

PATRICK M. O'NEIL
MAYOR

TOWN COUNCIL
CHAUNCEY CLARK, MAYOR PRO TEM
SARAH CHURCH
MARK HOWARD
RITA LANGLEY
SUSAN MIDDAUGH
BACHMAN SMITH, IV

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

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES FROM JANUARY 20, 2016
- C. HISTORIC SPECIAL EXCEPTION
 1. 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 conceptual approval for the RS District Historic Special Exception in accordance with Z.O. §21-20 C. (2). (TMS# 529-07-00-008)
 2. 2301 Atlantic Ave- Heather Wilson, applicant, requests review of structure modification plans for a Traditional Island Resource. (TMS# 529-10-00-058)
- D. CERTIFICATES OF APPROPRIATENESS–HISTORIC PROPERTIES
 1. 2262 Jasper Blvd- Julie O'Connor, applicant, request approval for new addition and elevation of home listed as a Sullivan's Island Landmark. (TMS# 529-06-00-026)
 2. 901 Middle Street- Beau Clowney Architects, applicant, requests approval of an in ground swimming pool addition at a Sullivan's Island Landmark. (TMS# 523-06-00-052)
- E. CERTIFICATES OF APPROPRIATENESS– NON-HISTORIC PROPERTIES
 1. 209 Station 17- Ron Denton, of Add-Dwelling Group, requests conceptual approval of a new single-family home and relief from the zoning standards for principal building square footage, side setback, second story side setback, and principal building front facade. (TMS# 523-12-00-064)
- F. PUBLIC INPUT
- G. ADJOURN

PRELIMINARY SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

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

Project Address: 2668 GOLDBUG AVENUE

Submittal Date: _____

Meeting Date: _____

Requested Approval: Conceptual Preliminary Final

Preliminary Review: Preliminary Reviews are required only at the request of the DRB after completion of a Conceptual Review. In addition to the formal requirements below, you may be asked to submit specific information or documentation by the DRB. Please submit all items as requested. **Incomplete submittals will be returned to the applicant and the project will not be part of the meeting**

The following items shall be included in the Preliminary Submittal:

- Application fee (*checks payable to Sullivan's Island Design Review Board*)
- Completed Application to Sullivan's Island Review Board form (**FORM A**)
- Completed Sullivan's Island DRB Request for Review form (**FORM B**)
- Completed Zoning Standards Compliance Worksheet (**FORM C**)
- Eleven (11) sets of Drawings, 11" x 17" size. Drawings to include:
 - A current As-Built Survey, Certified by a S.C. Registered Land Surveyor [1/16" = 1'-0" OR 1" = 20'-0" Required for all new construction and for work which expands or is outside of an existing building footprint , illustrating the following:
 - All applicable Flood Zone information
 - Setbacks, Property Lines, and Easements
 - Spot elevations required to comply with Section 21-24
 - OCRM Critical Lines, if applicable
 - Trees
 - Existing Structures, if applicable
 - Site Plan [1/16" = 1'-0" OR 1" = 20'-0" scale], illustrating the following:
 - Existing Structures, if applicable
 - Proposed new structures (with roof plan dashed above)
 - All applicable survey information
 - Floor Plans [1/8" = 1'-0" scale], with the following requirements:
 - Exterior dimensions for walls and porches
 - Graphically depict the outlines of heated space, covered porches and open decks.
 - In the case of Renovations and/or Additions, the outlines of existing and new construction must also be shown.
 - Exterior Elevations [1/8" = 1'-0" scale], with the following requirements:
 - All exterior materials such as wood, stucco, roofing and / or masonry shall be graphically represented for intent.
 - Elevations must be rendered with shadows depicting roof and / or deck overhangs, changes in wall plane, or massing. Devoid of any graphically
 - Roof ridge heights and Finished Floor Elevation (FFE) and their relationship to FEMA Base Flood Elevation (BFE)
 - Additional Front Yard Setback shall be shown on both side elevations for clarity.
 - Any additional information or clarifications as may have been requested by the DRB at Conceptual Review
[including but not limited to Photographs of Adjacent Properties, Scale Models, Google Earth Images, and Perspective Sketches]

Sullivan's Island Design Review Board

last modified September 20, 2007

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

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

(FORM A)

Project Address: 2668 GOLDBUG AVENUE

Submittal Date: _____

Meeting Date: _____ Parcel I.D. (TMS#): _____

Requested Approval (check ONE) Conceptual Preliminary Final

Check one:

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

Nature of Work: (circle all that apply)

Accessory Structure
 Demolition / Relocation
 Addition / Alteration
 New Construction

Owner's Name	<u>ALLEN PORTER</u>	Architect / Designer:	<u>MATTHEW WILKS</u>
Address:	<u>2668 GOLDBUG AVE</u>	Contact #:	<u>843-991-6811</u>
	<u>SULLIVANS ISLAND</u>	email:	<u>mwilks@mwdesignsc.com</u>
email:	<u>porterallens@yahoo.com</u>	Contractor:	_____
Contact #:	<u>843-343-7976</u>	Contact #:	_____
		email:	_____

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

As per the last DRB meeting, attached are drawings showing two options to renovate/restore the existing cottage for discussion. Also included are the conceptual plans for the proposed primary structure (same as original submittal)

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

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

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

Project Address: 2668 GOLDBUG AVENUE

Submittal Date _____

Meeting Date: _____

BREAKDOWN OF LOT COVERAGES

Lot Information:

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

Sec. 21-25 Principal Building Coverage Area

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

Sec. 21-26 Impervious Coverage

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

Sec. 21-27 Principal Building Square Footage

First Floor	<u>2578</u>	sf
Second Floor	<u>1536</u>	sf
Third Floor	<u>-</u>	sf
Accessory Building	<u>1191</u>	sf
Total Principal Building Square Footage:	<u>5305</u>	sf
(Principal Building plus Accessory Structure)		

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

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

Foundation: _____

Roof: _____

Walls: _____

Windows: _____

Trim: _____

Doors: _____

Sec. 21-111 Standards of Neighborhood Compatibility

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

(check all that apply)

Narrative attached

Will discuss at presentation

Not Applicable

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

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

Project Address:

2668 GOLDBUG AVENUE

Submittal Date:

Meeting Date:

		Zoning Ordinance Reference Section	Zoning Standard	√ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in Ft./ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet	Y	15% (3.75')			
	B	21-22 Additional Front Yard Setback	45° above 20'	Y	15%			
	C	21-22 Side Setback	Per lot; Enter Result: <u>15</u> min.; <u>40</u> comb.	Y	25%			
	D	21-22 Side Setback 2nd Floor Setback	2 feet		100%	2 FT		
	E	21-22 Rear Setback	25 feet	Y	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>5117</u> sf	Y	20%	_____ sf		
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>10234</u> sf	Y	20%	_____ sf		
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>5311</u> sf	Y	25%	_____ sf		
	I	21-28 Third Story	as per formula: Enter Result _____ sf	N/A	15%	_____ sf		
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result <u>43</u> sf	Y	100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result <u>30</u> sf	Y	100%			
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	Y	Adjust for Neighborhood Compatibility			
	M	21-30 Bidg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor		1 foot	1 FT		
	N	21-32 Foundation Enclosure	Check Ordinance	Y	Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance	Y	Adjust for Neighborhood Compatibility			

GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

16) WINDOW SUPPLIER SHALL VERIFY TYPE OF GLASS REQUIRED AT ALL LOCATIONS FOR CODE COMPLIANCE. PROVIDE TEMPERED GLASS AS REQUIRED BY 2012 IRC, SECTION 308 AND EGRESS WINDOWS AS REQUIRED BY 2012 IRC, SECTION 310.

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

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

INTERNATIONAL CONSERVATION CODE (IECC) REQUIREMENTS (2009)

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

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

3. CEILING INSULATION SHALL BE R-30 OR GREATER

4. WALL INSULATION SHALL BE R13 OR GREATER

5. FLOOR INSULATION SHALL BE R19 OR GREATER

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

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

8. DUCTS OUTSIDE CONDITION SPACES SHALL BE INSULATED TO R8 OR GREATER AND SHALL BE SEALED AND TESTED TO SUBSTANTIALLY AIRTIGHT

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

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

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

12. 50% OF LAMPS MUST BE HIGH-EFFICIENT

THE PORTER RESIDENCE

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



ILLUSTRATIVE RENDERING (NTS)

