

PATRICK M. O'NEIL
MAYOR

TOWN OF SULLIVAN'S ISLAND

ANDY BEKE
TOWN ADMINISTRATOR

TOWN COUNCIL
CHAUNCEY CLARK, MAYOR PRO TEM
SARAH CHURCH
MARK HOWARD
RITA LANGLEY
SUSAN MIDDAGH
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, April 20, 2016 - 6:00 P.M.
Town Hall

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES FROM MARCH 16, 2016
- C. SPECIAL EXCEPTION
 - 1. 3117 Marshall Boulevard: Ian Duncan Design, applicants, request design review and approval of a conservation easement structure to place on the property in accordance with Zoning Ordinance section 21-20 C. (5). (TMS# 529-12-00-104)
 - 2. 2668 Goldbug Avenue: Allen Porter, applicant, requests preliminary approval for the historic designation of an existing cottage in accordance with Z.O. §21-94, and preliminary approval for the RS District Historic Special Exception in accordance with Z.O. §21-20 C. (2). (TMS# 529-07-00-008)
- D. COMMERCIAL DESIGN REVIEW
 - 1. Brown & Glaws Construction: Jay Brown, applicant, request review and approval of façade modifications and site improvements at 2019 Middle Street. (TMS# 529-09-00-014)
- E. CERTIFICATES OF APPROPRIATENESS–HISTORIC PROPERTIES
 - 1. 2114 I'on Avenue: Herlong Architects, applicants, request conceptual approval of exterior modifications for a property designated as a Sullivan's Island Landmark. (TMS# 529-09-00-021)
 - 2. 1023 Middle Street: E. E. Fava Architects, applicants, request conceptual approval to enclose and existing screen porch, window replacement, and entry stair modifications for a property designated as a Sullivan's Island Landmark. (TMS# 523-06-00-067)
- F. CERTIFICATES OF APPROPRIATENESS– NON-HISTORIC PROPERTIES
 - 1. 209 Station 17: Ron Denton, of Add-Dwelling Group, requests final approval of a new home construction and relief from the zoning standards for principal building square footage and principal building coverage. (TMS# 523-12-00-064)
 - 2. 6 Conquest Avenue: Sandlapper Design Group, applicants, request conceptual approval to enclose an existing covered front porch and add an in ground pool and spa. Modification from the zoning standards are requested for principal building square footage and principal building coverage. (TMS# 523-06-00-026)
 - 3. 2816 Marshall Boulevard: Samuel Rhodes, applicant, requests a conceptual design review and modification from the zoning standard for principal building square footage. (TMS# 529-11-00-056)

4. 3003 Brownell Avenue: Level Properties LLC., applicant, requests conceptual approval of new home construction and modification from the zoning standard for principal building square footage and principal building coverage. (TMS# 523-12-00-043)
5. 1319 Thompson: Carl Berry, applicant, requests conceptual approval for a new home construction and modification from the zoning standard for principal building coverage. (TMS# 523-07-00-037)

A. PUBLIC INPUT

B. ADJOURN

CONCEPTUAL 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: 3117 MARSHALL BLVD.
Submittal Date: 3/18/2016
Meeting Date:

Requested Approval: Conceptual Preliminary Final

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

The following items shall be included in the Conceptual Submittal:

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

Sullivan's Island Design Review Board

last modified January 2016

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: 3117 Marshall Blvd
 Submittal Date: 3/18/2016
 Meeting Date: _____ Parcel I.D. (TMS#): 529-12-00-104

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
 Historic Survey #: _____

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: 3117 Marshall LLC Architect / Designer: Ian Duncan
 Address: 701 East Bay St #512 Contact #: 843 801-5088
Charleston, SC 29403 email: ian@duncanandesign.com
 email: chad@eightysixllc.com Contractor: not yet determined
 Contact #: 843 810-1115 Contact #: _____
 email: _____

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

The existing house will be removed and relocated. A conservation easement will be put on the lot with only a 450 ft accessory-type structure to remain on the site. The dune will be restored.

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>Ian Duncan</u> Print Applicant's Name <u>[Signature]</u> Applicant Signature	I (We) hereby appoint the person named as Applicant as My (Our) agent to represent Me (Us) in this application. <u>Todd Eisenheid</u> Owner's Signature	Fee Received by _____ check # _____
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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 3117 MARSHALL BLVD.

Submittal Date 3/18/2016

Meeting Date: _____

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet: 10110 sf
Lot Width: 100'-0"
Lot Depth: 61.10"
Flood Zone / Base Flood Elevation: VE-17

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint: NA sf
Accessory Building Footprint: 450 sf
Total Principal Bldg. Coverage Area: 450 sf
(Principal Building plus Accessory Structure)

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area: 450 sf
Covered Porches: NA sf
Open Decks / Steps: NA sf
Pool / Patio: NA sf
Drives / Walks: NA sf
Other Impervious Coverage: NA sf
Total Impervious Coverage: 450 sf

Sec. 21-27 Principal Building Square Footage

First Floor: NA sf
Second Floor: NA sf
Third Floor: NA sf
Accessory Building: 450 sf
Total Principal Building Square Footage: 450 sf
(Principal Building plus Accessory Structure)

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

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

Foundation: WOOD PILES Roof: CEDAR SHINGLE
Walls: BREAK AWAY WOOD PANELS (NAT. STAIN) Windows: NA
Trim: NATURAL WOOD Doors: FOLDING GARAGE TO MATCH PANELS

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:

3117 MARSHALL BLVD.
3.18.2016

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	ORB'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')	PREVIOUSLY GRANTED VARIANCE AT 5'-0"		
	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>450</u> sf	✓ NA	20% _____sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>30%</u> sf maximum	✓	N/A	N/A	N/A	
	H	21-27 Principal Building Square Footage	as per formula: Enter Result _____sf	NA	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	NA	100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result _____sf	NA	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	NA	1 foot			
	N	21-32 Foundation Enclosure	Check Ordinance	NA	Adjust for Neighborhood Compatibility			
O	21-34 Site Lighting	Check Ordinance	NA	Adjust for Neighborhood Compatibility				

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

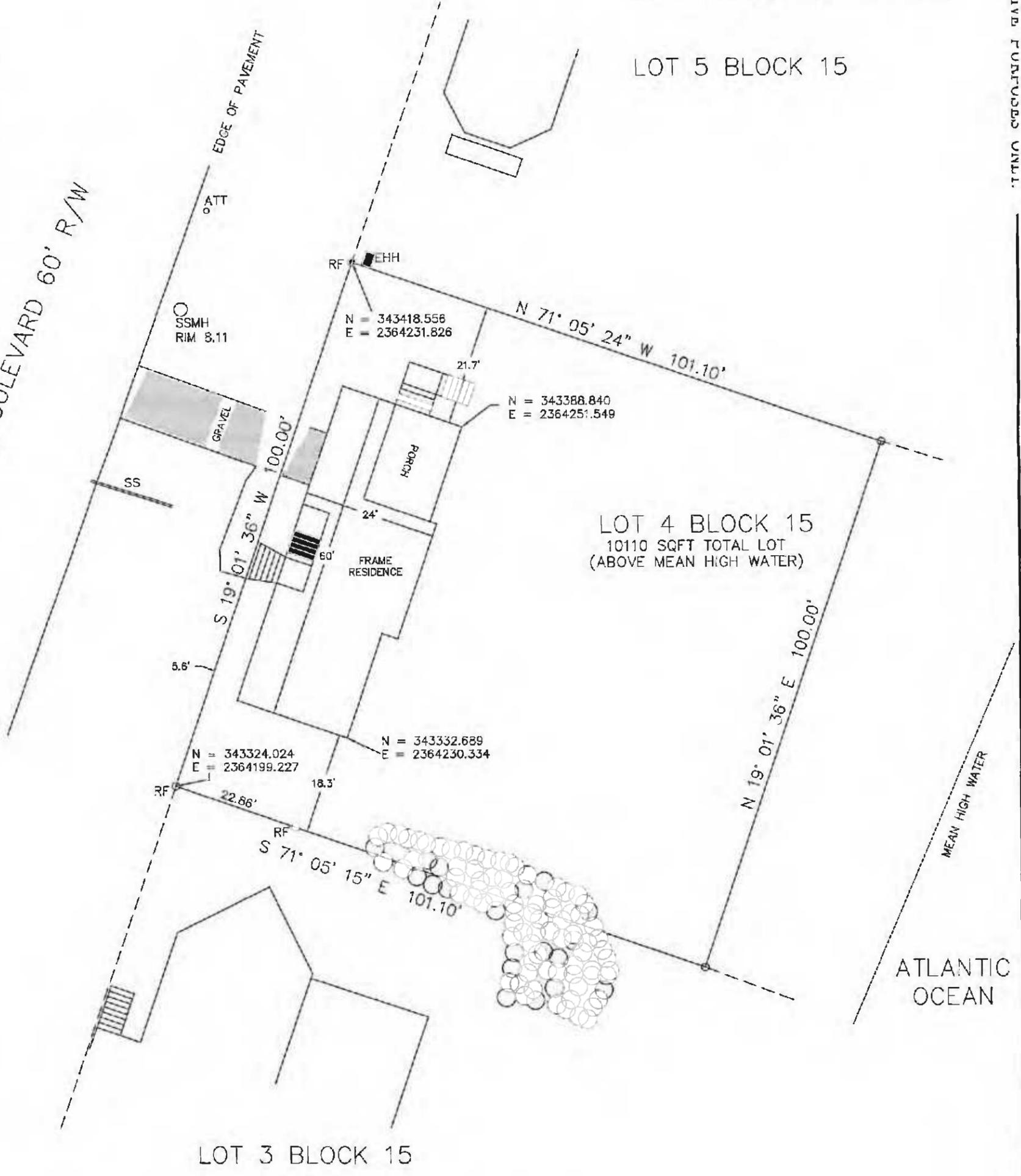
OTHERWISE) AND ARE SUBJECT TO LOCAL ATTRACTION. ANYTHING SHOWN OUTSIDE THE PRESCRIBED BOUNDARIES IS FOR

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

OCRM MONUMENTS UTILIZED:
3085B & 3090
PROPERTY IS EROSIONAL (-2.0 RATE)



MARSHALL BOULEVARD 60' R/W



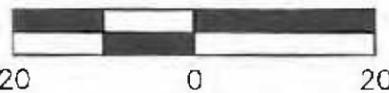
LOT 4 BLOCK 15
3117 MARSHALL BOULEVARD
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

NOTES

- 1) REFERENCE PLAT BOOK AV PAGE 87
- 2) TMS # 529-12-00-104
- 3) SURVEY REQUESTED BY: 3117 MARSHALL LLC

DATE: FEBRUARY 23, 2016

SCALE: 1" = 20'



LEGEND

- RF #5 REBAR FOUND
- OIF 1" OPEN IRON FOUND
- SS SEWER SERVICE
- EHH ELECTRIC HAND HOLE

"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 VE ELEV 17 FIRM PANEL 45019C-0539-J DATED NOVEMBER 17, 2004

