

PATRICK M. O'NEIL
MAYOR

TOWN OF SULLIVAN'S ISLAND



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CHAUNCEY CLARK
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TOWN ATTORNEY

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WATER AND SEWER MANAGER

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ELLEN MILLER
TOWN CLERK

RANDY ROBINSON
BUILDING OFFICIAL

M. ANTHONY STITH
FIRE CHIEF

DESIGN REVIEW BOARD

Wednesday, July 15, 2015 - 6:00 P.M.
Town Hall

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES FROM JUNE 11, 2015
- C. HISTORIC SPECIAL EXCEPTION
 1. 1908 I'on Avenue: Sandlapper Design Group, applicants, request final design review and approval of a Historic Special Exception for a Traditional Island Resource. (TMS# 529-09-00-008)
- D. CERTIFICATES OF APPROPRIATENESS— HISTORIC PROPERTIES
 1. 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)
 2. 3019 I'on Avenue: Michael Curd, applicant, requests conceptual approval of a new construction and addition to a property designated as a Sullivan's Island Landmark.(TMS# 529-12-00-091)
 3. 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)
 4. 2668 Jasper Boulevard: Tal Askins, applicant, requests approval to add a pool to a property designated as a Sullivan's Island Landmark. (TMS 529-07-00-015)
- E. CERTIFICATES OF APPROPRIATENESS—NON-HISTORIC PROPERTIES
 1. 1611 Middle Street: Tal Askins, applicant, requests conceptual approval of elevation modifications to an existing home and relief from the zoning standard for principal building coverage. (TMS# 523-08-00-024)
 2. 2816 Marshall Boulevard: Samuel Rhodes, applicant, requests conceptual approval for a new home construction and modification from the zoning standard for principal building square footage. (TMS# 529-11-00-056)

P.O. BOX 427 • SULLIVAN'S ISLAND, SC 29482
(843) 883-3198 • FAX (843) 883-3009 • WWW.SULLIVANSISLAND-SC.COM

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 and principal building coverage. (TMS# 523-07-00-025)
4. 2908 Middle Street: Heather Wilson, applicant, requests conceptual approval of a new home construction and to modification from the zoning standard for principal building square footage and building foundation height (TMS# 529-07-00-077)
5. 2870 Brownell Avenue: Luke Jarret, applicant, requests conceptual approval of a new home construction and modification from the zoning standard for principal building square footage. (TMS# 529-06-00-118)
6. 2714 Atlantic Avenue: Eddie Fava, applicant, requests final approval of a new home construction redesign, and to modification from the zoning standard for the required side setback (TMS# 529-11-00-028)
7. 2624 Raven Drive: Julie O'Connor, applicant, requests conceptual approval of a new construction and to modification from the zoning standard for principal building coverage, second story side façade setbacks, and building foundation height (TMS# 529-06-00-118)

F. PUBLIC INPUT

G. ADJOURN

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3188

Project Address 1311 COVE AVE

Submittal Date _____

Meeting Date: _____

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>11,708</u> sq
Lot Width:	<u>84.26'</u>
Lot Depth:	<u>138.22'</u>
Flood Zone / Base Flood Elevation:	_____

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>1977</u> sq
Accessory Building Footprint:	<u>N/A</u> sq
Total Principal Bldg. Coverage Area:	<u>1977</u> sq
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>1977</u> sq
Covered Porches:	<u>500</u> sq
Open Decks / Stops:	<u>120</u> sq
Pool / Pools:	<u>480</u> sq
Drives / Walks:	<u>REBELLS</u> sq
Other Impervious Coverage	_____ sq
Total Impervious Coverage	<u>3477</u> sq

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>1977</u> sq
Second Floor	<u>1820</u> sq
Third Floor	<u>NA</u> sq
Accessory Building	<u>NA</u> sq
Total Principal Building Square Footage:	<u>3797</u> sq
(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 PIER STUCCO TAPER</u>	Roof:	<u>5 V CRMP META</u>
Walls:	<u>SEE PLAN</u>	Windows:	<u>TBD</u>
Trim:	<u>cl li</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

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3168

Project Address: _____

1311 COVE AVE

Submittal Date: _____

Meeting Date: _____

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Requested Relief for Project in Ft./Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet	✓	15% (3.75)			
	B	21-22 Additional Front Yard Setback	45° above 20'		15%			
	C	21-22 Side Setback	Per lot; Enter Result: ____ min.; ____ comb.	✓	25%			
	D	21-22 Side Setback 2nd Floor Setback	2 feet		100%			
	E	21-22 Rear Setback	25 feet	✓	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>1756</u> of		20% <u>2107</u> of	<u>1977</u> ft ²		351.20
	G	21-28 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>		
	I	21-28 Third Story	as per formula: Enter Result _____ of	N/A	15% _____ of			
DESIGN STANDARDS	J	21-29 Principal Building Front Facade	as per formula: Enter Result _____ of	✓	100%			
	K	21-29 Principal Building Side Facade	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 Min. 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				

- 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

1311 COVE AVE.
SULLIVAN'S ISLAND, SC



SHEET

PROJECT
1311 COVE AVE.
SULLIVAN'S ISLAND, SC
SHEET NAME
COVER

M&J DESIGNS INC.
CARL MCAMTIS III
843 - 971 - 1731
mcdesigns@comcast.net

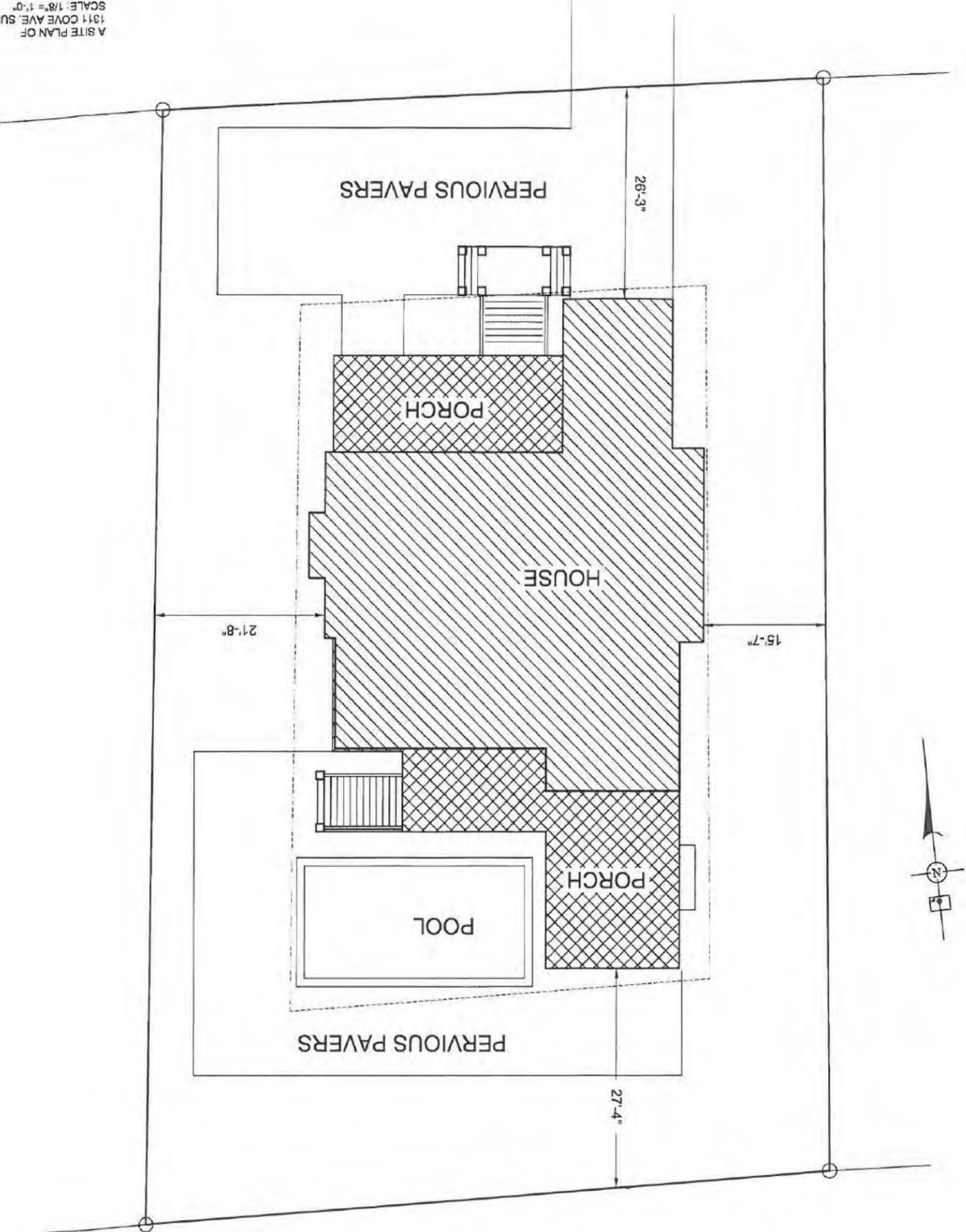


SQUARE FOOTAGE

FIRST FLOOR	1977 sq. ft.
SECOND FLOOR	1820 sq. ft.
TOTAL HEATED	3797 sq. ft.

REVISIONS

THIS DRAWING IS A PART OF A SET OF 24" x 36" DRAWINGS AND SHALL NOT BE USED WITH OUT ALL OTHER DRAWINGS IN THE SET. THIS PLAN IS PROPERTY OF M&J DESIGNS LLC. UNAUTHORIZED USE IS PROHIBITED.



