

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, January 20, 2016 - 6:00 P.M.
Town Hall

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES FROM DECEMBER 16, 2015
- C. CERTIFICATES OF APPROPRIATENESS– NON-HISTORIC PROPERTIES
 1. 3024 I'on Avenue: Heather Wilson, applicant, requests design approval for two home additions, and modification from the zoning standard for principal building coverage and required side setbacks. (TMS# 529-12-00-036)
 2. 2430 Raven Drive: Ryan Keutzer, applicant, requests design approval for a home renovation, and modification from the zoning standard for the principal building foundation height and principal building square footage. (TMS# 529-06-00-098)
 3. 3024 Marshall Blvd: Melissa Britton, applicant, requests of an addition and modification from the zoning standard for principal building square footage. (TMS# 529-12-00-079)
 4. 2302 Myrtle Avenue: American Vernacular, applicant, requests design approval for a home addition, and modification from the zoning standard for principal building square footage. (TMS# 529-06-00-068)
 5. 412 Station 14: Tim Cook, applicant, requests design approval for home additions and modification from the zoning standard for principal building coverage, principal building square footage, principal building side façade, and building orientation. (TMS# 529-07-00-014)
 6. 2268 Atlantic Avenue: Rod Heinlen, applicant, requests design approval for a new home construction and pool, and modification from the zoning standard for principal building orientation. (TMS# 529-12-00-036)
 7. 918 Middle Street: Ron Denton, applicant, requests design approval for a new home construction, and modification from the zoning standard for principal building coverage and second story side setback. (TMS# 529-12-00-036)
- D. PUBLIC INPUT
- E. ADJOURN

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

2050-B Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

(FORM A)

Project Address: 3024 10th Ave.
 Submittal Date: Dec 17, 2015
 Meeting Date: Jan. 20 2016 Parcel I.D. (TMS#): 529.12.00.036

Requested Approval (check ONE) Conceptual Preliminary Final

Check one:

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

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

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

Historic Survey #: _____

Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name: Matt & Lisa Erck Architect / Designer: Heather Wilson
 Address: 3024 10th Ave Contact #: 843 814 2031
Sullivan's Isl. email: heather@heatherawilsonarchitect.com
 email: m_erck@yahoo.com Contractor: Pickie Shaffer
 Contact #: lisa.erck@gmail.com Contact #: 843 296.3229
 email: _____

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

We would like to remove the heated space under the house and add the equivalent space in a new addition.

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>Heather A. Wilson</u> Print Applicant's Name Applicant Signature	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>MEL</u> Owner's Signature	Fee Received by _____ check #
	_____ Applicant Signature	_____ Owner's Signature

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

2050-B Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address 3024 Ion Ave

Submittal Date 12.17.15

Meeting Date: 1.20.16

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet: 14,561 sf
 Lot Width: 100
 Lot Depth: 145
 Flood Zone / Base Flood Elevation: AE19

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint: 2524 sf
 Accessory Building Footprint: _____ sf
 Total Principal Bldg. Coverage Area: 2524 sf
 (Principal Building plus Accessory Structure)

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area: 2524 sf
 Covered Porches: 384 sf
 Open Decks / Steps: 392 sf
 Pool / Patio: 0 sf
 Drives / Walks: 0 sf
 Other Impervious Coverage: 0 sf
 Total Impervious Coverage: 3,300 sf

Sec. 21-27 Principal Building Square Footage

First Floor: 2524 sf
 Second Floor: 0 sf
 Third Floor: 0 sf
 Accessory Building: 0 sf
 Total Principal Building Square Footage: 2524 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 masonry w/ louvers Roof: 5v
 Walls: hardi Windows: clad wood
 Trim: wood Doors: wood

Sec. 21-111 Standards of Neighborhood Compatibility

NOTE: Particular attention will be paid to the Standards of Neighborhood Compatibility. Please include a narrative addressing these standards and be prepared to address in depth at presentation. The narrative and presentation should reference the attached outline of the Standards for Neighborhood Compatibility.

(check all that apply) Narrative attached Will discuss at presentation Not Applicable (no relief req.)

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

2050-B Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address:

3024 Ion Ave

Submittal Date:

12.17.15

Meeting Date:

1.20.16

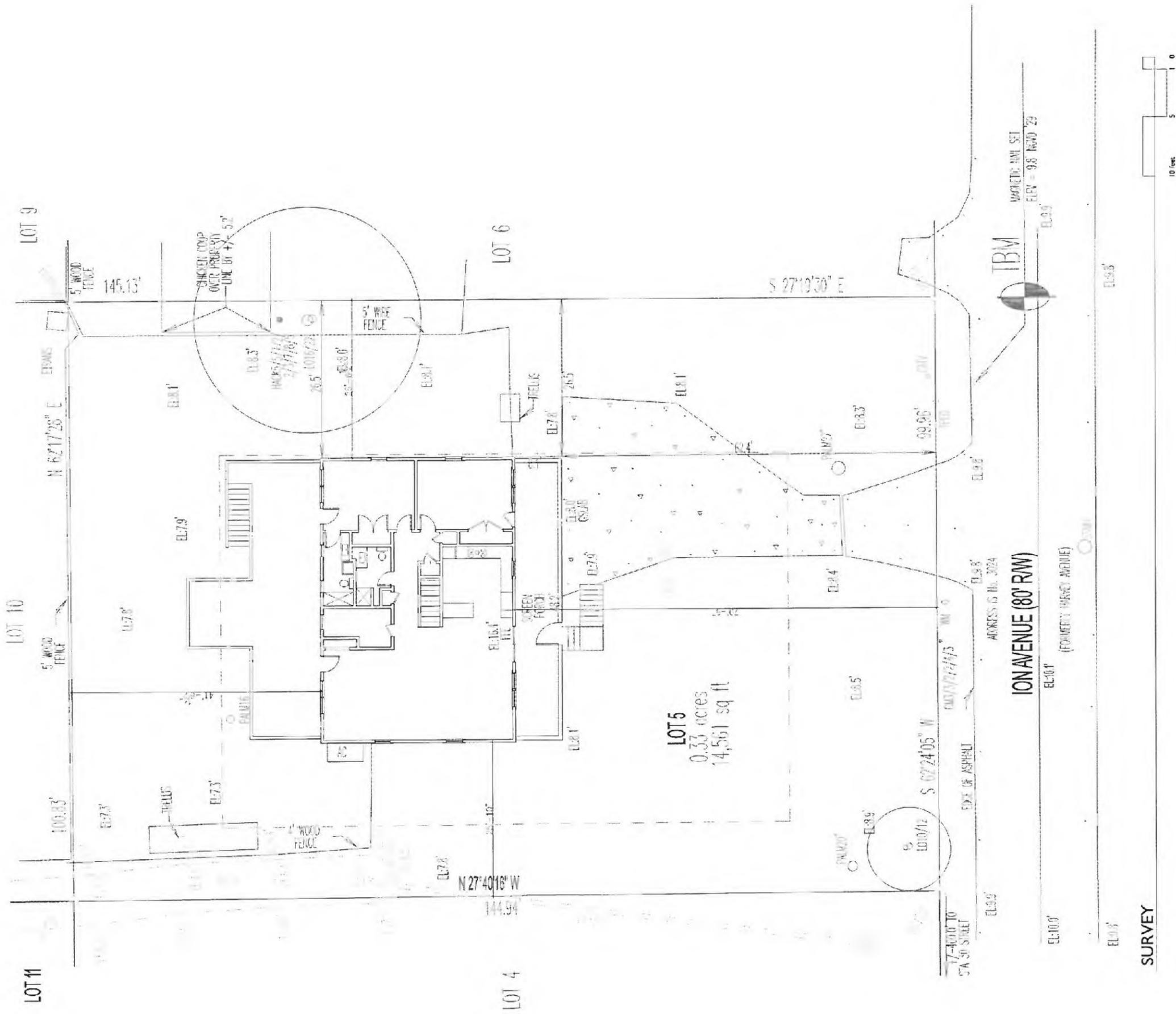
		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max Authority for Relief	Applicant's Request for Relief in Ft/ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet	✓	15% (3.75')			
	B	21-22 Additional Front Yard Setback	45° above 20'	✓	15%			
	C	21-22 Side Setback	Per lot; Enter Result: <u>15</u> min.; <u>38</u> comb.		25%	3' left side	20%	12+26 = 38
	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>2206</u> sf		20% <u>441</u> sf	320	15%	320 + 2206 = 2526
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>30%</u> sf maximum	✓	N/A	N/A	N/A	N/A
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>3356</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			

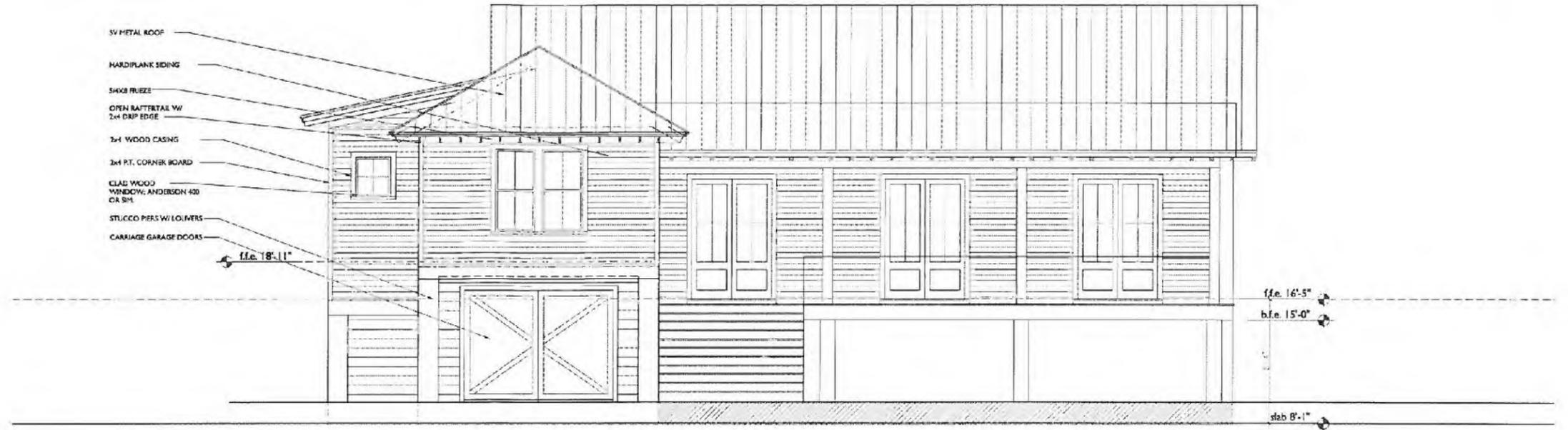


INDEX

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A1.2	ROOF PLAN
A2.1	ELEVATIONS A
A2.2	ELEVATIONS B
A2.3	ELEVATIONS C
A2.4	ELEVATIONS D

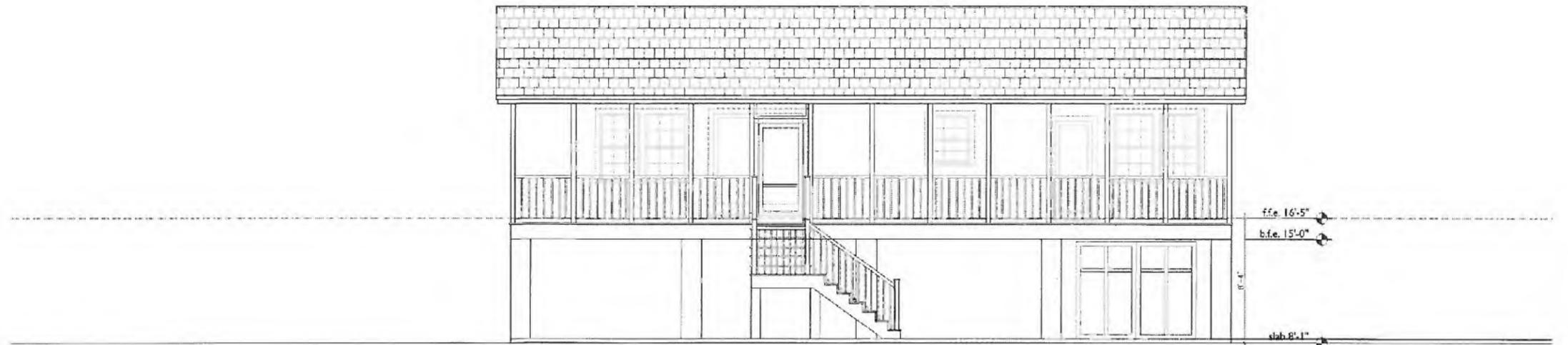
ERCK RESIDENCE





A. SOUTH ELEVATION PROPOSED

scale 1/4"=1'-0"



A. SOUTH ELEVATION EXISTING

scale 1/4"=1'-0"





C. NORTH ELEVATION PROPOSED

scale 1/4"=1'-0"



C. NORTH ELEVATION EXISTING

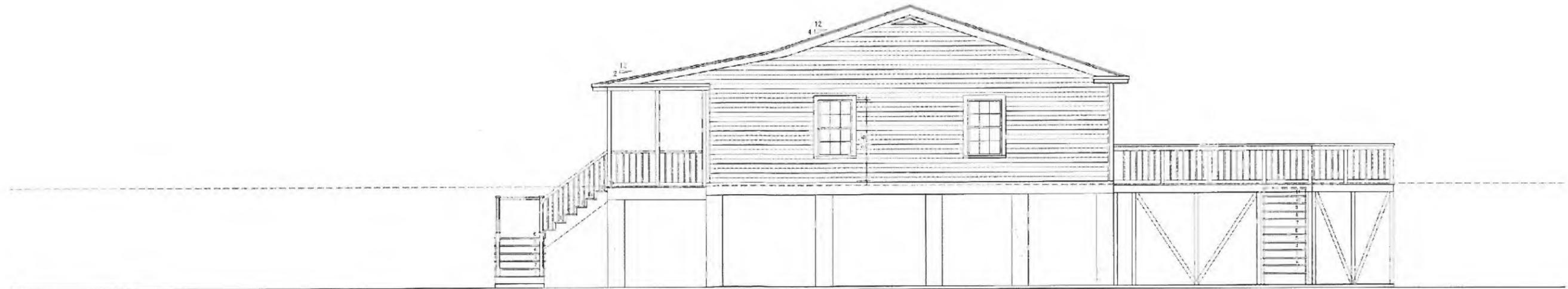
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D. EAST ELEVATION PROPOSED

