

PATRICK M. O'NEIL
MAYOR

TOWN OF SULLIVAN'S ISLAND

ANDY BENKE
TOWN ADMINISTRATOR

TOWN COUNCIL
CHAUNCEY CLARK, MAYOR PRO TEM
SARAH CHURCH
CHAUNCEY CLARK
MARK HOWARD
RITA LANGLEY
SUSAN MIDDLEAUGH
BACHMAN SMITH, IV



JASON BLANTON
DEPUTY ADMINISTRATOR/COMPTROLLER

LAWRENCE A. DODDS
TOWN ATTORNEY

GREG GRESS
WATER AND SEWER MANAGER

JOE HENDERSON
ZONING ADMINISTRATOR

DANIEL S. HOWARD
CHIEF OF POLICE

ELLEN MILLER
TOWN CLERK

RANDY ROBINSON
BUILDING OFFICIAL

M. ANTHONY STITH
FIRE CHIEF

DESIGN REVIEW BOARD

Wednesday, August 19, 2015 - 6:00 P.M.
Town Hall

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES FROM JULY 15, 2015
- C. CERTIFICATES OF APPROPRIATENESS— HISTORIC PROPERTIES
1. 2118 Pettigrew Avenue: Heather Wilson, applicant, requests conceptual review of an historic preservation plan and new addition for a Traditional Island Resource. (TMS# 529-09-00-060)
 2. 1726 Middle Street: Beth Booth, applicant, requests final approval of a proposed detached garage to a designated Sullivan's Island Landmark.(TMS# 523-07-00-070)
 3. 1918 Central Avenue: Stephen Mays, applicant, requests approval of a partial front porch enclosure on a Traditional Island Resource. (TMS# 529-05-00-060)
 4. 3019 I'on Avenue: Michael Curd, applicant, requests preliminary approval of a new construction and addition to a property designated as a Sullivan's Island Landmark.(TMS# 529-12-00-091)
 5. 2650 Jasper Boulevard: Brennan Egan, applicant, requests preliminary approval to restore and relocate a Traditional Island Resource and constructing a second principal building on the parcel. Applicant requests relief of the RS-District zoning standards for principal building coverage, principal building square footage, and second story side setback. (TMS# 529-07-00-012)
 6. 1509 Middle Street: Carl Jacobson, property owner and applicant, requests design and site plan approval for an existing carport construction and fence. Applicants request modification of the zoning standards for building orientation and side setbacks for accessory structures. (TMS# 523-08-00-020)
- D. CERTIFICATES OF APPROPRIATENESS—NON-HISTORIC PROPERTIES
1. 1220 Cove Avenue: Cobb Architects, applicants, request preliminary approval of a new construction and to modification from the zoning standard for principal building square footage, principal building coverage, building foundation height, side setbacks and second story side setbacks. (TMS# 523-07-00-018)

2. 1711 Atlantic Avenue: Paul Bird, applicant, requests conceptual approval for a new home construction and modification from the zoning standard for principal building square footage, principal building side façade and second story side setback. (TMS# 523-12-00-013)
3. 1311 Cove Avenue: Jay Brown, applicant, requests conceptual approval for a new home construction and modification from the zoning standard for principal building square footage, principal building coverage, additional front yard setback, side setback, and building foundation height. (TMS# 523-07-00-025)

E. PUBLIC INPUT

F. ADJOURN

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: _____

2118 Pettigrew
7.17.15
8.19.15

		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	✓	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			

**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: 2118 Pettigrew
 Submittal Date: 7.17.15
 Meeting Date: 8.19.15 Parcel I.D. (TMS#): 5290900060

Requested Approval (check ONE) Conceptual Preliminary Final

Check one:

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

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

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

Historic Survey #: _____

Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name: Brian Gilhuly Architect / Designer: Heather A. Wilson
 Address: 2118 Pettigrew Contact #: 843 814 2031
Sullivan's Isl. email: heather@heatherawilsonarchitect.com
 email: briangilhuly@gmail.com Contractor: Evan Diamant
 Contact #: _____ Contact #: 843 991 5531
 email: evandiamantbuilding.com

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

We would like to discuss this special property with the board. There is an amazing view from the second floor but we would like to preserve the existing house and would like to discuss moving it on the site in order to achieve both goals.

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 _____
Heather A. Wilson 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 2118 Pettigrew
 Submittal Date 7.17.15
 Meeting Date: 8.19.15

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>22050</u> sf
Lot Width:	<u>105'</u>
Lot Depth:	<u>210'</u>
Flood Zone / Base Flood Elevation:	<u>VE 17</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>2580</u> sf
Accessory Building Footprint:	<u>0</u> sf
Total Principal Bldg. Coverage Area:	<u>2580</u> sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>2850</u> sf
Covered Porches:	<u>1800</u> sf
Open Decks / Steps:	<u>0</u> sf
Pool / Patio:	<u>300</u> sf
Drives / Walks:	<u>1200</u> sf
Other Impervious Coverage	<u>0</u> sf
Total Impervious Coverage	<u>4950</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>2580</u> sf
Second Floor	<u>750</u> sf
Third Floor	<u>Ø</u> sf
Accessory Building	<u>Ø</u> sf
Total Principal Building Square Footage:	<u>3330</u> sf
(Principal Building plus Accessory Structure)	

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

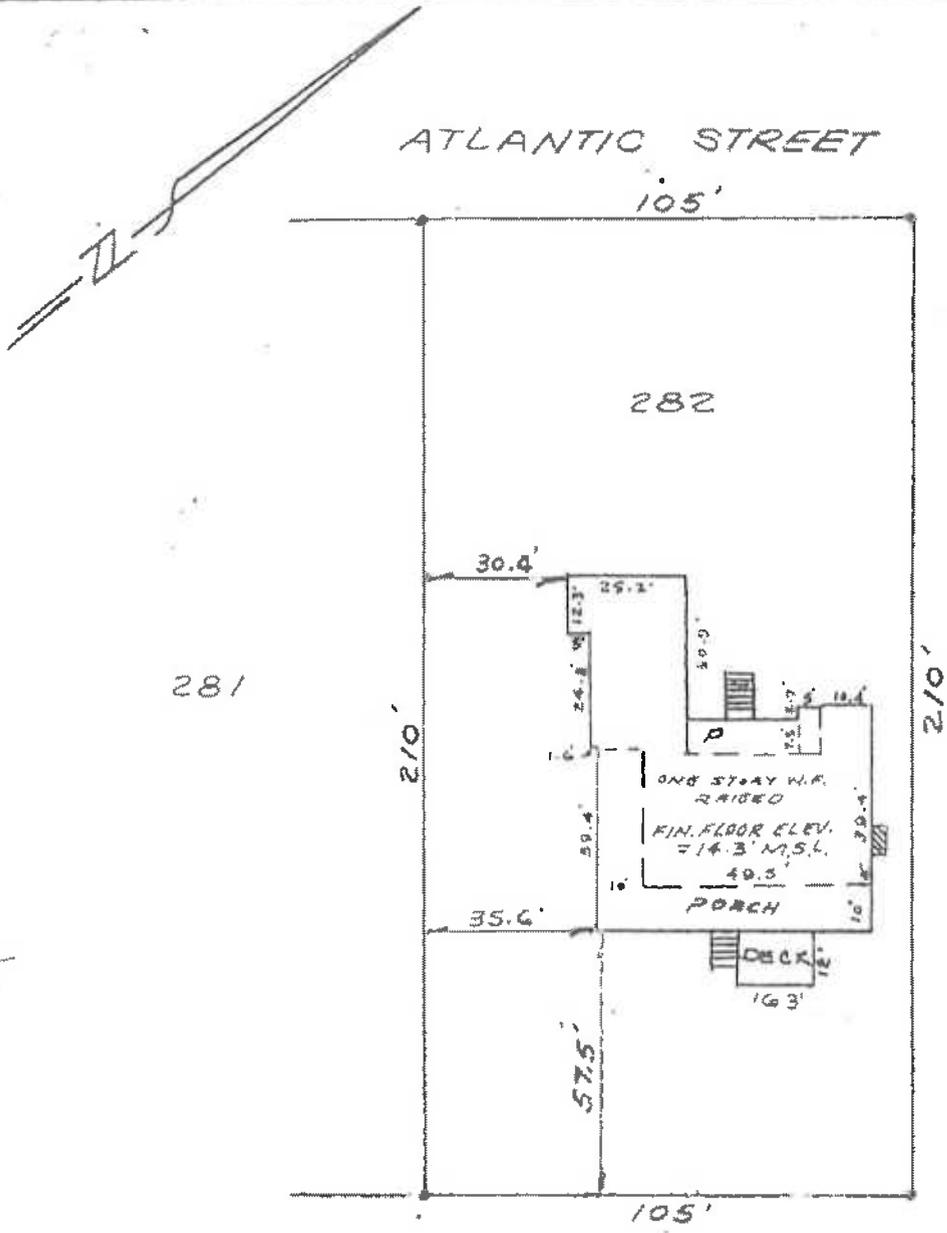
* REQUIRED FOR ALL PROJECTS WITHIN HISTORIC DISTRICT AND / OR THOSE HOMES DESIGNATED HISTORIC OUTSIDE OF THE HISTORIC DISTRICT

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



(SIMONS ST.)
NOW STATION 22 STREET

REF: PLAT BOOK D, PG. 189

NOW PETTIGREW ST.

PLAT LOT 282, SULLIVANS ISLAND.
PRESENTLY OWNED BY WILLIAM E. BARR



SCALE: 1"=40'
DATE: 13 MAY, 1986

Herbert A. Niemeyer, Jr.
HERBERT A. NIEMEYER, JR.
CIVIL ENGINEER & LAND SURVEYOR
S.C.# 3491

CHARLESTON COUNTY
SOUTH CAROLINA

FORM 1-A (10/2007) CURRENT
BUILDING OWNER ONLY-
NOT TRANSFERABLE**

FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

OMB No. 3067-0077
Expires December 31, 2005

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1 - 7.

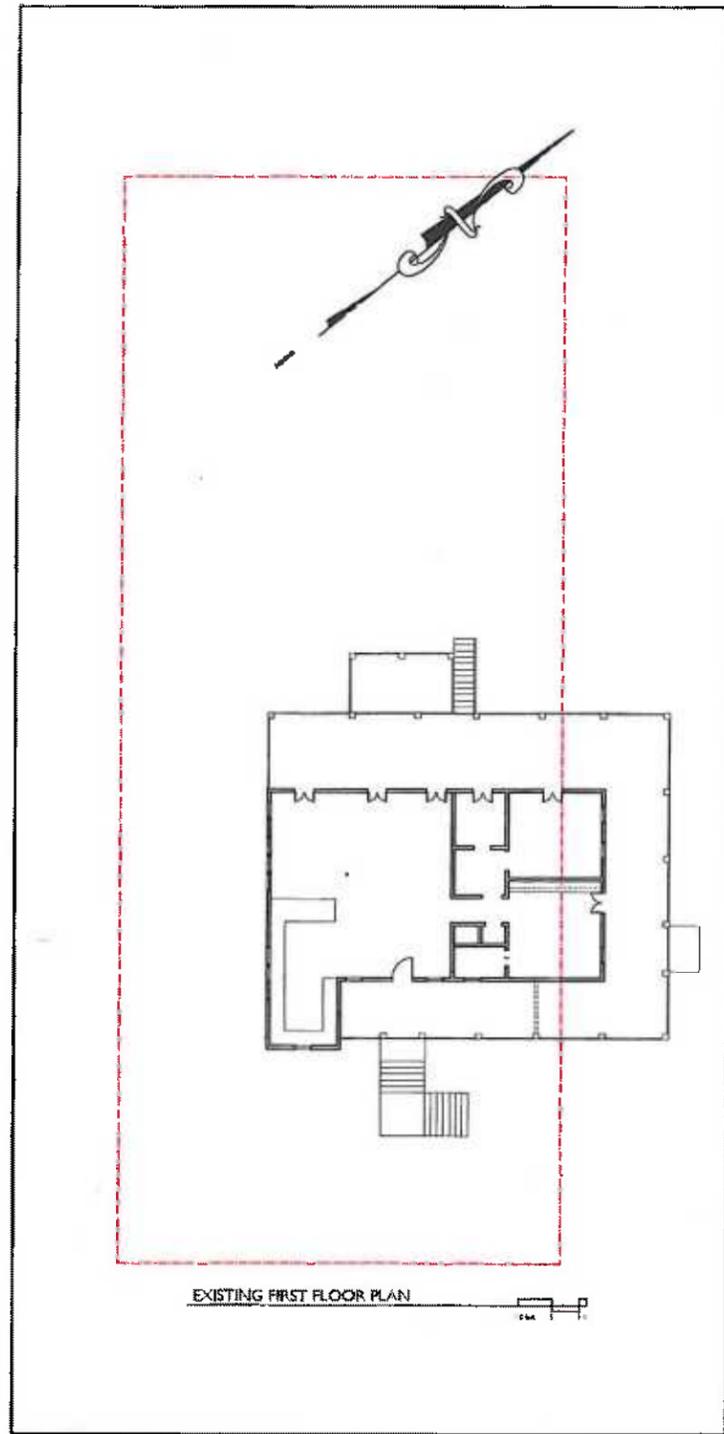
SECTION A - PROPERTY OWNER INFORMATION		For Insurance Company Use
BUILDING OWNER'S NAME Robert M. Hickman, Jr.		Policy Number
BUILDING STREET ADDRESS (including Apt. Unit, Suite, and/or Box No.) OR P.O. ROUTE AND BOX NO. 2119 Portgallow Street		Company NAIC Number
CITY Sullivan's Island	STATE South Carolina	ZIP CODE 29182
PROPERTY DESCRIPTION (Include lot and block numbers, Tax Parcel Number, Legal Description, etc.) PMS 529-09-00-240		
BUILDING USE (e.g., Residential, Commercial, Industrial, Addition, Accessory, etc.) Use a Commercial area, if necessary: Residential		
VERTICAL DATUM MAD 1927 MAD 1985		SOURCE: <input type="checkbox"/> GPS (Type) <input type="checkbox"/> USGS Quad Map <input type="checkbox"/> Other

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
FIRM COMMUNITY NAME & COMMUNITY NUMBER Sullivan's Island 455418		CO. COUNTY NAME Charleston		STATE South Carolina		
MAP PANEL NUMBER 455418-001	DATE 2-18-91	REVISION DATE 2-18-91	VE	BASE FLOOD ELEVATION(S) Zone A-C (use tenth of footings) 17'		
317 Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in 89: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FEMA <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (describe)						
318 Indicate the elevation datum used for the BFE in 89: <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Date: (describe)						
319 Is the building located in a Coastal Barrier Resources System (CBRS) Zone or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____						

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	
1. Building elevations are based on: <input type="checkbox"/> Construction Drawings <input type="checkbox"/> Building Under Construction <input checked="" type="checkbox"/> Finished Construction (A new elevation certificate will be required when construction of the building is complete)	
2. Building Diagram Number: <u>5</u> (Select the building diagram most similar to the building for which this certificate is being completed - see pages 5 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)	
3. Elevations - Zones AE, A99, AE, AH, A with BFE, VE, V, V1, V2 with BFE, AR, A99A, AP, AE, AR, A1-A99, A, A99, AP, A99A Complete items 11-16 below according to the building diagram specified in item 2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided in the Comments area of Section D or Section E, as appropriate, to document the datum conversion. Datum: NAVD 1988 Conversion Comment: _____	
Elevation reference measured <input checked="" type="checkbox"/> Benchmark <input type="checkbox"/> (Does the elevation reference mark used appear on the FIRM? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No)	
<input type="checkbox"/> a) Top of exterior wall (finished) adjacent to or across the _____ ft. (m)	
<input type="checkbox"/> b) Top of next higher floor _____ ft. (m)	
<input type="checkbox"/> c) Bottom of lowest horizontal structural member (e.g., joist or beam) _____ ft. (m)	
<input type="checkbox"/> d) Attached garage (top of slab) _____ ft. (m)	
<input type="checkbox"/> e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area.) _____ ft. (m)	
<input type="checkbox"/> f) Lowest adjacent finished grade (LAG) _____ ft. (m)	
<input type="checkbox"/> g) Highest adjacent finished grade (HAG) _____ ft. (m)	
<input type="checkbox"/> h) No. of permanent openings (floor vents) within 1' above adjacent grade _____	
<input type="checkbox"/> i) Total area of all permanent openings (floor vents) in sq. ft. (sq. m) _____	

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION	
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information in Sections A, B, and C in this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.	
CERTIFIER'S NAME James G. Pennington	LICENSE NUMBER 10291
CITY Professional Land Surveyor	COMPANY NAME Palmetto Land Surveying, Inc.
ADDRESS 2065-D Savannah Highway	CITY Charleston
SIGNATURE	STATE South Carolina
	ZIP CODE 29417
	TELEPHONE

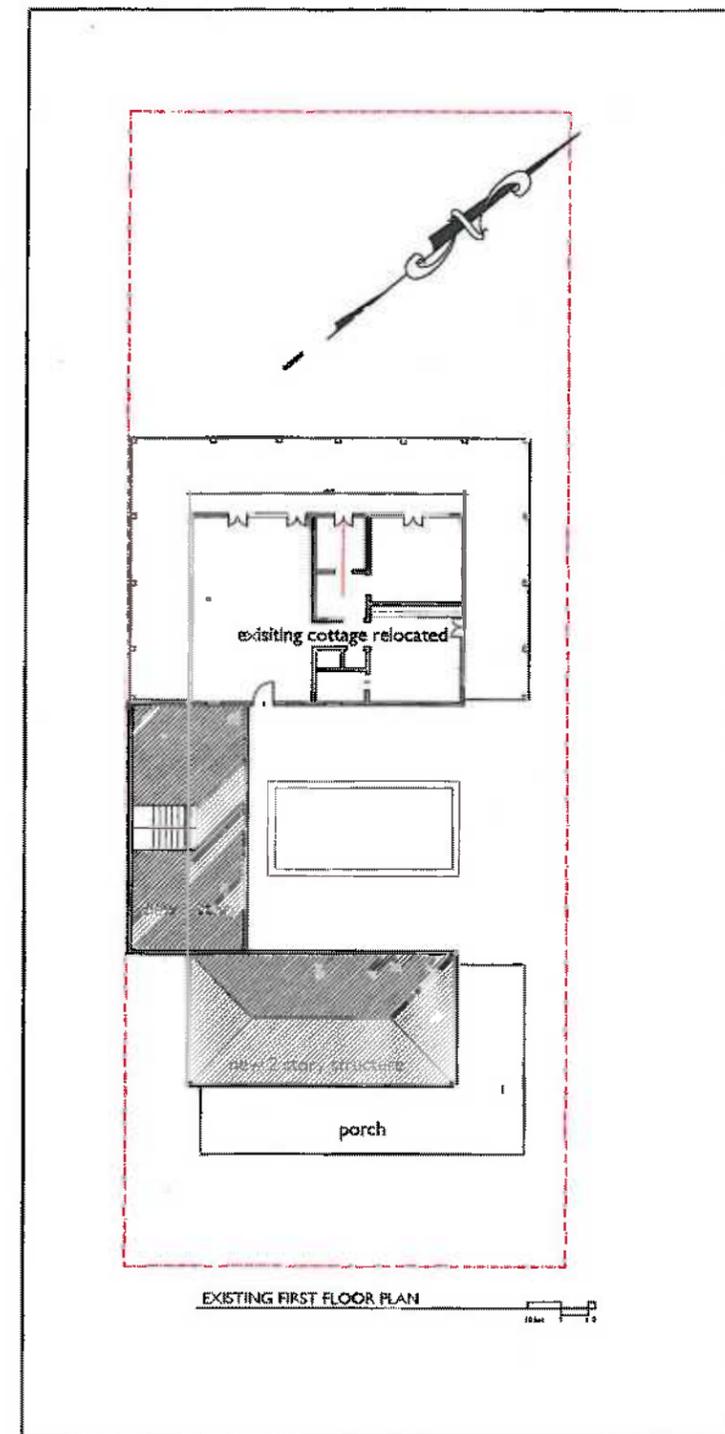
ATLANTIC STREET



STATION 22 (SIMMONS STREET)

PETTIGREW STREET

ATLANTIC STREET



STATION 22 (SIMMONS STREET)

PETTIGREW STREET

Booth

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: 1726 MIDDLE STREET

Submittal Date: _____

Meeting Date: August 15, 2015

Requested Approval:	<input type="checkbox"/> Conceptual	<input type="checkbox"/> Preliminary	<input checked="" type="checkbox"/> Final
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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 mater
 - 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. Devold 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: 1726 MIDDLE STREET

Submittal Date:

Meeting Date: Aug. 15, 2015

BREAKDOWN OF LOT COVERAGES

Section 21-111 Principal Building Footprint	
Total Lot Size in Square Feet:	_____ sf
Lot Width:	<u>NA</u>
Lot Depth:	_____
Flood Zone / Base Flood Elevation:	_____

Section 21-111 Principal Building Footprint	
Principal Building Footprint:	_____ sf
Accessory Building Footprint:	<u>NA</u>
Total Principal Bldg. Coverage Area:	_____ sf
(Principal Building plus Accessory Structure)	

Section 21-111 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:	<u>540</u> sf
Other Impervious Coverage:	<u>576</u> sf
<i>PROPOSED GARAGE</i>	
Total Impervious Coverage	<u>3919</u> sf

Section 21-111 Principal Building	
First Floor	_____ sf
Second Floor	_____ sf
Third Floor	<u>NA</u>
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: SLAB ON GRADE

Walls: 1/2" x 2" FRAME

Trim: HARDIE

Roof: METAL

Windows: VINYL

Doors: FIBERGLASS

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

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

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

(FORM A)

Project Address: 1726 MIDDLE STREET
 Submittal Date:
 Meeting Date: AUGUST 15, 2015

Requested Approval: (check ONE) Conceptual Preliminary Final

Check one:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Submittal is <i>outside</i> the Historic District, not classified historic, and requests DRB relief.	Submittal is <i>within</i> the Historic District and is:	Submittal is <i>outside</i> the Historic District and is:
	_____ 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	<u>BETH BOOTH</u>	Architect / Designer:	<u>MATT WILK'S</u>
Address:	<u>1726 MIDDLE ST</u>	Contact #:	<u>843 410-8778</u>
	<u>SULLIVAN'S ISLAND</u>	email:	<u>MWILK@MWDDESIGNS.COM</u>
email:	<u>EBBOOTH@PSMAIL.BVA</u>	Contractor:	<u>RS CUSTOM HOMES</u>
Contact #:	<u>954 288 5404</u>	Contact #:	<u>843 886-5187</u>
		email:	<u>INFO@RSCUSTOMHOMES.NET</u>

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

DETACHED GARAGE, NO HEATED SPACE, NO LIVING SPACE

(I/We) submit that the above information is true to the best of (My/Our) knowledge. <u>Elizabeth Booth</u> Print Applicant's Name <u>E. Booth</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 #
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GENERAL NOTES:

- 1) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND MANUFACTURER'S INSTALLATION INSTRUCTIONS AS APPLICABLE.
- 2) OWNER AND/OR BUILDER SHALL BE RESPONSIBLE FOR ANY SOIL TESTING REQUIRED TO DETECT ANY UNSUITABLE CONDITIONS WHICH MAY AFFECT THE PERFORMANCE OF THE FOOTINGS AND PIERS. A MINIMUM 2000 PSF SOIL BEARING PRESSURE IS ASSUMED WHERE THE STRUCTURE IS CONCERNED.
- 3) THE INTERNATIONAL RESIDENTIAL CODE (IRC) CURRENT EDITION WITH SOUTH CAROLINA AMENDMENTS SHALL GOVERN UNLESS THESE DRAWINGS ARE SILENT, OR ARE IN CONFLICT.
- 4) ALL DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER, OR ENGINEER FOR JUSTIFICATION AND/OR CORRECTION PRIOR TO THE START OF CONSTRUCTION AND/OR FABRICATION. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- 5) DIMENSIONS SHALL BE READ, OR CALCULATED AND NEVER SCALED.
- 6) FOLLOW TRUSS MANUFACTURER'S INSTALLATION GUIDE & INSTRUCTIONS.
- 7) PREFABRICATED FIREPLACES & FLUES SHALL BE U.L. APPROVED AND INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
- 8) ALL LUMBER IN CONTACT WITH MASONRY, OR CONCRETE SHALL BE PRESSURE TREATED.
- 9) BUILDER SHALL FIELD APPROVED LAYOUT OF ELECTRICAL, HVAC, REGISTER LOCATIONS AND CABLE/PHONE JACKS.
- 10) BUILDER SHALL FIELD APPROVE SHOP DRAWINGS OF ALL CABINETS AND BULTING PRIOR TO INSTALLATION.
- 11) LOCATE THE IGNITION SOURCE FOUND ON ANY APPLIANCE LOCATED IN THE GARAGE AT 18" ABOVE FINISHED FLOOR (MINIMUM).
- 12) CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- 13) CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE PRIOR TO BEGINNING CONSTRUCTION.
- 14) ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND SHALL REST ON UNDISTURBED SOIL CAPABLE OF SUPPORTING THE BUILDING.
- 15) ALL WOOD, CONCRETE AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE AND LOCAL BUILDING CODES WHERE APPLICABLE.
- 16) WINDOW SUPPLIER SHALL VERIFY TYPE OF GLASS REQUIRED AT ALL LOCATIONS FOR CODE COMPLIANCE, PROVIDE TEMPERED GLASS AS REQUIRED BY 2012 IRC, SECTION 308 AND EGRESS WINDOWS AS REQUIRED BY 2012 IRC, SECTION 310.
- 17) SPECIFIED WINDOW DIMENSIONS ARE GENERIC AND MAY VARY ACCORDING TO THE MANUFACTURER SELECTED. CONTRACTOR SHALL COORDINATE ACTUAL WINDOW ROUGH OPENINGS IN THE FIELD.
- 18) KITCHEN LAYOUT SHOWN IN APPROXIMATE MANOR ONLY. FINAL CABINET DESIGN SHALL BE BY CABINET SUPPLIER, COORDINATE EXACT LAYOUT AND FINISHES WITH OWNER/BUILDER PRIOR TO FABRICATION.

