

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, 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

**APPLICATION
TO SULLIVAN'S ISLAND DESIGN REVIEW BOARD
(FORM A)**

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

Project Address: 209 STATION 17
 Submittal Date: 3/18/16
 Meeting Date: 4/20/16 Parcel I.D. (TMS#): 523-12-00-064
 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: JOHN FREDELLA Architect / Designer: RON DENON / ADD DWELLINGS GROUP
 Address: _____ Contact #: 843-856-5022
 email: _____ email: ron@add-dwelling.com
 email: _____ Contractor: _____
 Contact #: _____ Contact #: _____
 email: _____ email: _____

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

NEW SPR HOME - WOOD FRAME WITH CEMENT FIBERBOARD SIDING & TRIM,
METAL ROOF ALL ON SNOW FACED CMU PIERS.

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>RONALD J DENON 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.	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 209 STATION 17

Submittal Date 3/18/16

Meeting Date: 4/20/16

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>11,229</u> sf
Lot Width:	<u>90'</u>
Lot Depth:	<u>125'</u>
Flood Zone / Base Flood Elevation:	<u>VE 16</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>1900</u> sf
Accessory Building Footprint:	<u>0</u> sf
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>817</u> sf
Open Decks / Steps:	<u>500</u> sf
Pool / Patio:	<u>330</u> sf
Drives / Walks:	<u>0</u> sf
Other Impervious Coverage:	<u>0</u> sf
Total Impervious Coverage	<u>3547</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>1900</u> sf
Second Floor	<u>1788</u> sf
Third Floor	<u>0</u> sf
Accessory Building	<u>0</u> sf
Total Principal Building Square Footage:	<u>3678</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 PIERS</u>	Roof: <u>STANDING SEAM METAL</u>
Walls: <u>HARDI PLANK</u>	Windows: <u>CLAD DOUBLE HUNG</u>
Trim: <u>HARDI TRIM</u>	Doors: <u>CLAD FRENCH / 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

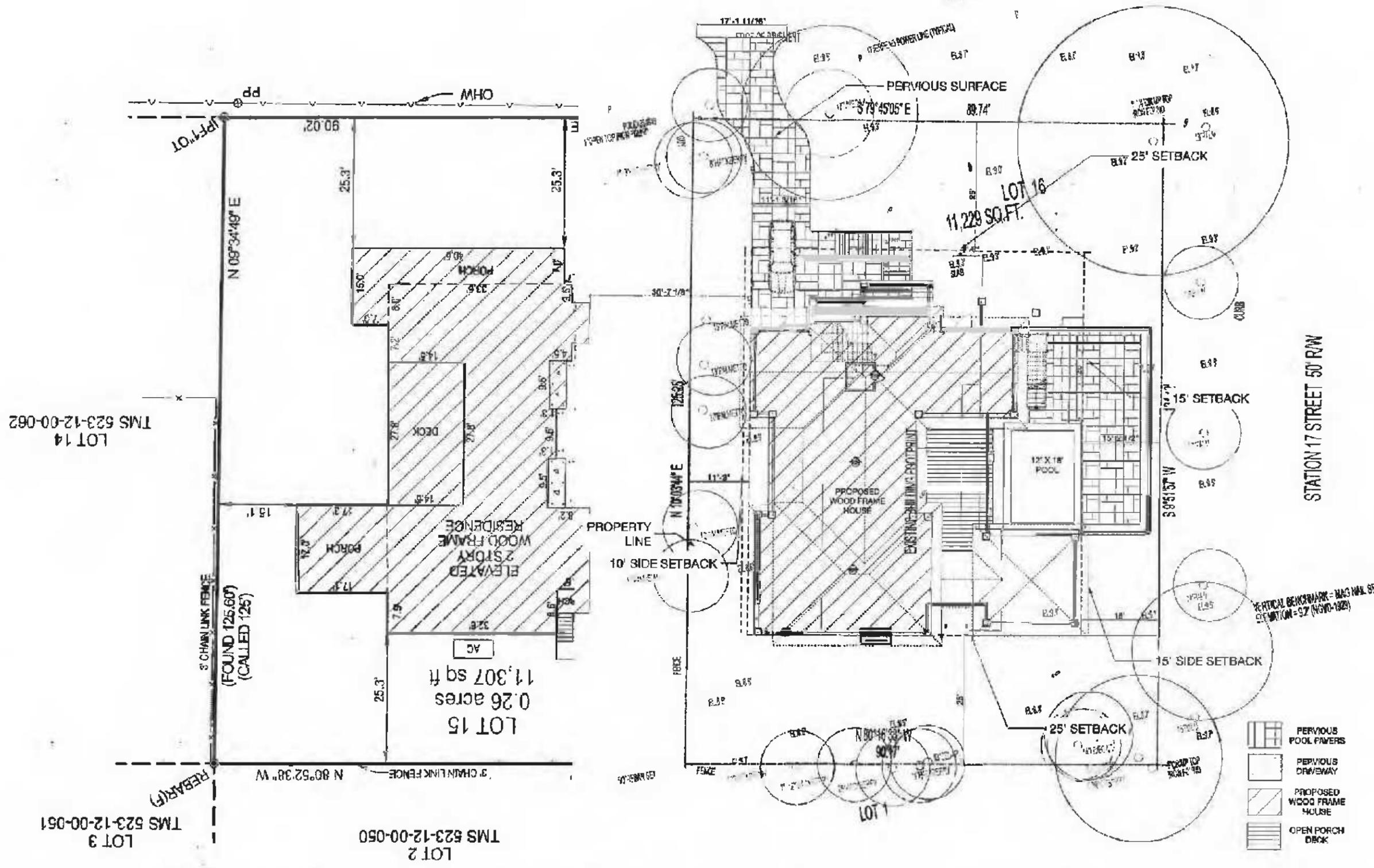
2050-B Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 209 STATION 17

Submittal Date: 3/18/16

Meeting Date: 4/20/16

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in FL/ 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: 10' / 15' min.; 35' comb.		25%	8.75'	25%	8.75'
	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 1852.9 sf		20% 374.5 sf	27.1	1.5%	1900
	G	21-25 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 3022.9 sf		25% 755.73 sf	655.1	21.77%	3678
	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			



SITE PLAN STUDY WITH ADJACENT PROPERTY



209 CONST. DOC

#Architect Address 1

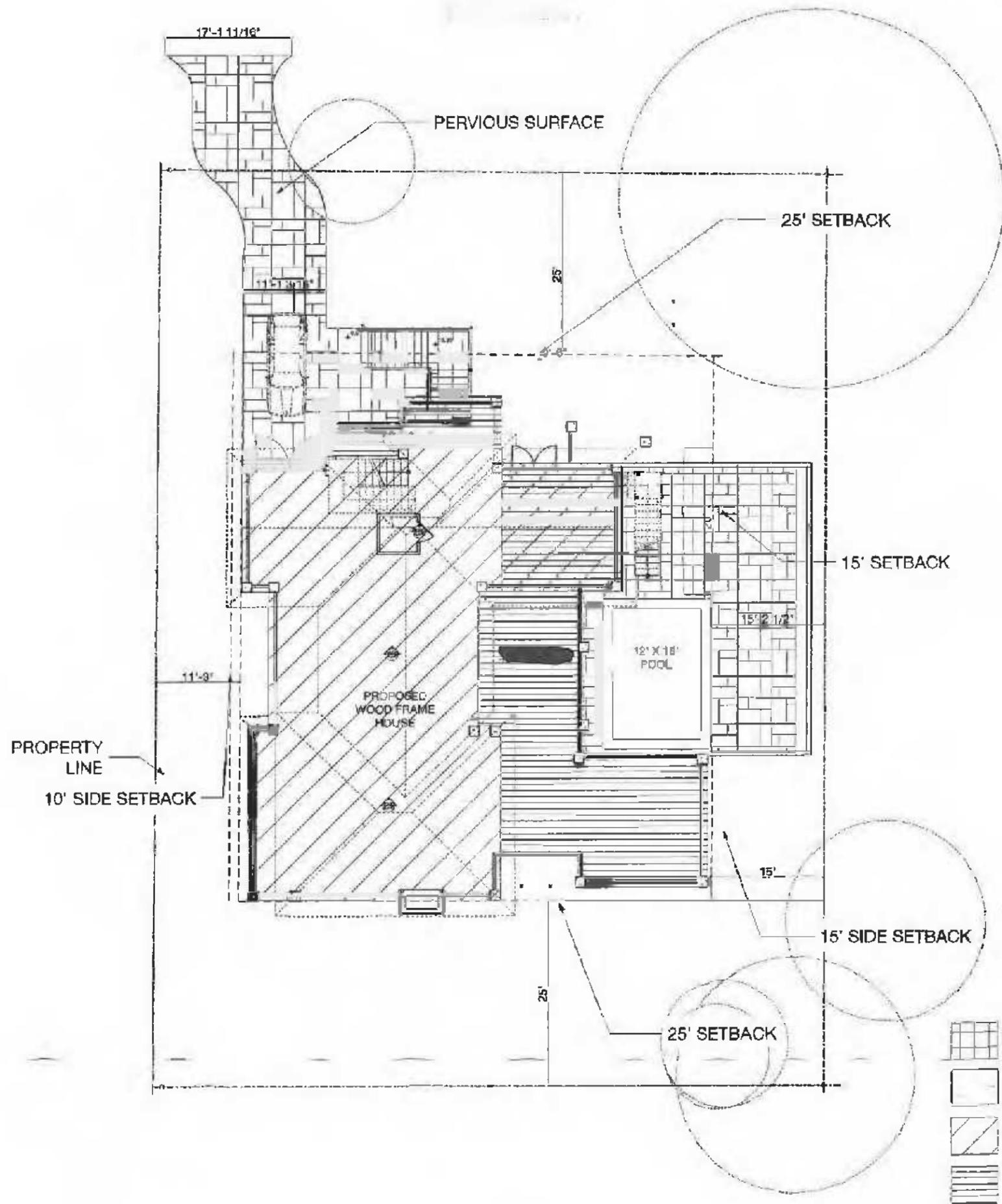
#Client Company

MARK	DATE	DESCRIPTION
		#PROJECT STATUS

PROJECT NO #P11

COPYRIGHT
#Architect Name 2010

SHEET TITLE
SITE PLAN STUDY WITH ADJACENT PROPERTY



- PERVIOUS POOL PAVERS
- PERVIOUS DRIVEWAY
- PROPOSED WOOD FRAME HOUSE
- OPEN PORCH DECK

SITE PLAN



QUANTITY ZONING REQUIREMENTS
 LOT SIZE - 11,229 SQ. FT.
 ZONING - RESIDENTIAL SINGLE-FAMILY
 BUILDING BY "BACKS"
 FRONT - 20'
 SIDES - 25'
 REAR - 25' OVERALL (MINIMUM ONE SIDE)
 LOT COVERAGE:
 PRINCIPLE BUILDING (INCLUDES PORCHES) = 1900 SQ. FT.
 IMPERVIOUS (DRIVES, WALKS, PORCHES, ETC.) = 3547 SQ. FT.
 PRINCIPLE BUILDING SIZE = 1900 SQ. FT.

SOUTH CAROLINA
 SURVEYOR
 CHARLEY E. DWYER, P.L.L.C.
 NO. 2314

PLAT SHOWING
LOT 16, AREA F, FORT MOULTRIE
#209 STATION 17 STREET
 TOWN OF SULLIVAN'S ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA

SURVEYOR'S CERTIFICATION PREPARED FOR ADD DWELLING GROUP LLC
 I, CHARLEY E. DWYER, P.L.L.C., A PROFESSIONAL SURVEYOR, HAVE EXAMINED THE RECORDS OF THE DEPARTMENT OF REVENUE AND THE RECORDS OF THE COUNTY OF CHARLESTON, SOUTH CAROLINA, AND HAVE FOUND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 REFERENCES:
 T.M.E. 527-12-00-084
 DEED BOOK 0325, PAGE 098
 PLAT BOOK H, PAGE 112
 PLAT BOOK Q, PAGE 108

AREA ANALYSIS:

LOT AREA = 11,229 SF

PRINCIPAL BUILDING COVERAGE =
 $(0.15 \times 11,229) + (3771 \text{ sf} \times 0.05) = 1852.9 \text{ SF}$
 PRINCIPAL BUILDING COVERAGE PROVIDED = 1900.0 SF

PRINCIPAL BUILDING SQUARE FOOTAGE =
 $[(11,229 - 5,000) / 100] \times 10 + 2400 = 3022.9 \text{ SF}$
 PRINCIPAL BLDG SQ. FOOTAGE PROVIDED = 3678 SF (21.7% INCREASE)

IMPERVIOUS LOT COVERAGE =
 $(0.30 \times 11,229) + (3771 \text{ sf} \times 0.05) = 3557.25 \text{ SF}$

BUILDING COVERAGE AREA = 1900 SF
 COVERED PORCHES = 817 SF
 OPEN DECKS, STAIRS = 500 SF
 POOL = 330 SF
 DRIVEWAY AND WALKS = 0 SF
 IMPERVIOUS LOT COVERAGE PROVIDED = 3547 SF



