

PATRICK M. O'NEIL  
MAYOR

# TOWN OF SULLIVAN'S ISLAND

ANDY BENKE  
TOWN ADMINISTRATOR

JASON BLANTON  
DEPUTY ADMINISTRATOR/COMPTROLLER

LAWRENCE A. DODDS  
TOWN ATTORNEY

GREG GRESS  
WATER AND SEWER MANAGER

JOE HENDERSON  
ZONING ADMINISTRATOR

DANIEL S. HOWARD  
CHIEF OF POLICE

ELLEN MILLER  
TOWN CLERK

RANDY ROBINSON  
BUILDING OFFICIAL

M. ANTHONY STITH  
FIRE CHIEF



## DESIGN REVIEW BOARD

Wednesday, March 16, 2016 - 6:00 P.M.  
Town Hall

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES FROM FEBRUARY 17, 2016
- C. HISTORIC SPECIAL EXCEPTION
  1. 2668 Goldbug Avenue: Allen Porter, applicant, requests approval for the historic designation of an existing cottage in accordance with Z.O. §21-94, and final approval for the RS District Historic Special Exception in accordance with Z.O. §21-20 C. (2). (TMS# 529-07-00-008)
- D. CERTIFICATES OF APPROPRIATENESS—HISTORIC PROPERTIES
  1. 1738 Middle Street: Beau Clowney Architects, applicants, request approval of an addition and pool on a property designated as a Sullivan's Island Landmark. Relief is requested for required side setbacks. (TMS# 523-08-00-044)
  2. 2302 I'on Avenue: Heather Wilson, applicant, request approval for new addition, pool and detached garage at a property designated as a Sullivan's Island Landmark. Relief is requested for principal building square footage. (TMS# 529-10-00-005)
- E. CERTIFICATES OF APPROPRIATENESS—NON-HISTORIC PROPERTIES
  1. 1702 Poe Avenue: Heather Wilson, applicant, requests review and approval for architectural modifications for a non-historic structure located within the Sullivan's Island National Register Historic District. (TMS# 523-08-00-006)
  2. 411 Station 13: Heather Wilson, applicant, requests review and approval for architectural modifications for a non-historic structure. Relief is requested for principal building square footage and an area increase to an existing third story. (TMS# 523-07-00-020)
  3. 1726 Atlantic Avenue: Josie Abrams, applicant, requests approval of a bedroom addition, pool at grade and modification from the zoning standard for principal building square footage and principal building coverage. (TMS# 523-12-00-043)
  4. 1908 Central Avenue: Ron Denton, of Add-Dwelling Group, requests conceptual approval of a new home construction and relief from the zoning standards for principal building square footage, principal building coverage, side setback, second story side setback, and side façade articulation. (TMS# 529-05-00-058)

5. 209 Station 17: Ron Denton, of Add-Dwelling Group, requests final approval of a new home construction and relief from the zoning standards for principal building square footage and principal building coverage. (TMS# 523-12-00-064)

A. ITEMS FOR CONSIDERATION

1. Strategies for Historic Preservation and Historic Design Guidelines: Staff request consideration of potential dates to resume study of historic design guidelines.

B. PUBLIC INPUT

C. 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



# 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
<b>Total Principal Bldg. Coverage Area:</b>	<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
<b>Total Impervious Coverage</b>	<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
<b>Total Principal Building Square Footage:</b>	<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)
<b>SETBACKS</b>	<b>A</b>	21-22 Front Setback	25 feet	Y	15% (3.75')			
	<b>B</b>	21-22 Additional Front Yard Setback	45° above 20'	Y	15%			
	<b>C</b>	21-22 Side Setback	Per lot; Enter Result: <u>15</u> min.; <u>40</u> comb.	Y	25%			
	<b>D</b>	21-22 Side Setback 2nd Floor Setback	2 feet		100%	2 FT		
	<b>E</b>	21-22 Rear Setback	25 feet	Y	None			
<b>LOT COVERAGE</b>	<b>F</b>	21-25 Principal Building Coverage	as per formula: Enter Result <u>5117</u> sf	Y	20% _____ sf			
	<b>G</b>	21-26 Impervious Coverage	as per formula: Enter Result <u>10234</u> sf	Y	20% _____ sf			
	<b>H</b>	21-27 Principal Building Square Footage	as per formula: Enter Result <u>5311</u> sf	Y	25% _____ sf			
	<b>I</b>	21-28 Third Story	as per formula: Enter Result _____ sf	N/A	15% _____ sf			
<b>DESIGN STANDARDS</b>	<b>J</b>	21-29 Principal Building Front Façade	as per formula: Enter Result <u>43</u> sf	Y	100%			
	<b>K</b>	21-29 Principal Building Side Façade	as per formula: Enter Result <u>30</u> sf	Y	100%			
	<b>L</b>	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	Y	Adjust for Neighborhood Compatibility			
	<b>M</b>	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor		1 foot	1 FT		
	<b>N</b>	21-32 Foundation Enclosure	Check Ordinance	Y	Adjust for Neighborhood Compatibility			
	<b>O</b>	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.

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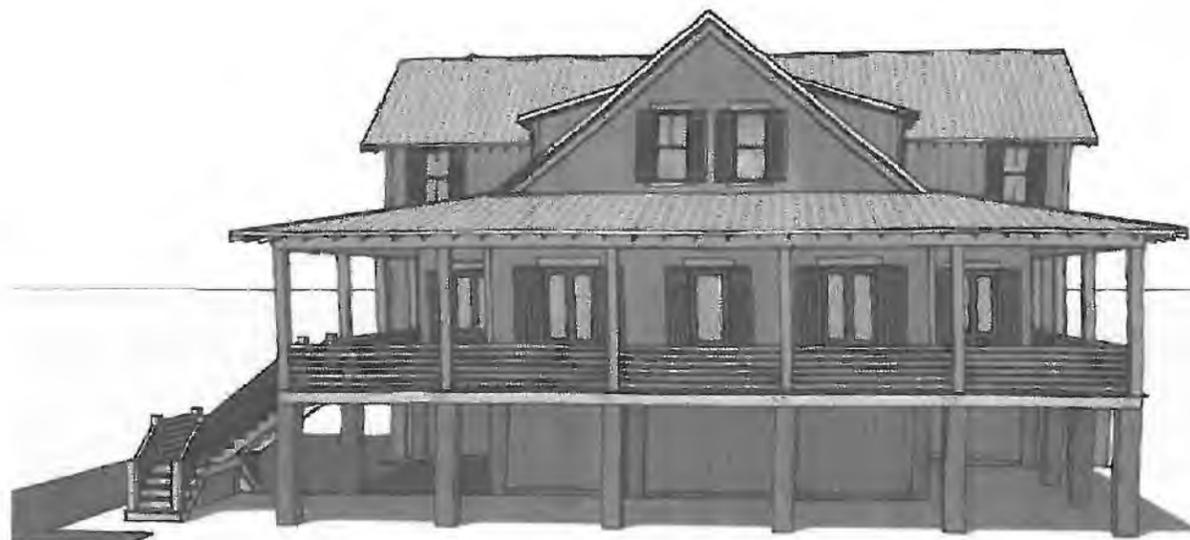
10. ALL RECESSED CANS AT INSULATED ATTIC SPACES SHALL BE IC AIRTIGHT (ICAT)

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

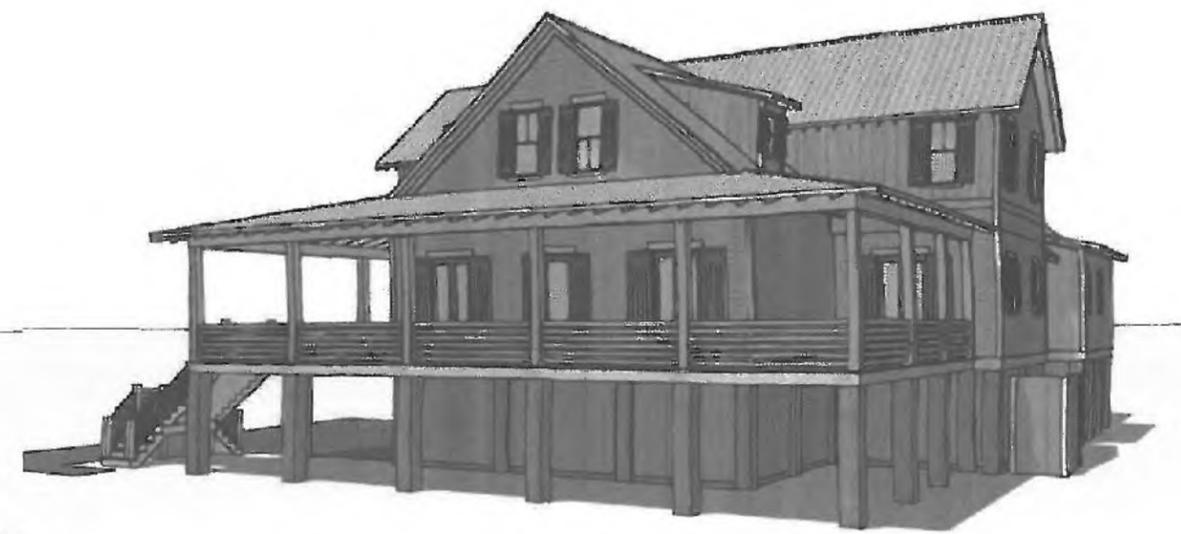
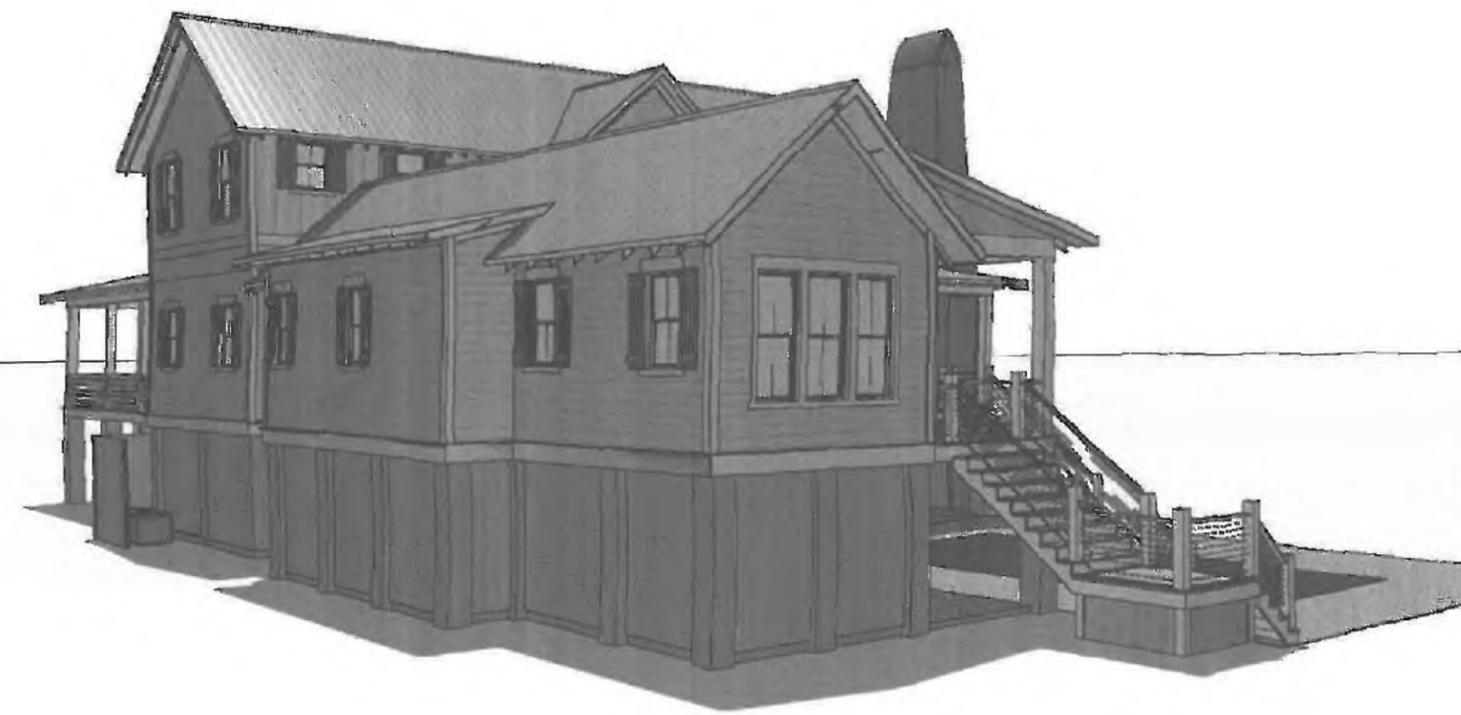
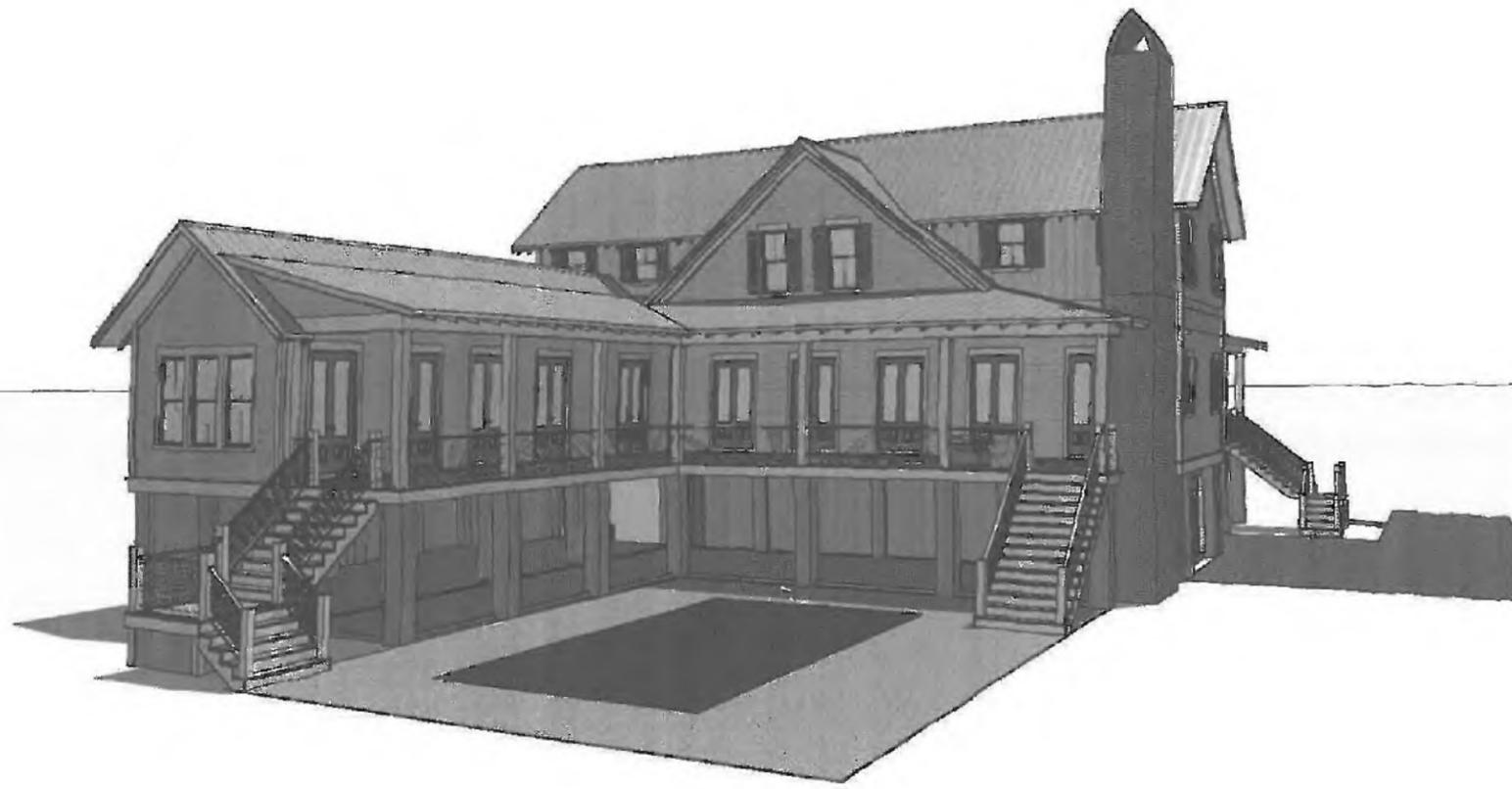
BUILDER:

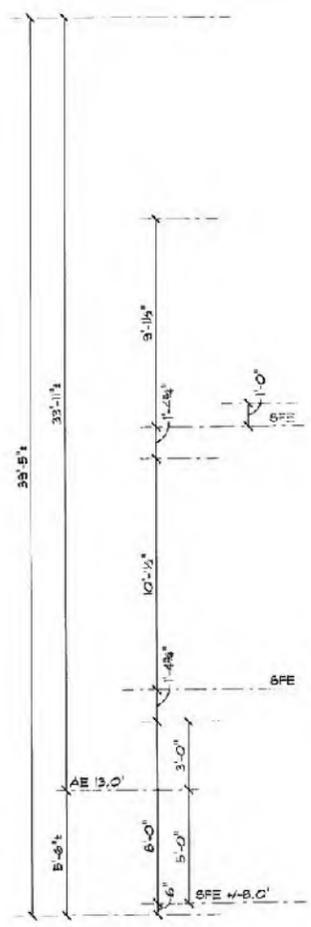
Plans and Structural Engineering by:



DRB CONCEPTUAL SUBMITTAL



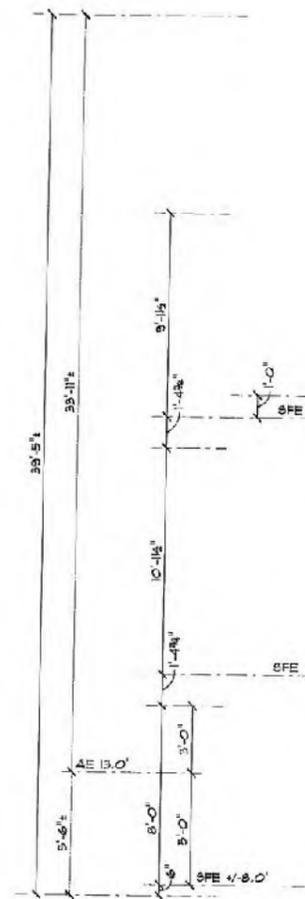




**Elevation Front**  
 SCALE: 1/4" = 1'-0"



**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

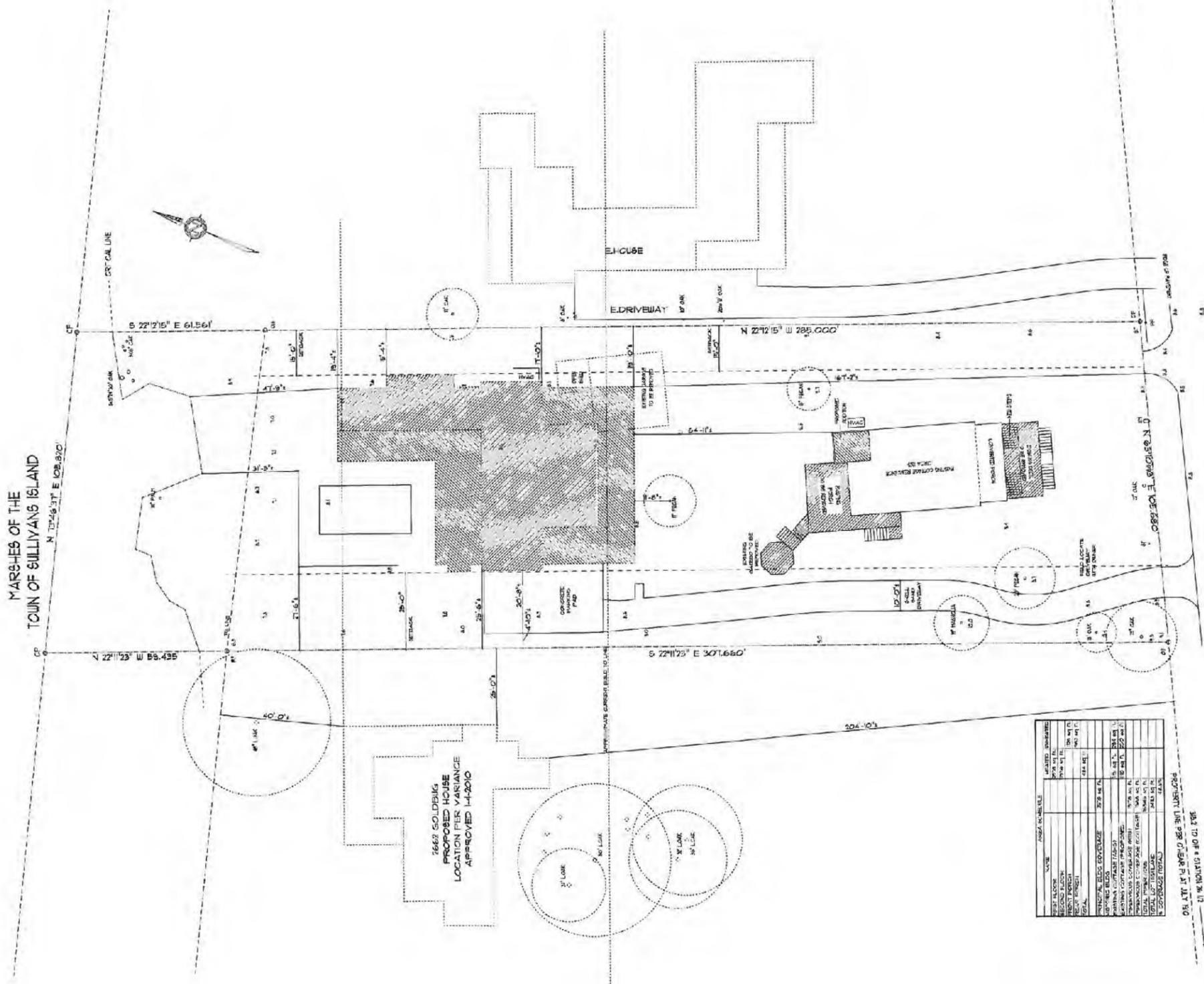
BUILDER:

Plans and Structural Engineering by:



DRB PRELIMINARY SUBMITTAL

MARSHES OF THE  
TOWN OF SULLIVANS ISLAND

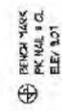


ITEM	DESCRIPTION	AMOUNT	DATE
1	PROPOSED HOUSE	100.00	11/30/10
2	DRIVEWAY	50.00	11/30/10
3	SEWER	20.00	11/30/10
4	WATER	10.00	11/30/10
5	GAS	10.00	11/30/10
6	LANDSCAPING	50.00	11/30/10
7	PERMITS	100.00	11/30/10
8	INSURANCE	10.00	11/30/10
9	UTILITIES	10.00	11/30/10
10	CONTRACTORS	100.00	11/30/10
11	INSPECTION	10.00	11/30/10
12	LEGAL	10.00	11/30/10
13	RECORDING	10.00	11/30/10
14	TOTAL	630.00	11/30/10

GOLDBUG AVENUE 40' R/W

**SITE PLAN**

SCALE: 1" = 20'-0"

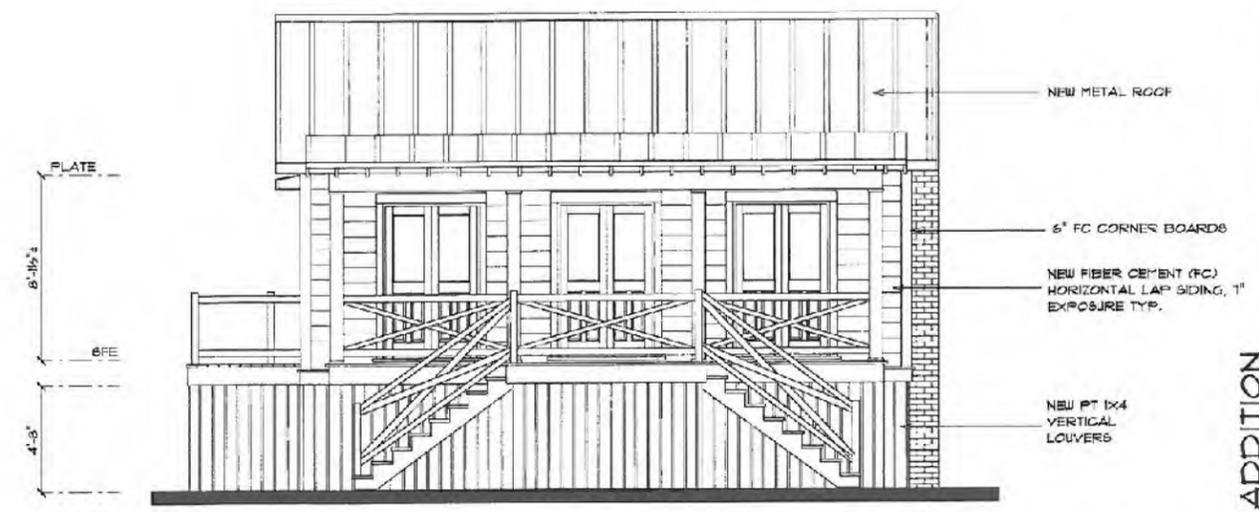


BENCH MARK  
PK 100 + 0.0  
ELEV 301

THIS PLAN WAS PREPARED BY THE ENGINEER AND ARCHITECT AND IS A PART OF A SET OF PLANS TO BE USED IN CONNECTION WITH THE CONSTRUCTION OF THE PROPOSED HOUSE AND DRIVEWAY. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. ALL INFORMATION SHALL BE VERIFIED BY THE CLIENT PRIOR TO CONSTRUCTION.