INTERNATIONAL CONSERVATION CODE (IECC) REQUIREMENTS (2009)

1. WINDOWS AND SKYLIGHTS SHALL HAVE A U-FACTOR LESS THAN OR EQUAL TO 0.30
2. WINDOWS AND SKYLIGHTS SHALL BE LOW E WITH A SOLAR HEAT GAIN COEFFICIENT (SHGC) LESS THAN OR EQUAL TO 0.30
3. CEILING INSULATION SHALL BE R-30 OR GREATER
4. WALL INSULATION SHALL BE R13 OR GREATER
5. FLOOR INSULATION SHALL BE R15 OR GREATER
6. HVAC UNITS AND DUCT SYSTEMS SHALL BE SIZED AND SPECIFIED BY A QUALIFIED MECHANICAL CONTRACTOR, HEAT PUMPS SHALL HAVE ADAPTIVE RECOVERY THERMOSTATS.
7. THE MANUAL J LOAD SIZING REPORT MAY BE REQUIRED AT TIME OF PERMITTING. COORDINATE WITH LOCAL BUILDING OFFICIAL.
8. DUCTS OUTSIDE CONDITION SPACES SHALL BE INSULATED TO R8 OR GREATER AND SHALL BE SEALED AND TESTED TO SUBSTANTIALLY AIRTIGHT
9. ALL HOLES AND PENETRATION AT THE BUILDING ENVELOPE SHALL BE SEALED.
10. ALL RECEDED CANS AT INSULATED ATTIC SPACES SHALL BE IC AIRTIGHT (ICAT)
11. ALL PIPES CARRYING FLUIDS ABOVE 105 DEGREES (F) SHALL BE INSULATE TO R-3 OR GREATER
12. 50% OF LAMPS MUST BE HIGH-EFFICIENT

THE BOOTH GARAGE

1726 MIDDLE STREET
SULLIVANS ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA
TMS 532-08-00-047



ILLUSTRATIVE RENDERING (NTS)

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY. SEE ELEVATIONS FOR DETAILING. COLORS SHOWN ARE NOT REPRESENTATIVE OF FINAL COLORS COORDINATE WITH OWNER.

PLAN HISTORY

- 05-19-2015 REVIEW SET #1
- 05-21-2015 REVIEW SET #2
- 07-23-2015 REVIEW SET #3

DRAWING INDEX

- A1 TITLE PAGE & PLAN HISTORY
- A2 FLOOR PLAN & SITE PLAN
- A4 ELEVATIONS & SECTIONS

- S1 FOUNDATION PLAN & DETAILS
- S2 ROOF FRAMING PLAN
- S3 FRAMING & CONNECTION DETAILS

BUILDER:

R6 CUSTOM HOMES
843-886-5187
WWW.R6CUSTOMHOME.COM

Plans and Structural Engineering by:



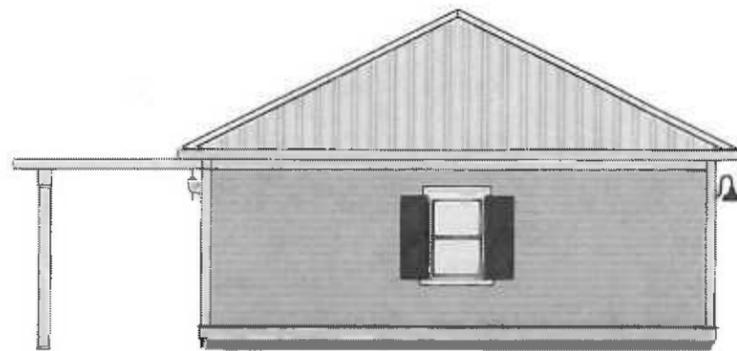
STRUCTURAL ENGINEERING & DESIGN BY MW DESIGN, LLC FOR
THE BOOTH GARAGE
 1726 MIDDLE STREET
 SULLIVANS ISLAND, SOUTH CAROLINA



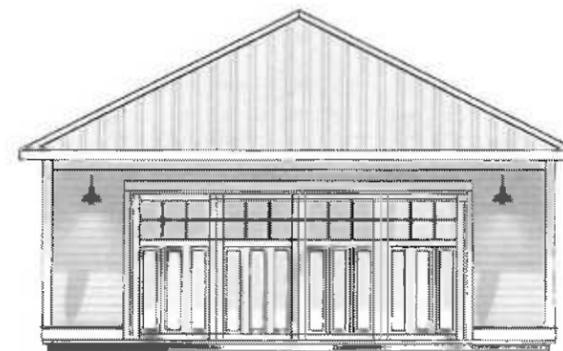
PLAN NAME:
BOOTH GARAGE

DRAWN BY: MGS
DATE: 1/22/2015
JOB NO.: B-2567
FILE:

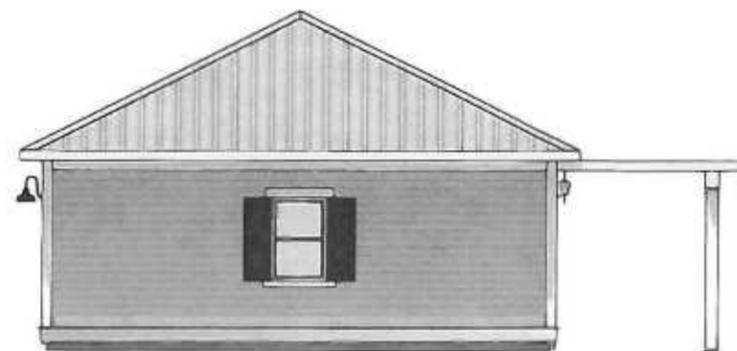
A1



Elevation Left
SCALE: 1/4" = 1'-0"



Elevation Front
SCALE: 1/4" = 1'-0"



Elevation Right
SCALE: 1/4" = 1'-0"



Elevation Rear
SCALE: 1/4" = 1'-0"

STRUCTURAL ENGINEERING & DESIGN BY MW DESIGN, LLC FOR
THE BOOTH GARAGE
 1726 MIDDLE STREET
 SULLIVANS ISLAND, SOUTH CAROLINA



PLAN NAME
BOOTH GARAGE

DRAWN BY: HSB
 DATE: 12/2/08
 JOB NO.: E-2501

TITLE
ELEVATIONS & SECTIONS

SHEET
A3

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: 1918 CENTRAL AVE

Submittal Date: 7/24/15

Meeting Date: 8/19/15

Requested Approval:

Conceptual

Preliminary

Final

Final Review:

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

The following items shall be included in the Final Submittal:

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

NO FOOTPRINT EXPANSION IS PROPOSED
PORCH ENCLOSURE ONLY

SULLIVAN'S ISLAND / LOT COVERAGE
CALCULATIONS AND CERTIFICATION
SITE ADDITIONS

Property address 1918 CENTRAL AVE

Owner name HAL LAWTON

Calculated by: Name STEPHEN MAYS
Address 1251 MERTON RD
City CHARLESTON SC 29407
State SC
Phone 843-852-3348

Based on survey by: JOHN WADE Dated: 4/08/13

TOTAL LOT SIZE IN SQ. FT. 21144
Total high ground in sq. ft. (landward of critical line) 21144
Total marsh in sq. ft. N/A

(If lot borders on the RC-1 or RC-2 area the critical line or the set back lines must be shown, if applicable, on the site plan and must be verified by a recent survey.)

Sec.21-37 Principal building square footage

Total allowed by ordinance 4014
Total square feet of existing structure 3894
Total square footage proposed 168
Total square footage of existing and proposed 4062

Lot coverage calculations

Sec 21-25 Principal building coverage area

(Existing) footprint of enclosed principal building 2324 sq. ft. 11.0 %
Proposed enclosed principal building 2492 sq. ft. 11.8 %

Sec. 21-26 Impervius enverage area

(Existing) other impervious surfaces 3563 sq. ft. 16.9 %
Proposed other impervious surfaces 3395 sq. ft. 16.1 %

Sec. 21-26 B. (5) see explanatinn form

(Existing) Pervious hard surfaces 1292 ~~sq. ft.~~ sq. ft. 6.1 %
Proposed Pervious hard surfaces 1292 ~~sq. ft.~~ sq. ft. 6.1 % 6.1%

Total landscape surfaces (green space) 13965 sq. ft. 66.0 %
Total (must equal lot size)

21144 sq. ft.
100 %

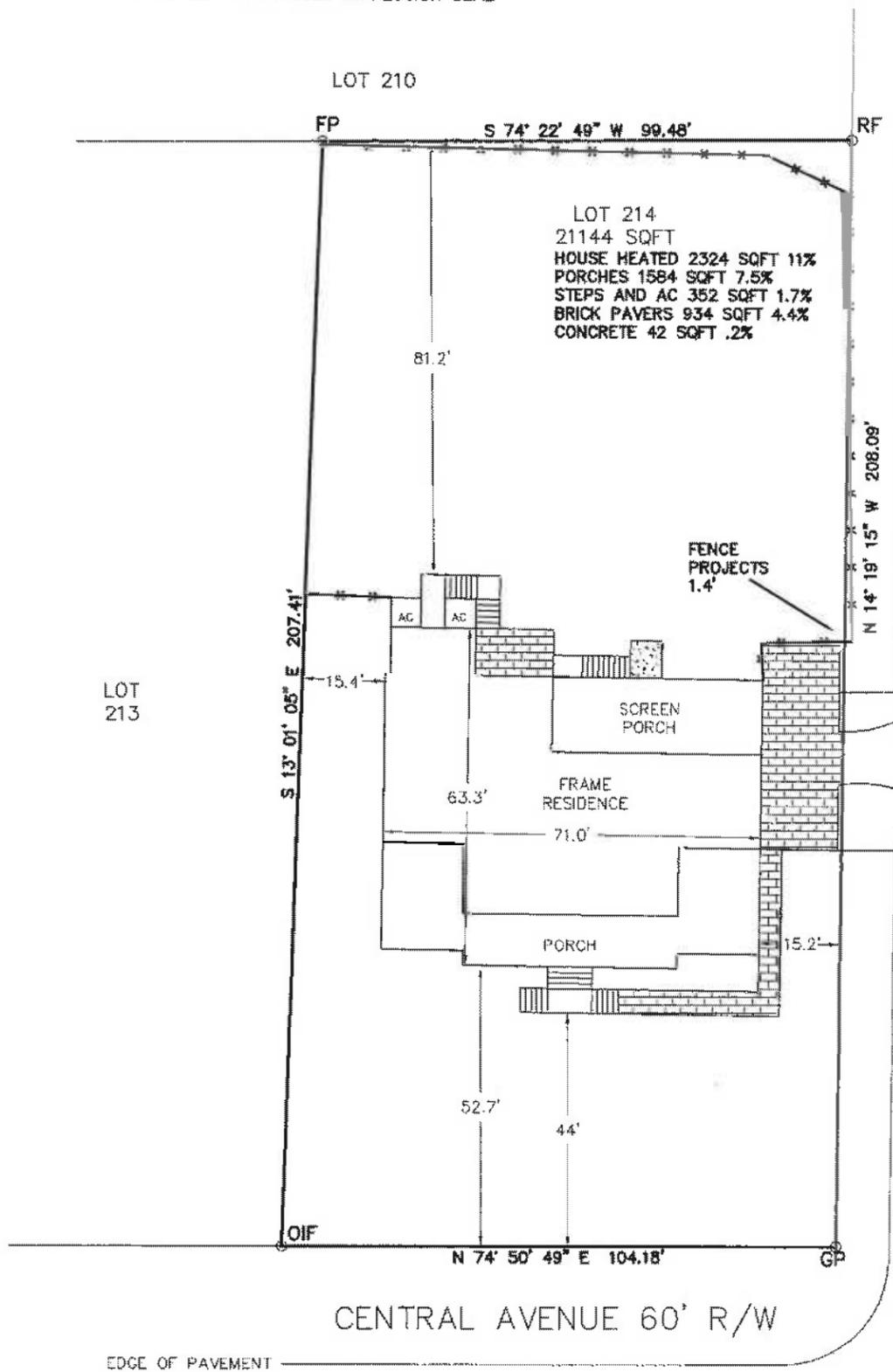
Based upon review of the plans and survey provided,
I STEPHEN MAYS certify that the calculations provided on this
certification are correct and all existing surfaces have been disclosed.

Signature Stephen Mays Date 7/24/15

THIS SURVEY IS BASED ON THE REFERENCES SHOWN AND IN NO WAY CONSTITUTES A TITLE SEARCH. THE BEARINGS SHOWN

ARE MAGNETIC (UNLESS STATED OTHERWISE) AND ARE SUBJECT TO LOCAL ATTRACTION.
 © DRAWING COPYRIGHT PROTECTED AND IS NOT A LEGAL COPY UNLESS SEALED WITH RAISED IMPRESSION SEAL

ANYTHING OUTSIDE THE PRESCRIBED BOUNDARIES IS SHOWN FOR DESCRIPTIVE PURPOSES ONLY



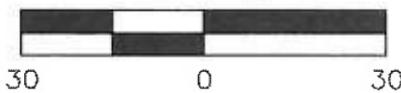
STATION 20 40' R/W
 (FORMERLY PINCKNEY STREET)

1918 CENTRAL AVENUE
 AKA LOT 214 MOULTRIEVILLE
 TOWN OF SULLIVANS ISLAND
 CHARLESTON COUNTY, SOUTH CAROLINA

NOTES

- 1) REFERENCE PLAT BOOK D PAGE 189
- 2) TMS # 529-05-00-060
- 3) REQUESTED BY:
 HAL & JODIE LAWTON

DATE: APRIL 8, 2013
 SCALE: 1" = 30'



LEGEND

- OIF 1" OPEN IRON FOUND
- GFP GRANITE POST
- RF #5 REBAR FOUND
- FP FENCE POST
- X WOODEN FENCE

SUBJECT PROPERTY LOCATED IN
 FLOOD ZONE AE ELEV 14
 FIRM PANEL 45019C-0539-J
 DATED NOV. 17, 2004

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

FILE #185-98A



"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

STATION 20 40' R/W
(FORMERLY PINCKNEY STREET)



THIS APPLICATION PROPOSES ONLY THE PARTIAL ENCLOSURE OF AN EXISTING PORCH (SHADED) - ALL SITE FEATURES ARE EXISTING AND LOT COVERAGE IS UNCHANGED

1918 CENTRAL AVENUE
AKA LOT 214 MOULTRIEVILLE
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

DATE: APRIL 8, 2013



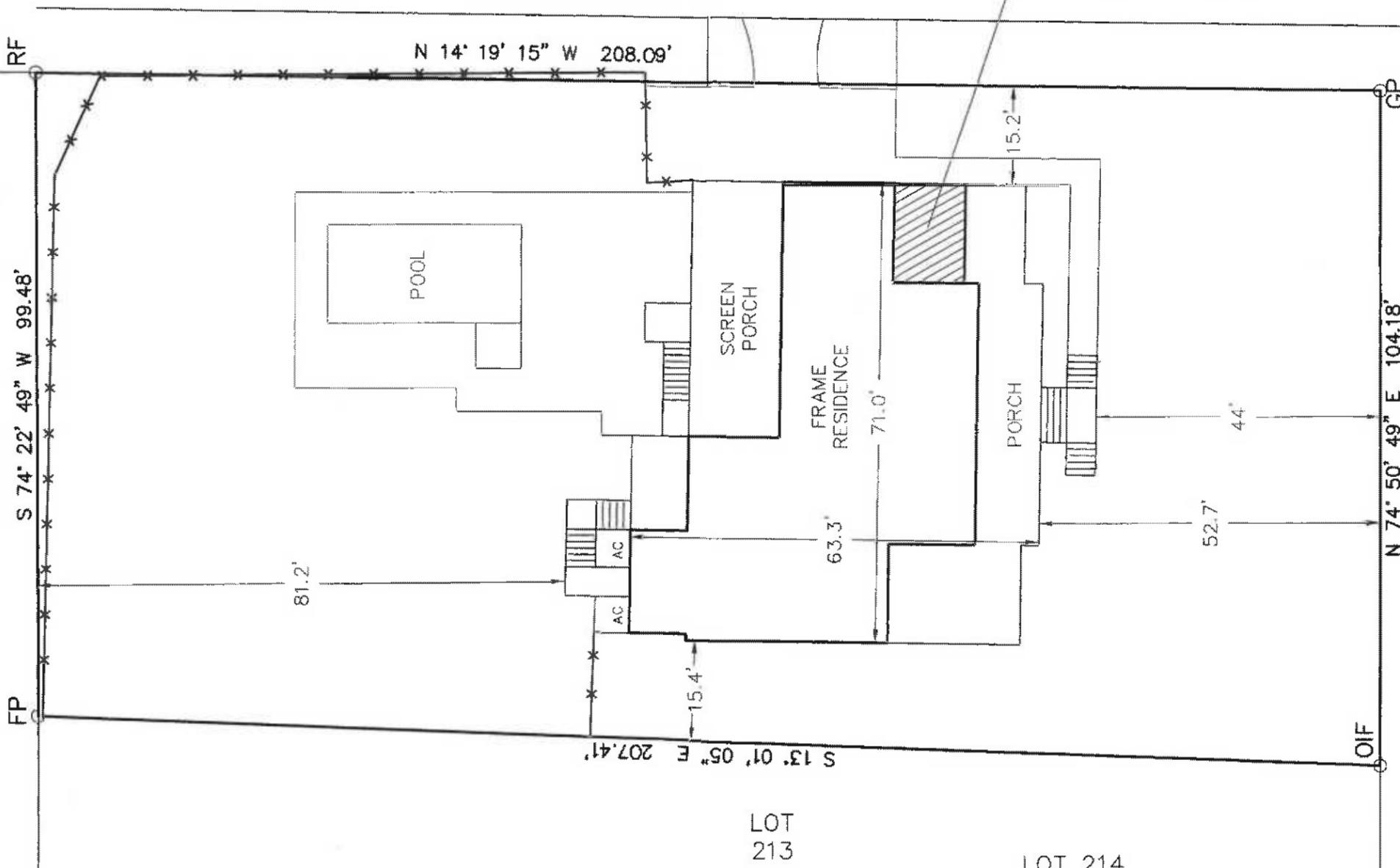
- LEGEND**
- OIF 1" OPEN IRON FOUND
 - GFP GRANITE POST
 - RF #5 REBAR FOUND
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- NOTES**
- 1) REFERENCE PLAT BOOK PAGE 189
 - 2) TMS # 529-05-00-060
 - 3) REQUESTED BY: HAL & JODIE LAWTON

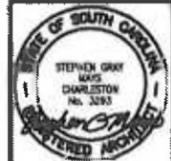
SUBJECT PROPERTY LOCATED IN FLOOD ZONE AE ELEV 14 FIRM PANEL 4501SC-0539-J DATED NOV. 17, 2004

JOHN E. WADE JR., RLS
POST OFFICE BOX 886
ISLE OF PALMS
SOUTH CAROLINA, 29451
(843) 886-8262

POOL AND DECK DRAWN 7/23/15 BY STEPHEN MAYS -BASED ON PLAT ON FILE BY POOL INSTALLATION COMPANY



CENTRAL AVENUE 60' R/W



STEPHEN MAYS
Architect
1251 MERTON ROAD
CHARLESTON SC 29407
(843) 852-3348

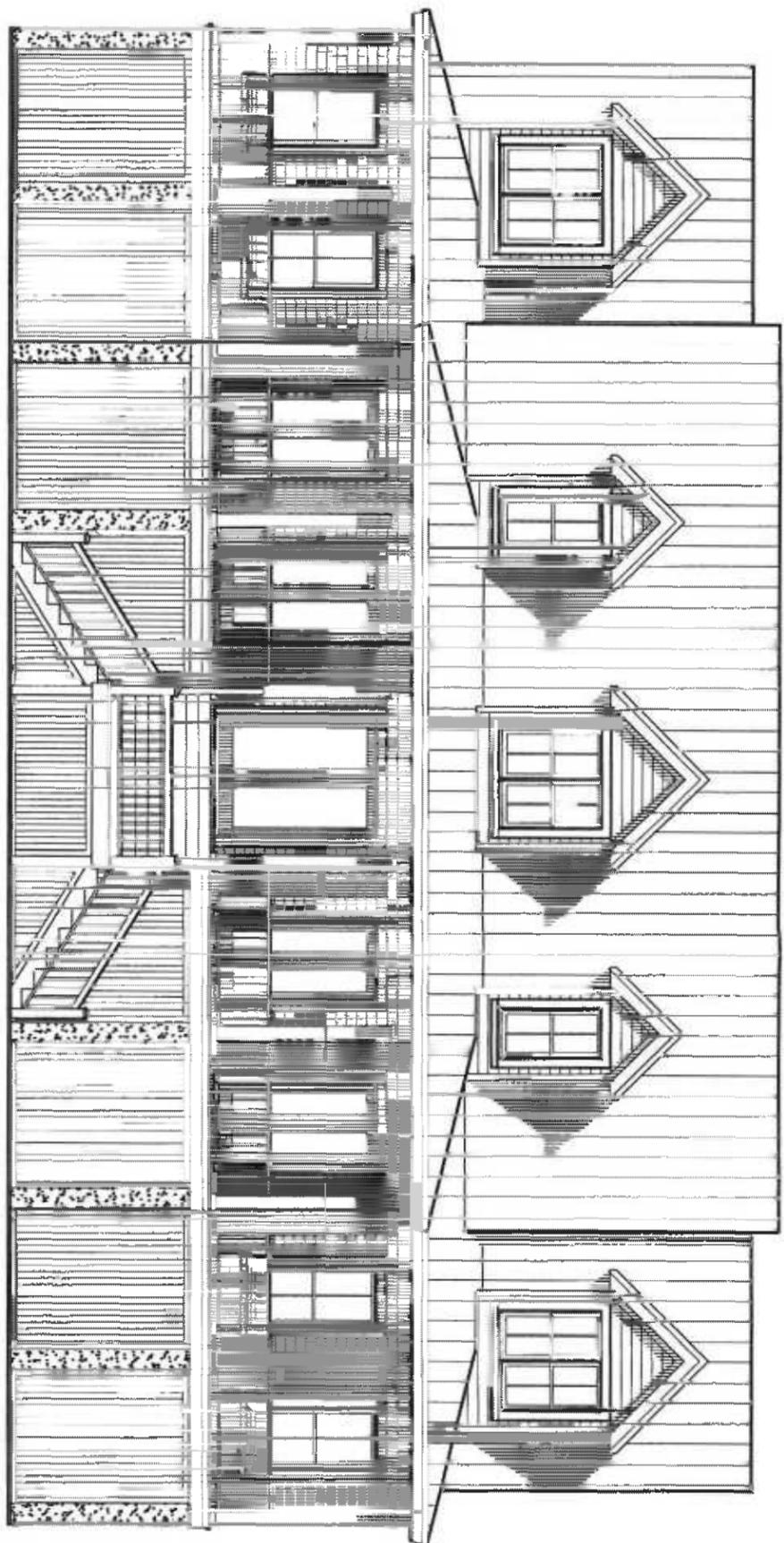
LAWTON RESIDENCE
1918 CENTRAL AVENUE
SULLIVAN'S ISLAND SC

LOT 214
21144 SQFT
HOUSE HEATED 2324 SF 11.0%
PORCHES 1584 SF 7.5%
STEPS AND AC 352 SF 1.7%
PERVIOUS PAVERS 940 SF 0.0%
POOL 629 SF 3.0%
POOL DECK 1350 SF 6.5%
LOT COVERAGE 29.8%

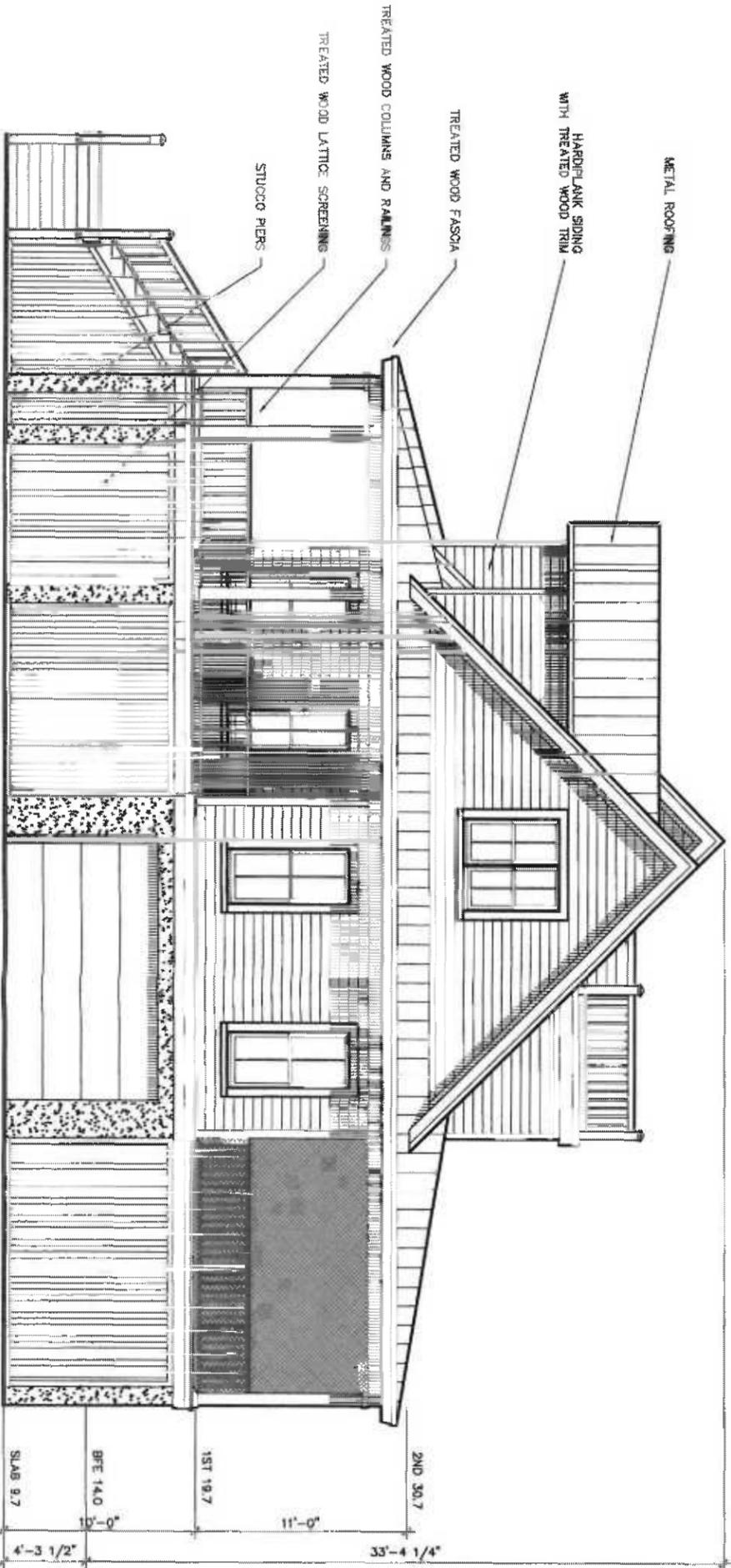
SITE PLAN
1"=20'-0"

ALL SITE FEATURES ARE EXISTING AND LOT COVERAGE IS UNCHANGED

PLOT SCALE 240
DATE 7-23-15
SHEET



FRONT ELEV
 -EXISTING
 1/8" = 1'-0"



RIGHT SIDE
 ELEV -EXISTING
 1/8" = 1'-0"

LAWTON RESIDENCE
 1918 CENTRAL AVENUE
 SULLIVAN'S ISLAND SC

STEPHEN MAYS
 Architecture
 1201 MERTON ROAD
 CHARLESTON SC 29407
 (843) 852-3348



TITLE SCALE
 DATE 7-23-15
 SHEET



EXISTING WINDOWS RELOCATED TO NEW WALL

ALL FINISH MATERIALS AND DETAILS MATCH EXISTING

FRONT ELEV
 -REVISED
 1/8"=1'-0"

PARTIAL PORCH ENCLOSURE



NEW WINDOW -MATCH EXISTING

ALL FINISH MATERIALS AND DETAILS MATCH EXISTING

RIGHT SIDE
 ELEV -REVISED
 1/8"=1'-0"

PARTIAL PORCH ENCLOSURE

THIS DRAWING IS THE PROPERTY OF STEPHEN MAYS AND MAY NOT BE USED WITHOUT PERMISSION.