209 CONST. DOC

#Architect Address 1

#Client Company

MARK	DATE	DESCRIPTION
		#Project Status

PROJECT NO: #Pn

COPYRIGHT
 #Architect Name 2010

SHEET TITLE

SITE PLAN



209 CONST. DOC

#Architect Address 1

#Client Company

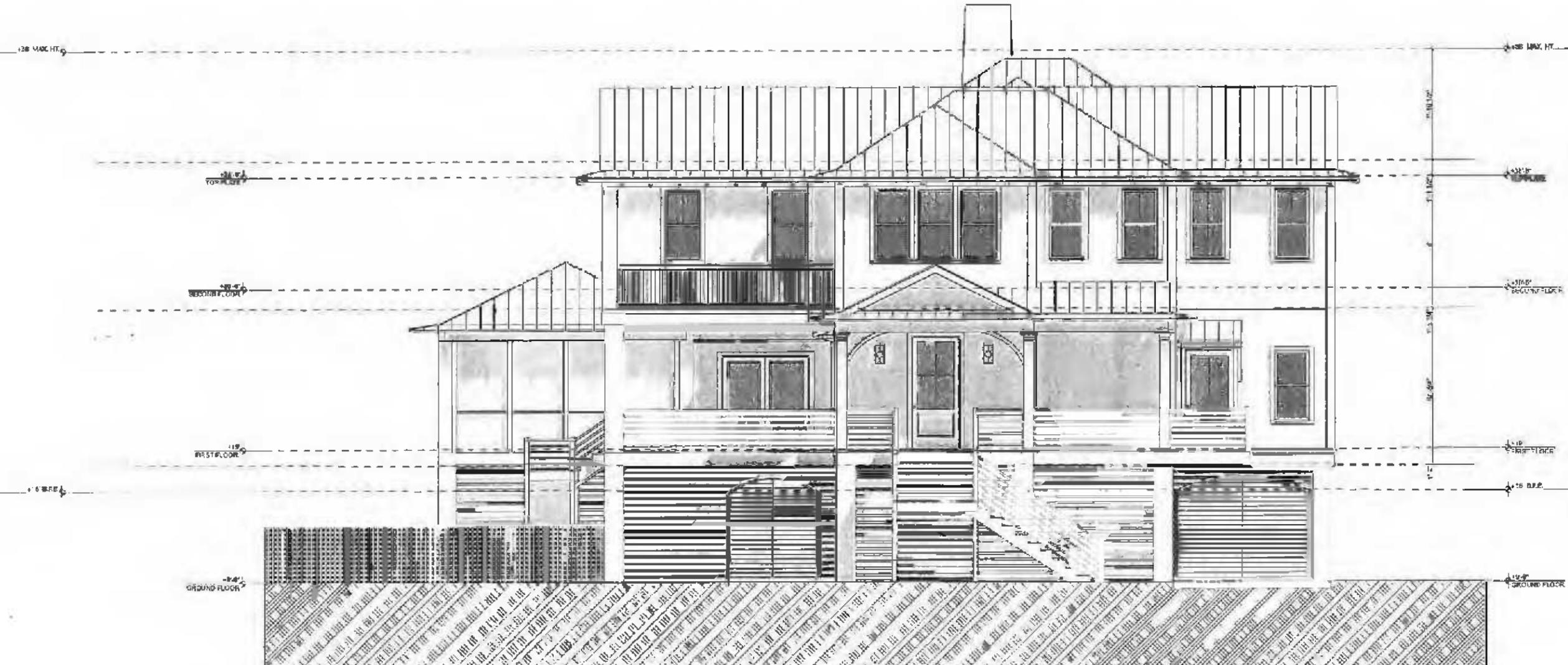
MARK	DATE	DESCRIPTION
		#Project Status

PROJECT NO: #Pn

COPYRIGHT
#Architect Name 2010

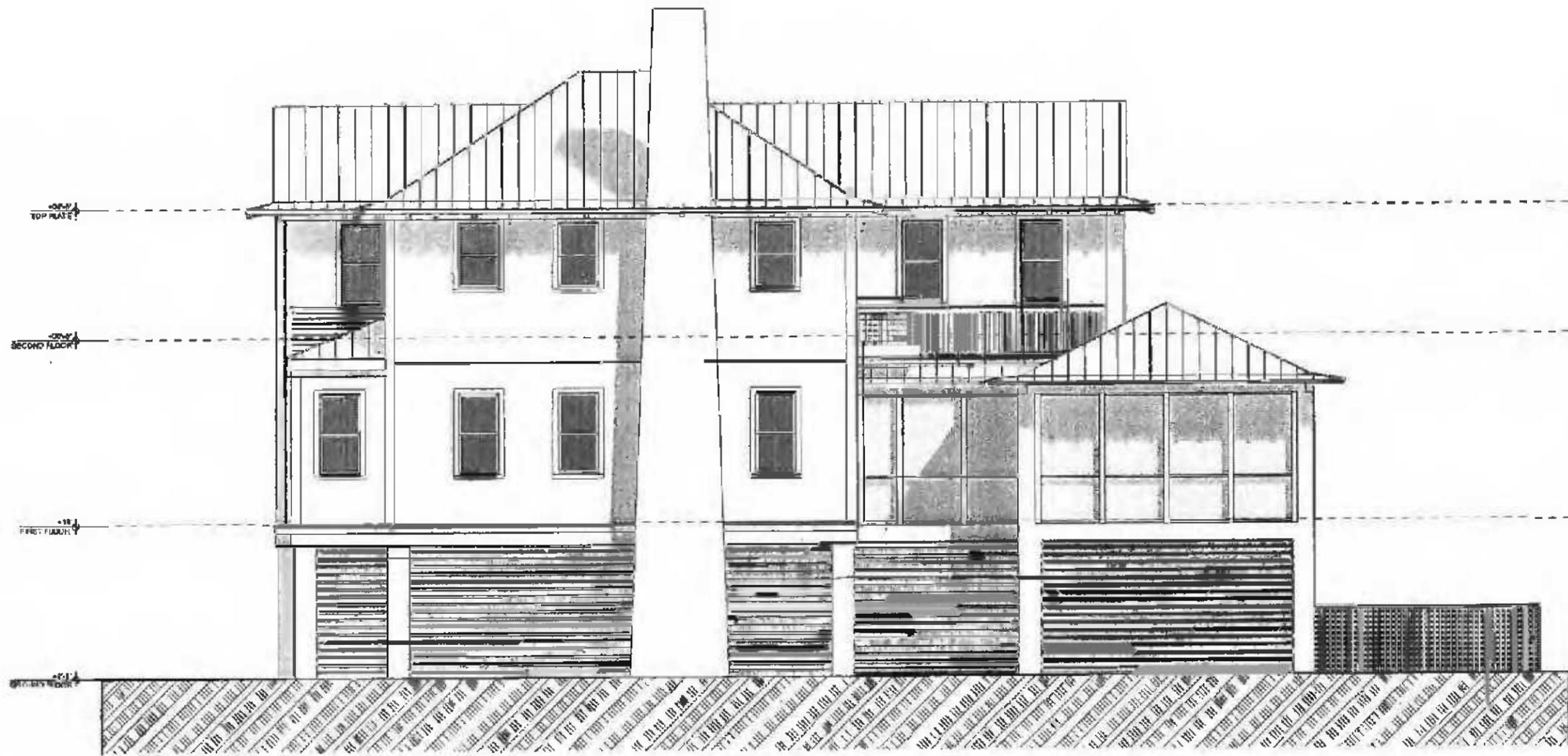
SHEET TITLE

FRONT ELEVATION



FRONT ELEVATION

1/4" = 1'



REAR ELEVATION



209 CONST. DOC

#Architect Address 1

#Client Company

MARK	DATE	DESCRIPTION
#	#	#Project Status

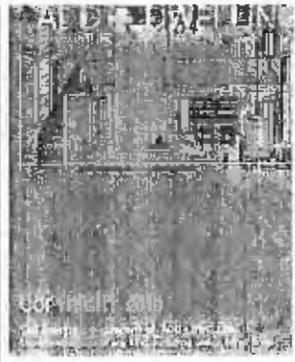
PROJECT NO: #

COPYRIGHT
#Architect Name 2013

SHEET TITLE

REAR

AS NOTED



209 CONST. DOC

#Architect Address 1

#Client Company

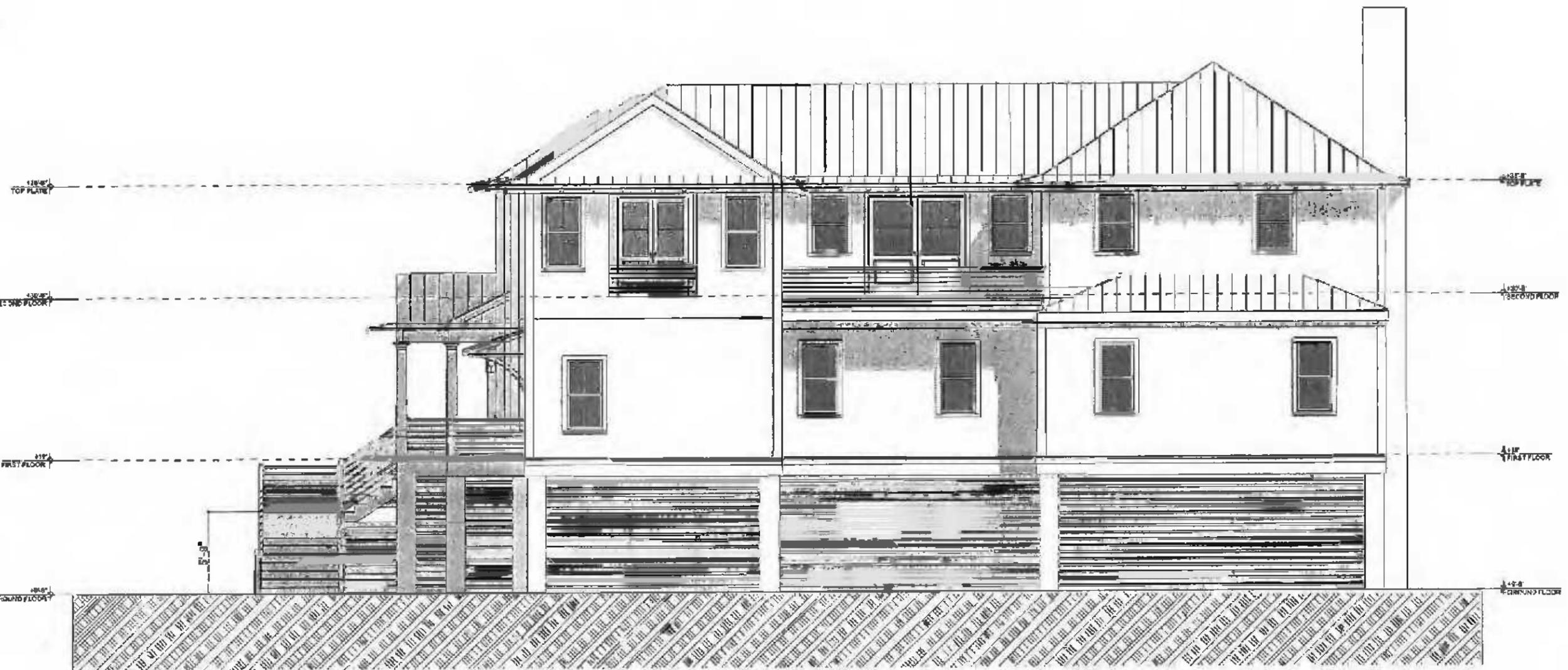
MARK	DATE	DESCRIPTION
#Project		#Project Status

PROJECT NO: 209

COPYRIGHT
#Architect Name 2010

SHEET TITLE

RIGHT ELEVATION

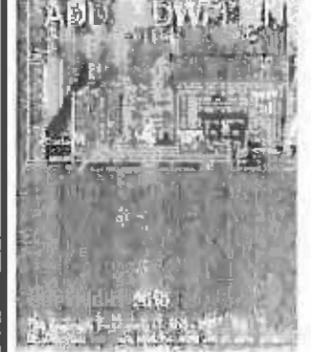


RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION



209 CONST. DOC

#Architect Address 1

#Client Company

MARK	DATE	DESCRIPTION
#1/#2/#3/#4		#Project Status

PROJECT NO: #770

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#Architect Name 2010

SHEET TITLE

LEFT ELEVATION

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: 6 CONQUEST AVE.

Submittal Date: MARCH 18, 2016

Meeting Date: APRIL 20, 2016

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: <u>6 CONQUEST AVE.</u>	
Submittal Date: <u>MARCH 18, 2016</u>	
Meeting Date: <u>APRIL 20, 2016</u>	Parcel I.D. (TMS#): <u>523-06-00-026</u>
Requested Approval (check ONE) <input type="checkbox"/> Conceptual <input type="checkbox"/> Preliminary <input checked="" type="checkbox"/> Final	
Check one:	
<input 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 <input checked="" type="checkbox"/> not designated as Historic Resource
	<input checked="" 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
<u>Addition / Alteration</u>	New Construction
Owner's Name: <u>CHRIS M'CRAGE</u>	Architect / Designer: <u>SANDLAPPER DESIGN GROUP</u>
Address: <u>6 CONQUEST AVE.</u>	Contact #: <u>843-882-8067</u>
<u>SULLIVAN'S ISLAND, SC</u>	email: _____
email: <u>CHRIS.M'CRAGE@YAHOO.COM</u>	Contractor: <u>TBD</u>
Contact #: <u>215-205-7585</u>	Contact #: _____
	email: _____
Enter a Brief Description of the Project and Scope of Work to be Performed: <u>ENCLOSING A PORTION OF A COVERED PORCH ON SOUTH SIDE; REMOVING SOME OF EXISTING DECKS/STAIRS ON NORTH SIDE, AND REPLACING WITH NEW DECKS AND STAIRS; ADDING IN-GROUND POOL & SPA ON NORTH SIDE.</u>	
I (We) submit that the above information is true to the best of My (Our) knowledge.	
<u>JIM HENSHAW / Sandlapper Design Group</u>	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>[Signature]</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 6 CONQUEST AVE.