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

FILE #067-09B

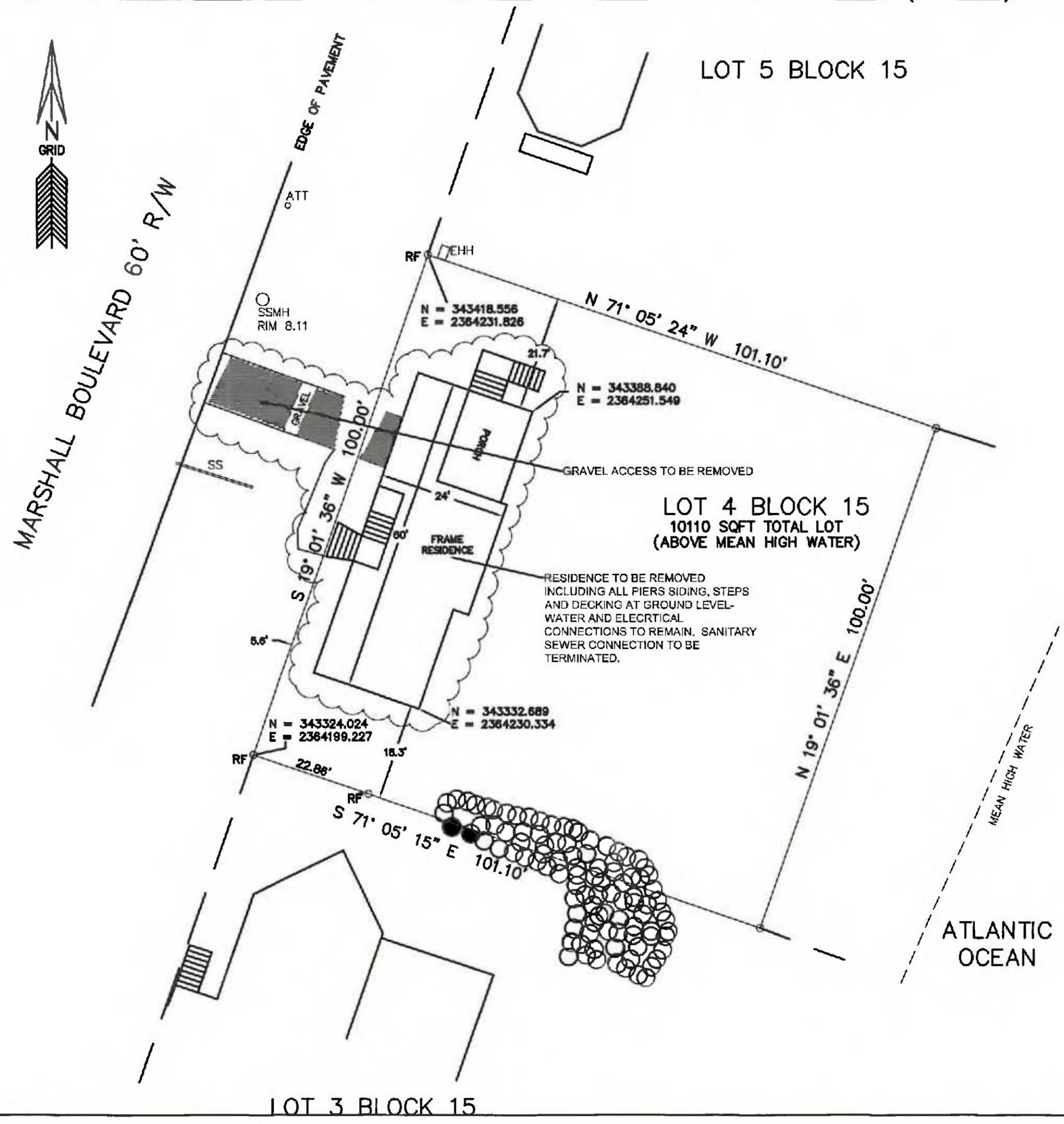


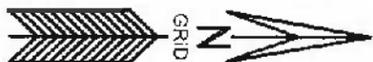
JOHN E. WADE JR., R.L.S.
SOUTH CAROLINA REG. NO. 13171

DESCRIPTIVE PURPOSES ONLY

3/11/2016 - PRELIMINARY REVIEW, TOWN OF SI
3/14/2016 - REVISED CABANA
3/18/2016 - DRB CONCEPTUAL

DEMO PLAN





MARSHALL BOULEVARD 60' R/W

GRASS PARKING SPACES (2)

SSMH
RIM 8.11

(APPROVED 5' FRONT
SETBACK VARIANCE, 2009)

EDGE OF PAVEMENT

S 19° 01' 36" W 100.00'

REMOVED STRUCTURE
FOOTPRINT

FFE11.0

S 71° 05' 15" E 101.10'

N 71° 05' 24" W 101.10'

N 19° 01' 36" E 100.00'

BEACH

ATLANTIC
OCEAN

MEAN HIGH WATER

LOT 5 BLOCK 15

LOT 3 BLOCK 15

SCALE: 1" = 20'

3/11/2016- PRELIMINARY REVIEW, TOWN OF SI
3/14/2016- REVISED CABANA
3/18/2016- DRB CONCEPTUAL

SITE PLAN

3117 MARSHALL BOULEVARD

LOT 4 BLOCK 15
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

PROGRESS
SET-NOT FOR
CONSTRUCTION



A-2

PROGRESS
 SET-NOT FOR
 CONSTRUCTION

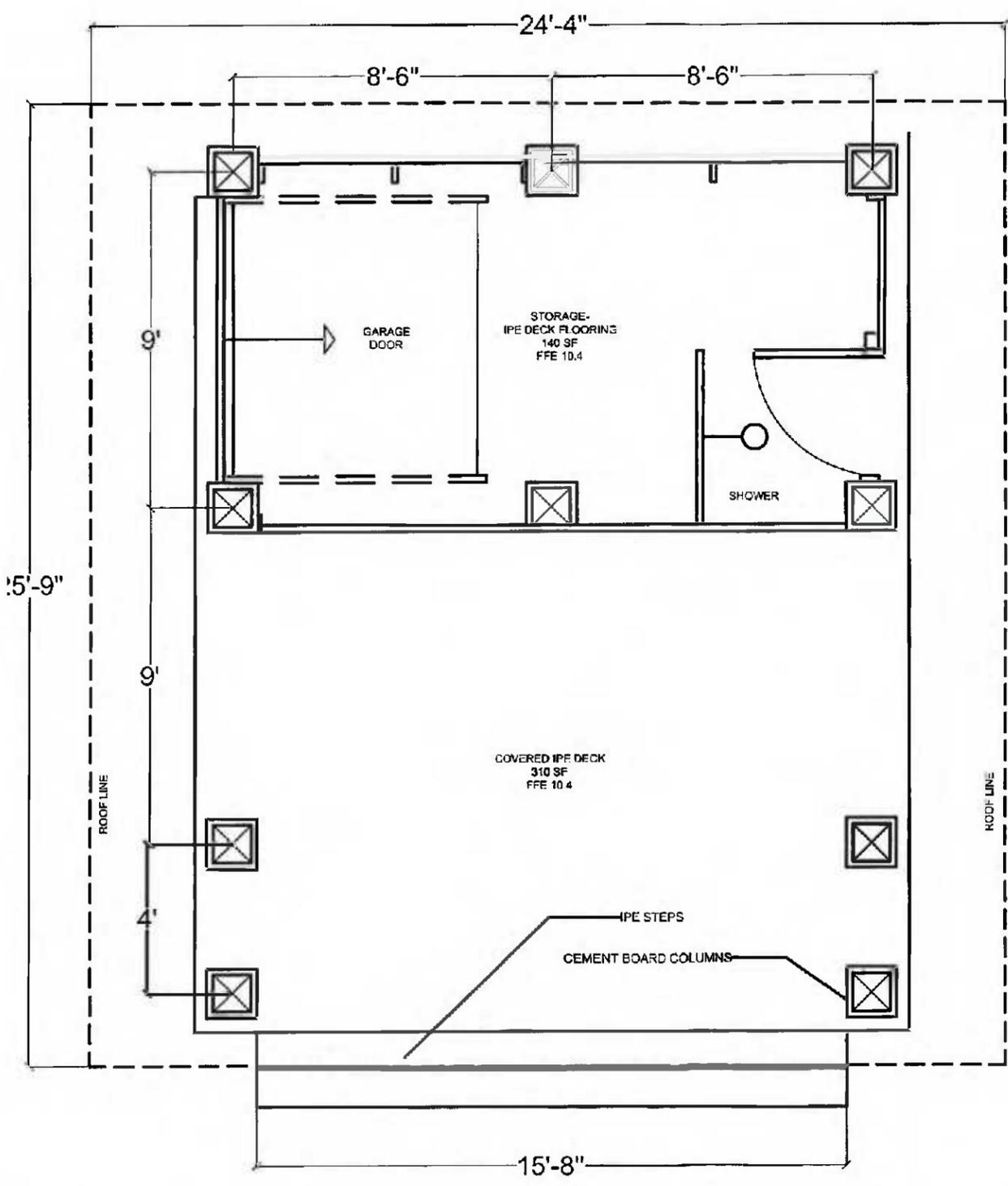
3117 MARSHALL BOULEVARD
 LOT 4 BLOCK 15
 TOWN OF SULLIVANS ISLAND
 CHARLESTON COUNTY, SOUTH CAROLINA