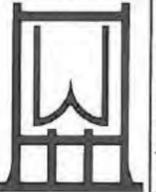
A SITE PLAN OF
1311 COVE AVE, SULLIVAN'S ISLAND
SCALE: 1/8" = 1'-0"

2

SHEET

PROJECT
1311 COVE AVE,
SULLIVAN'S ISLAND, SC
SHEET NAME
SITE PLAN

M3 DESIGNS INC
CARL MCANULTY III
843 - 971 - 1751
m3designs@comcast.net



SQUARE FOOTAGE

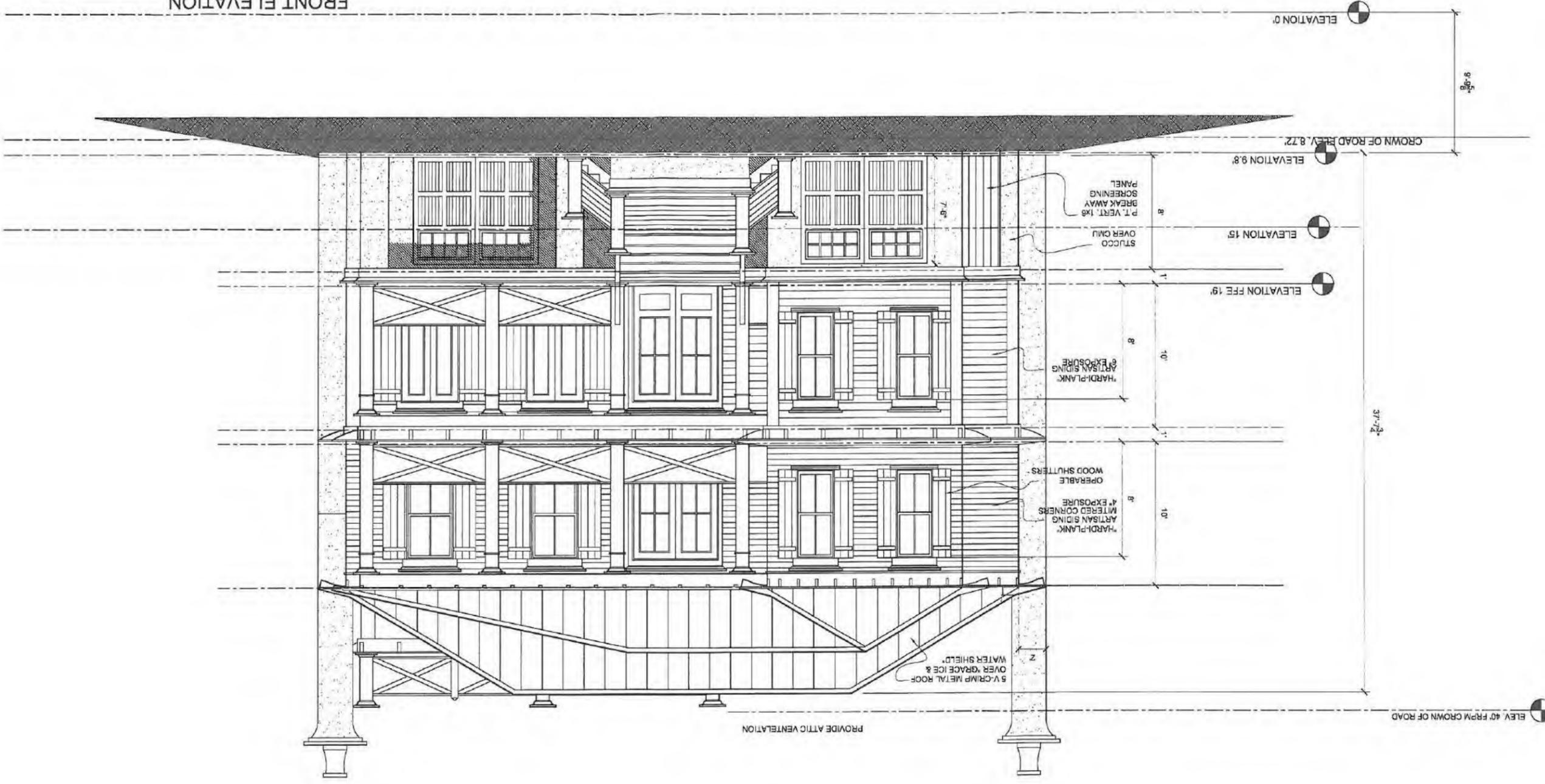
FIRST FLOOR	1977 sq.ft.
SECOND FLOOR	1820 sq.ft.
TOTAL HEATED	3797 sq.ft.

REVISIONS

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1/4" = 1'-0"

FRONT ELEVATION



37'-2 1/2"

9'-0"

ELEVATION 0'

CROWN OF ROAD BEV. 8.72'

ELEVATION 9.8'

ELEVATION 15'

ELEVATION FFE 19'

ELEV. 40' FROM CROWN OF ROAD

PROVIDE ATTIC VENTILATION

5-V-CRIMP METAL ROOF
OVER GRACE ICE &
WATER SHIELD

OPERABLE
WOOD SHUTTERS

HARD-PLANK
ARTISAN SIDING
4" EXPOSURE

HARD-PLANK
ARTISAN SIDING
8" EXPOSURE

STUCCO
OVER CMU

P.T. VERT. 1x8
BREAK AWAY
SCREENING
PANEL

7'-6"

10'

10'

1'

1'

8'

8'

1'

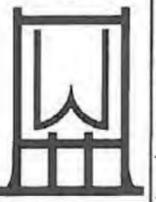
8'

1'

2'

PROJECT
1311 COVE AVE.
SULLIVAN'S ISLAND, SC
SHEET NAME
FRONT ELEVATION

M&3 DESIGNS INC
CARL MCINTOSH III
843-971-1751
mc3designs@comcast.net



SQUARE FOOTAGE
FIRST FLOOR 1977 sq.ft.
SECOND FLOOR 1820 sq.ft.
TOTAL HEATED 3797 sq.ft.

REVISIONS

PRELIMINARY

THIS DRAWING IS A PART OF A SET OF 24" x 36" DRAWINGS AND SHALL NOT BE USED WITH OUT ALL OTHER DRAWINGS IN THE SET. THIS PLAN IS PROPERTY OF M&3 DESIGNS LLC. UNAUTHORIZED USE IS PROHIBITED.

7

SHEET

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



PRELIMINARY

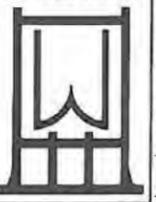
THIS DRAWING IS A PART OF A SET OF 24" x 36" DRAWINGS AND SHALL NOT BE USED WITH OUT ALL OTHER DRAWINGS IN THE SET. THIS PLAN IS PROPERTY OF M&S DESIGNS LLC. UNAUTHORIZED USE IS PROHIBITED.

8

SHEET

PROJECT
1311 COVE AVE.
SULLIVAN'S ISLAND, SC
SHEET NAME
RIGHT ELEVATION

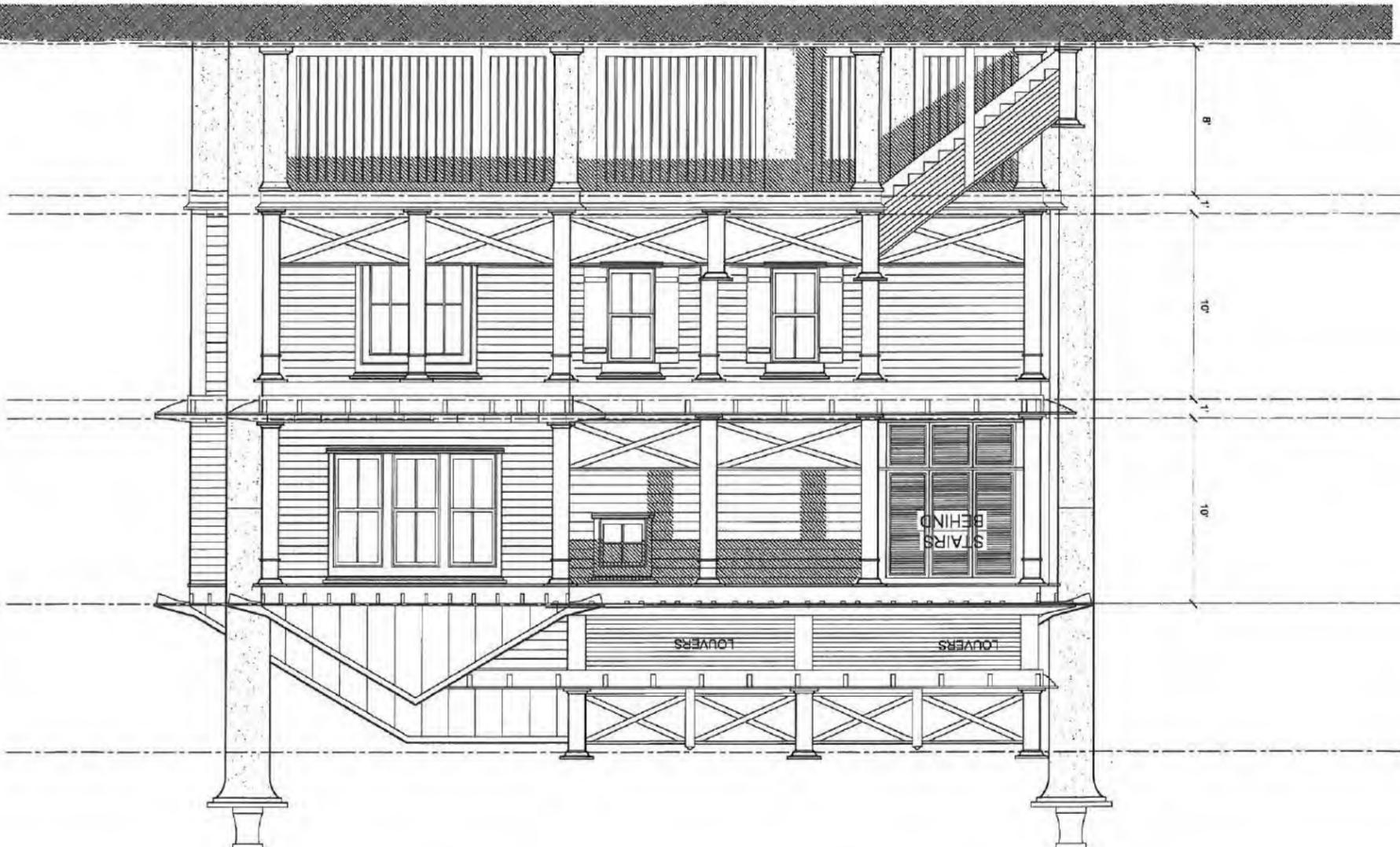
M&S DESIGNS INC
CARL MCAMMIS III
843 - 971 - 1751
mcsdesigns@comcast.net



SQUARE FOOTAGE
FIRST FLOOR 1977 sq.ft.
SECOND FLOOR 1820 sq.ft.
TOTAL HEATED 3797 sq.ft.

