

PATRICK M. O'NEIL
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TOWN OF SULLIVAN'S ISLAND

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TOWN ADMINISTRATOR

TOWN COUNCIL
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SARAH CHURCH
MARK HOWARD
RITA LANGLEY
SUSAN MIDDGAUGH
BACHMAN SMITH, IV



JASON BLANTON
DEPUTY ADMINISTRATOR/COMPTROLLER

LAWRENCE A. DODDS
TOWN ATTORNEY

GREG GRESS
WATER AND SEWER MANAGER

JOE HENDERSON
ZONING ADMINISTRATOR

DANIEL HOWARD
CHIEF OF POLICE

ELLEN MILLER
TOWN CLERK

RANDY ROBINSON
BUILDING OFFICIAL

M. ANTHONY STITH
FIRE CHIEF

DESIGN REVIEW BOARD

Wednesday, August 17, 2016 - 6:00 P.M.
Town Hall

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES FROM JULY 20, 2016
- C. CERTIFICATES OF APPROPRIATENESS–HISTORIC PROPERTIES
 1. 2502 Jasper Boulevard: Heather Wilson Architects, applicants, request approval for modifications to a property designated as a Traditional Island Resource. (TMS# 529-06-00-038)
 2. 1730 Middle Street: Heather Wilson Architects, applicants, request approval for an addition and alterations to property designated as a Sullivan's Island Landmark, and modification of the zoning standards for principal building coverage and required side setbacks. (TMS# 523-08-00-046)
- D. NON-HISTORIC PROPERTY DESIGN REVIEW
 1. 2008 Central Avenue: Swallowtail Architecture, applicants, requests approval of a single-family home construction and modification of the zoning standards for required side setbacks and building foundation height. (TMS# 523-08-00-044)
 2. 2414 Jasper Boulevard: Joel Adrian, applicant, requests final approval of a single-family home construction and modification of the zoning standards for principal building square footage and second story side setbacks. (TMS# 529-06-00-034)
- E. PUBLIC INPUT
- F. ADJOURN

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

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

(FORM A)

Project Address: 2502 Jasper
 Submittal Date: 7.22.16
 Meeting Date: 8.17.16 Parcel I.D. (TMS#): 519.06.00.038

Requested Approval (check ONE) Conceptual Preliminary Final

Check one:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 _____ designated as Historic Resource _____ not designated as Historic Resource	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: Dale & Jenifer Voeks Architect / Designer: Heather Wilson
 Address: 2502 Jasper Contact #: 843 814 2031
Sullivan's email: _____
 email: voekedy@hotmail.com Contractor: T.P.D.
 Contact #: _____ Contact #: _____
 email: _____

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

We would like to enclose a portion of a side porch as well as add a small deck at the rear.

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>Heather Wilson</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 _____ 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 2502 Jasper

Submittal Date 7.22.16

Meeting Date: 8.17.16

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet 20,558 sf
Lot Width: 108
Lot Depth: 188
Flood Zone / Base Flood Elevation: AE14

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint: 1721 sf
Accessory Building Footprint: _____ sf
Total Principal Bldg. Coverage Area: 1721 sf
(Principal Building plus Accessory Structure)

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area 1721 sf
Covered Porches: 720 sf
Open Decks / Steps: 238 sf
Pool / Patio: 450 sf
Drives / Walks: _____ sf
Other Impervious Coverage: _____ sf
Total Impervious Coverage 3129 sf

Sec. 21-27 Principal Building Square Footage

First Floor 1721 sf
Second Floor 547 sf
Third Floor _____ sf
Accessory Building _____ sf
Total Principal Building Square Footage: 2268 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: pier and louver
Walls: lap siding
Trim: wood

Roof: shingle
Windows: clad wood
Doors: wood

Sec. 21-111 Standards of Neighborhood Compatibility

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

(check all that apply)

Narrative attached

Will discuss at presentation

Not Applicable (no relief req.)

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

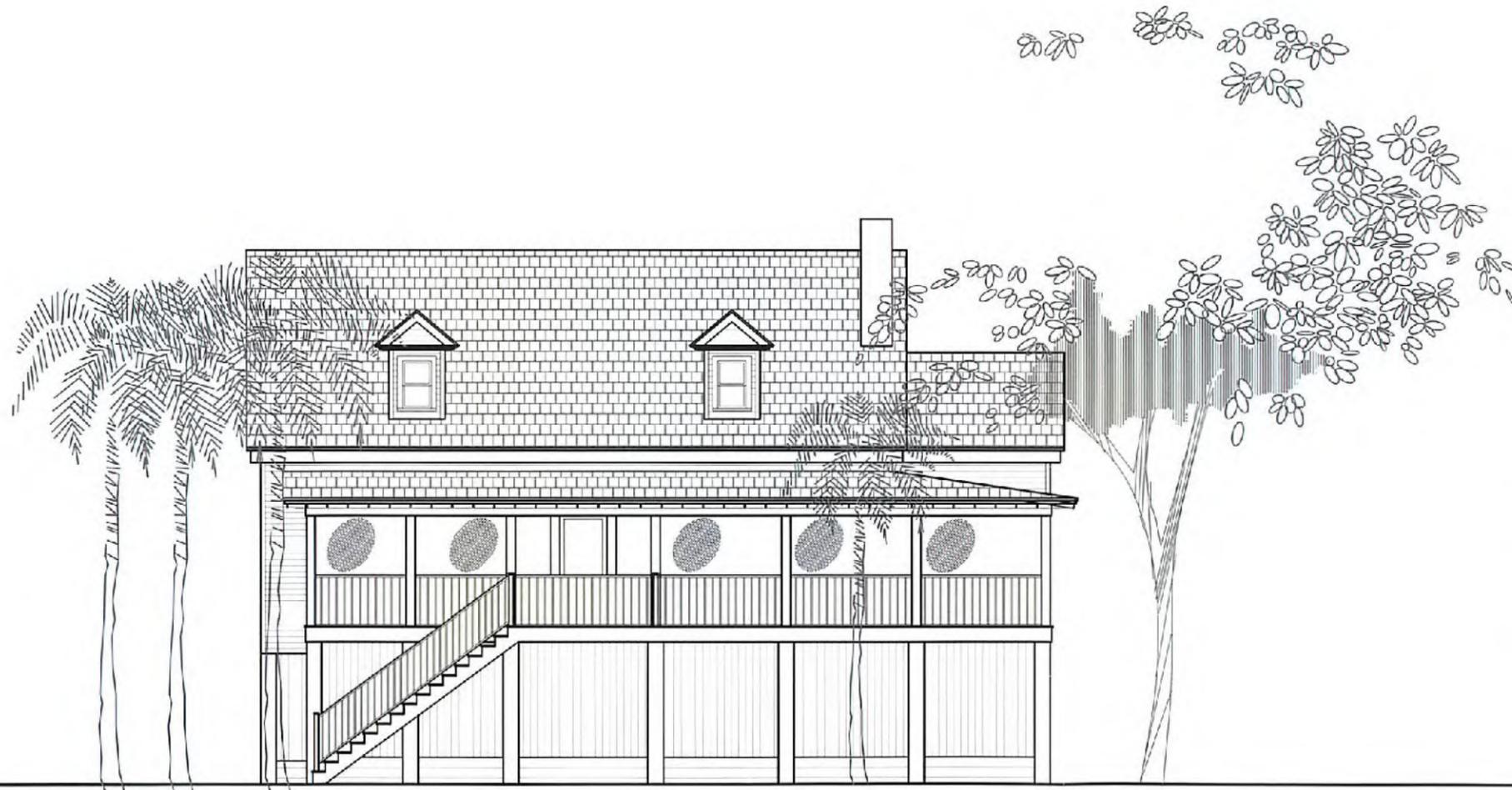
2050-B Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 2502 Jasper

Submittal Date: 7.22.16

Meeting Date: 8.17.16

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



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A2.3	NORTH ELEVATIONS
A2.4	EAST ELEVATIONS

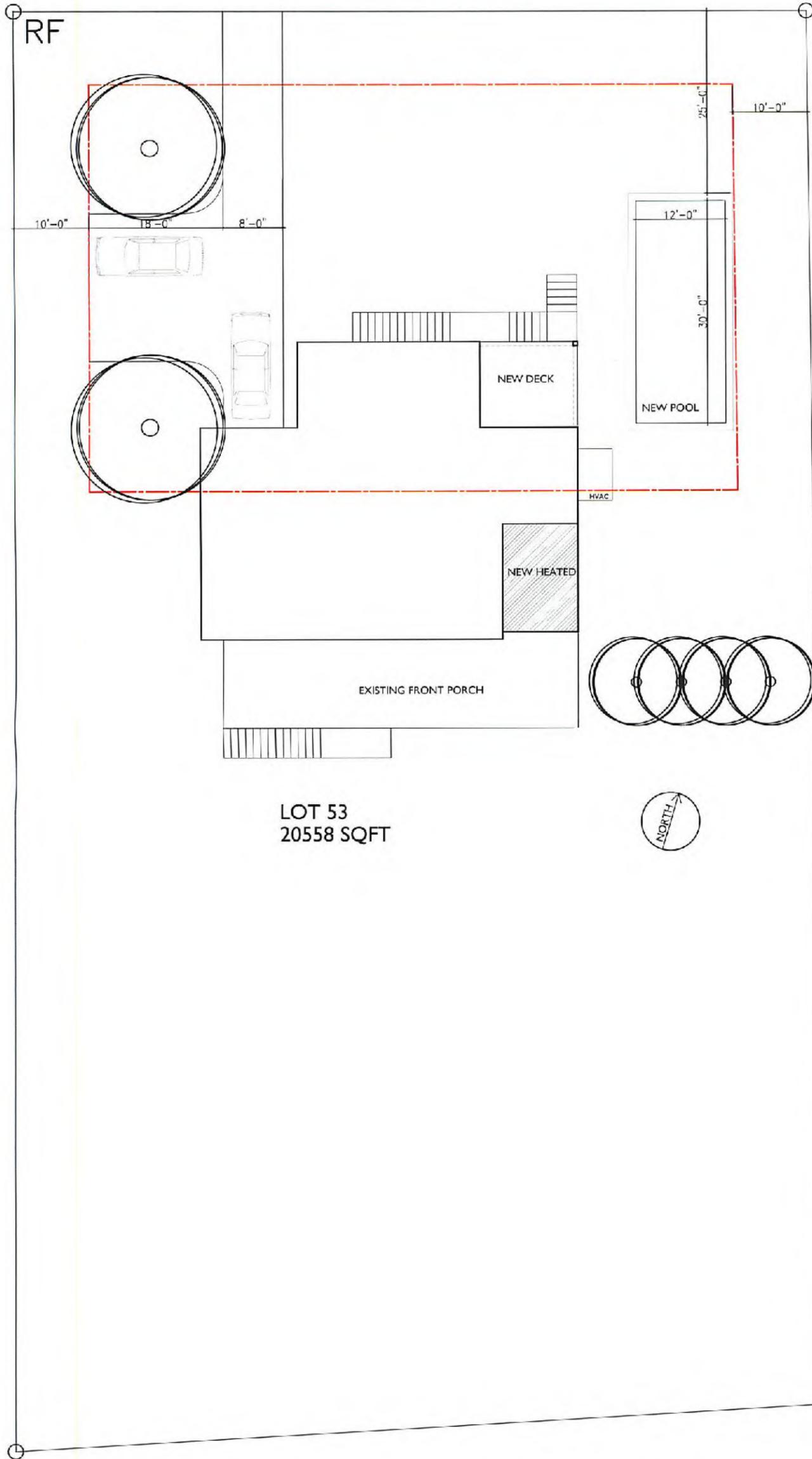
IMAGES

VOEKS RESIDENCE

VOEKS RESIDENCE . 2502 JASPER BLVD. SULLIVANS ISLAND, SC 29482

heather a wilson, architect . 734 pitt street mount pleasant, south carolina 29464 843.814.2031

DRB REVIEW : AUGUST 17, 2016



TMS 529-06-00-038
FLOOD ZONE AE14

AREA CALCULATIONS		
lot area	20,558 s.f.	
	EXISTING	PROPOSED
first floor heated	1,573 s.f.	1,721 s.f.
principal building coverage	1,573 s.f.	1,721 s.f.
covered porches	728 s.f.	720 s.f.
decks & stairs	340 s.f.	238 s.f.
pool and coping		450 s.f.
impervious coverage	2,641 s.f.	3,129 s.f.
first floor heated	1,573 s.f.	1,721 s.f.
second floor heated	547 s.f.	547 s.f.
principal building area	2,120 s.f.	2,268 s.f.
gravel drive	1,273 s.f.	867 s.f.
percent green	80%	80%

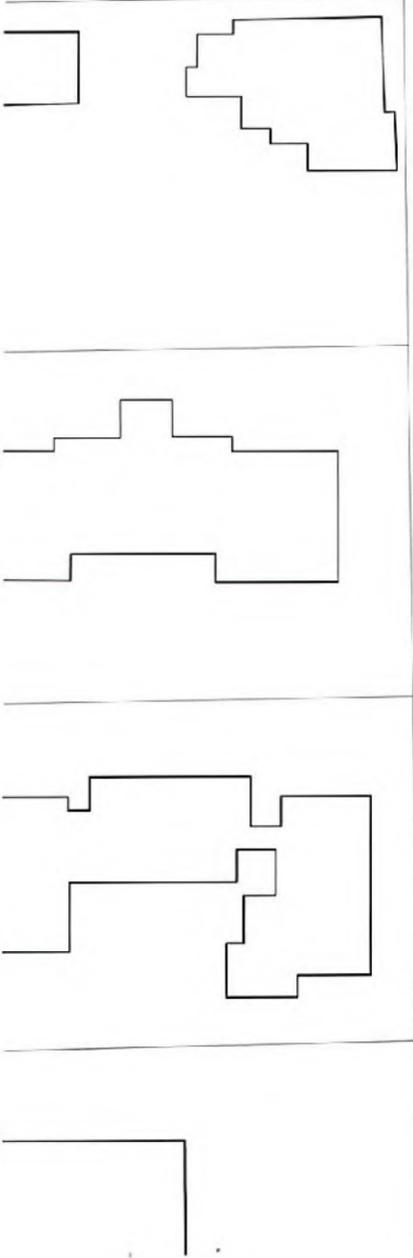
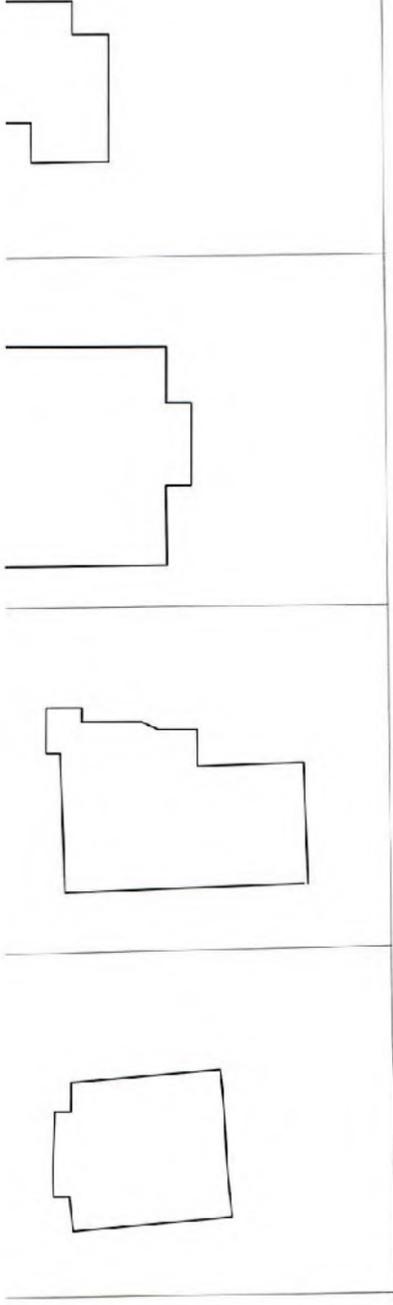
principal building coverage permitted = $(20,558 \times .15)$
principal building coverage permitted = 3,083 sf

impervious coverage area permitted = $(20,558 \times .30)$
impervious coverage area permitted = 6,167 sf