STEPHEN MAYS
 ARCHITECTURE
 1257 MONTGOMERY
 CHARLESTON, SC 29407
 (843) 852-3348

LAWTON RESIDENCE
 1918 CENTRAL AVENUE
 SULLIVAN'S ISLAND SC

PLOT SCALE 96
 DATE 7-23-15
 SHEET

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: 3019 L'ON AVENUE

Submittal Date: 7-17-15

Meeting Date: 8-19-15

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 Agenda.

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" scale] Required for all new construction and for work which expands or is outside of an existing building footprint, illustrating the following:
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 - OCRM Critical Lines, if applicable
 - Trees
 - Existing Structures, if applicable
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 - All applicable survey information
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 - 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 depicted landscape.
 - 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]

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) 883-3158

Project Address: 3019 VON AVENUE
 Submittal Date: 7-17-15
 Meeting Date: 8-14-15

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

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: 3019 LON AVENUE
 Submittal Date: 7-17-15
 Meeting Date: 8-19-15

		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 <u>17300</u> 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			

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3193

Project Address: 3019 1st AVENUE
 Submittal Date: 7-17-15
 Meeting Date: 8-19-15

BREAKDOWN OF LOT COVERAGES

Lot Information	
Total Lot Size in Square Feet:	<u>7450</u> sf
Lot Width:	<u>250</u>
Lot Depth:	<u>300</u>
Flood Zone / Base Flood Elevation:	<u>16</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>1400</u> sf
Accessory Building Footprint:	<u>15,000</u> sf
Total Principal Bldg. Coverage Area:	<u>16400</u> sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>2600</u> sf
Covered Porches:	<u>-</u> sf
Open Decks / Steps:	<u>200</u> sf
Pool / Patio:	<u>-</u> sf
Drives / Walks:	<u>3800</u> sf
Other Impervious Coverage	<u>-</u> sf
Total Impervious Coverage	<u>6600</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>1400</u> sf
Second Floor	<u>400</u> sf
Third Floor	<u>-</u> sf
Accessory Building	<u>15,000</u> sf
Total Principal Building Square Footage:	<u>17,300</u> sf
(Principal Building plus Accessory Structure)	

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

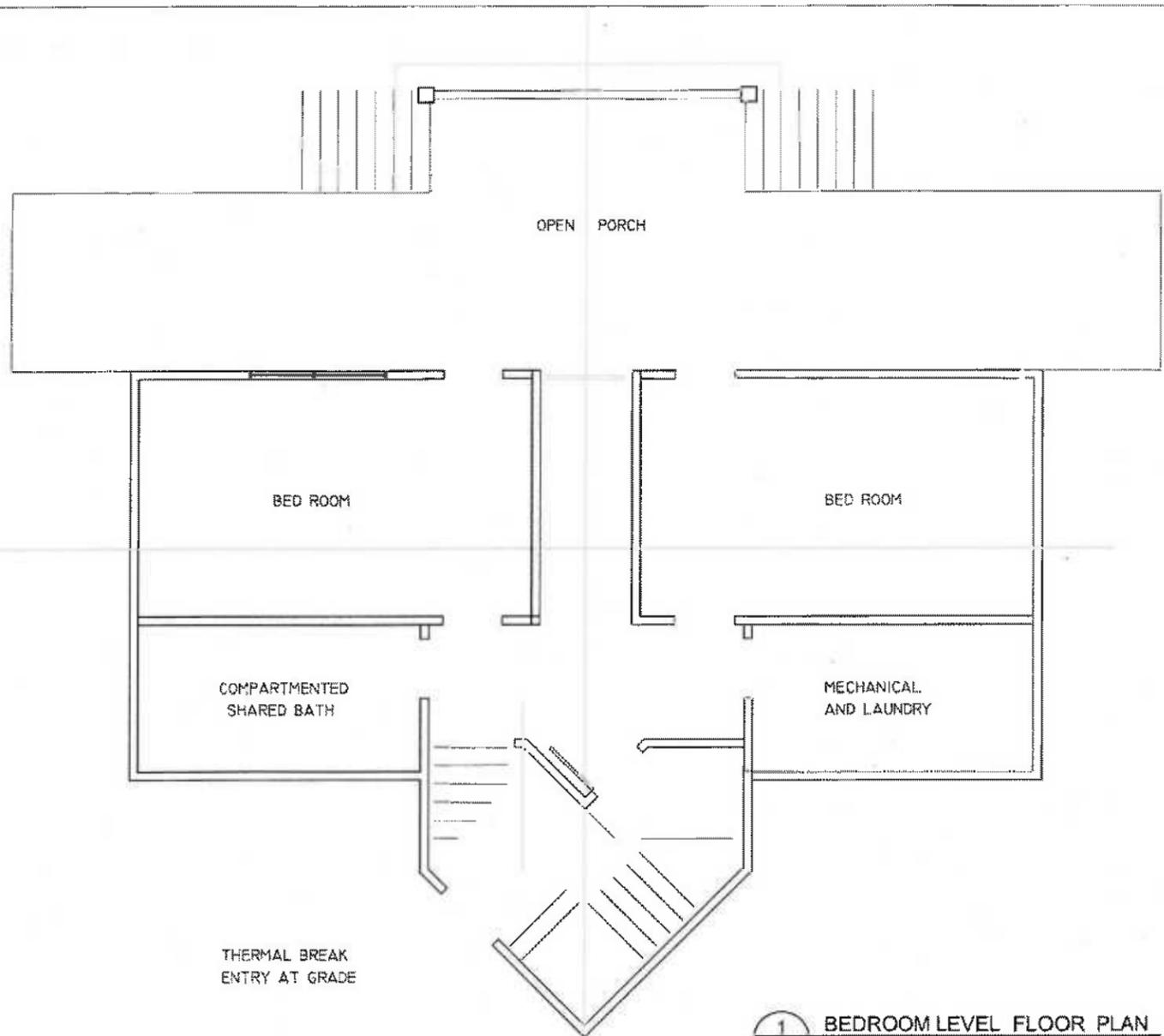
* REQUIRED FOR ALL PROJECTS WITHIN HISTORIC DISTRICT AND / OR THOSE HOMES DESIGNATED HISTORIC OUTSIDE OF THE HISTORIC DISTRICT

Foundation: <u>CONCRETE / PILING</u>	Roof: <u>METAL</u>
Walls: <u>CEMENT BOARD</u>	Windows: <u>VINYL</u>
Trim: <u>CEMENT BOARD</u>	Doors: <u>FIBERGLASS</u>

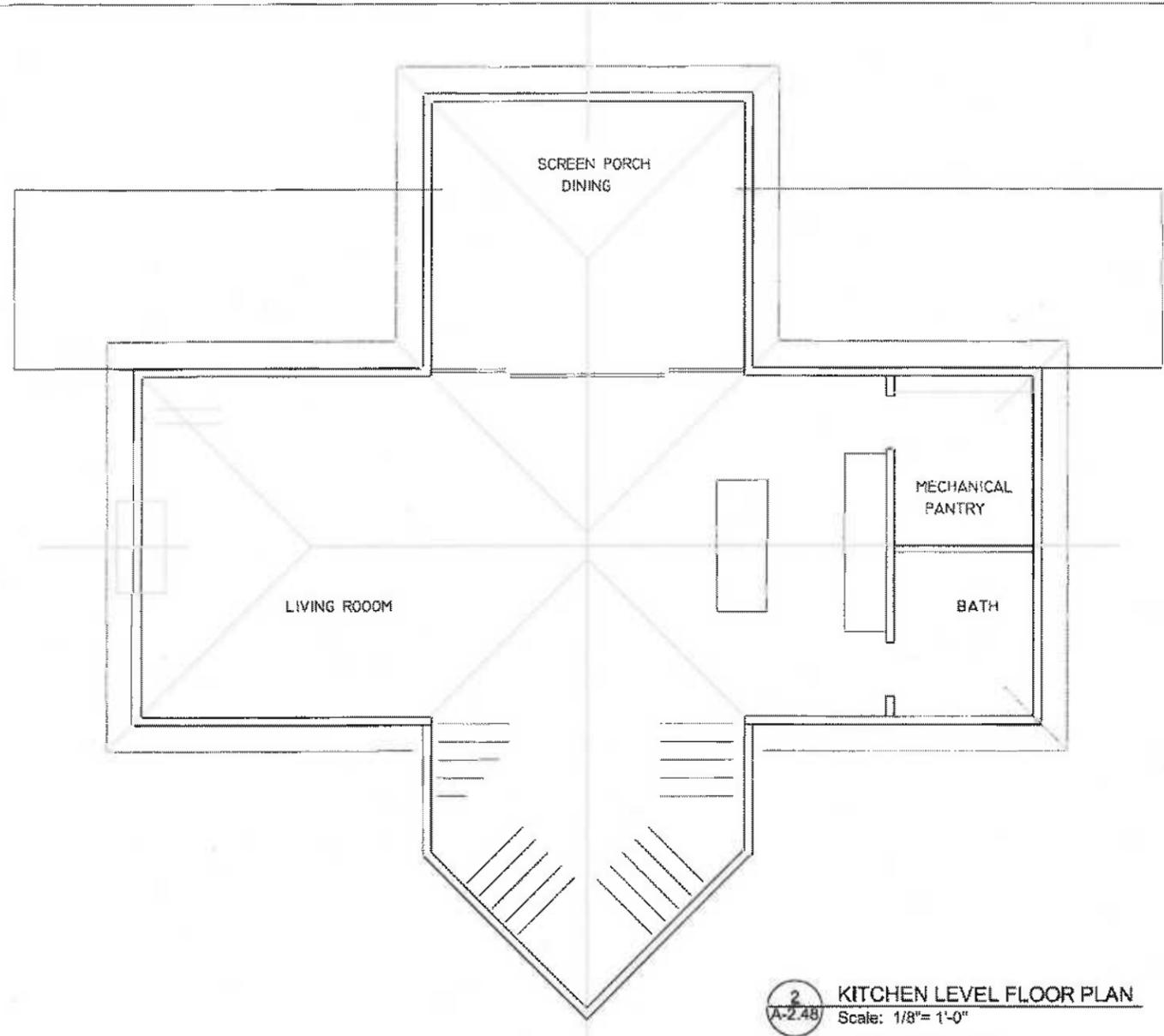
Sec. 21-111 Standards of Neighborhood Compatibility

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



1
A-2.48
BEDROOM LEVEL FLOOR PLAN
Scale: 1/8" = 1'-0"
1700 square feet



2
A-2.48
KITCHEN LEVEL FLOOR PLAN
Scale: 1/8" = 1'-0"
1150 square feet

Michael Curd, Architect
6 Camp Green Lane Road
Green Lane, PA 18054
michaelcurd@verizon.net cel: (215) 872-6312

Proposed Addition for:
BATTERY MARSHALL
3019 Ion Avenue
Sullivan's Island, S.C.

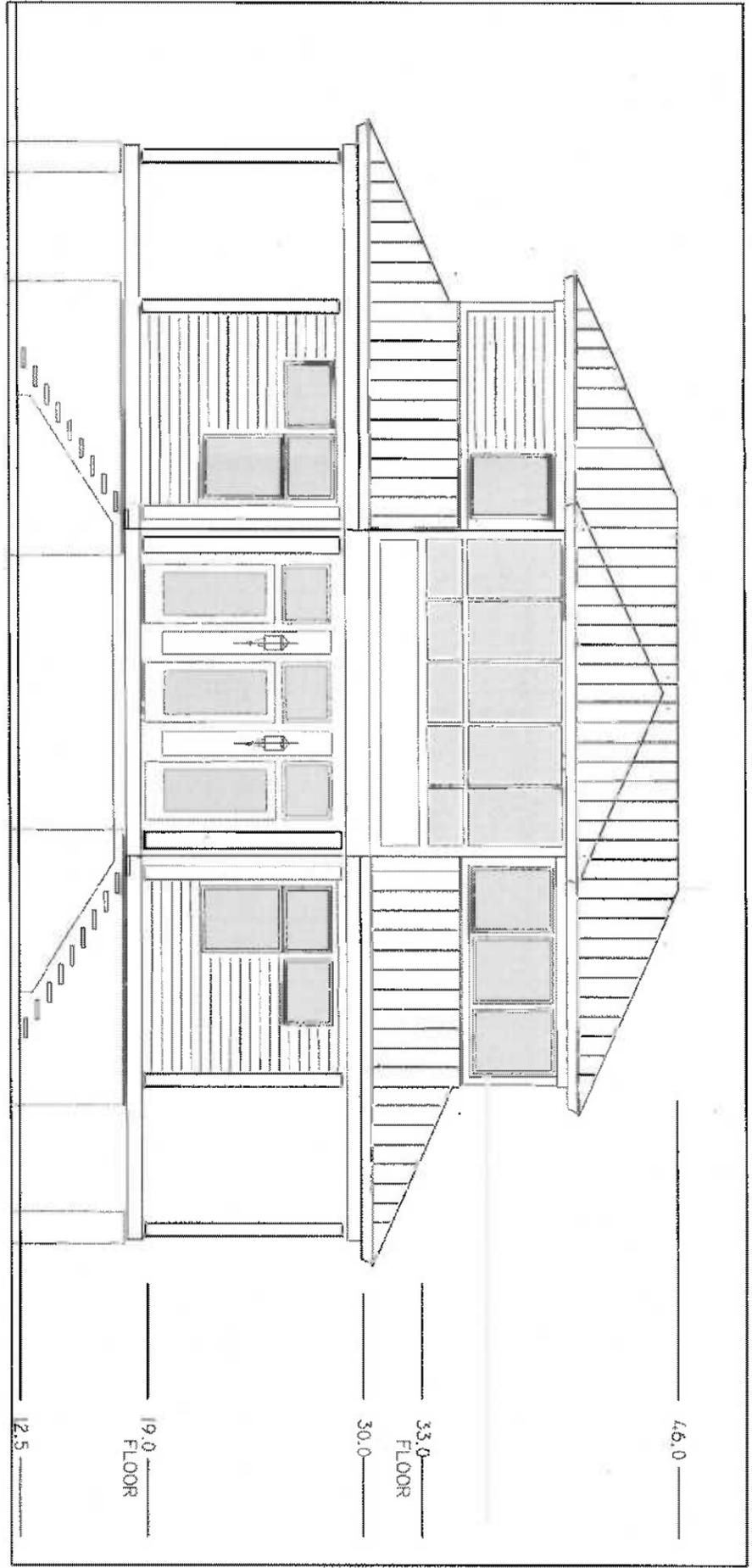
ADDITION FLOOR PLANS
SCALE: 1/8" = 1'-0"

07-21-15
06-15-15

A-2.48

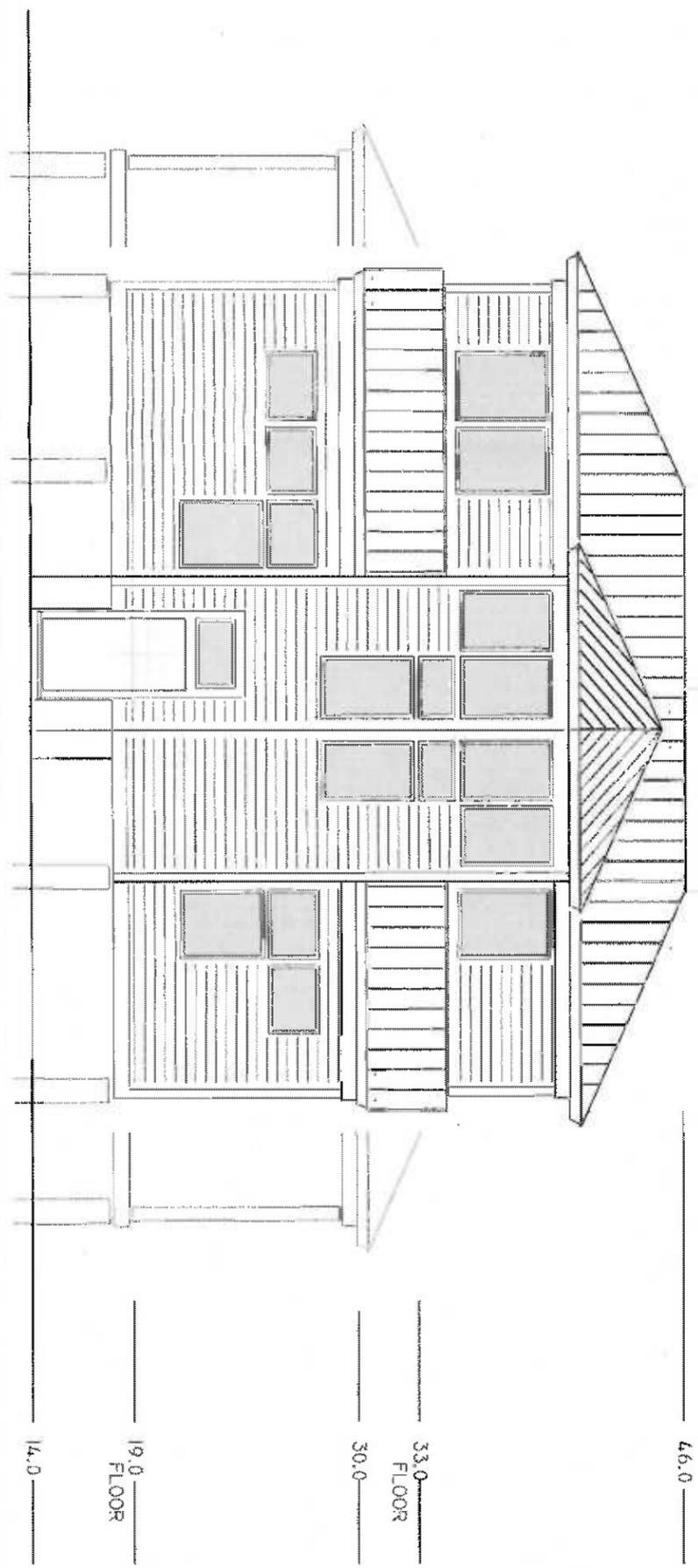
BROWNELL AVENUE ELEVATION

1
A-4.64
Scale: 1/8" = 1'-0"



HIDDEN VIEW - Looking from the Battery

1
A-4.64
Scale: 1/8" = 1'-0"



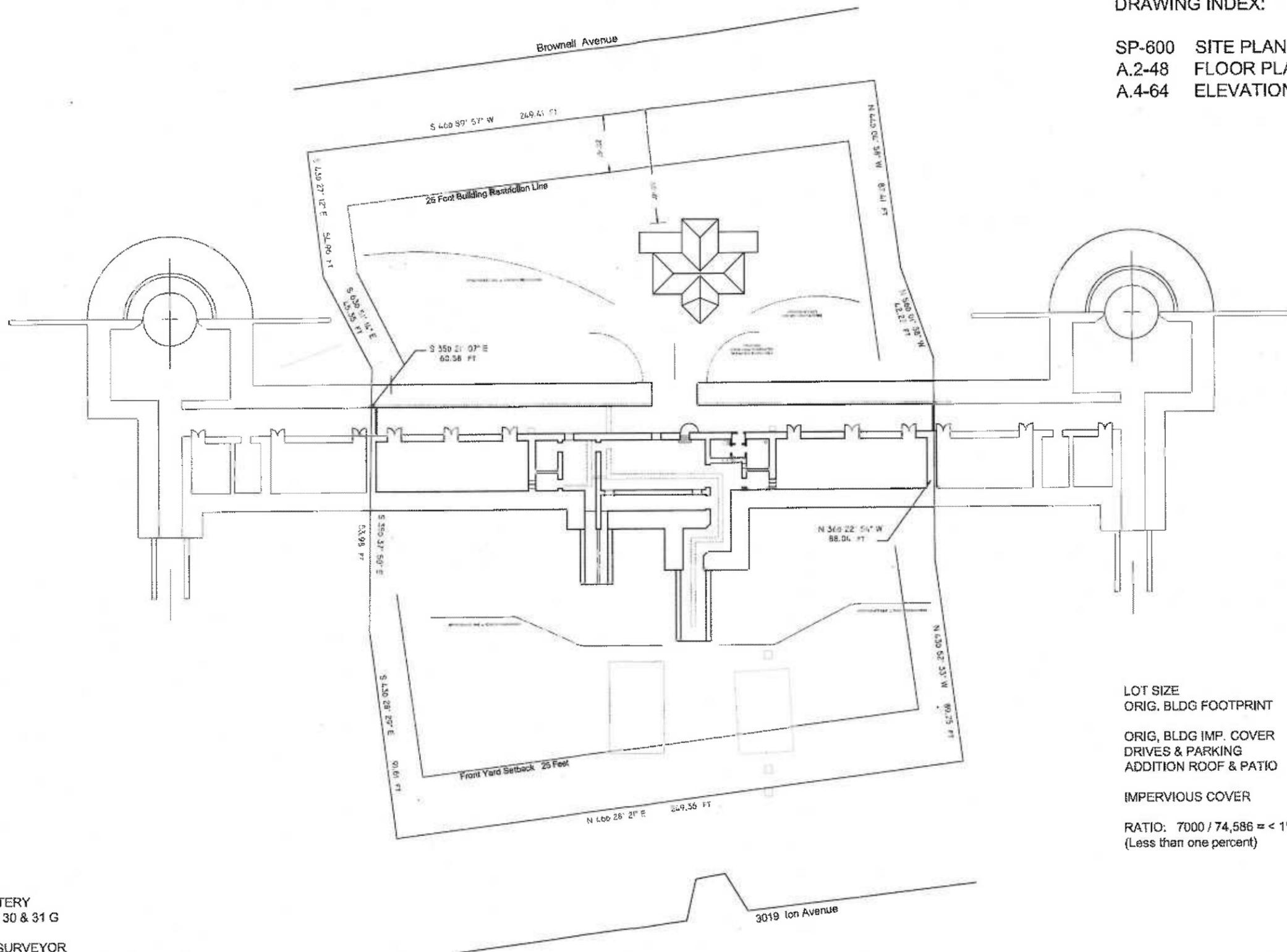
A-4.96

07-21-15
08-15-15

ELEVATION VIEWS
SCALE: 1/8" = 1'-0"

Proposed Addition for:
BATTERY MARSHALL
3019 Ion Avenue
Sullivans Island, S.C.