3/11/2016- PRELIMINARY REVIEW, TOWN OF S

3/14/2016- REVISED CABANA

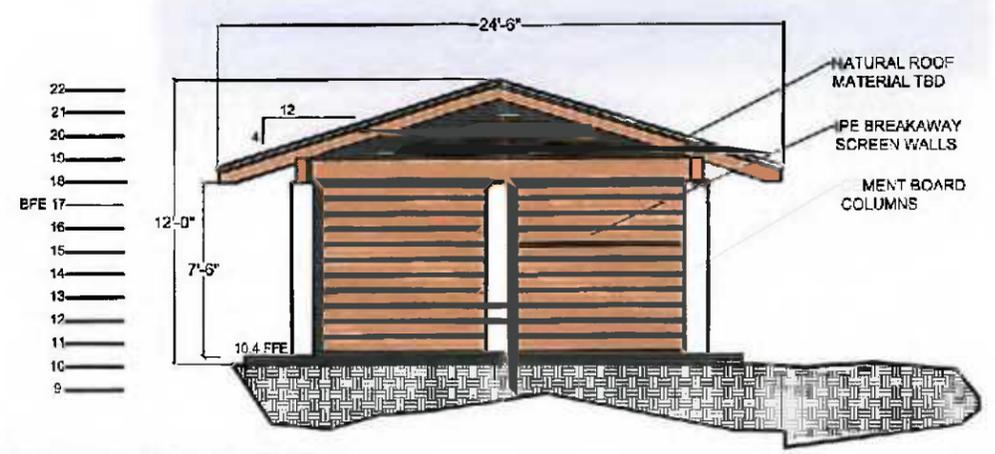
3/18/2016- DRB CONCEPTUAL

PLAN &
 ELEVATIONS



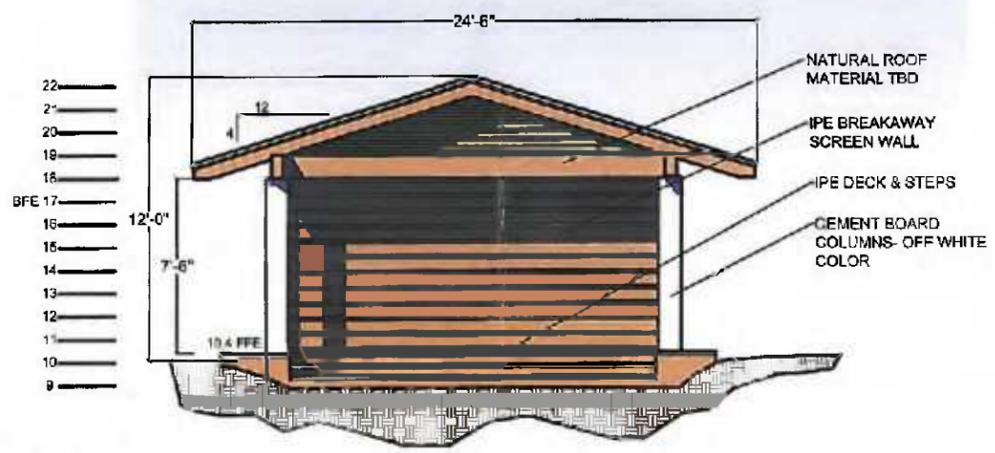
1
 A3 FLOOR PLAN

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



2
 A3 MARSHALL BLVD. ELEVATION

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



3
 A3 OCEAN SIDE ELEVATION

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



4
 A3 SIDE ELEVATION

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

PRELIMINARY SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

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

Project Address: 2668 GOLDBUG AVENUE

Submittal Date: _____

Meeting Date: _____

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]

Sullivan's Island Design Review Board

Last modified September 20, 2007

**APPLICATION
TO SULLIVAN'S ISLAND DESIGN REVIEW BOARD**
1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198
(FORM A)

Project Address: <u>2668 GOLBUG AVENUE</u>		
Submittal Date: _____		
Meeting Date: _____		Parcel I.D. (TMS#): _____
Requested Approval (check ONE) <input type="checkbox"/> Conceptual <input checked="" type="checkbox"/> Preliminary <input type="checkbox"/> Final		
Check one:		
<input checked="" type="checkbox"/> Submittal is <i>outside</i> the Historic District, not classified historic, and requests DRB relief	<input type="checkbox"/> Submittal is <i>within</i> the Historic District and is _____ designated as Historic Resource _____ not designated as Historic Resource	<input type="checkbox"/> Submittal is <i>outside</i> 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: <u>ALLEN PORTER</u>	Architect / Designer: <u>MATTHEW WILKS</u>	
Address: <u>2668 GOLDBUG AVE</u>	Contact #: <u>843-991-6811</u>	
<u>SULLIVANS ISLAND</u>	email: <u>mwilks@mwdesignsc.com</u>	
email: <u>porteralpens@yahoo.com</u>	Contractor: _____	
Contact #: <u>843-343-7976</u>	Contact #: _____	
	email: _____	
Enter a Brief Description of the Project and Scope of Work to be Performed:		
I (We) submit that the above information is true to the best of My (Our) knowledge.	If Owner is not Applicant: I (We) hereby appoint the person named as Applicant as My (Our) agent to represent Me (Us) in this application.	Fee Received by _____
Print Applicant's Name _____	Owner's Signature _____	check # _____
Applicant 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: 2668 GOLDBUG AVENUE

Submittal Date: _____

Meeting Date: _____

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	(high) <u>34113</u> sf
Lot Width:	<u>105</u>
Lot Depth:	<u>368</u>
Flood Zone / Base Flood Elevation:	<u>AE 13</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>2578</u> sf
Accessory Building Footprint:	<u>1191</u> sf
Total Principal Bldg. Coverage Area:	<u>3769</u> sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>2578</u> sf
Covered Porches:	<u>2110</u> sf
Open Decks / Steps:	<u>284</u> sf
Pool / Patio:	<u>1540</u> sf
Drives / Walks:	<u>1000</u> sf
Other Impervious Coverage	<u>1700</u> sf
Total Impervious Coverage	<u>9212</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>2578</u> sf
Second Floor	<u>1536</u> sf
Third Floor	<u>-</u> sf
Accessory Building	<u>1191</u> sf
Total Principal Building Square Footage:	<u>5305</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: _____

Roof: _____

Walls: _____

Windows: _____

Trim: _____

Doors: _____

Sec. 21-111 Standards of Neighborhood Compatibility

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

(check all that apply)

Narrative attached

Will discuss at presentation

Not Applicable

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29462 • (843) 883-3198

Project Address: 2668 GOLDBUG AVENUE

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	Y	15% (3.75')			
	B	21-22 Additional Front Yard Setback	45° above 20'	Y	15%			
	C	21-22 Side Setback	Per lot; Enter Result: <u>15</u> min., <u>40</u> comb.	Y	25%			
	D	21-22 Side Setback 2nd Floor Setback	2 feet		100%	2 FT		
	E	21-22 Rear Setback	25 feet	Y	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula. Enter Result <u>5117</u> sf	Y	20% _____ sf			
	G	21-26 Impervious Coverage	as per formula. Enter Result <u>10234</u> sf	Y	20% _____ sf			
	H	21-27 Principal Building Square Footage	as per formula. Enter Result <u>5311</u> sf	Y	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 <u>43</u> sf	Y	100%			
	K	21-29 Principal Building Side Façade	as per formula. Enter Result <u>30</u> sf	Y	100%			
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	Y	Adjust for Neighborhood Compatibility			
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor		1 foot	1 FT		
	N	21-32 Foundation Enclosure	Check Ordinance	Y	Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance	Y	Adjust for Neighborhood Compatibility			

GENERAL NOTES:

1) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND MANUFACTURER'S INSTALLATION INSTRUCTIONS AS APPLICABLE.

2) OWNER AND/OR BUILDER SHALL BE RESPONSIBLE FOR ANY SOIL TESTING REQUIRED TO DETECT ANY UNSUITABLE CONDITIONS WHICH MAY AFFECT THE PERFORMANCE OF THE FOOTINGS AND PIERS. A MINIMUM 2000 P.S.F. SOIL BEARING PRESSURE IS ASSUMED WHERE THIS STRUCTURE IS CONCERNED.

3) THE INTERNATIONAL RESIDENTIAL CODE (IRC) CURRENT EDITION WITH SOUTH CAROLINA AMENDMENTS SHALL GOVERN WHEREVER THESE DRAWINGS ARE SILENT OR ARE IN CONFLICT.

4) ALL DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER, OR ENGINEER FOR JUSTIFICATION AND/OR CORRECTION PRIOR TO THE START OF CONSTRUCTION AND/OR FABRICATION. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.

5) DIMENSIONS SHALL BE READ, OR CALCULATED AND NEVER SCALED.

6) FOLLOW TRUSS MANUFACTURER'S INSTALLATION GUIDE & INSTRUCTIONS.

7) PREFABRICATED FIREPLACES & FLUES SHALL BE U.L. APPROVED AND INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

8) ALL LUMBER IN CONTACT WITH MASONRY, OR CONCRETE SHALL BE PRESSURE TREATED.

9) BUILDER SHALL FIELD APPROVED LAYOUT OF ELECTRICAL, HVAC, REGISTER LOCATIONS AND CABLE/PHONE JACKS.

10) BUILDER SHALL FIELD APPROVE SHOP DRAWINGS OF ALL CABINETS AND BUILDING PRIOR TO INSTALLATION.

11) LOCATE THE IGNITION SOURCE FOUND ON ANY APPLIANCE LOCATED IN THE GARAGE AT 18" ABOVE FINISHED FLOOR (MINIMUM).

12) CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.

13) CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE PRIOR TO BEGINNING CONSTRUCTION.

14) ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND SHALL REST ON UNDISTURBED SOIL CAPABLE OF SUPPORTING THE BUILDING.

15) ALL WOOD, CONCRETE AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE AND LOCAL BUILDING CODES WHERE APPLICABLE.

16) WINDOW SUPPLIER SHALL VERIFY TYPE OF GLASS REQUIRED AT ALL LOCATIONS FOR CODE COMPLIANCE, PROVIDE TEMPERED GLASS AS REQUIRED BY 2012 IRC, SECTION 508 AND EGRESS WINDOWS AS REQUIRED BY 2012 IRC, SECTION 503.

17) SPECIFIED WINDOW DIMENSIONS ARE GENERIC AND MAY VARY ACCORDING TO THE MANUFACTURER SELECTED. CONTRACTOR SHALL COORDINATE ACTUAL WINDOW ROUGH OPENINGS IN THE FIELD.

18) KITCHEN LAYOUT SHOWN IN APPROXIMATE MANOR ONLY, FINAL CABINET DESIGN SHALL BE BY CABINET SUPPLIER, COORDINATE EXACT LAYOUT AND FINISHES WITH OWNER/BUILDER PRIOR TO FABRICATION.

INTERNATIONAL CONSERVATION CODE (IECC) REQUIREMENTS (2009)

1. WINDOWS AND SKYLIGHTS SHALL HAVE A U-FACTOR LESS THAN OR EQUAL TO 0.50

2. WINDOWS AND SKYLIGHTS SHALL BE LOW E WITH A SOLAR HEAT GAIN COEFFICIENT (SHGC) LESS THAN OR EQUAL TO 0.30

3. CEILING INSULATION SHALL BE R-30 OR GREATER

4. WALL INSULATION SHALL BE R-15 OR GREATER

5. FLOOR INSULATION SHALL BE R-10 OR GREATER

6. HVAC UNITS AND DUCT SYSTEMS SHALL BE SIZED AND SPECIFIED BY A QUALIFIED MECHANICAL CONTRACTOR, HEAT PUMPS SHALL HAVE ADAPTIVE RECOVERY THERMOSTATS.