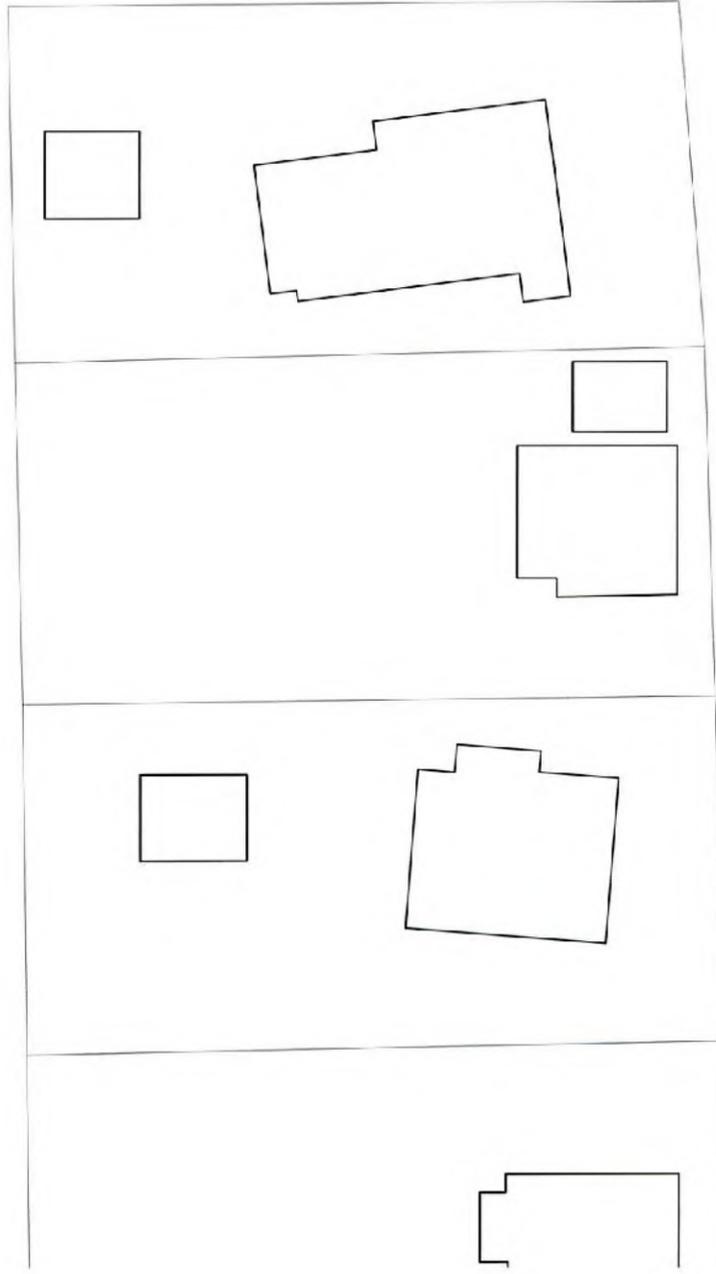
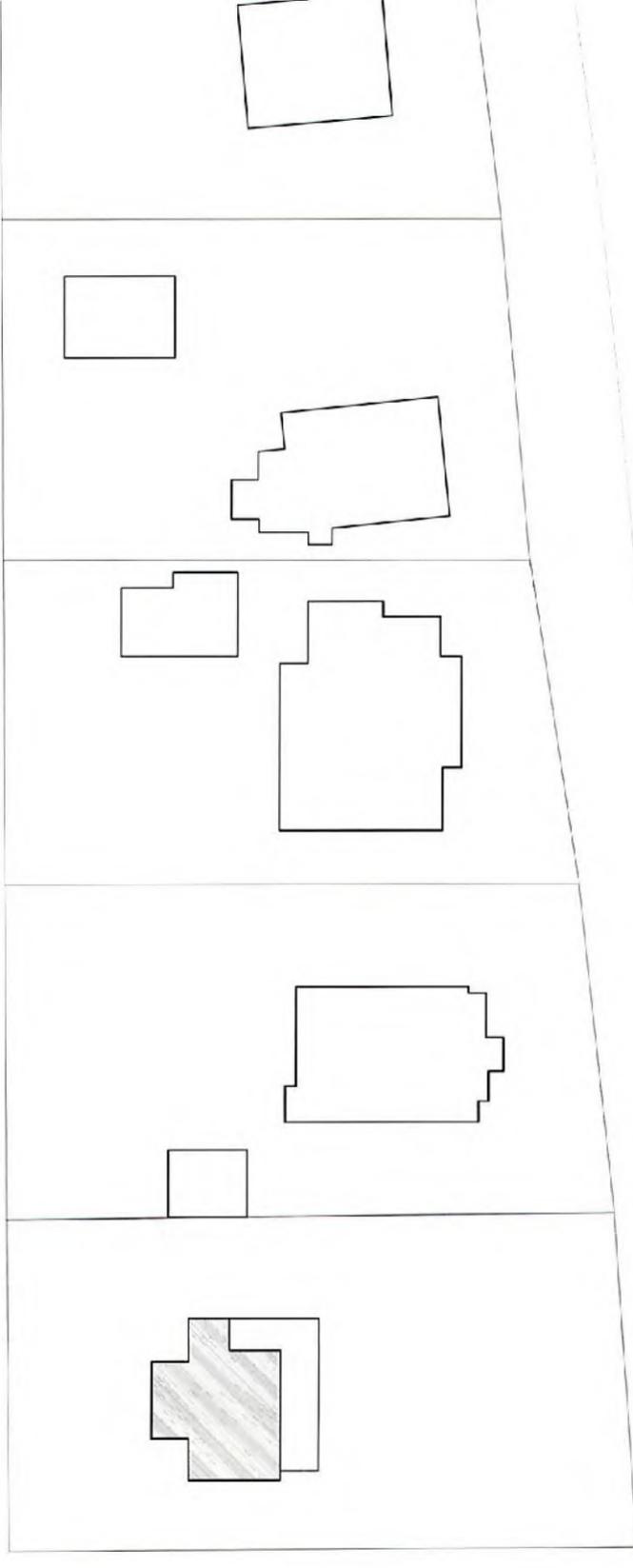
principal building area permitted = $(20,558 - 5000sf) / 100 \times 10 + 2400$
principal building area permitted = 3,956 sf

SITE PLAN

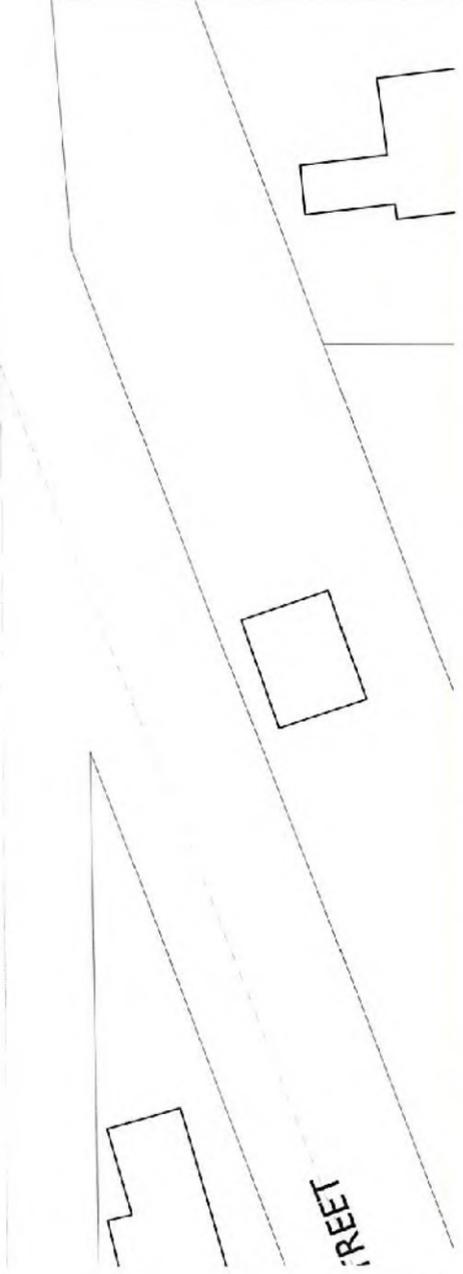
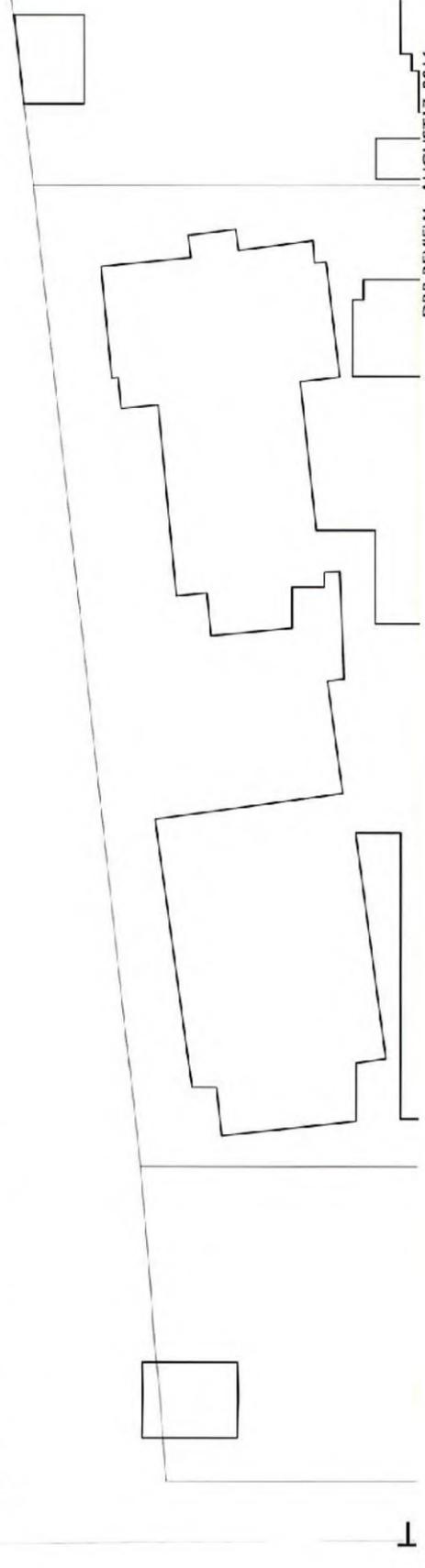




MYRTLE AVENUE



JASPER BOULEVARD



DRB REVIEW : AUGUST 17, 2016

VOEKS RESIDENCE . 2502 JASPER BLVD. SULLIVANS ISLAND, SC 29482

S3

heather a wilson, architect . 734 pitt street mount pleasant, south carolina 29464 843.814.2031

BLOCK STUDY



2502 JASPER BLVD.

JASPER BOULEVARD PANORAMA



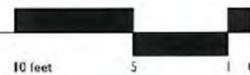
MYRTLE STREET PANORAMA



A. SOUTH ELEVATION **EXISTING**



A. SOUTH ELEVATION **PROPOSED**





B. WEST ELEVATION **EXISTING**



B. WEST ELEVATION **PROPOSED**





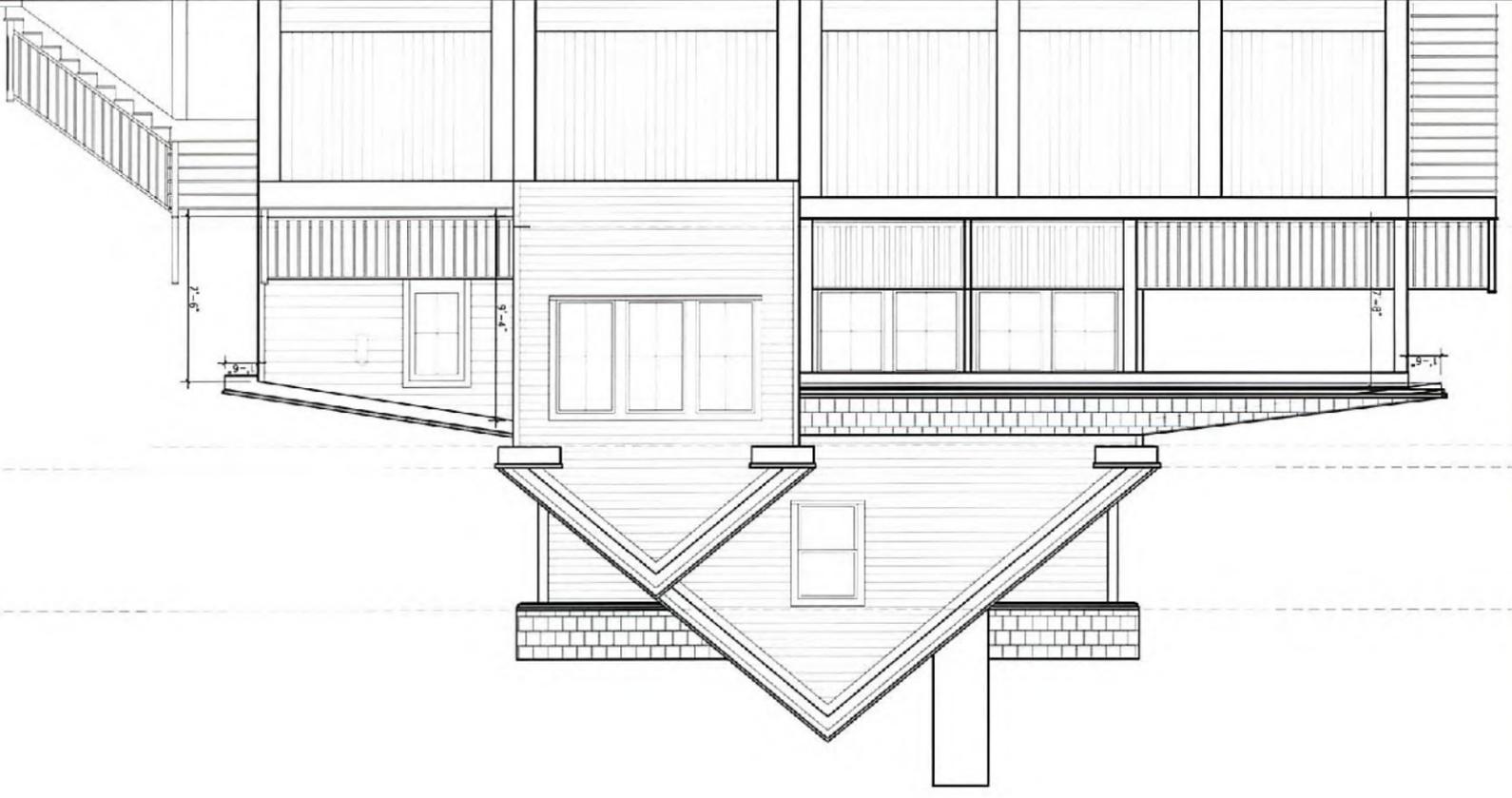
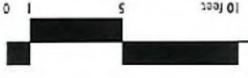
C. NORTH ELEVATION **EXISTING**



C. NORTH ELEVATION **PROPOSED**



D. EAST ELEVATION PROPOSED



D. EAST ELEVATION EXISTING





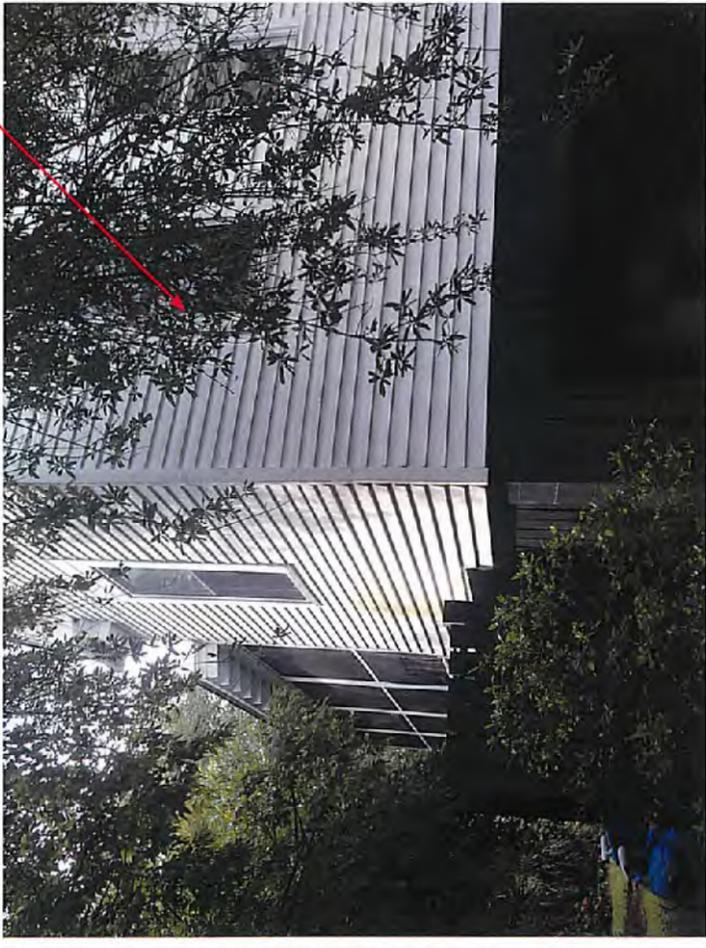
1. View of house seen from Station 25 and Jasper Blvd.



2. Interior image of porch to be partially enclosed.



3. Exterior image of porch to be partially enclosed.



4. View of rear corner of the house seen from Myrtle Ave.

**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: 1730 Middle St.
 Submittal Date: 7.22.16
 Meeting Date: 8.17.16 Parcel I.D. (TMS#): _____

Requested Approval (check ONE) Conceptual Preliminary Final

Check one:

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

Submittal is *within* the Historic District and is:

designated as Historic Resource
 not designated as Historic Resource

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

Historic Survey #: _____

Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name: Arcadia Const. Architect / Designer: Heather Wilson
 Address: P.O. Box 21696 Contact #: 843 8142031
Charleston email: _____
29413 Contractor: Arcadia Const.
 Contact #: peter.malanos Contact #: Peter Malanos.
e gmail. com email: 843 8304201

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

We would like to removal several non-historic additions and replace with a new addition

I (We) submit that the above information is true to the best of My (Our) knowledge.	Owner is not Applicant: I (We) hereby appoint the person named as Applicant as My (Our) agent to represent Me (Us) in this application.	
<u>George Malanos</u> Print Applicant's Name		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 1730 Middle Street.

