

MICHAEL PERKIS
MAYOR

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

TOWN OF SULLIVAN'S ISLAND



ANDY BENKE
TOWN ADMINISTRATOR

JASON BLANTON
COMPTROLLER

LAWRENCE A. DODDS
TOWN ATTORNEY

GREG GRESS
WATER AND SEWER MANAGER

JOE HENDERSON
ZONING ADMINISTRATOR

DANIEL S. HOWARD
CHIEF OF POLICE

ELLEN MILLER
TOWN CLERK

RANDY ROBINSON
BUILDING OFFICIAL

M. ANTHONY STITH
FIRE CHIEF

DESIGN REVIEW BOARD

Wednesday, June 17, 2015 - 6:00 P.M.
Town Hall

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES FROM MAY 20, 2015
- C. HISTORIC SPECIAL EXCEPTION
 1. 1908 I'on Avenue: Sandlapper Design Group, applicants, request conceptual review and approval of an Historic Special Exception for a Traditional Island Resource. (TMS# 529-09-00-008)
- D. CERTIFICATES OF APPROPRIATENESS— HISTORIC PROPERTIES
 1. 2862 Jasper Boulevard: Bryan Gardner, applicant, requests approval for historic restoration modifications to a designated Traditional Island Resource. (TMS# 529-07-00-032)
 2. 2650 Jasper Boulevard: Brennan Egan, applicant, requests conceptual approval of a historic restoration of a Traditional Island Resource and demolition and new construction of a second principal building on the parcel. Applicant requests relief of the RS-District zoning standards for principal building coverage and principal building square footage.
- E. CERTIFICATES OF APPROPRIATENESS—NON-HISTORIC PROPERTIES
 1. 3025 Middle Street: Samuel Rhodes, applicant, requests approval for heated square footage increases for a recently permitted new construction. Applicant requests relief of the zoning standards for principal building square footage. (TMS# 529-08-00-056)
 2. 916 Middle Street: Brian Harvin, applicant, requests approval for heated square footage increases by enclosing existing screen porches on the rear of an existing home. Applicant requests relief of the zoning standards for principal building square footage. (TMS# 529-08-00-056)
 3. 1220 Cove Avenue: Cobb Architects, applicants, request conceptual 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)

4. 910 Middle Street: Rachel Burton, of Swallowtail Architects, Julia F. Martin Architects, applicants, request final approval of proposed new home construction. Relief is requested from the design standards for the structure's side setbacks, second story side setback, principal building square footage, and principal building coverage.

F. PUBLIC INPUT

G. ADJOURN

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

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

(FORM A)

Project Address: 1908 ION AVENUE
 Submittal Date: 5.22.15
 Meeting Date: 6.17.15 Parcel I.D. (TMS#): 529-09-00-008

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 #: 190 Historic Survey #: _____

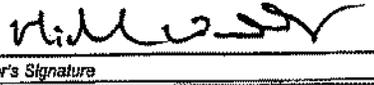
Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name: MICHAEL WOODY Architect / Designer: SANGLAPPER DESIGN GROUP
 Address: 1908 ION AVE. Contact #: 883.9191
SULLIVAN'S ISLAND email: james@sandlapperdesign.com
 email: michael@ravencloffe.com Contractor: COLEMAN BUILDERS
 Contact #: 843.478.2226 Contact #: 843.367.7596
 email: altcoleman@msn.com

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

WE WOULD LIKE TO BUILD A NEW SECOND DWELLING ON THE LOT AND USE THE EXISTING STRUCTURE AS AN ACCESSORY DWELLING PER SEC. 21-140 OF THE ZONING ORDINANCE. WE ARE NOT REQUESTING ANY DRB RELIEF AND WOULD LIKE TO BE GIVEN A CERTIFICATE OF APPROPRIATENESS BY THE DRB SO WE CAN REQUEST A SPECIAL EXEMPTION FROM THE BZA PER SEC. 21-140

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>SANGLAPPER DESIGN GROUP</u> <u>JAMES SELVITELLI</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: 1908 ION AVENUE

Submittal Date: 5.22.15

Meeting Date: 6.17.15

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>23,128</u> sf
Lot Width:	<u>104.8'</u>
Lot Depth:	<u>209.7'</u>
Flood Zone / Base Flood Elevation:	<u>AE 15'/VE 10'</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>2121</u> sf
Accessory Building Footprint:	<u>999</u> sf
<hr/>	
Total Principal Bldg. Coverage Area: (Principal Building plus Accessory Structure)	<u>3120</u> sf

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>3120</u> sf
Covered Porches:	<u>1910</u> sf
Open Decks / Steps:	<u>404</u> sf
Pool / Patio:	<u>425</u> sf
Drives / Walks:	<u>(TBD)</u> sf
Other Impervious Coverage (HVAC)	<u>118</u> sf
Total Impervious Coverage	<u>5977</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>2121</u> sf
Second Floor	<u>997</u> sf
Third Floor	<u>0</u> sf
Accessory Building	<u>999</u> sf
<hr/>	
Total Principal Building Square Footage: (Principal Building plus Accessory Structure)	<u>4117</u> sf

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

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

Foundation: <u>STUCCO & WOOD SLATS</u>	Roof: <u>MTL. ROOF</u>
Walls: <u>LAP SIDING</u>	Windows: <u>CLAD WOOD</u>
Trim: <u>PAINTED P.T. WOOD</u>	Doors: <u>WOOD & CLAD 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:

1908 ION AVENUE

Submittal Date:

5.22.15

Meeting Date:

6.17.15

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max Authority for Relief	Applicant's Request for Relief in FL/ Sq. FL	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet	✓	15% (3.75')	—		
	B	21-22 Additional Front Yard Setback	45° above 20'	✓	15%	—		
	C	21-22 Side Setback	Per lot; Enter Result: <u>15</u> min.; <u>40</u> 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 <u>3332</u> sf	✓	20% _____ sf	—		
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>6665</u> sf	✓	20% _____ sf	—		
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4121.5</u> sf	✓	25% _____ sf	—		
	I	21-28 Third Story	as per formula: Enter Result <u>400</u> sf	✓	15% _____ sf	—		
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result <u>(43.4")</u> ft	✓ MEETS 21-29C(3)b	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	—			

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) 883-3188

Project Address: 1908 ION AVENUE

Submittal Date: 5.22.15

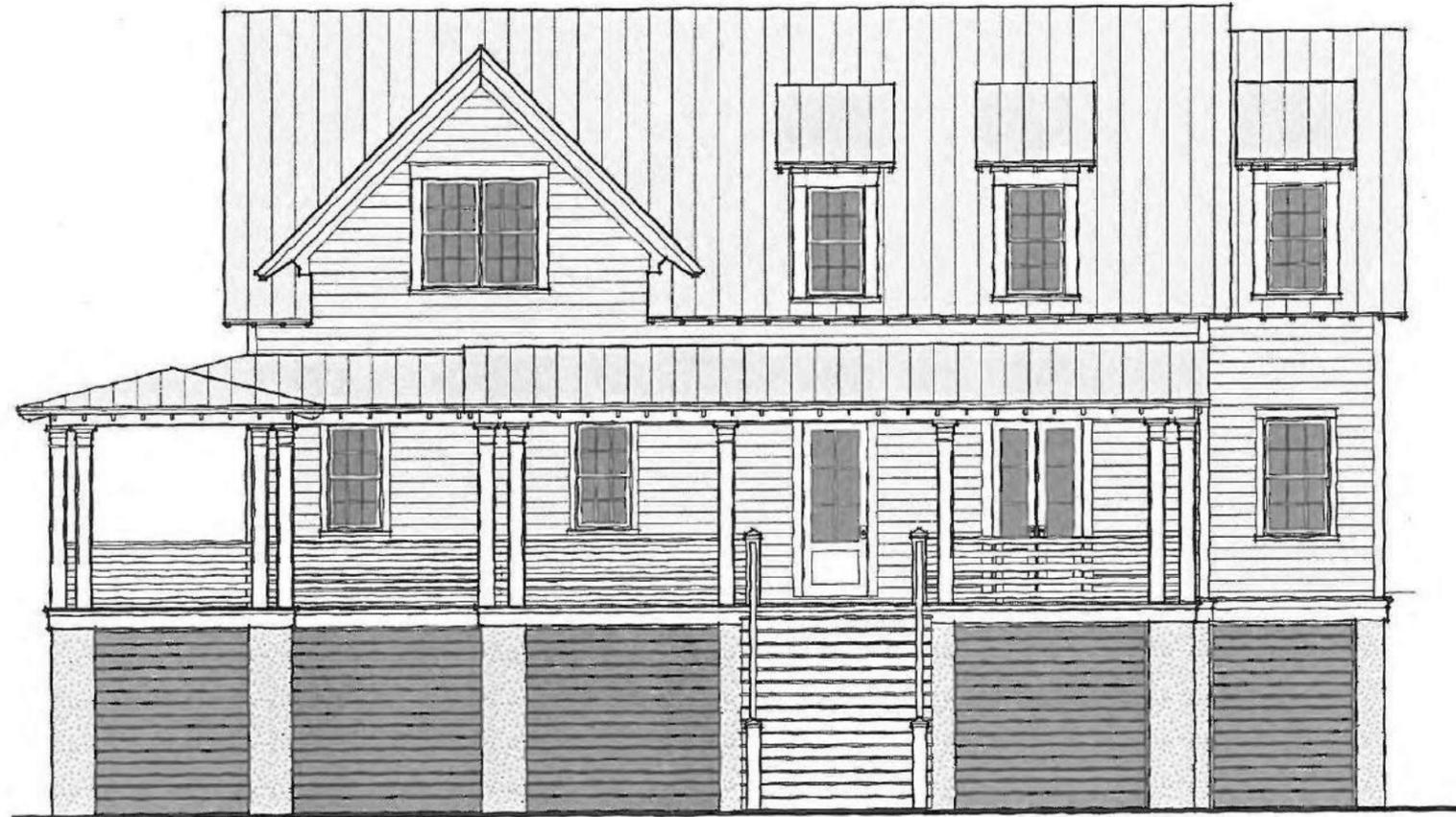
Meeting Date: 6.17.15

		1	2	3	4	5	NOTES
		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	
HISTORIC EXEMPTIONS	A	21-43 Existing Principal Building Square Footage	999	50% Enter Result: _____ sf	—		
	B	21-43 Existing Principle Building Coverage Area	999	50% Enter Result: _____ sf	—		
	C	21-43 Existing Impervious Coverage Area	1925	50% Enter Result: _____ sf	—		

The Woody Residence

Drawing Index

T001	TITLE SHEET
C100	SITE PLAN
A100	GROUND FLOOR PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A201	NORTH & SOUTH ELEVATIONS
A202	EAST & WEST ELEVATIONS



1908 I'On Avenue, Sullivan's Island, South Carolina

SULLIVAN'S ISLAND LOT COVERAGE CALCULATIONS			
Principal Building Coverage Area:		Impervious Surface Coverage Area:	
Allowed:	3,332 sf	Allowed:	6,665 sf
Actual:	3,120 sf	Actual:	5977 sf
		Heated:	3120 sf
		Porches:	1910 sf
		Steps:	404 sf
		HVAC:	118 sf
		Pool:	425 sf
Principal Building Square Footage:		Total Pervious Hard Surfaces:	
Allowed:	4,121.5 sf	TBD	
Actual:	4117. sf		
New House:	3118 sf		

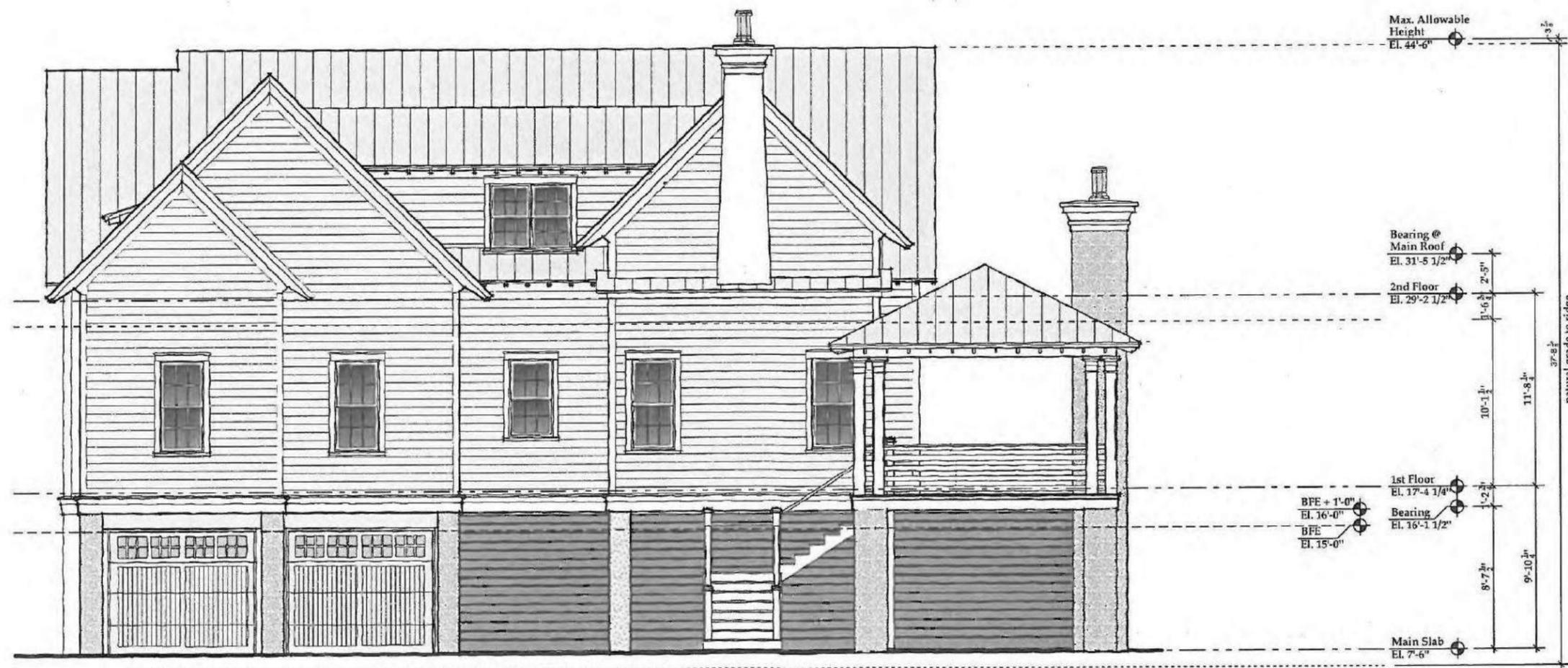
ZONING INFORMATION	
Address:	1908 I'on Avenue Sullivan's Island South Carolina
Flood Zone:	AE Elev 15 VE Elev 16
Base Flood Elevation:	16.0' MSL
Map & Panel No.:	45019C-0536
Suffix:	J
TMS #:	529-09-00-008
Setbacks:	
Front:	25 ft. plus additional 45° over 20'
Rear:	25 ft. plus additional 45° over 20'
Side:	15 ft./25 ft. plus additional 45° over 20'