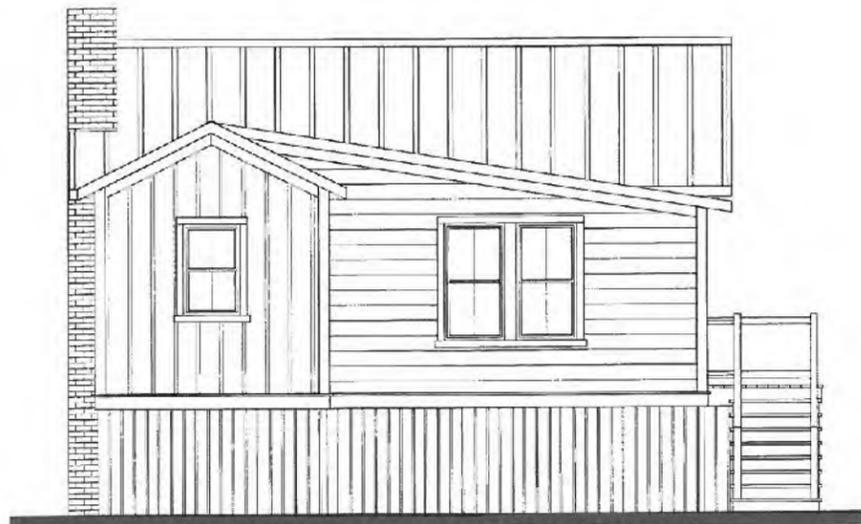


**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



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

OPTION #1 PORCH RESTORATION WITH ADDITION



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



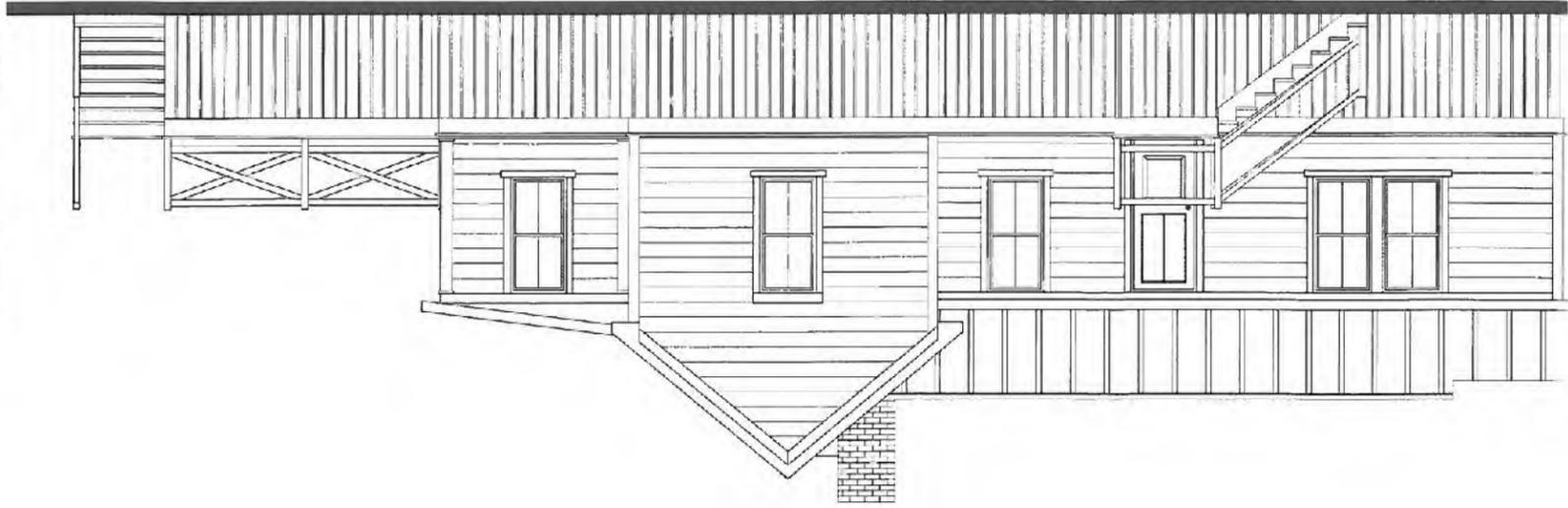
**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



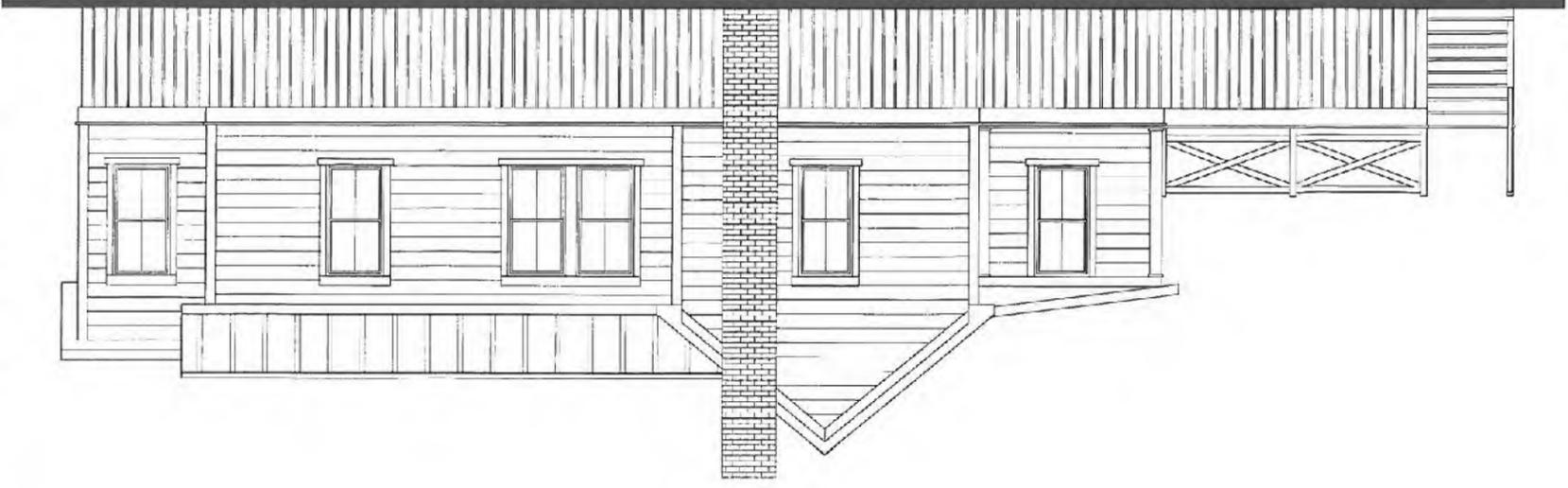
REAR ELEVATION  
SCALE: 1/4" = 1'-0"



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



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



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



4'-0"  
8'-11 1/2"  
1'-11 1/2"  
1'-0"

- NEW METAL ROOF
- 6" FC CORNER BOARDS
- NEW FAUX PORCH COLUMN
- TRIM
- NEW FIBER CEMENT (FC) HORIZONTAL LAP SIDING, T
- EXPOSURE TRF
- NEW PT 2X4 RAFTS AND TRADITIONAL X BRACE DETAILING, X NOT SHOWN FOR CLARITY
- NEW PT 1X6 VERTICAL LOUVER

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

# 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: 1738 MIDDLE STREET  
Submittal Date: 02.19.16  
Meeting Date: 02.16.16

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

1810 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3188

**(FORM A)**

Project Address: 1738 MIDDLE STREET

Submittal Date: 02-19-16

Meeting Date: \_\_\_\_\_ 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:

Submittal is *outside* the Historic District and

X designated as Historic Resource

\_\_\_\_\_ designated as Historic Resource

\_\_\_\_\_ not designated as Historic Resource

Historic Survey #: 252

Historic Survey #: \_\_\_\_\_

Nature of Work: (circle all that apply)

Accessory Structure

Demolition / Relocation

Addition / Alteration

New Construction

Owner's Name: DOMINON GLASBURN Architect / Designer: BEAU CLAWNEY ARCHITECTS

Address: 46 HOPKINN RD. Contact #: 843-722-2040

MT. PLEASANT, SC email: james@beauclawney.com

email: ddg46@mc.com Contractor: \_\_\_\_\_

Contact #: 843-329-3033 Contact #: \_\_\_\_\_

email: \_\_\_\_\_

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

RENOVATIONS AND ADDITIONS TO EXISTING HOUSE. NEW ADDITION TO BE WOOD FRAMED STRUCTURE. NEW IN GROUND POOL AND DETACHED GARAGE WILL BE ADDED AS PART OF THE PROJECT.

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.

[Signature]  
Print Applicant's Name

Fee Received by \_\_\_\_\_

[Signature]  
Applicant's Signature

Owner's Signature

check # \_\_\_\_\_

Sullivan's Island Design Review Board

last modified September 20, 2007

[Signature]  
CHRIS FRENCH  
[Signature] BCA

# REQUEST FOR REVIEW FORM (FORM B)

## Sullivan's Island Design Review Board

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

Project Address: 1738 MIDDLE STREET

Submittal Date: 02.19.16

Meeting Date: 03.16.16

### BREAKDOWN OF LOT COVERAGES

EXISTING / PROPOSED

Lot Information:	
Total Lot Size in Square Feet:	<u>14,343</u> sf
Lot Width:	<u>84 FT</u>
Lot Depth:	<u>199 FT</u>
Flood Zone / Base Flood Elevation:	<u>AE 14</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>1211</u> / <u>2066</u> sf
Accessory Building Footprint:	<u>NA</u> / <u>NA</u> sf
Total Principal Bldg. Coverage Area: <u>1211</u> / <u>2066</u> sf (Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>1211</u> / <u>2066</u> sf
Covered Porches:	<u>345</u> / <u>659</u> sf
Open Decks / Steps:	<u>43</u> / <u>43</u> sf
Pool / Patio:	<u>NA</u> / <u>1172</u> sf
Drives / Walks:	<u>275</u> / <u>198</u> sf
Other Impervious Coverage	<u>NA</u> / <u>1280</u> sf
Total Impervious Coverage	<u>1824</u> / <u>5418</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>1211</u> / <u>2066</u> sf
Second Floor	<u>898</u> / <u>1037</u> sf
Third Floor	<u>NA</u> / <u>NA</u> sf
Accessory Building	<u>NA</u> / <u>NA</u> sf
Total Principal Building Square Footage: (Principal Building plus Accessory Structure) <u>2109</u> / <u>3103</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:	<u>EXISTING / CMU STUCCO PIERES</u>	Roof:	<u>STANDING SEAM</u>
Walls:	<u>PAINTED CEDAR SIDING</u>	Windows:	<u>CLAD WINDOWS</u>
Trim:	<u>TREATED / PAINTED WOOD</u>	Doors:	<u>MAHOGANY</u>

### Sec. 21-111 Standards of Neighborhood Compatibility

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

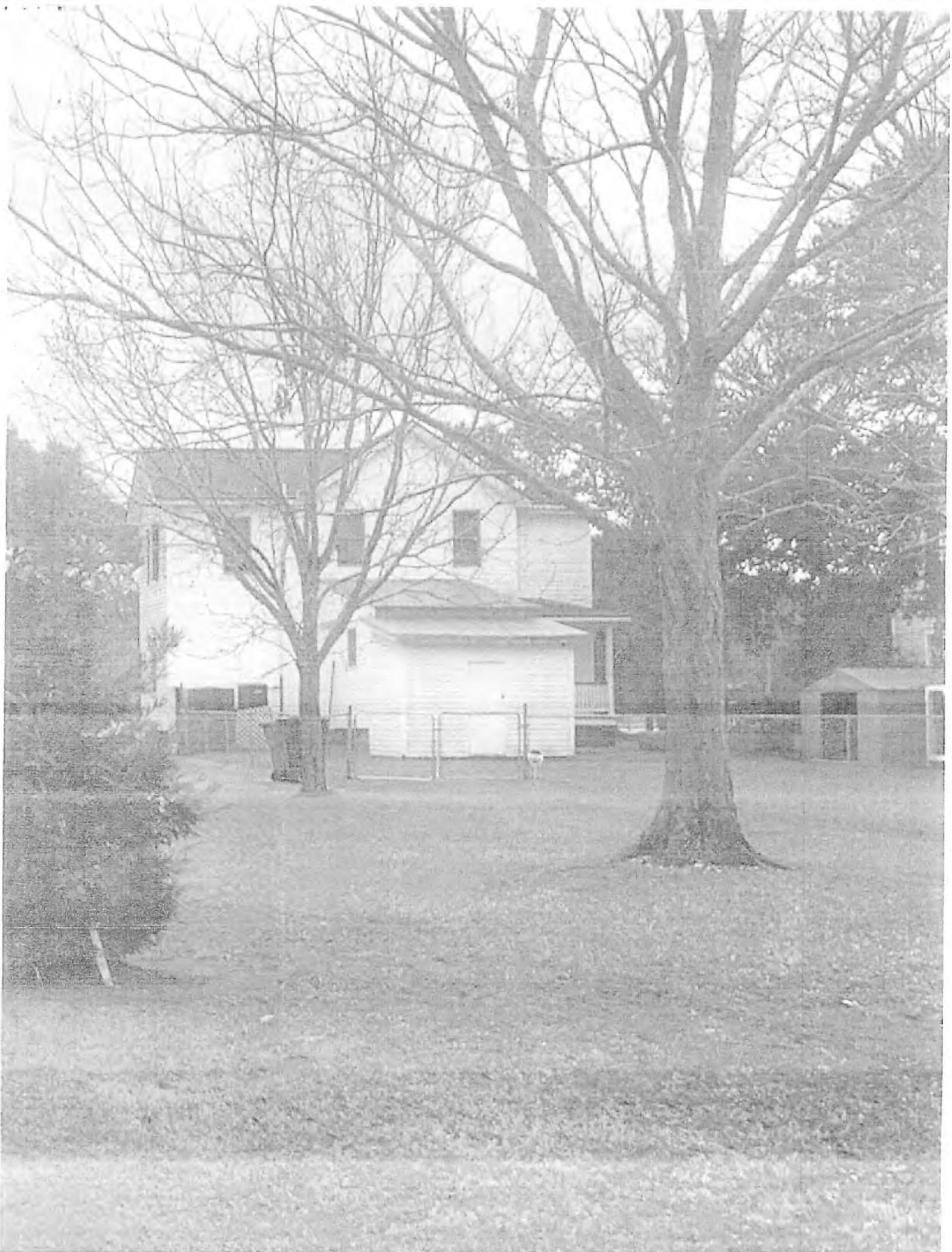
Submittal Date: \_\_\_\_\_

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)
<b>SETBACKS</b>	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>32'</u> comb.		25%	8'	25%	EXISTING COMBINED 18'-3" + 14'-4" = 33'-0" REQUESTED COMB. 10'-0" + 14'-0" = 24'-0"
	D	21-22 Side Setback 2nd Floor Setback	2 feet	✓	100%			
	E	21-22 Rear Setback	25 feet	✓	None			
<b>LOT COVERAGE</b>	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>2184</u> sf	✓	20% <u>436</u> sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>4335</u> sf		<del>20%</del> <del>867</del> sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>3334</u> sf	✓	25% <u>834</u> sf			
	I	21-28 Third Story	as per formula: Enter Result _____ sf	NA	15% _____ sf			
<b>DESIGN STANDARDS</b>	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			



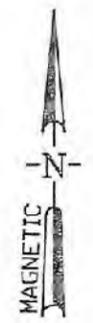




THOMPSON AVE R/W VARIES

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	60.23	932.00	3°42'09"	60.23	N77°12'54"E
C2	64.21	1085.23	4°26'48"	64.19	N77°37'36"E

DATUM NGVD 29



NOTES & REFERENCES:

1. REFERENCE PLAT BY PAUL C. LAWSON, JR. RECORDED IN THE CHARLESTON CO. R.M.C. OFFICE IN PLAT BOOK CM AT PAGE 18.
2. THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS BASED ENTIRELY ON THE ABOVE REFERENCED DOCUMENT(S). ANY EASEMENTS OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE REFERENCE PLAT MAY NOT BE SHOWN ON THIS SURVEY.
3. CERTIFICATION IS TO THE PARTY/PARTIES FOR WHOM THIS SURVEY WAS PREPARED AND IS NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS OR INDIVIDUALS.
4. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 45019C0538J DATED 11/17/2004, THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE AE (14'). PLEASE CONFIRM WITH COUNTY OFFICIALS PRIOR TO DESIGN/CONSTRUCTION.

GENERAL PROP. SURVEY

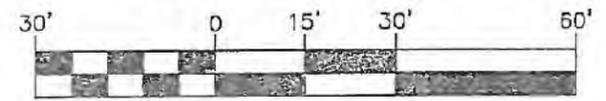
LOT 5

FORT MOULTRIE  
TMS 523-08-00-044  
1738 MIDDLE STREET  
SULLIVANS ISLAND  
CHARLESTON COUNTY, SC

PREPARED FOR  
DONIVON GLASSBURN

DATE: SEPTEMBER 3, 2015 SCALE: 1" = 30'

GRAPHIC SCALE



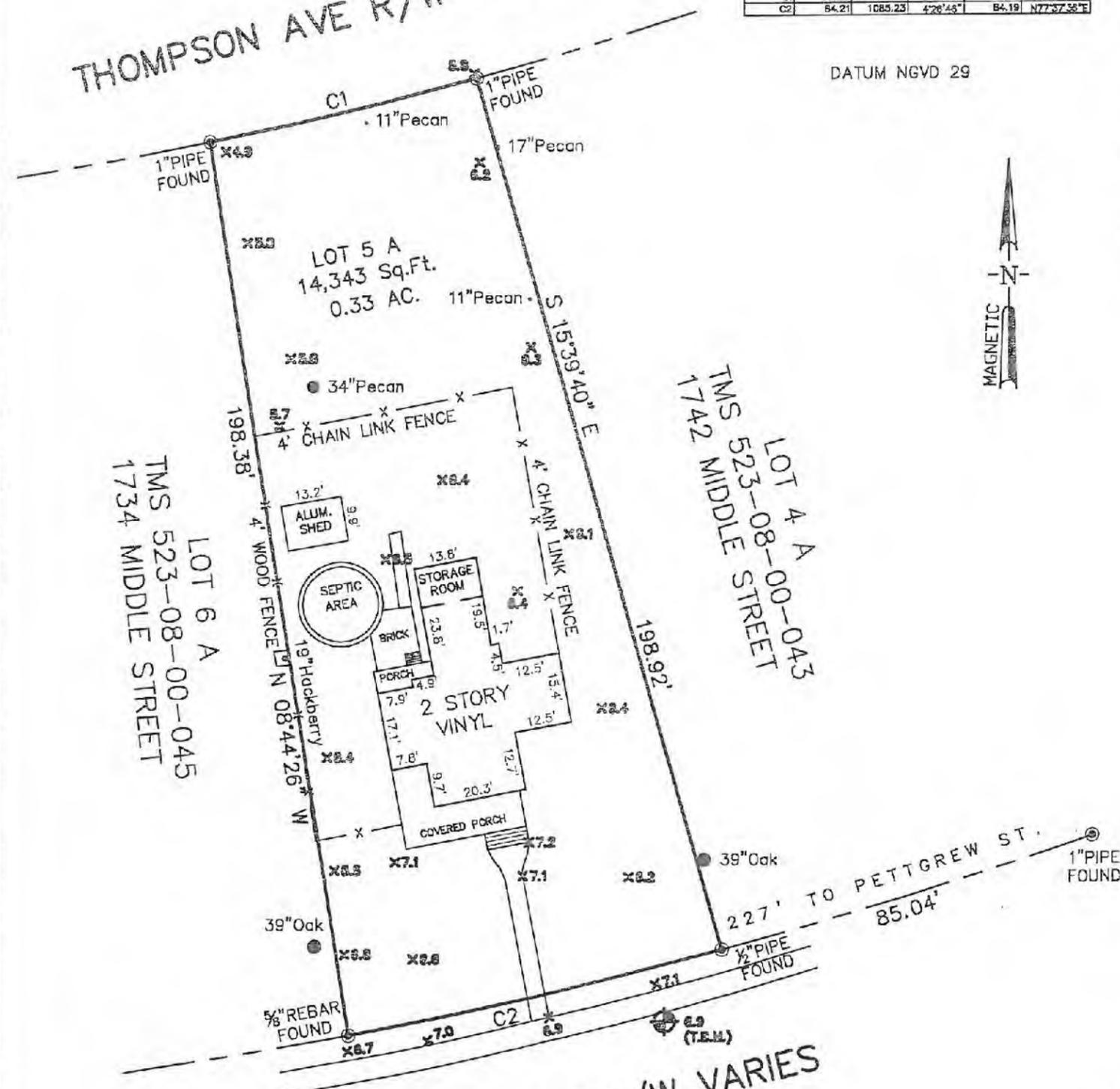
( IN FEET )  
1 inch = 30 ft.

ATLANTIC SURVEYING, INC.

1058 GARDNER ROAD  
P.O. BOX 30604  
CHARLESTON, SOUTH CAROLINA 29417  
PHONE (843)763-6869 FAX (843)766-7411



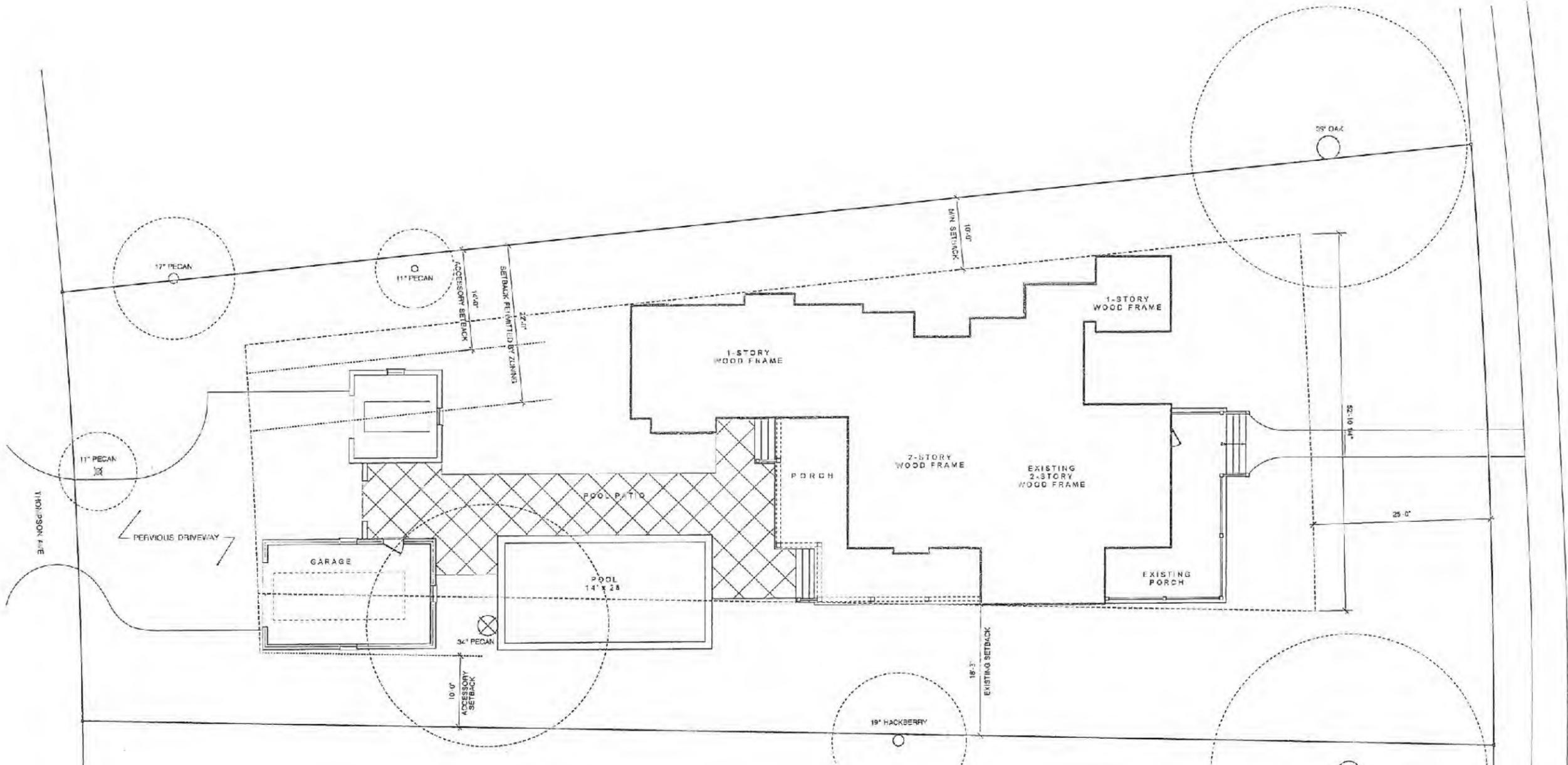
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED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



LOT 6 A  
TMS 523-08-00-045  
1734 MIDDLE STREET

LOT 4 A  
TMS 523-08-00-043  
1742 MIDDLE STREET

MIDDLE STREET R/W VARIES



1738 MIDDLE STREET  
 TMS: 523-03-00-044

FRONT SETBACK: 25'  
 SIDE SETBACK: 16'-3" / 14'-0" (EXISTING COMBINED 33'-0")  
 REAR SETBACK: 25'  
 REQUESTED SIDE SETBACK: 10'-0" / 14'-0" (COMBINED 24')

**LOT COVERAGE INFORMATION:**

LOT INFORMATION:  
 TOTAL LOT SIZE: 14,343 SF  
 LOT WIDTH: 61.06'  
 LOT DEPTH: 198.92'  
 FLOOD ZONE / BASE FLOOD ELEVATION: AE14.0'

**SEC. 21-25 PRINCIPAL BUILDING COVERAGE AREA:**  
 PRINCIPAL BUILDING FOOTPRINT: 2,066 SF  
 ACCESSORY BUILDING FOOTPRINT: NA  
 TOTAL PRINCIPAL BLDG. COVERAGE AREA: 2,066 SF  
 PRINCIPAL BLDG. COVERAGE (ALLOWED BY ZONING): 2,154.3 SF

**SEC. 21-26 IMPERVIOUS COVERAGE:**  
 PRINCIPAL BUILDING COVERAGE AREA: 2,066 SF  
 COVERED PORCHES: 259 SF  
 OPEN DECKS / STEPS: 43 SF  
 POOL / PATIO: 1,172 SF  
 DRIVES / WALKS: 198 SF  
 OTHER IMPERVIOUS COVERAGE: 1,376 SF  
 TOTAL IMPERVIOUS COVERAGE: 5,418 SF  
 IMPERVIOUS COVERAGE (ALLOWED BY ZONING): 4,335.75 SF

**SEC. 21-27 PRINCIPAL BUILDING SQUARE FOOTAGE:**  
 FIRST FLOOR: 2,066 SF  
 SECOND FLOOR: 1,032 SF  
 THIRD FLOOR: NA  
 ACCESSORY BUILDINGS: NA  
 TOTAL PRINCIPAL BLDG. SQ. FOOTAGE: 3,103 SF  
 PRINCIPAL BLDG. SQ. FOOTAGE (ALLOWED BY ZONING): 3,334 SF

MIDDLE STREET

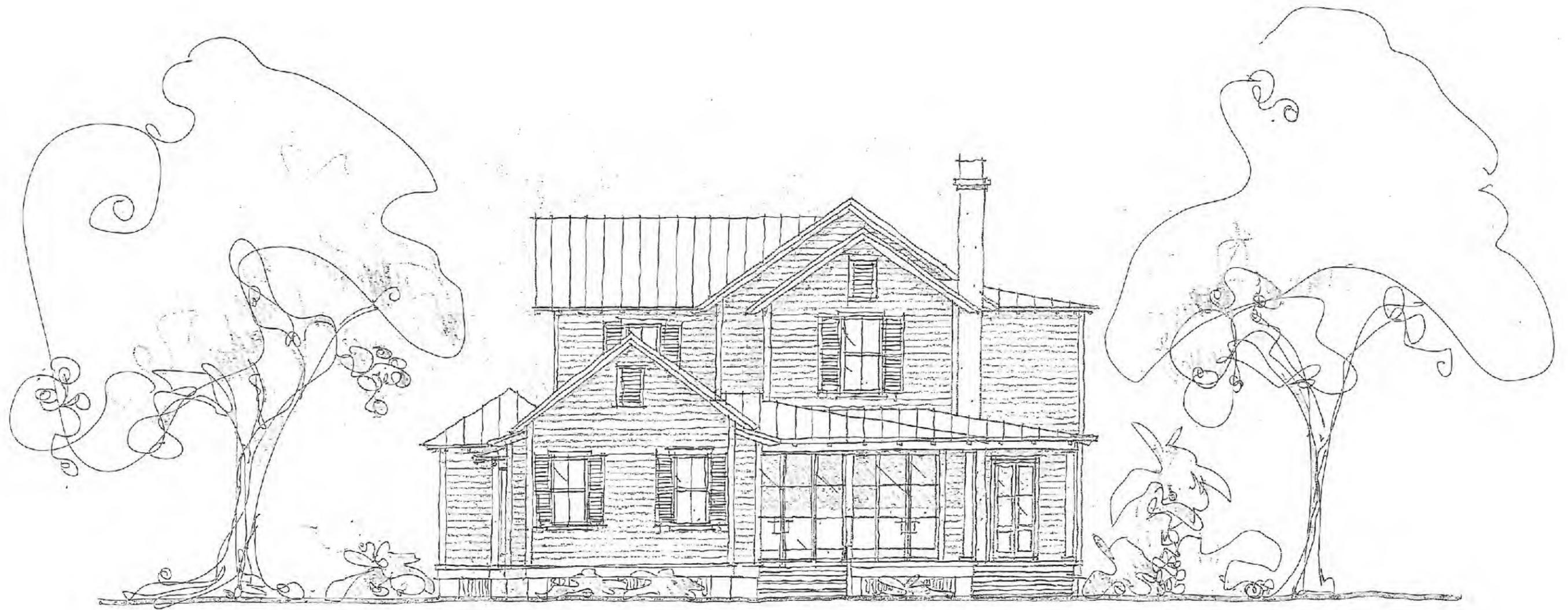


BEAUCLOWNEY  
 architects  
 843.222.2040

GLASSBURN RESIDENCE  
 1738 MIDDLE STREET  
 SULLIVAN'S ISLAND, SC  
 SITE PLAN  
 1/16" = 1'-0"  
 02.19.18

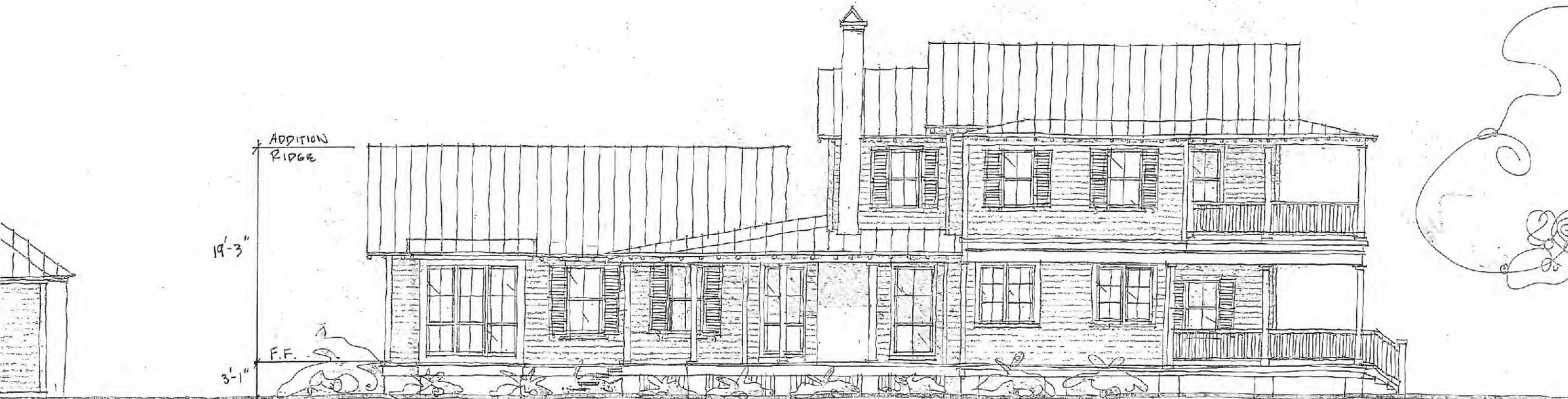


Glasburn Residence..



