

PATRICK M. O'NEIL
MAYOR

TOWN OF SULLIVAN'S ISLAND

ANDY BENKE
TOWN ADMINISTRATOR

JASON BLANTON
DEPUTY ADMINISTRATOR/COMPTROLLER

LAWRENCE A. DODDS
TOWN ATTORNEY

GREG GRESS
WATER AND SEWER MANAGER

JOE HENDERSON
ZONING ADMINISTRATOR

DANIEL HOWARD
CHIEF OF POLICE

ELLEN MILLER
TOWN CLERK

RANDY ROBINSON
BUILDING OFFICIAL

M. ANTHONY STITH
FIRE CHIEF



DESIGN REVIEW BOARD

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

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES FROM OCTOBER 19, 2016
- C. CERTIFICATES OF APPROPRIATENESS—HISTORIC PROPERTIES
 - 1. 1820 I'On Avenue: Herlong and Associates, applicants, request historic design review approval for a property designated as a Sullivan's Island Landmark. Modification of the zoning standards are requested for the proposed accessory structure's height and square footage limitations. (TMS# 529-09-00-004)
- D. SPECIAL EXCEPTIONS
 - 1. 2662 Jasper Boulevard: Tal Askins, applicant, requests final approval for the RS District *Accessory Dwelling Unit Special Exception* in accordance with Z.O. §21-20 C. (2). (TMS# 529-07-00-014)
- E. NON-HISTORIC PROPERTY DESIGN REVIEW
 - 1. 2867 Brownell Avenue: Bill Huey and Associates, applicants, request conceptual approval for a new single-family home and modification of the zoning standards for principal building coverage, principal building square footage, second story side setback, and principal building side facade. (TMS# 529-11-00-093)
 - 2. 3217 Middle Street: Brown Atlantic LLC., applicants, request approval to convert an open-air porch into heated and cooled space and modification of the zoning standards for principal building square footage and principal building coverage. (TMS# 529-12-00-020)
- F. PUBLIC INPUT
- G. ADJOURN

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:

1820 Ion

Submittal Date:

10.21.16

Meeting Date:

11.16.16

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.

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 1820 Ion

Submittal Date 10-21-16

Meeting Date: 11-16-16

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet: 22,136 sf
Lot Width: 105'
Lot Depth: 210'
Flood Zone / Base Flood Elevation: AE 15

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint: 2,628 sf
Accessory Building Footprint: 900 sf
53,100, 747 = 900
Total Principal Bldg. Coverage Area: 3,528 sf
(Principal Building plus Accessory Structure)

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area 3,528 sf
Covered Porches: 315 sf
Open Decks / Steps: * 94 sf
Pool / Patio: 243 sf
Drives / Walks: 1117 sf
Other Impervious Coverage _____ sf
Total Impervious Coverage 5297 sf

Sec. 21-27 Principal Building Square Footage

First Floor 2,628 sf
Second Floor — sf
Third Floor — sf
Accessory Building 900 sf
Total Principal Building Square Footage: 3,528 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: turned down slab Roof: 5-V metal to match
Walls: lap siding to match existing Windows: Andersen
Trim: p.t. wood Doors: wood / fiberglass

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: 18200 Iron

Submittal Date: 10.21.16

Meeting Date: 11.16.16

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in Ft./ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet	✓	15% (3.75')			
	B	21-22 Additional Front Yard Setback	45° above 20'	NA	15%			
	C	21-22 Side Setback	Per lot; Enter Result: <u>10</u> min.; _____ comb.	✓	25%			
	D	21-22 Side Setback 2nd Floor Setback	2 feet	NA	100%			
	E	21-22 Rear Setback	25 feet	✓	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>3320</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 _____ sf	✓	25% _____ sf			
	I	21-28 Third Story	as per formula: Enter Result _____ sf	NA	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	NA	Adjust for Neighborhood Compatibility			
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor	NA	1 foot			
	N	21-32 Foundation Enclosure	Check Ordinance	NA	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: 1820 Ion
 Submittal Date: 10-21-16
 Meeting Date: 11-16-16

		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	2,628	50% Enter Result: 1314 _{sf}			
	B	21-43 Existing Principle Building Coverage Area	2781	50% Enter Result: 1390 _{sf}			
	C	21-43 Existing Impervious Coverage Area	3190	50% Enter Result: 1595 _{sf}			

Sec. 21-138
 Accessory Structures:
 Allowable = 750 #
 DRB + (20%) 150 #
 Total 900 #

Allowable each structures = 625
 DRB + (20%) = 125
 Total: 750 #

Existing: 53
 100
 New: 747
900 #

Ht. Allowable 18'-0"
 Asking for an additional 8"

PATRICK M. O'NEIL
MAYOR

TOWN OF SULLIVAN'S ISLAND



ANDY BENKE
TOWN ADMINISTRATOR

JASON BLANTON
DEPUTY ADMINISTRATOR/COMPTROLLER

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TOWN ATTORNEY

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WATER AND SEWER MANAGER

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ELLEN MILLER
TOWN CLERK

RANDY ROBINSON
BUILDING OFFICIAL

M. ANTHONY STITH
FIRE CHIEF

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

I Joe Henderson HAVE SUBMITTED A
COMPLETED DESIGN REVIEW BOARD APPLICATION, FOR THE MEETING DATE OF

11-16-16. I KNOW THAT MYSELF OR A REPRESENTATIVE OF
THE APPLICATION MUST ATTEND THE MEETING WHICH WILL BE HELD AT THE SULLIVAN'S
ISLAND TOWN HALL.

Joe Henderson
APPLICANT SIGNATURE

10-20-16
DATE

1820 Jon

11-16-16

ADDRESS OF SUBMITTAL



nd, South Carolina

View - Feb 2015



NO
PARKING
ANY
TIME

Report a privacy concern with this image

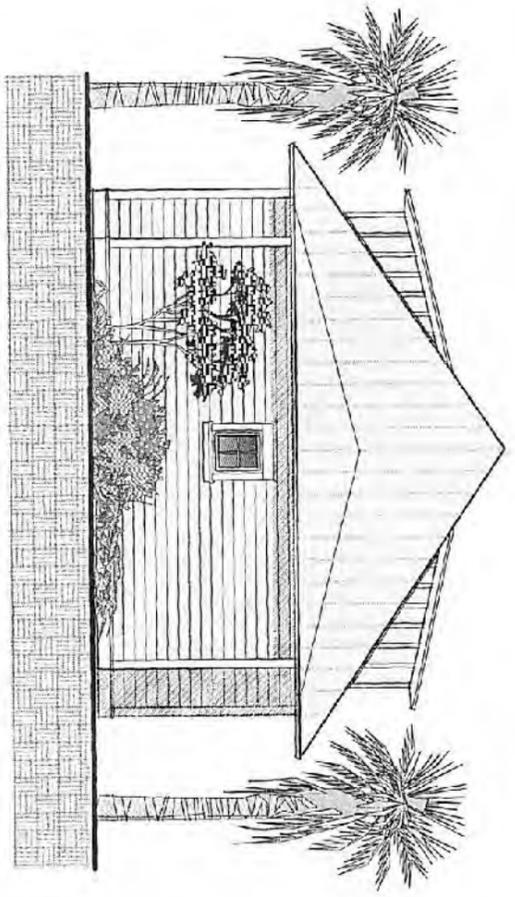
Station 18 1/2 St

Station 18 1/2 St

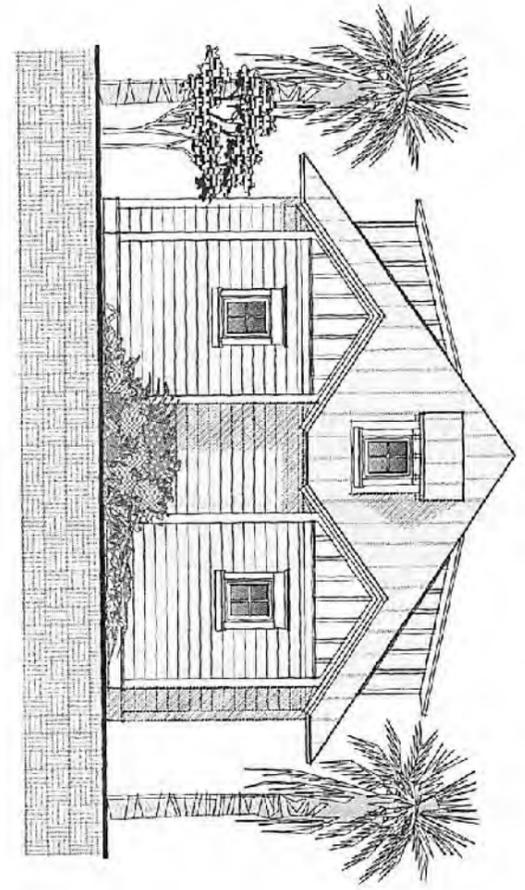
Station 18 1/2 St, Sullivan's Island,
SC 29482