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

PLAN HISTORY

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

DRAWING INDEX

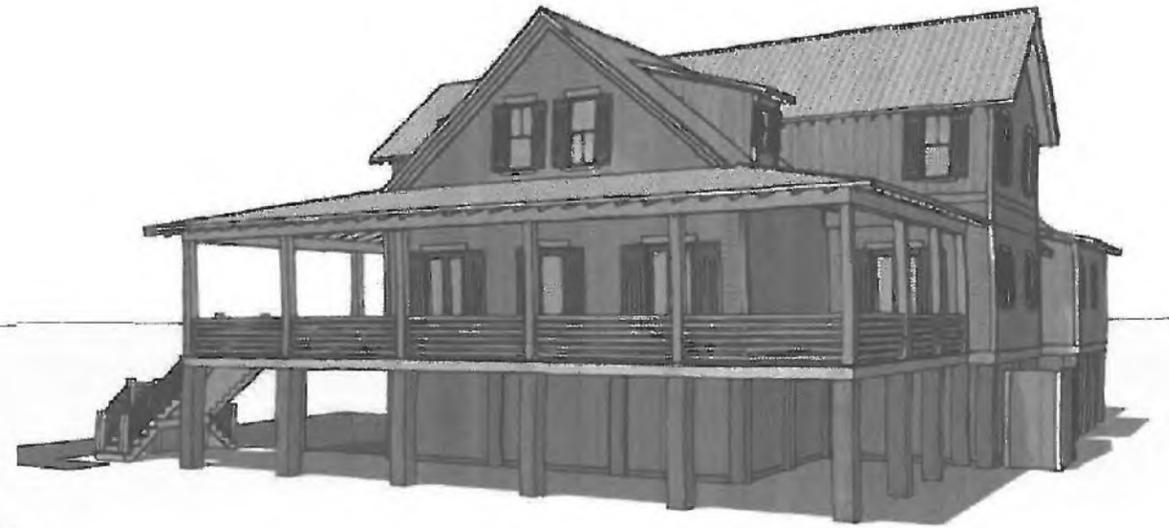
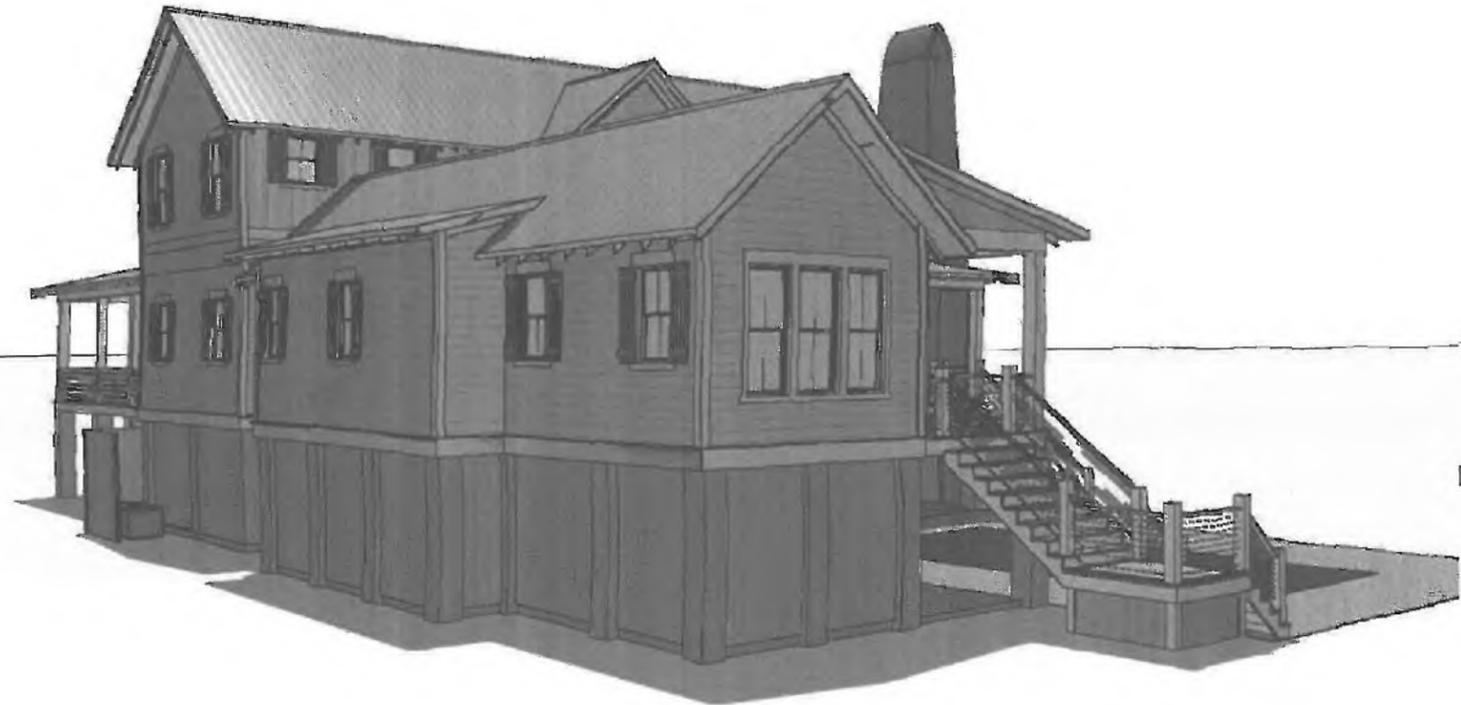
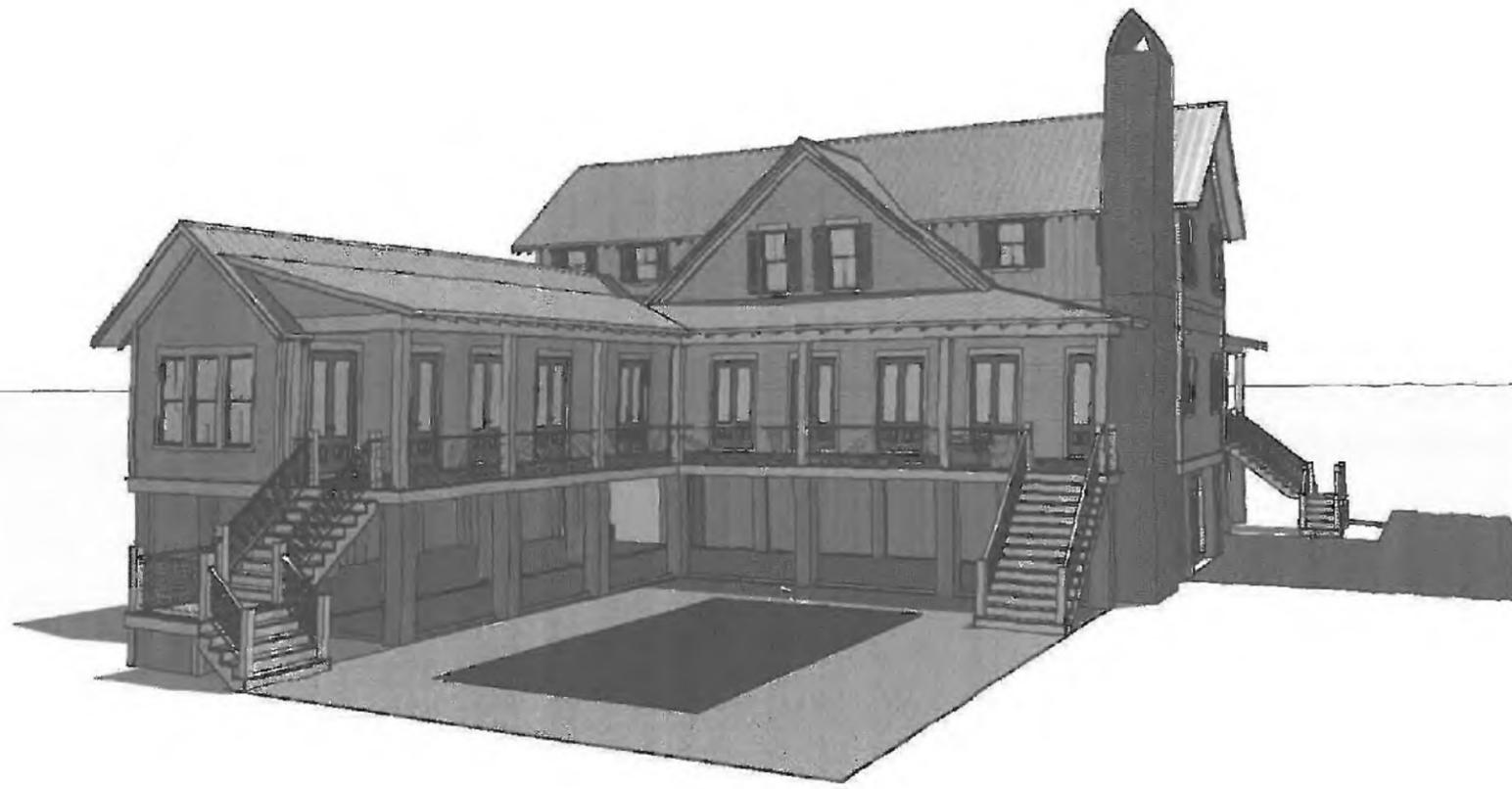
A1	TITLE PAGE & PLAN HISTORY
A2	SITE PLAN
A3	GROUND FLOOR PLAN
A4	FIRST FLOOR PLAN
A5	SECOND FLOOR PLAN & SECTIONS
A6	PERSPECTIVE VIEWS
A5	FRONT & LEFT ELEVATIONS
A6	REAR & RIGHT ELEVATIONS
S1	FOUNDATION PLAN
S2	FOUNDATION DETAILS
S3	1ST FLOOR FRAMING PLAN
S4	2ND FLOOR FRAMING PLAN
S5	ROOF FRAMING PLAN
S6	FRAMING & CONNECTION DETAILS

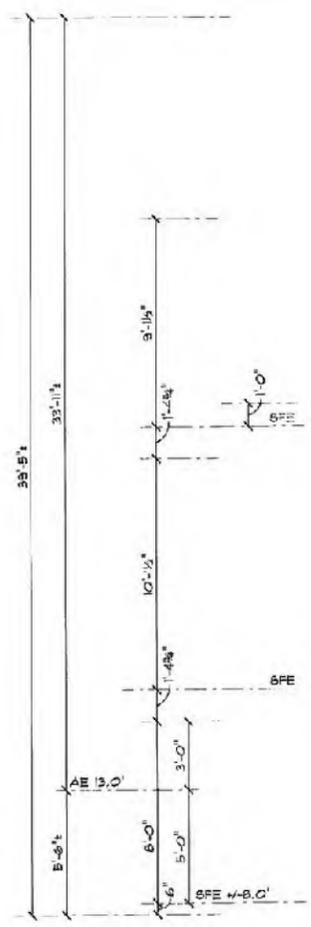
BUILDER:

Plans and Structural Engineering by:



DRB CONCEPTUAL SUBMITTAL

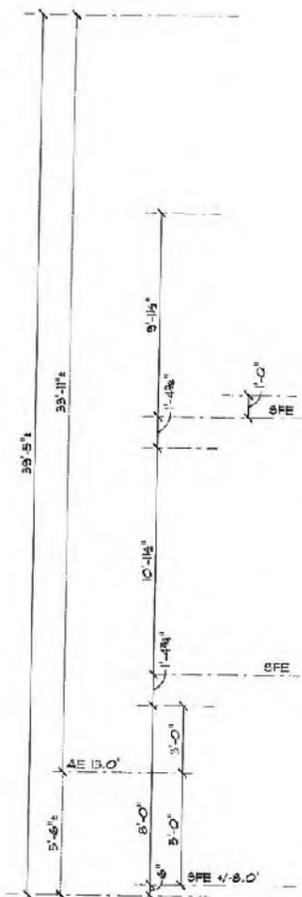




Elevation Front
 SCALE: 1/4" = 1'-0"



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



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



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

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11. ALL PIPES CARRYING FLUIDS ABOVE 105 DEGREES (F) SHALL BE INSULATE TO R-3 OR GREATER
12. 80% OF LAMPS MUST BE HIGH-EFFICIENT

THE PORTER COTTAGE RENOVATIONS

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

PLAN HISTORY

1-27-2016 REVIEW SET #11

DRAWING INDEX

- | | |
|----|---------------------------|
| E1 | TITLE PAGE & PLAN HISTORY |
| E2 | SITE PLAN |
| E3 | FLOOR PLANS OPTION #1 |
| E4 | ELEVATIONS OPTION #1 |
| E5 | FLOOR PLANS OPTION #2 |
| E6 | ELEVATIONS OPTION #2 |

BUILDER:

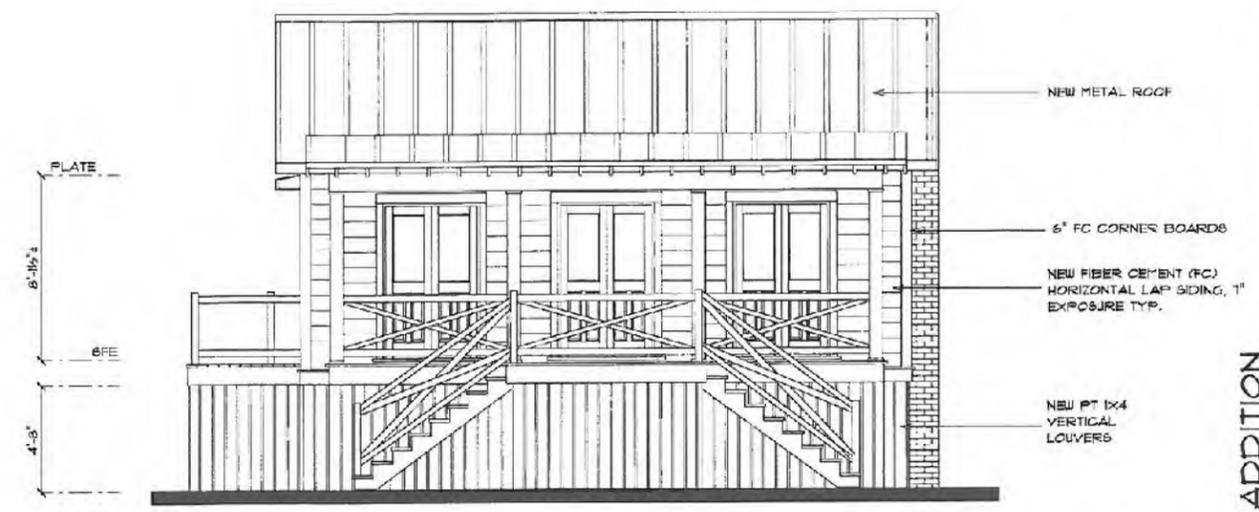
Plans and Structural Engineering by:



DRB PRELIMINARY SUBMITTAL

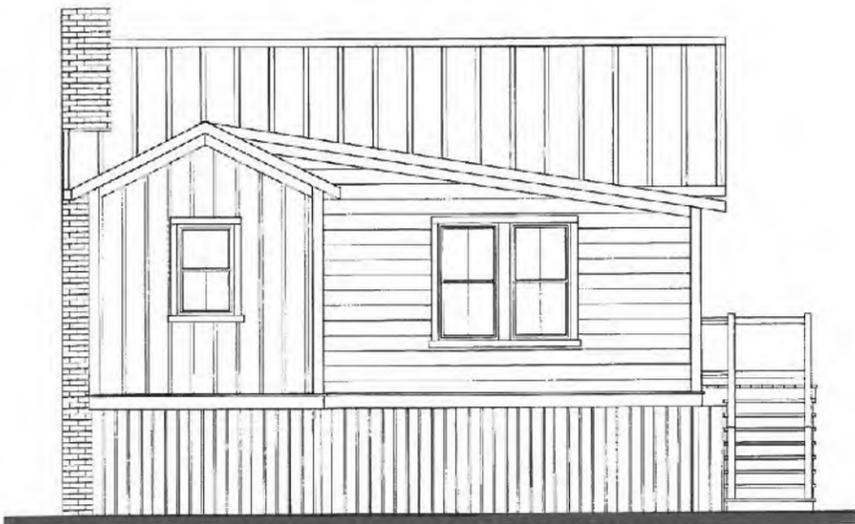


LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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