CODE APPLICABILITY
1. This structure has been designed using the following building codes and standards: • International Residential Code 2012
2. All Work to be in accordance with current applicable codes and standards.
3. Sullivan's Island traditional Island Resource Map # 190

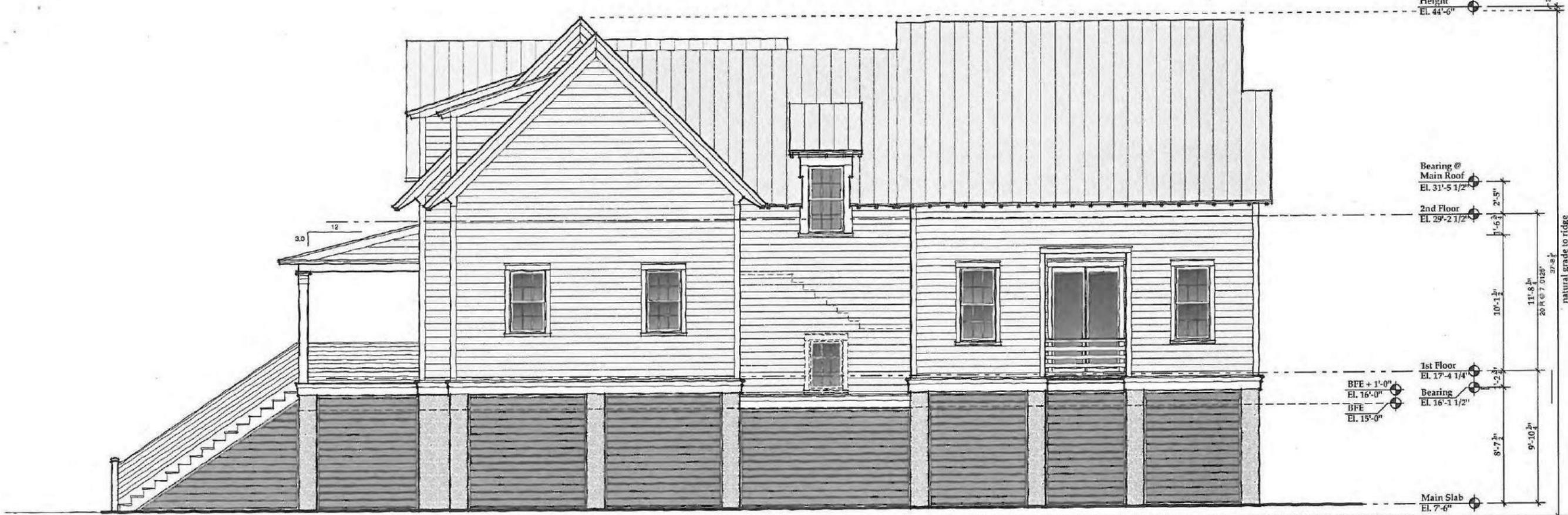
Date
Issued For
No.



North Elevation ①
Scale: 1/4" = 1'-0"



South Elevation ②



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



East Elevation

Date

No. Issued For

PL
PR
CA
DA
E
M
E

May 22,
2015

WESLEY AND ANNE COOK: DESIGN REVIEW BOARD SUBMITTAL

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: <u>2862 JASPER BLVD</u>		
Submittal Date: <u>5.22.15</u>		
Meeting Date: <u>JUNE</u>		
Parcel I.D. (TMS#): <u>529-07-00 032</u>		
Requested Approval (check ONE) <input checked="" type="checkbox"/> Conceptual <input type="checkbox"/> Preliminary <input type="checkbox"/> Final		
Check one:		
<input 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: <input type="checkbox"/> designated as Historic Resource <input type="checkbox"/> not designated as Historic Resource Historic Survey #: _____	
<input checked="" type="checkbox"/> Submittal is outside the Historic District and is: <input checked="" type="checkbox"/> designated as Historic Resource <u>TRADITIONAL ISLAND RESOURCE</u> Historic Survey #: <u>25</u>		
Nature of Work: (circle all that apply)		
Accessory Structure Demolition / Relocation Addition <u>Alteration</u> New Construction		
Owner's Name: <u>WESLEY & ANNE COOK</u>	Architect / Designer: <u>N/A</u>	
Address: <u>2862 JASPER BLVD</u>	Contact #: _____	
<u>SULLIVANS ISLAND</u>	email: _____	
email: <u>WESCOOK2@YAHOO.COM</u>	Contractor: <u>BRYAN GARNER</u>	
Contact #: <u>697-7160</u>	Contact #: <u>297-6467</u>	
<u>*ANCOOK2@YALOO</u>	email: <u>PLUFFMUDCONSTRUCTION@YAHOO.COM</u>	
Enter a Brief Description of the Project and Scope of Work to be Performed:		
<u>SUBMITTAL REQUEST IS FOR MODIFICATION TO EXISTING STRUCTURE</u>		
<u>NO ADDITIONAL SQUARE FOOTAGE TO BE ADDED</u>		
<u>PLEASE SEE DESIGN REVIEW BOARD SUBMITTAL INCLUDED WITH THIS DOCUMENT</u>		
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.	
<u>BRYAN GARNER</u> Print Applicant's Name	<u>[Signature]</u> Owner's Signature	Fee Received by _____
<u>[Signature]</u> Applicant Signature		check # _____

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: 2862 JAGGER BLVD

Submittal Date: 5.22.15

Meeting Date: _____

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>22,238</u> sf
Lot Width:	<u>105.95'</u>
Lot Depth:	<u>210.13'</u>
Flood Zone / Base Flood Elevation:	<u>AE 13</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>2143</u> sf
Accessory Building Footprint:	<u>N/A</u> sf
Total Principal Bldg. Coverage Area:	<u>2143</u> sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>2143</u> sf
Covered Porches:	<u>740</u> sf
Open Decks / Steps:	<u>914</u> sf
Pool / Patio:	<u>N/A</u> sf
Drives / Walks:	<u>N/A</u> sf
Other Impervious Coverage	<u>CHIMNEY A/C 42</u> sf
Total Impervious Coverage	<u>3,839</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>2143</u> sf
Second Floor	<u>1065</u> sf
Third Floor	<u>N/A</u> sf
Accessory Building	<u>N/A</u> sf
Total Principal Building Square Footage:	<u>3209</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: WOOD PILE WITH CONCRETE Roof: V-CRIMPED METAL
 Walls: WOOD Windows: WOOD
 Trim: WOOD Doors: WOOD

Sec. 21-111 Standards of Neighborhood Compatibility

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

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

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: 2862 Jasper Blvd.

Submission Date: 5.22.15

Meeting Date: _____

Requested Approval:	<input checked="" type="checkbox"/> Conceptual	<input type="checkbox"/> Preliminary	<input type="checkbox"/> 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) **NO ADDITIONAL SQUARE FOOTAGE REQUESTED**
- 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
 - Site Plan [1/16" = 1'-0" OR 1" = 20'-0" scale], illustrating the following:
 - Existing Structures, if applicable
 - 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
 - Root 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

Pluff Mud Construction, LLC

pluffmudconstruction@yahoo.com

843.297.6467

Design Review Board Submittal for

Wesley and Anne Cook

2862 Jasper Boulevard

Conceptual

1. Ground Floor Exterior Wall

It is desired to remove the ground floor, exterior wall on left side of home, picture #1. This exterior wall was part of non-conforming heated square footage at the ground level. It does not appear the rooms at the ground floor were permitted. Most of the framing lumber used in this wall is dimensional 2" * 4" lumber, picture #2 that is common to today's residential construction. It is not the larger nominal 2 * 4 that we find in the upper 1st and 2nd floors of the home. It is believed the front portion of the wall was built in the late 1980's. The back portion of the exterior wall was built after February 1998. A mill stamp from a framing member has a date stamp of "FEB 98", see picture #3

The non-conforming rooms have been demolished and all that is left is this exterior wall. All framing on the backside of the exterior wall is exposed. Additionally, some of the dimensional lumber used was not treated and is now termite damaged, picture #4. We have found termite damage in the main floor of the home that is directly above this non-treated lumber. It is surmised the termites first attacked this non-treated lumber that is nearest to the ground and then moved vertically into the main living area.

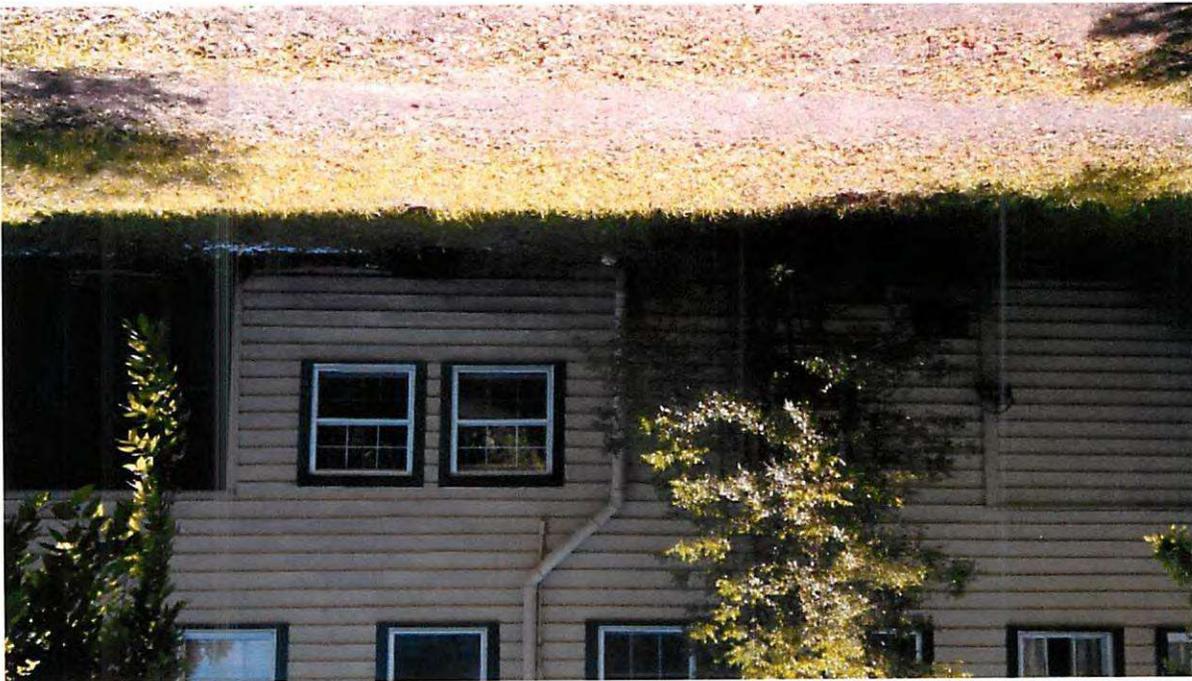
It is desired to remove this wall and install lattice panels similar to existing. The existing lattice panels consist of 1" * 3" boards on the vertical that have a 3" space between each board. See picture #5.

There are (7) exterior modifications requested in this submittal:

Picture #2 Details the use of dimensional lumber in the ground floor exterior wall and not the older nominal lumber



Picture #1. Left side elevation showing the ground floor exterior wall that was part of non-conforming heated square footage



Picture #3. Shows the mill stamp date of "FEB 98"



Picture #4. Details the use of non-treated dimensional lumber. A portion of this lumber has obvious old termite damage.





Picture #5. Details existing lattice panels consisting of 1 * 3's on the vertical with a 3" space between each board.

2. Rebuild Front Stairs

The front stairs and landing are past their expected useful and safe life span. See picture #6 and picture #7 for current front stair configuration.

Additionally, the existing balustrade does not meet current code requirements for guards on open stairs: IRC R312.2. Existing newel posts are rotted and do not provide a competent anchorage for the balustrade.

It is desired to remove the existing stairs and landing and replace with stairs and landing of same dimensions. It is proposed to install a wooden "X" balustrade similar to the existing stairs in order to retain the historical look. See picture #8. This picture details a home built around the same time as 2862 Jasper and details the "X" style balustrade that is proposed here. To meet the code requirements for guards on open stairs we proposed to install stainless cable system at 3-3/4" on center. The new balustrade with "X" style boards and cable

system will be similar to the balustrade at 2061 Pettigrew Street shown in picture #9.

