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TOWN OF SULLIVAN'S ISLAND



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ELLEN MILLER
TOWN CLERK

RANDY ROBINSON
BUILDING OFFICIAL

M. ANTHONY STITH
FIRE CHIEF

DESIGN REVIEW BOARD

Wednesday, May 18, 2016 - 6:00 P.M.
Town Hall

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES FROM APRIL 20, 2016
- C. CERTIFICATES OF APPROPRIATENESS—HISTORIC PROPERTIES
 1. 1902 Central Avenue: Pauline and Wyman Frampton, applicants, request approval to restore the western portion of the home by returning the existing screen porch to heated space for a property designated as a Sullivan's Island Landmark. (TMS# 529-05-00-088)
 2. 2402 Myrtle Avenue: Beau Clowney Architects, applicants, request approval of design changes for a previously approved Certificate of Appropriateness for a Sullivan's Island Landmark; with relief previously granted to zoning standards for principal building square footage, principal building coverage and side setback relief. (TMS# 529-06-00-064)
 3. 2730 Brooks Street: Beau Clowney Architects, applicants, request approval of design changes for a Traditional Island Resource. (TMS# 529-07-00-049)
- D. CERTIFICATES OF APPROPRIATENESS—NON-HISTORIC PROPERTIES
 1. 2251 Atlantic Avenue: Beau Clowney Architects, applicants, request approval of design changes for a previously approved Certificate of Appropriateness for a single-family home; relief previously granted to zoning standards for principal building square footage and side setback relief. (TMS# 529-10-00-054)
 2. 3003 Brownell Avenue: Level Properties LLC., applicant, requests preliminary approval of a new home construction and modification from the zoning standard for principal building square footage, principal building coverage, and second story side setback on two elevations. (TMS# 523-12-00-043)
 3. 1908 Central Avenue: Ron Denton, of Add-Dwelling Group, requests preliminary approval of a new home construction and relief from the zoning standards for principal building coverage, principal building square footage, side setback on two elevations and building foundation height. (TMS# 529-05-00-058)
- E. SPECIAL EXCEPTION
 1. 2668 Goldbug Avenue: Allen Porter, applicant, requests preliminary approval for the historic designation of an existing cottage in accordance with Z.O. §21-94, and preliminary approval for the RS District Historic Special Exception in accordance with Z.O. §21-20 C. (2). (TMS# 529-07-00-008)
- F. PUBLIC INPUT

G. ADJOURN

CONCEPTUAL SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

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

Project Address:

Submittal Date:

Meeting Date:

1902 Central Avenue
4/5/16
5/18/16

Requested Approval:



Conceptual



Preliminary



Final

Conceptual Review:

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

The following items shall be included in the Conceptual Submittal:

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

Sullivan's Island Design Review Board

last modified January 2016

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

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

(FORM A)

Project Address: 1902 Central Avenue
 Submittal Date: April 22 2016
 Meeting Date: May 18 2016 Parcel I.D. (TMS#): 529 05 00 088

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 designated as Historic Resource
 not designated as Historic Resource

Historic Survey #: 233 Historic Survey #: _____

Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name: Pauline and Wyman Frampton Architect / Designer: owner
 Address: 7 Savage St. Charleston 29401 Contact #: _____
 email: pwframpton@yahoo.com Contractor: undecided
 Contact #: 843 830 3912 Contact #: _____
 email: _____

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

Restore west side of house to pre-Hugo configuration by converting side porch back to room.

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

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

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

Project Address: 1902 Central Avenue lots A and B combined.

Submittal Date: April 20 2016

Meeting Date: May 18 2016

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet: 21513 sf
Lot Width: 109
Lot Depth: 197
Flood Zone / Base Flood Elevation: AE 14

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint: _____ sf
Accessory Building Footprint: _____ sf
Total Principal Bldg. Coverage Area: 3220 sf
(Principal Building plus Accessory Structure)

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area _____ sf
Covered Porches: _____ sf
Open Decks / Steps: _____ sf
Pool / Patio: _____ sf
Drives / Walks: _____ sf
Other Impervious Coverage _____ sf
Total Impervious Coverage 3128 sf

Sec. 21-27 Principal Building Square Footage

First Floor _____ sf
Second Floor _____ sf
Third Floor _____ sf
Accessory Building _____ sf
Total Principal Building Square Footage: 3400 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

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

Project Address:

1902 Central Avenue Lot A.

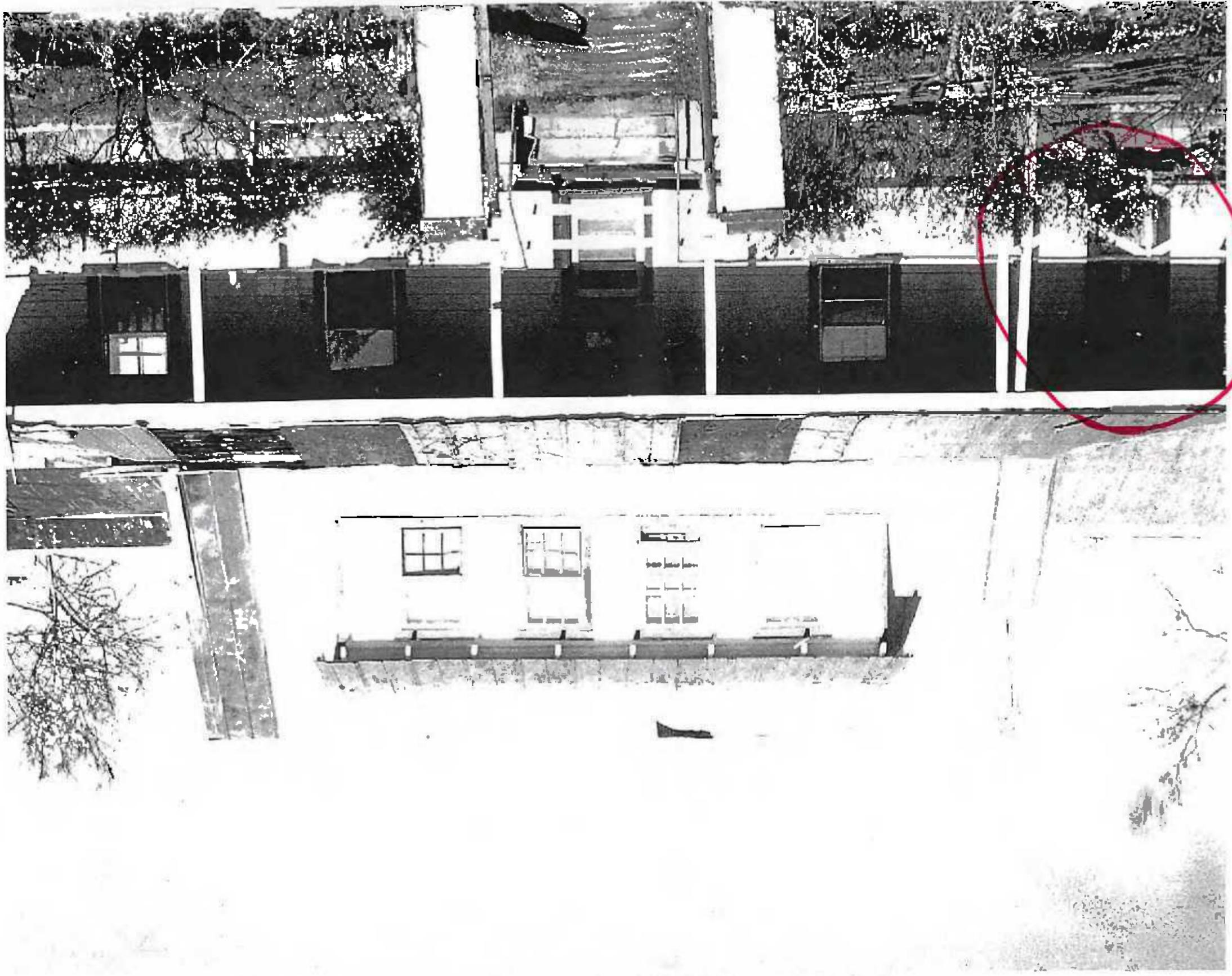
Submittal Date:

April 22 2016

Meeting Date:

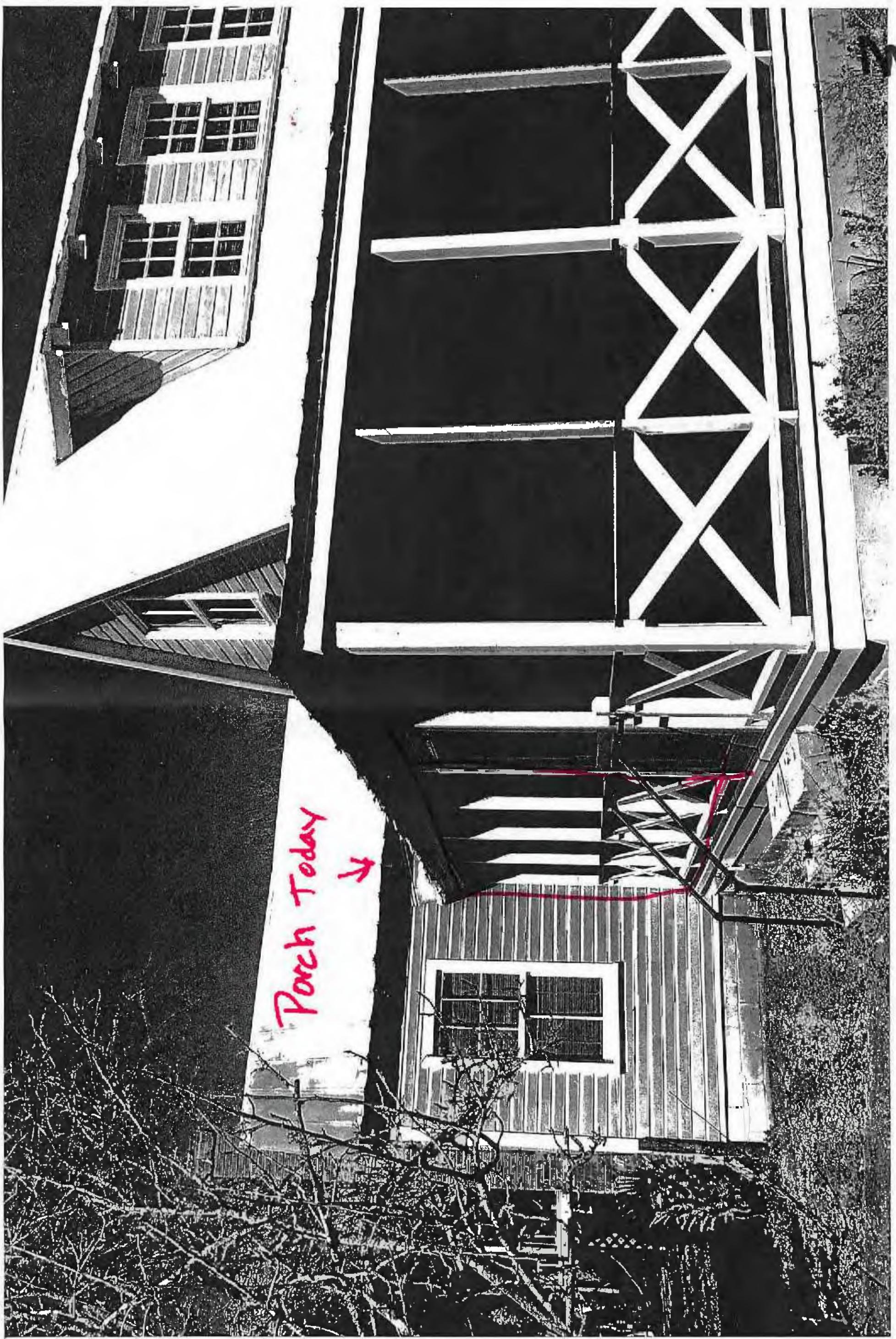
May 18 2016

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in Ft. Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet		15% (3.75')			
	B	21-22 Additional Front Yard Setback	45° above 20'		15%			
	C	21-22 Side Setback	Per lot; Enter Result: ____ min.; ____ comb.		25%			
	D	21-22 Side Setback 2nd Floor Setback	2 feet		100%			
	E	21-22 Rear Setback	25 feet		None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>1508</u> sf	✓	20% _____ sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>30%</u> sf maximum	✓	N/A	N/A	N/A	N/A
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>1742</u> sf	✓	25% _____ sf			
	I	21-28 Third Story	as per formula: Enter Result _____ sf		15% _____ sf			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result _____ sf		100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result _____ sf		100%			
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots		Adjust for Neighborhood Compatibility			
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor		1 foot			
	N	21-32 Foundation Enclosure	Check Ordinance		Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance		Adjust for Neighborhood Compatibility			

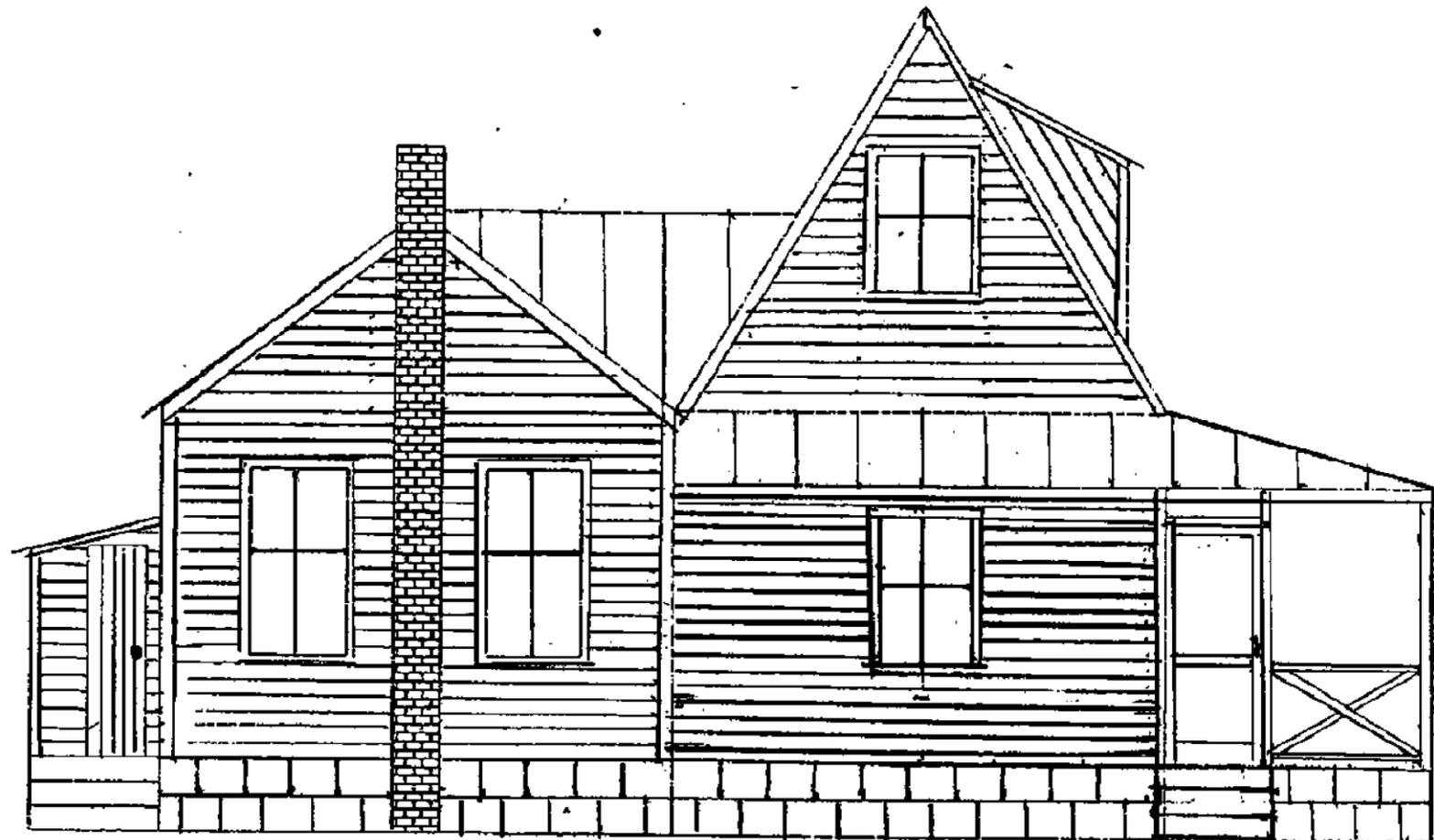


After Hugo





Porch Today
↓



Proposed elevation

3/16" = 1'

WEST SIDE
FROM STATION 19 STREET

From: Colleen Svendsen <cksven@comcast.net>
Date: March 24, 2016 at 4:24:57 PM EDT
To: Wyman Frampton <owframpton@yahoo.com>
Subject: Re: 1902 Central Ave

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Sent from my iPad

On Mar 24, 2016, at 4:08 PM, Colleen Svendsen <cksven@comcast.net> wrote:

David and I moved into the house in Nov. of 1984. The side porch on the west side was a room which was used as an office at that time. It had an entrance way through the west bedroom (I will refer to as the master bedroom). We turned that office room into a child's bedroom. We cut a doorway from the front bedroom out of an old window into the office, now used as a child's bedroom. At that time, it we never put a door up, just an open doorway. The room had old tongue and groove walls and slanted ceiling. The floor was flat, one even level.

After Hurricane Hugo, David decided to gut what was the child's bedroom and make it into a side porch. He left the tongue and groove ceiling and put up old siding he collected from the side of the road. He rebuild the floor and gave it a slant, so it would not hold rainwater. He put up French doors which he picked up on the side of the road in downtown Charleston one day. Why did David make this change? For no other reason other then he wanted to have a wrap around porch. How also added the kitchen porch at this time as well. The reason he didn't attach the kitchen porch to the front porch was because we ran out of money. David also cut out the two front living room windows and put in the two French doors. These two doors he got from Hughes Lumber in downtown charleston.

Years ago, the master bedroom was added, many years ago. There is (or was, I do not know if it is still there) an old pipe hole in the middle bedroom in the left hand corner on the floor facing the back yard. That room was a kitchen at some point many years ago. The wall leading into the master bedroom used to be the outside wall before the master room was added on. That wall in the middle bedroom was the outside wall at one point.

Also, many years ago, the old dining room (Now the kitchen) was added on and the living room extended (which is the length of the archway into the now kitchen). At that time the kitchen was located in what is now the laundry room. After Hugo, we cut the entryway into the old dining room, turned it into the open kitchen, took out the ceiling and made the cathedral top, turned the old kitchen into the laundry room.

The only window that was replaced was the laundry room window which I did in 2010.

As far as the property line goes, it was and has always been the fence line, period. The plats clearly show this. That is why the fence is where it is.

I hope that I have been able to fill in some blanks for you and Pauline. Please feel free to further contact me if you need any additional clarification. I also want to thank you for contacting me about the old house. It has quite been a lovely journey of memories of my time in that lovely old home. I am thankful that you both are as fond of it as was I.

Have a great day, Colleen

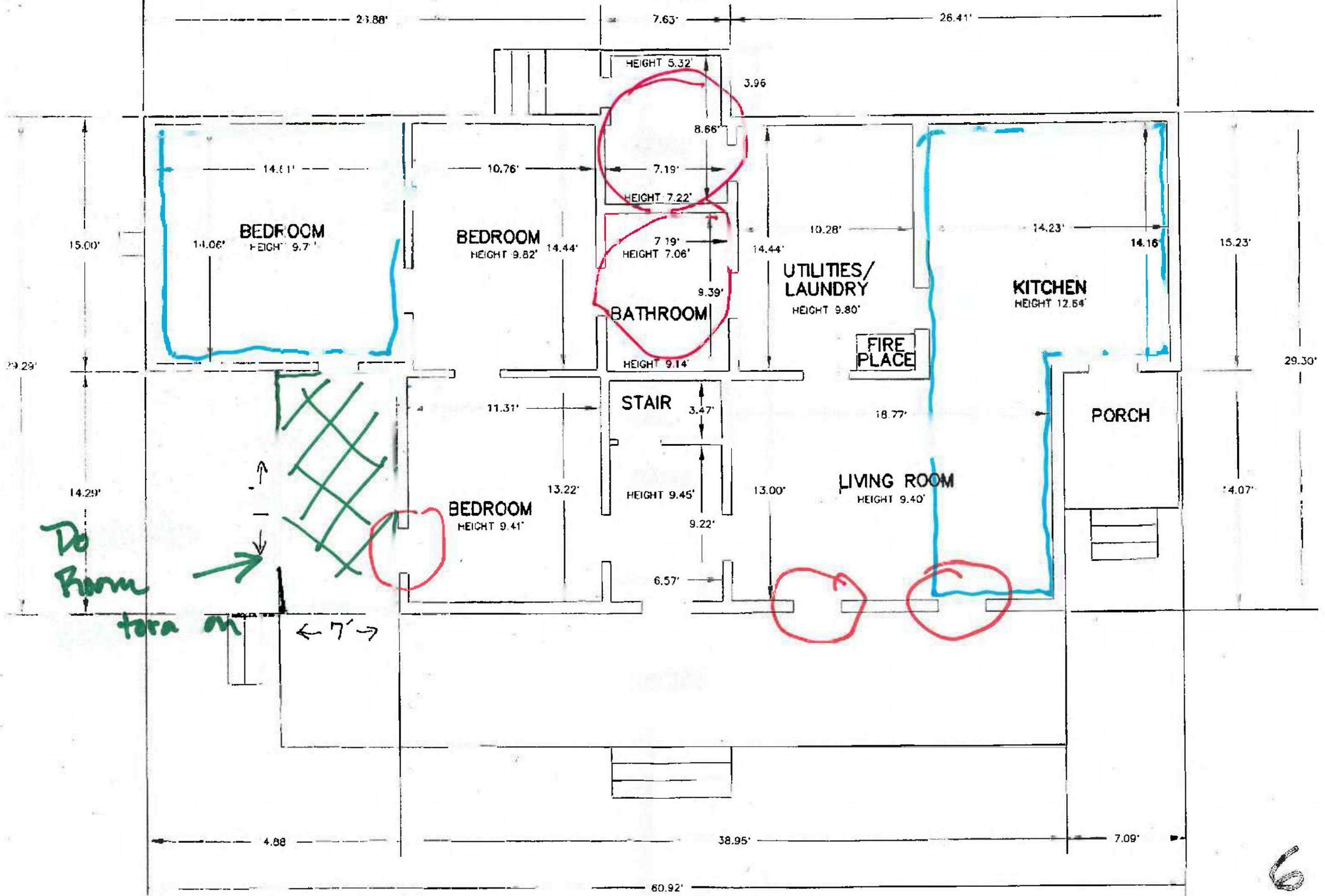
(Coste)