Submittal Date MARCH 18, 2016

Meeting Date: APRIL 20, 2016

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet:	<u>17,445</u>	sf
Lot Width:	<u>49.78'</u>	
Lot Depth:	<u>194.51'</u>	
Flood Zone / Base Flood Elevation:	<u>AE / Elev. 114</u>	

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint:	<u>2,792</u>	sf
Accessory Building Footprint:	_____	sf
<hr/>		
Total Principal Bldg. Coverage Area:	<u>2,792</u>	sf
(Principal Building plus Accessory Structure)		

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area	<u>2,792</u>	sf
Covered Porches:	<u>600</u>	sf
Open Decks / Steps:	<u>036</u>	sf
Pool / Patio:	<u>912</u>	sf
Drives / Walks:	<u>NA</u>	sf
Other Impervious Coverage	<u>575</u>	sf
Total Impervious Coverage	<u>5,215</u>	sf
	<u>29.9%</u>	

Sec. 21-27 Principal Building Square Footage

First Floor	<u>2,836</u>	sf
Second Floor	<u>1,224</u>	sf
Third Floor	_____	sf
Accessory Building	<u>4,060</u>	sf
<hr/>		
Total Principal Building Square Footage:	<u>4,060</u>	sf
(Principal Building plus Accessory Structure)		

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

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

Foundation: CONCRETE PILING/SUCCO

Roof: STANDING SEAM COPPER

Walls: SIDING/WOOD FRAME

Windows: VINYL CLAD

Trim: PAINTED WOOD

Doors: CLAD/WOOD CASING

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.)

APR 20 1954
FEDERAL BUREAU OF INVESTIGATION
U. S. DEPARTMENT OF JUSTICE

4-17-54

4-17-54

4-17-54

4-17-54

4-17-54

APR 17 1954
FEDERAL BUREAU OF INVESTIGATION
U. S. DEPARTMENT OF JUSTICE

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RECEIVED
APR 17 1954
FEDERAL BUREAU OF INVESTIGATION
U. S. DEPARTMENT OF JUSTICE

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APR 17 1954
FEDERAL BUREAU OF INVESTIGATION
U. S. DEPARTMENT OF JUSTICE

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:

6 CONQUEST AVE.

Submittal Date:

MARCH 18, 2016

Meeting Date:

APRIL 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	✓	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: 157' Enter Result <u>2,662</u> sf		20% <u>532</u> sf	<u>130</u> sf	<u>4.8%</u>	<u>2,792</u> 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>3,675</u> sf		25% <u>918</u> sf	<u>385</u> sf	<u>10.5%</u> (includes exist roof overage)	<u>4,060</u> 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			

(reduction from previously approved design)

(reduction from previously approved design)

CONFIDENTIAL
EXCLUDED FROM AUTOMATIC
DOWNGRADING AND
DECLASSIFICATION

CONFIDENTIAL
EXCLUDED FROM AUTOMATIC
DOWNGRADING AND
DECLASSIFICATION

CONFIDENTIAL - SECURITY INFORMATION

CONFIDENTIAL

CONFIDENTIAL - SECURITY INFORMATION

CONFIDENTIAL
EXCLUDED FROM AUTOMATIC
DOWNGRADING AND
DECLASSIFICATION

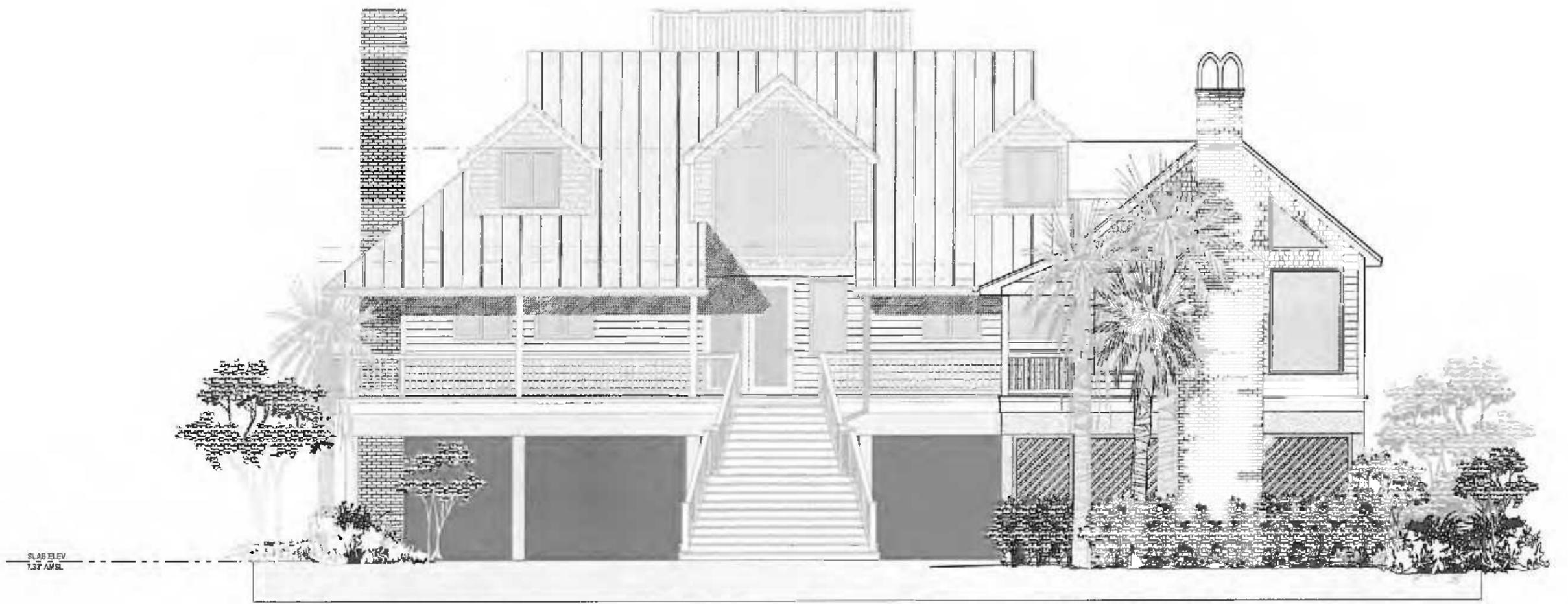
CONFIDENTIAL - SECURITY INFORMATION

CONFIDENTIAL

CONFIDENTIAL

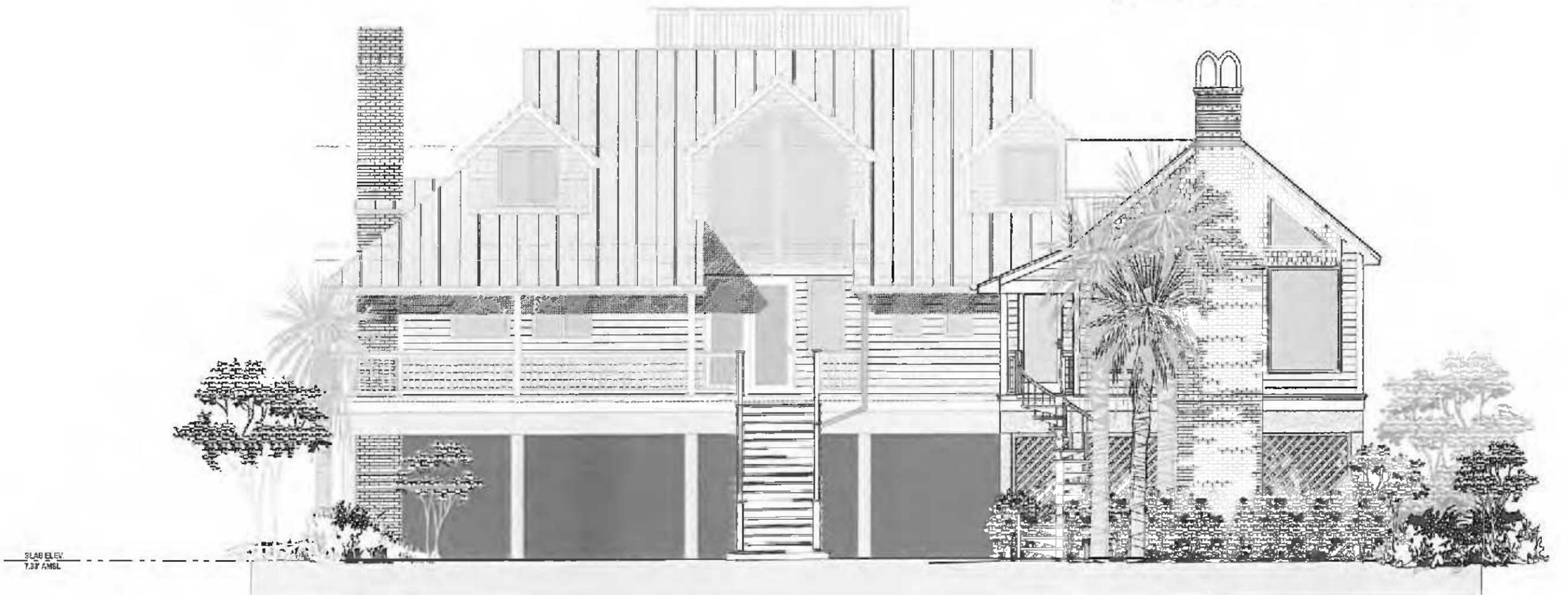




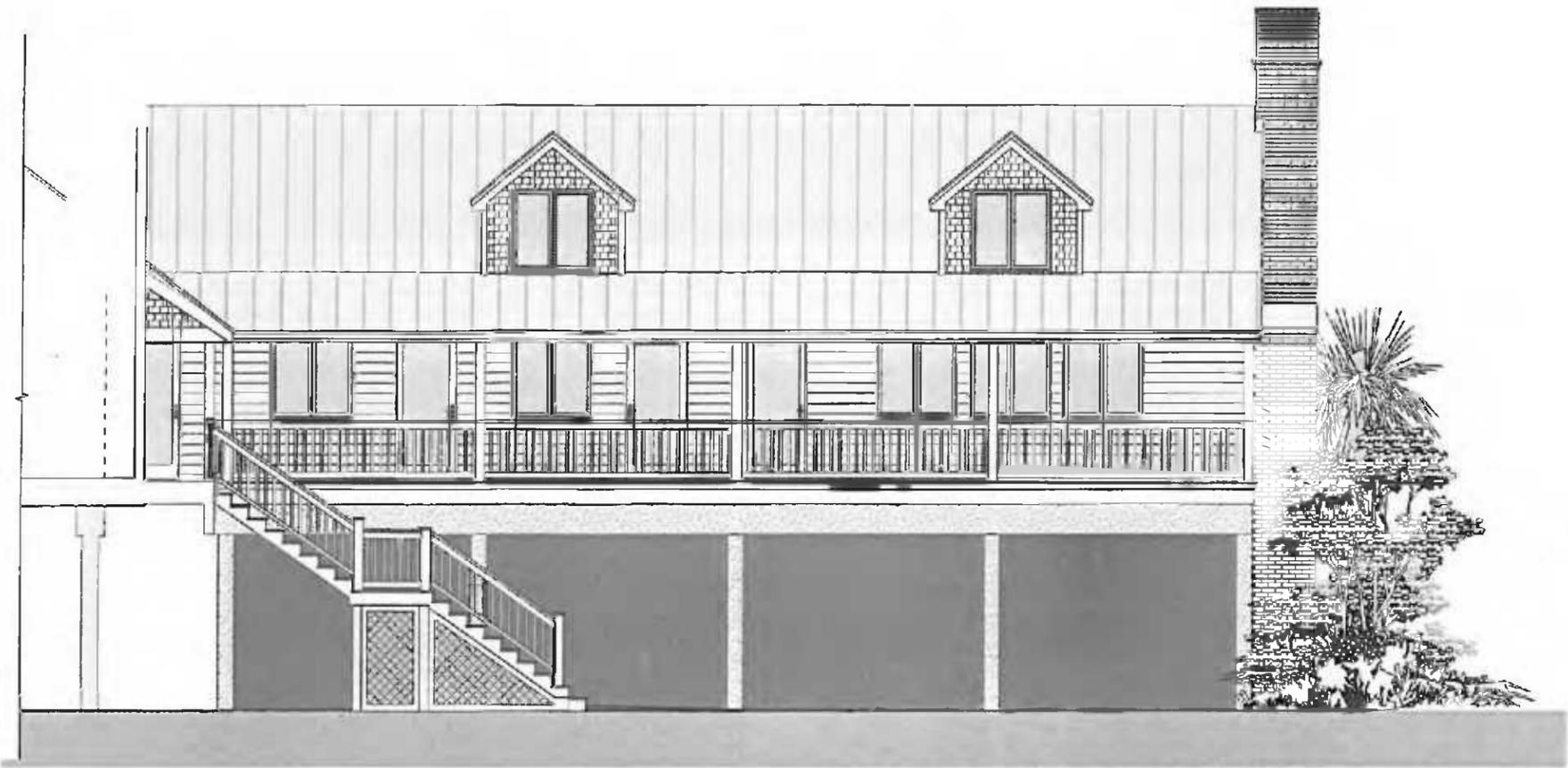


① Existing Front Elevation
Facing Conquest Ave.

