

PATRICK M. O'NEIL
MAYOR

TOWN OF SULLIVAN'S ISLAND

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TOWN ADMINISTRATOR

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



JASON BLANTON
DEPUTY ADMINISTRATOR/COMPTROLLER

LAWRENCE A. DODDS
TOWN ATTORNEY

GREG GRESS
WATER AND SEWER MANAGER

JOE HENDERSON
ZONING ADMINISTRATOR

DANIEL S. HOWARD
CHIEF OF POLICE

ELLEN MILLER
TOWN CLERK

RANDY ROBINSON
BUILDING OFFICIAL

M. ANTHONY STITH
FIRE CHIEF

DESIGN REVIEW BOARD

Wednesday, September 16, 2015 - 6:00 P.M.
Town Hall

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES FROM AUGUST 19, 2015
- C. CERTIFICATES OF APPROPRIATENESS— HISTORIC PROPERTIES
 - 1. 2118 Pettigrew Street: Heather Wilson, applicant, requests preliminary approval to relocate a Traditional Island Resource and two-story addition fronting Pettigrew Street. (TMS# 529-09-00-060)
- D. CERTIFICATES OF APPROPRIATENESS—NON-HISTORIC PROPERTIES
 - 1. 1711 Atlantic Avenue: Paul Bird, applicant, requests final approval for a new home construction and modification from the zoning standard for principal building square footage, principal building side façade, and second story side setback. (TMS# 523-12-00-013)
 - 2. 3306 Jasper Boulevard: Beau Clowney Architects, applicants, request conceptual approval of one-story addition to an existing home and relief from the zoning standard for principal building square footage and side setback. (TMS# 529-08-00-057)
 - 3. 2678 Bayonne Street: Beau Clowney Architects, applicants, request conceptual approval of a new single-family home and relief from the zoning standards for principal building square footage, side setback, second floor side setback and principal building front facade. (TMS# 529-11-00-042)
 - 4. 2724 Atlantic Avenue: Sabrina Cochran, applicant, requests conceptual approval of additions to an existing single-family home. (TMS# 529-11-00-026)
- E. ITEMS FOR CONSIDERATION
 - 1. Historic Design Guidelines: Building and Zoning Department staff requests review and comment on draft historic design guidelines for the Island's historic districts and structures designated individually as historic.
- 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) 883-3198

(FORM A)

Project Address: 2118 Pethgrew
 Submittal Date: 8.21.15
 Meeting Date: 9.16.15 Parcel I.D. (TMS#): 529.09.00.060

Requested Approva (check ONE) Conceptual Preliminary Final

Check one:

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

Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name: <u>Brian/Kim Gilhuly</u>	Architect / Designer: <u>Heather Wilson</u>
Address: <u>2118 Pethgrew St.</u>	Contact #: <u>8438142031</u>
email: _____	email: <u>heather@heatherawilson.com</u>
Contact #: _____	Contractor: <u>Evan Drament</u>
	Contact #: _____
	email: _____

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

relocate and renovate a historic cottage on site and add an addition

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>Heather Wilson</u> Print Applicant's Name	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 # _____
Applicant Signature	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: 218 Pethigraw
 Submittal Date: 8.21.15
 Meeting Date: 9.16.15

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>22101</u> sf
Lot Width:	<u>105</u>
Lot Depth:	<u>210</u>
Flood Zone / Base Flood Elevation:	<u>VE 17</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	_____ sf
Accessory Building Footprint:	_____ sf
Total Principal Bldg. Coverage Area:	<u>3042</u> sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>3042</u> sf
Covered Porches:	<u>2091</u> sf
Open Decks / Steps:	<u>—</u> sf
Pool / Patio:	<u>500</u> sf
Drives / Walks:	<u>—</u> sf
Other Impervious Coverage	_____ sf
Total Impervious Coverage	<u>5635</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>3042</u> 1512 sf
Second Floor	<u>836</u> sf
Third Floor	<u>9</u> sf
Accessory Building	<u>0</u> sf
Total Principal Building Square Footage:	<u>3878</u> sf
(Principal Building plus Accessory Structure)	

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

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

Foundation: <u>stucco on piers</u>	Roof: <u>standing seam</u>
Walls: <u>cedar lap siding</u>	Windows: <u>clad wood SDL</u>
Trim: <u>wood</u>	Doors: <u>wood</u>

Sec. 21-111 Standards of Neighborhood Compatibility

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

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

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

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

Project Address:

2118 Pethgrew

Submittal Date:

8.21.15

Meeting Date:

9.16.15

		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>3,315</u> sf	✓	20% _____ sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>6,630</u> sf	✓	20% _____ sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4,110</u> sf	✓	25% _____ sf			
	I	21-28 Third Story	as per formula: Enter Result _____ sf	NA	15% _____ sf			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result _____ sf	✓	100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result _____ sf	✓	100%			
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatibility			
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor	✓	1 foot			
	N	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility			
O	21-34 Site Lighting	Check Ordinance	✓	Adjust for Neighborhood Compatibility				

INDEX

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A2.2	SOUTH ELEVATION
A2.3	WEST ELEVATION
A2.4	NORTH ELEVATION
A3.1	BUILDING SECTION
A4.1	DEATILS

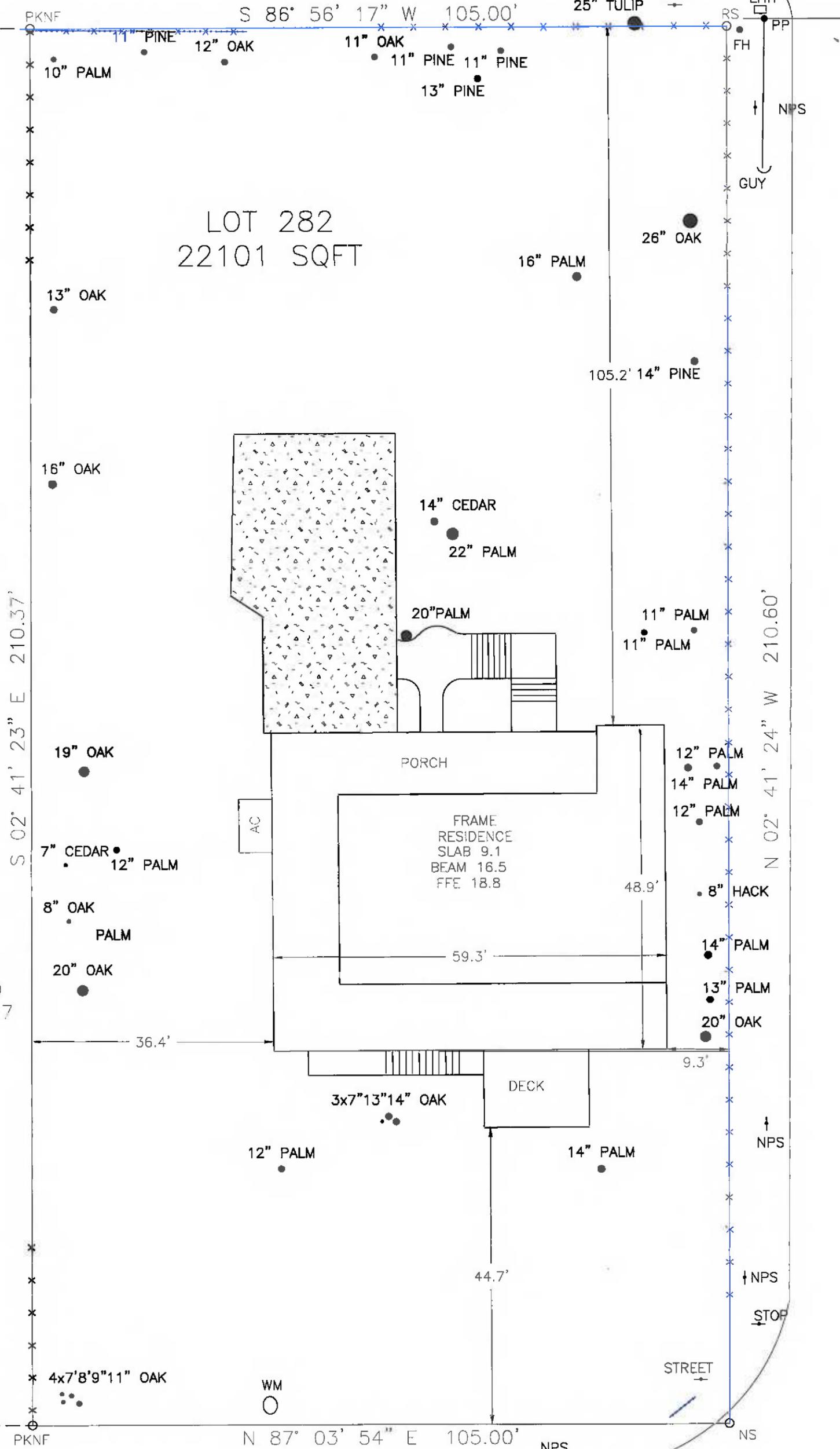


EDGE OF PAVEMENT



56' 17" W
02' TO OIF

C HANDHOLE
POLE
RANT
AR SET
T
FOUND
CE
ETER
KING SIGN



81

-09-00-060
E PLAT D-189
ONE VE ELEV 17
19C-0539-J
R 17, 2004
ICKLIN

4.93' TO OIF
37' 03' 54" W

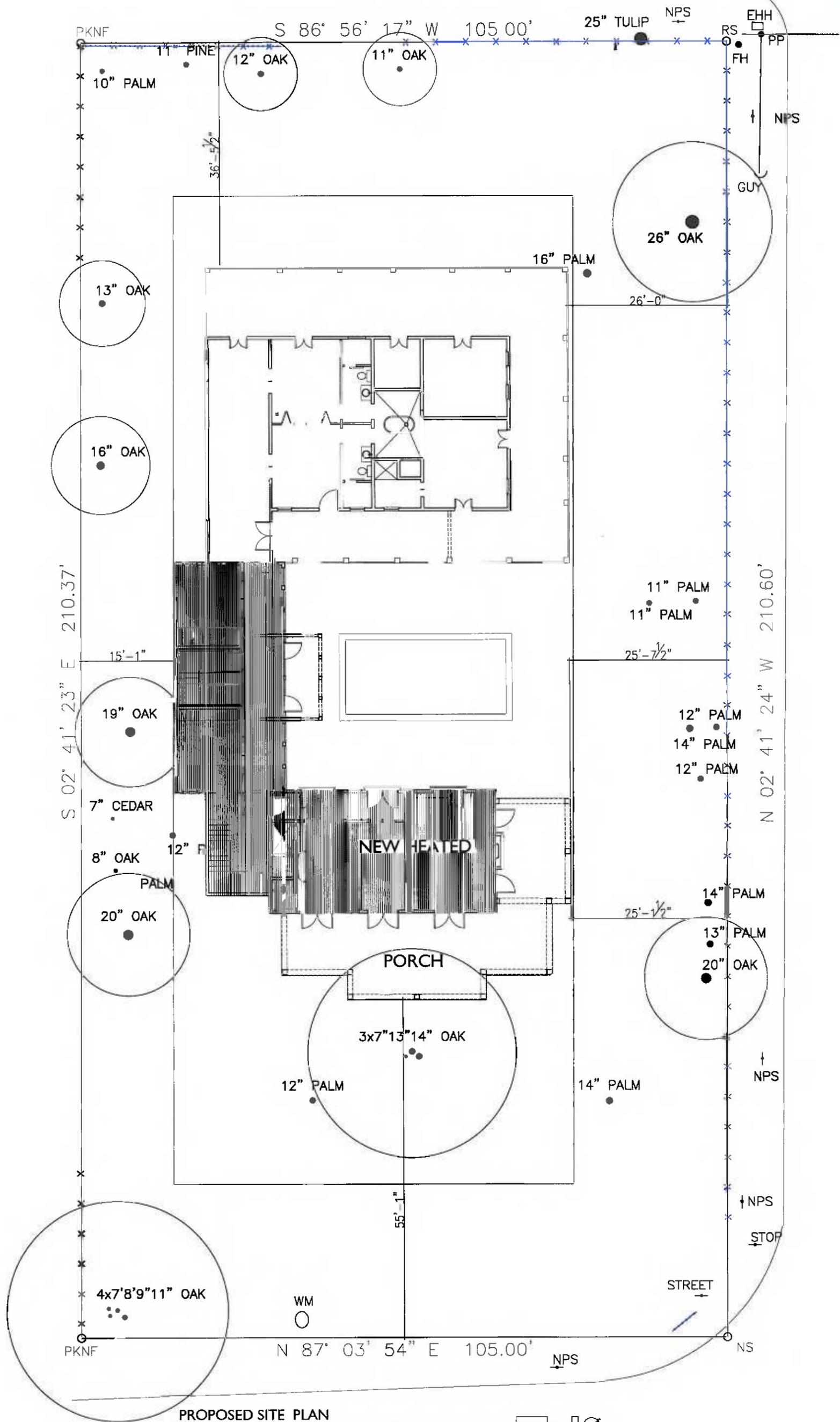
PETTIGREW STREET 40' R/W

STATION 22 40' R/W

LOT SUMMARY:
LOT AREA 22101 SQFT
HOUSE HEATED 1512 SQF
DRIVEWAY 1020 SQFT 4.6%
PORCHES 1339 SQFT 6%
STEPS/WALK 344 SQFT 1%