REVISIONS

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



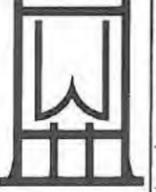
PRELIMINARY

9

SHEET

PROJECT
1311 COVE AVE.
SULLIVAN'S ISLAND, SC
SHEET NAME
REAR ELEVATION

M&J DESIGNS LLC
CARL MCANULTY III
843 - 971 - 1751
mcdesigns@comcast.net



SQUARE FOOTAGE
FIRST FLOOR 1977 sq. ft.
SECOND FLOOR 1820 sq. ft.
TOTAL HEATED 3797 sq. ft.

REVISIONS

THIS DRAWING IS A PART OF A SET OF 24" x 36" DRAWINGS AND SHALL NOT BE USED WITH OUT ALL OTHER DRAWINGS IN THE SET. THIS PLAN IS PROPERTY OF M&J DESIGNS LLC. UNAUTHORIZED USE IS PROHIBITED.

PROJECT
1311 COVE AVE.
SULLIVAN ISLAND, SC
SHEET NAME
LEFT ELEVATION

M&J DESIGNS LLC
CARL MCANULTY III
843 - 971 - 1751
mcdesgns@comcast.net



SQUARE FOOTAGE
FIRST FLOOR 1977 sq.ft.
SECOND FLOOR 1820 sq.ft.
TOTAL HEATED 3797 sq.ft.

REVISIONS

THIS DRAWING IS A PART OF A SET OF 24" x 36" DRAWINGS AND SHALL NOT BE USED WITH OUT ALL OTHER DRAWINGS IN THE SET. THIS PLAN IS PROPERTY OF M&J DESIGNS LLC. UNAUTHORIZED USE IS PROHIBITED.

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



PRELIMINARY

**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: 2908 Middle St
 Submittal Date: 6.19.15
 Meeting Date: 7.15.15 Parcel I.D. (TMS#): 529.07.00.077

Requested Approval (check ONE) Conceptual Preliminary Final

Check one:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: <u>Nina; Beverly diMatteo</u>	Architect / Designer: <u>Heather A. Wilson</u>
Address: _____	Contact #: <u>8438142031</u>
email: <u>bevdi Matteo@yahoo.</u>	email: <u>ha.wilson@me.com</u>
Contact #: <u>843.323.6313</u>	Contractor: <u>T.B.D.</u>
	Contact #: _____
	email: _____

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

new single family home

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

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

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

Project Address: 2908 Middle St.

Submittal Date: 6.19.15

Meeting Date: 7.15.15

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>19,540</u> sf
Lot Width:	<u>99'</u>
Lot Depth:	<u>192'</u>
Flood Zone / Base Flood Elevation:	<u>Ac 14</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>3680</u> <u>2580</u> sf
Accessory Building Footprint:	_____ sf
Total Principal Bldg. Coverage Area: <u>3680</u> sf	
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>2580</u> sf
Covered Porches:	<u>1015</u> sf
Open Decks / Steps:	<u>300</u> sf
Pool / Patio:	<u>400</u> sf
Drives / Walks:	<u>NA</u> sf
Other Impervious Coverage	_____ sf
Total Impervious Coverage	<u>4335</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>2580</u> sf
Second Floor	<u>1100</u> sf
Third Floor	<u>0</u> sf
Accessory Building	<u>0</u> sf
Total Principal Building Square Footage: <u>3680</u> sf	
(Principal Building plus Accessory Structure)	

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

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

Foundation:	<u>stucco</u>	Roof:	<u>metal</u>
Walls:	<u>lap siding & shake</u>	Windows:	<u>clad wood</u>
Trim:	<u>wood</u>	Doors:	<u>wood</u>

Sec. 21-111 Standards of Neighborhood Compatibility

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

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

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

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

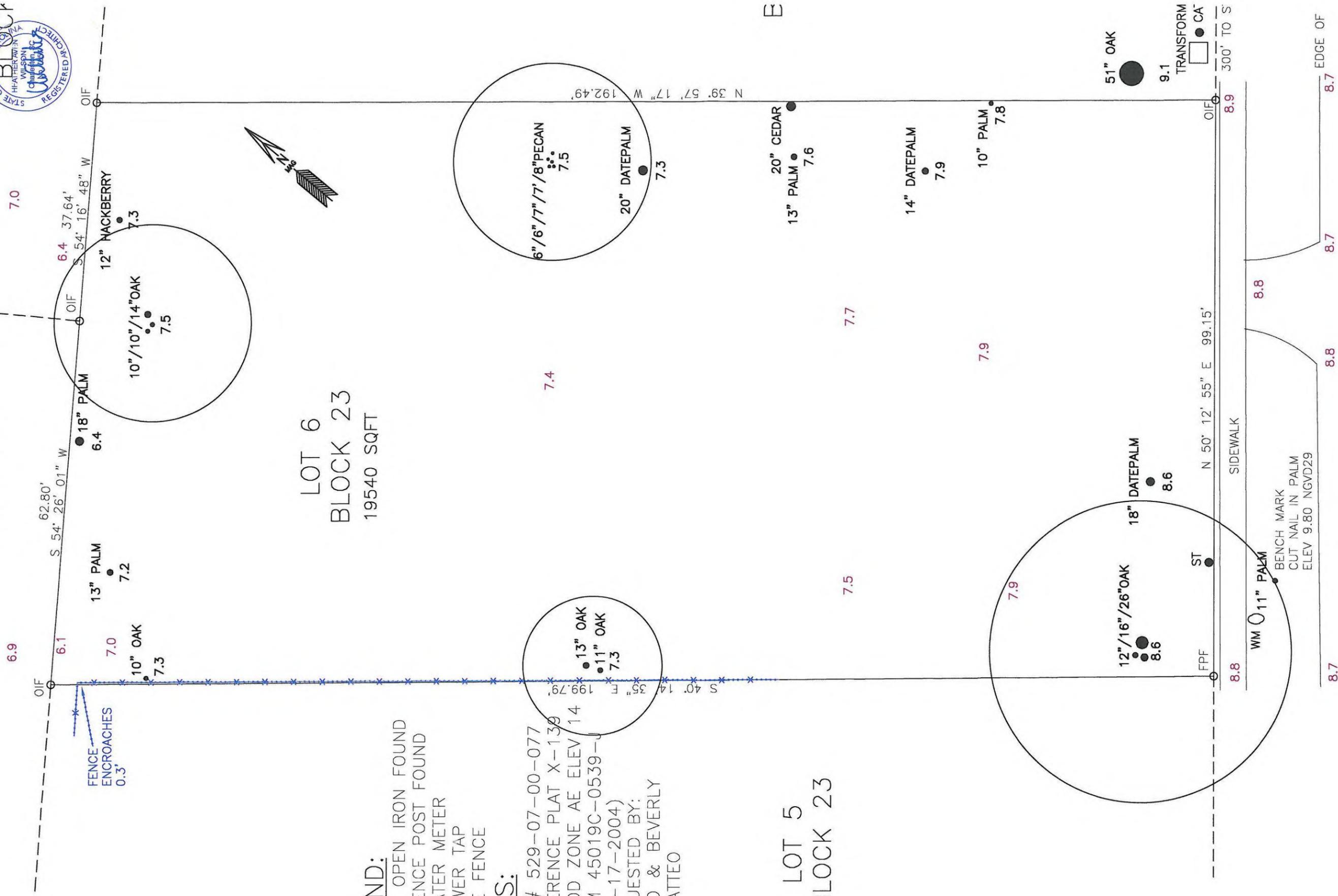
Project Address: 2908 Middle St.

