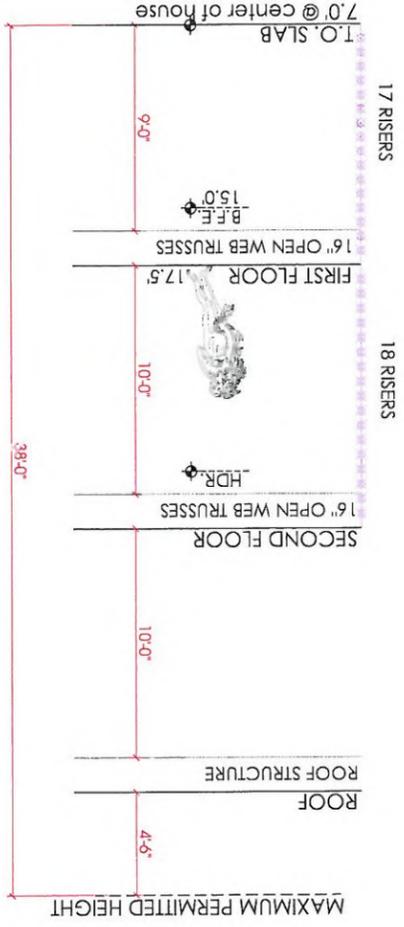
JULIA F MARTIN ARCHITECTS

210 RUTLEDGE AVENUE 2ND FLOOR • CHARLESTON, SC 29403
P 843.577.3275 WWW.JFMARCHITECTS.COM

NEW SINGLE FAMILY HOME
910 MIDDLE STREET
SULLIVANS ISLAND, SOUTH CAROLINA

3D RENDERINGS
(Preliminary)

