

PATRICK M. O'NEIL
MAYOR

TOWN OF SULLIVAN'S ISLAND

ANDY BENKE
TOWN ADMINISTRATOR

JASON BLANTON
DEPUTY ADMINISTRATOR/COMPTROLLER

LAWRENCE A. DODDS
TOWN ATTORNEY

GREG GRESS
WATER AND SEWER MANAGER

JOE HENDERSON
ZONING ADMINISTRATOR

DANIEL S. HOWARD
CHIEF OF POLICE

ELLEN MILLER
TOWN CLERK

RANDY ROBINSON
BUILDING OFFICIAL

M. ANTHONY STITH
FIRE CHIEF



DESIGN REVIEW BOARD

Wednesday, November 18, 2015 - 6:00 P.M.
Town Hall

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES FROM OCTOBER 21, 2015
- C. CERTIFICATES OF APPROPRIATENESS– HISTORIC PROPERTIES
 - 1. 2502 Atlantic Avenue: Herlong and Associates, applicants, request approval to construct a pool at a Sullivan's Island Landmark and relief from the zoning standards for impervious coverage by way of historic exemption Z.O. §21-43. (TMS# 529-10-00-039)
- D. CERTIFICATES OF APPROPRIATENESS– HISTORIC PROPERTIES
 - 1. 2114 Atlantic Avenue: Beau Clowney Architects, applicants, requests final approval for a new single-family home and relief from the zoning standards for principal building square footage, side setback, structure reorientation. (TMS# 529-09-00-059)
 - 2. 2724 Bayonne Street: Sabrina Cochran, applicant, requests conceptual approval of a new single-family home and relief from the zoning standards for principal building square footage, second floor side setback, and building foundation height. (TMS# 529-11-00-097)
 - 3. 209 Station 17: Ron Denton, of Add-Dwelling Group, requests conceptual approval of a new single-family home and relief from the zoning standards for principal building square footage, side setback, second story side setback, and principal building front facade. (TMS# 523-12-00-064)
 - 4. 2720-B Goldbug Avenue: Paul Boehm, applicant, requests approval for expansion of a nonconforming structure at 2720-B Goldbug Avenue. (TMS# 529-07-00-002)
- E. ITEMS FOR CONSIDERATION
 - 1. Historic Design Guidelines: Study Group update.
- F. PUBLIC INPUT
- G. ADJOURN

CONCEPTUAL SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

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

Project Address: 2502 ATLANTIC AVE. SULLIVAN'S ISLAND

Submittal Date: 10/23/2015

Meeting Date: 11/18/2015

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

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: 2502 ATLANTIC AVE, SULLIVAN'S ISLAND, SC

Submittal Date: 10/23/2015

Meeting Date: 11/18/2015

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>22,088</u> sf
Lot Width:	<u>105'</u>
Lot Depth:	<u>210'</u>
Flood Zone / Base Flood Elevation:	<u>AE-15/VE-16</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>3,487</u> sf
Accessory Building Footprint:	<u>—</u> sf
<hr/>	
Total Principal Bldg. Coverage Area:	<u>3,487</u> sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>3,487</u> sf
Covered Porches:	<u>1,367</u> sf
Open Decks / Steps:	<u>430</u> sf
Pool / Patio:	<u>1,056</u> sf
Drives / Walks:	<u>—</u> sf
Other Impervious Coverage	<u>46</u> sf
Total Impervious Coverage	<u>6,386</u> sf

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

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:

2502 ATLANTIC AVE SULLIVANS ISL SC

Submittal Date:

10/23/2015

Meeting Date:

11/18/2015

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in Ft./ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet		15% (3.75')			
	B	21-22 Additional Front Yard Setback	45° above 20'		15%			
	C	21-22 Side Setback	Per lot; Enter Result: ____ min.; ____ comb.		25%			
	D	21-22 Side Setback 2nd Floor Setback	2 feet		100%			
	E	21-22 Rear Setback	25 feet		None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result _____ sf		20% _____ sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>6,626</u> sf	✓	20% _____ sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result _____ sf		25% _____ sf			
	I	21-28 Third Story	as per formula: Enter Result _____ sf		15% _____ sf			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result _____ sf		100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result _____ sf		100%			
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots		Adjust for Neighborhood Compatibility			
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor		1 foot			
	N	21-32 Foundation Enclosure	Check Ordinance		Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance		Adjust for Neighborhood Compatibility			

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

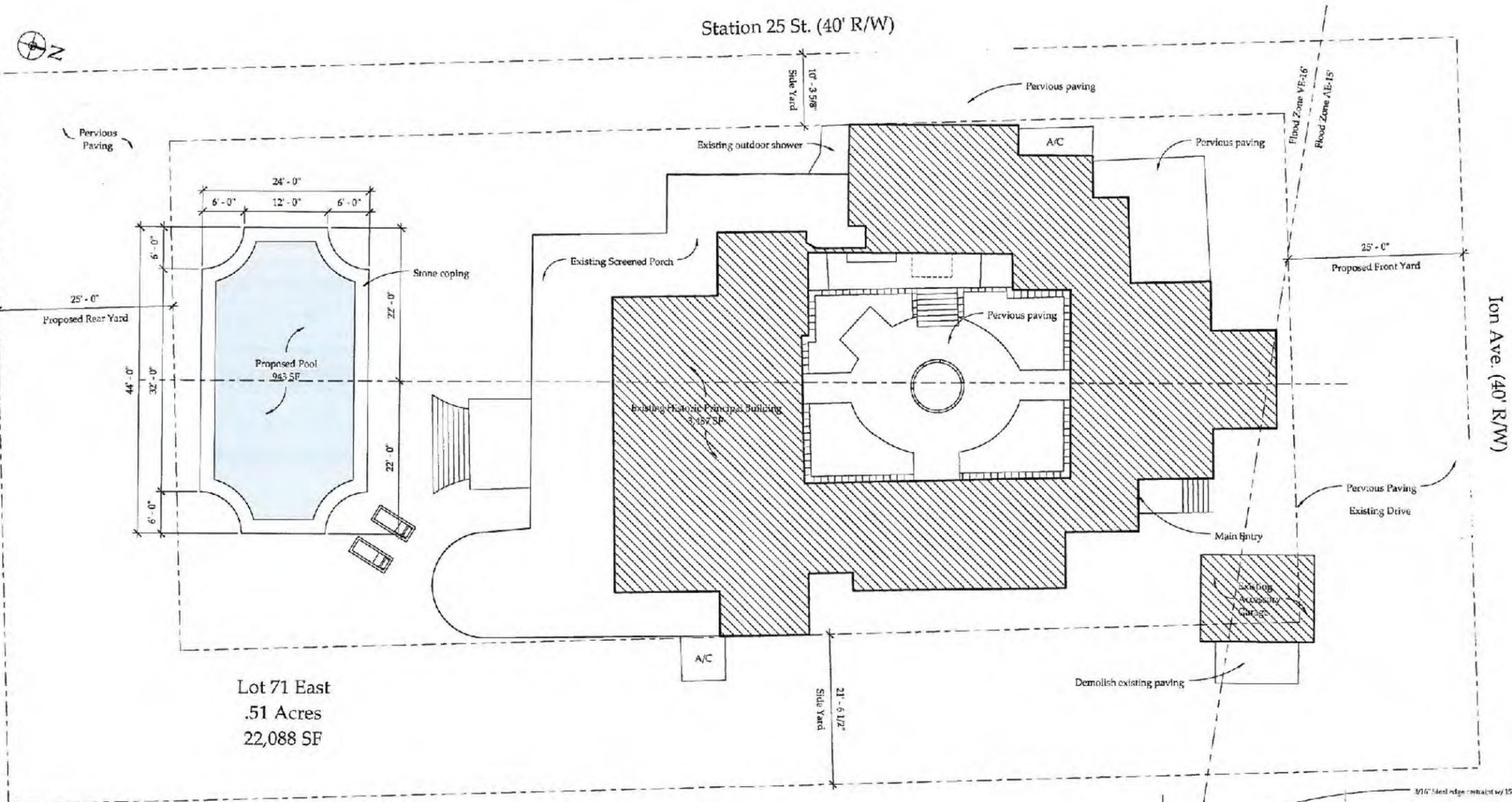
Sullivan's Island Design Review Board

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

Project Address: 2502 ATLANTIC AVE SULLIVANS ISL. SC
 Submittal Date: 10/23/2015
 Meeting Date: 11/18/2015

		1	2	3	4	5	
		Zoning Ordinance Reference Section	Total Area of Existing Structures (sf)	DRB Authority for Exemption	Applicant's Request for Relief in Ft./Sq. Ft.	Percent (%) Relief Requested	NOTES
HISTORIC EXEMPTIONS	A	21-43 Existing Principal Building Square Footage		50% Enter Result: _____ sf			
	B	21-43 Existing Principle Building Coverage Area		50% Enter Result: _____ sf			
	C	21-43 Existing Impervious Coverage Area	7,630	50% Enter Result: 3,815 sf	943 SF	12%	

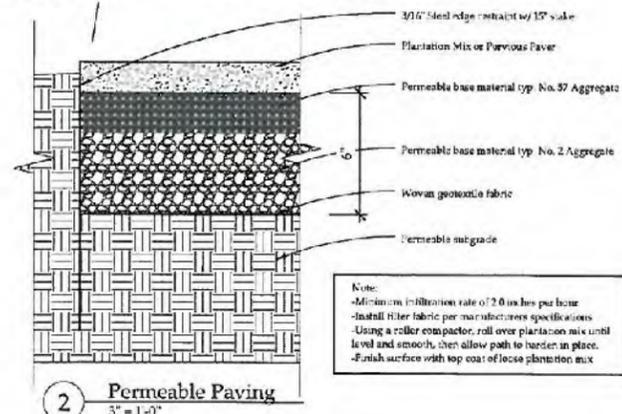
Atlantic Ave. (40' R/W)



Lot 71 East
.51 Acres
22,088 SF

Lot 72 East

1 Ground Floor Plan
1/8" = 1'-0"



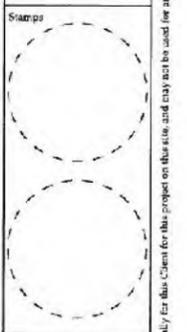
Note:
-Minimum infiltration rate of 2.0 in/hr per hour
-Install filter fabric per manufacturer's specifications
-Using a roller compactor, roll over plantation mix until level and smooth, then allow path to harden in place.
-Finish surface with top coat of loose plantation mix

2 Permeable Paving
3" = 1'-0"

Date	10/23/2014
Issued For	DIRE Preliminary Submittal
No.	1

Bruce Residence
2502 Atlantic Ave.
Sullivan's Island, SC

HERLONG & ASSOCIATES, INC.
ARCHITECTURE
INTERIORS
#41-66-0001 • herlongassociates.com
117 Middle Street • Sullivan Island, SC 29929



Plot Date	10-23-2014
Project No.	2015-15
Drawn by	JRR
Drawing Title	Ground Floor Plan

Drawing No.
A100

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Drawing No.
A101

Precedents

Drawing Title

Drawn by
JRR

Project No.
2015-15

Plot Date
10-23-2014

Stamps

HERLONG & ASSOCIATES, INC.
ARCHITECTURE
INTERIORS
2015 North Street • Sullivan's Island, SC 29929

Bruce Residence
2502 Atlantic Ave.
Sullivan's Island, SC

No.	Issued For	Date
1	DIB Preliminary Submittal	10/23/2014



① Exterior Perspective

Plot Date	10-23-2014				
	Project No.	2015-15			
Drawn by	Author				
Drawing Title	Exterior Perspective				
Drawing No.	A200				
No.	1	Issued For	DRS Preliminary Submittal	Date	10/23/2014
Bruce Residence 2502 Atlantic Ave Sullivan's Island, SC					
HERLONG & ASSOCIATES, INC. ARCHITECTURE INTERIORS <small>1871-101-1910 • 2300-10-1000 2214-10-1000 • 2300-10-1000</small>					
<small>The information illustrated on this drawing was secured specifically for the Client for this project on the date and may not be used for any other purpose than the legal permissions granted through the Project without the written permission of Herlong & Associates, Inc.</small>					

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

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

PROPERTY APPEARS IN FLOOD ZONE AE, EL. 15' & VE, EL. 16' ON FIRM COMMUNITY-PANEL NUMBER 45019C0539J. MAP REVISED NOVEMBER 17, 2004.