owner

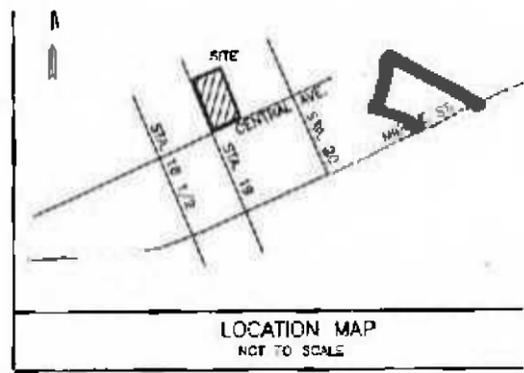
1984-2011

--Sent from my iPad

60.92



6



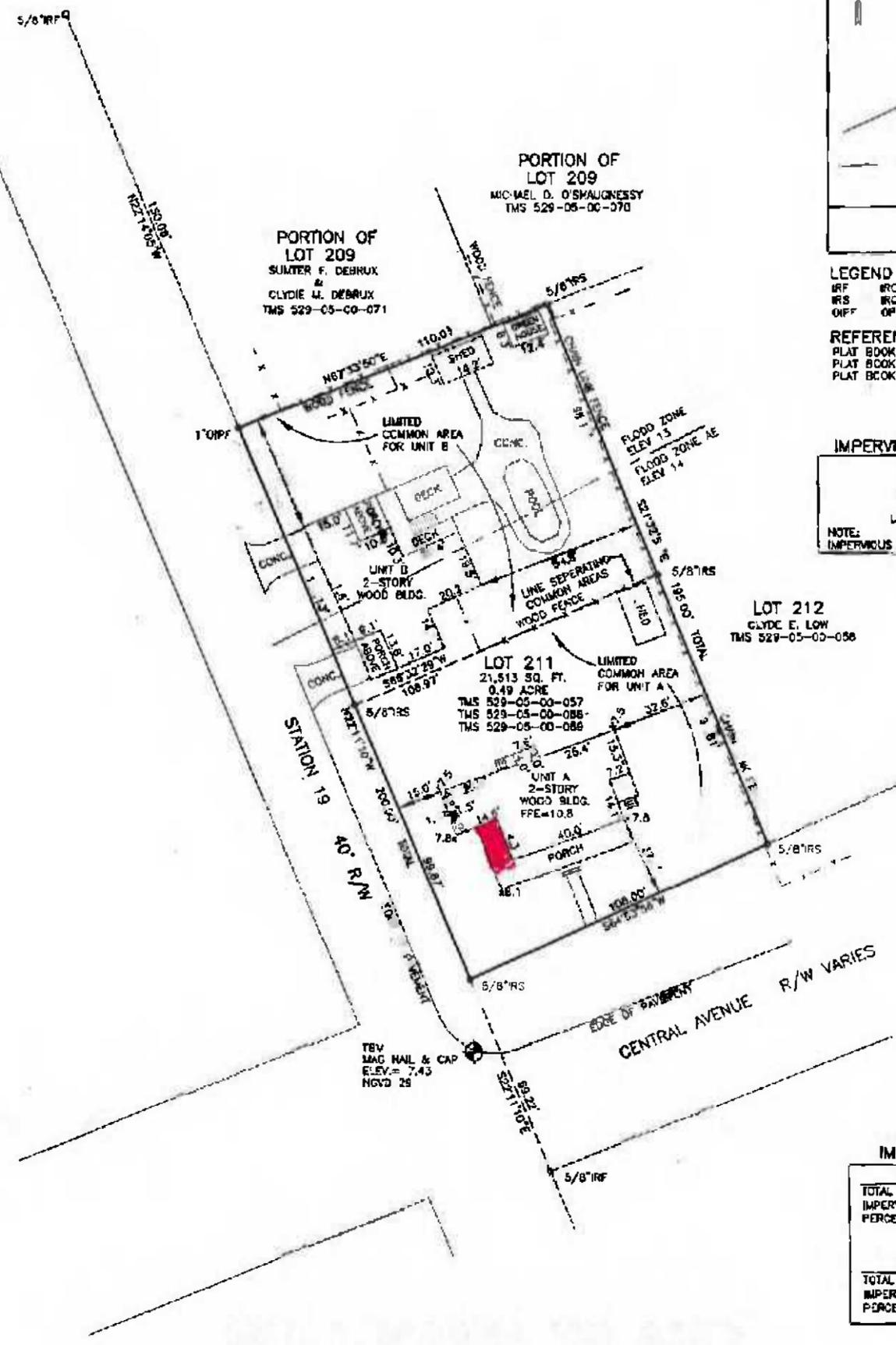
LEGEND
 IRF IRON REBAR FOUND
 IRS IRON REBAR SET
 OIFF OPEN IRON PIPE FOUND

REFERENCES
 PLAT BOOK B, PAGE 93
 PLAT BOOK AY, PAGE 87
 PLAT BOOK DE, PAGE 867

IMPERVIOUS AREA CALCULATIONS

CONC	= 1,554 SQ. FT.
BLDGS	= 3,574 SQ. FT.
TOTAL	= 5,128 SQ. FT.
LOT AREA	= 21,513 SQ. FT.

NOTE:
 IMPERVIOUS AREA IS 23.84% OF TOTAL LOT AREA.



IMPERVIOUS AREA CHART

COMMON AREA FOR UNIT A	
TOTAL AREA	10,658 SQ. FT.
IMPERVIOUS AREA	1,798 SQ. FT.
PERCENT OF TOTAL AREA	= 16.85%

COMMON AREA FOR UNIT B	
TOTAL AREA	10,855 SQ. FT.
IMPERVIOUS	= 3,332 SQ. FT.
PERCENT OF TOTAL AREA	= 30.70%

CHARLESTON COUNTY, S.C.
 PLAT OF LOT 211, CONTAINING 0.49 ACRE
 SHOWING UNITS A AND B

SCALE: 1" = 30' DATE: AUGUST 29, 2011



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.

Lewis E. Seabrook
 LEWIS E. SEABROOK
 CIVIL ENGINEER & LAND SURVEYOR
 S. C. REG. NO. 05880
 P. O. BOX 96
 MT. PLEASANT, S. C. 29465
 (843) 884-4496



SEABROOK
Engineers | Surveyors
 1081 Johnnie Dadds Blvd.
 Post Office Box 98
 Mount Pleasant, SC 29465
 Phone (843) 884-4496
 www.emseabrook.com

- NOTES:
- AREA DETERMINED BY COORDINATES
 - BASED ON INTERPRETATION OF FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 45019C 0539 J, DATED NOV. 17, 2004, THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE AE (ELEV. 13) AND FLOOD ZONE AE (ELEV. 14)
 - THIS SURVEY IS BASED ON THE REFERENCES SHOWN, EXISTING MONUMENTATION AND LINES OF OCCUPATION OF LONG DURATION AND DOES NOT CONSTITUTE A TITLE SEARCH.

FINAL SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

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

Project Address: 2402 Myrtle Ave.

Submittal Date: 4-22-16

Meeting Date: 5-18-16

Requested Approval: Conceptual Preliminary Final

Final Review: All Applicants are strongly encouraged to submit for Conceptual Review prior to submitting for Final Review. Only the simplest of requests is likely to pass final review without having first received Conceptual Approval. Please submit all items as requested. **Incomplete submittals will be returned to the applicant and the project will not be part of the meeting Agenda.**

The following items shall be included in the Final Submittal:

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

Sullivan's Island Design Review Board

last modified January 2016

**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: 2402 Myrtle Ave.
 Submittal Date: 4-22-16
 Meeting Date: 5-18-16 Parcel I.D. (TMS#): 529-0600-064

Requested Approval (check ONE) Conceptual Preliminary Final

Check one:

<input type="checkbox"/>	Submittal is <i>outside</i> the Historic District, not classified historic, and requests DRB relief.	<input checked="" type="checkbox"/>	Submittal is <i>within</i> the Historic District and is:	<input type="checkbox"/>	Submittal is <i>outside</i> the Historic District and
		<u>X</u>	designated as Historic Resource		designated as Historic Resource
			not designated as Historic Resource		
	Historic Survey #: <u>78</u>				Historic Survey #: _____

Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name: Michael & Kelly Andrews Architect/Designer: Kate Campbell
 Address: 2402 Myrtle Ave. Contact #: 843-722-2040
 email: Sullivan's Island, SC email: Kate@BeauClawney.com
 email: Michael Andrews@Blackland.com Contractor: _____
 Contact #: _____ Contact #: _____
 email: 843-327-9204 email: _____

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

One story Bedroom addition & new pavilion structure have been previously approved by DRB-10-21-15. However, we have added an additional Bathroom to the existing house on the second floor. The bathroom will appear as an added dormer to the roof of the house.

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>[Signature]</u> Print Applicant's Name	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 # _____
	Applicant 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 2402 Myrtle Ave.

Submittal Date 9-22-16

Meeting Date: 5-18-16

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>22,97</u> sf
Lot Width:	<u>105 FT</u>
Lot Depth:	<u>210 FT</u>
Flood Zone / Base Flood Elevation:	<u>AE 14</u>

	<i>existing</i>	<i>proposed</i>	
Sec. 21-25 Principal Building Coverage Area			
Principal Building Footprint:	<u>1896</u>	<u>3679</u>	sf
Accessory Building Footprint:	<u>636</u>	<u>1094</u>	sf
<hr/>			
Total Principal Bldg. Coverage Area:	<u>2532 / 3591</u>		sf
(Principal Building plus Accessory Structure)			

	<i>existing</i>	<i>proposed</i>	
Sec. 21-26 Impervious Coverage			
Principal Building Coverage Area	<u>2950</u>	<u>3591</u>	sf
Covered Porches:	<u>432</u>	<u>572</u>	sf
Open Decks / Steps:	<u>405</u>	<u>422</u>	sf
Pool / Patio:	<u>NA</u>	<u>1098</u>	sf
Drives / Walks:	<u>NA</u>		sf
Other Impervious Coverage	<u>418</u>	<u>287</u>	sf
<hr/>			
Total Impervious Coverage	<u>4205 / 6580</u>		sf

Sec. 21-27 Principal Building Square Footage			
First Floor	<u>1896</u>	<u>2905</u>	sf
Second Floor	<u>1024</u>	<u>1094</u>	sf
Third Floor	<u>80</u>	<u>80</u>	sf
Accessory Building	<u>636</u>	<u>1094</u>	sf
<hr/>			
Total Principal Building Square Footage:	<u>3636 / 3713</u>		sf
(Principal Building plus Accessory Structure)			

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

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

Foundation: <u>cmu piers w/ ptd. foundation screen</u>	Roof: <u>standing seam to match existing</u>
Walls: <u>painted cedar siding</u>	Windows: <u>clad</u>
Trim: <u>painted</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 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:

2402 Myrtle Ave.

Submittal Date:

4-22-16

Meeting Date:

9-18-16

		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>12-10'</u> min.; <u>40'</u> comb.		25%	10 FT	25%	Existing can be used $12-10' + 27-2' = 40'$ $12-10' + 17-2' = 30'$
	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>3591</u> sf		20%	see Form C.1		
	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		25%	see Form C.1		
	I	21-28 Third Story	as per formula: Enter Result _____ sf	N/A	15%			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result _____ sf	✓	100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result _____ sf	✓	100%			
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatibility			
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor	✓	1 foot			
	N	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance	✓	Adjust for Neighborhood Compatibility			

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:

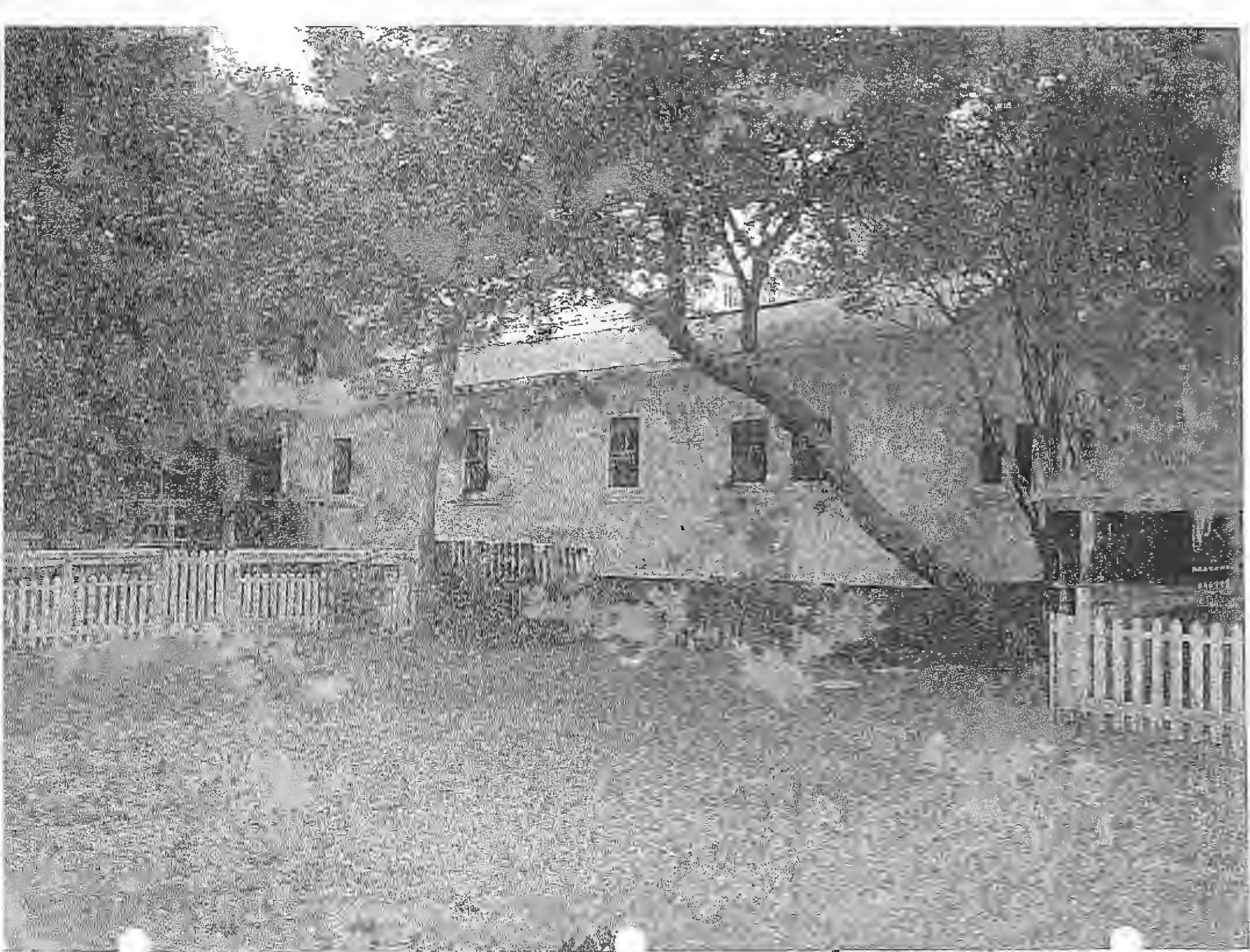
2402 Myrtle Ave

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 Ft./Sq. Ft.	Percent (%) Relief Requested	NOTES
HISTORIC EXEMPTIONS	A	21-43 Existing Principal Building Square Footage	2,927	50% Enter Result <u>1,464</u> sf	1,073	36%	
	B	21-43 Existing Principle Building Coverage Area	2,364	50% Enter Result <u>1,182</u> sf	1,097	46%	
	C	21-43 Existing Impervious Coverage Area	4,205	50% Enter Result <u>2,102.5</u> sf			



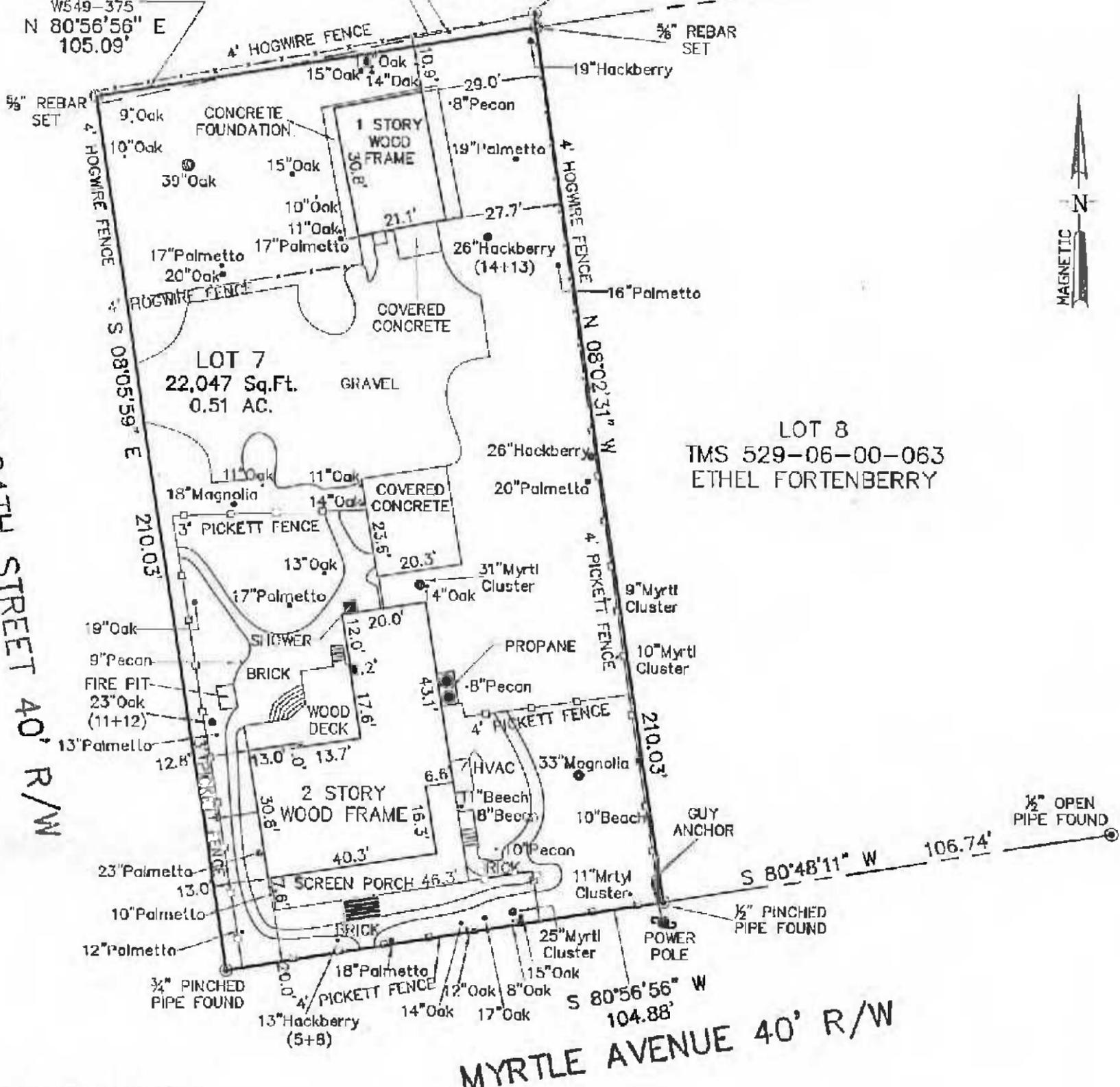


GOLDBUG AVENUE 40' R/W

LINE BY SURVEY AEGIS
LAND SURVEYING
S 78°06'33" W
105.43'

LINE BY DEED
W549-375
N 80°56'56" E
105.09'

STATION 24TH STREET 40' R/W



NOTES & REFERENCES:

1. REFERENCE PLAT BY ARTHUR H. BURTON, RECORDED IN THE CHARLESTON CO. OFFICE IN PLAT BOOK K AT PAGE 179.
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.

GENERAL PROPERTY SURVEY

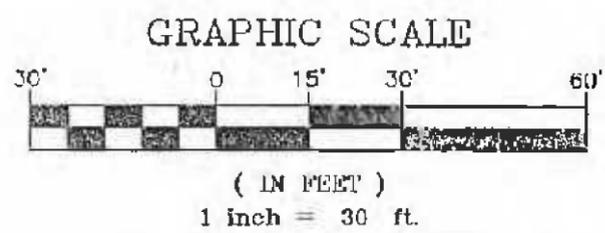
LOT 7
TMS 529-06-00-064
2402 MYRTLE AVENUE
SULLIVANS ISLAND
CHARLESTON COUNTY, SC

BEING CONVEYED TO
MICHAEL ANDREWS
DATE: 7-23-15 SCALE: 1" = 30'

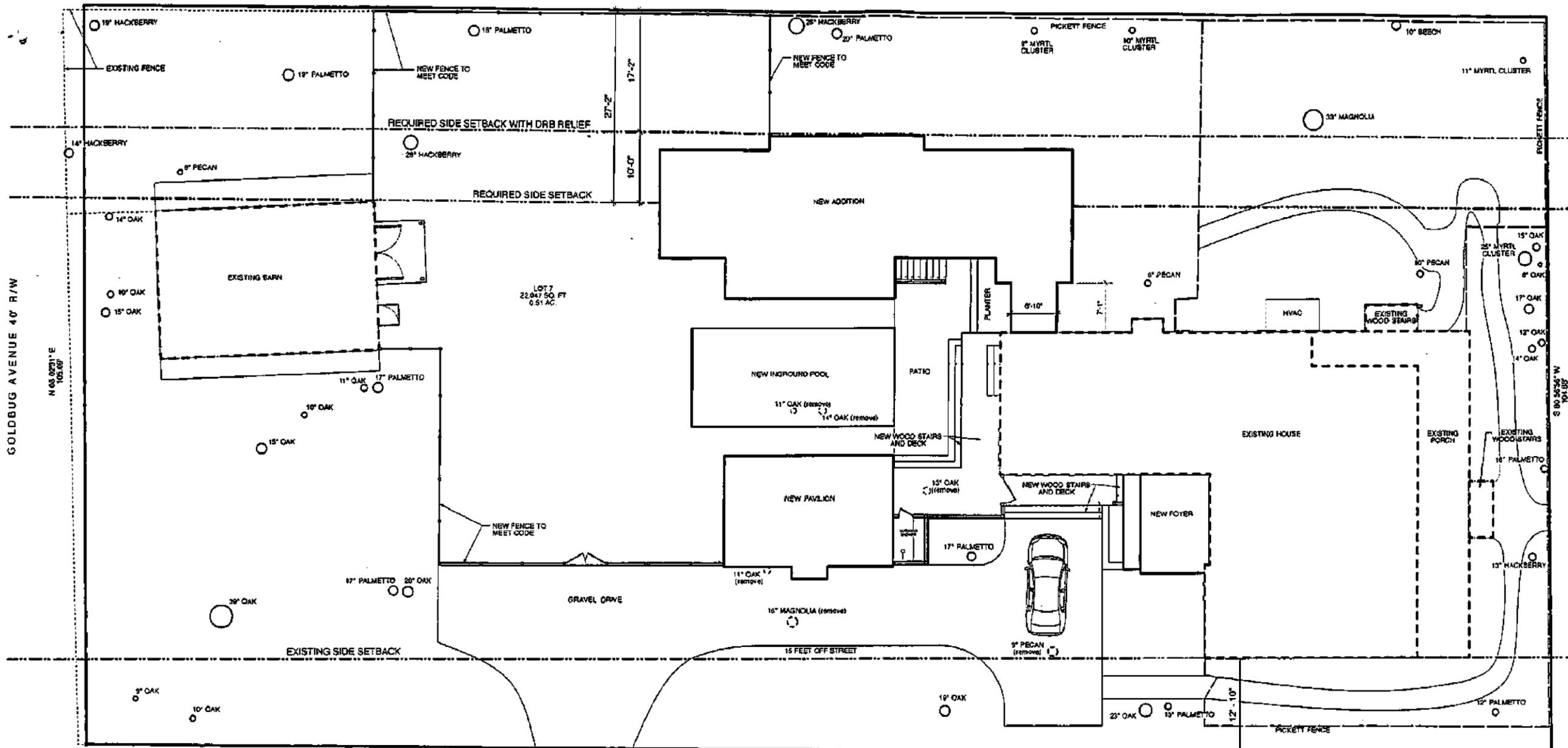
ATLANTIC SURVEYING, INC.

1058 GARDNER ROAD
P.O. BOX 30604
CHARLESTON, SOUTH CAROLINA 29417
PHONE (843)763-6669 FAX (843)766-7411

JOB #15-17148



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.