Submittal Date 7.22.16

Meeting Date: 8.17.16

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet: 14,847 sf
 Lot Width: 80'
 Lot Depth: 195'
 Flood Zone / Base Flood Elevation: AE1G

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint: 2192 sf
 Accessory Building Footprint: 360 sf

Total Principal Bldg. Coverage Area: 2552 sf
 (Principal Building plus Accessory Structure)

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area 2552 sf
 Covered Porches: 977 sf
 Open Decks / Steps: _____ sf
 Pool / Patio: 450 sf
 Drives / Walks: _____ sf
 Other Impervious Coverage _____ sf
Total Impervious Coverage 3619 sf

Sec. 21-27 Principal Building Square Footage

First Floor 2192 sf
 Second Floor 923 sf
 Third Floor _____ sf
 Accessory Building _____ sf

Total Principal Building Square Footage: 3115 sf
 (Principal Building plus Accessory Structure)

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

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

Foundation: Stucco ~~on~~ on block.

Roof: metal

Walls: lap siding

Windows: clad wood

Trim: wood

Doors: wood

Sec. 21-111 Standards of Neighborhood Compatibility

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

(check all that apply)

Narrative attached

Will discuss at presentation

Not Applicable (no relief req.)

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

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

Project Address:

1730 Middle Street.

Submittal Date:

7.22.16

Meeting Date:

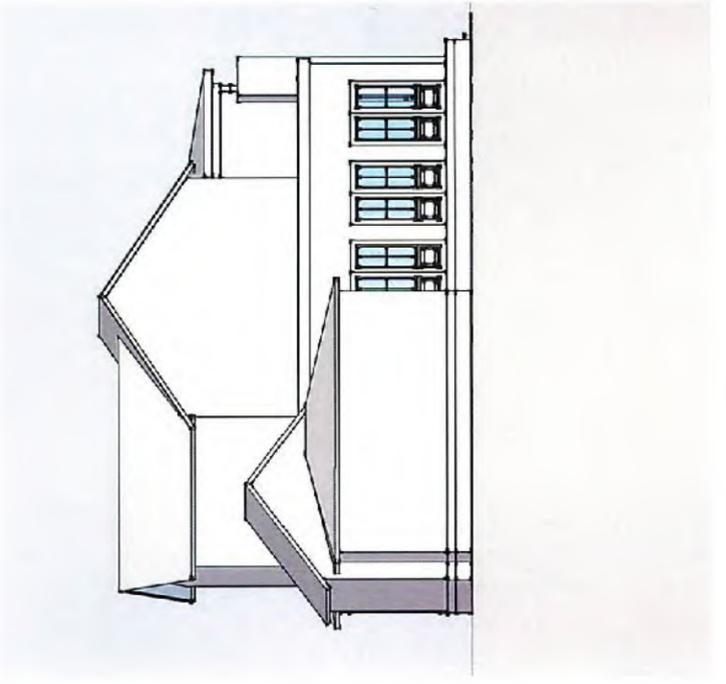
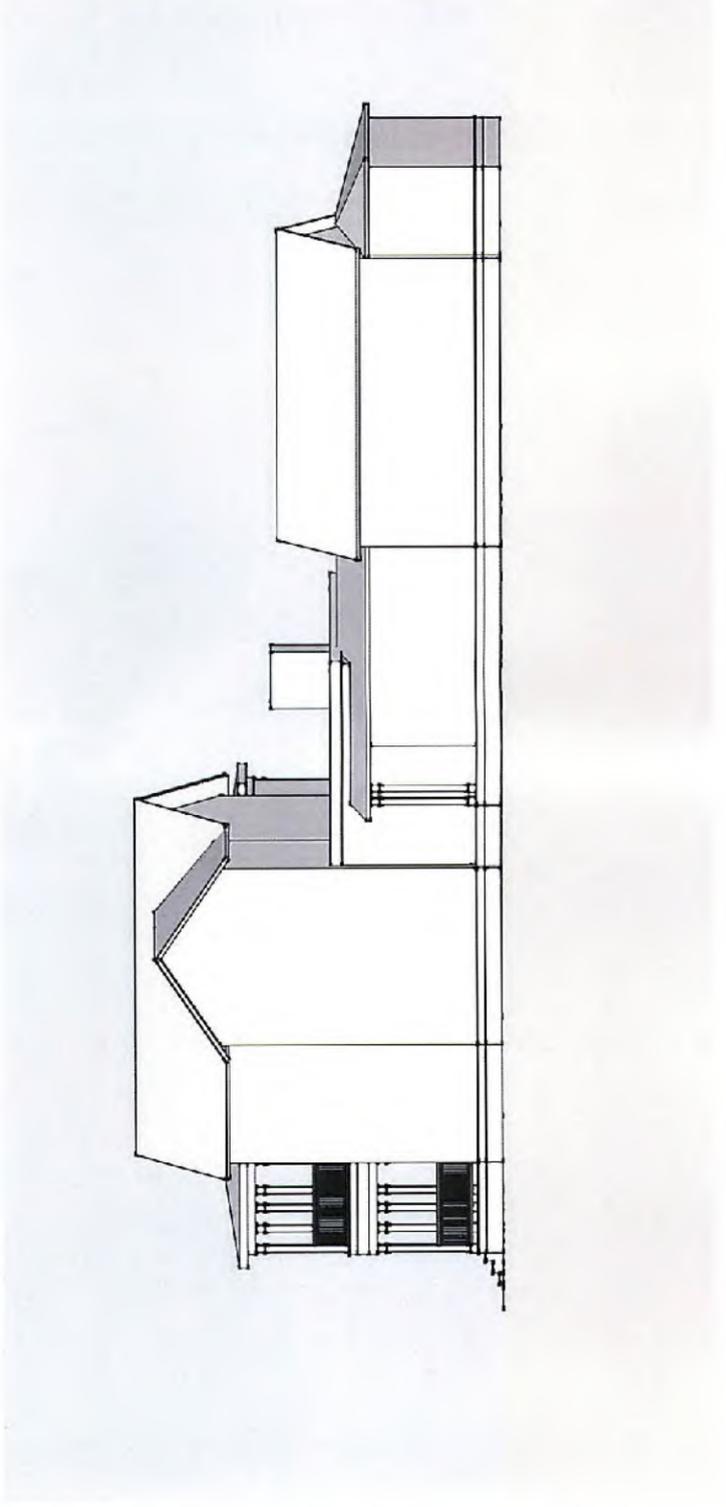
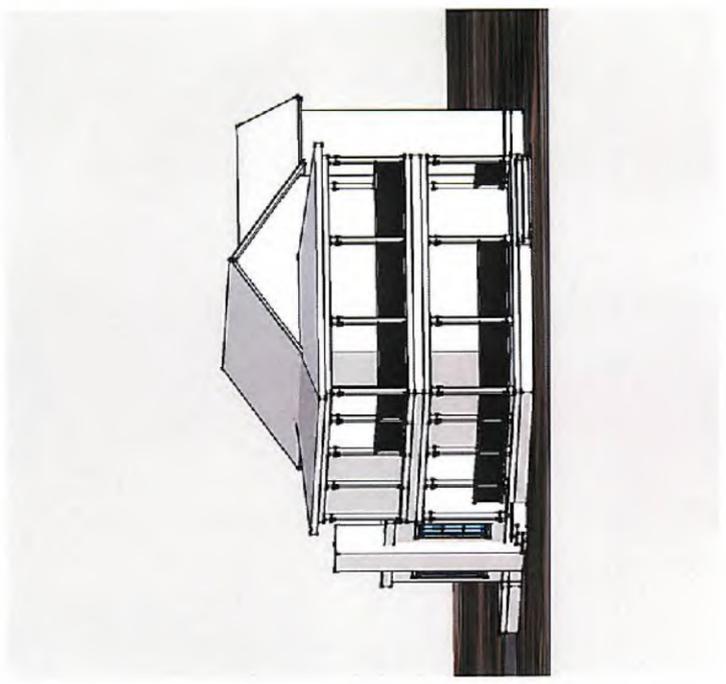
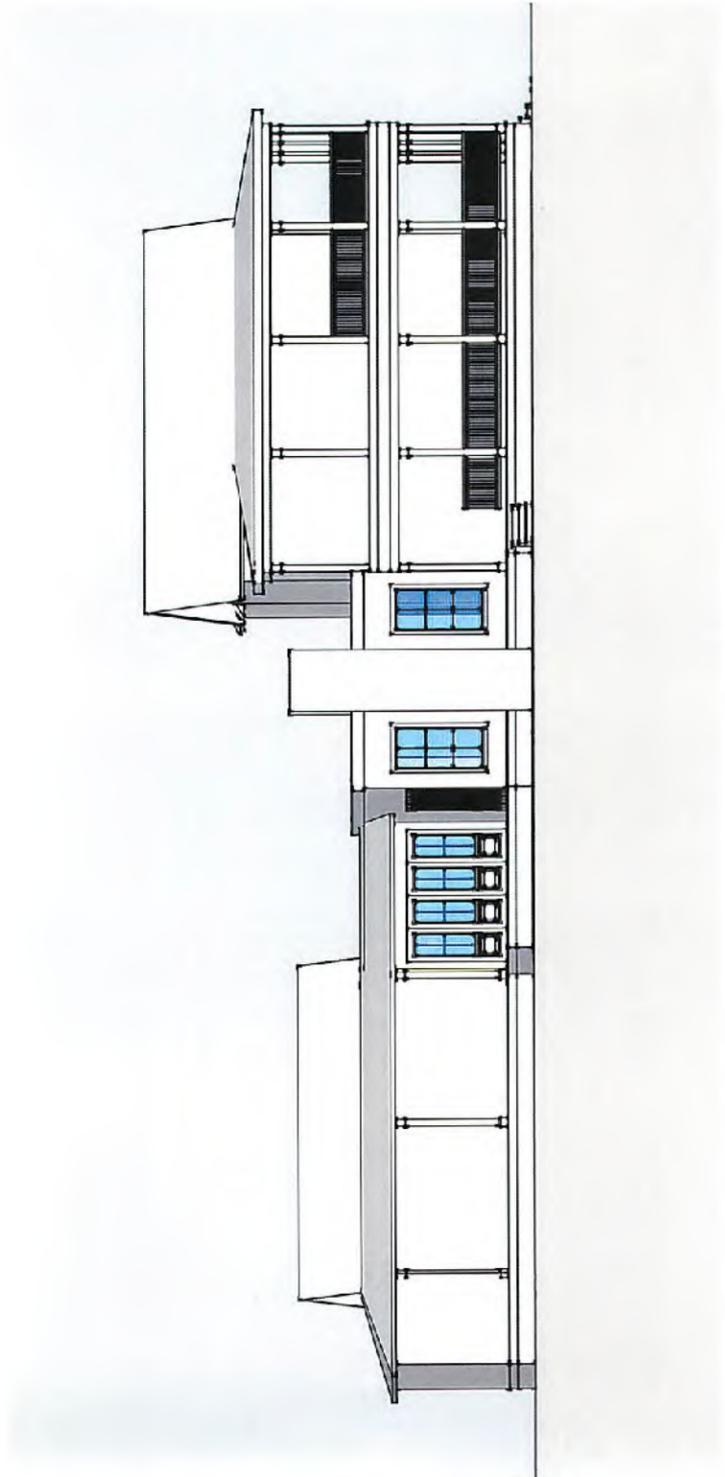
8.17.16

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max Authority for Relief	Applicant's Request for Relief in Ft./ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet	✓	15% (3.75')			
	B	21-22 Additional Front Yard Setback	45° above 20'	✓	15%			
	C	21-22 Side Setback	Per lot; Enter Result: <u>14'</u> min.; <u>32'</u> comb.		25%	4'	12%	10' east east side
	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>2235</u> sf		20% <u>447</u> sf	317	15%	2552
	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>3385</u> sf	✓	25%	_____ sf		
	I	21-28 Third Story	as per formula: Enter Result _____ sf	✓	15%	_____ sf		
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result _____ 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				



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A2.2	WEST ELEVATION
A2.3	NORTH ELEVATION
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A3.1	GARAGE



ARCADIA CONSTRUCTION. 1730 MIDDLE STREET SULLIVANS ISLAND, SC 29482

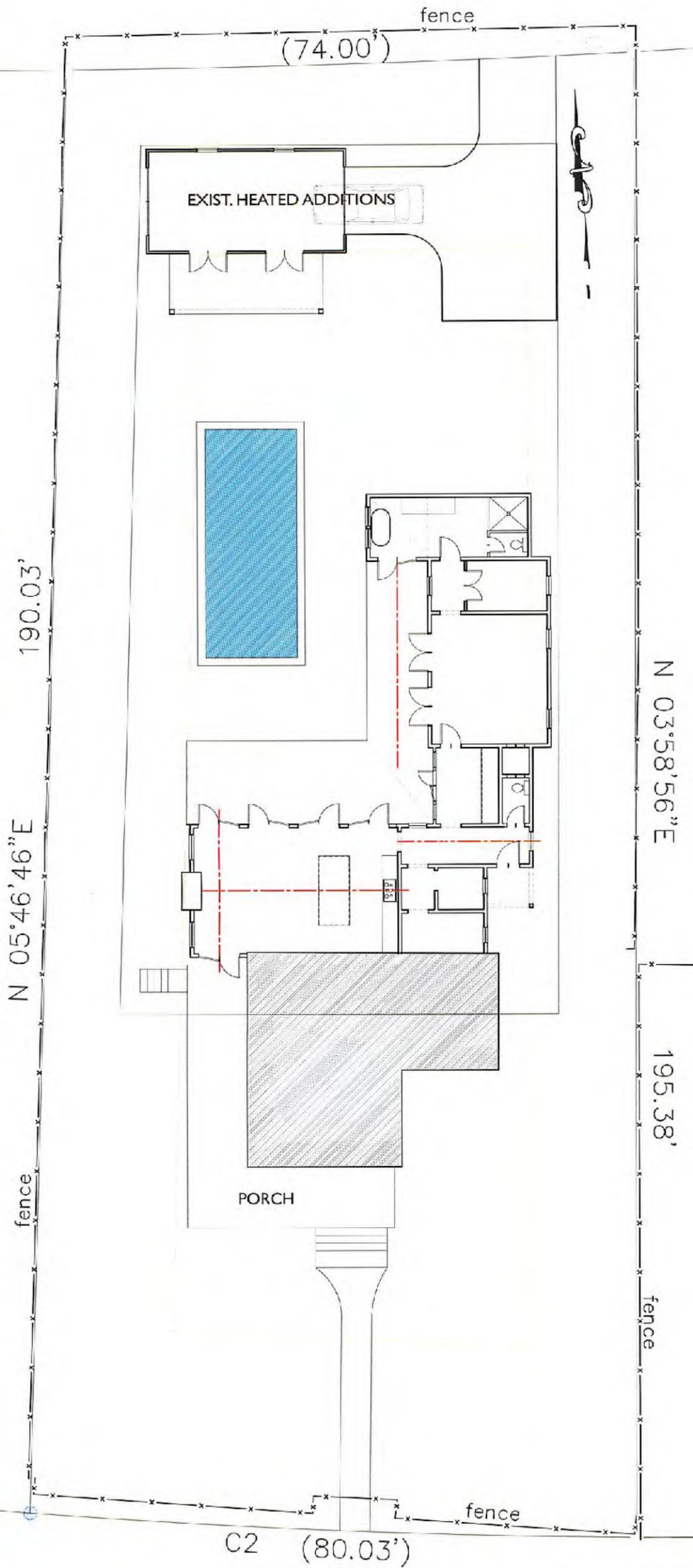
heather a wilson, architect . 734 pitt street mount pleasant. south carolina 29464 843.814.2031

DRB REVIEW : AUGUST 17, 2016

3D PERSPECTIVES



OMI AVENUE (50' R/W)



T.M.S. # 523-08-00-046
FLOOD ZONE AE 15

AREA CALCULATIONS	EXISTING	PROPOSED
lot area	14,847 s.f.	14,847 s.f.
first floor main house	1,295 s.f.	2,192 s.f.
garage		360 s.f.
principal building coverage	1,295 s.f.	2,552 s.f.
porches	722 s.f.	977 s.f.
decks and stairs	510 s.f.	
brick patio	230 s.f.	
pool and coping		450 s.f.
concrete drive	2,291 s.f.	
impervious coverage	5,048 s.f.	3,619 s.f.
first floor	1,295 s.f.	2,192 s.f.
second floor	905 s.f.	923 s.f.
principal bldg. area	2,200 s.f.	3,115 s.f.
pervious drive		600 s.f.
percent green	66%	70%

principal building coverage permitted = $(14,847 \times .15) + (15,000 - 14,847 \times .05)$
principal building coverage permitted = 2,227 + 8 = 2,235 sf

impervious coverage area permitted = $(14,847 \times .30) + (15,000 - 14,847 \times .05)$
impervious coverage area permitted = 4,454 + 8 = 4,462 sf

principal building area permitted = $(14,847 - 5000sf) / 100 \times 10 + 2400$
principal building area permitted = 3,385 sf

front and rear setback : 25'
side setback = $40 - ((105 - 80) \times .33) = 32'$ total

