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: 3115 ION AVENUE
Submittal Date: November 18, 2016
Meeting Date: December 21, 2016

Requested Approval: ■ Conceptual ☐ Preliminary ☐ Final

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

The following items shall be included in the Conceptual Submittal:

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

APPLICATION
TO 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: 3115 ION AVENUE

Submittal Date: November 18, 2016

Meeting Date: December 21, 2016

Parcel I.D. (TMS#): 529-12-00-095

Requested Approval (check ONE) ☑ Conceptual ☐ Preliminary ☐ Final

Check one:

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

☐ Submittal is ***within*** the Historic District and is:

____ designated as Historic Resource

____ not designated as Historic Resource

Historic Survey #:_____

☐ Submittal is ***outside*** the Historic District and

____ designated as Historic Resource

Historic Survey #: _____

Nature of Work: *(circle **all** that apply)*

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name	Luke Morrison	**Architect / Designer:**	Julia F. Martin Architects
Address:	1741 ION AVENUE	Contact #:	843.577.3275 ~~julia@jfmarchitects.com~~
	SULLIVAN'S ISLAND	*email:*	julia@jfmarchitects.com
email:	lpmorris1632@gmail.com	**Contractor:**	TBD
Contact #:	843.329.3186	Contact #:	
		email:	

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

We are requesting conceptual approval for a new construction, single-family residence that is not in a historic district. The design is similar in size/proportion to neighboring residences. We are requesting an 18% relief in building square footage and slight relief from design standard 21-22 (second floor setback) in select locations.

I (We) submit that the above information is true to the best of My (Our) knowledge.	**If Owner is not Applicant:** *I (We) hereby appoint the person named as Applicant as My (Our) agent to represent Me (Us) in this application.*	
Julia F. Martin		Kat Kenyon
Print Applicant's Name		*Fee Received by*
Applicant Signature	*Owner's Signature*	*check #*

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'sRequest 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')	n/a	n/a	n/a
	B	21-22 Additional Front Yard Setback	45° above 20'	✓	15%	n/a	n/a	n/a
	C	21-22 Side Setback	Per lot; Enter Result: 15' min.; 40' comb.	✓	25%	n/a	n/a	n/a
	D	21-22 Side Setback 2nd Floor Setback	2 feet		100%			
	E	21-22 Rear Setback	25 feet	✓	None	n/a	n/a	n/a
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result 2,678 sf	✓	20% _____sf	n/a	n/a	n/a
	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 3,685 sf		25% 4,606 sf	658 sf	18%	4,343 sf
	I	21-28 Third Story	as per formula: Enter Result _____sf	✓	15% _____sf	n/a	n/a	n/a
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result _____sf	✓	100%	n/a	n/a	n/a
	K	21-29 Principal Building Side Façade	as per formula: Enter Result _____sf	✓	100%	n/a	n/a	n/a
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatibility	n/a	n/a	n/a
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor	✓	1 foot	n/a	n/a	n/a
	N	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility	n/a	n/a	n/a
	O	21-34 Site Lighting	Check Ordinance		Adjust for Neighborhood Compatibility			

REQUEST FOR REVIEW FORM (FORM B)

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BREAKDOWN OF LOT COVERAGES

Lot Information:		
Total Lot Size in Square Feet:	17,850	sf
Lot Width:	119	
Lot Depth:	150	
Flood Zone / Base Flood Elevation:	VE 16/17	

Sec. 21-25 Principal Building Coverage Area		
Principal Building Footprint:	2,387	sf
Accessory Building Footprint:	n/a	sf
Total Principal Bldg. Coverage Area: (Principal Building plus Accessory Structure)	2,387	sf

Sec. 21-26 Impervious Coverage		
Principal Building Coverage Area	2,387	sf
Covered Porches:	n/a	sf
Open Decks / Steps:	687	sf
Pool / Patio:	978	sf
Drives / Walks:	1,273	sf
Other Impervious Coverage		sf
Total Impervious Coverage	5,325	sf

Sec. 21-27 Principal Building Square Footage		
First Floor	2,387	sf
Second Floor	2,068	sf
Third Floor	n/a	sf
Accessory Building	n/a	sf
Total Principal Building Square Footage: (Principal Building plus Accessory Structure)	4,331	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:	1x8 horiz. slat screen over CMU piers	Roof:	Galvalume Metal Roof
Walls:	natural cedar shake + horiz. flat profile cementitious siding	Windows:	Andersen 400 series (or equiv.)
Trim:		Doors:	Andersen 400 series (or equiv.)

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.)