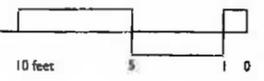


EDGE OF PAVEMENT



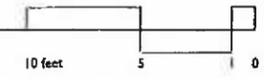


A. EAST ELEVATION



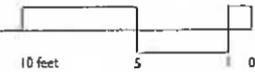


C. WEST ELEVATION





D. NORTH ELEVATION





E. SECTION / ELEVATION E

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: 1711 ATLANTIC AVE

Submittal Date: 8-28-15

Meeting Date: 9-16-15

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 building footprint , illustrating the following:
 - All applicable Flood Zone information
 - Setbacks, Property Lines, and Easements
 - Spot elevations required to comply with Section 21-24
 - OCRM Critical Lines, if applicable
 - Trees
 - Existing Structures, if applicable
- Site Plan [1/16" = 1'-0" OR 1" = 20'-0" scale], illustrating the following:
 - Existing Structures, if applicable
 - Proposed new structures (with roof plan dashed above)
 - All applicable survey information
- Floor Plans [1/8" = 1'-0" scale], with the following requirements:
 - Exterior dimensions for walls and porches
 - Graphically depict the outlines of heated space, covered porches and open decks.
 - In the case of Renovations and/or Additions, the outlines of existing and new construction must also be shown.
- Exterior Elevations [1/8" = 1'-0" scale], with the following requirements:
 - All exterior materials such as wood, stucco, roofing and / or masonry shall be graphically represented for intent.
 - Elevations must be rendered with shadows depicting roof and / or deck overhangs, changes in wall plane, or massing. Devoid of any graphically
 - Roof ridge heights and Finished Floor Elevation (FFE) and their relationship to FEMA Base Flood Elevation (BFE)
 - Additional Front Yard Setback shall be shown on both side elevations for clarity.
- Any additional information or clarifications as may have been requested by the DRB at Conceptual Review
[including but not limited to Photographs of Adjacent Properties, Scale Models, Google Earth Images, and Perspective Sketches]

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: 1711 ATLANTIC AVE
Submittal Date: 8-28-13
Meeting Date: 9-16-13

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: 1711 ATLANTIC AVE
 Submittal Date: 8-28-15
 Meeting Date: 9-16-15 Parcel I.D. (TMS#): 523-12-00-013
 Requested Approval (check ONE) Conceptual Preliminary Final

Check one:

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

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

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

Historic Survey #: _____ Historic Survey #: _____

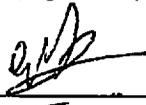
Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration **New Construction**

Owner's Name: Darshan & Preeti AYANDIA Architect / Designer: _____
 Address: 208 Belle Point Dr Contact #: _____
MT PLEASANT, SC 29464 email: _____
 email: Preeti-macharia@ymail.com Contractor: DAVID WEEKLEY HOMES
 Contact #: DARSHAN-AR@HOTMAIL.COM Contact #: 843-813-7033
 email: PBird@DWhomes

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

NEW DEMOLITION OF HOME & NEW CONSTRUCTION

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>Paul Bird</u> <small>Print Applicant's Name</small> <u>Paul Bird</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>
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REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

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

Project Address: 1711 ATLANTIC Ave

Submittal Date: 8-28-15

Meeting Date: 9-16-15

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet:	<u>12,183</u> sf
Lot Width:	<u>90</u>
Lot Depth:	<u>115</u>
Flood Zone / Base Flood Elevation:	<u>VE-1b</u>

Sec. 21-25 Principal Building Coverage Area

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

Sec. 21-26 Impervious Coverage

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

Sec. 21-27 Principal Building Square Footage

First Floor	<u>1847</u> sf
Second Floor	<u>1756</u> sf
Third Floor	<u>NA</u> sf
Accessory Building	<u>NA</u> sf
Total Principal Building Square Footage:	<u>3603</u> sf
(Principal Building plus Accessory Structure)	

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

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

Foundation: CMU & PT Louvers

Walls: HARDI

Trim: HARDI

Roof: STANDING SEAM

Windows: ANDERSON - A - CASERIES

Doors: TICKETS

Sec. 21-111 Standards of Neighborhood Compatibility

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

(check all that apply)

Narrative attached

Will discuss at presentation

Not Applicable

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

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

Project Address:

1711 ATLANTIC AVE

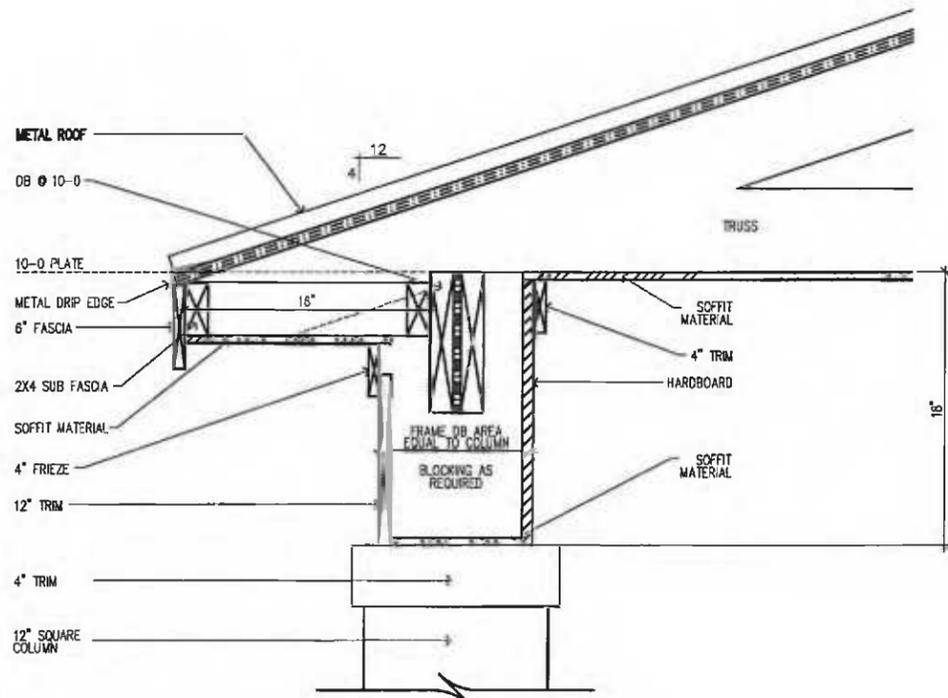
Submittal Date:

8-28-15

Meeting Date:

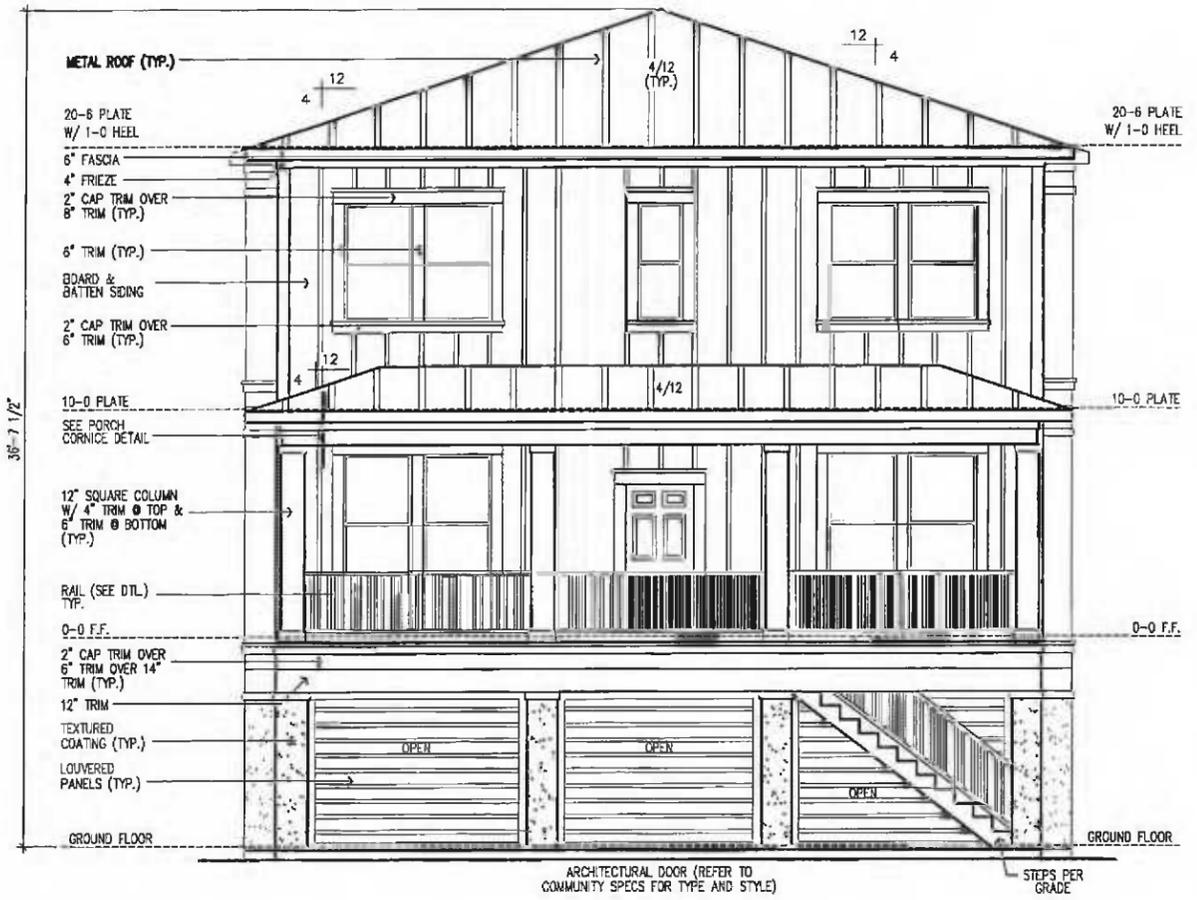
9-16-15

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in Ft./ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet	✓	15% (3.75')			
	B	21-22 Additional Front Yard Setback	45° above 20'	NA	15%			
	C	21-22 Side Setback	Per lot; Enter Result: <u>15</u> min.; <u>35</u> comb.	✓	25%			
	D	21-22 Side Setback 2nd Floor Setback	2 feet		(100%)	110 sq FT	100%	
	E	21-22 Rear Setback	25 feet	✓	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>1969</u> sf	✓	20% _____ sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>3796</u> sf		20% <u>760</u> sf	<u>320</u>	8.4%	<u>4116</u>
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>3118</u> sf		25% <u>780</u> sf	<u>485</u> sq FT	15%	<u>3,603</u>
	I	21-28 Third Story	as per formula: Enter Result _____ sf	NA	15% _____ sf			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result <u>37</u> sf	✓	100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result _____ sf		100%			
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	NA	Adjust for Neighborhood Compatibility			
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor	✓	1 foot			
	N	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility			
O	21-34 Site Lighting	Check Ordinance	✓	Adjust for Neighborhood Compatibility				