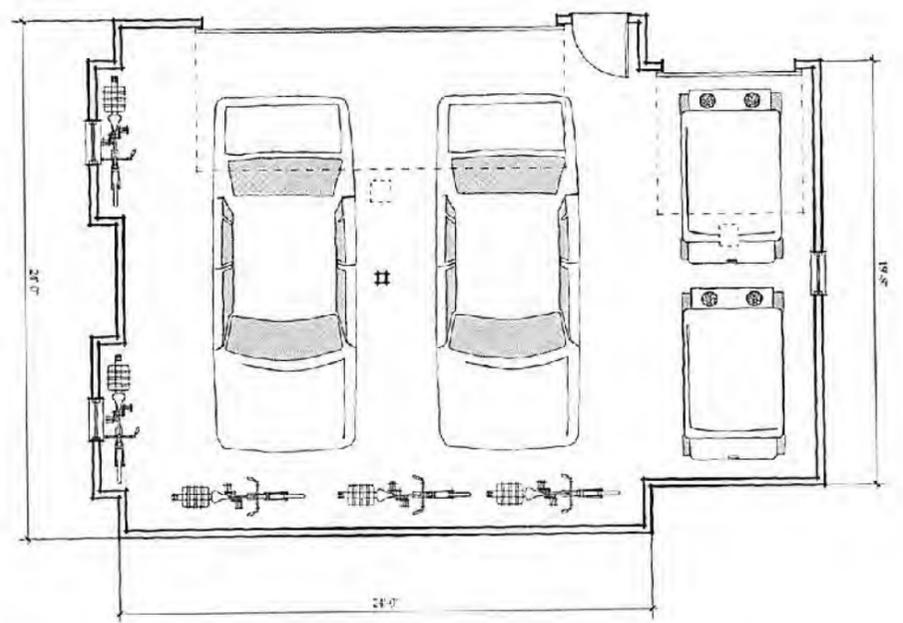
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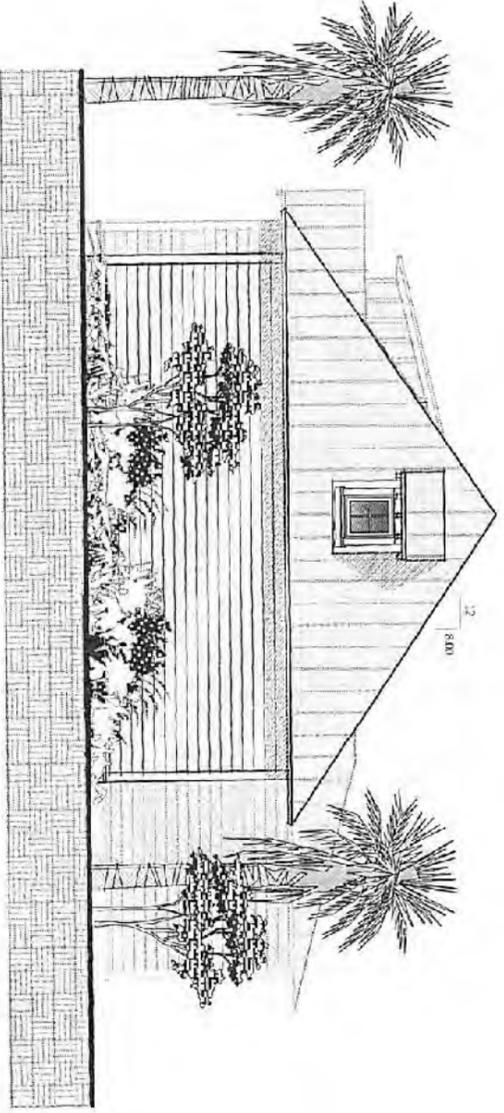
3 Yard Side
Scale: 1/4" = 1'-0"



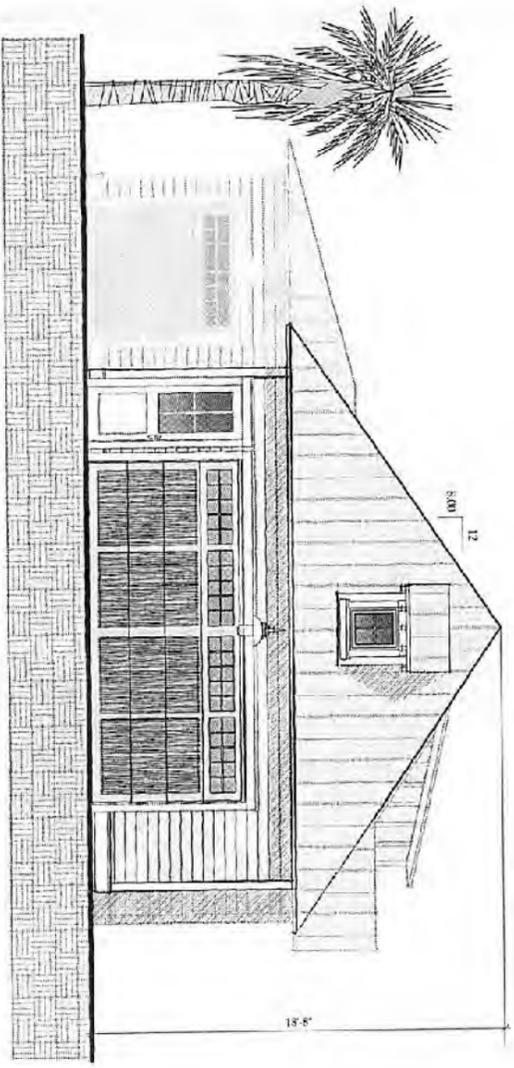
2 Street Elevation
Scale: 1/4" = 1'-0"



1 Garage Floor Plan
Scale: 1/4" = 1'-0"



5 Middle Street Side
Scale: 1/4" = 1'-0"



4 Lon Ave. Side
Scale: 1/4" = 1'-0"

Project No.	
Drawn	
Checked	
Reviewed	
Scale	1/4" = 1'-0"
Sheet No.	



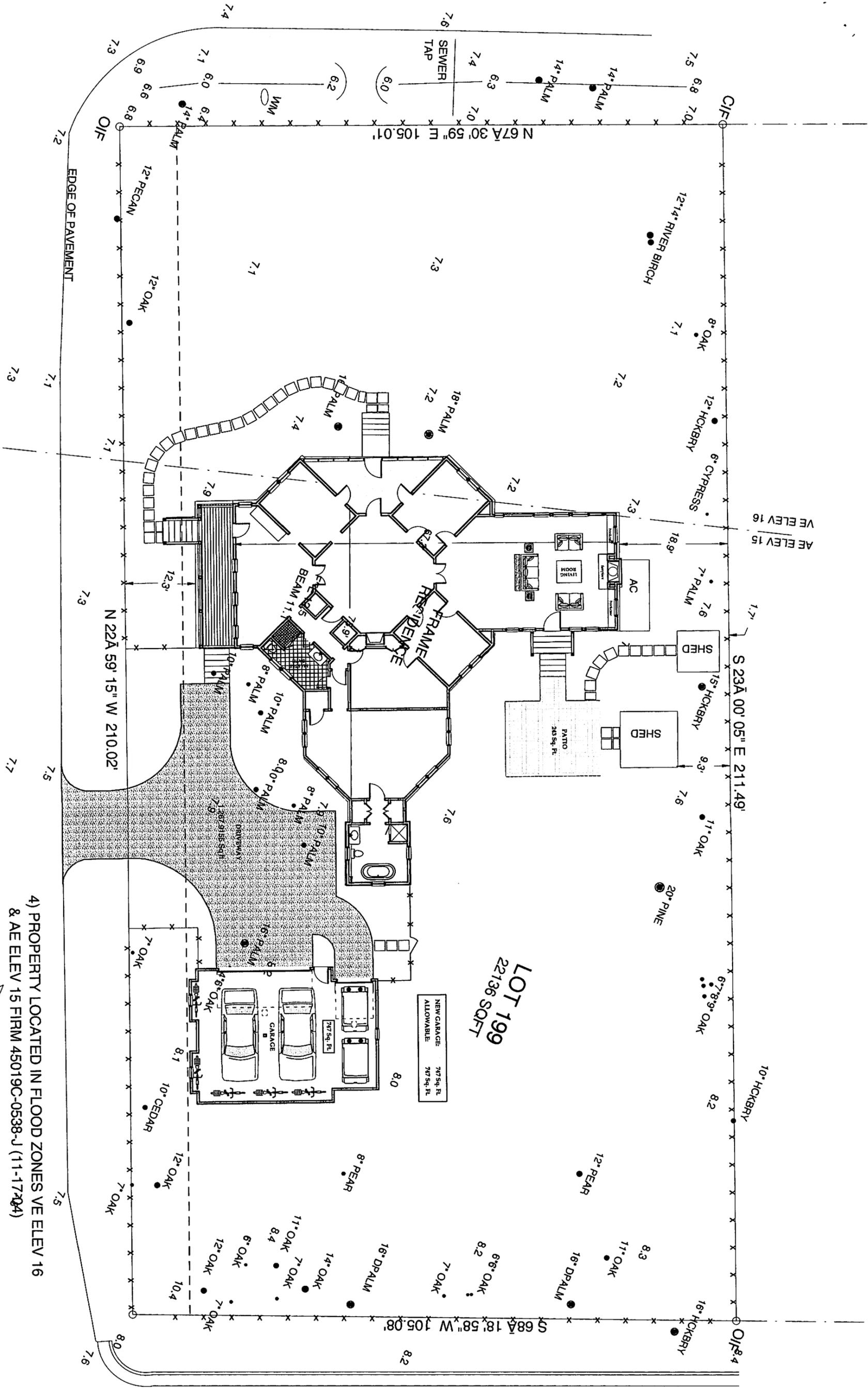
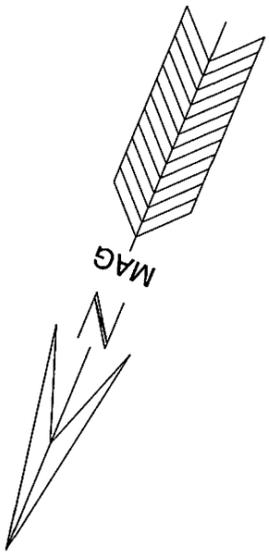
Flack Residence
1820 Lon
Sullivan's Island, South Carolina

No.	Issued For	Date

HERLONG & ASSOCIATES, INC.
ARCHITECTURE
INTERIORS
1821 285-9192 • herlong@herc.com
103 Palm Blvd. • Isle of Palms, SC 29429

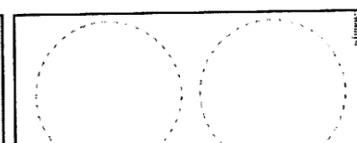
STATION 18 1/2 40' R/W

4) PROPERTY LOCATED IN FLOOD ZONES VE ELEV 16 & AE ELEV 15 FIRM 45019C-0538-J (11-17-04)



MIDDLE STREET R/W VARIES

Project No.	
Drawn	
Checked	
Reviewed	
Project Title	
Drawing No.	