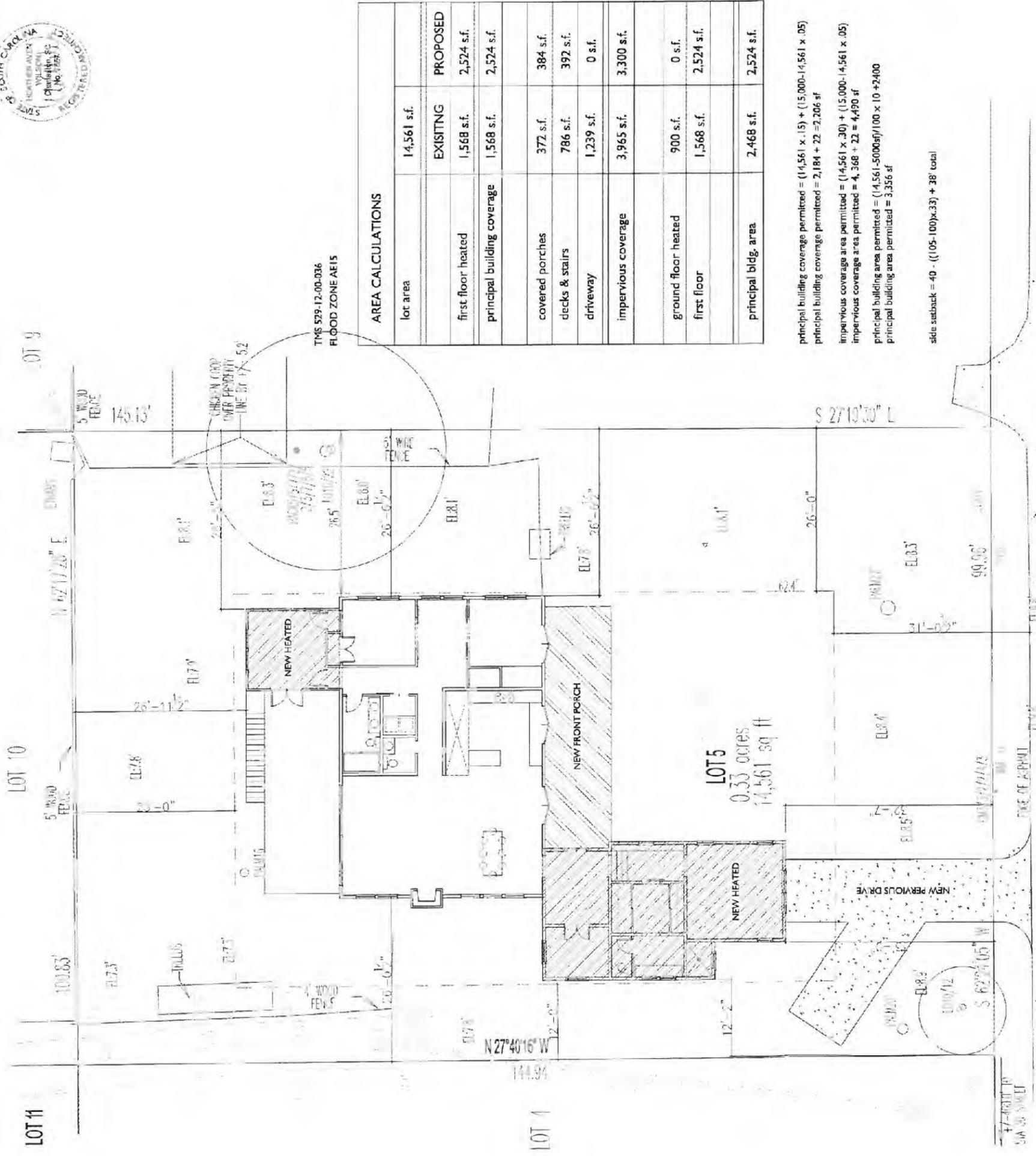
scale 1/4"=1'-0"



D. EAST ELEVATION EXISTING

scale 1/4"=1'-0"



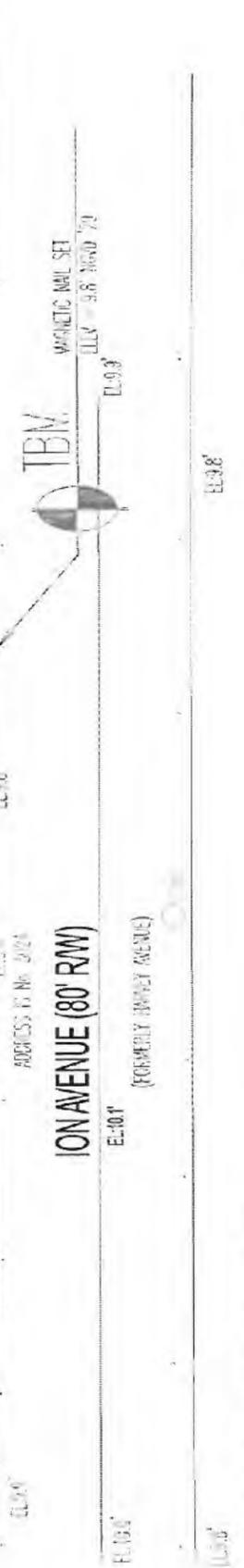


TMS 529-12-00-036
FLOOD ZONE AE15

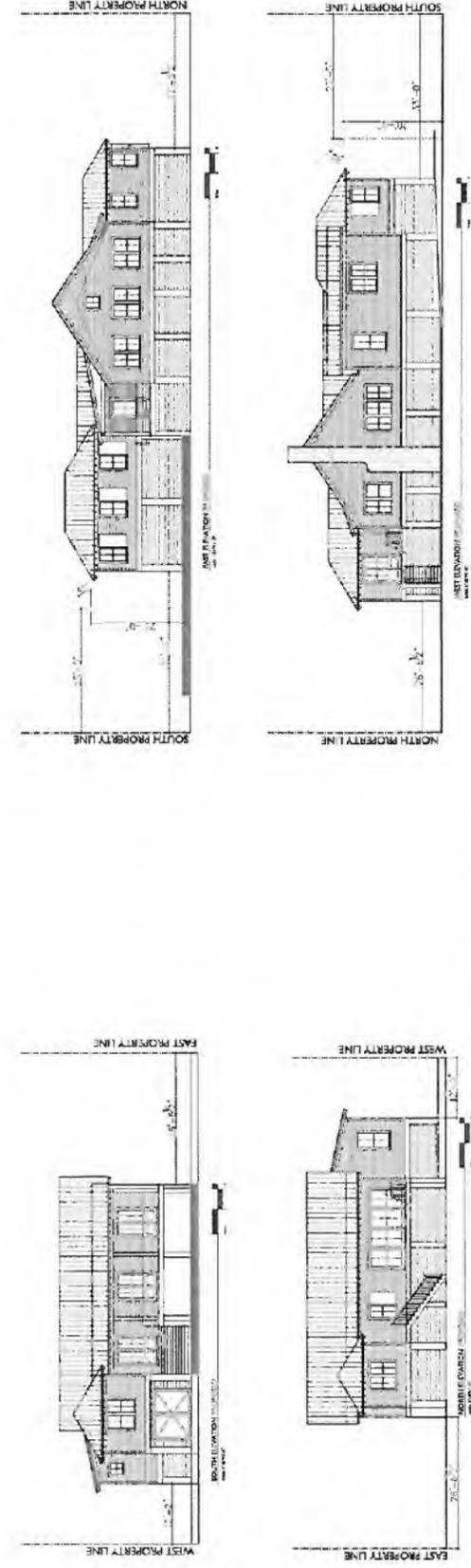
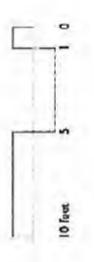
AREA CALCULATIONS		
lot area	14,561 s.f.	
first floor heated	EXISTING 1,568 s.f.	PROPOSED 2,524 s.f.
principal building coverage	1,568 s.f.	2,524 s.f.
covered porches	372 s.f.	384 s.f.
decks & stairs	786 s.f.	392 s.f.
driveway	1,239 s.f.	0 s.f.
impervious coverage	3,965 s.f.	3,300 s.f.
ground floor heated	900 s.f.	0 s.f.
first floor	1,568 s.f.	2,524 s.f.
principal bldg. area	2,468 s.f.	2,524 s.f.

principal building coverage permitted = (14,561 x .15) + (15,000-14,561 x .05)
 principal building coverage permitted = 2,184 + 22 = 2,206 sf
 impervious coverage area permitted = (14,561 x .30) + (15,000-14,561 x .05)
 impervious coverage area permitted = 4,368 + 22 = 4,490 sf
 principal building area permitted = (14,561-5000sf)/100 x 10 + 2400
 principal building area permitted = 3,356 sf

side setback = 40 - ((105-100)x.33) + 38' total



PROPOSED SITE INFORMATION



ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

2050-B Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address:

2430 Raven Dr.

Submittal Date:

12/17/15

Meeting Date:

1/20/16

		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>2841</u> sf	✓	20% _____ sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>.30</u> sf maximum	✓	N/A	N/A	N/A	N/A
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>3774.1</u> sf		25% <u>943.6</u> sf	<u>190</u> sf	<u>5%</u>	<u>3984</u> sf
	I	21-28 Thrd 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	<u>1</u> foot		<u>4</u> feet
	N	21-32 Foundation Enclosure	Check Ordinance		Adjust for Neighborhood Compatibility			
O	21-34 Site Lighting	Check Ordinance		Adjust for Neighborhood Compatibility				

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

2050-B Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

(FORM A)

Project Address: 2430 Raven Dr.
 Submittal Date: 12/17/15
 Meeting Date: 1/20/16 Parcel I.D. (TMS#): 529-06-00-098

Requested Approval (check ONE) Conceptual Preliminary Final

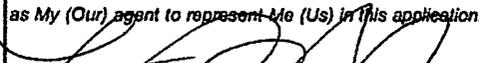
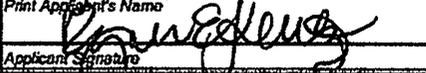
Check one: Submittal is *outside* the Historic District, not classified historic, and requests DRB relief. Submittal is *within* the Historic District and is: _____ designated as Historic Resource _____ not designated as Historic Resource Submittal is *outside* the Historic District and _____ designated 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: William E. Lauren Spielvogel Architect / Designer: Ryan Keutzer
 Address: 2430 Raven Dr. Sullivan's Island Contact #: 843-696-2373
 email: Willsi2430@gmail.com email: Ryan@studiokarchitecture.co
 Contractor: Matthew Keutzer
 Contact #: 843-872-8001 Contact #: 843-696-3437
 email: mat@cuttingedgeconstructionllc.com

Enter a Brief Description of the Project and Scope of Work to be Performed:
Raise lot elevation 1', raise house, finish floor 4' above DFE, first floor addition, renovation of entire house

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

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

2050-B Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address 2430 Raven Dr.

Submittal Date 12/17/15

Meeting Date: 1/20/16

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>18,940</u> sf
Lot Width:	<u>106.48'</u>
Lot Depth:	<u>186.77'</u>
Flood Zone / Base Flood Elevation:	<u>AE 13</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>2468</u> sf
Accessory Building Footprint:	<u>0</u> sf
Total Principal Bldg. Coverage Area: (Principal Building plus Accessory Structure)	<u>2468</u> sf

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>2468</u> sf
Covered Porches:	<u>1018</u> sf
Open Decks / Steps:	<u>728</u> sf
Pool / Patio:	<u> </u> sf
Drives / Walks:	<u>133</u> sf
Other Impervious Coverage	<u>40</u> sf
Total Impervious Coverage	<u>4387</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>2458</u> sf
Second Floor	<u>1526</u> sf
Third Floor	<u>0</u> sf
Accessory Building	<u>0</u> sf
Total Principal Building Square Footage: (Principal Building plus Accessory Structure)	<u>3984</u> sf

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

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

Foundation: <u>Wood</u>	Roof: <u>metal</u>
Walls: <u>fiber cement board</u>	Windows: <u>fiberglass clad</u>
Trim: <u>wood/fiber cement board</u>	Doors: <u>wood/fiberglass</u>

Sec. 21-111 Standards of Neighborhood Compatibility

NOTE: Particular attention will be paid to the Standards of Neighborhood Compatibility. Please include a narrative addressing these standards and be prepared to address in depth at presentation. The narrative and presentation should reference the attached outline of the Standards for Neighborhood Compatibility.

(check all that apply) Narrative attached Will discuss at presentation Not Applicable (no relief req.)

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

2050-B Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address:

2430 Raven Dr.

Submittal Date:

12/17/15

Meeting Date:

1/20/16

		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.	Existing ✓	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>2841</u> sf	✓	20% _____sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>30%</u> sf maximum	✓	N/A	N/A	N/A	N/A
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>3794</u> sf		25% <u>943.6</u> sf	<u>190</u>	<u>5%</u>	<u>3984</u>
	I	21-28 Third Story	as per formula: Enter Result _____sf		15% _____sf			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result _____sf		100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result _____sf		100%			
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots		Adjust for Neighborhood Compatibility			
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor		1 foot	<u>1 foot</u>		<u>4' above ROFF. TO 1st floor finish height.</u>
	N	21-32 Foundation Enclosure	Check Ordinance		Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance		Adjust for Neighborhood Compatibility			