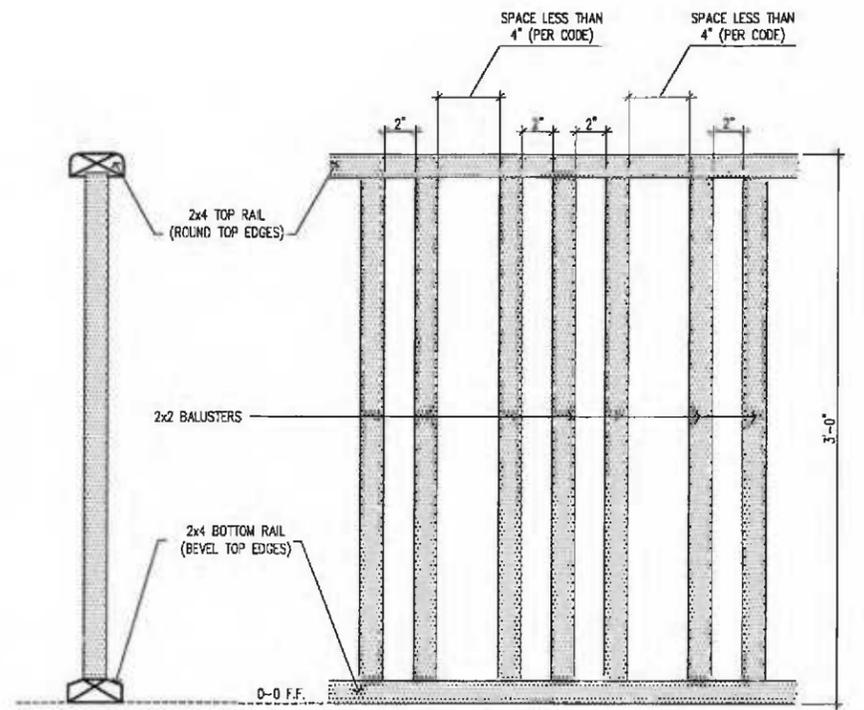


FRONT PORCH CORNICE DETAIL

SCALE: 1" = 1'-0"



FRONT ELEVATION



PORCH RAIL DETAIL

SCALE: 1" = 1'-0"



REAR ELEVATION

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

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

Lot: 32
Blk: E
Sect: E

Proj. No.: 4529
Job No.: 2025

CHARLESTON BOYL - EXECUTIVE
1711 ATLANTIC AVENUE
CHARLESTON, SC

NORTH 8356-Z ELV-1
SULLIVAN
CHARLESTON



SIDE ELEVATION



SIDE ELEVATION

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

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

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

CHARLESTON BOYL - EXECUTIVE
 1711 ATLANTIC AVENUE
 CHARLESTON, SC

NORTH
 8356-Z
 ELV-2
 SULLIVAN
 CHARLESTON

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: 3306 JASPER BLVD.

Submittal Date: 08.21.15

Meeting Date: 09.16.15

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.**

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 - OCRM Critical Lines, if applicable
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 - 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: 3300 Jasper Blvd.
 Submittal Date: 08.21.15
 Meeting Date: 09.10.15 Parcel I.D. (TMS#): _____

Requested Approval (check ONE) Conceptual Preliminary Final

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

Historic Survey #: _____ Historic Survey #: _____

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

Owner's Name: Andy & Pam Warlick Architect / Designer: Beau Clowney Architects
 Address: _____ Contact #: 943.722.2040
 email: _____ email: cparkerbedesign@bellsoath.net
 email: awarlick@parkerdalemills.com Contractor: Phillip Smith
 Contact #: _____ Contact #: 843.881.9828
 email: _____ email: phillip@phillipsmithcontractor.com

Enter a Brief Description of the Project and Scope of Work to be Performed:
One-story addition to existing wood frame residence, including terrace and steps to grade.

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>Chris Parker</u> <small>Print Applicant's Name</small> <u>Chris Parker</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. <u>Andy Warlick</u> <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: 3306 JASPER BLVD.

Submittal Date: 08.21.15

Meeting Date: 09.16.15

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>26,397</u> sf
Lot Width:	<u>27.93</u>
Lot Depth:	<u>333.46</u>
Flood Zone / Base Flood Elevation:	<u>AE 15</u>

Sec. 21-25 Principal Building Coverage Area	
	EXISTING / PROPOSED
Principal Building Footprint:	<u>2250 / 2890</u> sf
Accessory Building Footprint:	<u>NA / NA</u> sf
Total Principal Bldg. Coverage Area:	<u>2250 / 2890</u> sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
	EXISTING / PROPOSED
Principal Building Coverage Area	<u>2250 / 2890</u> sf
Covered Porches:	<u>666 / 666</u> sf
Open Decks / Steps:	<u>213 / 447</u> sf
Pool / Patio:	<u>1226 / 1226</u> sf
Drives / Walks:	<u>740 / 740</u> sf
Other Impervious Coverage	<u>NA / NA</u> sf
Total Impervious Coverage	<u>5969</u> sf

Sec. 21-27 Principal Building Square Footage	
	EXISTING / PROPOSED
First Floor	<u>2126 / 2637</u> sf
Second Floor	<u>2159 / 2159</u> sf
Third Floor	<u>NA / NA</u> sf
Accessory Building	<u>NA / NA</u> sf
Total Principal Building Square Footage:	<u>4796</u> sf
(Principal Building plus Accessory Structure)	

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

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

Foundation: <u>CMU Piliv. Stucco Finish</u>	Roof: <u>Cedar shake</u>
Walls: <u>CEDAR SIPING to match exstj</u>	Windows: <u>Marvin clad (match exstj)</u>
Trim: <u>WOOD (cedar ptd. to match exstj)</u>	Doors: <u>MAHAGONY WOOD Doors by millwork artisan to match exstj</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: 3306 JASPER BLVD.

Submittal Date: 08.21.15

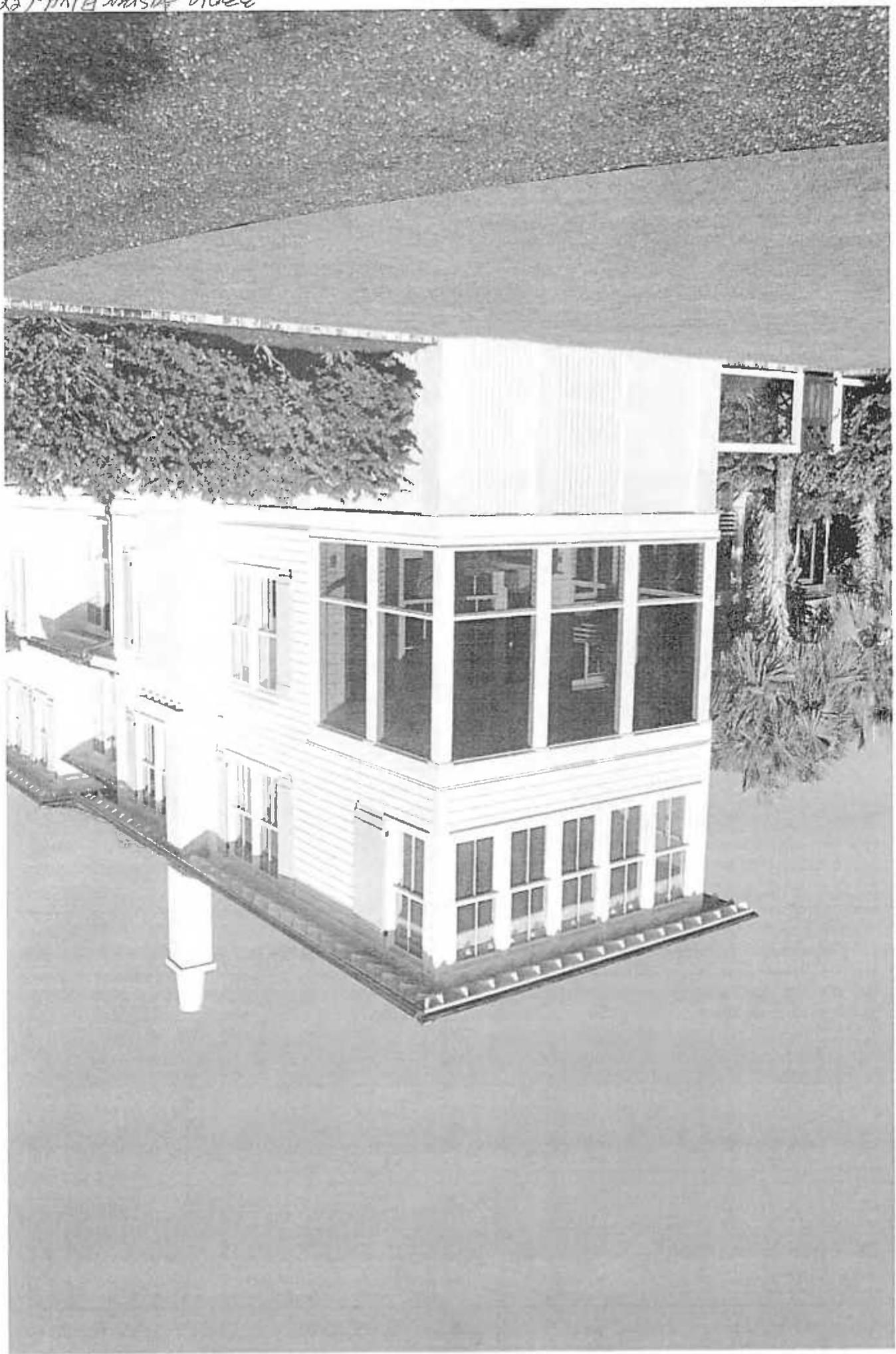
Meeting Date: 09.16.15

		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>31'</u> comb.		25%	7'-6"	24%	Exstg. combined: 15'-2" + 13'-6" → 28'-8" Proposed combined: 10'-0" + 13'-6" → 23'-6"
	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>3959</u> sf	✓	20% <u>792</u> sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>7919</u> sf	✓	20% 25% <u>1979</u> <u>+ 583</u> sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4539</u> sf		25% <u>1135</u> sf	257 _{sf}	5.6%	4796 _{sf}
	I	21-28 Third Story	as per formula: Enter Result _____ sf	NA	15% _____ sf			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result _____ sf	✓	100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result _____ sf	✓	100%			
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatibility			
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor	✓ EXSTING	1 foot			
	N	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance	✓	Adjust for Neighborhood Compatibility			



3306 Jasper Blvd. - existing

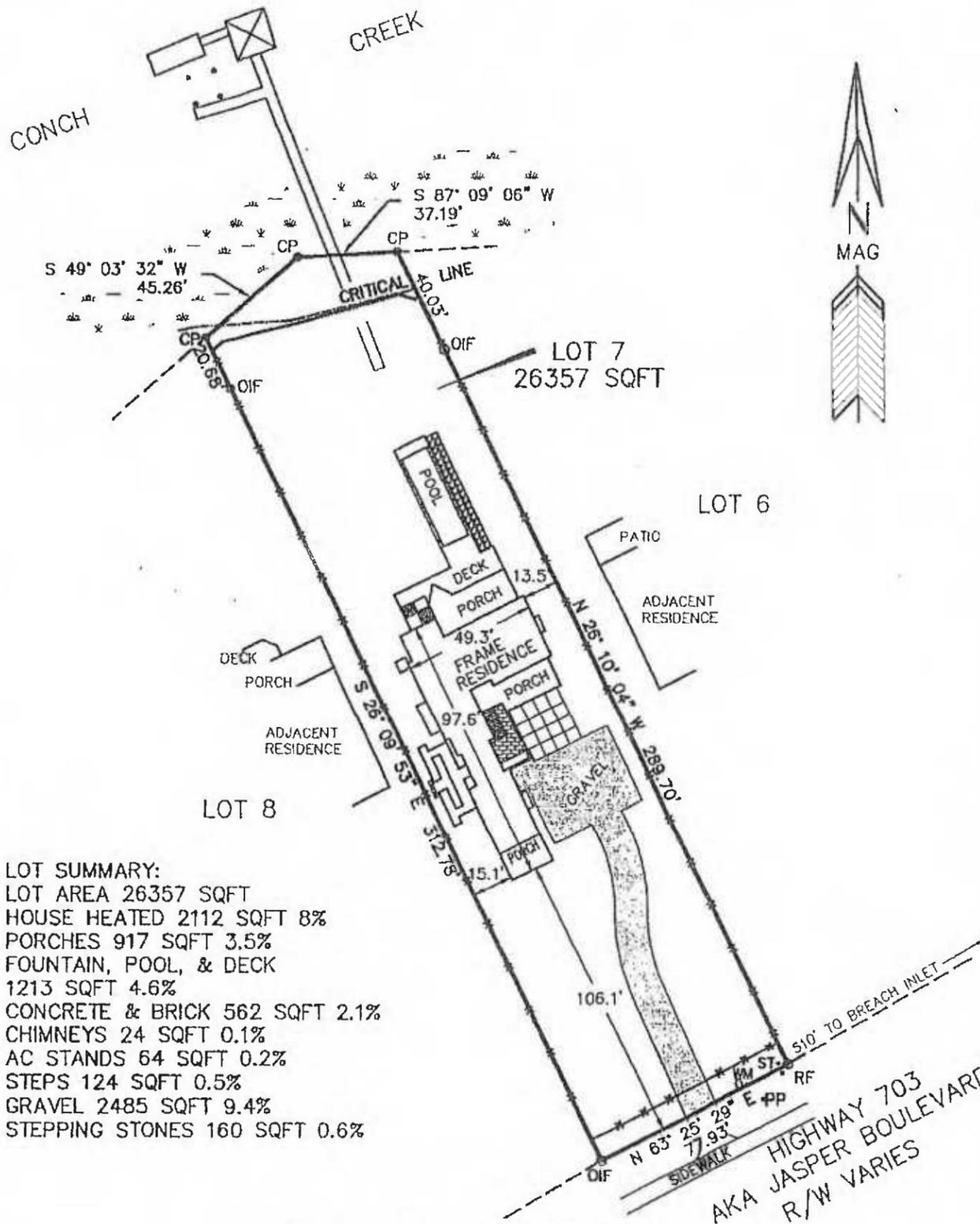
Handwritten text at the top of the page, possibly a title or address, oriented upside down.