Michael Curd, Architect
5 Camp Green Lane Road
Green Lane, PA 18054
michaelcurd@verizon.net cel: (215) 872-6312



DRAWING INDEX:
 SP-600 SITE PLAN 1" = 50 FEET
 A.2-48 FLOOR PLAN 1/8" = 1 FOOT
 A.4-64 ELEVATIONS 1/8" = 1 FOOT

LOT SIZE	74,586 SF
ORIG. BLDG FOOTPRINT	13,300 SF
ORIG. BLDG IMP. COVER	600 SF (a)
DRIVES & PARKING	4000 SF (b)
ADDITION ROOF & PATIO	2400 SF (c)
IMPERVIOUS COVER	7,000 SF (a+b+c)
RATIO: $7000 / 74,586 \approx < 1\%$ (Less than one percent)	

DRAWING SHOWS FULL EXTENT OF BATTERY
 BETWEEN ION & BROWNELL, STATIONS 30 & 31 G
 SITE INFORMATION FROM JOHN WADE, SURVEYOR
 REFER: HIS DRAWING, ATTACHED
 BUILDING INFORMATION FROM HISTORIC DOCUMENT
 AND ON SITE MEASUREMENT BY MICHAEL CURD

Michael Curd, Architect
 5 Camp Green Leng Road
 Green Lane, PA 18034
 michaelcurd@verizon.net cell: (216) 872-6312

Proposed Improvements to:
BATTERY MARSHALL
 3019 Ion Avenue
 Sullivan Island, S.C.

- Battery Site Plan -
 SCALE: 1" = 50 ft

07-21-15
 06-15-16

SP-600

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: 2650 Jasper Blvd.

Submittal Date: 7.17.15

Meeting Date: 8.19.15

Requested Approval:	<input type="checkbox"/> Conceptual	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> 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**

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[including but not limited to Photographs of Adjacent Properties, Scale Models, Google Earth Images, and Perspective Sketches]

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: 2050 Jasper Blvd
 Submittal Date: 7-17-15
 Meeting Date: 8-19-15 Parcel I.D. (TMS#): 5290700012

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

_____ 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: Brennan Egan Architect / Designer: Eric De. Preen

Address: 542 Center St Contact #: 828-545-0416

Mt. Pleasant, SC email: Eric@EricDePreen.com

email: brennan@thefelievorgalleries.com Contractor: TBD

Contact #: 828-552-9000 Contact #: _____

email: _____

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

<p>I (We) submit that the above information is true to the best of My (Our) knowledge.</p> <p><u>Brennan Egan</u></p> <p>Print Applicant's Name</p> <p>Applicant Signature</p>	<p>If Owner is not Applicant:</p> <p>I (We) hereby appoint the person named as Applicant as My (Our) agent to represent Me (Us) in this application.</p> <p>Owner's Signature</p>	<p>Fee Received by</p> <p>_____</p> <p>check #</p>
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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: 2050 Jasper Blvd.

Submittal Date: 7.17.15

Meeting Date: 8.19.15

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet: 22,242 sf
Lot Width: 105.46
Lot Depth: 210.90
Flood Zone / Base Flood Elevation: 13

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint: 2,910 sf
Accessory Building Footprint: 1,095 sf
~~_____~~
Total Principal Bldg. Coverage Area: 3,005 sf
(Principal Building plus Accessory Structure)

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area: 3,005 sf
Covered Porches: 2,958 sf
Open Decks / Steps: 120 sf
Pool / Patio: 648 sf
Drives / Walks: — sf
Other Impervious Coverage: — sf
Total Impervious Coverage: 6,731 sf

Sec. 21-27 Principal Building Square Footage

First Floor: 3,983 sf
Second Floor: 1,600 sf
Third Floor: _____ sf
Accessory Building: _____ sf
Total Principal Building Square Footage: 5,583 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: CMU

Walls: 2x6

Trim: Hardi-Plank

Roof: Metal

Windows: Wood w/ cladding

Doors: Wood w/ cladding

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:

2650 Jasper Blvd.

Submittal Date:

7.17.15

Meeting Date:

8.19.15

		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% (375')			
	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>30</u> comb	✓	25%			
	D	21-22 Side Setback 2nd Floor Setback	2 feet		100%			
	E	21-22 Rear Setback	25 feet	✓	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula Enter Result <u>3,376.3</u> sf	✓	20% _____ sf			
	G	21-26 Impervious Coverage	as per formula Enter Result <u>6,672.6</u> sf	✓	20% _____ sf			
	H	21-27 Principal Building Square Footage	as per formula Enter Result <u>4,124</u> sf		25% <u>1,031</u> sf	<u>1,459</u>	<u>3,542</u>	<u>5,583</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			

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:

2650 Jasper Blvd.

Submittal Date:

7.13.17

Meeting Date:

8.19.15

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

TO LOCAL ATTRACTION. ANYTHING SHOWN OUTSIDE THE PRESCRIBED BOUNDARIES OF THIS SURVEY IS FOR DESCRIPTIVE PURPOSES ONLY

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

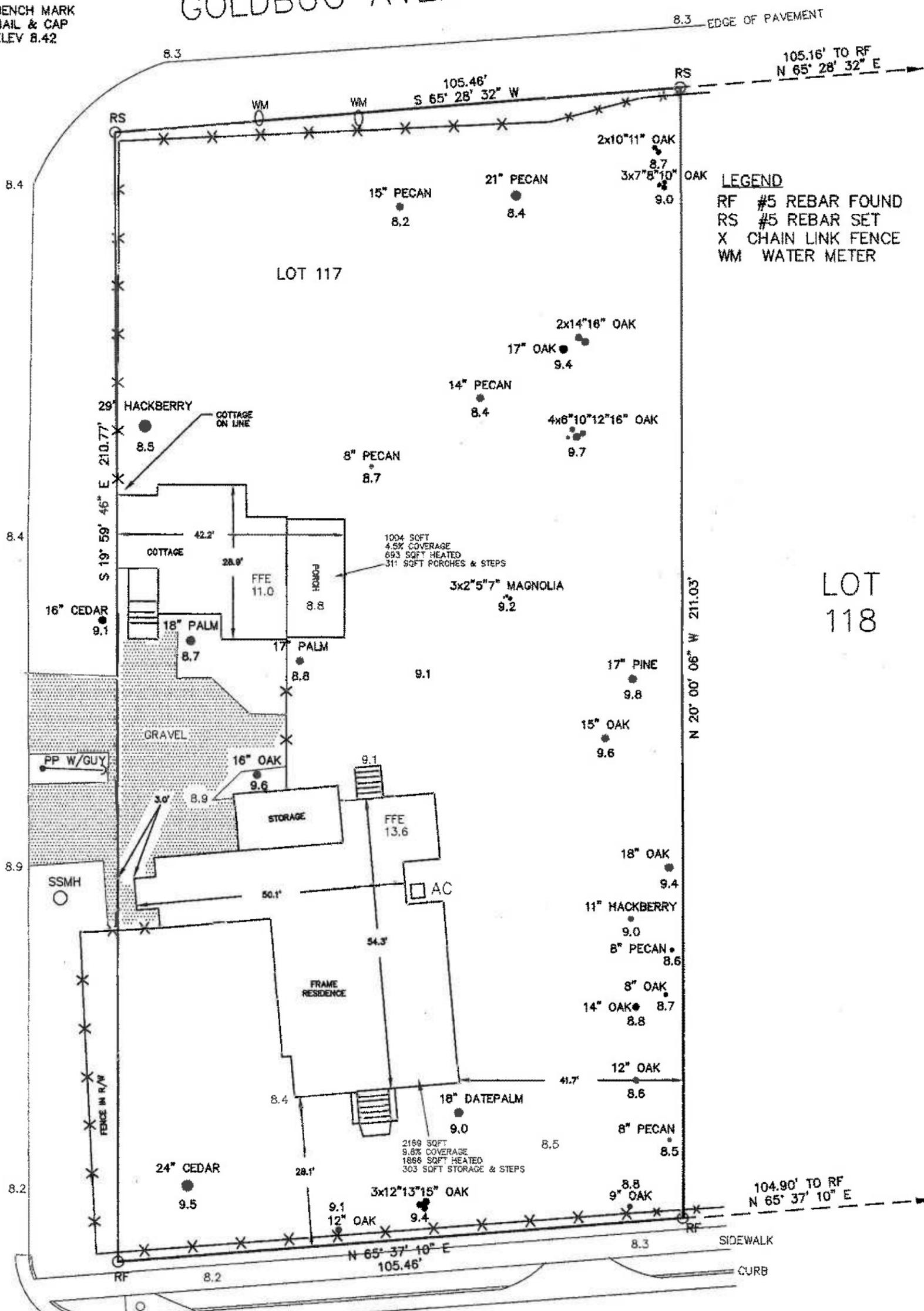
GOLDBUG AVENUE 40' R/W

BENCH MARK
NAIL & CAP
ELEV 8.42



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

STATION 26 1/2 40' R/W



LEGEND
 RF #5 REBAR FOUND
 RS #5 REBAR SET
 X CHAIN LINK FENCE
 WM WATER METER

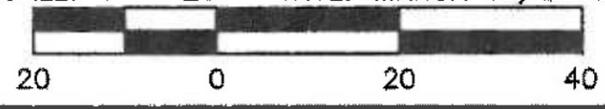
LOT 118

- NOTES**
- 1) REFERENCE PLAT BOOK D PAGE 184
 - 2) TMS # 529-07-00-012
 - 3) REQUESTED BY:
BRENNAN & GABRIELLE EGAN

JASPER BOULEVARD 100' R/W

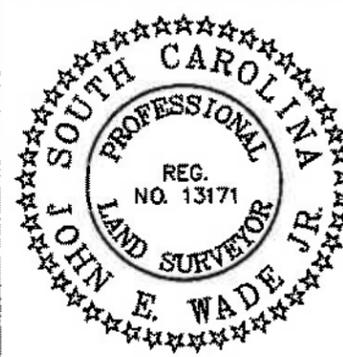
SUBJECT PROPERTY LOCATED IN FLOOD ZONE AE ELEV 13 FIRM PANEL 45019C-0539-J DATED NOV. 17, 2004

SCALE: 1" = 20' DATE: MARCH 18, 2015



JOHN E. WADE JR., RLS
 PO BOX 688
 ISLE OF PALMS
 SOUTH CAROLINA
 29451
 (843) 886-6282
 FILE 183-07A

2650 JASPER BOULEVARD
 AKA LOT 117-E
 ATLANTICVILLE
 LOCATED ON
 SULLIVANS ISLAND
 CHARLESTON COUNTY
 SOUTH CAROLINA

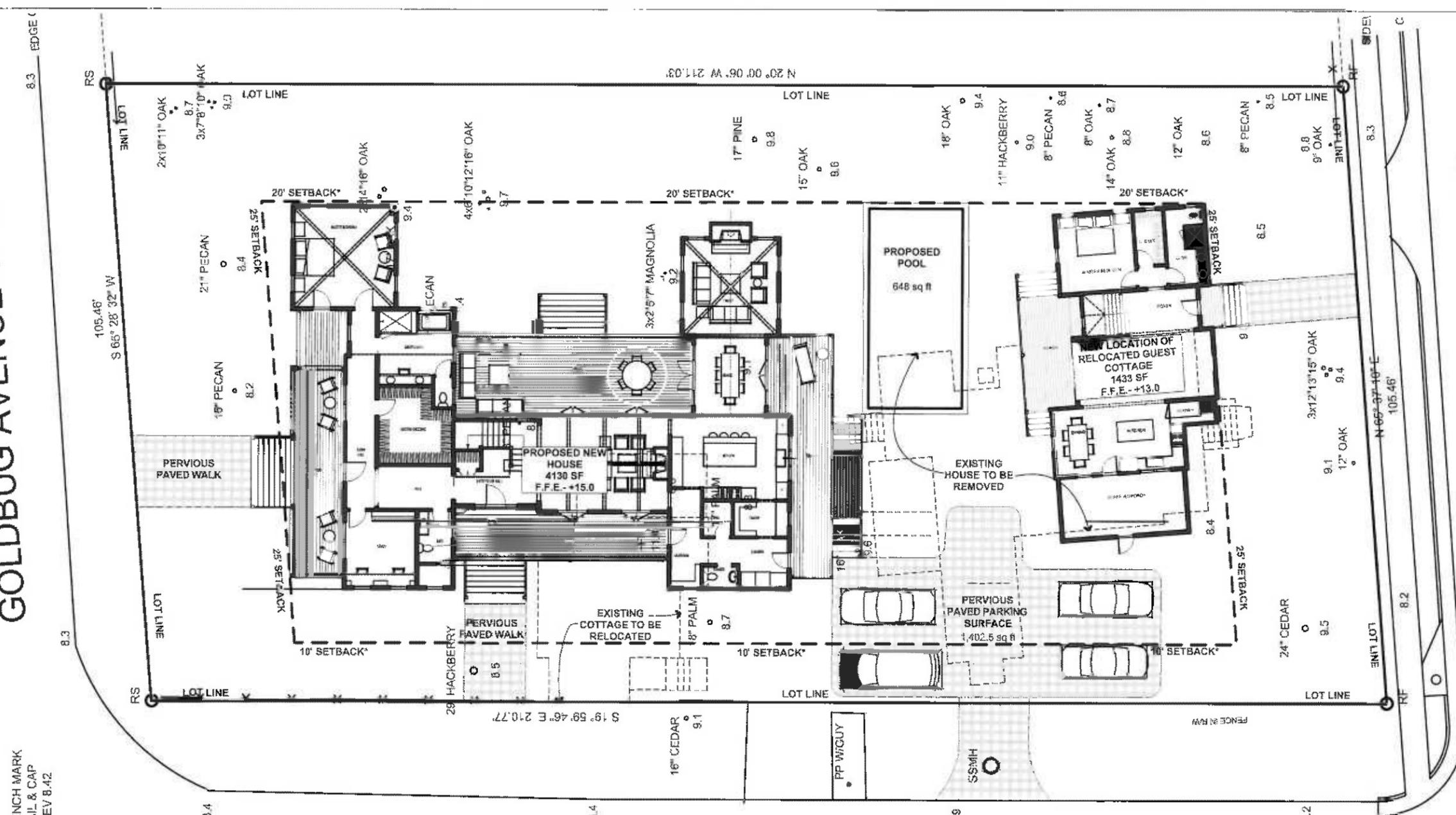


"I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED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

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

GOLDBUG AVENUE 40' R/W

JASPER BOULEVARD 100' R/W



NOTE: TOSI BASE FLOOD ELEVATION IS +13'.

STATION 26 1/2 40' R/W

SQUARE FOOTAGE SUMMARY - PRINCIPAL BUILDING

HEATED ENCLOSED FLOOR AREA			
NEW HOUSE - MAIN FLOOR	2910	SQ. FT.	
NEW HOUSE - UPPER FLOOR	1220	SQ. FT.	
EXISTING GUEST HOUSE W/ADDITION	693 (EXISTING) + 760 (ADDITION) = 1453	SQ. FT.	
TOTAL	5583	SQ. FT.	

LOT COVERAGE SUMMARY			
TOTAL LOT SIZE IN SQ. FT.:	22242	SF	
TOTAL HIGH GROUND IN SQ. FT. (LANDWARD OF CRITICAL LINE):	22242	SF	
TOTAL MARSH IN SQ. FT.:	0	SF	
TOTAL FOOTPRINT OF ENCLOSED PRINCIPAL BUILDING (HOUSE AND GUEST HOUSE):	6243	SF	28% OF LOT
TOTAL OTHER IMPERVIOUS SURFACES:	648	SF	3% OF LOT
TOTAL PERVIOUS HARD SURFACES:	2195	SF	10% OF LOT
TOTAL LANDSCAPE SURFACES (GREEN SPACE):	13156	SF	59% OF LOT
TOTAL OF ABOVE FIGURES:	22242	SF	100% OF LOT
TOTAL SQUARE FOOTAGE OF PRINCIPAL BUILDING (HOUSE AND GUEST HOUSE):	5563	SF	
TOTAL FOOTAGE ALLOWED BY ORDINANCE:	4124	SF	
TOTAL INCREASE ALLOWED BY DRB:	6186	SF	

SITE STUDY

SCALE: 1" = 20'-0"

ERIC DAFFRON ARCHITECT

473 KIMBERLY AVENUE | ASHEVILLE, NC 28804
828.545.0416 | ERICDAFFRON.COM

2650 JASPER BOULEVARD
SULLIVAN'S ISLAND

PROJECT NUMBER: 1504
DATE: JUNE 17, 2015



NORTH ELEVATION GOLDBUG AVENUE SIDE

SCALE: 1/8" = 1'-0"



WEST ELEVATION 26 1/2 SIDE

SCALE: 1/8" = 1'-0"

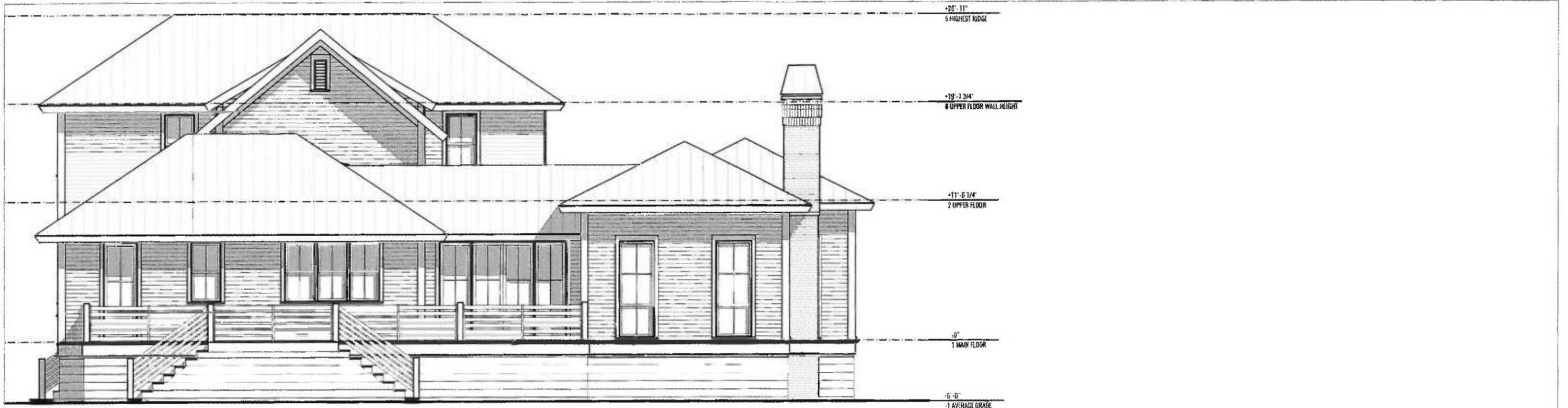
ERIC DAFFRON ARCHITECT

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828.545.0416 | ERICDAFFRON.COM

2650 JASPER BOULEVARD
SULLIVAN'S ISLAND

PROJECT NUMBER: 1504
DATE: JUNE 17, 2015

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SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

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2650 JASPER BOULEVARD
SULLIVAN'S ISLAND

PROJECT NUMBER: 1504
DATE: JUNE 17, 2015

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NORTH COTTAGE ELEVATION

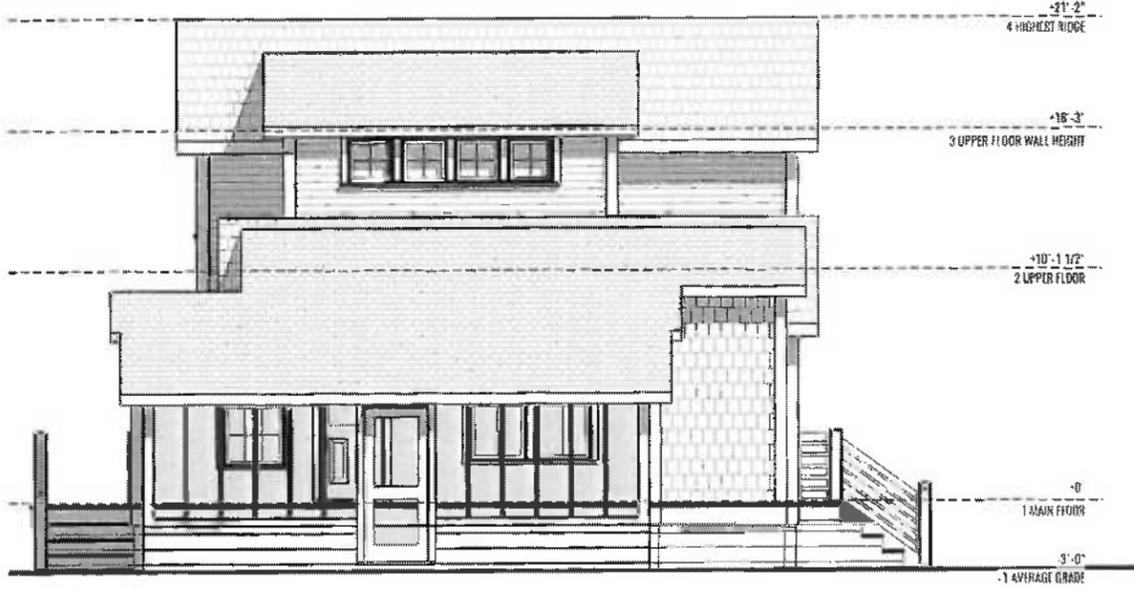
POOL SIDE

SCALE: 1/8" = 1'-0"



EAST COTTAGE ELEVATION

SCALE: 1/8" = 1'-0"



WEST COTTAGE ELEVATION 26 1/2 SIDE

SCALE: 1/8" = 1'-0"



SOUTH COTTAGE ELEVATION

JASPER STREET SIDE

SCALE: 1/8" = 1'-0"

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: 1509 MIDDLE STREET
Submittal Date: 7-17-15
Meeting Date: 8-19-15

Requested Approval: Conceptual Preliminary Final

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

The following items shall be included in the Final Submittal:

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

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

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

(FORM A)

Project Address: 1509 MIDDLE STREET

Submittal Date: 7-17-15

Meeting Date: 8.19.15

Parcel I.D. (TMS#): 523-08-00-020

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:

α designated as Historic Resource
 _____ not designated as Historic Resource

Submittal is *outside* the Historic District and

_____ designated as Historic Resource

Historic Survey #: 271

Historic Survey #: _____

Nature of Work: (circle all that apply)

Accessory Structure

Demolition / Relocation

Addition / Alteration

New Construction

Owner's Name: Carl Jacobson

Architect / Designer: Herlong & Assoc.

Address: 1509 Middle St.
Sullivan's Island

Contact #: 843.883.9190

email: rodd@herlongarchitects.com

email: _____

Contractor: _____

Contact #: _____

Contact #: _____

email: _____

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

Asking for reorientation of property (front toward 16th STA. not Middle St).
 Locate carport (accessory structure) to rear corner. Asking for 40% relief
 (6'-0" to prop. line) at side & rear.
 Bring existing fence into compliance. See dwg.

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.

Rodd Hainlen

Print Applicant's Name

Rodd Hainlen

Applicant Signature

Fee Received by _____

Owner's Signature

check #

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

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

Project Address: 1509 MIDDLE ST.