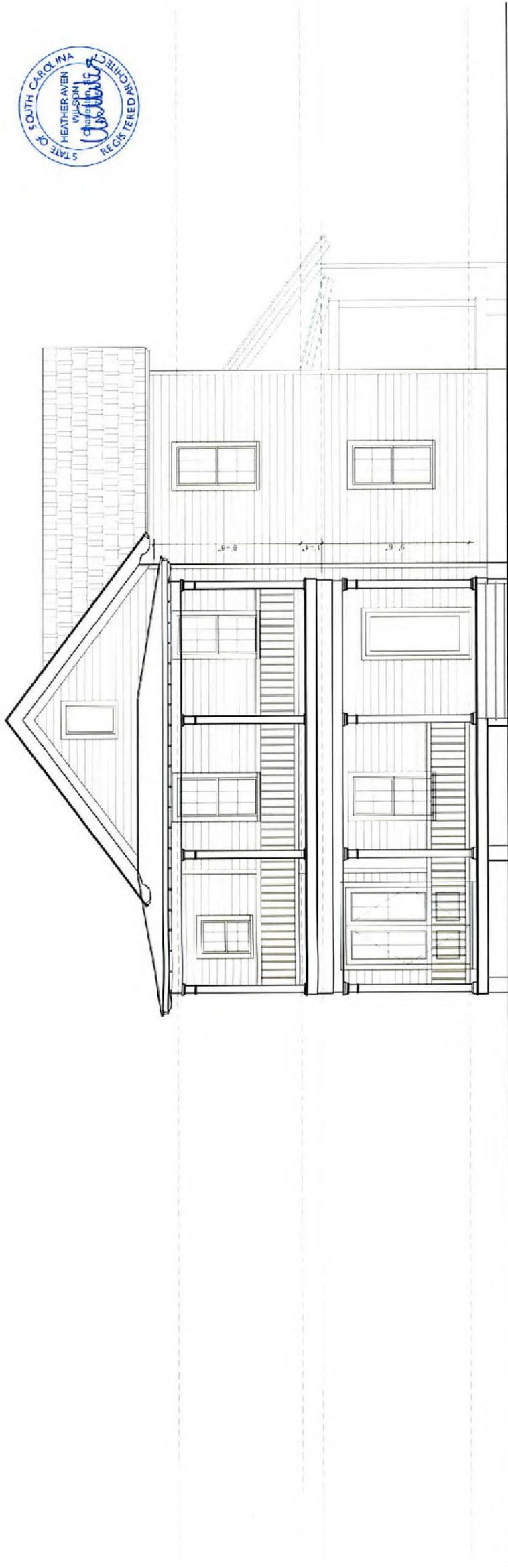
MIDDLE STREET (66' R/W)



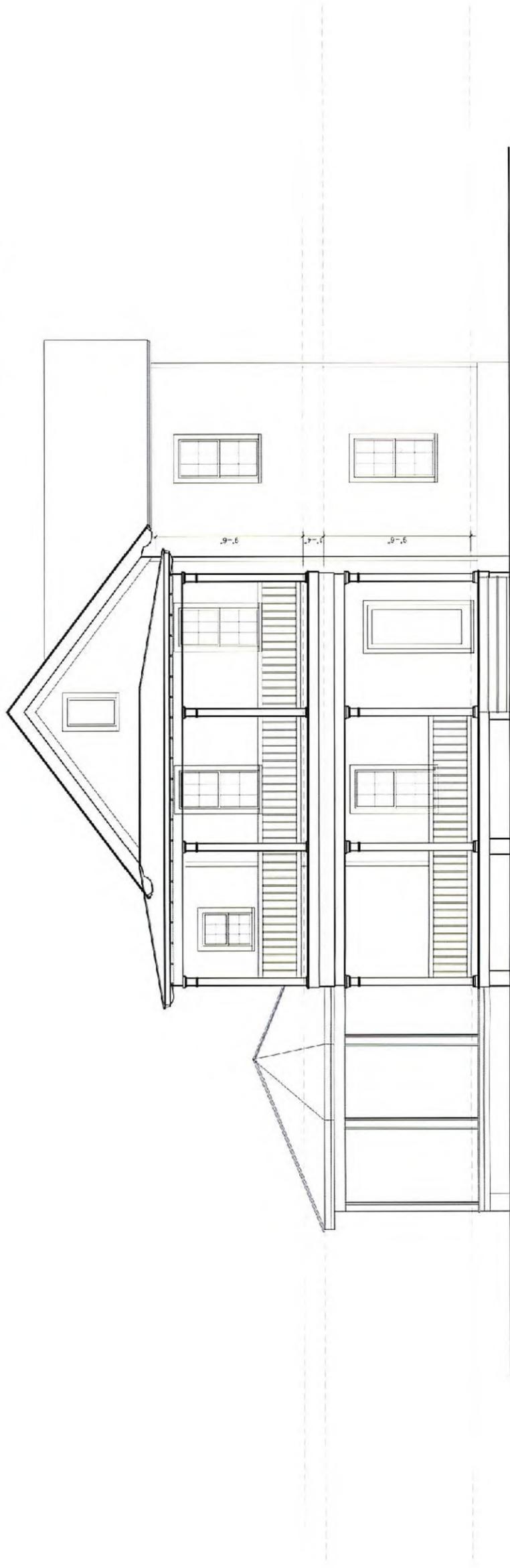
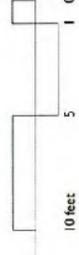
MIDDLE STREET PANORAMA



