

CONCEPTUAL SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

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

Project Address: 1112 osceola

Submittal Date: 11.18.16

Meeting Date: 12.21.16

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" Required for all new construction and for work which expands or is outside of an existing building footprint; illustrating the following:
 - All applicable Flood Zone information
 - Setbacks, Property Lines and Easements
 - Spot elevations required to comply with Section 21-24
 - OCRM Critical Lines, if applicable
 - Trees
 - Existing Structures, if applicable
 - Site Plan [1/16" = 1'-0" OR 1" = 20'-0" scale], illustrating the following:
 - Existing Structures, if applicable
 - Proposed new structures
 - All applicable survey information
 - Floor Plans [1/8" = 1'-0" scale], with the following requirements:
 - Exterior Dimensions
 - Graphically depict the outlines of heated space, covered porches and open decks.
 - In the case of Renovations and/or Additions, the outlines of existing and new construction must also be shown.
 - Exterior Elevations [1/8" = 1'-0" scale], with the following requirements:
 - All exterior materials such as wood, stucco, roofing and / or masonry shall be graphically represented for intent.
 - Elevations must be rendered with shadows depicting roof and / or deck overhangs, changes in wall plane, or massing. Devoid of any graphically
 - Roof ridge heights and Finished Floor Elevation (FFE) and their relationship to FEMA Base Flood Elevation (BFE)
 - Optional:
 - 3-D perspective sketches and / or models are encouraged.
 - Any relevant photographs or documentation that might be descriptive.

Sullivan's Island Design Review Board

last modified January 2016

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

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Project Address:	<u>1112 osceola</u>		
Submittal Date:	<u>11.18.16</u>		
Meeting Date:	<u>12.21.16</u>	Parcel I.D. (TMS#):	<u>523-07-00-065</u>
Requested Approval (check ONE) <input checked="" type="checkbox"/> Conceptual <input type="checkbox"/> Preliminary <input type="checkbox"/> Final			

Check one:

<input type="checkbox"/> Submittal is <i>outside</i> the Historic District, not classified historic, and requests DRB relief.	<input checked="" type="checkbox"/> Submittal is <i>within</i> the Historic District and is: <input checked="" type="checkbox"/> designated as Historic Resource <input type="checkbox"/> not designated as Historic Resource Historic Survey #: <u>306</u>	<input type="checkbox"/> Submittal is <i>outside</i> the Historic District and _____ designated as Historic Resource Historic Survey #: _____
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Nature of Work: (circle all that apply)

Accessory Structure
 Demolition / Relocation
 Addition / Alteration
 New Construction

Owner's Name	<u>catholic diocese of chas</u>	Architect / Designer:	<u>e e fava architects</u>
Address:	<u>c/o father mcinerny stella maris catholic church 1204 middle street sullivans island sc</u>	Contact #:	<u>843.723.5099</u>
email:	<u>29482</u>	email:	<u>e@eefava.com</u>
Contact #:	_____	Contractor:	<u>TBD</u>
		Contact #:	_____
		email:	_____

Enter a Brief Description of the Project and Scope of Work to be Performed:
 requested review of and approval for the
removal of the existing conditioned space at grade and a proposed rear addition
per plans submitted

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

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BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet: 14,809 sf
Lot Width: varies 103.65'@ front / 60.60'@ rear
Lot Depth: varies 215.20'E / 170-.0' W
Flood Zone / Base Flood Elevation: AE-10(2016)

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint: 2374 sf
Accessory Building Footprint: N/A sf

Total Principal Bldg. Coverage Area: 2374 sf
(Principal Building plus Accessory Structure)

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area 2374 sf
Covered Porches: 634 sf
Open Decks / Steps: 266 sf
Pool / Patio: N/A sf
Drives / Walks: 1119 max sf
Other Impervious Coverage N/A sf
Total Impervious Coverage 4393 sf

Sec. 21-27 Principal Building Square Footage

First Floor 2374 sf
Second Floor 1509 sf
Third Floor N/A sf
Accessory Building N/A sf

Total Principal Building Square Footage: 3883 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: masonry pier Roof: metal/ 5 -v -crimp to match existing
Walls: wood frame/wood siding Windows: marvin integrity /fiberglass
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)

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	Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in Ft./ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet	X	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: _____min.; _____comb.	X	25%		
	D	21-22 Side Setback 2nd Floor Setback	2 feet	X	100%		
	E	21-22 Rear Setback	25 feet	X	None		
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>2374</u> sf	X	20% _____sf		
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>30%</u> sf maximum	✓	N/A	N/A	N/A
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>3883</u> sf	X	25% _____sf		
	I	21-28 Third Story	as per formula: Enter Result <u>N/A</u> sf	X	15% _____sf		
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result <u>N/A</u> sf	X	100%		
	K	21-29 Principal Building Side Façade	as per formula: Enter Result <u>N/A</u> sf	X	100%		
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	X	Adjust for Neighborhood Compatibility		
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor	X	1 foot		
	N	21-32 Foundation Enclosure	Check Ordinance	X	Adjust for Neighborhood Compatibility		
	O	21-34 Site Lighting	Check Ordinance	N/A	Adjust for Neighborhood Compatibility		

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

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		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	3666 sf	50% Enter Result: 1833 _____sf	502 sf	27%	
	B	21-43 Existing Principle Building Coverage Area	1470 sf	50% Enter Result: 735 _____sf	143 sf	19%	
	C	21-43 Existing Impervious Coverage Area	N/A	50% Enter Result: _____sf			

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

Narrative for Scope of Work

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

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We respectfully request your review and approval for the work as proposed to 1112 Osceola. This includes the removal of the existing, yet non-compliant conditioned spaces at grade level, that are currently below the first level and occupied by the pastor of Stella Maris Church. The space to be removed would be accommodated by a small rear addition that would be fully compliant with the 2016 FEMA flood maps. (as preferred to the recently replaced 2011 maps that would require our proposed addition to be approximately 5' higher than rendered (and as indicated on the proposed elevations). The proposed rear addition is sensitively scaled and sited within all required setbacks, and with its historic exemption, meets all zoning requirements. The new building is just a story & a half and connected to the existing historic structure with a one level hyphen. The narrow new addition is clad with traditional wood siding and a 5 v-crimped metal roof. Code required impact windows are of traditional proportions. Care has been taken to maintain greenspace, privacy for the resident and neighbors, and provide for all required parking on site. Thank you for your favorable review of this small project

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