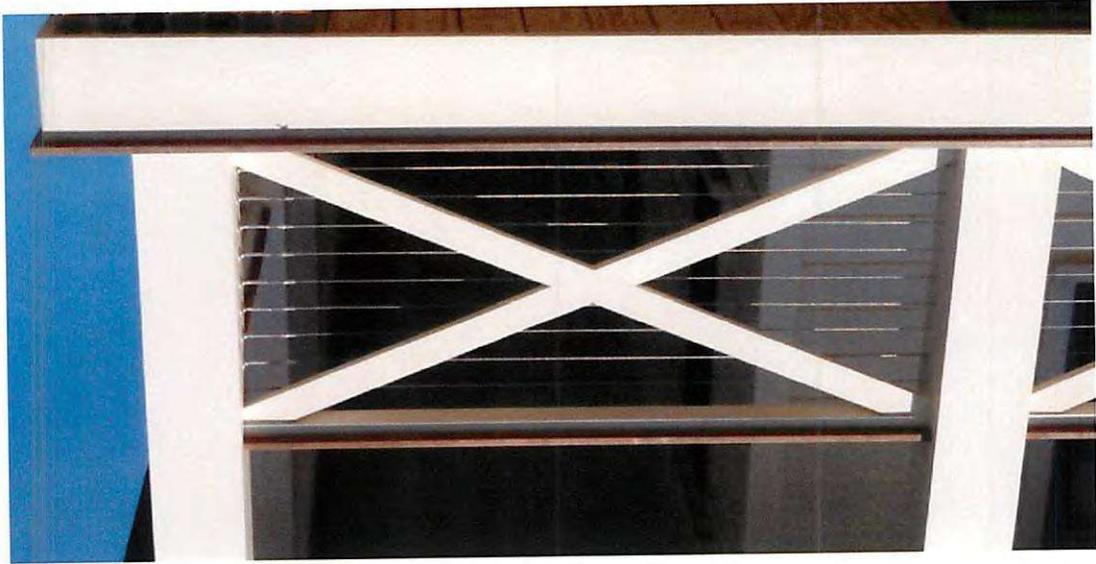


Picture #6. Existing front stair balustrade does not meet current code for guard rails and is unsafe due to age and deterioration.

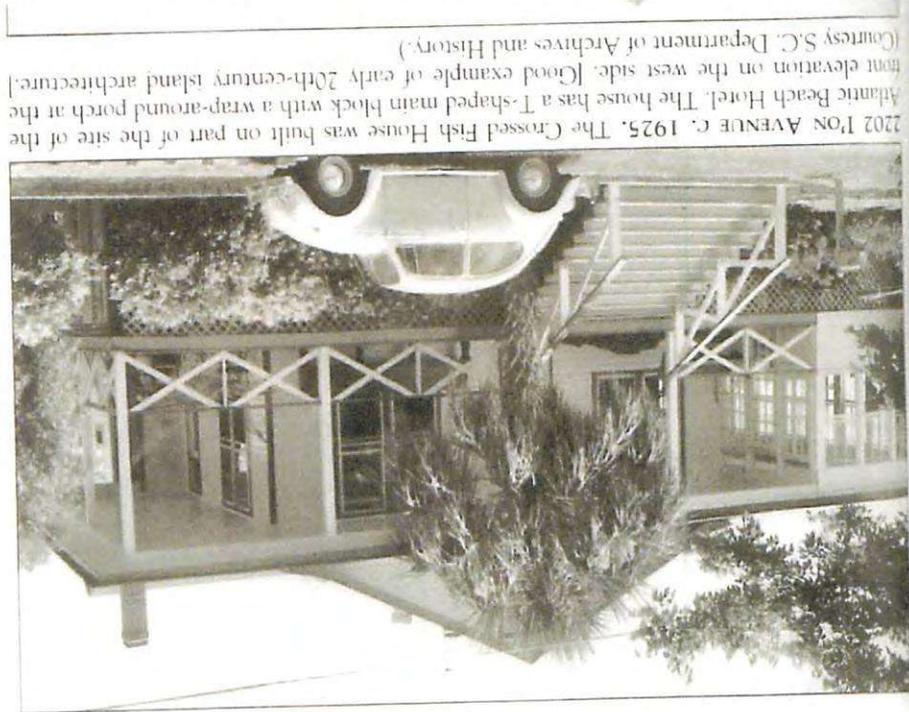


Picture #7. Shows the existing layout of the mid-stair landing and the two lower stairs to ground.

Picture #9. Front porch detail of 2061 Pettigrew Street, originally built 1937.



Picture #8. This picture details the "X balustrade" that is desired for 2862 Jasper. Picture sourced from Images of America: Sullivan's Island by the Gadsden Cultural Center.



3. New Front Door

It is believed the current front door is not historical in nature. See picture #10. This home has a large screen porch on the front of the home. All of the homes on Pettigrew Street that were built in this era that have large screen porches at the front have $\frac{3}{4}$ lite front doors. Most of these front doors are French doors and all of the homes have multiple French door entrances to the home from the front screen porch:

2062 Pettigrew Street built in 1910

2068 Pettigrew Street built in 1900

2061 Pettigrew Street built in 1937

2101 Pettigrew Street built in 1920

2118 Pettigrew Street built in 1900

It is desired to remove the front door and install a JELD-WEN Meranti Mahogany front door with 4-lite grid configuration with $\frac{3}{4}$ lite. Please see picture #11. Door will remain as natural mahogany and jambs to be painted to match existing conditions. All exterior door trim to match existing conditions.



Picture #10. Existing front door.



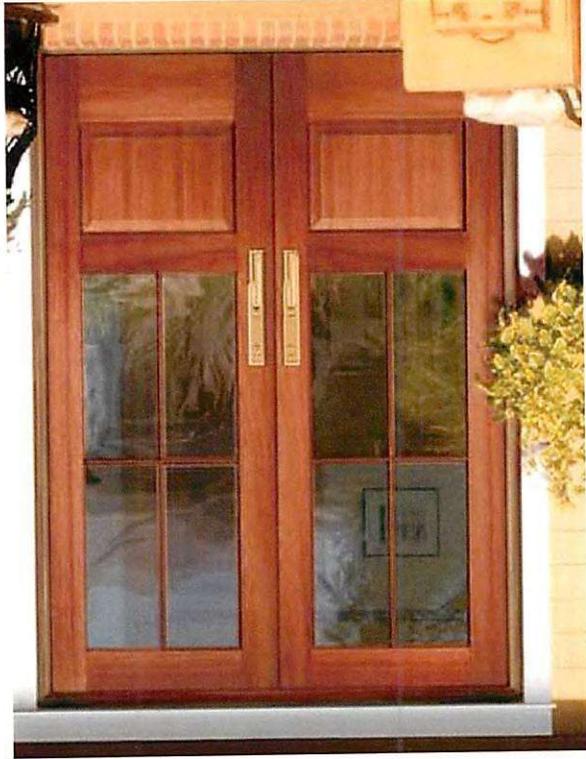
Picture #11. Proposed front door. Meranti Mahogany door provided by JELD-WEN

4. New French Doors

It is also desired to convert both of the double windows on the front screen porch, see picture #12, to JELD-WEN Meranti Mahogany French Doors with $\frac{3}{4}$ lite to match the proposed new front door. Please see picture #13. All of the historic homes on Pettigrew Street with front porches have multiple French doors at the front porch, see #3 above. See picture #14 from 2062 Pettigrew Street for front porch French doors.

Picture #15 is also from 2062 Pettigrew Street, built 1910, and shows the $\frac{3}{4}$ lite front door with one of the three secondary French doors at the front porch. Picture #15 shows a close up of the secondary French door on the front porch.

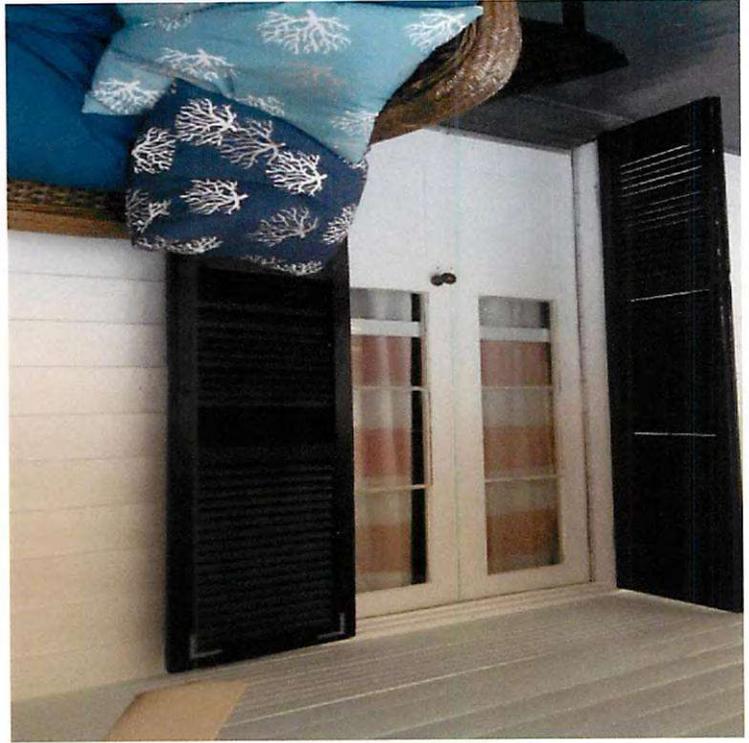
Picture #13. JELD-WEN Meranti Mahogany French door.



Picture #12. This is a composite picture that shows the entire elevation of the front porch.



Picture #15. Close up of the secondary French door at 2062 Pettigrew Street



Picture #14. From 2062 Pettigrew Street. Shows the front door at right and one of the secondary French doors at left with operable shutters.



5. Remove Awnings

It is desired to remove the awnings. None of the historic homes listed in this submittal from Pettigrew Street have awnings. The existing awnings, see picture # 16, have been painted to match the lattice panels and the paint is peeling off. If new windows are approved as part of this proposal the homeowners would like to install operable storm shutters in locations that are now obstructed by the awnings. Operable storm shutters would bring the home up to code regarding wind-blown protection.



Picture #16 Shows awnings at front elevation

6. Brick Chimney

It is believed the brick chimney is original to the house. Picture #17, below, is from the S.C. Inventory of Historic Places report that was dated 1990. In that report is a picture of the home and that picture is dated 1987. It shows the existing chimney without stucco. The existing stucco is missing in some locations and is severely cracked in other locations.

It is desired to remove the existing stucco and repoint the chimney as needed and leave the chimney in its original brick condition.



Picture #17. Details brick chimney photographed in 1987.

7. Window replacement

It is believed the existing windows are not original to the house. In the S.C. Inventory of Historic Homes dated 1990, it is noted that several windows were broken along with other damage to the home. It is assumed this damage is from Hugo. These windows were obviously replaced. Additionally, the second floor window on the front elevation is all vinyl.

The existing windows are single pane windows and do not provide insulation value when compared with current code requirements. Some windows do not fit properly and cannot close the gap between the window sash and jamb. Additionally, several window sashes are broken or are not operable and several windows are rotted beyond repair due to neglected maintenance.

It is desired that all windows be replaced with Andersen 400 Series Woodright Windows with a 4/1 grid pattern, picture #18. These windows are all wood with true divided lite glazing. Existing exterior window trim would match the proposed window trim. Exterior trim of window to be painted to match existing conditions. Picture #19 shows the front windows at 2061 Pettigrew Street, built 1937, that is an active addition/remodel project. These windows have the 4/1 grid pattern with true divided lite.

Picture #19. Shows 4/1 grid pattern for the on-going renovation at 2061 Pettigrew Street, originally built 1937.



Picture #18. Shows Andersen Series 400 Woodwright windows.



ELEVATION CERTIFICATE

U.S. DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY

National Flood Insurance Program

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

A1 Building Owner's Name: Hofer Family Limited Partnership
 A2 Building Street Address (including Apt. Unit, Suite, and/or Bldg No.): 2662 Jasper Boulevard
 City: Sullivan's Island
 State: SC ZIP Code: 29482

A3 Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.):
 P1 233E, TMS # 529-07-00-032

A4 Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Residential
 A5 Latitude/Longitude: Lat 32°45'16.54" N Long -079°49'18.13" W
 A6 Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.
 A7 Building Diagram Number: 5
 A8 For a building with a crawlspace or enclosure(s):
 a) Square footage of crawlspace or enclosure(s): 22 sq ft
 b) Number of permanent flood openings in the crawlspace: 2
 c) Total net area of flood openings in A8 b: 120 sq in
 d) Engineered flood openings? Yes No
 A9 For a building with an attached garage:
 a) Square footage of attached garage: NA
 b) Number of permanent flood openings in the attached garage: NA
 c) Total net area of flood openings in A9 b: NA sq in
 d) Engineered flood openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1 NFIP Community Name & Community Number: Town of Sullivan's Island 45418
 B2 County Name: Charleston
 B3 State: SC

B4 Map/Panel Number: 4501SC 0539	B5 Suffix: J	B6 FIRM Index Date: 11-17-2004	B7 FIRM Panel Effective/Revised Date: 11-17-2004	B8 Flood Zone(s): AE	B9 Base Flood Elevation(s) (Zone A0, use base flood depth): 13.0
----------------------------------	--------------	--------------------------------	--	----------------------	--

B10 Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
 FIS Profile FIRM Community Determined Other/Source: _____
 B11 Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other/Source: _____
 B12 Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
 Designation Date: _____

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1 Building elevations are based on:
 Construction Drawings Building Under Construction Finished Construction

C2 Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, ARA/A1-A30, ARA/AH, ARA/O Complete Items C2 a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
 Benchmark Utilized: SC VRS (SCHM)
 Vertical Datum: NAVD 1988
 Datum used for building elevations must be the same as that used for the BFE.
 Indicate elevations in items a) through h) below: NGVD 1929 NAVD 1988 Other/Source: _____
 Check the measurement used: feet meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) feet meters: 7.12
 b) Top of the next higher floor feet meters: NA
 c) Bottom of the lowest horizontal structural member (V Zones only) feet meters: NA
 d) Attached garage (top of slab) feet meters: NA
 e) Lowest elevation of machinery or equipment servicing the building feet meters: 12.12
 f) (Describe type of equipment and location in Comments)
 g) Highest adjacent (finished) grade next to building (LAG) feet meters: 7.28
 h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support feet meters: 8.46

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 on 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.