Submittal Date: 7-17-15

Meeting Date: 8-19-15

BREAKDOWN OF LOT COVERAGES

<i>Lot Information:</i>	
Total Lot Size in Square Feet:	<u>9,583</u> sf
Lot Width:	<u>75.11'</u>
Lot Depth:	<u>122.02'</u>
Flood Zone / Base Flood Elevation:	<u>VE 15</u>

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

<i>Sec. 21-26 Impervious Coverage</i>	
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

<i>Sec. 21-27 Principal Building Square Footage</i>	
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:

1509 MIDDLE STREET

Submittal Date:

7-17-15

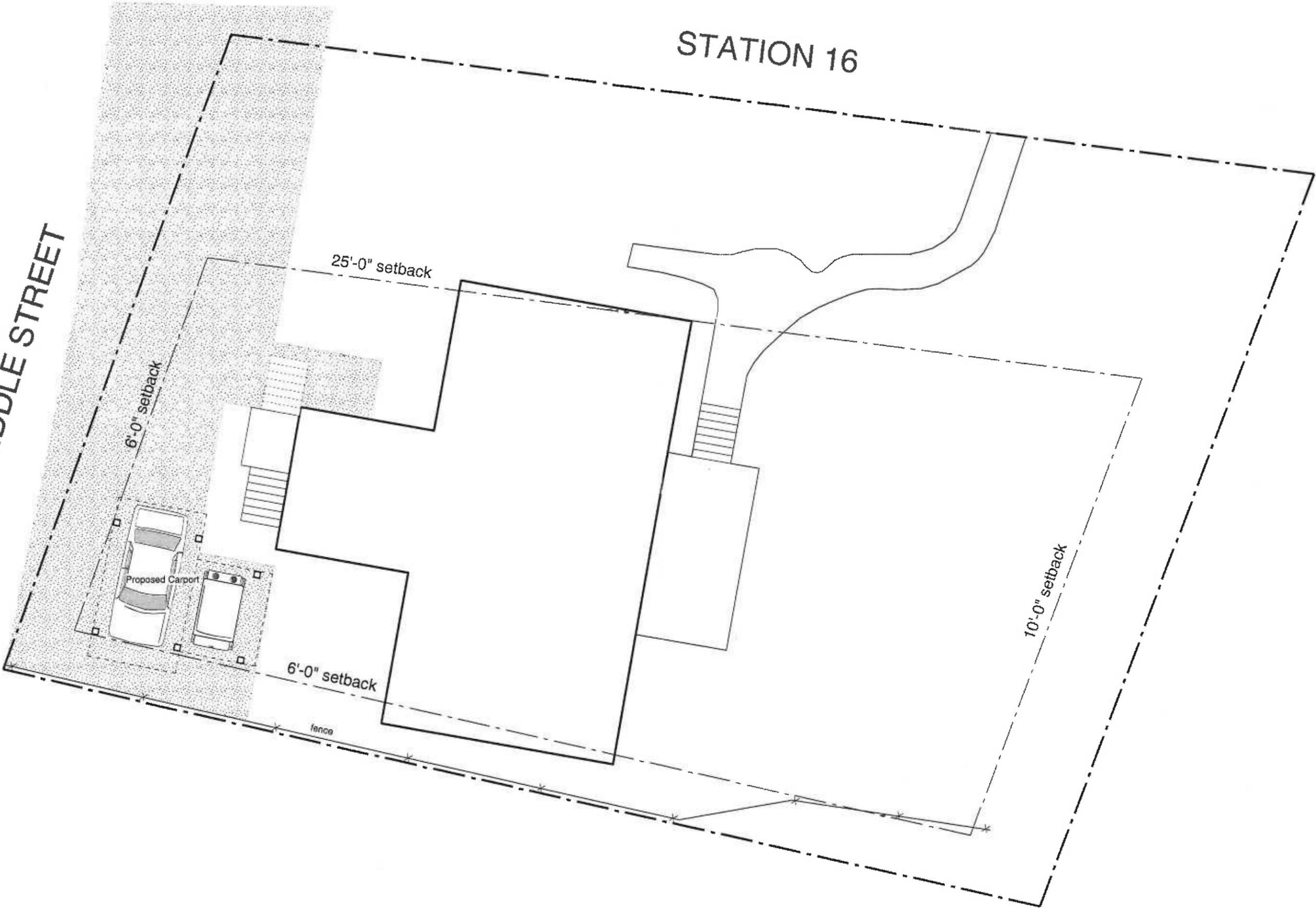
Meeting Date:

8-19-15

		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		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			

STATION 16

MIDDLE STREET



30'06" E 86.86'

MIDDLE STREET
(R/W VARIES)

1" OPEN
END PIPE
FOUND

75.11'
S 70°21'14" E

WD CAR
PORT

31.5'±

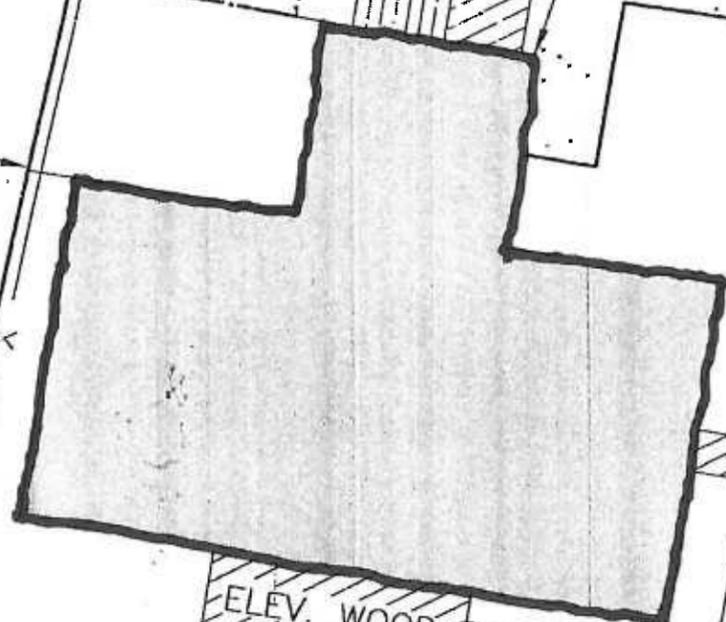
GRAVEL D/W

R/R
SPIKE
FOUND

3.6'±

SLOAN
-00-019
BLOCK J

N 13°03'00" E 118.23'
6' WOOD FENCE



23.9'±

ELEV. WOOD
PORCH

CONC.
PAVE

GRAVEL WALK

S 07°33'11" W 122.02'

STATION 16th STREET
(R/W VARIES)

LOT 28
BLOCK J
0.22 Ac.

MARA
-016
BLOCK J

FENCE
POST
FOUND

N 69°07'41" W 87.11'
ADJOINER'S CONC
PVD D/W

KATHRYN S
GOERTZEN TRUST
TMS 523-08-00-015
LOT 27, BLOCK J

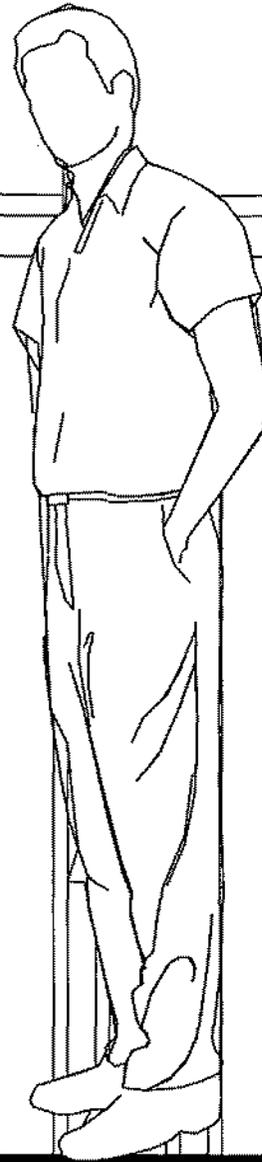
1" OPEN
END PIPE
FOUND

122'± TO THE R/W
OF POE AVE.

BOUNDARY SURVEY OF
LOT 28 BLOCK J OWNED BY

4" 1" 1" 1" 1"
2" 4" 2"

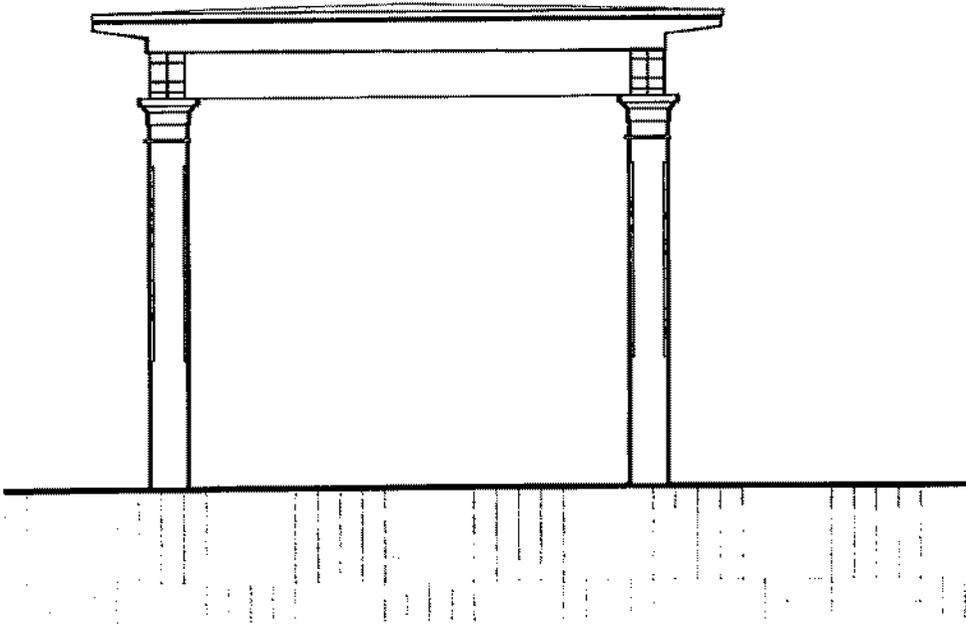
4" board, 1" void, 2" board, 1" void.
For every 8" of fence there will be 2"
of void or 25%. Fence will drop to
4'-0" within 10' of street right of way.



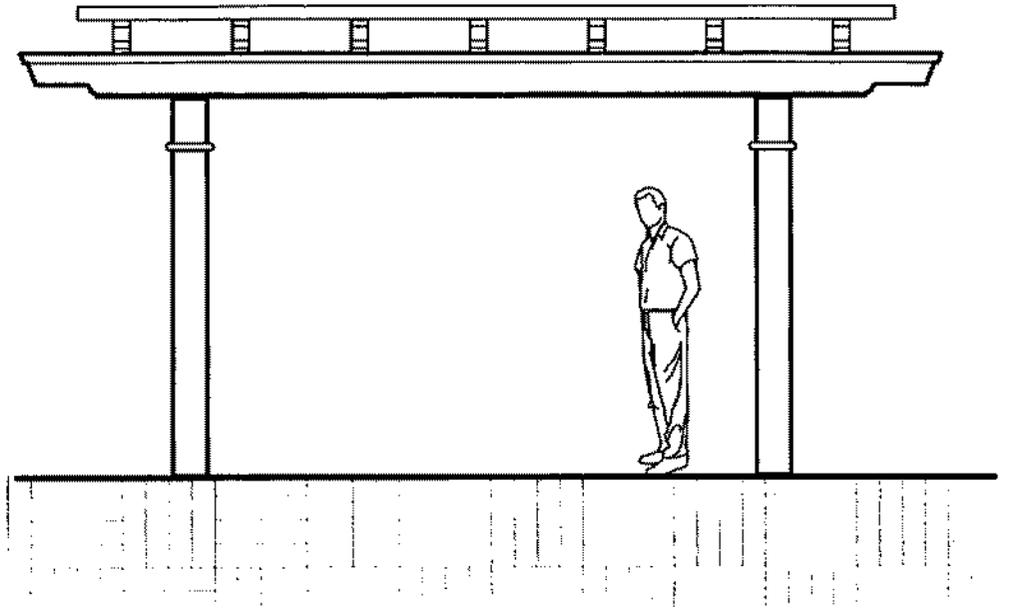
5'-0"

1

Proposed Fence Adjustment

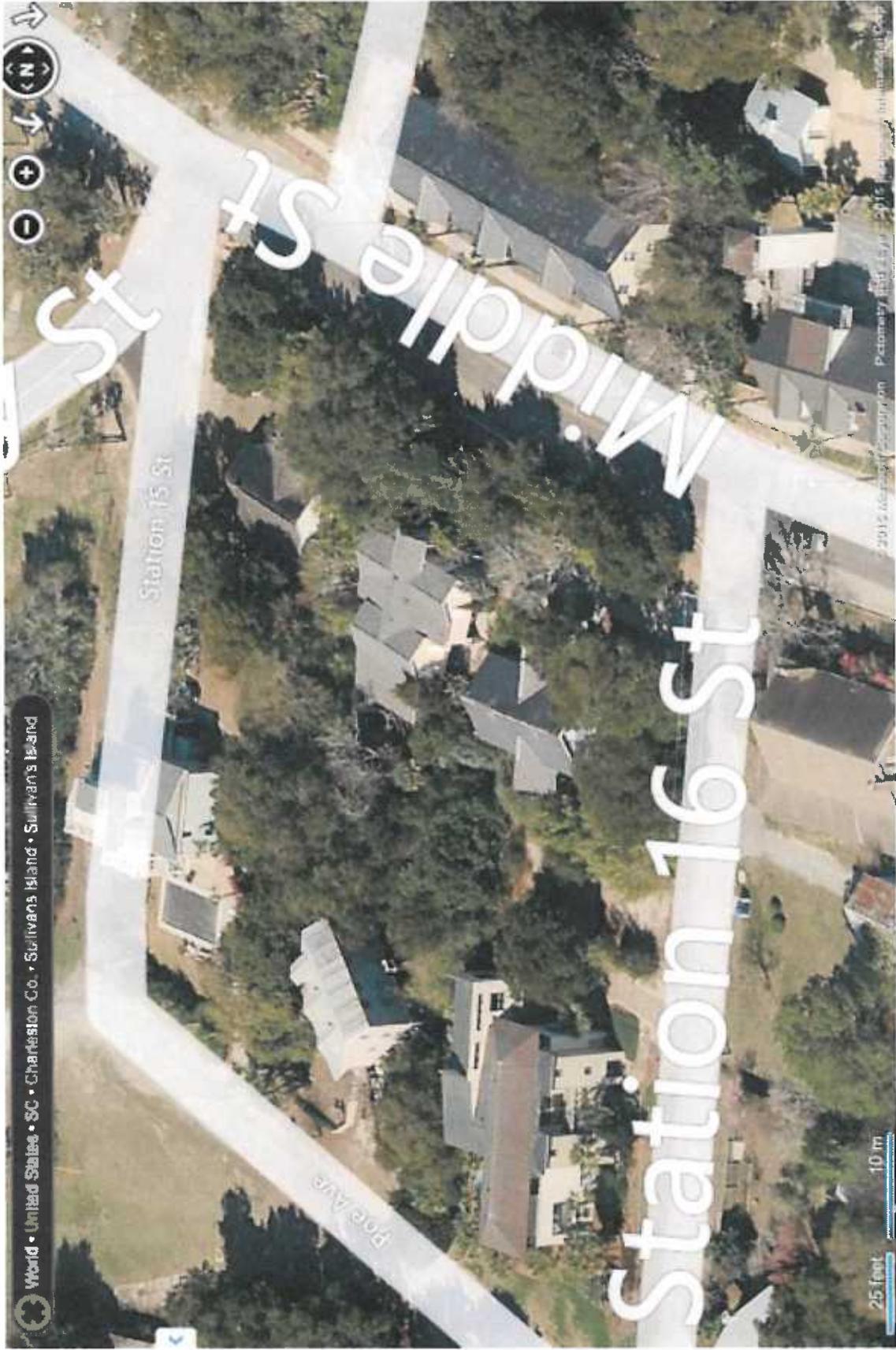


Front



Side



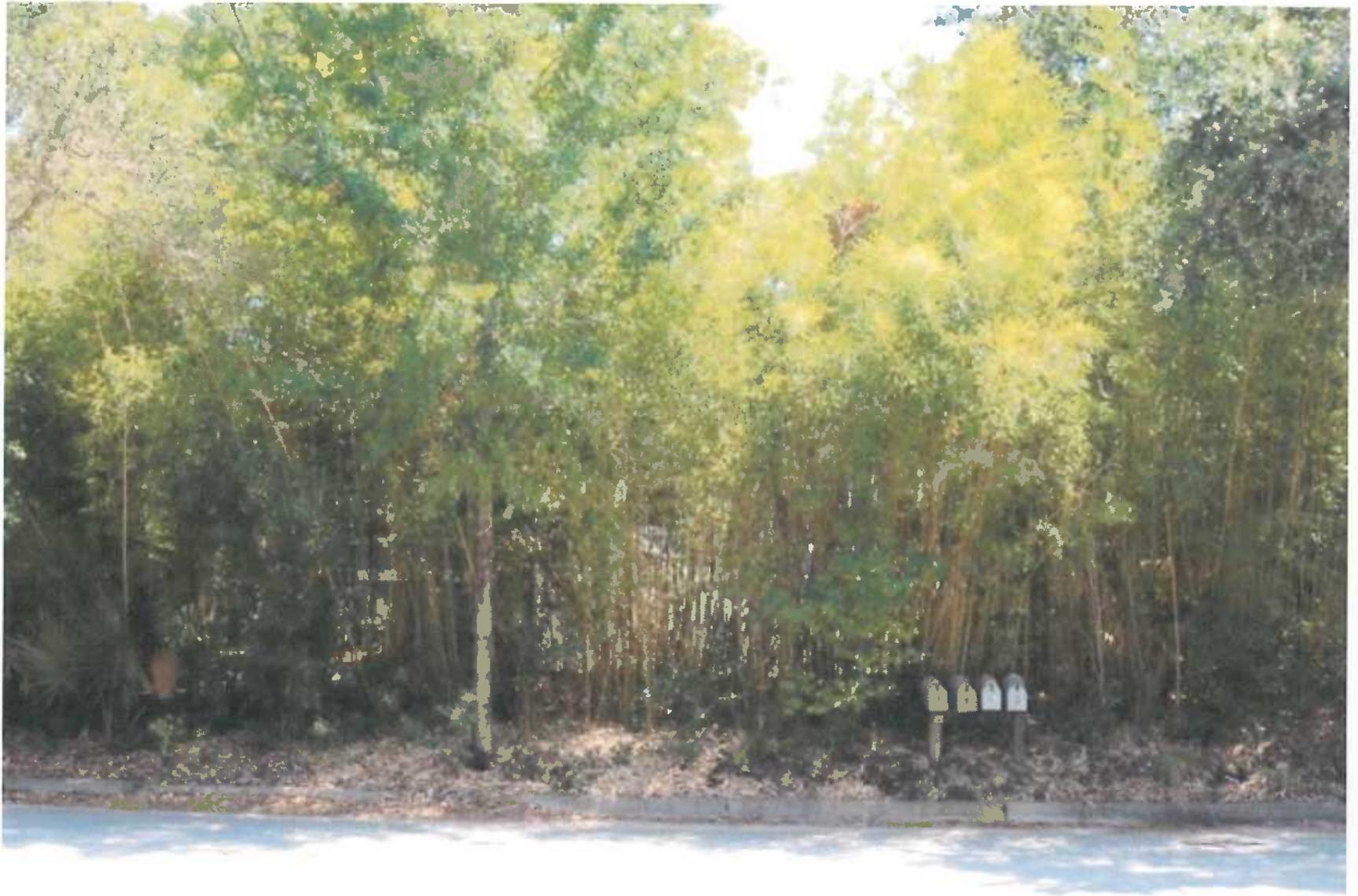




from 16th



from 16th



from Middle St.

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: 1220 Cove Avenue

Submittal Date: July 17, 2015

Meeting Date: August 19, 2015

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.**

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 - 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: 1220 Cove Avenue
 Submittal Date: July 17, 2015
 Meeting Date: August 19, 2015 Parcel I.D. (TMS#): 523-07-00-018

Requested Approva (check ONE) Conceptual Preliminary Final

Check one:

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

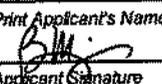
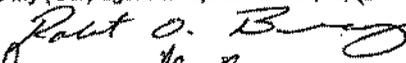
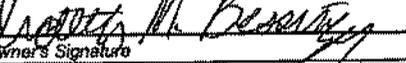
Nature of Work: (circle all that apply)

Accessory Structure
 Demolition / Relocation
 Addition / Alteration
 New Construction

Owner's Name: Robert and Judith Bessinger Architect / Designer: Cobb Architects
 Address: 999 Nazareth Church Rd. Contact #: 856-7333
Spartanburg, SC 29301 email: bwf@cobbarchitecture.com
 email: rbessinger@gmail.com Contractor: _____
 Contact #: (864)621-1509 Contact #: _____
 email: _____

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

New construction of a single family home

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>BRENT FLEMING - COBB ARCH.</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 # _____
---	--	--

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: 1220 Cove Avenue

Submittal Date: July 17, 2015

Meeting Date: August 19, 2015

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet:	<u>7,441</u>	sf
Lot Width:	<u>31'-3 1/2"</u>	
Lot Depth:	<u>152'-6"</u>	
Flood Zone / Base Flood Elevation:	<u>AE 14</u>	

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint:	<u>1,780</u>	sf
Accessory Building Footprint:	<u>0</u>	sf
<hr/>		
Total Principal Bldg. Coverage Area:	<u>1,780</u>	sf
(Principal Building plus Accessory Structure)		

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area	<u>1,780</u>	sf
Covered Porches:	<u>356</u>	sf
Open Decks / Steps:	<u>283</u>	sf
Pool / Patio:	<u>0</u>	sf
Drives / Walks:	<u>0</u>	sf
Other Impervious Coverage	<u>45</u>	sf
Total Impervious Coverage	<u>2,464</u>	sf

Sec. 21-27 Principal Building Square Footage

First Floor	<u>1,718</u>	sf
Second Floor	<u>1,406</u>	sf
Third Floor	<u>0</u>	sf
Accessory Building	<u>0</u>	sf
<hr/>		
Total Principal Building Square Footage:	<u>3,124</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: Stucco piers w/ wood lattice
Walls: Cedar siding, painted
Trim: Wood, painted

Roof: Metal
Windows: Clad
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: 1220 Cove Avenue
 Submittal Date: July 17, 2015
 Meeting Date: August 19, 2015

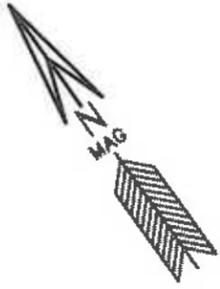
		Zoning Ordinance Reference Section	Zoning Standard	√ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in Ft./ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet	✓	15% (3.75')			
	B	21-22 Additional Front Yard Setback	45° above 20'	✓	15%			
	C	21-22 Side Setback	Per lot, Enter Result: <u>10</u> min.; <u>22</u> comb.		25%	3'	9%	19' total 9'-6" each side
	D	21-22 Side Setback 2nd Floor Setback	2 feet		100%	2'	100%	0'
	E	21-22 Rear Setback	25 feet	✓	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>1,494</u> sf		20% <u>299</u> sf	286	19.1%	1,780
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>2,610</u> sf		20% <u>522</u> sf	457	17.5%	3,067
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>2,644</u> sf	✓	25% <u>661</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	1'-0"	100%	4'-0"
	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

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THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNATURE _____ DATE _____
 THE CRITICAL LINE SHOWN ON THIS PLAT IS VALUO FOR FIVE (5) YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.



MARSHES OF THE COVE

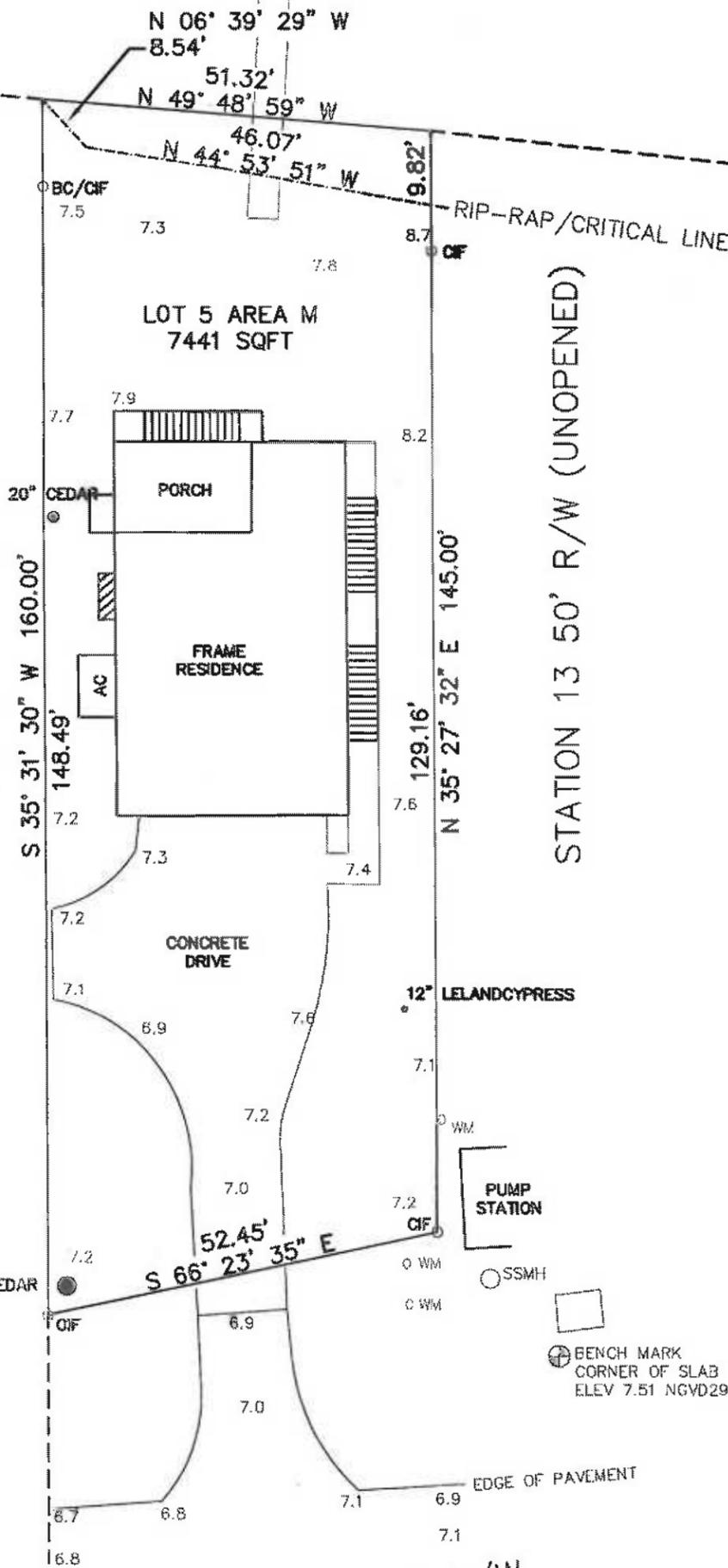
DOCK

LEGEND:

- BC BRASS CAP
- CIF 1" CRIMP IRON FOUND
- OIF 1" OPEN IRON FOUND
- WM WATER METER
- SSMH SEWER MANHOLE

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

FORT MOULTRIE NATIONAL MONUMENT



STATION 13 50' R/W (UNOPENED)

NOTES:

- 1) TMS# 523-07-00-018
- 2) REFERENCE PLAT BOOK P-096
- 3) FLOOD ZONE AE ELEV 14
 FIRM 45019C-0538-J
 (11-17-2004)
- 4) REQUESTED BY
 WALTER MUELLER