Thompson Ave. Elevation.

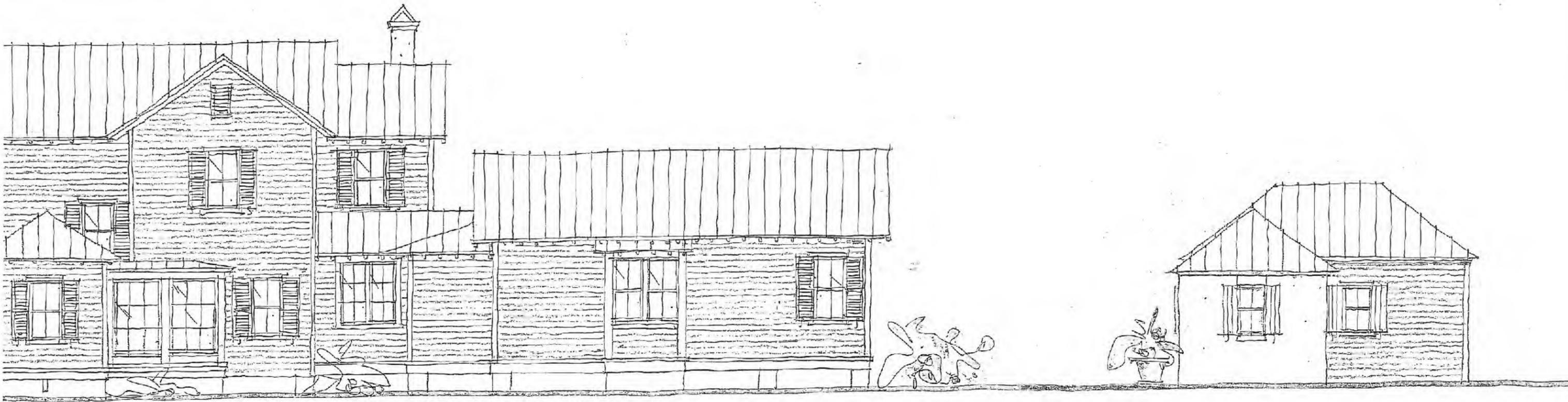
□



West Elevation



East Elevation.



East Elevation.



1 FRONT ELEVATION



2 SIDE ELEVATION (EAST)

B E A U  
C L O W N E Y  
*architects*  
8 5 3 . 7 2 2 . 2 0 4 0

GLASSBURN RESIDENCE  
1738 MIDDLE STREET  
SULLIVAN'S ISLAND, SC  
EXISTING ELEVATIONS  
1/8" = 1'-0"  
02.19.16



1 REAR ELEVATION (NORTH)



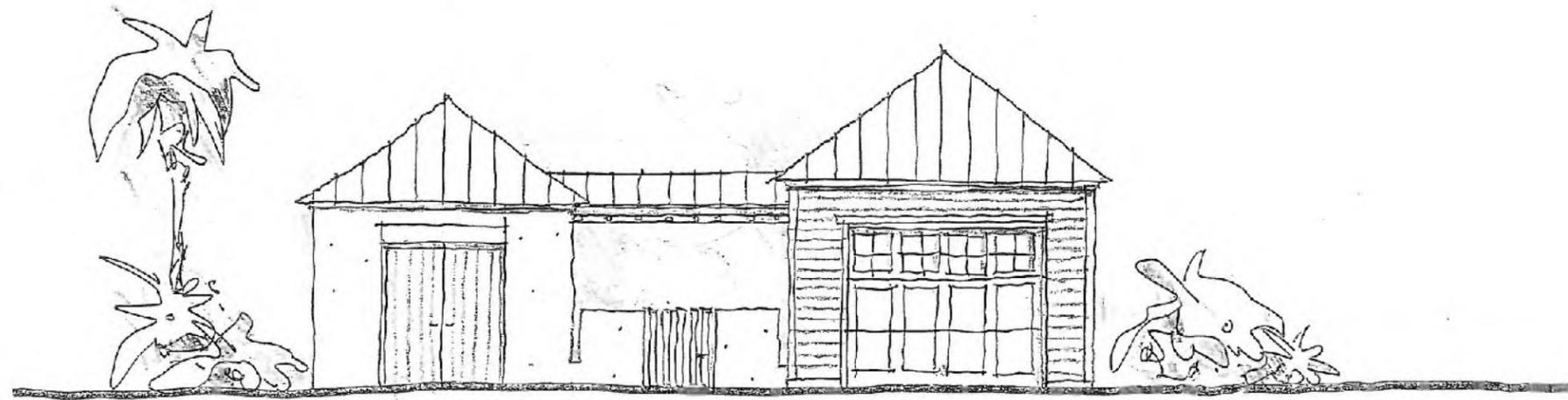
2 SIDE ELEVATION (WEST)

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

GLASSBURN RESIDENCE  
1738 MIDDLE STREET  
SULLIVAN'S ISLAND, SC  
EXISTING ELEVATIONS  
1/8"=1'-0"  
02.19.16



West Elevation.



Garage Elevation.

Thompson St.

**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: 2302 Ion Ave.  
 Submittal Date: 2-19-16  
 Meeting Date: 3-16-16 Parcel I.D. (TMS#): 529.10.00.005

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: Imran Chaudry Architect / Designer: Heather Wilson  
 Address: 1605 Marsh Harbour contact #: 843 814 2071  
Mt Pleasant SC email:  
 email: 29464 Contractor: ha.wilson@me.com  
 Contact #: 843 276 8330 Contact #: Richard Shaeffer  
 email: \_\_\_\_\_

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

We would like to remove a non-historic addition and rebuild a new and more sensitive addition as well as add a pool and garage.

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>Heather Wilson</u>	Owner is not Applicant: I (We) hereby appoint the person named as Applicant as My (Our) agent to represent Me (Us) in this application.	Fee Received by _____
Print Applicant's Name <u>[Signature]</u> 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 2302 Jon Ave

Submittal Date 2-19-16

Meeting Date: 3-16-16

### BREAKDOWN OF LOT COVERAGES

#### Lot Information:

Total Lot Size in Square Feet: 22087 sf  
Lot Width: 105  
Lot Depth: 210  
Flood Zone / Base Flood Elevation: AE 15 / VET16

#### Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint: 2805 sf  
Accessory Building Footprint: 500 sf  
Total Principal Bldg. Coverage Area: 3305 sf  
(Principal Building plus Accessory Structure)

#### Sec. 21-26 Impervious Coverage

Principal Building Coverage Area: 3305 sf  
Covered Porches: 610 sf  
Open Decks / Steps: 1180 sf  
Pool / Patio: 530 sf  
Drives / Walks: \_\_\_\_\_ sf  
Other Impervious Coverage: \_\_\_\_\_ sf  
Total Impervious Coverage: 6205 sf

#### Sec. 21-27 Principal Building Square Footage

First Floor: 2805 sf  
Second Floor: 880 sf  
Third Floor: \_\_\_\_\_ sf  
Accessory Building: 500 sf  
Total Principal Building Square Footage: 4185 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  
Walls: wood to match exist  
Trim: ''

Roof: standing seam  
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:

2302 Ion Ave.

Submittal Date:

2-19-16

Meeting Date:

3-16-16

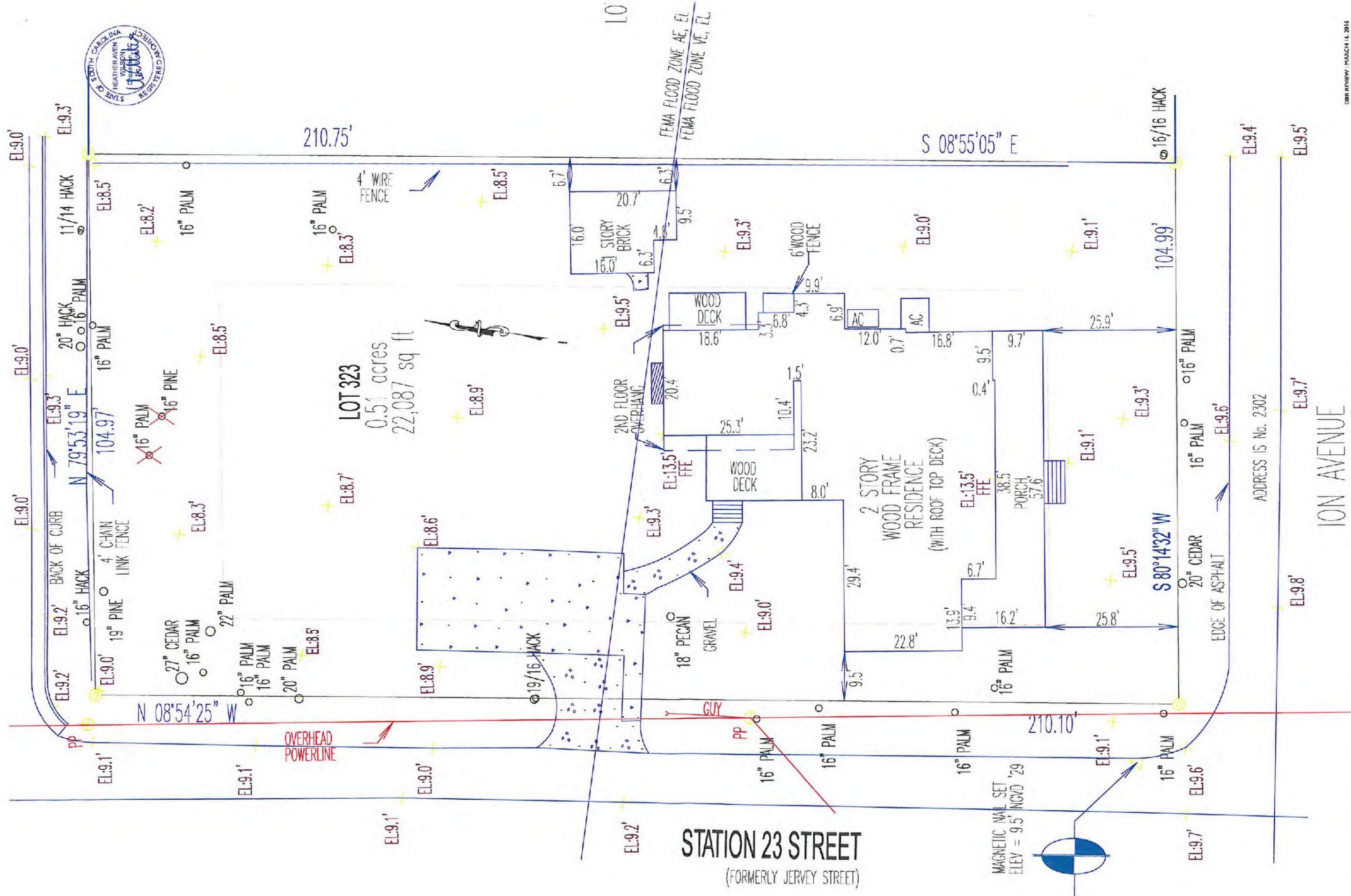
		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max Authority for Relief	Applicant's Request for Relief in Ft./ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
<b>SETBACKS</b>	<b>A</b>	21-22 Front Setback	25 feet	✓	15% (3.75')			
	<b>B</b>	21-22 Additional Front Yard Setback	45° above 20'	✓	15%			
	<b>C</b>	21-22 Side Setback	Per lot; Enter Result: _____ min.; _____ comb.	✓	25%			
	<b>D</b>	21-22 Side Setback 2nd Floor Setback	2 feet	✓	100%			
	<b>E</b>	21-22 Rear Setback	25 feet	✓	None			
<b>LOT COVERAGE</b>	<b>F</b>	21-25 Principal Building Coverage	as per formula: Enter Result _____ sf	✓	20% _____ sf			
	<b>G</b>	21-26 Impervious Coverage	as per formula: Enter Result 30% sf maximum	✓	N/A	N/A	N/A	N/A
	<b>H</b>	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4109</u> sf	✓	25% <u>1027</u> sf	<u>200</u>	<u>4%</u>	<u>4309</u>
	<b>I</b>	21-28 Third Story	as per formula: Enter Result _____ sf	NA	15% _____ sf			
<b>DESIGN STANDARDS</b>	<b>J</b>	21-29 Principal Building Front Façade	as per formula: Enter Result _____ sf	✓	100%			
	<b>K</b>	21-29 Principal Building Side Façade	as per formula: Enter Result _____ sf	✓	100%			
	<b>L</b>	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatibility			
	<b>M</b>	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor	✓	1 foot			
	<b>N</b>	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility			
<b>O</b>	21-34 Site Lighting	Check Ordinance	✓	Adjust for Neighborhood Compatibility				



## INDEX

S1	EXISTING SURVEY
S2	PROPOSED SITE PLAN
A1.0	GROUND FLOOR PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A2.1	ELEVATIONS A
A2.2	ELEVATIONS B
A2.3	ELEVATIONS C
A2.4	ELEVATIONS D
A7.1	ACCESSORY PLANS
A7.2	ACCESSORY ELEVATIONS

# CHAUNDRY RESIDENCE





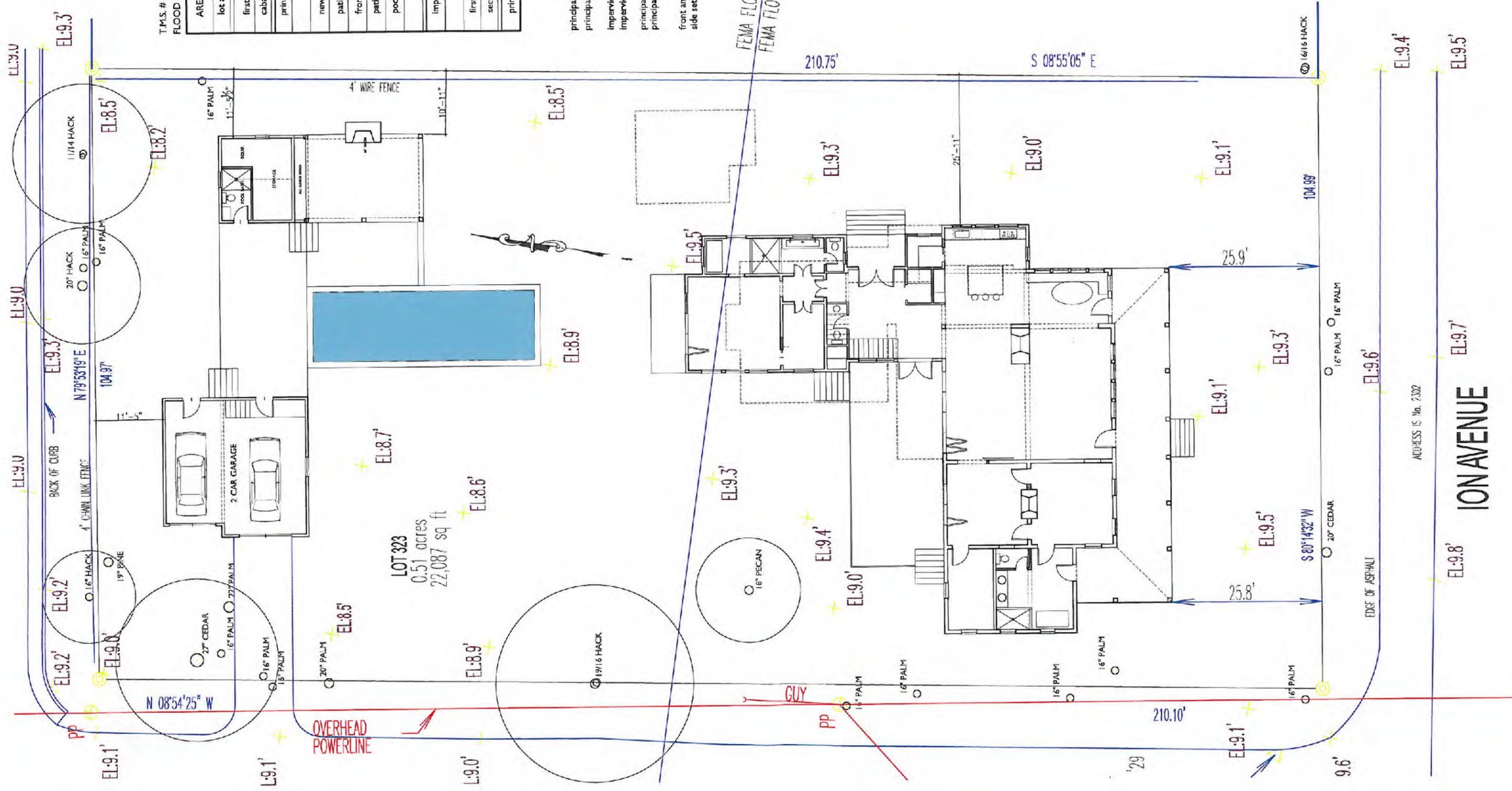
T.M.S. # 579-10-00-005  
FLOOD ZONE AE 15

AREA CALCULATIONS	
lot area	22,087 s.f.
first floor main house	2,805 s.f.
cabana	500 s.f.
principal building coverage	3,305 s.f.
new garage	580 s.f.
patios at main house	710 s.f.
front porches	610 s.f.
patio at cabana	470 s.f.
pool and coping	530 s.f.
impervious coverage	6,205 s.f.
first floor	2,805 s.f.
second floor	880 s.f.
principal bldg. area	3,685 s.f.

principal building coverage permitted = (22,087 x .15)  
principal building coverage permitted = 3,313 sf  
impervious coverage area permitted = (22,087 x .30)  
impervious coverage area permitted = 6,626 sf  
principal building area permitted = (22,087-5000sf)/10 +2400  
principal building area permitted = 4,109 sf

front and rear setback: 25'  
side setback = 40' total w/ a min of 15'

FEMA FLOOD ZONE AE, EL. 15'  
FEMA FLOOD ZONE VE, EL. 16'



LOT 323  
0.51 acres  
22,087 sq ft

ADDRESS IS No. 2302

# ION AVENUE

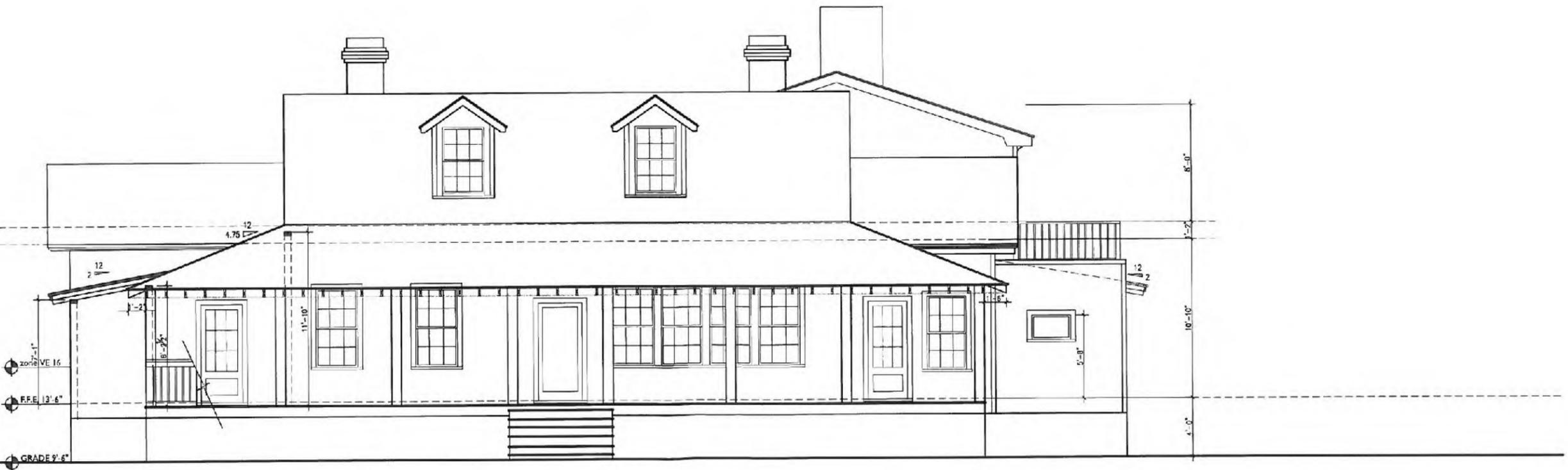
CHAUDRY RESIDENCE . 2302 ION AVENUE . SULLIVANS ISLAND, SC 29482

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



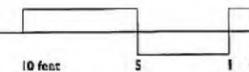
A. SOUTH ELEVATION **PROPOSED**

scale 1/8"=1'-0"



A. SOUTH ELEVATION **EXISTING**

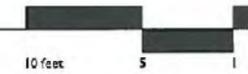
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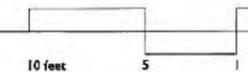
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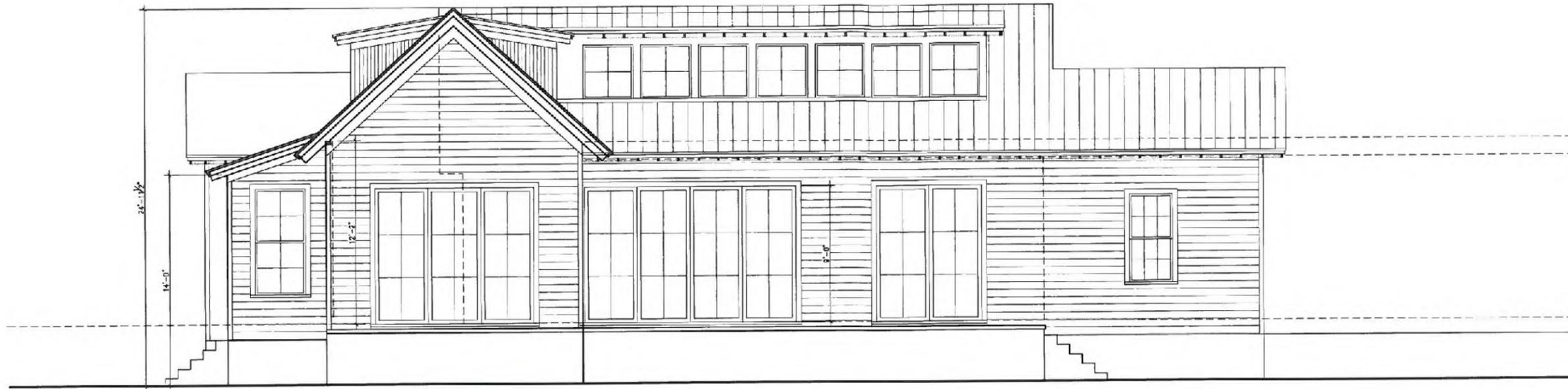
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**B. WEST ELEVATION EXISTING**

scale 1/8"=1'-0"





C. NORTH ELEVATION **PROPOSED**

scale 1/8"=1'-0"



C. NORTH ELEVATION **EXISTING**

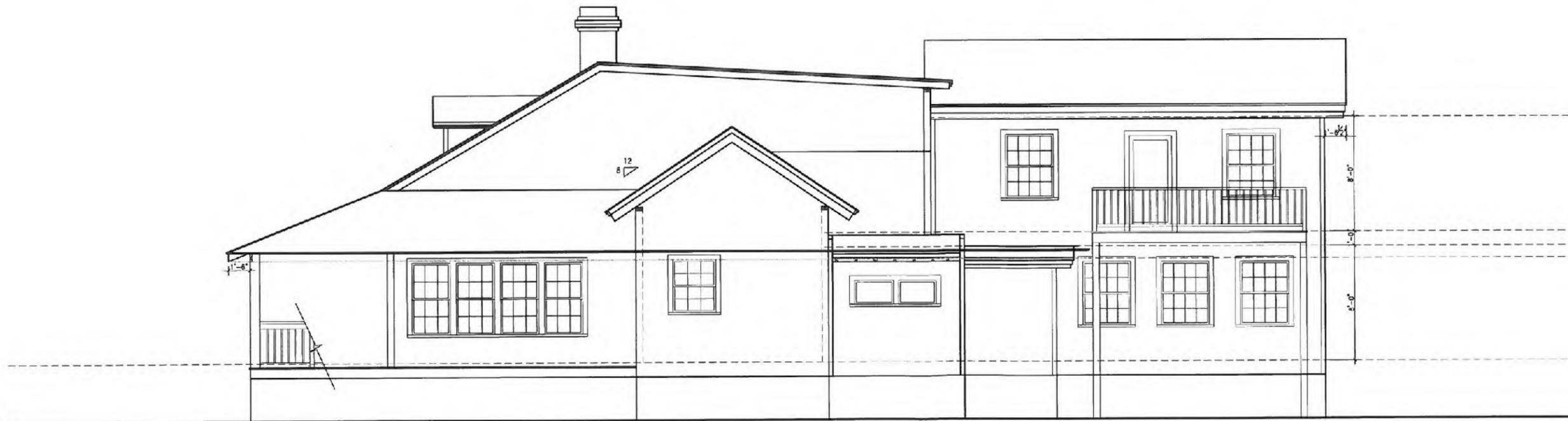
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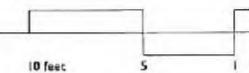
D. EAST ELEVATION PROPOSED