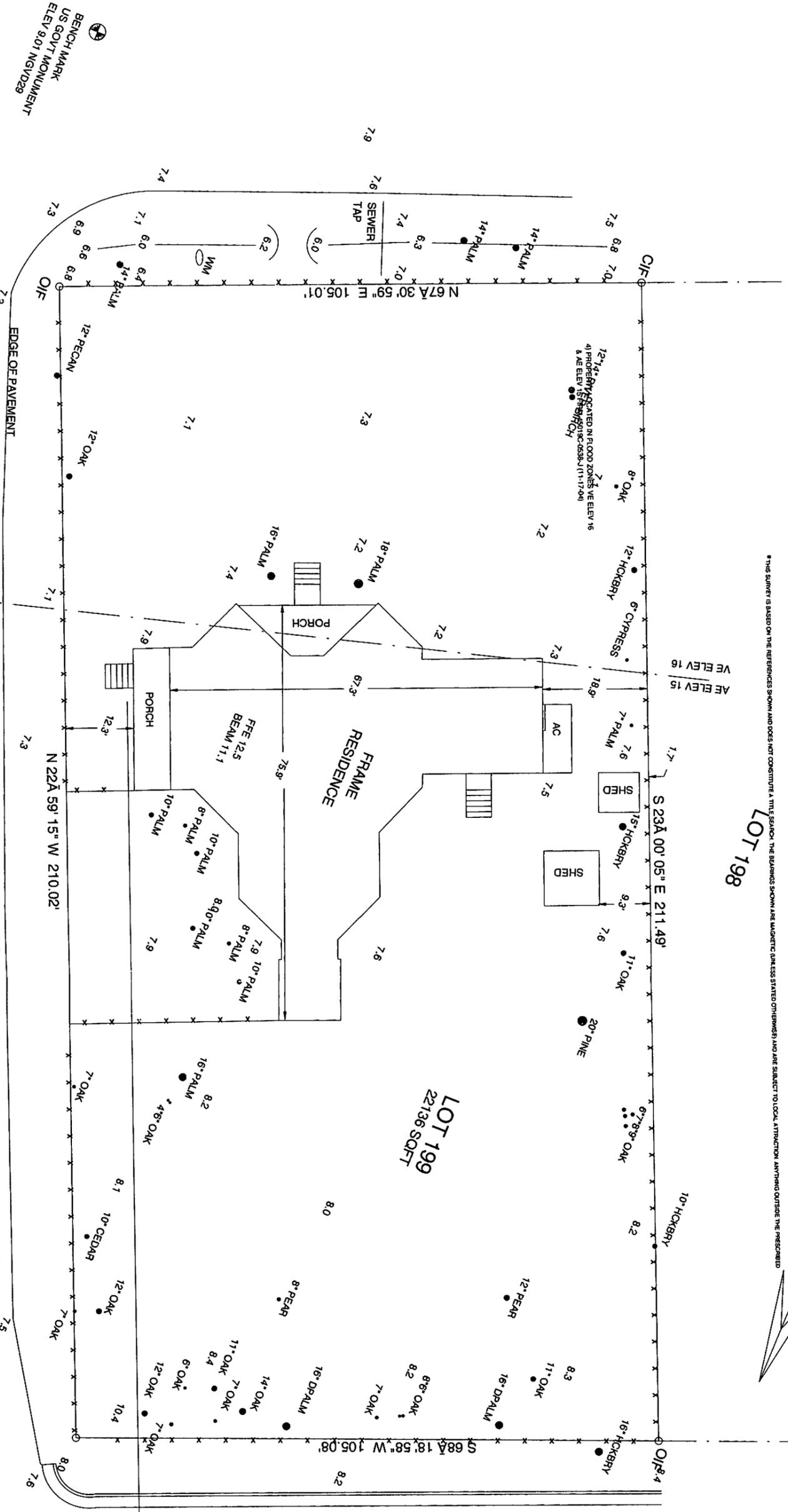
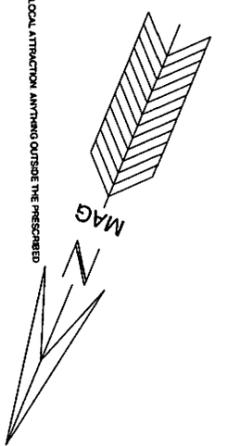
Flack Residence
 1820 ton
 Sullivan's Island, South Carolina

No.	Issued For	Date
87		10/03/16
		10/11/16

HERLONG & ASSOCIATES, INC.
 ARCHITECTURE INTERIORS
 (843) 866-9199 • herlongarchitects.com
 103 Palm Blvd. • Isle of Palms, SC 29451

* THIS SURVEY IS BASED ON THE REFERENCES SHOWN AND DOES NOT CONSTITUTE A TITLE SEARCH. THE REFERENCES SHOWN ARE MAGNETIC (UNLESS STATED OTHERWISE) AND ARE SUBJECT TO LOCAL ATTRACTION ANYTHING OUTSIDE THE PRESCRIBED

LOT 198



STATION 18 1/2 40' R/W

1820 ION AVENUE
AKA LOT 199 MOLLTRIEVILLE
TOWN OF SULLIVAN ISLAND
CHARLESTON COUNTY
SOUTH CAROLINA
DATE: SEPTEMBER 15, 2018



JOHN E. WADE JR., R.L.S.
S.C. REG. NO. 19171

PROFESSIONAL SURVEYOR
SOUTH CAROLINA
REG. NO. 19171
JOHN E. WADE JR.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING AND THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN.

MIDDLE STREET R/W VARIES

No.	Issued For	Date

Flack Residence

1820 Ion
Sullivan's Island, South Carolina

HERLONG & ASSOCIATES, INC.

ARCHITECTURE
INTERIORS

(843) 886-9199 • herlongarchitects.com
103 Palm Blvd • Isle of Palms, SC 29451

Project No. _____
Drawing No. _____
Survey _____

PRELIMINARY 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:

2662 JASPER BLVD

Submittal Date:

10.21.16

Meeting Date:

11.15.16

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)

**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: 2662 JASPER BLVD
 Submittal Date: 10-21-16
 Meeting Date: 11-15-16 Parcel I.D. (TMS#): 529-07-00-014

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
			_____ designated as Historic Resource		_____ designated as Historic Resource
			_____ not designated as Historic Resource		
			Historic Survey #: _____		Historic Survey #: _____

Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name	<u>TAL & VAL ASKINS</u>	Architect / Designer:	<u>STUDIO 291, LLC</u>
Address:	<u>2662 JASPER BLVD.</u>	Contact #:	<u>JOEL ADRIAN</u>
	<u>S.I.</u>	email:	<u>843-819-8947</u>
email:	<u>TAL.ASKINS@GMAIL.COM</u>	Contractor:	<u>STUDIO 291@HOMESC.COM</u>
Contact #:	<u>843-200-8874</u>	Contact #:	<u>ASKINS CONST.</u>
		email:	<u>TAL.ASKINS@GMAIL.COM</u>

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

CONSTRUCT NEW SINGLE FAMILY RESIDENCE BEHIND EXISTING

GUEST HOUSE

I (We) submit that the above information is true to the best of My (Our) knowledge <u>TAL ASKINS</u> Print Applicant's Name <u>Tal Askins</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 <u>Kat K</u> <u>10/22/16</u> check #
	Owner's Signature	

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

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

Project Address 2662 JASPER BLVD.

Submittal Date 10-21-16

Meeting Date: 11-15-16

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet: 22,032 sf
 Lot Width: 105.02'
 Lot Depth: 210.94'
 Flood Zone / Base Flood Elevation: AE13

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint: 2,978 sf
 Accessory Building Footprint: 907 sf
 Total Principal Bldg. Coverage Area: 3,885 sf
 (Principal Building plus Accessory Structure)

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area 3,885 sf
 Covered Porches: 1,004 sf
 Open Decks / Steps: 486 sf
 Pool / Patio 479 sf
 Drives / Walks: 1,090 sf
 Other Impervious Coverage — sf
 Total Impervious Coverage 6,944 sf

Sec. 21-27 Principal Building Square Footage

First Floor 2,978 sf
 Second Floor 1,237 sf
 Third Floor — sf
 Accessory Building 907 sf
 Total Principal Building Square Footage: 5,122 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 # TR 1x4