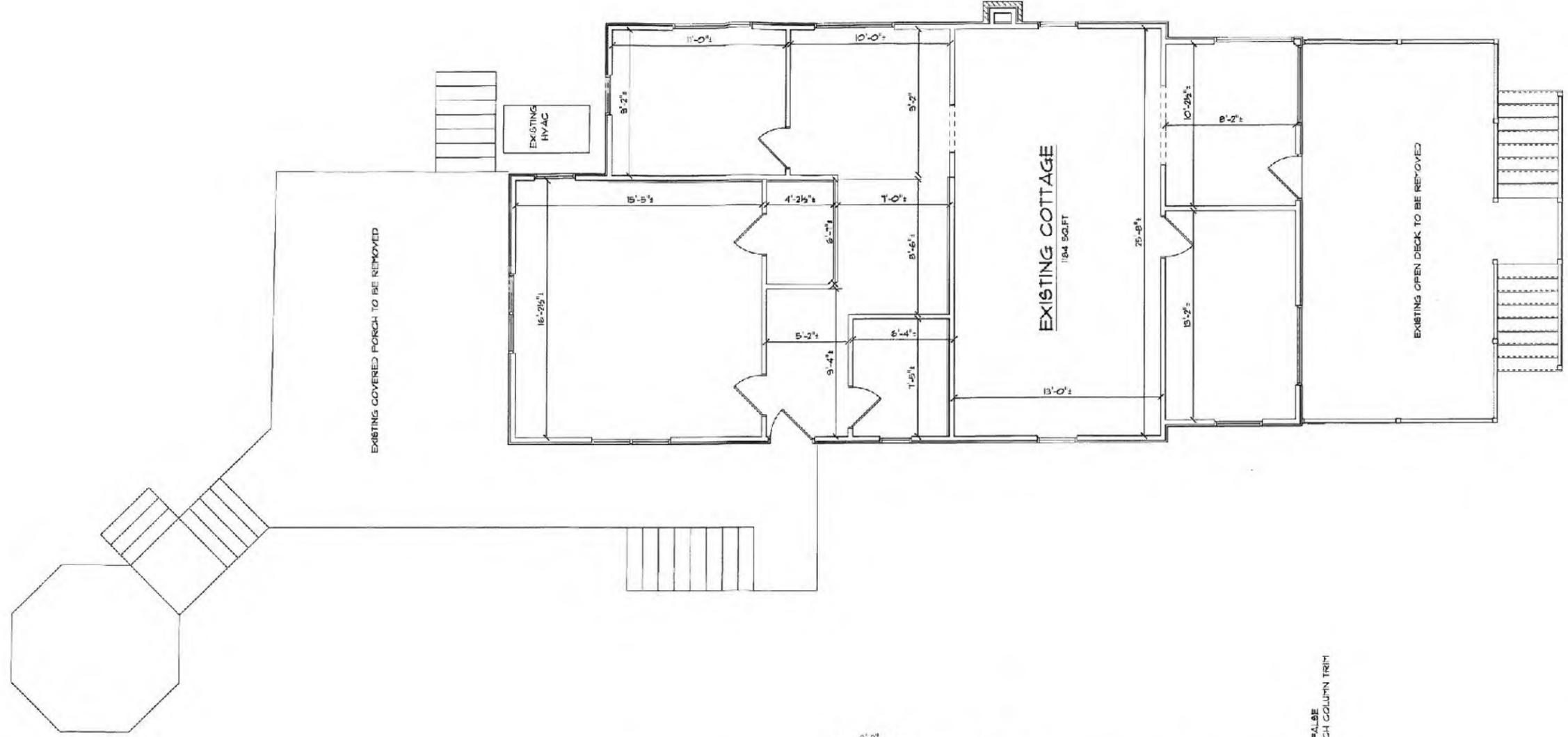
OPTION #1 PORCH RESTORATION WITH ADDITION



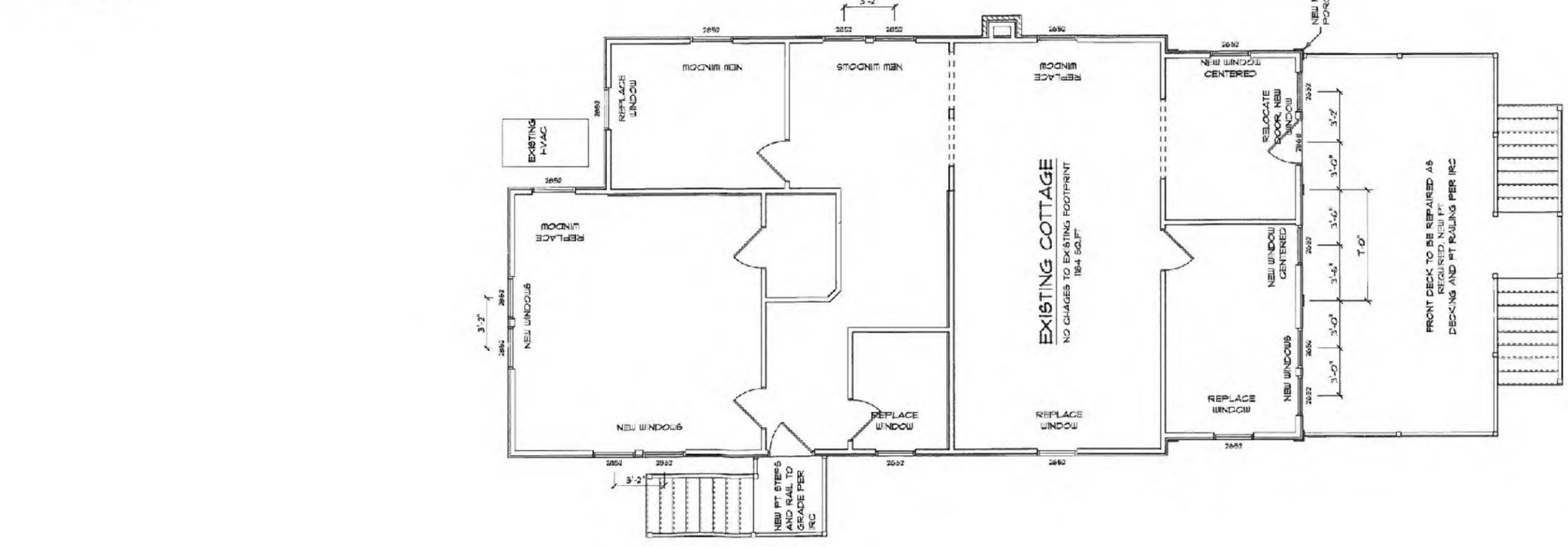
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SCALE: 1/4" = 1'-0"



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



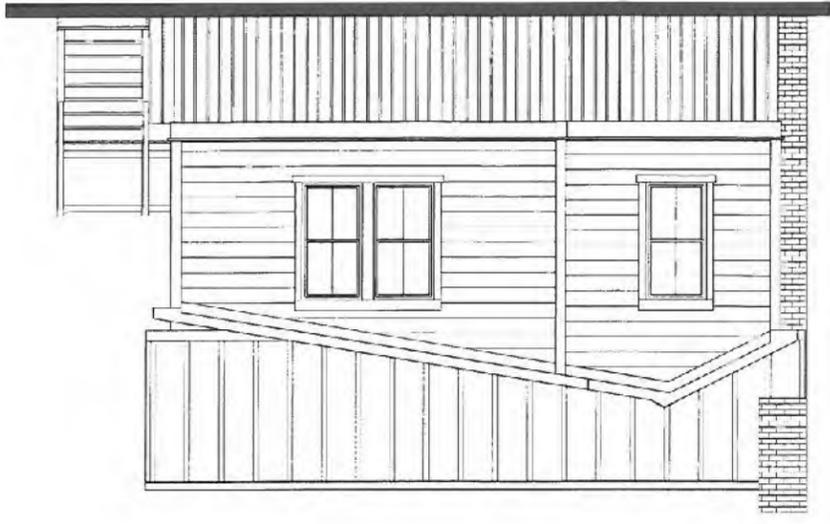
EXISTING FLOOR PLAN
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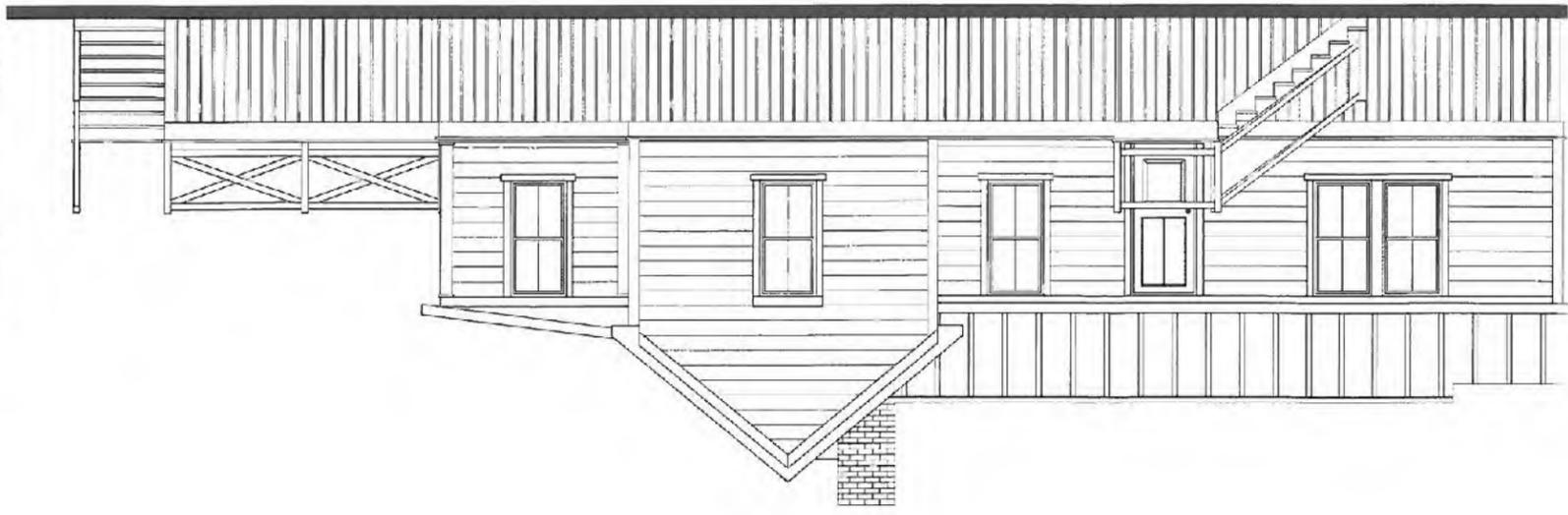
PROPOSED FLOOR PLAN OPTION 2
SCALE: 1/4" = 1'-0"

OPTION #2 NO FOOTPRINT CHANGES, RESTORATION ONLY

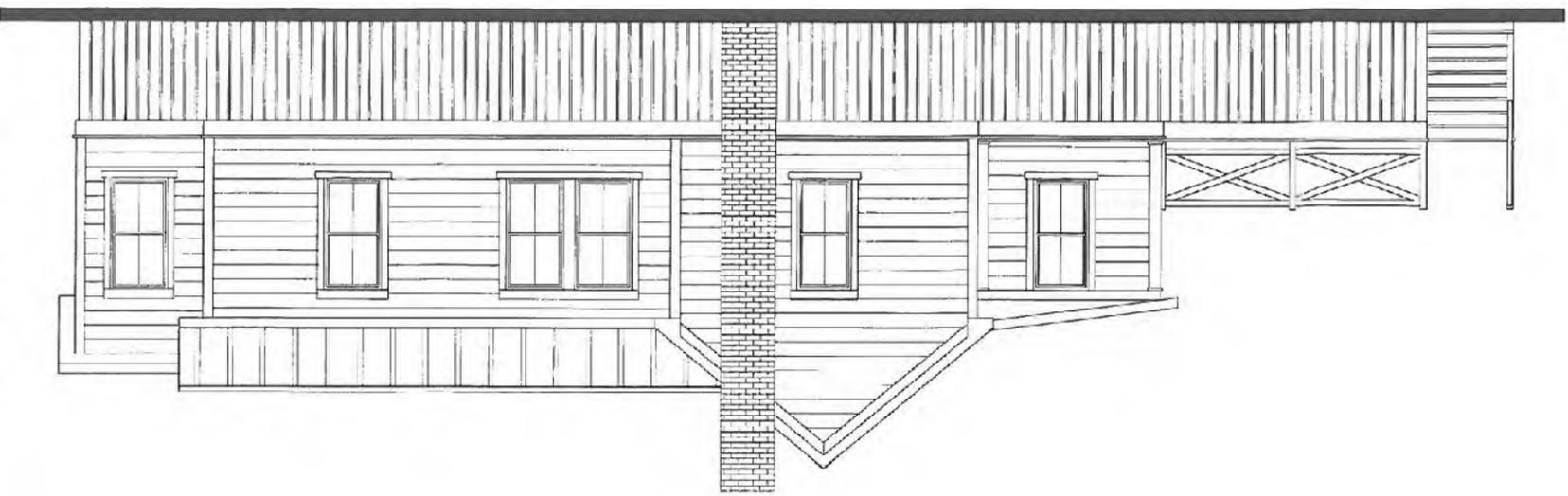
REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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



OPTION #2 NO FOOTPRINT CHANGES, RESTORATION ONLY

E2.2

DATE: 12/17/16
JOB NO.: B-2023
DRAWN BY: MSJ

PORTER COTTAGE



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

**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: 2301 Atlantic
 Submittal Date: Jan. 22 2016
 Meeting Date: Feb. 17, 2016 Parcel I.D. (TMS#): 529.10.00.058

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 X designated as Historic Resource

Historic Survey #: _____ Historic Survey #: _____

Nature of Work: (circle all that apply)