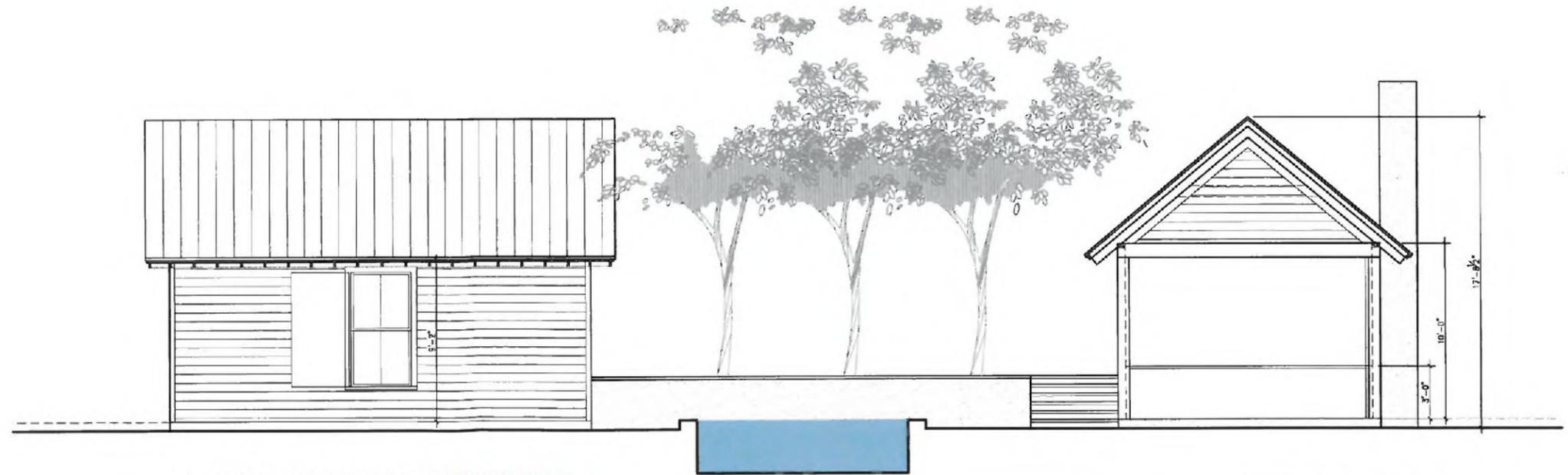
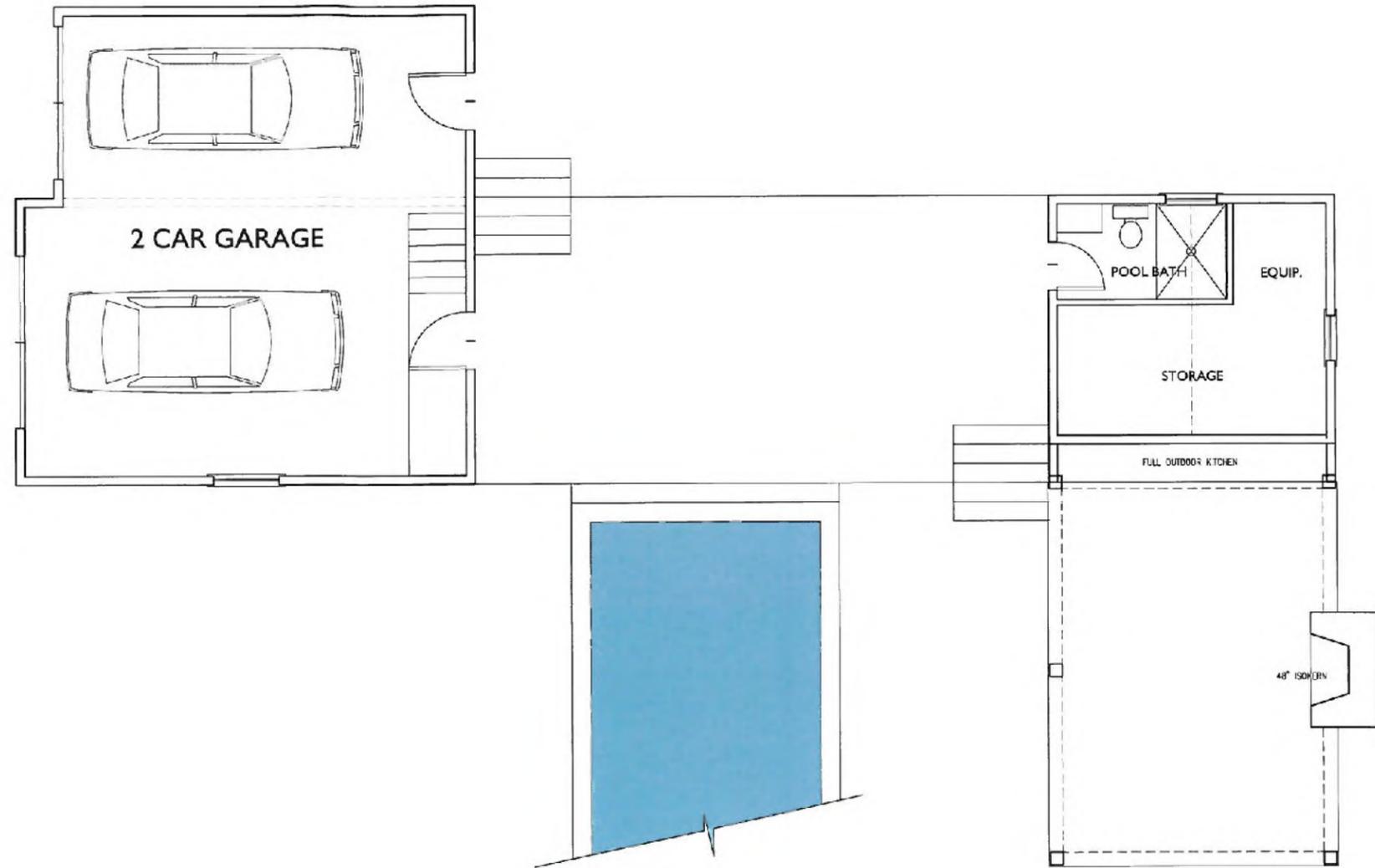
scale 1/8"=1'-0"



D. WEST ELEVATION EXISTING

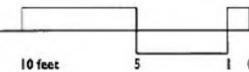
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A. SOUTH ELEVATION **PROPOSED**

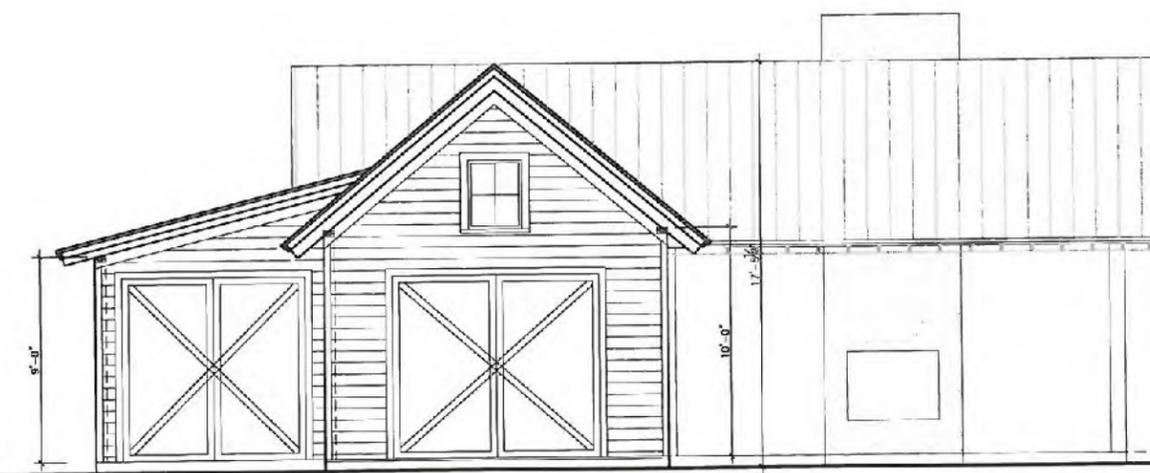
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DRB REVIEW: MARCH 16, 2016

**A7.1**

ACCESSORY FLOOR PLANS



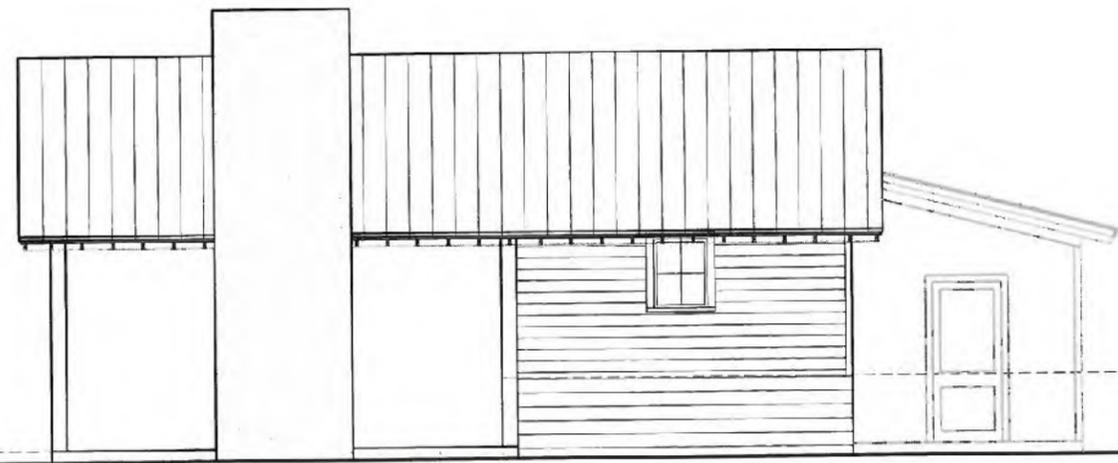
**B. WEST ELEVATION PROPOSED**

scale 1/8"=1'-0"



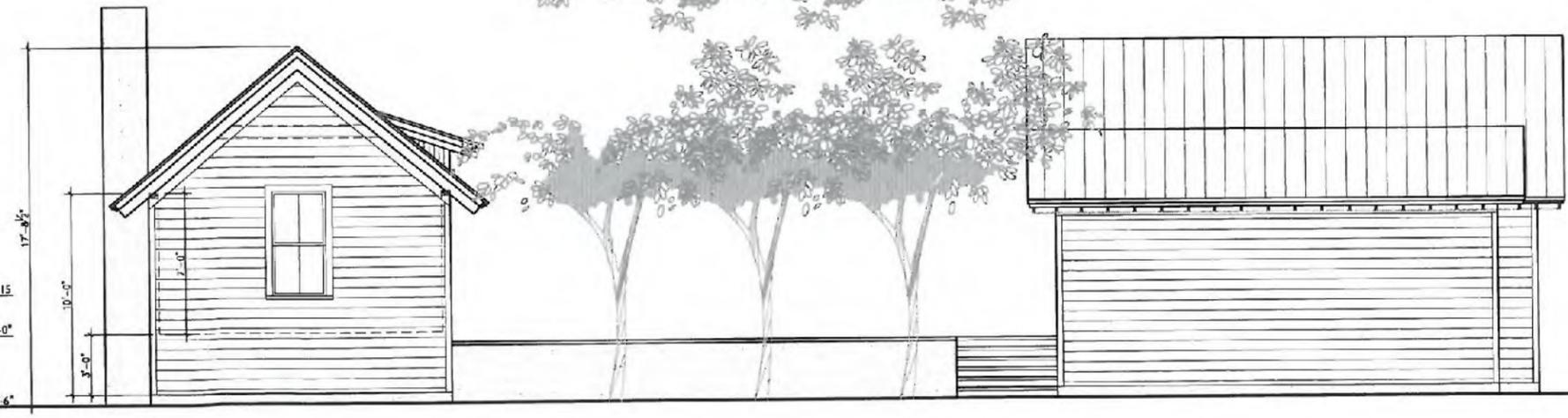
**A. SOUTH ELEVATION PROPOSED**

scale 1/8"=1'-0"



**D. EAST ELEVATION PROPOSED**

scale 1/8"=1'-0"

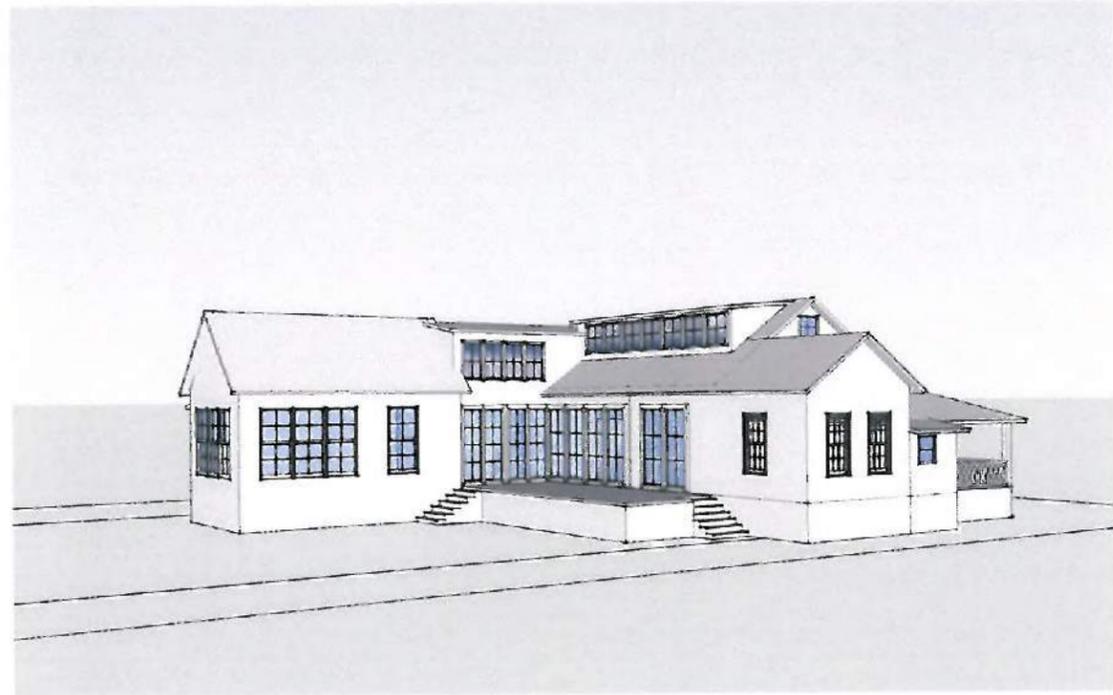
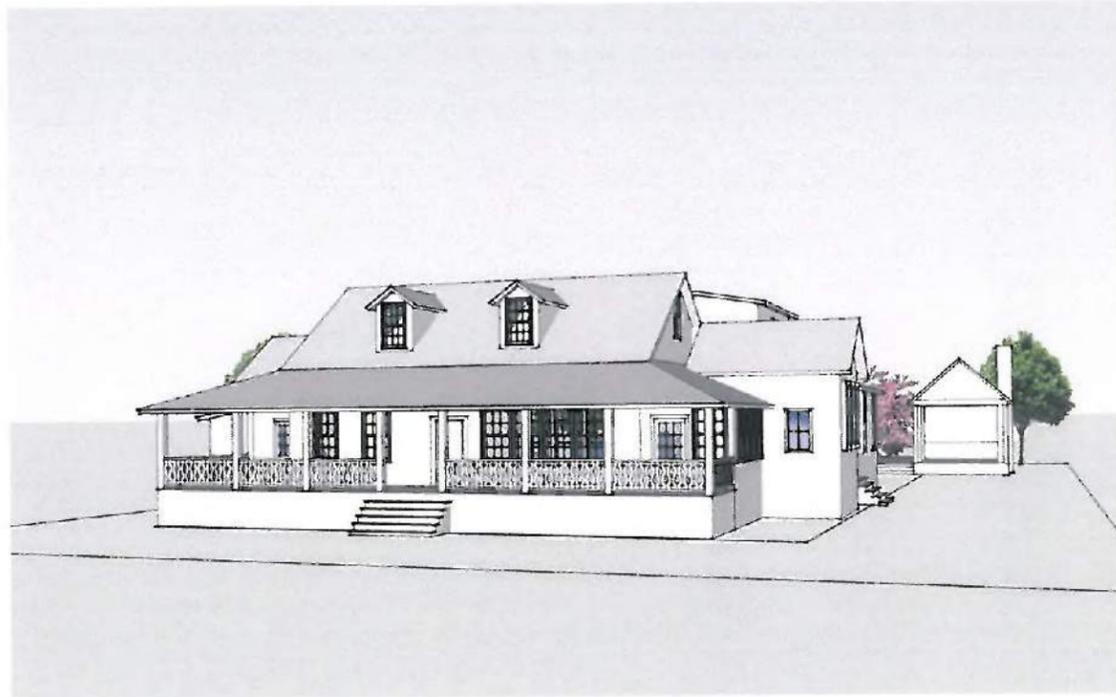


**C. NORTH ELEVATION PROPOSED**

scale 1/8"=1'-0"

- zone AE 15
- bath 13'-0"
- grade 7'-6"





**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: 1702 Poe Ave.  
 Submittal Date: 2.19.16  
 Meeting Date: 3.16.16 Parcel I.D. (TMS#): 523.08.00.006

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:  Submittal is *outside* the Historic District and

\_\_\_\_\_ designated as Historic Resource \_\_\_\_\_ designated as Historic Resource  
 not designated as Historic Resource \_\_\_\_\_

Historic Survey #: \_\_\_\_\_ Historic Survey #: \_\_\_\_\_

Nature of Work: (circle all that apply)

Accessory Structure    Demolition / Relocation    Addition / Alteration    New Construction

Owner's Name: Jeremy Graves Architect / Designer: Heather Wilson  
 Address: \_\_\_\_\_ Contact #: 843 814 2031  
 email: \_\_\_\_\_ email: \_\_\_\_\_  
 email: Jeremy@Enright Contractor: Brett Errod  
properties.com Contact #: \_\_\_\_\_  
 Contact #: 843 513 5699 email: brettelrod@hotmail.com

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

We would like to renovate this existing structure. we are proposing a new roof, window and doors.

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

# REQUEST FOR REVIEW FORM (FORM B)

## Sullivan's Island Design Review Board

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

Project Address 1702 Poe Ave

Submittal Date 2.19.16

Meeting Date: 3.16.16

### BREAKDOWN OF LOT COVERAGES

#### Lot Information:

Total Lot Size in Square Feet: 10177 sf  
Lot Width: 90  
Lot Depth: 115  
Flood Zone / Base Flood Elevation: VE 15

#### Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint: 2313 sf  
Accessory Building Footprint: 300 sf  
Total Principal Bldg. Coverage Area: 2613 sf  
(Principal Building plus Accessory Structure)

#### Sec. 21-26 Impervious Coverage

Principal Building Coverage Area 2613 sf  
Covered Porches: 120 sf  
Open Decks / Steps: 40 sf  
Pool / Patio: / sf  
Drives / Walks: / sf  
Other Impervious Coverage: / sf  
Total Impervious Coverage 2783 sf

#### Sec. 21-27 Principal Building Square Footage

First Floor: 2313 sf  
Second Floor: \_\_\_\_\_ sf  
Third Floor: \_\_\_\_\_ sf  
Accessory Building: 300 sf  
Total Principal Building Square Footage: 2613 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  
Walls: stucco  
Trim: stucco

Roof: standing seam  
Windows: Kolbe  
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

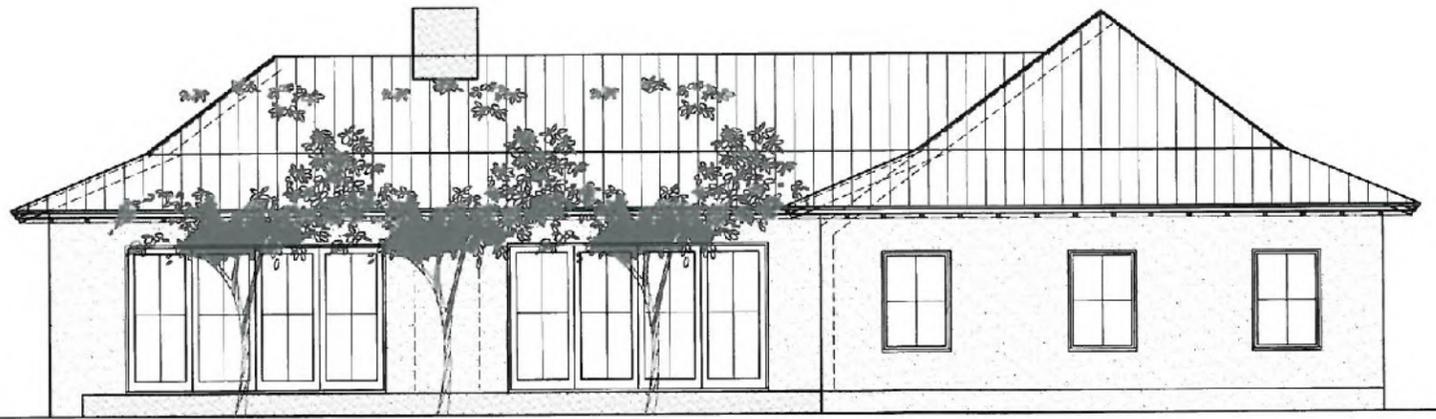
2050-B Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 1702 Poe Ave

Submittal Date: 2.19.16

Meeting Date: 3.16.16

		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)
<b>SETBACKS</b>	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			
<b>LOT COVERAGE</b>	F	21-25 Principal Building Coverage	as per formula: Enter Result ____ sf	<i>remains the same</i>	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 ____ sf	<i>remains the same</i>	25% ____ sf			
	I	21-28 Third Story	as per formula: Enter Result ____ sf	NA	15% ____ sf			
<b>DESIGN STANDARDS</b>	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 Blóg. 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			



INDEX

S1	SURVEY
S2	EXISTING SITE PLAN
S3	PROPOSED SITE PLAN
	S.F.STUDY
A1.1	FIRST FLOOR PLANS
A1.2	ROOF PLAN
A2.1	SOUTH ELEVATION
A2.2	WEST ELEVATION
A2.3	NORTH ELEVATION
A2.4	EAST ELEVATION

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.

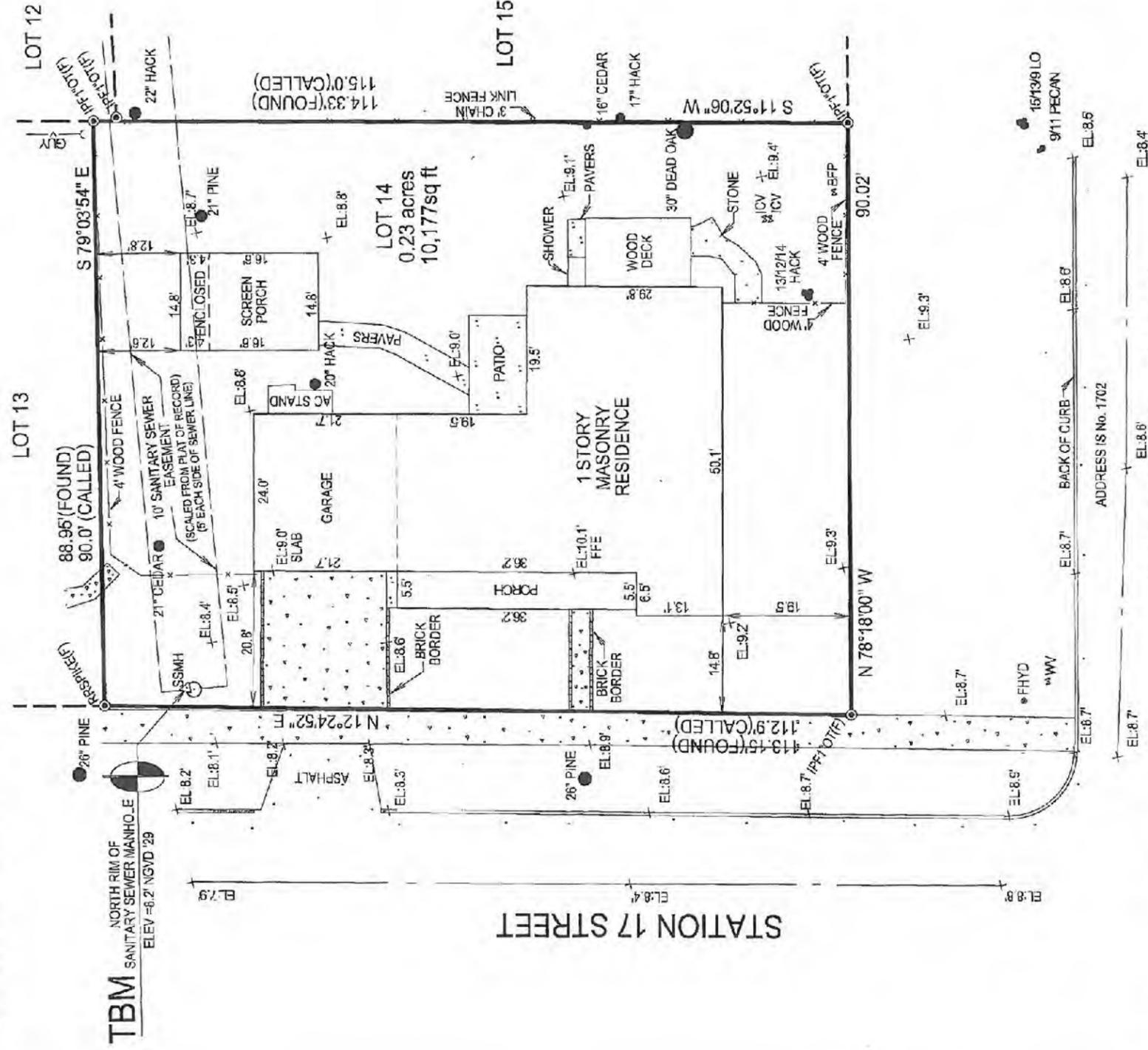
NOTES:

1. PROPERTY APPEARS IN FLOOD ZONE VE, EL. 15' ON FIRM COMMUNITY-PANEL NUMBER 45019CO638J. 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 BREAST HEIGHT AND LARGER SHOWN HEREON.

LEGEND:

1. (S) IPF1"OT
2. (S) RRSPIKE(F)
3. (S) GUY
4. (S) SSMH
5. (S) FHYD
6. (S) WY
7. (S) BFP
8. (S) ICV
9. (S) 26" PINE
10. (S) 20" HACK
11. (S) 21" CEDAR
12. (S) 13/12/14 HACK
13. (S) EL:9.3'

- 1" OPEN TOP PIPE FOUND, OLD.
- RAILROAD SPIKE FOUND, OLD.
- GUY WIRE.
- SANITARY SEWER MANHOLE.
- FIRE HYDRANT.
- WATER VALVE.
- BACKFLOW PREVENTER.
- IRRIGATION CONTROL VALVE.
- 26" PINE DIAMETER AT BREAST HEIGHT.
- 20" HACKBERRY DIAMETER AT BREAST HEIGHT.
- 21" CEDAR DIAMETER AT BREAST HEIGHT.
- HACKBERRY CLUSTER DIAMETER AT BREAST HEIGHT.
- SPOT ELEVATION 90.3' M.S.L., NGVD'29.



# TOPOGRAPHIC PLAT

POE AVENUE (50' R/W)

OF LOT 14, AREA "B", FORT MOULTRIE,  
TOWN OF SULLIVAN'S ISLAND, CHARLESTON COUNTY.  
PREPARED FOR JEREMY GRAVES.