A-2.0



JULIA F MARTIN ARCHITECTS

210 RUTLEDGE AVENUE, 2ND FLOOR • CHARLESTON, SC 29403
 P: 843.777.3275 WWW.JFMARCHITECTS.COM

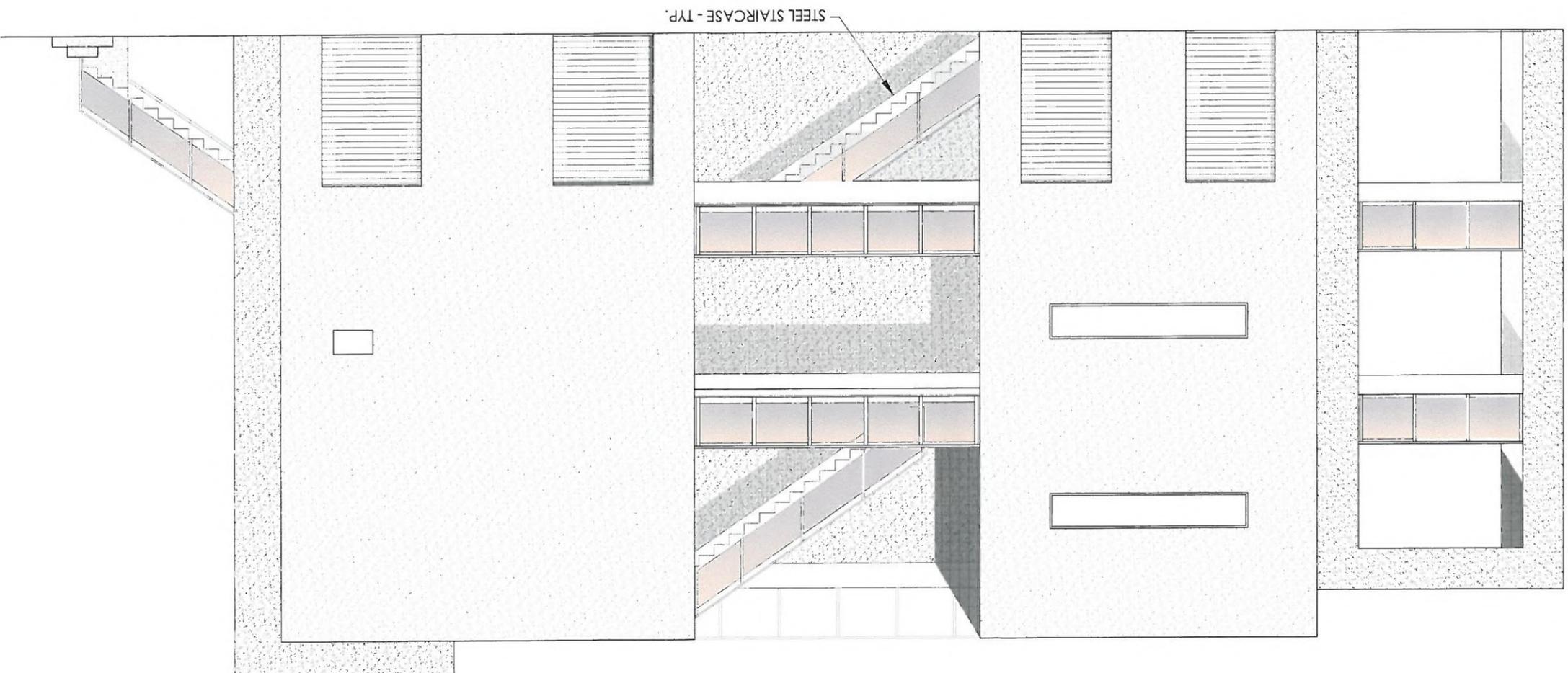
NEW SINGLE FAMILY HOME
910 MIDDLE STREET
 SULLIVAN'S ISLAND, SOUTH CAROLINA

FRONT ELEVATION
 1/8" = 1'-0"



NEW SINGLE FAMILY HOME
910 MIDDLE STREET
SULLIVAN'S ISLAND, SOUTH CAROLINA

RIGHT SIDE ELEVATION
1/8" = 1'-0"



JULIA F MARTIN ARCHITECTS

210 R. TEECE AVENUE, 2ND FLOOR • CHARLESTON, SC 29403
P: 803.577.3275 WWW.JFARCHITECTS.COM

NEW SINGLE FAMILY HOME
910 MIDDLE STREET
SULLIVAN'S ISLAND, SOUTH CAROLINA

LEFT SIDE ELEVATION
1/8" = 1'-0"

A-24

APPLICATION TO SULLIVAN'S ISLAND DESIGN REVIEW BOARD

1810 Middle Street - PO Box 427 • Sullivan's Island, SC • 29482 • (843) 683-3198

(FORM A)

Project Address: 1002 C Middle St
 Submittal Date: 9/12/14
 Meeting Date: _____ Parcel I.D. (TMS#): _____

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: _____ designated as Historic Resource <input checked="" type="checkbox"/> not designated as Historic Resource Historic Survey #: _____	<input type="checkbox"/> Submittal is <i>outside</i> 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: Dr. Charles Rittenberg Architect / Designer: TBD
 Address: 1002 C Middle St Contact #: _____
 email: _____ email: _____
 Contractor: Kevin C Reed
 Contact #: 843-442-9665 Contact #: (843) 297-1123
 email: _____ email: kevin.c.reed.construction@gmail.com

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

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>Kevin C Reed</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. <u>Dr. Charles Rittenberg</u> 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: 1002 Middle St

Submittal Date _____

Meeting Date: _____

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	_____ sf
Lot Width:	_____
Lot Depth:	_____
Flood Zone / Base Flood Elevation:	_____

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	_____ sf
Accessory Building Footprint:	_____ sf

Total Principal Bldg. Coverage Area:	_____ sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	_____ sf
Covered Porches:	_____ sf
Open Decks / Steps:	_____ sf
Pool / Patio:	_____ sf
Drives / Walks:	_____ sf
Other Impervious Coverage	_____ sf
Total Impervious Coverage	_____ 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) 883-3188

Project Address:
 Submittal Date:
 Meeting Date:

1002 C. Middle Street

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in FLJ 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		20% _____ sf			
	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			

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: 1002 Middle St.