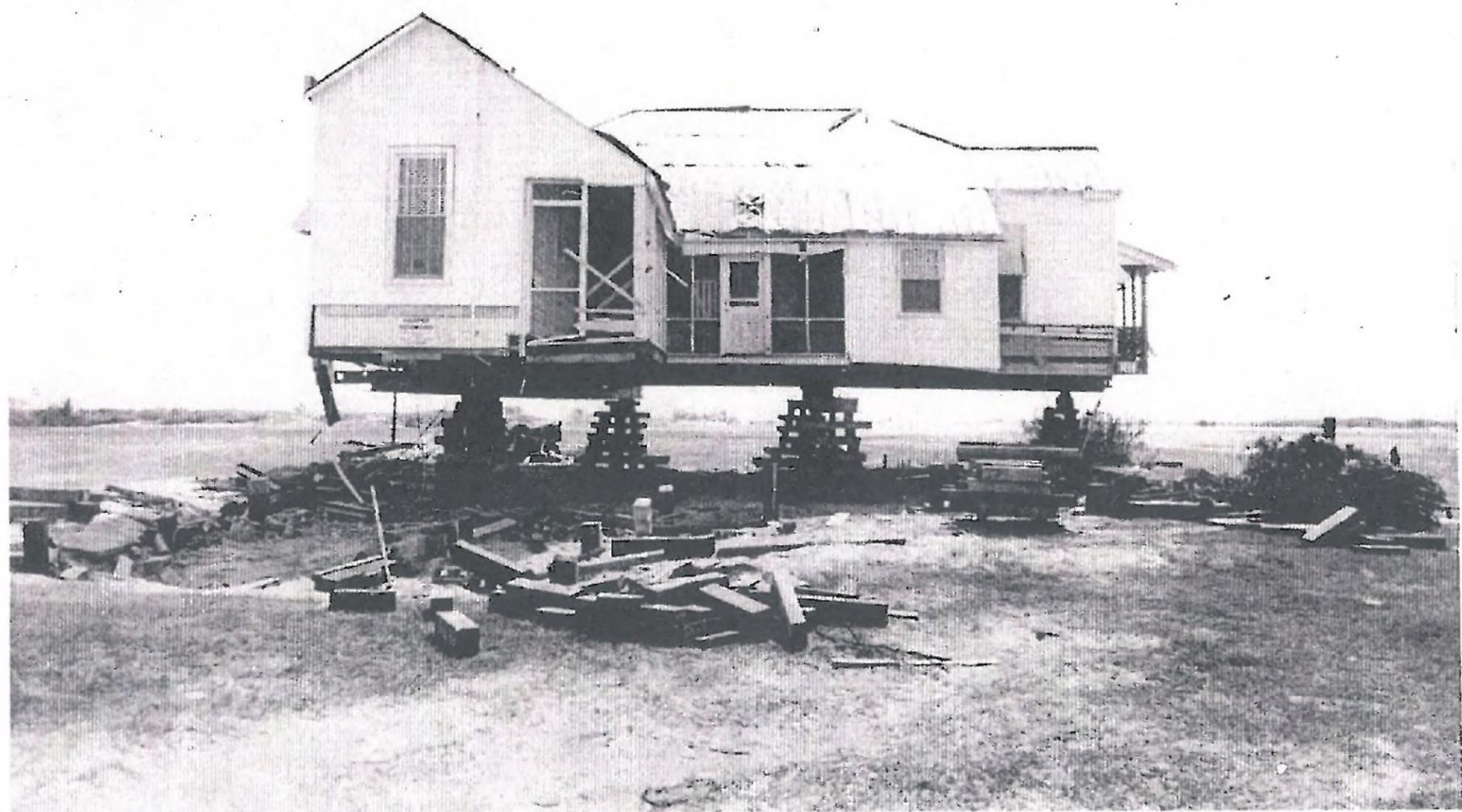
Accessory Structure Demolition / Relocation Addition / Alteration New Construction

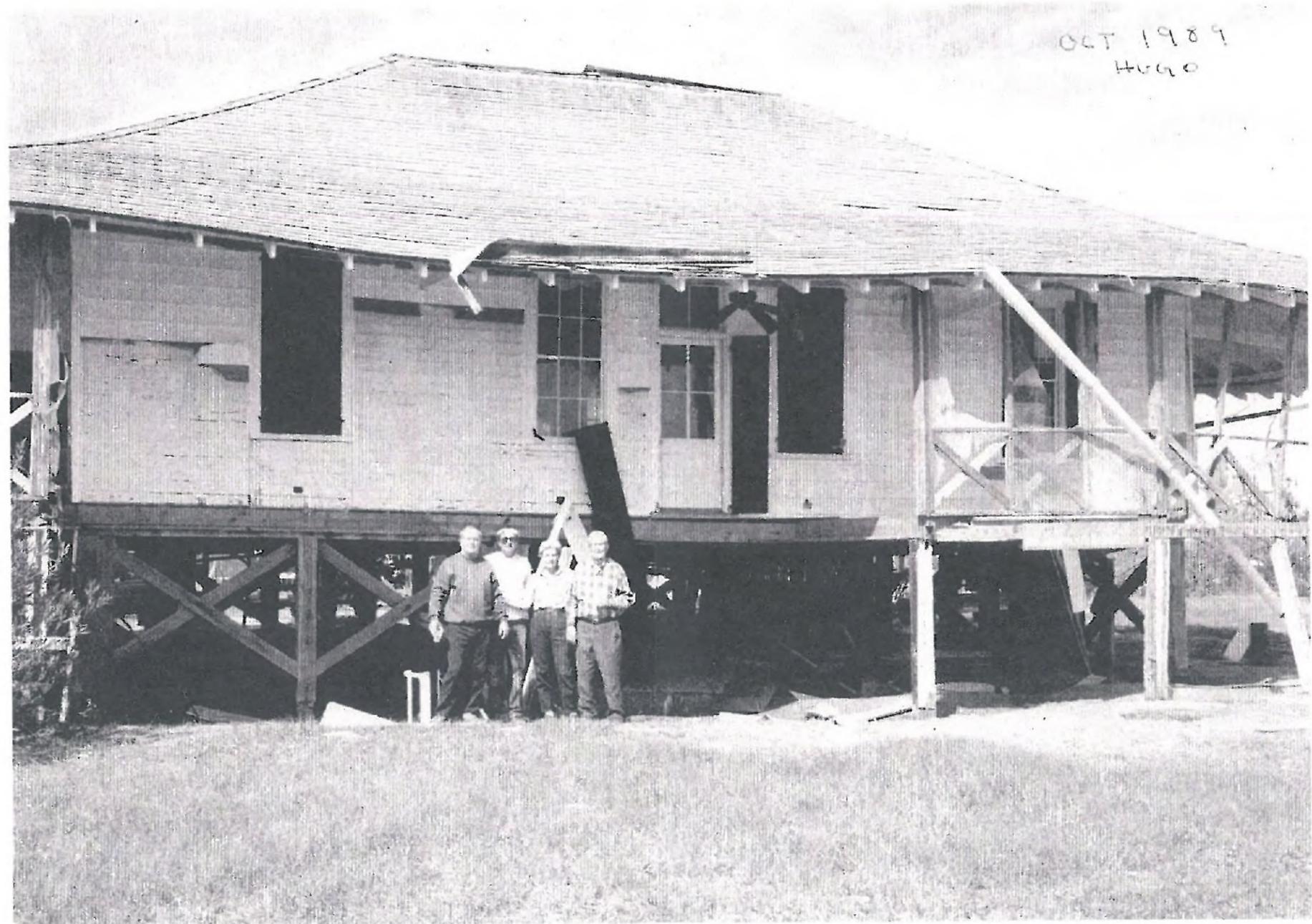
Owner's Name: Fran & Dicksie Johnson Architect / Designer: Heather Wilson
 Address: 2301 Atlantic Contact #: 843 814 2031
 email: sidicksie@aol.com email: ha.wilson@me.com
 Contractor: N/A
 Contact #: _____ Contact #: _____
 email: _____ email: _____

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

We would like to discuss the options available the Johnsons as they prepare to make 2301 Atlantic their new round home. The condition is such that demolition warrants consideration as does eligibility for a historic exemption.

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	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 # _____





OCT 1989
HUGO



FINAL SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

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

Project Address: 2262 Jasper Boulevard

Submittal Date: 1/22/16

Meeting Date: 2/17/16

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.

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

Project Address: 2262 Jasper Boulevard
 Submittal Date: 1/22/16
 Meeting Date: 2/17/16 Parcel I.D. (TMS#): 529-06-00-026

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 DRB relief.	<input type="checkbox"/> Submittal is <i>within</i> the Historic District and is: _____ designated as Historic Resource _____ not designated as Historic Resource Historic Survey #: _____	<input checked="" type="checkbox"/> Submittal is <i>outside</i> the Historic District and <u> x </u> designated as Historic Resource Historic Survey #: _____
---	---	---

Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name: <u>David & Kelli Foley</u>	Architect / Designer: <u>Julie O'Connor - American Vernacular, Inc</u>
Address: <u>2262 Jasper Boulevard</u>	Contact #: <u>843-856-4818</u>
<u>Sullivan's Island, SC</u>	email: <u>julieoconnor@americanvernacular.com</u>
email: <u>dfoley@taylorfoleylaw.com</u>	Contractor: <u>TBD</u>
Contact #: <u>843-345-8335</u>	Contact #: _____
	email: _____

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

Raise house above BFE, move back proportionately on site, add new addition to rear of house. Demolish non-historic, dilapidated garage building

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>Julie O'Connor</u> <small>Print Applicant's Name</small>  <small>Applicant Signature</small>	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. _____ <small>Owner's Signature</small>	_____ <small>Fee Received by</small> _____ <small>check #</small>
--	--	--

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

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

Project Address: 2262 Jasper Boulevard

Submittal Date: 1/22/16

Meeting Date: 2/17/16

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet:	<u>21553</u>	sf
Lot Width:	<u>105.32'</u>	
Lot Depth:	<u>203.81'</u>	
Flood Zone / Base Flood Elevation:	<u>AE 15'</u>	

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint:	<u>2263</u>	sf
Accessory Building Footprint: future exempt from impervious coverage	<u>625</u>	sf
Total Principal Bldg. Coverage Area: (Principal Building plus Accessory Structure)	<u>2888</u>	sf

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area future	<u>2263</u>	sf
Covered Porches:	<u>1283</u>	sf
Open Decks / Steps:	<u>99</u>	sf
Pool / Patio: future	<u>1029</u>	sf
Drives / Walks: future	<u>1898</u>	sf
Other Impervious Coverage	<u>0</u>	sf
Total Impervious Coverage	<u>6572</u>	sf

Sec. 21-27 Principal Building Square Footage

First Floor	<u>2263</u>	sf
Second Floor	<u>1091</u>	sf
Third Floor	<u>n/a</u>	sf
Accessory Building	<u>n/a</u>	sf
Total Principal Building Square Footage: (Principal Building plus Accessory Structure)	<u>3354</u>	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: stucco

Roof: metal TME

Walls: new addition - hardi-plank

Windows: wood/clad

Trim: pt #1

Doors: wood/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 or be prepared to address in depth at presentation. If including narrative, please use the following sheet.

(check all that apply)

Narrative attached

Will discuss at presentation

Not Applicable

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

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

Project Address: 2262 Jasper Boulevard
 Submittal Date: 1/22/16
 Meeting Date: 2/17/16

	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		15% (3.75')			
	B	21-22 Additional Front Yard Setback		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>3232.95</u> sf	✓	20% _____ sf		
	G	21-25 Impervious Coverage	as per formula: Enter Result <u>6465</u> sf		20% <u>1293</u> sf	107 s.f.	1.65% 6572 s.f.
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4055</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		

Foley Residence

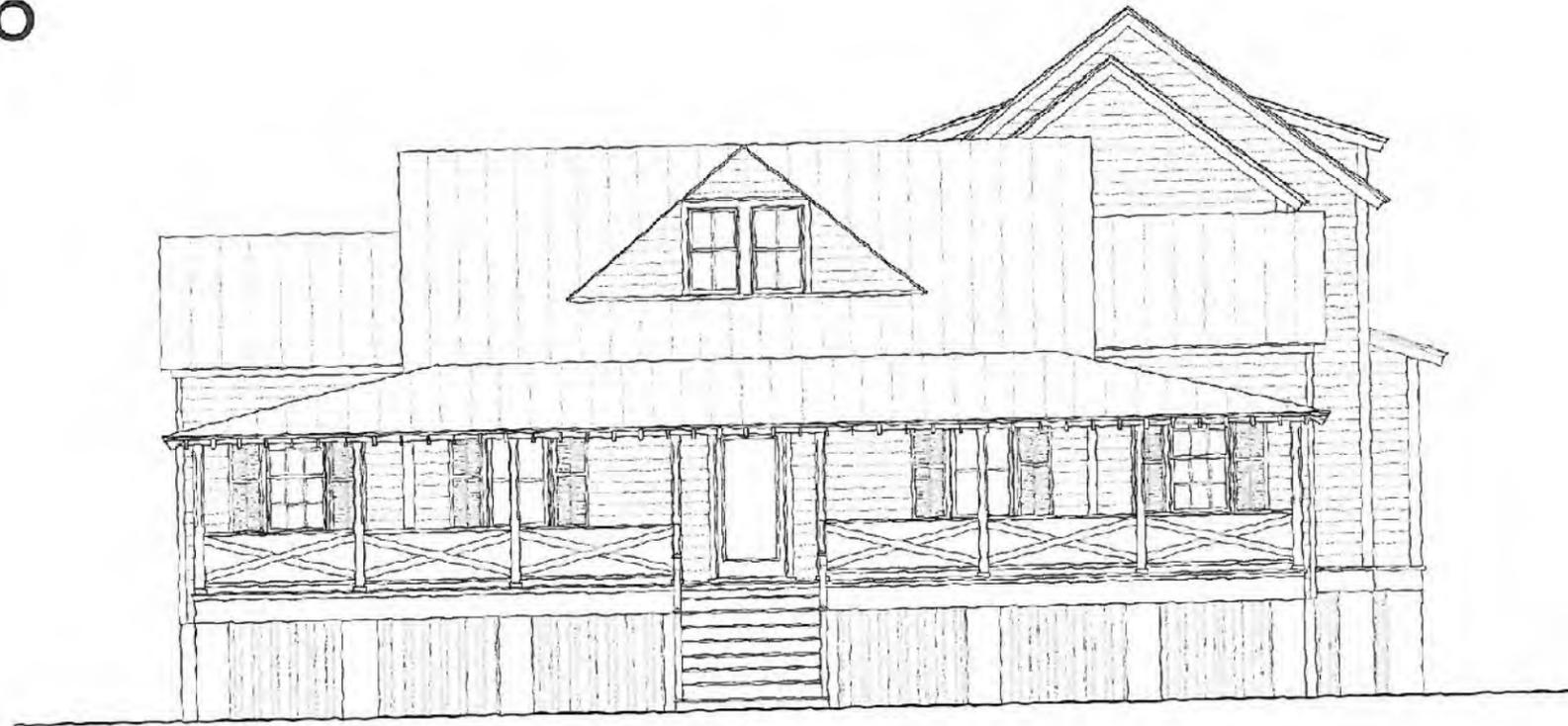
2262 Jasper Boulevard
Sullivan's Island, South Carolina