Check here if attachments are provided on back of form
 Check here if attachments are provided on back of form
 licensed land surveyor? Yes No

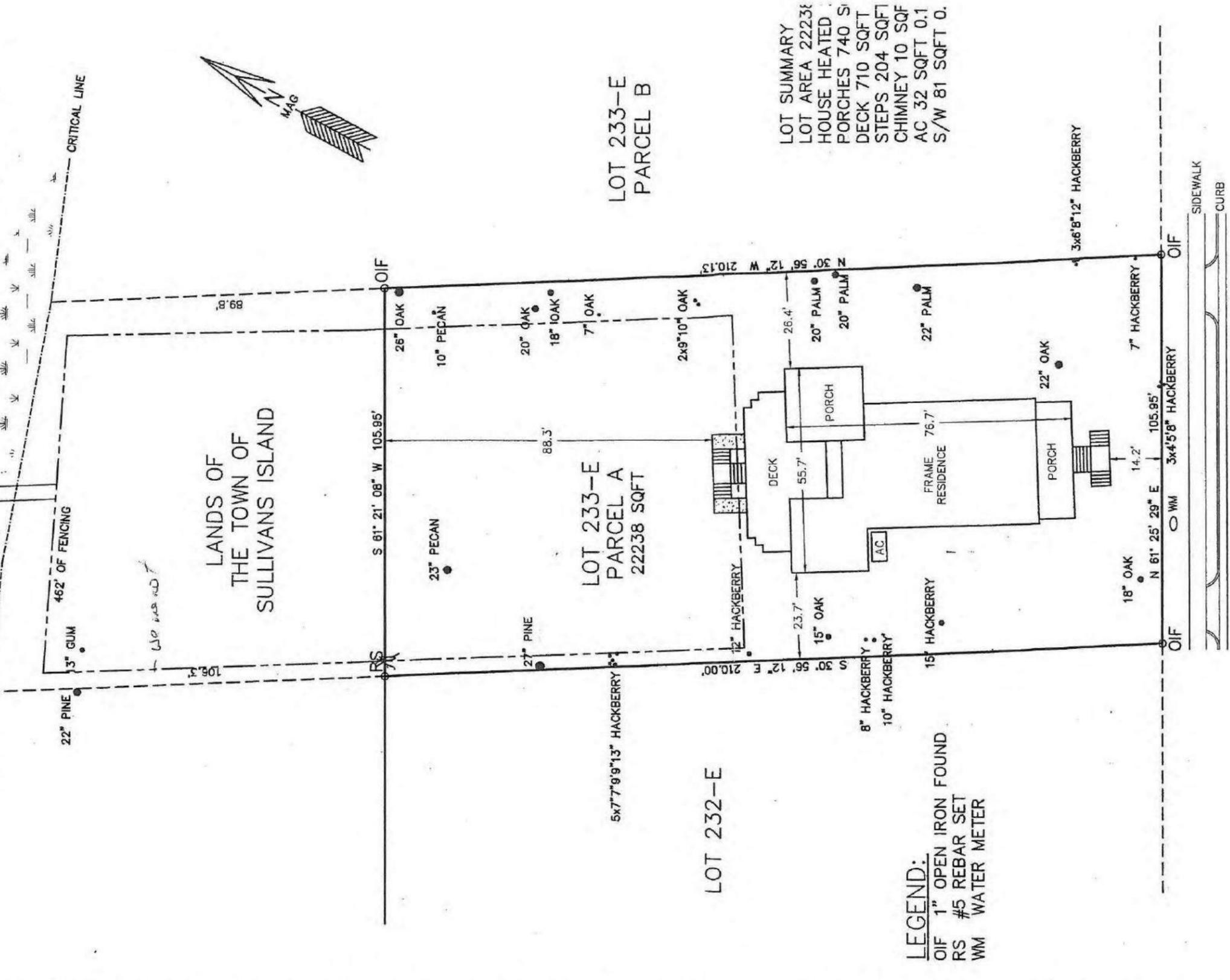
Certifier's Name: Harold B. Nielson, Jr.
 License Number: SC 7023
 Title: Owner
 Company Name: Nielson & Associates
 Address: 2724 Magnolia Woods Drive
 City: Mt Pleasant
 State: SC ZIP Code: 29464
 Date: 4-21-2015
 Telephone: 843-276-1379

FEMA Form 086-0-33 (7/12) See reverse side for continuation Replaces all previous editions



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

- NOTES:**
- 1) TMS# 529-07-00-032
 - 2) REFERENCE PLAT BOOK
 - 3) FLOOD ZONE AE ELEV 1 FIRM 45019C-0539-J (11-17-2004)
 - 4) SURVEY REQUESTED BY



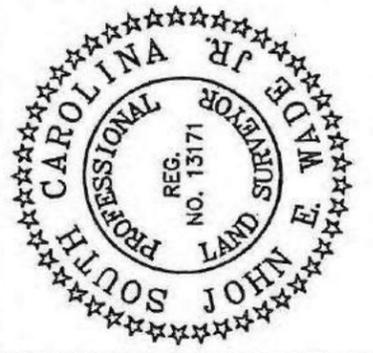
THIS SURVEY IS BASED ON THE REFERENCES SHOWN AND DOES NOT CONSTITUTE A TITLE SEARCH THE BEARINGS SHOWN ARE MAGNETIC (UNLESS STATED OTHERWISE) AND ARE SUBJECT TO LOCAL ATTRACTION.

SCALE: 1" = 30' DATE: APRIL 14, 2015



JOHN E. WADE JR., RLS
 PO BOX 686
 ISLE OF PALMS
 SOUTH CAROLINA
 29451
 (843) 886-6262
 wadsur@yahoo.com
 FILE #054-15

2862 JASPER BOULEVARD
 LOT 233-E PARCEL A
 LOCATED ON
 SULLIVANS ISLAND
 CHARLESTON COUNTY
 SOUTH CAROLINA



"I HEREBY STATE THAT I KNOWLEDGE, INFORMATION SURVEY SHOWN HEREON ACCORDANCE WITH THE R MINIMUM STANDARDS MAN PRACTICE OF LAND SURVY CAROLINA, AND MEETS OF REQUIREMENTS FOR A CL SPECIFIED THEREIN."

John E. Wade Jr.
 JOHN E. WADE JR.
 S.C. REG. N

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:

5.22.15

Meeting Date:

6.18.15

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**

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 existing 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 (RFE)
- Additional Front Yard Setback shall be shown on both side elevations for clarity

Any additional information or clarifications as may have been requested by the DRB at Conceptual Review

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

SULLIVAN'S ISLAND / LOT COVERAGE
CALCULATIONS AND CERTIFICATION

Existing Proposed

Property address 2650 Jasper Blvd.

Owner name Brennan & Gabrielle Egan

Calculated by: Name Brennan Egan
Address 512 Center St.
City Mt. Pleasant SC.
State SC
Phone 828 552 9000

Based on survey by: John E Wacker Jr. Dated: 3.18.15

TOTAL LOT SIZE IN SQ. FT. 22,242
Total high ground in sq. ft. (landward of critical line) 22,242
Total marsh in sq. ft. 0

(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.)

Total footprint of enclosed principal building	<u>3,425</u> sq. ft.	<u>15.40</u> % of lot
Total other impervious surfaces	<u>1,441.5</u> sq. ft.	<u>6.5</u> % of lot
Total pervious hard surfaces	<u>140</u> sq. ft.	<u>.6</u> % of lot
Total landscape surfaces (green space)	<u>17,235.5</u> sq. ft.	<u>77.5</u> % of lot
Total of above figures	<u>22,242</u> sq. ft.	= <u>100</u> % of lot

Total square footage of Principal Building 4,709

Total square footage allowed by ordinance 4,124

Total increase allowed by DRB, (if applicable) 1,031

Based upon review of the plans and survey provided,

Brennan Egan certify that the calculations provided on this certification are correct.

Signature [Signature] Date 5.22.15

Note

If this form is being used for an addition, one form should be filled out to reflect the existing conditions and another for the proposed condition.

See attached explanation for lot coverage requirements.

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

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

(FORM A)

Project Address: 2650 Jasper Blvd.
 Submittal Date: 5.22.13
 Meeting Date: 6.18.13 Parcel I.D. (TMS#): 529.07.00.012

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 X designated as Historic Resource 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: Brennan Egan Architect / Designer: Eric DattPrin
 Address: 542 Center St. Contact #: 828.545.0416
Mt. Pleasant email: eric@ericdattPrin.com
 email: brennan@theatelier Contractor: TBD
galleries.com Contact #: _____
 Contact #: 828.552.9000 email: _____

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

We plan on demolishing existing primary residence and moving and restoring historic cottage and building a new principle residence.

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>Brennan Egan</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: 2650 Jasper Blvd.
 Submittal Date: 5.22.15
 Meeting Date: 6.18.15

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>22,242</u> sf
Lot Width:	<u>105.46'</u>
Lot Depth:	<u>210.90'</u>
Flood Zone / Base Flood Elevation:	<u>AE Elev. 13</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>3,425</u> sf
Accessory Building Footprint:	<u>0</u> sf
Total Principal Bldg. Coverage Area:	<u>3,425</u> sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>3,425</u> sf
Covered Porches:	<u>1,441.5</u> sf
Open Decks / Steps:	<u>140</u> sf
Pool / Patio:	<u>1,198</u> sf
Drives / Walks:	<u>-</u> sf
Other Impervious Coverage	<u>-</u> sf
Total Impervious Coverage	<u>6,204.5</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>3,425</u> sf
Second Floor	<u>1,284</u> sf
Third Floor	<u>-</u> sf
Accessory Building	<u>-</u> sf
Total Principal Building Square Footage:	<u>4,709</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 HDMES DESIGNATED HISTORIC OUTSIDE OF THE HISTORIC DISTRICT

Foundation: <u>CMU/Crawl space</u>	Roof: <u>Metal</u>
Walls: <u>2x6</u>	Windows: <u>wood w/ cladding</u>
Trim: <u>Hardi-Plank</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:

2650 Jasper Blvd.

Submittal Date:

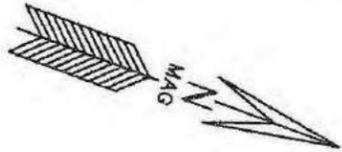
5.22.15

Meeting Date:

6.18.15

		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>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>3,425</u> sf		20% <u>667</u> sf	<u>89</u>	<u>26</u>	<u>3,425</u>
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>6,673</u> sf	✓	20% <u>1,335</u> sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4,124</u> sf		25% <u>1031</u> sf	<u>585</u>	<u>142</u>	<u>4,709</u>
	I	21-28 Third Story	as per formula: Enter Result <u>N/A</u> sf		15% _____ sf			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result _____ sf		100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result _____ sf		100%			
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots		Adjust for Neighborhood Compatibility			
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor		1 foot			
	N	21-32 Foundation Enclosure	Check Ordinance		Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance		Adjust for Neighborhood Compatibility			