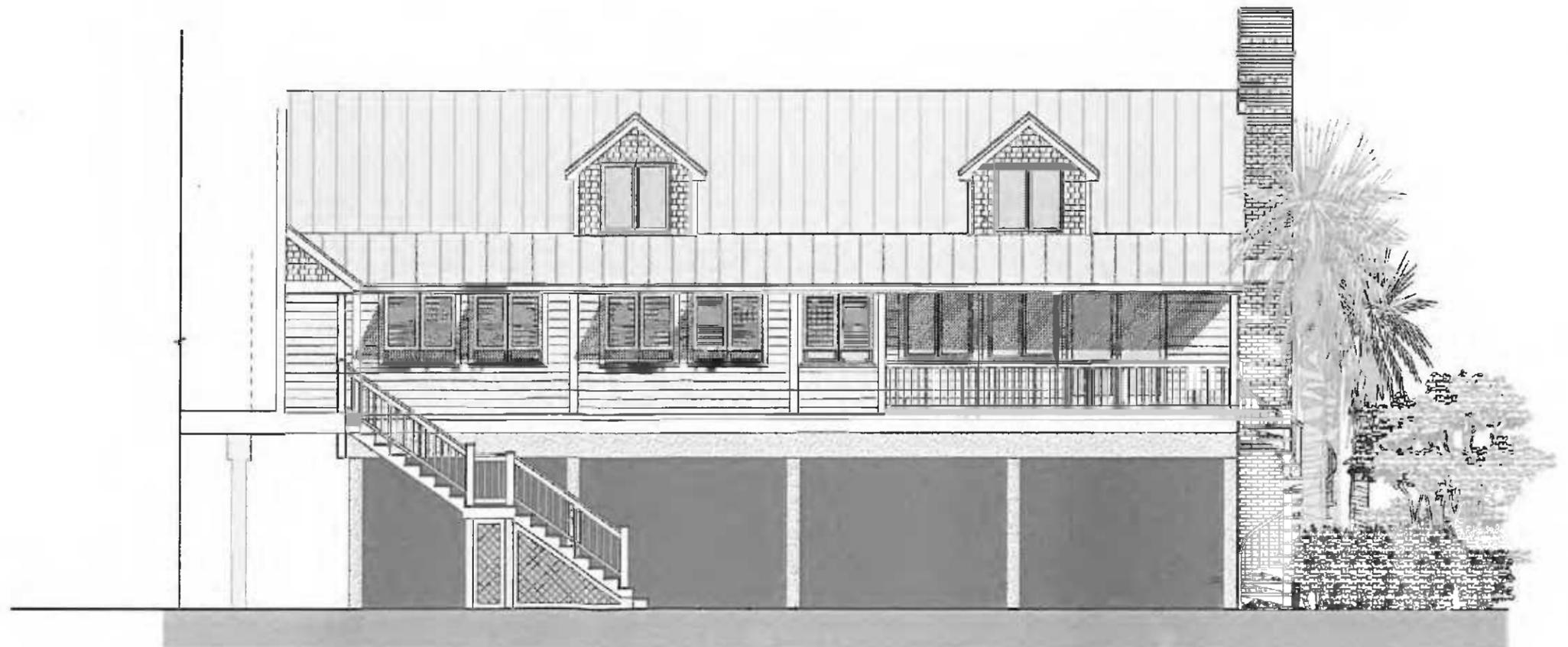
Scale: 1/4" = 1'-0"

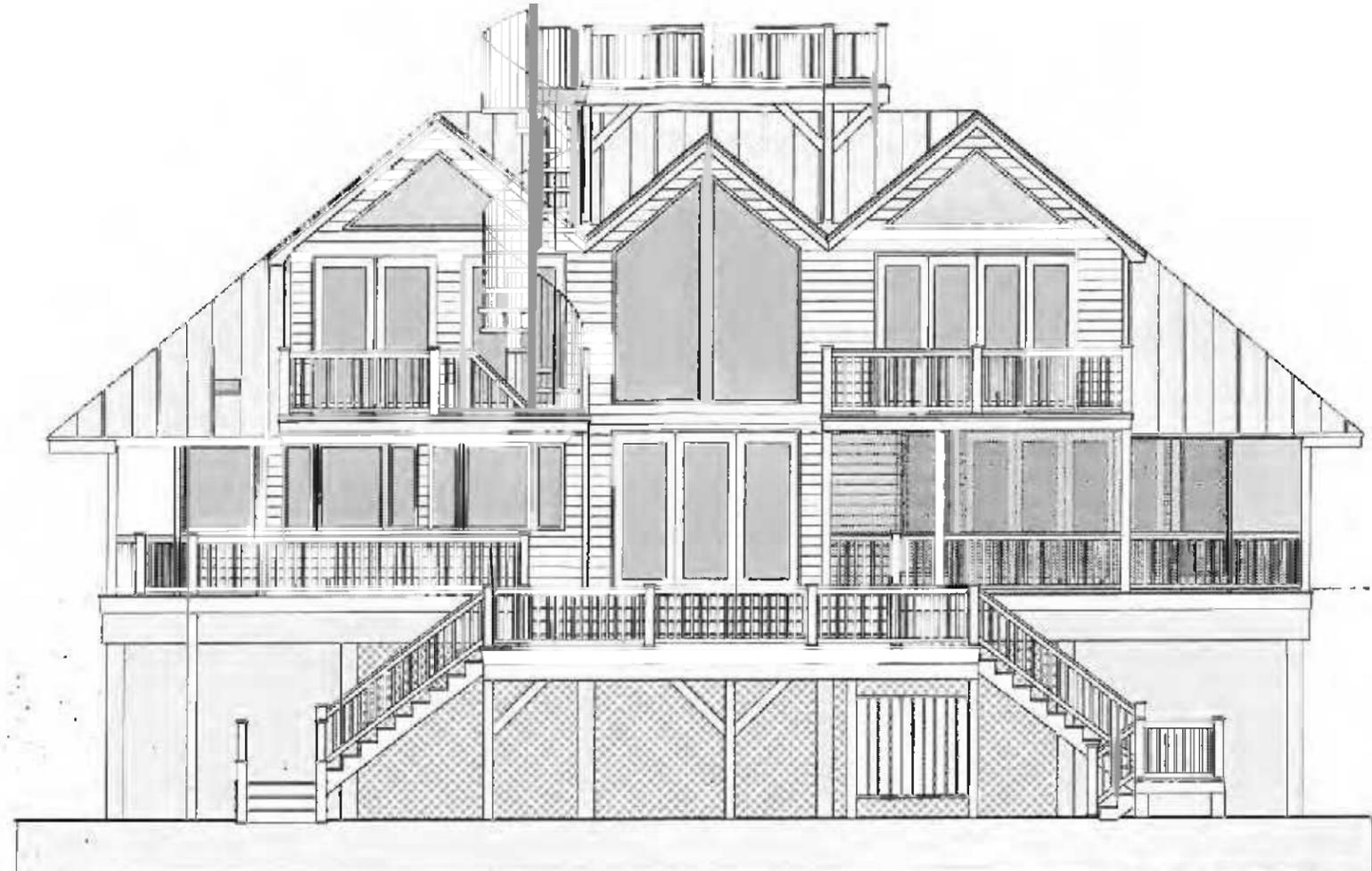


SLAB ELEV
7.37' AMSL



1 Existing Side Elevation (Addition)
Facing Entry Court Scale: 1/4" = 1'-0"





SLAB ELEV.
7.55' ANGL.

1 Existing Rear Elevation
Facing Entry Court

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



SLAB ELEV.
7.57' ANGL.

FINAL SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

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

Project Address: 2816 Marshall Blvd
 Submittal Date: 3-14
 Meeting Date: _____

Requested Approval:	<input type="checkbox"/> Conceptual	<input type="checkbox"/> Preliminary	<input checked="" type="checkbox"/> Final
---------------------	-------------------------------------	--------------------------------------	---

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

The following items shall be included in the Final Submittal:

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

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

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

Project Address: _____

2816 Marshall Blvd

Submittal Date: _____

3-14

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%			
	G	21-26 Impervious Coverage	as per formula: Enter Result _____ sf		25%			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4012</u> sf	✓	20%	<u>802.4</u> sf	<u>13.3</u>	<u>4544</u>
	I	21-28 Third Story	as per formula: Enter Result _____ sf		20%			
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			

**APPLICATION
TO SULLIVAN'S ISLAND DESIGN REVIEW BOARD
(FORM A)**

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 863-3198

Project Address: 2816 Marshall Blvd
 Submittal Date: 3-14
 Meeting Date: _____

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 is: _____ designated as Historic Resource

Historic Survey #: _____

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

Owner's Name: GSSG Sullivan's Holdings Architect / Designer: CARL McCants
 Address: 2019 Middle Street Sullivan's Isl 29482 Contact #: 843-971-1251
 email: SAMrhodes@hotmail.com email: Mc3designs@comcast.net
 Contractor: Rhodes Residential Builders
 Contact #: 843-442-1162 Contact #: _____
 email: SAMrhodes@hotmail.com email: _____

Enter a Brief Description of the Project and Scope of Work to be Performed:
Turn 2nd Floor Attic space into heated SQ Footage.
Additional 532 SQ FT of heated space requested.
Relief of 13.3 percent increase of Allowable Heated SQ Footage.
No change or work to exterior of Home and no additional footprints requested.

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

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 663-3150

Project Address: _____

Submittal Date: _____

Meeting Date: _____

BREAKDOWN OF LOT COVERAGES

Lot Information	
Total Lot Size in Square Feet:	21,649 sf
Lot Width:	103.26
Lot Depth:	214.96
Flood Zone / Base Flood Elevation:	_____

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

Sec. 21-25 Impervious Coverages	
Principal Building Coverage Area	2722 sf
Covered Porches:	_____ sf
Open Decks / Steps:	_____ sf
Pool / Patio:	_____ sf
Drives / Walks:	_____ sf
Other Impervious Coverage	_____ sf
Total Impervious Coverage	4240 sf

Sec. 21-27 Principal Building Square Footage	
First Floor	2722 sf
Second Floor	1290 sf
Third Floor	_____ sf
Accessory Building	_____ sf
Total Principal Building Square Footage: (Principal Building plus Accessory Structure)	4012 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: Block Stucco Tabby

Walls: _____

Trim: Painted Treated Lumber

Roof: Standing Seam

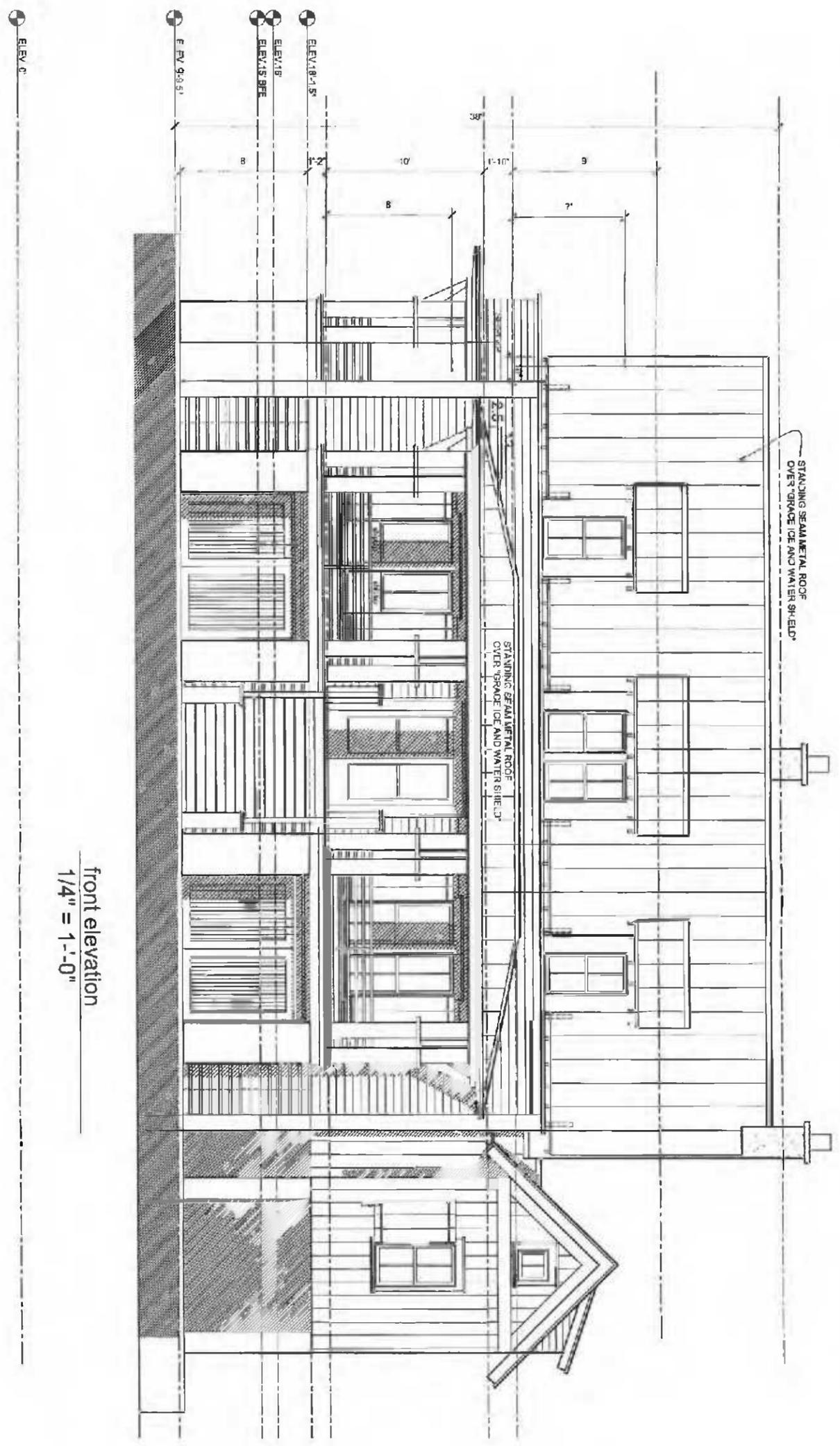
Windows: Andersen White

Doors: Andersen

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.