Submittal Date: 6.19.15

Meeting Date: 7.15.15

		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 <u>3350</u> sf		25% <u>837</u> sf	<u>330</u>	<u>10%</u>	<u>3680</u>
	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 _____ 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	<u>1'</u>	<u>100%</u>	<u>4'</u>
	N	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility			
O	21-34 Site Lighting	Check Ordinance	✓	Adjust for Neighborhood Compatibility				

LOT 13
BLOCK 23



LOT 6
BLOCK 23
19540 SQFT

LOT 5
BLOCK 23

LEGEND:

- OIF 1" OPEN IRON FOUND
- FPF FENCE POST FOUND
- WM WATER METER
- ST SEWER TAP
- X WIRE FENCE

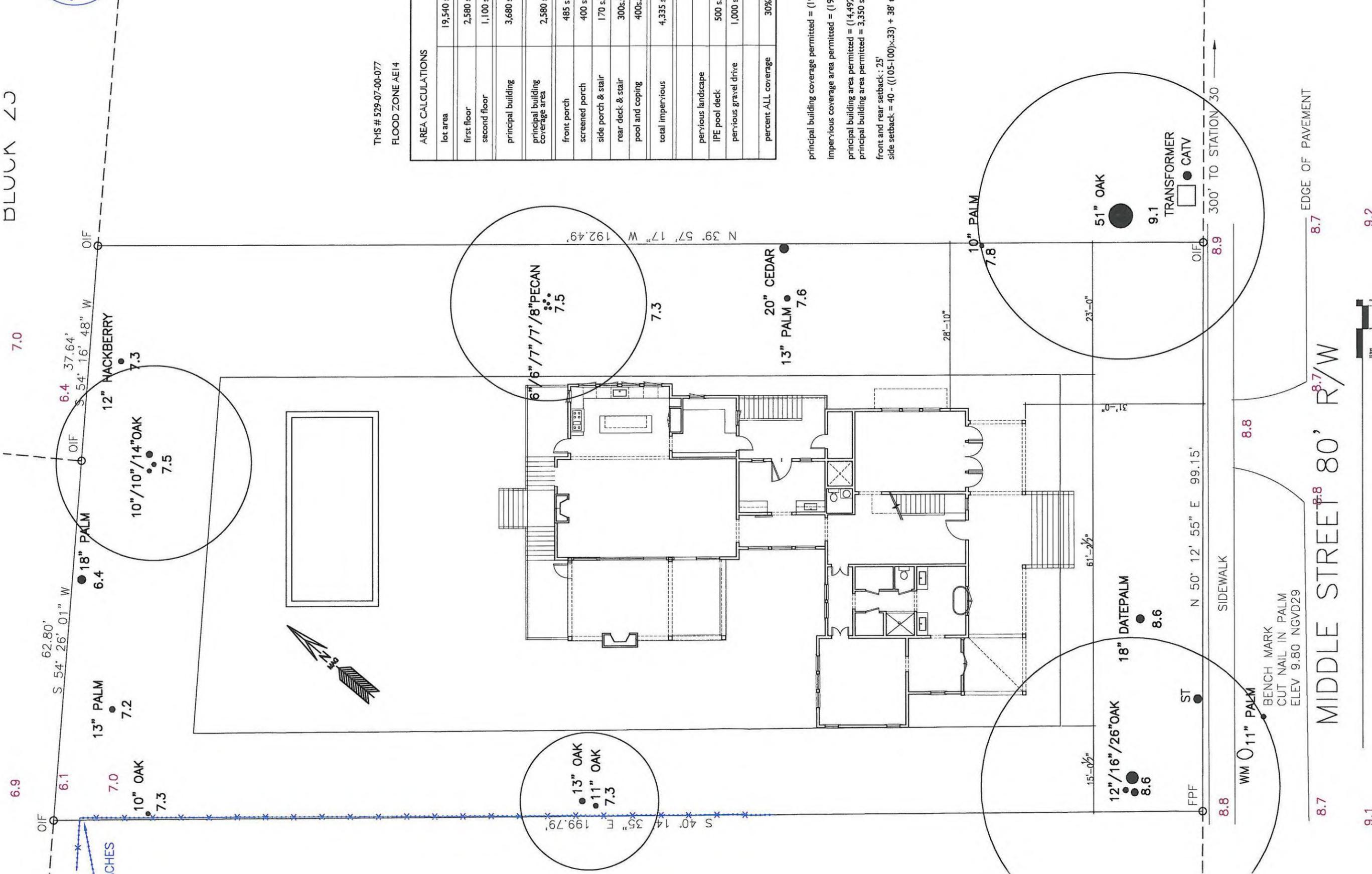
NOTES:

- 1) TMS# 529-07-00-077
- 2) REFERENCE PLAT X-138
- 3) FLOOD ZONE AE ELEV 14
FIRM 45019C-0539-J
(11-17-2004)
- 4) REQUESTED BY:
NINO & BEVERLY
DIMATTEO

9.1

9.2

9.2



TMS # 529-07-00-077
FLOOD ZONE AE14

AREA CALCULATIONS	
lot area	19,540 s.f.
first floor	2,580 s.f.
second floor	1,100 s.f.
principal building	3,680 s.f.
principal building coverage area	2,580 s.f.
front porch	485 s.f.
screened porch	400 s.f.
side porch & stair	170 s.f.
rear deck & stair	300s.f.
pool and coping	400s.f.
total impervious	4,335 s.f.
pervious landscape	
IPE pool deck	500 s.f.
pervious gravel drive	1,000 s.f.
percent ALL coverage	30%

principal building coverage permitted = $(19,540 \times .15) = 2,931$ sf
 impervious coverage area permitted = $(19,540 \times .30) = 5,862$ sf
 principal building area permitted = $(14,492-5000sf)/100 \times 10 + 2400$
 principal building area permitted = 3,350 sf
 front and rear setback : 25'
 side setback = $40 - ((105-100) \times .33) + 38'$ total

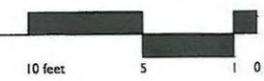
9.1



9.2



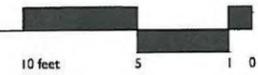
ELEVATION A
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ELEVATION B

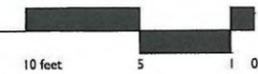
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ELEVATION C

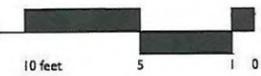
scale 1/4"=1'-0"





ELEVATION D

scale 1/4"=1'-0"



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: 2870 BROWNELL AVENUE

Submittal Date: 6/19/15

Meeting Date: 7/15/15

Requested Approval:	<input type="checkbox"/> Conceptual	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Final
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Preliminary Review: Preliminary Reviews are required only at the request of the DRB after completion of a Conceptual Review. In addition to the formal requirements below, you may be asked to submit specific information or documentation by the DRB. Please submit all items as requested. **Incomplete submittals will be returned to the applicant and the project will not be part of the meeting**

The following items shall be included in the Preliminary Submittal:

- Application fee (*checks payable to Sullivan's Island Design Review Board*)
- Completed Application to Sullivan's Island Review Board form (**FORM A**)
- Completed Sullivan's Island DRB Request for Review form (**FORM B**)
- Completed Zoning Standards Compliance Worksheet (**FORM C**)
- Eleven (11) sets of Drawings, 11" x 17" size. Drawings to include:
 - A current As-Built Survey, Certified by a S.C. Registered Land Surveyor [1/16" = 1'-0" OR 1" = 20'-0" Required for all new construction and for work which expands or is outside of an existing building footprint , illustrating the following:
 - All applicable Flood Zone information
 - Setbacks, Property Lines, and Easements
 - Spot elevations required to comply with Section 21-24
 - OCRM Critical Lines, if applicable
 - Trees
 - Existing Structures, if applicable
 - Site Plan [1/16" = 1'-0" OR 1" = 20'-0" scale], illustrating the following:
 - Existing Structures, if applicable
 - Proposed new structures (with roof plan dashed above)
 - All applicable survey information
 - Floor Plans [1/8" = 1'-0" scale], with the following requirements:
 - Exterior dimensions for walls and porches
 - Graphically depict the outlines of heated space, covered porches and open decks.
 - In the case of Renovations and/or Additions, the outlines of existing and new construction must also be shown.
 - Exterior Elevations [1/8" = 1'-0" scale], with the following requirements:
 - All exterior materials such as wood, stucco, roofing and / or masonry shall be graphically represented for intent.
 - Elevations must be rendered with shadows depicting roof and / or deck overhangs, changes in wall plane, or massing. Devoid of any graphically
 - Roof ridge heights and Finished Floor Elevation (FFE) and their relationship to FEMA Base Flood Elevation (BFE)
 - Additional Front Yard Setback shall be shown on both side elevations for clarity.
 - Any additional information or clarifications as may have been requested by the DRB at Conceptual Review
[including but not limited to Photographs of Adjacent Properties, Scale Models, Google Earth Images, and Perspective Sketches]

**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: 2870 BROWNELL AVENUE
 Submittal Date: 6/19/15
 Meeting Date: 7/15/15 Parcel I.D. (TMS#): 529-11-00-112

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: JENNIFER ANDERSON Architect / Designer: LUKE JARRETT
 Address: 2870 BROWNELL AVE Contact #: 843.977.5703
 email: jander7800@msl.com email: luke@byersdesign.com
 Contractor: SAM RHODES
 Contact #: 514.761.9692 Contact #: 843.442.1162
 email: samrhodes@hotmail.com

Enter a Brief Description of the Project and Scope of Work to be Performed:
CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE, POOL & SHADE STRUCTURE @ THE SITE

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

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

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

Project Address: 2870 BROWNELL AVE

Submittal Date: 6/19/19

Meeting Date: 7/19/19

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet:	<u>21,772</u> sf
Lot Width:	<u>174'-8"</u>
Lot Depth:	<u>140'-0"</u>
Flood Zone / Base Flood Elevation:	<u>VE-16</u>

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint:	<u>3266</u> sf
Accessory Building Footprint:	_____ sf
Total Principal Bldg. Coverage Area:	<u>3266</u> sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area	<u>3266</u> sf
Covered Porches:	<u>375</u> sf
Open Decks / Steps:	<u>210</u> sf
Pool / Patio:	<u>1133</u> sf
Drives / Walks:	<u>200</u> sf
Other Impervious Coverage	<u>168</u> sf
Total Impervious Coverage	<u>5352</u> sf

Sec. 21-27 Principal Building Square Footage

First Floor	<u>3266</u> sf
Second Floor	<u>1784</u> sf
Third Floor	_____ sf
Accessory Building	_____ sf
Total Principal Building Square Footage:	<u>5050</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 ON PIERS