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.

ANYTHING OUTSIDE THE PRESCRIBED BOUNDARIES IS SHOWN FOR DESCRIPTIVE PURPOSES ONLY

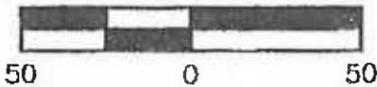


LOT SUMMARY:
 LOT AREA 26357 SQFT
 HOUSE HEATED 2112 SQFT 8%
 PORCHES 917 SQFT 3.5%
 FOUNTAIN, POOL, & DECK
 1213 SQFT 4.6%
 CONCRETE & BRICK 562 SQFT 2.1%
 CHIMNEYS 24 SQFT 0.1%
 AC STANDS 64 SQFT 0.2%
 STEPS 124 SQFT 0.5%
 GRAVEL 2485 SQFT 9.4%
 STEPPING STONES 160 SQFT 0.6%

**3306 JASPER BOULEVARD
 AKA LOT 7 NEAR BREACH INLET
 TOWN OF SULLIVANS ISLAND
 CHARLESTON COUNTY, SOUTH CAROLINA**

- NOTES**
 1) REFERENCE PLAT BOOK AN PAGE 81
 2) TMS # 529-08-00-057
 3) REQUESTED BY:
 ANDREW WARLICK

DATE: JULY 11, 2012
 SCALE: 1" = 50'



- LEGEND**
 OIF 1" OPEN IRON FOUND
 RF #5 REBAR FOUND
 X FENCE
 CP COMPUTED POINT

SUBJECT PROPERTY LOCATED IN
 FLOOD ZONE AE ELEV 15
 FIRM PANEL 45019C-0539-J
 DATED 11-17-04

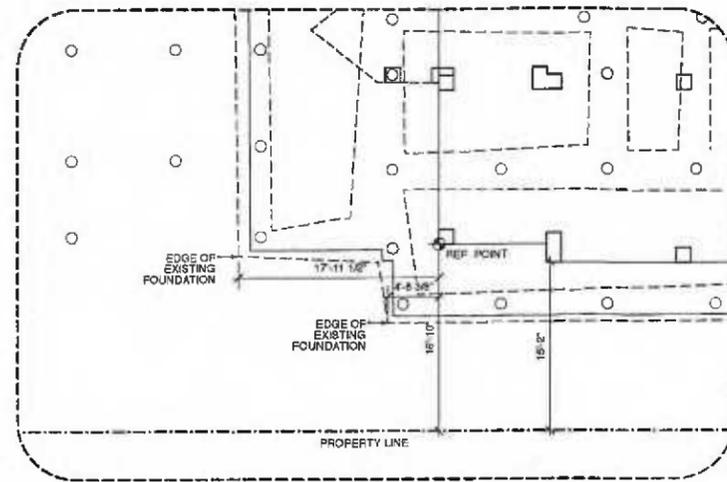
JOHN E. WADE JR., RLS
 POST OFFICE BOX 886
 ISLE OF PALMS
 SOUTH CAROLINA, 29451
 (843) 886-0262

FILE #007-05A

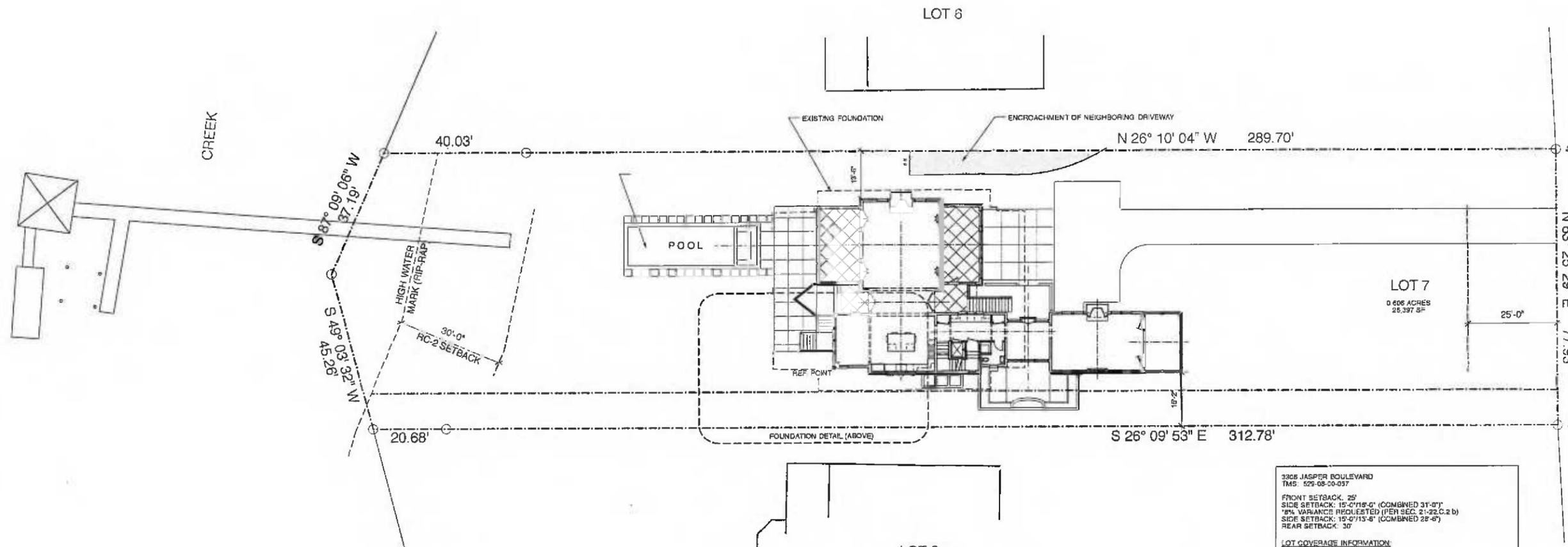


"I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified 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



FOUNDATION DETAIL



1 EXISTING SITE PLAN

3305 JASPER BOULEVARD
 TMS: 529-08-00-037

FRONT SETBACK: 25'
 SIDE SETBACK: 15'-0\"/>

JASPER BOULEVARD
 (HIGHWAY 703)
 R/W VARIES



SITE BOUNDARIES AND EXISTING
 STRUCTURE LOCATIONS ARE
 BASED ON A SURVEY PROVIDED BY
 JOHN WADE, NOVEMBER 27, 2009

BEAU
 CLOWNEY
 architects
 843-722-2040

WARLICK RESIDENCE
 SULLIVANS ISLAND, SC
 EXISTING SITE PLAN
 1/8" = 1'-0"
 03.01.11



1 EXISTING ELEVATION

1ST FINISH FLOOR ELEV. 19'-0"
 (MATCH EXISTING)



2 PROPOSED ELEVATION

BASE FLOOD ELEV. AE15

- WOOD PAINTED FOUNDATION SCREEN TO MATCH EXISTING
- PAINTED WOOD BRACKET
- CLAD WINDOWS TO MATCH EXISTING

B E A U
 C L O W N E Y
architects
 844.722.2040

WARLICK RESIDENCE
 3308 JASPER BOULEVARD
 SULLIVANS ISLAND, SC
 EXTERIOR ELEVATION
 1/8" = 1'-0"
 08. 21. 15



1 EXISTING ELEVATION



2 PROPOSED ELEVATION

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

WARLICK RESIDENCE
3306 JASPER BOULEVARD
SULLIVAN ISLAND, SC
EXTERIOR ELEVATION
1/4" = 1'-0"
08.21.15



1 EXISTING ELEVATION



2 PROPOSED ELEVATION

BEAU
 CLOWNEY
 architects
 842.722.2040

WARLICK RESIDENCE
 3306 JASPER BOULEVARD
 SULLIVANS ISLAND, SC
 EXTERIOR ELEVATION
 1/8" = 1'-0"
 08.21.15

**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: 2678 BAYONNE STREET
 Submittal Date: 8/21/15
 Meeting Date: 9/16/15 Parcel I.D. (TMS#): 529-11-00-042

Requested Approval (check ONE) Conceptual Preliminary Final

Check one:

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

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

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

Historic Survey #: _____ Historic Survey #: _____

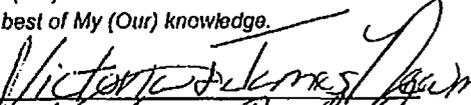
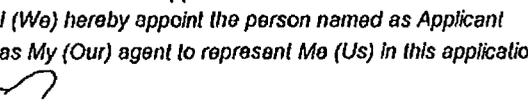
Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name JIM + VICKI NEWMAN Architect / Designer: BEAU CLOWNEY ARCHITECTS
 Address: SB RUMSEY RD Contact #: 843.722.2040
BUFFALO, NY email: ROSSRBCDESIGN@BELLSOUTH.NET
 email: _____ Contractor: TBD
 Contact #: _____ Contact #: _____
 email: _____

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

NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE

I (We) submit that the above information is true to the best of My (Our) knowledge.  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 # _____
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REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

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

Project Address: 2678 BAYONNE STREET

Submittal Date: 8/21/15

Meeting Date: 9/16/15

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet:	<u>22,028</u> sf
Lot Width:	<u>105'</u>
Lot Depth:	<u>209.7'</u>
Flood Zone / Base Flood Elevation:	<u>VE 16</u>

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint:	<u>2785</u> sf
Accessory Building Footprint:	<u>—</u> sf
<hr/>	
Total Principal Bldg. Coverage Area:	<u>2785</u> sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area	<u>2785</u> sf
Covered Porches:	<u>1433</u> sf
Open Decks / Steps:	<u>156</u> sf
Pool / Patio:	<u>967</u> sf
Drives / Walks:	<u>—</u> sf
Other Impervious Coverage	<u>1267</u> sf
Total Impervious Coverage	<u>6,608</u> sf

Sec. 21-27 Principal Building Square Footage

First Floor	<u>2785</u> sf
Second Floor	<u>2129</u> sf
Third Floor	<u>—</u> sf
Accessory Building	<u>—</u> sf
<hr/>	
Total Principal Building Square Footage:	<u>4914</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: CMU PIERS w/ STUCCO