LOT COVERAGE CALCULATIONS PER SULLIVAN'S ISLAND

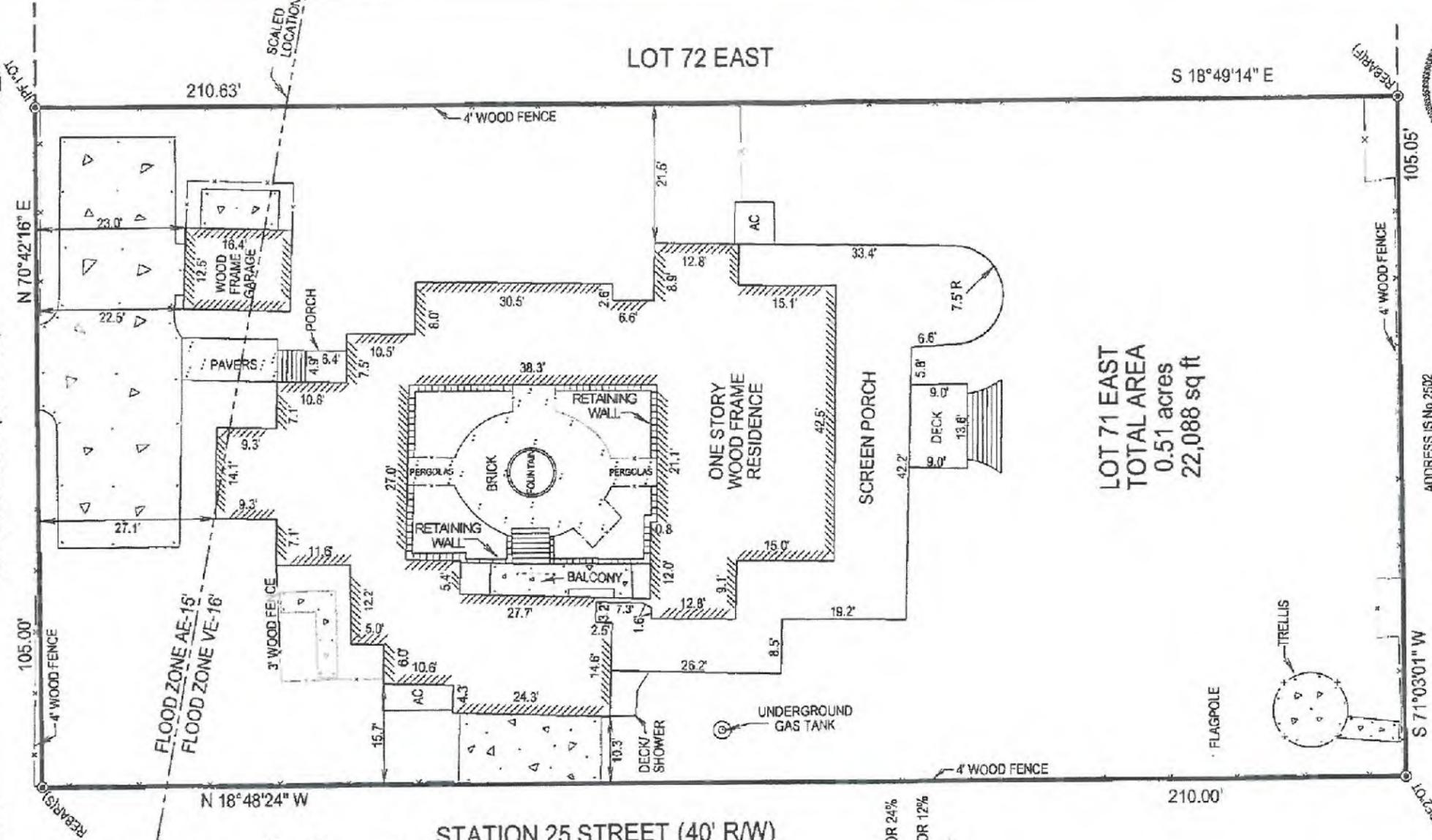
TOTAL SQ. FT. OF ENCLOSED PRINCIPAL BUILDING (TOTAL HEATED INCLUDING GARAGE) = 3,640 SQ. FT. OF 17%
 TOTAL FOOTPRINT OF ENCLOSED PRINCIPAL BUILDING (PORCHES, DECKS, STEPS, & AC) = 1,661 SQ. FT. OR 8%
 TOTAL IMPERVIOUS HARD SURFACE = 2,571 SQ. FT. OR 12% (DRIVEWAYS, PATIOS & WALKWAYS)
 TOTAL GREEN SPACE (GRASS & PLANTER AREAS ONLY) = 14,188 SQ. FT. OR 65%
 TOTAL OF ABOVE FIGURES = 100%
 TOTAL LOT SIZE = 22,088 SQ. FT. OR 100%

LOT COVERAGE CALCULATIONS

HOUSE, GARAGE, PORCHES, DECKS, & STEPS = 5,331 SQFT OR 24%
 TOTAL IMPERVIOUS AREA = 2,571 SQFT OR 12%
 TOTAL LOT AREA = 22,088 SQFT
 LOT COVERAGE % = 36.7%



ION AVENUE (40' R/W)



LOT 71 EAST
 TOTAL AREA
 0.51 acres
 22,088 sq ft

PLAT



DATE: JULY 23, 2013
 REV: JULY 29, 2013
 REV: AUGUST 13, 2012
 REF: PLAT BK. "D", PG. 184
 TMS: 529-10-00-039



ADDRESS IS No 2502
 ATLANTIC AVENUE (40' R/W)
 OF LOT 71 EAST, A/K/A No.2502 ATLANTIC AVENUE,
 SULLIVAN'S ISLAND, CHARLESTON COUNTY,
 PRESENTLY OWNED BY BERKELEY CAPITAL, LTD.

Alexander C. Peabody
 ALEXANDER C. PEABODY, PLS
 PEABODY & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYING
 P.O. BOX 22646, CHARLESTON, SC 29413
 OFFICE 843-723-5225 MOBILE 843-270-4847

CHARLESTON COUNTY
 SOUTH CAROLINA

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: 211-1 Atlantic Avenue

Submittal Date: ~~2-20-15~~ 10-23-15

Meeting Date: ~~3-18-15~~ 11-18-15

Requested Approval: Conceptual Preliminary Final

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

The following items shall be included in the Final Submittal:

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

APPLICATION TO SULLIVAN'S ISLAND DESIGN REVIEW BOARD

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

(FORM A)

Project Address: 2114 Atlantic Avenue
 Submittal Date: 2.20.15
 Meeting Date: 3.10.15 Parcel I.D. (TMS#): 529.09.00.059

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 _____ 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: Alan Charlotte Artus Architect / Designer: Beno Clowney Architects
 Address: 2114 Atlantic Avenue Contact #: 843-722-2040
Sullivan's Island, SC email: Katebedesign@bellsouth.net
 email: _____ Contractor: Daly Sawyer Const.
 Contact #: _____ Contact #: _____
 email: _____

Enter a Brief Description of the Project and Scope of Work to be Performed:
Renovations and exterior alterations to existing house including: Removal of front steps/deck + new steps/walkway, Extension of screened porch on front and rear of house with new decks/steps to grade, Reconfig. of sidewalk + steps, Extension of bedroom wings towards front of house (Atlantic Ave. elev), New window bay on East elevation first floor, Replacement of existing windows and doors, New bath additions on East and West sides of second floor, New porch extension on second floor rear elevation, New inground pool and spa, New dormer windows to replace existing.

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>Kate Campbell</u> Print Applicant's Name <u>Kate Campbell</u> Applicant Signature	If Owner is not Applicant: I (We) hereby appoint the person named as Applicant as My (Our) agent to represent Me (Us) in this application. Owner's Signature	Request for in ground pool to be located in rear yard on <u>left</u> street side. 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

171

Project Address: 2114 Atlantic Avenue

Submittal Date: 2.20.15

Meeting Date: 3.19.15

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet: 22071 sf
 Lot Width: 105.02' / 104.93'
 Lot Depth: 210'
 Flood Zone / Base Flood Elevation: VE17

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint: (Existing) 2,789 (Proposed) 3,021 sf
 Accessory Building Footprint: N/A. sf
 Total Principal Bldg. Coverage Area: (Proposed) 3,021 sf
 (Principal Building plus Accessory Structure)

Sec. 21-26 Impervious Coverage

	(Existing)	(Proposed)	sf
Principal Building Coverage Area	2,789	3,021	
Covered Porches:	1,599	1,943	
Open Decks / Steps:	907	491	
Pool / Patio:	0	632	
Drives / Walks:	509	80	
Other Impervious Coverage	65	65	
Total Impervious Coverage	5,929	6,232	

Sec. 21-27 Principal Building Square Footage

	(Existing)	(Proposed)	sf
First Floor	2,789	3,174	
Second Floor	1,678	1,960	
Third Floor			
Accessory Building	(Existing) 4,407		
Total Principal Building Square Footage:		<u>(Proposed) 5,134</u>	
(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 / wood breakaway / stucco</u>	Roof: <u>standing seam metal</u>
Walls: <u>cedar siding to match existing</u>	Windows: <u>clad</u>
Trim: <u>wood to match existing</u>	Doors: <u>Mahogany</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: 2114 Atlantic Avenue
 Submittal Date: 2.20.15
 Meeting Date: 3.18.15

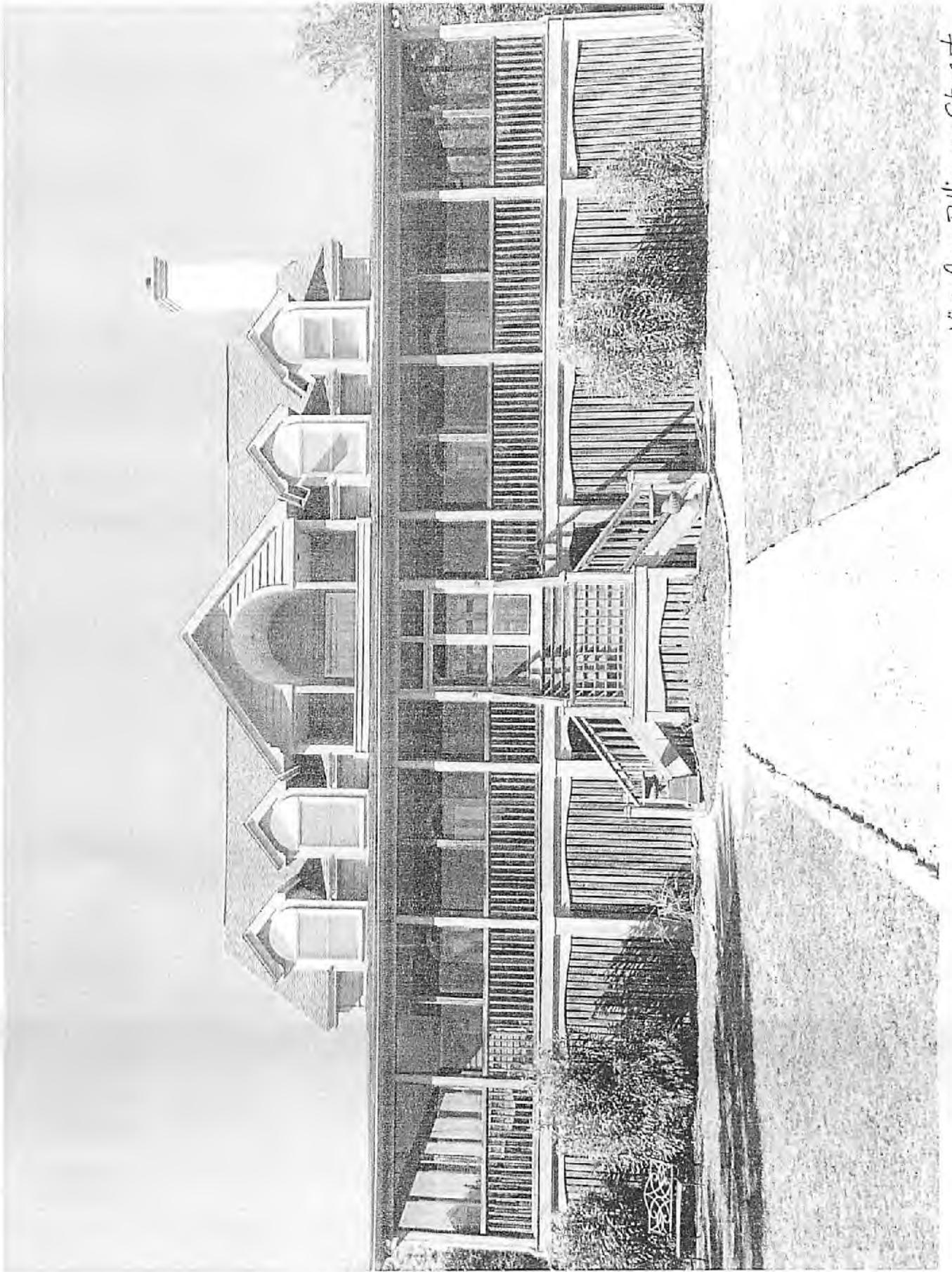
		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in Ft./Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet	✓	15% (3.75')			
	B	21-22 Additional Front Yard Setback	45° above 20'	✓	15%			
	C	21-22 Side Setback	Per lot; Enter Result: <u>10</u> min.; <u>40</u> comb.		25%	<u>10'</u>	<u>25%</u>	<u>40' - 10' = 30'</u>
	D	21-22 Side Setback 2nd Floor Setback	2 feet	✓ <i>(N/A)</i>	100%			
	E	21-22 Rear Setback	25 feet	✓	None			
PAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>3,310</u> sf	✓	20% <u>662</u> sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>6,621</u> sf	✓	20% <u>1,055</u> sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4,107</u> sf		25% <u>1,027</u> sf	<u>1,027</u>	<u>25%</u>	<u>4,107 + 1,027 = 5,134</u> SF
DESIGN STANDARDS	I	21-28 Third Story	as per formula: Enter Result _____ sf	N/A	15% _____ sf			
	J	21-29 Principal Building Front Façade	as per formula: Enter Result _____ sf	✓ <i>Exempt</i>	100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result _____ sf	✓ <i>Exempt</i>	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	✓ <i>Exempt</i>	1 foot			
N	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility				
O	21-34 Site Lighting	Check Ordinance	✓	Adjust for Neighborhood Compatibility				