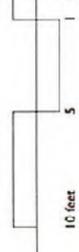
THOMPSON STREET PANORAMA

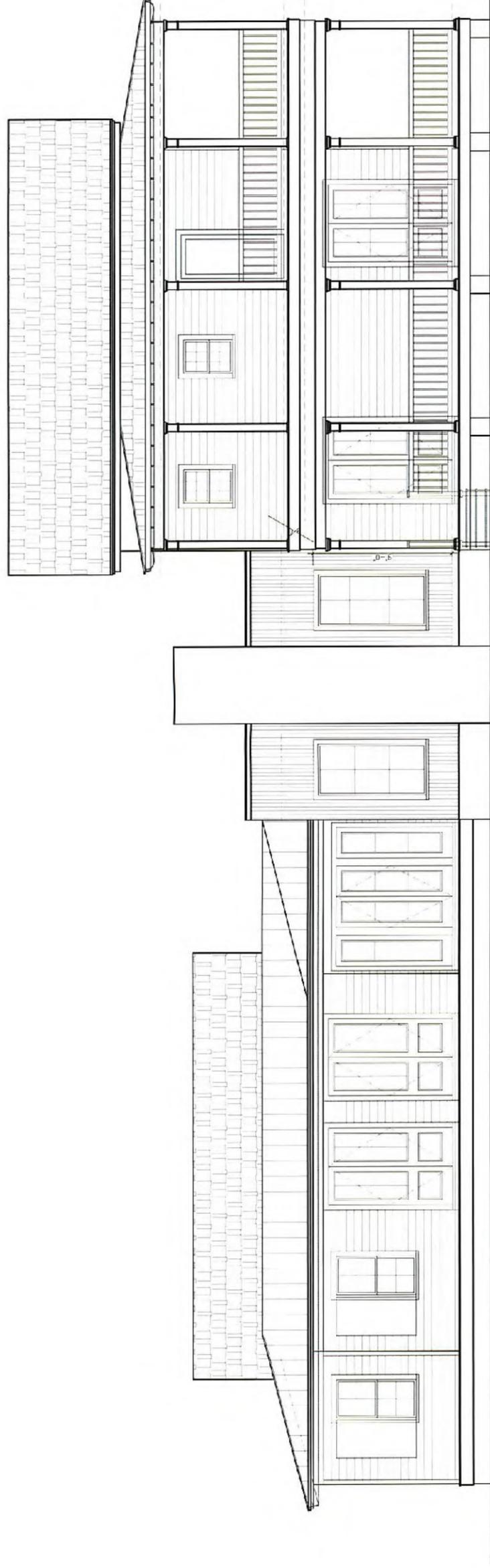


A. SOUTH ELEVATION **PROPOSED**

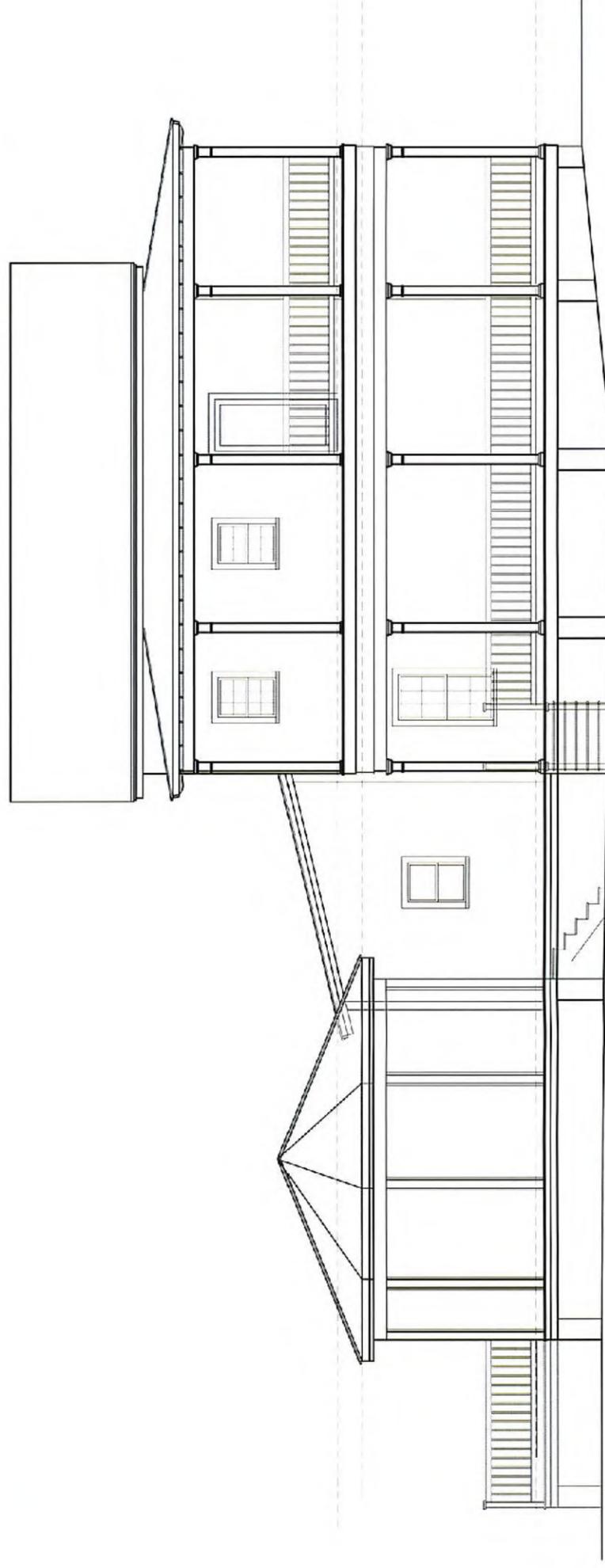


A. SOUTH ELEVATION **EXISTING**





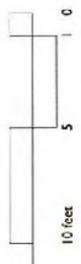
B. WEST ELEVATION **PROPOSED**



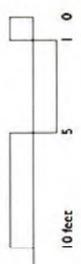
B. WEST ELEVATION **EXISTING**

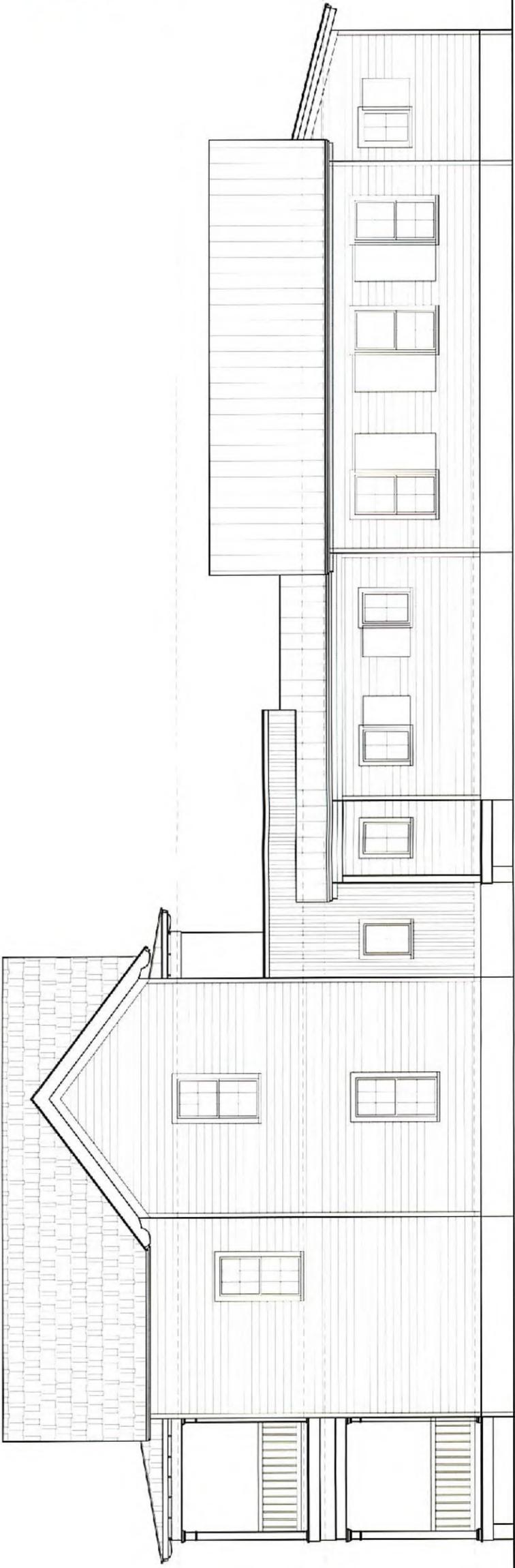


D. NORTH ELEVATION **PROPOSED**

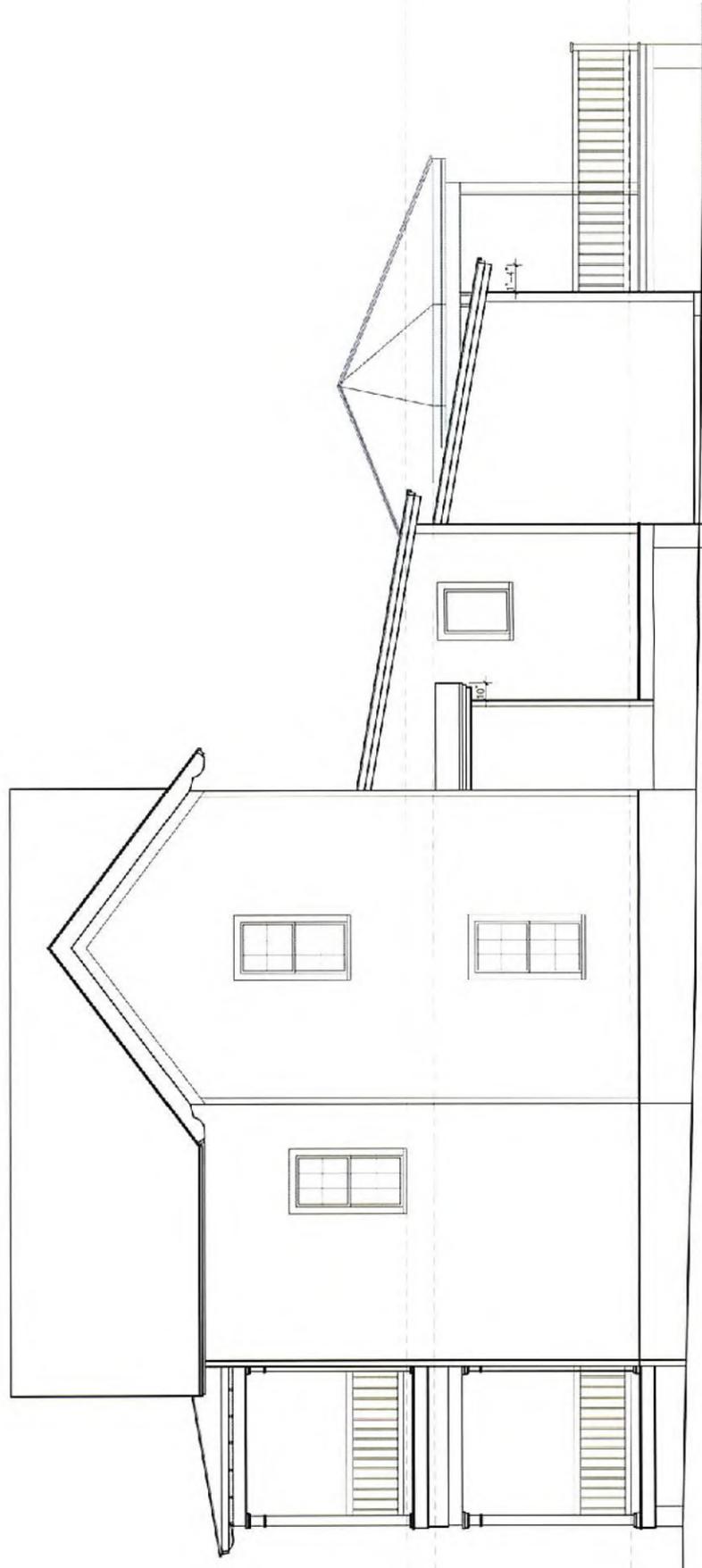


D. NORTH ELEVATION **EXISTING**



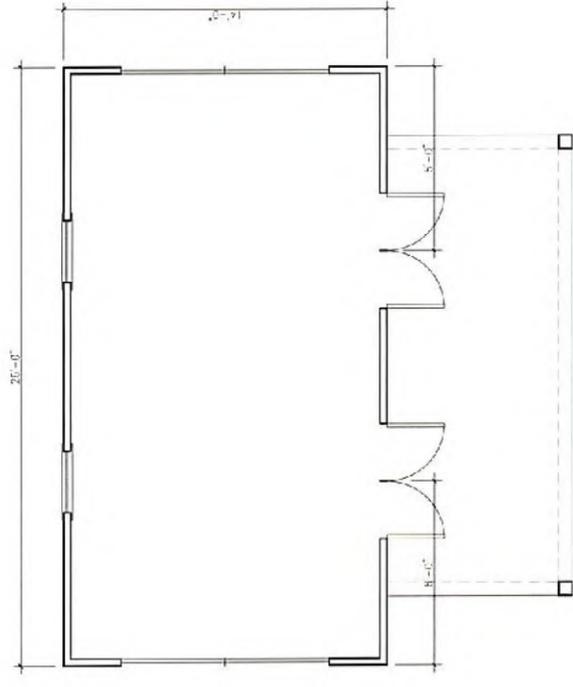


C. EAST ELEVATION **PROPOSED**

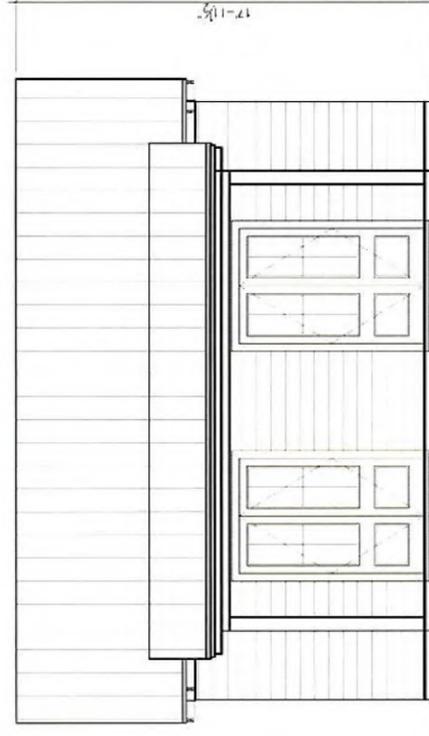
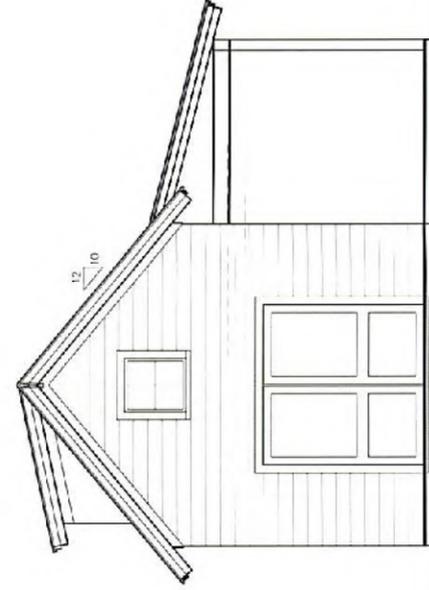
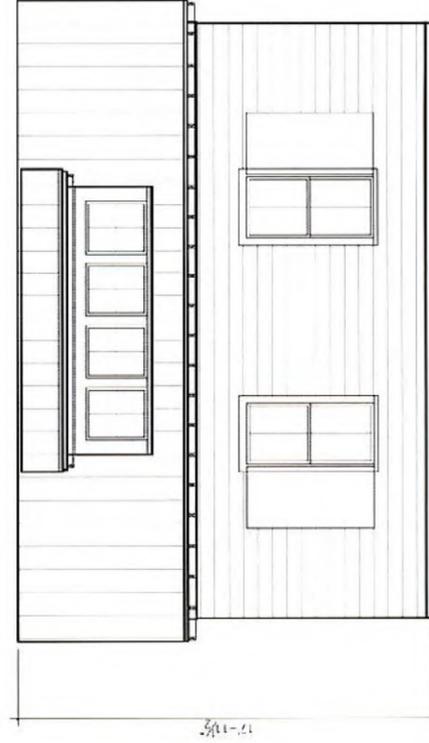
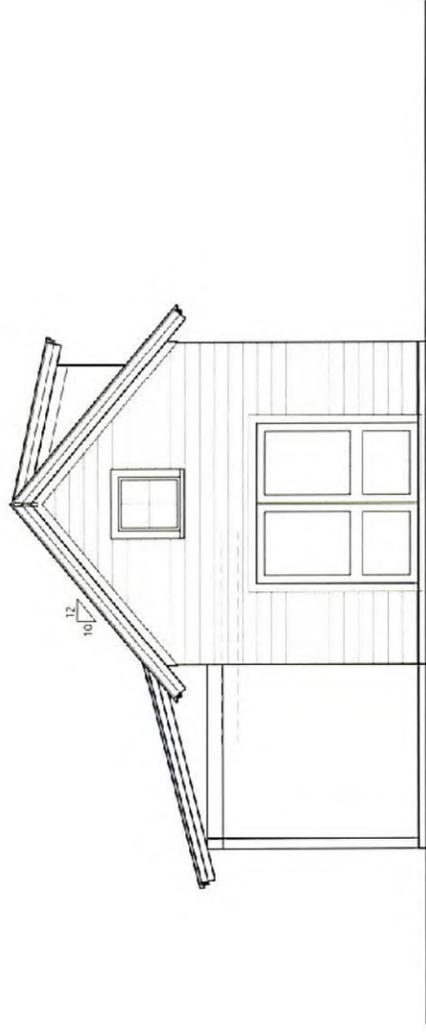


C. EAST ELEVATION **EXISTING**





GARAGE





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

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 683-3198

(FORM A)

Project Address: 2008 Central Ave., Sullivan's Island, SC 29482
 Submittal Date: 7-21-16
 Meeting Date: 8-17-16

Requested Approval: (check ONE) Conceptual Preliminary Final

Check one:

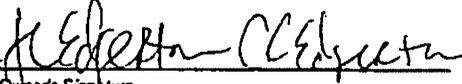
<input type="checkbox"/>	Submittal is <i>outside</i> the Historic District, not classified historic, and requests ORR relief.	<input checked="" type="checkbox"/>	Submittal is <i>within</i> the Historic District and is:	<input type="checkbox"/>	Submittal is <i>outside</i> the Historic District and is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

Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name	<u>Jackie and Colin Edgerton</u>	Architect / Designer:	<u>Swallowtail Architecture</u>
Address:	<u>23 Fairhope Rd.</u>	Contact #:	<u>(843) 670-1943</u>
	<u>Mount Pleasant, SC 29464</u>	email:	<u>rachel@swallowtailarchitecture.com</u>
email:	<u>ccedgerton@hotmail.com</u>	Contractor:	<u>Sea Island Builders, LLC</u>
Contact #:	<u>(843) 606-2837</u>	Contact #:	<u>(843) 883-7430</u>
		email:	<u>jason.fowler@seaislandbuilders.com</u>

Enter a Brief Description of the Project and Scope of Work to be Performed:
New construction of an elevated, two story, single family residence on the vacant lot located at 2008 Central Ave.

I (We) submit that the above information is true to the best of My (Our) knowledge. Jason Fowler - Sea Island Builders Print Applicant's Name  Applicant Signature	If Owner is not Applicant: I (We) hereby appoint the person named as Applicant as My (Our) agent to represent Me (Us) in this application.  Owner's Signature	Fee Received by  \$1100 7/21/16 check #
--	--	--

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

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

Project Address: 2008 Central Ave., Sullivan's Island, SC 29482

Submittal Date: 7-21-16

Meeting Date: 8-17-16

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>21,645</u> sf
Lot Width:	<u>104.76'</u>
Lot Depth:	<u>207.27'</u>
Flood Zone / Base Flood Elevation:	<u>AE 14</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>2,490</u> sf
Accessory Building Footprint:	<u>NA</u> sf
Total Principal Bldg. Coverage Area:	<u>2,490</u> sf
<small>(Principal Building plus Accessory Structure)</small>	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>2,490</u> sf
Covered Porches:	<u>523</u> sf
Open Decks / Steps:	<u>235</u> sf
Pool / Patio:	<u>933</u> sf
Drives / Walks:	<u>1923</u> sf
Other Impervious Coverage	<u>HVAC - 40</u> sf
Total Impervious Coverage	<u>6,144</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>2,490</u> sf
Second Floor	<u>1,198</u> sf
Third Floor	<u>0</u> sf
Accessory Building	<u>0</u> sf
Total Principal Building Square Footage:	<u>3,688</u> sf
<small>(Principal Building plus Accessory Structure)</small>	

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

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

Foundation: <u>CMU Block Piers</u>	Roof: <u>5V - Galvalume</u>
Walls: <u>Wood - 2x6 Exterior w/CDX sheathing</u>	Windows: <u>Anderson Impact or Equiv.</u>
Trim: <u>Hardie</u>	Doors: <u>Anderson Impact or Equiv.</u>

Sec. 21-111 Standards of Neighborhood Compatibility

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

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

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

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

Project Address: 2008 Central Ave., Sullivan's Island, SC 29482
 Submittal Date: 7-21-16
 Meeting Date: 8-17-16

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRE's Max Authority for Relief	Applicant's Request for Relief in Ft./ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Ratio' (SF)
SETBACKS	A	21-22 Front Setback	25 feet	✓	15% (3.75')			
	B	21-22 Additional Front Yard Setback	45° above 20'	✓	15%			
	C	21-22 Side Setback	Per lot: Enter Result: <u>10'</u> min.: <u>40'</u> comb.		25%	111" relief requested of combined setbacks	4.8%	4.8% / 25% = .192
	D	21-27 Side Setback 2nd Floor Setback	2 feet	✓	100%			
	E	21-22 Rear Setback	25 feet	✓	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>3,223.05</u> sf	✓	20% _____ sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>6,446.1</u> sf	✓	25% _____ sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4,048.7</u> sf	✓	20% _____ sf			
	I	21-28 Third Story	as per formula: Enter Result <u>400</u> sf	✓	20% _____ sf			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result <u>50'</u> sf	✓	100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result _____ sf	✓	100%			
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatibility			
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor		1 foot	10-3/4" relief requested		10.75" / 12" = .958
	N	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility			
O	21-34 Site Lighting	Check Ordinance	✓	Adjust for Neighborhood Compatibility				

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

Sullivan's Island Design Review Board

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

Project Address: 2008 Central Ave., Sullivan's Island, SC 29482
 Submittal Date: 7-21-16
 Meeting Date: 8-17-16

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

CONCEPTUAL SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

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

Project Address: 2008 Central Ave., Sullivan's Island, SC 29482

Submittal Date: 7-21-16

Meeting Date: 8-17-16

Requested Approval:

Conceptual

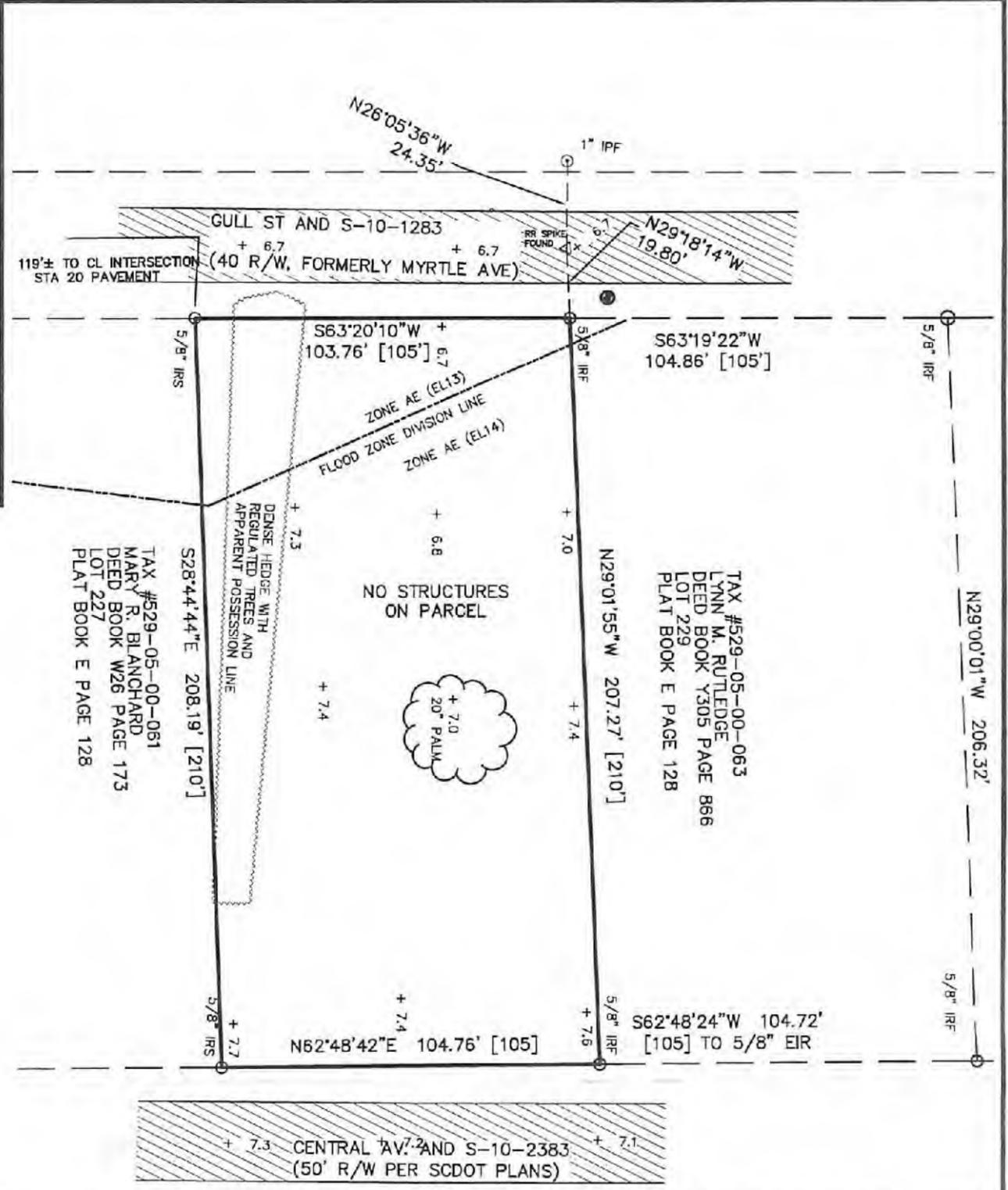
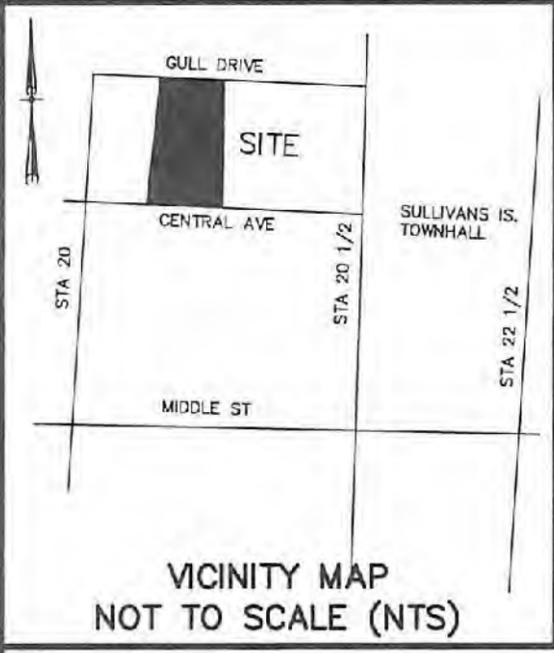
Preliminary

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" 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
 - 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 depicted landscape.
 - 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.



VICINITY MAP
NOT TO SCALE (NTS)

LEGEND

PROPERTY LINES	CHAINLINK FENCE
ADJACENT PROPERTY LINES	OCORNER (AS DESCRIBED)
DRAINAGE EASEMENT	IPF IRON PIPE FOUND
	IRF IRON ROD FOUND
	COMPUTED POINT
	WATER VALVE
	FIRE HYDRANT
	SPOT ELEVATION
	STAINING
	WATER METER
	ELECTRIC METER

- SURVEYOR'S NOTES**
1. NORTH ORIENTATION BASED ON GPS REDUCTION OF CONTROL, USING CELLULAR PHONES AND SCVRS
 2. VERTICAL SHOWN HEREON IS BASED ON REDUCTION TO NAVD29, USING GPS AND SHOULD BE VERIFIED BEFORE ANY CONSTRUCTION
 3. FLOOD ZONE LINES ARE SCALED AND ARE APPROXIMATE
 4. THIS PARCEL LIES IN FLOOD ZONE AE (EL14) AND AE(EL13), AS DEPICTED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE MAP (FIRM) 45019C0539J, WITH AN EFFECTIVE DATE OF NOVEMBER 17, 2004
 5. TITLE REPORT NOT SUPPLIED FOR THIS SURVEY. THIS PARCEL IS SUBJECT TO EASEMENTS OF RECORD.
 6. ONLY VISIBLE IMPROVEMENTS ARE SHOWN HEREON. THERE HAS BEEN NO INVESTIGATION OF SUBSURFACE IMPROVEMENTS OR LOCATIONS.
 7. PROPERTY CORNERS ARE AS SHOWN HEREON.
 8. THIS PLAT IS NOT FOR RECORDING AS A PLAT IN THE REGISTER OF DEED'S OFFICE, AND REPRESENTS A RESURVEY OF AN EXISTING PARCEL OF LAND AND DOES NOT CREATE NEW PARCELS, EASEMENTS, OR RIGHTS OF WAY.
 9. EXISTING MONUMENTATION WAS USED FOR THIS SURVEY. DUE TO ROAD WIDENING AND ORIGINAL PRECISION, SOME LOTS MAY BE LESS THAN ORIGINALLY MAPPED
 10. THIS MAP INVALID, UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL OF THE SURVEYOR.