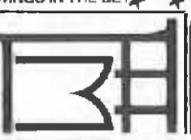
(check all that apply) Narrative attached Will discuss at presentation Not Applicable



front elevation
1/4" = 1'-0"

PROJECT
2816 MARSHALL BLVD.
SULLIVAN'S ISLAND, SC
SHEET NAME
FRONT ELEVATION

M3 DESIGNS
CARL MCANT
843 - 971 - 1
m3designs@gmail.com

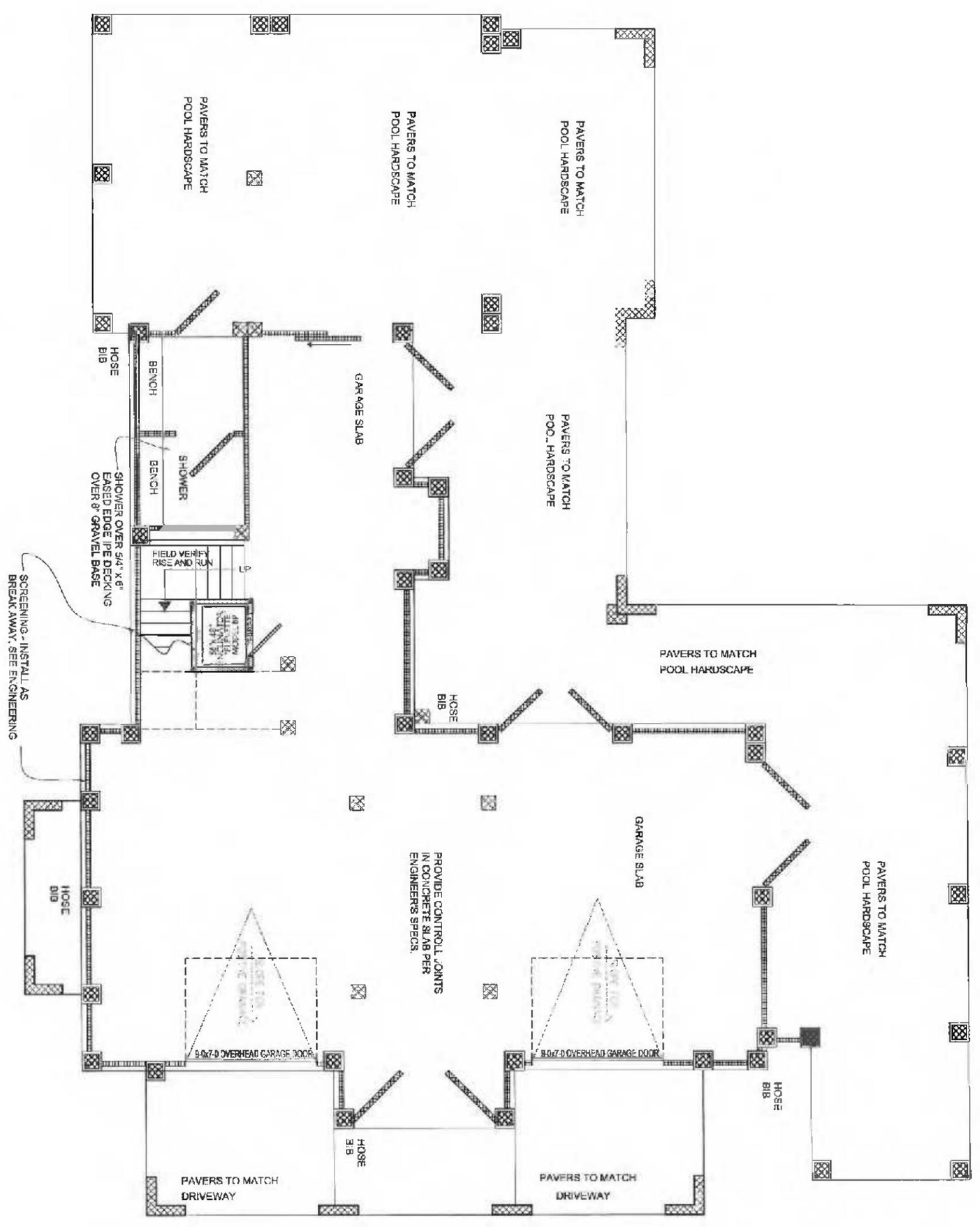


SQUARE FOOTAGE	
FIRST FLOOR	2722 sq.ft.
SECOND FLOOR	1290 sq.ft.
TOTAL HEATED	4012 sq.ft.

REVISIONS

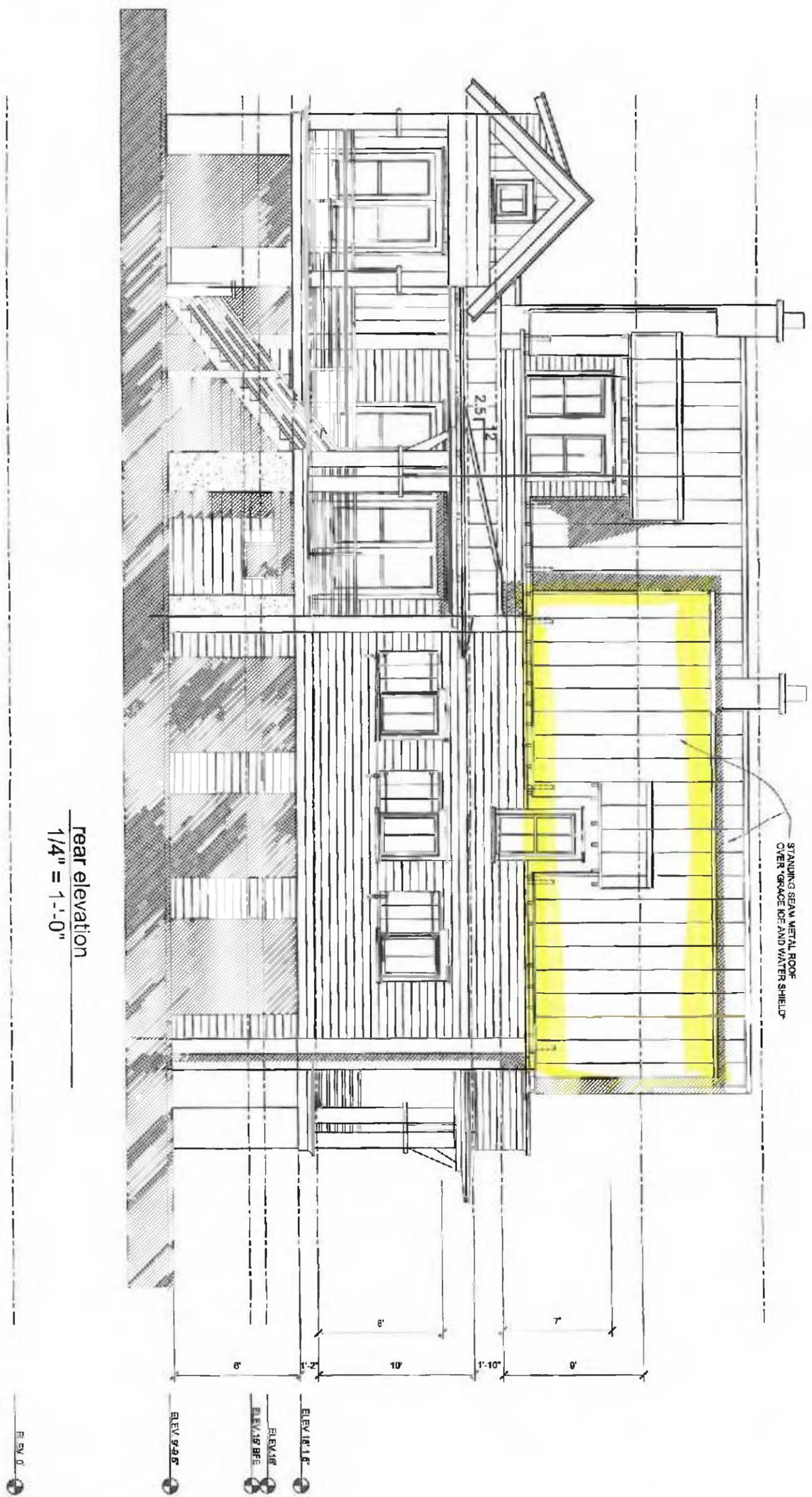
DATE
7-22-15

SHEET
7

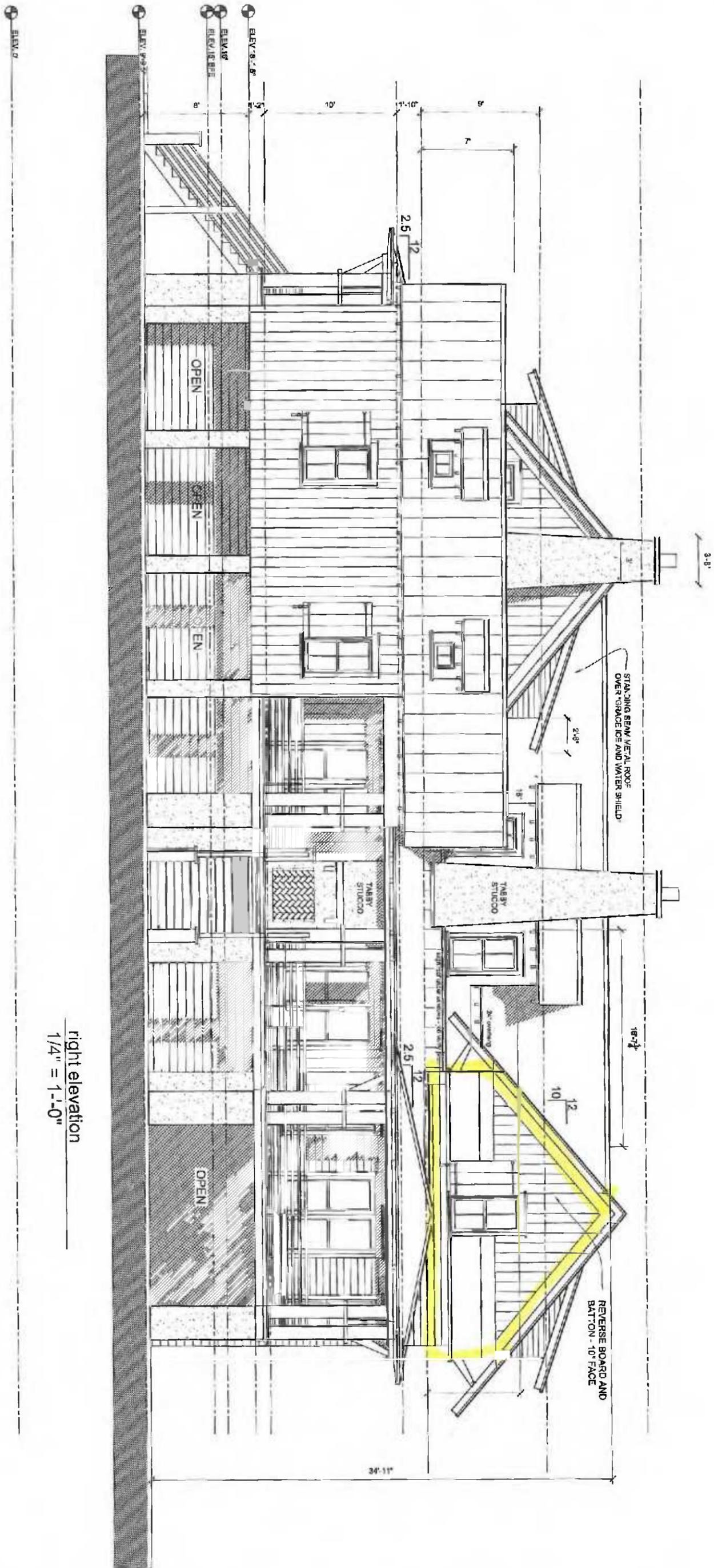


GARAGE PLAN
1/4" = 1'-0"