7. THE MANUAL J LOAD SIZING REPORT MAY BE REQUIRED AT TIME OF PERMITTING, COORDINATE WITH LOCAL BUILDING OFFICIAL.

8. DUCTS OUTSIDE CONDITION SPACES SHALL BE INSULATED TO R-6 OR GREATER AND SHALL BE SEALED AND TESTED TO SUBSTANTIALLY AIRTIGHT

9. ALL HOLES AND PENETRATION AT THE BUILDING ENVELOPE SHALL BE SEALED.

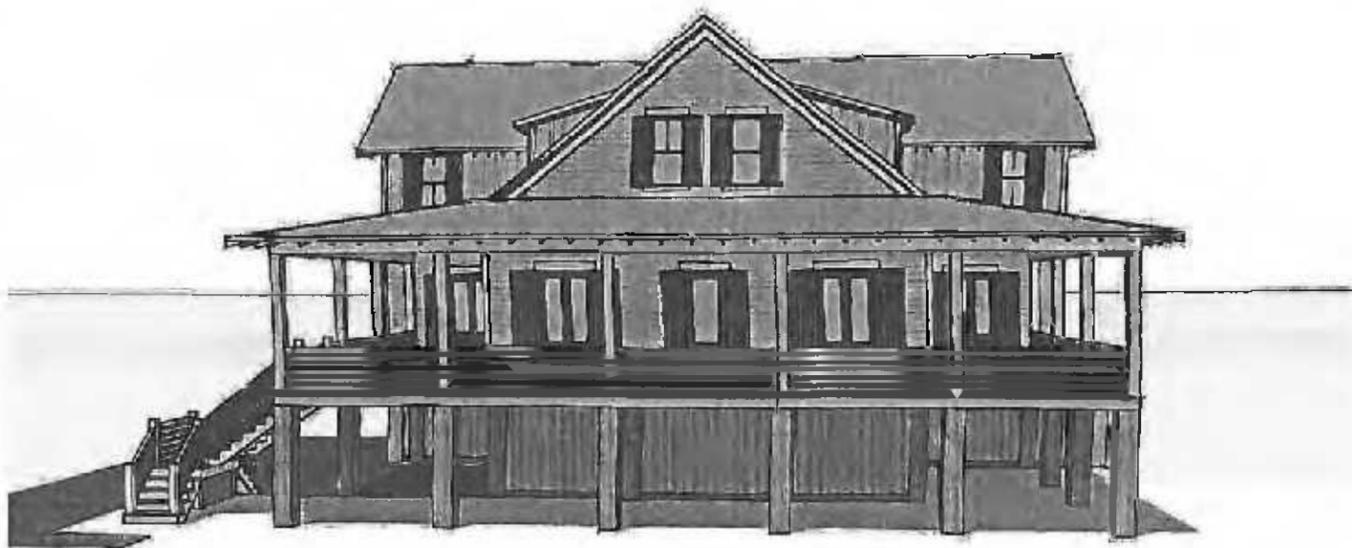
10. ALL RECESSED CANS AT INSULATED ATTIC BRACES SHALL BE IC AIRTIGHT (ICAT)

11. ALL PIPES CARRYING FLUIDS ABOVE 105 DEGREES (F) SHALL BE INSULATE TO R-3 OR GREATER

12. 50% OF LAMPS MUST BE HIGH-EFFICIENT

THE PORTER RESIDENCE

2668 GOLDBUG AVENUE
LOT 114 MOULTRIEVILLE EAST
TOWN OF SULLIVANS ISLAND
SOUTH CAROLINA
TMS 529-07-00-008



ILLUSTRATIVE RENDERING (NTS)

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY, SEE ELEVATIONS FOR DETAILING
COLORS SHOWN ARE NOT REPRESENTATIVE OF FINAL COLORS COORDINATE WITH
OWNER.

PLAN HISTORY

04-24-2015 REVIEW SET #1
06-24-2015 REVIEW SET #2
07-10-2015 REVIEW SET #3
07-23-2015 REVIEW SET #4
09-21-2015 REVIEW SET #5
10-09-2015 REVIEW SET #6
11-02-2015 REVIEW SET #7
11-19-2015 REVIEW SET #8
11-25-2015 REVIEW SET #9
12-03-2015 REVIEW SET #10
03-06-2015 REVIEW SET #11

DRAWING INDEX

A1 TITLE PAGE & PLAN HISTORY
A2 SITE PLAN
A3 GROUND FLOOR PLAN
A4 FIRST FLOOR PLAN
A5 SECOND FLOOR PLAN & SECTIONS
A6 PERSPECTIVE VIEWS
A5 FRONT & LEFT ELEVATIONS
A6 REAR & RIGHT ELEVATIONS

S1 FOUNDATION PLAN
S2 FOUNDATION DETAILS
S3 1ST FLOOR FRAMING PLAN
S4 2ND FLOOR FRAMING PLAN
S5 ROOF FRAMING PLAN
S6 FRAMING & CONNECTION DETAILS

BUILDER:

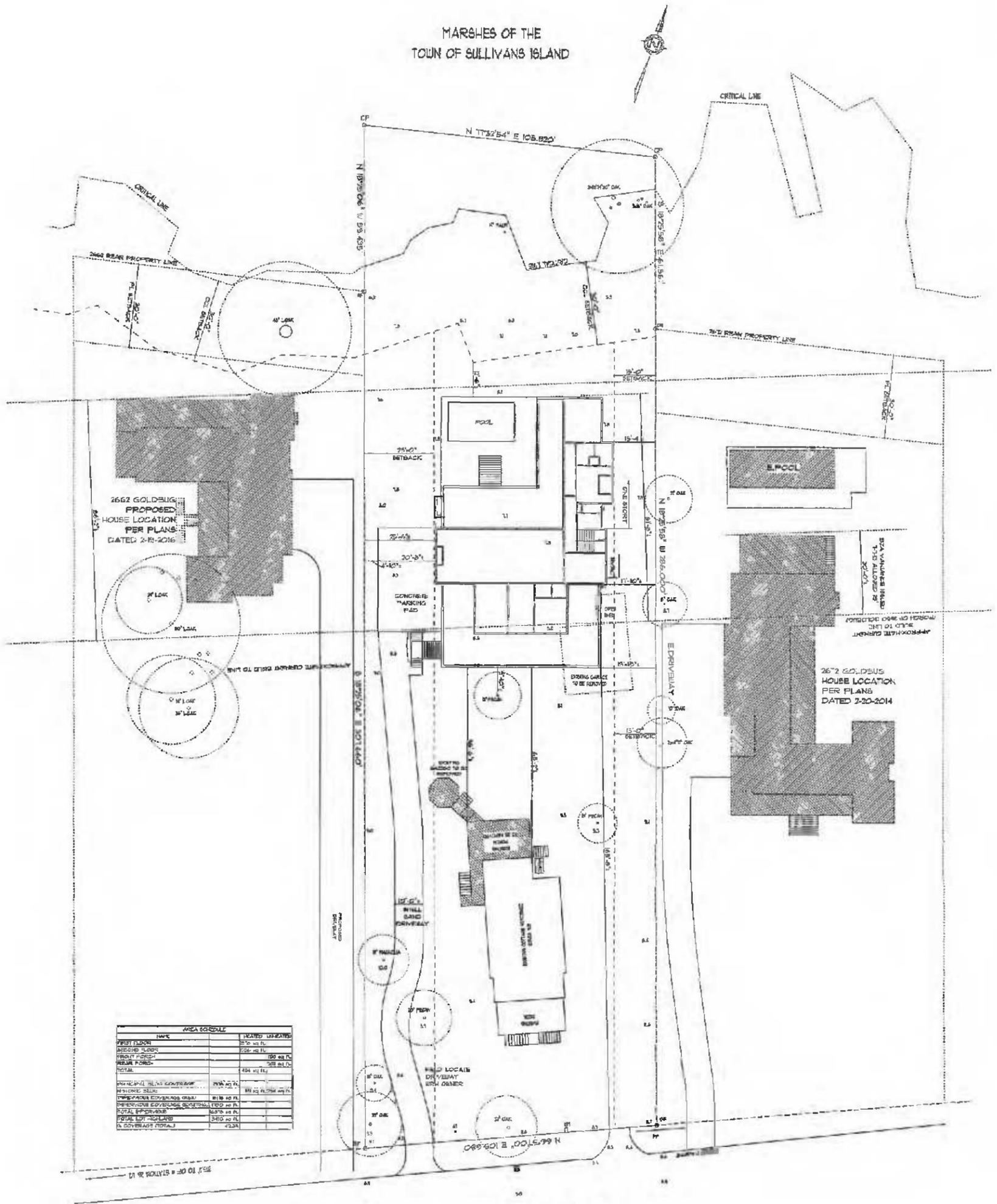
Plans and Structural Engineering by:



DRB CONCEPTUAL SUBMITTAL

STRUCTURAL ENGINEERING & DESIGN BY MW DESIGN, L.L.C. FOR

MARSHES OF THE TOWN OF SULLIVANS ISLAND

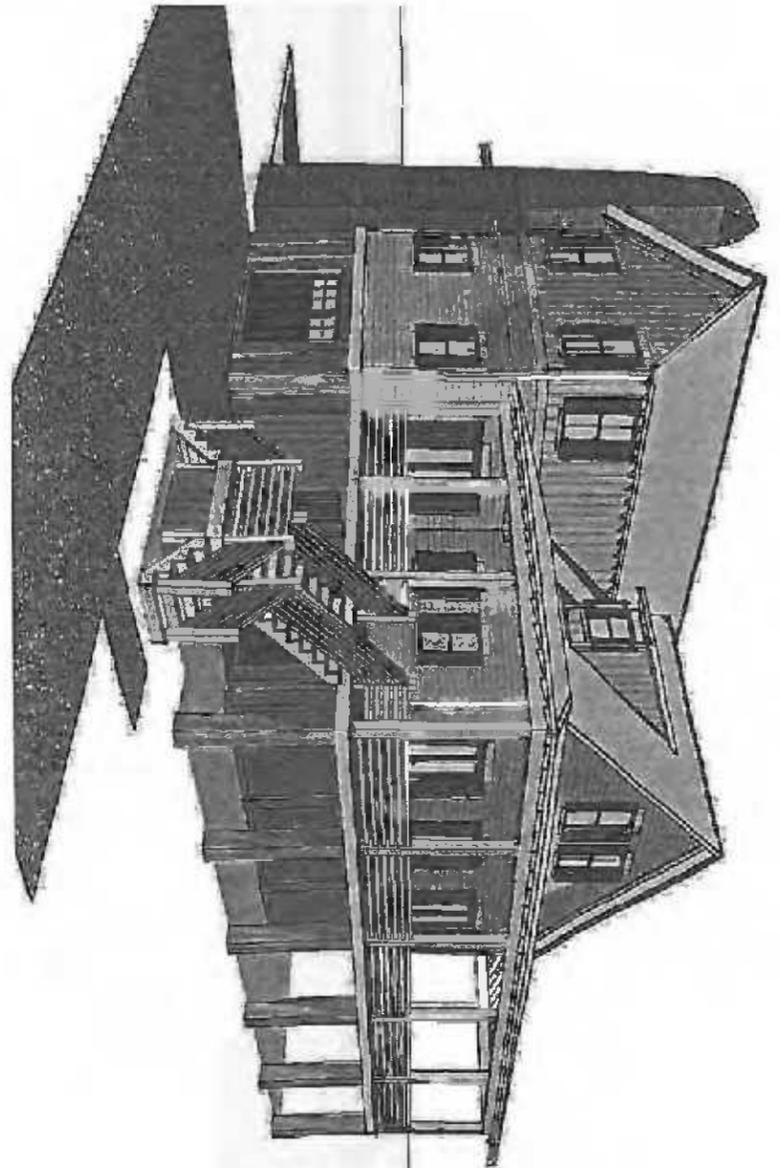
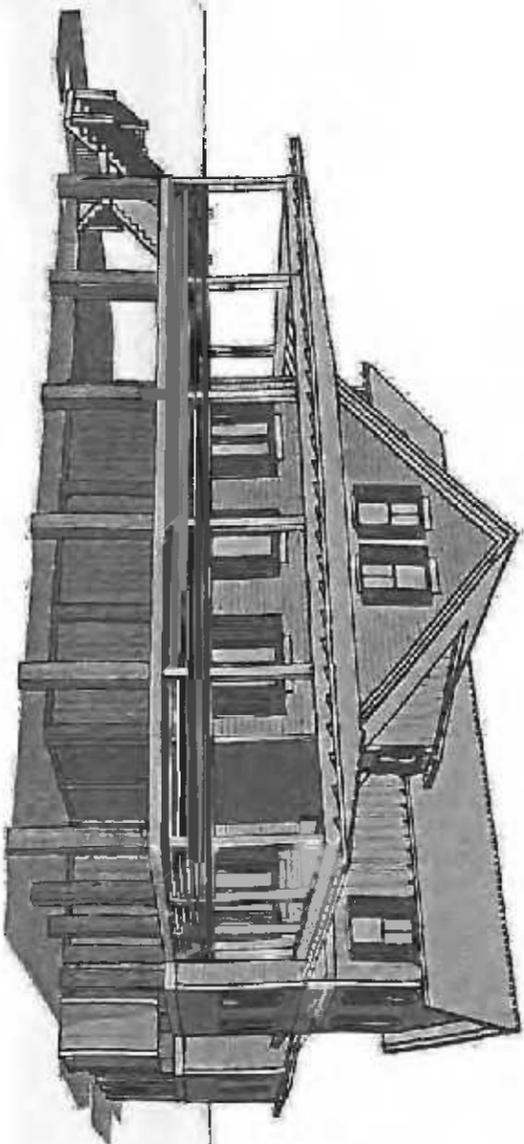
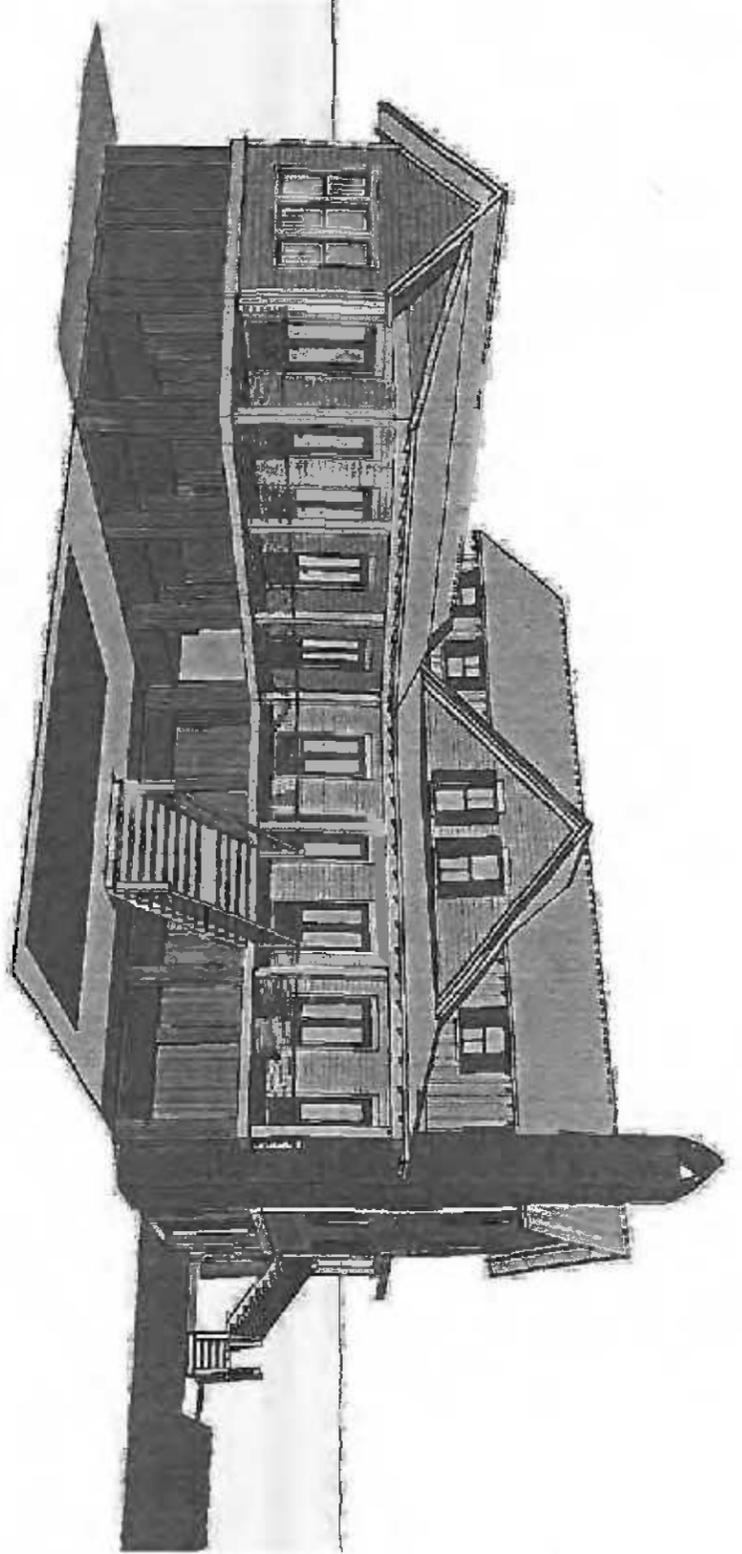
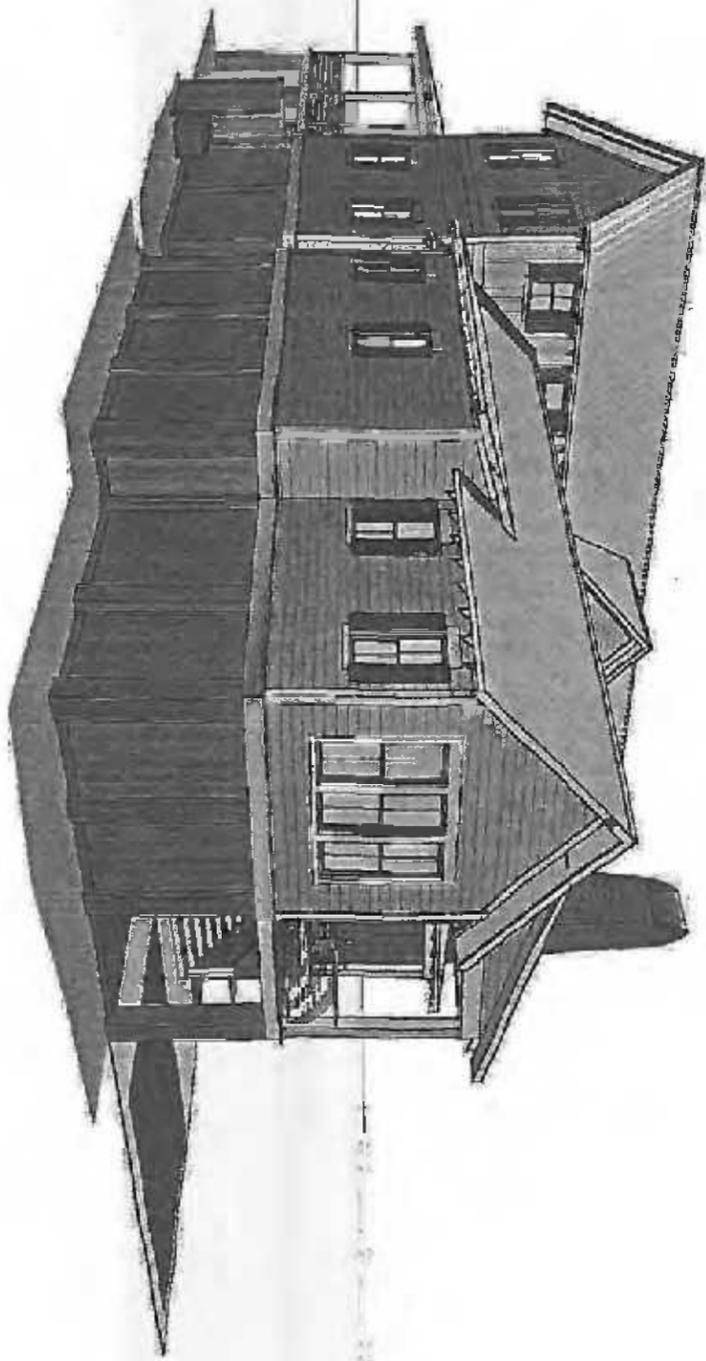