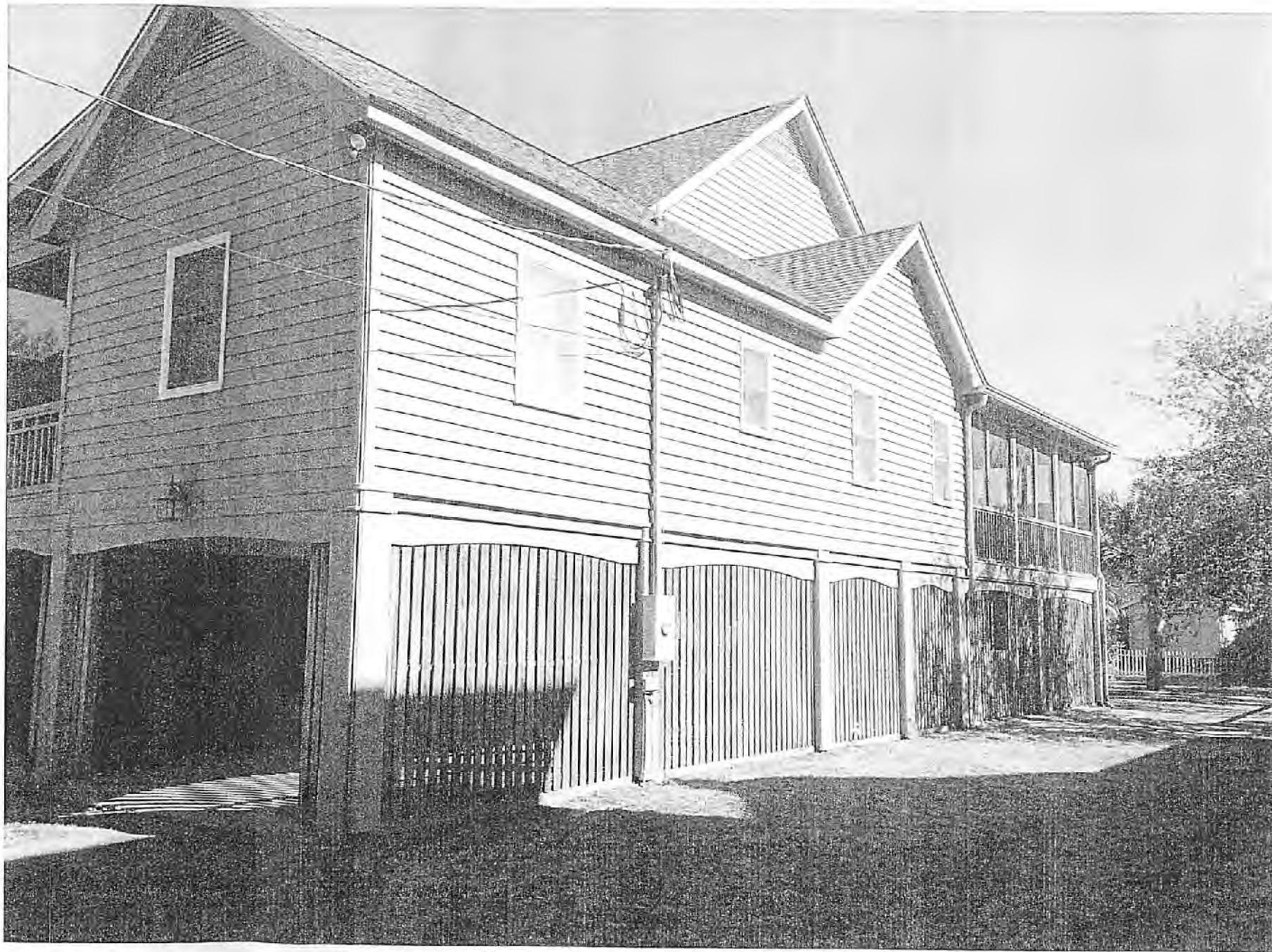
2114 Atlantic Avenue
North elevation



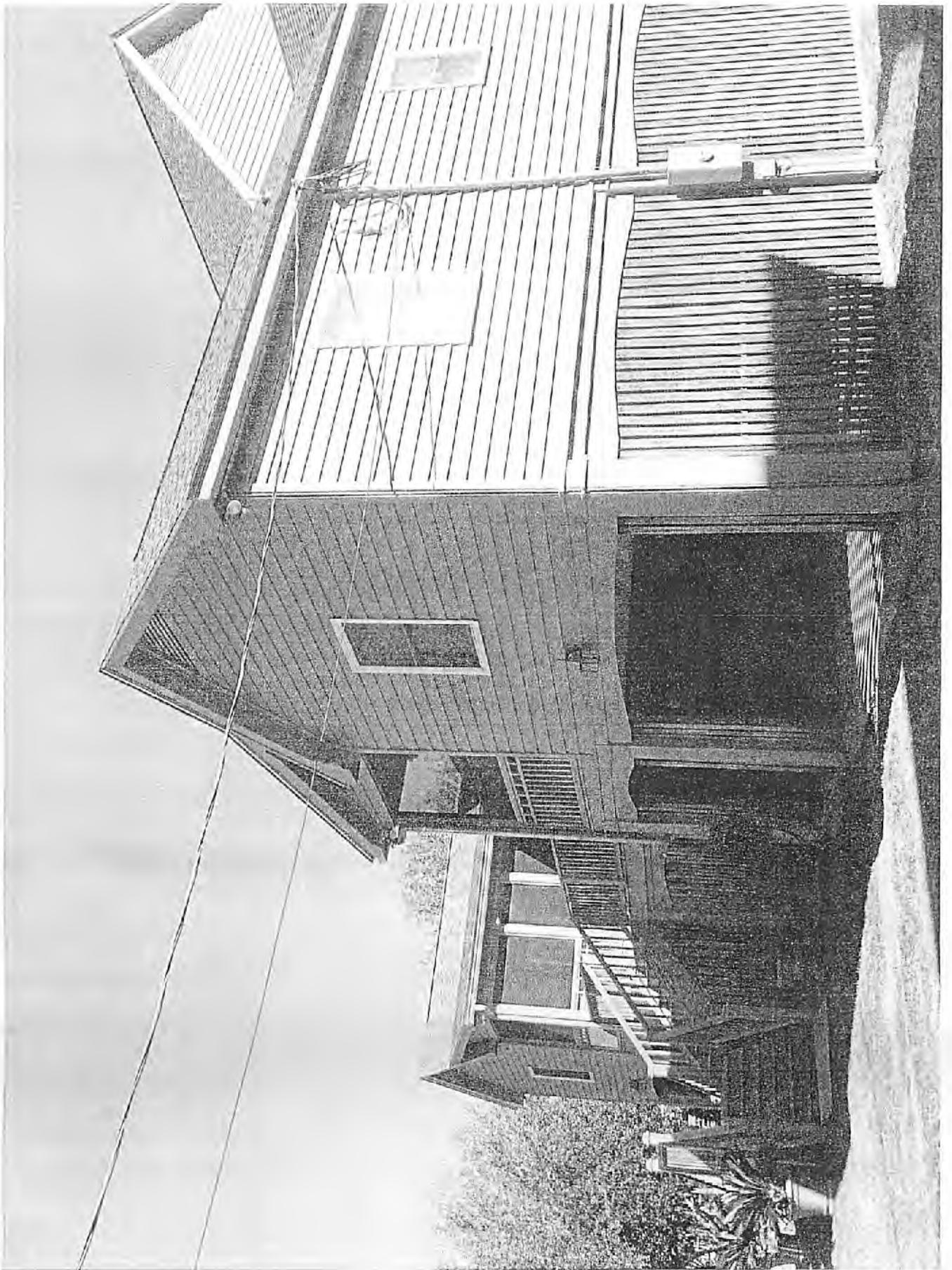
Southwest elevation



View from Pettigrew Street



West-facing elevation

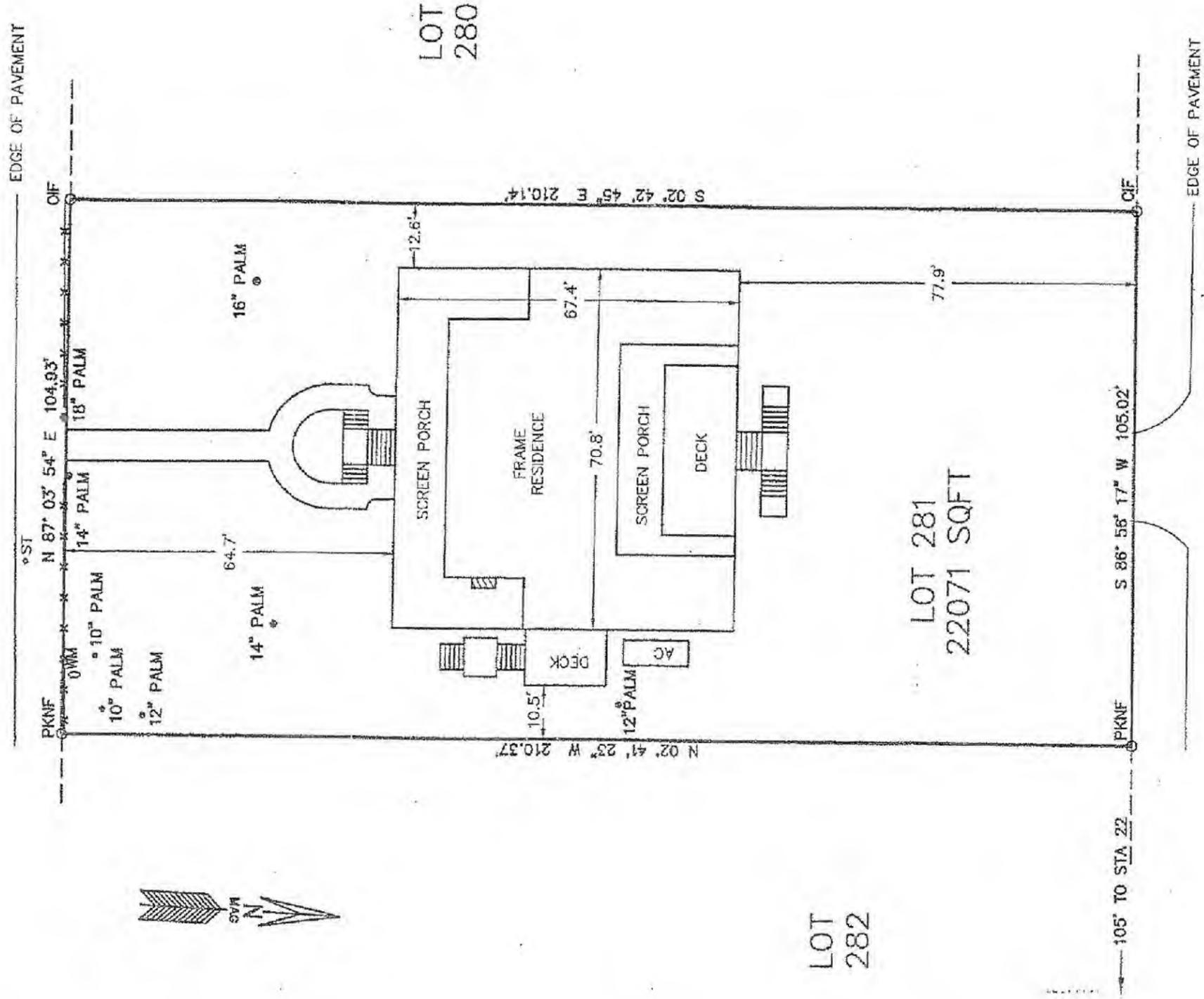


THIS SURVEY IS BASED ON THE REFERENCES SHOWN AND IN NO WAY CONSTITUTES A TITLE SEARCH. THE BEARINGS SHOWN

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

ANYTHING OUTSIDE THE PRESCRIBED BOUNDARIES IS SHOWN FOR DESCRIPTIVE PURPOSES ONLY

PETTIGREW STREET 40' R/W



ATLANTIC AVENUE 40' R/W

2114 ATLANTIC AVENUE
LOT 281
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

NOTES

- 1) REFERENCE PLAT BOOK D PAGE 189 DATE: OCTOBER 15, 2013
- 2) TMS # 529-09-00-059 SCALE: 1" = 30'
- 3) REQUESTED BY:
CHARLOTTE ARTUS
& MARILYN LEONARD

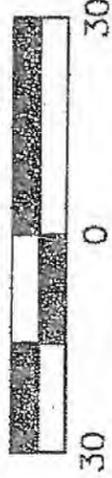
SUBJECT PROPERTY LOCATED IN
FLOOD ZONE VE ELEV 17
FIRM PANEL 45019C-0539-J
DATED NOV. 17, 2004