S 06 05'59" E
 210.03'

STATION 24TH STREET 40' R/W

2402 MYRTLE AVENUE
 TMS: 529-08-00-064

FRONT SETBACK: 25'
 SIDE SETBACK: 12'-10" / 27'-2" (COMBINED 40'-0")
 REQUESTED SIDE SETBACK: 12'-10" / 17'-2" (COMBINED 30')
 *25% VARIANCE REQUESTED (PBR SEC. 21-22.C.2.b)
 REAR SETBACK: 25'

LOT COVERAGE INFORMATION:

LOT INFORMATION:	
TOTAL LOT SIZE:	22,047 SF
LOT WIDTH:	104.88'
LOT DEPTH:	210.03'
FLOOD ZONE / BASE FLOOD ELEVATION:	AD 14.0'

SEC. 21-25 PRINCIPAL BUILDING COVERAGE AREA:

PRINCIPAL BUILDING FOOTPRINT:	3,570 SF
ACCESSORY BUILDING FOOTPRINT:	1,094 SF
TOTAL PRINCIPAL BLDG. COVERAGE AREA:	4,773 SF

PRINCIPAL BLDG. COVERAGE (ALLOWED BY ZONING): 3,966 SF
REQUEST FOR HISTORIC EXEMPTION: 1,182 SF
 (EXISTING HOUSE COVERAGE * 2,384) X 1/2 = 3,591 SF

SEC. 21-26 IMPERVIOUS COVERAGE:

PRINCIPAL BUILDING COVERAGE AREA:	4,201 SF
COVERED PORCHES:	572 SF
OPEN DECKS / STEPS:	422 SF
POOL / PATIO:	1096 SF
DRIVES / WALKS:	N/A
OTHER IMPERVIOUS COVERAGE:	287 SF

TOTAL IMPERVIOUS COVERAGE: 6,580 SF
IMPERVIOUS COVERAGE (ALLOWED BY ZONING): 6,614 SF

SEC. 21-27 PRINCIPAL BUILDING SQUARE FOOTAGE:

FIRST FLOOR:	2,905 SF
SECOND FLOOR:	1,094 SF
THIRD FLOOR:	60 SF
ACCESSORY BUILDINGS:	1,098 SF

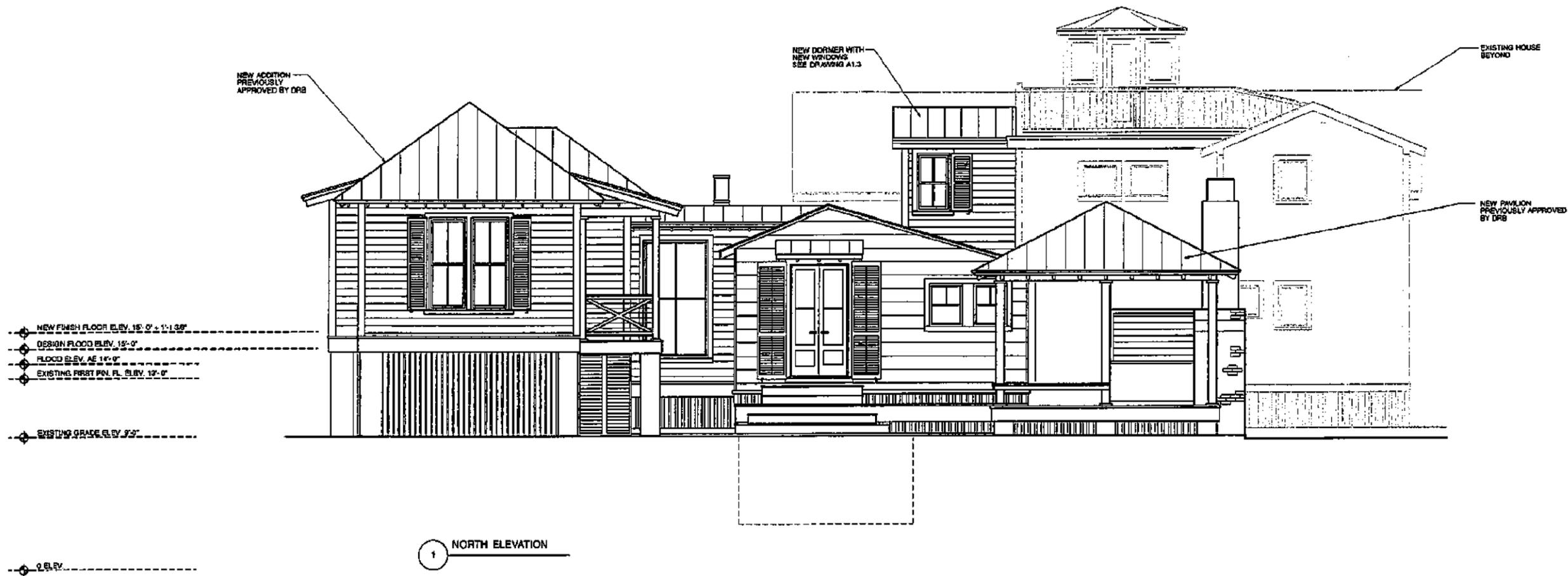
TOTAL PRINCIPAL BLDG. SQ. FOOTAGE: 5,177 SF
PRINCIPAL BLDG. SQ. FOOTAGE (ALLOWED BY ZONING): 4,104 SF
REQUEST FOR HISTORIC EXEMPTION: 1,454 SF
 (EXISTING HOUSE SQ. FOOTAGE * 2,927) X 1/2 = 3,713 SF



NOTE: DIMENSIONS SHOWN ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE

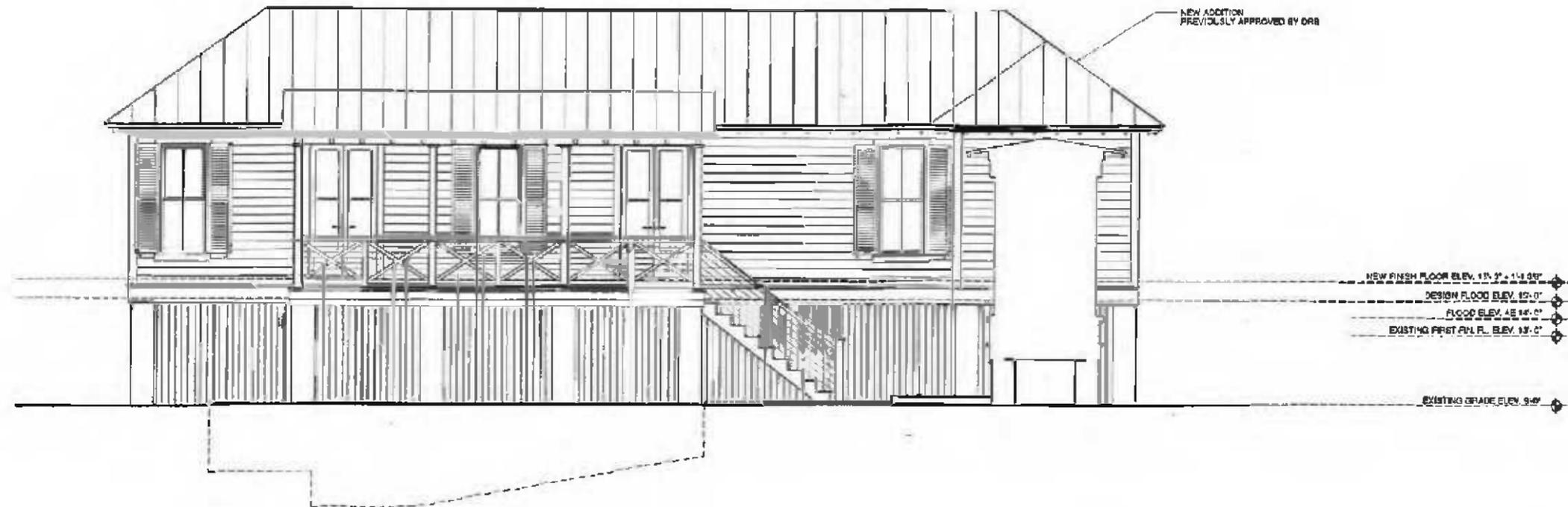
BEAU
 CLOWNEY
 architects
 813.732.2010

ANDREWS RESIDENCE
 2402 MYRTLE
 SULLIVANS ISLAND, SC
 SITE PLAN
 1/16" = 1' - 0"
 04.22.18



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

ANDREWS' RESIDENCE
2402 MYRTLE AVE.
SULLIVAN'S ISLAND, SC
EXTERIOR ELEVATION
1/8" = 1'-0"
04.22.18



1 WEST ELEVATION A



2 WEST ELEVATION B

B E A U
 C L O W N E Y
 architects
 843-722-2010

ANDREWS' RESIDENCE
 2402 MYRTLE AVF.
 SULLIVAN'S ISLAND, SC
 EXTERIOR ELEVATION
 1/8"=1'-0"
 04.22.18



1 SOUTH ELEVATION

B E A U
C L O W N E Y
a r c h i t e c t s
8 4 3 . 7 2 2 . 2 0 0 0

ANDREWS' RESIDENCE
2402 MYRTLE AVE.
SULLIVAN'S ISLAND, SC
EXTERIOR ELEVATION
1/8" = 1'-0"
04.22.18



1 EAST ELEVATION

B E A U
C L O W N E Y
a r c h i t e c t s
8 4 3 . 7 2 7 . 2 0 0 0

ANDREWS' RESIDENCE
2402 MYRTLE
SULLIVAN'S ISLAND, SC
EXTERIOR ELEVATION
1748-11-04
04.22.16

FINAL SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

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

Project Address: 2730 Brooks St.

Submittal Date: 04.22.2016

Meeting Date: 05.18.2016

Requested Approval: Conceptual Preliminary Final

Final Review: All Applicants are strongly encouraged to submit for Conceptual Review prior to submitting for Final Review. Only the simplest of requests is likely to pass final review without having first received Conceptual Approval. Please submit all items as requested. Incomplete submittals will be returned to the applicant and the project will not be part of the meeting Agenda.

The following items shall be included in the Final Submittal:

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

Sullivan's Island Design Review Board

last modified January 2016

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

2050-B Middle St. • PO Box 427 • Sullivan's Island, SC • 29402 • (843) 803-3196

(FORM A)

Project Address: 2730 BROOKS ST.
 Submittal Date: 04.22.2016
 Meeting Date: 05.18.2014 Parcel I.D. (TMS#): 529.07.00.049

Requested Approval (check ONE) Conceptual Preliminary Final

Check one:

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

Submittal is within the Historic District and is:
 _____ designated as Historic Resource
 _____ not designated as Historic Resource

Submittal is outside the Historic District and
X designated as Historic Resource

Historic Survey #: _____ Historic Survey #: 35

Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name: MARSH SPENCER Architect / Designer: BEAU CLAWNEY
 Address: 202 MERRWOOD SP. Contact #: 843.722.2440
BELMONT, NC 28012 email: CHRIS@BEAUCLOWNEY.COM
 email: MSPENCER@STEELEBAR-INC.COM Contractor: _____
 Contact #: 704.616.5472 Contact #: _____
 email: _____

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

CONSTRUCTING A SMALL GUEST ADDITION (BED + BATH) TO AN EXISTING HOUSE, AS WELL MAKING ALTERATIONS TO THE KITCHEN INCLUDING NEW WINDOWS AND RELOCATING A WALL.

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>CHRIS PARKER</u> Print Applicant's Name <u>Chris Parker</u> Applicant Signature	Owner is not Applicant: I (We) hereby appoint the person named as Applicant as My (Our) agent to represent Me (Us) in this application.	Fee Received by _____ check # _____
	<u>Marsh Spencer</u> 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 2730 Brook St.

Submittal Date 04.22.2016

Meeting Date: 05.18.2016

BREAKDOWN OF LOT COVERAGES

EXISTING / PROPOSED

Lot Information:	
Total Lot Size in Square Feet:	<u>18,862</u> sf
Lot Width:	<u>105</u>
Lot Depth:	<u>185</u>
Flood Zone / Base Flood Elevation:	<u>AE 13</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>1982</u> / <u>2243</u> sf
Accessory Building Footprint:	<u>N/A</u> / <u>N/A</u> sf
Total Principal Bldg. Coverage Area: <u>1982</u> / <u>2243</u> sf (Principal Building plus Accessory Structure)	

EXISTING / PROPOSED

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>1982</u> / <u>2243</u> sf
Covered Porches:	<u>521</u> / <u>629</u> sf
Open Decks / Steps:	<u>151</u> / <u>204</u> sf
Pool / Patio:	<u>2,118</u> / <u>2,118</u> sf
Drives / Walks:	<u>715</u> / <u>N/A</u> sf
Other Impervious Coverage	<u>N/A</u> / <u>N/A</u> sf
Total Impervious Coverage	<u>5487</u> / <u>5,194</u> sf

EXISTING / PROPOSED

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>1982</u> / <u>2243</u> sf
Second Floor	<u>572</u> / <u>572</u> sf
Third Floor	<u>N/A</u> / <u>N/A</u> sf
Accessory Building	<u>N/A</u> / <u>N/A</u> sf
Total Principal Building Square Footage: (Principal Building plus Accessory Structure) <u>2554</u> / <u>2815</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: CMU, STUCCO PIERS
 Walls: PAINTED WOOD SIDING
 Trim: PAINTED WOOD

Roof: 5V-CRIMP, METAL
 Windows: CLAD
 Doors: MAHOGANY

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: 2730 BROOKS ST.
 Submittal Date: 04.22.2016
 Meeting Date: 05.18.2016

		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)
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>42</u> comb.	✓	25%			
	D	21-22 Side Setback 2nd Floor Setback	2 feet	✓	100%			
	E	21-22 Rear Setback	25 feet	✓	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>2,243</u> sf	✓	20% <u>3,397</u> sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>30%</u> sf maximum	✓	N/A	N/A	N/A	N/A
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>2,816</u> sf	✓	25% <u>4,725</u> sf			
	I	21-28 Third Story	as per formula: Enter Result <u>N/A</u> sf	✓	15% _____ sf			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result: _____ sf	✓	100%			
	K	21-28 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			







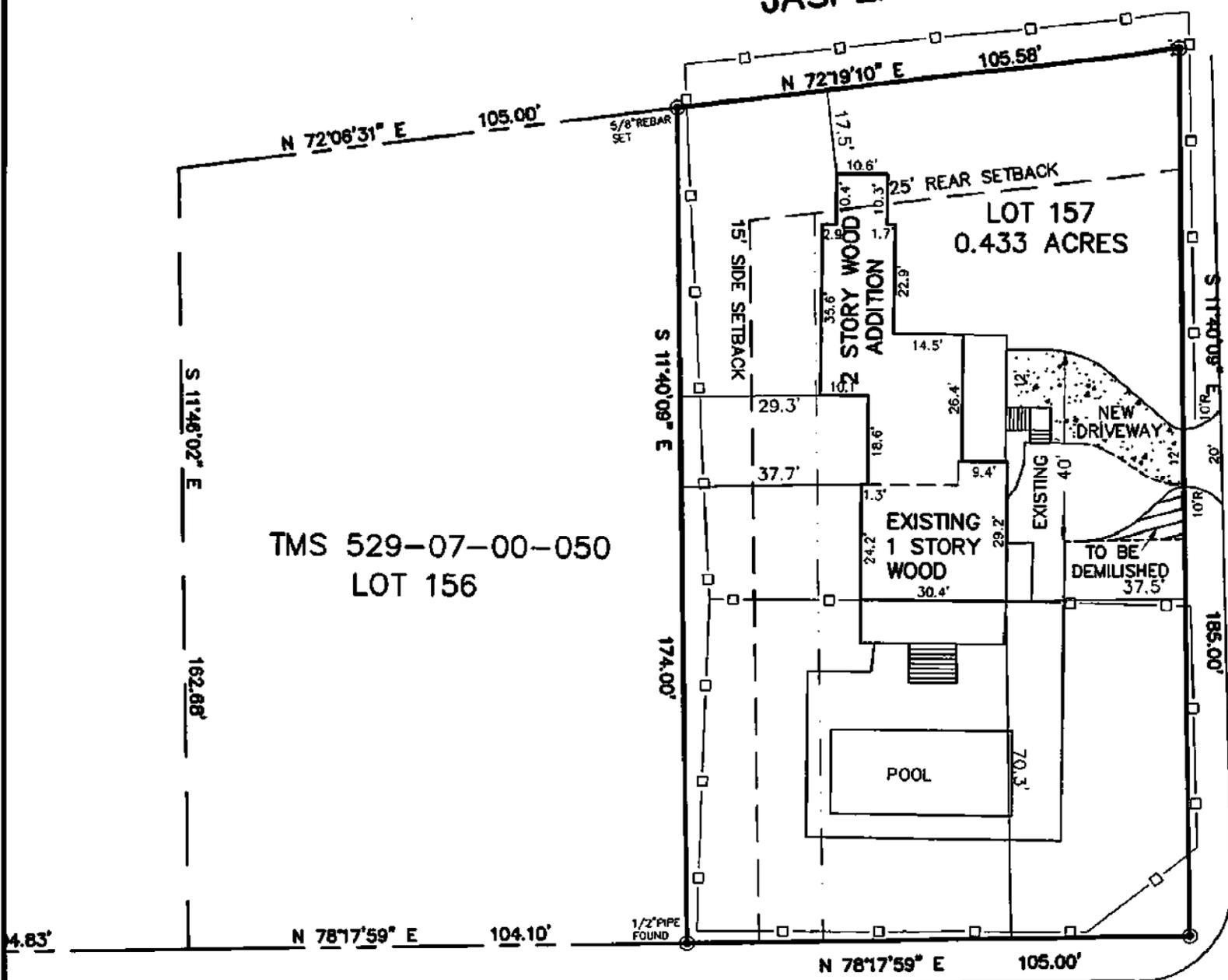


JASPER BOULEVARD

LOT COVERAGE:

TOTAL FOOTPRINT OF ENCLOSED PRINCIPAL BUILDING	1,982 S.F.	- 11% OF LOT
TOTAL IMPERVIOUS SURFACES	3288 S.F.	- 17% OF LOT
TOTAL PORCHES & STEPS	646 S.F.	- 3% OF LOT
TOTAL LANDSCAPE SURFACES (GREEN SPACE)	12,931 S.F.	- 69% OF LOT
TOTAL OF ABOVE FIGURES	18,847 S.F.	- 100% OF LOT

TMS 529-07-00-050
LOT 156

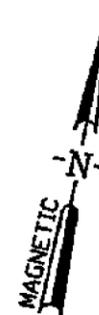


STATION 28 STREET

NOTES & REFERENCES:

REFERENCE PLAT RECORDED IN THE CHARLESTON CO. R.M.C. OFFICE IN PLAT BOOK D AT PAGE 184.

THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS BASED ENTIRELY ON THE ABOVE REFERENCED DOCUMENT(S).



PROPOSED NEW DRIVEWAY
2730 BROOKS STREET
TMS 529-07-00-049
LOT 157

PREPARED FOR
R & B COASTAL CONTRACTORS
SULLIVANS ISLAND
CHARLESTON COUNTY, SC

DATE: MAY 31, 2007 SCALE: 1" = 30'

ATLANTIC SURVEYING, INC.

1714 ASHLEY RIVER ROAD

P.O. BOX 30604

CHARLESTON, SOUTH CAROLINA 29417

PHONE (843)763-6669 FAX (843)766-7411

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

JOB #06-10871

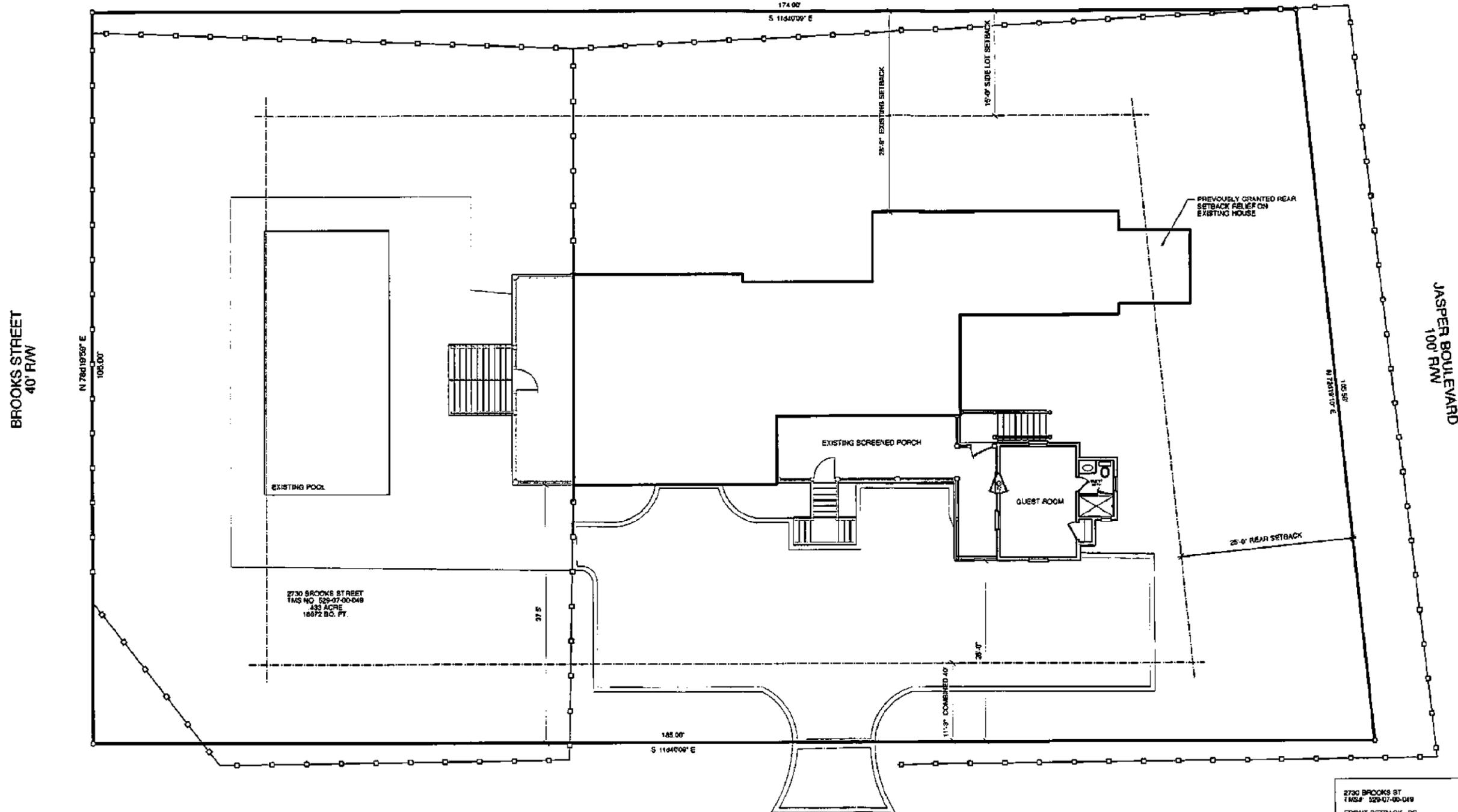


I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED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

JAMES KELLY DAVIS, R.L.S. No. 9758



2734 BROOKS STREET
 TMS NO. 529-07-00-090



BROOKS STREET
 40' R/W

JASPER BOULEVARD
 100' R/W

STATION 28
 40' R/W

2730 BROOKS ST
 TMS# 529-07-00-049

FRONT SETBACK: 25'
 SIDE SETBACK: 15' MINIMUM 40' COMBINED

LOT COVERAGE INFORMATION:

LOT INFORMATION:	18662 SF
TOTAL LOT SIZE:	41'-10"
LOT WIDTH:	17'-10"
LOT DEPTH:	AE 13.0'
FLOOD ZONE / BASE FLOOD ELEVATION:	