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: _____ of			
	B	21-43 Existing Principle Building Coverage Area		50% Enter Result: _____ of			
	C	21-43 Existing Impervious Coverage Area		50% Enter Result: _____ of			

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

Sullivan's Island Design Review Board

last modified September 20, 2007

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: 1002 Middle St
Submittal Date: _____
Meeting Date: _____

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

PROPOSED CHANGE: Constructing a 200 sq ft roof deck addition to existing roof deck.

REASON FOR CHANGE: The addition & raising for the house across the street blocks clients views of ocean and Fort Sumter -

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

Owner's Name: Dr Charles Rittenbury Architect / Designer: _____
Contact #: 442-9665 Contact #: TBO
email: rittenbur@musc.edu email: _____
Contractor: Kevin C Reed Construction, LLC
Contact #: 297-1123
email: kevinc.reedconstruction@gmail.com

Enter a Brief Description of the Project and Scope of Work to be Performed:
Build a 200 sq ft roof deck on top of existing shingle roof. The platform will be wood framed with stainless steel handrails with stainless steel cables. New deck will not be visible from street.

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 STAFF LEVEL APPROVAL

Sullivan's Island Design Review Board

1810 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3188

(FORM E)

Project Address: _____
Submittal Date: _____
Meeting Date: _____

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

PROPOSED WORK: _____

REASON FOR WORK: _____

Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name

Contact #: _____

email: _____

Architect / Designer:

Contact #: _____

email: _____

Contractor:

Contact #: _____

email: _____

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

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 _____

CONCEPTUAL SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3199

Project Address:

1002 1/2 Middle St.

Submittal Date:

Meeting Date:

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.

Sullivan's Island Design Review Board

last modified September 20, 2007



September 19, 2014

Scope of Work, Roof Deck

1002 Middle St

Sullivan's Island

My Client Dr. Charles Rittenburg is requesting a 200 square foot addition to his existing roof deck. Facing the front of the house, the deck addition will be located to the right of the existing door exiting the master bath. The stairs and floor framing for the new deck will be constructed of pressure treated lumber. The posts and handrails will be stainless steel and cables.

We are requesting this roof deck addition because the addition and higher foundation on the property across the street has blocked the view of the ocean and Fort Sumter my client has enjoyed for many years.

The new deck will be elevated approximately 60 inches higher than the existing roof deck area. The new deck and handrail system will not exceed the ridge of the existing roof and is not in violation of the Sullivan's Island height limit requirement.

The decking and stairs will not be visible from Middle Street from any point. I do not believe the handrail system will be visible from the street. However, to insure the handrail system does not negatively impact the streetscape we are proposing the use of all stainless steel handrails and cable systems.



If we receive conceptual approval , we will contract a draftsman and structural engineer to prepare formal drawings for the permitting application. I did not want my client to incur these expenses if we are not going to be allowed to proceed.

Thank you for allowing us to submit this proposal for conceptual review. I look forward to discussing the project in greater detail at the meeting.