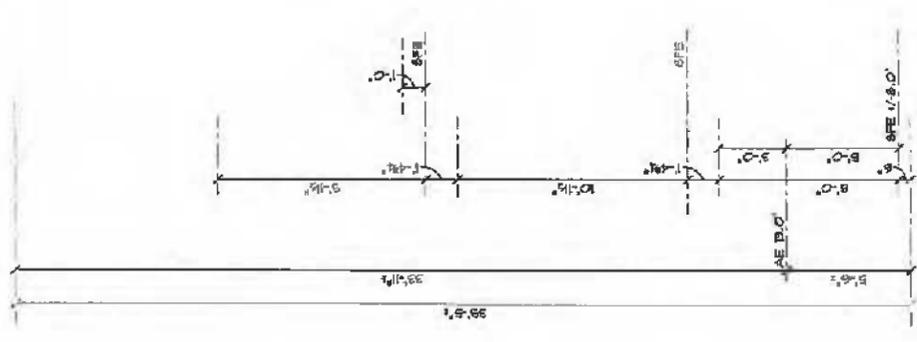
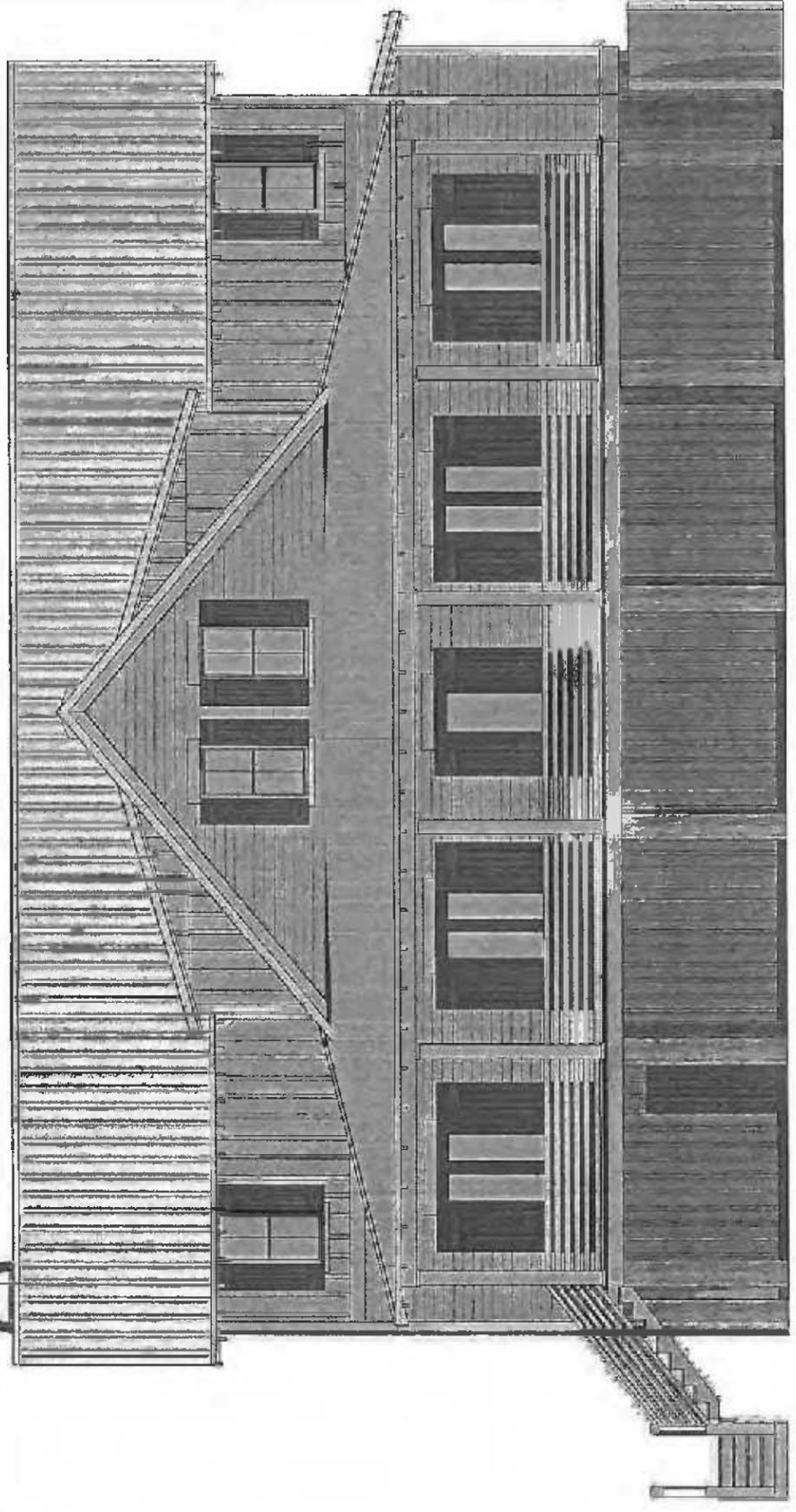
AREA SCHEDULE	
NAME	HEARD UNITS
FIRST FLOOR	25'0" x 30'0"
SECOND FLOOR	25'0" x 30'0"
FRONT PORCH	10'0" x 10'0"
REAR PORCH	10'0" x 10'0"
TOTAL	45'0" x 50'0"
MINIMUM SETBACK COVERAGE	5'0" x 10'0"
MINIMUM SETBACK	5'0" x 10'0"
MINIMUM COVERAGE	5'0" x 10'0"
MINIMUM COVERAGE	5'0" x 10'0"
TOTAL COVERAGE	5'0" x 10'0"
MINIMUM COVERAGE	5'0" x 10'0"
TOTAL COVERAGE	5'0" x 10'0"

BBCH MARK
PK. NAIL • CL
ELEV. 9.0'

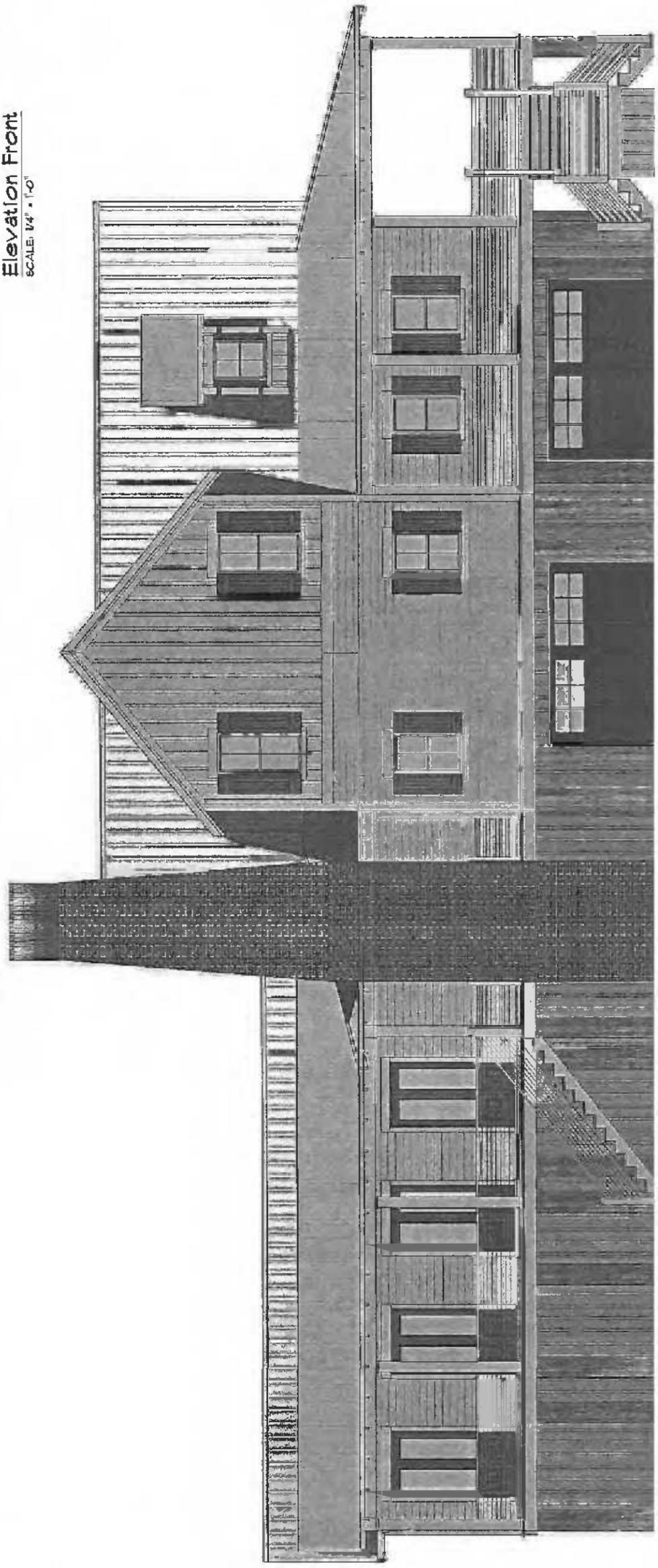
SITE PLAN
SCALE: 1" = 20'-0"

THIS PLAN DOES NOT REPRESENT A SURVEY OR A PLAT. IT IS A SITE PLAN TO HELP LOCATE THE PROPOSED HOUSE ONLY. THE EXACT LAYOUT AND PLACEMENT SHALL BE PERFORMED BY A LICENSED SURVEYOR. BOUNDARIES, EXISTING LOCATIONS, DEEDS AND SETBACKS TAKEN FROM SURVEY BY LOWE B. WILKIE, P.E., FILE DATED MARCH 6TH 2010, LABELED "SURVEY OF 2669 GOLDBUG AVENUE AREA LOT 14 HOUTREVILLE TASH EDC...". ALL INFORMATION SHALL BE VERIFIED BY THE HOLDER PRIOR TO CONSTRUCTION.