Roof: SV-CRIMP MTL

Walls: HARDI-PLANK

Windows: ANDERSON 400 IMPACT

Trim: HARDI-TRIM

Doors: MAHOGANY # LEAD

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

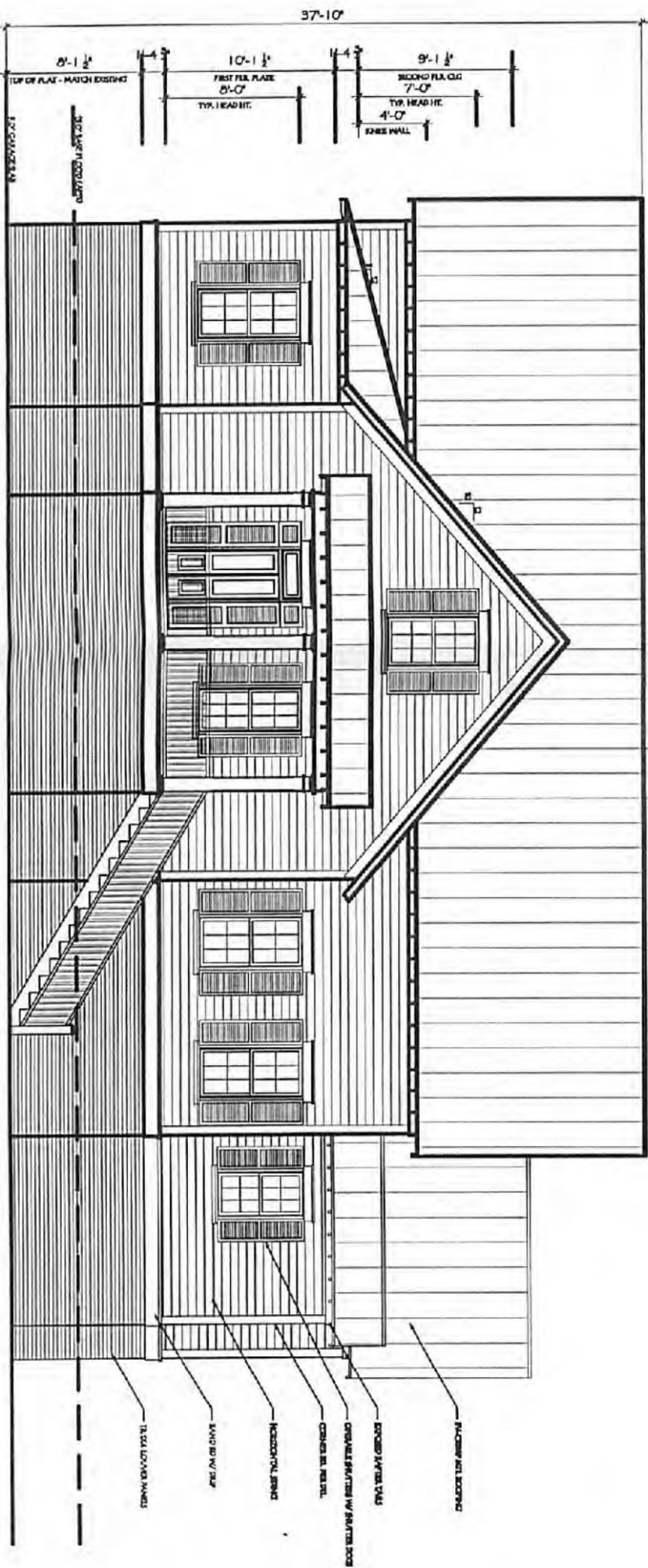
Project Address: 2662 JASPER BLVD

Submittal Date: 10-21-16

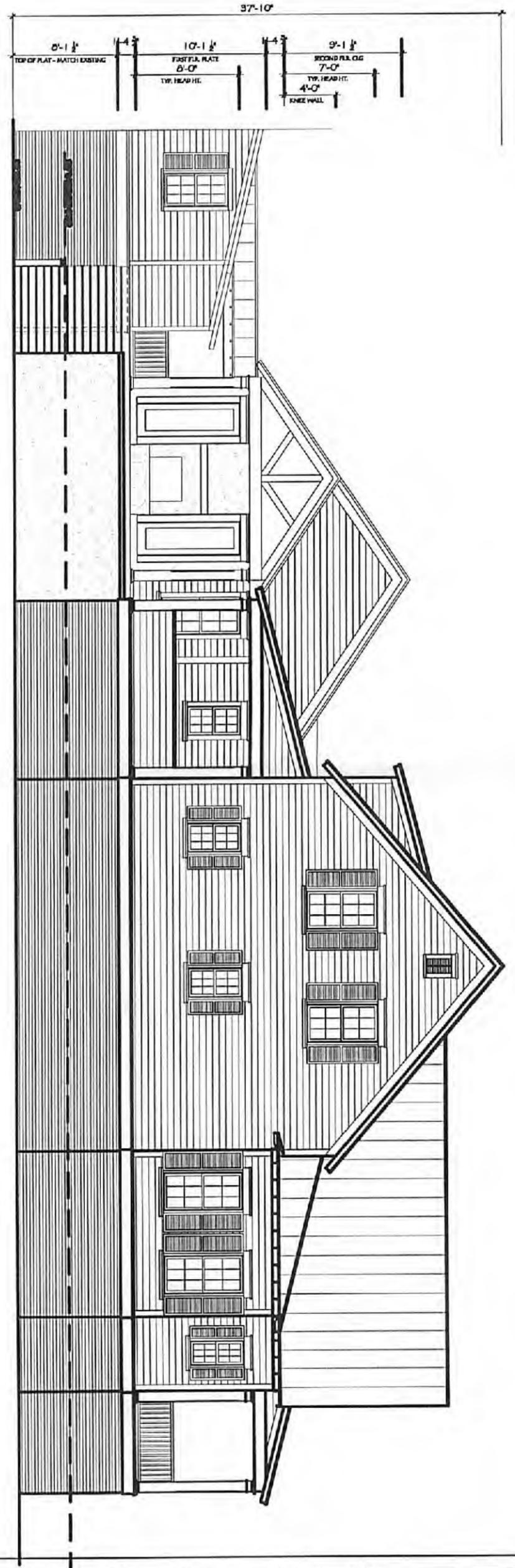
Meeting Date: 11-15-16

	Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in Ft./ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet	✓	15% (3.75')		
	B	21-22 Additional Front Yard Setback	45° above 20'	✓	15%		
	C	21-22 Side Setback	Per lot; Enter Result: <u>15'</u> min.; <u>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>3,305</u> sf		20% <u>661</u> sf	<u>580</u> #	17.5% <u>3,885</u> #
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>30%</u> sf maximum	✓	N/A	N/A	N/A
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4,103</u> sf		25% <u>1,026</u> sf	<u>1,019</u>	24.8% <u>5,122</u> #
	I	21-28 Third Story	as per formula Enter Result _____ sf	NA	15% _____ sf	NA	NA
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	NA	Adjust for Neighborhood Compatibility	NA	NA
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor	✓	1 foot	TRATCH EXISTING	
	N	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility		
	O	21-34 Site Lighting	Check Ordinance	N/A	Adjust for Neighborhood Compatibility	NA	NA

1 FRONT ELEVATION (GOLDBACK)

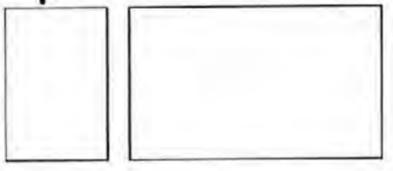


2 LEFT SIDE ELEVATION



Project Number	16-291-612
Sheet	2 of 4
Scale	A3
Author	
Checker	
Designer	
Drawn By	
Client	
Contract	
Notes	
Revisions	
Date	
By	
Check	
Scale	
Sheet	
Project	

Project
New Residence @
 2662 Jasper Blvd., Sullivan's Island, South Carolina
 Sheet Title
FRONT & LEFT SIDE ELEVATIONS

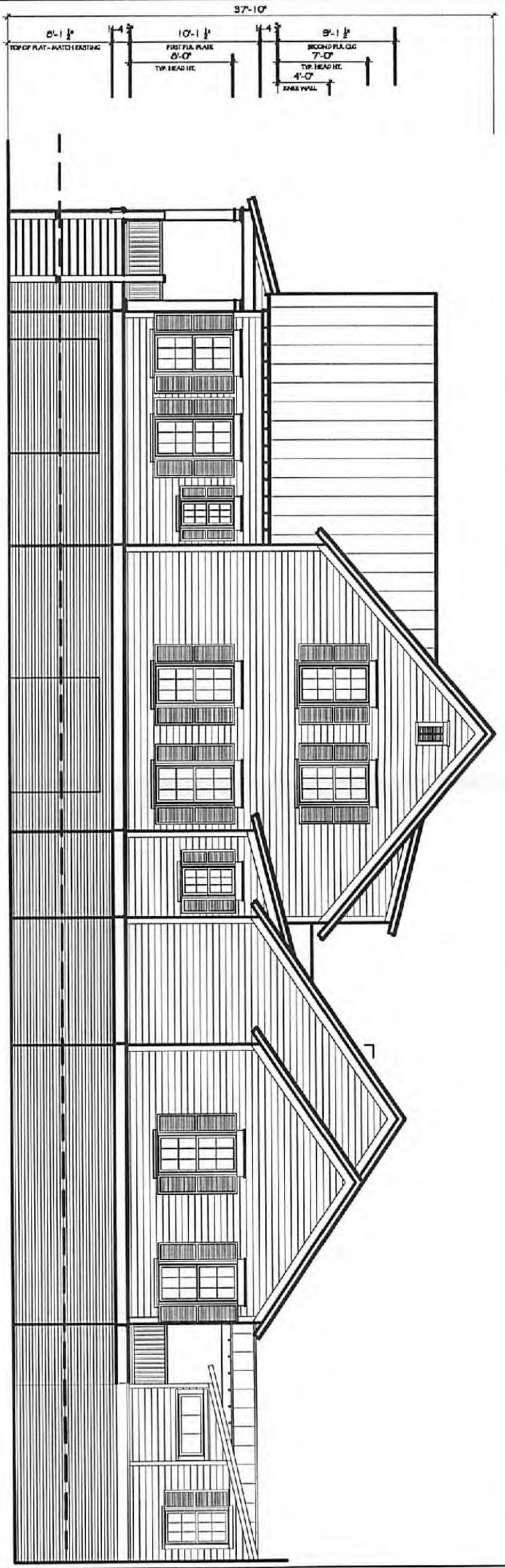


The Architect and the Client agree that the Architect shall not be responsible for the construction of the project. The Architect's responsibility is limited to the design and construction documents. The Client is responsible for the construction of the project.

291
Studio
 291
 LLC

1 REAR ELEVATION

2 RIGHT SIDE ELEVATION



Project Number	16-291-012
Sheet #	AA
of #	4

Project
New Residence @
 2662 Jasper Blvd., Sullivan's Island, South Carolina

Sheet Title
REAR & RIGHT SIDE ELEVATIONS

FIRST FLOOR 2,978 SQFT
 SECOND FLOOR 1,237 SQFT
 TOTAL HEATED 4,215 SQFT

Not to be used for any other project without the written consent of the architect.