Roof: 5V METAL CRIMP

Walls: WOOD STUD w/ FIBERCEMENT

Windows: ANDERSON / HOPE

Trim: WOOD & FIBER CEMENT

Doors: HOPE

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:

2870 BROWNELL AVENUE

Submittal Date:

6/19/15

Meeting Date:

7/15/15

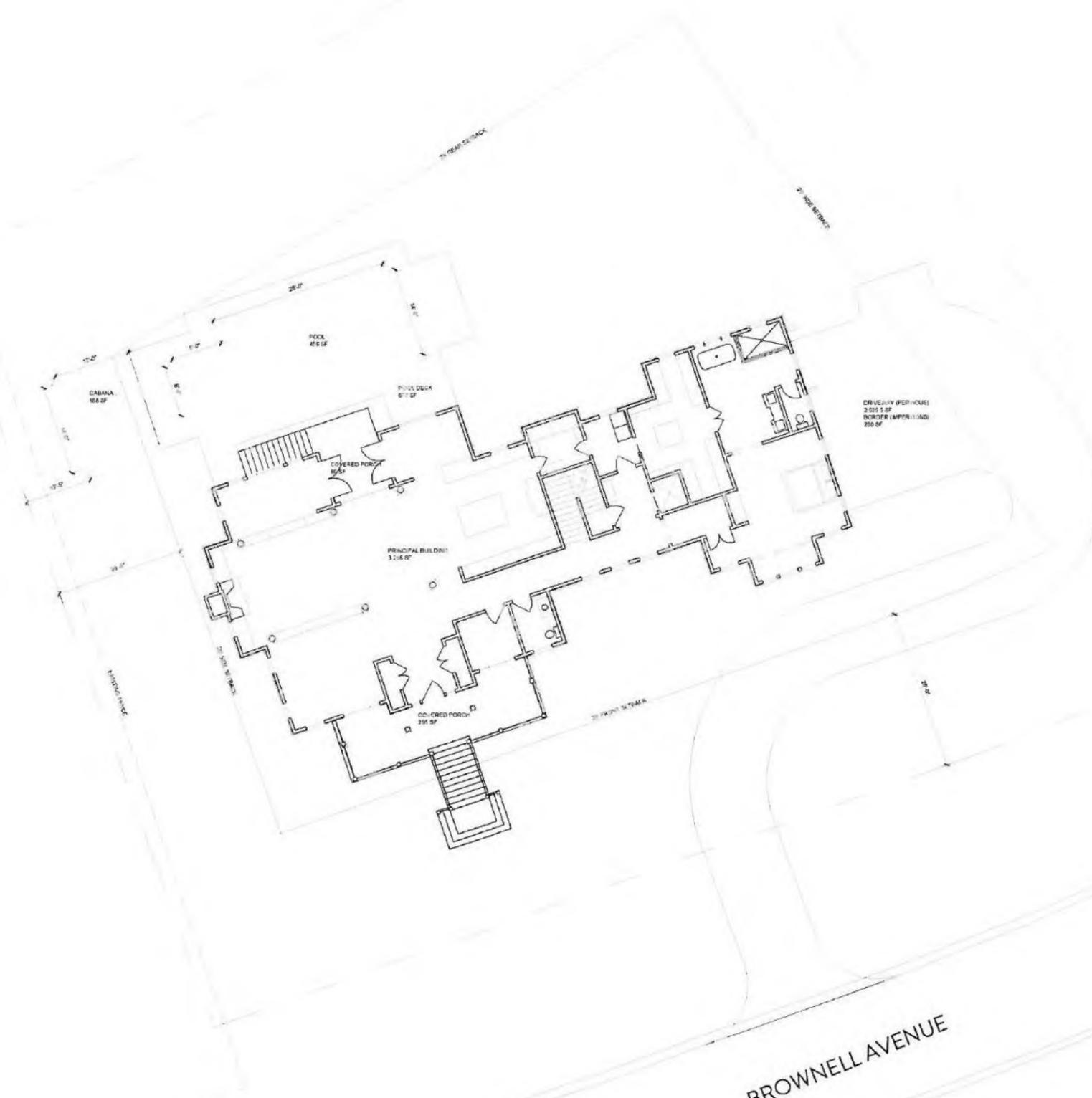
		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in Ft./ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet	✓	15% (3.75')			
	B	21-22 Additional Front Yard Setback	45° above 20'	✓	15%			
	C	21-22 Side Setback	Per lot; Enter Result: <u>15</u> min.; <u>40</u> comb.	✓	25%			
	D	21-22 Side Setback 2nd Floor Setback	2 feet	✓	100%			
	E	21-22 Rear Setback	25 feet	✓	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>3266</u> sf	✓	20% _____ sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>6531</u> sf	✓	20% _____ sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4077</u> sf		25% <u>5096</u> sf	<u>973</u>	<u>24%</u>	<u>5050</u>
	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 <u>70'</u> _____ sf	✓	100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result <u>30'</u> _____ sf	✓	100%			
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatibility			
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor	✓	1 foot			
	N	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility			
O	21-34 Site Lighting	Check Ordinance	✓	Adjust for Neighborhood Compatibility				

AREA CALCULATIONS

OVERALL LOT AREA:	21,772 S.F.
PERMITTED PRINCIPAL BUILDING COVERAGE AREA:	3,265.8 S.F.
PROPOSED PRINCIPAL BUILDING COVERAGE AREA:	3,334 S.F.
PERMITTED PRINCIPAL BUILDING SQUARE FOOTAGE:	4,077 S.F.
PROPOSED PRINCIPAL BUILDING SQUARE FOOTAGE:	5,014 S.F.
PERMITTED IMPERVIOUS COVERAGE AREA:	6,531.6 S.F.

ZONING INFORMATION

RC-1A
 FLOOD ZONE: VE-16
 FRONT SETBACK: 25'
 REAR SETBACK: 25'
 SIDE SETBACK: MIN 15' EACH, TOTAL 40'



BYERS DESIGN GROUP
 ARCHITECT
 LAND ARCHITECT
 LAND PLANNING
 BYERS DESIGN
 721 KING STREET
 CHARLOTTE, NC
 T. 843.512.1111
 www.byersdesign.com

ANDERSON RESIDENCE
2870 BROWNELL AVE

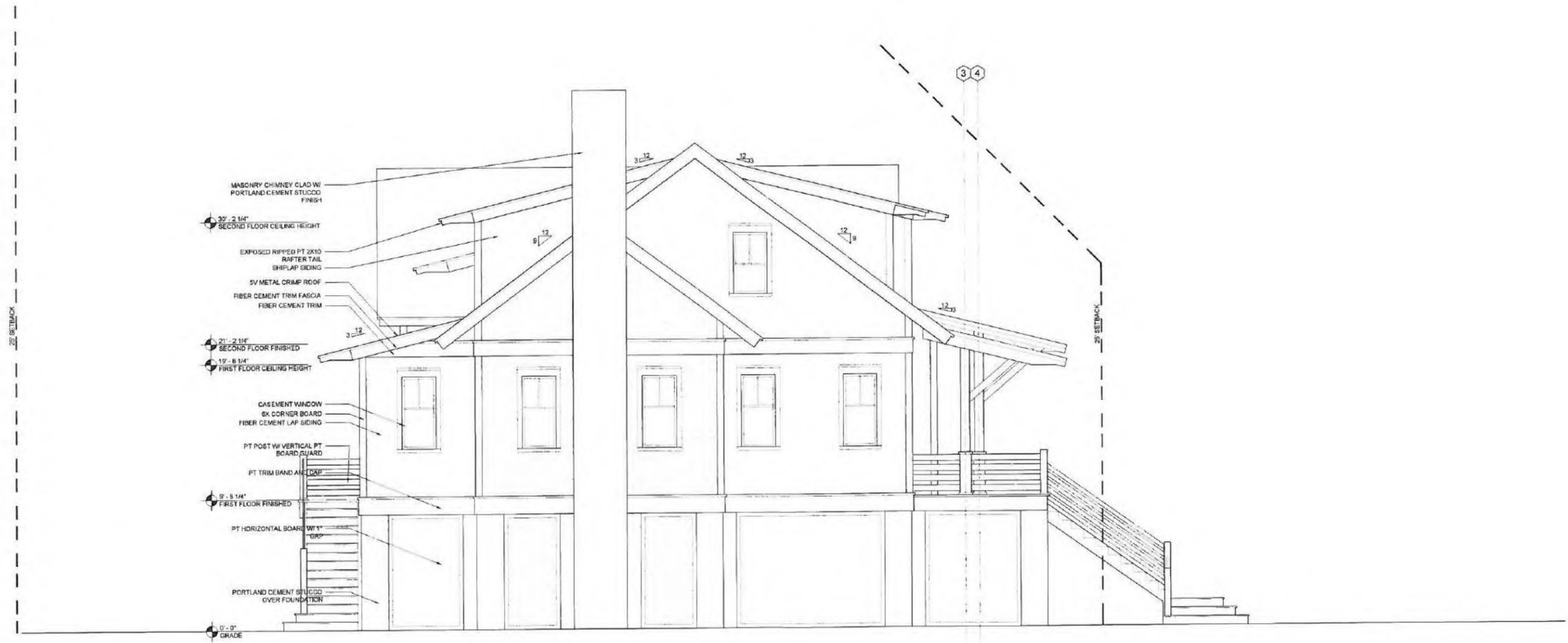
NOT FOR CONSTRUCTION

SHEET TITLE:
 ARCHITECT
 SITE PLAN
 SHEET NUMBER:

A-0



1 SOUTH (BROWNELL AVE.) ELEVATION
SCALE : 1/4" = 1'-0" @ 24" x 36"
SCALE : 1/8" = 1'-0" @ 12" x 18"



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



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



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



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T. 843.5
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ANDERSON RESIDENCE
2870 BROWNFIELD AVE