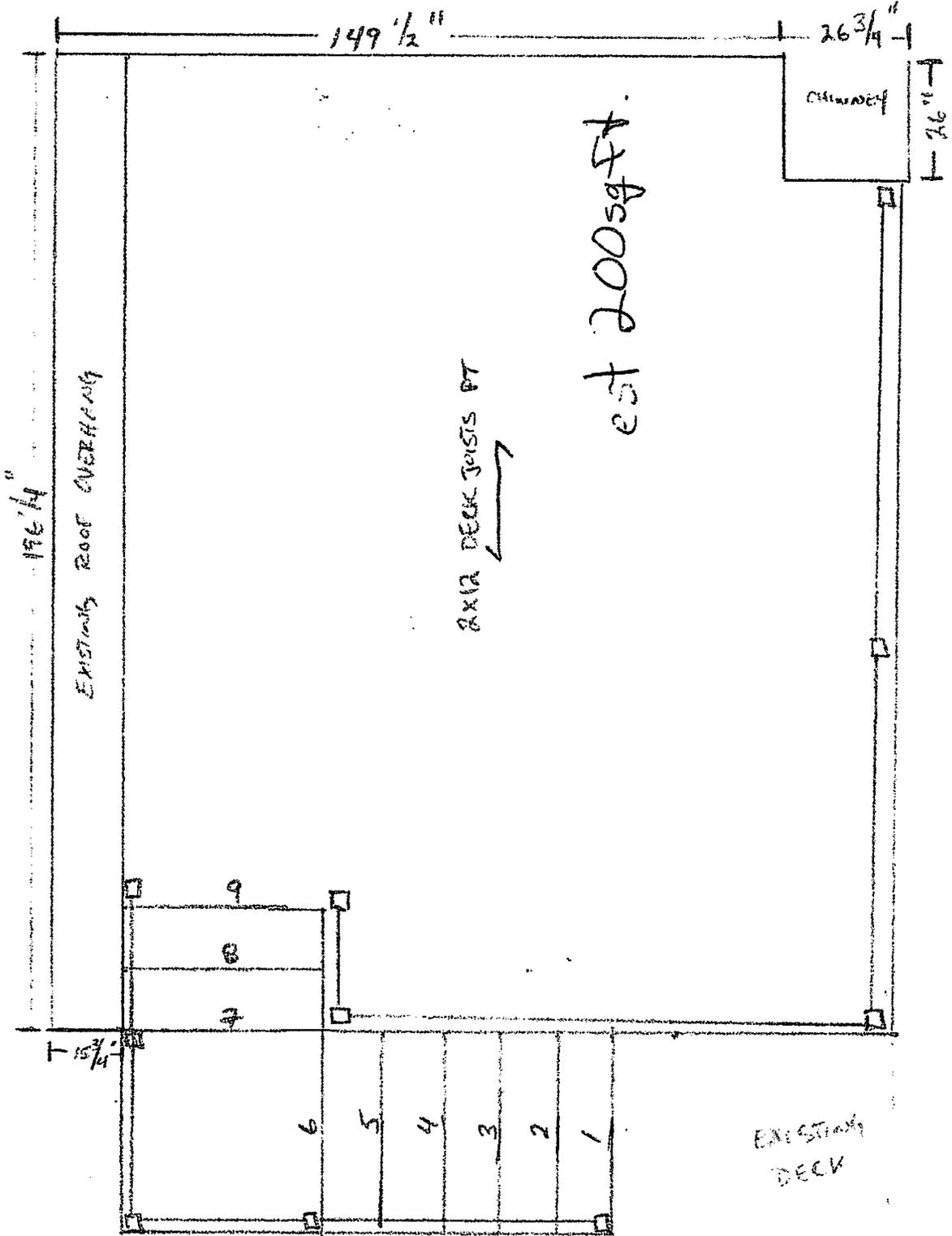
Thank you,

Kevin C. Reed
Owner



1002 C MIDDLE ST

MASTER BATH



196"

EXISTING ROOF OVERHANG

149 1/2"

CHIMNEY

26 3/4"

26"