Low headroom in existing garage



High Tide Flooding Oct. 27, 2015. 6"+ over garage slab



Eco Engineering & Const., LLC
 P.O. BOX 31021
 CHARLESTON, SC
 803 571 3672

CUTTING EDGE CONSTRUCTION, LLC
 DESIGN BLDG. RENOVATE
 115 SHERWOOD ST.
 N. CHARLESTON, SC
 803 666 357

EXISTING EXTERIOR ELEVATIONS

SPIELVOGEL RESIDENCE
 2430 RAVEN DR. - SULLIVANS ISLAND

REVISIONS

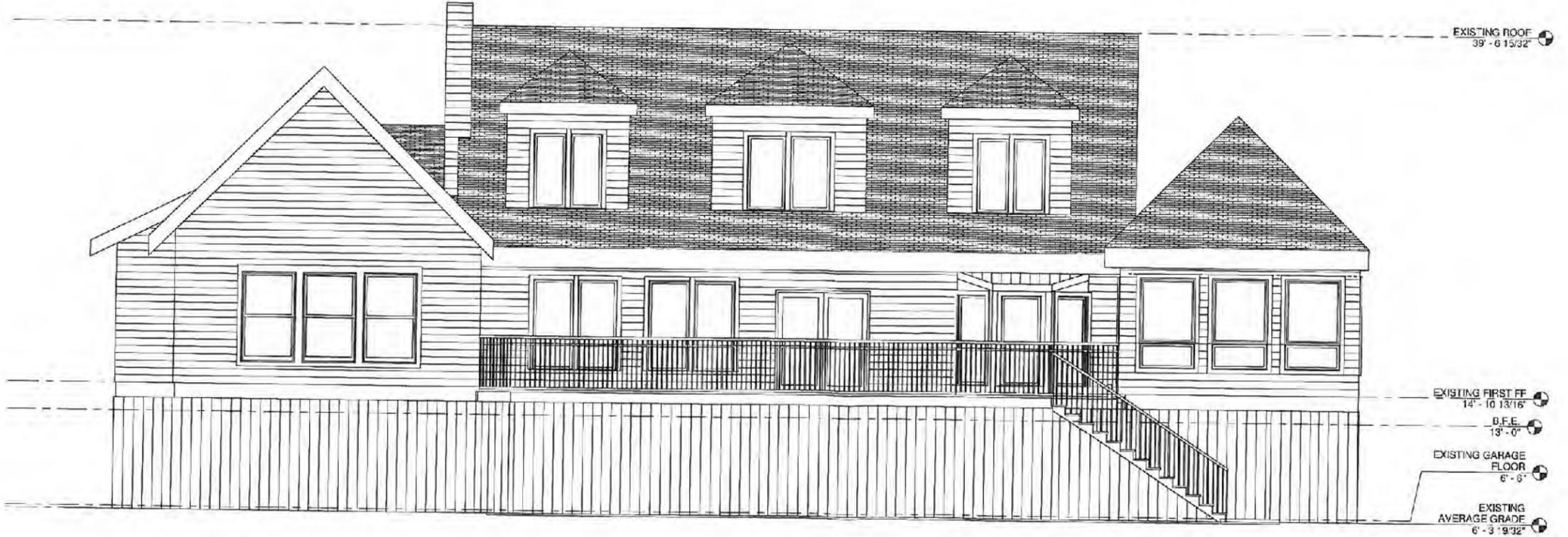
NO.	DATE	REMARKS

DATE	12.15.15
DRAWN	RK
CHECKED	RK

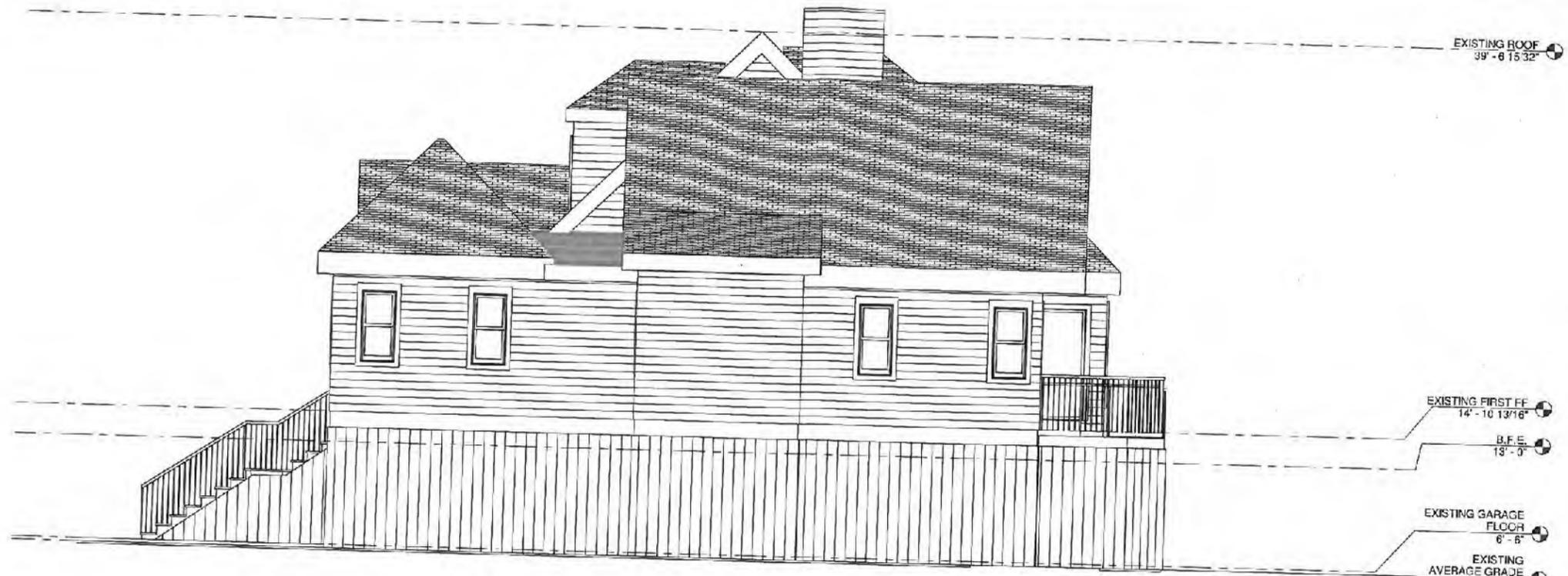
SHEET
A200



1
 EXISTING SOUTHEAST FRONT ELEVATION
 A200 / 14" = 1/4"



2
 EXISTING NORTHWEST REAR ELEVATION
 A200 / 14" = 1/4"



1
A201 1/4" = 1'-0"



2
A201 1/4" = 1'-0"



Eco Engineering & Const. LLC
P.O. BOX 31821
CHARLESTON, SC
864.571.3372

CUTTING EDGE CONSTRUCTION, LLC
DESIGN, BUILD, RENOVATE
103 SHERWOOD ST.
N. CHARLESTON, SC
864.663.1477

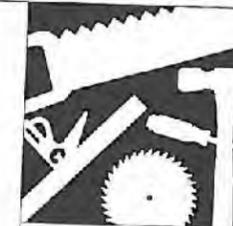
EXISTING EXTERIOR ELEVATIONS

SPIELVOGEL RESIDENCE
2430 RAVEN DR. - SULLIVANS ISLAND

REVISIONS		
NO.	DATE	REMARKS

DATE	12.15.15
DRAWN	RK
CHECKED	RK

SHEET
A201



Eco Engineering & Control, LLC
 814 C. BOX 31321
 CHARLESTON, SC
 843.971.3572

CUTTING EDGE CONSTRUCTION, LLC
 DESIGN BUILD RENOV. VET.
 1123 SHIPWOOD ST.
 N CHARLESTON, SC
 843.696.4457

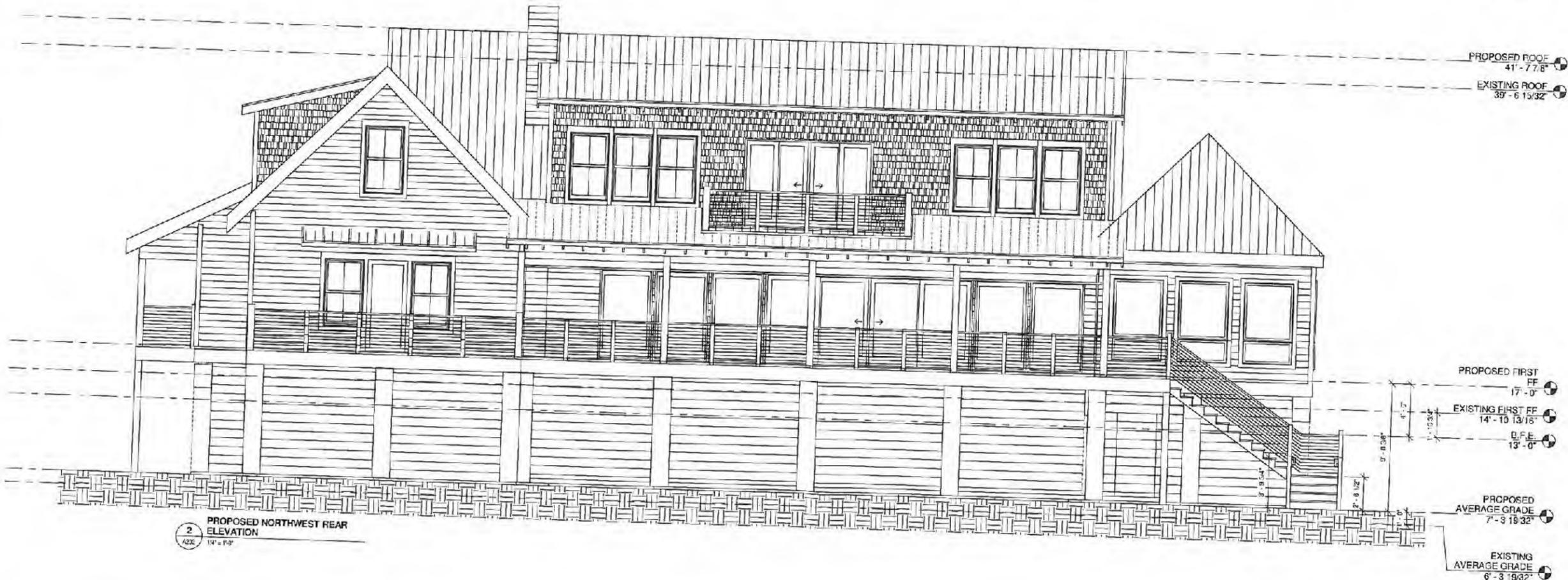
PROPOSED EXTERIOR ELEVATIONS
SPIELVOGEL RESIDENCE
 2430 RAVEN DR. - SULLIVANS ISLAND

REVISIONS

NO.	DATE	REMARKS

DATE	12.15.15
DRAWN	RK
CHECKED	RK

SHEET
A202

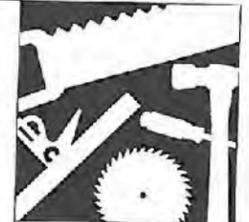




1
PROPOSED SOUTHWEST SIDE
ELEVATION
1/4" = 1'-0"



2
PROPOSED NORTHEAST SIDE
ELEVATION
1/4" = 1'-0"



See Engineering & Const. LLC
P.O. BOX 31821
CHARLESTON, SC
843.571.0572

CUTTING EDGE CONSTRUCTION, LLC
DESIGN BUILD RENOVATE
115 SHERWOOD ST.
N. CHARLESTON, SC
843.995.307

**PROPOSED EXTERIOR
ELEVATIONS**
SPIELVOGEL RESIDENCE
2430 RAVEN DR. - SULLIVANS ISLAND

REVISIONS

NO.	DATE	REMARKS

DATE	12.15.15
DRAWN	RK
CHECKED	RK

SHEET: **A203**

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

2050-B Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

- \$220 Fee to Kat
- 11 copies of plans in manilla env.

Project Address _____

Submittal Date _____

Meeting Date: _____

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet: 14588 sf
 Lot Width: 99.85'
 Lot Depth: 180' (left), 120' (right)
 Flood Zone / Base Flood Elevation: _____

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint: 5,307 sf
 Accessory Building Footprint: sf
 Total Principal Bldg. Coverage Area: 5,307 sf
 (Principal Building plus Accessory Structure)

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area: 3008 sf
 Covered Porches: 775 sf
 Open Decks / Steps: 212 sf
 Pool / Patio: 1551 sf
 Drives / Walks: 11085 sf
 Other Impervious Coverage: AIC 32 sf
 Total Impervious Coverage: _____ sf

Sec. 21-27 Principal Building Square Footage

First Floor: 2,910 sf
 Second Floor (proposed): 2,398 sf
 Third Floor: NA sf
 Accessory Building: NA sf
 Total Principal Building Square Footage: 5,308 sf
 (Principal Building plus Accessory Structure)

3008
 Existing 1804'
 Δ = 594

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 and be prepared to address in depth at presentation. The narrative and presentation should reference the attached outline of the Standards for Neighborhood Compatibility.

(check all that apply)

Narrative attached

Will discuss at presentation

Not Applicable (no relief req.)

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

2050-B Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: _____

Submittal Date: _____

Meeting Date: _____

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in Ft./ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet		15% (3.75')			
	B	21-22 Additional Front Yard Setback	45° above 20'		15%			
	C	21-22 Side Setback	Per lot; Enter Result: ____ 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 30% sf maximum	✓	N/A	N/A	N/A	N/A
	H	21-27 Principal Building Square Footage	as per formula: Enter Result 3359 sf		25% 840 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

2050-B Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: _____

Submittal Date: _____

Meeting Date: _____

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

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

Narrative for Scope of Work

(Please include a detailed preservation plan for all historic restoration projects. Plans should correspond with the narrative for scope of work.)

Sullivan's Island Design Review Board

2050-B Middle St. • PO Box 427 • Sullivan's Island, SC •
29482 • (843) 883-3198

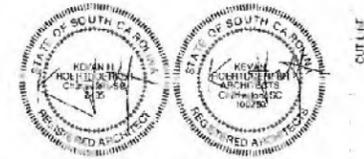
GENERAL CONTRACTOR:

PROJECT INFORMATION:

Applicable Code

International Residential Code
2012 Edition

MARK	DESCRIPTION	DATE
◇	CITY OF CHARLESTON BLDG. DEPT. PERMIT	9.23.15



CONSTRUCTION DOCUMENTS



PROJECT LOCATION:
3024 MARSHALL BOULEVARD, SULLIVAN'S ISLAND, SOUTH CAROLINA

BOWMAN RESIDENCE

CHARLESTON COUNTY - BUILDING DEPARTMENT

SULLIVAN'S ISLAND • SC

23 SEPTEMBER, 2015

ABBREVIATIONS

APP	Above Finished Floor	N/A	Not Applicable
BFE	Base Flood Elevation	NIC	Not In Contract
BLDG	Building	NTS	Not to Scale
CIP	Cast in Place	OC	On Center
CJ	Control Joint	OD	Outside Diameter
CL	Center Line	OPP	Opposite
CLG	Ceiling	PT	Paint
CMU	Concrete Masonry Unit	PT	Pressure Treated
CONC	Concrete	R&F	Refrigerator
CPT	Carpet	FM	Floor
CT	Ceramic Tile	FO	Rough Opening
D	Dryer	SF	Square Foot (Foot)
DM	Dimension	SM	Similar
DN	Down	SPECS	Specifications
DTL	Detail	STD	Standard
EA	Each	STL	Steel
EL	Expansion Joint	SV	Sheet Vinyl
EXT	Exterior	T.O.	Top of
FIN	Finish	T.O.C	Top of Concrete
FLR	Floor	T.O.S	Top of Steel
FT	Feet	T.O.W	Top of Wall
GB	Gypsum Wall Board	T&G	Tongue and Groove
GYP BD	Gypsum Wall Board	TEL	Telephone
HC	Handicapped	TYP	Typical
IN	Interior	VCT	Vinyl Composition Tile
INT	Interior	W	Window
MO	Masonry Opening	WD	Wood
MSL	Mean Sea Level		