Studio
 291
 LLC

291 Studio, Inc. 291 Studio, Inc. 291 Studio, Inc. 291 Studio, Inc. 291 Studio, Inc.



Studio
291
LLC

1000 South Forest Street, Suite 201
Charlotte, North Carolina 28205
704.333.8114

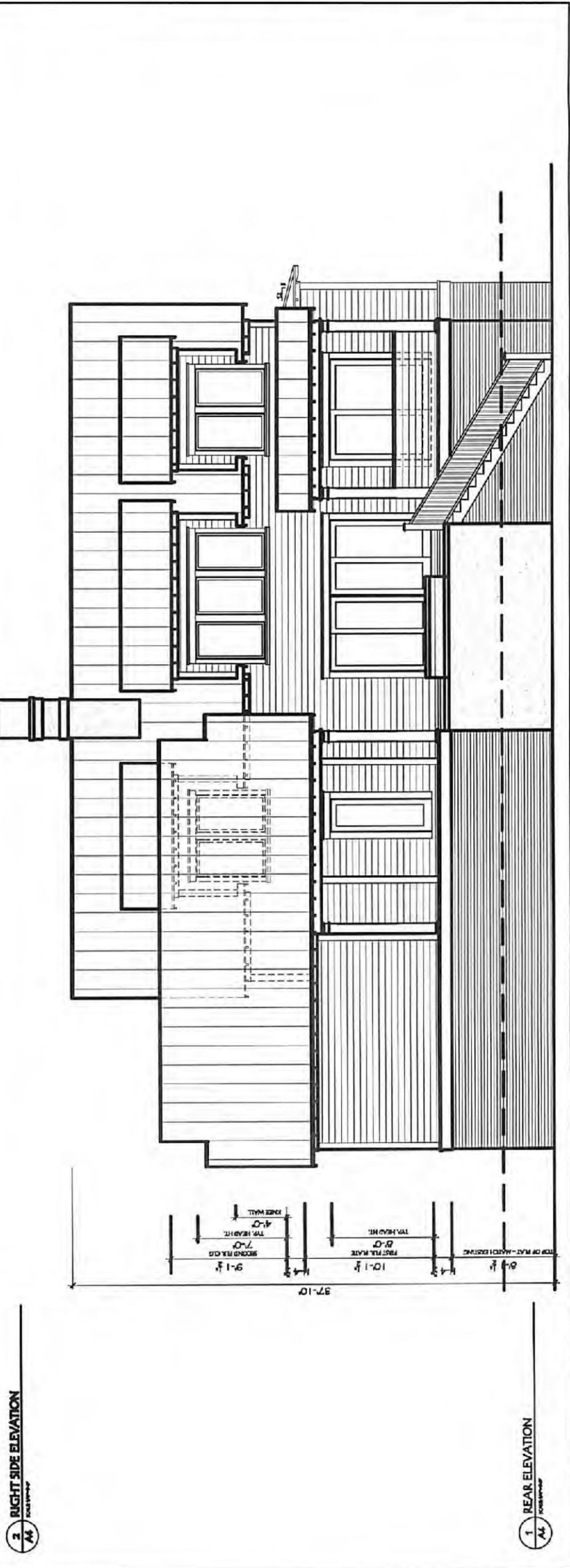
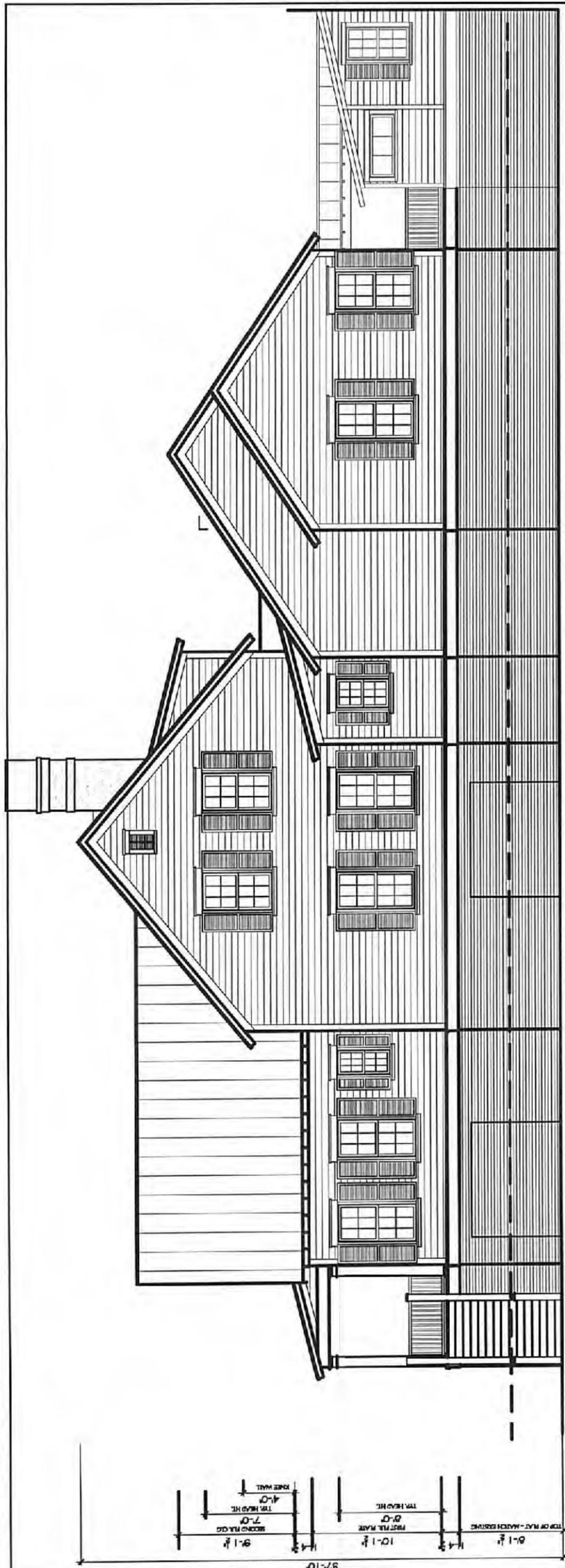
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FIRST FLOOR 2,978 SQFT
SECOND FLOOR 4,287 SQFT
TOTAL HEATED 4,285 SQFT

Project
New Residence @
2662 Jasper Blvd., Sullivan's Island, South Carolina
Sheet Title
REAR & RIGHT SIDE ELEVATIONS

D. P. in Charge
AIA
Job Captain
AIA
Drawn By
AIA
Check Dates
10/22/18
Issued for Pricing
09/20/18
Issued for Permit
08/14/18
Revisions
No
1
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Issue Date 09/20/18

Project Number
16-291-012
Sheet 2 of 4
A4



2 RIGHT SIDE ELEVATION
A4

1 REAR ELEVATION
A4

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: 2867 Brownell Ave.
Submittal Date: October 21st 2016
Meeting Date: November 16th 2016

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

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

The following items shall be included in the Conceptual Submittal:

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

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: 2867 Brownell Ave
 Submittal Date: October 21st 2016
 Meeting Date: November 16th 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 _____ not designated as Historic Resource

Historic Survey #: _____ Historic Survey #: _____

Nature of Work: (circle all that apply)
 Accessory Structure Demolition / Relocation Addition / Alteration **New Construction**

Owner's Name Tavel Architect / Designer: Bill Huey + Associates
 Address: 200 Ferry Street Contact #: (843) 805-6700
Mt. Pleasant, SC email: Nicole@hueyarchitect.com
 email: _____ Contractor: TBD
 Contact #: _____ Contact #: _____
 email: _____

Enter a Brief Description of the Project and Scope of Work to be Performed:
Bill Huey + Associates is requesting DRB approval for a new construction, single family residence at 2867 Brownell Ave.

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.	
<u>Nicole Vieth</u> Print Applicant's Name	<u>ON CHECK</u> Owner's Signature	<u>\$1,100.00</u> Fee Received by <u>HK</u> <u>10/21/16</u>
<u>[Signature]</u> Applicant Signature	<u>ON CHECK</u> Owner's Signature	check # _____

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

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

Project Address 2867 Brownell Ave.

Submittal Date Oct. 21 2016

Meeting Date: Nov. 16 2016

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet: 4,028.2 sf
 Lot Width: 100'
 Lot Depth: 150'
 Flood Zone / Base Flood Elevation: VE 16'

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint: 2,675 sf
 Accessory Building Footprint: _____ sf

 Total Principal Bldg. Coverage Area: 2,675 sf
 (Principal Building plus Accessory Structure)

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area 2,675 sf
 Covered Porches: 750 sf
 Open Decks / Steps: 218 sf
 Pool / Patio: 526 sf
 Drives / Walks: Pervious sf
 Other Impervious Coverage 150 sf
HVAC/Retaining Wall
 Total Impervious Coverage 4,321 sf

Sec. 21-27 Principal Building Square Footage

First Floor 2,675 sf
 Second Floor 1,519 sf
 Third Floor / sf
 Accessory Building / sf

 Total Principal Building Square Footage: _____ sf
 (Principal Building plus Accessory Structure) 4,194

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY) TBD

* 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 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

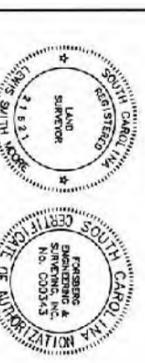
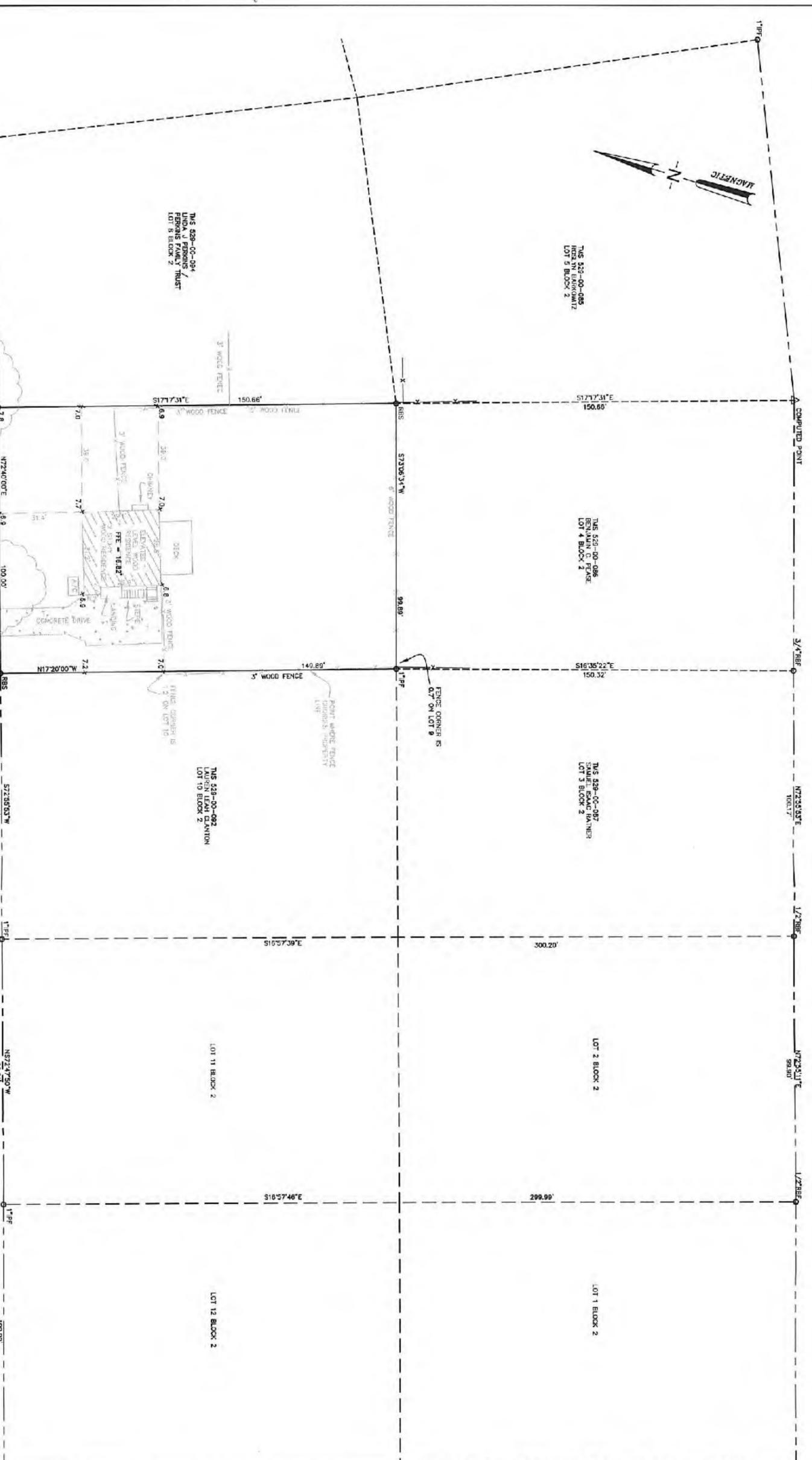
2050-B Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 2867 Brownell Ave.
 Submittal Date: October 21st, 2016
 Meeting Date: November 16th, 2016

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in Ft./ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet	✓	15% (3.75')	—	—	
	B	21-22 Additional Front Yard Setback	45° above 20'	✓	15%	—	—	
	C	21-22 Side Setback	Per lot; Enter Result: <u>15'</u> min.; <u>20'</u> comb.	✓	25%	—	—	
	D	21-22 Side Setback 2nd Floor Setback	2 feet		100%	<u>2'</u>	<u>100%</u>	
	E	21-22 Rear Setback	25 feet	✓	None	—	—	
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>2,254</u> sf		20%	<u>421</u> 2,675	<u>18.7%</u>	<u>2,675</u> s.f.
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>4,508.46</u> <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>3,402.8</u> sf		25%	<u>791</u> 4,194	<u>23.3%</u>	<u>4,194</u> s.f.
	I	21-28 Third Story	as per formula: Enter Result <u>NA</u> sf	NA	15%	—	—	
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result <u>36'</u> sf	✓	100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result <u>21.6'</u> sf		100%	<u>4.5'</u>	<u>20%</u>	<u>26'</u>
	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	TBD	Adjust for Neighborhood Compatibility	—	—	

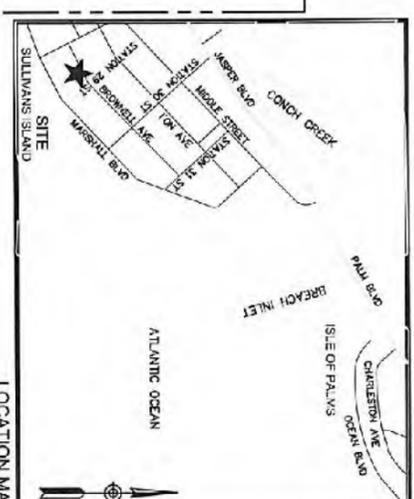
(for "front" building)

MARSHALL BLVD. S-10-416



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT I AM A LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA AND MEET THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

LEWIS SMITH MOORE, P.L.S. No. 21027



LOCATION MAP N.T.S.