Roof: METAL

Walls: PAINTED CEDAR SIDING

Windows: CLAD

Trim: PAINTED WOOD

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

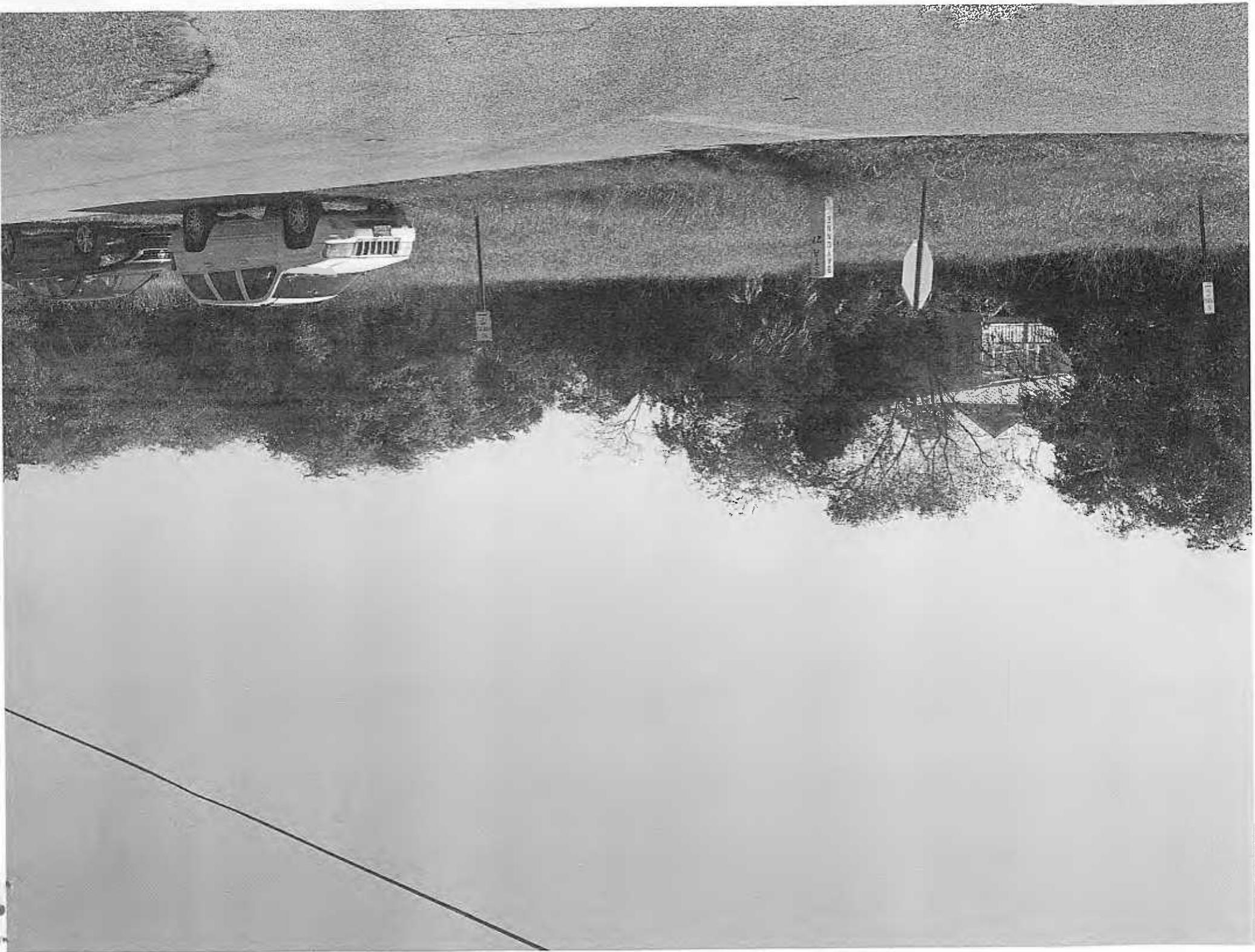
Project Address: _____

2678 BAYONNE STREET

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>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>3,304</u> sf	✓	20% _____ sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>6,608</u> sf	✓	20% _____ sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4,102</u> sf		25% <u>1025</u> sf	812 sf	19.7%	4102 + 812 = 4914 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>50'</u> sf		100%		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 Foundellon 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 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

ATLANTIC AVENUE 40' R/W

104.94' TO 1" OIF
S 67° 56' 42" W

SETBACK NOTE:
FRONT & REAR 20'
SIDE 40' COMBINED
15' MINIMUM

LOT
23-P

S 21° 57' 37" E 209.70'

LOT 24-P
22028 SQFT

N 22° 00' 05" W 209.78'

STATION 27 40' R/W

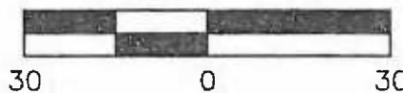
EDGE OF PAVEMENT
BAYONNE STREET 40' R/W

2678 BAYONNE STREET
AKA LOT 24-9
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

NOTES

- 1) REFERENCE PLAT BOOK F PAGE 069
- 2) TMS # 529-11-00-042
- 3) REQUESTED BY: VICKI & JIM NEWMAN

DATE: JANUARY 28, 2015
SCALE: 1" = 30'



LEGEND

- OIF 2" OPEN IRON FOUND
- CIF 1" CRIMPED IRON FOUND
- RRSS RAILROAD SPIKE SET
- NP NO PARKING SIGN
- ST STREET SIGN

SUBJECT PROPERTY LOCATED IN
FLOOD ZONE VE ELEV 16
FIRM PANEL 45019C-0539-J
DATED NOV. 17, 2004

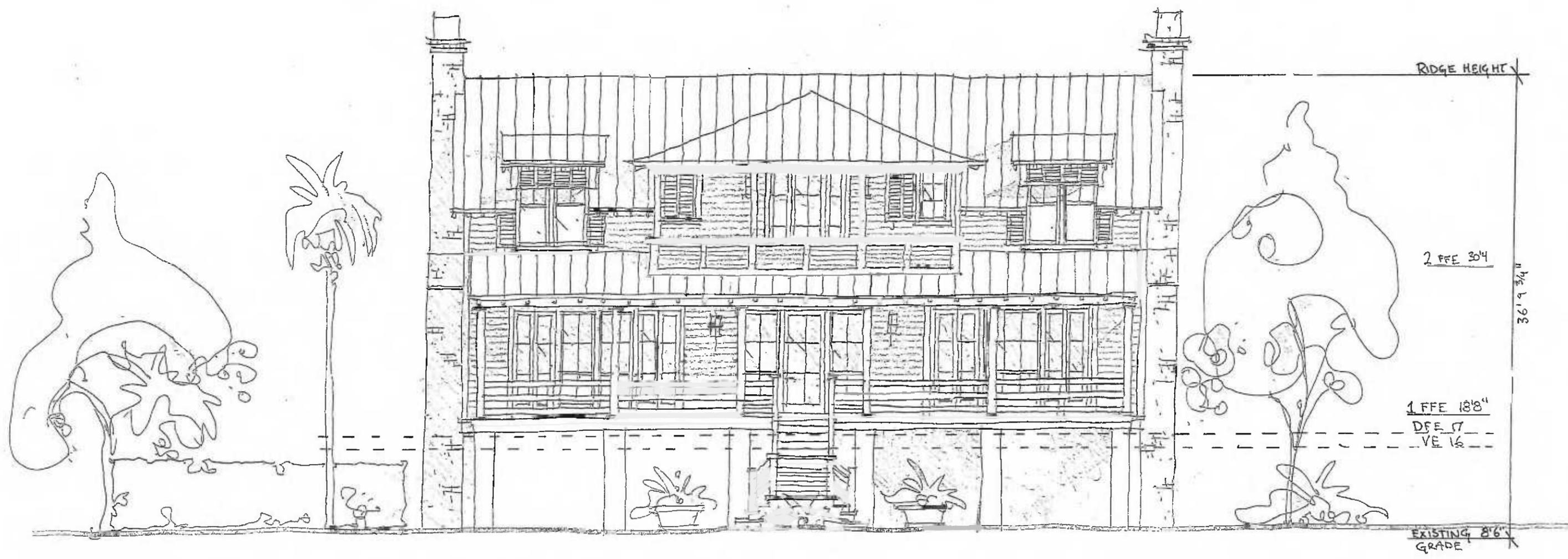
JOHN E. WADE JR., RLS
POST OFFICE BOX 686
ISLE OF PALMS
SOUTH CAROLINA, 29451
(843) 886-6262
wadsur@yahoo.com
FILE #187-11



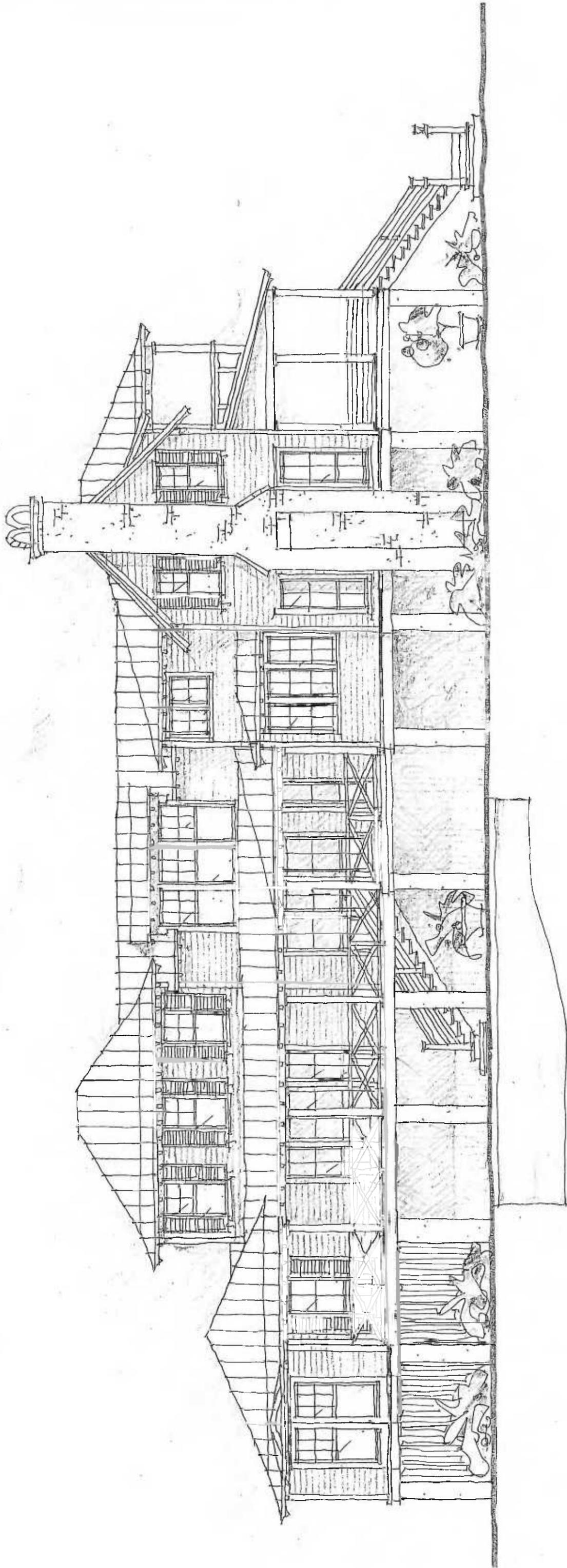
"I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified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

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

ANYTHING OUTSIDE THE PRESCRIBED BOUNDARIES IS SHOWN FOR DESCRIPTIVE PURPOSES ONLY



Bayonne Street Elevation.



Garden Elevation.

H



Atlantic Avenue Elevation.

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: 2724 Atlantic Ave.

Submittal Date: 08.21.15

Meeting Date: 09.16.15

Requested Approval: Conceptual Preliminary Final

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

The following items shall be included in the Conceptual Submittal:

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

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

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29487 • (843) 883-3198

(FORM A)

Project Address: 2724 Atlantic Ave
 Submittal Date: 08.21.15
 Meeting Date: 09.16.15 Parcel I.D. (TMS#): 529-11-00-026

Requested Approval (check ONE) Conceptual Preliminary Final

Check one:

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

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

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

Historic Survey #: _____ Historic Survey #: 12

Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name: Clay Grayson + Manoli Davani Architect / Designer: SLC Architect, LLC
 Address: _____ Contact #: 843.532.3817
 email: cgrayson@graysonthomas.net email: sabrina@slc-architect.com
manolidavani@hotmail.com Contractor: TBD
 Contact #: 843.822.2402 C. Contact #: _____
843.819.2220 M. email: _____

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

The owners wish to make minor modifications to the property, including a small addition to the kitchen and a small bumpout @ the living area. In addition, they wish to replace the rear stairs and all windows with impact rated products.

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>Sabrina Cochran</u> Print Applicant's Name <u>Salt Coal</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>Clay M. Grayson</u> Owner's Signature	Fee Received by _____ check # _____
	_____ Owner's Signature	_____ Fee Received by

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 Atlantic Ave.