INDEX OF DRAWINGS

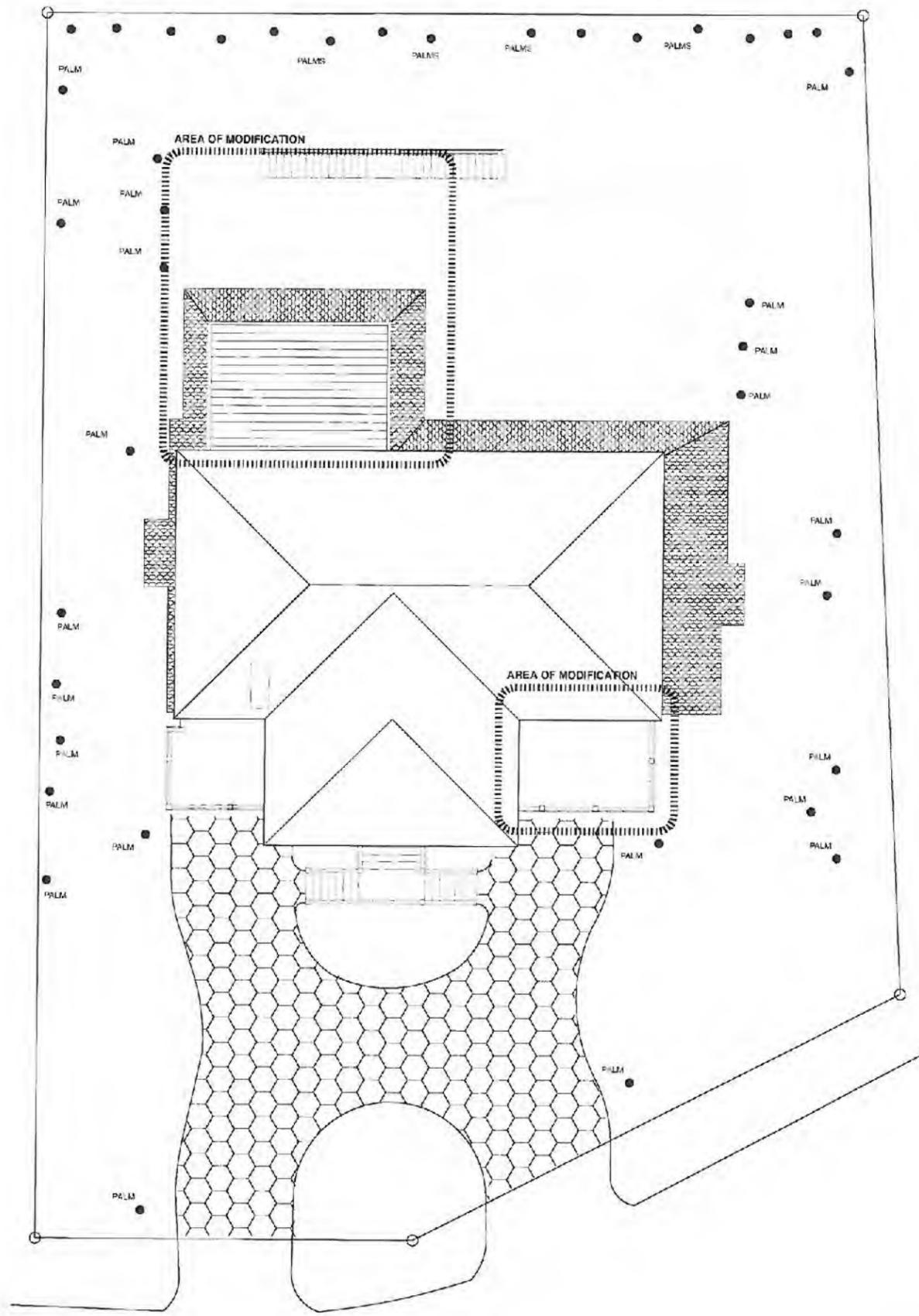
A000	TITLE SHEET	A400	SECTION DETAILS - PROPOSED
A001	EXISTING SITE PLAN - 1/8" = 1'-0" & SURVEY	SP001	OUTLINE SPECIFICATIONS
A002	PROPOSED SITE PLAN - 1/8" = 1'-0"		
D101	FIRST FLOOR PLAN - EXISTING		
D102	SECOND FLOOR PLAN - EXISTING		
A101	FIRST FLOOR PLAN - PROPOSED		
A102	SECOND FLOOR PLAN - PROPOSED		
D200	EXTERIOR ELEVATION - EXISTING		
D201	EXTERIOR ELEVATION - EXISTING		
D202	EXTERIOR ELEVATION - EXISTING		
D203	EXTERIOR ELEVATION - EXISTING		
A200	EXTERIOR ELEVATION - PROPOSED		
A201	EXTERIOR ELEVATION - PROPOSED		
A202	EXTERIOR ELEVATION - PROPOSED		
A203	EXTERIOR ELEVATION - PROPOSED		

538 King Street
 Charleston, SC 29403
 PO Box 439
 Charleston, SC 29402
 Tel: 843 724 6002
www.hoertdoerferarchitects.com

BOWMAN

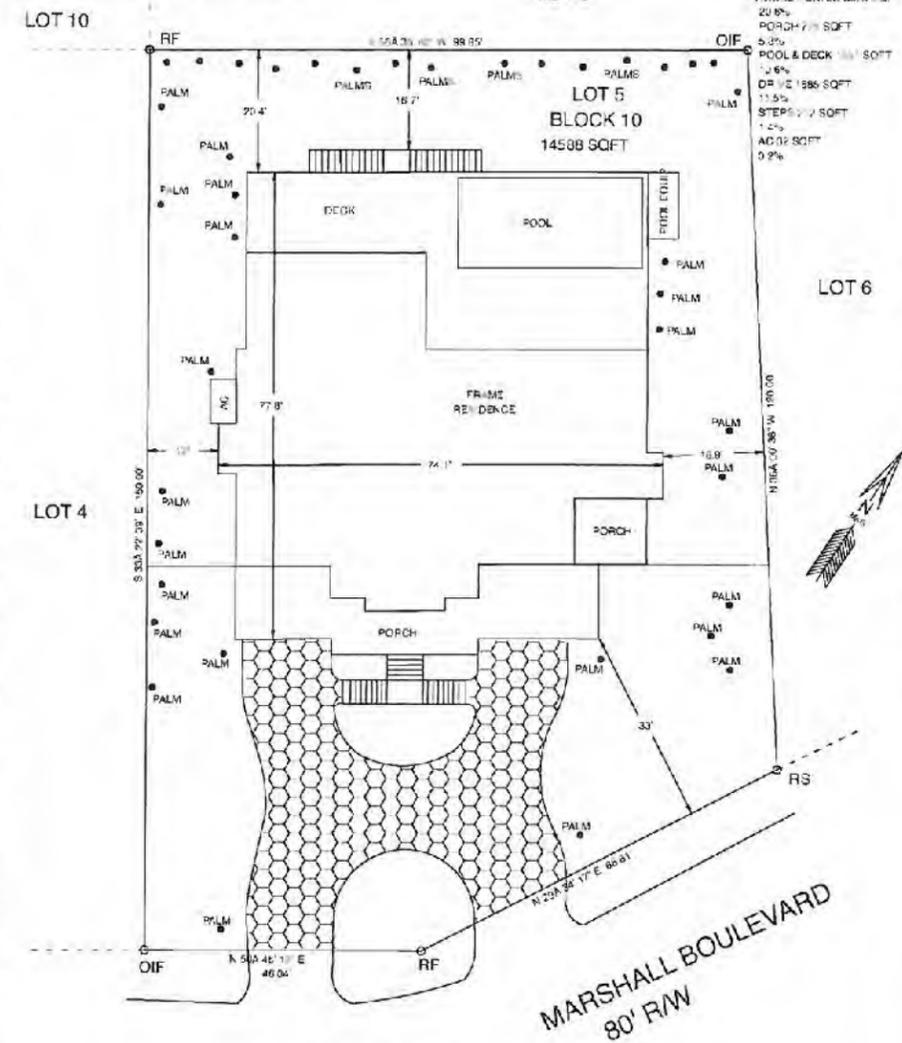
SULLIVAN'S ISLAND, SOUTH CAROLINA

CUT LIF



A1 SITE PLAN - EXISTING
SCALE: 1/8" = 1'-0"

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

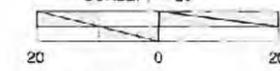


3024 MARSHALL BOULEVARD
 LOT 5 BLOCK 10 MARSHALL RESERVATION
 TOWN OF SULLIVANS ISLAND
 CHARLESTON COUNTY, SOUTH CAROLINA

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

- NOTES
 1) REFERENCE PLAT BOOK PAGE 140
 2) TMS # 529-12-00-079
 3) REQUESTED BY: ERIC BOWMAN

DATE: JUNE 23, 2015
 SCALE: 1" = 20'



- LEGEND
 OIF 1" OPEN IRON FOUND
 CIF 1" CRIMPED IRON FOUND
 RF #5 REBAR FOUND
 RS #5 REBAR SET
 W WOODEN 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 meet 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., RLS
 POST OFFICE BOX 696
 ISLE OF PALMS
 SOUTH CAROLINA, 29451
 (843) 885-6262
 wacsur@yahoo.com
 FILE #208-04.15

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

A2 SURVEY - EXISTING
SCALE: 1/8" = 1'-0"

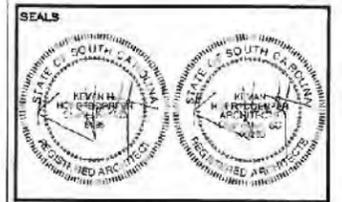
LOT SUMMARY:
 LOT AREA 14,588 SQFT
 HOUSE HEATED 3024 SQFT
 20.8%
 PORCH 778 SQFT
 5.3%
 POOL & DECK 1111 SQFT
 7.6%
 DECK 1586 SQFT
 11.5%
 STEPS 212 SQFT
 1.5%
 ADJ. SQFT
 0.2%

ANYTHING OUTSIDE THE PRESCRIBED BOUNDARIES IS SHOWN FOR DESCRIPTIVE PURPOSES ONLY

GENERAL NOTES

MARK	DESCRIPTION	DATE
◇	CITY OF CHARLOTTE BLDG. DEPT. PERMIT	6.23.15

ISSUE
 DESIGN DEVELOPMENT



Kevin
 Hoortdoerfer
 Architects
 335 King Street
 Charleston, SC 29403
 PO Box 489
 Charleston, SC 29402
 Tel: 843.726.6802
 www.hoortdoerferarchitects.com

PROJECT
BOWMAN
 SULLIVAN'S ISLAND, SOUTH CAROLINA

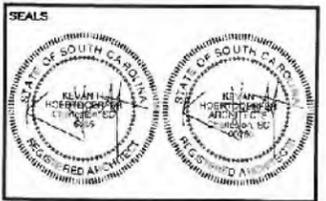
6.1.15 RHH/AR 1607
A001
 EXISTING SITE PLAN & SURVEY



GENERAL NOTES

MARK	DESCRIPTION	DATE
◇	CITY OF CHARLESTON BLDG. DEPT. PERMIT	9.23.15

ISSUE
DESIGN DEVELOPMENT



538 King Street
 Charleston, SC 29403
 PO Box 489
 Charleston, SC 29402
 Tel 843 724 6002
 www.hoertdoerferarchitects.com
 architects

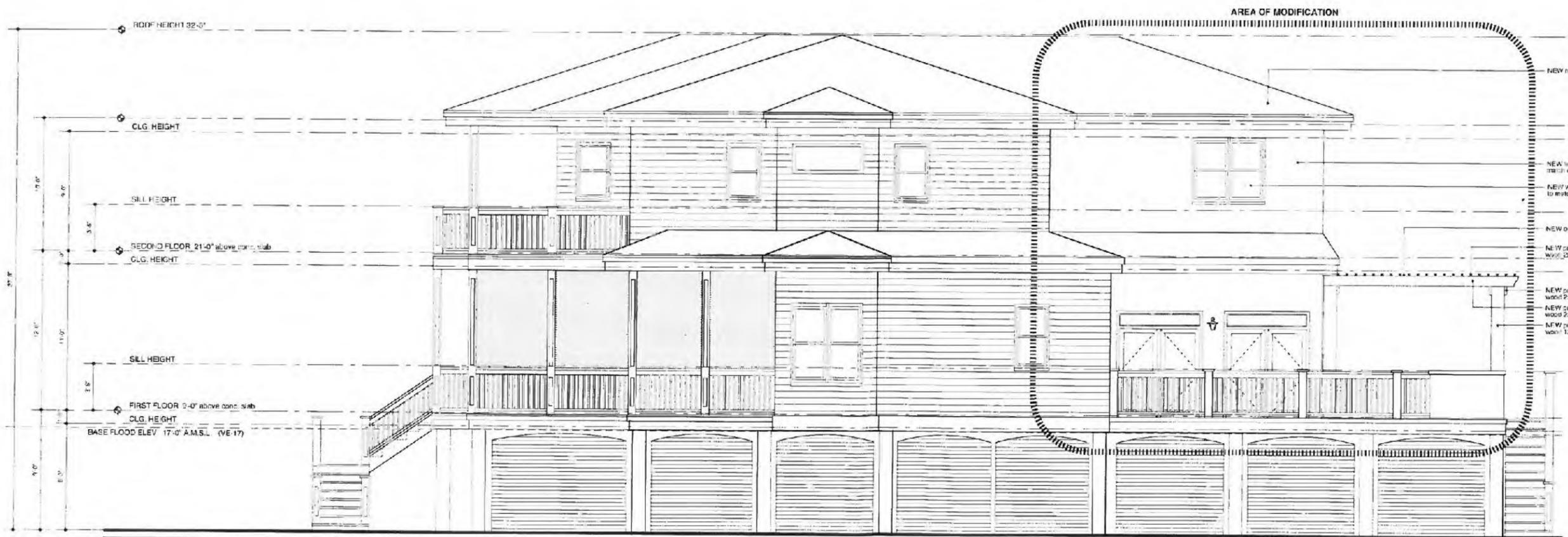
PROJECT
BOWMAN
SULLIVAN'S ISLAND, SOUTH CAROLINA

01.15 KHH/AR 1507
D200
 EXTERIOR ELEVATIONS

A1 FRONT ELEVATION - EXISTING

9/23/15 9:51 AM

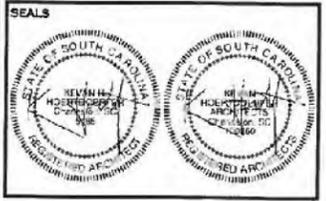
OUTLINE



GENERAL NOTES

MARK	DESCRIPTION	DATE
◇	CITY OF CHARLESTON BLDG. DEPT. PERMIT	9.23.15

ISSUE
DESIGN DEVELOPMENT



evan
hoerdoerfer architects
538 king street
charleston, sc 29403
po box 485
charleston, sc 29402
tel 843 724 6002
www.hoerdoerferarchitects.com

PROJECT
BOWMAN
SULLIMAN'S ISLAND, SOUTH CAROLINA

0.1.15 KHM/AR 1507
A201
EXTERIOR ELEVATIONS

A1 SIDE ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

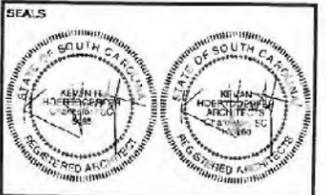
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CUT LINE

GENERAL NOTES

MARK	DESCRIPTION	DATE
1	CITY OF CHARLESTON BLDG. DEPT. PERMIT	9.23.15

ISSUE
DESIGN DEVELOPMENT



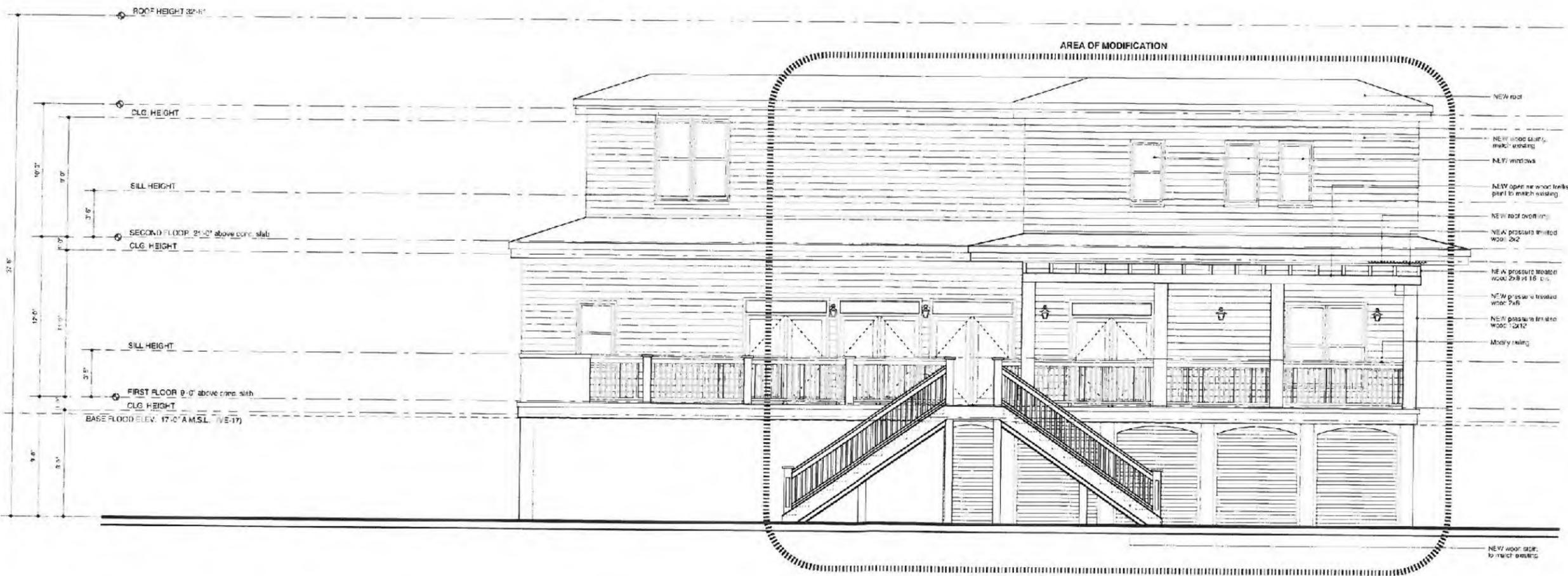
Kevin
Hoertdoerfer
Architects
538 King Street
Charleston, SC 29403
PO Box 489
Charleston, SC 29402
Tel: 843 726 6002
www.hoertdoerferarchitects.com