NOT FOR CONSTRUCTION

SHEET TITL
SITE II

SHEET NUM

I-1



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LAND PLANNING
BYERS DESIGN GROUP
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CHARLESTON, SC 29403
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ANDERSON RESIDENCE
2870 BROWNELL AVE

SHEET TITLE
SITE PLAN
SHEET NUMBER

I-10

NOT FOR CONSTRUCTION



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LAND PL

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CHARLESTO
T. 843.5
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ANDERSON RESIDENCE
2870 BROWNELL AVE

NOT FOR CONSTRUCTION

SHEET TITLE

SITE IM

SHEET NUM

1-10



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CHARLESTON
T. 843.5
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ANDERSON RESIDENCE
2870 BROWNELL AVE

SHEET TITLE
SITE IM

SHEET NUM

I-10

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LAND ARCHITECTURE
LAND PLANNING

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721 KING STREET
CHARLESTON, SC 29403
T. 843.525.1234
www.byersdesign.com

ANDERSON RESIDENCE
2870 BROWNELL AVE

NOT FOR CONSTRUCTION

SHEET TITLE

SITE II

SHEET NUMBER

I-11



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LAND ARCH
LAND PL

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CHARLESTON
T. 843.5
www.byers-

ANDERSON RESIDENCE
2870 BROWNFIELD AVE

NOT FOR CONSTRUCTION

SHEET TITLE
SITE II

SHEET NUMBER

I-1

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:

2714 Atlantic Avenue

Submittal Date:

6/18/2015

Meeting Date:

BRIAN & JULIE HELLMAN
RESIDENCE

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.

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: 2714 Atlantic Avenue
 Submittal Date: 6/18/2015
 Meeting Date: _____ Parcel I.D. (TMS#): 529-11-00-028

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: Brian Hellman Architect / Designer: Eddie Fava
 Address: 105 Broad St., 3rd Floor Contact #: 843.723.5099
Charleston, SC 29401 email: e@ecfava.com
 email: bh@hellmanjates.com Contractor: _____
 Contact #: _____ Contact #: _____
 email: _____

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

CONVEY REQUEST RELIEF TO ALLOW POOL IN SIDE YARD (RATHER THAN PREVIOUSLY APPROVED FRONT YARD)
NO OTHER REQUESTS / RELIEF REQUIRED

I (We) submit that the above information is true to the best of My (Our) knowledge.

E E FAVA HELLMAN

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.

E F

Owner's Signature Fee Received by

Applicant 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: 2714 Atlantic Avenue

Submittal Date: 6/18/2015

Meeting Date: _____

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size In Square Feet: 22,044 sf
 Lot Width: 105'
 Lot Depth: 210'
 Flood Zone / Base Flood Elevation: AE15

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint: _____ sf
 Accessory Building Footprint: _____ sf

Total Principal Bldg. Coverage Area: N/A meets all zoning requirements
 (Principal Building plus Accessory Structure)

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area _____ sf
 Covered Porches: _____ sf
 Open Decks / Steps: _____ sf
 Pool / Patio: _____ sf
 Drives / Walks: _____ sf
 Other Impervious Coverage: _____ sf

Total Impervious Coverage: N/A meets all zoning requirements

Sec. 21-27 Principal Building Square Footage

First Floor _____ sf
 Second Floor _____ sf
 Third Floor _____ sf
 Accessory Building _____ sf

Total Principal Building Square Footage: N/A Meets all zoning requirements
 (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:

2714 Atlantic Avenue

Submittal Date:

6/19/2015

Meeting Date:

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in Ft./ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet	✓	15% (3.75')			
	B	21-22 Additional Front Yard Setback	45° above 20'	✓	15%			
	C	21-22 Side Setback	Per lot; Enter Result <u>30</u> min.; <u>90</u> comb.		25%	10'	25%	30'
	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			

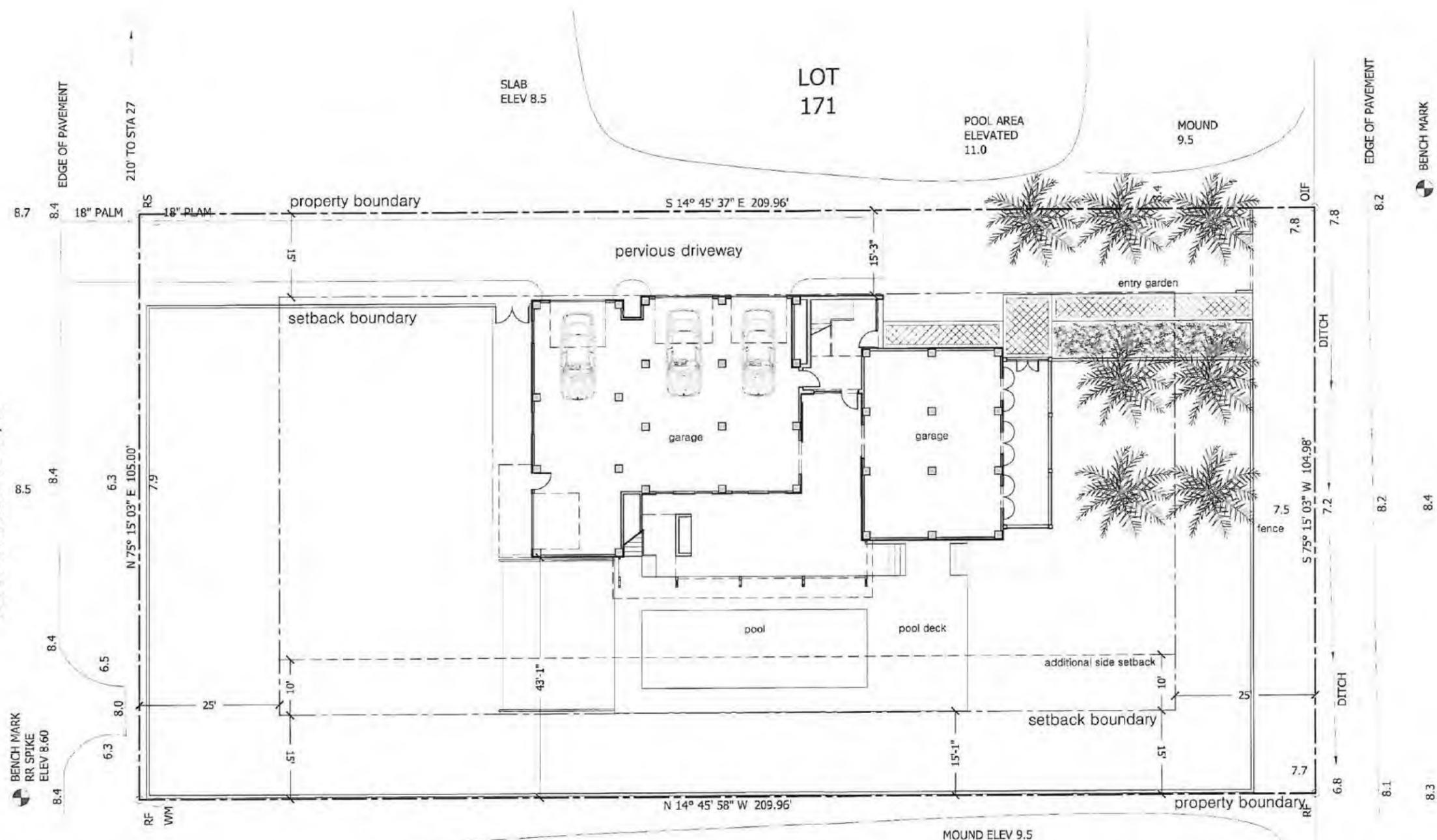
DESIGN AND DETAILS ARE THE EXCLUSIVE PROPERTY OF [redacted] architects, etc. ALL RIGHTS RESERVED - DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION COPYRIGHT 2015. These drawings are strictly representations of the proposed conditions for the structure located at 1909 Thee Street, SI, SC They are the result of on site investigations of the site and should be verified by all individuals utilizing these documents for any other purpose.



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SCALE : 3/32" = 1'