SCALE: 1" = 20' DATE: APRIL 7, 2015



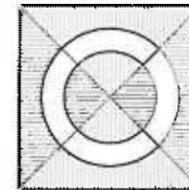
JOHN E. WADE JR., RLS
 PO BOX 688
 ISLE OF PALMS
 SOUTH CAROLINA
 29451
 (843) 666-8262
 wadsur@yahoo.com
 FILE #052-15

1220 COVE AVENUE
 LOT 5 AREA M
 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



C O B B
ARCHITECTS

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Charleston, SC 29403
p. 843.856.7333
cobbarch@cobbarchitects.com

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PHASE	DATE
<input checked="" type="checkbox"/> Conceptual Review	08.17.15
<input type="checkbox"/> Preliminary Review	
<input checked="" type="checkbox"/> Final Review	08.19.15

CONTRACTOR

STRUCTURAL ENGINEER

LANDSCAPE ARCHITECT

PROJECT

Bessinger Residence
1220 Cove Avenue
Sullivan's Island, SC

SHEET

A6

PROJECT NO.: 15-017

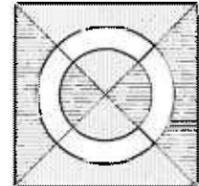
DATE: July 17, 2015



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



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cobbarch@cobbarchitecture.com

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PHASE	DATE
X Conceptual Review	06.17.15
Preliminary Review	
X Final Review	08.19.15

CONTRACTOR

STRUCTURAL ENGINEER

LANDSCAPE ARCHITECT

PROJECT

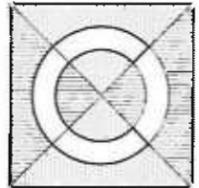
Bessinger Residence
1220 Cove Avenue
Sullivan's Island, SC

SHEET

A7

PROJECT NO.: 15-017

DATE: July 17, 2015



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PHASE	DATE
X Conceptual Review	06.17.15
Preliminary Review	
X Final Review	08.18.15

CONTRACTOR

STRUCTURAL ENGINEER

LANDSCAPE ARCHITECT

PROJECT

Bessinger Residence
1220 Cove Avenue
Sullivan's Island, SC

SHEET

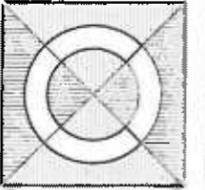
A8

PROJECT NO.: 15-017

DATE: July 17, 2015



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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PHASE	DATE
X Conceptual Review	06.17.15
Preliminary Review	
X Final Review	08.19.15

CONTRACTOR

STRUCTURAL ENGINEER

LANDSCAPE ARCHITECT

PROJECT

Bessinger Residence
 1220 Cove Avenue
 Sullivan's Island, SC

SHEET

A9

PROJECT NO.: 15-017

DATE: July 17, 2015



EAST ELEVATION
 SCALE: 1/8" = 1'-0"

CONCEPTUAL SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

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

Project Address: 1726 Atlantic Ave
Submittal Date: July 17, 2015
Meeting Date: August 19, 2015

Request for 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

**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: 1726 Atlantic Ave
 Submittal Date: July 17, 2015
 Meeting Date: August 19, 2015 Parcel I.D. (TMS#): 523-12-00-043

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: Tom Proctor Architect / Designer: Josie S. Abrams, Architect

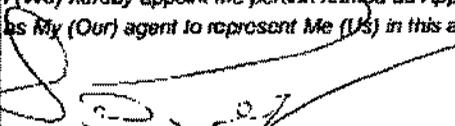
Address: 1726 Atlantic Ave. Contact #: (843) 762-5822
Sullivan's Island, SC 29482 email: jabrams2@bellsouth.net

email: proctors@att.net Contractor: _____

Contact #: (281) 851-3695 Contact #: _____
 email: _____

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

Renovation to an existing structure includes a new bedroom, bathroom and expanded master suite, new covered porch and uncovered deck. Renovation also includes a new pool at grade along with modifications to the existing driveway and conversion of some existing impervious paving to pervious materials.

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: _____
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: 1726 Atlantic Ave

Submittal Date July 17, 2015

Meeting Date: August 19, 2015

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet:	<u>9,982</u>	sf
Lot Width:	<u>85'</u>	
Lot Depth:	<u>119.91'</u>	
Flood Zone / Base Flood Elevation:	<u>VE / BFE 16'</u>	

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint:	<u>1,760</u>	sf
Accessory Building Footprint:	<u>---</u>	sf
Total Principal Bldg. Coverage Area:	<u>1,760</u>	sf
(Principal Building plus Accessory Structure)		

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area	<u>1,760</u>	sf
Covered Porches:	<u>520</u>	sf
Open Decks / Steps:	<u>260</u>	sf
Pool / Patio:	<u>690</u>	sf
Drives / Walks:	<u>---</u>	sf
Other Impervious Coverage	<u>---</u>	sf
Total Impervious Coverage	<u>3,230</u>	sf

Sec. 21-27 Principal Building Square Footage

First Floor	<u>1,254</u>	sf
Second Floor	<u>1,760</u>	sf
Third Floor	<u>---</u>	sf
Accessory Building	<u>---</u>	sf
Total Principal Building Square Footage:	<u>3,014</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

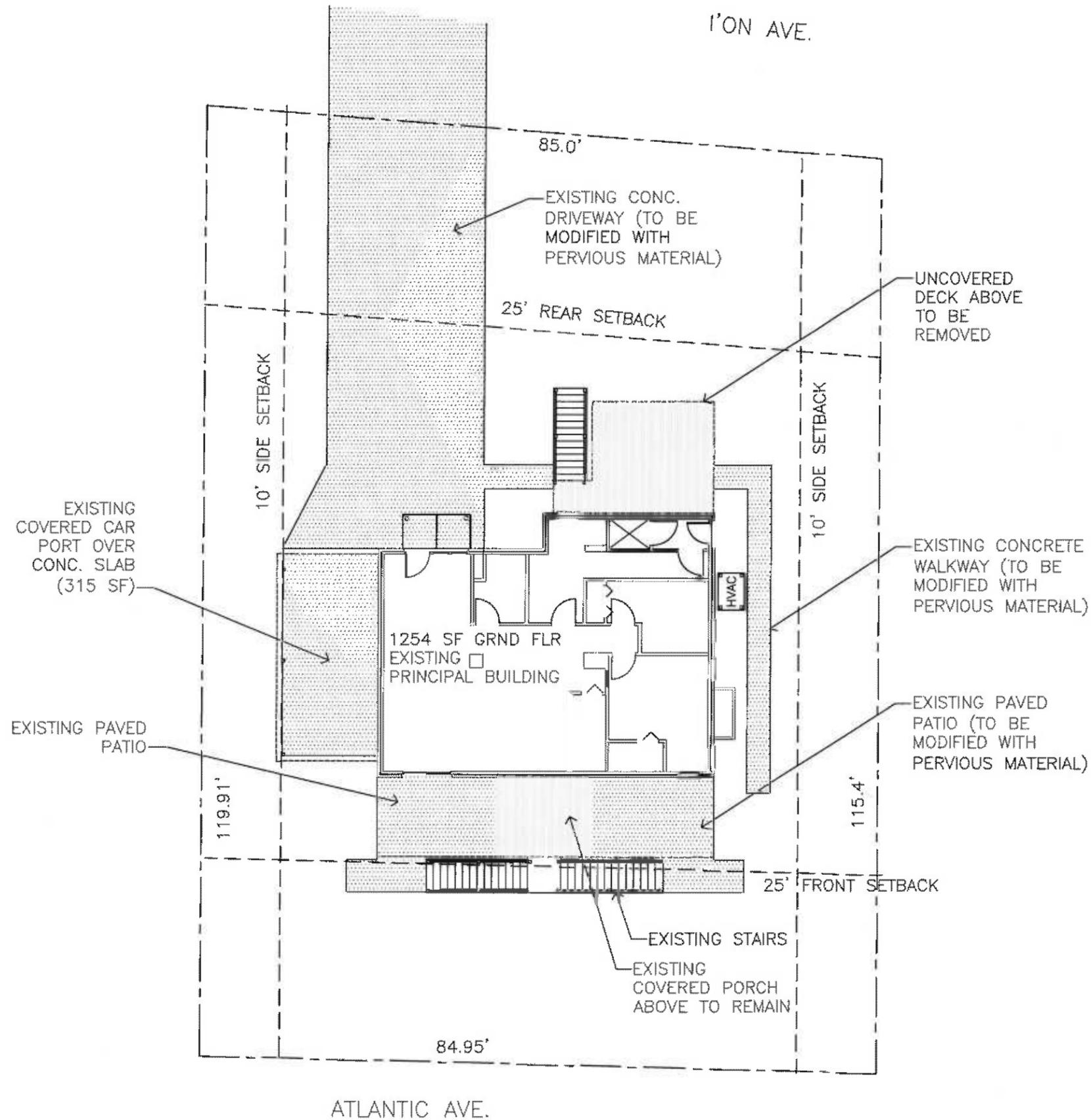
ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

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

Project Address: 1726 Atlantic Ave
 Submittal Date: July 17, 2015
 Meeting Date: August 19, 2015

		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	N/A	100%			
	E	21-22 Rear Setback	25 feet	✓	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result 1,748 sf		20% 349 sf	12 sf	0.7%	1,760 sf
	G	21-26 Impervious Coverage	as per formula: Enter Result 3,245 sf	✓	20% _____ sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result 2,898 sf		25% 724 sf	116 sf	4%	3,014 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 30 ft sf		100%	11'-0"	35%	41'-0"
	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				



LOT SIZE: 9,982 SF
PRINCIPAL BLDG COVERAGE ALLOWED: 1,748 SF
PRINCIPAL BLDG COVERAGE EXISTING: 1,254 SF

IMPERVIOUS COVERAGE ALLOWED: 3,245 SF
IMPERVIOUS COVERAGE EXISTING: 3,704 SF

 EXISTING IMPERVIOUS PAVING

SITE PLAN - EXISTING

SCALE: 1/16" = 1'-0"



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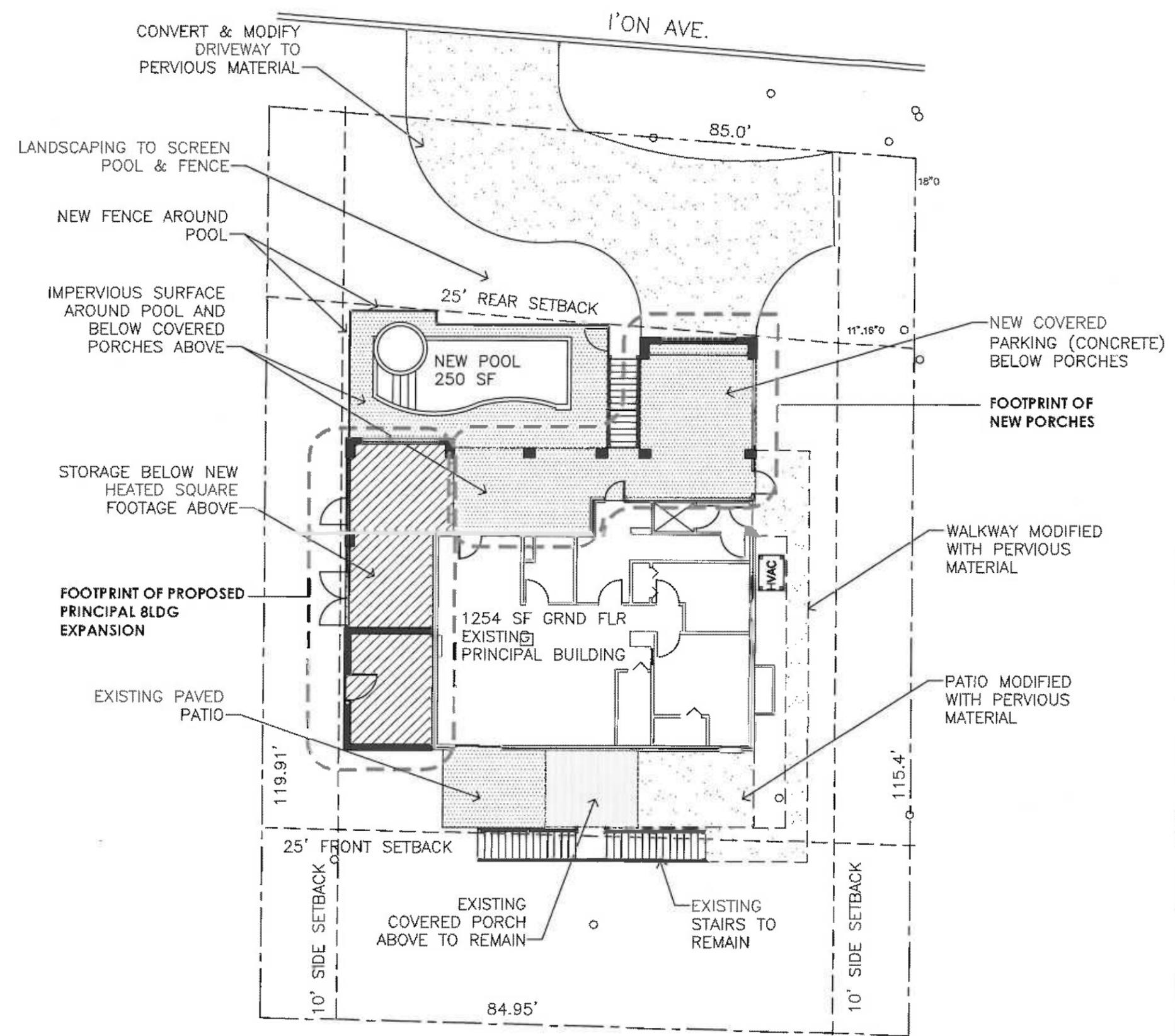
PROJECT NO.: 1307
DRAWN BY:
DATE: 07/17/2015
REVISIONS:

SHEET TITLE:
SITE PLAN - EXISTING

SHEET NUMBER:

A1

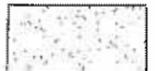
DRB CONCEPTUAL SUBMITTAL



LOT SIZE: 9,982 SF
 PRINCIPAL BLDG COVERAGE ALLOWED: 1,748 SF
 PRINCIPAL BLDG COVERAGE PROPOSED: 1,760 SF

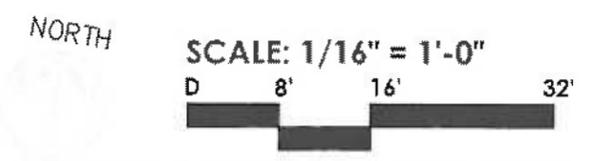
IMPERVIOUS COVERAGE ALLOWED: 3,245 SF
 IMPERVIOUS COVERAGE PROPOSED: 3,230 SF

TOTAL LANDSCAPED AREA: 5591 SF (56%)

-  PROPOSED PRINCIPAL BLDG EXPANSION
-  IMPERVIOUS PAVING
-  NEW PERVIOUS MATERIAL

SITE PLAN - PROPOSED

SCALE: 1/16" = 1'-0"



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PROJECT NO.: 1307
 DRAWN BY:
 DATE: 07/17/2015
 REVISIONS:

SHEET TITLE:
SITE PLAN - PROPOSED

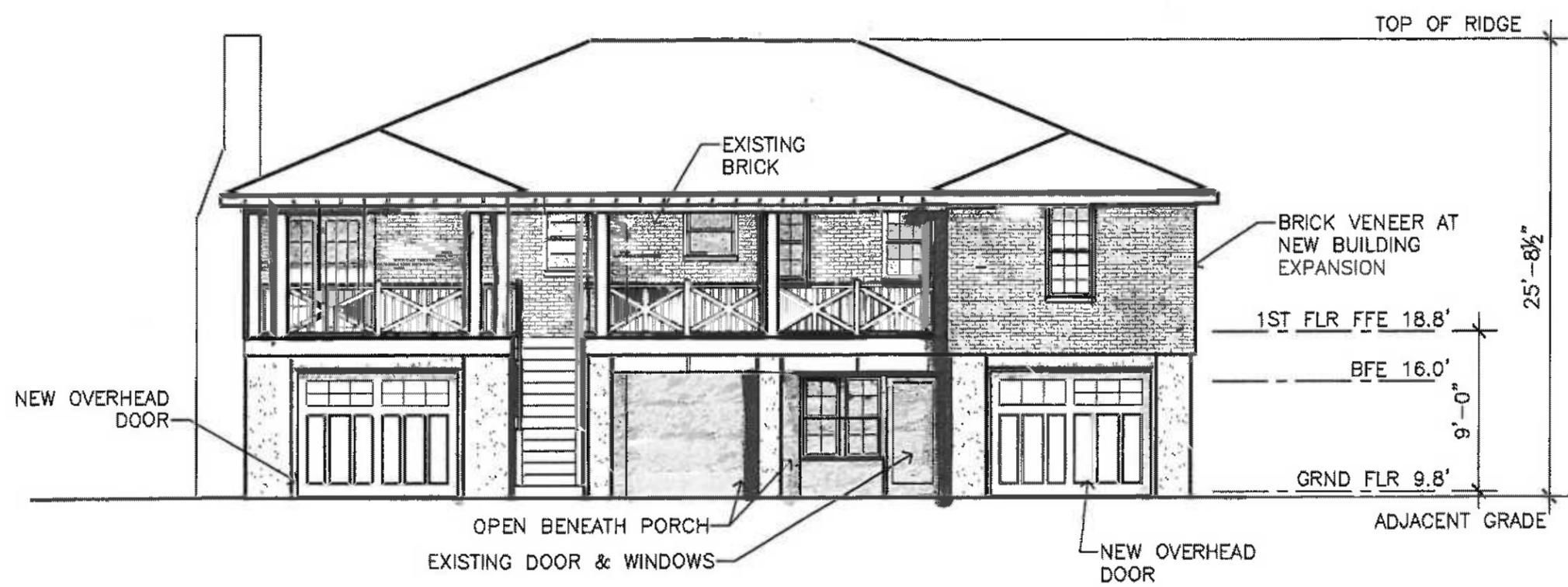
SHEET NUMBER:
A2
 DRB CONCEPTUAL SUBMITAL



Josie S.
Abrams Architect

980 Mooring Drive
Charleston, SC 29412
ph. 843.795.9579
fax. 843. 795.1627
jabrams2@bellsouth.net

ADDITION TO
THE PROCTOR RESIDENCE
1726 ATLANTIC
SULLIVAN ISLAND, SC 29482
T.M.S.# 523-12-00-043



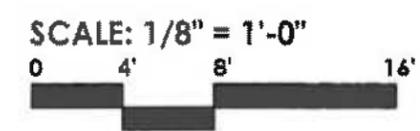
NORTH (REAR) ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"



SOUTH (FRONT) ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"



This drawing and the design shown thereon are the property of Josie S. Abrams, Architect. The reproduction, copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

PROJECT NO.: 1307

DRAWN BY:

DATE: 07/17/2015

REVISIONS:

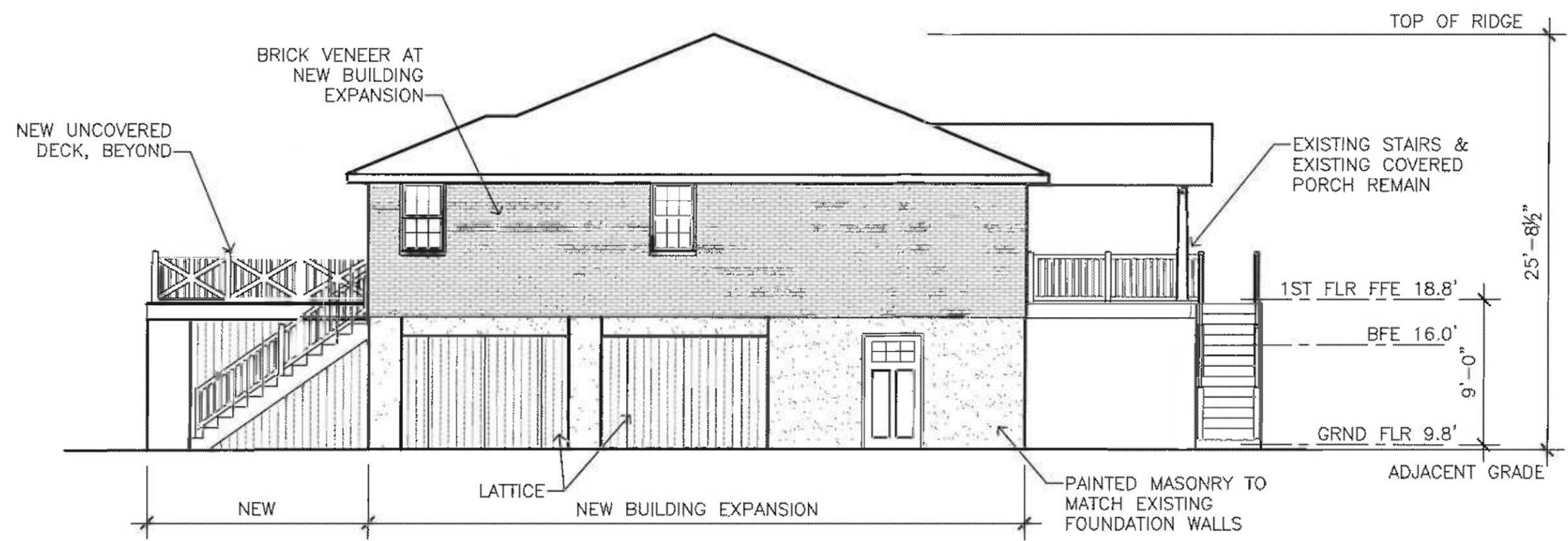
SHEET TITLE:

FRONT & REAR ELEVATIONS - PROPOSED

SHEET NUMBER:

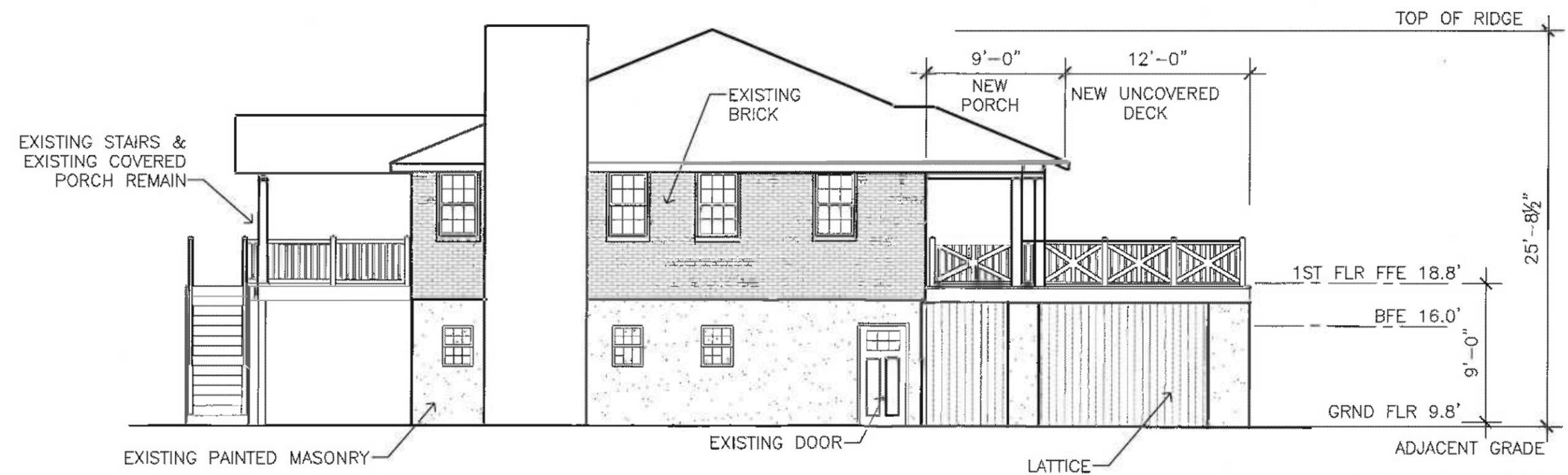
A5

DRB CONCEPTUAL SUBMITAL



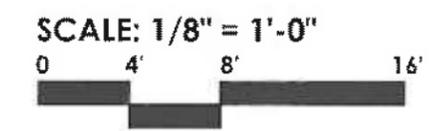
WEST (RIGHT SIDE) ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"



EAST (LEFT SIDE) ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"



This drawing and the design shown thereon are the property of Josie S. Abrams, Architect. The reproduction, copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

PROJECT NO.: 1307
 DRAWN BY:
 DATE: 07/17/2015
 REVISIONS:

SHEET TITLE:
SIDE ELEVATIONS - PROPOSED

SHEET NUMBER:
A6

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:

1711 ATLANTIC AVE

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

**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: 1711 ATLANTIC AVE
 Submittal Date: _____
 Meeting Date: 8-19-15 Parcel I.D. (TMS#): 523-12-00-013

Requested Approval (check ONE) Conceptual Preliminary Final

Check one:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Submittal is <i>outside</i> the Historic District, not classified historic, and requests DRB relief.	Submittal is <i>within</i> the Historic District and is:	Submittal is <i>outside</i> 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: Darshan & Preeti Ayandia Architect / Designer: _____
 Address: 208 Belle Point Dr Contact #: _____
MT Pleasant, SC 29464
 email: Preeti-macharia@yahoo.com Contractor: DAVID WEEKLEY HOMES
 Contact #: DARSHAN-AR@HOTMAIL.COM Contact #: 843-813-7033
 email: PBIRD@DWHOMES