PROJECT
BOWMAN
SULLIVAN'S ISLAND, SOUTH CAROLINA

0.1.15 KHH/AR 1507

A202

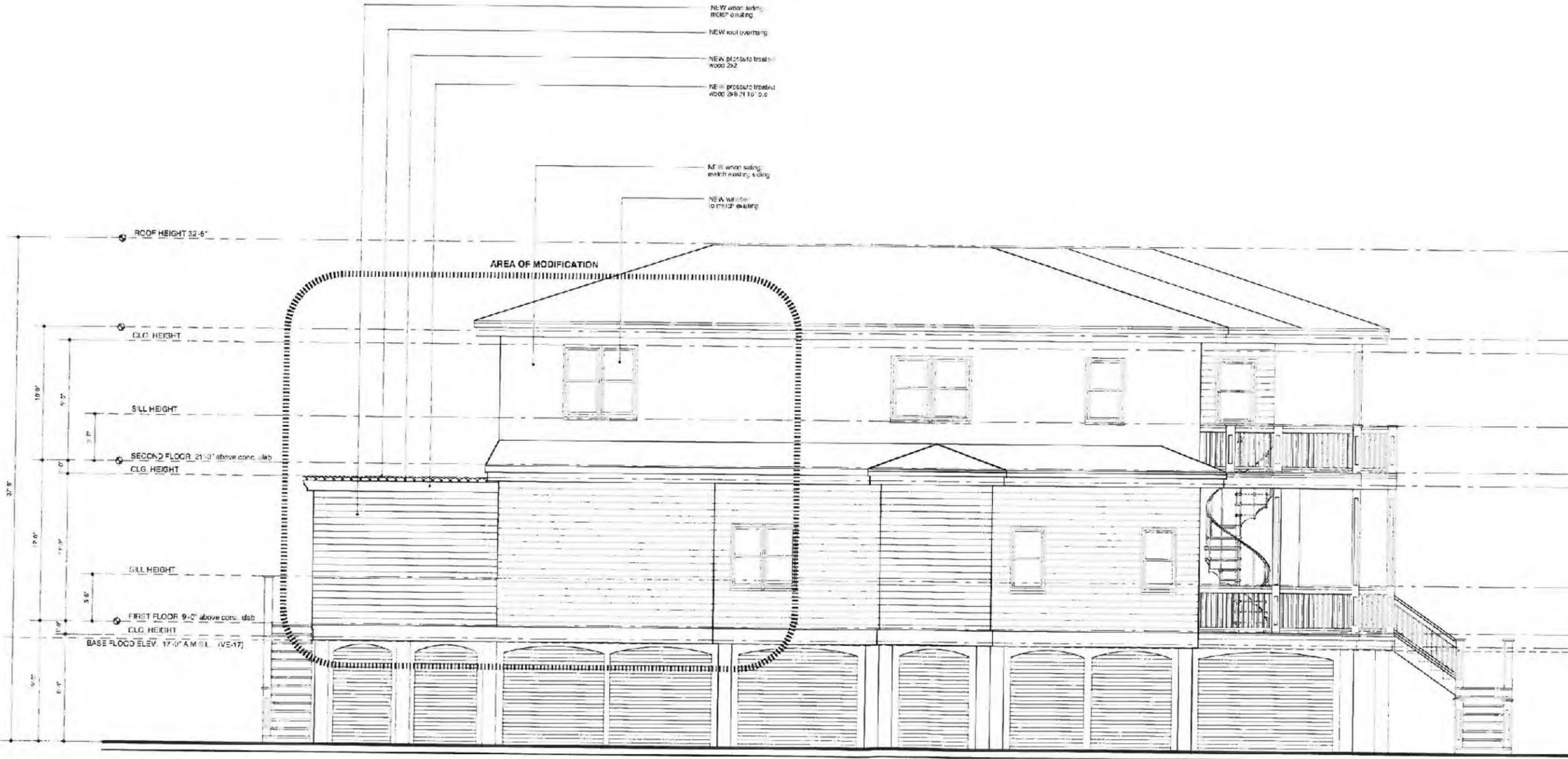
EXTERIOR ELEVATIONS



A1 REAR ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

9/23/15, 8:51 AM

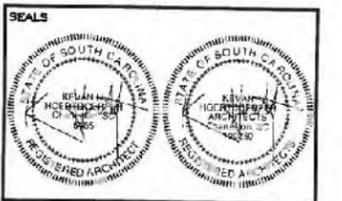
CUT LINE



GENERAL NOTES

MARK	DESCRIPTION	DATE
1	CITY OF CHARLESTON BLDG. DEPT. PERMIT	9.23.15

ISSUE
DESIGN DEVELOPMENT



Kevin
528 King Street
Charleston, SC 29403
PO Box 489
Charleston, SC 29402
Kevin Hoortdoerfer
Architects
tel 843 724 8002
www.hoortdoerferarchitects.com

PROJECT
BOWMAN
SULLIVAN'S ISLAND, SOUTH CAROLINA

6.1.15 KHH/AR 1507
A203
EXTERIOR ELEVATIONS

A1 SIDE ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

2/19/15, 5:51 AM

OUTLINE

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:	2302 Myrtle Avenue		
Submittal Date:	12/18/15		
Meeting Date:	1/20/16	Parcel I.D. (TMS#):	529-06-00-068

Requested Approva (check ONE) Conceptual Preliminary Final

Check one:

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

Nature of Work: (circle all that apply)

Accessory Structure
 Demolition / Relocation
 Addition / Alteration
 New Construction

Owner's Name	Scott & Barrie Crimmins	Architect / Designer:	Julie O'Connor - American Vernacular, Inc
Address:	2302 Sullivan's Island	Contact #:	843-345-7248
		email:	julieoconnor@americanvernacular.com
email:	barrie_crimmins@hotmail.com	Contractor:	TBD
Contact #:	843-513-7645	Contact #:	
		email:	

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

Add new back porch to existing house, enclose exterior side stairs with louvers and add heated and cooled space above, add larger windows and shutters to front dormer, add small dormer to front roof, enclose small rear portion of side porch, add doors to rear of house

I (We) submit that the above information is true to the best of My (Our) knowledge. Julie O'Connor <small>Print Applicant's Name</small> <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>	 <small>Fee Received by</small> <small>check #</small>
--	--	--

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:

2302 Myrtle Ave

Submittal Date:

12/18/15

Meeting Date:

1/20/16

		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 3287 sf	✓	20% _____ sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result 6574 sf	✓	20% _____ sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result 4091 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	n/a	100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result _____ sf	n/a	100%			
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	n/a	Adjust for Neighborhood Compatibility			
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor	n/a	1 foot			
	N	21-32 Foundation Enclosure	Check Ordinance	n/a	Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance	n/a	Adjust for Neighborhood Compatibility			

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

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

Project Address: 2302 Myrtle Avenue

Submittal Date 12/18/15

Meeting Date: 1/20/16

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet:	<u>21915</u>	sf
Lot Width:	<u>105 ft</u>	
Lot Depth:	<u>207 ft</u>	
Flood Zone / Base Flood Elevation:	<u>AE elev 14</u>	

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint:	<u>1900</u>	sf
Accessory Building Footprint:	<u>n/a</u>	sf
<hr/>		
Total Principal Bldg. Coverage Area:	<u>1900</u>	sf
(Principal Building plus Accessory Structure)		

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area	<u>1900</u>	sf
Covered Porches:	<u>784</u>	sf
Open Decks / Steps:	<u>214</u>	sf
Pool / Patio:	<u>1035</u>	sf
Drives / Walks:	<u>1519</u>	sf
Other Impervious Coverage	<u>n/a</u>	sf
Total Impervious Coverage	<u>5452</u>	sf

Sec. 21-27 Principal Building Square Footage

First Floor	<u>1900</u>	sf
Second Floor	<u>1118</u>	sf
Third Floor	<u>n/a</u>	sf
Accessory Building	<u>n/a</u>	sf
<hr/>		
Total Principal Building Square Footage:	<u>3018</u>	sf
(Principal Building plus Accessory Structure)		

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

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

Foundation: stucco TME

Roof: asphalt - TME

Walls: siding TME

Windows: Wood/clad/SDL

Trim: wood TME

Doors: wood/clad/SDL

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

Crimmins Residence

2302 Myrtle Avenue
Sullivan's Island, South Carolina

DRB SUBMITTAL

December 18, 2015

INDEX TO DRAWINGS

T001	TITLE SHEET
T002	SITE PLAN
A100	GROUND FLOOR PLAN - AS-BUILT
A100.1	GROUND FLOOR PLAN - PROPOSED
A101	FIRST FLOOR PLAN - AS-BUILT
A101.1	FIRST FLOOR PLAN - PROPOSED
A102	SECOND FLOOR PLAN - AS-BUILT
A102.1	SECOND FLOOR PLAN - PROPOSED
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	EXTERIOR ELEVATIONS
A204	EXTERIOR ELEVATIONS



**AMERICAN
VERNACULAR**

50 Eastlake Road
Mount Pleasant
South Carolina
29404

843-859-4818

www.americanvernacular.com

ISSUES/REVISIONS	
11/13/15	SCHEMATICS
12/18/15	DRB SUBMITTAL

Crimmins Residence

2302 Myrtle Avenue
Sullivan's Island, South Carolina

TITLE SHEET

DRAWINGS AND THE DESIGN ARE THE PROPERTY OF THE ARCHITECT. WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT, NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR USED IN ANY MANNER FOR ANY OTHER PROJECT.

SCALE: NO SCALE

DATE: December 18, 2015

TITLE SHEET

T001

GOLDBUG AVENUE 40' R/W

OIF

N 58° 18' 00" E 104.95'

LOT

315 1/2

21915 SQFT

FIRE
PIT

POOL

S 30° 18' 52" E 210.12'

29.7'

50'

S 59° 44' 28" W 105.00'

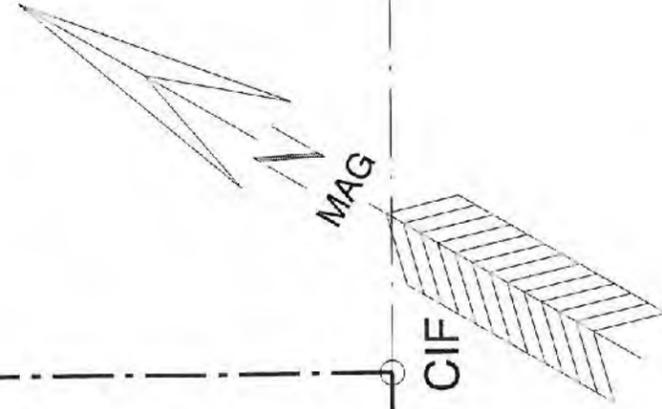
RF

MYRTLE AVENUE 40' R/W

N 30° 17' 31" W 207.48'

STATION 23 40' R/W

SITE PLAN
SCALE: 1" = 10'-0"



av

American Vernacular, Inc.
www.americanvernacular.com

A M E R I C A N
V E R N A C U L A R

50 Eastlake Road
Mount Pleasant
South Carolina
29564

843-856-4618

www.americanvernacular.com

ISSUES/REVISIONS

11/13/15	SCHEMATICS
12/18/15	DRB SUBMITTAL

Crimmins Residence

2302 Myrtle Avenue
Sullivan's Island, South Carolina

TITLE SHEET, SITE PLAN

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SCALE: 1" = 10'-0"

DATE: December 18, 2015

TITLE SHEET
SITE PLAN

1T002



1 SOUTH ELEVATION - AS-BUILT
A201 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION - PROPOSED
A201 SCALE: 1/4" = 1'-0"



AMERICAN VERNACULAR
50 Eastlake Road
Mount Pleasant
South Carolina
29464
843-856-4818
www.americanvernacular.com

ISSUES/REVISIONS	
11/18/15	SCHEMATICS
12/4/15	REVISIONS
12/18/15	DRG SUBMITTAL

Crimmins Residence
2302 Myrtle Avenue
Sullivan's Island, South Carolina
EXTERIOR ELEVATIONS

DRAWINGS AND THE DESIGN ARE THE PROPERTY OF THE USER OR CLIENT. THESE DRAWINGS ARE PREPARED FOR THE PROJECT FOR WHICH THEY ARE PREPARED AND ARE NOT TO BE USED FOR ANY OTHER PROJECT. THERE ARE NO WARRANTIES, EXPRESS OR IMPLIED, IN THESE DRAWINGS. ANY REVISIONS MUST BE APPROVED BY THE ARCHITECT.

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

DATE: December 18, 2015

EXTERIOR ELEVATIONS

A201



1 WEST ELEVATION - AS-BUILT
A202 SCALE: 1/4" = 1'-0"



NEW STAIR ADDITION

NEW COVERED PORCH

NEW STAIRS FROM PORCH

2 WEST ELEVATION - PROPOSED
A202 SCALE: 1/4" = 1'-0"

av

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VERNA CULAR**

50 Eastlake Road
Mount Pleasant
South Carolina
29464

843-856-4818

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ISSUES/REVISIONS

11/18/15	SCHEMATICS
12/18/15	DRG SUBMITTAL

Crimmins Residence
2302 Myrtle Avenue
Sullivan's Island, South Carolina
EXTERIOR ELEVATIONS

DRAWINGS AND THE DESIGN ARE THE PROPERTY OF THE DESIGNER. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT, THE DRAWINGS SHALL NOT BE USED BY THE PROJECT OWNER OR ANYONE ELSE FOR ANY OTHER PROJECT. THESE DRAWINGS CANNOT BE CHANGED OR REPRODUCED WITHOUT WRITTEN APPROVAL OF DESIGNER.

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

DATE: December 18, 2015

**EXTERIOR
ELEVATIONS**

A202



1 NORTH ELEVATION - AS-BUILT
A203 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION - PROPOSED
A203 SCALE: 1/4" = 1'-0"

av

American Vernacular, Inc.
www.americanvernacular.com

**AMERICAN
VERNACLAR**

50 Eastlake Road
Mount Pleasant
South Carolina
29464

843-856-4818

www.americanvernacular.com

ISSUES/REVISIONS

DATE	DESCRIPTION
11/13/15	SCHEMATICS
12/11/15	REVISIONS
12/18/15	DRB SUBMITTAL

Crimmins Residence
2302 Myrtle Avenue
Sullivan's Island, South Carolina
EXTERIOR ELEVATIONS

DRAWINGS AND THE DESIGN ARE THE PROPERTY OF THE DESIGNER. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT, THE DRAWINGS SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.