ION AVENUE 40' R/W

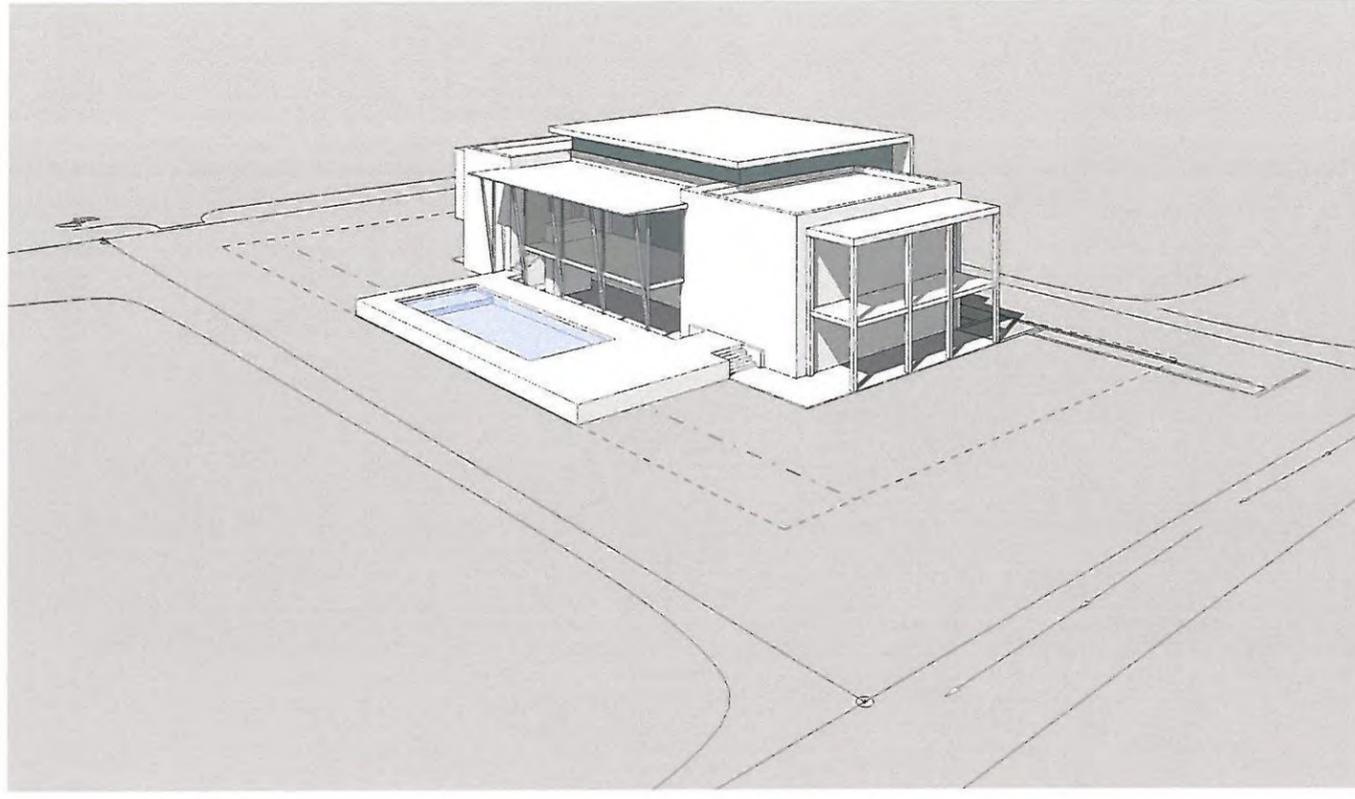
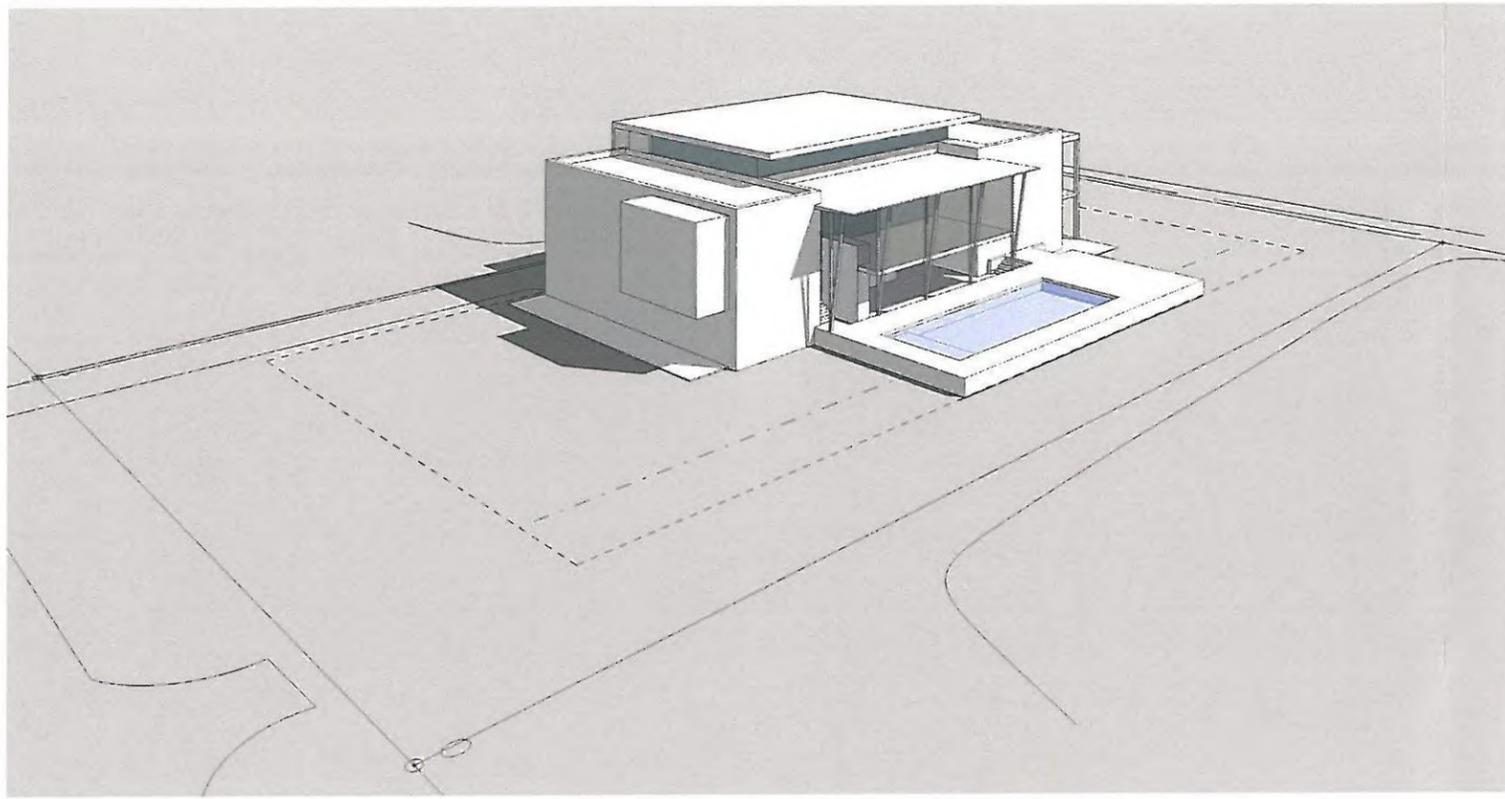
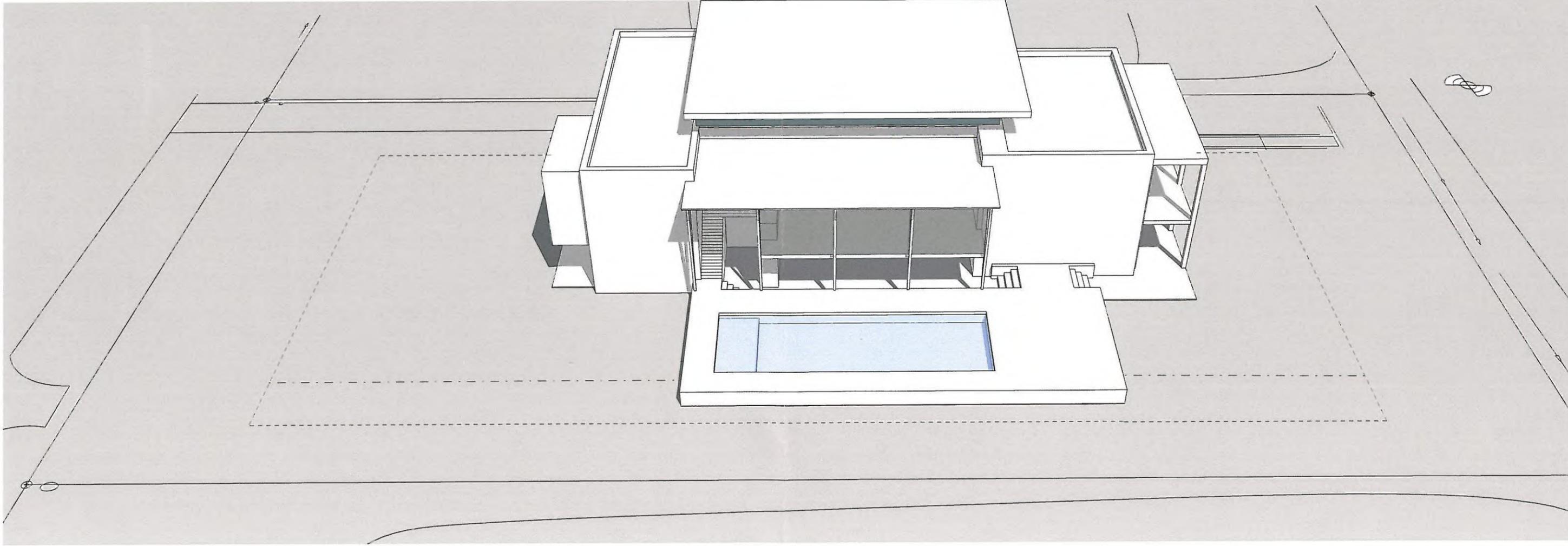


LOT 173

LEGEND:
 RF #5 REBAR FOUND
 RS #5 REBAR SET
 OIF 1" OPEN IRON FOUND
 WM WATER METER

Lot Size 22,044 SF
 Building Coverage
 Lot Size x 15%
 Total allowable building coverage
 Proposed Building Coverage
 Proposed Building Coverage
 Required Setbacks
 FRONT (south) 30'
 REAR (north) 25'
 SIDE (east / west) 40'
 (not less than)
 Allowable Impervious
 Lot Size x 30%
 Total allow. impervious coverage
 Proposed Impervious
 Proposed impervious coverage
 (excluding driveway and site pavement)
 Building Square Footage
 (Lot Size - 5000)/100 x 10 + 2500
 Total allow. building square footage
 Proposed Square Footage
 Total conditioned square footage

SIGN AND DETAILS ARE THE EXCLUSIVE PROPERTY OF **e.e. faha** architects, etc. ALL RIGHTS RESERVED - DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION COPYRIGHT 2015. These drawings are strictly representations of the proposed conditions for the structure located at 1909 Thee Street, SI, SC They are the result of on site investigations of the site and should be verified by all individuals utilizing these documents for any other purpose.