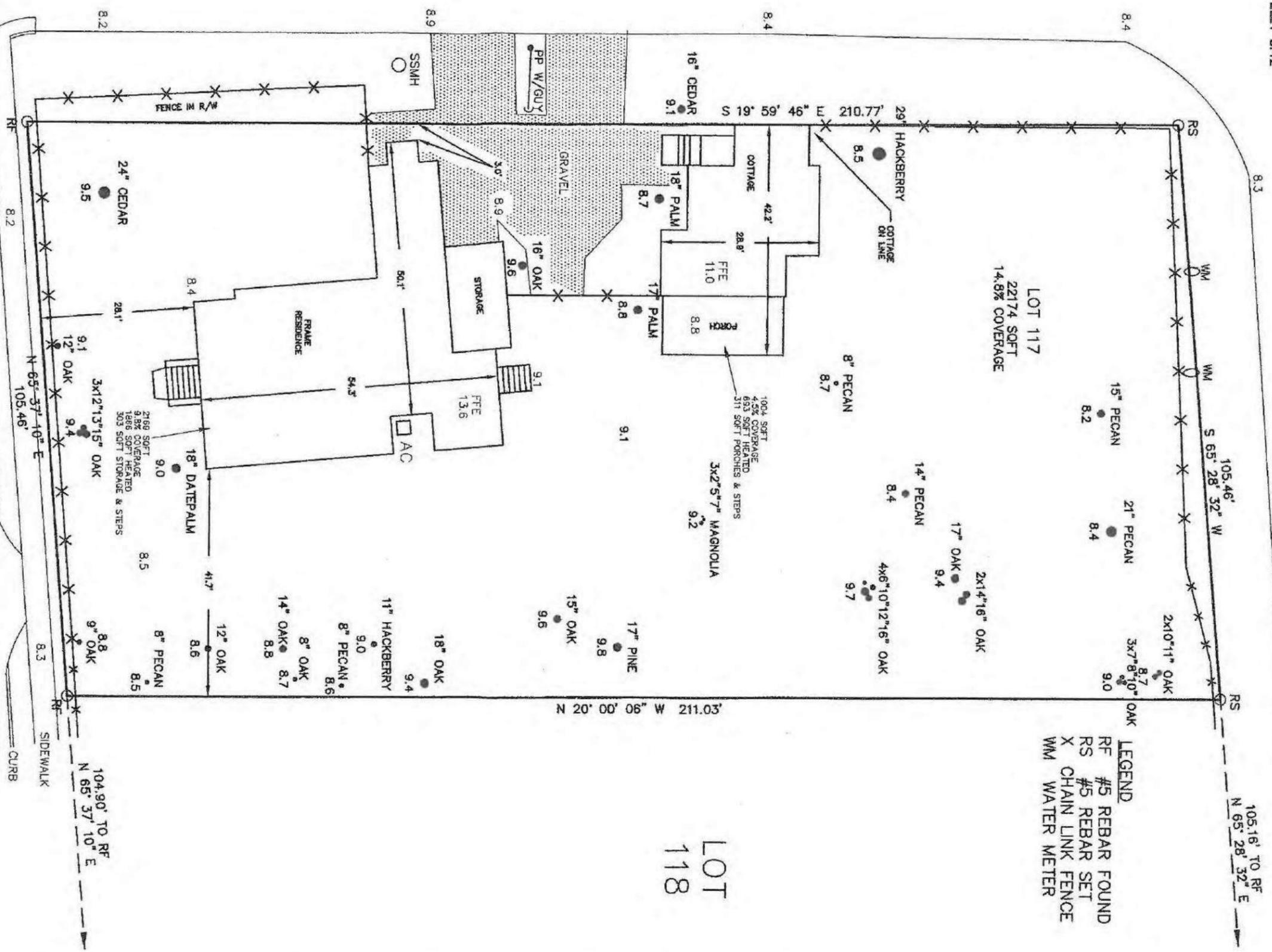
TO LOCAL ATTRACTION. ANYTHING SHOWN OUTSIDE THE PRESCRIBED BOUNDARIES OR THIS SURVEY IS FOR DESCRIPTIVE PURPOSES ONLY
 © DRAWING COPYRIGHT PROTECTED AND IS NOT A LEGAL COPY UNLESS SEALED WITH RAISED IMPRESSION SEAL



● BENCH MARK
 NAIL & CAP
 ELEV 8.42

GOLDBUG AVENUE 40' R/W

STATION 26 1/2 40' R/W



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

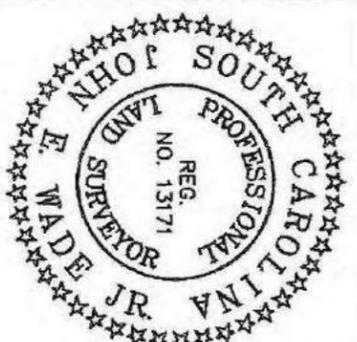
- NOTES
 1) REFERENCE PLAT BOOK D PAGE 184
 2) TMS # 529-07-00-012
 3) REQUESTED BY: BRENNAN & GABRIELLE EGAN

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

JOHN E. WADE JR., R.I.S.
 PO BOX 686
 ISLE OF PALMS
 SOUTH CAROLINA
 29451
 (843) 886-6262
 FILE 183-07A

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

JASPER BOULEVARD 100' R/W



"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.I.S.
 S.C. REG. NO. 13171

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

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



SOUTH ELEVATION

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



WEST ELEVATION

SCALE: 1/8" = 1'-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: MAY 22, 2015



NORTH ELEVATION

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



EAST ELEVATION

SCALE: 1/8" = 1'-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: MAY 22, 2015

© 2015

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: 3025 Middle Street 6/17/11
Submittal Date: 5-15-15
Meeting Date: _____

Requested Approval: Conceptual Preliminary Final

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

The following items shall be included in the Final Submittal:

- ~~Application fee (checks payable to Sullivan's Island Design Review Board)~~
- Completed Application to Sullivan's Island Review Board form (FORM A)
- Completed Sullivan's Island DRB Request for Review form (FORM B)
- Completed Zoning Standards Compliance Worksheet (FORM C)
- Eleven (11) sets of Drawings, 11" x 17" size. Drawings to include:
 - A current As-Built Survey, Certified by a S.C. Registered Land Surveyor [1/16" = 1'-0" OR 1" = 20'-0" 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.



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:

3025 Middle Street

Submittal Date:

5-15-15

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: _____ 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>3347</u> sf	✓	20% <u>669</u> sf	<u>544</u>	<u>16.5</u>	<u>3891</u> 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) 883-3198

Project Address: 3025 Middle Street
 Submittal Date: 5-15-15
 Meeting Date: _____

BREAKDOWN OF LOT COVERAGES

Lot Information	
Total Lot Size in Square Feet:	<u>14,555</u> sf
Lot Width:	<u>100</u>
Lot Depth:	<u>145</u>
Flood Zone / Base Flood Elevation:	<u>A15</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>2209</u> sf
Accessory Building Footprint:	_____ sf
Total Principal Bldg. Coverage Area:	<u>2209</u> sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>2209</u> sf
Covered Porches:	<u>501</u> sf
Open Decks / Steps:	_____ sf
Pool / Patio:	<u>960</u> sf
Drives / Walks:	_____ sf
Other Impervious Coverage	_____ sf
Total Impervious Coverage	_____ sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>2193</u> sf
Second Floor	<u>1154</u> sf
Third Floor	_____ sf
Accessory Building	_____ sf
Total Principal Building Square Footage:	<u>3347</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: _____
 Walls: _____
 Trim: _____

Roof: _____
 Windows: _____
 Doors: _____

Sec. 21-111 Standards of Neighborhood Compatibility

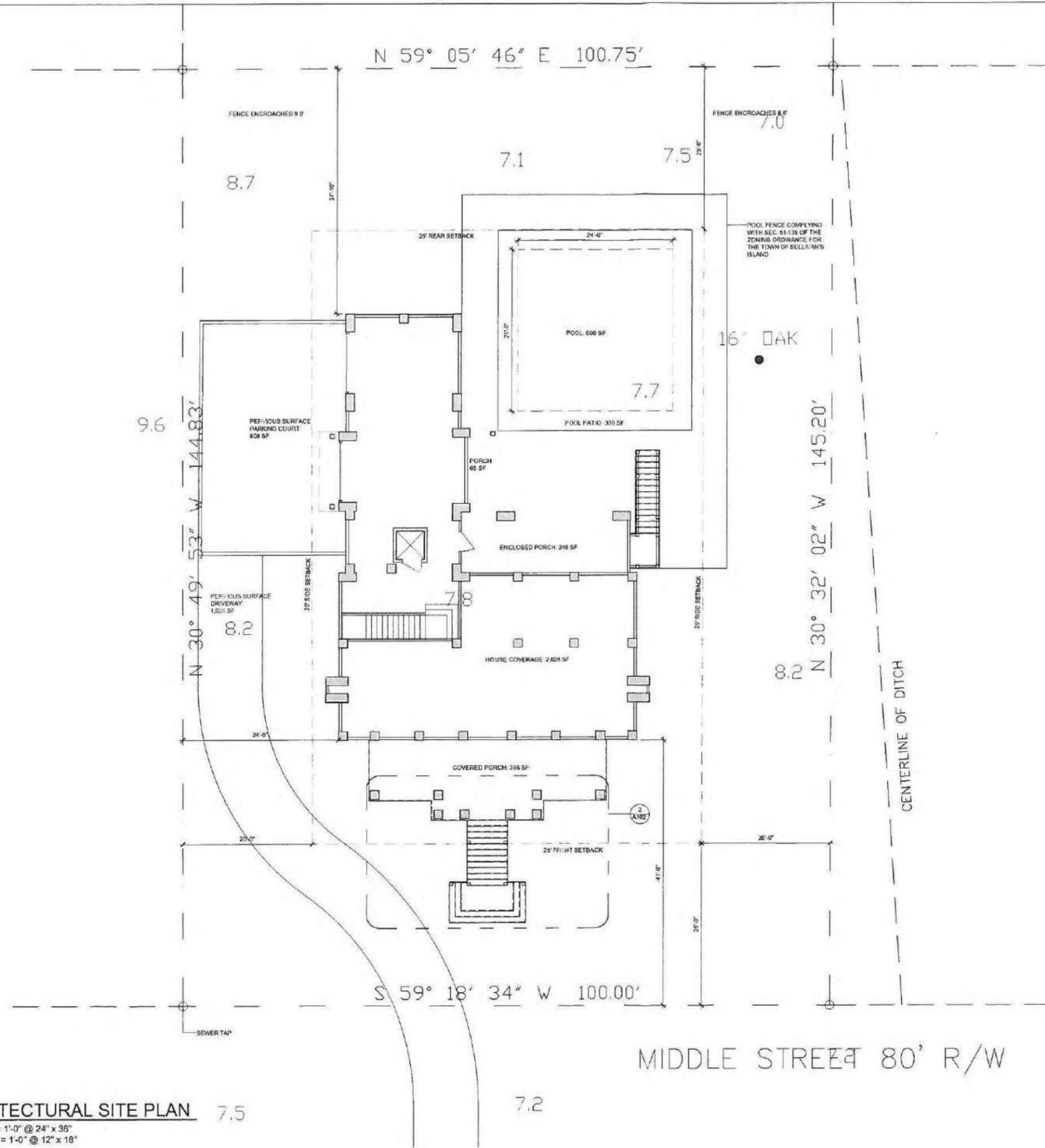
NOTE: Particular attention will be paid to the Standards of Neighborhood Compatibility. Please include a narrative addressing these standards or be prepared to address in depth at presentation. If including narrative, please use the following sheet.

(check all that apply)

Narrative attached

Will discuss at presentation

Not Applicable



AREA CALCULATIONS

OVERALL LOT AREA:	14,555 S.F.
PORCH & STAIR AREA ABOVE 36\"/>	
PRINCIPAL BUILDING COVERAGE AREA	ALLOWED: 2,209 S.F. ACTUAL: 2,205 S.F.
PRINCIPAL BUILDING COVERAGE	ALLOWED: 3,355.5 S.F. ACTUAL: 3,347.0 S.F.
IMPERVIOUS COVERAGE AREA	ALLOWED: 4,368.75 S.F. ACTUAL: 3,640.00 S.F.

ZONING INFORMATION

RS - SINGLE FAMILY RESIDENTIAL DISTRICT
 FRONT SETBACK: 25'
 REAR SETBACK: 25'
 SOUTH SIDE SETBACK: 20'
 NORTH SIDE SETBACK: 20'



ARCHITECTURE
 LAND ARCHITECTURE
 LAND PLANNING

BYERS DESIGN GROUP, LLC
 125 SPRING STREET
 CHARLESTON, SC 29403
 T. 843.577.5703 F. 843.577.2009
 www.byersdesign.com



**3025 MIDDLE STREET,
 SULLIVAN'S ISLAND,
 SOUTH CAROLINA**

SHEET TITLE:
**ARCHITECTURAL
 SITE PLAN**

SHEET NUMBER:
A-100

DATE: 21 APRIL 2015
 RE: PERMIT REVISION

1 ARCHITECTURAL SITE PLAN
 SCALE: 1/8" = 1'-0" @ 24" x 36"
 SCALE: 1/16" = 1'-0" @ 12" x 18"

GRAPHIC AND SPECIFIC INFORMATION ARE THE PROPERTY OF BYERS DESIGN GROUP, LLC. ANY REUSE OR REPRODUCTION OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF BYERS DESIGN GROUP, LLC IS STRICTLY PROHIBITED. THIS PLAN IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY OTHER USE IS VOID. © 2015 BYERS DESIGN GROUP, LLC. ALL RIGHTS RESERVED.



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



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

BYERS DESIGN GROUP, LLC IS AN EQUAL OPPORTUNITY FIRM. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEX, OR AGE. ALL RIGHTS RESERVED. © 2015 BYERS DESIGN GROUP, LLC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF BYERS DESIGN GROUP, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF BYERS DESIGN GROUP, LLC IS STRICTLY PROHIBITED.



**3025 MIDDLE STREET,
SULLIVAN'S ISLAND,
SOUTH CAROLINA**

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:

A-202

DATE: 21 APRIL 2015
RE: PERMIT REVISION



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



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

OWNER: [unreadable] ARCHITECT: [unreadable] CONTRACT NO.: [unreadable] DATE: [unreadable] SCALE: [unreadable] SHEET NO.: [unreadable] TOTAL SHEETS: [unreadable]

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:

916 MIDDLE ST

Submittal Date:

MAY 22, 2015

Meeting Date:

JUNE 17, 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.**

The following items shall be included in the Final Submittal:

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

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

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

(FORM A)

Project Address: 916 middle st
 Submittal Date: 5/22
 Meeting Date: 6/17 Parcel I.D. (TMS#): 523-06-00-019

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 Haevin Architect / Designer: ADD + DWELLING GROUP LLC

Address: 916 middle st Contact #: 843-856-5022

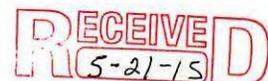
email: brian.haevin@yahoo.com email: ODWNOO@mac.com

Contact #: 843-737-3296 Contractor: "

Contact #: " email: "

Enter a Brief Description of the Project and Scope of Work to be Performed:
ENCLOSE EXISTING SCREEN PORCH ON REAR OF HOME.