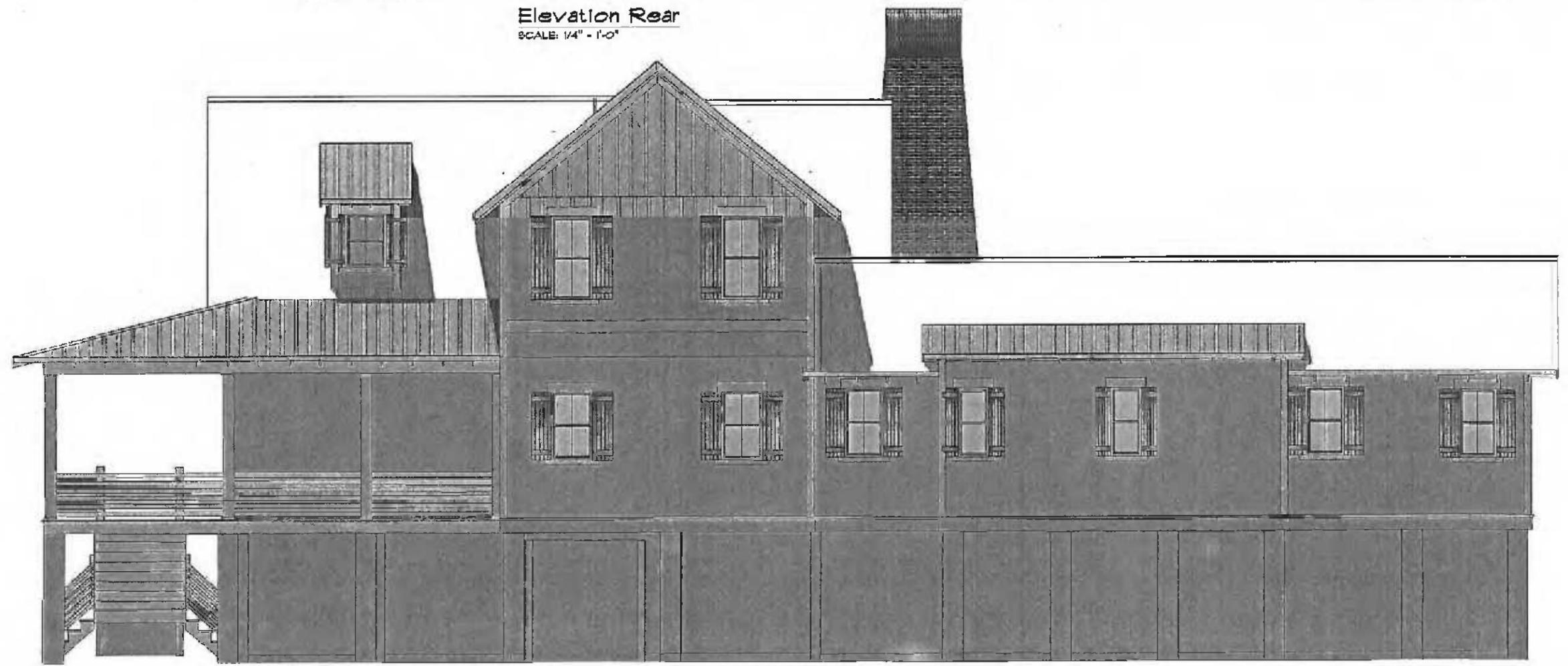


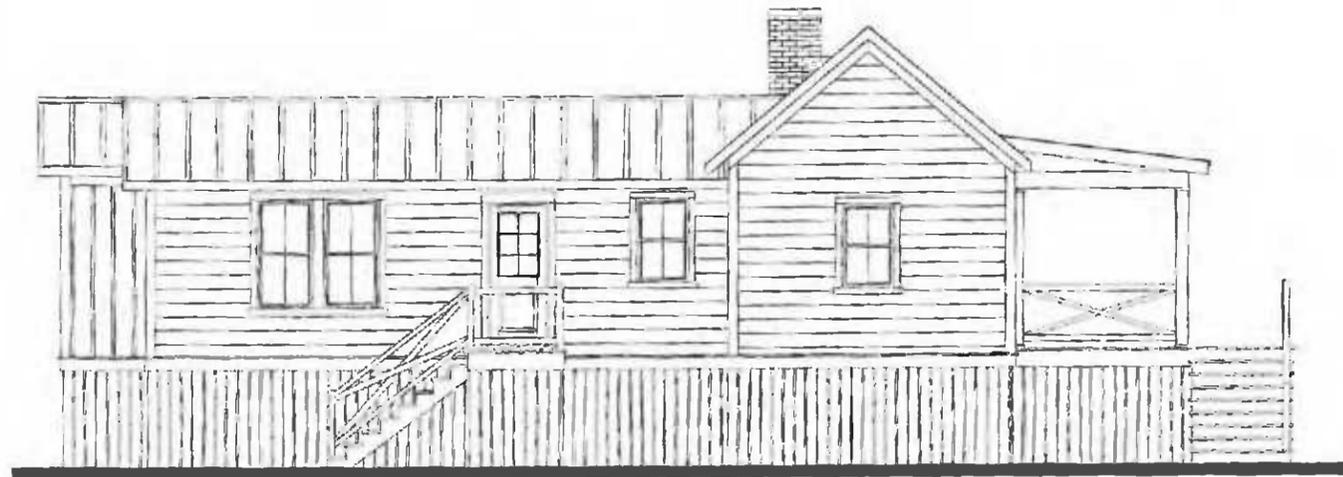
Elevation Front
SCALE: 1/4" = 1'-0"



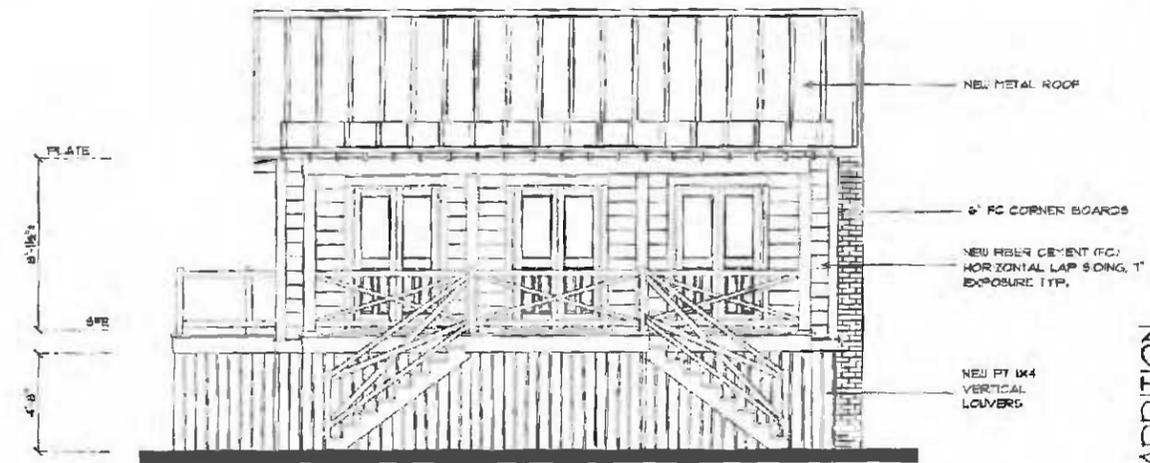


Elevation Rear
SCALE: 1/4" = 1'-0"

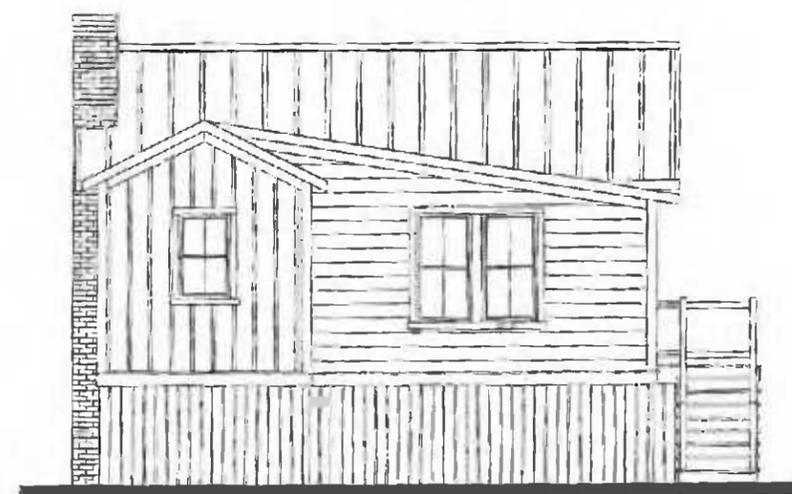




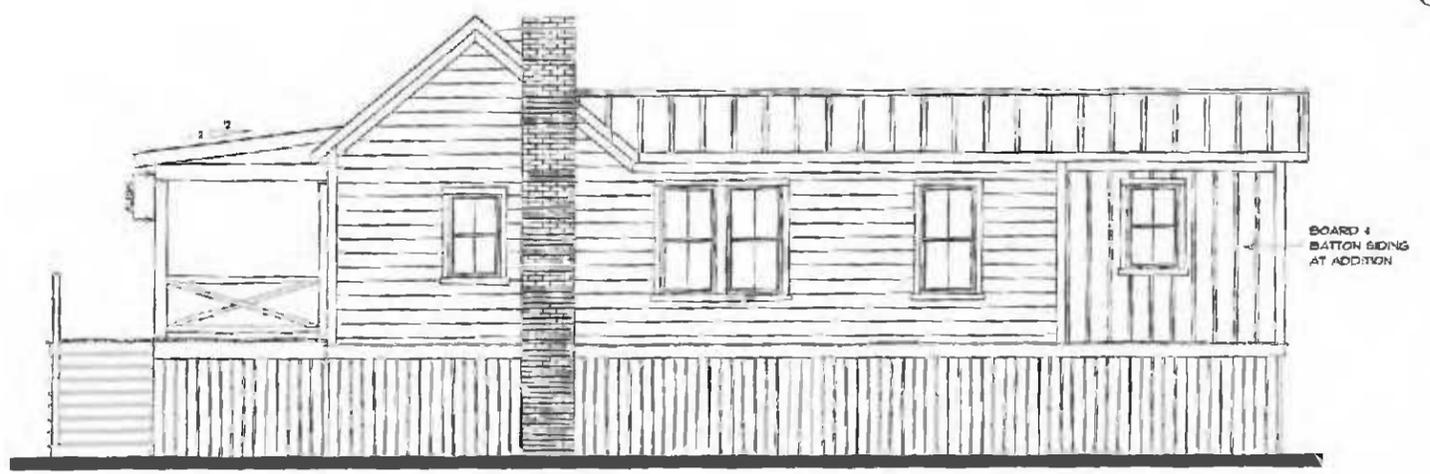
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

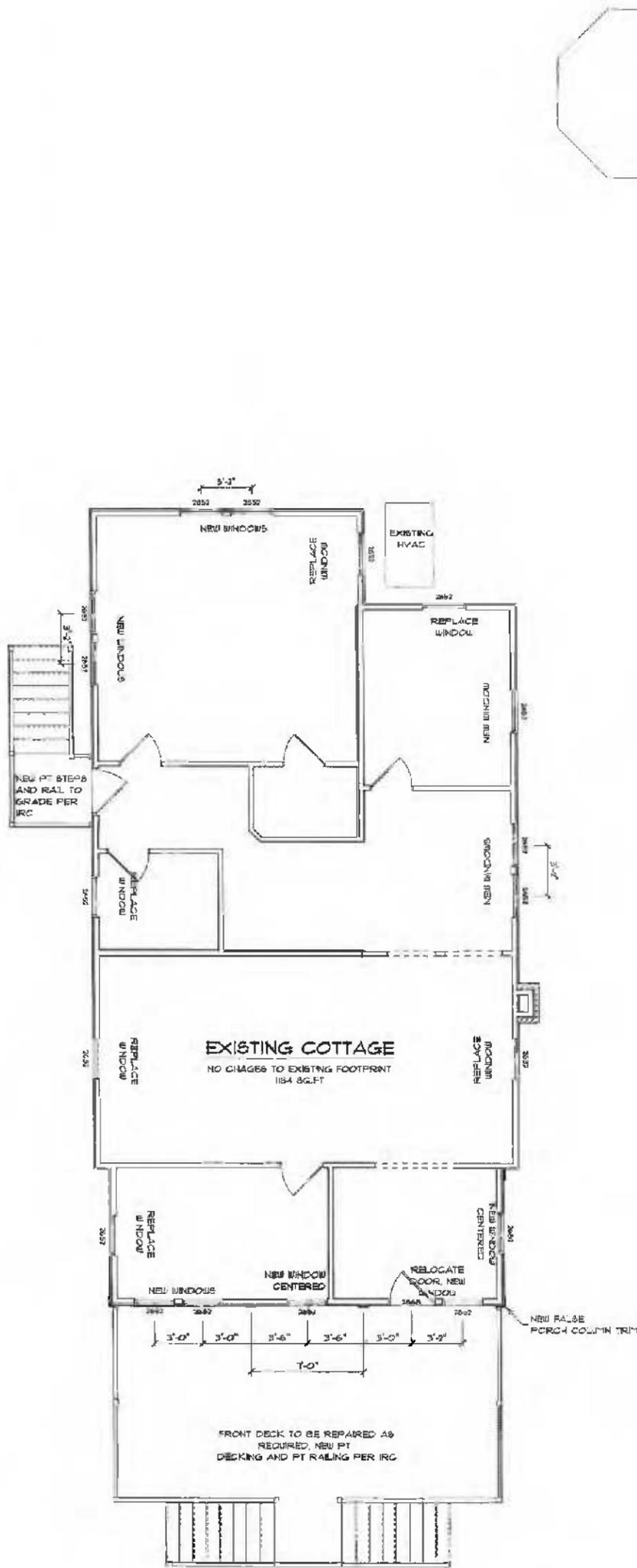
OPTION #1 PORCH RESTORATION WITH ADDITION