SEC. 21-26 PRINCIPAL BUILDING COVERAGE AREA:

PRINCIPAL BUILDING FOOTPRINT	2,243 SF
ACCESSORY BUILDING FOOTPRINT	NA SF
TOTAL PRINCIPAL BLDG COVERAGE AREA	2,243 SF
PRINCIPAL BLDG. COVERAGE (ALLOWED BY ZONING)	2,831 SF

SEC. 21-26 IMPERVIOUS COVERAGE:

PRINCIPAL BUILDING COVERAGE AREA	2,243 SF
COVERED PORCHES	526 SF
OPEN DECKS / STEPS	204 SF
POOL / PATIO	2,116 SF
DRIVES / WALKS	0 SF
(RECONSTRUCTED PERVIOUS DRIVE PREVIOUSLY PERMITTED)	
OTHER IMPERVIOUS COVERAGE	NA
TOTAL IMPERVIOUS COVERAGE	5,189 SF
IMPERVIOUS COVERAGE (ALLOWED BY ZONING)	5,959 SF (30%)

SEC. 21-27 PRINCIPAL BUILDING SQUARE FOOTAGE:

EXISTING PRINCIPAL BUILDING	2,564 SF
NEW PRINCIPAL BUILDING	2,512 SF
ACCESSORY BUILDING	0 SF
TOTAL PRINCIPAL BLDG SQ FOOTAGE	2,815 SF
PRINCIPAL BLDG SQ FOOTAGE (ALLOWED BY ZONING)	3,760 SF

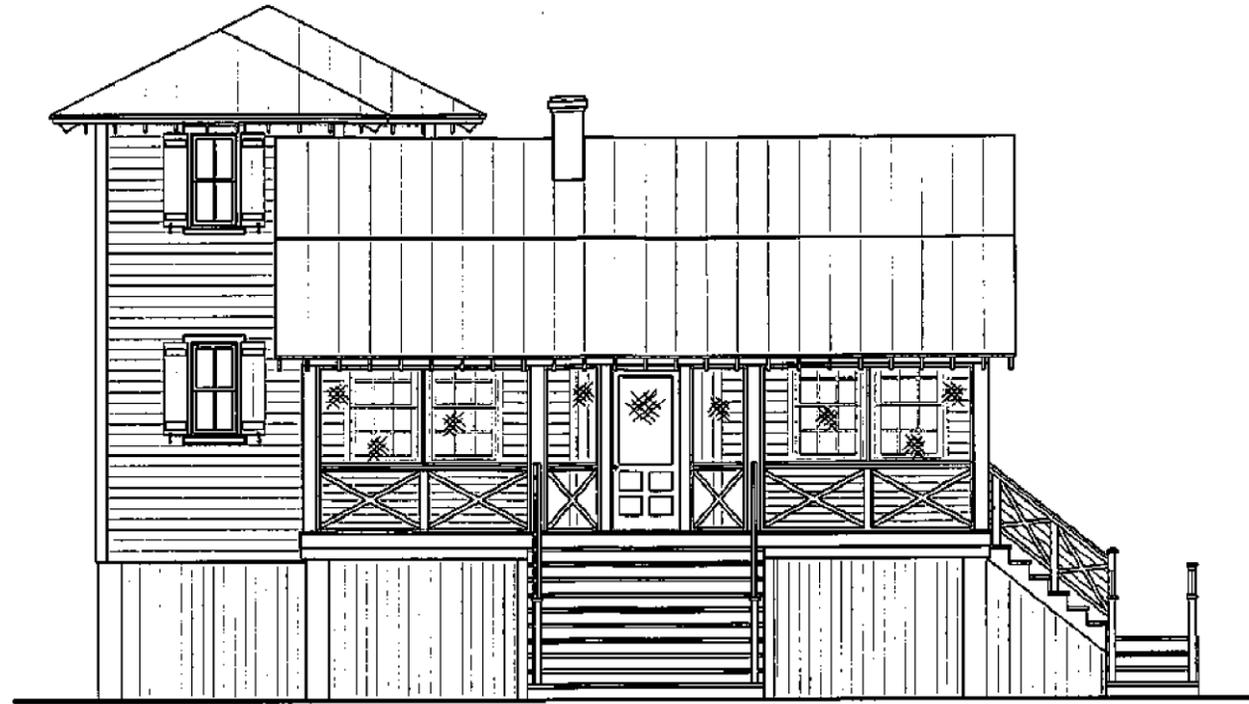
NOTE: DIMENSIONS SHOWN ARE FROM
 FACE OF STUD UNLESS NOTED
 OTHERWISE

SITE INFORMATION, INCLUDING SITE BOUNDARIES,
 SPOT ELEVATIONS, AND LOCATIONS OF
 NEIGHBORING HOUSES BASED ON A SURVEY
 PROVIDED BY JOHN WADE DATED MAY 15, 2012
 (REVISION)

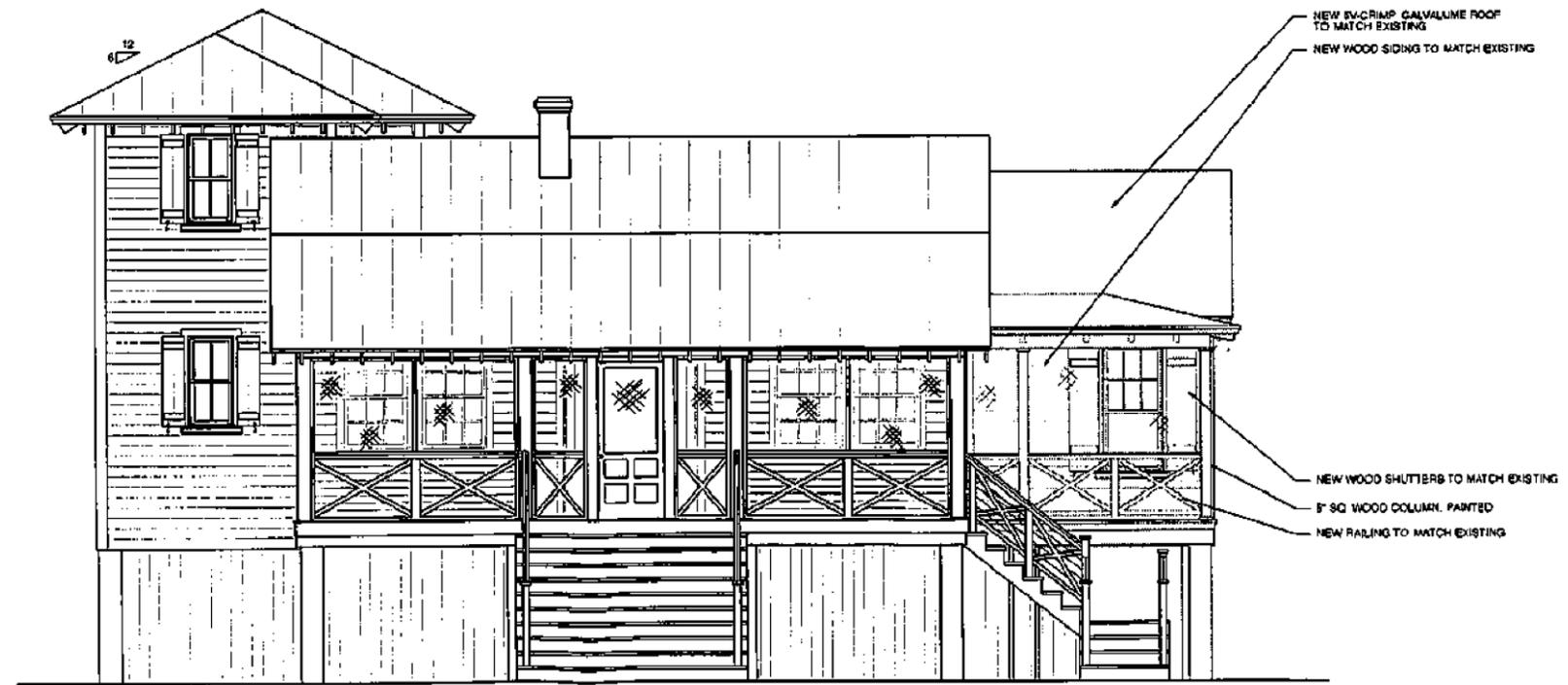


B E A U
 C L O W N E Y
 architects
 343.722.2040

SPENCER RESIDENCE
 2738 BROOKS STREET
 SULLIVAN'S ISLAND, SC
 SITE PLAN
 1/16" = 1'-0"
 04.22.16



EXISTING BROOKS ST. ELEVATION

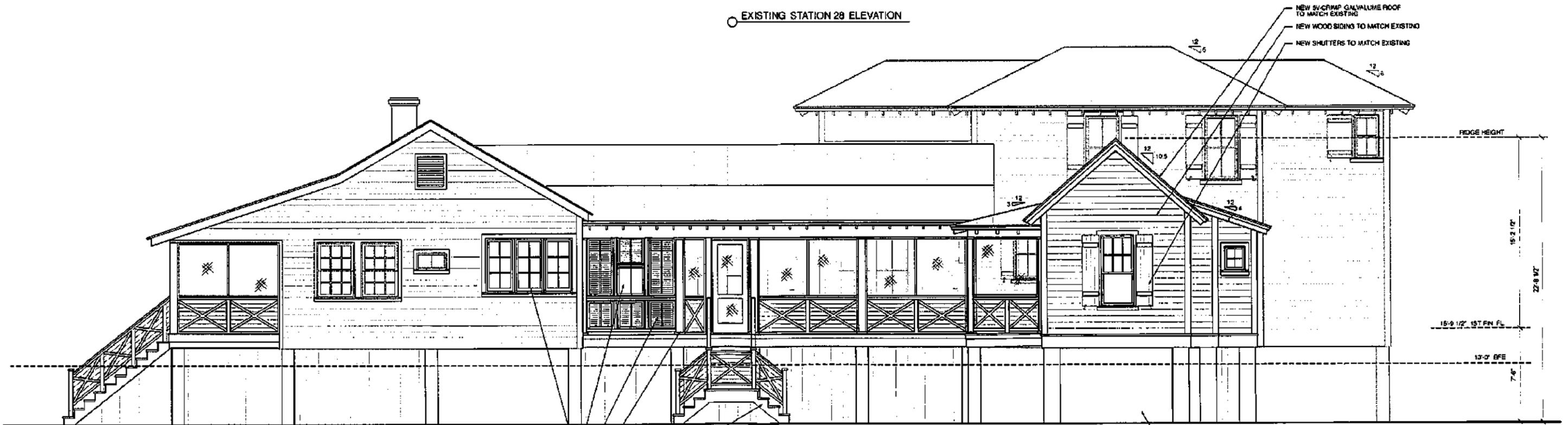


PROPOSED BROOKS ST. ELEVATION

B E A U
 C L O W N E Y
architects
 843.722.2040
 SPENCER RESIDENCE
 2730 BROOKS ST.
 SULLIVAN'S ISLAND, SC
 EXTERIOR ELEVATIONS
 1/8" = 1'-0"
 04.22.16



EXISTING STATION 28 ELEVATION



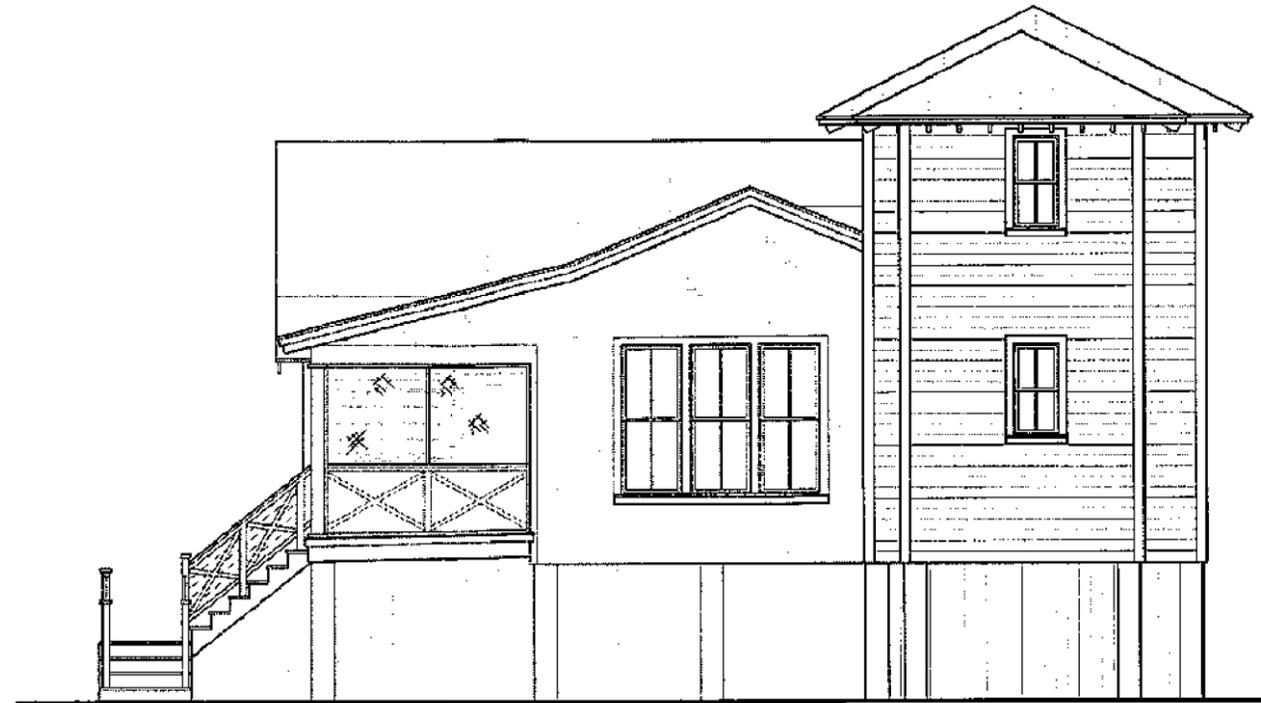
PROPOSED STATION 28 ELEVATION

- NEW WINDOWS AT KITCHEN
- NEW PORCH INFILL DESIGN AT NEW KITCHEN WALL
- NEW 7X7 WOOD COLUMN TO MATCH EXISTING
- NEW WOOD STAIR W/ X RAILINGS TO MATCH EXISTING

NEW BREAK-AWAY WALL W/ 1X4 VERTICAL WOOD SLATS TO MATCH EXISTING

- NEW 5/8\"/>

B E A U
 C L O W N E Y
architects
 843.733.2010
 SPENCER RESIDENCE
 2730 BROOKS ST.
 SULLIVAN'S ISLAND, SC
 EXTERIOR ELEVATION
 1/8" = 1'-0"
 04.22.15



EXISTING JASPER BLVD. ELEVATION



PROPOSED JASPER BLVD. ELEVATION

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

SPENCER RESIDENCE
 2730 BROOKS ST.
 SULLIVAN ISLAND, SC
 EXTERIOR ELEVATION
 1/8" = 1'-0"
 04.22.16

FINAL SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29462 • (843) 683-3196

Project Address: 2251 ATLANTIC AVE SULLIVAN'S ISLAND, SC
Submittal Date: 4/22
Meeting Date: 5/18

Requested Approval: Conceptual Preliminary Final

Final Review: All Applicants are strongly encouraged to submit for Conceptual Review prior to submitting for Final Review. Only the simplest of requests is likely to pass final review without having first received Conceptual Approval. Please submit all items as requested. Incomplete submittals will be returned to the applicant and the project will not be part of the meeting Agenda.

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 - Spot elevations required to comply with Section 21-24
 - OCRM Critical Lines, if applicable
 - Trees
 - Location of HVAC/ Equipment stands and electrical meter
 - Driveways, guest parking, garage back-up areas
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 - Graphically depict the outlines of heated space, covered porches and open decks.
 - In the case of Renovations and/or Additions, the outlines of existing and new construction must also be shown.
 - Exterior Elevations [1/8" = 1'-0" scale], with the following requirements:
 - All exterior materials such as wood, stucco, roofing and / or masonry shall be graphically represented for intent.
 - Elevations must be rendered with shadows depicting roof and / or deck overhangs, changes in wall plane, or massing. Devoid of any graphically
 - Roof ridge heights and Finished Floor Elevation (FFE) and their relationship to FEMA Base Flood Elevation (BFE)
 - Additional front yard setback shown on both side elevations for clarity.
- Optional:
 - 3-D perspective sketches and / or models are encouraged.
 - Any relevant photographs or documentation that might be descriptive.

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

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

Project Address: 2251 ATLANTIC AVE

Submittal Date: 4/22/16

Meeting Date: 5/18/16

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet:	<u>22059</u>	sf
Lot Width:	<u>165</u>	
Lot Depth:	<u>210</u>	
Flood Zone / Base Flood Elevation:	<u>VE-17</u>	

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint:	<u>3260</u>	sf
Accessory Building Footprint:	_____	sf
Total Principal Bldg. Coverage Area:	<u>3260</u>	sf
(Principal Building plus Accessory Structure)		

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area	<u>3260</u>	sf
Covered Porches:	<u>1517</u>	sf
Open Decks / Steps:	<u>277</u>	sf
Pool / Patio:	<u>-</u>	sf
Drives / Walks:	<u>1,723</u>	sf
Other Impervious Coverage	_____	sf
Total Impervious Coverage	<u>6,777</u>	sf

Sec. 21-27 Principal Building Square Footage

First Floor	<u>3123</u>	sf
Second Floor	<u>1955</u>	sf
Third Floor	_____	sf
Accessory Building	_____	sf
Total Principal Building Square Footage:	<u>5,078</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: STUCCO ON TIE-BEAM PILES AND W/ SCREEN

Walls: LAPPED CEDAR SIDING & CEDAR SHINGLES

Trim: WOOD

Roof: STANDING SEAM METAL

Windows: CLAD OR PAINTED WOOD

Doors: PAINTED & STAINED MANGROVE

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: 2251 ATLANTIC AVE.

Submittal Date: 4/22/16

Meeting Date: 5/18/16

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max Authority for Relief	Applicant's Request for Relief in FL/Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet	✓	15% (3.75')			
	B	21-22 Additional Front Yard Setback	45° above 20'	✓	15%			
	C	21-22 Side Setback	Per lot; Enter Result: <u>15</u> min.; <u>40</u> comb.		25%		25%	
	D	21-22 Side Setback 2nd Floor Setback	2 feet	✓	100%			
	E	21-22 Rear Setback	25 feet	✓	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>3,380</u> sf	✓	20% _____ sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>677</u> sf	✓	20% _____ sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4,105.9</u> sf		25% <u>1026.75</u> sf	972	23.7	5078
	I	21-28 Third Story	as per formula: Enter Result _____ sf		15% _____ sf			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result _____ sf		100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result _____ sf		100%			
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots		Adjust for Neighborhood Compatibility			
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor		1 foot			
	N	21-32 Foundation Enclosure	Check Ordinance		Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance		Adjust for Neighborhood Compatibility			

ATLANTIC AVENUE ±42' R/W

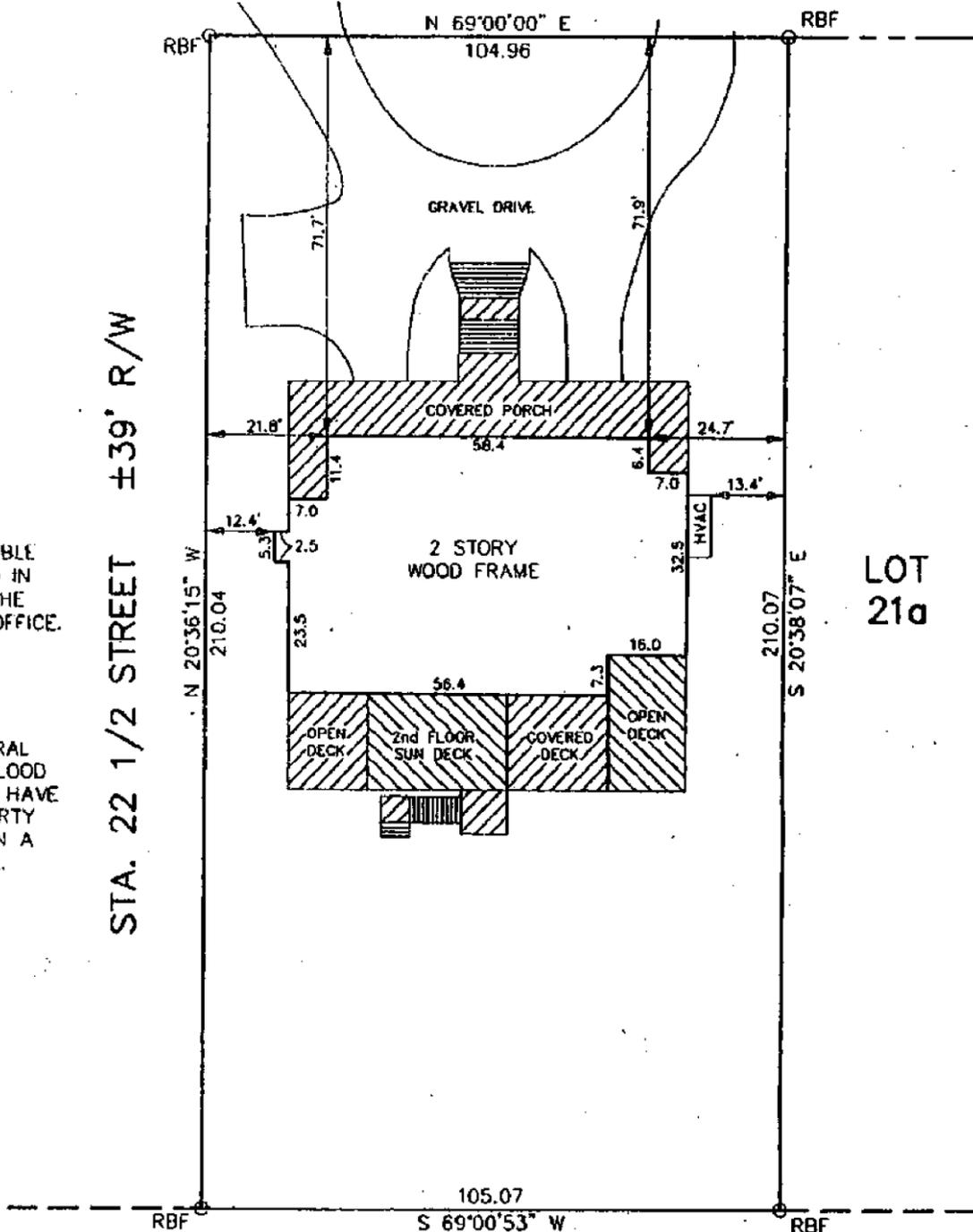


LEGEND:
RBF - 1/2" REBAR FOUND

REFERENCE PLAT BY H.S. LAMBLE
DATED APRIL 1902, RECORDED IN
PLAT BOOK D, PAGE 189 IN THE
CHARLESTON COUNTY R.M.C. OFFICE.

I HAVE CONSULTED THE FEDERAL
INSURANCE ADMINISTRATION FLOOD
HAZARD BOUNDARY MAP AND HAVE
DETERMINED THAT THE PROPERTY
SHOWN HEREON IS LOCATED IN A
SPECIAL FLOOD HAZARD AREA.

STA. 22 1/2 STREET ±39' R/W



ATLANTIC OCEAN



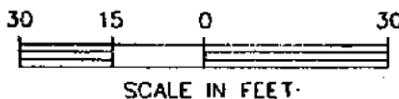
FINAL SURVEY
LOT 20a MOULTRIEVILLE
2251 ATLANTIC AVE.
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY, S.C.
PROPERTY OF
DAVID AND LISSIE MORGAN

SCALE: 1" = 30' NOVEMBER 22, 1994

I, WILLIAM PORCHER, a Professional Land Surveyor of the State of South Carolina, hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of 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.