**BOUNDARY AND IMPROVEMENTS SURVEY OF
LOT 228, AS RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR
CHARLESTON COUNTY IN PLAT BOOK E, PAGE 128, SAID PARCEL BEING
LOCATED ON SULLIVANS ISLAND, CHARLESTON COUNTY, STATE OF SOUTH
CAROLINA.**

**SURVEYED AT THE REQUEST OF:
JACQUELINE EDGERTON AND COLIN EDGERTON**

SULLIVANS ISLAND CHARLESTON COUNTY SOUTH CAROLINA
SURVEY DATE: JANUARY 25, 2016 MAP DATE: JANUARY 27, 2016
SCALE 1" = 40'



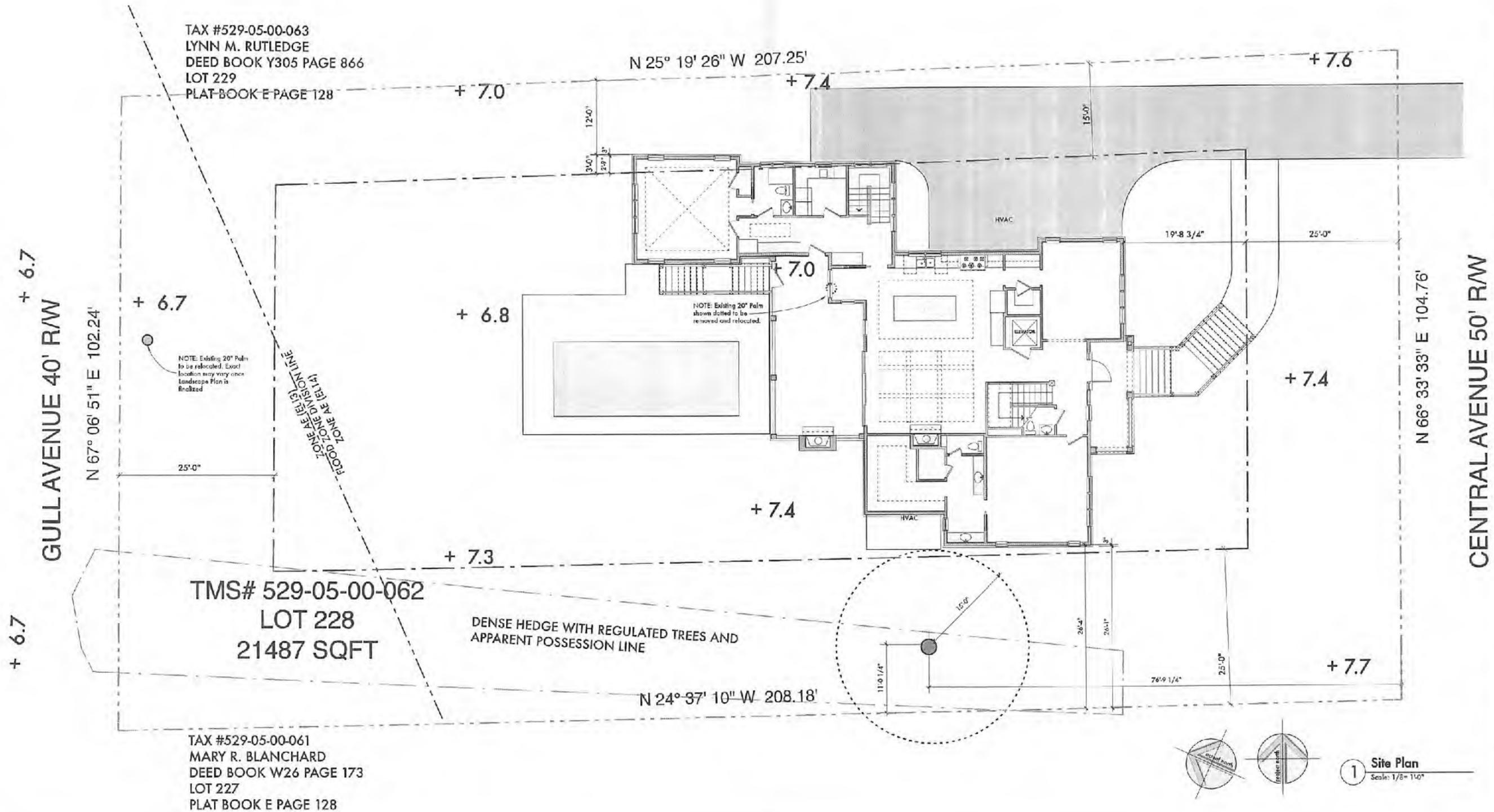
HGS
**HOWELL GEOSPATIAL
SURVEYING**
191 LARISSA DRIVE
CHARLESTON, SC 29414
(843) 8197496
(843) 647-5563 (FAX)

PARCEL INFO
TAX PARCEL 529-05-00-062
OWNER: MOUNT ZION AME CHRUCH
SITE ADDRESS: 2008 CENTRAL AVENUE,
SULLIVANS ISLAND
DEED BOOK: PAGE
LOT 228
PLAT BOOK E, PAGE 128
AREA 21,645 ±SQ FT OR 0.497 ACR

HGS DATA:
PROJECT 5497-1 EDGERTON
FIELD BOOK 4 PAGE 26
DRAWING NAME: 5497-1 EDGERTON

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

F. LEE HOWELL, SC PLS 9316 SIGNATURE DATE SHEET 1 OF 1



TAX #529-05-00-063
 LYNN M. RUTLEDGE
 DEED BOOK Y305 PAGE 866
 LOT 229
 PLAT BOOK E PAGE 128

TAX #529-05-00-061
 MARY R. BLANCHARD
 DEED BOOK W26 PAGE 173
 LOT 227
 PLAT BOOK E PAGE 128

TMS# 529-05-00-062
 LOT 228
 21487 SQFT

DENSE HEDGE WITH REGULATED TREES AND
 APPARENT POSSESSION LINE

CODE APPLICABILITY

1. This structure has been designed using the following building codes and standards:

- International Residential Code 2012
- SSTD 10, 1999 Edition

2. All Work to be in accordance with current applicable codes and standards.

THIS PROPERTY IS
 LOCATED IN AE14
 FLOOD HAZARD ZONE.

TMS:
 # 529-05-00-062

SULLIVAN'S ISLAND RESIDENTIAL ZONING			
Address: 2008 Central Ave, Sullivan's Island South Carolina	Setbacks: Front: 25 ft. and additional 1' back every 1' height over 20'	Principal Building Coverage Allowed 15% Coverage Proposed 3223.05 sq ft 2490 sq ft MEETS CRITERIA	Principal Building Square Footage Principal Building Coverage Allowed: 4048.7 sq ft Proposed First Floor 2490 sq ft Proposed Second Floor 1198 sq ft Total Proposed 3688 sq ft MEETS CRITERIA
Lot High Area: 21,487 sq ft	Sides: 15' and 25', total combined 40' Additionally, 2nd floor set back 2' from 1st floor for 2nd floor walls over 10' long	Impervious Coverage Allowed 30% Coverage Proposed 6446.1 sq ft	Principal Building Primary Front Facade Allowed: 50' Proposed: 49'-5 1/2" MEETS CRITERIA
Flood Zone: AE 14	WE REQUEST RELIEF TO ENCROACH 3' TO FACE OF TRIM	House and Porches 3013 sq ft Stairs 235 sq ft Pool, deck, spa & coping 933 sq ft Driveway 1708 sq ft Walk 215 sq ft HVAC 40 sq ft	Principal Building Side Facade Length Required: articulation every 30' Proposed: MEETS CRITERIA
Base Flood Elevation: 14 MSL	Information from Survey 1) PLAT BOOK E, PAGE 128 2) LOT 228	Total Impervious 6141 sq ft MEETS CRITERIA	Foundation Height Allowed Allowed: Top of Fin Flr less than 3' above FEMA Proposed 3'-10 3/4" WE REQUEST RELIEF TO RAISE FIRST FLOOR BY 10 3/4"
TMS #: #529-05-00-062		Maximum Height Allowed: 38 ft Proposed: MEETS CRITERIA	Allowed: bottom of FF 2' above FEMA Proposed 2'-8"
City Name: Town of Sullivan's Island			

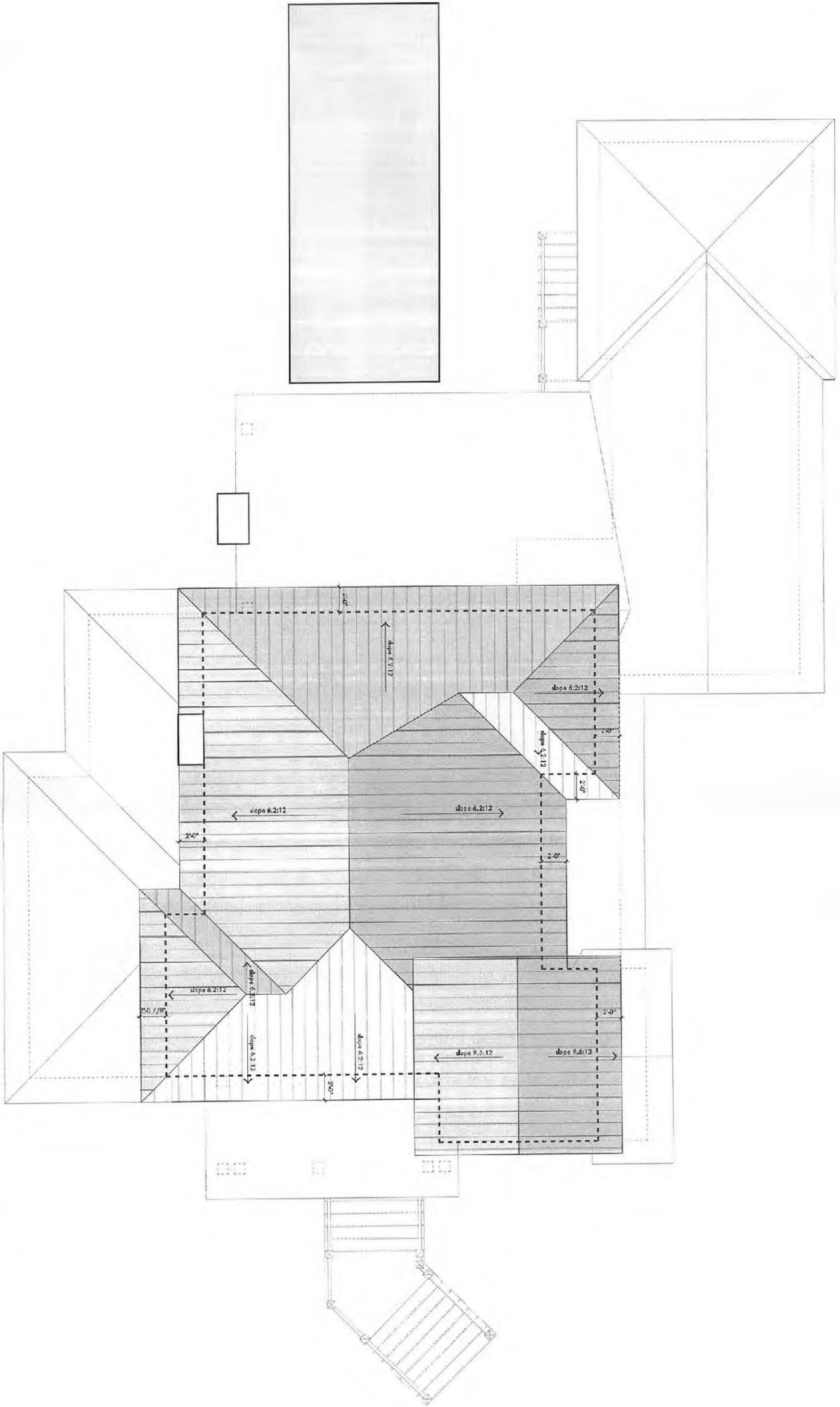
Stamp: Noted For DBS Review, Date: 7.1

Stamp: NOT FOR CONSTRUCTION

SWALLOWTAIL ARCHITECTURE, LLC
 ARCHITECTURE AND INTERIOR DESIGN
 4638B S100 • 404-881-8123
 740 Franklin Blvd, Suite 1, Savannah, GA 31406

EDGERTON RESIDENCE
 NEW LUXURY HOME

Plot Date: 7/20/16
 Checked: RB
 Drawn: RB
 Drawing Title: Site Plan
 Drawing No.: C1.1



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

Project No.	7/20/16
Checked	
Drawn	
Drawing Title	Roof Plan
Drawing No.	A1.4

EDGERTON RESIDENCE
NEW LUXURY HOME

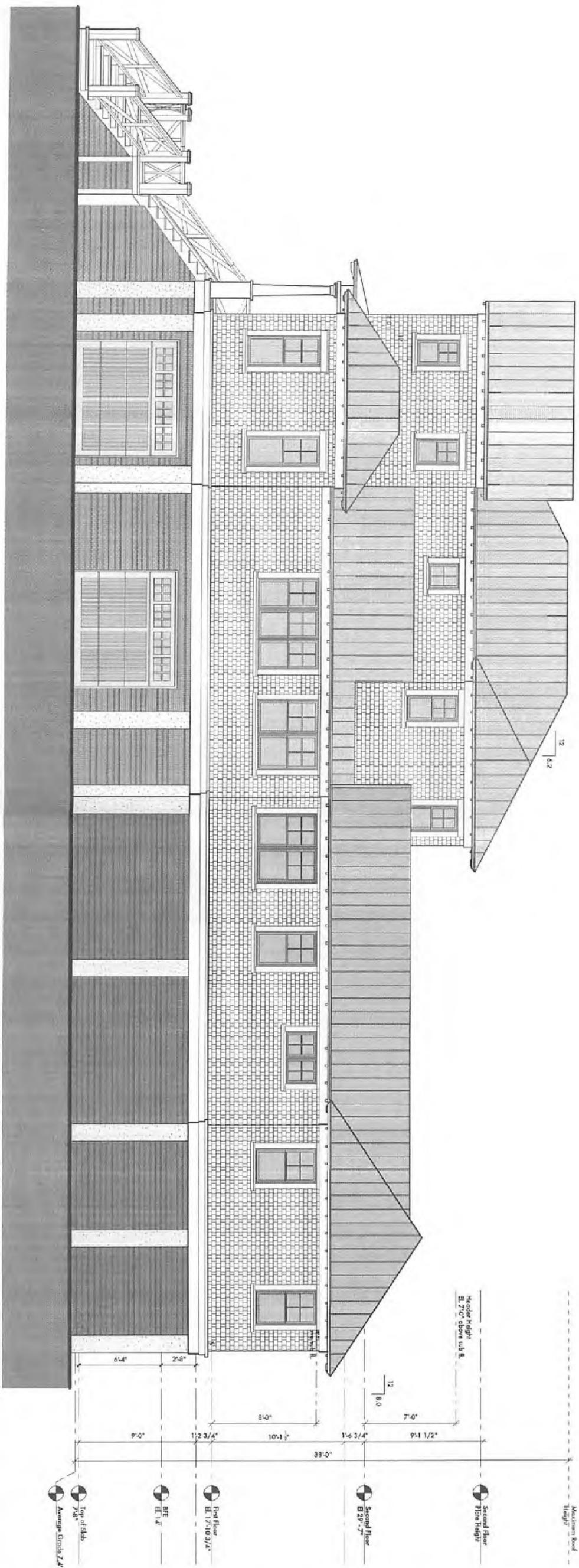
2008 CENTRAL
Summerville, SC 29485

SWALLOWTAIL ARCHITECTURE, LLC
ARCHITECTURE AND INTERIOR DESIGN

813.885.9100 • SwallowtailArchitecture.com
740 Tomales Blvd. Suite 1, Summerville, SC 29485

NOT FOR CONSTRUCTION

No.	Issued For	Date
1	Issued For DRB Review	Date



1 Right Side Elevation,
Scale: 1/4" = 1'-0"

No.	Issued For	Date
1	Issued For DRB Review	

NOT FOR CONSTRUCTION

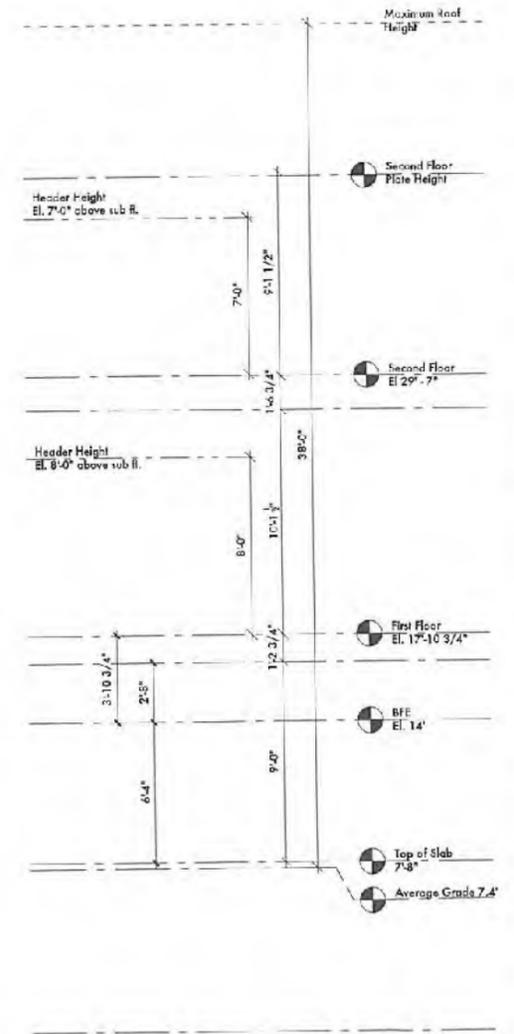
SWALLOWTAIL ARCHITECTURE, LLC
 ARCHITECTURE AND INTERIOR DESIGN
 843-885-9400 • SwallowtailArchitecture.com
 740 Travelers Blvd., Suite A, Summerville, SC, 29485