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THE PORTER COTTAGE RENOVATIONS
 2668 GOLDBUG AVENUE
 SULLIVANS ISLAND, SOUTH CAROLINA

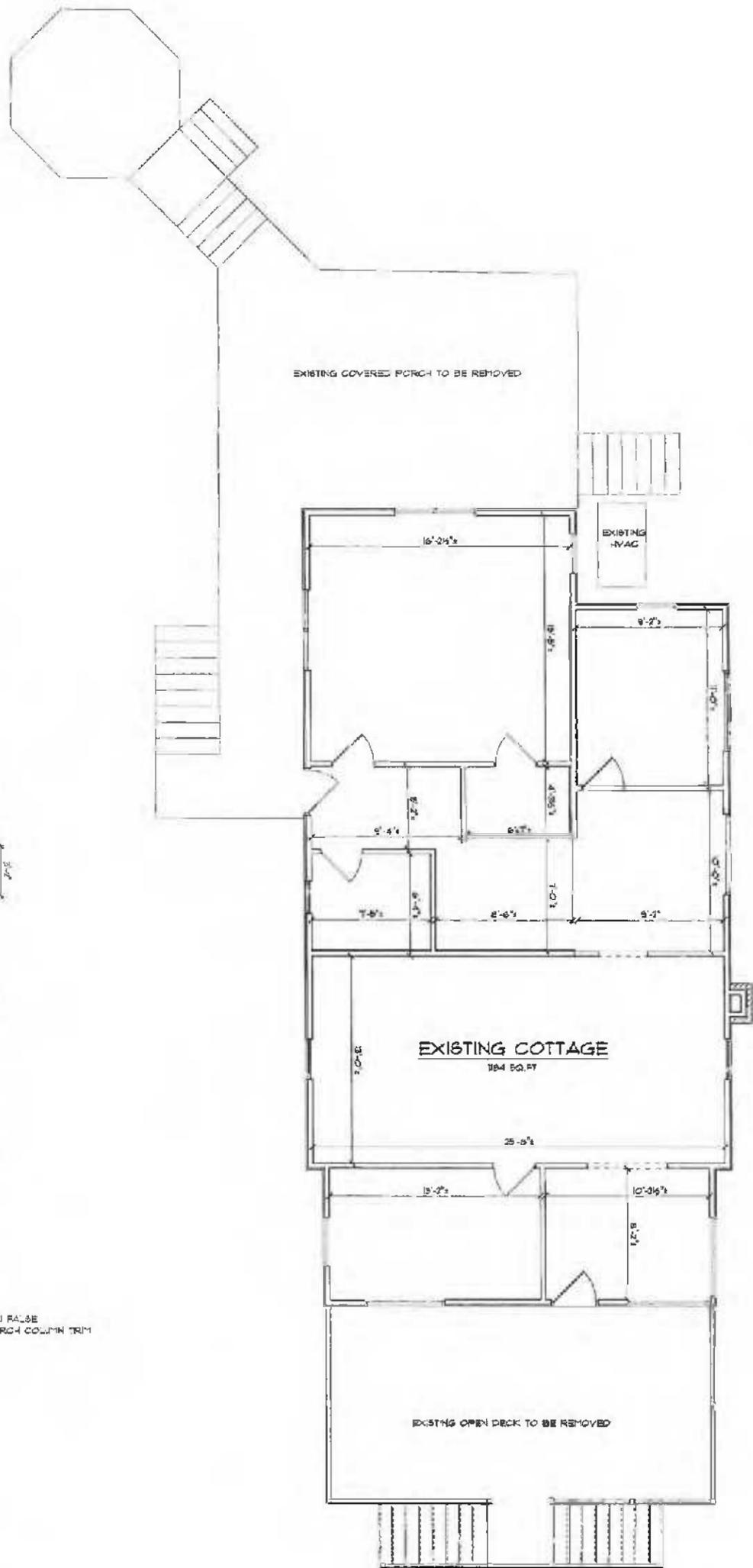

MW DESIGN
 01 843-410-5778
 803 843-931-8011
 CHARLESTON SC
 29407
 WWW.MWDESIGN.COM

PORTER
 COTTAGE
 DRAWN BY: FCB
 DATE: 3/5/2016
 JOB NO.: 15-2899

E4



PROPOSED FLOOR PLAN OPTION 2
SCALE: 1/4" = 1'-0"



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

OPTION #2 NO FOOTPRINT CHANGES, RESTORATION ONLY

E2.1

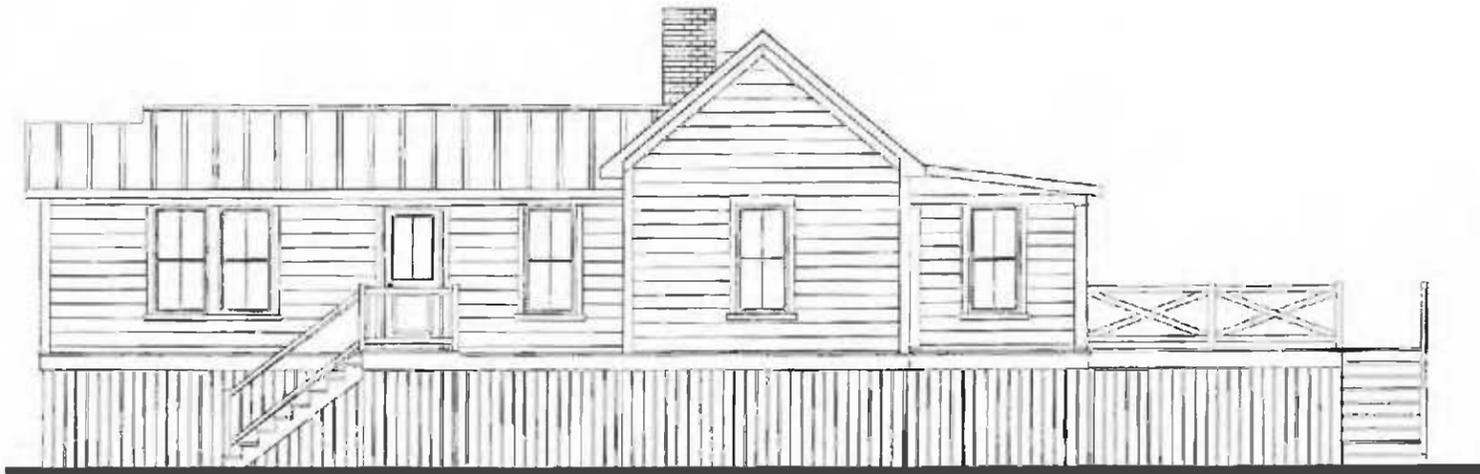
OPTION 2
FLOOR PLANS

DATE: 10-29-2019
SHEET NO: 17/2006

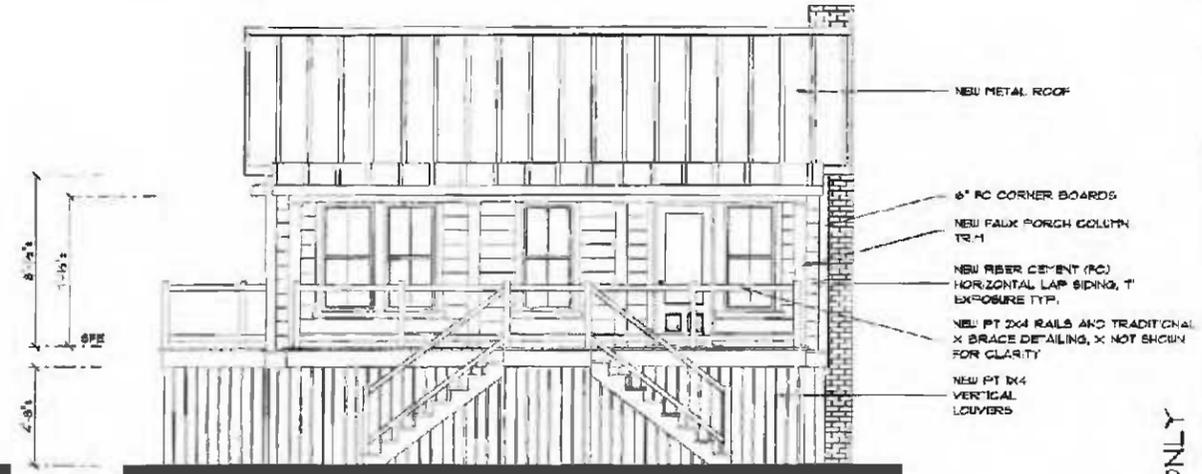
PORTER
COTTAGE

DESIGN
0163-1167876
1010 S. 11th St.
Charleston, SC 29401
WWW.MWDESIGN.COM

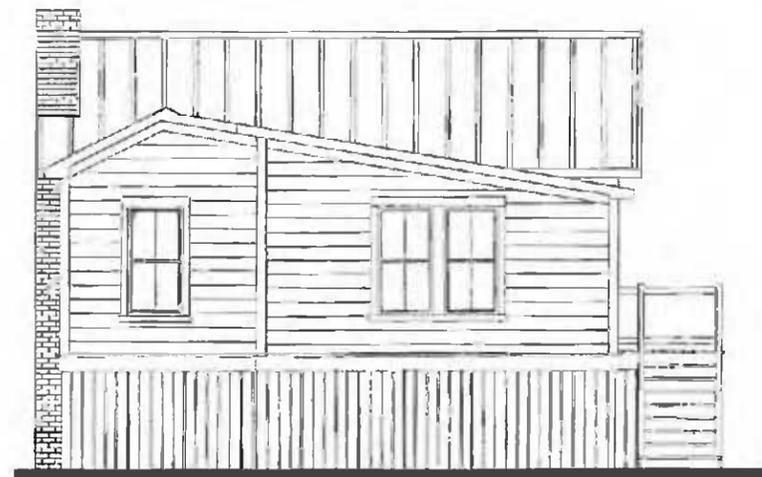
STRUCTURAL ENGINEERING & DESIGN BY MW DESIGN, LLC FOR:
THE PORTER COTTAGE RENOVATIONS
2668 GOLDBUG AVENUE
SULLIVANS ISLAND, SOUTH CAROLINA



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



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



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



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

OPTION #2 NO FOOTPRINT CHANGES, RESTORATION ONLY

STRUCTURAL ENGINEERING & DESIGN BY MW DESIGN, LLC FOR
THE PORTER COTTAGE RENOVATIONS
 2668 GOLDBUG AVENUE
 SULLIVANS ISLAND, SOUTH CAROLINA



PROJECT NAME
PORTER COTTAGE

DESIGNED BY: **PCB**

DATE: **1/17/2018**

JOB NO: **18-001**

FILE

HEET
E2.2