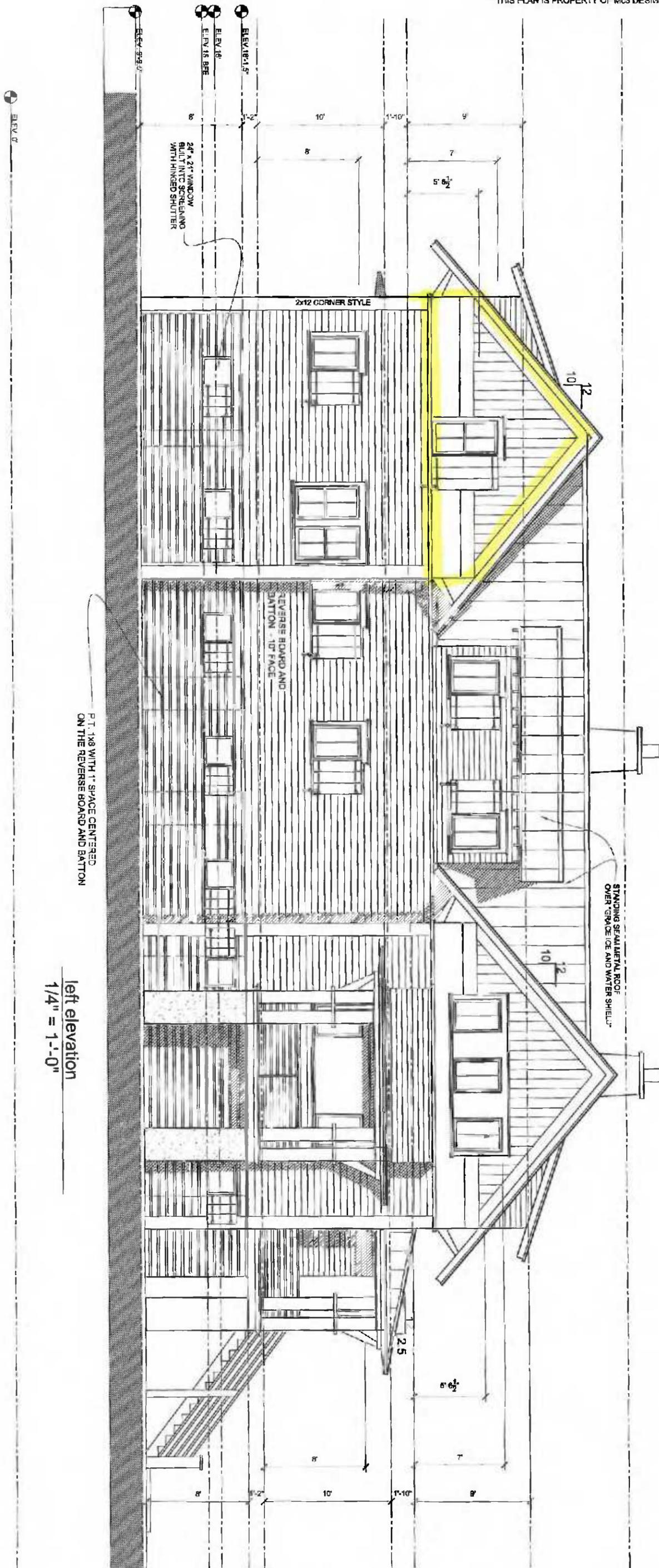




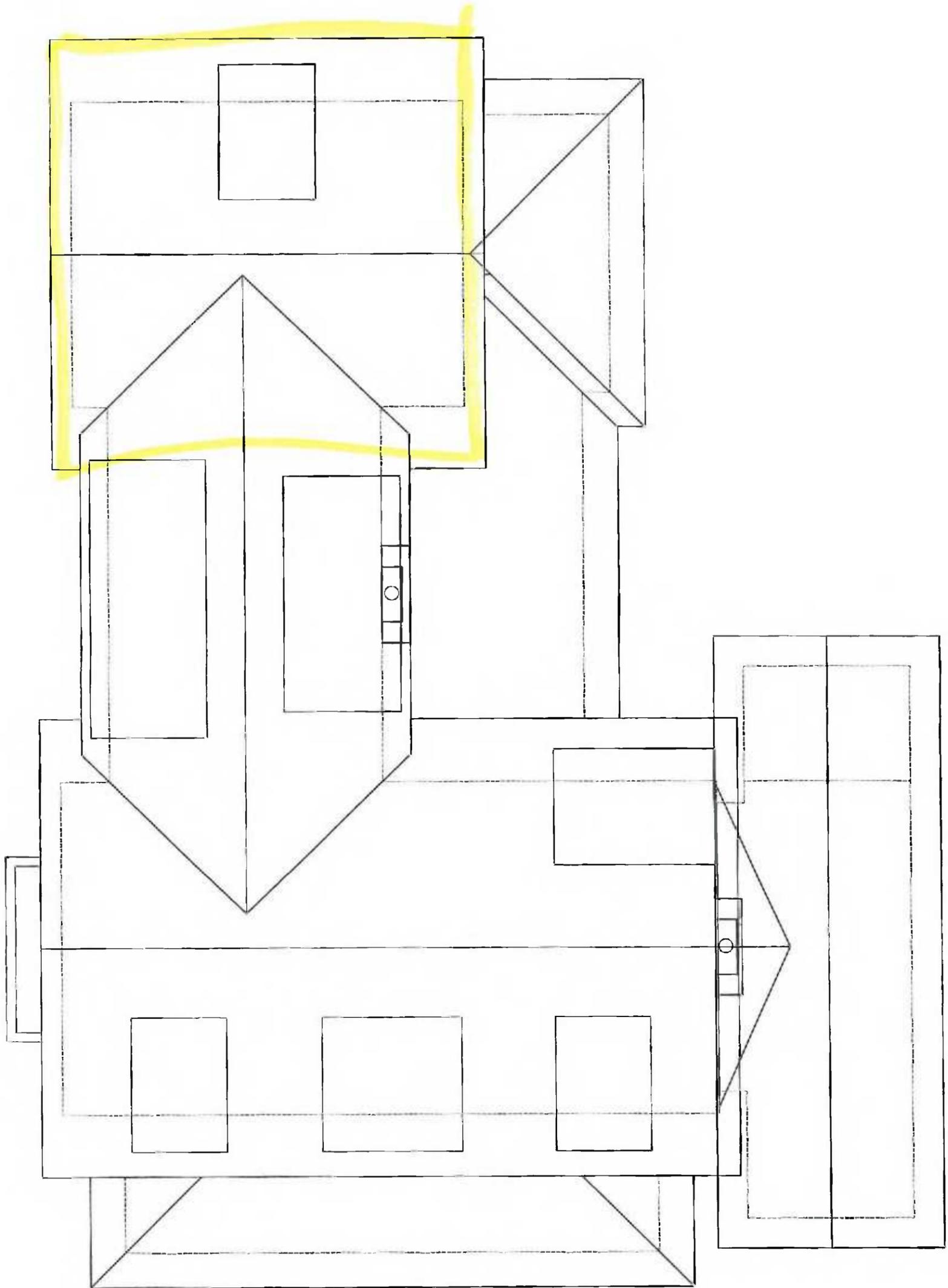
rear elevation
1/4" = 1'-0"



right elevation
1/4" = 1'-0"



P.T. 1x8 WITH 1" SPACE CENTERED ON THE REVERSE BOARD AND BATTON
 left elevation
 1/4" = 1'-0"



ROOF PLAN
1/4" = 1'-0"

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: 3003 Brownell Avenue

Submittal Date: _____

Meeting Date: _____

Requested Approval: Conceptual Preliminary Final

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

The following items shall be included in the Final Submittal:

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

Existing Proposed

Property address 3003 Brownell Ave.

Owner name Level Properties, LLC

Calculated by: Name Clarke Design Group
Address 353 N. Shelburne Blvd. Ste 270
City Myrtle Beach
State SC
Phone 843-329-0667

Based on survey by: John E Wade, Jr. RLS Dated: 2/23/16

TOTAL LOT SIZE IN SQ. FT. 15,000
Total high ground in sq. ft. (landward of critical line) 15,000
Total marsh in sq. ft. N/A

(If lot borders on the RC-1 or RC-2 area the critical line or the set back lines must be shown, if applicable, on the site plan and must be verified by a recent survey.)

N/A

Total footprint of enclosed principal building	<u>2,500</u>	sq. ft.	<u>16.6</u>	% of lot
Total other impervious surfaces	<u>3,256</u>	sq. ft.	<u>21.7</u>	% of lot
Total pervious hard surfaces		sq. ft.		% of lot
Total landscape surfaces (green space)	<u>9,244</u>	sq. ft.	<u>61.6</u>	% of lot
Total of above figures	<u>15,000</u>	sq. ft. =	<u>100</u>	% of lot

Total square footage of Principal Building 3,990

Total square footage allowed by ordinance 3,400

Total increase allowed by DRB, (if applicable) 4,250

Based upon review of the plans and survey provided,

I Phil Clarke certify that the calculations provided on this certification are correct.

Signature  Date 3/18/16

Note

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

See attached explanation for lot coverage requirements.

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

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

(FORM A)

Project Address: 3005 Brunell Ave
 Submittal Date: _____
 Meeting Date: _____ Parcel I.D. (TMS#): 529-12-00-084

Requested Approval (check ONE) Conceptual Preliminary Final

Check one:

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

Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name Level Properties, LLC Architect / Designer: _____
 Address: 1032 Chuck Parley Blvd Contact #: _____
Suite 103 email: _____
 email: john@levelbuildingprojects.com Contractor: Same as Owner and
 Contact #: 843-412-9226 Contact #: 912-660-6085 Marsh Contracting
 email: benjamin@marshcontracting.com Benjamin Boyd

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.	Owner is not Applicant:	Fee Received by _____
	I (We) hereby appoint the person named as Applicant as My (Our) agent to represent Me (Us) in this application.	
Print Applicant's Name _____	Owner's Signature _____	check # _____
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 3003 Brownell Ave. Sullivan's Island SC 29482

Submittal Date _____

Meeting Date: _____

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet: 15,000 sf
 Lot Width: 100'
 Lot Depth: 150'
 Flood Zone / Base Flood Elevation: VE 17

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint: 2,500 sf
 Accessory Building Footprint: _____ sf

 Total Principal Bldg. Coverage Area: 2,500 sf
 (Principal Building plus Accessory Structure)

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area 2,500 sf
 Covered Porches: 930 sf
 Open Decks / Steps: 270 sf
 Pool / Patio: 654 sf
 Drives / Walks: 56 sf
 Other Impervious Coverage _____ sf
 Total Impervious Coverage 4,410 sf

Sec. 21-27 Principal Building Square Footage

First Floor 2,500 sf
 Second Floor 1,490 sf
 Third Floor _____ sf
 Accessory Building _____ sf

 Total Principal Building Square Footage: 3,990 sf
 (Principal Building plus Accessory Structure)

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

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

Foundation: Tabby Roof: Metal
 Walls: Hard: Artisan Lap and Boards Batten Windows: Wood with Vinyl clad
 Trim: Elite treated, primed and painted Doors: Mahogany / wood with vinyl clad

Sec. 21-111 Standards of Neighborhood Compatibility

NOTE: Particular attention will be paid to the Standards of Neighborhood Compatibility. Please include a narrative addressing these standards 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:

3003 Brownell Ave.

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'	N/A	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>2,250</u> sf		20% <u>2,700</u> 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>3,400</u> sf		25% <u>4,250</u> sf			
	I	21-28 Third Story	as per formula: Enter Result _____ sf	N/A	15% _____ sf			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result _____ sf		100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result _____ sf		100%			
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatibility			
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor	✓	1 foot			
	N	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance	✓	Adjust for Neighborhood Compatibility			



GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE PRIOR TO COMMENCEMENT OF THE WORK, AND SHALL NOTIFY CLARKE DESIGN GROUP IMMEDIATELY OF ANY DISCREPANCIES AND/OR ANY EXISTING SITE CONDITIONS THAT ARE INCONSISTENT WITH THE DRAWINGS.

2. ALL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS RELATED TO OTHER DISCIPLINES. THE GENERAL CONTRACTOR SHALL CHECK AND COORDINATE DIMENSIONS AND CLEARANCES WITH THE WORK OF ALL TRADES.

3. THE DRAWINGS HEREIN ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO CONVEY ALL INFORMATION NECESSARY FOR CONSTRUCTION. CONTRACTOR SHALL COORDINATE SYSTEMS INSTALLATION REQUIREMENTS, ROUGH-IN CONNECTIONS, AND MATERIALS REQUIREMENTS FOR INSTALLATION.