DRB SUBMITTAL

January 22, 2016

INDEX TO DRAWINGS

T001	TITLE SHEET
T002	SITE PLAN
A101	FIRST FLOOR PLAN - AS-BUILT
A101A	FIRST FLOOR PLAN - PROPOSED
A102	SECOND FLOOR PLAN - AS-BUILT
A102A	SECOND FLOOR PLAN - PROPOSED
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	EXTERIOR ELEVATIONS
A204	EXTERIOR ELEVATIONS



AMERICAN
VERNACULAR
50 Eastlake Road
Mount Pleasant
South Carolina
29464
843-856-4818
www.americanvernacular.com

ISSUES/REVISIONS	
12/18/15	SCHEMATICS
1/13/16	REVISIONS
1/22/16	DRB SUBMITTAL

Foley Residence
2262 Jasper Boulevard
Sullivan's Island, South Carolina
TITLE SHEET

DRAWINGS AND THE DESIGN ARE THE PROPERTY OF THE DESIGNER. WHETHER THE PROJECT IS EXECUTED OR NOT, THE DRAWINGS SHALL NOT BE USED BY THE PROJECT OWNER OR ANYONE ELSE FOR ANY OTHER PROJECT.

SCALE: NO SCALE

DATE: January 22, 2016

TITLE SHEET

T001

av

American Vernacular, Inc.
www.americanvernacular.com

AMERICAN
VERNACULAR

30 Eastlake Road
Mount Pleasant
South Carolina
29454

843-856 4818

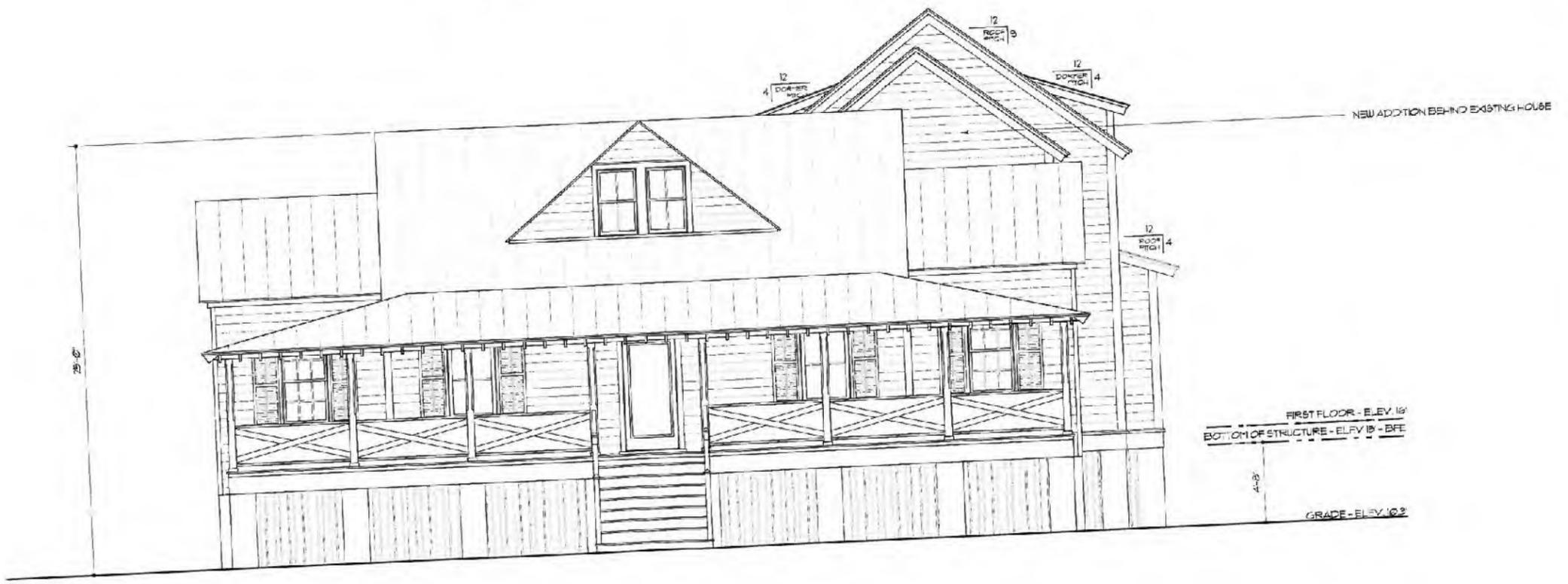
www.americanvernacular.com

ISSUES/REVISIONS

12/16/15	SCHEMATICS
1/19/16	REVISIONS
1/22/16	DRB SUBMITTAL



1 FRONT ELEVATION - AS-BUILT
A201 SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION - PROPOSED
A201 SCALE: 1/4" = 1'-0"

Foley Residence
2262 Jasper Boulevard
Sullivan's Island, South Carolina

EXTERIOR ELEVATIONS

DRAWINGS AND THE DESIGN ARE THE PROPERTY OF THE DESIGNER AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THESE DRAWINGS SHALL NOT BE USED BY THE PUBLIC OR OWNER OF ANY OTHER ELSE FOR ANY OTHER PROJECT.

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

DATE: January 22, 2016

EXTERIOR
ELEVATIONS

A201

av

American Vernacular, Inc.
www.americanvernacular.com

AMERICAN
VERNACLULAR

50 Eastlake Road
Mount Pleasant
South Carolina
29464

843-856-1818

www.americanvernacular.com

ISSUES/REVISIONS

12/18/16	SCHEMATICS
1/13/16	REVISIONS
1/22/16	DRB SUBMITTAL



1 SOUTH ELEVATION - AS-BUILT
A202 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION - PROPOSED
A202 SCALE: 1/4" = 1'-0"

Foley Residence
2262 Jasper Boulevard
Sullivan's Island, South Carolina
EXTERIOR ELEVATIONS

DRAWINGS AND THE DESIGN ARE THE PROPERTY OF THE DESIGNER. WHETHER PREPARED FOR ARCHITECTS AND PREPARED FOR LIMITED OR NOT, THE DRAWINGS SHALL NOT BE USED BY THE PROJECT OWNER OR ANYONE ELSE FOR ANY OTHER PROJECT.

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

DATE: January 22, 2016

EXTERIOR
ELEVATIONS

A202



1 WEST ELEVATION - AS-BUILT
A203 SCALE 1/4" = 1'-0"



FIRST FLOOR - ELEV. 1.0'
BOTTOM OF STRUCTURE - ELEV. 0.0' - B.F.F.

GRADE - ELEV. 0.0'

2 WEST ELEVATION - PROPOSED
A203 SCALE 1/4" = 1'-0"

av

American Vernacular, Inc.
www.americanvernacular.com

AMERICAN
VERNACULAR

50 Estelka Road
Mount Pleasant
South Carolina
29464

843-650-4818

www.americanvernacular.com

ISSUES/REVISIONS

12/18/15	SCHEMATICS
1/13/16	REVISIONS
1/22/16	DRE SUBMITTAL

Foley Residence

2262 Jasper Boulevard
Sullivan's Island, South Carolina

EXTERIOR ELEVATIONS

ORIGINATOR AND THE DESIGNER FOR THE PROJECTS OF THE DESIGNER AND THEIR ASSOCIATES SHALL BE RESPONSIBLE FOR THE PROJECT FOR WHICH THEY ARE PREPARED IS EXCEPT. DO NOT USE THE DESIGN OR DRAWINGS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

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

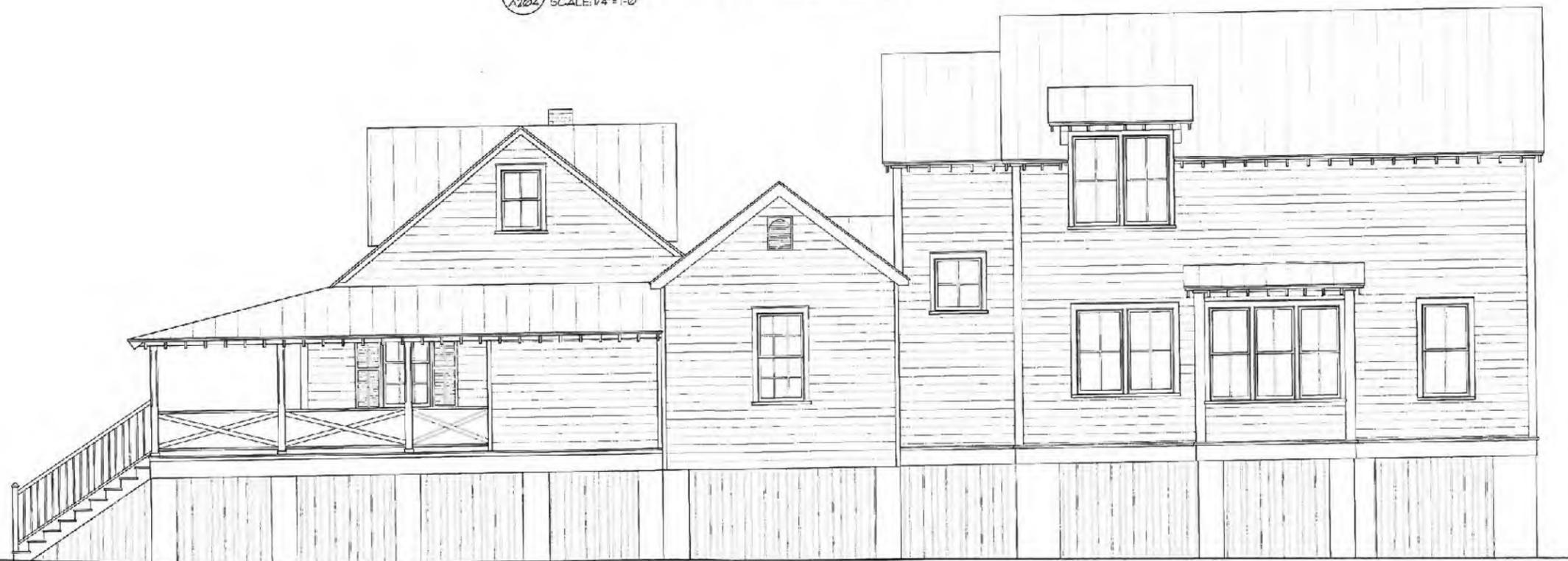
DATE: January 22, 2016

EXTERIOR
ELEVATIONS

A203



1 NORTH ELEVATION - AS-BUILT
A204 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION - PROPOSED
A204 SCALE: 1/4" = 1'-0"

NOTES:
 1. DIMENSIONS ARE TAKEN FROM CENTER OF WINDOW SILL AND CENTER OF EXTERIOR FINISHED WALL. THE WALLS ARE TO BE FINISHED TO INSIDE EDGE TO INSIDE WALL THICKNESS.
 2. WINDOW UNITS ARE DIMENSIONED TO CENTER. WALL OPENINGS ARE DIMENSIONED TO FINISH OPENING WIDTH.
 3. BRING ANY DISCREPANCIES IN DRAWINGS TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH WORK.
 4. CO-ORDINATOR TO CONFIRM AND CORRECT ALL CODE AND ALL REQUIREMENTS WITH RESPECT TO CURB PLANS. A SET OF ALL CODE REQUIREMENTS TO BE CO-ORDINATED BEFORE STARTING ANY WORK.
 5. THE CONTRACTOR MUST ENSURE THAT THE ENGINEERED STRUCTURAL DRAWINGS ARE ALL UP TO DATE AND ALL REQUIREMENTS TO BE CHECKED BEFORE STARTING ANY WORK.
 6. HVAC CHANGES MAY BE ENGINEERED INTO FLOOR SYSTEMS OR CEILING SYSTEMS IF APPROPRIATE. NO MAKE-UP ROOMS WILL BE ACCEPTED.
 7. THE CONTRACTOR MUST ENSURE THAT THE STRUCTURAL DRAWINGS WILL ALL COVER ALL ARCHITECTURAL ELEMENTS AND DRAWINGS. PLEASE CHECK STRUCTURAL AND ARCHITECTURAL DRAWINGS BEFORE STARTING WORK.
 8. IF WALL, THICKNESS OR LOCATION CHANGES OCCUR WITH DESIGNER OR ARCHITECT AND CO-ORDINATOR OF ELEMENTS AFFECTED BY CHANGE.
 9. IF ANY CHANGES ARE BEING MADE, PLEASE CONTACT THE DESIGNER BEFORE IMPLEMENTING ANY CHANGES SINCE OTHER BUILDING ELEMENTS WILL BE AFFECTED.