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

DATE: December 18, 2015

**EXTERIOR
ELEVATIONS**

A203



**AMERICAN
VERNA CULAR**
50 Eastlake Road
Mount Pleasant
South Carolina
29464
843-656-4818
www.americanvernacular.com

ISSUES/REVISIONS	
11/13/15	SCHEMATICS
12/18/15	DRG SUBMITTAL

Crimmins Residence
2302 Myrtle Avenue
Sullivan's Island, South Carolina
EXTERIOR ELEVATIONS

DRAWINGS AND THE DESIGN ARE THE PROPERTY OF THE DESIGNER WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS FOR THE FIRM OR NOT. THE DRAWINGS SHALL NOT BE USED BY THE PROJECT OWNER OR ANYONE ELSE FOR ANY OTHER PROJECT. THESE DRAWINGS CANNOT BE CHANGED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.

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

DATE: December 18, 2015

**EXTERIOR
ELEVATIONS**

A204



1 EAST ELEVATION - AS-BUILT
A204 SCALE 1/4" = 1'-0"



2 EAST ELEVATION - PROPOSED
A204 SCALE 1/4" = 1'-0"

NEW COVERED PORCH

INFILL PORCH SECTION FOR NEW DINING ROOM

NEW STAIRS FROM PORCH

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: 412 Station 14
Submittal Date: December 18, 2015
Meeting Date: January 20, 2016

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 THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS

FOR THE PURPOSE OF REGISTERING AS A PROFESSIONAL ENGINEER OR ARCHITECT

(FORM A)

I am a graduate of a university in the United States of America and have received a degree in the field of Engineering from University of California in the year 1965.
 I am a graduate of a university in the United States of America and have received a degree in the field of Architecture from University of California in the year 1965.
 I am a graduate of a university in the United States of America and have received a degree in the field of Engineering from University of California in the year 1965.
 I am a graduate of a university in the United States of America and have received a degree in the field of Architecture from University of California in the year 1965.

(Name of applicant in full) _____
 (Address of applicant) _____
 (City and State) _____
 (Country) _____
 (Date of birth) _____
 (Date of graduation) _____
 (Name of institution) _____
 (Degree received) _____
 (Field of study) _____
 (Date of receipt) _____
 (Name of institution) _____
 (Degree received) _____
 (Field of study) _____
 (Date of receipt) _____

I hereby declare that the above information is true and correct to the best of my knowledge and belief. I understand that any false information may result in the cancellation of my registration.

Signature of Applicant: _____
 Date: _____
 Signature of Applicant: _____
 Date: _____

I hereby declare that the above information is true and correct to the best of my knowledge and belief. I understand that any false information may result in the cancellation of my registration.

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: 412 Station 14

Submittal Date December 18, 2015

Meeting Date: January 20, 2016

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet:	<u>23,995</u> sf
Lot Width:	<u>135'</u>
Lot Depth:	<u>203'</u>
Flood Zone / Base Flood Elevation:	<u>AE-14</u>

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint:	<u>3,915.97</u> sf
Accessory Building Footprint:	<u>0</u> sf
Total Principal Bldg. Coverage Area:	<u>3,915.97</u> sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area	<u>3,915.97</u> sf
Covered Porches:	<u>2,328.93</u> sf
Open Decks / Steps:	<u>Included above</u> sf
Pool / Patio:	<u>450</u> sf
Drives / Walks:	<u>Included above</u> sf
Other Impervious Coverage	<u> </u> sf
Total Impervious Coverage	<u>7,198.50</u> sf

Sec. 21-27 Principal Building Square Footage

First Floor	<u>3,915.97</u> sf
Second Floor	<u>1,455.60</u> sf
Third Floor	<u>0.00</u> sf
Accessory Building	<u>0.00</u> sf
Total Principal Building Square Footage:	<u>5,371.57</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>Block Piers and Existing Con Walls</u>	Roof:	<u>Metal</u>
Walls:	<u>Wood Frame</u>	Windows:	<u>Clad Wood</u>
Trim:	<u>PT Wood Trim</u>	Doors:	<u>Wooden</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

REQUEST FOR RENEW FORM (FORM B)

Illinois's Land Design Review Board

1100 North Dearborn Street, Suite 100, Chicago, IL 60610

Project Address: 1100 North Dearborn Street

Project Name: 1100 North Dearborn Street

Project Owner: 1100 North Dearborn Street

REASONING OF THE BOARD

1. The project is in compliance with the following provisions of the Ordinance:

Section 12-1-010, Subsection (a) - The project is in compliance with the following provisions of the Ordinance:

Section 12-1-010, Subsection (b) - The project is in compliance with the following provisions of the Ordinance:

2. The project is in compliance with the following provisions of the Ordinance:

Section 12-1-010, Subsection (c) - The project is in compliance with the following provisions of the Ordinance:

Section 12-1-010, Subsection (d) - The project is in compliance with the following provisions of the Ordinance:

3. The project is in compliance with the following provisions of the Ordinance:

Section 12-1-010, Subsection (e) - The project is in compliance with the following provisions of the Ordinance:

Section 12-1-010, Subsection (f) - The project is in compliance with the following provisions of the Ordinance:

4. The project is in compliance with the following provisions of the Ordinance:

Section 12-1-010, Subsection (g) - The project is in compliance with the following provisions of the Ordinance:

Section 12-1-010, Subsection (h) - The project is in compliance with the following provisions of the Ordinance:

EXTRINSIC MATERIALS

EXTRINSIC MATERIALS FOR THE BOARD'S REVIEW (FORM A)

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 01/15/01 BY 60322/UC/STP

1. The project is in compliance with the following provisions of the Ordinance:

Section 12-1-010, Subsection (i) - The project is in compliance with the following provisions of the Ordinance:

Section 12-1-010, Subsection (j) - The project is in compliance with the following provisions of the Ordinance:

Sec 12-1-014 Standards of Neighbors and Community

Sec 12-1-014 Standards of Neighbors and Community. Attention will be paid to the standards of Neighbors and Community. The standards of Neighbors and Community are contained in the Ordinance. The standards of Neighbors and Community are contained in the Ordinance. The standards of Neighbors and Community are contained in the Ordinance.

Not Applicable

Will be reviewed by the Board

Narrative provided

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: 412 Station 14
 Submittal Date: December 18, 2015
 Meeting Date: January 20, 2016

		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	X	15% (3.75')			
	B	21-22 Additional Front Yard Setback	45° above 20'	X	15%			
	C	21-22 Side Setback	Per lot; Enter Result: ____ min.; ____ comb.	X	25%			
	D	21-22 Side Setback 2nd Floor Setback	2 feet	X	100%			
	E	21-22 Rear Setback	25 feet	X	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>3,599.25</u> sf		20% <u>719.85</u> sf	316.72	8.8%	3,915.97
	G	21-26 Impervious Coverage	as per formula: Enter Result _____ sf	X	20% _____ sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4,299.5</u> sf		25% <u>1,074.88</u> sf	1,072.07	24.93	5,371.57
	I	21-28 Third Story	as per formula: Enter Result _____ sf	X	15% _____ sf			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result _____ sf	X	100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result <u>30 LF</u> sf		100%	6 LF	20%	36 LF
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots		Adjust for Neighborhood Compatibility	Existing side of house faces Station 14 and Front of House faces Marsh. Applicant desires to maintain this orientation		
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor	X	1 foot			
	N	21-32 Foundation Enclosure	Check Ordinance	X	Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance	X	Adjust for Neighborhood Compatibility			

FINAL SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

2050-B Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address:

2268 Atlantic Ave

Submittal Date:

12-18-15

Meeting Date:

1-20-16

Requested Approval:

Conceptual

Preliminary

Final

Final Review:

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

The following items shall be included in the Final Submittal:

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

Sullivan's Island Design Review Board

last modified January 2016

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

2050-B Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

(FORM A)

Project Address: 2268 Atlantic Ave
 Submittal Date: 12.18.15
 Meeting Date: 1.20.16 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: Bill & Barb O'Riordan Architect / Designer: Herlong & Assoc.
 Address: _____ Contact #: 843.883.9190
 email: _____ email: rodd@herlongarchitects.com
 email: woriordan@aol.com Contractor: undecided.
 Contact #: _____ Contact #: _____
 email: _____ email: _____

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

Asking to orient pool toward Atlantic Ave. (south side)

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

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

2050-B Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address 2268 Atlantic Ave.

Submittal Date 12.18.15

Meeting Date: 1.20.16

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet: 21,492 sf
 Lot Width: 98.98/104.94
 Lot Depth: 210.90
 Flood Zone / Base Flood Elevation: VE 17

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint: 2464 sf
 Accessory Building Footprint: 68 sf
 Total Principal Bldg. Coverage Area: 2532 sf
 (Principal Building plus Accessory Structure)

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area: 2532 sf
 Covered Porches: 839 sf
 Open Decks / Steps: 412 sf
 Pool / Patio: 500 sf
 Drives / Walks: 238 sf
 Other Impervious Coverage: _____ sf
 Total Impervious Coverage: 4,521 sf

Sec. 21-27 Principal Building Square Footage

First Floor: 2417 sf
 Second Floor: 1148 sf
 Third Floor: na sf
 Accessory Building: 68 sf
 Total Principal Building Square Footage: 3633 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: piles / grade bm / piers
 Walls: wood frame
 Trim: p.t. wood.

Roof: metal
 Windows: Andersen 'A' series
 Doors: Andersen / 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 and be prepared to address in depth at presentation. The narrative and presentation should reference the attached outline of the Standards for Neighborhood Compatibility.

(check all that apply) Narrative attached Will discuss at presentation Not Applicable (no relief req.)

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

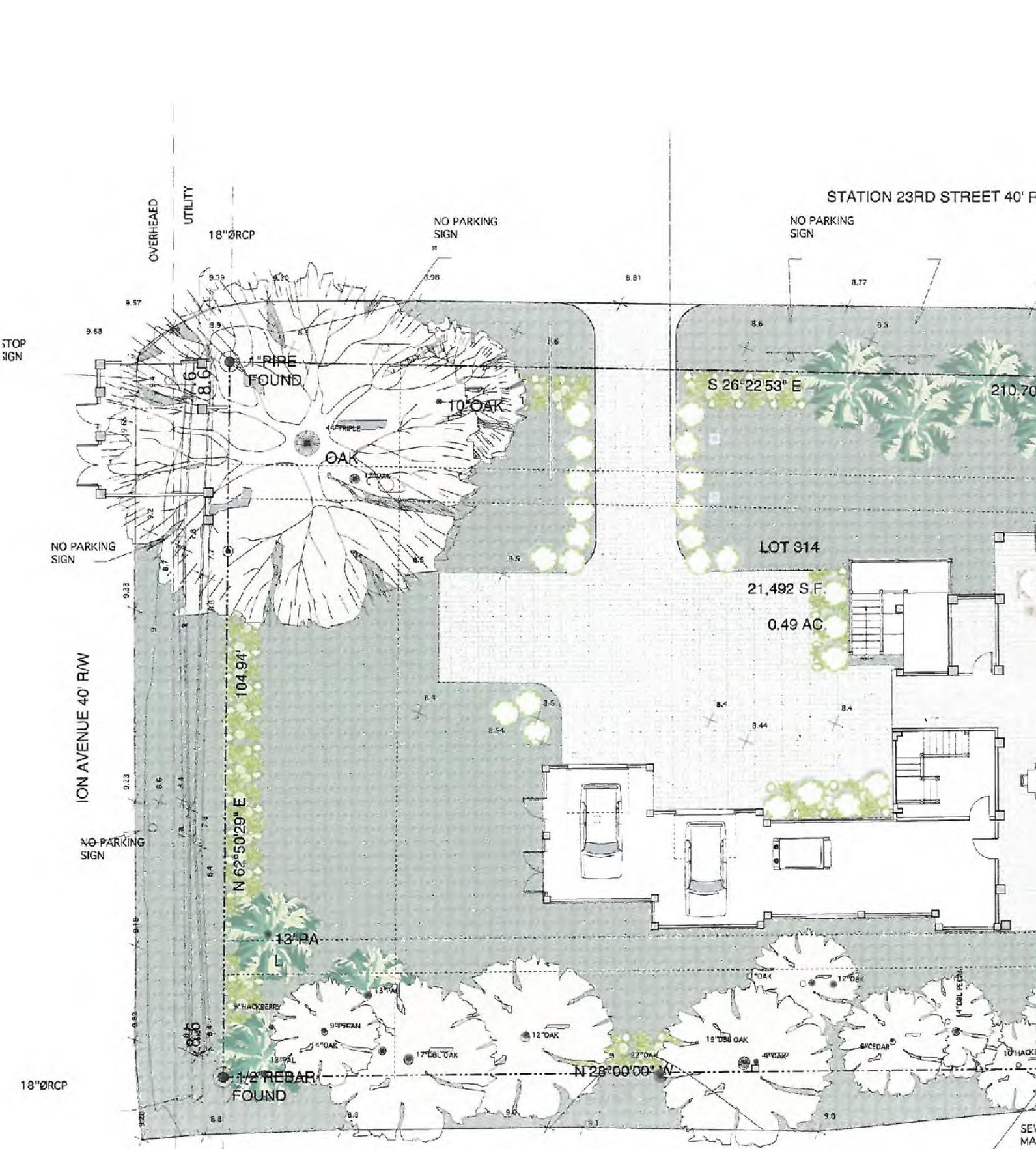
Sullivan's Island Design Review Board

2050-B Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address:
 Submittal Date:
 Meeting Date:

2268 Atlantic Ave.
12.18.15
1.20.16

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in Ft/ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet	✓	15% (3.75')			
	B	21-22 Additional Front Yard Setback	45° above 20'	✓	15%			
	C	21-22 Side Setback	Per lot; Enter Result: <u>15</u> min.; <u>40</u> comb.	✓	25%			
	D	21-22 Side Setback 2nd Floor Setback	2 feet	✓	100%			
	E	21-22 Rear Setback	25 feet	✓	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>3224</u> sf	✓	20% _____sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>30%</u> sf maximum	✓	N/A	N/A	N/A	N/A
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4,050</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 <u>50'</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	✓	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				



NOTES & REFERENCES:

1. REFERENCE PLAT RECORDED IN THE CHARLESTON CO. R.M.C. OFFICE IN PLAT BOOK D AT PAGE 189.
2. THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS BASED ENTIRELY ON THE ABOVE REFERENCED DOCUMENT(S). ANY EASEMENTS OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE REFERENCE PLAT MAY NOT BE SHOWN ON THIS SURVEY.
3. CERTIFICATION IS TO THE PARTY/PARTIES FOR WHOM THIS SURVEY WAS PREPARED AND IS NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS OR INDIVIDUALS.
4. THERE IS EVIDENCE OF A SEWER EASEMENT THAT IS NOT DEPICTED ON THE PLAT OF RECORD.
5. VERTICAL DATUM: NGVD 29