William Porcher

WILLIAM PORCHER
LAND SURVEYOR
S.C. Reg. No. 7407

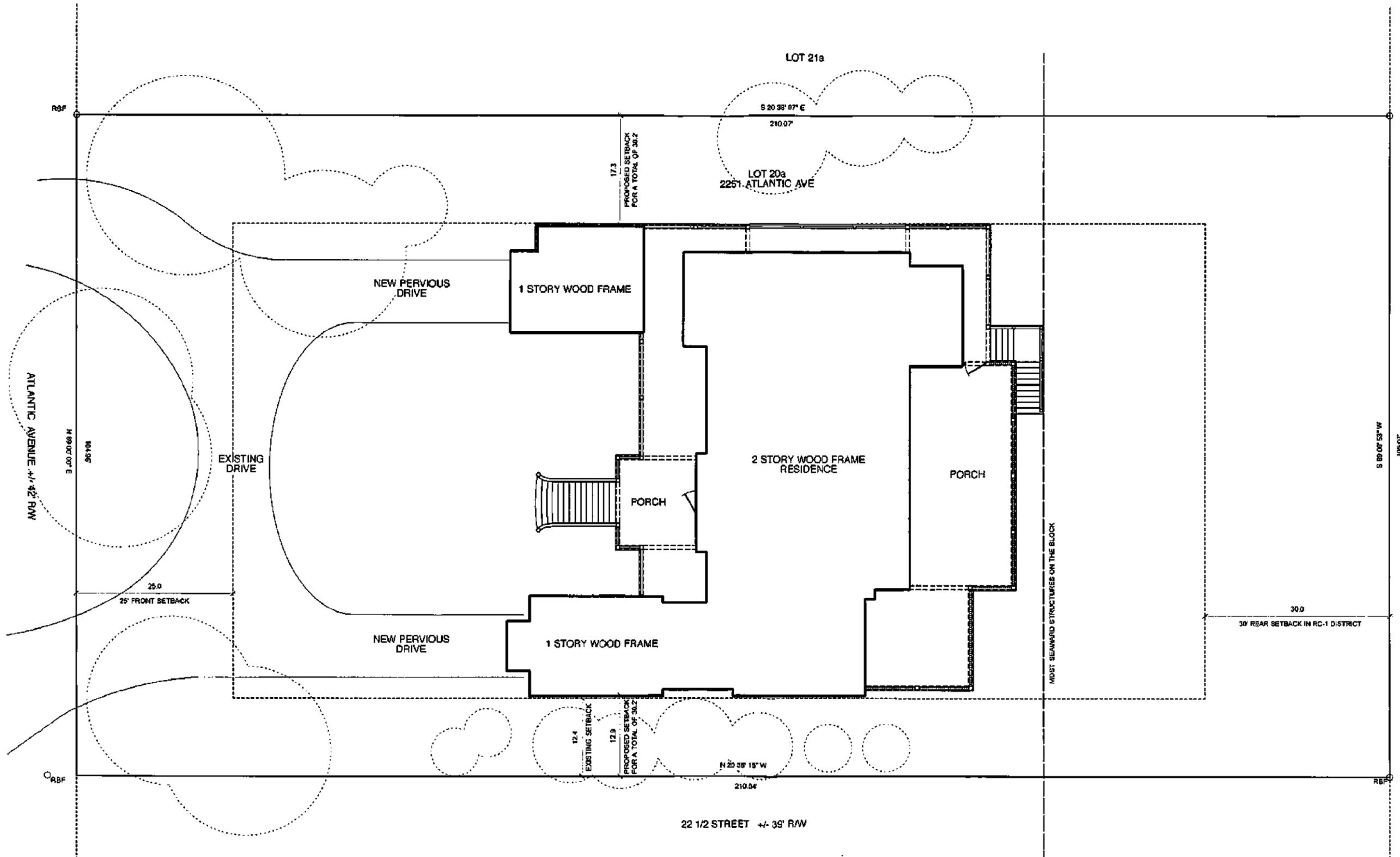


SCALE IN FEET

ENGINEERING, SURVEYING, & PLANNING, INC.

(803)577-4928 990 MORRISON DR., CHARLESTON, SOUTH CAROLINA 29403

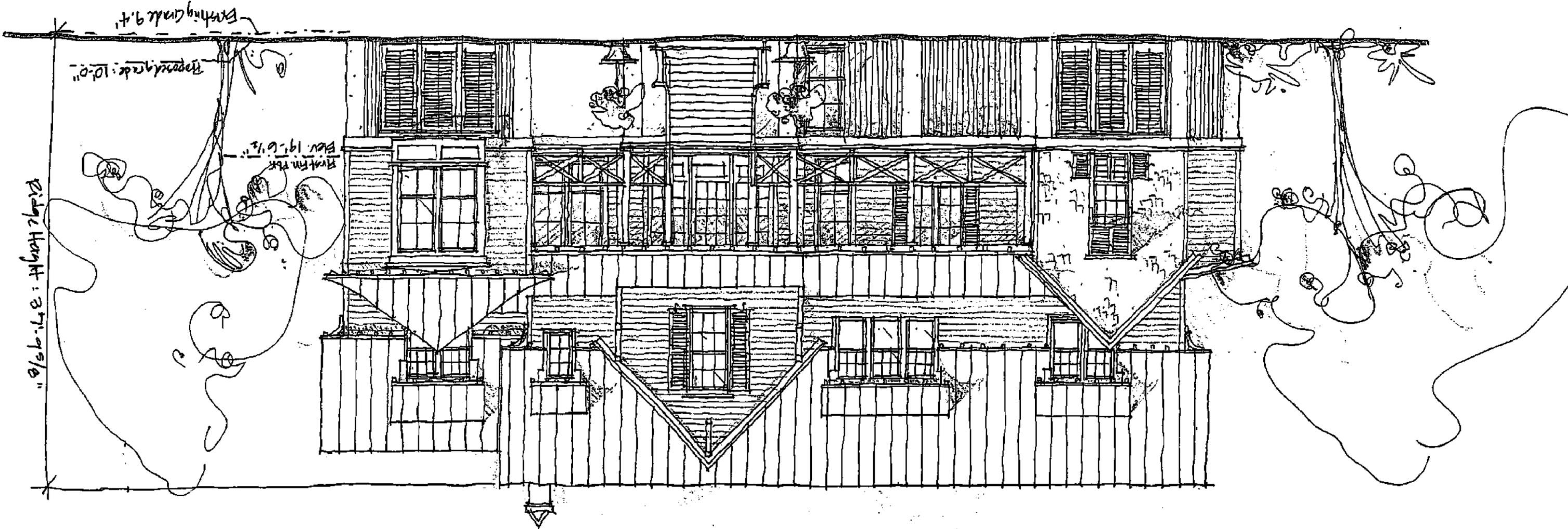
MOULT20A.DWG
MOULT20A.CRD
ROTATE 20.9853
DWG. NO. LS-1330



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

BOEHLY RESIDENCE
 225 1/2 ATLANTIC AVE
 SULLIVANS ISLAND, SC
 SITE PLAN
 1/32" = 1'-0"
 04.22.16

2251 Atlantic Ave.



Proposed grade: 10.0'

Existing grade 9.4'

Rise in elev. 19'-6 1/2"

Rising height: 37'-9 5/8"



SOUTHWEST ELEVATION

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

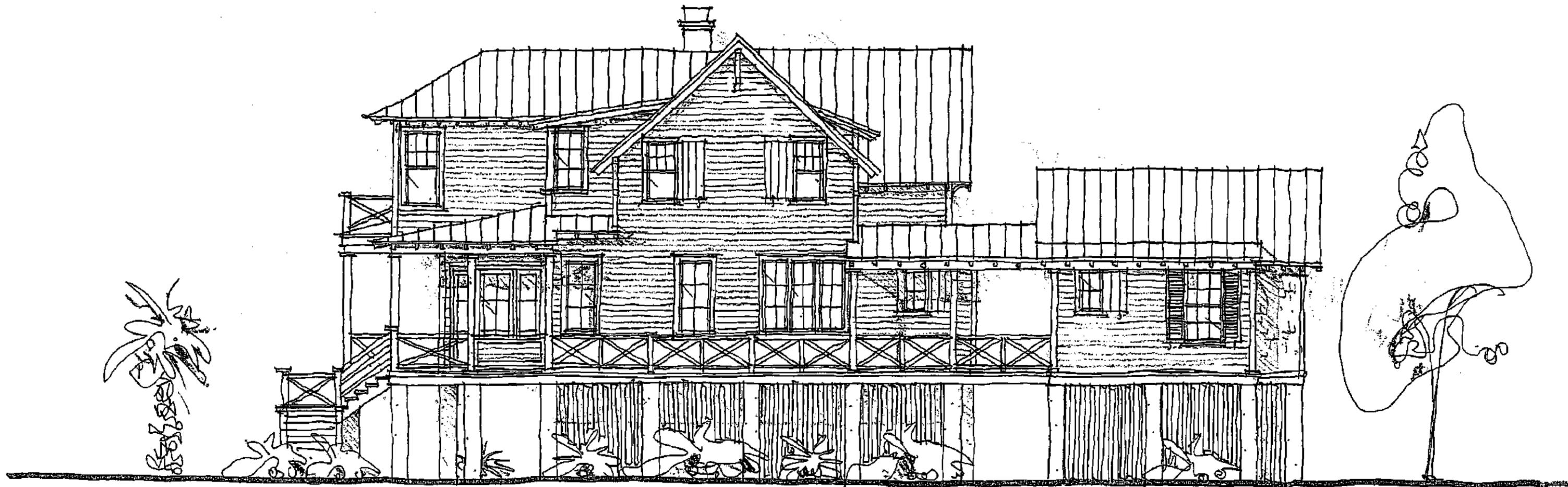
BOEHLY RESIDENCE
 2261 ATLANTIC AVE
 SULLIVAN'S ISLAND, SC
 EXTERIOR ELEVATION
 1/4" = 1'-0"
 04.22.16



SOUTH ELEVATION

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

BOEHLI RESIDENCE
 2251 ATLANTIC AVE
 SULLIVAN'S ISLAND, SC
 EXTERIOR ELEVATION
 1/4" = 1'-0"
 04.22.18



North east Elevation.

FINAL SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

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

Project Address: 3003 Brownell Avenue

Submittal Date: _____

Meeting Date: _____

Requested Approval: Conceptual Preliminary Final

Final Review: All Applicants are strongly encouraged to submit for Conceptual Review prior to submitting for Final Review. Only the simplest of requests is likely to pass final review without having first received Conceptual Approval. Please submit all items as requested. **Incomplete submittals will be returned to the applicant and the project will not be part of the meeting Agenda.**

The following items shall be included in the Final Submittal:

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

APPLICATION TO SULLIVAN'S ISLAND DESIGN REVIEW BOARD

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

(FORM A)

Project Address: 3003 Brounell Avenue
 Submittal Date: _____
 Meeting Date: _____ Parcel I.D. (TMS#): B29-12-00-004

Requested Approval (check ONE) Conceptual Preliminary Final

Check one:

<input checked="" type="checkbox"/> Submittal is <i>outside</i> the Historic District, not classified historic, and requests DRB relief.	<input type="checkbox"/> Submittal is <i>within</i> the Historic District and is: _____ designated as Historic Resource _____ not designated as Historic Resource Historic Survey #: _____	<input type="checkbox"/> Submittal is <i>outside</i> 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: <u>Level Properties, LLC</u>	Architect / Designer: <u>Clarke Design Group</u>
Address: <u>1032 Chwick Davley Blvd.</u>	Contact #: <u>843-329-0667</u>
<u>Site 103</u>	email: <u>phil@clarkedesigngroup.com</u>
email: <u>john@levelbuildingprojects.com</u>	Contractor: <u>Same as owner + Marsh Contracting</u>
Contact #: <u>843-412-9226</u>	Contact #: <u>912-660-6095 Benjamin Boyd</u>
	email: <u>benjamin@marshcontracting.com</u>

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

Existing home on lot to be removed. New construction to follow.

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>PHIL CLARKE</u> <small>Print Applicant's Name</small>  <small>Applicant Signature</small>	If Owner is not Applicant: I (We) hereby appoint the person named as Applicant as My (Our) agent to represent Me (Us) in this application. _____ <small>Owner's Signature</small>	_____ <small>Fee Received by</small> <div style="text-align: right;"><small>check #</small></div>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------

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 3003 Bourne Avenue

Submittal Date _____

Meeting Date: _____

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet:	<u>15,000</u>	sf
Lot Width:	<u>100'</u>	
Lot Depth:	<u>150'</u>	
Flood Zone / Base Flood Elevation:	<u>VE 17</u>	

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint:	<u>2700</u>	sf
Accessory Building Footprint:	<u>-</u>	sf
Total Principal Bldg. Coverage Area:	<u>2700</u>	sf
(Principal Building plus Accessory Structure)		

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area	<u>2700</u>	sf
Covered Porches:	<u>995</u>	sf
Open Decks / Steps:	<u>170</u>	sf
Pool / Patio:	<u>527</u>	sf
Drives / Walks:	<u>-</u>	sf
Other Impervious Coverage	<u>-</u>	sf
Total Impervious Coverage	<u>4,492</u>	sf

Sec. 21-27 Principal Building Square Footage

First Floor	<u>2700</u>	sf
Second Floor	<u>1457</u>	sf
Third Floor	<u>-</u>	sf
Accessory Building	<u>-</u>	sf
Total Principal Building Square Footage:	<u>4,157</u>	sf
(Principal Building plus Accessory Structure)		

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

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

Foundation:	<u>Tabby</u>	Roof:	<u>Metal</u>
Walls:	<u>Hardi Artisan Lap + Board + Balton</u>	Windows:	<u>wood w/ vinyl clad</u>
Trim:	<u>Elite Trfd., Primed + Painted</u>	Doors:	<u>Mahogany / wood w/ vinyl clad</u>

Sec. 21-111 Standards of Neighborhood Compatibility

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

(check all that apply) Narrative attached Will discuss at presentation Not Applicable (no relief req.)

Request for Review Form (Form B)

Sec. 21-111 Standards of Neighborhood Compatibility

The proposed construction at 3003 Brownell Ave. meets the Standards of Neighborhood Compatibility in regards to the design direction and vernacular for the Lowcountry and Sullivans Island aesthetic.

- A. The setback, foundation, and building height have been designed to break up the mass and provide differing materials and textures along each facade.
- B. The massing is set such that there is a primary mass with wings, balconies, and porches protruding off the main mass in keeping with the proper Lowcountry style.
- C. The fenestration of all glazing materials has been designed to complement the other glazing materials around them. While not all windows and doors perfectly align with the others around it, they have been placed to provide optimum balance and scale. All openings have been designed to have a proper vertical proportion.
- D. Porches have been placed to provide proper balance of the elevations and to capture the best view and angles for the home. Porches have also been placed to not infringe on the privacy of neighboring homes.
- E. The driveway has been placed along the Brownell with one entrance and the proper width as dictated by the Town's codes.
- F. The facades have been designed to break up all large masses and provide architectural interest to each elevation and from all angles.
- G. Varying roof pitches complement each other with a harmonious use of the same Metal Roof material.
- H. The style of this home complements the general design direction of many existing and new homes on Sullivans Island. Differing materials on the elevations will be kept simple with simple and complementary colors.
- I. This home should fit in well with Sullivans Island and especially this end of the island.

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:

3003 Brunell Ave.

Submittal Date:

Meeting Date:

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in Ft/ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet	✓	15% (3.75')			
	B	21-22 Additional Front Yard Setback	45° above 20'	✓	15%			
	C	21-22 Side Setback	Per lot. Enter Result: <u>15</u> min., <u>40</u> comb.	✓	25%			
	D	21-22 Side Setback 2nd Floor Setback	2 feet	✓	100%			
	E	21-22 Rear Setback	25 feet	✓	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>2250</u> sf		20% <u>1700</u> sf	<u>450</u> sf	20%	$2250 + 450 =$ <u>2700</u> sf
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>30%</u> sf maximum	✓	N/A	N/A	N/A	N/A
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>3400</u> sf		25% <u>4260</u> sf	<u>757</u> sf	22.26%	$3400 + 757 =$ <u>4157</u> sf
	I	21-28 Third Story	as per formula: Enter Result _____ sf	N/A	15% _____ sf			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result <u>844</u> sf		100%	<u>844</u>		
	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			



GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE PRIOR TO COMMENCEMENT OF THE WORK, AND SHALL NOTIFY CLARKE DESIGN GROUP IMMEDIATELY IF ANY DISCREPANCIES AND/OR ANY EXISTING SITE CONDITIONS THAT ARE INCONSISTENT WITH THE DRAWINGS.

2. ALL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS RELATED TO OTHER DISCIPLINES. THE GENERAL CONTRACTOR SHALL CHECK AND COORDINATE DIMENSIONS AND CLEARANCES WITH THE WORK OF ALL TRADES.

3. THE DRAWINGS HEREIN ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO CONVEY ALL INFORMATION NECESSARY FOR CONSTRUCTION. CONTRACTOR SHALL COORDINATE SYSTEMS INSTALLATION REQUIREMENTS, ROUGH-IN CONNECTIONS, AND MATERIALS REQUIREMENTS FOR INSTALLATION.

RESIDENCE
3003 BROWNELL AVE.
SULLIVANS ISLAND, SC

INDEX:

- A101 SITE PLAN
- A102 GROUND FLOOR PLAN
- A103 FIRST FLOOR PLAN
- A104 SECOND FLOOR PLAN
- A201 ELEVATION
- A202 ELEVATION
- A203 ELEVATION
- A204 ELEVATION
- A205 ELEVATIONS
- A401 SECTIONS

4.28.16

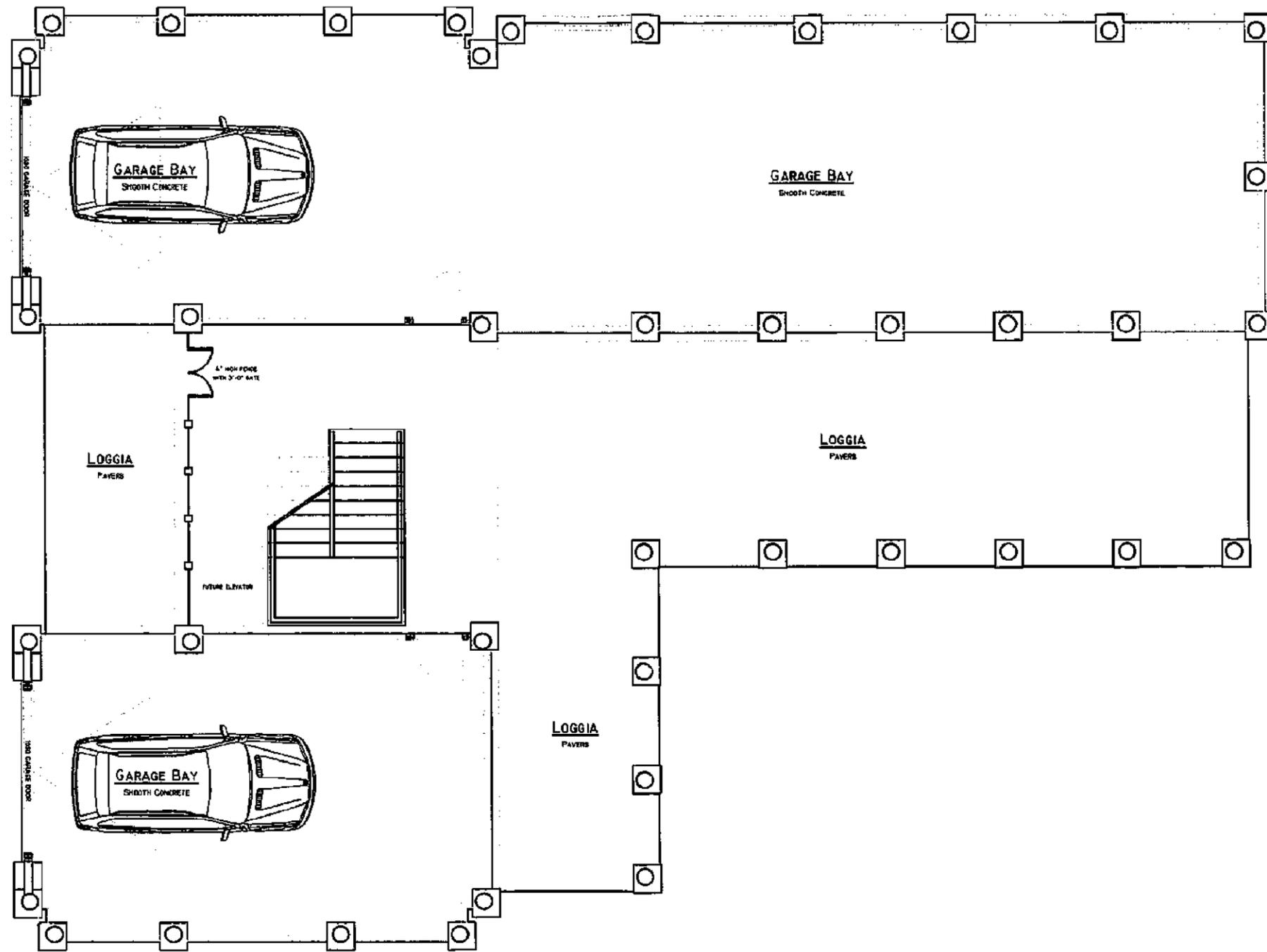


RESIDENCE
 3003 BROWNELL AVE, LOT 13, BLOCK 10

CLARKE DESIGN GROUP
 1000 JOHNNIE DODDS BLVD.
 STE. 103-104
 MT. PLEASANT, SC 29404
 843-329-0667
 WWW.CLARKEDESIGNGROUP.COM

CLARKE
 DESIGN GROUP

A100



GROUND FLOOR PLAN
SCALE: 1/8" = 1'

4.28.16

RESIDENCE
3003 BROWNELL AVE, LOT 13, BLOCK 10

CLARKE DESIGN GROUP
1000 JOHNNIE DOODS BLVD.
STE. 103-192
MT. PLEASANT, SC 29566
843-329-0667
WWW.CLARKEDESIGNGROUP.COM

CLARKE
DESIGN GROUP

A102

ELEV. 45'-11 1/2" - TOP OF RIDGE

2x8 CJ

9'-4 1/2" WALL

ELEV. 31'-3" - TOP OF SUBFLOOR

16" OPEN WEB JOIST

10'-4 1/2" WALL

ELEV. 20'-2 5/8" - TOP OF SUBFLOOR

14" TJI

11 7/8" DROPPED BEAM

ELEV. 17'-0" - VE 17 FLOOD ZONE

ELEV. 8'-3" - TOP OF GARAGE SLAB

ELEV. 0'-0" - FINAL GRADE



FINAL ROOF @ 6/12 PITCH

BOARD AND BATTEN SIDING

FINAL ROOF @ 4/12 PITCH

1 1/2" HARD ART SYN SIDING AT EXPOSURE

FIXED LOUVER SHUTTERS

FIXED LOUVER SHUTTERS

WOOD BANDING WITH COPPER FLASHING

TAPER FINISH OVER BUILT-UP FOUNDATION

DECORATIVE BRACKETS AT LANT LEVELS

RECESSED CARRIAGE DOORS

WOOD STAIRS WITH HORIZONTAL FINISH

PROPERTY LINE

15'-0" SIDE SETBACK

25'-0" SIDE SETBACK

PROPERTY LINE

FRONT ELEVATION

SCALE: 1/8" = 1'

4.28.16

RESIDENCE
3003 BROWNELL AVE, LOT 13, BLOCK 10

CLARKE DESIGN GROUP
1000 JOHNNIE DODDUS BLVD.
STE. 103-194
MT. PLEASANT, SC 29464
863-329-0667
WWW.CLARKEDESIGNGROUP.COM

CLARKE
DESIGN GROUP

A201

NOTE: HOUSE MEETS FRONT
SETBACK REQUIREMENT. AT
FRONT SETBACK, 20' UP & THEN
CONTINUING UP AT A 45
DEGREE ANGLE, HOUSE DOES
NOT INTERSECT PATH.