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: 2624 Raven Drive

Submittal Date: 6/19/15

Meeting Date: 7/15/15

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 end / 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.

Sullivan's Island Design Review Board

last modified September 20, 2007

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: 2624 Raven Drive

Submittal Date 6/19/15

Meeting Date: 7/15/15

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet:	<u>8687</u>	sf
Lot Width:	<u>104.6'</u>	
Lot Depth:	<u>135.55'</u>	
Flood Zone / Base Flood Elevation:	<u>AE - 13'</u>	

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint:	<u>1935</u>	sf
Accessory Building Footprint:	<u>0</u>	sf
<hr/>		
Total Principal Bldg. Coverage Area:	<u>1935</u>	sf
(Principal Building plus Accessory Structure)		

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area	<u>1935</u>	sf
Covered Porches:	<u>273</u>	sf
Open Decks / Steps:	<u>105</u>	sf
Pool / Patio:	<u>0</u>	sf
Drives / Walks:	<u>0</u>	sf
Other Impervious Coverage	<u>0</u>	sf
Total Impervious Coverage	<u>2313</u>	sf

Sec. 21-27 Principal Building Square Footage

First Floor	<u>1828</u>	sf
Second Floor	<u>875</u>	sf
Third Floor	<u></u>	sf
Accessory Building	<u></u>	sf
<hr/>		
Total Principal Building Square Footage:	<u>2703</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

Roof: standing seam metal

Walls: hardi-plank

Windows: wood/aluminum clad

Trim: pt wood

Doors: mahogany / wood/aluminum clad

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: 2624 Raven Drive
 Submittal Date: 6/19/15
 Meeting Date: 7/15/15

		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')			see variance
	B	21-22 Additional Front Yard Setback	45° above 20'	✓	15%			see variance
	C	21-22 Side Setback	Per lot; Enter Result: _____ min.; _____ comb.	✓	25%			see variance
	D	21-22 Side Setback 2nd Floor Setback	2 feet		100%	2 feet	100%	
	E	21-22 Rear Setback	25 feet	✓	None			see variance
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>1618.65</u> sf		20% <u>323.73</u> sf	316.35	19.54%	1935 s.f.
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>3021.75</u> sf	✓	20% _____ sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result _____ sf	✓	25% _____ sf			see variance
	I	21-28 Third Story	as per formula: Enter Result _____ sf	✓	15% _____ sf			no 3rd story
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result <u>41.292</u> sf	✓	100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result <u>30'</u> sf	✓	100%			
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatibility			
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor		1 foot	10"		3'-10"
	N	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance	✓	Adjust for Neighborhood Compatibility			

Nesbitt Residence

2624 Raven Drive
Sullivan's Island, South Carolina

DRB REVIEW
June 19, 2015

INDEX TO DRAWINGS

T001	TITLE SHEET
T002	SITE PLAN
A100	GROUND FLOOR PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	ROOF PLAN
A104	DOOR & WINDOW SCHEDULES
A201	EXTERIOR ELEVATION
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A304	EXTERIOR DETAILS/SECTIONS
A305	EXTERIOR DETAILS/SECTIONS
A306	EXTERIOR DETAILS/SECTIONS
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A309	EXTERIOR DETAILS/SECTIONS
E100	GROUND FLOOR ELECTRICAL PLAN
E101	FIRST FLOOR ELECTRICAL PLAN
E102	SECOND FLOOR ELECTRICAL PLAN



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ISSUES/REVISIONS

DATE	DESCRIPTION
10/24/14	SCHEMATICS
11/18/14	REVISIONS
12/10/14	REVISIONS
1/21/15	REVISIONS
1/29/15	REVISIONS
2/6/15	REVISIONS
3/27/15	BUILDER SET
6/19/15	DRB REVIEW

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TITLE SHEET

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SCALE: NO SCALE

DATE: March 27, 2015

TITLE SHEET

T001

- 1) TMS# 529-06-00-117 & 118
- 2) OWNED BY THE TOWN OF S.I.
- 3. REFERENCE PLAT BOOK BB-166
- 4) FLOOD ZONE AE ELEV 13
- FIRM 45019C-0539-J



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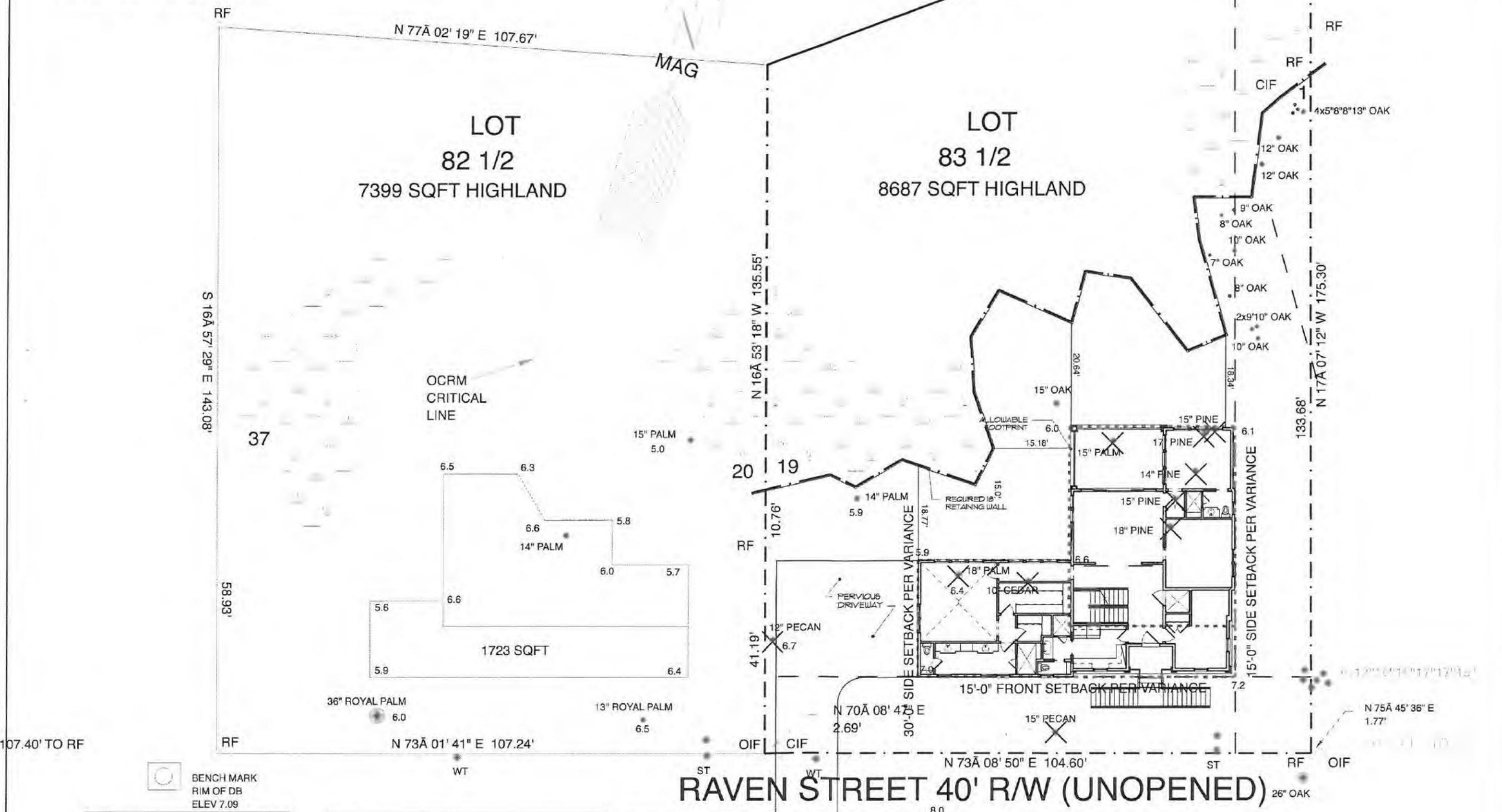
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 Sullivan's Island, South Carolina
SITE PLAN

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SCALE: 1" = 10' - 0"
 DATE: March 27, 2015

SITE PLAN

T002



LOT INFORMATION:	
TOTAL LOT SIZE:	8687 S.F.
LOT WIDTH:	104.60'
LOT DEPTH:	135.55'
FLOOD ZONE/BFE:	AE 13'

ALLOWABLE:	
PRINCIPAL BUILDING COVERAGE:	1942 S.F.
IMPERVIOUS COVERAGE:	3021 S.F.
PRINCIPAL BUILDING SQUARE FOOTAGE:	2765 S.F.

PROPOSED:	
PRINCIPAL BUILDING COVERAGE:	1935 S.F.
IMPERVIOUS COVERAGE:	2313 S.F.
PRINCIPAL BUILDING SQUARE FOOTAGE:	2703 S.F.

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Nesbitt Residence

2624 Raven Drive
Sullivan's Island, South Carolina
FRONT ELEVATION

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

DATE: March 27, 2015

FRONT ELEVATION

A201



1 FRONT ELEVATION
A201 SCALE: 1/4" = 1'-0"



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Nesbitt Residence

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SIDE ELEVATION

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

DATE: March 27, 2015

SIDE ELEVATION

1 SIDE ELEVATION
A202 SCALE: 1/4" = 1'-0"

A202

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Nesbitt Residence

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REAR ELEVATION

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

DATE: March 27, 2015

REAR
ELEVATION

A203



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

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1 SIDE ELEVATION
A204 SCALE: 1/4" = 1'-0"

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SIDE ELEVATION

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

DATE: March 27, 2015

SIDE ELEVATION

A204