DATE: DECEMBER 15, 2015

REF: PLAT BK. "K", PG. 001

TMS: 523-08-00-006

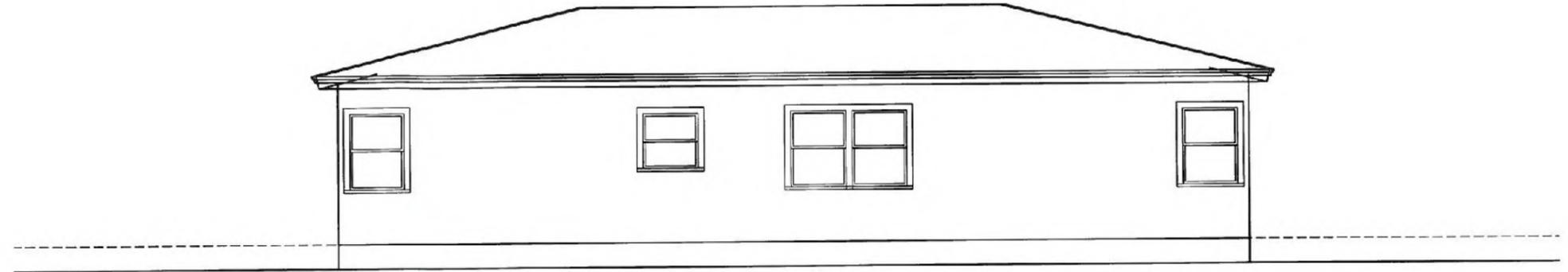
ALEXANDER C. PEABODY, PLS  
PEABODY & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYING  
P.O. BOX 22646, CHARLESTON, SC 29413  
OFFICE 843-723-5225 MOBILE 843-270-4847



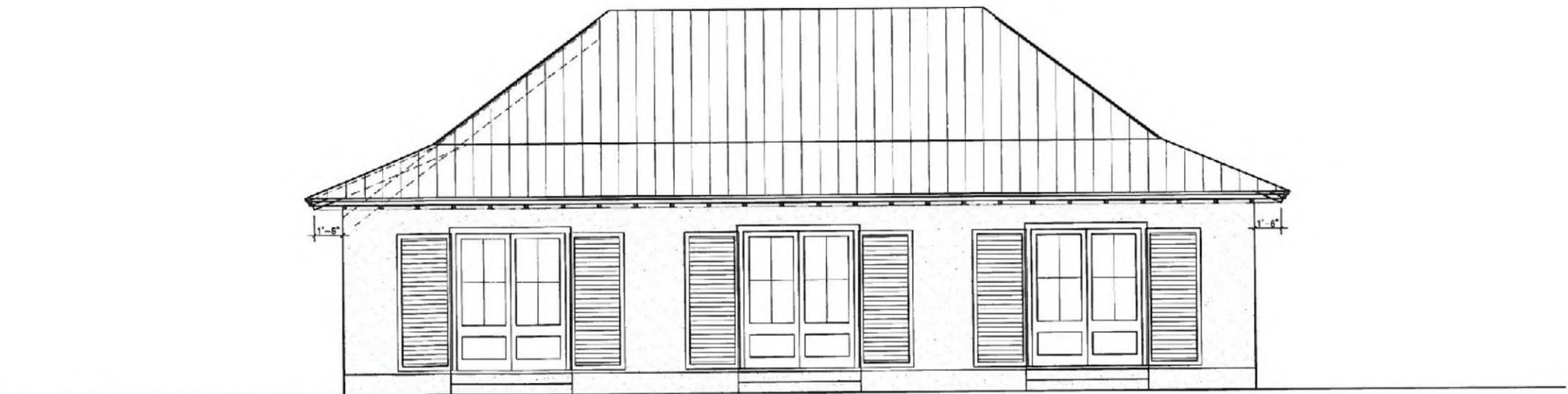
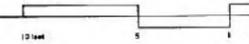
CHARLESTON COUNTY  
SOUTH CAROLINA



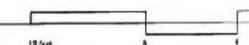


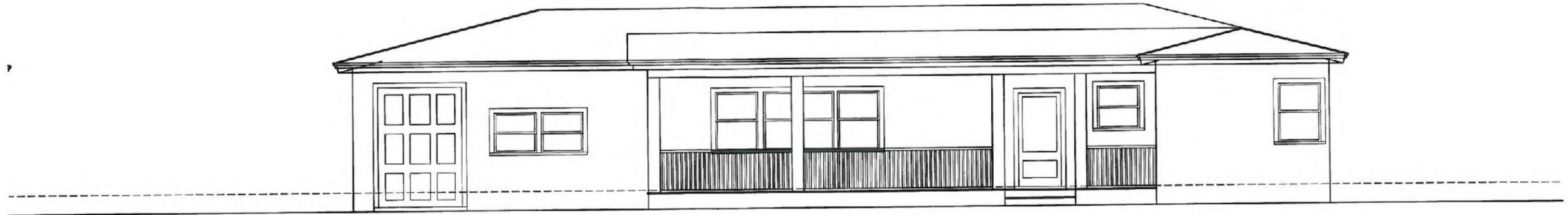


A EXISTING SOUTH ELEVATION

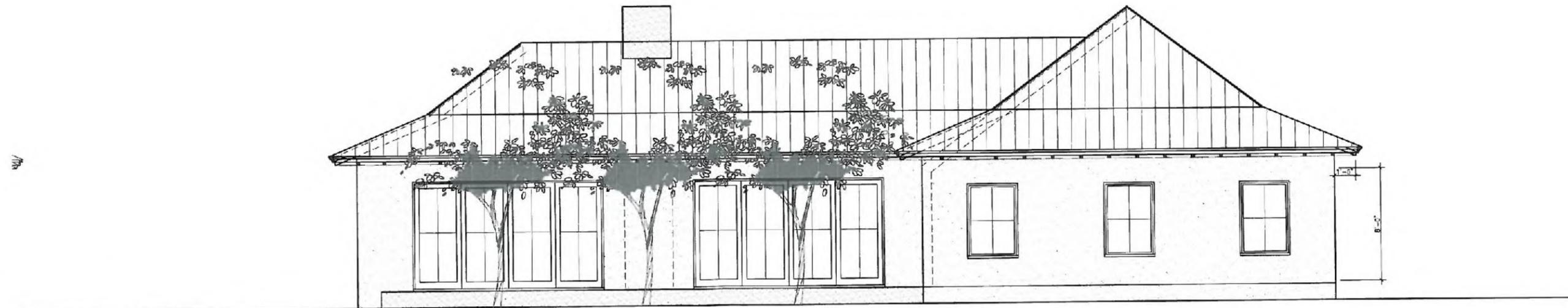
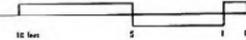


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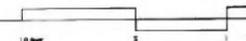


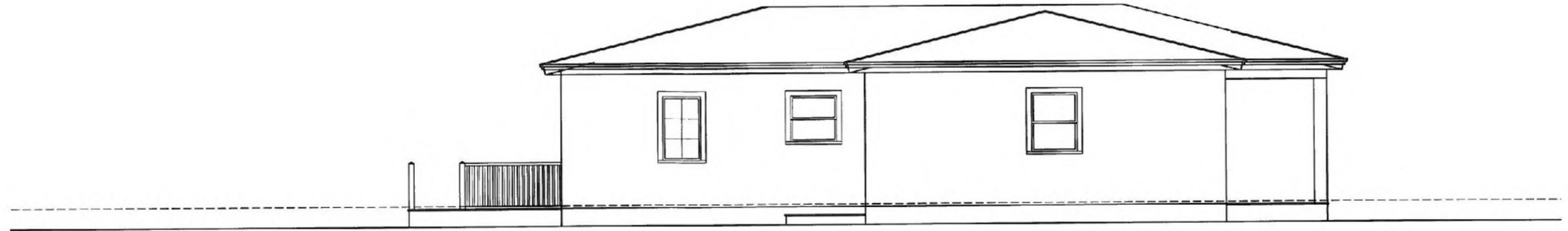


**B** EXISTING WEST ELEVATION



**B** PROPOSED WEST ELEVATION

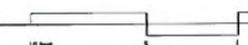


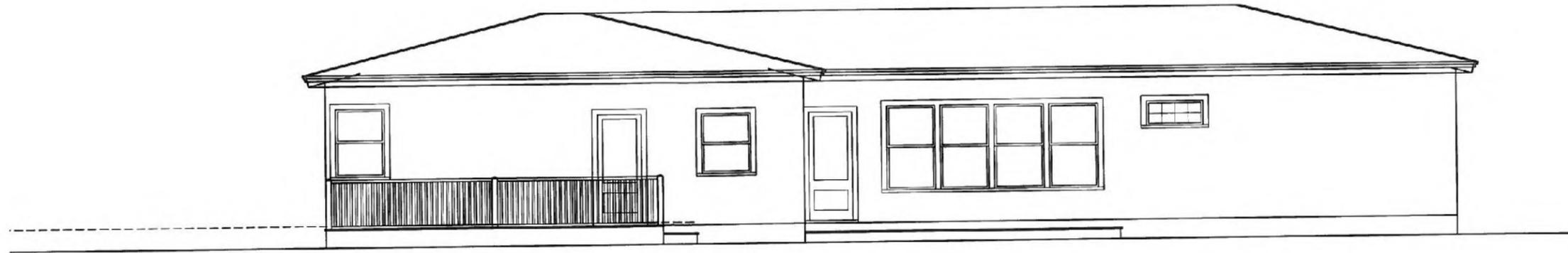


C EXISTING NORTH ELEVATION

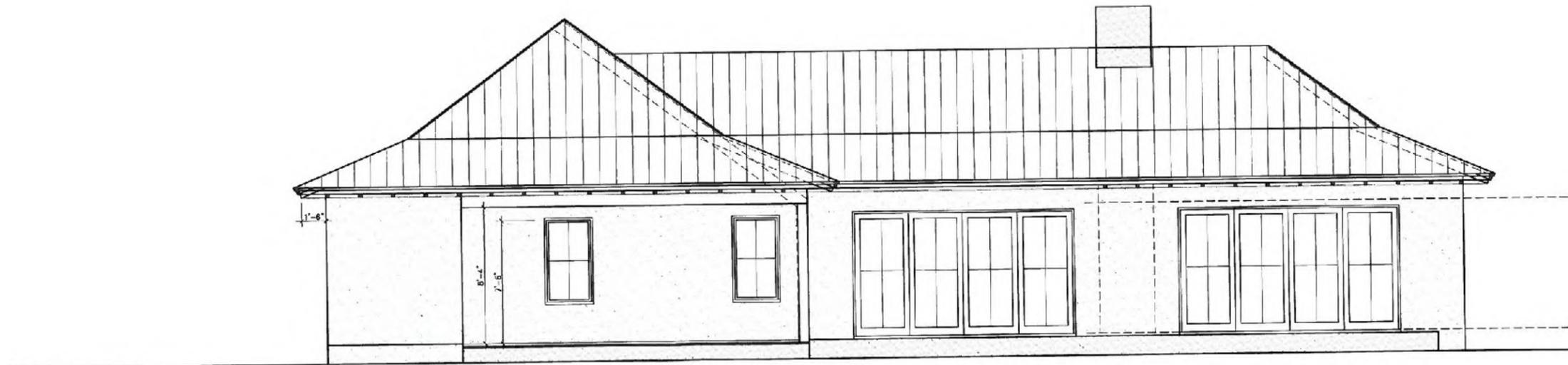
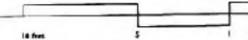


C PROPOSED NORTH ELEVATION





D EXISTING EAST ELEVATION



D PROPOSED EAST ELEVATION



**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: 411 Station 13  
 Submittal Date: 2.19.16  
 Meeting Date: 3.16.16 Parcel I.D. (TMS#): 523.07.00.020

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: Patrick Kennelly Architect / Designer: Heather Wilson  
 Address: 411 Station 13 Contact #: 843.814.2031  
 email: patrickkennelly@aol.com email: ha.wilson@me.com  
 Contractor: T.B.D.  
 Contact #: \_\_\_\_\_ Contact #: \_\_\_\_\_  
 email: \_\_\_\_\_ email: \_\_\_\_\_

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

We would like to add dormers to the third floor attic and provide a spiral stair access. we would also like to make a single story porch -& into a double porch.

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>Heather Wilson</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.	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 411 Station 13

Submittal Date 2-17-16

Meeting Date: 3-16-16

### BREAKDOWN OF LOT COVERAGES

#### Lot Information:

Total Lot Size in Square Feet 6552 sf  
Lot Width: 52  
Lot Depth: 126  
Flood Zone / Base Flood Elevation: \_\_\_\_\_

#### Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint: 1280 sf  
Accessory Building Footprint: \_\_\_\_\_ sf  
Total Principal Bldg. Coverage Area: 1280 sf  
(Principal Building plus Accessory Structure)

#### Sec. 21-26 Impervious Coverage

Principal Building Coverage Area 1280 sf  
Covered Porches: 140 sf  
Open Decks / Steps: 72 sf  
Pool / Patio: 0 sf  
Drives / Walks: 0 sf  
Other Impervious Coverage 0 sf  
Total Impervious Coverage 1420 sf

#### Sec. 21-27 Principal Building Square Footage

First Floor 1280 sf  
Second Floor 1080 sf  
Third Floor 400 sf  
Accessory Building \_\_\_\_\_ sf  
Total Principal Building Square Footage: 2760 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: match exist

Roof: match existing

Walls: \_\_\_\_\_

Windows: \_\_\_\_\_

Trim: \_\_\_\_\_

Doors: \_\_\_\_\_

### Sec. 21-111 Standards of Neighborhood Compatibility

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

(check all that apply)

Narrative attached

Will discuss at presentation

Not Applicable (no relief req.)

# ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

## Sullivan's Island Design Review Board

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

Project Address:  
 Submittal Date:  
 Meeting Date:

411 Station 13  
2.19.16  
3.16.16

		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)
<b>SETBACKS</b>	<b>A</b>	21-22 Front Setback	25 feet	↑ Pre-existing	15% (3.75')			
	<b>B</b>	21-22 Additional Front Yard Setback	45° above 20'		15%			
	<b>C</b>	21-22 Side Setback	Per lot; Enter Result: ____ min.; ____ comb.		25%			
	<b>D</b>	21-22 Side Setback 2nd Floor Setback	2 feet		100%			
	<b>E</b>	21-22 Rear Setback	25 feet		None			
<b>LOT COVERAGE</b>	<b>F</b>	21-25 Principal Building Coverage	as per formula: Enter Result _____ sf	← Pre-existing	20% _____ sf			
	<b>G</b>	21-26 Impervious Coverage	as per formula: Enter Result 30% sf maximum	✓	N/A	N/A	N/A	N/A
	<b>H</b>	21-27 Principal Building Square Footage	as per formula: Enter Result <u>2555</u> sf		25% <u>639</u> sf	<u>205</u>	<u>8%</u>	<u>2760</u>
	<b>I</b>	21-28 Third Story	as per formula: Enter Result <u>400</u> sf		15% <u>120</u> sf	<u>35</u>	<u>8</u>	<u>435</u>
<b>DESIGN STANDARDS</b>	<b>J</b>	21-29 Principal Building Front Façade	as per formula: Enter Result _____ sf	↑ Pre-existing	100%			
	<b>K</b>	21-29 Principal Building Side Façade	as per formula: Enter Result _____ sf		100%			
	<b>L</b>	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots		Adjust for Neighborhood Compatibility			
	<b>M</b>	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor		1 foot			
	<b>N</b>	21-32 Foundation Enclosure	Check Ordinance		Adjust for Neighborhood Compatibility			
<b>O</b>	21-34 Site Lighting	Check Ordinance	Adjust for Neighborhood Compatibility					

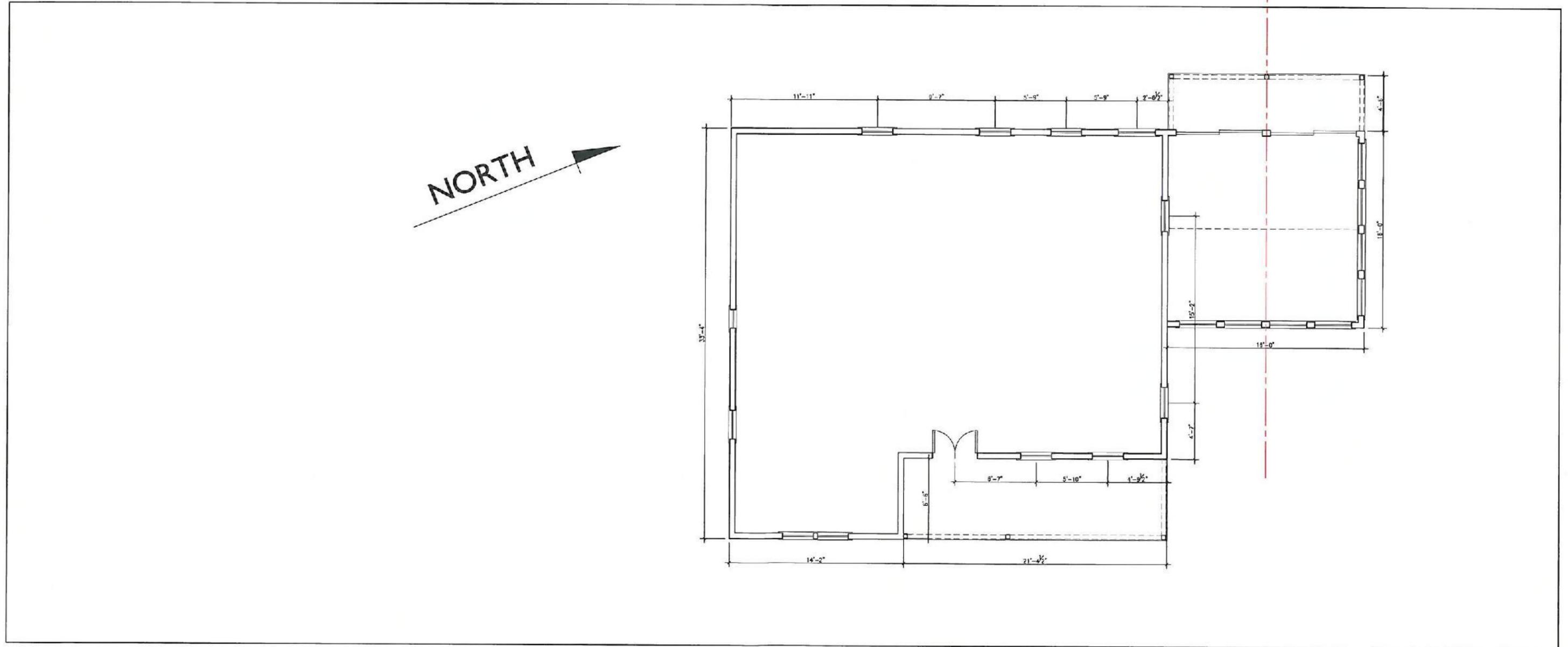


# KENNELLY RESIDENCE



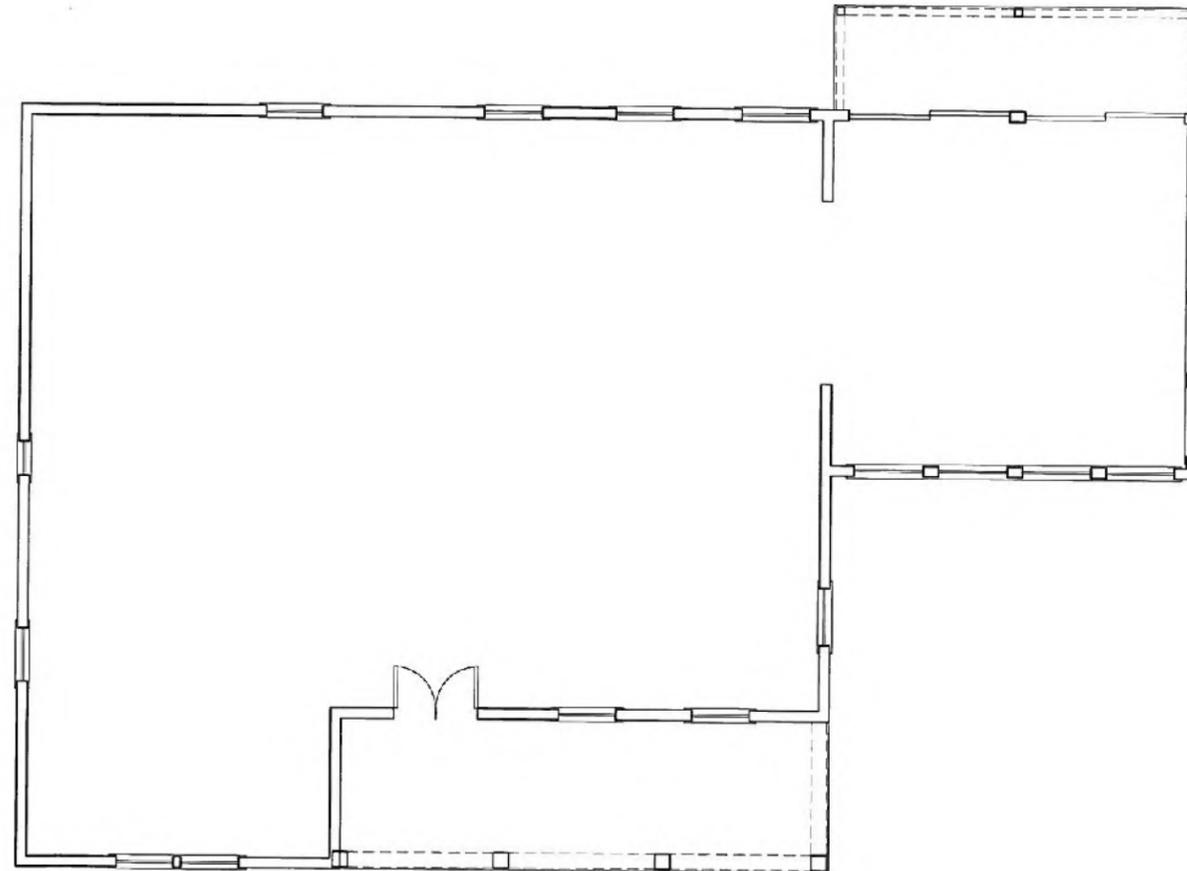
## SHEET INDEX

S1	EXISTING SITE PLAN
S2	PROPOSED SITE PLAN
A1.2	SECOND FLOOR PLANS
A1.3	THIRD FLOOR PLANS
A1.4	ROOF PLANS
A2.1	EAST ELEVATIONS
A2.2	SOUTH ELEVATIONS
A2.3	WEST ELEVATIONS
A2.4	NORTH ELEVATIONS
A2.5	BUILDING SECTION



T.M.S. # 523-07-00-020

AREA CALCULATIONS	
lot area	6,552 s.f.
existing first floor	1,280 s.f.
principal building coverage	1,280 s.f.
existing covered porches	140 s.f.
existing decks	72 s.f.
impervious coverage	5,635 s.f.
first floor	1,280 s.f.
second floor	1,045 s.f.
third floor	435 s.f.
principal bldg. area	2,760 s.f.



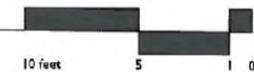
principal building coverage permitted =  $(6,552 \times .15)$   
 principal building coverage permitted = 983 sf

impervious coverage area permitted =  $(6,552 \times .30)$   
 impervious coverage area permitted = 1,966 sf

principal building area permitted =  $(6,552 - 5000\text{sf}) / 10 + 2400$   
 principal building area permitted = 2,555 sf

**SITE PLAN**

scale 1/16"=1'-0"





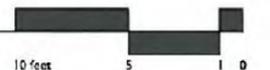
A. EAST ELEVATION **EXISTING**

scale 1/8"=1'-0"



A. EAST ELEVATION **PROPOSED**

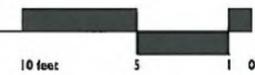
scale 1/8"=1'-0"





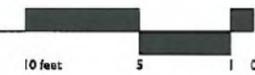
B. SOUTH ELEVATION **EXISTING**

scale 1/8"=1'-0"



B. SOUTH ELEVATION **PROPOSED**

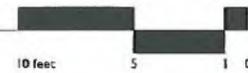
scale 1/8"=1'-0"





C. WEST ELEVATION **EXISTING**

scale 1/8"=1'-0"



C. WEST ELEVATION **PROPOSED**

scale 1/8"=1'-0"





**B. NORTH ELEVATION EXISTING**

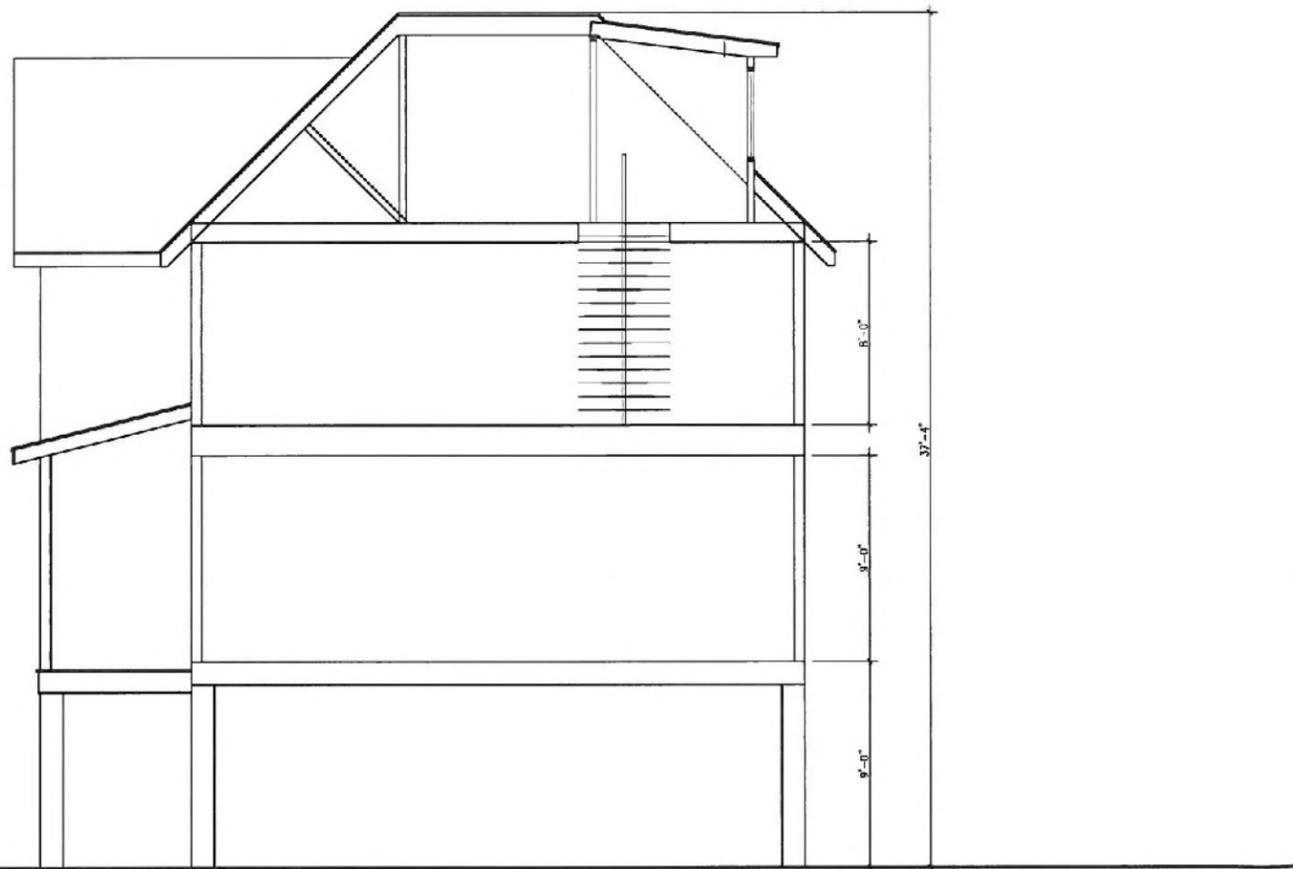
scale 1/8"=1'-0"



**D. NORTH ELEVATION PROPOSED**

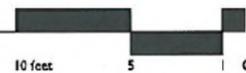
scale 1/8"=1'-0"

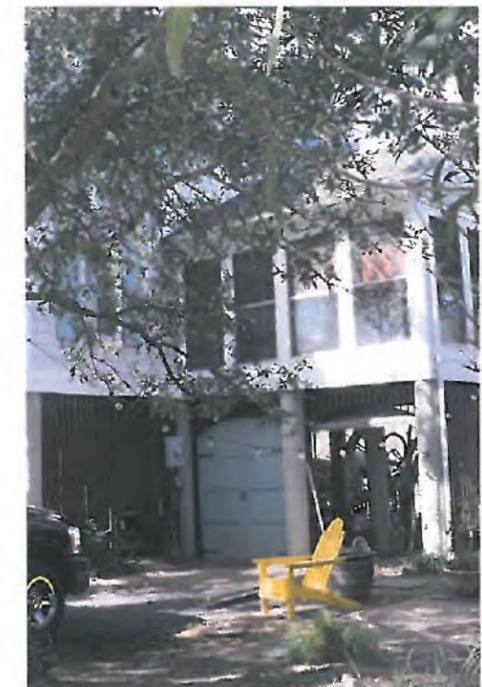




E. SECTION PROPOSED

scale 1/8"=1'-0"





# 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: 1726 Atlantic Ave

Submittal Date: February 19, 2016

Meeting Date: March 16, 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.