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>Brian Haevin</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.	<u>Kurt Kenyon</u> Fee Received by check #
	<u>[Signature]</u> Owner's Signature	



REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

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

Project Address: 916 MIDDLE ST

Submittal Date: 5/22

Meeting Date: 6/17

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>11,622</u> sf
Lot Width:	<u>42.71</u>
Lot Depth:	<u>294.59</u>
Flood Zone / Base Flood Elevation:	<u>VE 15/AE15</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>1701</u> sf
Accessory Building Footprint:	<u>Ø</u> sf
Total Principal Bldg. Coverage Area:	<u>1701</u> 2400 sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>1701</u> sf
Covered Porches:	<u>240</u> sf
Open Decks / Steps:	<u>511</u> sf
Pool / Patio:	<u>Ø</u> sf
Drives / Walks:	<u>Ø</u> sf
Other Impervious Coverage	<u>Ø</u> sf
Total Impervious Coverage	<u>2452</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>1701</u> sf
Second Floor	<u>1555</u> sf
Third Floor	<u> </u> sf
Accessory Building	<u>N/A</u> sf
Total Principal Building Square Footage:	<u>3256</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: EXISTING

Walls: EXISTING

Trim:

Roof: EXISTING

Windows: GLASS

Doors: GLASS

Sec. 21-111 Standards of Neighborhood Compatibility

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

(check all that apply)

Narrative attached

Will discuss at presentation

Not Applicable

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

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

Project Address: _____

Submittal Date: _____

Meeting Date: _____

916 MIDDLE ST

		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>3062</u> sf	<i>Existing</i> ✓ <u>3256</u>	25% <u>766</u> sf	<u>240</u>	<u>7.496</u>	<i>Existing:</i> <u>3256 +</u> <u>240 = 3496</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			

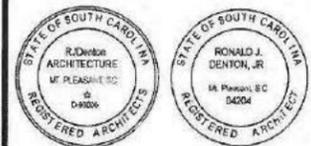
The drawing is the exclusive property of the architect and may not be used or reproduced in whole or in part without the written consent of the architect. Violations are subject to legal action.



CONSULTANTS / DESIGN GROUP



COPYRIGHT 2010
This drawing is the property of ADD + DWELLING, LLC
Unauthorized use of any text, including use on other projects, is prohibited.



HARVIN RESIDENCE

#Architect Address 1

#Client Company

MARK	DATE	DESCRIPTION
	03-23-15	CONCEPTUAL

PROJECT NO: #P/n

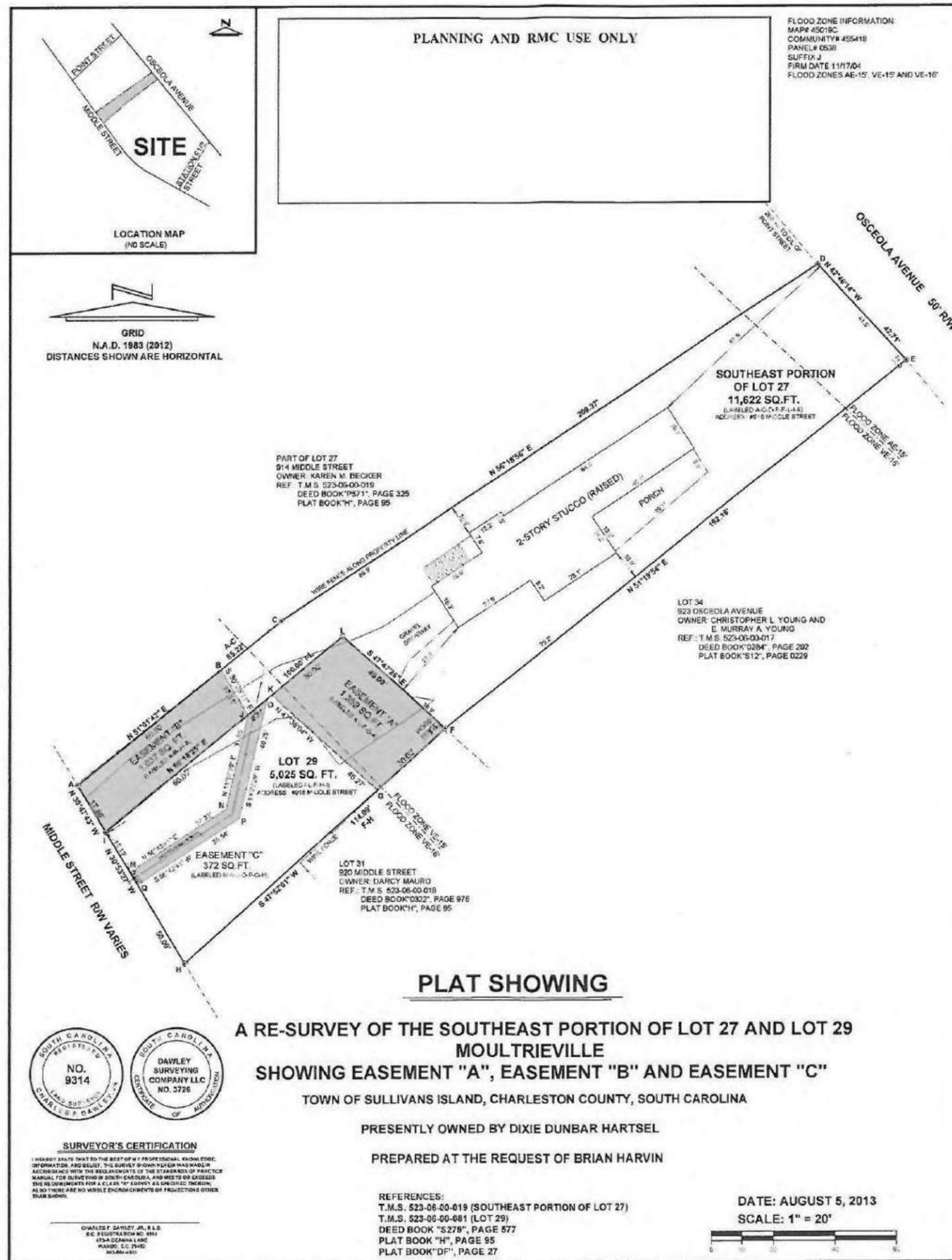
COPYRIGHT
#Architect Name 2010

SHEET TITLE

COVER SHEET

A0.0

This drawing is the exclusive property of the architect and may not be used or reproduced in whole or in part without the written consent of the architect. Violations are subject to legal actions.



SURVEYOR'S CERTIFICATION
 I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THIS SURVEY OF THIS PLAT WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "M" SURVEY AS DESCRIBED THEREIN, AS SO THERE ARE NO UNDISCOVERED ENCUMBRANCES OR PROJECTIONS OTHER THAN SHOWN.

CHARLES P. DAWLEY, P.S.
 S.C. REGISTRATION NO. 9314
 4534 SULLIVAN LANE
 WANDER, S.C. 29405
 MBR-04-01

CONSULTANTS / DESIGN GROUP

ADD + DWELLING
 ARCHITECTURE

COPYRIGHT 2010

This drawing is the property of ADD + DWELLING LLC. Unauthorized use of any part, including use in other projects, is prohibited.



HARVIN RESIDENCE

#Architect Address 1

#Client Company

MARK	DATE	DESCRIPTION
	03-23-15	CONCEPTUAL

PROJECT NO: #P1n

COPYRIGHT
 #Architect Name 2010

SHEET TITLE

SITE PLAN

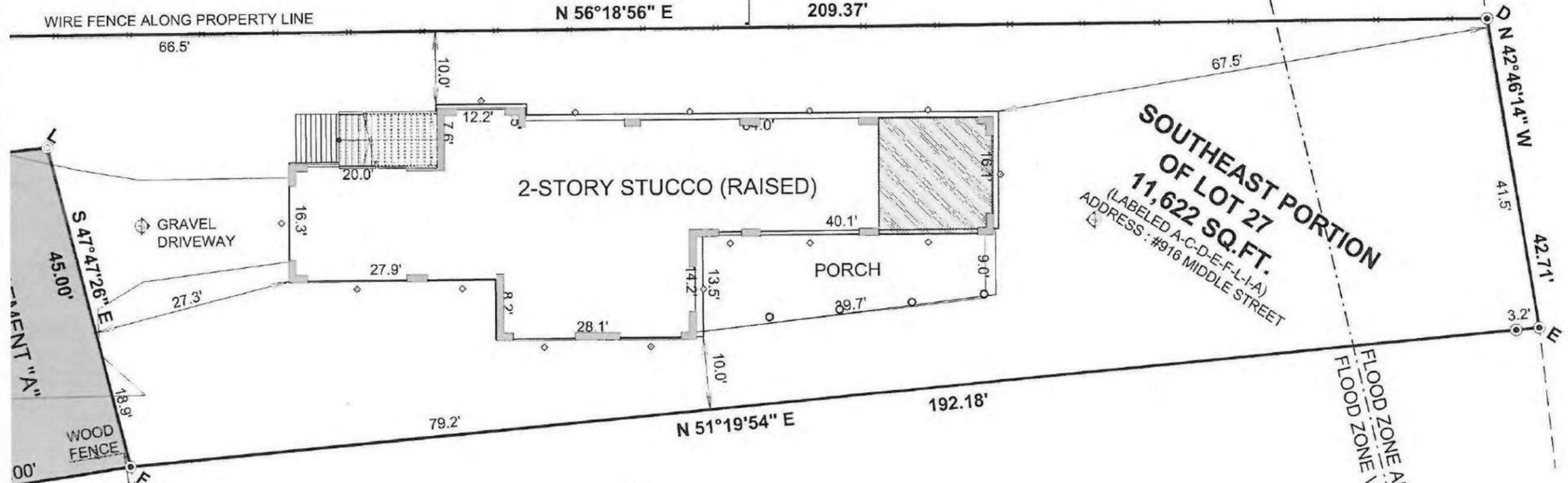
A0.1

SHEET 2 OF 7

NOTE: DRAWINGS ARE HALF-SCALE ON 11x17 SHEET

This drawing is the exclusive property of the architect and may not be used or reproduced in whole or in part without the written consent of the architect. Violators are subject to legal action.

PART OF LOT 27
 914 MIDDLE STREET
 OWNER: KAREN M. BECKER
 REF.: T.M.S. 523-06-00-019
 DEED BOOK "P571", PAGE 325
 PLAT BOOK "H", PAGE 95



**SOUTHEAST PORTION
 OF LOT 27
 11,622 SQ. FT.**
 (LABELED A-C-D-E-F-L-I-A)
 ADDRESS: #916 MIDDLE STREET

LOT 34
 923 OSCEOLA AVENUE
 OWNER: CHRISTOPHER L. YOUNG
 E. MURRAY A. YOUNG
 REF.: T.M.S. 523-06-00-017
 DEED BOOK "0281"
 PLAT BOOK "S"

CONSULTANTS / DESIGN GROUP

ADD + DWELLING

COPYRIGHT 2010

This drawing is the property of ADD + DWELLING LLC. Unintentional use of any third party, including use on other projects, is prohibited.

STATE OF SOUTH CAROLINA
 RONALD J. DENTON, JR.
 ARCHITECTURE
 VI PLEASANT ST.
 D18328
 REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
 RONALD J. DENTON, JR.
 ARCHITECTURE
 VI PLEASANT ST.
 D18328
 REGISTERED ARCHITECT