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'

4.28.16

RESIDENCE
3003 BROWNELL AVE, LOT 13, BLOCK 10

CLARKE DESIGN GROUP
1000 JOHNSIE DODDS BLVD.
STE. 103-194
MY. PUEBANT, SC 29464
843-329-0667
WWW.CLARKEDESIGNGROUP.COM

CLARKE
DESIGN GROUP

A202



REAR ELEVATION
SCALE: 1/8" = 1'

4.28.16

RESIDENCE
3003 BROWNELL AVE, LOT 13, BLOCK 10

CLARKE DESIGN GROUP
1000 W. JIMMIE DODDS BLVD.
STE. 103-194
MT. PLEASANT, SC 29404
853-329-0667
WWW.CLARKEDESIGNGROUP.COM

CLARKE
DESIGN GROUP

A203

NOTE: HOUSE MEETS FRONT SETBACK REQUIREMENT. AT FRONT SETBACK, 20' UP & THEN CONTINUING UP AT A 45 DEGREE ANGLE, HOUSE DOES NOT INTERSECT PATH.



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'

4.28.16

RESIDENCE
3003 BROWNELL AVE, LOT 13, BLOCK 10

CLARKE DESIGN GROUP
1000 JOHNNIE DODDS BLVD.
STE. 103-194
MT. PLEASANT, SC 29464
843-529-0067
WWW.CLARKEDESIGNGROUP.COM

CLARKE
DESIGN GROUP

A204

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: 1908 CENTRAL AVE.
 Submittal Date: 4/22/16
 Meeting Date: 5/10/16 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 #: _____ Historic Survey #: _____

Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name: CARY MATHESON Architect / Designer: RON DENTON ADD DWELLING
 Address: _____ Contact #: 843 856 5022
 email: _____ email: ron@add-dwelling.com
 Contractor: _____ Contractor: _____
 Contact #: _____ Contact #: _____
 email: _____ 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> Print Applicant's Name <u>[Signature]</u> Applicant Signature	Owner is not Applicant: I (We) hereby appoint the person named as Applicant as My (Our) agent to represent Me (Us) in this application. Owner's Signature	Fee Received by _____ 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 1908 CENTRAL AVE

Submittal Date 4/22/16

Meeting Date: 5/18/16

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>21357</u> sf
Lot Width:	<u>103/102.5</u>
Lot Depth:	<u>194.72/208.19</u>
Flood Zone / Base Flood Elevation:	<u>AE 14</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>2240.8</u> sf
Accessory Building Footprint:	<u>1314</u> sf
Total Principal Bldg. Coverage Area:	<u>3554.8</u> sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>2240.8</u> sf
Covered Porches:	<u>1474.35</u> sf
Open Decks / Steps:	<u>see above</u> sf
Pool / Patio:	<u>425</u> sf
Drives / Walks:	<u>0</u> sf
Other Impervious Coverage <u>COTTAGE</u>	<u>1362.5</u> sf
Total Impervious Coverage	<u>5512.15</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>2240.8</u> sf
Second Floor	<u>1352</u> sf
Third Floor	<u>0</u> sf
Accessory Building	<u>1314</u> sf
Total Principal Building Square Footage:	<u>4906.8</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: CMU PIERS

Walls: HARDI-PLANK

Trim: HARDI-TRIM

Roof: SPAN SHINGLE (ARCH)

Windows: CLAD DRAL HUNG

Doors: CLAD FRENCH/MANHOGAN

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: 1908 CENTRAL AVE

Submittal Date: 4/22/16

Meeting Date: 5/18/16

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in FL/ 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>29'-4"</u> comb.		25% <u>9.83'</u>	<u>8.83'</u>	<u>22.5%</u>	<u>30'-6"</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>3203.55</u> sf		20% <u>640.71</u> sf	<u>351.25</u>	<u>11%</u>	<u>3554.8</u>
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>6407.1</u> 30% of maximum	✓	N/A	N/A <u>5512.15</u>	N/A	N/A
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4035.7</u> sf		25% <u>1008.9</u> sf	<u>871.1</u>	<u>20%</u>	<u>4906.8</u>
	I	21-28 Third Story	as per formula: Enter Result _____ sf	✓	15% _____ sf			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result _____ sf	✓	100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result _____ sf	✓	100%			
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatibility			
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor	✓	1 foot			
	N	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance	✓	Adjust for Neighborhood Compatibility			

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CONSULTANTS / DESIGN GROUP

ADD DWELLING

ARCHITECTS

4445
ROOF RIDGE

2ND FLOOR

1ST FLOOR

GROUND FLOOR

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ADD DWELLING LLC
11111
11111



Matheson Residence

#Architect Address 1

#Client Company

MARK	DATE	DESCRIPTION
	04-21-16	CONCEPTUAL

PROJECT NO. 0000

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SHEET TITLE

COVER ELEVATION

01.1.7.1



Matheson Residence

#Architect Address - 1

#Client Company

MARK	DATE	DESCRIPTION
	94-2-16	CONC P. UA

PROJECT NO. #P

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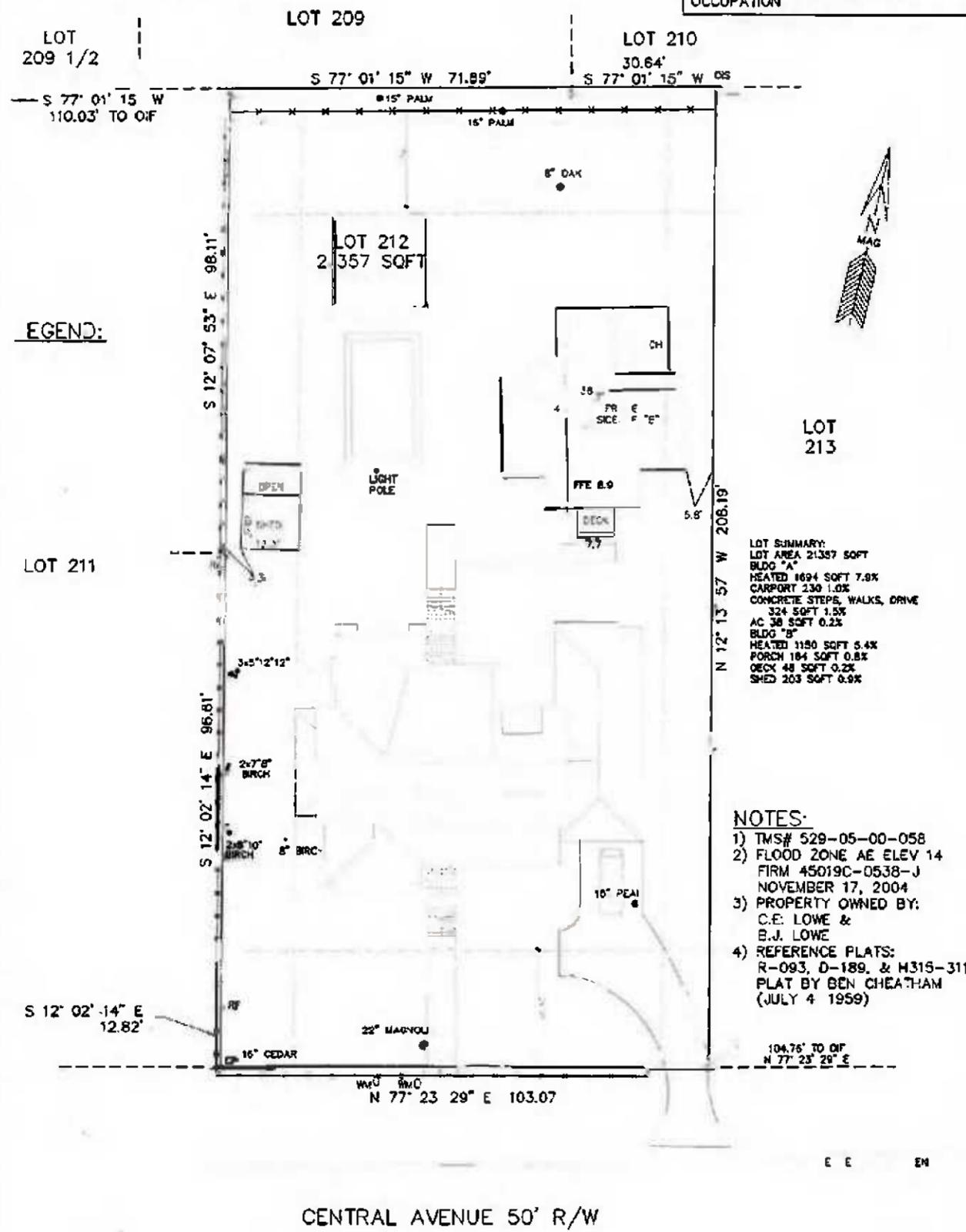
SHEET TITLE
SITE PLAN

01.1.7.2

TO LOCAL ATTRACTION. ANYTHING SHOWN OUTSIDE THE PRESCRIBED BOUNDARIES OR THIS SURVEY IS FOR DESCRIPTIVE PURPOSES ONLY

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SURVEY BASED ON MONUMENTATION FOUND IN FIELD AND REFERENCES SHOWN AS WELL AS LINES OF OCCUPATION



LOT SUMMARY:
 LOT AREA 21,357 SQFT
 BLDG "A"
 HEATED 1694 SQFT 7.9%
 CARPORT 230 1.0%
 CONCRETE STEPS, WALKS, DRIVE
 324 SQFT 1.5%
 AC 38 SQFT 0.2%
 BLDG "B"
 HEATED 1150 SQFT 5.4%
 PORCH 184 SQFT 0.8%
 DECK 48 SQFT 0.2%
 SHED 203 SQFT 0.9%

NOTES:
 1) TMS# 529-05-00-058
 2) FLOOD ZONE AE ELEV 14
 FIRM 45019C-0538-J
 NOVEMBER 17, 2004
 3) PROPERTY OWNED BY:
 C.E. LOWE &
 B.J. LOWE
 4) REFERENCE PLATS:
 R-093, D-189, & M315-311
 PLAT BY BEN CHEATHAM
 (JULY 4 1959)

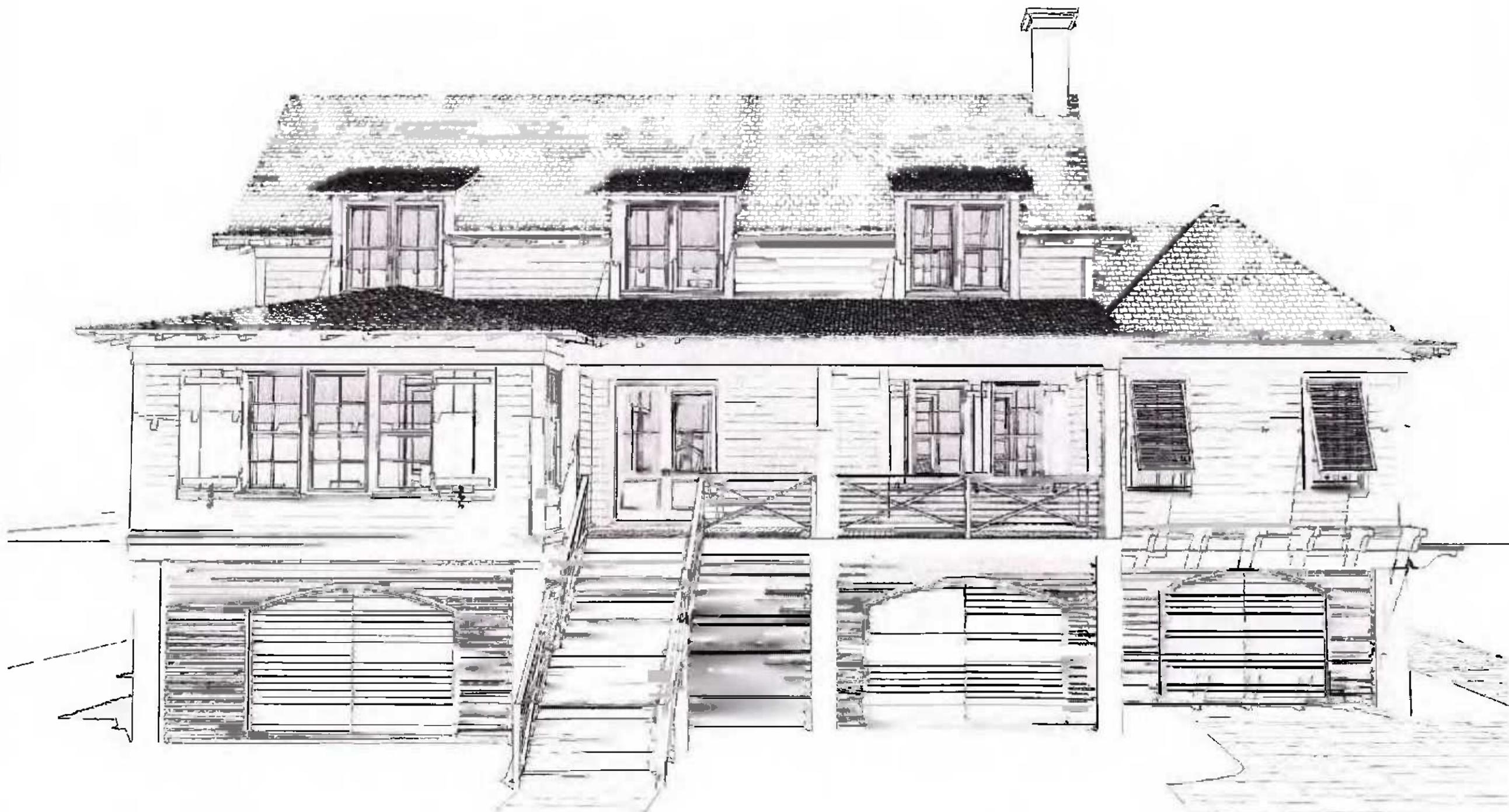
AREA ANALYSIS :

- LOT AREA = 21,357 SF
- PRINCIPAL BUILDING COVERAGE =
(0.15 X 21,357) = 3203.55 SF
- PRINCIPAL BUILDING SQUARE FOOTAGE =
[(21,357 - 5000) / 100 X 10 + 2400 = 4906.8 SF
- PRINCIPAL BLDG. SQ. FOOTAGE PROVIDED = 3554.8 SF
- IMPERVIOUS LOT COVERAGE =
(0.30 X 21,227.56) = 6407.1 SF
- BUILDING COVERAGE AREA = 3554.8 SF
- COVERED PORCHES = 1082.85 SF
- OPEN DECKS, STAIRS = 184 SF
- POO = 435 SF
- DRIVEWAYS AND WALKS = 0 SF
- ACCESSORY DWELLING = 1,312 SF
- IMPERVIOUS LOT COVERAGE PROVIDED = 5538 SF

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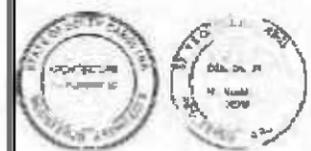
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atheson Residence

#Architect Address1

#Client Company

MARK	DATE	DESCRIPTION
0	2	6 CONC

PROJECT NO #

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HEET TITLE

FRONT VIEW PERSPECTIVE

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Matheson Residence

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#Client Company

MARK DATE DESCRIPTION

01.21.16 CONCEPTUAL

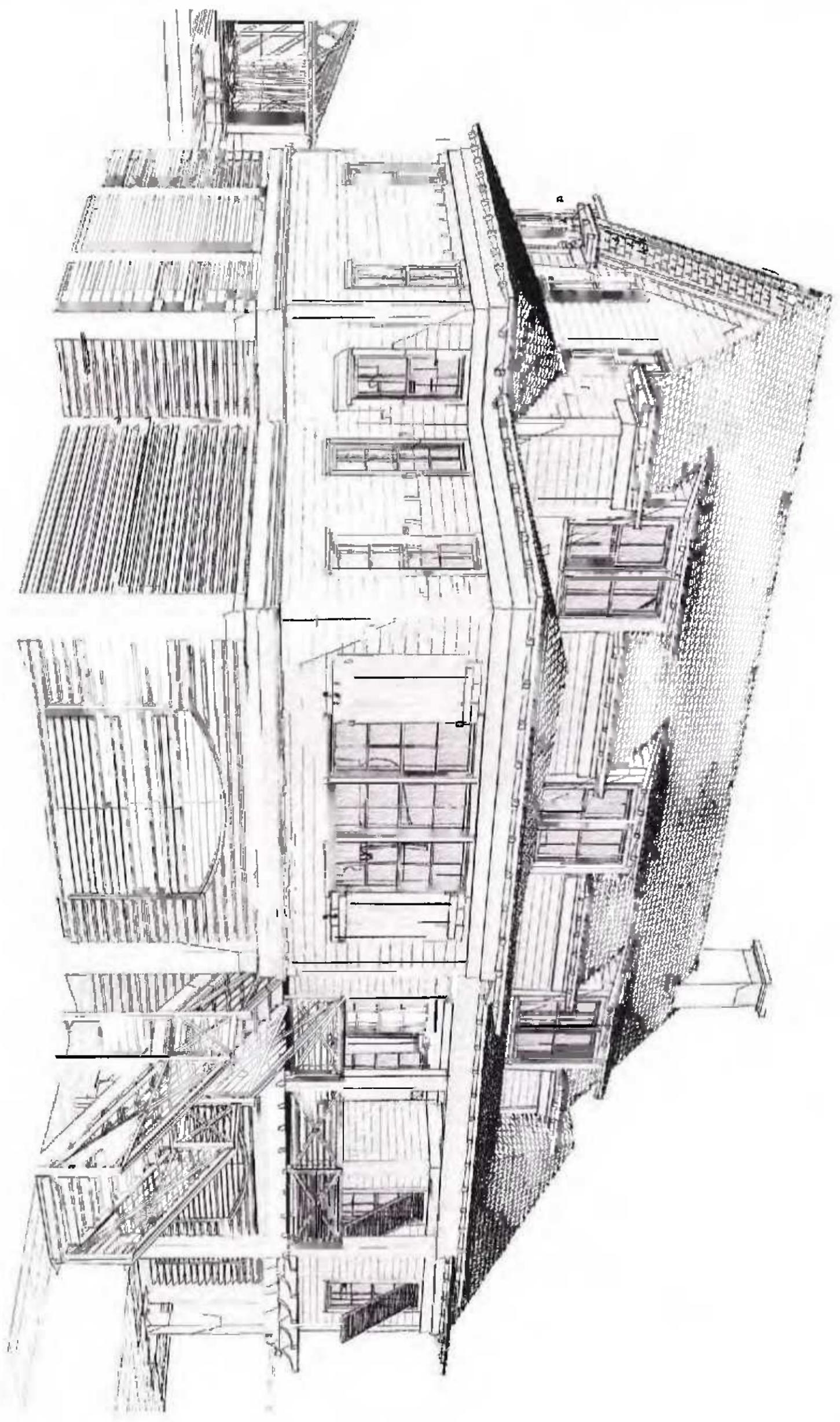
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RIGHT FRONT VIEW

01.1.7.4



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Matheson Residence

Arch: [Address]

Client Company

DATE DESCRIPTION
04-21-16 CONC. FTVAL

PROJECT NO. 7271

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Michael Stone 23

SHEET TITLE
LEFT FRONT VIEW

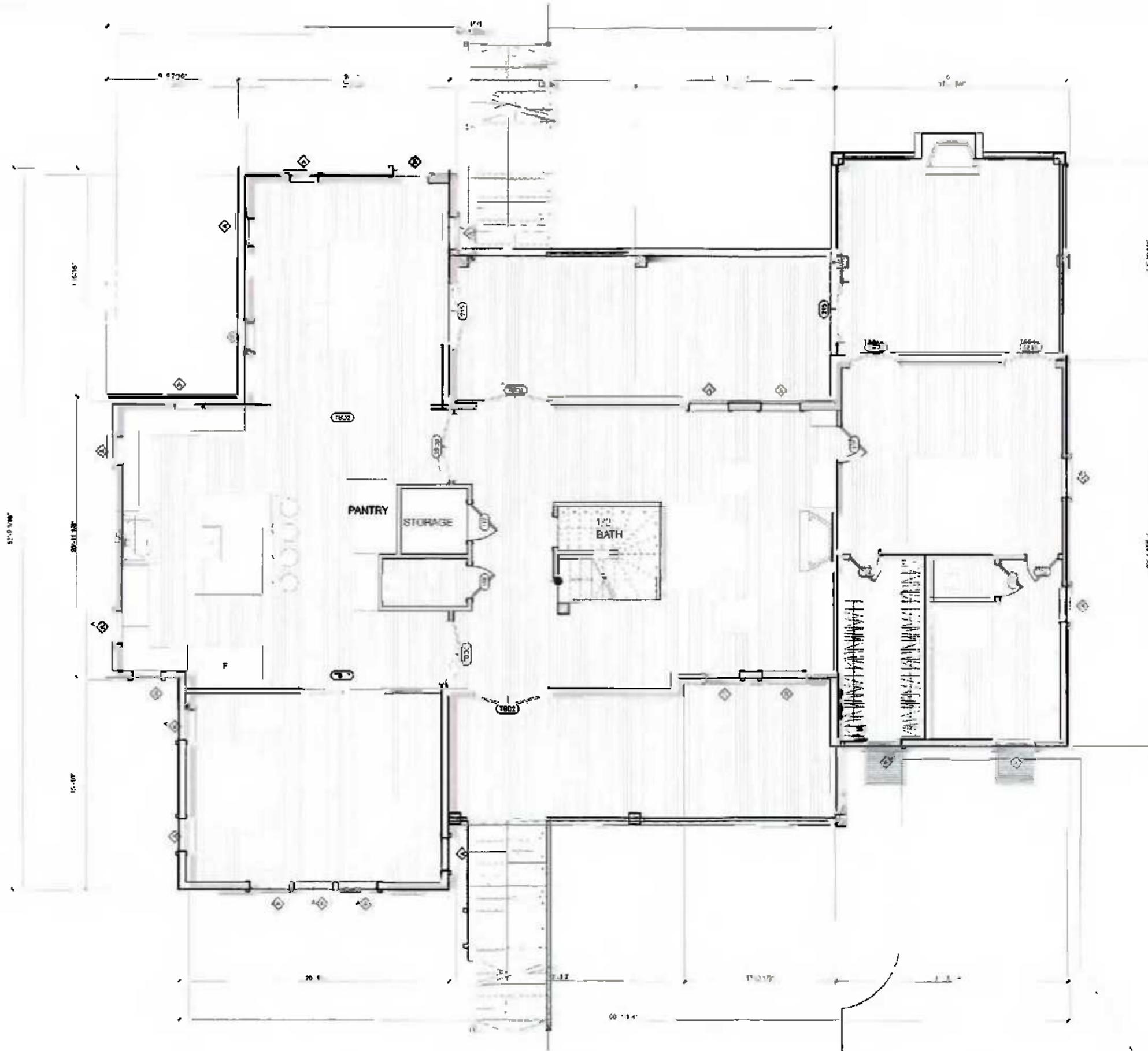
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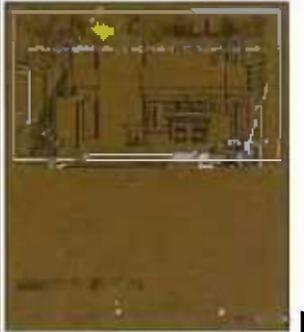
SHEET 11