Submittal Date: 08.21.15

Meeting Date: 09.16.15

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet: 22,303 sf
 Lot Width: 105' / 106'
 Lot Depth: 210' / 211'
 Flood Zone / Base Flood Elevation: AE 15

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint: 1,431 sf
 Accessory Building Footprint: 93 sf
 (existing storage shed)
 Total Principal Bldg. Coverage Area: 1,524 sf
 (Principal Building plus Accessory Structure)

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area: 1,431 sf
 Covered Porches: 1,060 sf
 Open Decks / Steps: 244 sf
 Pool / Patio: — sf
 Drives / Walks: 2,084 sf
 Other Impervious Coverage: 93 sf
 (existing storage shed)
 Total Impervious Coverage: 4,912 sf

Sec. 21-27 Principal Building Square Footage

First Floor: 1,431 sf
 Second Floor: 773 sf
 Third Floor: — sf
 Accessory Building (existing storage shed): 93 sf
 Total Principal Building Square Footage: 2,297 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 @ addition

Roof: metal

Walls: hardie plank @ additions

Windows: impact rated wood clad

Trim: hardie trim @ additions

Doors: mahogany + clad 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

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

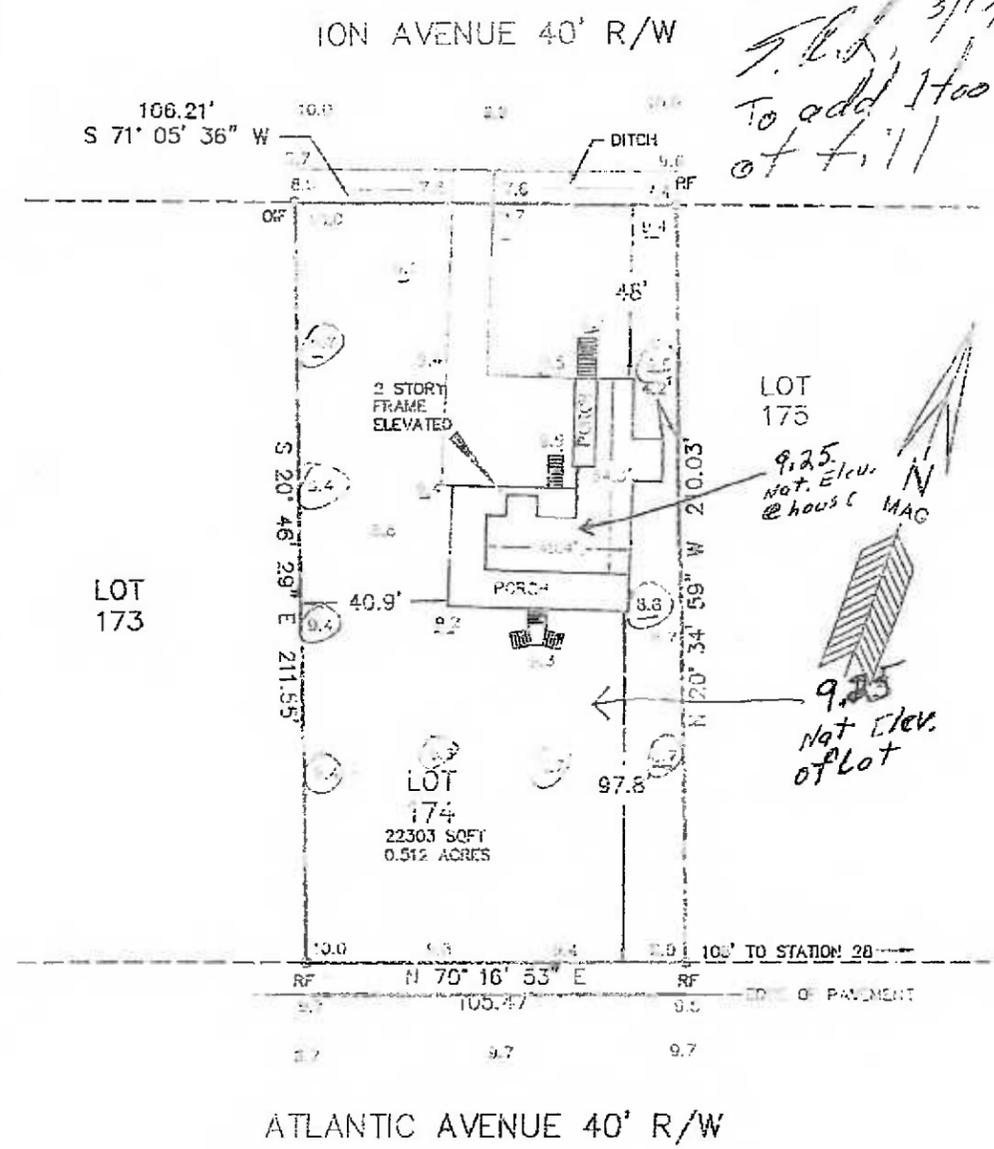
1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

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		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>4.2</u> min.; <u>40</u> comb.		25%	EXISTING NON-CONFORMING SIDE SETBACK.		
	D	21-22 Side Setback 2nd Floor Setback	2 feet		100%	EXISTING		
	E	21-22 Rear Setback	25 feet	✓	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>3,845</u> sf	✓	20% _____ sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>6,691</u> sf	✓	20% _____ sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4,130</u> sf	✓	25% _____ sf			
	I	21-28 Third Story	as per formula: Enter Result _____ sf	N/A	15% _____ sf			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result _____ sf	✓	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				

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

BOUNDARIES IS SHOWN FOR DESCRIPTIVE PURPOSES ONLY



2724 ATLANTIC AVENUE
 MOULTRIEVILLE EAST END
 TOWN OF SULLIVANS ISLAND
 CHARLESTON COUNTY, SOUTH CAROLINA

- NOTES
- 1) REFERENCE PLAT BOOK D PAGE 184
 - 2) TMS # 529-11-00-025
 - 3) REQUESTED BY: GENE PHILLIPS

DATE: AUGUST 26, 2003
 ELEVATIONS MARCH 12, 2012
 SCALE: 1" = 40'

- LEGEND
- OIF 1" OPEN IRON FOUND
 - CIF 1" CRIMPED IRON FOUND
 - RF #5 REBAR FOUND
 - RS #5 REBAR SET
 - CP COMPUTED POINT

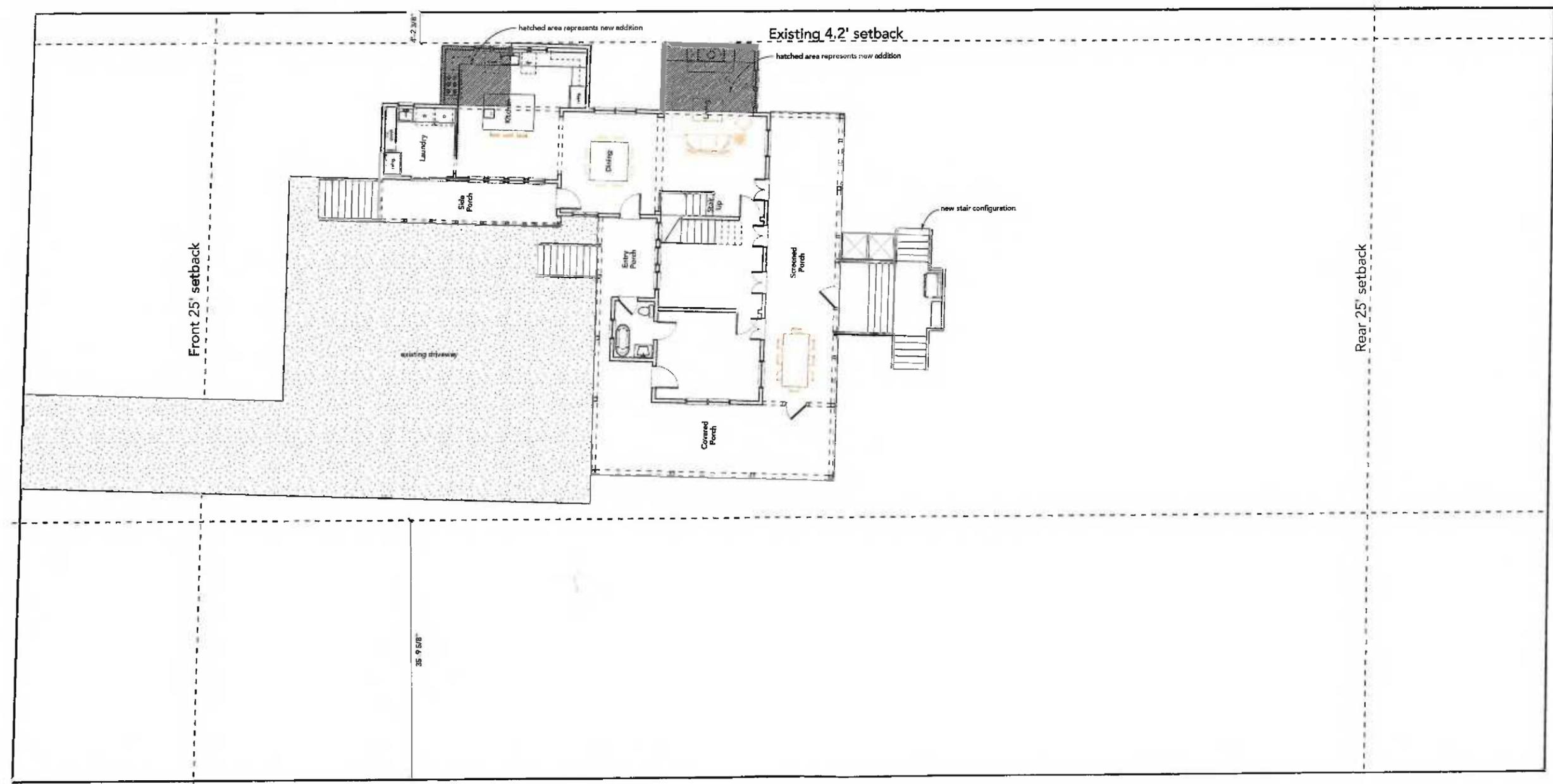
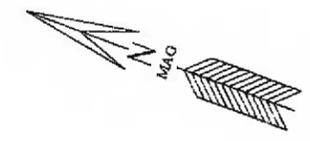


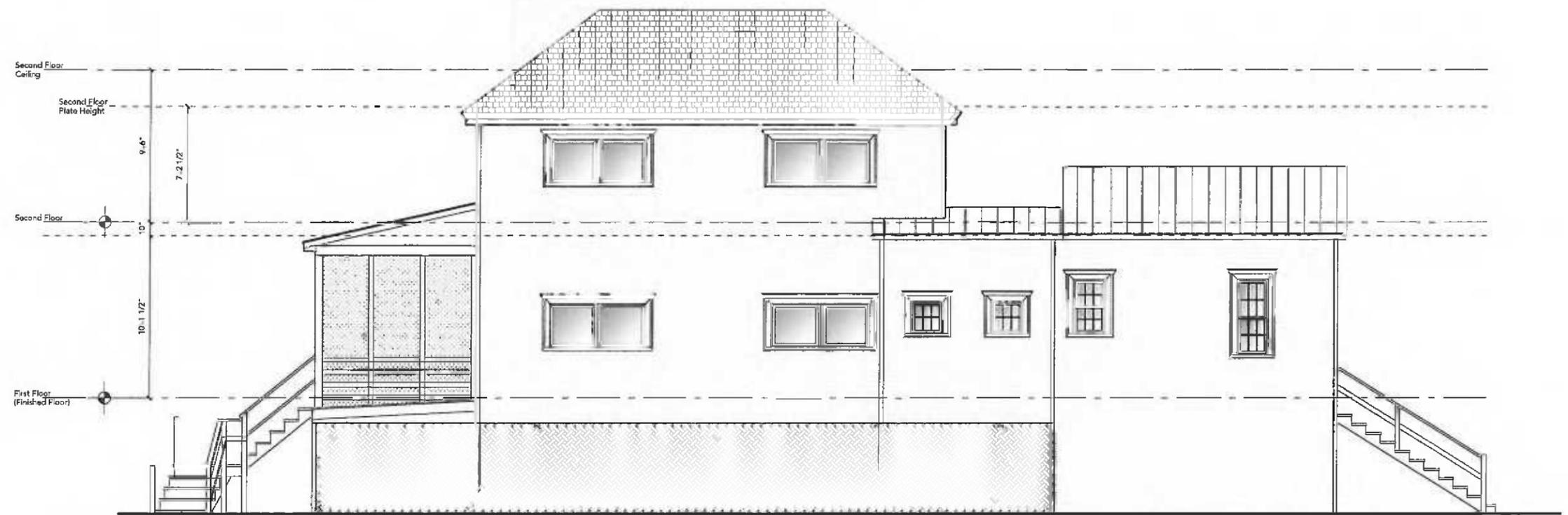
"I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified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