NOTES AND REFERENCES

- 1) THE LOTS IN 529-11-00-003.
- 2) THE PROPERTY IS OWNED BY 2897 BIRCHMILL AVE. LLC.
- 3) THE TOTAL AREA IS 0.346 ACRES.
- 4) ACCORDING TO FLOOD INSURANCE RATE MAP 45090003A DATED 11/7/04, THIS PROPERTY LIES IN A FLOOD ZONE VE ELEVATION 16.
- 5) REFERENCE PLAT BY J.O. HEAR SANDERS DATED JUNE 1981 AND RECORDED IN THE CHARLESTON COUNTY REC OFFICE IN PLAT BOOK H PAGE 0981.
- 6) ONLY THE OAK TREE FOR THIS PARCEL AND SHOWN ON THE SURVEY.
- 7) THE ELEVATION SHOWN ON THIS SURVEY ARE BASED ON MASH 89 DATUM.

LEGEND

- RSB - 3/8" REBAR SET
- RF - 3" WOOD FENCE
- RF - 6" WOOD FENCE
- A/C - AIR CONDITIONER
- 25.2 - SPOT GROUND ELEVATION
- 25.75 - SPOT ELEVATION HARD SURFACE

PARTIAL TOPOGRAPHIC SURVEY
 LOT 9 BLOCK 2 - MARSHALL RESERVATION
 BROWNELL AVENUE
 TOWN OF SULLIVAN'S ISLAND CHARLESTON COUNTY, S.C.
 SCALE 1"=20'
 JANUARY 18, 2016

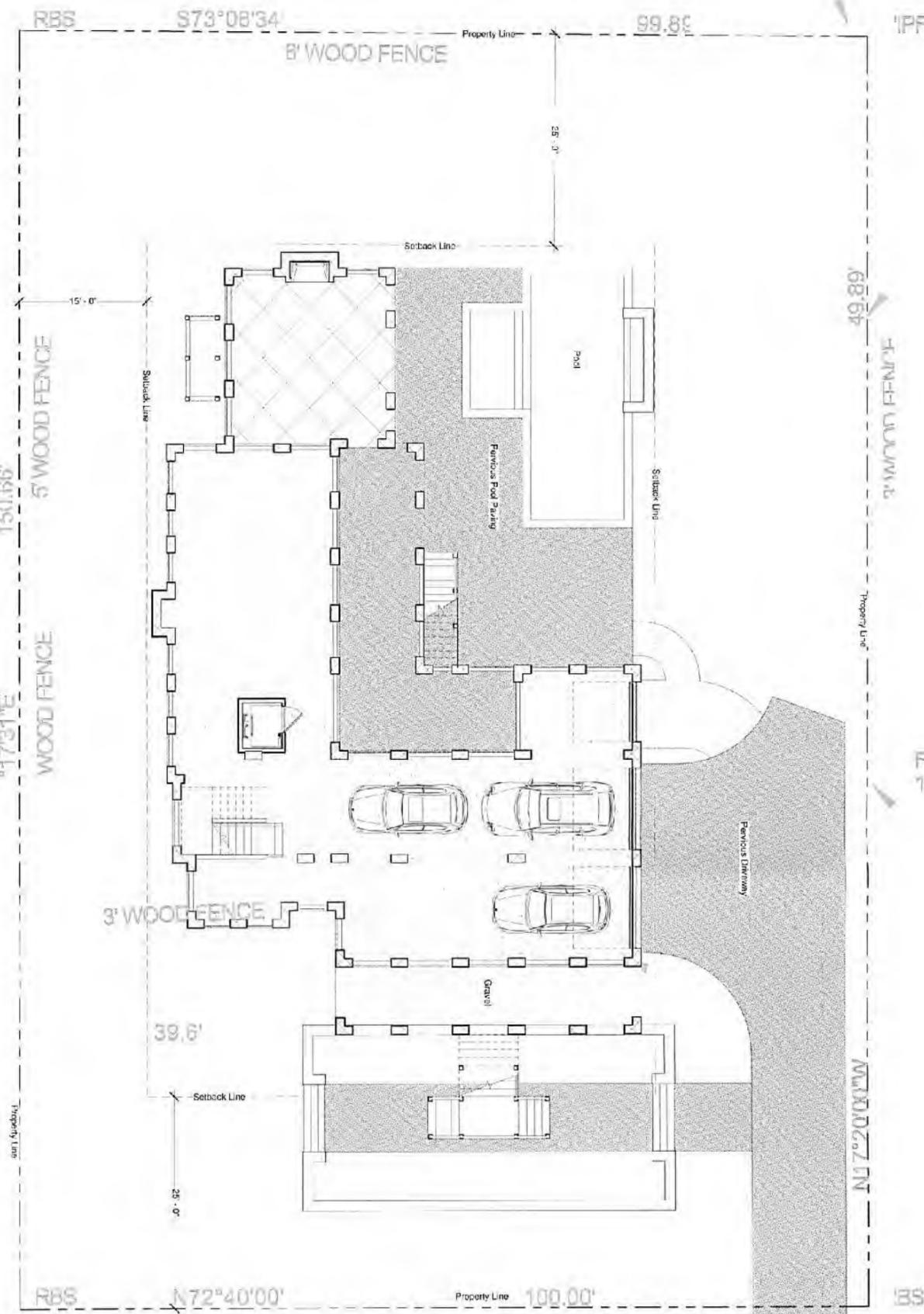
FORSBERG ENGINEERING AND SURVEYING, INC.
 1507 SAVANNAH HIGHWAY SUITE B
 P.O. BOX 50875
 CHARL ESTON, SOUTH CAROLINA 29417
 (843) 571-2882 FAX (843) 571-5780
 CIVIL ENGINEERING, SURVEYING AND LAND PLANNING



FENCE CO
0.7' ON LC

LINE

FENCE COR
1.2' ON LOT



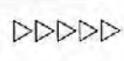
1
A001
Conceptual Site Plan
1/8" = 1'-0"

Lot Information:	Principal Building Coverage:	Impervious Coverage:	Principal Building Square Footage:	Total Coverage:
Final Zone: VE Base Area: 4.1 Proposed Area: +1 Restrictions: Setbacks: Front: 25' Side: 15' min (40' total both sides) Height: Permitted 28' from adjacent grade First Floor Height: Restriction 2' above BFE	Allowed: 2,284 S.F. DMB Max Allowed: 2,704 S.F. Proposed: 2,675 S.F.	DMB Max Allowed: 4,508 S.F. Proposed: 4,221 S.F. Building Footprint: 2,675 S.F. Paving: 722 S.F. Slabs: 526 S.F. HVAC: 80 S.F. Retaining Wall: 102 S.F.	Allowed: 3,402 S.F. DMB Max Allowed: 4,221 S.F. Final Floor: 2,675 S.F. Second Floor: 1,319 S.F. Total Proposed: 4,194 S.F.	DMB Max Allowed (60% of Lot): 7,514 S.F. Total Impervious: 4,221 S.F. Total Paving: 2,700 S.F. Total Coverage: 7,021 S.F.
Total Impervious:	4,221 S.F.	4,221 S.F.	4,194 S.F.	7,021 S.F.



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REVISIONS



DESIGNED BY: B.H.
CHECKED BY: -
DRAWN BY: N.V.

- PRELIMINARY ISSUE
- BID ISSUE
- PERMIT ISSUE
- CONSTRUCTION ISSUE

BILL HUEY
ASSOCIATES

3592 Maybank Hwy
Johns Island, South Carolina
Phone: 843.805.6700 Fax: 843.8

2867 Brownell Ave
Sullivan's Island, SC

SEAL:

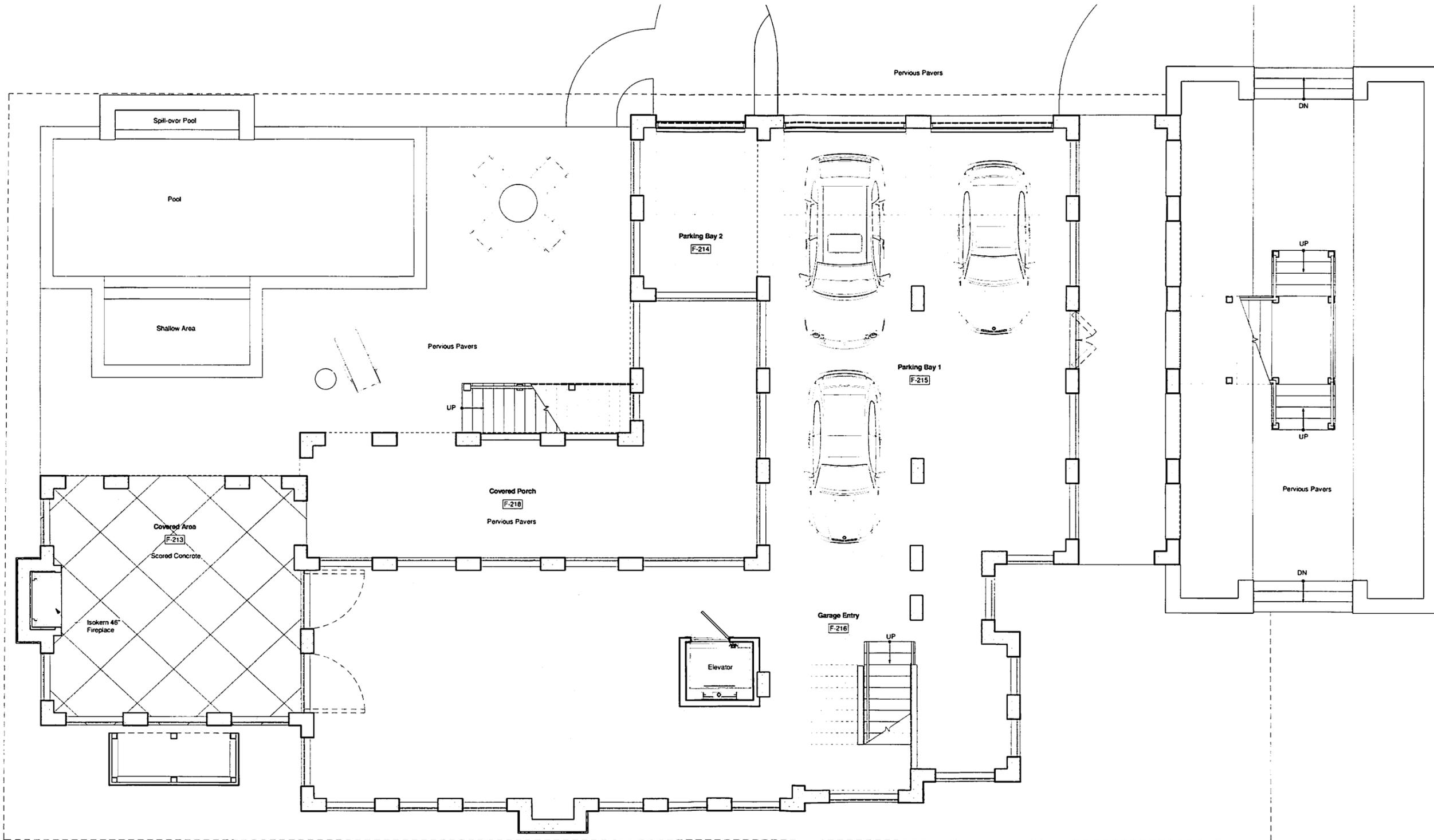
SEAL:

SHEET: **A001**

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

PROJECT NO.: 14002

DATE: 10/21/16, 12/28



REVISIONS



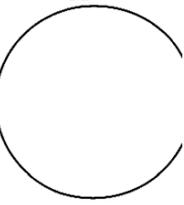
DESIGNED BY: B.H.
 CHECKED BY: -
 DRAWN BY: N.V.

- PRELIMINARY ISSUE
- BID ISSUE
- PERMIT ISSUE
- CONSTRUCTION ISSUE

BILL HUEY
 + ASSOCIATES

3582 Maybank Hwy
 Johns Island, South Carolina
 Phone: 843.805.6700 Fax: 843.805.6701

2867 Brownell Avenue
 Sullivan's Island, SC



1
 A100
 1/4" = 1'-0"

Lot Information:
 Flood Zone: VE
 B.F.E. VE - 16'
 Freeboard Amount - +1'
 Restrictions: Setbacks -
 Front: 25'
 Side: 15' min (40' total both sides)
 Rear: 25'
 Height Restriction: 38' from adjacent grade
 First Floor Height Restriction: 2' above BFE

Principle Building Coverage:
 Allowed - 2,254 S.F.
 DRB Max Allowed - 2,704 S.F.
 Proposed - 2,675 S.F.

Impervious Coverage:
 DRB Max Allowed - 4,508 S.F.
Proposed:
 Building Footprint - 2,675 S.F.
 Porches - 752 S.F.
 Stairs - 218 S.F.
 Pool - 528 S.F.
 HVAC - 50 S.F.
 Retaining Wall - 100 S.F.
 Total Impervious - 4,321 S.F.

Principle Building Square Footage:
 Allowed - 3,402 S.F.
 DRB Max Allowed - 4,252 S.F.
 First Floor - 2,675 S.F.
 Second Floor - 1,519 S.F.
 Total Proposed - 4,194 S.F.

Total Coverage:
 DRB Max Allowed (50% of Lot) - 7,514 S.F.
 Total Impervious - 4,321 S.F.
 Total Pervious - 2,700 S.F.
 Total Coverage - 7,021 S.F.

SHEET:
A100
 SCALE: 1/4" = 1'-0"
 PROJECT NO.: 14002
 DATE: 10/21/16 12:30 P

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REVISIONS



DESIGNED BY: B.H.
CHECKED BY: -
DRAWN BY: N.Y.

- PRELIMINARY ISSUE
- BID ISSUE
- PERMIT ISSUE
- CONSTRUCTION ISSUE



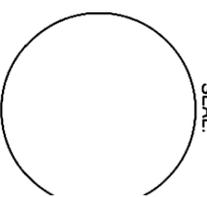
ASSOCIATES

3582 Maybank Hwy
Johns Island, South Carolina
Phone: 843.805.6700 Fax: 843.805.6700

2867 Brownell Aven
Sullivan's Island, SC



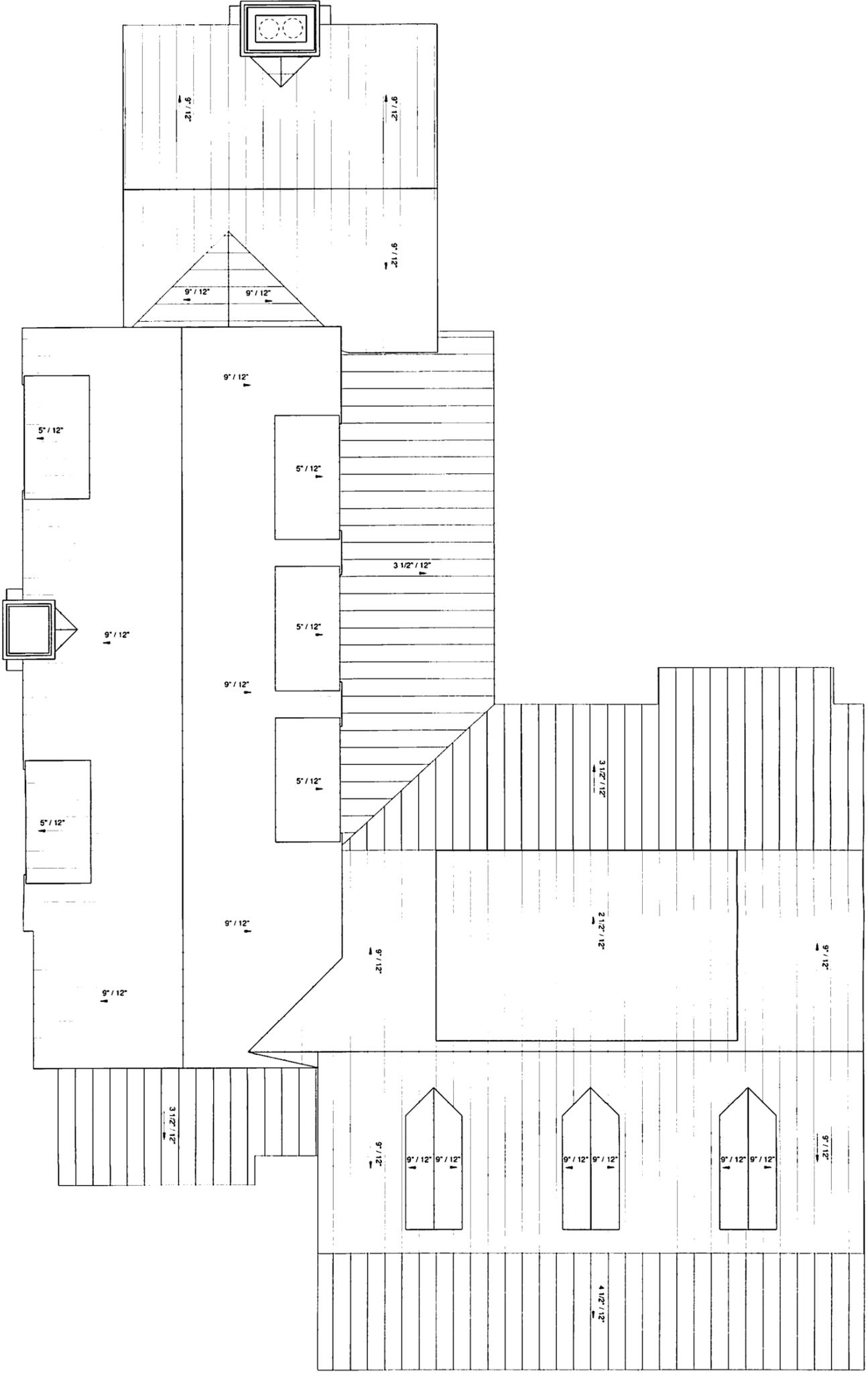
SEAL:



SHEET:

A103

SCALE: 1/4" = 1'-0"
PROJECT NO: 14002
DATE: 10/21/16 12:31 P

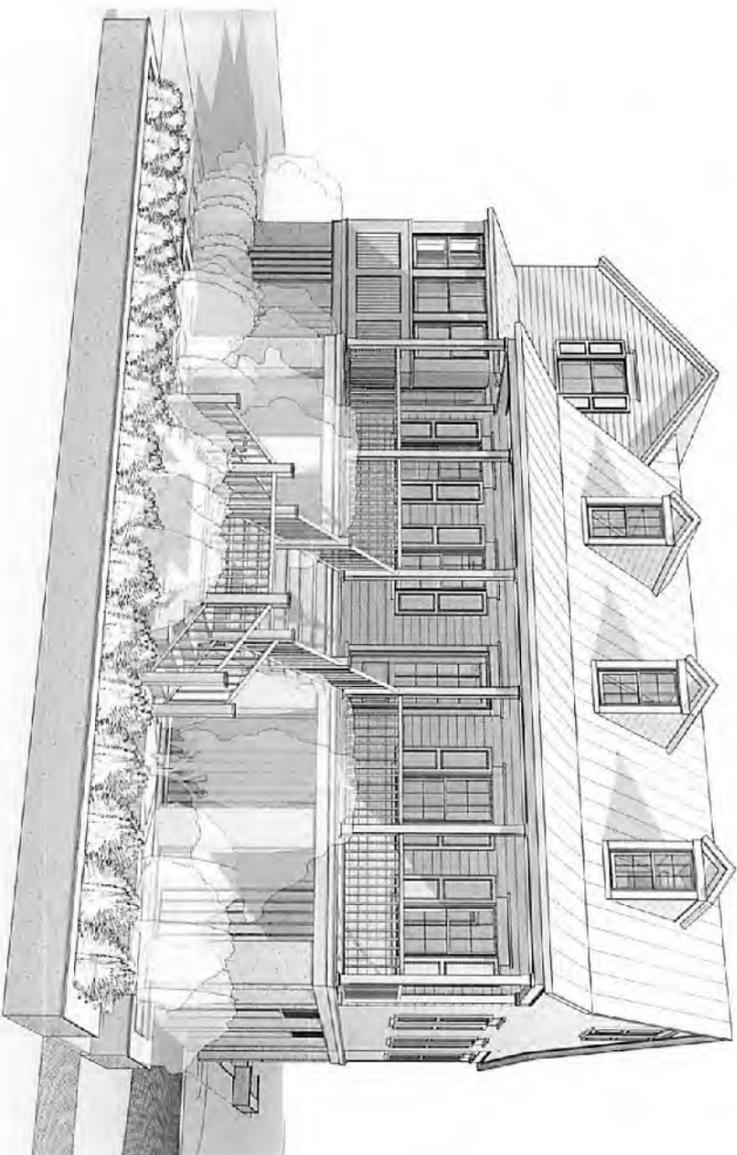


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A103
Roof Plan
1/4" = 1'-0"