OF 43

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CONSULTANTS / DESIGN GROUP



Matheson Residence

#Architect Address 1

#Client Company

MARK DATE DESCRIPTION

04-21-10 CONCEPTUAL

PROJECT NO. 1000

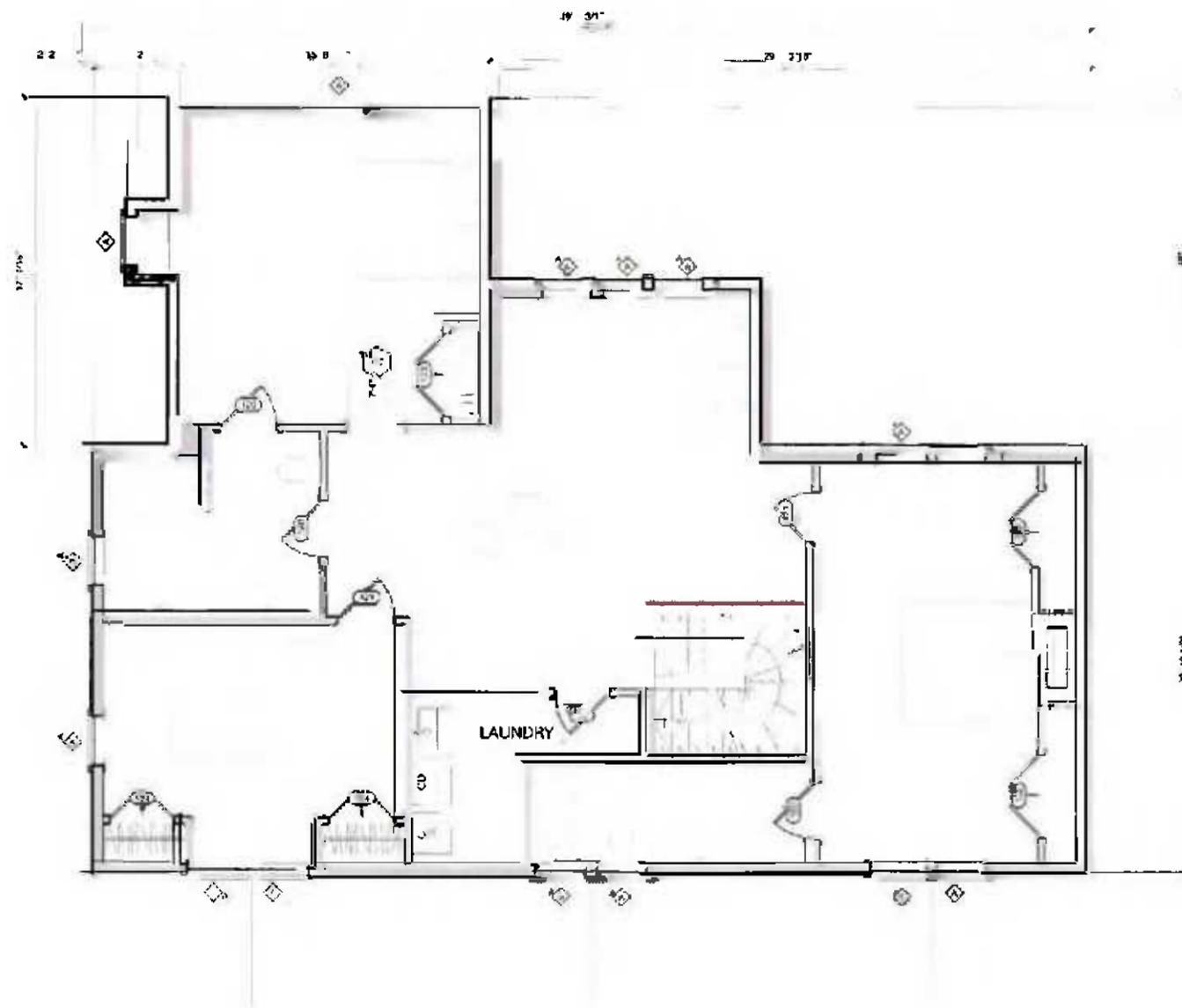
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SHEET TITLE

FIRST FLOOR PLAN

0 . . . 6

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CONSULTANTS / DESIGN GROUP



Matheson Residence

#Architect Address 1

#Client Company

MARK	DATE	DESCRIPTION
	04-21-15	CONCEPT

PROJECT NO: #Pn

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#Architect Name 2010

SHEET TITLE

SECOND FLOOR PLAN

0 .1.7.7

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Mason Residence

#A htec ddrass

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SHEET III

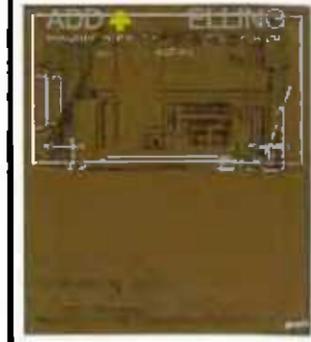
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RENDE NG

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1000 PALM AVE



Matheson Residence

#Architect Address*

#Client Company

MARK	DATE	DESCRIPTION
	04-27-18	CONCEPTUAL

R E V I S I O N S

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ARCHITECT NAME 2

SHEET 11

Layout

0 . 7 . 9

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: 2668 Goldbug Avenue, Sullivan's Island

Submittal Date: 4/22/2016

Meeting Date: 5/18/2016

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 #: _____

Historic Survey #: _____

Nature of Work: (circle all that apply) Historic Designation - Special Exemption

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name: Allen S. Porter Architect / Designer: Matthew Wilks

Address: 2668 Goldbug Avenue Contact #: 843-991-6811

Sullivan's Island, 29482 email: mwilks@mwdesignsc.com

email: Porterallens@yahoo.com Contractor: TBD

Contact #: 843-530-1351 Contact #: _____

Counsel: Summer Eudy 843-530-1351 summer@goodlawgroupllc.com

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

This application was deferred by motion of the DRB at the April 20, 2016 meeting - the application is for historic designation of the existing cottage pursuant to the special exception ordinance.

I (We) submit that the above information is true to the best of My (Our) knowledge.

I (We) hereby appoint the person named as Applicant as My (Our) agent to represent Me (Us) in this application.

Summer D. Eudy

s/ Allen S. Porter

Fee Received by _____

Print Applicant's Name

Signature

Owner's Signature

check if

Sullivan's Island Design Review Board

last modified January 2016

PRELIMINARY SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3168

Project Address: 2658 GOLDBUG AVENUE

Submittal Date: _____

Meeting Date: _____

Requested Approval: Conceptual Preliminary Final

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

The following items shall be included in the Preliminary Submittal:

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

Sullivan's Island Design Review Board

Last modified September 20, 2007

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

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

(FORM A)

Project Address: <u>2668 GOLDBUG AVENUE</u>	
Submittal Date: _____	
Meeting Date: _____	Parcel I.D. (TMS#): _____
Requested Approval (check ONE) <input type="checkbox"/> Conceptual <input checked="" type="checkbox"/> Preliminary <input type="checkbox"/> Final	
Check one:	
<input checked="" type="checkbox"/> Submittal is <i>outside</i> the Historic District, not classified historic, and requests DRB relief.	<input type="checkbox"/> Submittal is <i>within</i> the Historic District and is: _____ designated as Historic Resource _____ not designated as Historic Resource
	<input type="checkbox"/> Submittal is <i>outside</i> the Historic District and _____ designated as Historic Resource
	Historic Survey #: _____
Historic Survey #: _____	
Nature of Work: (circle all that apply)	
Accessory Structure Demolition / Relocation Addition / Alteration New Construction	
Owner's Name: <u>ALLEN PORTER</u>	Architect / Designer: <u>MATTHEW WILKS</u>
Address: <u>2668 GOLDBUG AVE</u>	Contact #: <u>843-991-6811</u>
<u>SULLIVANS ISLAND</u>	email: <u>mwilks@mwdesignsc.com</u>
email: <u>porterallens@yahoo.com</u>	Contractor: _____
Contact #: <u>843-343-7976</u>	Contact #: _____
	email: _____
Enter a Brief Description of the Project and Scope of Work to be Performed:	
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.
Print Applicant's Name	Fee Received by _____
Applicant Signature	Owner's Signature _____ check # _____

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

1810 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

<i>Lot Information:</i>	
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>

<i>Sec. 21-25 Principal Building Coverage Area</i>	
Principal Building Footprint:	<u>2578</u> sf
Accessory Building Footprint:	<u>1191</u> sf
Total Principal Bldg. Coverage Area:	<u>3769</u> sf
(Principal Building plus Accessory Structure)	

<i>Sec. 21-26 Impervious Coverage</i>	
Principal Building Coverage Area	<u>2578</u> sf
Covered Porches:	<u>2110</u> sf
Open Decks / Steps:	<u>284</u> sf
Pool / Patio:	<u>1540</u> sf
Drives / Walks:	<u>1000</u> sf
Other Impervious Coverage	<u>1700</u> sf
Total Impervious Coverage	<u>9212</u> sf

<i>Sec. 21-27 Principal Building Square Footage</i>	
First Floor:	<u>2578</u> sf
Second Floor:	<u>1536</u> sf
Third Floor:	<u>-</u> sf
Accessory Building	<u>1191</u> sf
Total Principal Building Square Footage:	<u>5305</u> sf
(Principal Building plus Accessory Structure)	

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

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

Foundation: _____ Roof: _____

Walls: _____ Windows: _____

Trim: _____ Doors: _____

Sec. 21-111 Standards of Neighborhood Compatibility

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

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

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3153

Project Address: 2668 GOLDBUG AVENUE
 Submittal Date: _____
 Meeting Date: _____

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



Data SIO, NOAA, U.S. Navy, NGA, GEBCO
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Image © 2016 TerraMetrics

Google earth

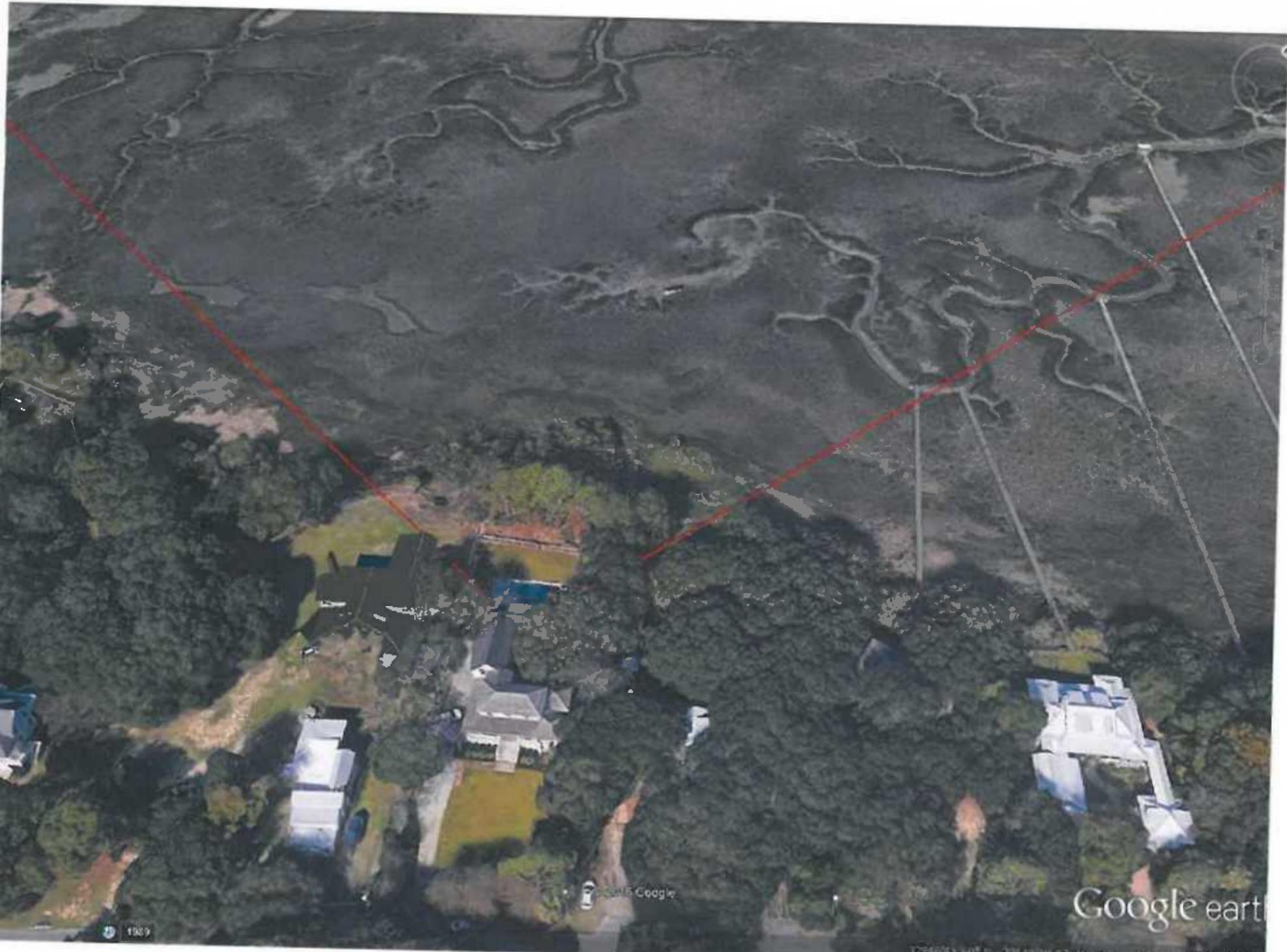
2014

Imagery Date: 12/13/2015 32°45'09.75" N 79°49'40.55" W elev 28 ft eye alt 80 ft



Image Landsat
© 2016 Google
© 2016 NOAA, U.S. Navy, NGA, GEBCO

Google earth



© 2015 Google

Google earth

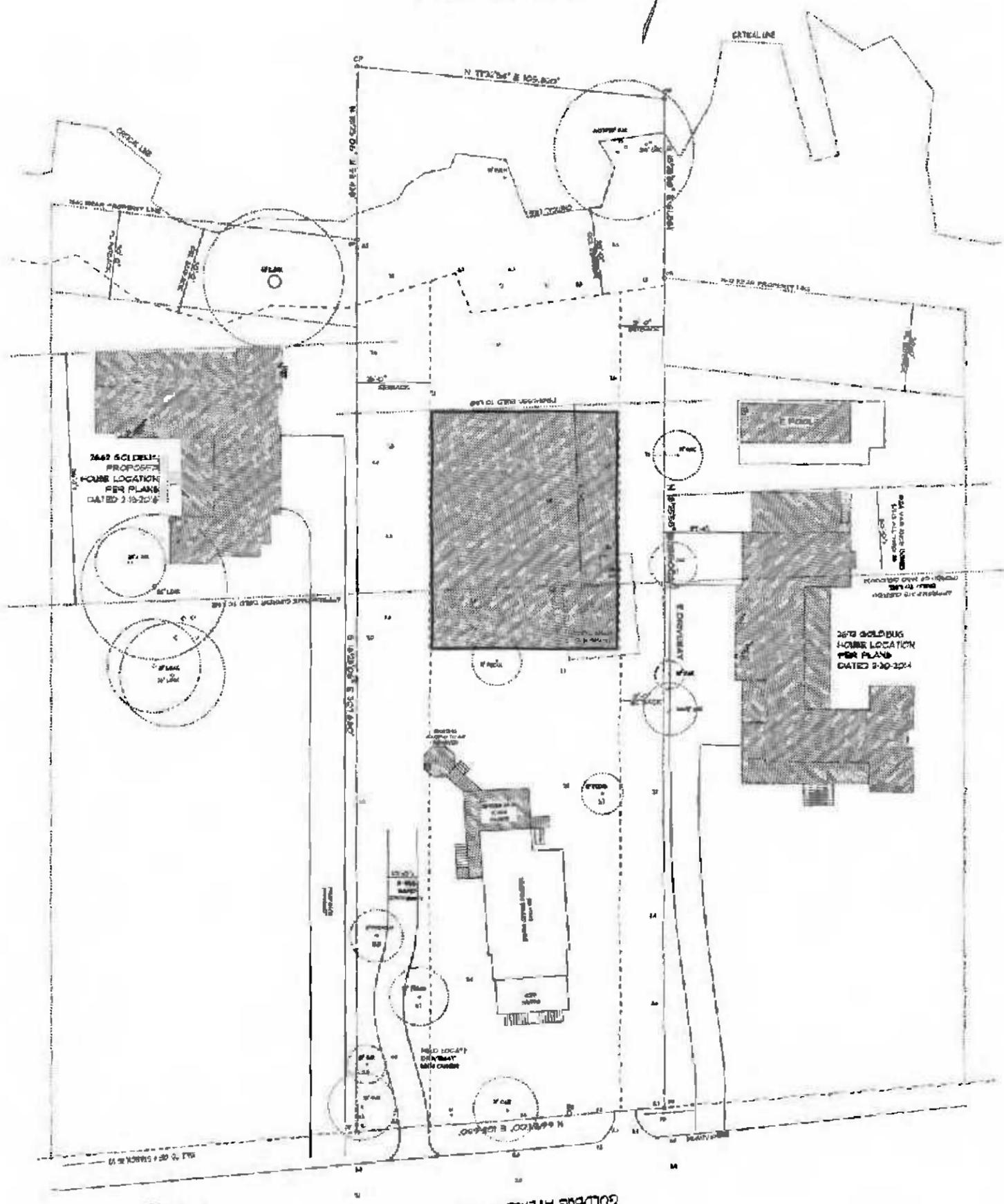
100%

32°46'01.50" N, 79°49'36.92" W, Hgt: 3 ft, Eye Alt: 623 ft





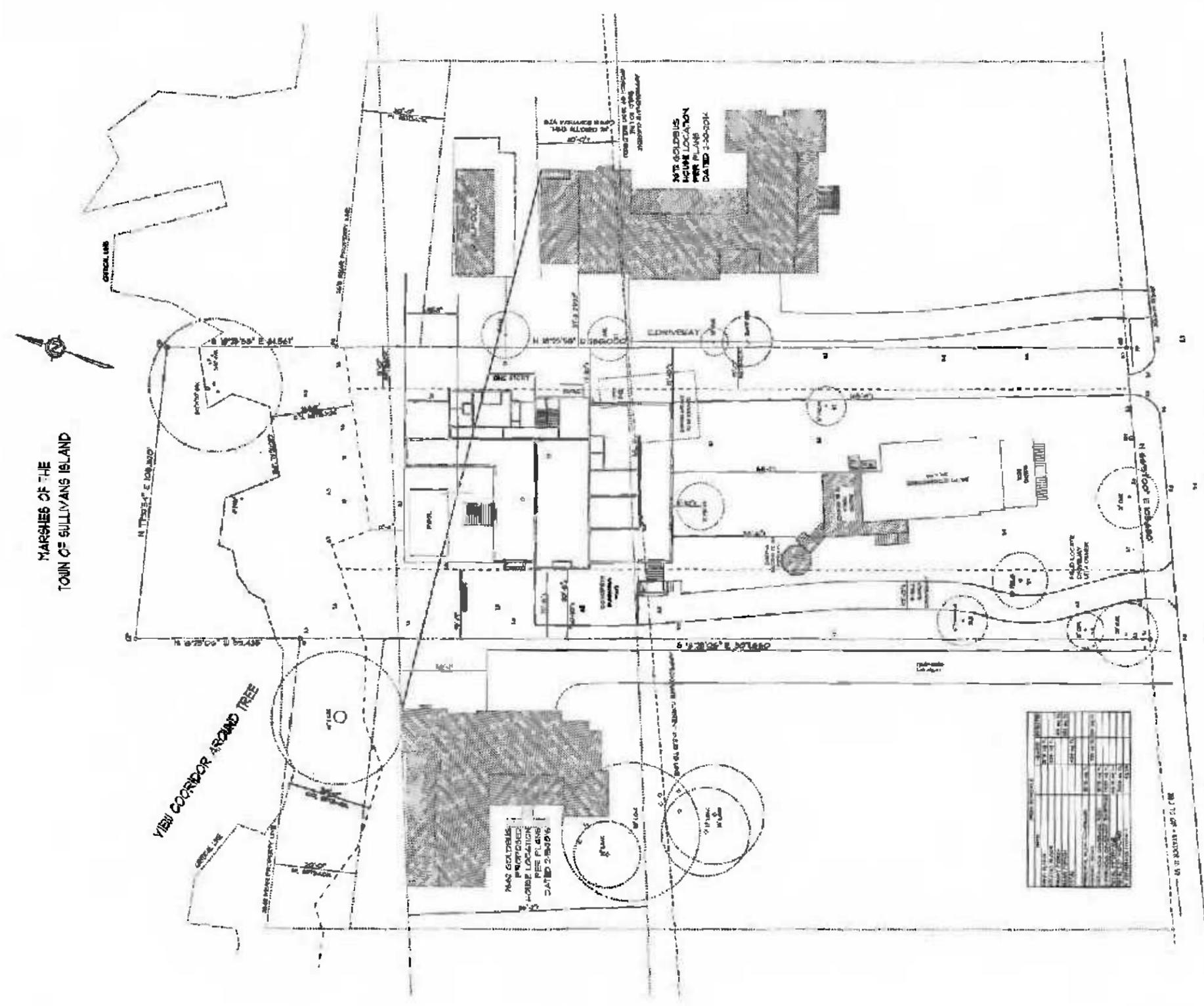
MARSHES OF THE TOWN OF SULLIVANS ISLAND



SITE PLAN
SCALE: 1" = 20'-0"

THIS PLAN DOES NOT REPRESENT A SURVEY OR A FINAL PLAT. IT IS A PRELIMINARY PLAN TO BE USED FOR PERMISSIVE PURPOSES ONLY. THE EXACT LAYOUT AND PLACEMENT SHALL BE DETERMINED BY A LICENSED SURVEYOR. CONDUITS, SERVICES, LOCATIONS, DEPTH AND SPACING SHALL BE DETERMINED BY THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

<p>S2</p>	<p>PORTER RESIDENCE</p>	<p>MW DESIGN 2500 W. 10th Street Spartanburg, SC 29307 803.533.1111 www.mwdesign.com</p>	<p>ARCHITECTURAL ENGINEERING & DESIGN BY MW DESIGN, LLC FOR:</p>	
			<p>THE PORTER RESIDENCE #2 2668 GOLDBUG AVENUE SULLIVANS ISLAND, SOUTH CAROLINA</p>	



SITE PLAN
SCALE 1/8" = 1'-0"

THIS PLAN IS NOT TO BE CONSIDERED A CONTRACT AS IT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT BETWEEN THE CLIENT AND THE ARCHITECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND THE LANDSCAPE AS SHOWN ON THIS PLAN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER SOURCE. ALL INFORMATION SHALL BE VERIFIED BY THE ARCHITECT PRIOR TO SUBMITTAL.