EDGERTON RESIDENCE
 2008 CENTRAL SULLIVAN'S ISLAND South Carolina

7/20/16
 RB
 RB
 RB
A2.1



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



No.	Issued For	Date
1	Issued For C&S Review	

Stamps

NOT FOR CONSTRUCTION

SWALLOWTAIL ARCHITECTURE, LLC
ARCHITECTURE AND INTERIOR DESIGN
845-855-9400 • swallowtailarchitects.com
216 The Oaks Blvd., Suite 1, Summerville, SC 29165

EDGERTON RESIDENCE
RETTI LUDWIG TUMBE

Plot Date	7/20/16
Checked	
Drawn	
Drawing Title	Rear (Gull Street) Elevation
Drawing No.	A2.2



No.	Issued For	Date
1	Issued For DSB Review	

Stamps

NOT FOR CONSTRUCTION

SWALLOWTAIL ARCHITECTURE, LLC
 ARCHITECTURE AND INTERIOR DESIGN
 804855100 • 576-316-8144
 710 W. 1st St. Suite 100 • Sumner, WA 98455

EDGERTON RESIDENCE
 NEW CUSTOM HOME

Plot Date: 7/20/16
 Checked:
 Drawn:
 Drawing Title: **Left Side Elevation**

Drawing No.: **A2.3**

PRELIMINARY 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: 2417 Jasper Blvd

Submittal Date: 7/22/16

Meeting Date: 8-17-16

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]

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 2414 Jasper Blvd
 Submittal Date 7/22/16
 Meeting Date: 8/17/16

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>21,465</u> sf
Lot Width:	<u>105'</u>
Lot Depth:	<u>205'</u>
Flood Zone / Base Flood Elevation:	<u>AE-14'</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>2,451</u> sf
Accessory Building Footprint:	<u>626</u> sf
<hr/>	
Total Principal Bldg. Coverage Area:	<u>2,451</u> sf
(Principal Building plus Accessory Structure)	
EXEMPT	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>2,451</u> sf
Covered Porches:	<u>970</u> sf
Open Decks / Steps:	<u>135</u> sf
Pool / Patio:	<u>1,922</u> sf
Drives / Walks:	<u>677</u> sf
Other Impervious Coverage	<u>137</u> sf
<hr/>	
Total Impervious Coverage	<u>6,292</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>2,451</u> sf
Second Floor	<u>1,969</u> sf
Third Floor	<u>0</u> sf
Accessory Building (EXEMPT)	<u>626</u> sf
<hr/>	
Total Principal Building Square Footage:	<u>4,420</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 over CMU</u>	Roof: <u>S-U Crimp Metal</u>
Walls: <u>Hardi-Cement Fiber</u>	Windows: <u>Anderson Clad</u>
Trim: <u>Hardi-Cement Fiber</u>	Doors: <u>Anderson Clad</u>
	<u>Front - Fir, Solid Dark</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:

2414 JASPER BLVD

Submittal Date:

7-22-16

Meeting Date:

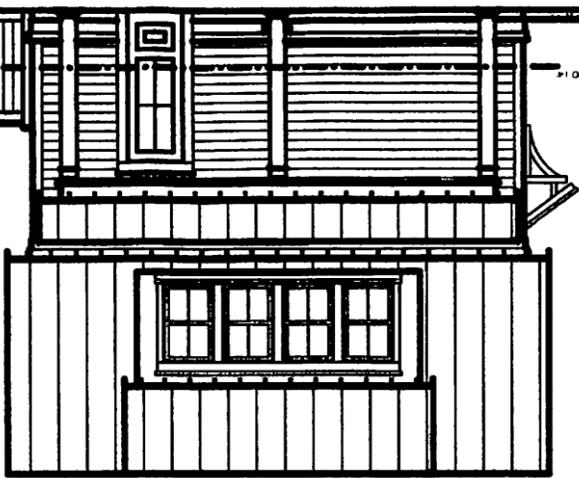
8-17-16

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in Ft./ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet	✓	15% (3.75')			
	B	21-22 Additional Front Yard Setback	45° above 20'	✓	15%			
	C	21-22 Side Setback	Per lot; Enter Result: <u>15'</u> min.; <u>40'</u> comb.	✓	25%			
	D	21-22 Side Setback 2nd Floor Setback	2 feet		100%	APPROVED LEFT SIDE PERGES 7-20-16		
	E	21-22 Rear Setback	25 feet	✓	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>3,220</u> sf	✓	20% _____sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>30%</u> sf maximum	✓	N/A	N/A	N/A	N/A
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4,047</u> sf		25% <u>1,012</u> sf	<u>373</u> ft ²	<u>9.2%</u>	<u>4,420</u> ft ² APPROVED 7-20-16
	I	21-28 Third Story	as per formula: Enter Result _____sf	NA	15% _____sf			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result _____sf	✓	100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result _____sf	✓	100%			
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatibility			
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor	✓	1 foot			
	N	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance	✓	Adjust for Neighborhood Compatibility			

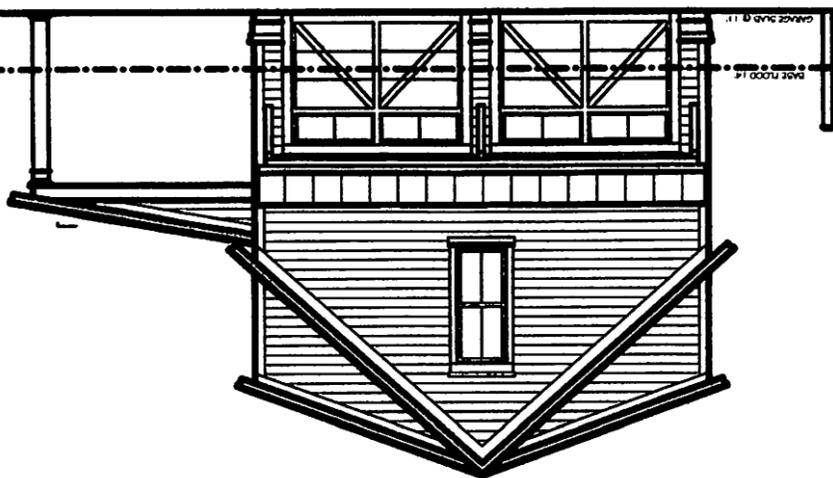
1 REAR ELEVATION



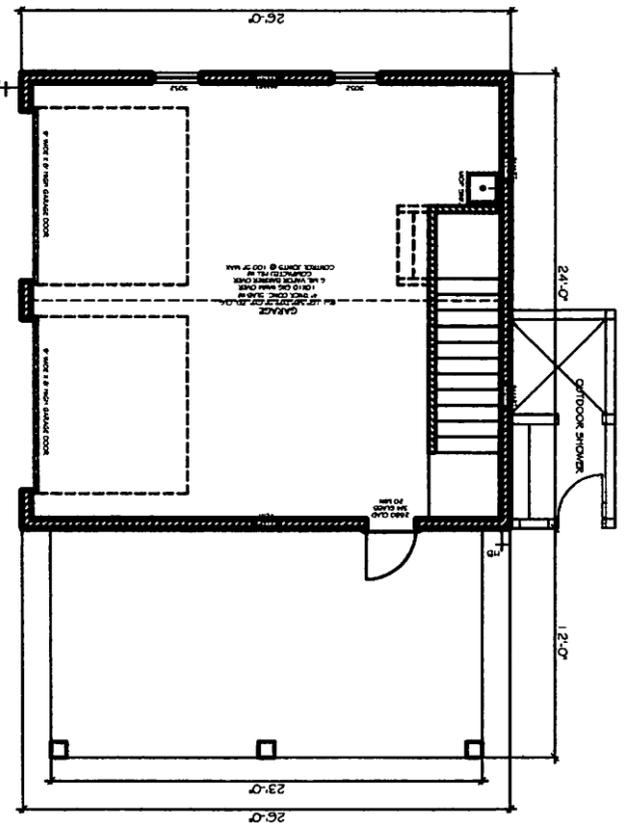
2 FRONT ELEVATION



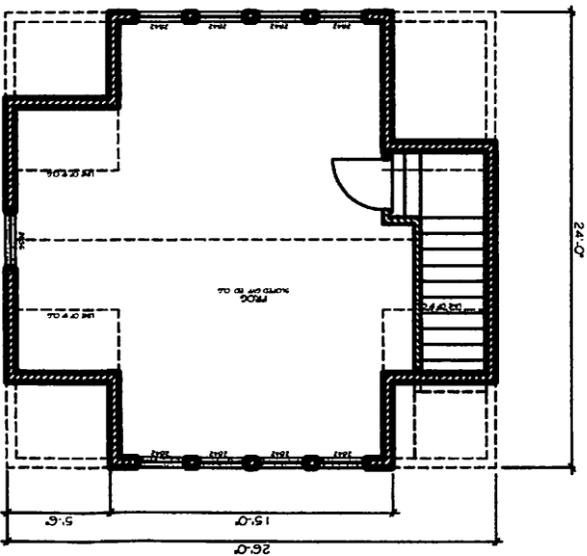
3 LEFT SIDE ELEVATION



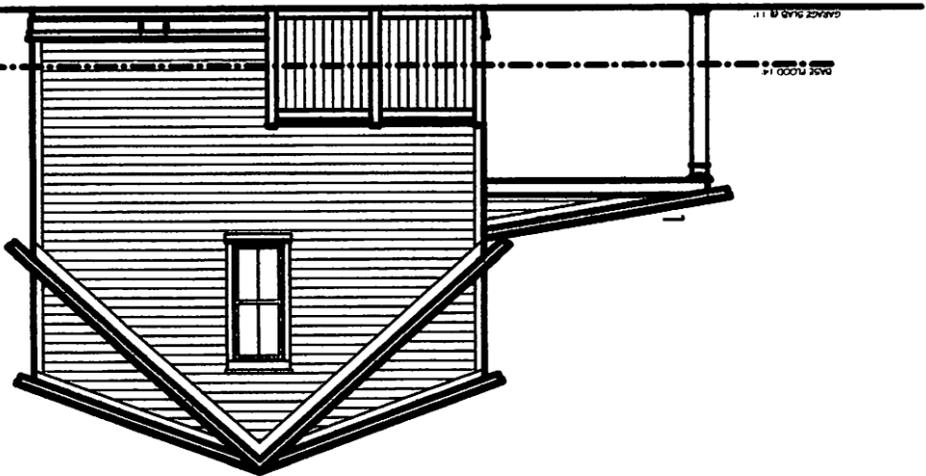
4 GROUND FLOOR PLAN



5 ROOM ABOVE GARAGE FLOOR PLAN



6 RIGHT SIDE ELEVATION



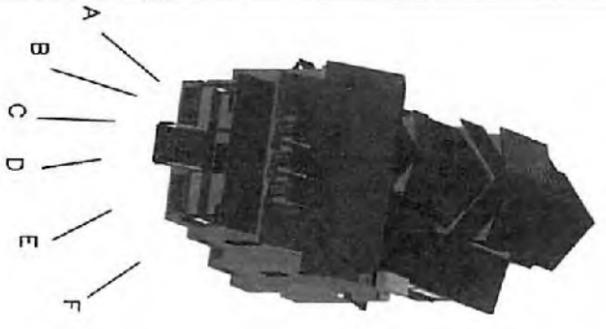
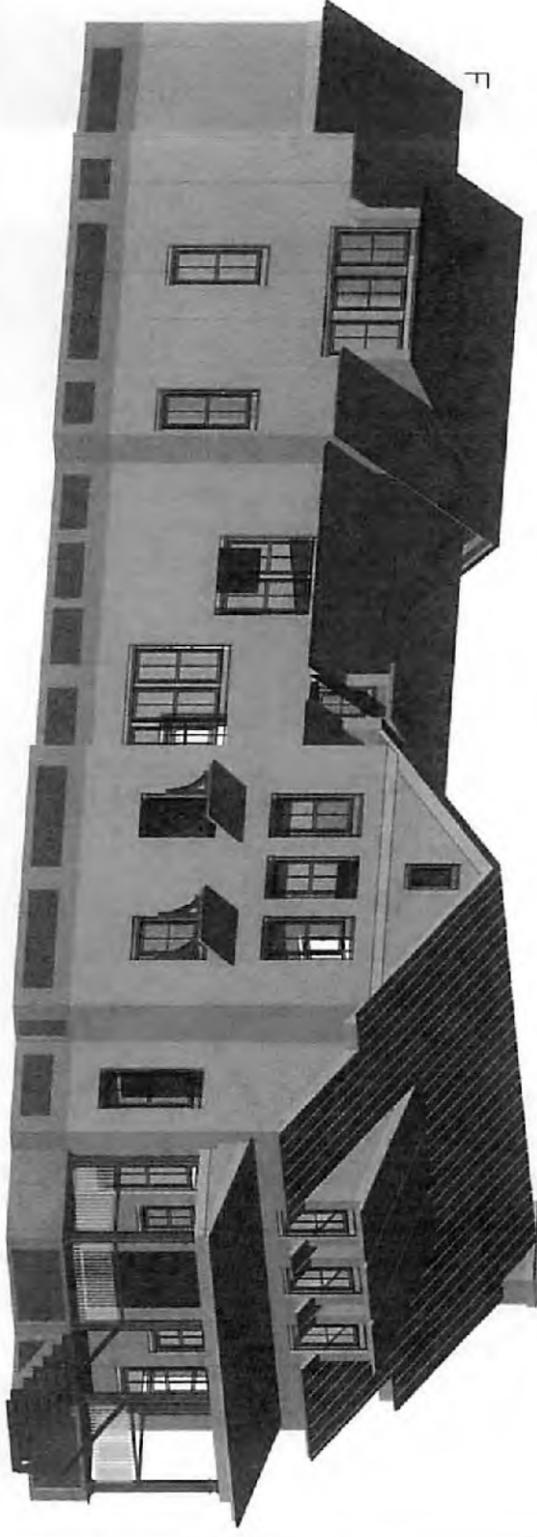
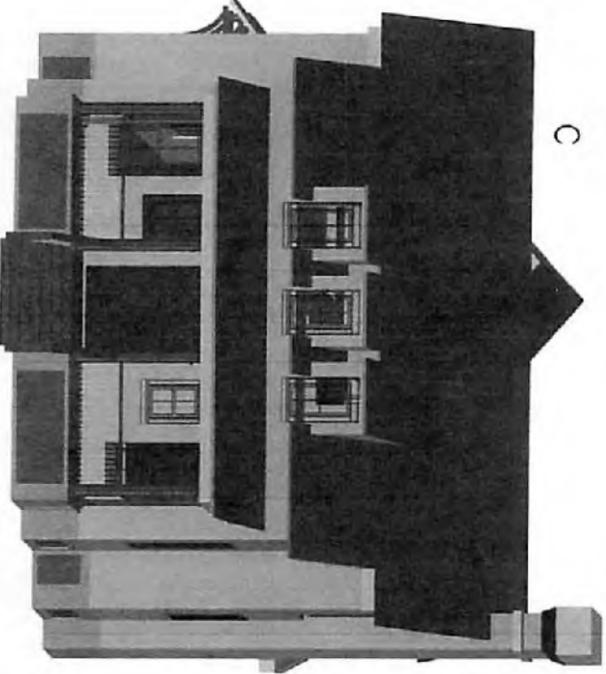
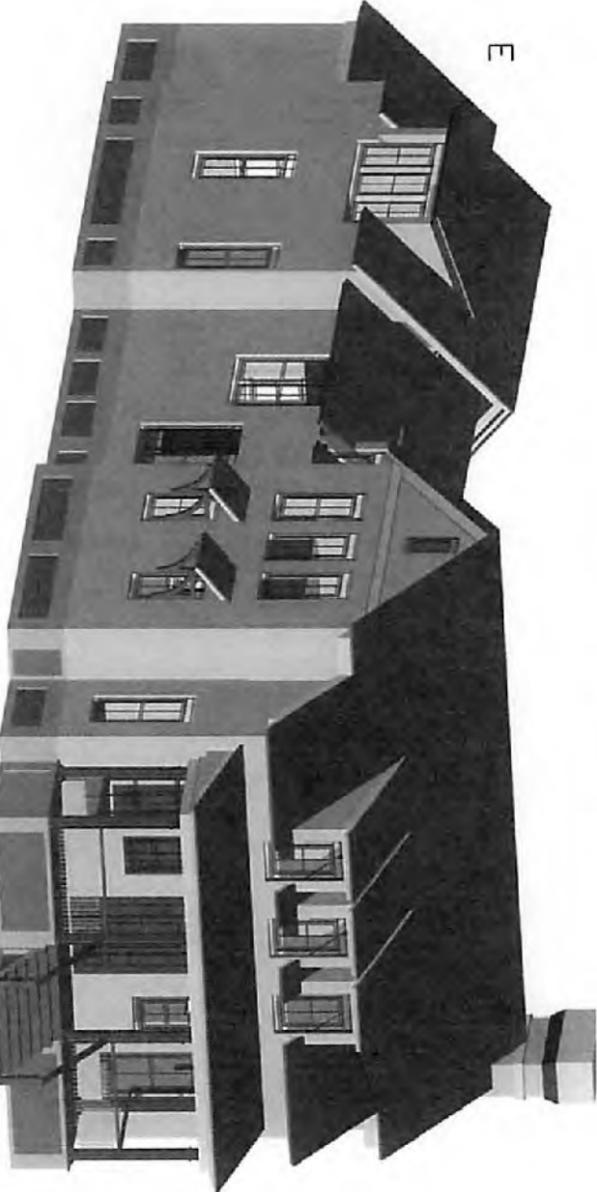
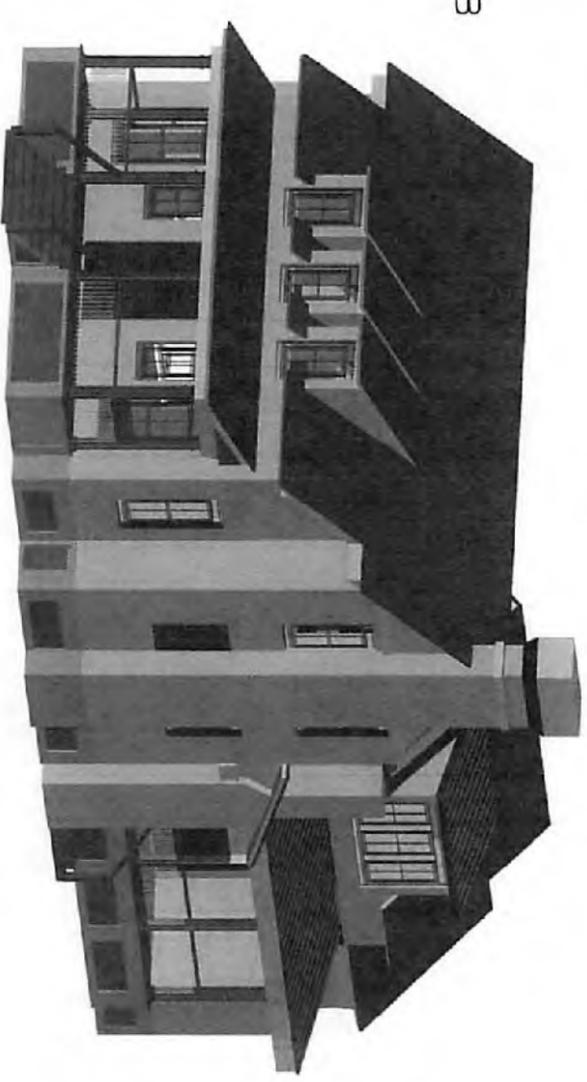
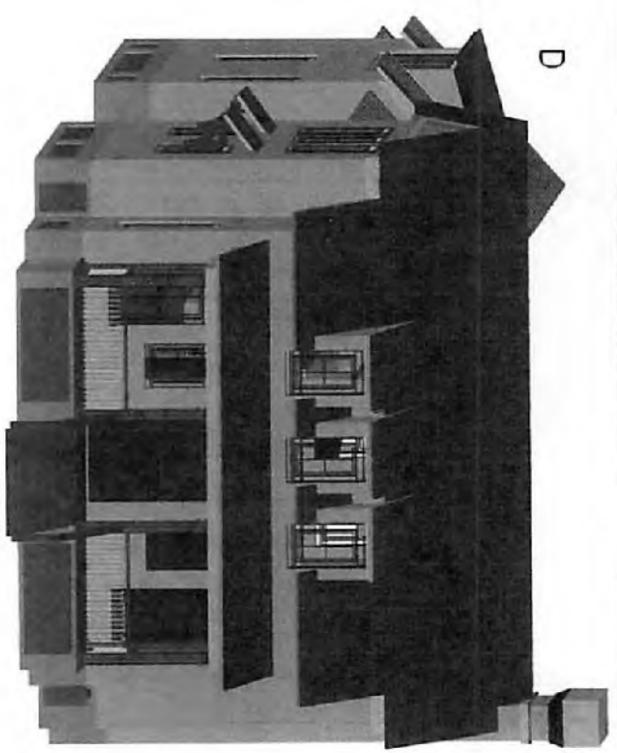
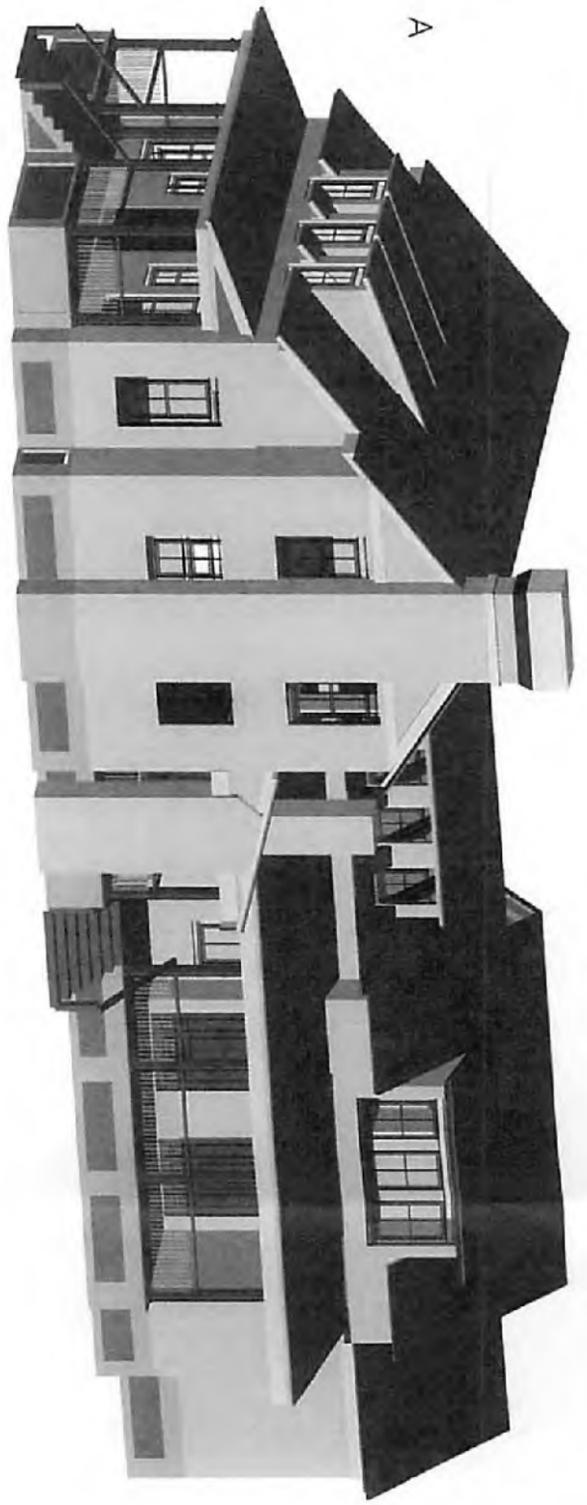
Project Number: 16-291-614
Scale: 1/8" = 1'-0"