# 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 1726 Atlantic Ave

Submittal Date February 19, 2016

Meeting Date: March 16, 2016

### BREAKDOWN OF LOT COVERAGES

#### Lot Information:

Total Lot Size in Square Feet:	<u>9,982</u>	sf
Lot Width:	<u>85'</u>	
Lot Depth:	<u>119.91'</u>	
Flood Zone / Base Flood Elevation:	<u>VE / BFE 16'</u>	

#### Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint:	<u>2,095</u>	sf
Accessory Building Footprint:	<u>---</u>	sf
<b>Total Principal Bldg. Coverage Area:</b>	<u>2,095</u>	sf
(Principal Building plus Accessory Structure)		

#### Sec. 21-26 Impervious Coverage

Principal Building Coverage Area	<u>2,095</u>	sf
Covered Porches:	<u>120</u>	sf
Open Decks / Steps:	<u>380</u>	sf
Pool / Patio:	<u>650</u>	sf
Drives / Walks:	<u>---</u>	sf
Other Impervious Coverage	<u>---</u>	sf
<b>Total Impervious Coverage</b>	<u>3,245</u>	sf

#### Sec. 21-27 Principal Building Square Footage

First Floor	<u>1,254</u>	sf
Second Floor	<u>2,095</u>	sf
Third Floor	<u>---</u>	sf
Accessory Building	<u>---</u>	sf
<b>Total Principal Building Square Footage:</b>	<u>3,349</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

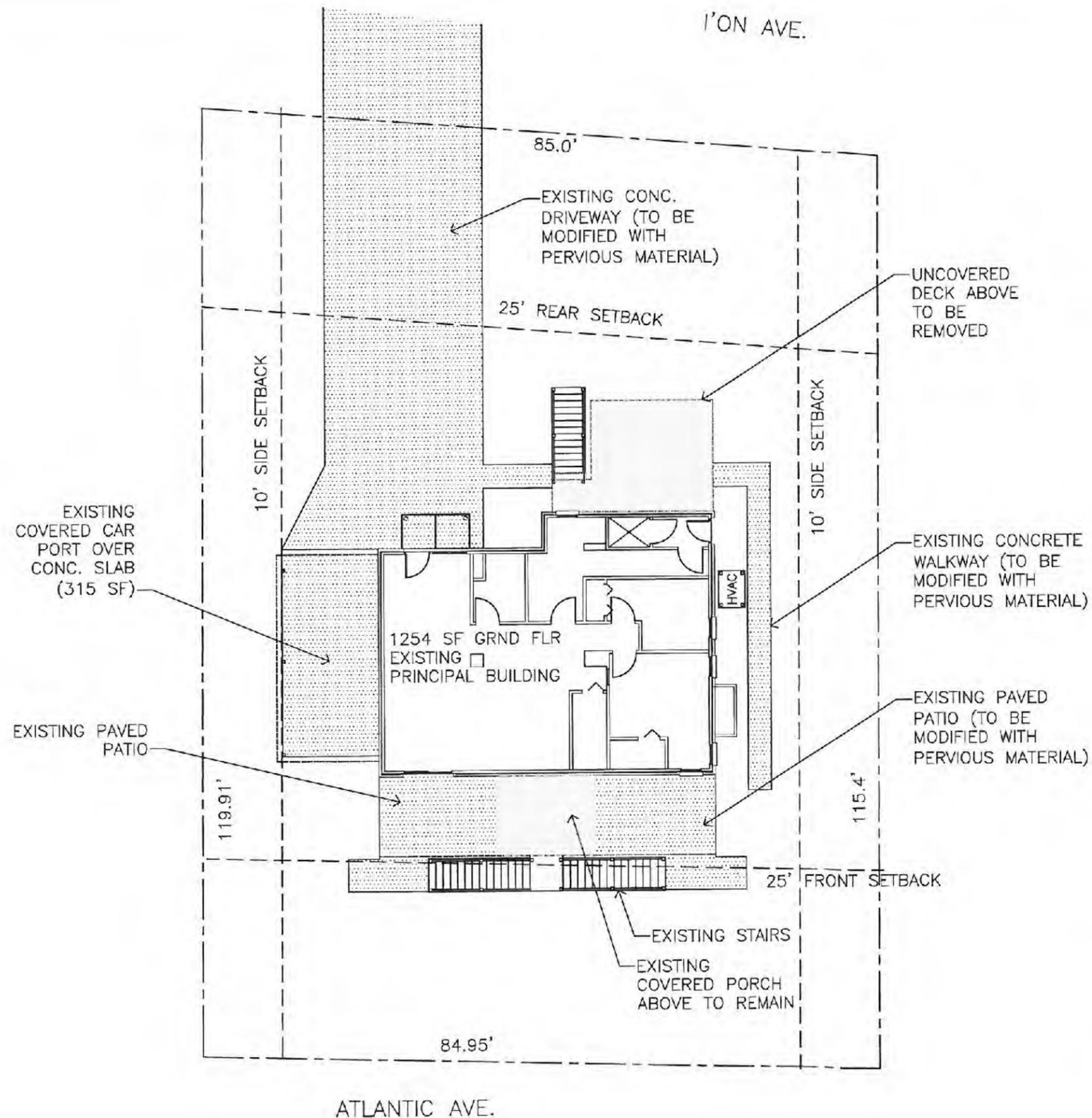
1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 1726 Atlantic Ave  
 Submittal Date: February 19, 2016  
 Meeting Date: March 16, 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)
<b>SETBACKS</b>	<b>A</b>	21-22 Front Setback	25 feet	✓	15% (3.75')			
	<b>B</b>	21-22 Additional Front Yard Setback	45° above 20'	✓	15%			
	<b>C</b>	21-22 Side Setback	Per lot; Enter Result: ____ min.; ____ comb.	✓	25%			
	<b>D</b>	21-22 Side Setback 2nd Floor Setback	2 feet	N/A	100%			
	<b>E</b>	21-22 Rear Setback	25 feet	✓	None			
<b>LOT COVERAGE</b>	<b>F</b>	21-25 Principal Building Coverage	as per formula: Enter Result <u>1,748</u> sf		20% <u>350</u> sf	347 sf	19.9%	2,095 sf
	<b>G</b>	21-26 Impervious Coverage	as per formula: Enter Result <u>3,245</u> sf	✓	20% _____ sf			
	<b>H</b>	21-27 Principal Building Square Footage	as per formula: Enter Result <u>2,898</u> sf		25% <u>724</u> sf	451 sf	15.5%	3,349 sf
	<b>I</b>	21-28 Third Story	as per formula: Enter Result _____ sf	N/A	15% _____ sf			
<b>DESIGN STANDARDS</b>	<b>J</b>	21-29 Principal Building Front Façade	as per formula: Enter Result _____ sf	✓	100%			
	<b>K</b>	21-29 Principal Building Side Façade	as per formula: Enter Result <u>30 ft</u> sf	✓	100%			
	<b>L</b>	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatibility			
	<b>M</b>	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor	✓	1 foot			
	<b>N</b>	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility			
	<b>O</b>	21-34 Site Lighting	Check Ordinance	✓	Adjust for Neighborhood Compatibility			







LOT SIZE: 9,982 SF
   
 PRINCIPAL BLDG COVERAGE ALLOWED: 1,748 SF
   
 PRINCIPAL BLDG COVERAGE EXISTING : 1,254 SF

IMPERVIOUS COVERAGE ALLOWED: 3,245 SF
   
 IMPERVIOUS COVERAGE EXISTING: 3,704 SF

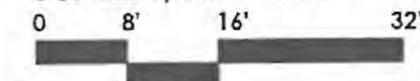

 EXISTING IMPERVIOUS PAVING

### SITE PLAN - EXISTING

SCALE: 1/16" = 1'-0"



SCALE: 1/16" = 1'-0"



This drawing and the design shown thereon are the property of Josie S. Abrams, Architect. The reproduction, copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

PROJECT NO.: 1307

DRAWN BY:

DATE: 02/19/2016

REVISIONS:

SHEET TITLE:

**SITE PLAN - EXISTING**

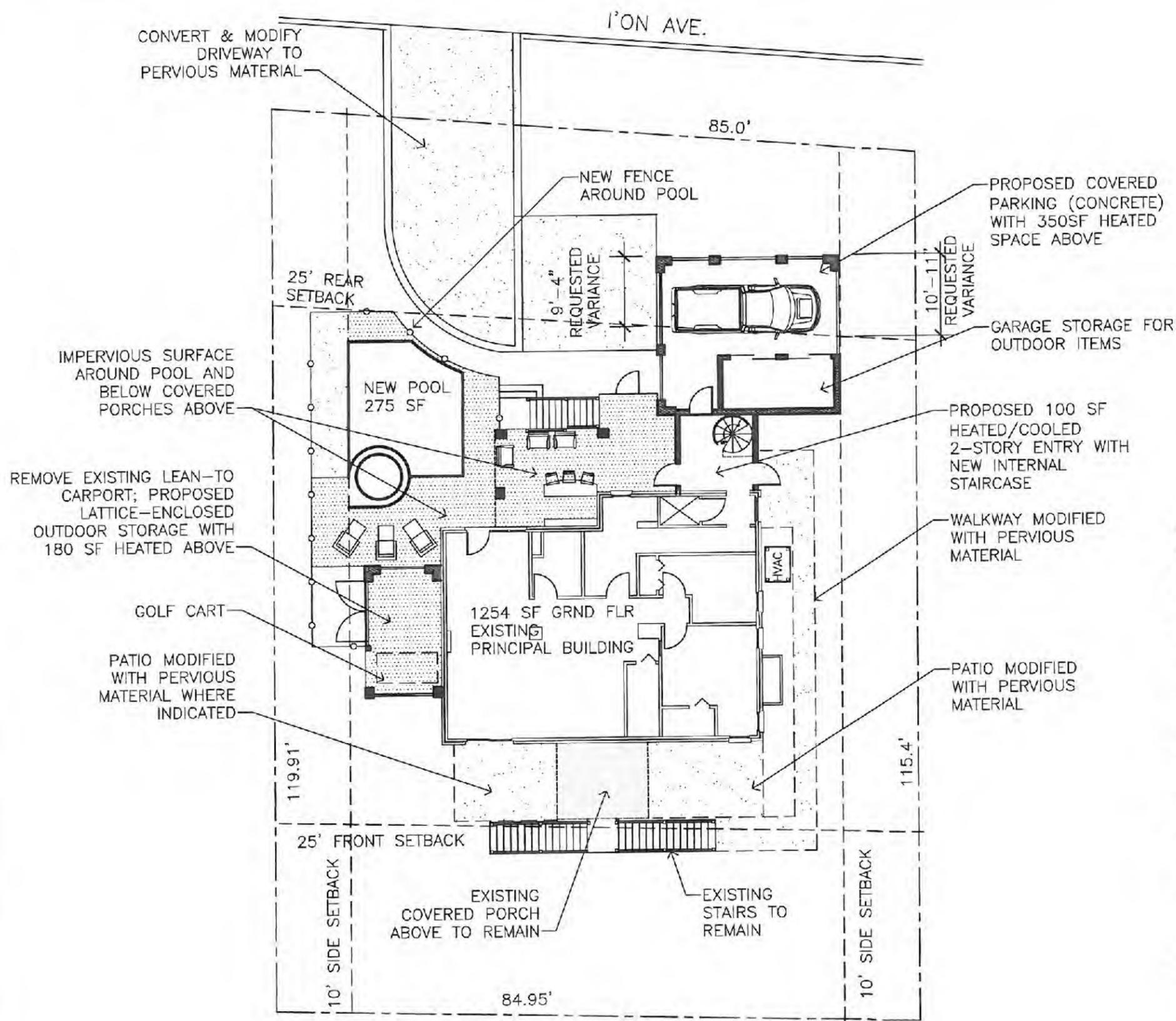
SHEET NUMBER:

**A1**



Josie S. Abrams <sup>arch</sup> t  
 980 Mooring Drive  
 Charleston, SC 29412  
 ph. 843.795.9579  
 josie@jsaarch.com

ADDITION TO  
**THE PROCTOR RESIDENCE**  
 1726 ATLANTIC  
 SULLIVANS ISLAND, SC 29482  
 T.M.S.# 523-12-00-043



LOT SIZE: 9,982 SF  
 PRINCIPAL BLDG COVERAGE ALLOWED: 1,748 SF  
 PRINCIPAL BLDG COVERAGE PROPOSED: 2,095 SF  
 requesting 19.9% increase of allowable coverage

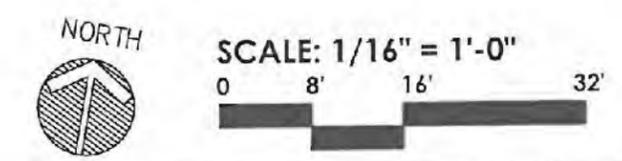
IMPERVIOUS COVERAGE ALLOWED: 3,245 SF  
 IMPERVIOUS COVERAGE PROPOSED: 3,245 SF

TOTAL LANDSCAPED AREA: 5591 SF (56%)

-  PROPOSED PRINCIPAL BLDG EXPANSION
-  IMPERVIOUS PAVING
-  NEW PERVIOUS MATERIAL

### SITE PLAN - PROPOSED

SCALE: 1/16" = 1'-0"



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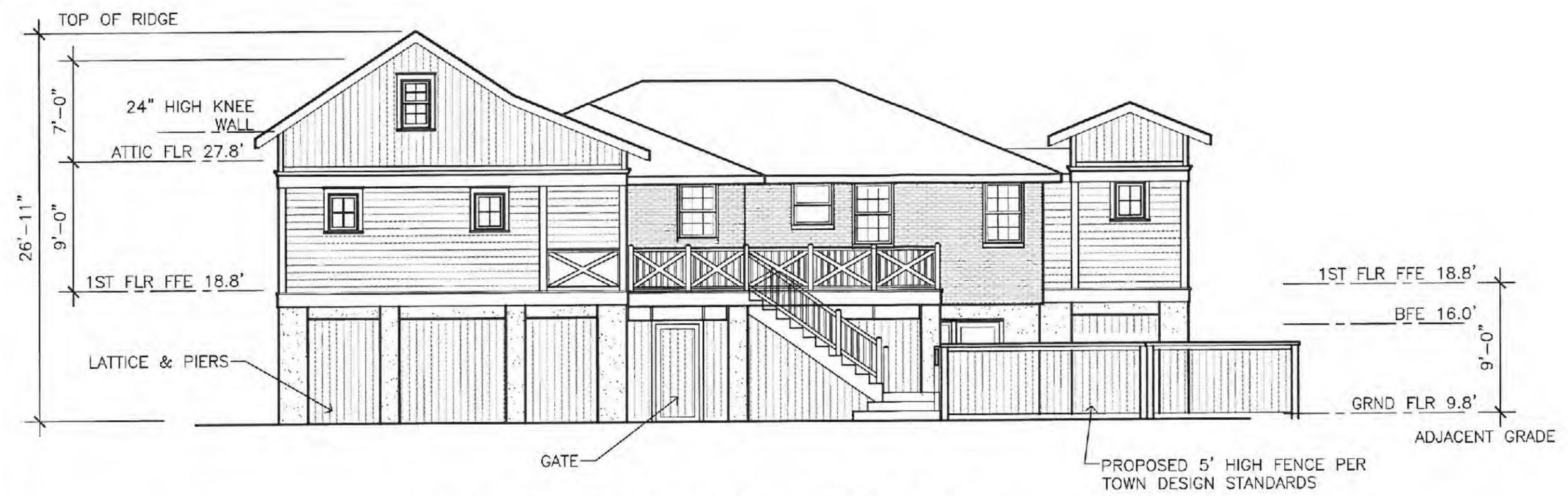
PROJECT NO.: 1307  
 DRAWN BY:  
 DATE: 02/19/2016  
 REVISIONS:

SHEET TITLE:  
**SITE PLAN - PROPOSED**

SHEET NUMBER:  
**A2**



Josie S. Abraham Architects  
 980 Mooring Drive  
 Charleston, SC 29412  
 ph. 843.795.9579  
 josie@jsaarch.com



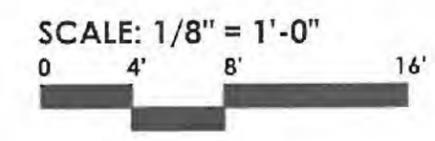
**NORTH (REAR) ELEVATION - PROPOSED**

SCALE: 1/8" = 1'-0"



**SOUTH (FRONT) ELEVATION - PROPOSED**

SCALE: 1/8" = 1'-0"



ADDITION TO  
**THE PROCTOR RESIDENCE**  
 1726 ATLANTIC  
 SULLIVANS ISLAND, SC 29482  
 T.M.S.# 523-12-00-043

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PROJECT NO.: 1307  
 DRAWN BY:  
 DATE: 02/19/2016  
 REVISIONS:

SHEET TITLE:  
**FRONT & REAR ELEVATIONS - PROPOSED**

SHEET NUMBER:  
**A5**



**WEST (RIGHT SIDE) ELEVATION - PROPOSED**

SCALE: 1/8" = 1'-0"



**EAST (LEFT SIDE) ELEVATION - PROPOSED**

SCALE: 1/8" = 1'-0"

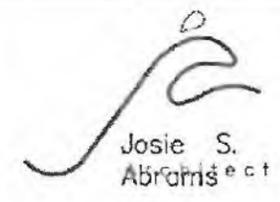
This drawing and the design shown thereon are the property of Josie S. Abrahms, Architect. The reproduction, copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

PROJECT NO.: 1307  
DRAWN BY:  
DATE: 02/19/2016  
REVISIONS:

SHEET TITLE:  
**SIDE ELEVATIONS - PROPOSED**

SHEET NUMBER:

**A6**



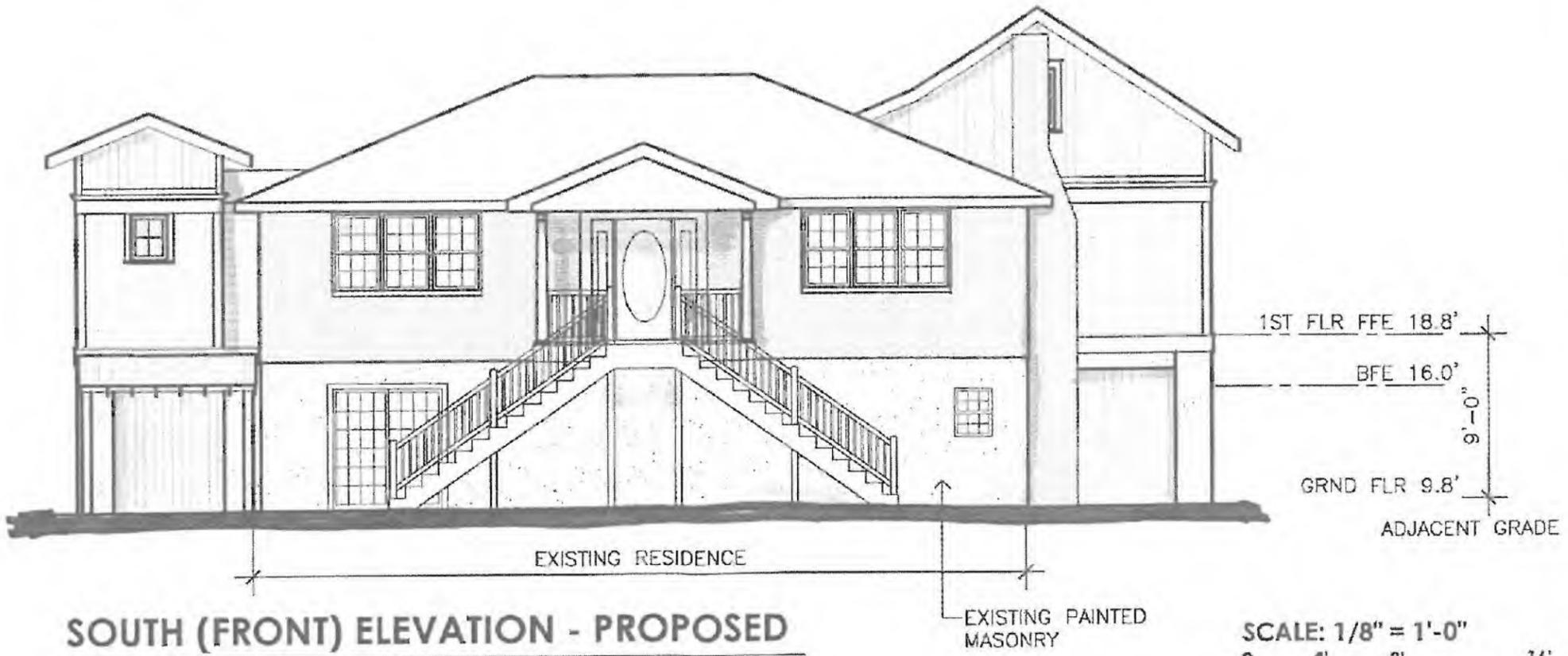
Josie S. Abrams *architect*  
 980 Mooring Drive  
 Charleston, SC 29412  
 ph. 843.795.9579  
 josie@jsarch.com

ADDITION TO  
**THE PROCTOR RESIDENCE**  
 1726 ATLANTIC  
 SULLIVANS ISLAND, SC 29482  
 T.M.S.# 523-12-00-043



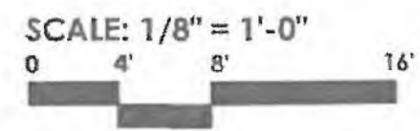
**NORTH (REAR) ELEVATION - PROPOSED**

SCALE: 1/8" = 1'-0"



**SOUTH (FRONT) ELEVATION - PROPOSED**

SCALE: 1/8" = 1'-0"

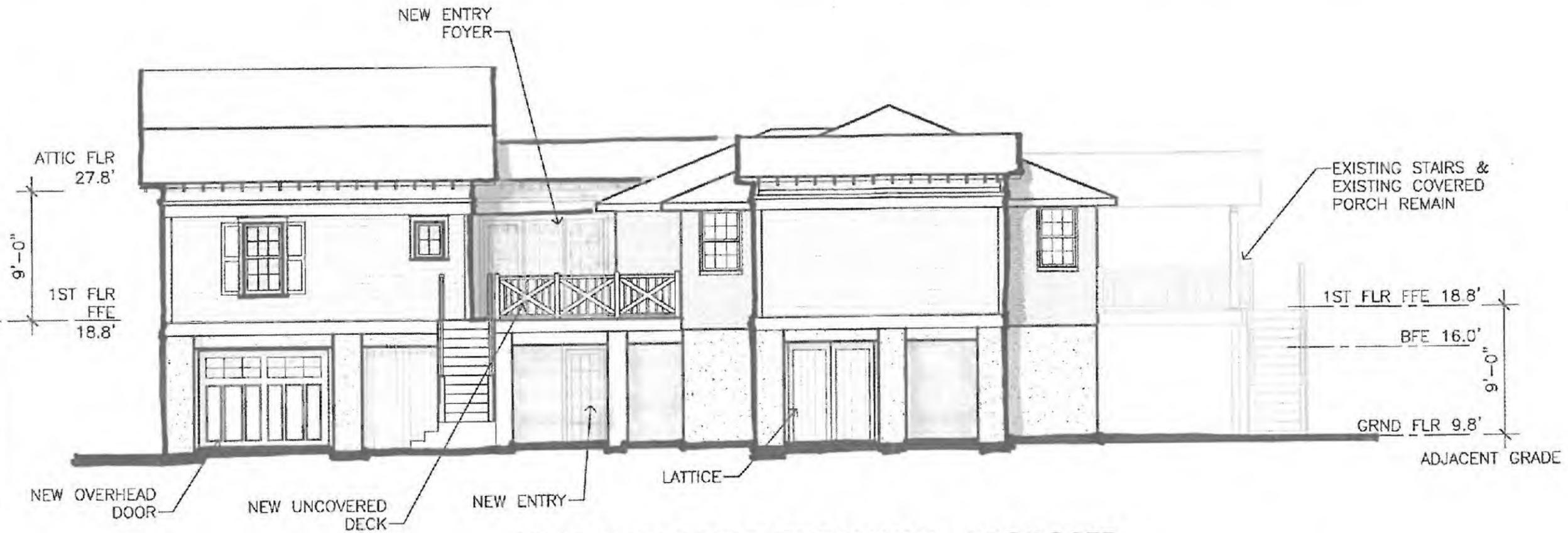


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PROJECT NO.: 1307  
 DRAWN BY:  
 DATE: 02/19/2014  
 REVISIONS:

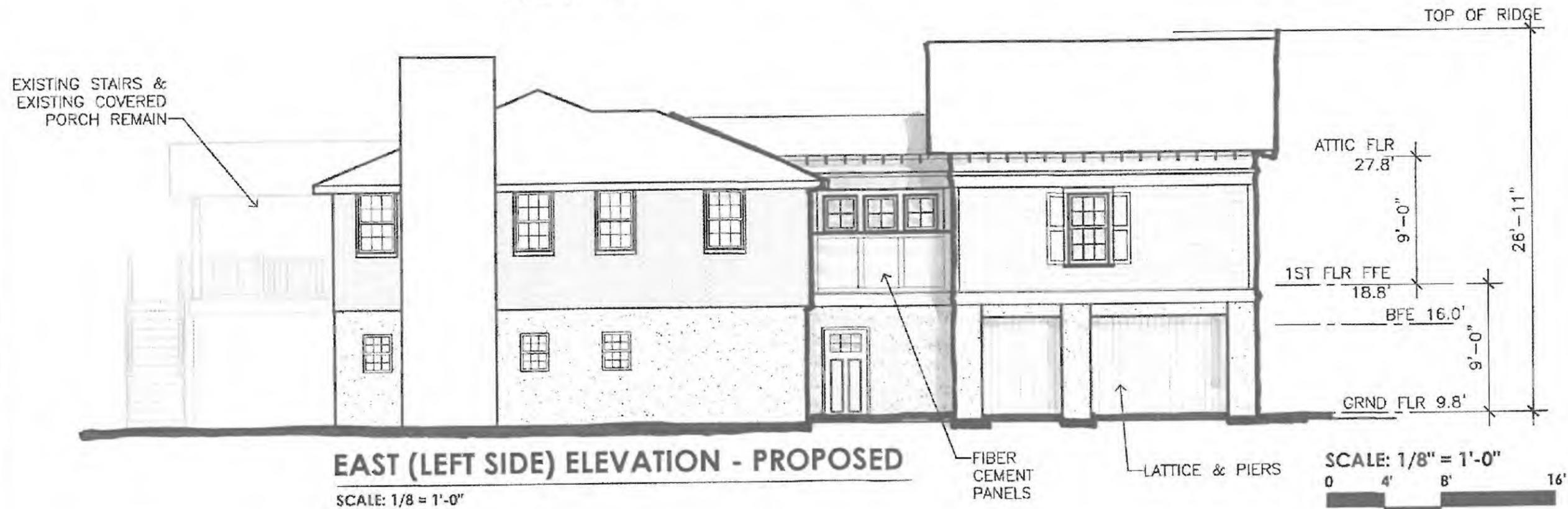
SHEET TITLE:  
**FRONT & REAR ELEVATIONS - PROPOSED**

SHEET NUMBER:  
**A5**



**WEST (RIGHT SIDE) ELEVATION - PROPOSED**

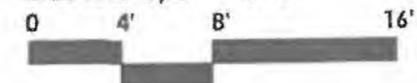
SCALE: 1/8" = 1'-0"



**EAST (LEFT SIDE) ELEVATION - PROPOSED**

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"



This drawing and design shall remain the property of Josie S. Abrams Architect. The reproduction, copying, or use of this drawing without written consent is prohibited and any infringement will be subject to litigation.