AMERICAN VERNACULAR
 50 Eastlake Road
 Mount Pleasant
 South Carolina
 29464
 843-856-4816
 www.americanvernacular.com

ISSUES/REVISIONS	
12/8/15	SCHEMATICS
1/13/16	REVISIONS
1/22/16	DHB SUBMITTAL

Foley Residence
 2202 Jasper Boulevard
 Sullivan's Island, South Carolina
 EXTERIOR ELEVATIONS

DRAWINGS AND THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

SCALE: 1/4" = 1'-0"
 DATE: January 22, 2016

EXTERIOR ELEVATIONS

A204

I CERTIFY THAT THE MEASUREMENTS SHOWN HEREON ARE CORRECT AND THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS UNLESS SHOWN.

I CERTIFY THAT THE PROPERTY SHOWN HEREON IS IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA AND HUD FLOOD HAZARD BOUNDARY MAPS.

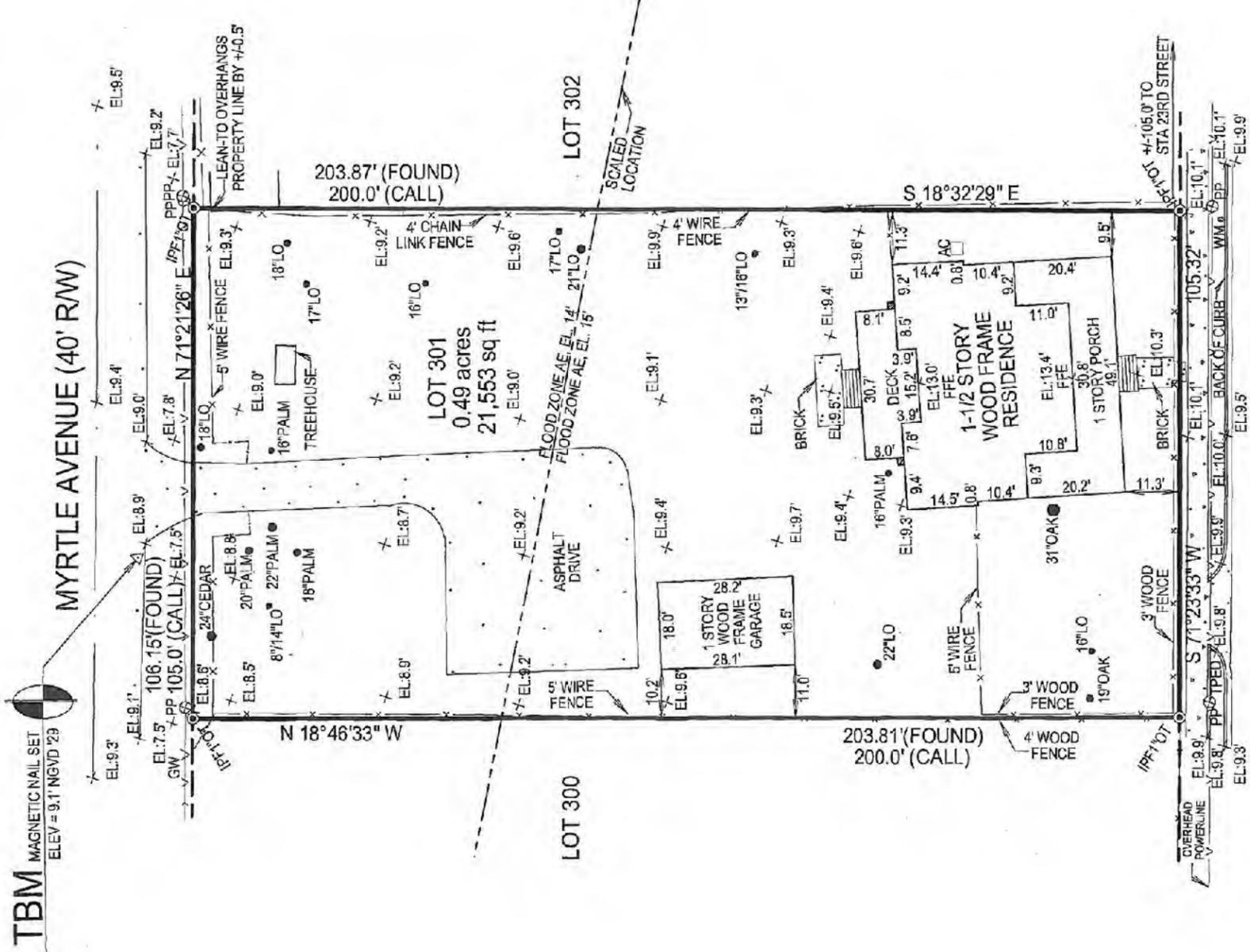
NOTES:

1. PROPERTY APPEARS IN FLOOD ZONES AE, EL. 14' & AE, EL. 15' ON FIRM COMMUNITY-PANEL NUMBER 45019C0539J. MAP REVISED NOVEMBER 17, 2004.
2. THE BEARINGS SHOWN ARE MAGNETIC AND SUBJECT TO LOCAL ATTRACTION.
3. ANYTHING SHOWN OUTSIDE OF THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
4. THIS SURVEY IS BASED ON THE REFERENCE SHOWN AND DOES NOT CONSTITUTE A TITLE SEARCH.
5. ALL TREES 16" DIAMETER AT BREST HEIGHT AND LARGER SHOWN HEREON.

LEGEND:

1. IPF1"OT
2. PP
3. GW
4. WM
5. TPED
6. 19"OAK
7. 16"LO
8. 20"PALM
9. 8"14"LO
10. EL:9.7

- 1" OPEN TOP PIPE FOUND, OLD.
- POWER POLE.
- GUY WIRE.
- WATER METER.
- TELEPHONE PEDESTAL.
- 18" OAK DIAMETER AT BREST HEIGHT.
- 16" LIVE OAK DIAMETER AT BREST HEIGHT.
- 20" PALM DIAMETER AT BREST HEIGHT.
- 8"14" DOUBLE LIVE OAK DIAMETER AT BREST HEIGHT.
- SPOT ELEVATION 9.7 M.S.L., NGVD'29.



ADDRESS IS No. 2262

EL:10.1
 EL:10.3
 EL:10.5

JASPER BOULEVARD (RW VARIES)
 S.C. HWY 703
 (FORMERLY CENTRAL AVENUE)

TOPOGRAPHIC PLAT

OF LOT 301, MOULTRIEVILLE,
 TOWN OF SULLIVAN'S ISLAND, CHARLESTON COUNTY,
 BEING CONVEYED TO DAVID M. FOLEY.



SCALE: 1" = 30'

DATE: AUGUST 17, 2015

REF: PLAT BK. "D", PG. 189

TMS: 529-06-00-026

(Signature)

ALEXANDER C. PEABODY, PLS
 PEABODY & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYING
 P.O. BOX 22646, CHARLESTON, SC 29413
 OFFICE 843-723-5225 MOBILE 843-270-4847



CHARLESTON COUNTY
 SOUTH CAROLINA

2262 JASPER BOULEVARD

FRONT



SIDE



2262 JASPER BOULEVARD

REAR



River

Myrtle Ave

Myrtle Ave

Myrtle Ave

Myrtle Ave

Hawaii Discount

100

700

100

Jasper Blvd

Jasper Blvd

Jasper Blvd

Middle St

Station 2

Station 23 St

Station 22 1/2

on 23 St

Station 22 1/2 St

Ben Sawyer Bikeway

Ben Sawyer Bikeway

2262 Jasper Blvd



2302 JASPER BOULEVARD
(neighbor 2 doors down to north)



2614 MIDDLE STREET

pre-1920



2830 I'ON
pre-1920



2257 MYRTLE BOULEVARD
(neighbor to south)



2268 JASPER BOULEVARD
(neighbor to north)



1026 MIDDLE STREET

ca. 1850



2614 MIDDLE STREET

pre-1920



1026 MIDDLE STREET

ca. 1850



2602 JASPER BLVD

pre-1920



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

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

(FORM A)

Project Address: 901 MIDDLE STREET
 Submittal Date: JAN. 22, 2016
 Meeting Date: FEB. 17, 2016 Parcel I.D. (TMS#): 523-06-00-052

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
X designated as Historic Resource

Historic Survey #: _____ Historic Survey #: 331

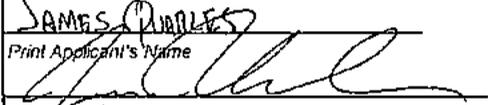
Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition/ Alteration New Construction

Owner's Name: MILLIE O'SHAUGHNESSY Architect / Designer: BEAU CLOWNEY ARCHITECTS
 Address: 901 MIDDLE STREET Contact #: 843.722.2040
SULLIVAN'S ISLAND, SC 29482 email: JAMES@BEAUCLOWNEY.COM
 email: MILLIEBOEO@YAHOO.COM Contractor: TBD
 Contact #: 843.870.5880 Contact #: _____
 email: _____

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

WE ARE PROPOSING THE CONSTRUCTION OF AN IN-GROUND POOL AT REAR OF THE PROPERTY. A POOL ENCLOSURE FENCE WILL BE INSTALLED AROUND THE BACKYARD. FENCE WILL BE WOOD PICKET OR A "LIVING FENCE"

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

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

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

Project Address: 901 MIDDLE STREET

Submittal Date: JAN. 22, 2016

Meeting Date: FEB. 17, 2016

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet:	<u>16,204</u>	sf
Lot Width:	<u>63.5'</u>	
Lot Depth:	<u>255'</u>	
Flood Zone / Base Flood Elevation:	<u>VE 17</u>	

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint:	<u>2,714</u>	sf
Accessory Building Footprint:	<u>-</u>	sf
<hr/>		
Total Principal Bldg. Coverage Area:	<u>2,714</u>	sf
(Principal Building plus Accessory Structure)		

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area	<u>2,714</u>	sf
Covered Porches:	<u>720</u>	sf
Open Decks / Steps:	<u>330</u>	sf
Pool / Patio:	<u>340</u>	sf
Drives / Walks:	<u>732</u>	sf
Other Impervious Coverage	<u>0</u>	sf
Total Impervious Coverage	<u>4,836</u>	sf

Sec. 21-27 Principal Building Square Footage

First Floor	<u>EXISTING</u>	sf
Second Floor		sf
Third Floor		sf
Accessory Building		sf
<hr/>		
Total Principal Building Square Footage:		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: EXISTING TO REMAIN

Walls: EXISTING TO REMAIN

Trim: EXISTING TO REMAIN

Roof: EXISTING

Windows: EXISTING

Doors: EXISTING

Sec. 21-111 Standards of Neighborhood Compatibility

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

(check all that apply)

Narrative attached

Will discuss at presentation

Not Applicable

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

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

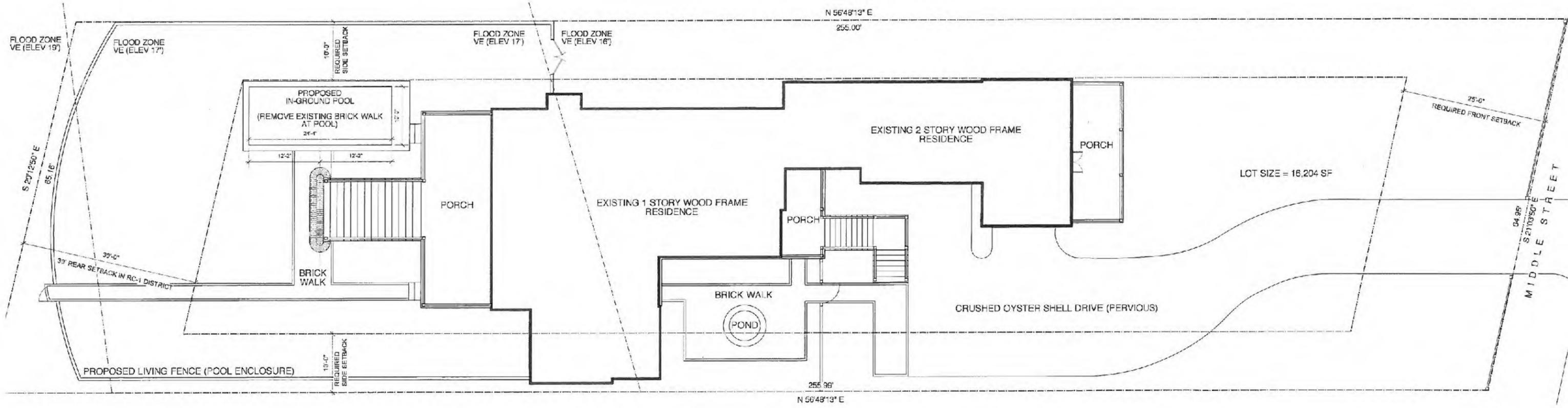
Project Address: 901 MIDDLE STREET

Submittal Date: JAN. 22 2016

Meeting Date: FEB. 17 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: <u>10</u> min.; <u>30</u> comb.	EXISTING	25%			
	D	21-22 Side Setback 2nd Floor Setback	2 feet	EXISTING	100%			
	E	21-22 Rear Setback	25 feet	✓	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result _____ sf	EXISTING	20% _____ sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>4,861</u> sf	✓	20% _____ sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result _____ sf	EXISTING	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 _____ sf	EXISTING	100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result _____ sf	EXISTING	100%			
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	EXISTING	Adjust for Neighborhood Compatibility			
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor	EXISTING	1 foot			
	N	21-32 Foundation Enclosure	Check Ordinance	EXISTING	Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance	EXISTING	Adjust for Neighborhood Compatibility			