LOT 313
 TMS 529-10-00-051
 BERETTA, ROBERT E. ETAL TRI



703

Jasper Blvd

Middle St

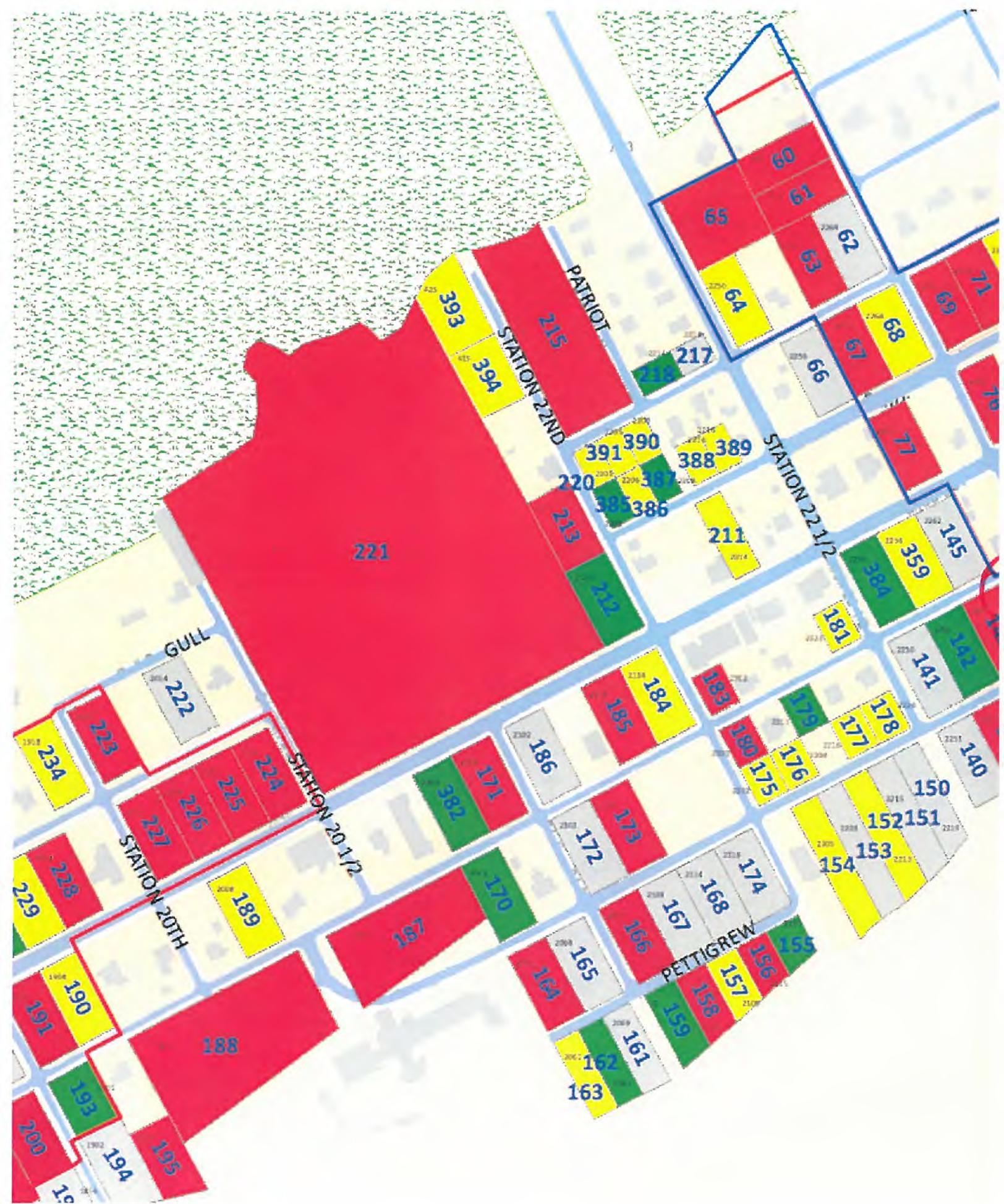
Iron Ave

Atlantic Ave

SULLIVANS IS

100 feet

50 m



FINAL SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

2050-B Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address:

918 MIDDLE ST.

Submittal Date:

12.18.15

Meeting Date:

1.20.16

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

2050-B Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

(FORM A)

Project Address: 913 MIDDLE ST.
 Submittal Date: 12-18-15
 Meeting Date: 1-20-16 Parcel I.D. (TMS#): 523 06 00 081

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: DIXIE DUNBAR Architect / Designer: RON DENTON / ADD DWELLING GROUP
 Address: PO BOX 637 Contact #: 843 856 5022
SULLIVAN'S ISLAND email: ron@add-dwelling.com
 email: _____ Contractor: RON DENTON / ADD DWELLING GROUP
 Contact #: _____ Contact #: 843 856 5022
 email: ron@add-dwelling.com

Enter a Brief Description of the Project and Scope of Work to be Performed:
SINGLE FAMILY RESIDENCE. WOOD FRAME ON MASONRY PIER CONSTRUCTION.

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

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

2050-B Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address 918 MIDDLE ST.

Submittal Date 12-18-15

Meeting Date: 1.20.16

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet	<u>5025</u> sf
Lot Width:	<u>50</u>
Lot Depth:	<u>99/114</u>
Flood Zone / Base Flood Elevation:	<u>VE 16</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>1423</u> sf
Accessory Building Footprint:	<u>0</u> sf
Total Principal Bldg. Coverage Area:	<u>1423</u> sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>1423</u> sf
Covered Porches:	<u>99</u> sf
Open Decks / Steps:	<u>88.5</u> sf
Pool / Patio:	<u>0</u> sf
Drives / Walks:	<u>0</u> sf
Other Impervious Coverage	<u>0</u> sf
Total Impervious Coverage	<u>1610.5</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>1423</u> sf
Second Floor	<u>884</u> sf
Third Floor	<u>0</u> sf
Accessory Building	<u>0</u> sf
Total Principal Building Square Footage:	<u>2307</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 CMU</u>	Roof: <u>STANDING SEAM METL</u>
Walls: <u>STUCCO, HARDI PLANK, HARDI SHIP LAP</u>	Windows: <u>VINYL CLAD</u>
Trim: <u>HARDI TRIM</u>	Doors: <u>VINYL CLAD/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 and be prepared to address in depth at presentation. The narrative and presentation should reference the attached outline of the Standards for Neighborhood Compatibility.

(check all that apply) Narrative attached Will discuss at presentation Not Applicable (no relief req.)

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

2050-B Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 918 MIDDLE ST.

Submittal Date: 12-18-15

Meeting Date: 1-20-15

		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'	J	15%			
	C	21-22 Side Setback	Per lot; Enter Result: _____ min.; _____ comb.	✓	25%			
	D	21-22 Side Setback 2nd Floor Setback	2 feet		100%		100%	
	E	21-22 Rear Setback	25 feet	✓	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>1252.5</u> sf		20% <u>250.5</u> sf	<u>170.5</u>	<u>13.6%</u>	<u>1423</u>
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>30%</u> sf maximum	✓	N/A	N/A	N/A	N/A
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>2400</u> sf	✓	25% <u>600</u> sf			
	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 _____ 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			



Perspective 31

1012 4

Perspective 32

1013



Harvin's Cottage

#Architect Address 1

#Client Company

MARK	DATE	DESCRIPTION
	11/21/15	BUILDERS SET CON

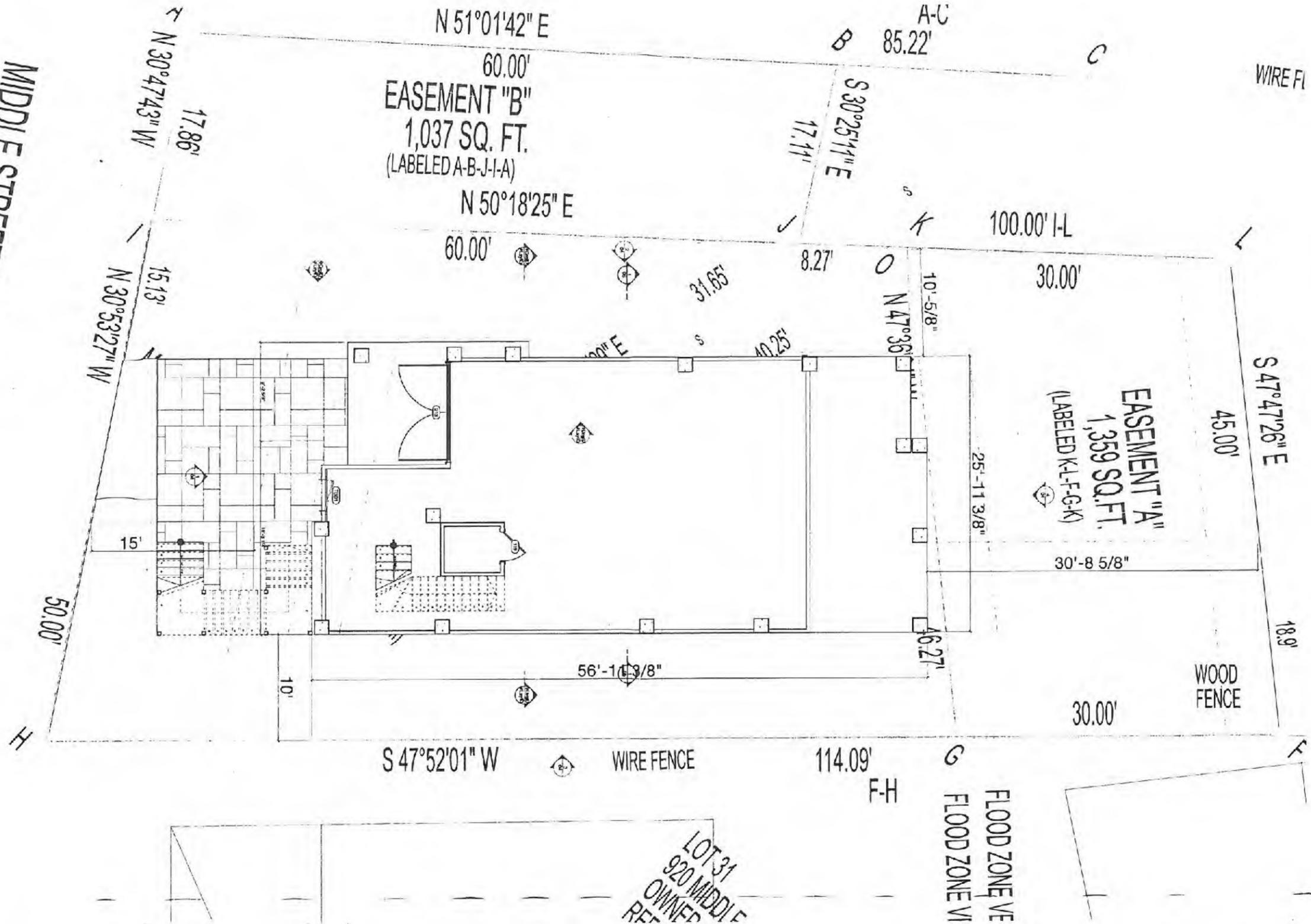
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SHEET TITLE

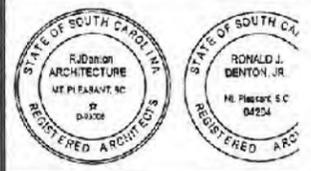
PERSPECTIVE'S

MIDDLE STREET R/W VARIES



GROUND FLOOR PLAN

LOT 31
920 MIDDLE
OWNED
RET



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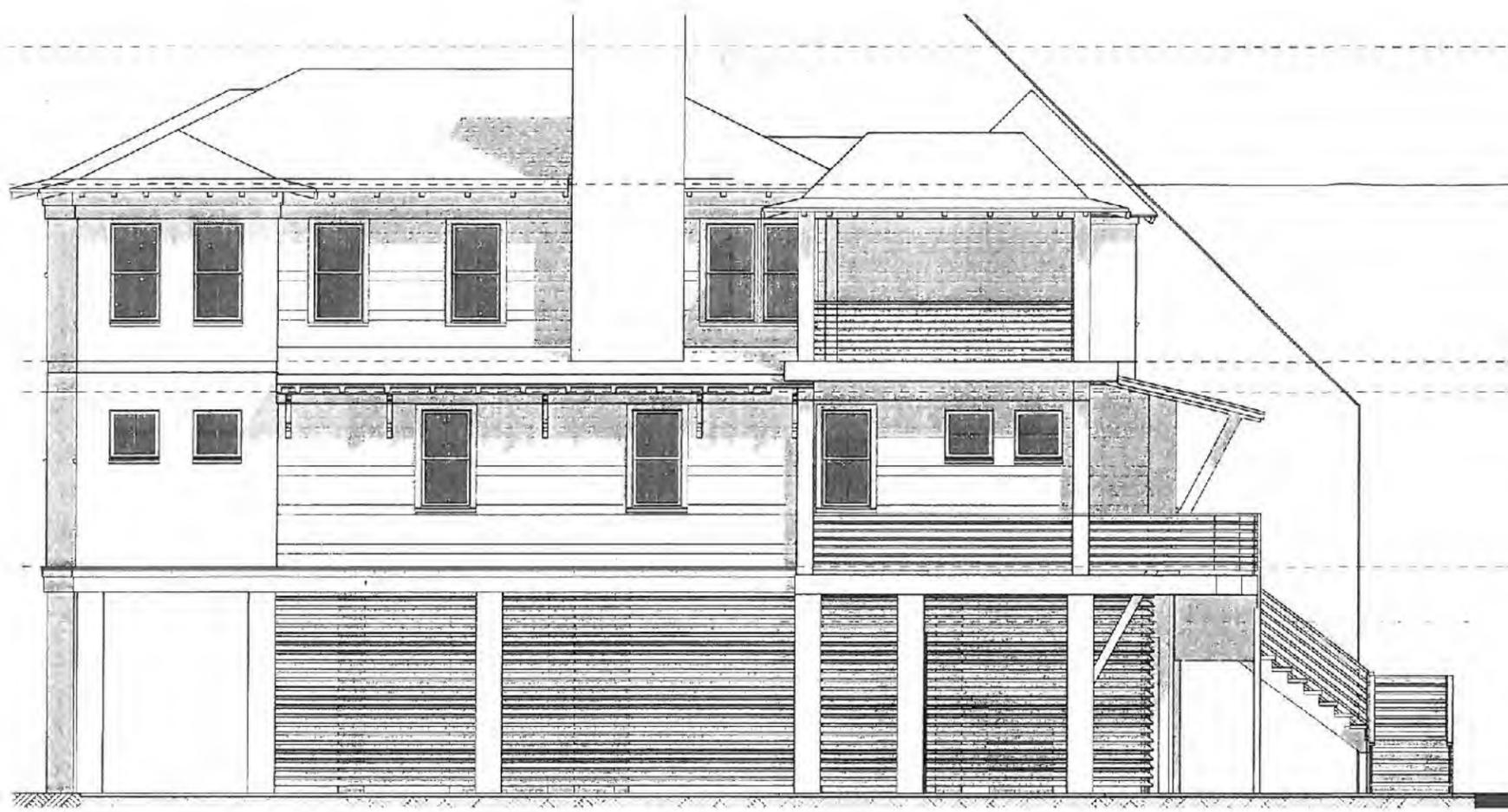
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SHEET TITLE

SITE PLAN

NOTE: DRAWINGS ARE HALF-SCALE ON 11X17 SHEET



LEFT ELEVATION

1/4" = 1'-0" 1



FRONT ELEVATION

1/4" = 1'-0"

+45'-8 1/4" ROOF
 +38'-8 1/2" 2ND FL TOP PLATE
 +25'-4 3/4" SECOND FLOOR
 +12'-10" 1ST FL TOP PLATE
 +13'-10" FIRST FLOOR
 VE 16'
 +7'-2" GROUND FLOOR