PROJECT NO.: 1307

DRAWN BY:

DATE: 02/19/2016

REVISIONS:

SHEET TITLE:

**SIDE ELEVATIONS - PROPOSED**

SHEET NUMBER:

**A6**

ADDITION TO  
**THE PROCTOR RESIDENCE**

1726 ATLANTIC  
SULLIVAN ISLAND, SC 29482  
T.M.S.# 523-12-00-043



**WEST (RIGHT SIDE) ELEVATION - PROPOSED**

SCALE: 1/8" = 1'-0"



**EAST (LEFT SIDE) ELEVATION - PROPOSED**

SCALE: 1/8" = 1'-0"

This drawing and the design shown hereon are the property of Josie S. Abrams Architect. The reproduction, copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

PROJECT NO.: 1307  
DRAWN BY:  
DATE: 02/19/2016  
REVISIONS:

SHEET TITLE:  
**SIDE ELEVATIONS - PROPOSED**

SHEET NUMBER:  
**A6**

# 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: 1909 CENTRAL AVENUE  
 Submittal Date: 2/19/16  
 Meeting Date: 3/16/16  
 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: CARY MATTHESON    Architect / Designer: RON DENTON ADD DWELLING

Address: \_\_\_\_\_    Contact #: 843-856-5022

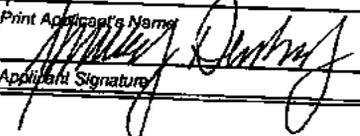
email: cary@bankerslending.com    email: ron@add-dwelling.com

Contact #: \_\_\_\_\_    Contractor: \_\_\_\_\_

Contact #: \_\_\_\_\_    email: \_\_\_\_\_

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

REMOVE EXISTING NON-HISTORIC HOUSE & BUILD NEW 2 STORY SIDING HOME W/ METAL ROOF. RENOVATE CARRIAGE HOUSE EXTERIOR - NEW SIDING & ROOF.

I (We) submit that the above information is true to the best of My (Our) knowledge.  <u>RONALD J. DENTON JR</u> <small>Print Applicant's Name</small>  <small>Applicant Signature</small>	<b>Owner is not Applicant:</b> 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>
--	--	--



# 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:  
 Submittal Date:  
 Meeting Date:

1908 CENTRAL AVENUE  
2/19/16  
3/16/16

		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>10</u> comb.		25%	<u>10'</u>	<u>100%</u>	<u>30'</u>
	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>3124</u> sf	✓	20% <u>636.83</u> sf	<u>521</u>	<u>97%</u>	<u>3705</u>
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>6328.27</u> 30% sf maximum	✓	N/A	N/A	N/A	N/A
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>1022.76</u> sf	✓	25% <u>1005.7</u> sf	<u>0</u>	<u>0</u>	
	I	21-28 Third Story	as per formula: Enter Result _____ sf	N/A	15% _____ sf			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result _____ sf	✓	100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result _____ sf	✓	100%			
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatibility			
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor		1 foot	<u>1</u>	<u>100</u>	<u>4</u>
	N	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility			
O	21-34 Site Lighting	Check Ordinance	✓	Adjust for Neighborhood Compatibility				

\*COMPLIES  
IF ORD.  
CONSIDERS  
FREE BOARD

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

## Sullivan's Island Design Review Board

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

Project Address: \_\_\_\_\_

Submittal Date: \_\_\_\_\_

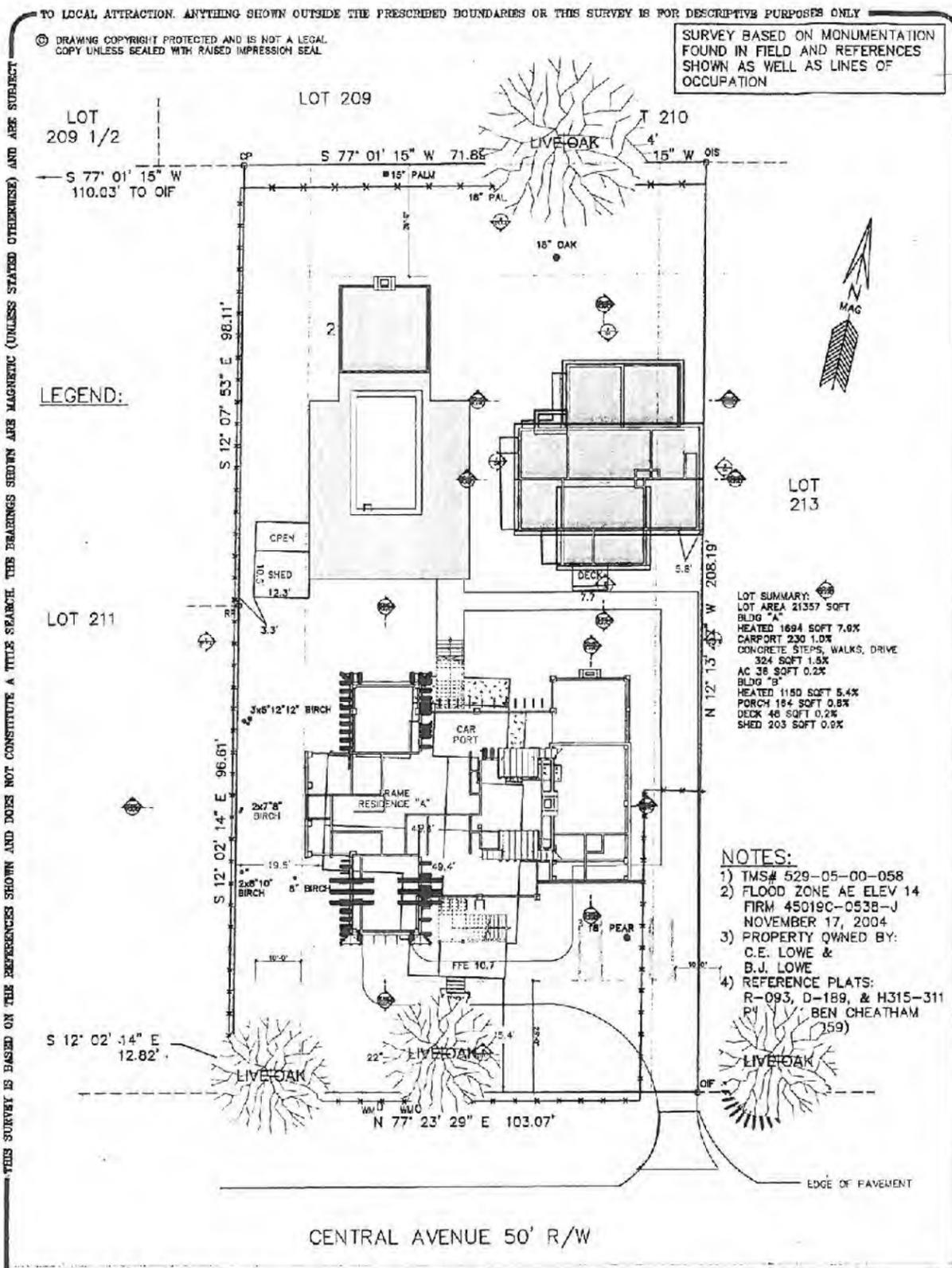
Meeting Date: \_\_\_\_\_

		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 FL/Sq. Ft.)	Percent (%) Relief Requested	NOTES
<b>HISTORIC EXEMPTIONS</b>	<b>A</b>	21-43 Existing Principal Building Square Footage		50% Enter Result: _____sf			
	<b>B</b>	21-43 Existing Principle Building Coverage Area		50% Enter Result: _____sf			
	<b>C</b>	21-43 Existing Impervious Coverage Area		50% Enter Result: _____sf			



1908 CENTRAL AVENUE STREET VIEW

ADD + DWELLING GROUP, LLC. MOUNT PLEASANT S.C. 843-343-2598



SCALE: 1" = 20' DATE: JULY 30, 2015

JOHN E. WADE JR., RLS  
 PO BOX 686  
 ISLE OF PALMS  
 SOUTH CAROLINA  
 29451  
 (843) 886-8262  
 wadsur@yahoo.com  
 FILE #109-15

1908 CENTRAL AVENUE  
 LOT 212  
 SULLIVANS ISLAND  
 LOCATED IN  
 CHARLESTON COUNTY  
 SOUTH CAROLINA

PROFESSIONAL LAND SURVEYOR  
 JOHN E. WADE JR.  
 REG. NO. 13171

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

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

**AREA ANALYSIS:**

LOT AREA = 11,229 SF

PRINCIPAL BUILDING COVERAGE =  
 $(0.15 \times 11,229) + (3371 \text{ sf} \times 0.05) = 1852.9 \text{ SF}$

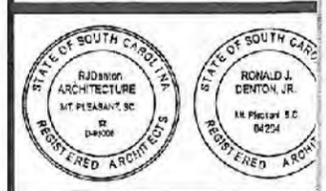
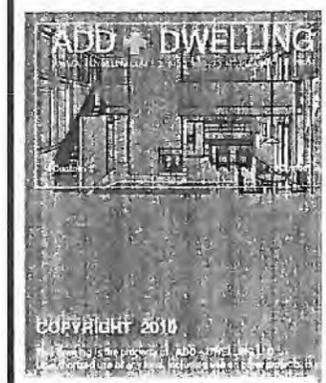
PRINCIPAL BUILDING COVERAGE PROVIDED = 1900.0 SF

PRINCIPAL BUILDING SQUARE FOOTAGE =  
 $[(11,229 - 5,000) / 100] \times 10 + 2400 = 3022.9 \text{ SF}$

PRINCIPAL BLDG SQ. FOOTAGE PROVIDED = 3678 SF (21.7% INCREASE)

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

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



**Matheson Residence**

#Architect Address 1

#Client Company

MARK	DATE	DESCRIPTION
	02-16-16	CONCEPTUAL

PROJECT NO: #P/n

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**SHEET TITLE**

SITE PLAN



CENTRAL AVENUE LEFT FRONT VIEW

SCALE: 1:0.67

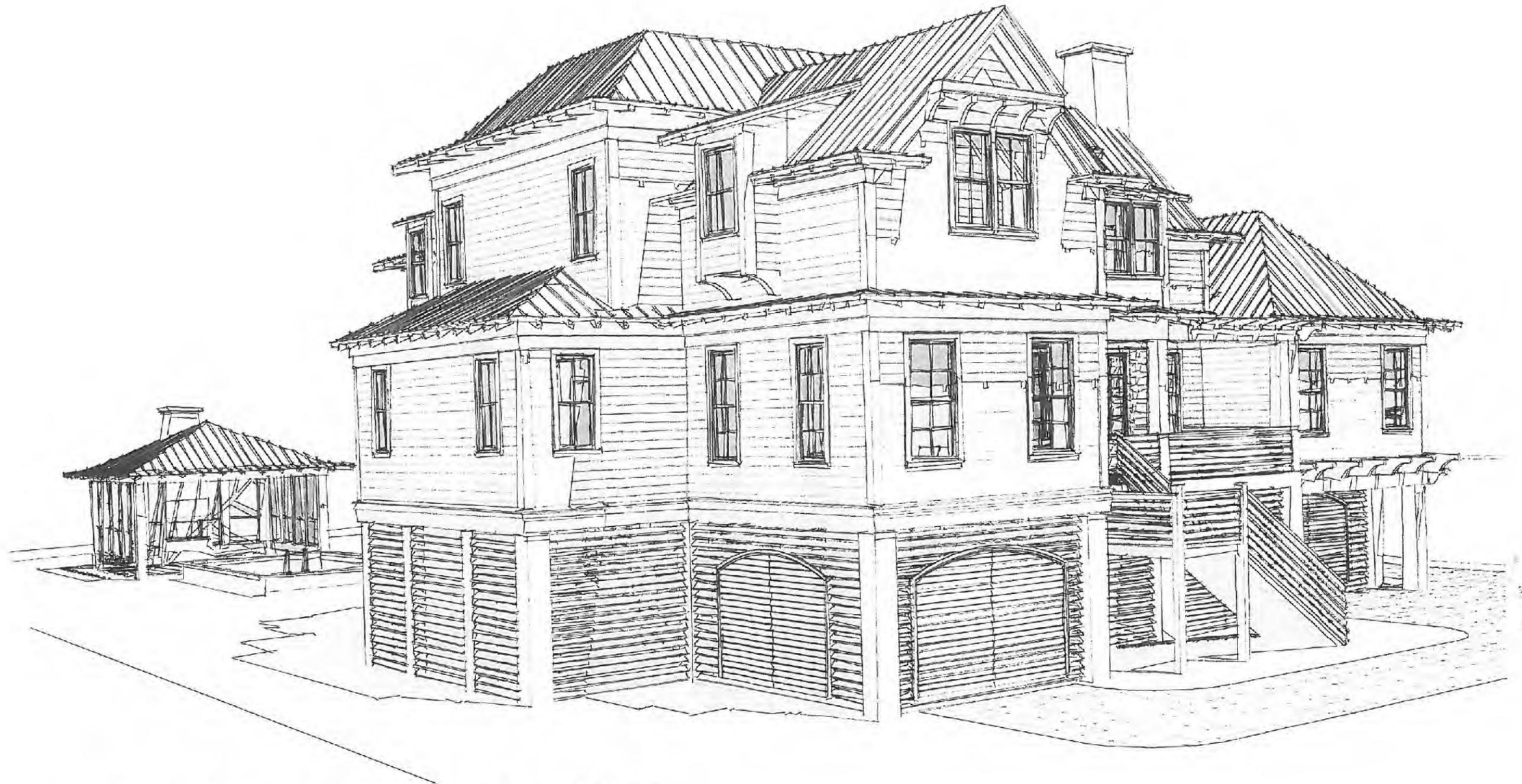
ADD + DWELLING GROUP, LLC. MOUNT PLEASANT S.C. 843-343-2598



## CENTRAL AVENUE LEFT FRONT VIEW

SCALE: 1:0.67

ADD + DWELLING GROUP, LLC. MOUNT PLEASANT S.C. 843-343-2598



CENTRAL AVENUE LEFT FRONT VIEW

SCALE: 1:0.67

ADD + DWELLING GROUP, LLC. MOUNT PLEASANT S.C. 843-343-2598

**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: 209 STATION 17  
 Submittal Date: 2/19/16  
 Meeting Date: 3/16/16 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:    Submittal is *outside* the Historic District and

\_\_\_\_\_ designated as Historic Resource    \_\_\_\_\_ designated as Historic Resource  
 \_\_\_\_\_ not designated as Historic Resource

Historic Survey #: \_\_\_\_\_    Historic Survey #: \_\_\_\_\_

Nature of Work: (circle all that apply)

Accessory Structure    Demolition / Relocation    Addition / Alteration    New Construction

Owner's Name: JOHN FREDELLA    Architect / Designer: KON DENTON ADDWELLING GROUP  
 Address: \_\_\_\_\_    Contact #: 843-856-5022  
 \_\_\_\_\_    email: ron@add-dwelling.com  
 email: \_\_\_\_\_    Contractor: \_\_\_\_\_  
 Contact #: \_\_\_\_\_    Contact #: \_\_\_\_\_  
 \_\_\_\_\_    email: \_\_\_\_\_

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

NEW SFR HOME WOOD FRAME, CEMENT FIBERBOARD SIDING & TRIM, METAL ROOF.

I (We) submit that the above information is true to the best of My (Our) knowledge.	<b>Owner is not Applicant:</b> I (We) hereby appoint the person named as Applicant as My (Our) agent to represent Me (Us) in this application.	
<u>RONALD J. DENTON JR</u>		Fee Received by _____
Print Applicant's Name <u>Ronald J. Denton Jr</u>	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: 209 STATION 17

Submittal Date: 2/19/16

Meeting Date: 3/16/16

### BREAKDOWN OF LOT COVERAGES

#### Lot Information:

Total Lot Size in Square Feet: 11229 sf  
Lot Width: 90'  
Lot Depth: 125'  
Flood Zone / Base Flood Elevation: VE 16

#### Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint: 1900 sf  
Accessory Building Footprint: 0 sf  
Total Principal Bldg. Coverage Area: 1900 sf  
(Principal Building plus Accessory Structure)

#### Sec. 21-26 Impervious Coverage

Principal Building Coverage Area: 1900 sf  
Covered Porches: 817 sf  
Open Decks / Steps: 560 sf  
Pool / Patio: 330 sf  
Drives / Walks: 0 sf  
Other Impervious Coverage: 0 sf  
Total Impervious Coverage: 3547 sf

#### Sec. 21-27 Principal Building Square Footage

First Floor: 1900 sf  
Second Floor: 1788 sf  
Third Floor: 0 sf  
Accessory Building: 0 sf  
Total Principal Building Square Footage: 3678 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: GRUCCO ON CMU PIERS

Roof: STRANDING SEAM METAL

Walls: HARDI PLANK

Windows: CLAD DBL HUNG

Trim: HARDI TRIM

Doors: CLAD FRENCH / MANTOGONY

### Sec. 21-111 Standards of Neighborhood Compatibility

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

(check all that apply)

Narrative attached

Will discuss at presentation

Not Applicable (no relief req.)

# ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

## Sullivan's Island Design Review Board

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

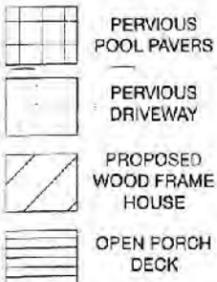
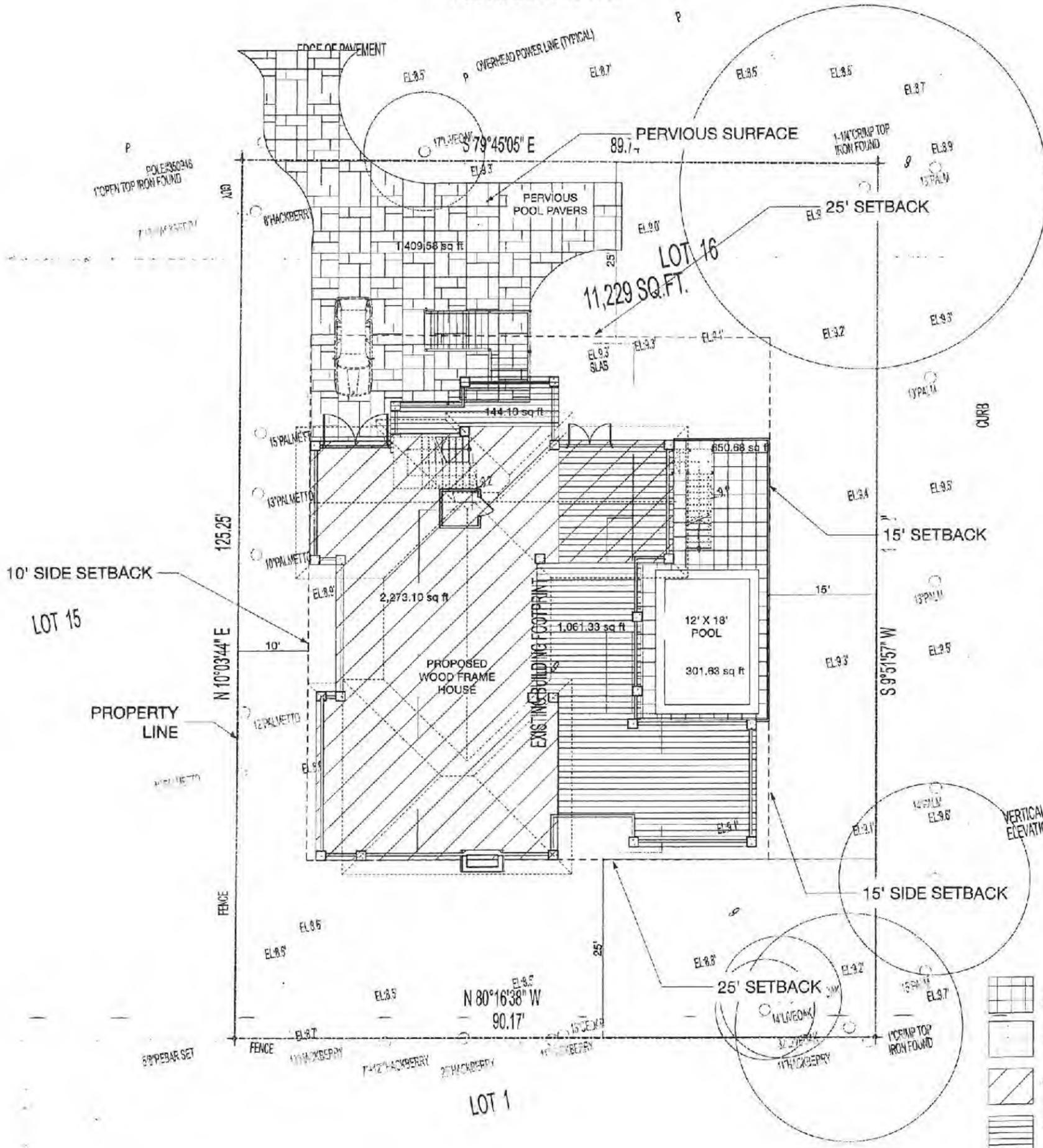
Project Address: 209 STATION 17

Submittal Date: 2/19/16

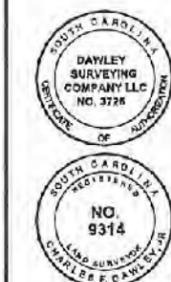
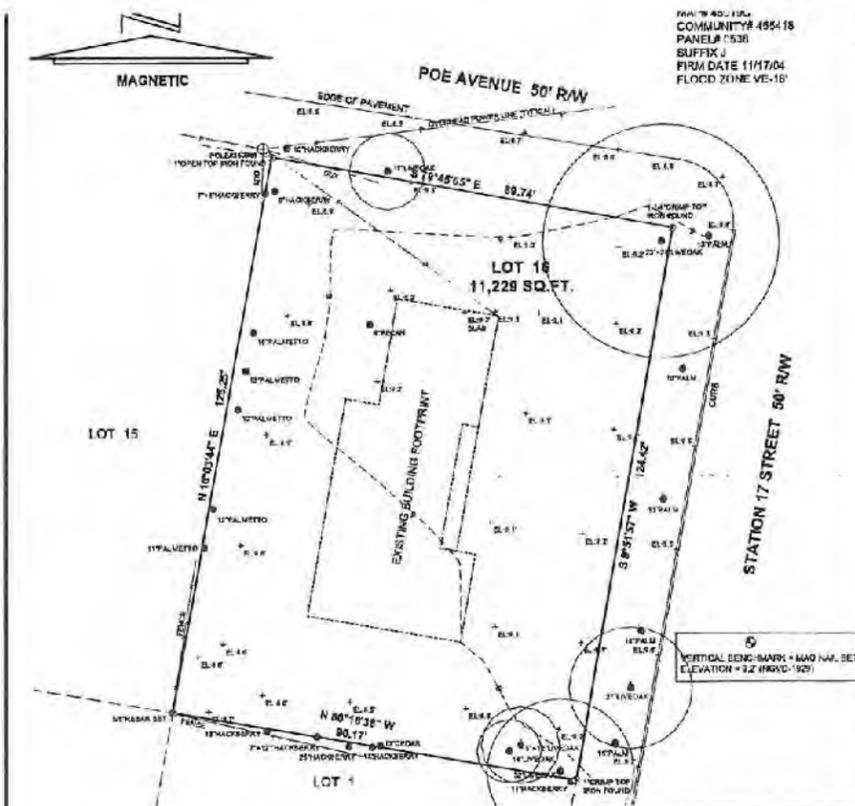
Meeting Date: 3/16/16

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in FL/ Sq. FL	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
<b>SETBACKS</b>	<b>A</b>	21-22 Front Setback	25 feet	✓	15% (3.75')			
	<b>B</b>	21-22 Additional Front Yard Setback	45° above 20'	✓	15%			
	<b>C</b>	21-22 Side Setback	Per lot; Enter Result: ____ min.; ____ comb.	✓	25%			
	<b>D</b>	21-22 Side Setback 2nd Floor Setback	2 feet	✓	100%			
	<b>E</b>	21-22 Rear Setback	25 feet	✓	None			
<b>LOT COVERAGE</b>	<b>F</b>	21-25 Principal Building Coverage	as per formula: Enter Result <u>1882.9</u> sf		20% <u>374.5</u> sf	<u>27.1</u>	<u>1.5%</u>	<u>1900</u>
	<b>G</b>	21-26 Impervious Coverage	as per formula: Enter Result <u>3557</u> 30% sf maximum	✓	N/A	N/A	N/A	N/A
	<b>H</b>	21-27 Principal Building Square Footage	as per formula: Enter Result <u>3022.9</u> sf		25% <u>755.73</u> sf	<u>655.1</u>	<u>21.7</u>	<u>3678</u>
	<b>I</b>	21-28 Third Story	as per formula: Enter Result ____ sf	✓	15% ____ sf			
<b>DESIGN STANDARDS</b>	<b>J</b>	21-29 Principal Building Front Façade	as per formula: Enter Result ____ sf	✓	100%			
	<b>K</b>	21-29 Principal Building Side Façade	as per formula: Enter Result ____ sf	✓	100%			
	<b>L</b>	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatibility			
	<b>M</b>	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor	✓	1 foot			
	<b>N</b>	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility			
	<b>O</b>	21-34 Site Lighting	Check Ordinance	✓	Adjust for Neighborhood Compatibility			

POE AVENUE 50' R/W



SITE PLAN



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

**SURVEYOR'S CERTIFICATION**  
 I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY BORNAS & EXES WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THAT I AM AN ACTIVE MEMBER OF THE SOUTH CAROLINA SURVEYING SOCIETY.