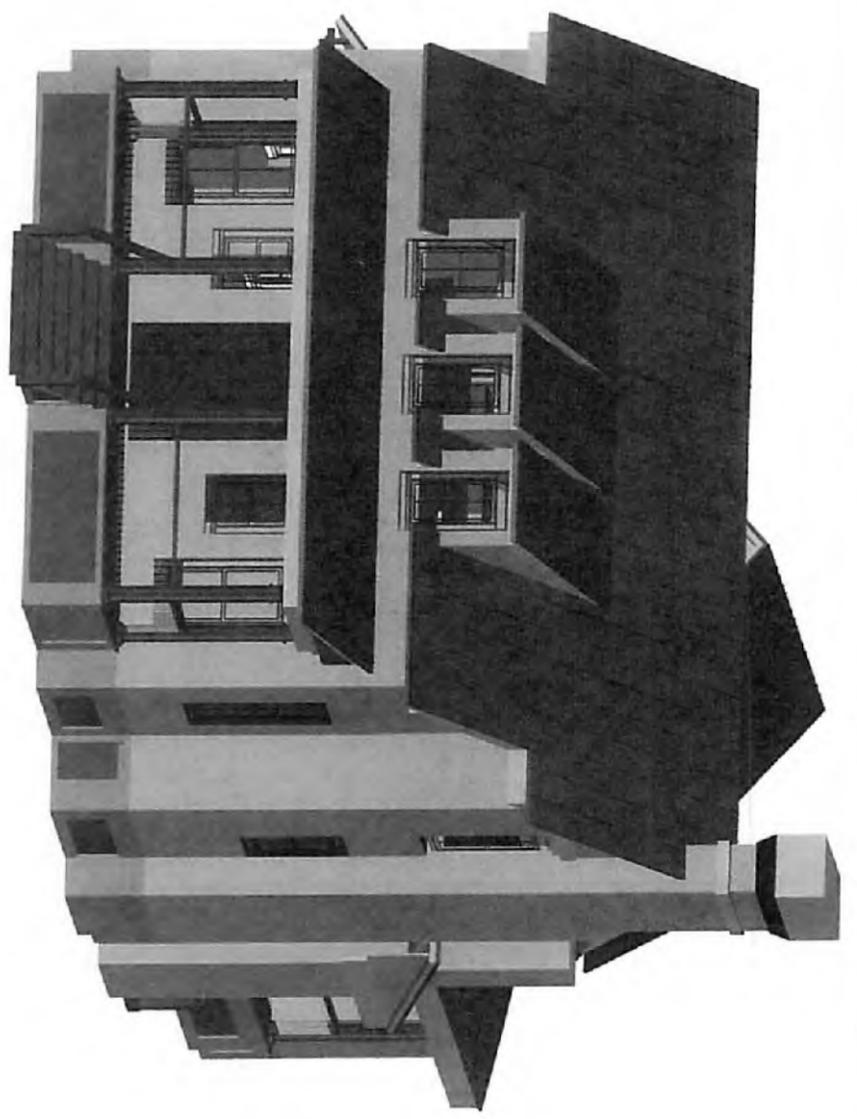
Table with 2 columns: Item, Description. Lists materials and finishes for the project.

New Residence
2414 Jasper Blvd., Sullivan's Island South Carolina
DETACHED GARAGE PLANS & ELEVATIONS

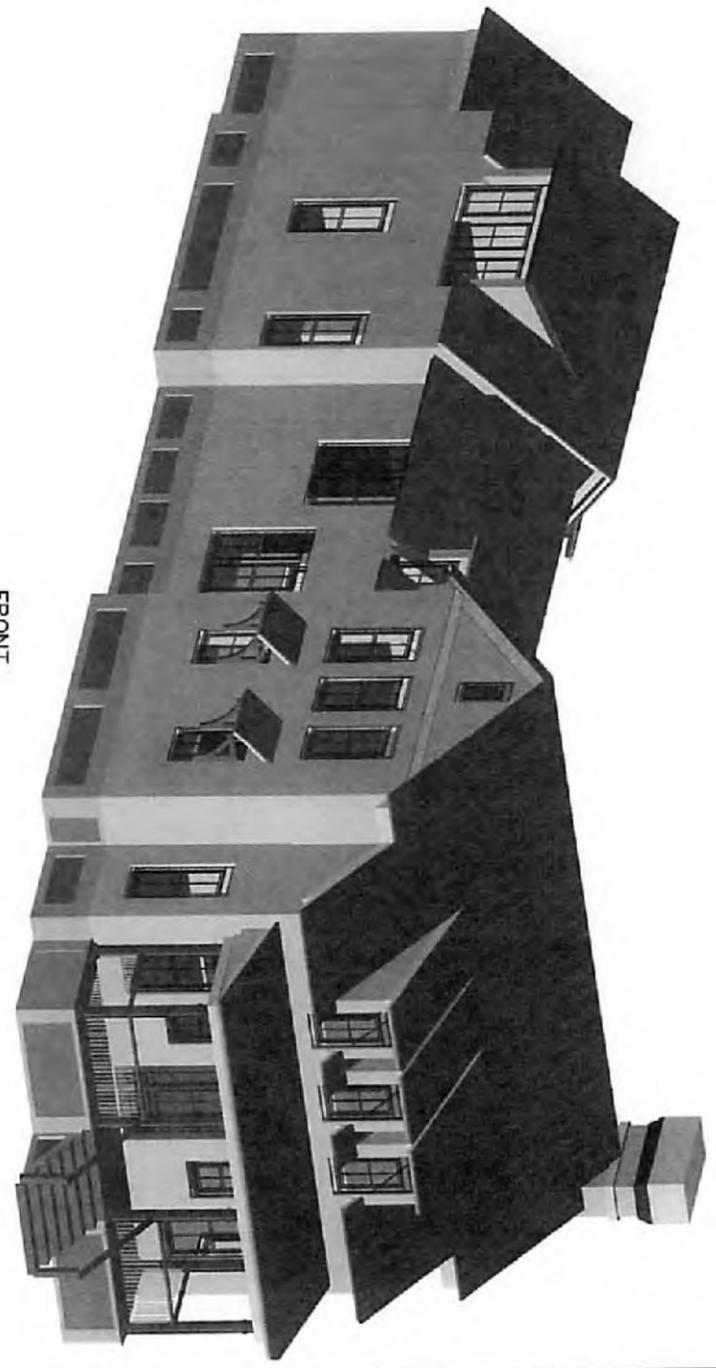
291 Studio LLC

291 Studio LLC
291 Jasper Blvd., Sullivan's Island, SC 29929
252-291-2911

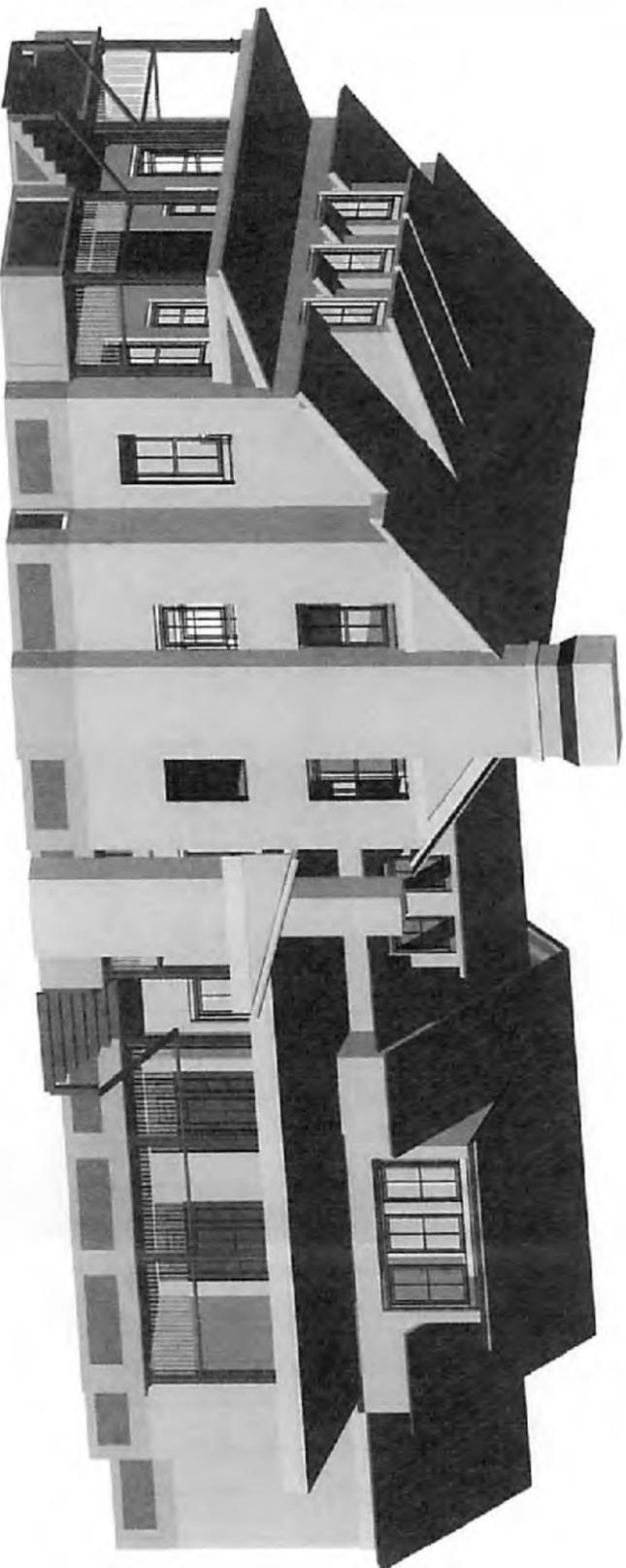




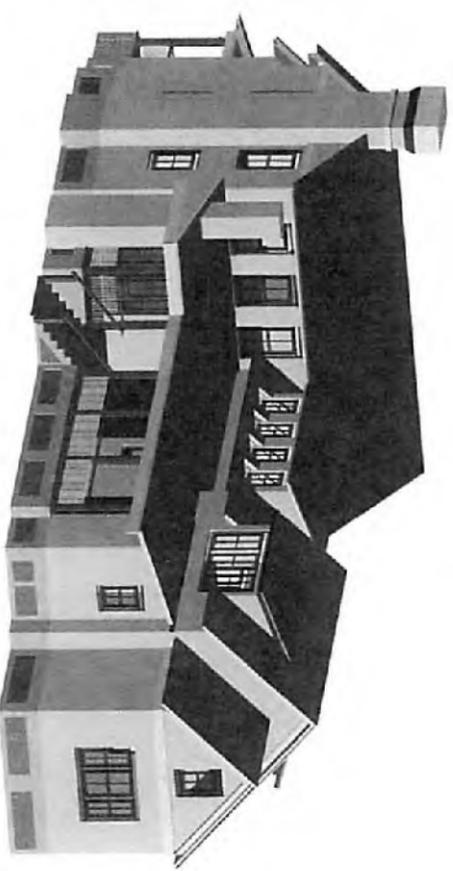
FRONT
N/S



FRONT
N/S



FRONT
N/S



REAR
N/S