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

NEW DEMOLITION OF HOME & NEW CONSTRUCTION

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>Paul Bird</u> Applicant's Name <u>Paul Bird</u> Applicant's 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>[Signature]</u> Owner's Signature	Fee Received by _____ DRB # _____

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: 1711 ATLANTIC AVE

Submittal Date: _____

Meeting Date: 8-19-15

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>12,183</u> sf
Lot Width:	<u>90</u>
Lot Depth:	<u>115</u>
Flood Zone / Base Flood Elevation:	<u>VE 16</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>1847</u> sf
Accessory Building Footprint:	<u>NA</u> sf
Total Principal Bldg. Coverage Area:	<u>1847</u> sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>1847</u> sf
Covered Porches:	<u>470</u> sf
Open Decks / Steps:	<u>64</u> sf
Pool / Patio:	<u>NA</u> sf
Drives / Walks:	<u>1,939</u> sf
Other Impervious Coverage	_____ sf
Total Impervious Coverage	<u>4,320</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>1847</u> sf
Second Floor	<u>1756</u> sf
Third Floor	<u>NA</u> sf
Accessory Building	<u>NA</u> sf
Total Principal Building Square Footage:	<u>3603</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>CMU-Block ; PT Louvers</u>	Roof: <u>STANDING SEAM</u>
Walls: <u>HARDI</u>	Windows: <u>ANDERSON-CASEMENT</u>
Trim: <u>HARDI</u>	Doors: <u>TUCKER</u>

Sec. 21-111 Standards of Neighborhood Compatibility

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

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

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

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

Project Address: 1711 ATLANTIC AVE

Submittal Date: 8-19

Meeting Date: 8-19-15

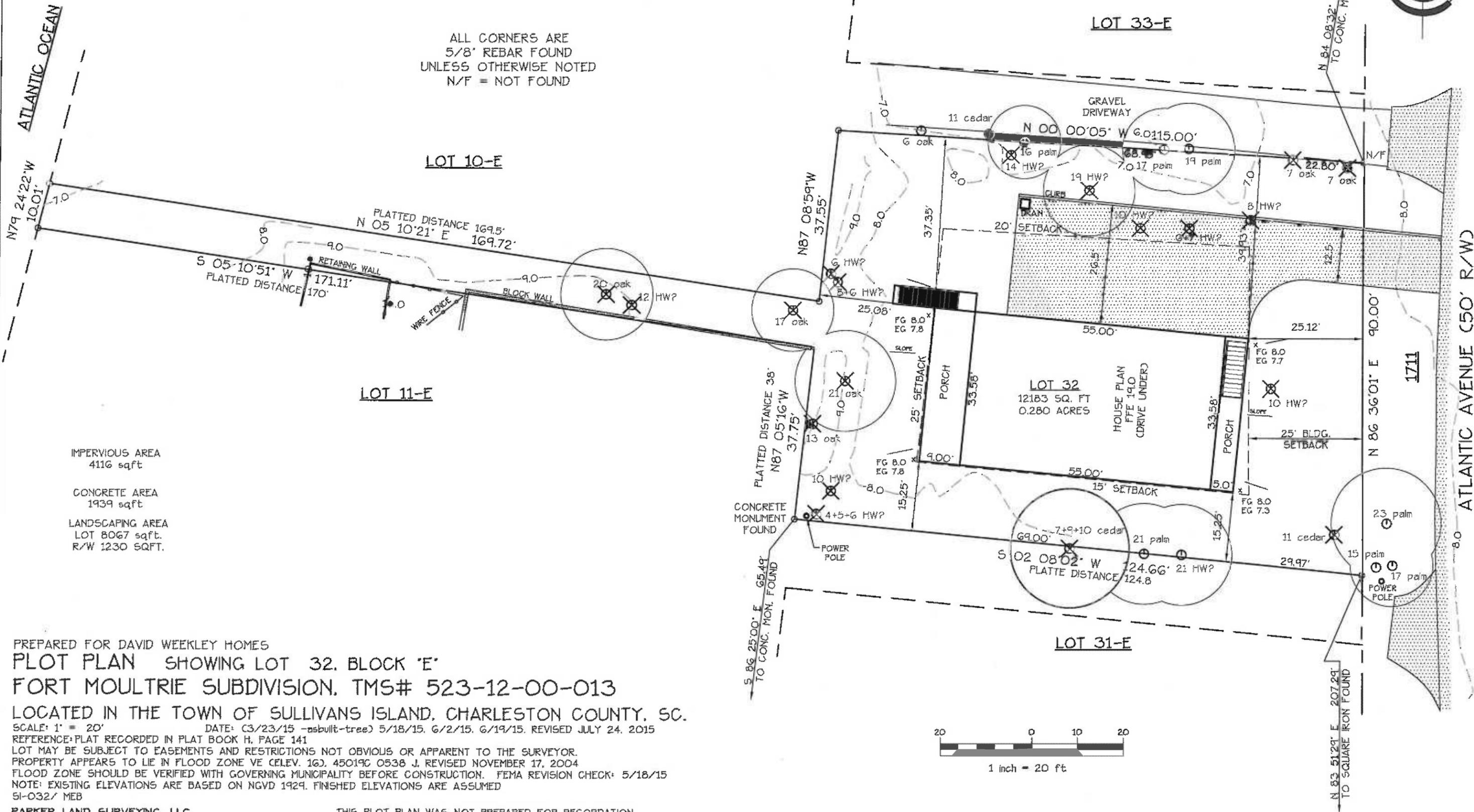
		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in Ft./Sq Ft	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet	✓	15% (3.75')			
	B	21-22 Additional Front Yard Setback	45° above 20'	NA	15%			
	C	21-22 Side Setback	Per lot; Enter Result: <u>15</u> min.; <u>35</u> comb.	✓	25%			
	D	21-22 Side Setback 2nd Floor Setback	2 feet		100%	110 sq Ft	100%	
	E	21-22 Rear Setback	25 feet	✓	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>1969</u> sf	✓	20% _____ sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>3796</u> sf		20% <u>760</u> sf	<u>320</u>	8.4%	4116
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>3118</u> sf		25% <u>780</u> sf	<u>485</u> sq Ft	15%	3,603
	I	21-28 Third Story	as per formula: Enter Result _____ sf	NA	15% _____ sf			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result <u>37</u> 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	NA	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			



✕ TREE TO BE REMOVED



ALL CORNERS ARE
5/8" REBAR FOUND
UNLESS OTHERWISE NOTED
N/F = NOT FOUND



LOT 10-E
LOT 11-E

LOT 33-E

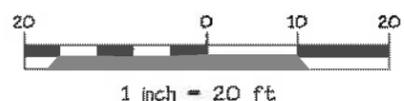
LOT 32
12183 SQ. FT
0.280 ACRES

LOT 31-E

IMPERVIOUS AREA
4116 sqft
CONCRETE AREA
1939 sqft
LANDSCAPING AREA
LOT 8067 sqft.
R/W 1230 SQFT.

PREPARED FOR DAVID WEEKLEY HOMES
PLOT PLAN SHOWING LOT 32, BLOCK 'E'
FORT MOULTRIE SUBDIVISION, TMS# 523-12-00-013
LOCATED IN THE TOWN OF SULLIVANS ISLAND, CHARLESTON COUNTY, SC.

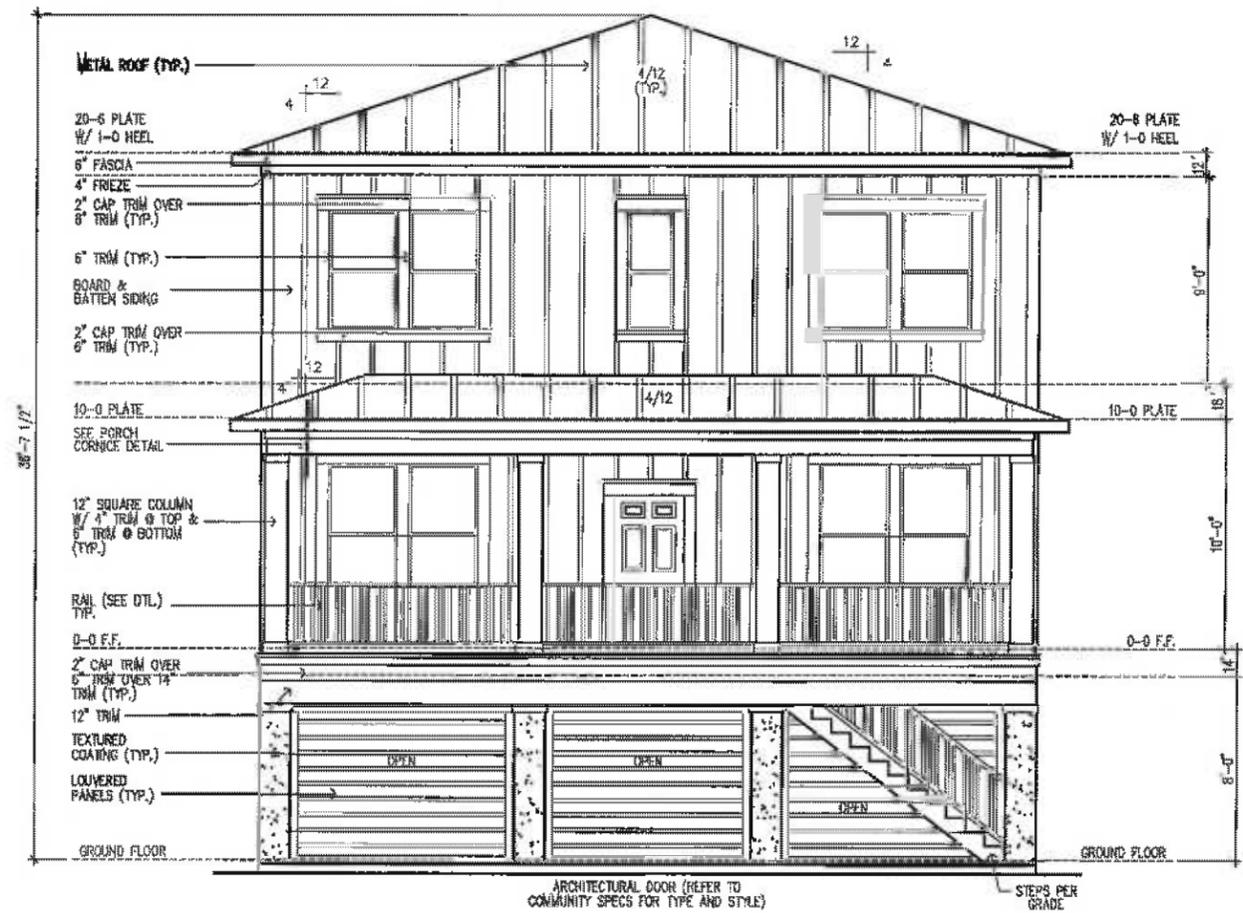
SCALE: 1" = 20' DATE: C3/23/15 - (as-built-tree) 5/18/15, 6/2/15, 6/19/15. REVISED JULY 24, 2015
REFERENCE: PLAT RECORDED IN PLAT BOOK H, PAGE 141
LOT MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT OBVIOUS OR APPARENT TO THE SURVEYOR.
PROPERTY APPEARS TO LIE IN FLOOD ZONE VE (ELEV. 16), 45019C 0538 J, REVISED NOVEMBER 17, 2004
FLOOD ZONE SHOULD BE VERIFIED WITH GOVERNING MUNICIPALITY BEFORE CONSTRUCTION. FEMA REVISION CHECK: 5/18/15
NOTE: EXISTING ELEVATIONS ARE BASED ON NGVD 1929. FINISHED ELEVATIONS ARE ASSUMED
SI-032/MEB



PARKER LAND SURVEYING, LLC
5910 GRIFFIN STREET, HANAHAN, SC 29410
TEL: (843) 554-7777 FAX: (843) 554-7779

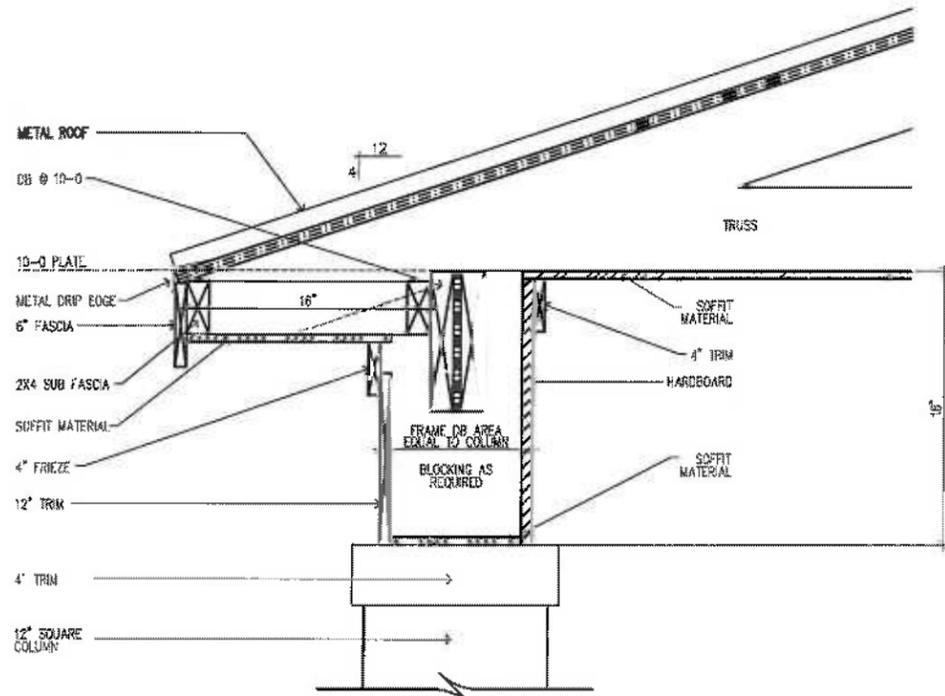
THIS PLOT PLAN WAS NOT PREPARED FOR RECORDATION,
AND IS NOT SUITABLE FOR DEEDING OF PROPERTY.

FRONT ELEVATION



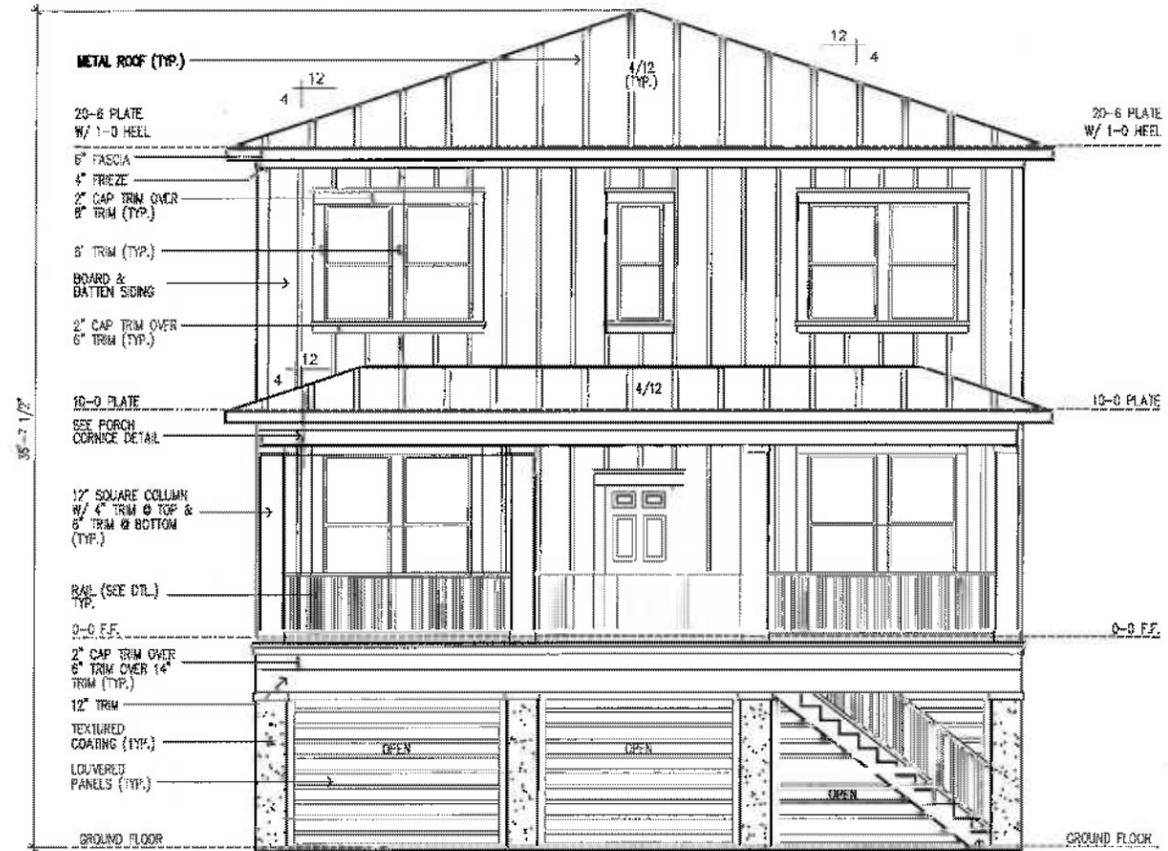
REAR ELEVATION



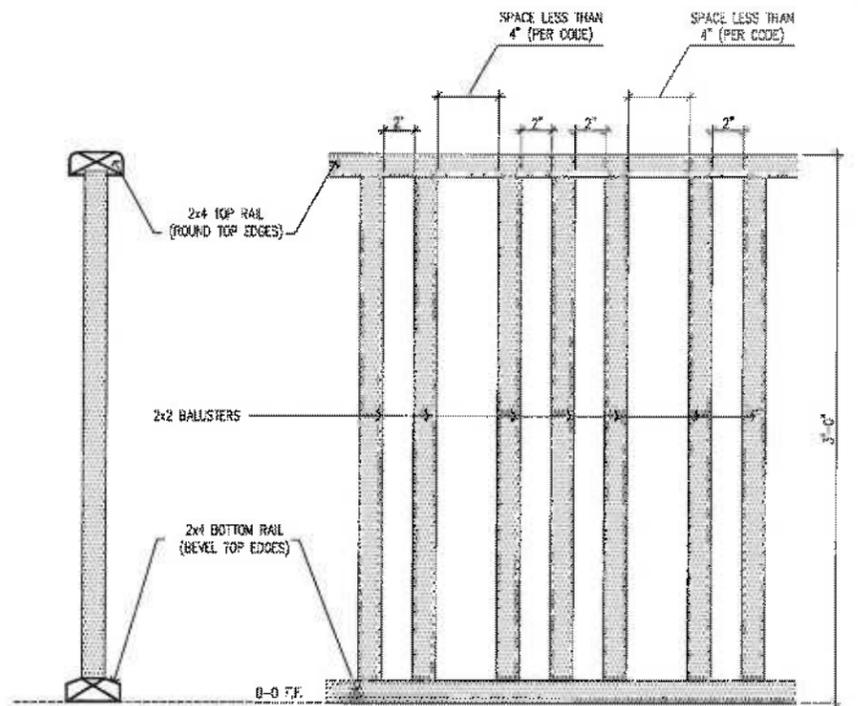


FRONT PORCH CORNICE DETAIL

SCALE: 1" = 1'-0"



FRONT ELEVATION



PORCH RAIL DETAIL

SCALE: 1" = 1'-0"



REAR ELEVATION

© Weekley Homes L.P. 2010
 The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

David Weekley Homes
 CN/NK/AAS/BM Scale: 1/8" = 1'-0"
 Date: 1/29/10 Rev: 07/09/14 TS

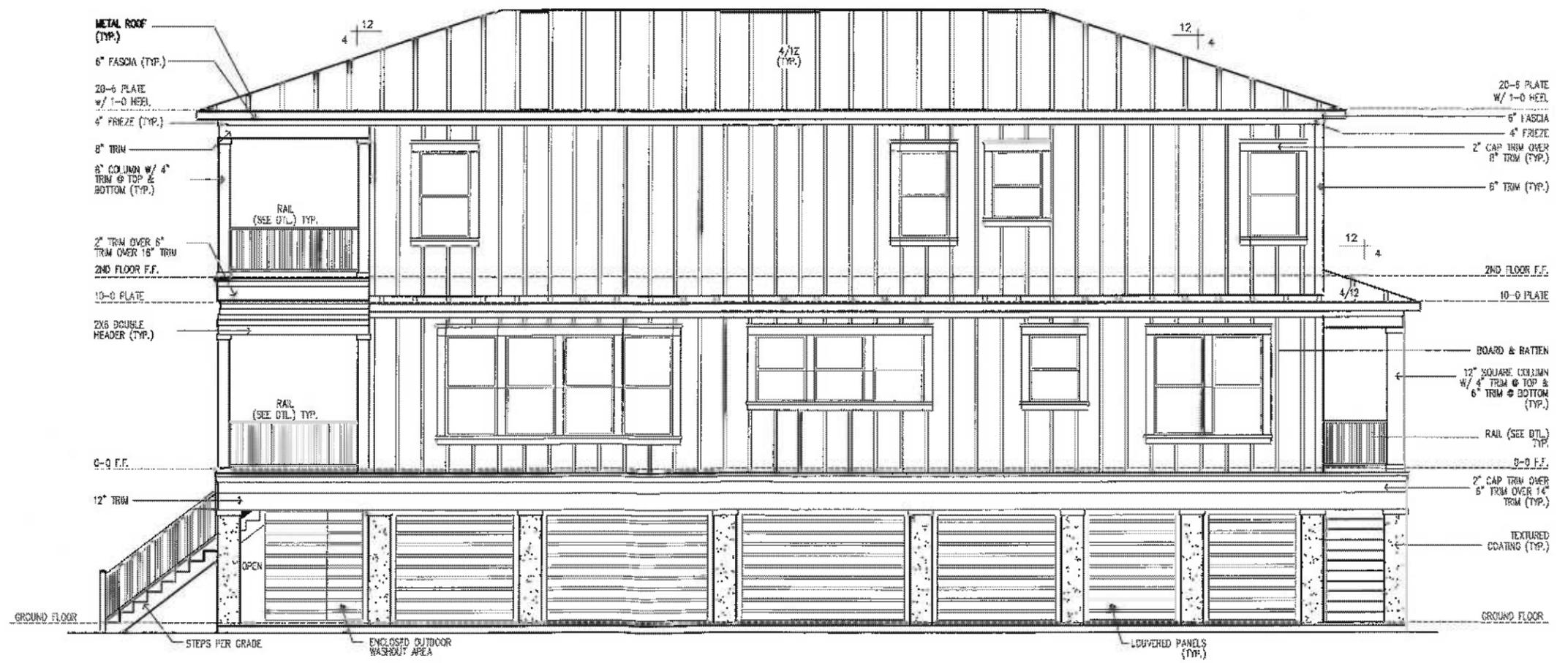
Proj. No.: 4529
 Lot: 32
 Job No.: 2025
 Blk: E
 Sect: E

CHARLESTON BOYL - EXECUTIVE
 1711 ATLANTIC AVENUE
 CHARLESTON, SC

SOUTH 8356-Z ELV-1 SULLIVAN CHARLESTON



SIDE ELEVATION



SIDE ELEVATION

© Weekley Homes L.P. 2010
 The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

David Weekley Homes
 CN/NK/AAS/BM Scale: 1/8" = 1'-0"
 Date: 1/29/10 Rev: 07/09/14 TS

Proj. No.: 4529
 Job No.: 2025
 Lot: 32
 Blk: E
 Sect: E

CHARLESTON BOYL - EXECUTIVE
 1711 ATLANTIC AVENUE
 CHARLESTON, SC

SOUTH
 8356-Z
 ELV-2
 SULLIVAN
 CHARLESTON

**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: 1311 COVE AVE SULLIVAN'S ISLAND.
 Submittal Date: 7.17.15
 Meeting Date: 8.19.15

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 / Historic Survey #: _____ Submittal is *outside* the Historic District and is: _____ designated as Historic Resource / _____ not designated as Historic Resource / Historic Survey #: _____

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

Owner's Name: ROYAL OSPREY, LLC Architect / Designer: MC III DESIGNS
 Address: _____ Contact #: 843 906 1502
 email: _____ email: MC3DESIGNS@COMCAST.NET
 Contractor: BROWN
 Contact #: JAN L BROWN @ ICLOUD.COM Contact #: 843 460 4481
 email: _____ email: JAN L BROWN @ ICLOUD.COM

Enter a Brief Description of the Project and Scope of Work to be Performed:
NEW CUSTOM HOME ON VACANT LOT

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

[Signature]
 Fee Received by
7/17/15
 check #

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

1810 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 633-3188

Project Address: _____

1311 COVE AVE

Submittal Date: _____

Meeting Date: _____

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	OSD'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%		15%	
	C	21-22 Side Setback	Per lot; Enter Result: ____ min.; ____ comb.	✓	25%			
	D	21-22 Side Setback 2nd Floor Setback	2 feet		100%		100%	
	E	21-22 Rear Setback	25 feet	✓	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>1756</u> of		20% <u>2107</u> of <u>1977</u> ft ²			351.20
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>3512</u> of	✓				1
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>3071</u> of		25% <u>3839</u> of <u>3797</u>			
DESIGN STANDARDS	I	21-28 Third Story	as per formula: Enter Result _____ of	N/A	15% _____ of			
	J	21-28 Principal Building Front Façade	as per formula: Enter Result _____ of	✓	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 Sig. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor		1 foot		100%	1'
	N	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility			
O	21-34 Site Lighting	Check Ordinance	✓	Adjust for Neighborhood Compatibility				