RESIDENCE
 3003 BROWNELL AVE.
 SULLIVANS ISLAND, SC

INDEX:

- A101 SITE PLAN
- A102 GROUND FLOOR PLAN
- A103 FIRST FLOOR PLAN
- A104 SECOND FLOOR PLAN
- A201 ELEVATION
- A202 ELEVATION
- A203 ELEVATION
- A204 ELEVATION
- A205 ELEVATIONS

3.16.16

RESIDENCE
 3003 BROWNELL AVE, LOT 13, BLOCK 10

CLARKE DESIGN GROUP
 1000 JOHNNIE DODDS BLVD.
 STE. 103-194
 MT. PLEASANT, SC 29464
 843-529-0667
 WWW.CLARKEDESIGNGROUP.COM

CLARKE
 DESIGN GROUP

A100

NOTE: SEDIMENT CONTROL REQUIRED ON ALL SIDES @ PROPERTY LINE. MAXIMUM 20'-0" ACCESS POINT ALLOWED ALONG STREET.

NOTE: SEE LANDSCAPE PLANS FOR FINAL DRAINAGE REQUIREMENTS.

NOTE: TREE PROTECTION REQUIRED AT ALL PROTECTED TREES. INSTALL PER TOWN OF SULLIVANS ISLAND.

NOTE: WETLAND AND SILT FENCE BARRIER. CLARKE DESIGN GROUP, LLC IS NOT RESPONSIBLE FOR THE UPKEEP OF SILT FENCE, TREE PROTECTION OR WETLAND BARRIERS. GENERAL CONTRACTOR IS TASKED WITH THE DUTY OF MANAGING ALL SITE CONDITIONS INCLUDING THE ABOVE BUT NOT LIMITED TO MATERIAL STORAGE, CONTAINMENT OF TRASH AND WIND BLOWN DEBRIS.

NOTE: FINAL GRADING AND DRAINAGE SHALL NOT IMPACT ADJACENT PROPERTIES

NOTE: VE 17 FLOOD ZONE

CODE APPLICABILITY

1. THIS STRUCTURE HAS BEEN DESIGNED USING THE FOLLOWING BUILDINGS CODES & STANDARDS:
INTERNATIONAL RESIDENTIAL CODE 2012
2. THIS STRUCTURE COMPLIES WITH THE SEISMIC PORTIONS OF THE IRC 2012. SEISMIC CATEGORY D2. SSTD10 GOVERNS THE DESIGN.
3. ALL WORK TO BE IN ACCORDANCE WITH CURRENT APPLICABLE CODES & STANDARDS
4. EXTERIOR OPENINGS ARE REQUIRED TO MEET IRC 2012 GUIDELINES FOR DESIGN PRESSURE & IMPACT RESISTANCE.

6.6

BROWNELL AVENUE 80' R/W

NOTE: 5'X9' HVAC ON STAND AT 1'-0" ABOVE FLOOD LEVEL. SCREEN STAND AND UNITS FROM VIEW OF STREET.

LOT 12
BLOCK 10

N 35° 30' 22" W 150.00'

LOT 2
BLOCK 10

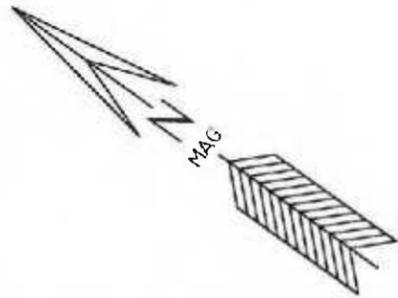
LOT 1
BLOCK 10

LOT 13
BLOCK 10
15000 SQFT

S 35° 30' 22" E 150.00'

N 54° 22' 55" E 100.00'

NOTE: DRAIN AWAY FROM HOUSE & NEIGHBORING PROPERTIES



SITE PLAN
SCALE: 1/16" = 1'

3.16.16

RESIDENCE
3003 BROWNELL AVE, LOT 13, BLOCK 10

CLARKE DESIGN GROUP
1000 JOHNNIE DODDS BLVD.
STE. 103-194
MT. PLEASANT, SC 29464
843-329-0667
WWW.CLARKEDESIGNGROUP.COM

CLARKE
DESIGN GROUP

A101

ELEV. 45'-11 1/2" - TOP OF ROOF

2x8 CJ

9'-1 1/2" WALL

ELEV. 31'-3" - TOP OF SUBFLOOR
16" OPEN WEB JOIST

10'-1 1/2" WALL

ELEV. 20'-2 5/8" - TOP OF SUBFLOOR
14" TJI
11 7/8" DRYWALL BEAM

ELEV. 17'-0" - VE 17 FLOOD ZONE

ELEV. 8'-3" - TOP OF GARAGE SLAB
ELEV. 8'-0" - FINAL GRADE



METAL ROOF @ 6/12 PITCH

BOARD AND BATTEN SIDING

METAL ROOF @ 4/12 PITCH

HARD ARTISAN SIDING AT 6" EXPOSURE

CLOSED LOUVER SHUTTERS

CLOSED LOUVER SHUTTERS

WOOD BAND WITH COPPER FLASHING

TABBY FINISH OVER BUILT-UP FOUNDATION

DECORATIVE BRACKETS AT CANTILEVER

REVERSE CARriage DOORS

WOOD STAIRS WITH HORIZONTAL RAILING

PROPERTY LINE

15'-0"
SIDE SETBACK

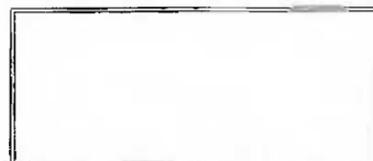
25'-0"
SIDE SETBACK

PROPERTY LINE

FRONT ELEVATION

SCALE: 1/8" = 1'

3.16.16



RESIDENCE
3003 BROWNELL AVE, LOT 13, BLOCK 10

CLARKE DESIGN GROUP
1000 JOHNNIE DODDS BLVD.
STE. 103-194
MT. PLEASANT, SC 29464
843-329-0667
WWW.CLARKEDESIGNGROUP.COM

CLARKE
DESIGN GROUP

A201



- METAL ROOF @ 5/12 PITCH
- BUMPS AND BATTEN SIDING
- METAL ROOF @ 4/12 PITCH
- HARDY ARTESIAN SIDING AT 6" EXPOSURE
- CLOSED LOUNER SHUTTERS
- WOOD BAND WITH COPPER FLASHING
- TASBY FINISH OVER BUILT-UP FOUNDATION
- DECORATIVE BRACKETS AT CANTILEVER
- WOOD BREAK-AWAY LOUVERS
- WOOD STAIRS WITH HORIZONTAL RAILING

- ELEV. 45'-11 1/2" - TOP OF RIDGE
- 2x8 CJ
- 9'-1 1/2" WALL
- ELEV. 31'-3" - TOP OF SUBFLOOR
- 16" OPEN WEB JOIST
- 10'-1 1/2" WALL
- ELEV. 20'-2 5/8" - TOP OF SUBFLOOR
- 14" T-J
- 11 7/8" DROPPED BEAM
- ELEV. 17'-0" - VE 17 FLOOD ZONE
- ELEV. 8'-3" - TOP OF GARAGE SLAB
- ELEV. 8'-0" - FINAL GRADE

25'-0"
FRONT SETBACK

25'-0"
REAR SETBACK

RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'

3.16.16

RESIDENCE
3003 BROWNELL AVE, LOT 13, BLOCK 10

CLARKE DESIGN GROUP
1000 JOHNNIE DODDS BLVD.
STE. 103-194
MT. PLEASANT, SC 29464
843-329-0667
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CLARKE
DESIGN GROUP

A202



REAR ELEVATION
SCALE: 1/8" = 1'

3.16.16

RESIDENCE
3003 BROWNELL AVE, LOT 13, BLOCK 10

CLARKE DESIGN GROUP
1000 JOHNNIE DODDS BLVD.
STE. 103-194
MT. PLEASANT, SC 29564
843-329-0667
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DESIGN GROUP

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— ELEV. 45'-11 1/2" - TOP OF RIDGE
 — 2x8 CJ
 9'-1 1/2" WALL
 — ELEV. 31'-3" - TOP OF SUBFLOOR
 — 15" OPEN WEB JOIST
 10'-1 1/2" WALL
 — ELEV. 20'-2 5/8" - TOP OF SUBFLOOR
 14" T.J.
 11 7/8" DROPPED BEAM
 — ELEV. 17'-0" - VE 17 FLOOD ZONE
 — ELEV. 8'-3" - TOP OF GARAGE SLAB
 — ELEV. 8'-0" - FINAL GRADE

LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'

3.16.16

RESIDENCE
 3003 BROWNELL AVE, LOT 13, BLOCK 10

CLARKE DESIGN GROUP
 1000 JOHNNIE DODDS BLVD.
 STE. 103-194
 MT. PLEASANT, SC 29564
 843-529-0667
 WWW.CLARKEDESIGNGROUP.COM

CLARKE
 DESIGN GROUP

A204

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:

1319 Thompson Avenue

Submittal Date:

3/18/16

Meeting Date:

4/20/16

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: 1319 Thompson Avenue
 Submittal Date: 3/13/16
 Meeting Date: 4/20/16 Parcel I.D. (TMS#): 523-07-00-037

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: Alex Deyan Architect / Designer: Carli Berry
 Address: _____ Contact #: 843-884-1105
 email: adeyan121@gmail.com email: cbarchitecture@gmail.com
 Contact #: 802-374-1481 Contractor: IBD
 Contact #: _____ email: _____

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

New residence at 1319 Thompson Avenue

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>Carli Berry</u> Print Applicant's Name <u>[Signature]</u> Applicant Signature	If Owner is not Applicant: I (We) hereby appoint the person named as Applicant as My (Our) agent to represent Me (Us) in this application.	Fee Received by _____
	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 1319 Thompson Avenue

Submittal Date 3/18/16

Meeting Date: 4/20/16

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>5963</u> sf
Lot Width:	<u>90.82'</u>
Lot Depth:	<u>94.07'</u>
Flood Zone / Base Flood Elevation:	<u>AE1A</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>1929</u> sf
Accessory Building Footprint:	<u>N/A</u> sf
Total Principal Bldg. Coverage Area:	
<u>1929</u> sf	
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>1050</u> sf
Covered Porches:	<u>225</u> sf
Open Decks / Steps:	<u>179</u> sf
Pool / Patio:	<u>N/A</u> sf
Drives / Walks:	<u>104</u> sf
Other Impervious Coverage	<u>N/A</u> sf
Total Impervious Coverage	
<u>2558</u> sf	

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>1929</u> sf
Second Floor	<u>638</u> sf
Third Floor	<u>N/A</u> sf
Accessory Building	<u>N/A</u> sf
Total Principal Building Square Footage:	
<u>2567</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 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:

1319 Thompson Avenue

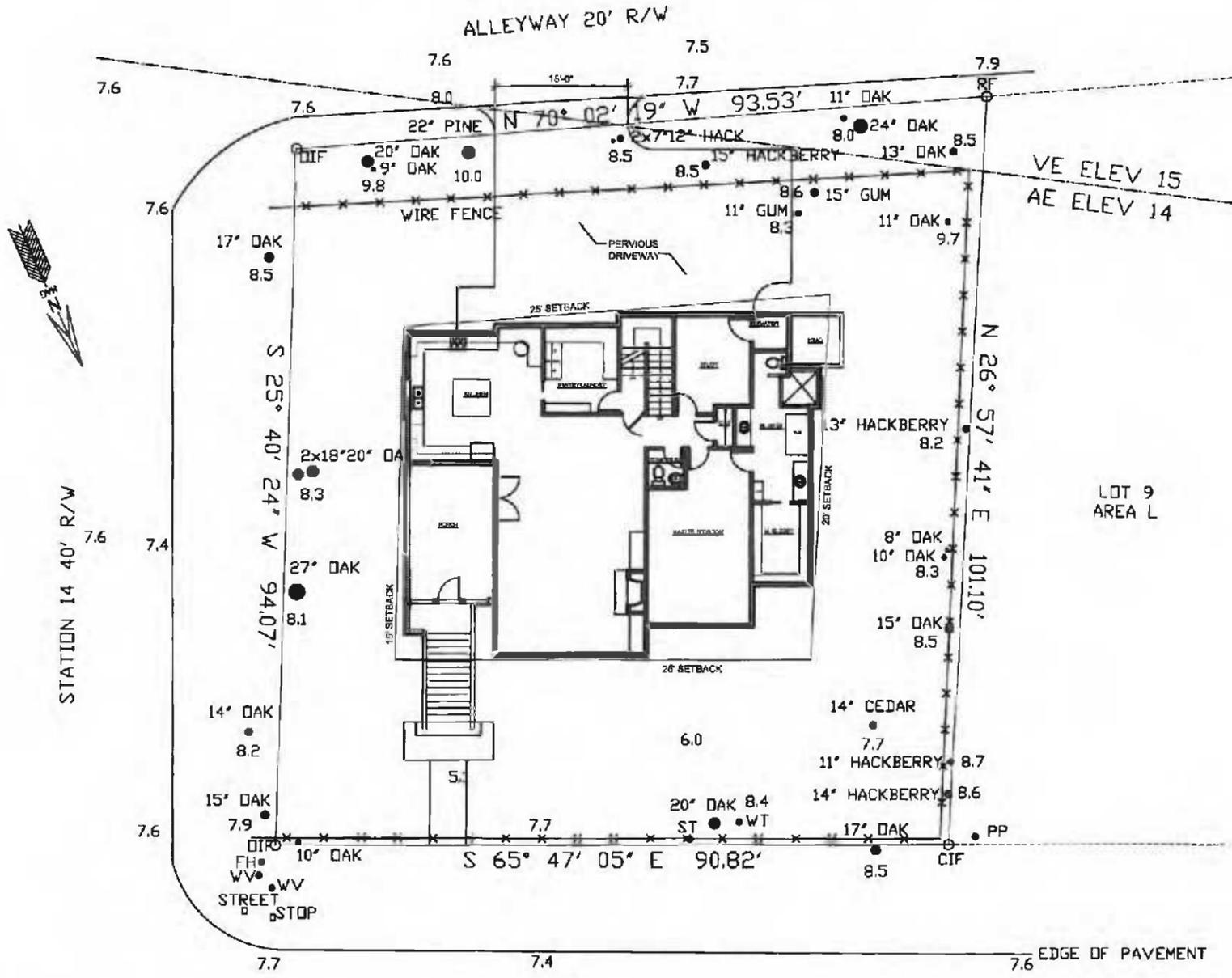
Submittal Date:

3/10/16

Meeting Date:

4/20/16

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in FL/ 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>75</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>1647</u> sf		20% <u>330</u> sf	<u>282</u>	<u>17%</u>	<u>1929</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>2197</u> sf	✓	25% _____ sf			
	I	21-28 Third Story	as per formula: Enter Result _____ sf	✓ N/A	15% _____ sf			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result <u>37.53'</u> sf	✓	100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result <u>30'</u> sf	✓	100%			
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatibility			
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor	✓*	1 foot	* Complies with New Guidelines		
	N	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance	✓	Adjust for Neighborhood Compatibility			



BENCH MARK
 NAIL & CAP
 ELEV 7.87 NGVD29

THOMPSON AVENUE 40' R/W

LOT 10 AREA L
 8963 SQFT

SITE PLAN
 1"=20'

SITE PLAN INFORMATION PROVIDED BY JOHN E. WADE, JR. RLS, DATED 7/8/16.