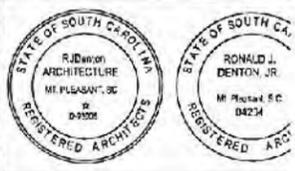
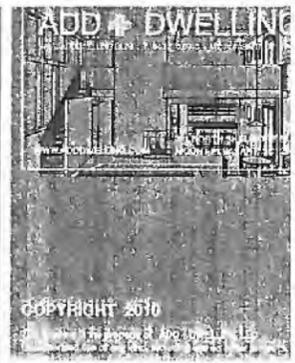
RIGHT ELEVATION

1/4" = 1'-0" 4



REAR ELEVATION

NOTE: DRAWINGS ARE HALF-SCALE ON 11X17 SHEET



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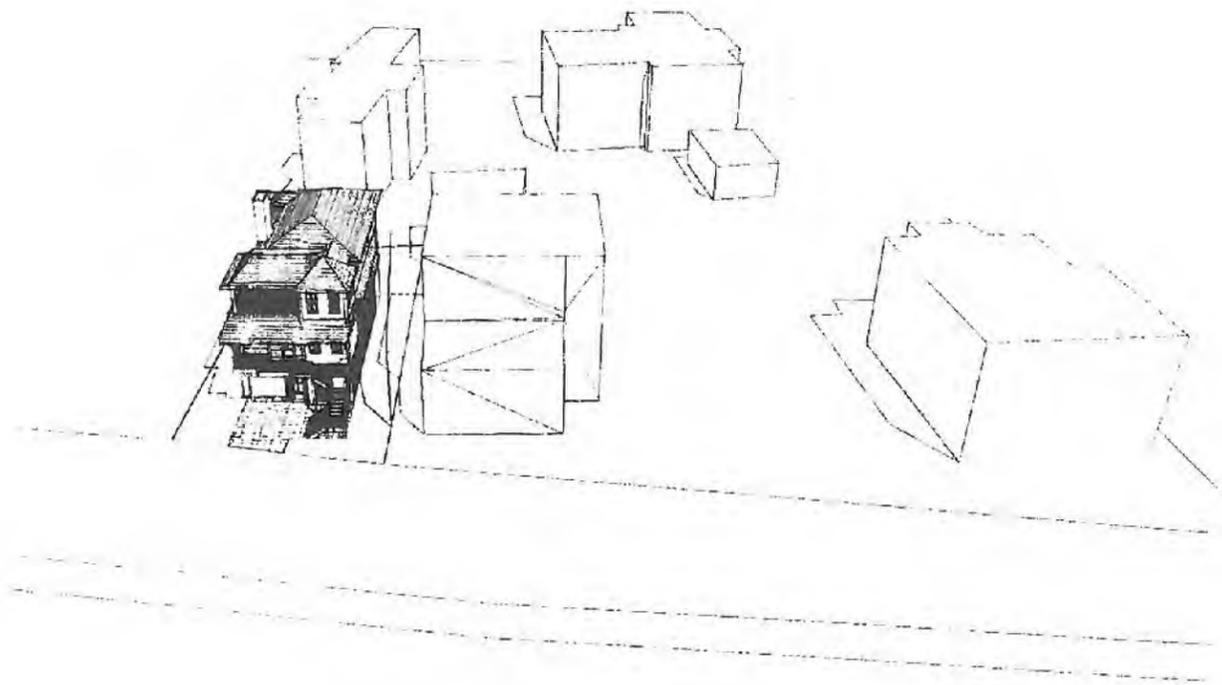
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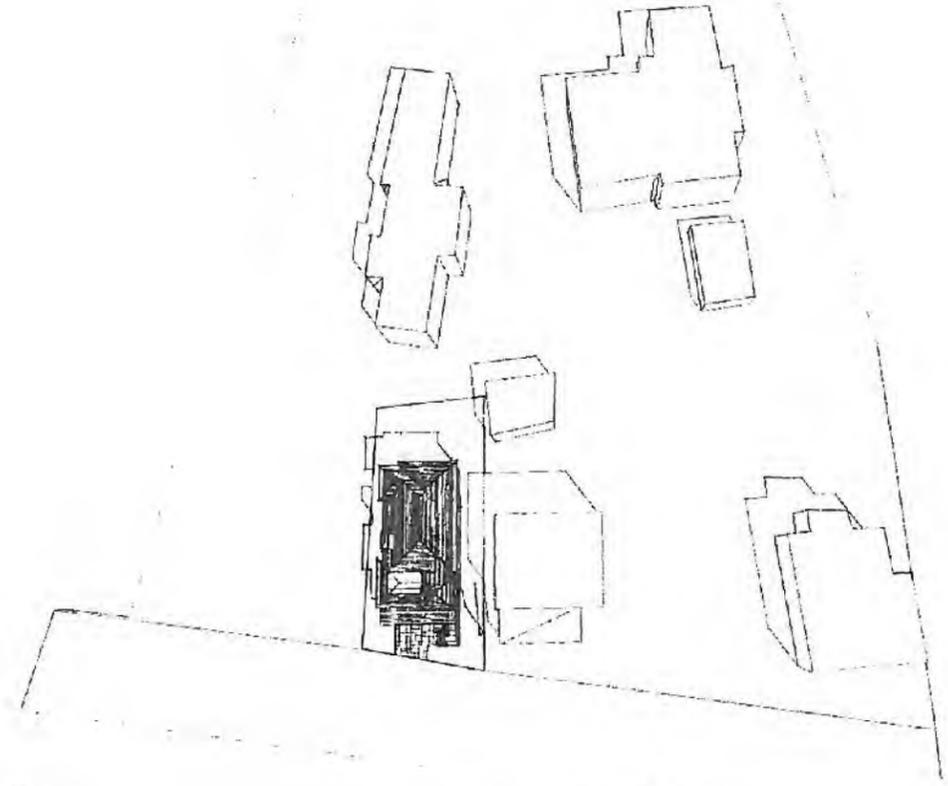
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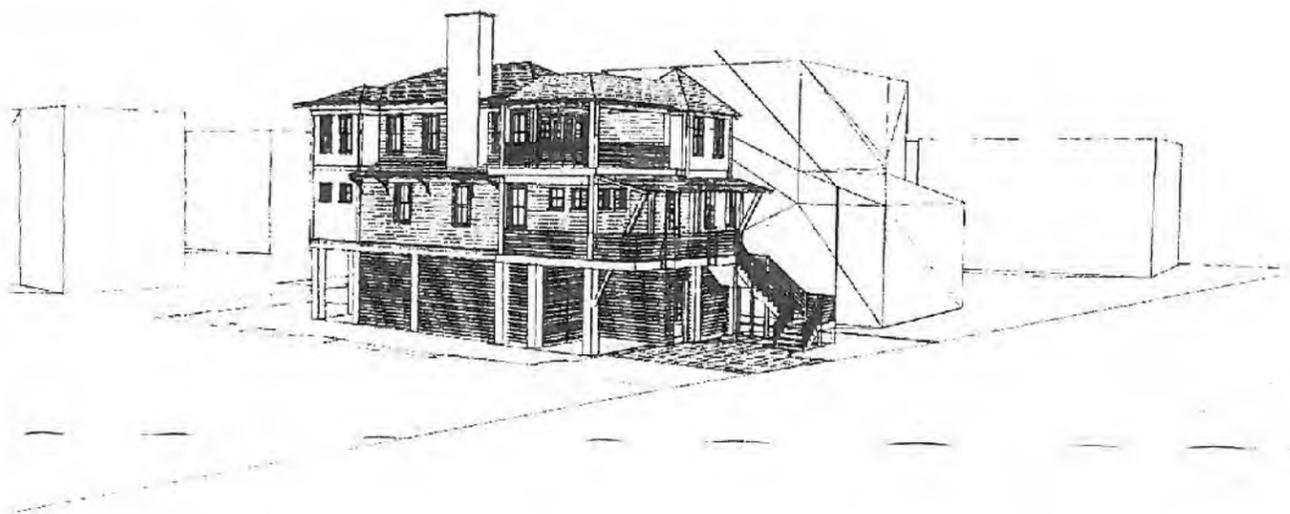
ELEVATION'S



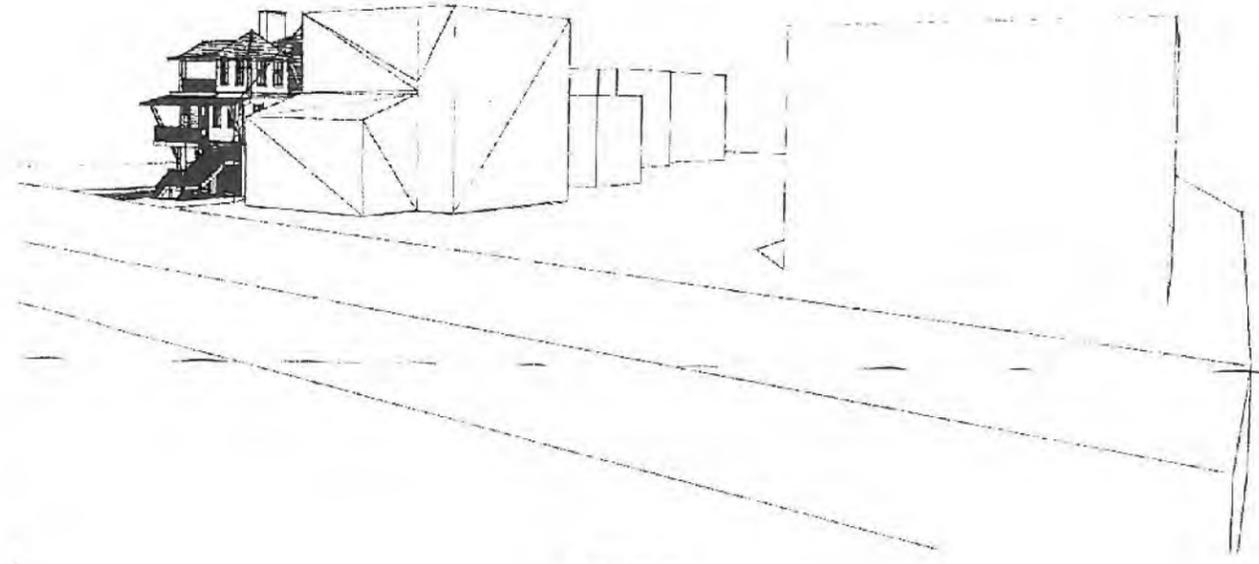
3 Perspective 35 1/8 30



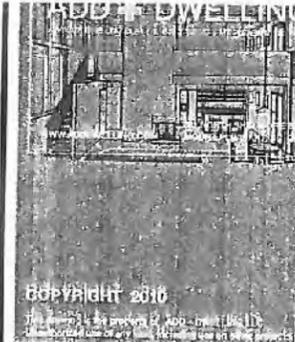
4 Perspective 36 1/8 30



1 Perspective 33 1/8 30



2 Perspective 34 1/8 30



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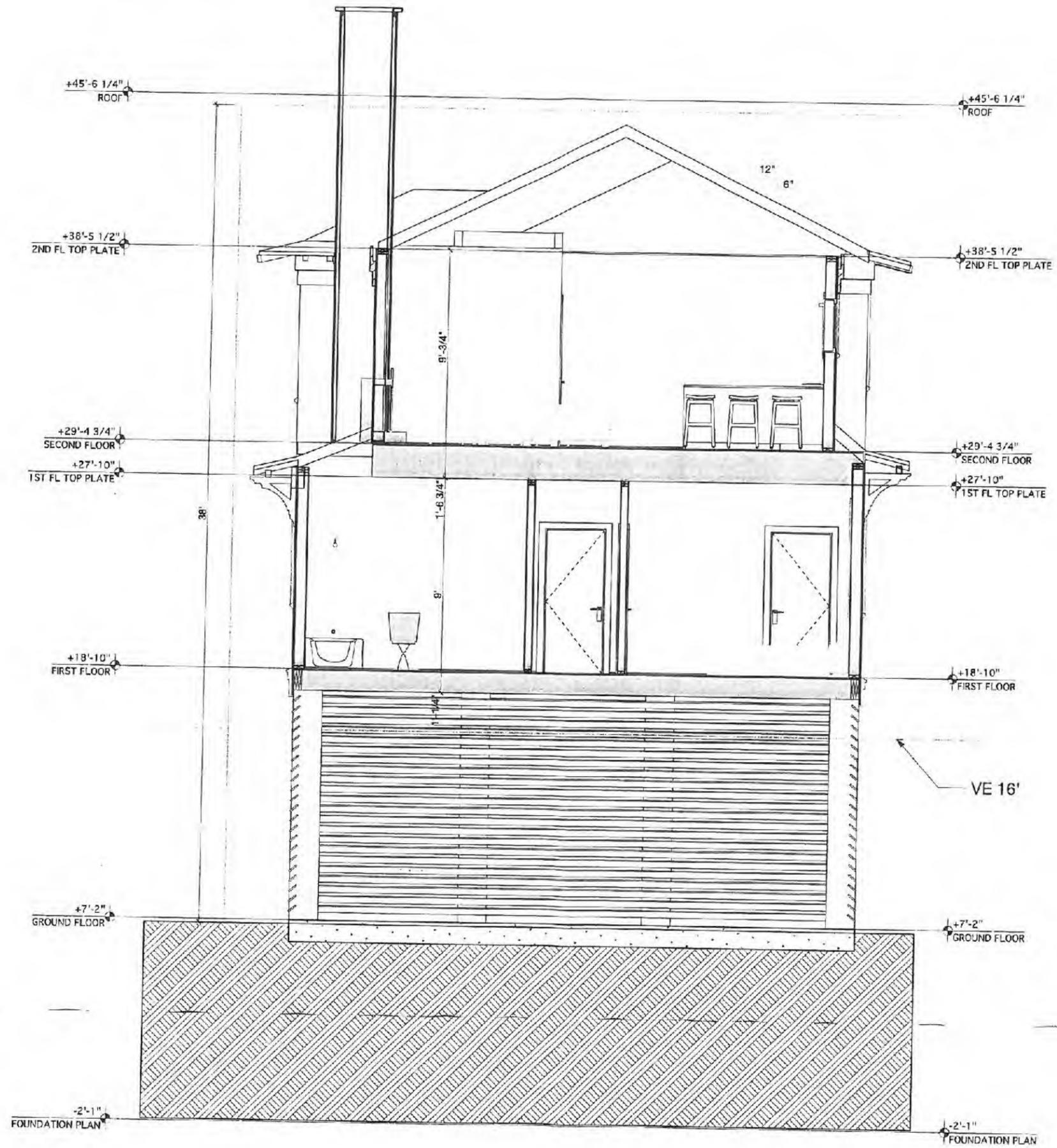
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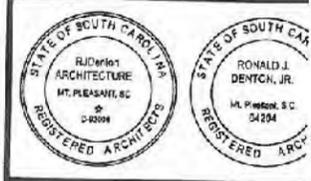
SITE STUDY

NOTE: DRAWINGS ARE HALF-SCALE ON 11X17 SHEET



BUILDING SECTION

3/8" = 1'-0"



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MARK	DATE	DESCRIPTION
	11/21/15	BUILDERS SET CON

PROJECT NO: #P/n

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SHEET TITLE
BUILDING SECTION DETA