STRUCTURAL ENGINEERING & DESIGN BY MW DESIGN, LLC FOR:
THE PORTER RESIDENCE
2668 GOLDBUG AVENUE
SULLIVAN ISLAND, SOUTH CAROLINA

DESIGN:
By MW DESIGN, LLC
DATE: 07/14/2014
SCALE: 1/8" = 1'-0"
WWW.MWDESIGN.COM

PROJECT: PORTER RESIDENCE
DRAWN BY: PGM
DATE: 07/14/2014
JOB NO.: 07100
SHEET: SITE PLAN
SCALE: A2

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 PILES. A MINIMUM 2000 PSF SOIL BEARING PRESSURE IS ASSUMED UNLESS THE STRUCTURE IS CONCERNED.
- 3) THE INTERNATIONAL RESIDENTIAL CODE (IRC) CURRENT EDITION WITH SOUTH CAROLINA AMENDMENTS SHALL GOVERN. RAINDOGS 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 & INGS
- 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
- 13) CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE PRIOR TO BEGINNING CONSTRUCTION
- 14) ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODES) 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
- 16) WINDOW SUPPLIER SHALL VERIFY TYPE OF GLASS REQUIRED AT ALL LOCATIONS FOR CODE COMPLIANCE, PROVIDE TYPED GLASS AS REQUIRED BY 2012 IRC, SECTION 508 AND EXPRESS WINDOWS AS REQUIRED BY 2012 IRC, SECTION 509.
- 17) SPECIFIED WINDOW DIMENSIONS ARE GENERIC AND MAY VARY ACCORDING TO THE MANUFACTURER SELECTED. CONTRACTOR SHALL COORDINATE ACTUAL WINDOW ROUGH OPENINGS IN THE FIELD.

KITCHEN LAYOUT SHOWN IN APPROXIMATE MANNER ONLY. FINAL CABINET DESIGN 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 0.30
- 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 R30 OR GREATER
- 4. WALL INSULATION SHALL BE R13 OR GREATER
- 5. FLOOR INSULATION SHALL BE R15 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 SIZES REPORT MAY BE REQUIRED AT TIME OF PERMITTING. COORDINATE WITH LOCAL BUILDING OFFICIAL.
- 8. DUCTS OUTSIDE CONDITION SPACES SHALL BE INSULATED TO R8 OR GREATER AND SHALL BE SEALED AND TESTED TO SUBSTANTIALLY AIRTIGHT
- 9. ALL HOLES AND PENETRATION AT THE BUILDING ENVELOPE SHALL BE SEALED.
- 10. RAISED 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. LIGHT FIXTURES MUST BE HIGH EFFICIENT

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



ILLUSTRATIVE RENDERING (INTS)

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

- 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
- 03-06-2015 REVIEW SET #11

- 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:



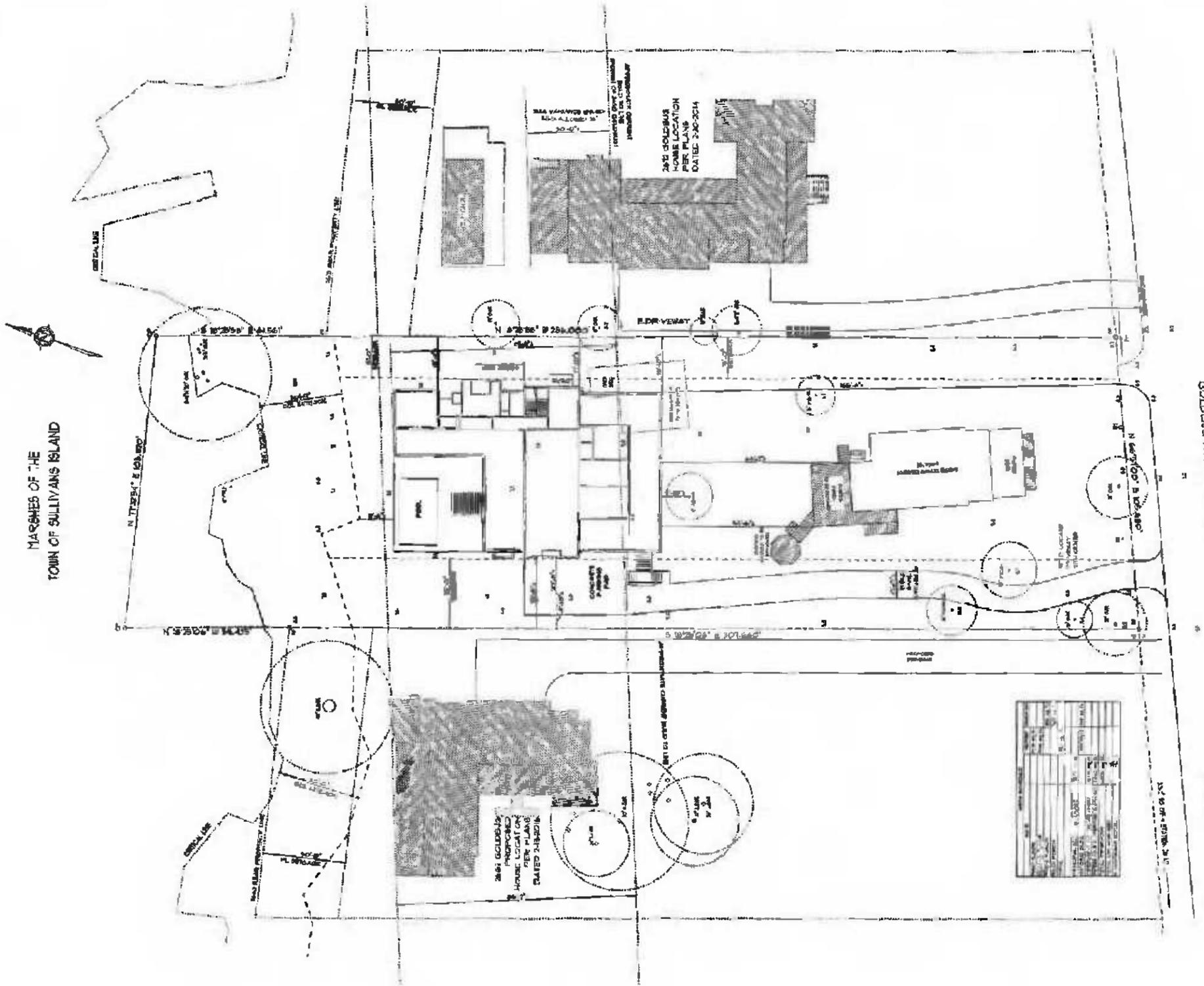
DRB CONCEPTUAL SUBMITTAL

STRUCTURAL ENGINEERING & DESIGN BY MW DESIGN, LLC
THE PORTER RESIDENCE
 2668 GOLDBUG AVENUE
 SULLIVANS ISLAND, SOUTH CAROLINA



PORTER
RESIDENCE

DATE: 07/2015



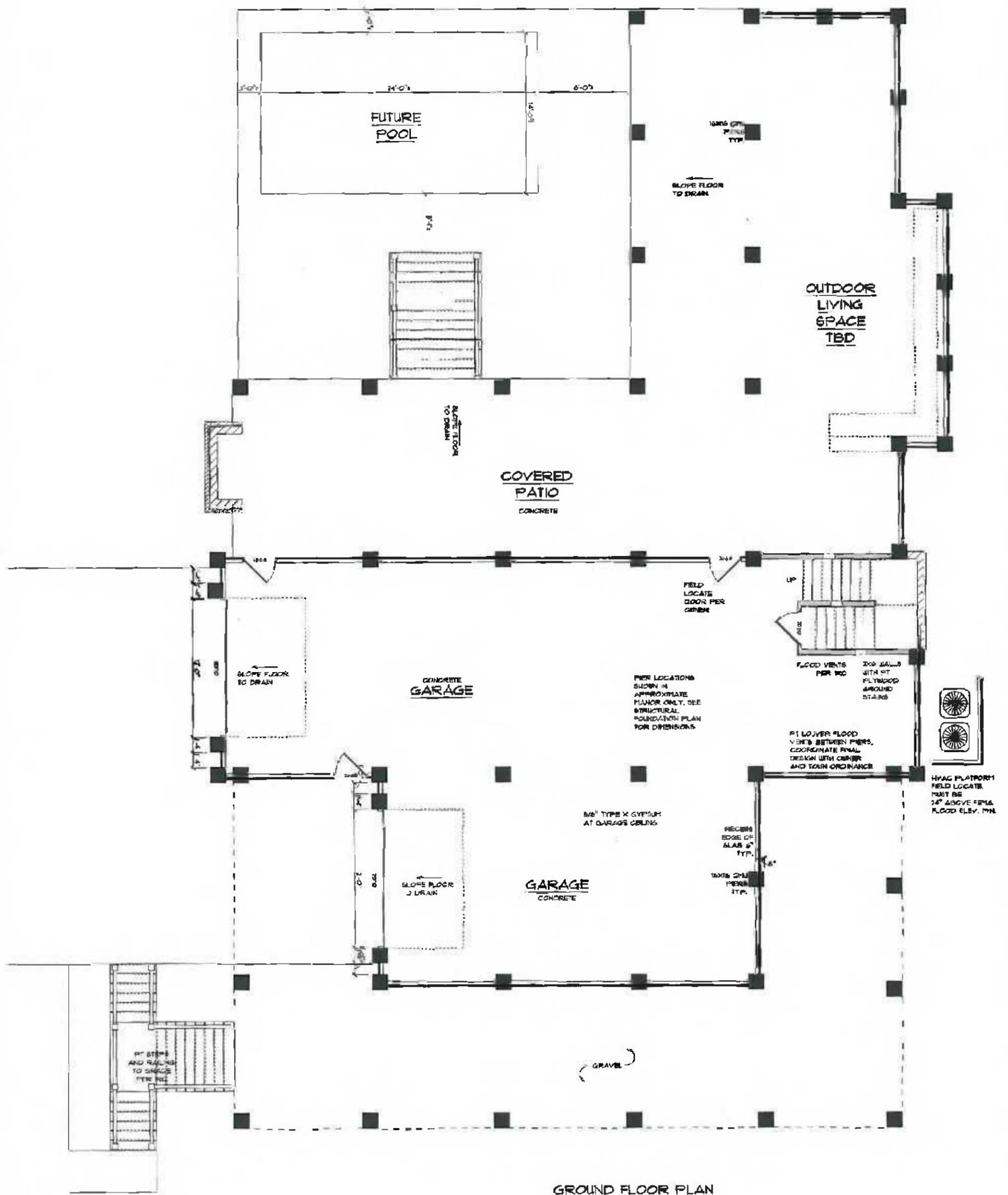
SITE PLAN
SCALE: 1" = 20'-0"

THIS PLAN IS NOT A CONTRACT. IT IS A PRELIMINARY DESIGN AND SHOULD BE USED ONLY FOR INFORMATIONAL PURPOSES. THE EXACT LAYOUT AND PLACEMENT SHALL BE DETERMINED BY THE ARCHITECT AND CONTRACTOR. THE ARCHITECT AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE ARCHITECT AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

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

DESIGN
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PROJECT	PORTER RESIDENCE
DATE	3/1/2016
NO. REV.	0-0/01
TITLE	SITE PLAN
SCALE	A2



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

STRUCTURAL ENGINEERING & DESIGN BY MW DESIGN, LLC FOR:

THE PORTER RESIDENCE
2668 GOLDBUG AVENUE

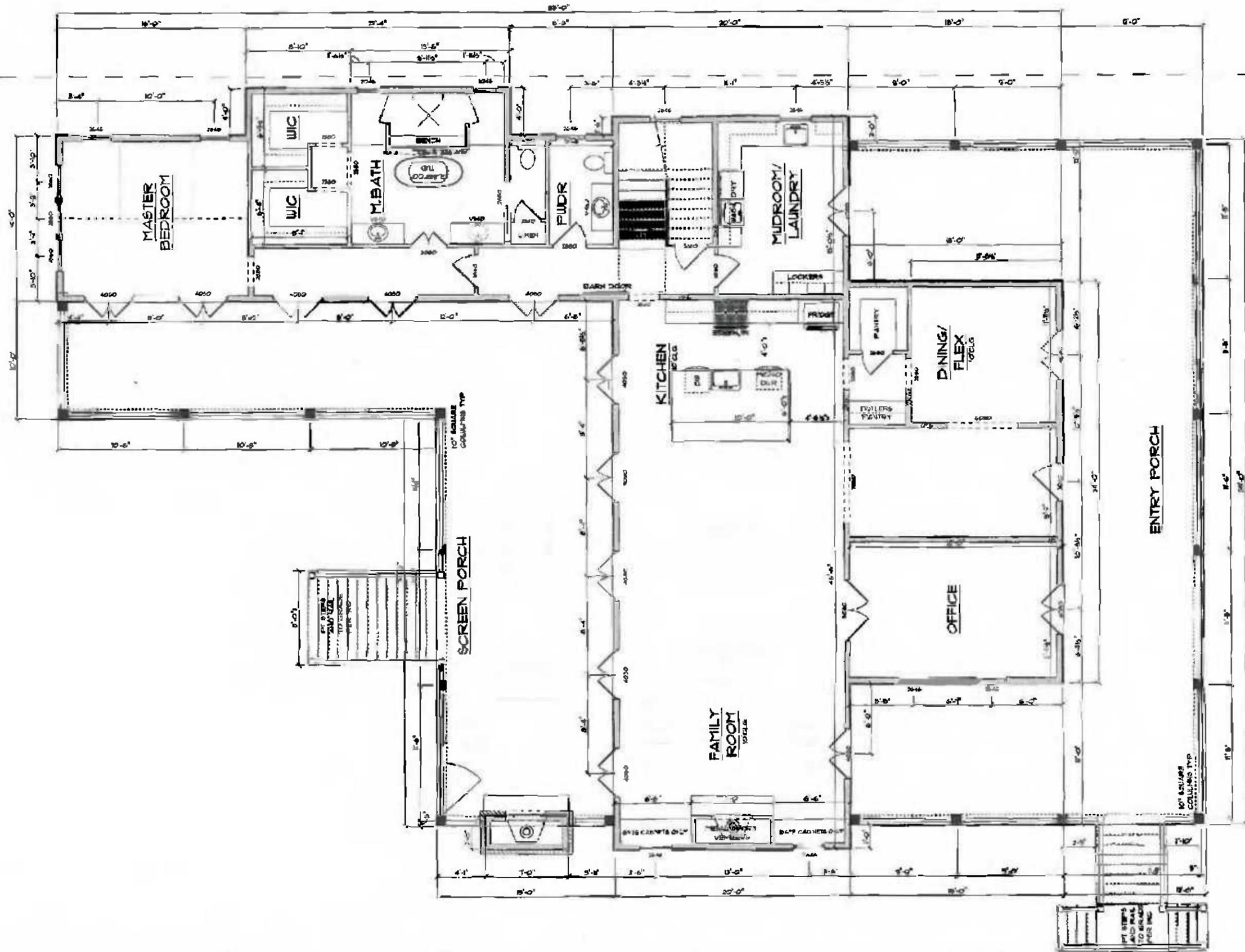


Project Name:
PORTER RESIDENCE

Drawn By:
Date:
Scale:

Project No.:
Date:
Scale:

A3
GROUND FLOOR PLAN



FIRST FLOOR PLAN
 10/14/10

AREA	SCHEDULE	FINISHES	UNFINISHED
FIRST FLOOR	20'S	10' R.	
SECOND FLOOR	20'S	10' R.	
FRONT PORCH			
REAR PORCH			
TOTAL	484	48	11

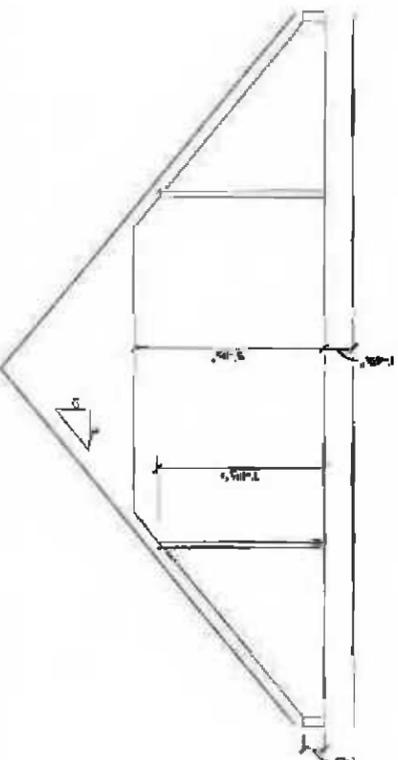
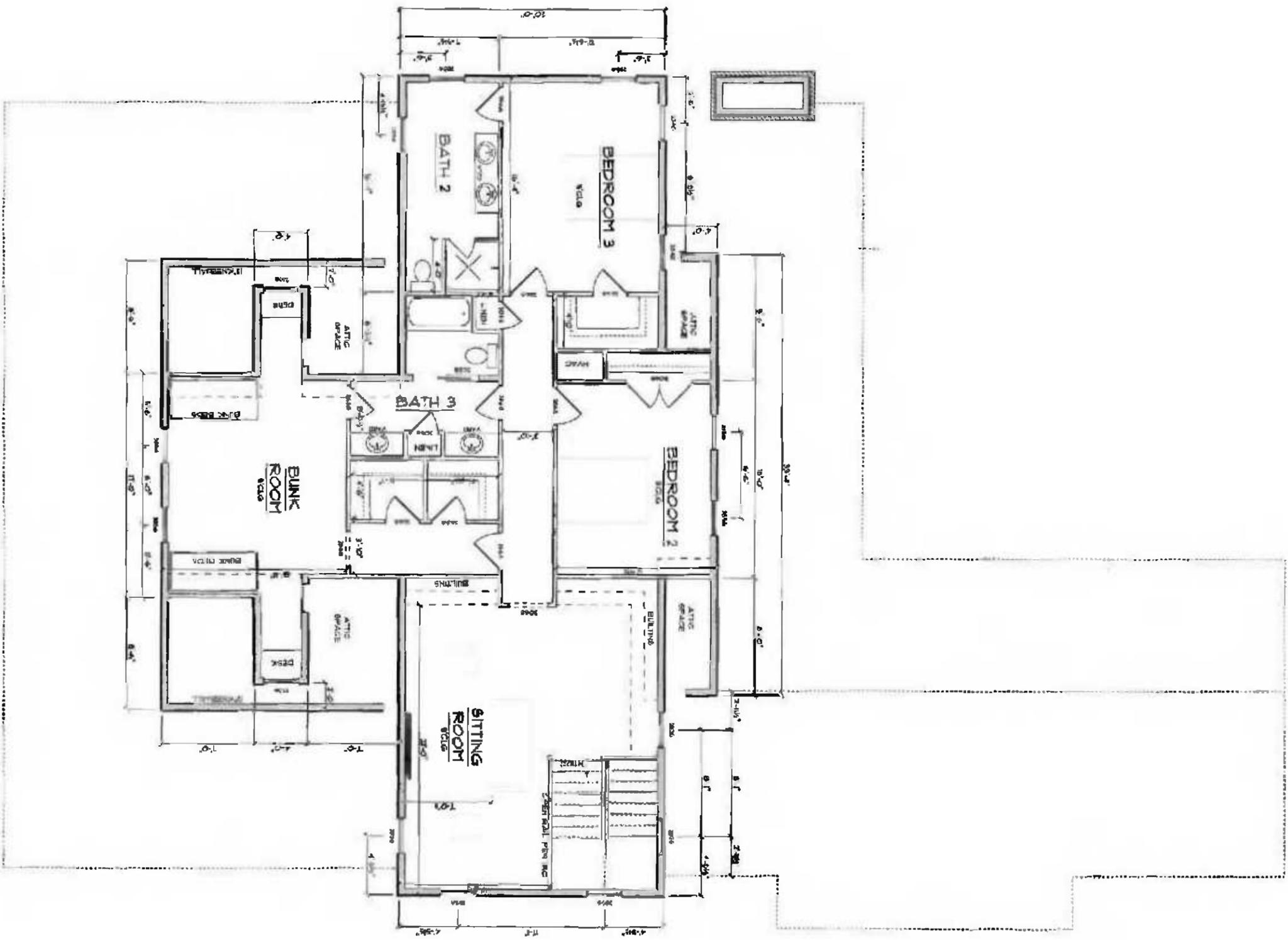
STRUCTURAL ENGINEERING & DESIGN BY MW DESIGN, LLC FOR
THE PORTER RESIDENCE
 2668 GOLDBUG AVENUE
 SULLIVANS ISLAND, SOUTH CAROLINA



PORTER RESIDENCE

DATE: 10/14/10
 DRAWN BY: JRM
 CHECKED BY: JRM
 TITLE: FIRST FLOOR PLAN

SCALE: A4

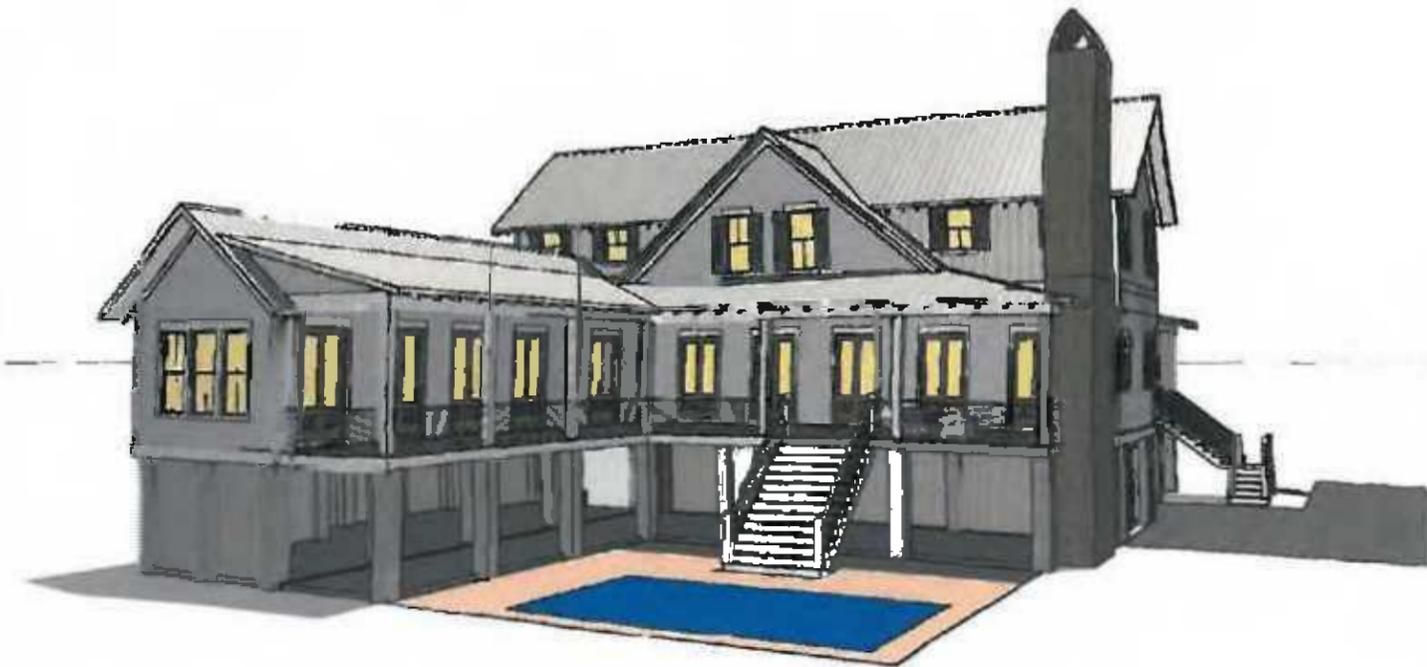


A5
REV. 1/2015
DATE: 1/2015
DRAWN BY: MW
PORTER RESIDENCE



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

DATE: 1/2015
DRAWN BY: MW
PROJECT: PORTER RESIDENCE



STRUCTURAL, ENGINEERING & DESIGN BY MW DESIGN, LLC FOR
THE PORTER RESIDENCE
 2668 GOLDBUG AVENUE
 SULLYVANS ISLAND, SOUTH CAROLINA



**PORTER
 RESIDENCE**

DATE: 3/2016
 JOB NO.

PERSPECTIVE
 SKETCHES