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

FILE #212-13

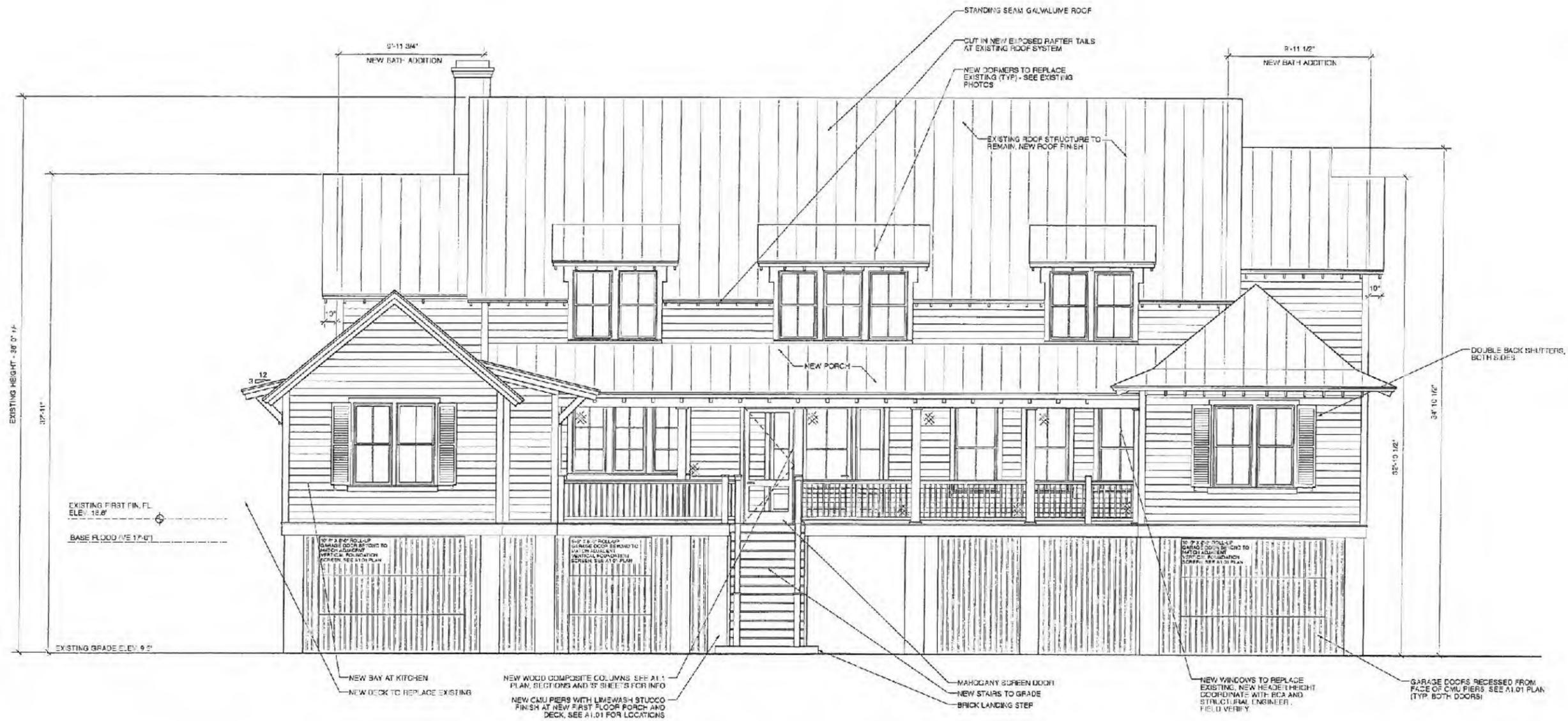
LEGEND

- OIF 1" OPEN IRON FOUND
- CIF 1" CRIMPED IRON FOUND
- PKNF PK NAIL FOUND
- X PICKET FENCE



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

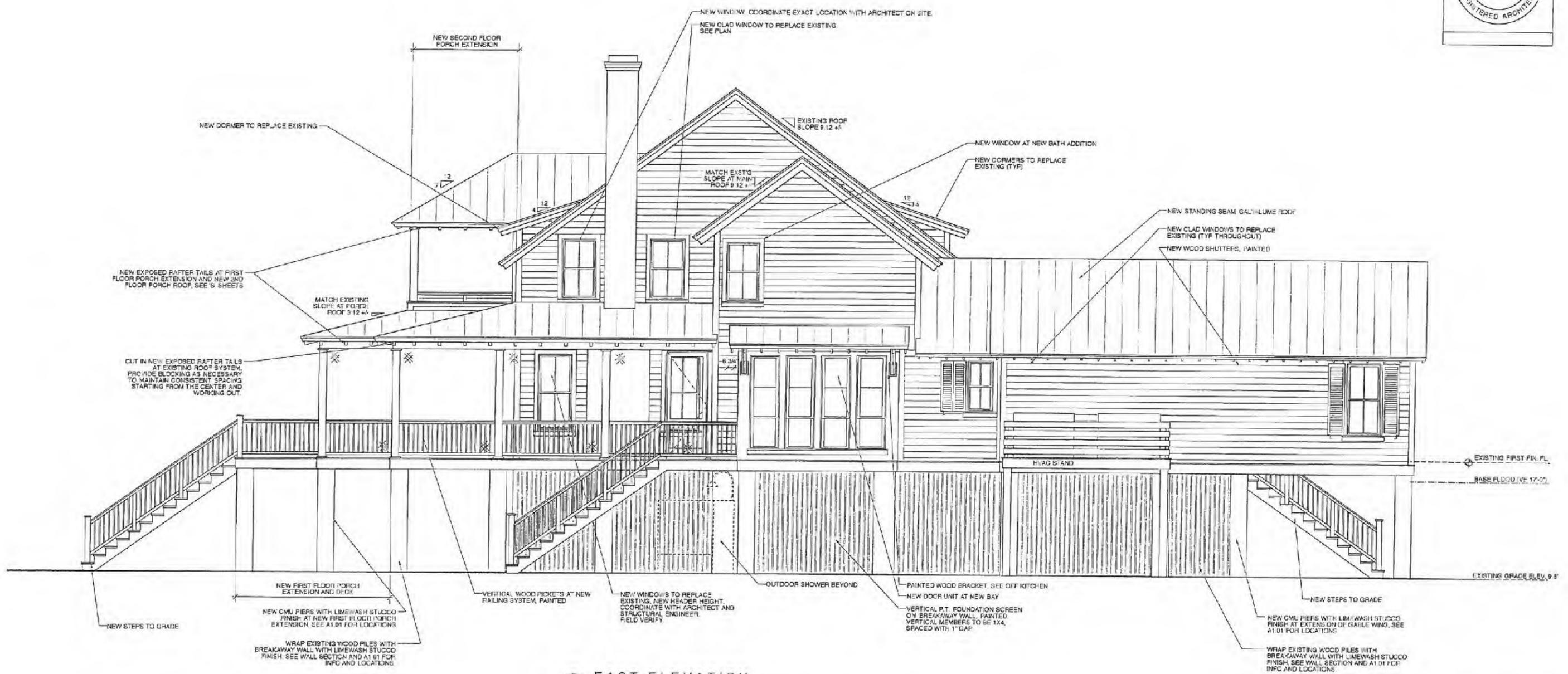
John E. Wade Jr.
JOHN E. WADE JR., RLS.
SOUTH CAROLINA REG. NO. 13171



○ ATLANTIC AVENUE ELEVATION

B E A U
 C L O W N E Y
 a r c h i t e c t s
 8 4 3 . 7 2 2 . 2 0 4 0

ARTUS RESIDENCE
 2114 PETTIGREW STREET
 SULLIVAN'S ISLAND, SC
 EXTERIOR ELEVATION
 1/4" = 1'-0"
 10.23.15



○ EAST ELEVATION

B E A U
 C L O W N E Y
 architects
 843.722.3040

ARTUS RESIDENCE
 2114 PETTIGREW STREET
 SULLIVAN'S ISLAND, SC
 EXTERIOR ELEVATION
 1/4" = 1'-0"
 10, 23, 15



NEW CMU PIERS WITH LIMEWASH STUCCO FINISH AT EXTENSION OF GABLE WING. SEE A1.01 FOR LOCATIONS

W/TAIP EXISTING WOOD FILES WITH BREAKAWAY WALL WITH LIMEWASH STUCCO FINISH. SEE WALL SECTION AND A1.01 FOR INFO AND LOCATIONS

VERTICAL P.T. FOUNDATION SCREEN ON BREAKAWAY WALL. PAINTED. VERTICAL MEMBERS TO BE 1X4 SPACED WITH 1" GAP

NEW FIRST FLOOR PORCH EXTENSION AND DECK

NEW CMU PIERS WITH LIMEWASH STUCCO FINISH AT NEW FIRST FLOOR PORCH EXTENSION. SEE A1.01 FOR LOCATIONS

W/TAIP EXISTING WOOD FILES WITH BREAKAWAY WALL WITH LIMEWASH STUCCO FINISH. SEE WALL SECTION AND A1.01 FOR INFO AND LOCATIONS

WEST ELEVATION

B E A U
 C L O W N E Y
 architects
 843.722.2040

ARTUS RESIDENCE
 2114 PETTIGREW STREET
 SULLIVAN'S ISLAND, SC
 EXTERIOR ELEVATION
 1/4" = 1'-0"
 10.23.15

APPLICATION TO SULLIVAN'S ISLAND DESIGN REVIEW BOARD

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29462 • (843) 883-3188

(FORM A)

Project Address: 2724 Bayonne St.
 Submittal Date: 10/23/15
 Meeting Date: 11/18/15 Parcel I.D. (TMS#): 529-11-00-097

Requested Approve (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: Jim + Mary Ann Mackey Architect / Designer: SLC Architect LLC
 Address: 18 Brandeis Ct. Contact #: 843.532.3817
Basking Ridge, NJ 07920 email: sabrina@slc-architect.com
 email: jmackey812@gmail.com Contractor: TBD
 Contact #: 908.229.9444 Contact #: _____
 email: _____

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

new construction home for a family of 9, requesting minor relief as noted in permits and drawings.

<p>I (We) submit that the above information is true to the best of My (Our) knowledge</p> <p><u>Sabrina L. Cochran</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>[Signature]</u> Owner's Signature</p>	<p>Fee Received by _____ 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: 2724 Bayonne St.

Submittal Date: 10/23/15

Meeting Date: 11/18/15

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet: 22,050 sf
Lot Width: 105'
Lot Depth: 210'
Flood Zone / Base Flood Elevation: VE 16/AE 15

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint: 2,520 sf
Accessory Building Footprint: — sf
Total Principal Bldg. Coverage Area: 2,520 sf
(Principal Building plus Accessory Structure)

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area: 2,520 sf
Covered Porches: 1,015 sf
Open Decks / Steps: 265 sf
Pool / Patio: 650 sf
Drives / Walks: (gray impervious) TBD 1,933 sf
Other Impervious Coverage: — sf
Total Impervious Coverage: 6,383 sf

Sec. 21-27 Principal Building Square Footage

First Floor: 2,520 sf
Second Floor: 2,242 sf
Third Floor: — sf
Accessory Building: — sf
Total Principal Building Square Footage: 4,762 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: tabby stucco on CMU piers Roof: metal
Walls: hardie siding, shake, board & batten Windows: wood clad
Trim: hardie trim or sim. / pt. wood Doors: mahogany / wood 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:

2724 Bayme St.

Submittal Date:

10.23.15

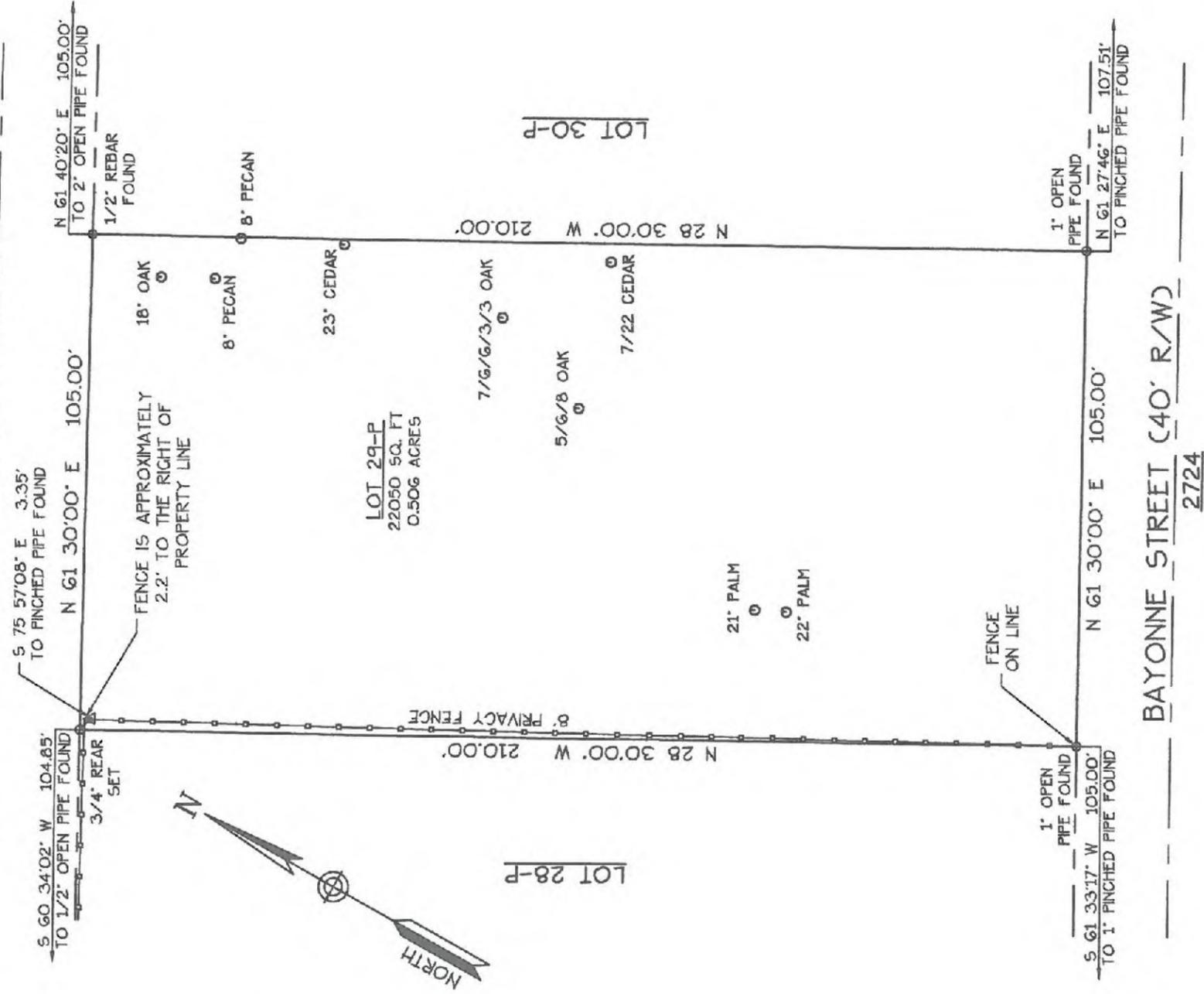
Meeting Date:

11.18.15

		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>40</u> comb.	✓	25%			
	D	21-22 Side Setback 2nd Floor Setback	2 feet		100%	2'	100%	
	E	21-22 Rear Setback	25 feet	✓	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>3,308</u> sf	✓	20% _____ sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>6,615</u> sf	✓	20% _____ sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4,105</u> sf		25% <u>1,026</u> sf	657 s.f.	16%	
	I	21-28 Third Story	as per formula: Enter Result _____ sf	N/A	15% _____ sf			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result _____ sf	✓	100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result _____ 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 / ₄ "	90%	
	N	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance	✓	Adjust for Neighborhood Compatibility			



ATLANTIC AVENUE (40' R/W)

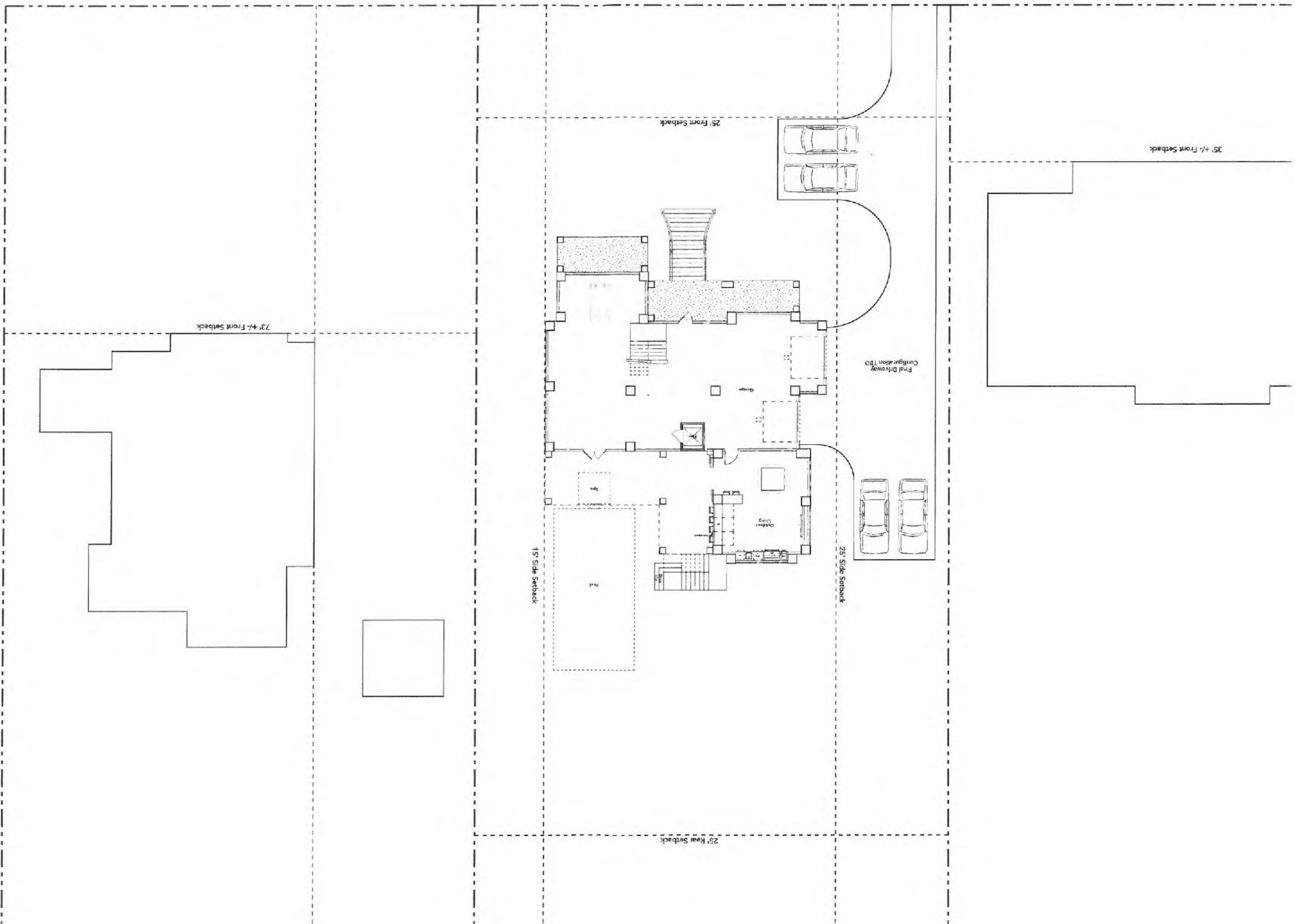


PLAT SHOWING LOT 29-P
 SULLIVANS ISLAND, TMS# 529-11-00-047
 LOCATED IN THE TOWN OF SULLIVANS ISLAND, CHARLESTON COUNTY, SC.