HARVIN RESIDENCE

#Architect Address 1

#Client Company

MARK	DATE	DESCRIPTION
	03-23-15	CONCEPTUAL

PROJECT NO: #Pin

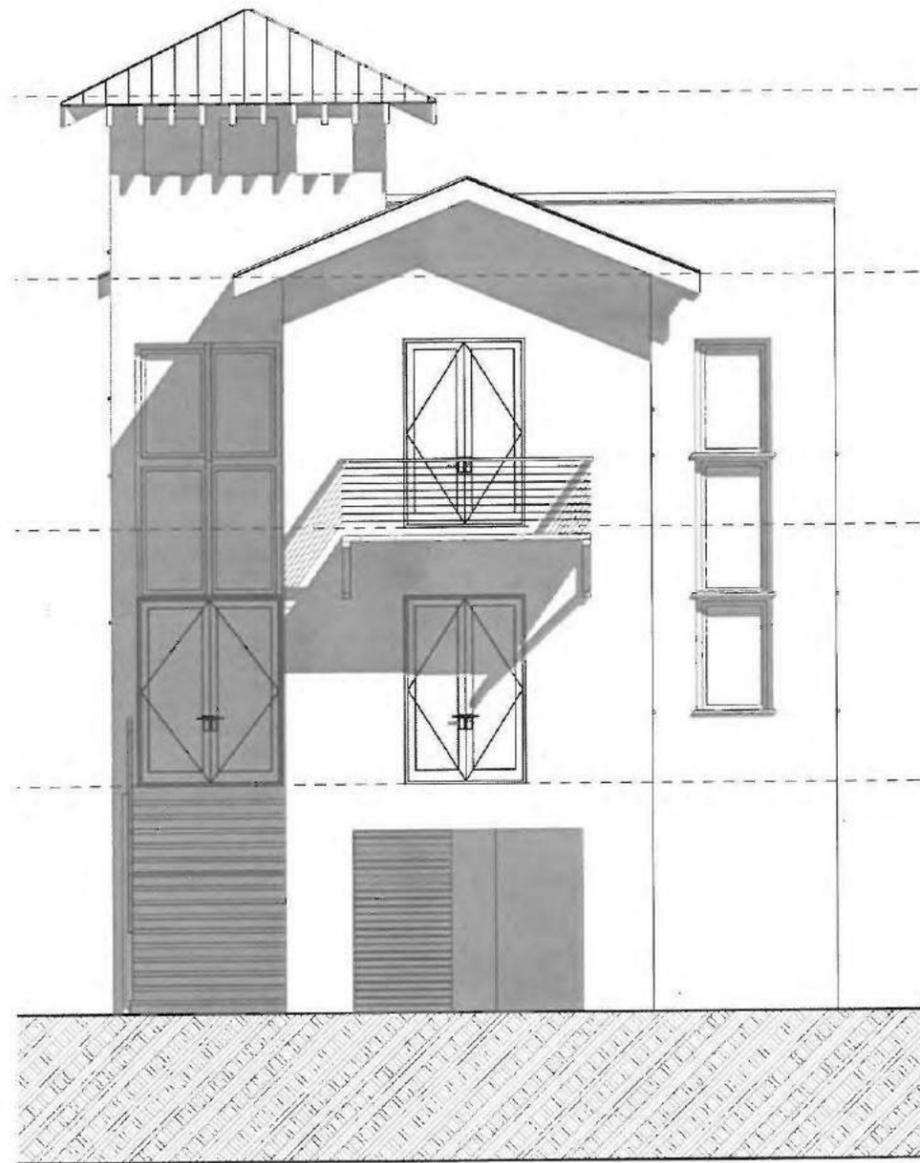
COPYRIGHT
 #Architect Name 2010

SHEET TITLE
 GROUND FLOOR PLAN

A0.2

NOTE: DRAWINGS ARE HALF-SCALE ON 11X17 SHEET

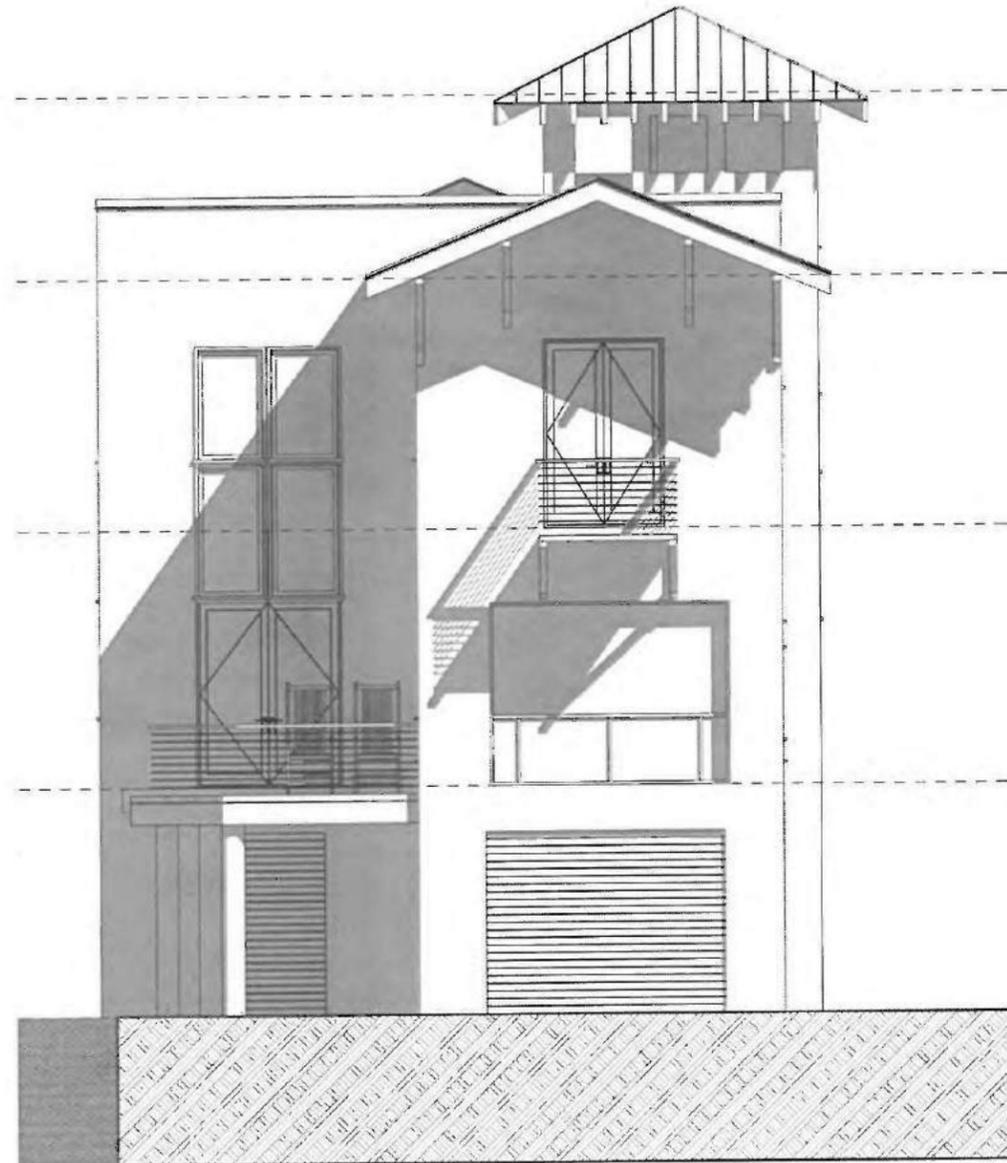
The drawing is the architect's property and may not be used or reproduced in whole or in part without the written consent of the architect. Violators are subject to legal action.



1

FRONTSIDE ELEVATION

1/8" = 1'-0"



2

REAR SIDE ELEVATION

1/8" = 1'-0"

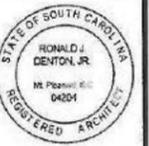
CONSULTANTS / DESIGN GROUP

ADD + DWELLING

ARCHITECTS
100 NORTH SHILOH RD.
MOUNT PLAIN, SC 29666
WWW.ADDDWELLING.COM

COPYRIGHT 2010

This drawing is the property of ADD + DWELLING, LLC. Unauthorized use of any kind, including use on other projects, is prohibited.



HARVIN RESIDENCE

#Architect Address 1

#Client Company

MARK	DATE	DESCRIPTION
	03-23-15	CONCEPTUAL

PROJECT NO: #P/n

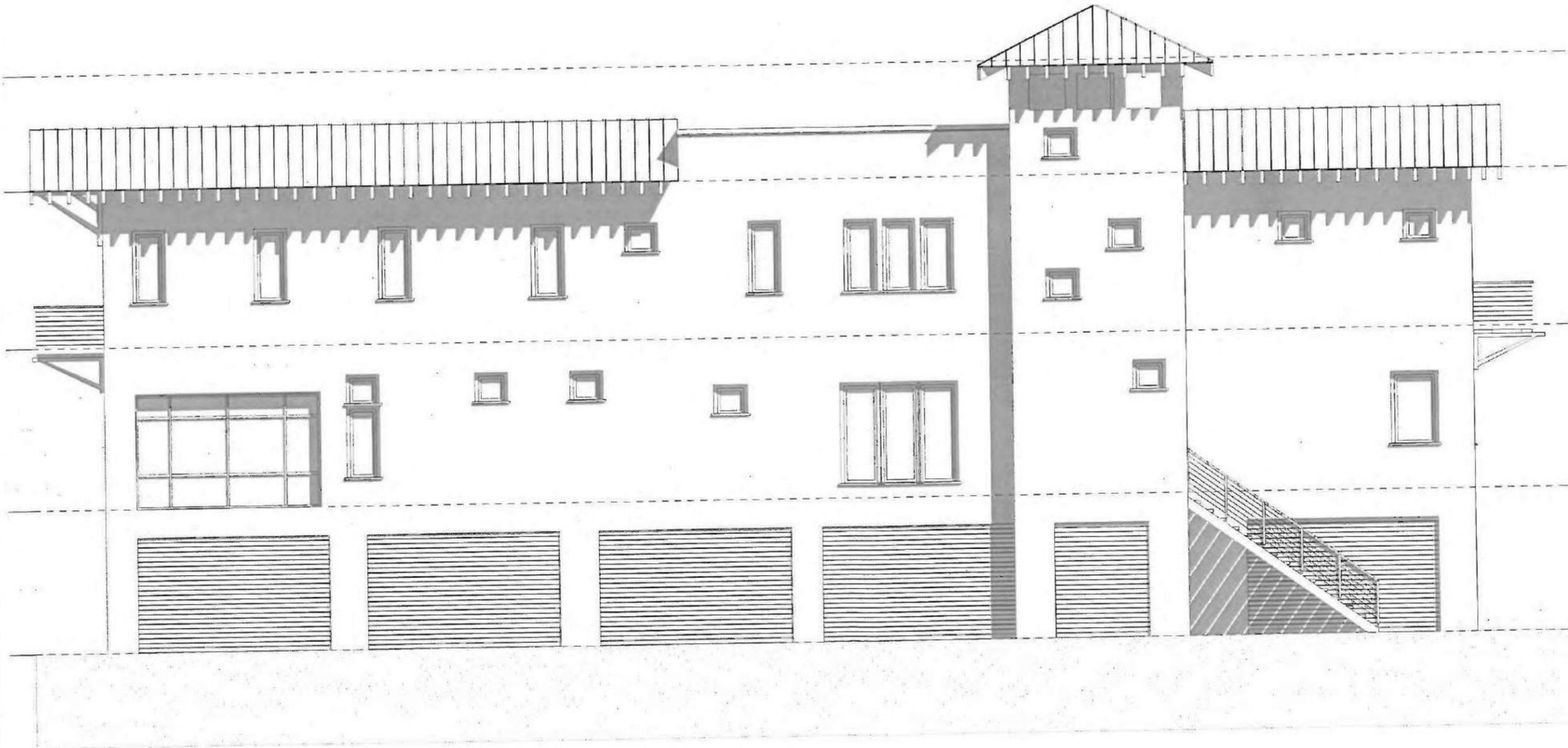
COPYRIGHT
#Architect Name 2010

SHEET TITLE

ELEVATIONS

A0.4

This drawing is the exclusive property of the architect and they may be used or reproduced in whole or in part without the written consent of the architect. Violations are subject to legal action.



RIGHTSIDE ELEVATION

1/8" = 1'-0"

CONSULTANTS / DESIGN GROUP

ADD + DWELLING

www.add-dwelling.com

181 NORTH SHAWNEE ROAD
MOUNTAIN VIEW, NC 28054

COPYRIGHT 2010

This drawing is the property of ADD + DWELLING LLC. Unauthorized use of any kind, including use on other projects, is prohibited.



HARVIN RESIDENCE

#Architect Address1

#Client Company

MARK	DATE	DESCRIPTION
	03-23-15	CONCEPTUAL

PROJECT NO: #P/n

COPYRIGHT
#Architect Name 2010

SHEET TITLE

ELEVATIONS

A0.5

NOTE: DRAWINGS ARE HALF-SCALE ON 11X17 SHEET

This drawing is the exclusive property of the architect and may not be used or reproduced in whole or in part without the written consent of the architect. Violators are subject to legal action.



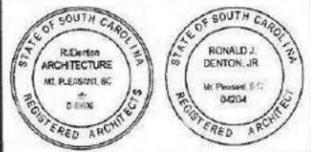
LEFTSIDE ELEVATION

1/8" = 1'-0"

CONSULTANTS / DESIGN GROUP

ADD + DWELLING
 ARCHITECTURE + INTERIOR DESIGN
 101 NORTH SHILOH ROAD
 MOUNT PLEASANT, SC 29504
 WWW.ADDDWELLING.COM

COPYRIGHT 2010
 This drawing is the property of ADD + DWELLING, LLC.
 Unauthorised use of any kind, including use on other projects, is prohibited.



HARVIN RESIDENCE

#Architect Address1

#Client Company

MARK	DATE	DESCRIPTION
	03-23-15	CONCEPTUAL

PROJECT NO: #P/n

COPYRIGHT
#Architect Name 2010

SHEET TITLE

ELEVATIONS

A0.6

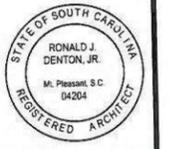
The drawing is the exclusive property of the architect and may not be used or reproduced in whole or in part without the written consent of the architect. Visitors are subject to legal action.



CONSULTANTS / DESIGN GROUP



COPYRIGHT 2010
 This drawing is the property of ADD + DWELLING LLC.
 Unauthorized use of any kind, including use on other projects, is prohibited.



HARVIN RESIDENCE

#Architect Address1

#Client Company

MARK	DATE	DESCRIPTION
	03-23-15	CONCEPTUAL

PROJECT NO: #P/n

COPYRIGHT
 #Architect Name 2010

SHEET TITLE

EXISTING PHOTOS

A0.7

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: 1220 Cove Avenue

Submittal Date: May 22, 2015

Meeting Date: June 17, 2015

Requested Approval:



Conceptual



Preliminary



Final

Conceptual Review:

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

The following items shall be included in the Conceptual Submittal:

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

Sullivan's Island Design Review Board
last modified September 20, 2007

RECEIVED
5-22-15

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: May 22, 2015
 Meeting Date: June 17, 2015 Parcel I.D. (TMS#): 523-07-00-018

Requested Approval (check ONE) Conceptual Preliminary Final

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

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

Historic Survey #: _____ Historic Survey #: _____

Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name: 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: J. Brown Contractors
 Contact #: (864)621-1509 Contact #: (843)242-8355
 email: jaylbrown@icloud.com

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

New construction of a single family home.