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

1810 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (943) 683-3168

Project Address: 1311 COVE AVE
 Submittal Date: 7-20-15
 Meeting Date: _____

BREAKDOWN OF LOT COVERAGES

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: left;">Lot Information:</th> </tr> <tr> <td>Total Lot Size in Square Feet:</td> <td style="text-align: right;"><u>11,708</u> sq</td> </tr> <tr> <td>Lot Width:</td> <td style="text-align: right;"><u>84.26'</u></td> </tr> <tr> <td>Lot Depth:</td> <td style="text-align: right;"><u>138.72'</u></td> </tr> <tr> <td>Flood Zone / Base Flood Elevation:</td> <td>_____</td> </tr> </table>	Lot Information:		Total Lot Size in Square Feet:	<u>11,708</u> sq	Lot Width:	<u>84.26'</u>	Lot Depth:	<u>138.72'</u>	Flood Zone / Base Flood Elevation:	_____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: left;">Sec. 21-26 Principal Building Coverage Area</th> </tr> <tr> <td>Principal Building Footprint:</td> <td style="text-align: right;"><u>1977</u> sq</td> </tr> <tr> <td>Accessory Building Footprint:</td> <td style="text-align: right;"><u>N/A</u> sq</td> </tr> <tr> <td>Total Principal Bldg. Coverage Area: (Principal Building plus Accessory Structure)</td> <td style="text-align: right;"><u>1977</u> sq</td> </tr> </table>	Sec. 21-26 Principal Building Coverage Area		Principal Building Footprint:	<u>1977</u> sq	Accessory Building Footprint:	<u>N/A</u> sq	Total Principal Bldg. Coverage Area: (Principal Building plus Accessory Structure)	<u>1977</u> sq										
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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>CMU PIER STUCCO TABBY</u>	Roof: <u>5 V CRMP METAL</u>
Walls: <u>SEE PLAN</u>	Windows: <u>TBD</u>
Trim: <u>cl ll</u>	Doors: <u>TBD</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

FINAL SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

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

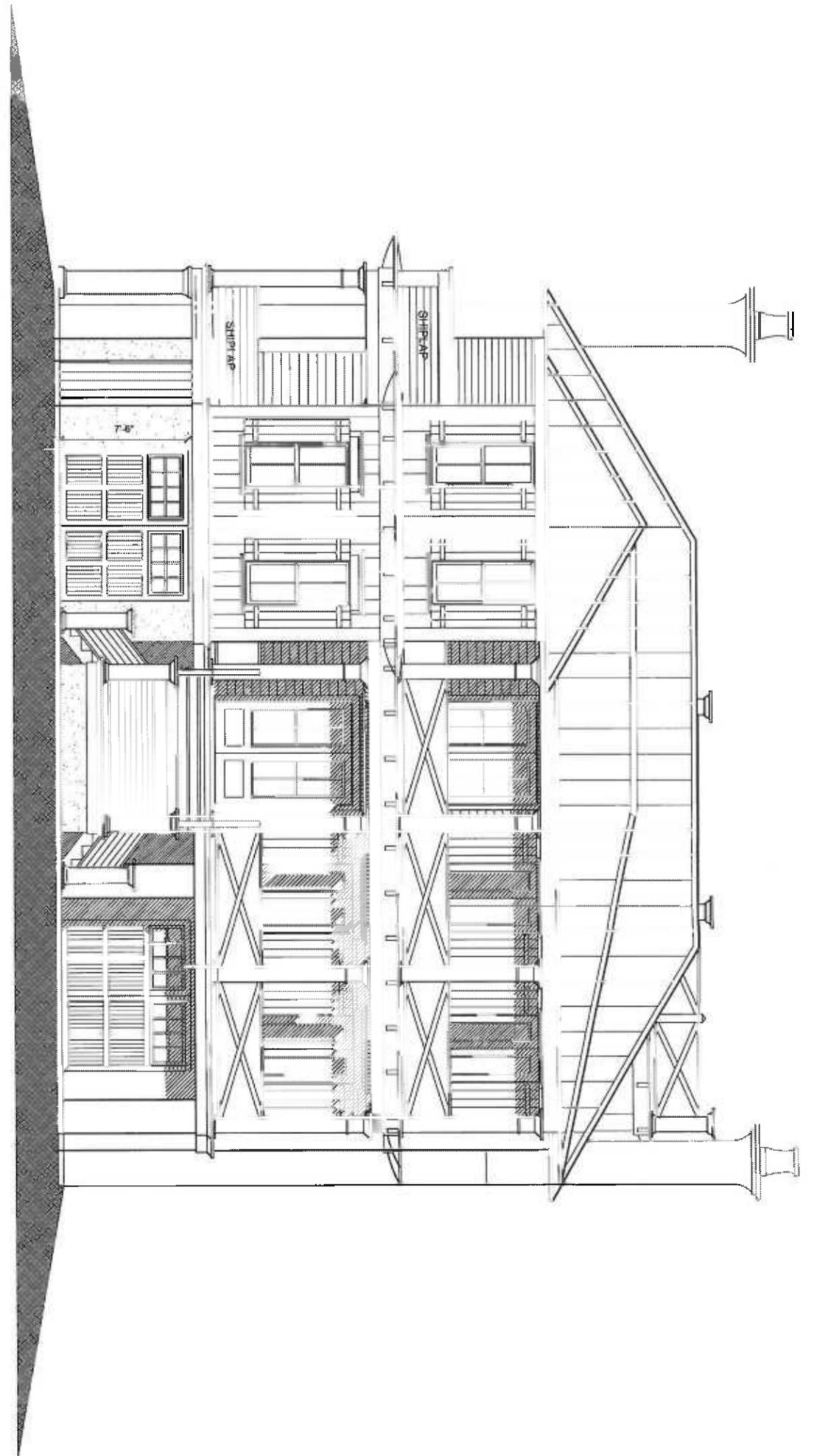
Project Address: 1311 COVE AVE SULLIVAN ISLAND
Submittal Date: _____
Meeting Date: _____

Requested Approval:	<input type="checkbox"/> Conceptual	<input type="checkbox"/> Preliminary	<input checked="" type="checkbox"/> Final
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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:

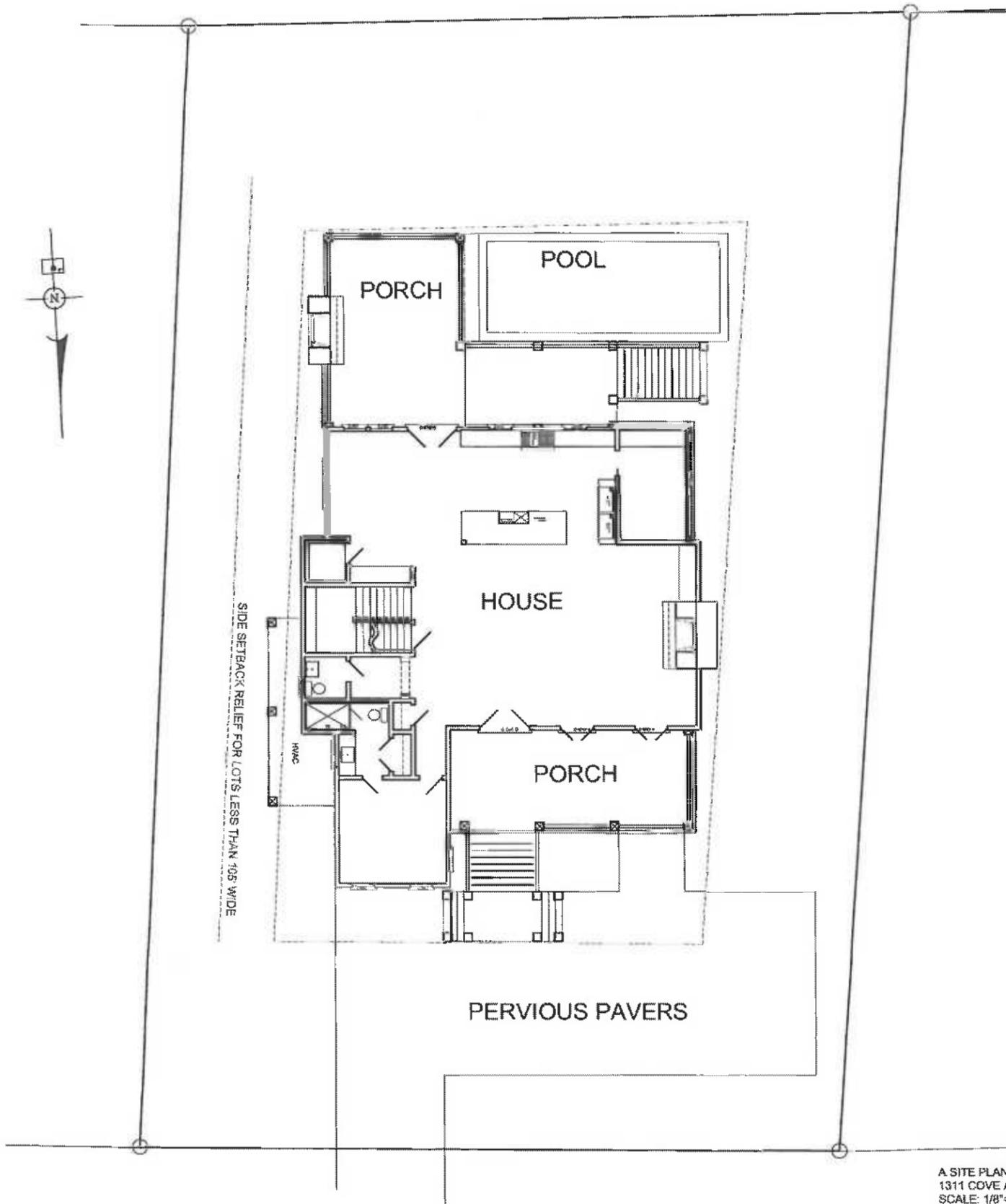
- ~~Application fee (checks payable to Sullivan's Island Design Review Board)~~
- Completed Application to Sullivan's Island Review Board form (FORM A)
- Completed Sullivan's Island DRB Request for Review form (FORM B)
- Completed Zoning Standards Compliance Worksheet (FORM C)
- Eleven (11) sets of Drawings, 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.



1311 COVE AVE.
SULLIVANS ISLAND, SC

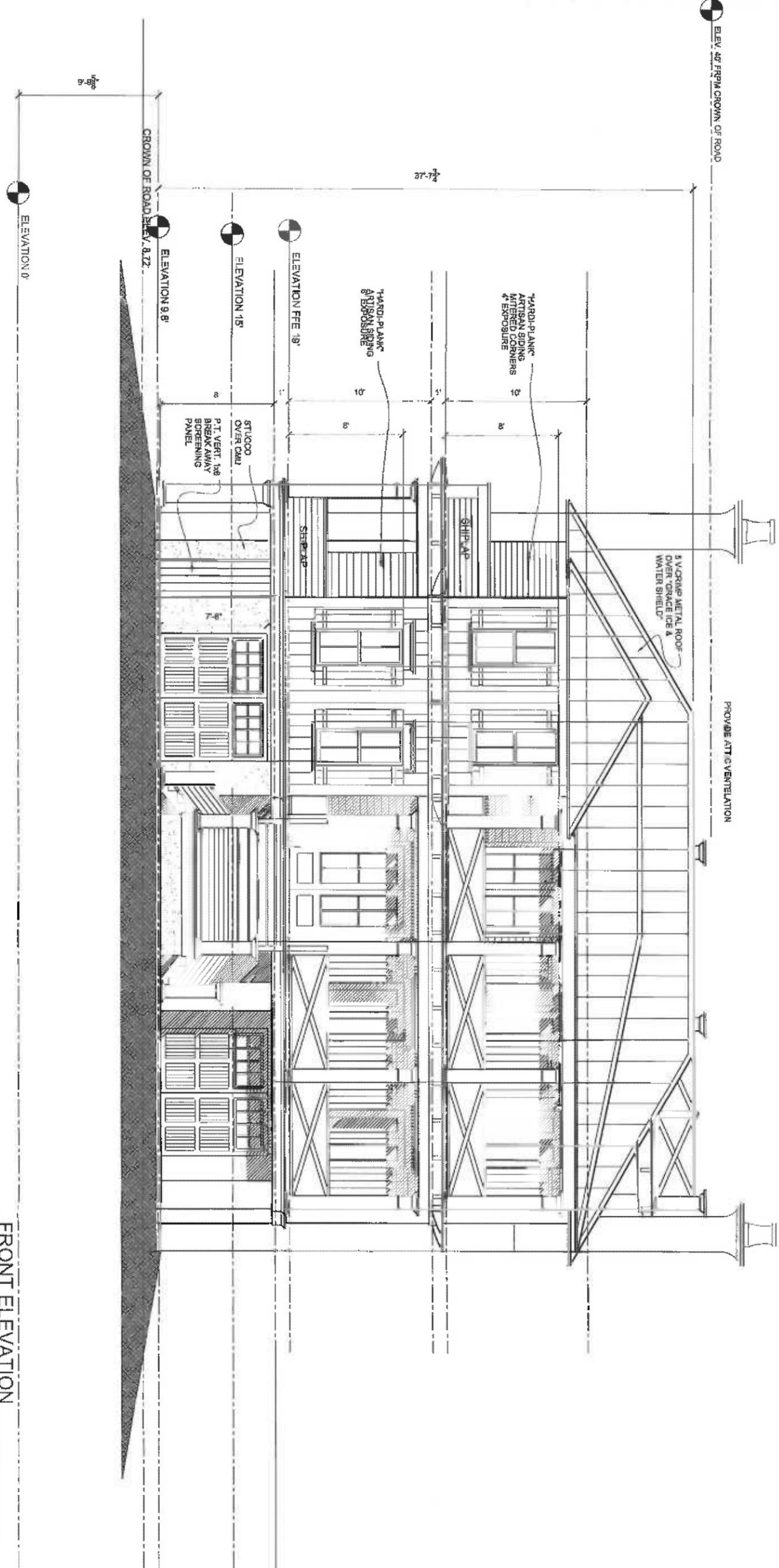
CONTENTS

- 1. COVER
- 2. SITE PLAN
- 3. GROUND LEVEL PLAN
- 4. FIRST FLOOR PLAN
- 5. SECOND FLOOR PLAN
- 6. ROOF DECK PLAN
- 7. FRONT ELEVATION
- 8. RIGHT ELEVATION
- 9. REAR ELEVATION
- 10. LEFT ELEVATION
- 11. ADDITIONAL FRONT SETBACK



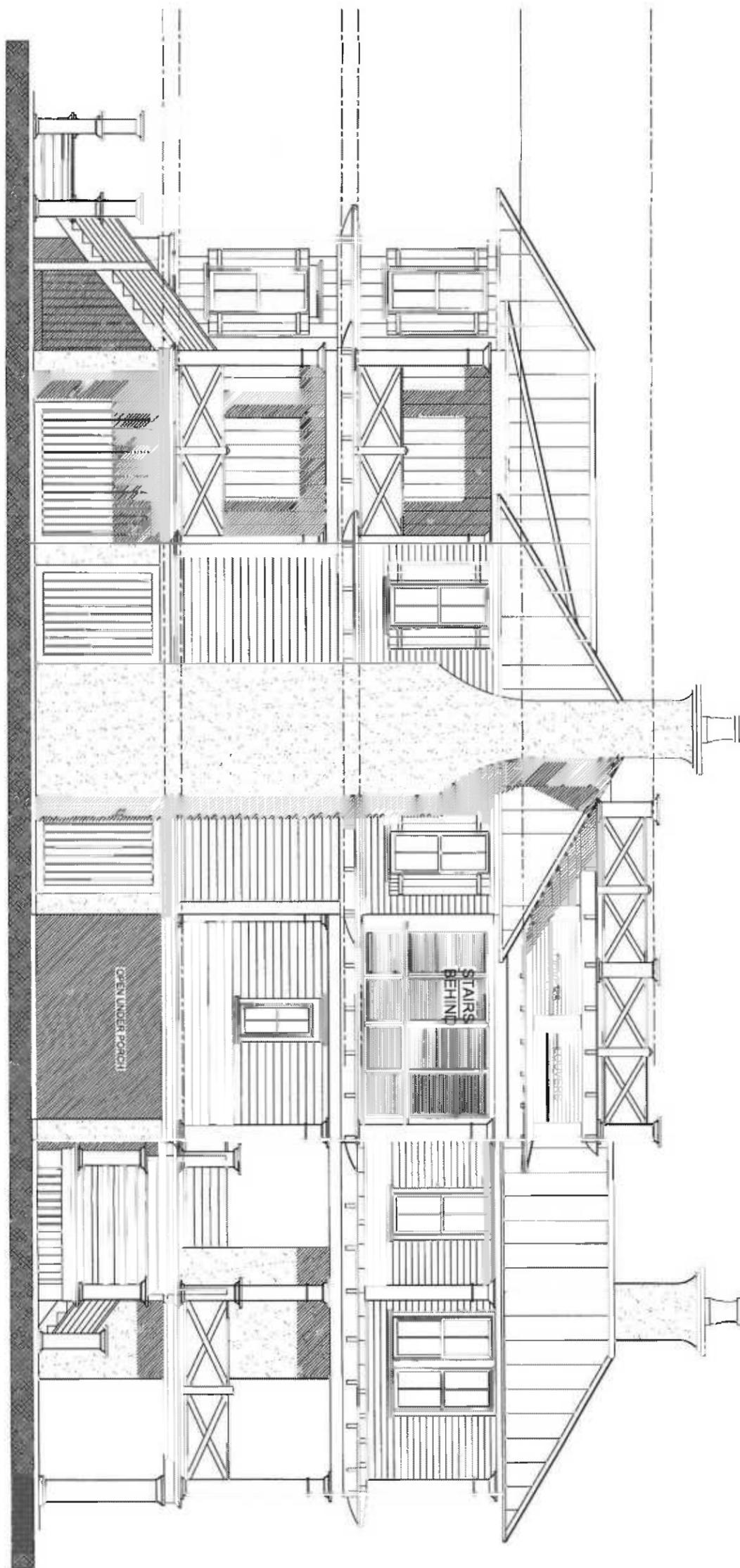
A SITE PLAN OF
1311 COVE AVE. SULLIVAN'S ISLAND
SCALE: 1/8" = 1'-0"

A SITE PLAN OF
1311 COVE AVE. SULLIVAN'S ISLAND
SCALE: 1/8" = 1'-0"



PRELIMINARY

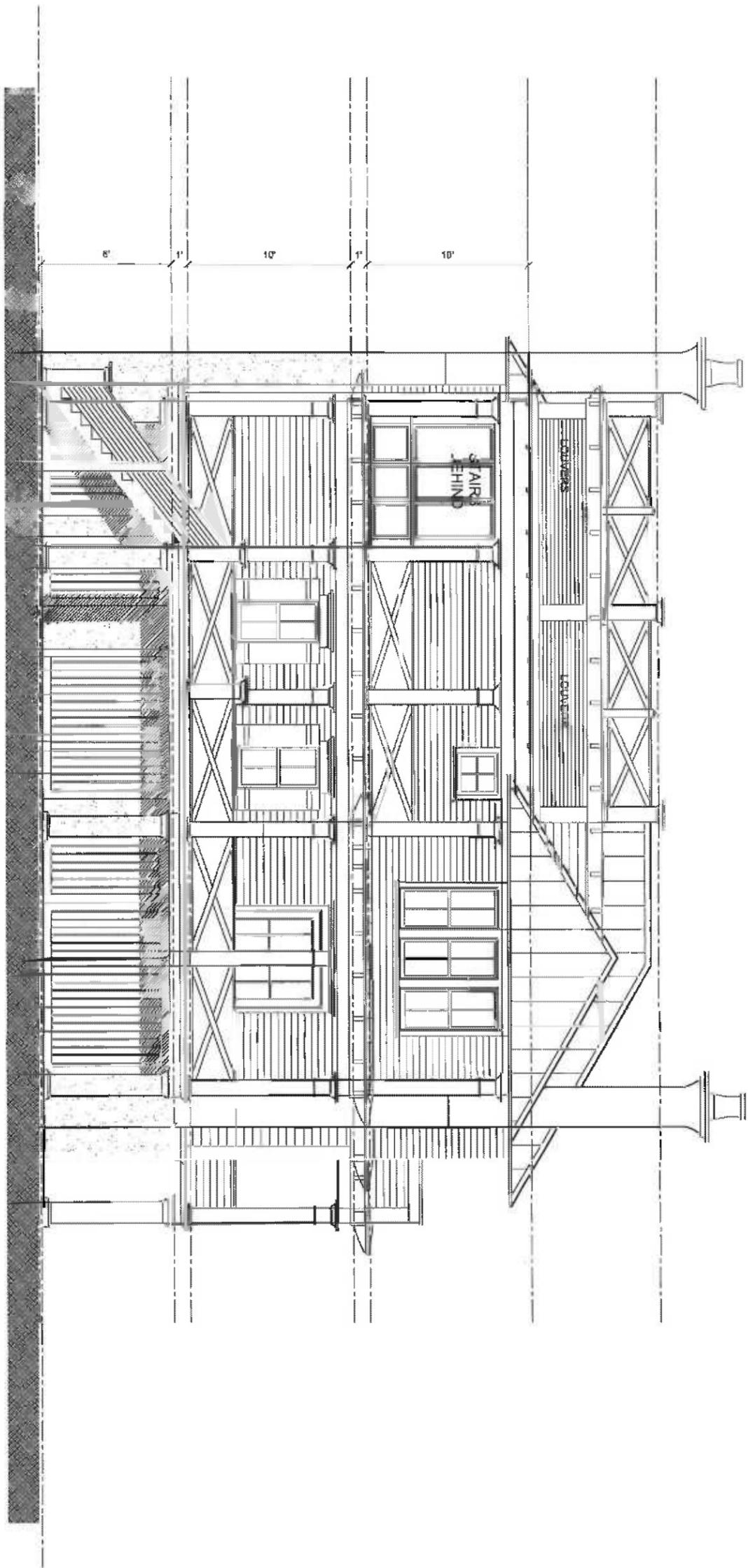
FRONT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"

PRELIMINARY

DEAD END ELEVATION



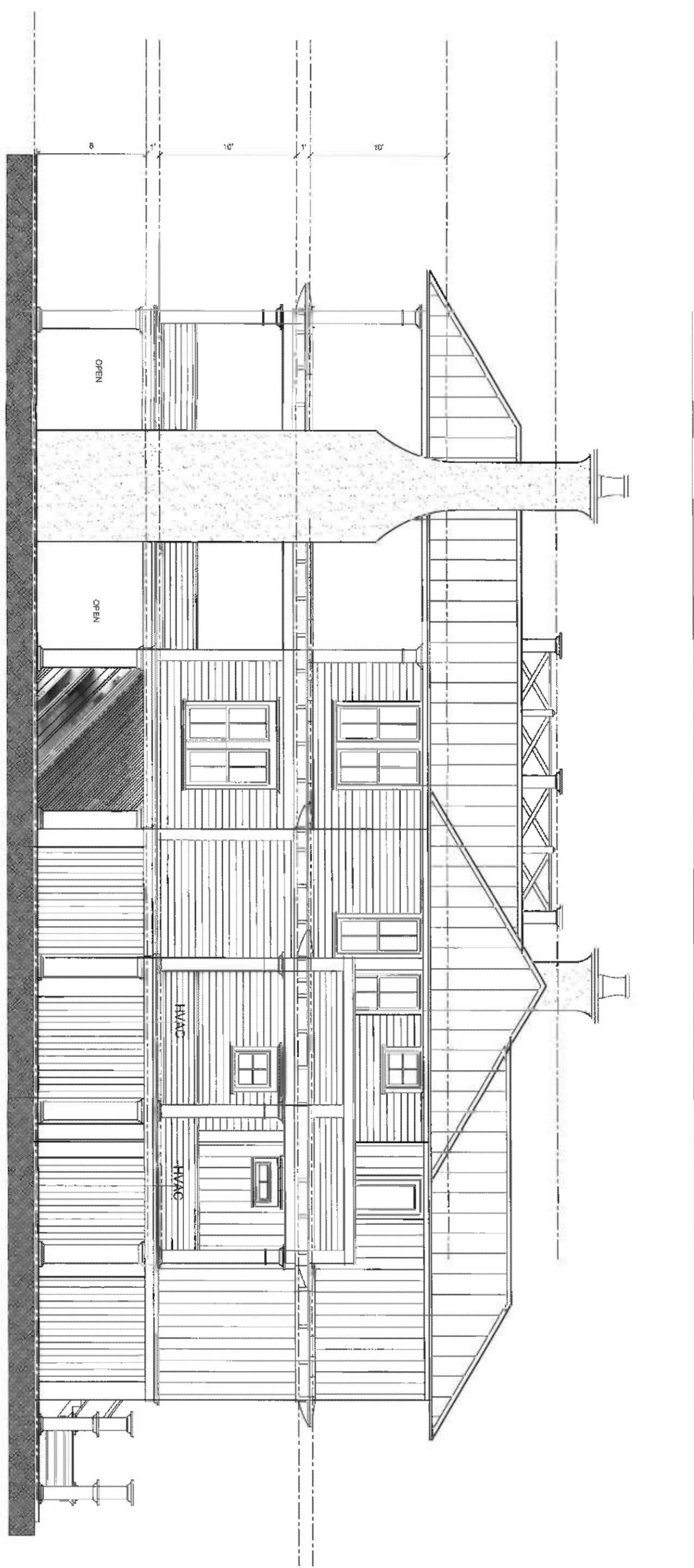
PRELIMINARY

PROJECT

M&J

SQUARE FOOTAGE

REVISIONS



PRELIMINARY