SCALE: 1" = 30'
 DATE: DECEMBER 17, 2014
 REFERENCE: PLAT RECORDED IN PLAT BOOK F, PAGE 69
 LOT MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS
 NOT OBVIOUS OR APPARENT TO THE SURVEYOR.
 PROPERTY APPEARS TO LIE IN FLOOD ZONE AE (CELV. 15 and 16).
 45019C 0539 J. REVISED NOVEMBER 17, 2004
 IS14-289
 LAUREN MAURICE WILDER
 S.C.P.L.S. No. 29523
 ISLAND SURVEYING, A BRANCH OF PARKER LAND SURVEYING, LLC
 1720 CENTRAL PARK ROAD, CHARLESTON, SC 29412
 TEL: (843) 225-6582 FAX: (843) 225-6587



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



C100

Drawing Title: SLC
 Date: 2015-11
 Project Title: 10/21/15
 Issue Date: Site Plan

A New Residence for
 Jim + Mary Ann Mackey
 2724 Bayonne St.
 Sullivan's Island, SC



S/L
 c|a|r|c|h|i|t
 74 Ball Street Charleston, SC 29404

The information illustrated on this drawing was created specifically for this client for this project on this site, and may not be used for any other purpose than the legal permission granted through this project without the consent of the architect. This drawing may not be reproduced without the written permission of S/LC Architects, LLC



1 Front (South) Elevation
Scale: 1/4" = 1'-0"



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



1 Rear (North) Elevation
 Scale: 1/4" = 1'-0"



1 Right (East) Elevation
Scale: 1/4" = 1'-0"

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: 209 STATION 17
 Submittal Date: 10/23/15
 Meeting Date: 11/18/15 Parcel I.D. (TMS#): 523-12-00-064

Requested Approva (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 _____ not designated as Historic Resource

Historic Survey #: _____ Historic Survey #: _____

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

Owner's Name: WES FULLER Architect / Designer: RON DENTON / ADD DWELLING GROUP
 Address: _____ Contact #: 843-856-5022
 email: _____ email: ron@add-dwelling.com
 email: wfuller@greystar.com Contractor: RON DENTON / ADD DWELLING GROUP
 Contact #: 843-743-1200 Contact #: 843-856-5022
 email: _____ email: ron@add-dwelling

Enter a Brief Description of the Project and Scope of Work to be Performed:
CHANGE OF ORIENTATION FOR NEW RESIDENCE TO FRONT ON POE AVE.

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>RONALD J. DENTON JR.</u> <small>Print Applicant's Name</small> <u>[Signature]</u> <small>Applicant Signature</small>	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. _____ <small>Owner's Signature</small>	Fee Received by _____ _____ <small>check #</small>
---	--	--

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: 209 STATION 17

Submittal Date: 10/23/15

Meeting Date: 11/18/15

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet: 11,229 sf
 Lot Width: 124.42
 Lot Depth: 89.74
 Flood Zone / Base Flood Elevation: VE-1c

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint: 1851.5 sf
 Accessory Building Footprint: 0 sf

Total Principal Bldg. Coverage Area: 1851.5 sf
 (Principal Building plus Accessory Structure)

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area: 1851.5 sf
 Covered Porches: 1222 sf
 Open Decks / Steps: 762.5 sf
 Pool / Patio: 0 sf
 Drives / Walks: 0 sf
 Other Impervious Coverage: _____ sf
Total Impervious Coverage: 3836 sf

Sec. 21-27 Principal Building Square Footage

First Floor: 1618.85 sf
 Second Floor: 1612.22 sf
 Third Floor: 0 sf
 Accessory Building: 0 sf

Total Principal Building Square Footage: 3231.07 sf
 (Principal Building plus Accessory Structure)

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

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

Foundation: STUCCO ON CMU PIERS

Roof: STANDING SEAM

Walls: HARDI PLANK LAP SIDING

Windows: VINYL CLAD

Trim: HARDI TRIM

Doors: VINYL CLAD/MANAGANY

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

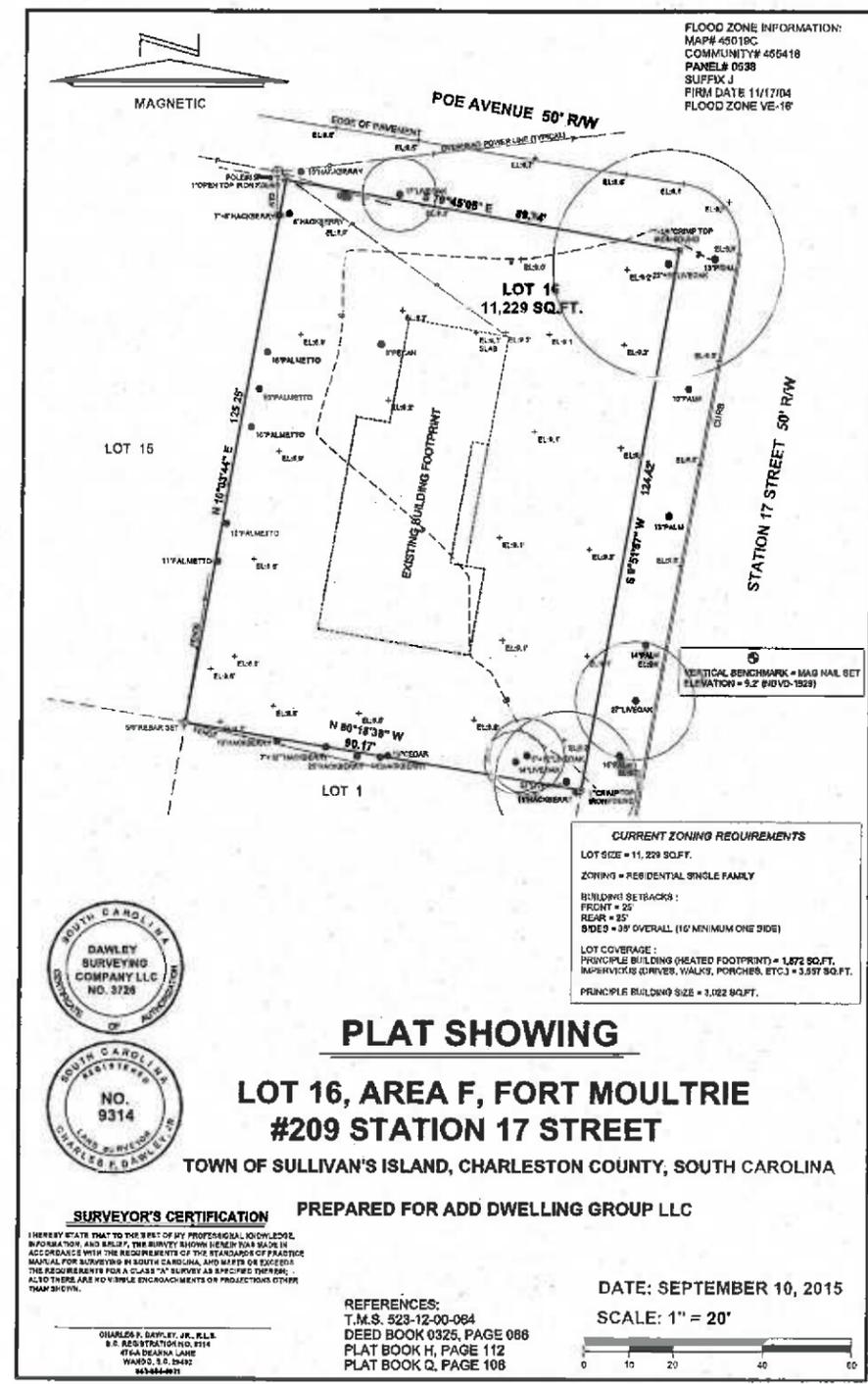
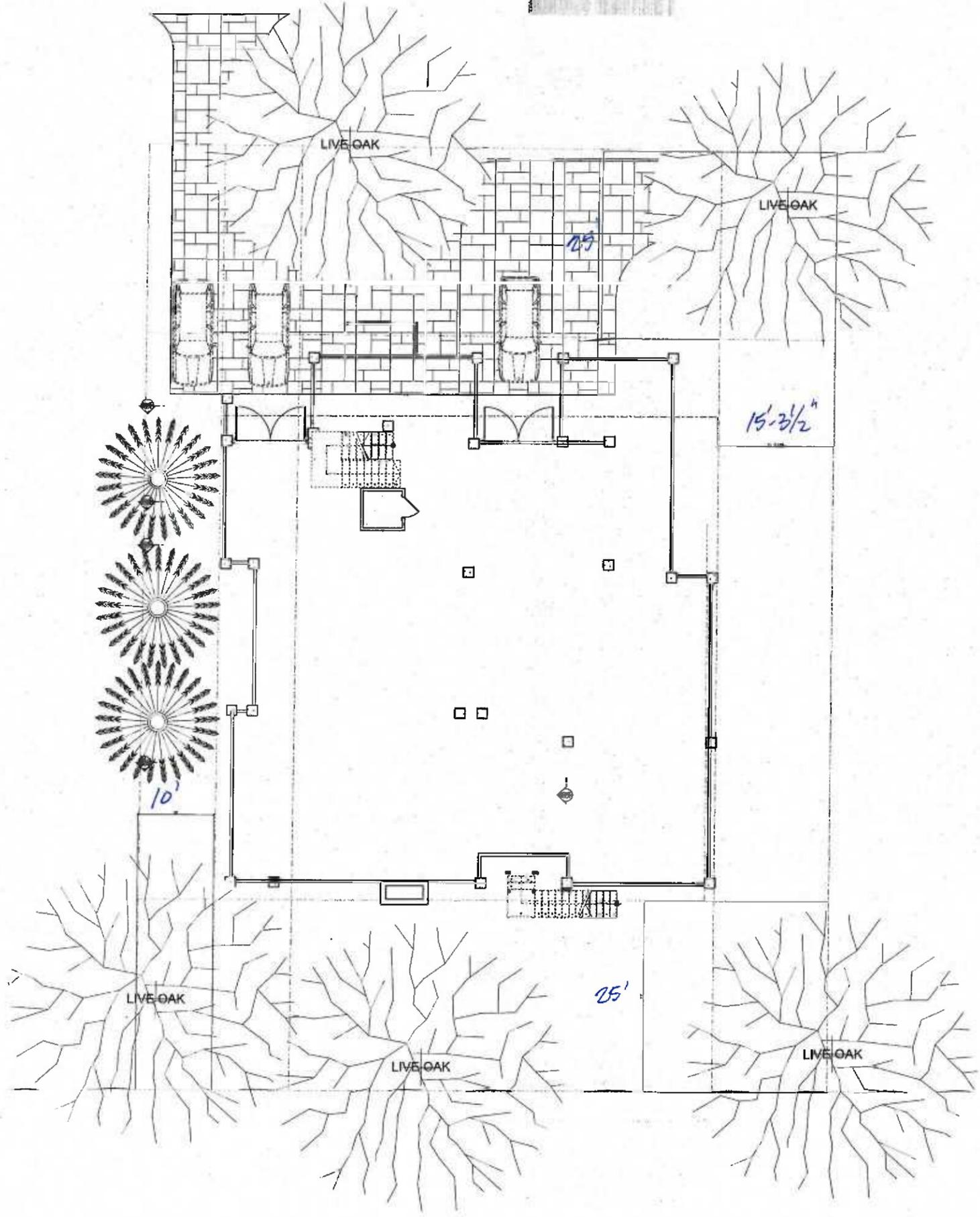
Project Address: 209 STATION 17

Submittal Date: 10/23/15

Meeting Date: 11/18/15

		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: ____ 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>1872</u> sf	✓	20% _____ sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>3557</u> sf		20% <u>711.4</u> sf	<u>279 sf</u>	<u>7.8%</u>	<u>3836</u>
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>3022</u> sf		25% <u>755.5</u> sf	<u>209 SF</u>	<u>6.9%</u>	<u>3231</u>
	I	21-28 Third Story	as per formula: Enter Result <u>0</u> sf	✓	15% _____ sf			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result <u>45.5</u> sf	✓	100% <u>50' ALLOW</u>	<u>0</u>		
	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>.5</u>		<u>3.5</u>
	N	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance	✓	Adjust for Neighborhood Compatibility			

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FLOOD ZONE INFORMATION:
 MAP# 45018C
 COMMUNITY# 450418
 PANEL# 0538
 SUFFIX J
 FIRM DATE 11/17/04
 FLOOD ZONE VE-1B

CURRENT ZONING REQUIREMENTS
 LOT SIZE = 11,229 SQ.FT.
 ZONING = RESIDENTIAL SINGLE FAMILY
 BUILDING SETBACKS:
 FRONT = 25'
 REAR = 25'
 SIDED = 35' OVERALL (10' MINIMUM ONE SIDE)
 LOT COVERAGE:
 PRINCIPLE BUILDING (HEATED FOOTPRINT) = 1,872 SQ.FT.
 PORCHES/DECKS (DRIVES, VIAS, PORCHES, ETC.) = 3,537 SQ.FT.
 PRINCIPLE BUILDING SIZE = 1,022 SQ.FT.