THE PROPERTY LIES IN FLOOD ZONE VE (ELEV 16', 17', 19' MSL).
 THE HOUSE ONLY FALLS IN ELEVATION 16' AND 17'



901 MIDDLE STREET
 TMS: 523-09-00-052

FRONT SETBACK: 25'-0"
 SIDE SETBACK: 10'-0" MINIMUM
 REAR SETBACK: 30'-0" FROM RC-1 DISTRICT

LOT COVERAGE INFORMATION:

LOT INFORMATION:		16,204 SF
TOTAL LOT SIZE:		63.5
LOT WIDTH:		259
LOT DEPTH:		17.0
FLOOD ZONE / BASE FLOOD ELEVATION:		

SEC. 21-26 IMPERVIOUS COVERAGE:

PRINCIPAL BUILDING COVERAGE AREA:	(EXISTING)	2,774 SF
COVERED PORCHES:	(EXISTING)	720 SF
OPEN DECKS / STEPS:	(EXISTING)	830 SF
DRIVES / WALKS:	(EXISTING)	732 SF
POOL:	(PROPOSED)	240 SF
OTHER IMPERVIOUS COVERAGE:		0 SF
TOTAL IMPERVIOUS COVERAGE:		4,835 SF

IMPERVIOUS COVERAGE (ALLOWED BY ZONING - 30%): 4,861 SF

B E A U
 C L O W N E Y
architects
 843.722.2040

O'SHAUGHNESSY RESIDENCE
 501 MIDDLE STREET
 SULLIVANS ISLAND SC
 SITE PLAN
 1/8" = 1'-0"
 01.20.16



A 1.0

LOT COVERAGE:

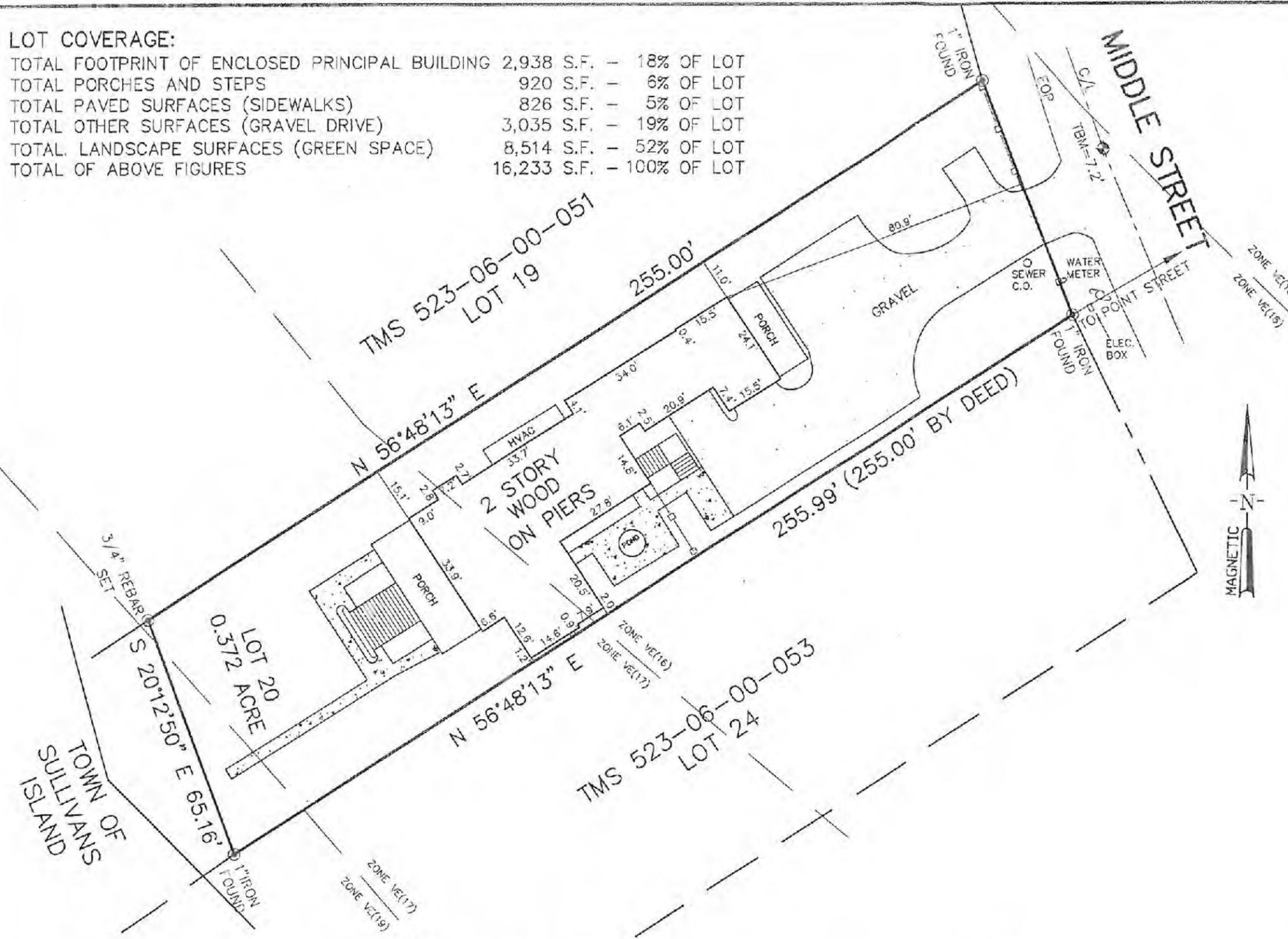
TOTAL FOOTPRINT OF ENCLOSED PRINCIPAL BUILDING	2,938 S.F.	- 18% OF LOT
TOTAL PORCHES AND STEPS	920 S.F.	- 6% OF LOT
TOTAL PAVED SURFACES (SIDEWALKS)	826 S.F.	- 5% OF LOT
TOTAL OTHER SURFACES (GRAVEL DRIVE)	3,035 S.F.	- 19% OF LOT
TOTAL LANDSCAPE SURFACES (GREEN SPACE)	8,514 S.F.	- 52% OF LOT
TOTAL OF ABOVE FIGURES	16,233 S.F.	- 100% OF LOT

NOTES & REFERENCES:

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 45019C 0538J DATED 11/17/04, THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE VE (ELEV. 16'), VE (ELEV. 17') AND VE (ELEV. 19'). THE FLOOD BOUNDARY LINES SHOWN ARE SCALED FROM THE F.I.R.M. LISTED ABOVE.

REFERENCE PLAT RECORDED IN THE CHARLESTON CO. RMC OFFICE IN PLAT BOOK R AT PAGE 093.

THE APPROXIMATE DHEC/OCRM CRITICAL LINE SHOWN HAS NOT BEEN APPROVED BY DHEC/OCRM.



FINAL SURVEY
901 MIDDLE STREET
TMS 523-06-00-052
LOT 20

OWNED BY MICHAEL O'SHAUGNESSY
 SULLIVANS ISLAND
 CHARLESTON COUNTY, SC
 DATE: JUNE 17, 2008 SCALE: 1" = 30'
 REVISED: OCTOBER 6, 2008

ATLANTIC SURVEYING, INC.
 828 WAPP00 ROAD
 P.O. BOX 30604
 CHARLESTON, SOUTH CAROLINA 29417
 PHONE (843)763-6669 FAX (843)766-7411

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

JOB #08-10619

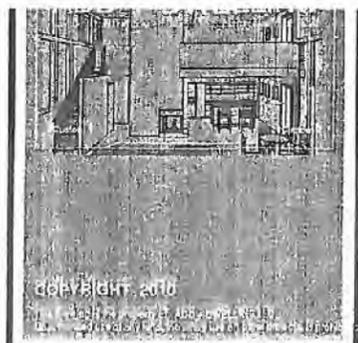
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

James Kelly Davis 10/15/08
 JAMES KELLY DAVIS, R.L.S. No. 9758





PROPOSED POOL
LOCATION



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209 CONST. DOC.

#Architect Address1

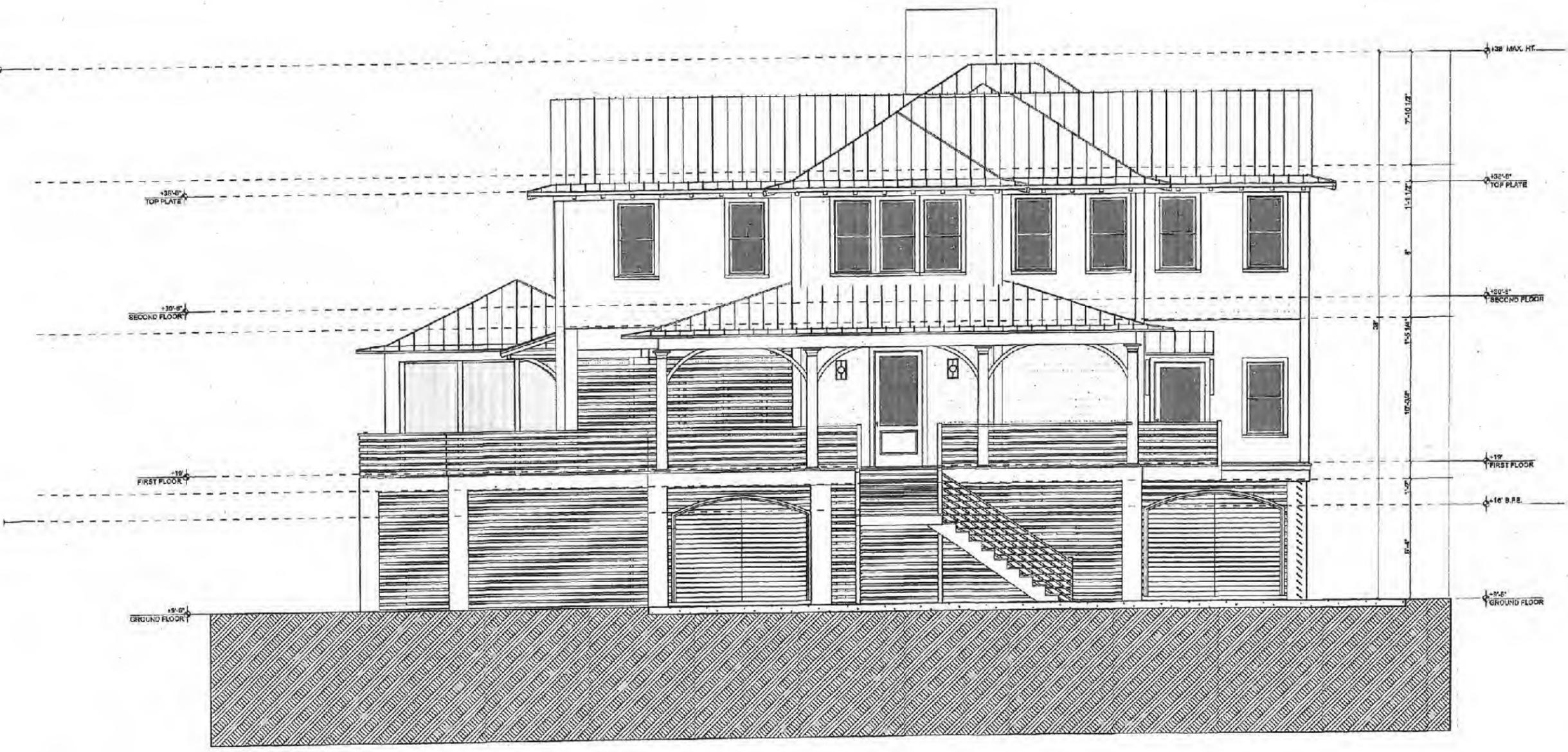
#Client Company

MARK	DATE	DESCRIPTION
###/###/###		#Project Status

PROJECT NO: #P/n

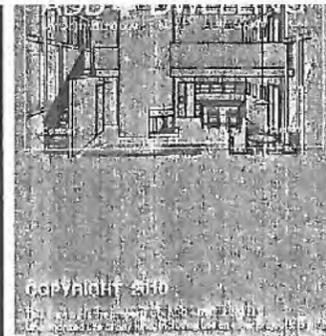
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SHEET TITLE
FRONT ELEVATION