2x12 DECK JOISTS PT

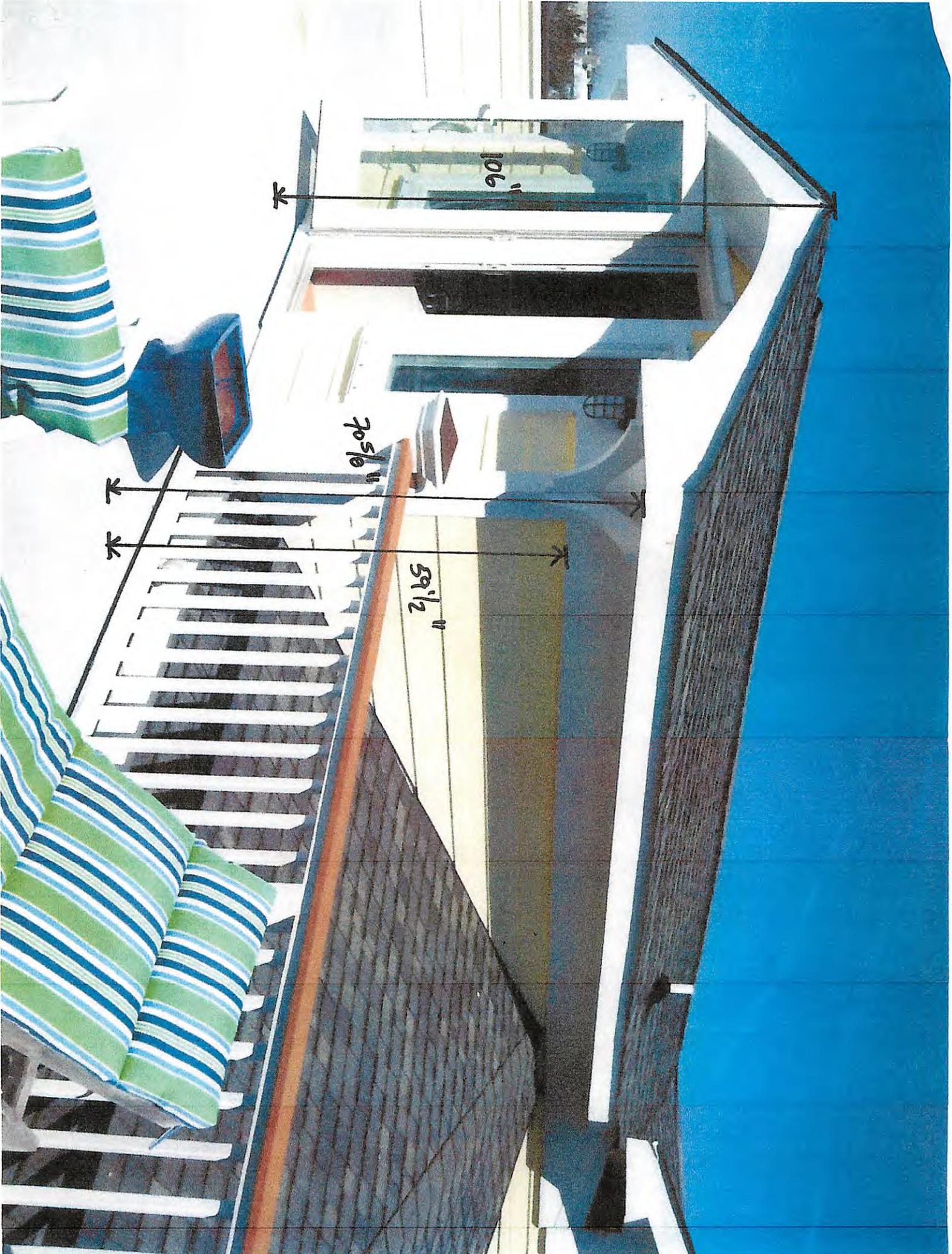
est 200 sq ft

15 1/4"