DATE: SEPTEMBER 10, 2015  
 SCALE: 1" = 20'

**AREA ANALYSIS:**

LOT AREA = 11,229 SF

PRINCIPAL BUILDING COVERAGE =  
 $(0.15 \times 11,229) + (3371 \text{ sf} \times 0.05) = 1852.9 \text{ SF}$   
 PRINCIPAL BUILDING COVERAGE PROVIDED = 1900.0 SF

PRINCIPAL BUILDING SQUARE FOOTAGE =  
 $[(11,229 - 5,000) / 100] \times 10 + 2400 = 3022.9 \text{ SF}$   
 PRINCIPAL BLDG SQ. FOOTAGE PROVIDED = 3578 SF (21.7% INCREASE)

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

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

**ADD + DWELLING**  
 ARCHITECTURE

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STATE OF SOUTH CAROLINA  
 REGISTERED ARCHITECTS  
 RJDawley ARCHITECTURE  
 17 PLEASANT SC  
 DAWLEY

STATE OF SOUTH CAROLINA  
 REGISTERED ARCHITECTS  
 RONALD L. CENTON, JR.  
 14 PLEASANT S.C.  
 04224

209 CONST. DOC

#Architect Address 1

#Client Company

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

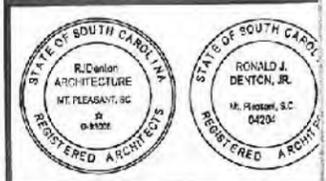
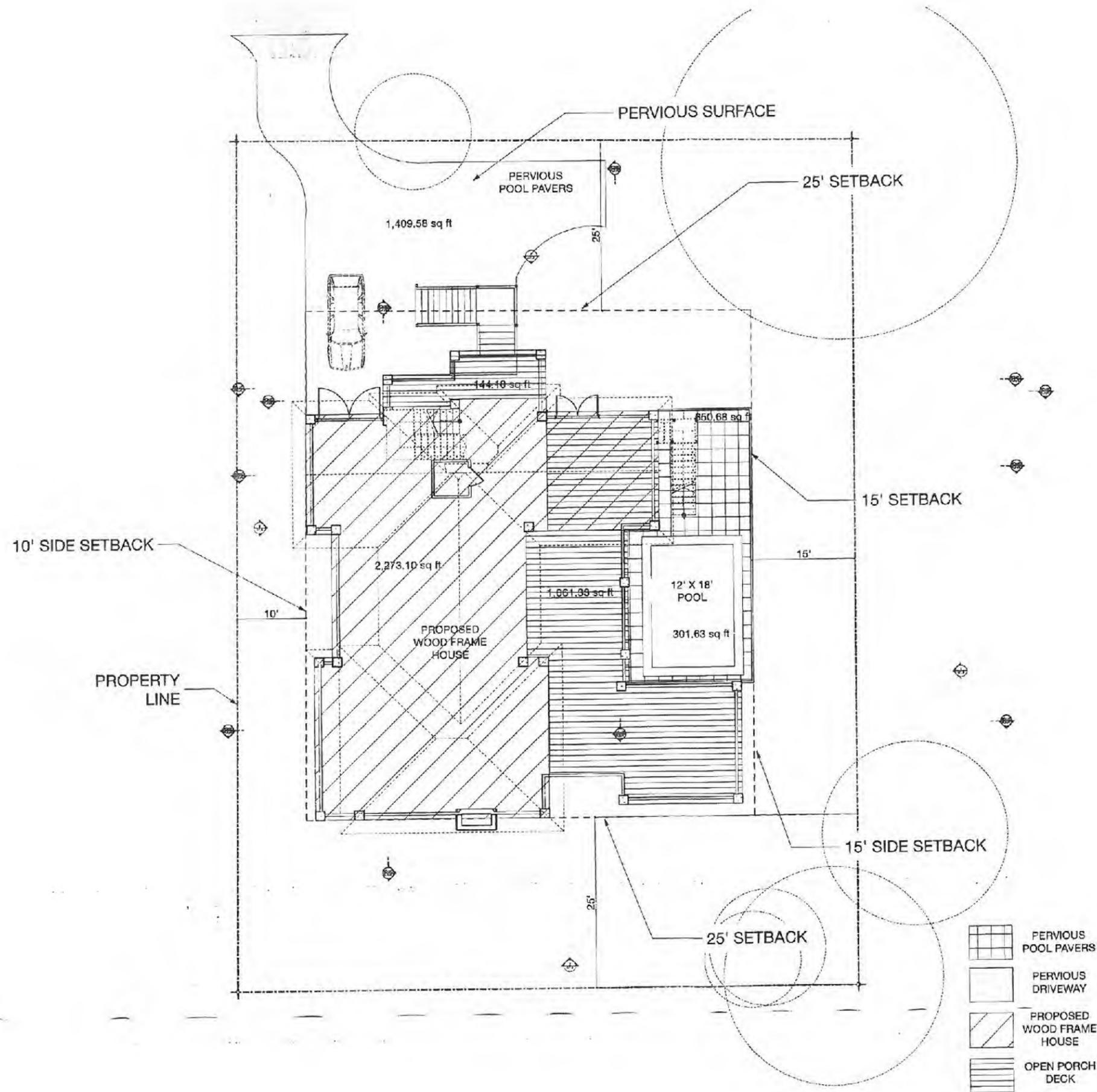
PROJECT NO: #P11

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SHEET TITLE

**SITE PLAN**

04



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#Architect Address1

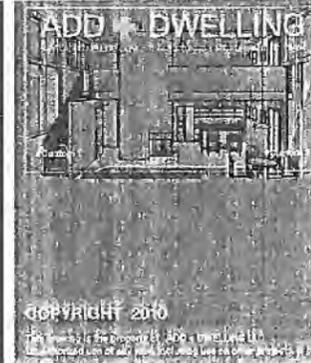
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PROJECT NO: #P/n

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SHEET TITLE  
 GROUND FLOOR PLAN



209 CONST. DOC.

#Architect Address 1

#Client Company

MARK	DATE	DESCRIPTION
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PROJECT NO: #P/n

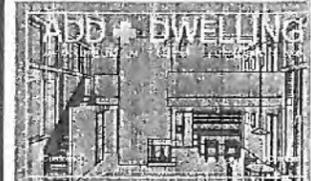
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SHEET TITLE  
 FRONT ELEVATION



FRONT ELEVATION

1/4" = 1'-0"



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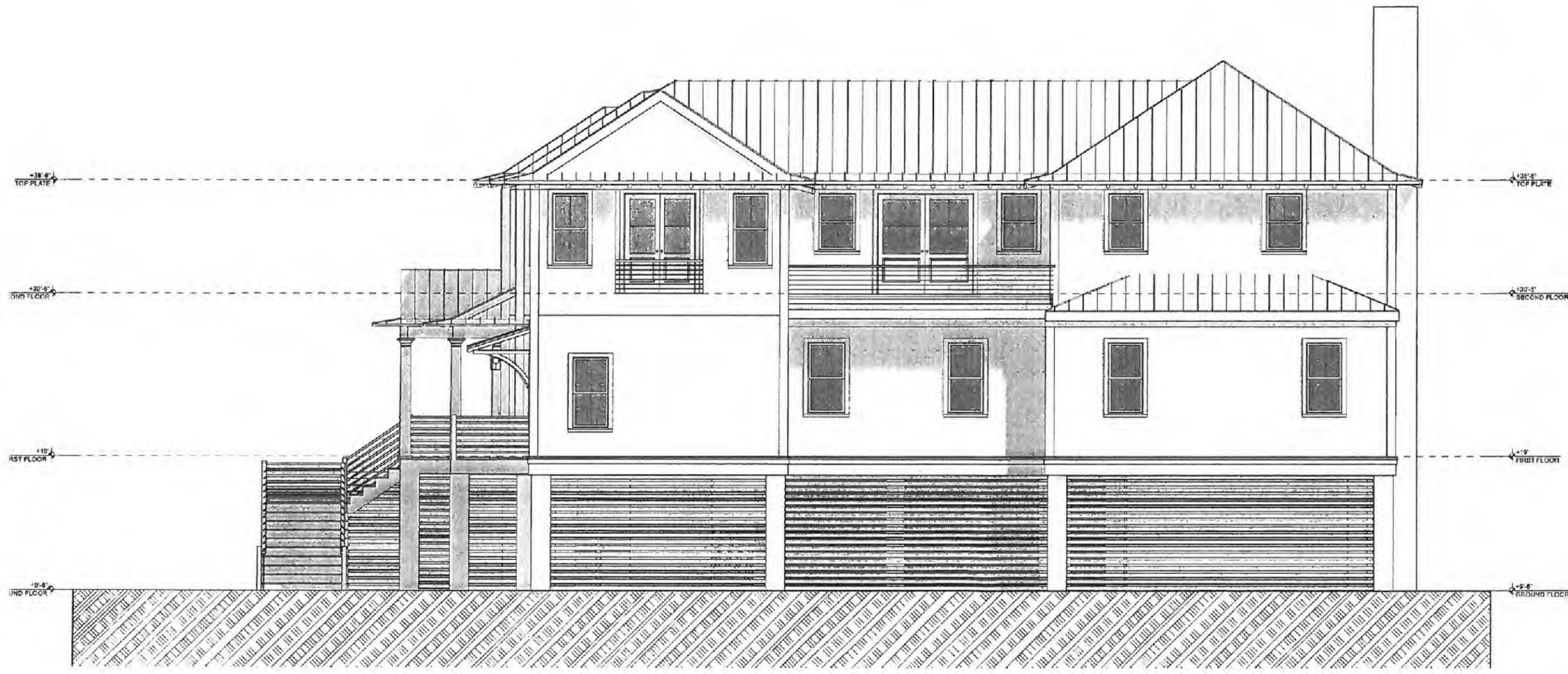
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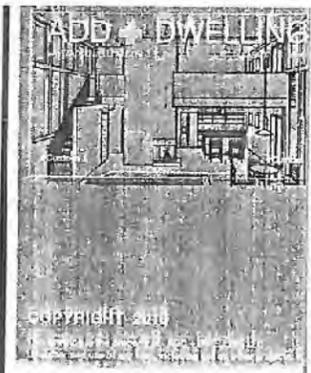
SHEET TITLE

RIGHT ELEVATION



RIGHT ELEVATION

1/4" = 1'-0"



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#Client Company

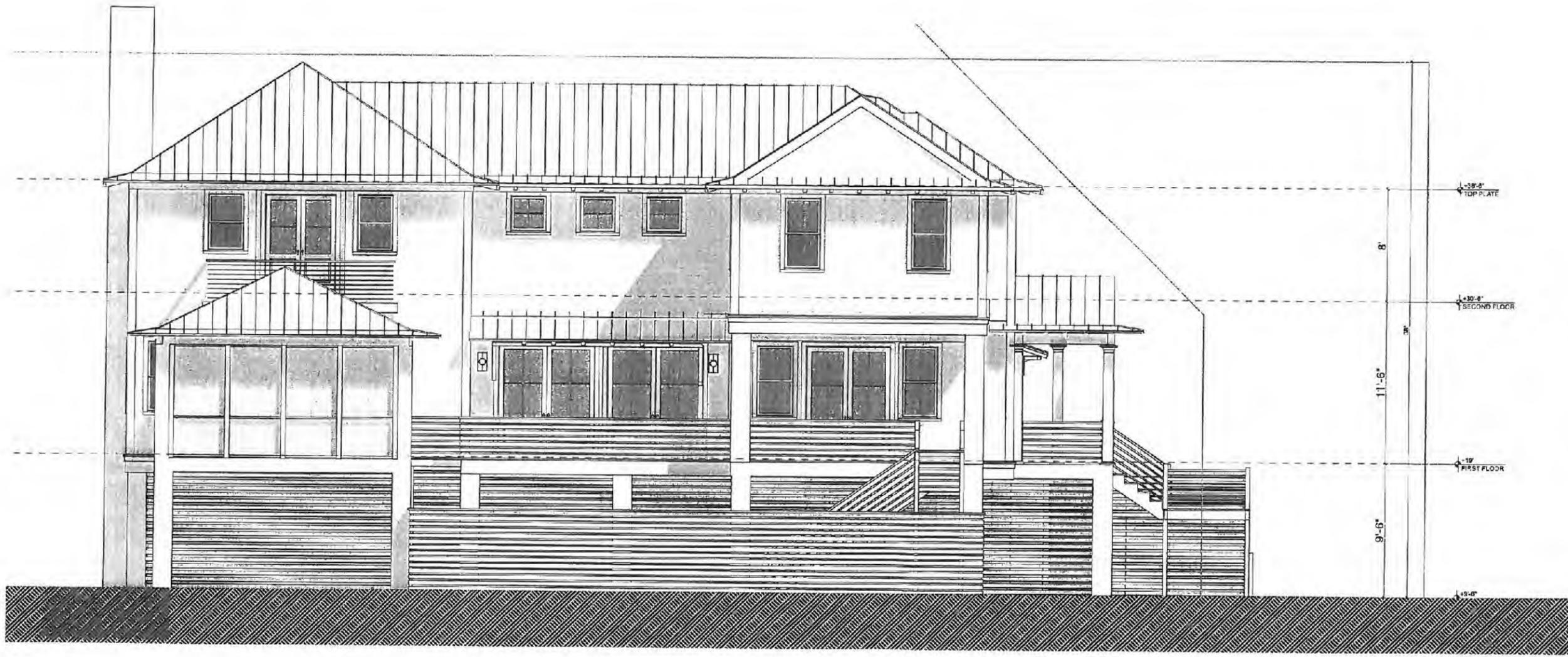
MARK	DATE	DESCRIPTION
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SHEET TITLE

LEFT ELEVATION



←38'-8" TOP PLATE

←30'-8" SECOND FLOOR

←1'-0" FIRST FLOOR

8'

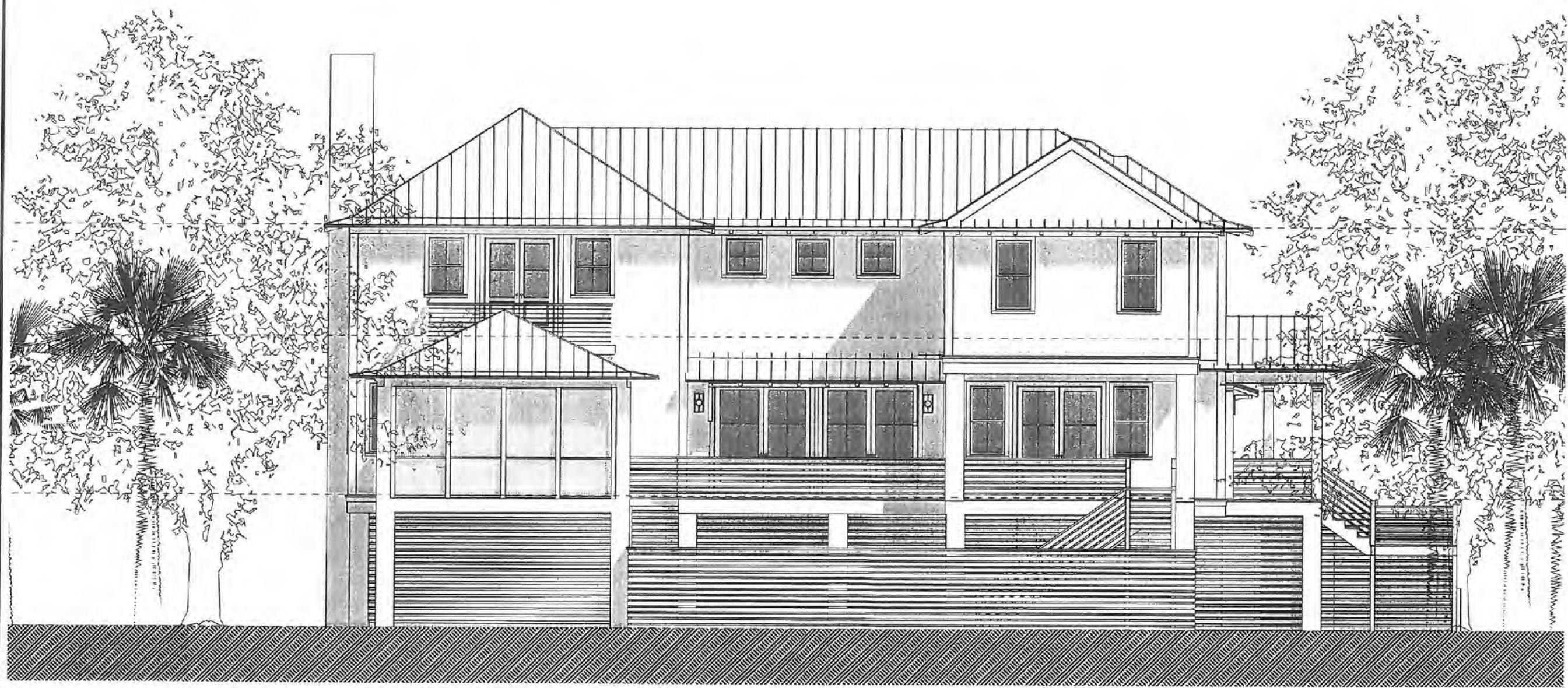
11'-5"

9'-5"

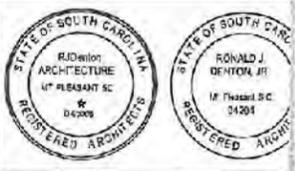
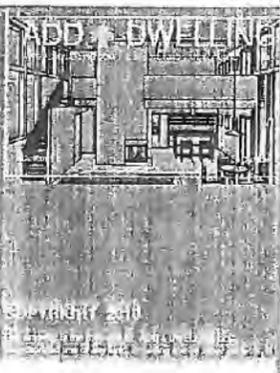
±3'-0"

LEFT ELEVATION

1/4" = 1'-0"



**LEFT ELEVATION STATION 17 SIDE**



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MARK	DATE	DESCRIPTION
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SHEET TITLE

LEFT ELEVATION DRB

01.10.3

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# FRONT ELEVATION POE AVENUE SIDE

SCALE: 1/8" = 1'-0"

CONSULTANTS / DESIGN GROUP



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

PROJECT NO: #Pin

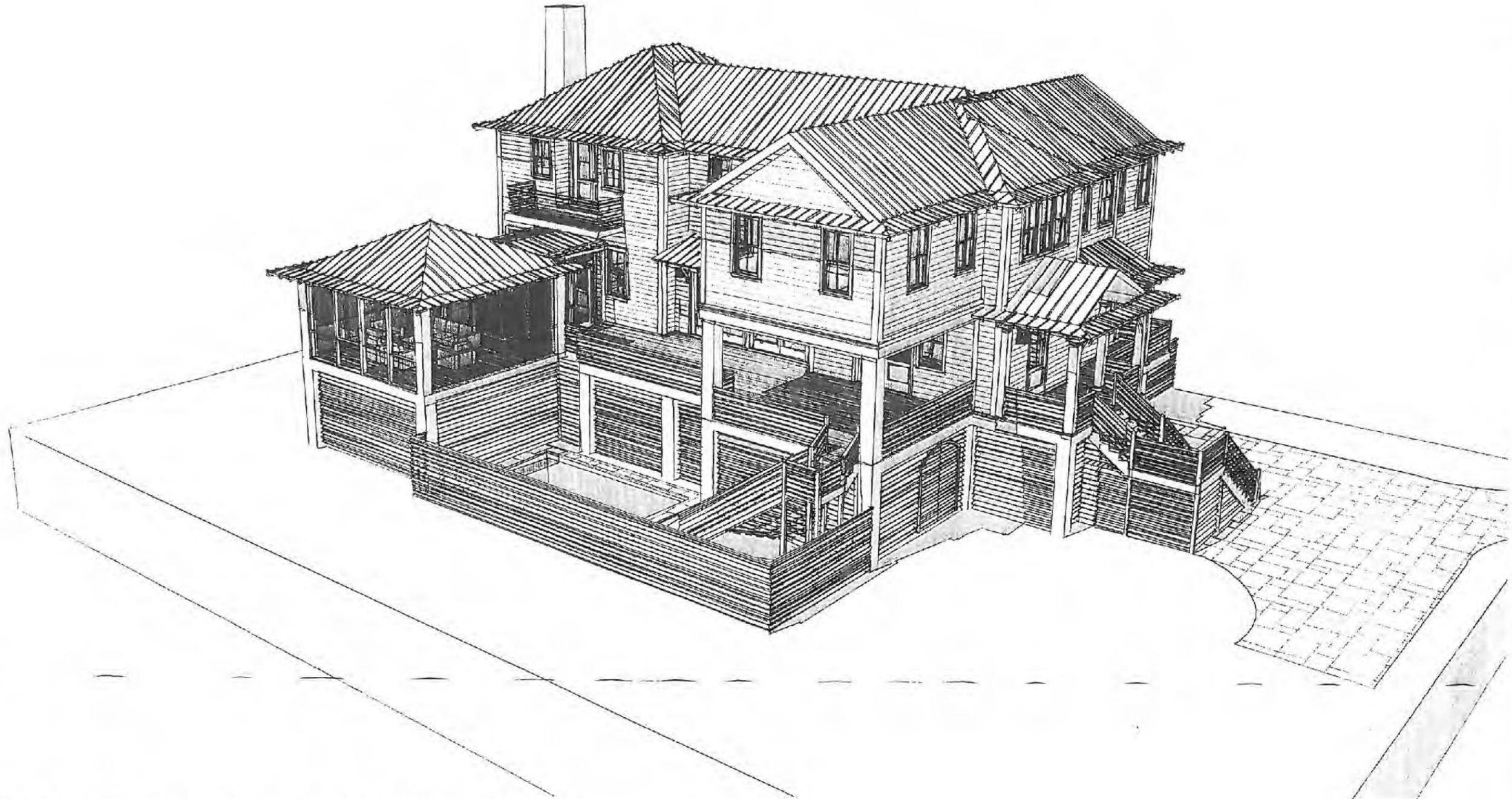
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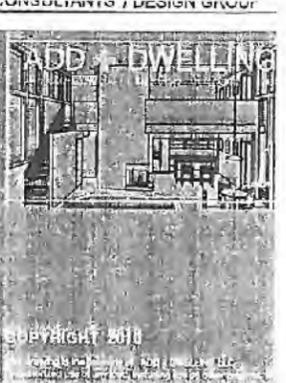
FRONT DRB

01.10.2

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LEFT SIDE STATION 17 STREET VIEW



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SHEET TITLE

PERSPECTIVE

01.10.4



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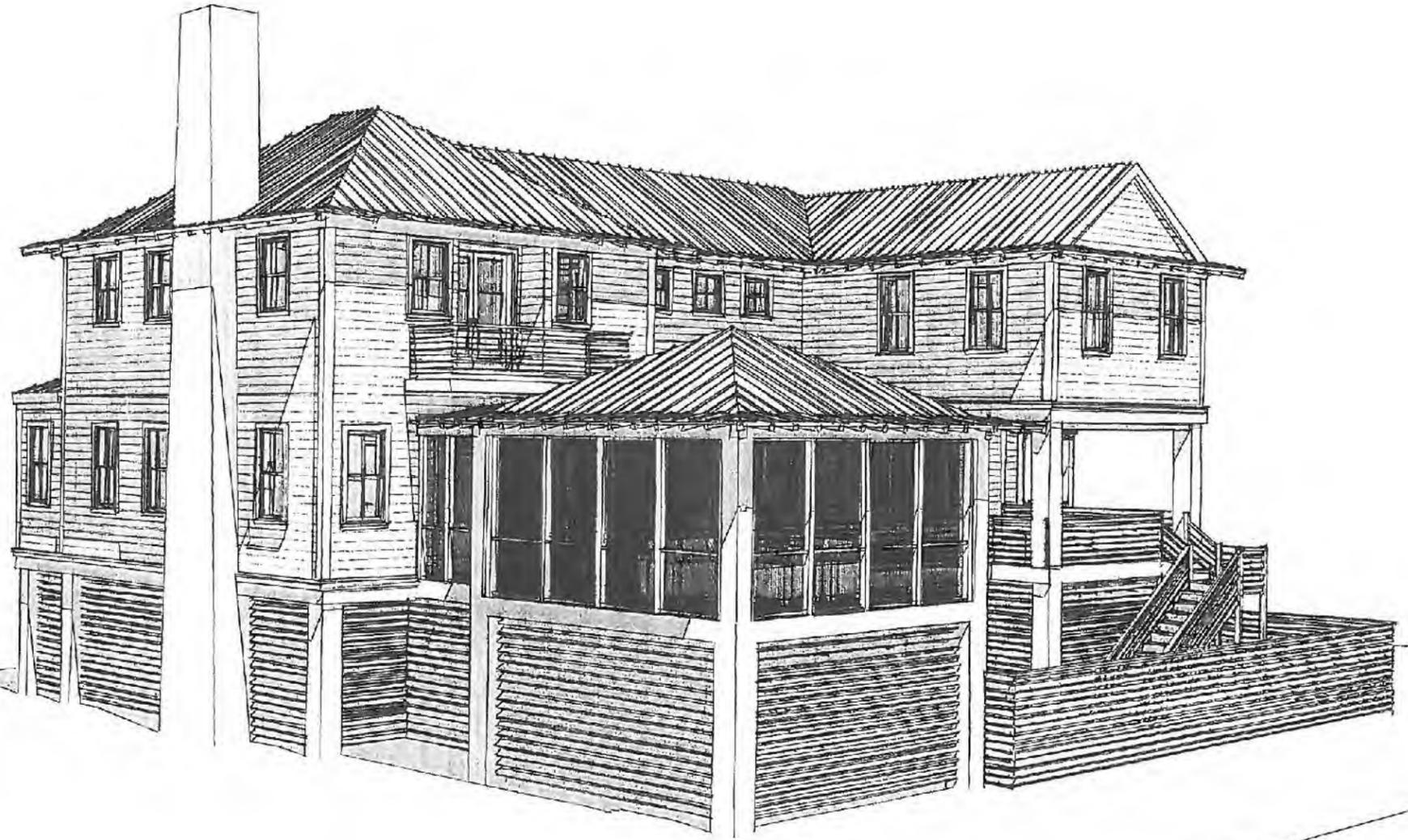
MARK	DATE	DESCRIPTION
###	###	#Project Status

PROJECT NO. #Pin

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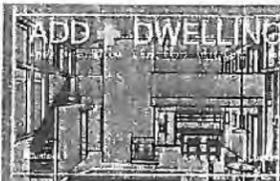
SHEET TITLE PERSPECTIVE

01.10.5

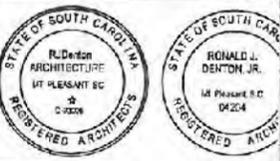


LEFT SIDE STATION 17 STREET VIEW

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MARK	DATE	DESCRIPTION
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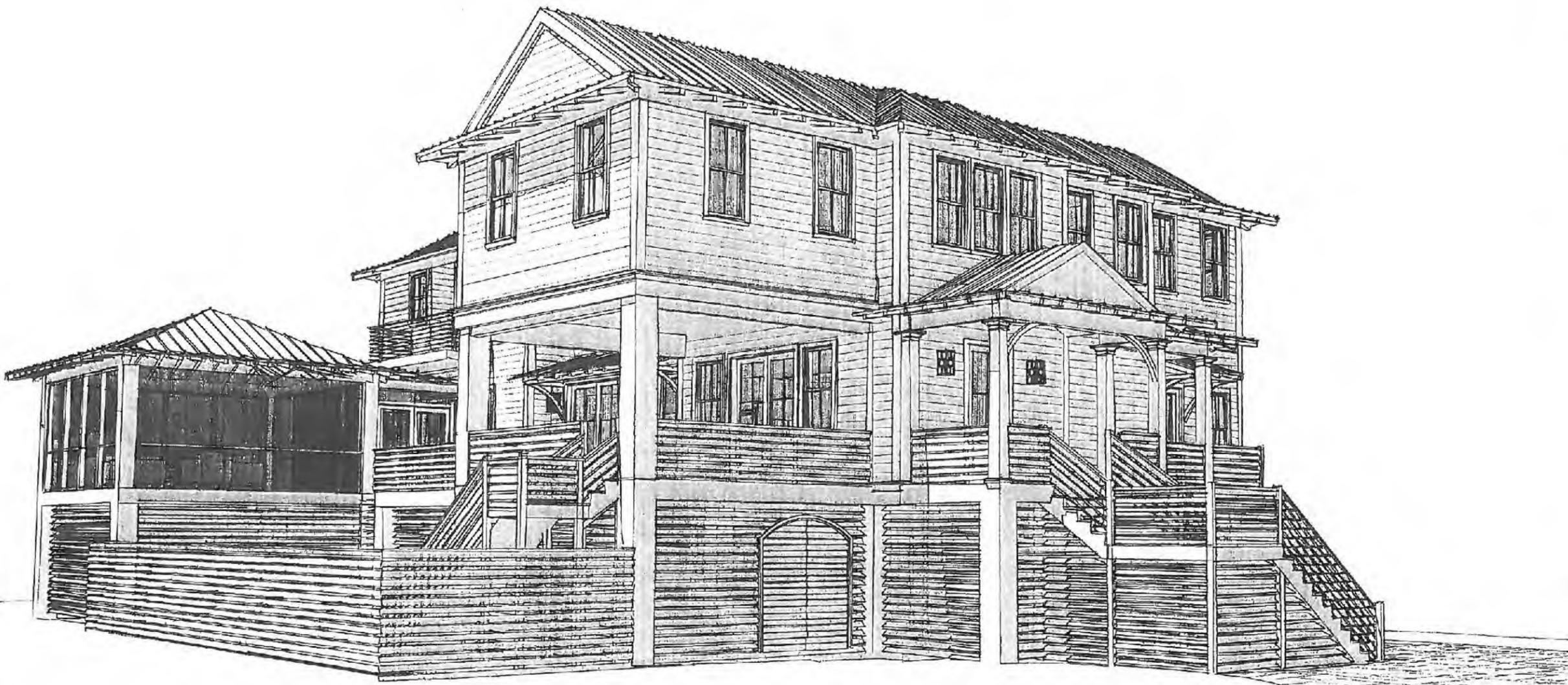
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SHEET TITLE

PERSPECTIVE

01.10.6



VIEW FROM CORNER OF STATION 17 AND POE AVE.

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