FINAL SUBMITTAL



**Carl Berry
 Architecture**
 911 Ebbtide
 Way
 Mount
 Pleasant, SC
 29464
 884-1105



**Bryan
 Residence**
 1319
 Thompson
 Avenue
 Sullivan's
 Island, SC

Project	Revision
2016-03R	
Date	3/18/16
Drawn	
Checked	

SP

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LEGEND:

- OIF 1" OPEN IRON FOUND
- CIF 1/2" CRIMP IRON FOUND
- RF #5 REBAR FOUND
- ST SEWER TAP
- WT WATER TAP
- WV WATER VALVE
- FH FIRE HYDRANT
- PP POWER POLE

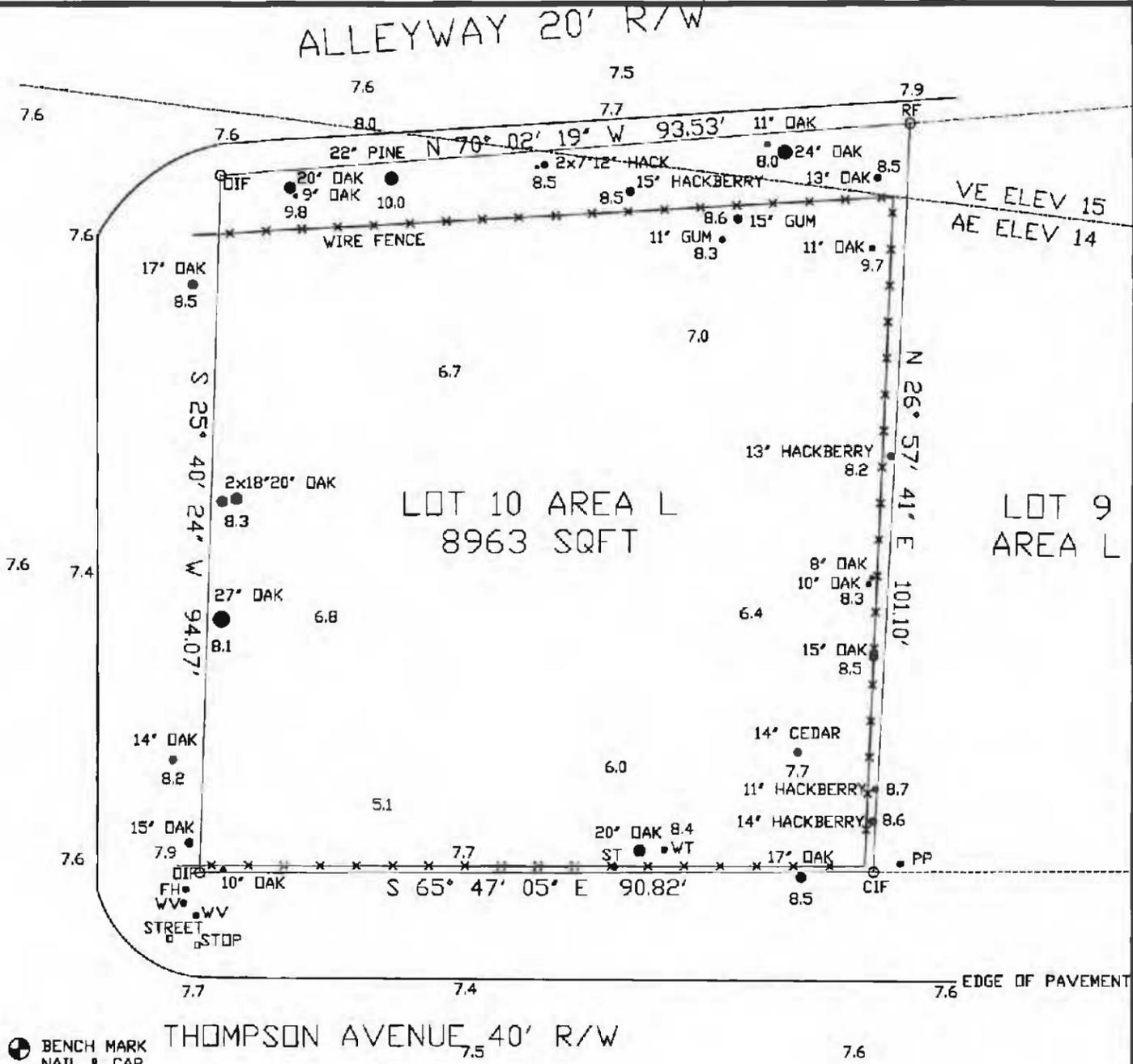
TO LOCAL ATTRACTION. ANYTHING SHOWN OUTSIDE THE PRESCRIBED BOUNDARIES OR THIS SURVEY IS FOR DESCRIPTIVE PURPOSES ONLY

NOTES:

- 1) TMS# 523-07-00-037
- 2) REFERENCE PLAT J-019
- 3) FLOOD ZONE AE ELEV 14/VE ELEV 15
FIRM 45019C-0538-J
(11-17-2004)
- 4) REQUESTED BY:
ALEX BRYAN



STATION 14 40' R/W



⊕ BENCH MARK
NAIL & CAP
ELEV 7.87 NGVD29

THOMPSON AVENUE 40' R/W

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.



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

SCALE: 1" = 20' DATE: JULY 8, 2015



1319 THOMPSON AVENUE
LOT 10 AREA L
FORT MOUTRIE
LOCATED ON
SULLIVANS ISLAND
CHARLESTON COUNTY
SOUTH CAROLINA

JOHN E. WADE JR., RLS
PO BOX 686
ISLE OF PALMS
SOUTH CAROLINA
29451
(843) 866-6262
wadsur@yahoo.com
FILE #068-15

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



FRONT ELEVATION THOMPSON AVENUE
 1/8"=1'-0"



**Carl Berry
 Architecture**
 911 Ebbtide
 Way
 Mount
 Pleasant, SC
 29464
 884-1105



**Bryan
 Residence**
 1319
 Thompson
 Avenue
 Sullivan's
 Island, SC

Project	Revision
2018-03R	
Date	
3/18/16	
Drawn	
Checked	

A4

FINAL SUBMITTAL



REAR ELEVATION

1/8" = 1'-0"

36'-9"
 17'-0"
 10'-0"
 1'-6"
 8'-0"
 4"

2nd FIN. FLR.
 CEILING
 1st FIN. FLR. 17.9' MSL
 BOTT. FRAMING 16.5' MSL
 BFE 14' MSL
 TRTD 6X6
 FIN. SLAB 8.5' MSL
 FIN. GRADE 8.1' MSL

METAL ROOF
 SCREEN - NOT INDICATED
 SIDING
 6" EXTENSION @ KITCHEN WINDOW
 STUCCO
 TRTD 1X6 W/ 1/2" SPACING



**Carl Berry
 Architecture**

911 Ebbtide
 Way

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 Pleasant, SC
 29464

884-1105



**Bryan
 Residence**

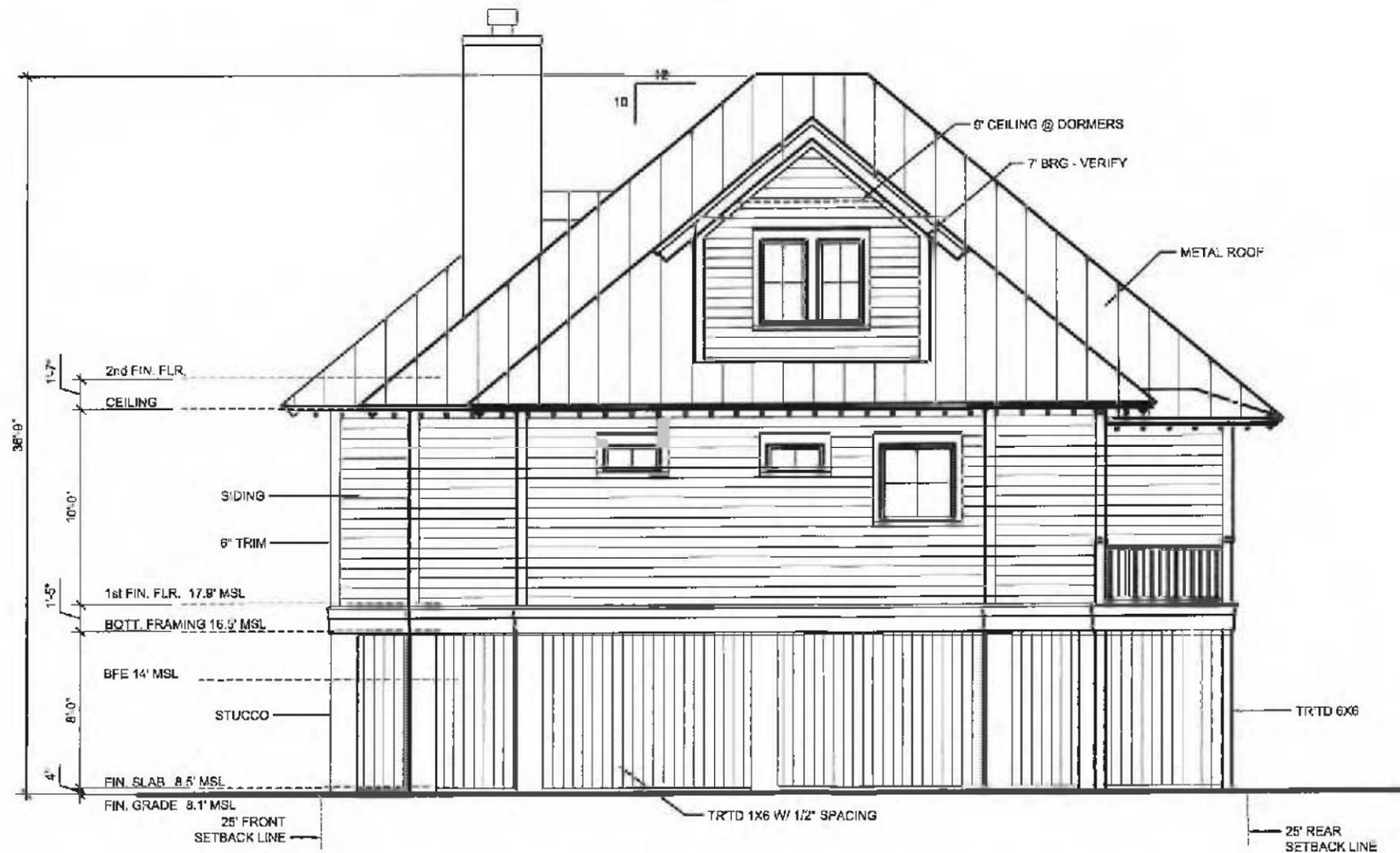
1319
 Thompson
 Avenue

Sullivan's
 Island, SC

Project	Revision
2/16-03R	
Date	
3/16/16	
Drawn	
Checked	

A6

FINAL SUBMITTAL



RIGHT SIDE ELEVATION

1/8"=1'-0"



**Carl Berry
Architecture**

911 Ebbtide
Way

Mount
Pleasant, SC
29464

884-1105



carl berry-architecture

**Bryan
Residence**

1319
Thompson
Avenue

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Island, SC

Project	Revision
2016-03R	
Date	
3/16/16	
Drawn	
Checked	

Sheet
A7

FINAL SUBMITTAL