9
8
7

6
5
4
3
2
1

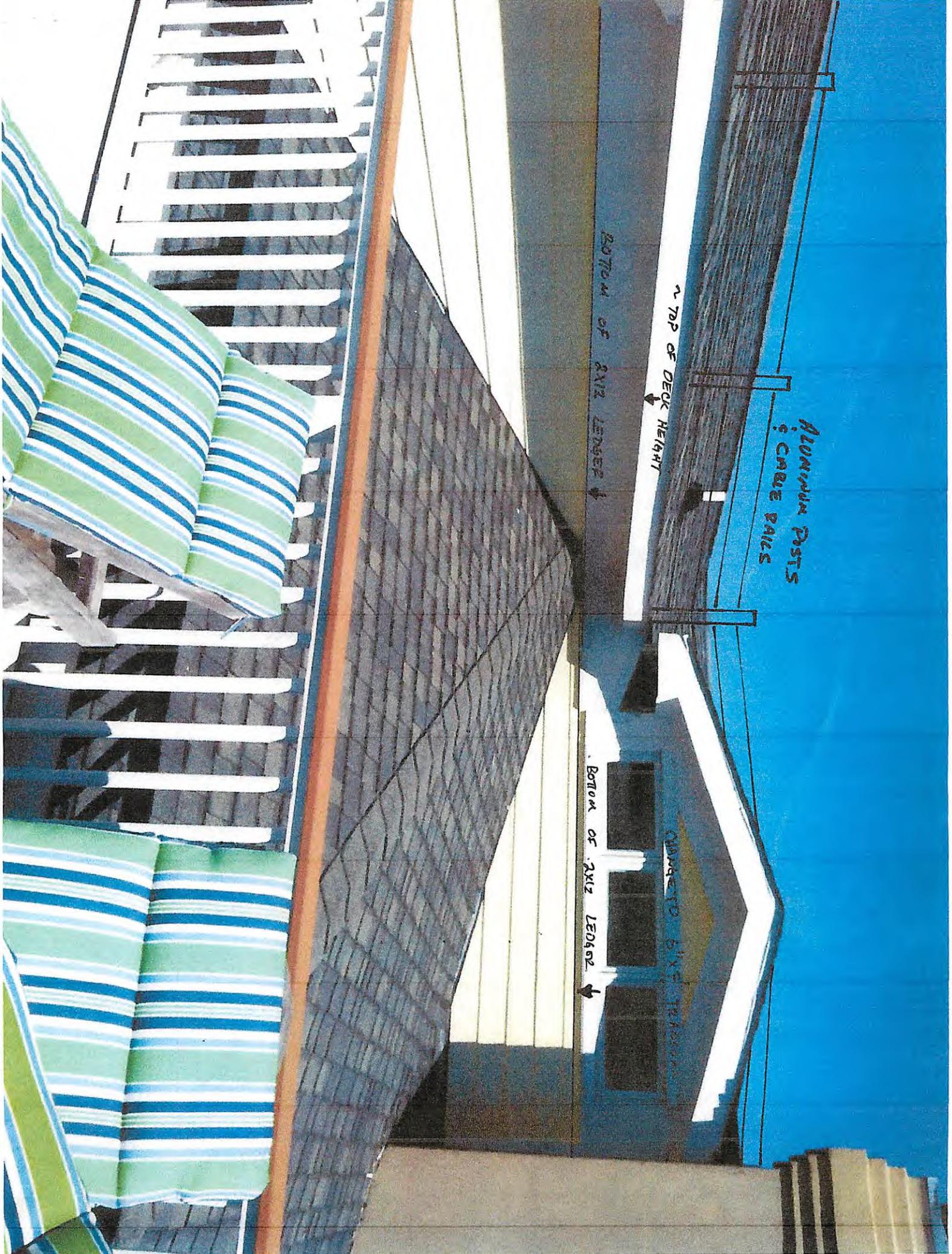
EXISTING DECK



106"

70 5/16"

59 1/2"



ALUMINUM PISTS
& CABLE BALES

~ TOP OF DECK HEIGHT

BOTTOM OF RAIL LEADER

BOTTOM OF RAIL LEADER

CHANGING SIXTH TEASER