SUBJECT PROPERTY LOCATED IN FLOOD ZONE AE ELEV 15 FIRM PANEL 45541B-0001-D DATED MARCH 18, 1991

JOHN E. WADE JR., RLS
 POST OFFICE BOX 688
 ISLE OF PALMS

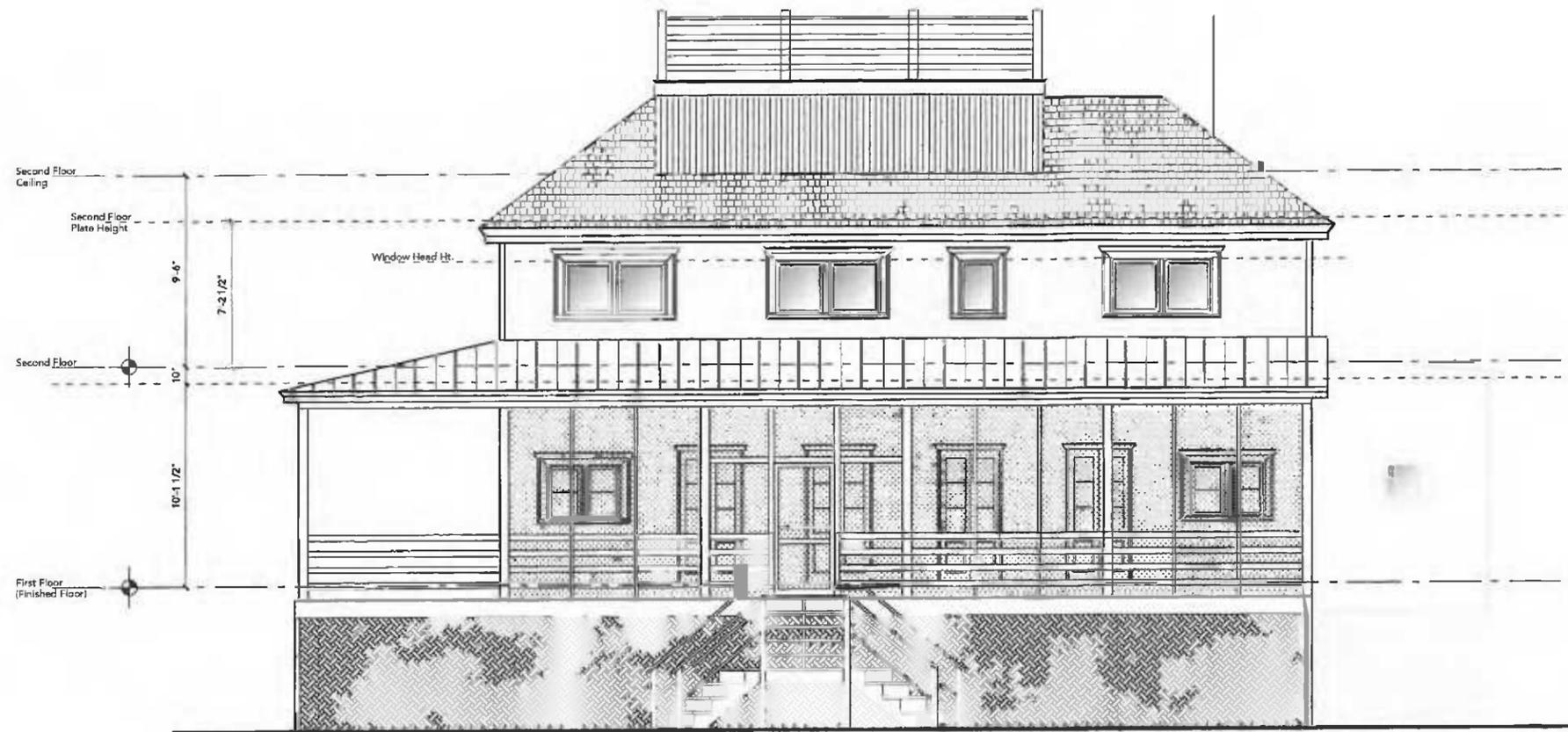
ZONING INFORMATION	
Address:	2724 Atlantic Ave. Sullivan's Island South Carolina 29482
Flood Zone:	AE
Base Flood Elevation:	15.0
Map & Panel No.:	455418-0001
Suffix:	D
TMS #:	#529-11-03-226
County Name:	Charleston
Setbacks:	
Front:	25 ft.
Rear:	25 ft.
Sides:	4.2' existing, 40 ft. total
Lot Area:	22,303 sf





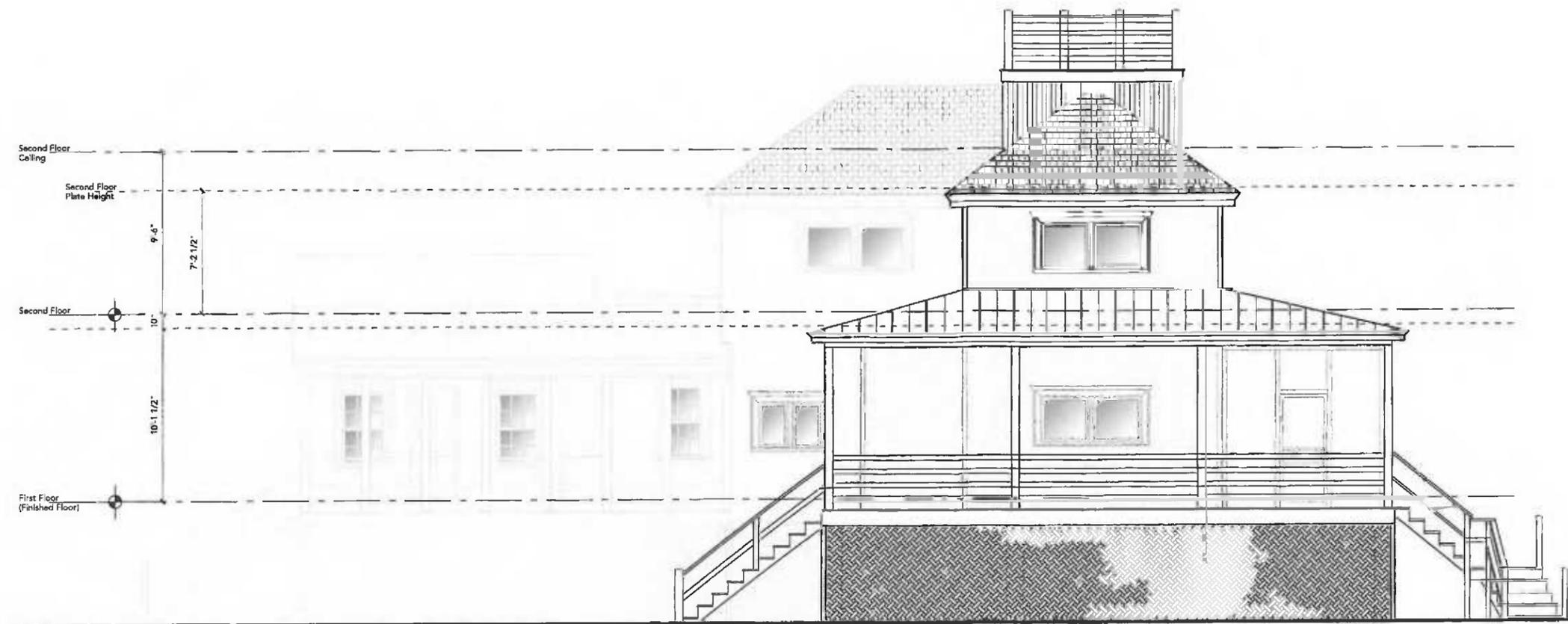
1 Left Elevation (Existing)
Scale: 1/4" = 1'-0"



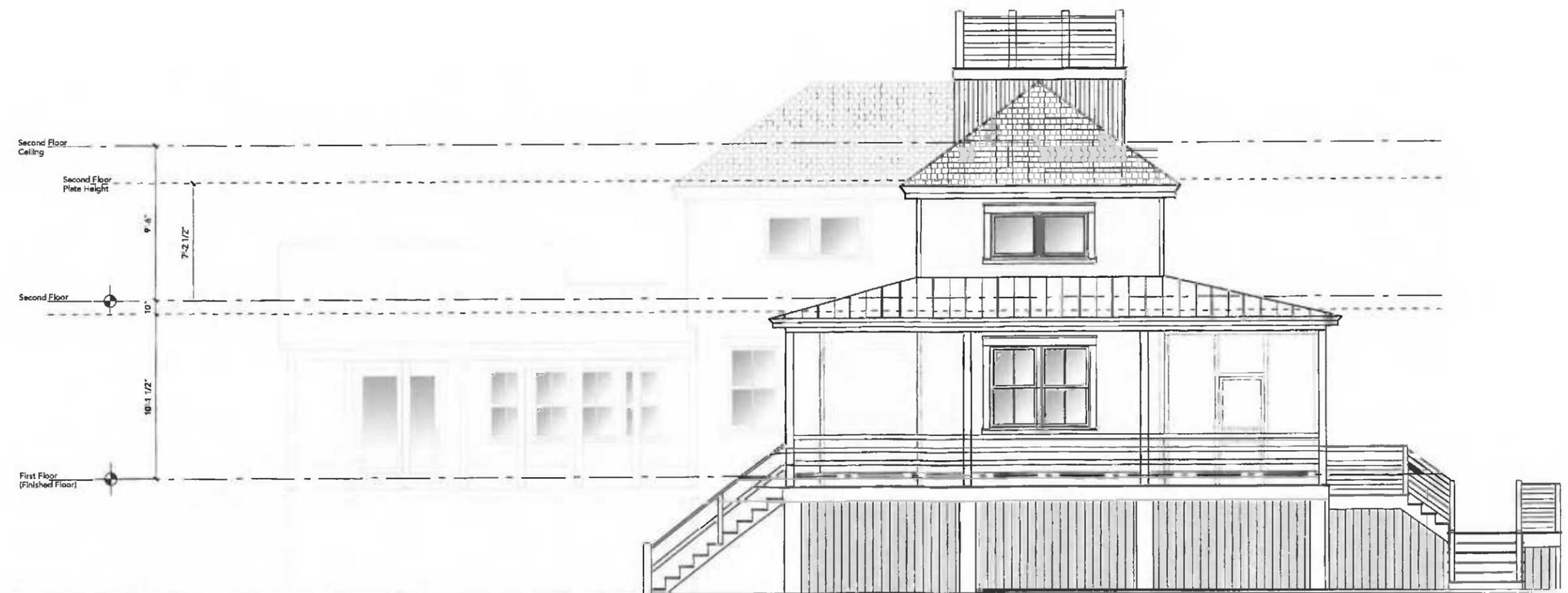


1 Rear Elevation (Existing)
Scale: 1/4" = 1'-0"





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



DESIGN REVIEW BOARD STAFF REPORT HISTORIC HOME ADDITION 2724 ATLANTIC AVENUE SEPTEMBER 16, 2015	 Building Department
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<p>Applicant: Sabrina Cochran</p> <p>Staff: Joe Henderson, Zoning Administrator jhenderson@sullivansisland-sc.com</p> <p>TMS#: 529-11-00-026</p> <p>Current Zone: RS</p> <p>Current Use: Single-Family Detached</p> <p>Historic Designation: Traditional Island Resource Historic Resource # 12</p> <p>Applicable Regulations:</p> <ul style="list-style-type: none">• Section 21-97. C: Criteria for Certificate of Appropriateness	<p>Request Sabrina Cochran, applicant, requests conceptual approval of additions and elevation modifications to an Traditional Island Resource.</p> <p>Staff Analysis Previously addressed 2732 I'on Avenue, the historical name is Chez Lena, and is considered an excellent example of an early-20th century beach house. The home contributes to the overall character of the eastern end of SI as it developed partly as a result of the trolley line in the late 19th and early 20th centuries.</p> <p>Applicants request preliminary review of a exterior restoration and replacement of various architectural elements:</p> <ul style="list-style-type: none">• Windows: replacement of original wood windows for Anderson A-series. Side elevation windows (6/6) to be replaced with 2/2• Doors: 4 rear elevation porch doors replaced with transom lights• Foundation enclosure: replacement of crosshatch lattice with vertical lattice <p>Photographs and the historic survey assessment will be reviewed during the meeting.</p> <p>Staff Recommendation DRB should consider the Secretary of the Interior's Standards for Rehabilitating Historic Buildings (§ 21-97.C).</p>
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IDENTIFICATION