<p>I (We) submit that the above information is true to the best of My (Our) knowledge.</p> <p><u>BRENT FLEMING</u> Print Applicant's Name <u>[Signature]</u> Applicant Signature</p>	<p>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.</p> <p><u>Robert O. Bessinger</u> <u>Judith M. Bessinger</u> Owner's Signature</p>	<p>Fee Received by _____</p> <p style="text-align: right;">check # _____</p>
---	---	--

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 May 22, 2015

Meeting Date: June 17, 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>1,697</u>	sf
Accessory Building Footprint:	<u>0</u>	sf
<hr/>		
Total Principal Bldg. Coverage Area:	<u>1,697</u>	sf
(Principal Building plus Accessory Structure)		

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area	<u>1,697</u>	sf
Covered Porches:	<u>358</u>	sf
Open Decks / Steps:	<u>295</u>	sf
Pool / Patio:	<u>0</u>	sf
Drives / Walks:	<u>615</u>	sf
Other Impervious Coverage	<u>45</u>	sf
Total Impervious Coverage	<u>3,010</u>	sf

Sec. 21-27 Principal Building Square Footage

First Floor	<u>1,697</u>	sf
Second Floor	<u>1,363</u>	sf
Third Floor	<u>0</u>	sf
Accessory Building	<u>0</u>	sf
<hr/>		
Total Principal Building Square Footage:	<u>3,060</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

Roof: Metal

Walls: Cedar siding, painted

Windows: Clad

Trim: Wood, painted

Doors: Mahogany

Sec. 21-111 Standards of Neighborhood Compatibility

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

(check all that apply)

Narrative attached

Will discuss at presentation

Not Applicable

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

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

Project Address: _____

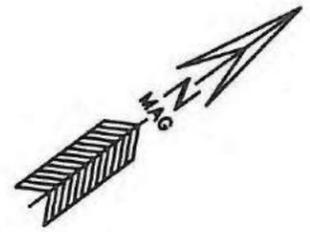
Submittal Date: _____

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>10</u> min.; <u>22</u> comb.		25%	2'	9%	20' total 10' 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	203	14%	1,697
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>2,610</u> sf		20% <u>522</u> sf	400	15%	3,010
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>2,644</u> sf		25% <u>661</u> sf	416	16%	3,060
	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'-8"	167%	4'-8"
	N	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance	✓	Adjust for Neighborhood Compatibility			

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

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



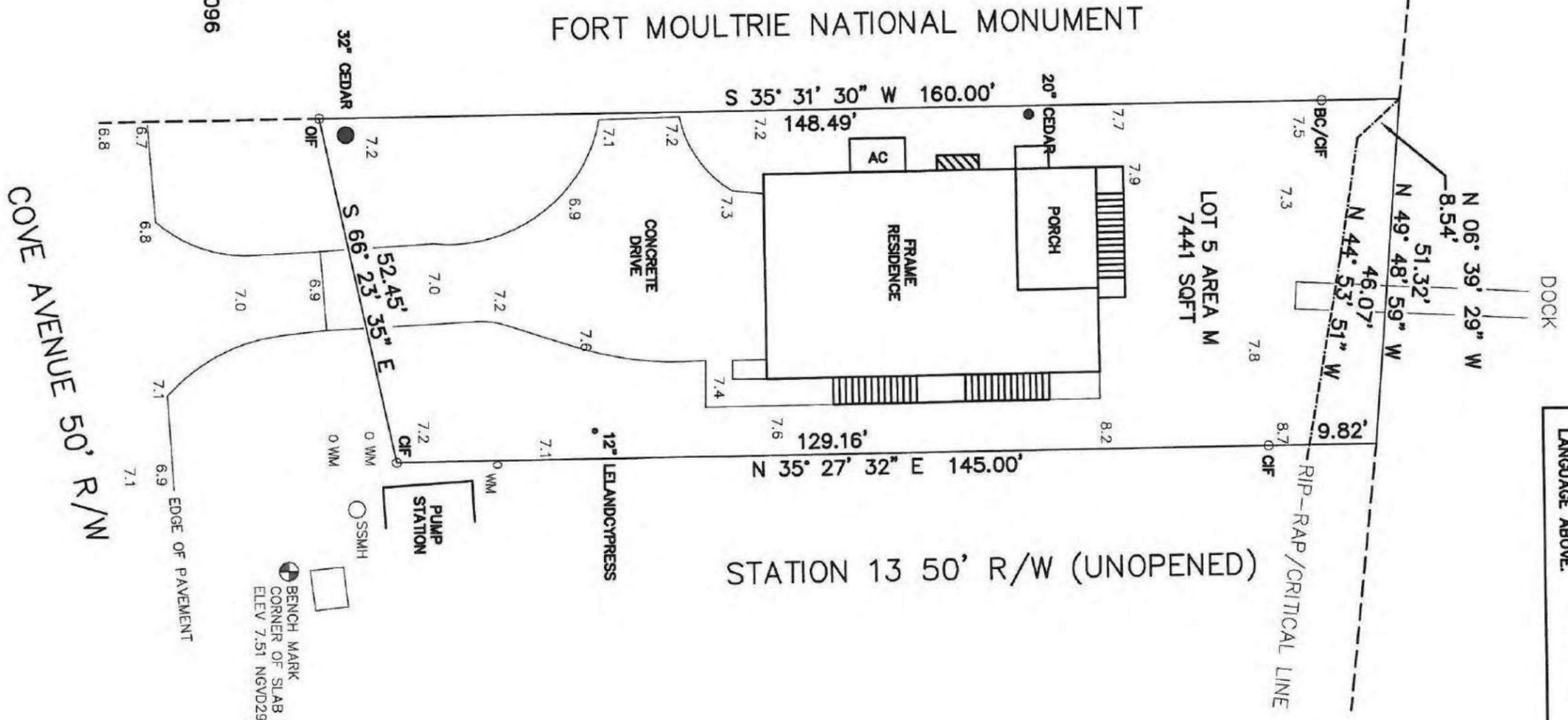
MARSHES OF THE COVE

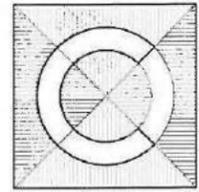
THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION 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 VALID FOR FIVE (5) YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

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





C O B B
ARCHITECTS

67 Washington Street
Charleston, SC 29403
p. 843.856.7333
cobbarch@cobbarchitecture.com

Copyright Cobb Architects, LLC
Charleston, SC 2015
Copying Prohibited
All Rights Reserved

PHASE	DATE
X Conceptual Review	06.17.15
Preliminary Review	
Final Review	

CONTRACTOR

STRUCTURAL ENGINEER

LANDSCAPE ARCHITECT

PROJECT

Bessinger Residence
1220 Cove Avenue
Sullivan's Island, SC

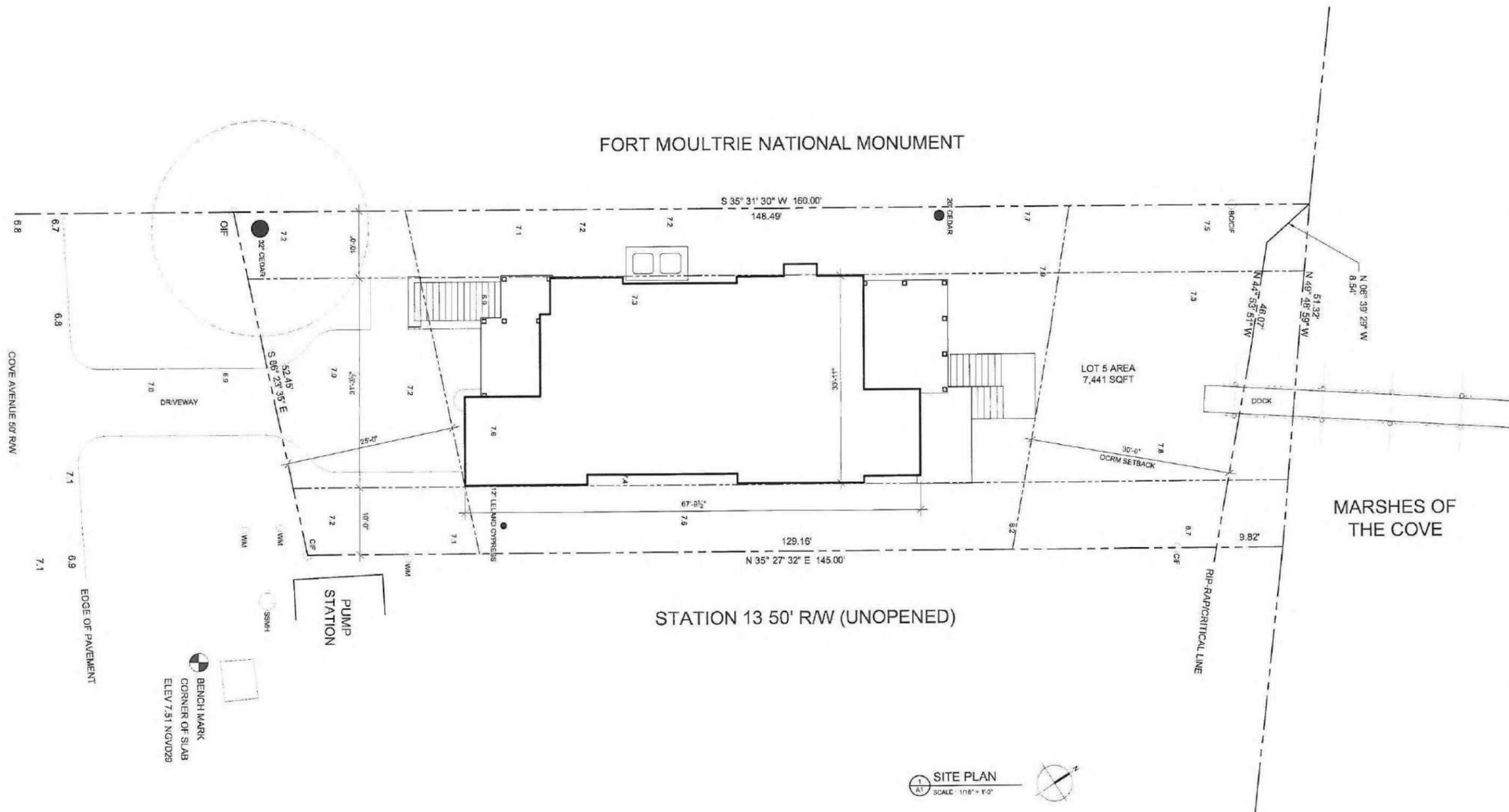
SHEET

A1

PROJECT NO.: 15-017

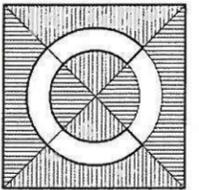
DATE: May 22, 2015

FORT MOULTRIE NATIONAL MONUMENT



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





C O B B
ARCHITECTS
 67 Washington Street
 Charleston, SC 29403
 p. 843.856.7333
 cobbarch@cobbarchitecture.com

Copyright: Cobb Architects, LLC
 Charleston, SC 2015
 Copying Prohibited
 All Rights Reserved

PHASE	DATE
X Conceptual Review	06.17.15
Preliminary Review	
Final Review	

CONTRACTOR

STRUCTURAL ENGINEER

LANDSCAPE ARCHITECT

PROJECT

Bessinger Residence
 1220 Cove Avenue
 Sullivan's Island, SC

SHEET

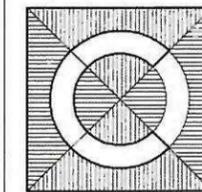
A4

PROJECT NO.: 15-017

DATE: May 22, 2015



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



C O B B
ARCHITECTS

67 Washington Street
Charleston, SC 29403
p. 843.856.7333
cobbarch@cobbarchitect.com

Copyright Cobb Architects, LLC
Charleston, SC 2015
Copying Prohibited
All Rights Reserved

PHASE	DATE
X Conceptual Review	06.17.15
Preliminary Review	
Final Review	

CONTRACTOR

STRUCTURAL ENGINEER

LANDSCAPE ARCHITECT

PROJECT
Bessinger Residence
1220 Cove Avenue
Sullivan's Island, SC

SHEET

A5

PROJECT NO.: 15-017

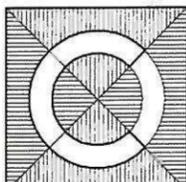
DATE: May 22, 2015



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



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



C O B B
ARCHITECTS
 67 Washington Street
 Charleston, SC 29403
 p. 843.856.7333
 cobbarch@cobbarchitecture.com

Copyright: Cobb Architects, LLC
 Charleston, SC 2015
 Copying Prohibited
 All Rights Reserved

PHASE	DATE
X Conceptual Review	05.17.15
Preliminary Review	
Final Review	

CONTRACTOR

STRUCTURAL ENGINEER

LANDSCAPE ARCHITECT

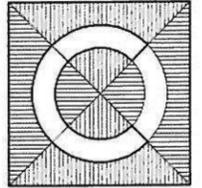
PROJECT
 Bessinger Residence
 1220 Cove Avenue
 Sullivan's Island, SC

SHEET

A6

PROJECT NO.: 15-017

DATE: May 22, 2015



C O B B
A R C H I T E C T S

67 Washington Street
Charleston, SC 29403
p. 843.856.7333
cobbarch@cobbarchitecture.com

Copyright: Cobb Architects, LLC
Charleston, SC 2015
Copying Prohibited
All Rights Reserved

PHASE	DATE
x Conceptual Review	06.17.15
Preliminary Review	
Final Review	

CONTRACTOR

STRUCTURAL ENGINEER

LANDSCAPE ARCHITECT

PROJECT

Bessinger Residence
1220 Cove Avenue
Sullivan's Island, SC

SHEET

A7

PROJECT NO.: 15-017

DATE: May 22, 2015



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