PLAT SHOWING

**LOT 16, AREA F, FORT MOULTRIE
 #209 STATION 17 STREET**

TOWN OF SULLIVAN'S ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA

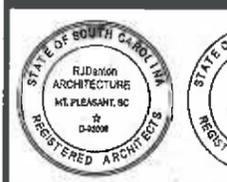
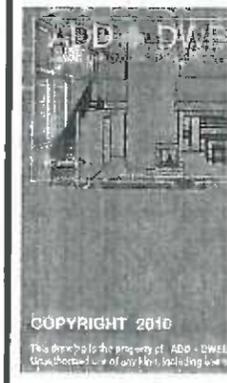
PREPARED FOR ADD DWELLING GROUP LLC

SURVEYOR'S CERTIFICATION
 I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYORS IN SOUTH CAROLINA, AND WITH OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO UNDISCOVERED ENCUMBRANCES OR PROJECTIONS OTHER THAN SHOWN.



REFERENCES:
 T.M.S. 523-12-00-084
 DEED BOOK 0325, PAGE 088
 PLAT BOOK H, PAGE 112
 PLAT BOOK Q, PAGE 108

DATE: SEPTEMBER 10, 2015
 SCALE: 1" = 20'



COPYRIGHT 2010
 209 CONC
 #Architect Addr

#Client Comp

MARK	DATE	DESCRIPTIC
#/##/####		#Project Sta

PROJECT NO: #Plj

COPYRIGHT
 #Architect Name 2010

SHEET TITLE

SITE PLAN



209 CONC

#Architect Adre

#Client Compa

MARK	DATE	DESCRIPTIO
#####		#Project Sta

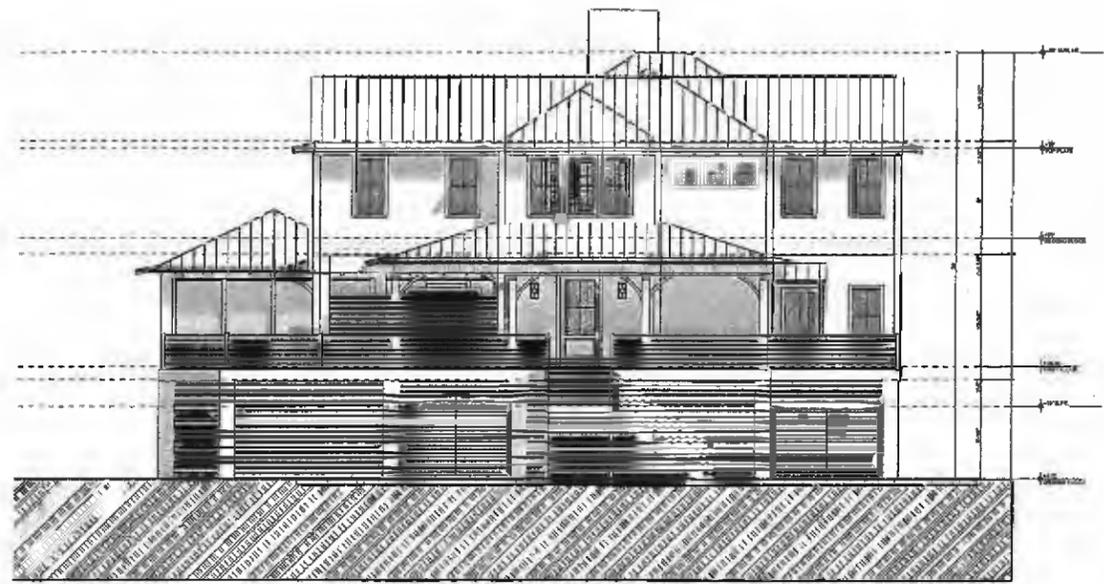
PROJECT NO: #P/n

COPYRIGHT
#Architect Name 2010

SHEET TITLE

SITE PHOTO

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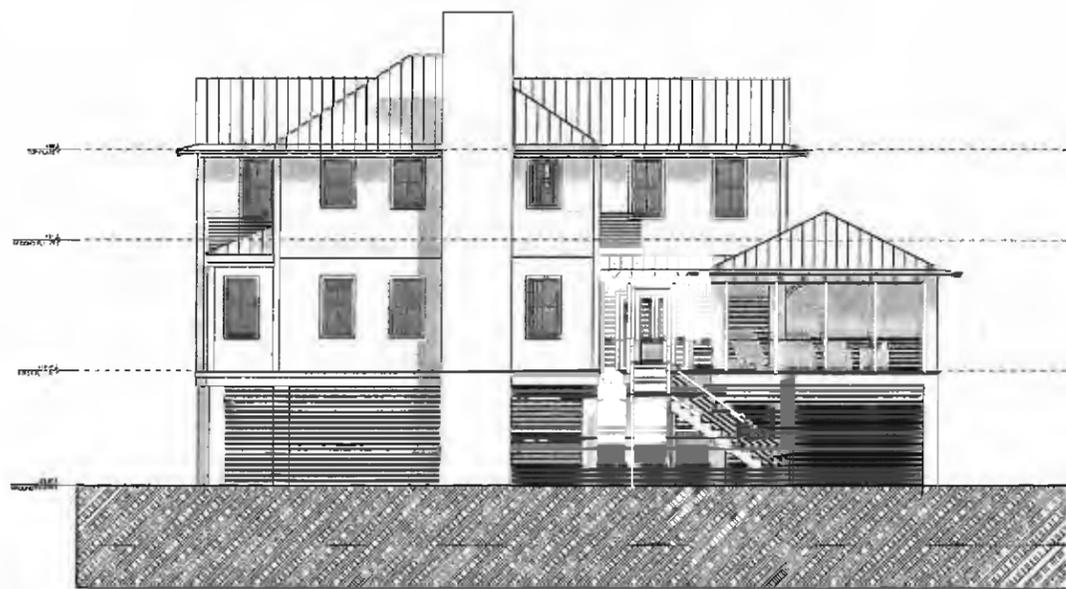
FRONT ELEVATION

1/8" = 1'-0"



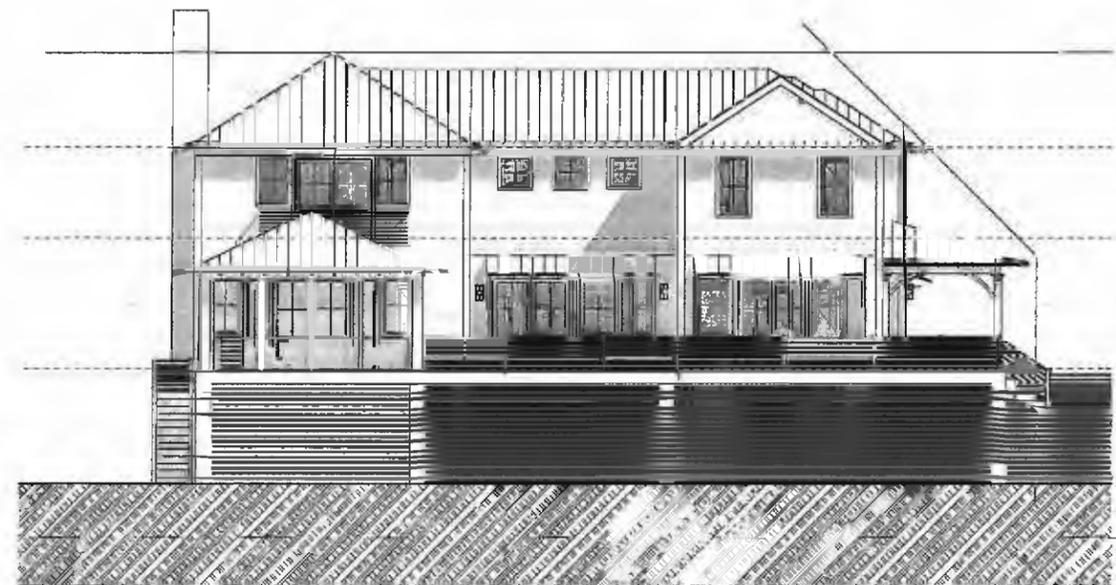
RIGHT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



LEFT ELEVATION

1/8" = 1'-0"



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209 CONC

#Architect Addr

#Client Compa

MARK	DATE	DESCRIPTION
###/###/###		#Project Sta

PROJECT NO. #P/n

COPYRIGHT
#Architect Name 2010

SHEET TITLE

ELEVATION

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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: 2720 B GOLDBURG

Submittal Date: Oct 23, 2015

Meeting Date: Nov 18, 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

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>2720 B GOLDBURG</u>		
Submittal Date:	<u>10/23/15</u>		
Meeting Date:	<u>11/18/15</u>	Parcel I.D. (TMS#):	_____

Requested Approval (check ONE) Conceptual Preliminary Final

Check one:

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

Nature of Work: (circle all that apply)

Accessory Structure
 Demolition / Relocation
 Addition / Alteration
 New Construction

Owner's Name	<u>PAUL BOEHM</u>	Architect / Designer:	<u>RON DENTON</u>
Address:	<u>3209 MIDDLEST</u>	Contact #:	<u>343-2598</u>
	<u>SULLIVAN'S ISLAND</u>	email:	_____
email:	<u>paulboehm@pycho.com</u>	Contractor:	_____
Contact #:	<u>810 0571</u>	Contact #:	_____
		email:	_____

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

Construct a roof over the slat house and install rails. Allow the eaves to be from the existing walkway.

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

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

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

Project Address: 2720 B GOLDBAG

Submittal Date: 10/23/15

Meeting Date: 11/18/15

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>24,910</u> sf
Lot Width:	<u>159'</u>
Lot Depth:	<u>157' AVE</u>
Flood Zone / Base Flood Elevation:	<u>AE 13</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>2560</u> sf
Accessory Building Footprint:	<u>160</u> sf
Total Principal Bldg. Coverage Area: (Principal Building plus Accessory Structure)	<u>2,720</u> sf

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>2560</u> sf
Covered Porches:	<u>548</u> sf
Open Decks / Steps:	<u>559</u> sf
Pool / Patio:	<u>ADJACENT</u> sf
Drives / Walks:	<u>1345</u> sf
Other Impervious Coverage	<u>12</u> sf
Total Impervious Coverage	<u>5024</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>2560</u> sf
Second Floor	_____ sf
Third Floor	_____ sf
Accessory Building	<u>160</u> sf
Total Principal Building Square Footage: (Principal Building plus Accessory Structure)	<u>2,720</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: _____	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: 2720 B GOLDBAG

Submittal Date: 10/27/15

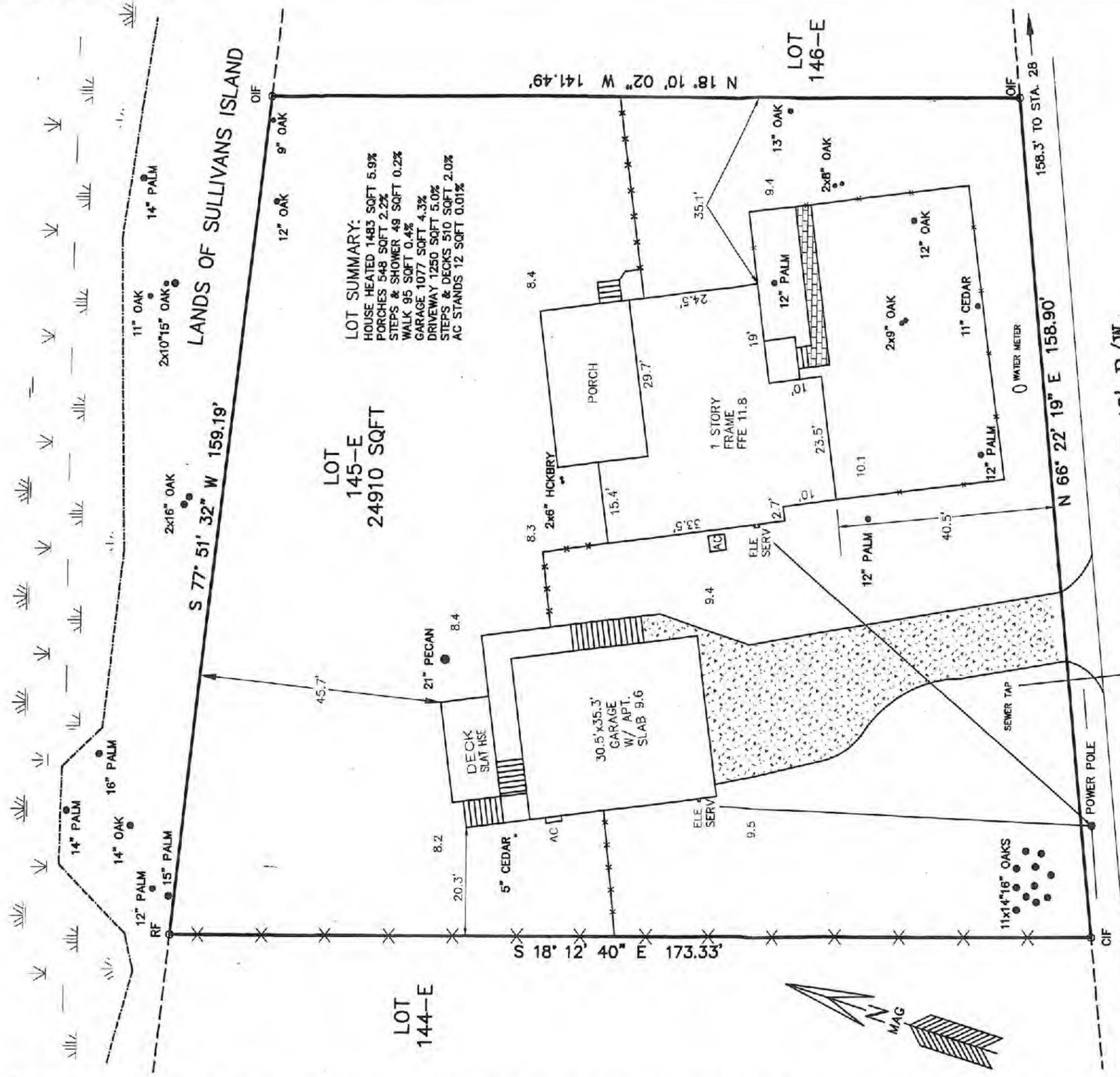
Meeting Date: 11/18/15

		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>20</u> min.; <u>55</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>2720</u> sf	✓	20% _____ sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>5,024</u> sf	✓	20% _____ sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>2720</u> 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 <u>30.5 + 28.5</u> sf		100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result <u>75.3 + 33.5</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			

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. ANYTHING SHOWN OUTSIDE THE PRESCRIBED BOUNDARIES IS FOR DESCRIPTIVE PURPOSES ONLY.