1. CONTROL NUMBER: 0 / 19 / 1380 / 1750012
county census design-ated place site number

South Carolina Inventory of Historic Places
Survey Field Form/Data Entry Form
State Historic Preservation Office
PO Box 11,669, Columbia, SC 29211
(803) 734-8577

2. HISTORIC NAME(S):
3. OTHER NAME: Chez Lena
4. ADDRESS/LOCATION: 2723 I'on Ave.

CITY: Sullivan's Island VICINITY OF: COUNTY: Charleston

5. OWNERSHIP: private(P) city(M) county(C) state(S) federal(F) 6. CATEGORY: building(B) site(S) structure(U) object(O)

7. HISTORIC USE(S): Single family residence

8. CURRENT USE(S): Single family residence

9. POTENTIAL: NR / NR historic district archaeological

10. STATUS/DATE: listed individually in National Register
name:
listed as part of NR historic district contributing non contributing
name of district:
listed individually National Historic Landmark part of NHL district
determined eligible - owner objection DOE process
determined NOT eligible
deferred by Review Board rejected by R B
rejected by Washington removed from NR
pending Federal nomination removed from survey
completed Preliminary Information Sheet demolished
nomination on file - never processed

11. NUMBER OF CONTRIBUTING PROPERTIES:

PROPERTY DESCRIPTION

12. CONSTRUCTION DATE: 1915 c. 13. ALTERATION DATE:

14. VERNACULAR FORM: 15. ARCHITECTURAL STYLE OR INFLUENCE:

16. DESCRIPTION:

a) construction masonry(MAS) frame(FRA) log(LOG) steel(STL) other(Z)

b) exterior wall material weatherboard(WB) beaded weatherboard(BWB) shiplap(SHP) stucco(STU) tabby(TAB)
wood shingle(WSH) brick(BRI) brick veneer(BRV) asbestos shingle(ABS) asphalt siding(ASP) flushboard(FBD)
synthetic siding(SYN) other(Z) novelty siding (wood)

c) shape rectangular(R) square(S) L(L) T(T) U(U) H(H) octagonal(O) irregular(I) other(Z)

d) stories 1 1 1/2 2 2 1/2 3 4+ other(Z) Raised-Unfinished

e) roof shape gable(end to front)(GEF) gable(lateral)(GBL) hip(HIP) cross gable(CRG) pyramidal(PYR) flat(FLT)
truncated hip(TRH) gambrel(GAM) mansard(MAN) salt box(SBX) other(Z) crossed

f) roof material composition shingle(COS) pressed metal shingle(PMS) wood shingle(WDS) slate(SLT) builtup(BLT)
raised seam metal(RSM) corrugated metal(CRM) tar paper(TAR) not visible(NV) other(Z)

g) # of chimneys exterior end(EXE) interior end(INE) interior(INT) central(CEN) flue(FLU)
double shouldered(DS) other(Z) none

h) chimney material brick(BR) stuccoed brick(SB) stone(ST) other(Z)

i) dormers gable(GAB) hip(HIP) pedimented(PED) swept(SWE) other(Z) none

J) foundation brick pier(BP) brick pier with misc. fill(BPM) brick pier with brick fill(BPB) solid brick(BRI)
stone piers(STP) stuccoed masonry(STU) basement(BAS) raised basement(RBS) other(Z) wood piles

k) porch height 1 story(1ST) 1 story with deck(1WD) 2 or more stories(2+) 2 or more with tiers(2+T) other(Z) raised

l) porch width entrance bay only(EBO) more than 1 bay, less than full facade(B+) full facade(FF)
facade and left elevation(F&L) facade and right elevation(F&R) wrap around(WRA) other(Z) S,W,N elevs.

m) porch roof shed(SHD) hip(HIP) gable(GAB) pedimented gable(PDG) flat(FLT) engaged(ENG) other(Z)

- n) porch details chamfered posts (CHP) turned posts (TP) posts on brick piers (PBP) columns (COL) balustrade (BAL) freestanding posts (FSP) sawn/turned work (S/T) enclosed end bay (EEB) other (Z) part. screened; RSM roof
- o) windows single (SGL) double (DBL) paired (PRD) tripartite (IPT) grouped (GRP) decorative (DEC) display (DIS) other (Z) _____
- p) pane configuration 1/1 2/2 3/1 4/1 6/6 9/9 9/6 other (Z) 1x1 casements
- q) shutters louvered (LOU) board and batten (B&B) paneled (PAN) other (Z) none
- r) doors single (SGL) double (DBL) transom (TRA) sidelights (SID) other (Z) _____
- s) decorative element material cast iron (CI) cast stone (CS) terra cotta (TC) granite (GR) wood (WD) pressed metal (PM) other (Z) window and door surrounds
- t) interior features: _____
17. OUTBUILDINGS: kitchen (KIT) slave house (SLH) tenant house (TH) other house (OH) garage (GAR) office (OFF) barn (BRN) tobacco barn (TOB) dairy (DAI) crib (CRB) smokehouse (SMK) shed (SHD) privy (PVY) well (WEL) springhouse (SPR) none (N) none visible (NV) other (Z) _____
18. SURROUNDINGS: residential (R) residential/commercial (R/C) commercial (C) rural (RU) rural community (RCH) industrial (IND) other (Z) _____
19. ADDITIONAL DESCRIPTIVE COMMENTS 1-story gable addition off rear "ell" w/GAB RSM roof, 6/6 windows

HISTORICAL INFORMATION

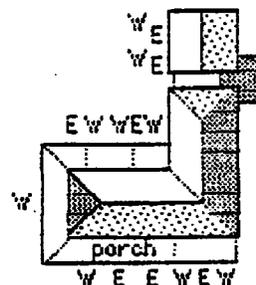
20. THEME(S): Architecture
21. PERIOD(S): 1877c-1917c
22. IMPORTANT PERSON(S): _____
23. ARCHITECT(S): _____ SOURCE: _____
24. BUILDER(S): _____ SOURCE: _____
25. HISTORICAL DATA: Structure appears on 1917 plat
26. BIBLIOGRAPHY: 1917 plat, at SI Town Hall

PROGRAM MANAGEMENT

27. QUADRANGLE NAME: Fort Moultrie
28. PHOTOGRAPHS: (Y/N) prints 2 slides _____ negatives SHPO SI Roll #: 20-21
29. OTHER DOCUMENTATION: survey back-up files (SF) National Register files (NRF) tax act files (TAF) grants files (GRF) state historical marker file (SMF) environmental review files (ERF) other (Z) _____
30. RECORDER NAME/FIRM: DBS / Preservation Consultants, Inc. SHPO _____
31. DATE RECORDED: 87/4/3
year month day

COMMENTS:

Excellent example of an early-20th century beach house; contributes to the overall character of the eastern end of SI as it developed partly as a result of the trolley line in the late 19th and early 20th centuries



Tax Map Number: 529-11-0-32



HURRICANE HUGO DAMAGE ASSESSMENT INVENTORY
ADDRESS: 2723 I'On Avenue

TMS 529-11-0-32
SITE • 298
Survey/• SI 012

NAME: "Chez Lena"

TYPE: SFR WITH DEPENDENCIES _ OTHER: Second home

OWNER NAME AND ADDRESS: E. A. Schwacke
735 Fort Sumter Drive, Charleston SC 29412

NATIONAL REGISTER STATUS: Potential: Contributing: Sullivans Island Historic Districts

PREVIOUS SURVEY DATA

Construction Date: ca 1915

Date of Significant Alterations:

- A) Stories (not including basement): 2
- B) Foundation: Wood pile (raised unfinished basement)
- C) Principal Roof Shape: Hipped (cross-hipped)
 - Other: Rear gable addition, one-story
- Porch Roof Shape: Shed
- D) Principal Roof Material: Composition shingle (1987 survey); slate (per owner)
 - Porch Roof Material: Raised seam metal
- E) Dormers: -
- F) Chimneys: -
- G) Exterior Siding: Shiplap
- H) Principal Porch: 1 story: full facade (south), wraps around left and full rear
 - Other Porch: -
- I) Porch Details: Chamfered posts, insect screening
- J) Historic Shutters: -
- K) Other Detail/ Trim Work Noted: -

ADDITIONAL DESCRIPTION: Gable addition at rear appears to be separate structure, attached: raised seam metal roof, 6/6 windows.

Site Features: Walls _ Fences _ Gates _ Other:
Outbuildings:

FIELD ASSESSMENT

DATE: 2/7/90

Depth of Flooding Noted:

	FACADE	RIGHT	LEFT	REAR	
A) Structural Damage	40%	30%	10%	40%	* porch and principal roof structures
B) Foundation					* NAD (none noted by owner)
C) Principal Roof					* 100% - new architectural shingles
D) Porch Roof					* 100% - new architectural shingles
E) Dormers					* NA
F) Chimneys					* NA
G) Exterior Siding	20%	NAD	20%	NAD	* vinyl siding peeling
H) Porch Trim	20%	NA	NAD	10%	* -
I) Windows	100%	50%	100%	100%	* replaced with new windows
J) Detail/Trim Work	25%	10%	5%	30%	* -
K) Other					* -

L) Site Features: Walls _ Fences _ Gates _ Other:
M) Outbuildings:

NOTES: Owner notes wind damage, water damage inside due to roof leak. "Slate roof off, porch off, windows broken, siding off." Roof repaired, porch replaced.

Estimated costs: \$28,000

Immediate Damage

Total Loss/Unsalvageable

Severe	
Moderate	X
Slight	
None Noted	
Other	

SITE #: 298

Location: SULLIVANS ISLAND

Category:

NR	
NRHD	
Pot. NR	
Pot. NRHD	X

Status as of : 2/22/90

Total Loss	
Pre-Storm Condition	X
Altered	
To Be Repaired	X
Unknown	

Sources

Field Assessment	X
Field Informant	
Owner Reply	X
Permit Records	
Engineering Code Red	
Town Appearance Comm.	

Photo: S6 : 16 / M6 : 16





PARCEL NUMBER: 529-11-00-026-

PARCEL NUMBER: 529-11-00-026-
ADDRESS: 2723 ION AVE SULLIVANS ISLAND 29482
PROP SITE NM:
GENERAL USE: SNGL-FAM-RES
SUBDIVISION:
LEGAL DESC: LT 174 E
LGL HI ACRS:
LGL MAR ACRS:
LGL WATER ACRS:
LGL SWP ACRS:
LGL TOT ACRS:
TAX DISTRICT: T.D. 2-3 SULLIVAN-ISL
JURISDTN COD: CNTY-ASSESSR
PLAT DB PAG: D-184
OWNER ON 1ST: PHILLIPS WILLIAM E
CURRENT OWNER 1ST:
SALE DATE: 07/31/2003
DEED BOOK: P460753
TITL WILL CD:
TITL WILL DT:
C O NAME:
MAILING ADDRESS: 80 RUTLEDGE AVE CHARLESTON SC 29401-1725
SALE PRICE: 887500
MULT LOT:
SPLIT CODE:
MLOD GROUP:
FINAL VALUE: 645000
BUILD COUNT: 1
AG USE VAL:
AG MARKT TOTAL:
LR APPROVE: NO
YEAR BUILT: 1906
NUM BEDROOMS: 4
FULL BATHS: 2
THREE QTR BATHS:
HALF BATHS: 1
TOTL FN AREA: 1923
FIN LIV AREA:
FULL BEDROOM:
FULL BATHS:
HALF BATHS:
YEAR BUILT:
CAP VALUE: 0
CAP ASSESMENT: 0

CHARLESTON COUNTY
Auditor
 Peggy A. Moseley

- MAIN MENU
- EXIT

Parcel ID
 5291100026

Sub-Division

Legal Description :LT 174 E
Acreage High : 0 Marsh : 0 Swamp : 0 Water : Total : 0
Jurisdiction : CNTY-ASSESSR
Property Address :2723 ION AVE
Mailing Address : 80 RUTLEDGE AVE, CHARLESTON- SC, 29401-1725

Current Owner - 1	Current Owner - 2	Owner 1 as of Jan 1	Owner 2 as of Jan 1
-	-	PHILLIPS WILLIAM E	-

CARD
IMAGE

PLAT
COMMENT

OWNER
COMMENT

For Plat Comment and Owner Comment information on plats and deeds recorded prior to 01/05/2004, please

Basic deed transfer information is complete back to 1991.
 For records and transactions preceding that date, please click on Card Image button

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