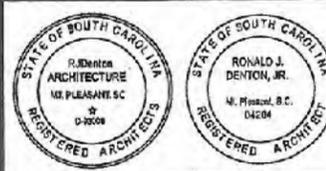


FRONT ELEVATION

1/4" = 1'-0"



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#Architect Address1

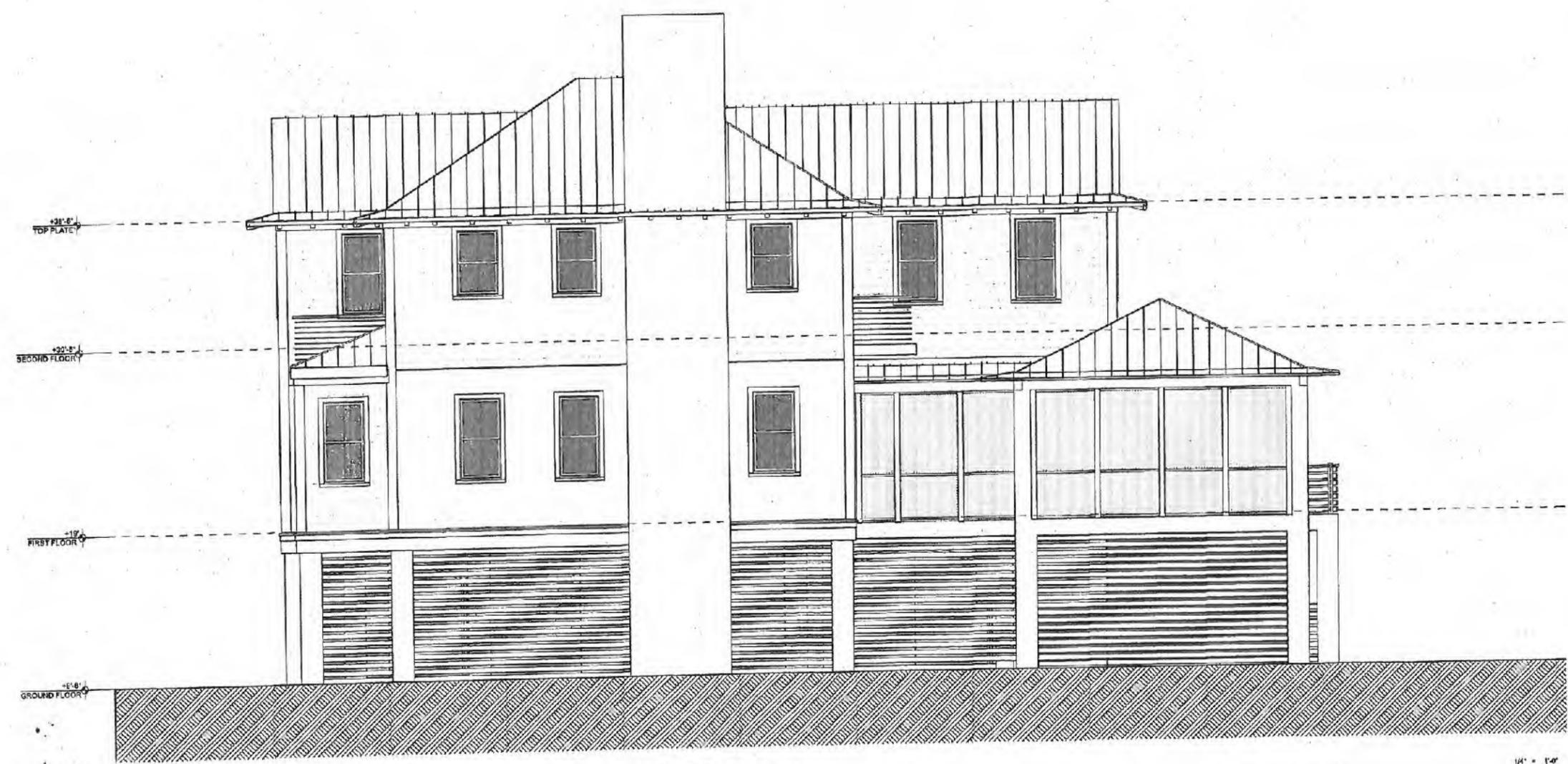
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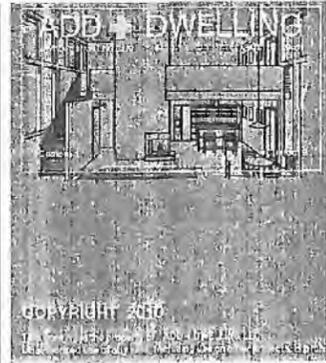
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SHEET TITLE
REAR



REAR ELEVATION

1/4" = 1'-0"



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#Architect Address 1

#Client Company

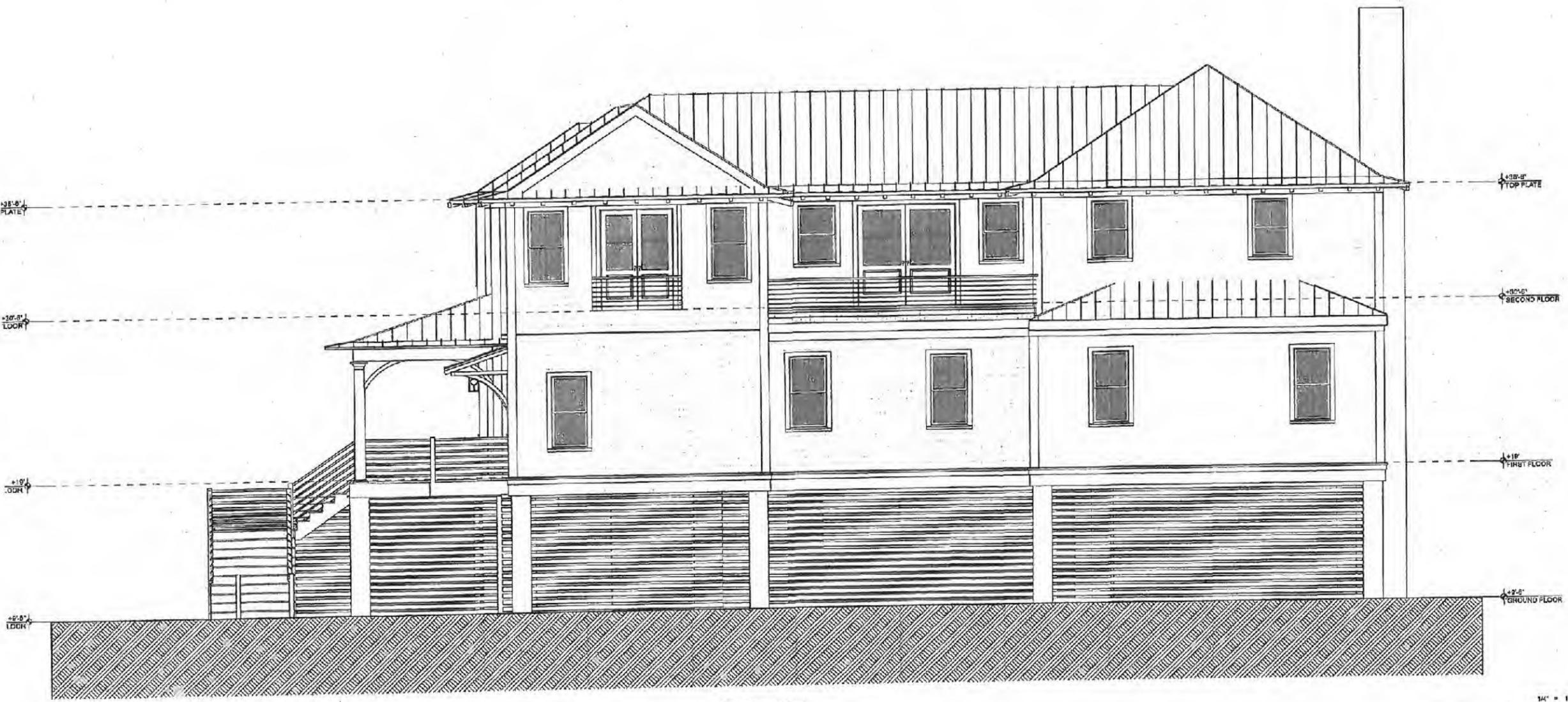
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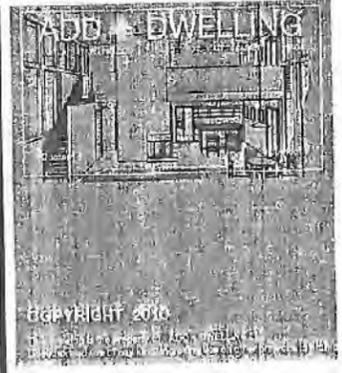
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SHEET TITLE

RIGHT ELEVATION



RIGHT ELEVATION



209 CONST. DOC.

#Architect Address1

#Client Company

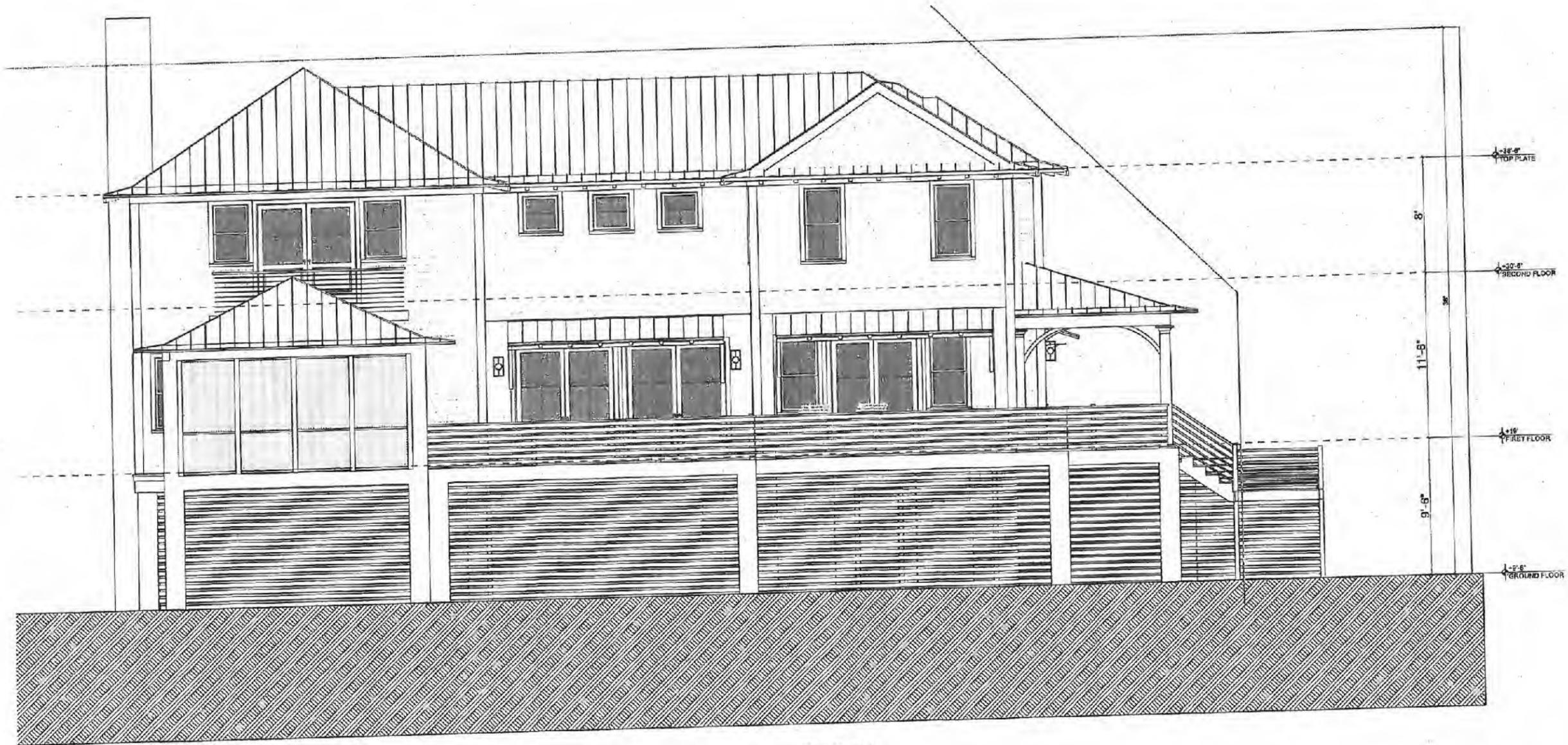
MARK	DATE	DESCRIPTION
#####		#Project Status

PROJECT NO: #P/n

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 #Architect Name 2010

SHEET TITLE

LEFT ELEVATION



1/4" = 1'-0"