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



LOT SUMMARY:
HOUSE HEATED 1483 SQFT 5.9%
PORCHES 548 SQFT 2.2%
STEPS & SHOWER 49 SQFT 0.2%
WALK 95 SQFT 0.4%
GARAGE 1077 SQFT 4.3%
DRIVEWAY 1250 SQFT 5.0%
STEPS & DECKS 510 SQFT 2.0%
AC STANDS 12 SQFT 0.01%

- NOTES
1) REFERENCE PLAT BOOKAE PAGE 127 & D-184
2) TMS # 529-07-00-002
3) SURVEY REQUESTED BY: PAUL BOEHM

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

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

FILE #060-01

DATE: JULY 14, 2009
SCALE: 1" = 20'

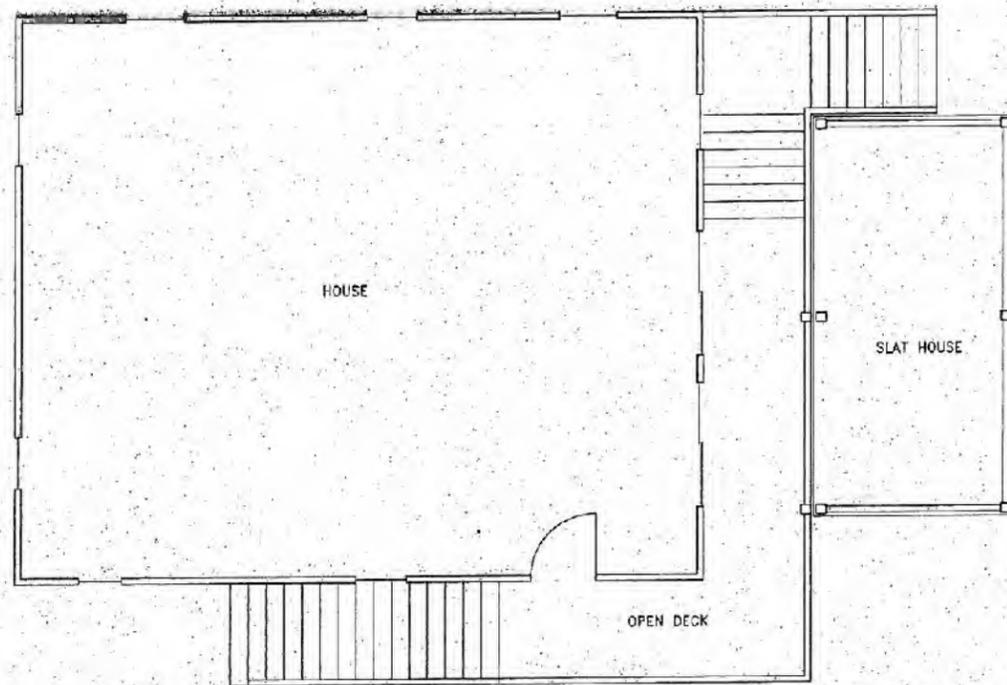


2720 GOLDBUG AVENUE
AKA LOT 145-E ATLANTICVILLE
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

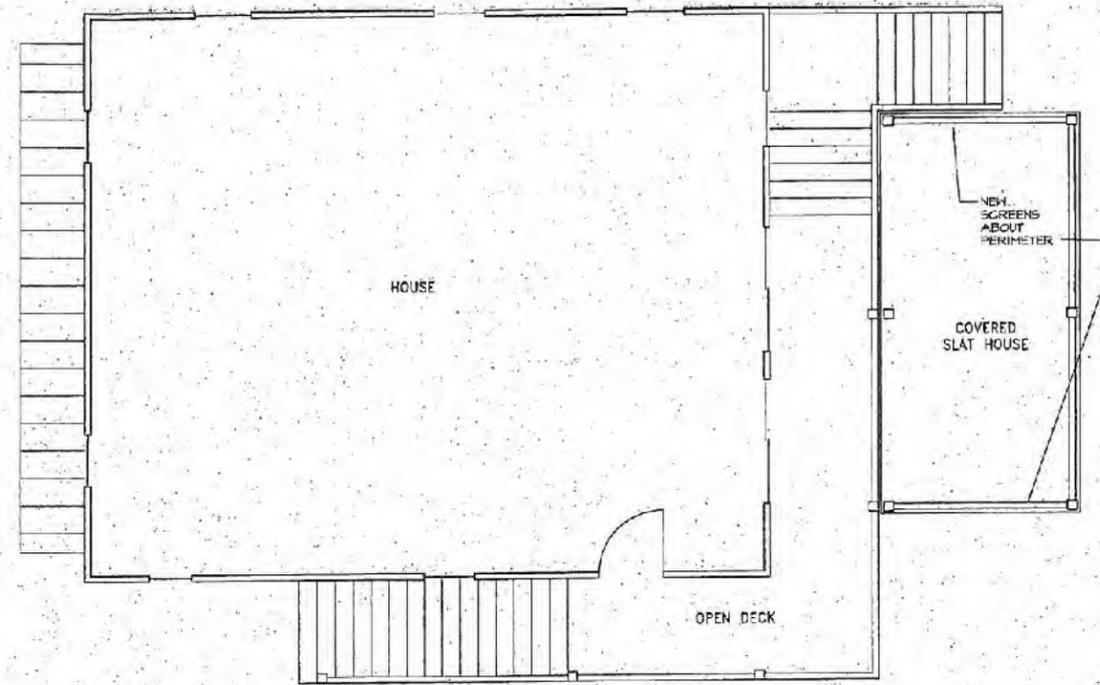
- LEGEND
OIF 1" OPEN IRON FOUND
CIF 1" CRIMPED IRON FOUND
RF #5 REBAR FOUND
X WIRE FENCE

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

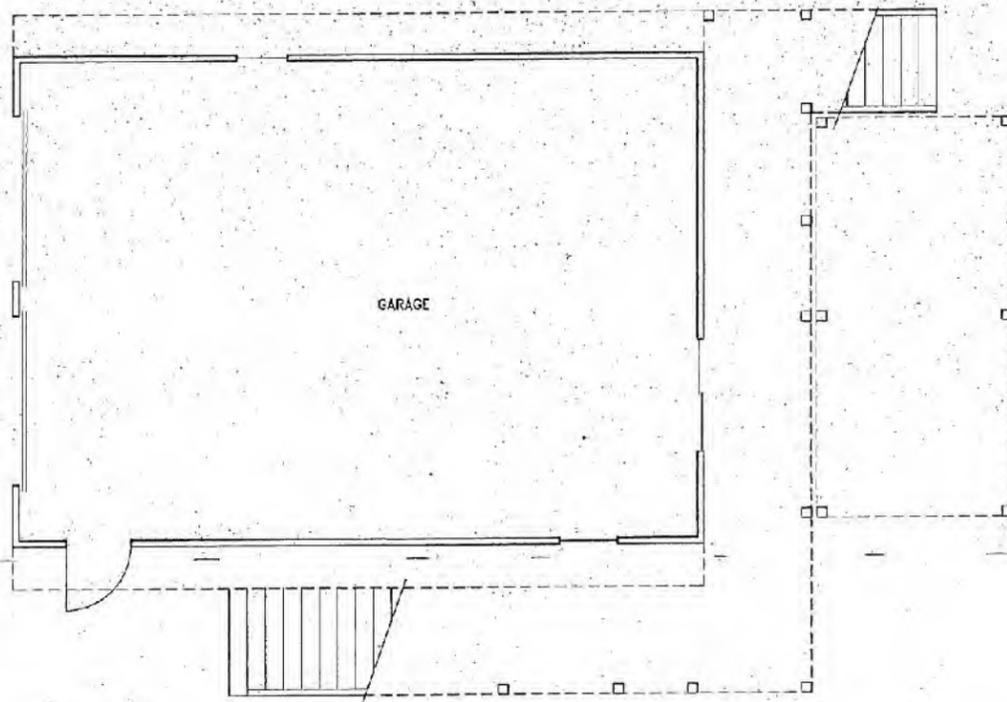
JOHN E. WADE JR., R.L.S.
SOUTH CAROLINA REG. NO. 13171



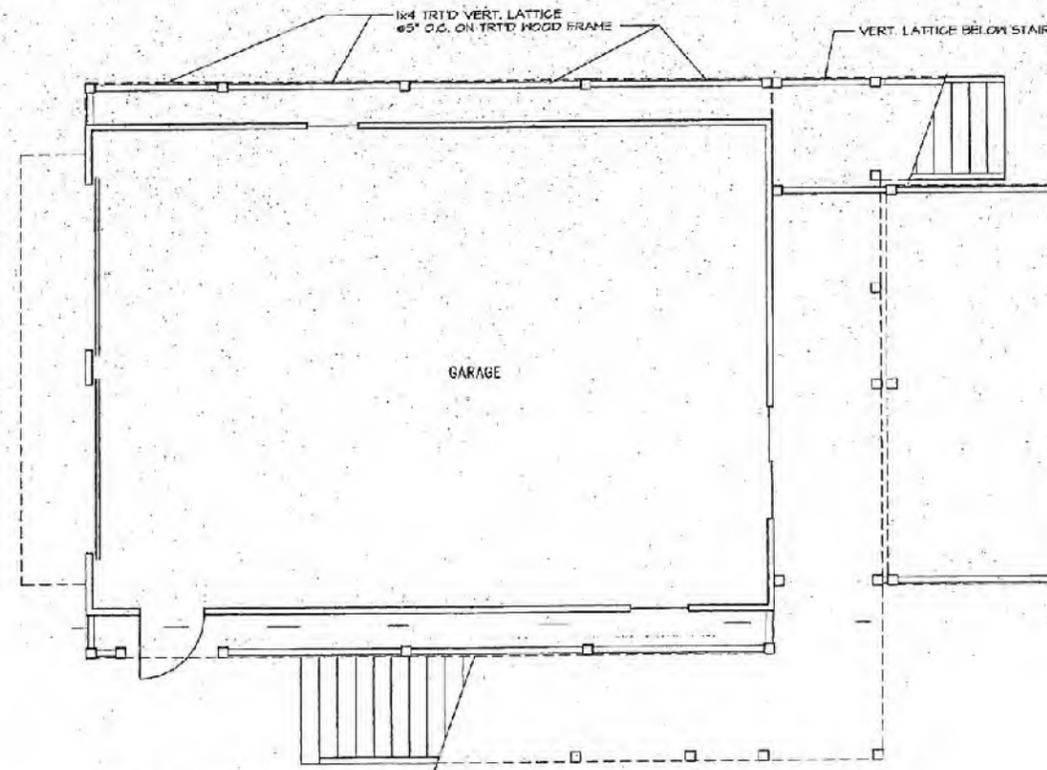
**EXISTING
FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"



**PROPOSED
FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"



**EXISTING
GROUND FLOOR PLAN**
SCALE: 1/4" = 1'-0"



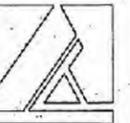
**PROPOSED
GROUND FLOOR PLAN**
SCALE: 1/4" = 1'-0"

REVISIONS

NO.	DATE



RJDenton ARCHITECTURE
805 Johnnie Dodds Blvd.
Suite 203
Mount Pleasant, SC 29464
(843) 856-8595

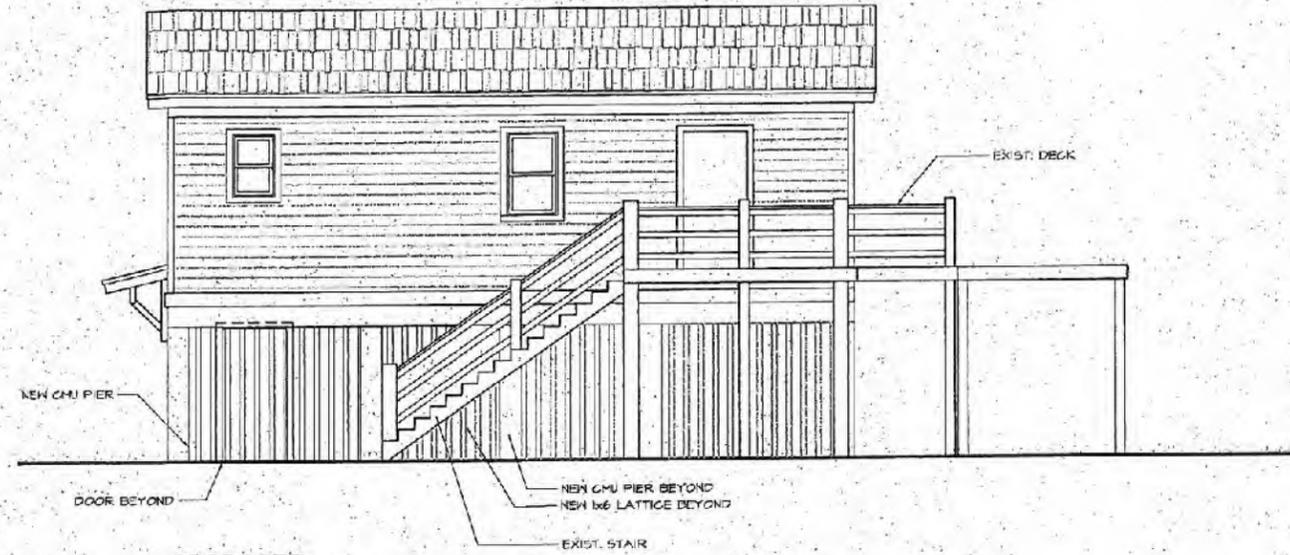


BOEHM RES. PORCH ADDITION
2720 GOLDBUG AVE.,
SULLIVAN'S ISLAND, SOUTH CAROLINA
FLOOR PLANS

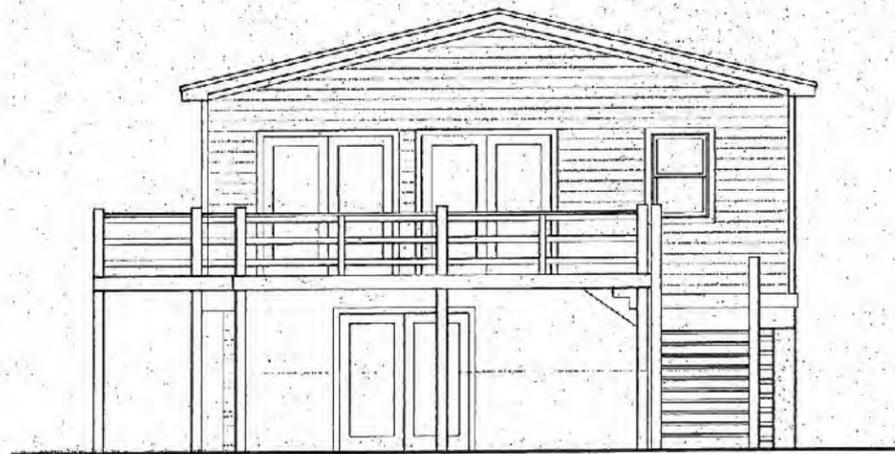
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DATE: 10/22/15
PROJECT NO.:

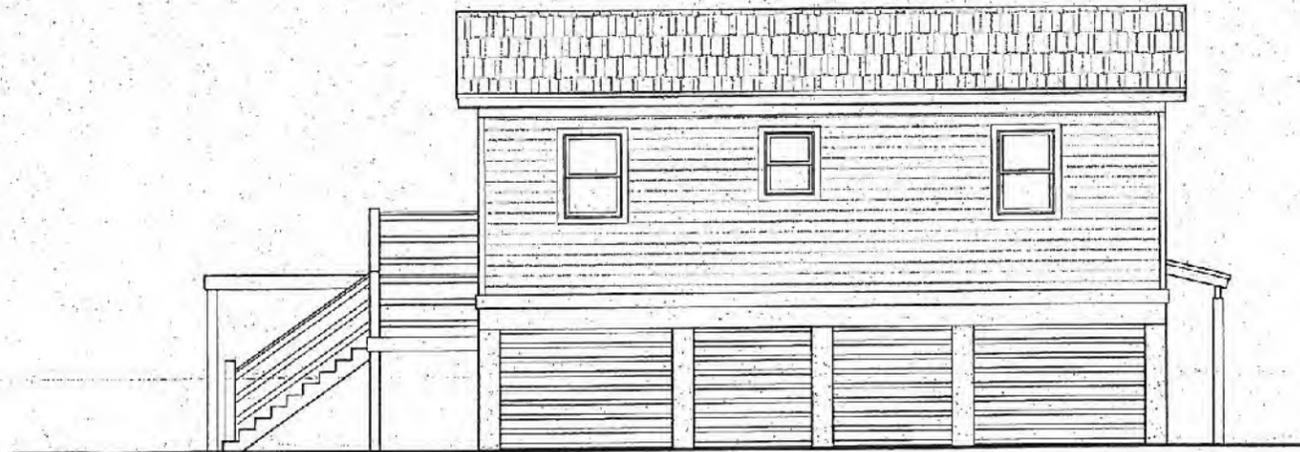
DESIGN: RJD
DRAWN: RJD
CHECKED: RJD



**PROPOSED
RIGHT SIDE ELEVATION**
SCALE: 1/4" = 1'-0"



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

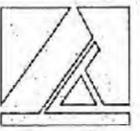


**PROPOSED
LEFT SIDE ELEVATION**
SCALE: 1/4" = 1'-0"

REVISIONS	
NO.	DATE



R. Denton - ARCHITECTURE
806 - Johnnie Dodds Blvd.
Suite 203
Mount Pleasant, SC 29464
(843) 856-8395

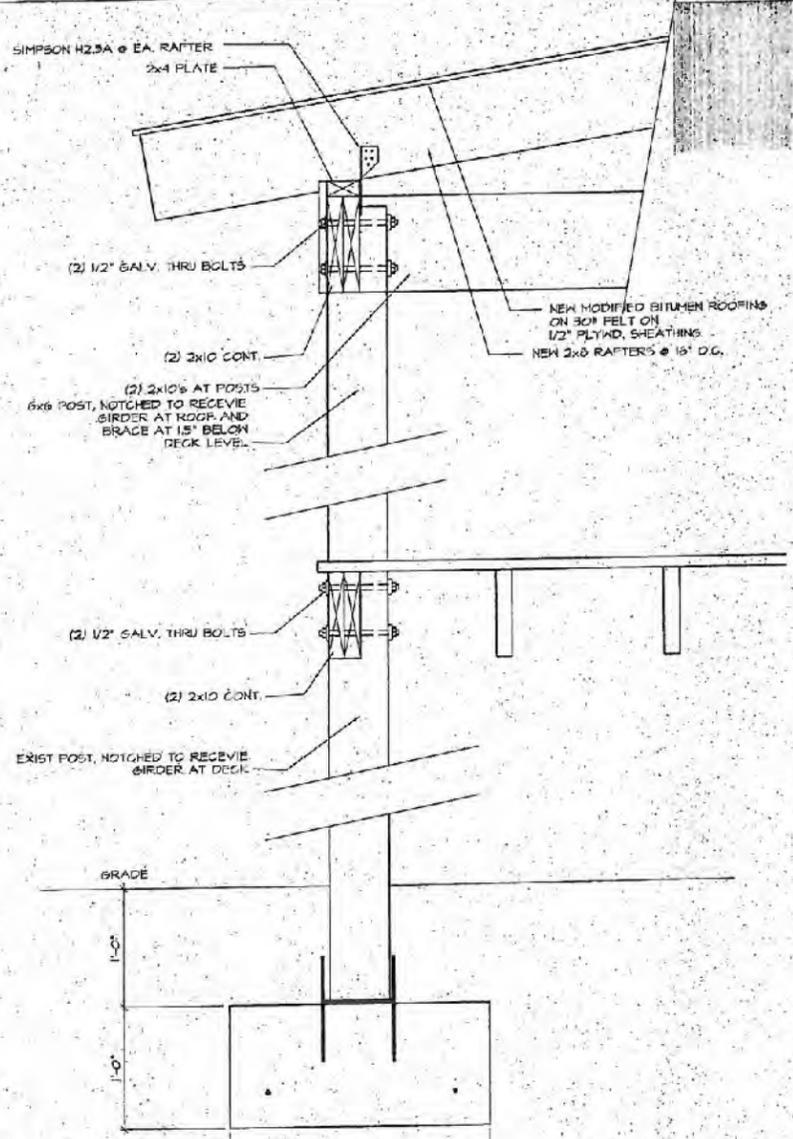


BOEHM RES. ADDITION
2720 GOLDBUG AVE.
SULLIVAN'S ISLAND, SOUTH CAROLINA
EXISTING ELEVATIONS

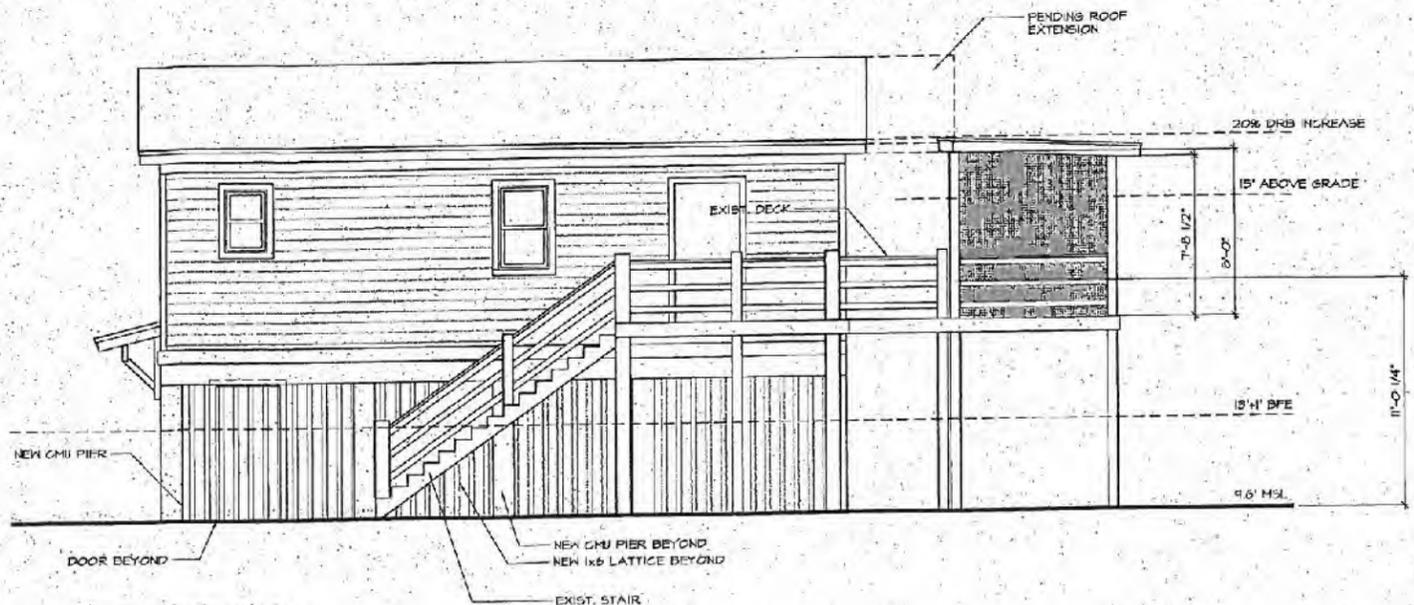
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DATE:
10/22/15
PROJECT NO.:

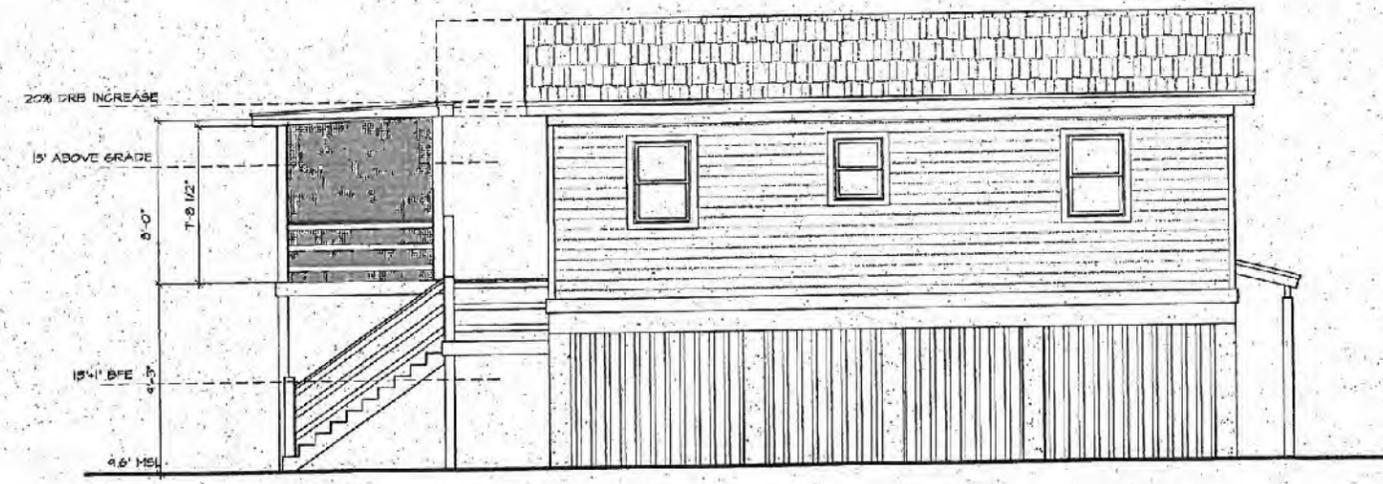
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CHECKED: RJD



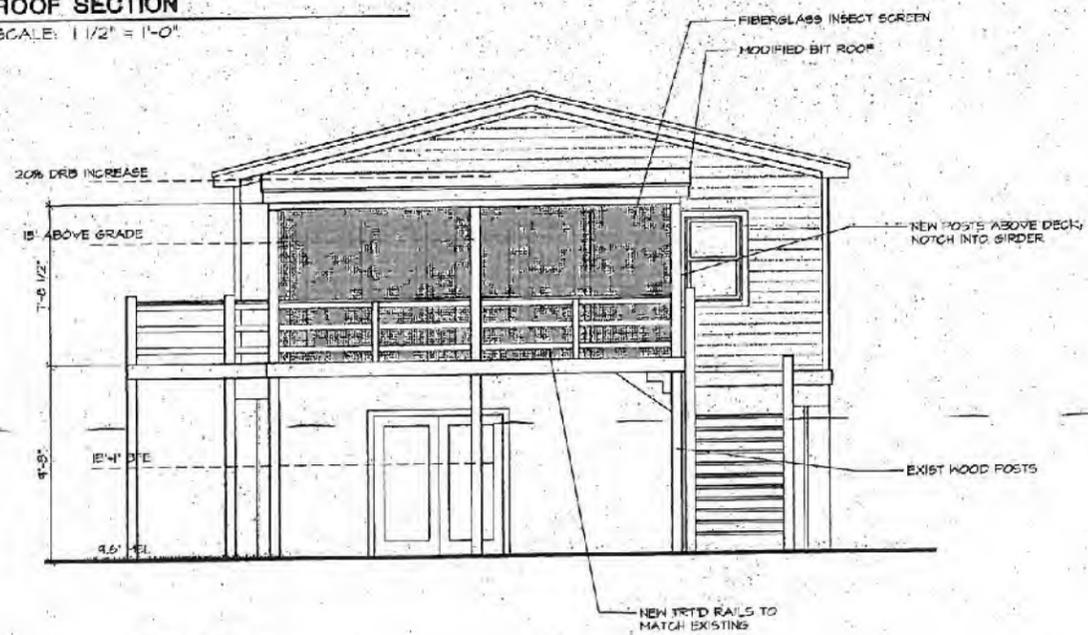
SCREENED PORCH ROOF SECTION
SCALE: 1/2" = 1'-0"



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



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

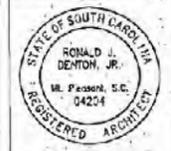
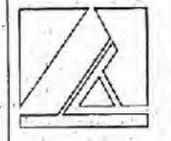


PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS	
NO.	DATE



RJDenton ARCHITECTURE
806 J. J. Dutton Blvd.
Suite 203
Mount Pleasant, SC 29464
(843) 855-8395



BOEHM RES. ADDITION
2720 GOLDBUG AVE.
SULLIVAN'S ISLAND, SOUTH CAROLINA
PROPOSED ELEVATIONS

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DATE: 10/22/15
PROJECT NO.:

DESIGN: RJD
DRAWN: RJD
CHECKED: RJD