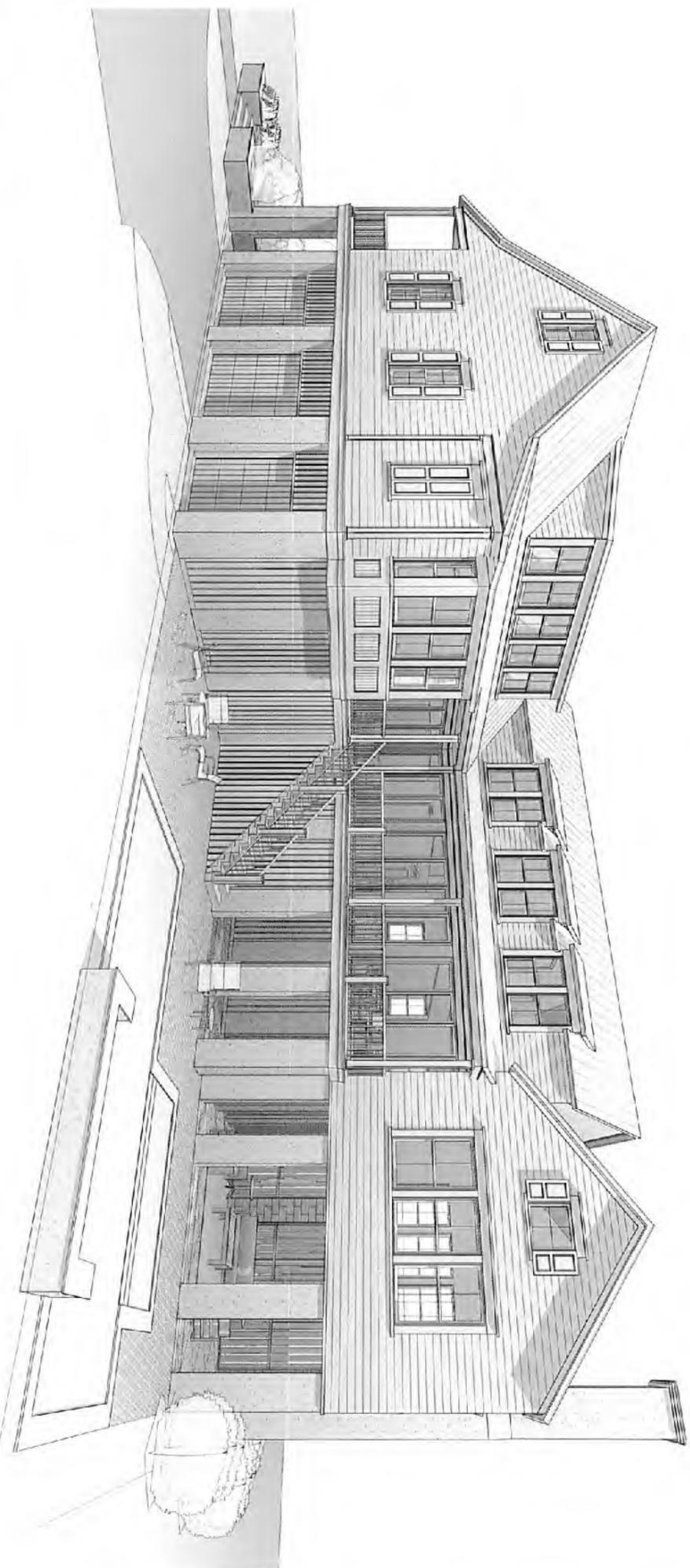




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A200
Perspective View

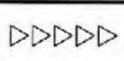


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A200
Perspective View



3
A200
Perspective View

REVISIONS



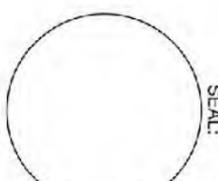
- DESIGNED BY: B.H.
- CHECKED BY: -
- DRAWN BY: N.V.
- PRELIMINARY ISSUE
- BID ISSUE
- PERMIT ISSUE
- CONSTRUCTION ISSUE

BILL HU
ASSOCIATES

3692 Maybank Hwy
Johns Island, South Carolina
Phone: 843.905.6700 Fax: 843.8

2867 Brownell Ave
Sullivan's Island, SC

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SHEET:
A200

SCALE:
PROJECT NO.: 14002
DATE: 10/21/15 12:34 P.



- 45' - 8" Height Restriction
- 39' - 4 1/2" Second Floor Ceiling Plate
- 36' - 4 1/2" Roof Plate Height
- 31' - 2 1/2" Lower Roof Plate
- 30' - 4 1/2" Second Floor Subfloor
- 28' - 9 3/4" First Floor Ceiling Plate
- 18' - 8 1/4" First Floor Subfloor
- 17' - 5 1/2" Bottom of First Floor
- 17' - 4" Top of Block
- 17' - 0" 1" Freeboard
- 16' - 0" B.F.E. 16'
- 7' - 8" Grade



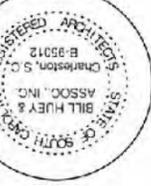
- 45' - 8" Height Restriction
- 39' - 4 1/2" Second Floor Ceiling Plate
- 30' - 4 1/2" Second Floor Subfloor
- 28' - 9 3/4" First Floor Ceiling Plate
- 18' - 8 1/4" First Floor Subfloor
- 17' - 5 1/2" Bottom of First Floor
- 17' - 4" Top of Block
- 17' - 0" 1" Freeboard
- 16' - 0" B.F.E. 16'
- 7' - 8" Grade

A201

SHEET



SEAL



SEAL

2867 Brownell Avenue
Sullivan's Island, SC

3582 Maybank Hwy
Johns Island, South Carolina 29
Phone: 843.805.6700 Fax: 843.805



ASSOCIATES

- CONSTRUCTION ISSUE
- PERMIT ISSUE
- BID ISSUE
- PRELIMINARY ISSUE

DESIGNED BY: B.H.
CHECKED BY: N.V.
DRAWN BY: N.V.

- REVISIONS
- ▽
 - ▽
 - ▽
 - ▽
 - ▽
 - ▽
 - ▽

SCALE: 1/4" = 1'-0"
PROJECT NO.: 14002
DATE: 10/27/16 12:35 PM

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



2 Left Elevation
1/4" = 1'-0"

REVISIONS

- △
- △
- △
- △

DESIGNED BY: B.H.
CHECKED BY: -
DRAWN BY: N.V.

- PRELIMINARY ISSUE
- BID ISSUE
- PERMIT ISSUE
- CONSTRUCTION ISSUE

BILL HUEY
ASSOCIATES

3582 Maybank Hwy
Johns Island, South Carolina 29550
Phone: 843.805.6700 Fax: 843.805.6701

2867 Brownell Avenue
Sullivan's Island, SC



SHEET:
A202

SCALE: 1/4" = 1'-0"
PROJECT NO.: 14002
DATE: 10/21/16 12:40 PM

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**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: 3217 Middle Street Sullivan's Island, SC 29482
 Submittal Date: October 18, 2016
 Meeting Date: _____ Parcel I.D. (TMS#): 529-12-00-020

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 <input checked="" type="checkbox"/> _____ 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 #: _____
--	--	--

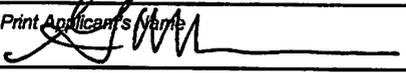
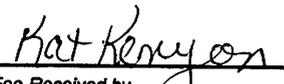
Nature of Work: (circle all that apply)

Accessory Structure
 Demolition / Relocation
 Addition / Alteration
 New Construction

Owner's Name: <u>Dean Schmelter</u>	Architect / Designer: <u>-</u>
Address: <u>3217 Middle Street</u>	Contact #: <u>-</u>
<u>Sullivan's Island SC</u>	email: _____
email: <u>dean@waterspecialists.biz</u>	Contractor: <u>Brown Atlantic, LLC</u>
Contact #: <u>(860) 836-1023</u>	Contact #: <u>(843) 209-9710 [Howard Brown]</u>
	email: <u>howardbrownatlantic@gmail.com</u>

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

Enclose (Ocean Facing) Rear Porch with Windows

I (We) submit that the above information is true to best of My (Our) knowledge. G. Howard Brown Print Applicant's Name  Applicant Signature	If Owner is not Applicant: I (We) hereby appoint the person named as Applicant as My (Our) agent to represent Me (Us) in this application.  Owner's Signature	 Fee Received by <u>10/29/16</u> check #
--	---	--

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:

3217 Middle Street Sullivan's Island, SC 29482

Submittal Date:

October 18, 2016

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.

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 3217 Middle Street Sullivan's Island, SC 29482

Submittal Date October 18, 2016

Meeting Date: _____

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>14,466</u> sf
Lot Width:	<u>99.70'</u>
Lot Depth:	<u>145.17'</u>
Flood Zone / Base Flood Elevation:	VE is Flood Zone Base Flood Elevation= 16

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>2,339</u> sf
Accessory Building Footprint:	<u>0</u> sf
Total Principal Bldg. Coverage Area:	<u>2,339</u> sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>2,339</u> sf
Covered Porches:	<u>226</u> sf
Open Decks / Steps:	<u>1,198</u> sf
Pool / Patio:	<u>497</u> sf
Drives / Walks:	<u>N/A</u> sf
Other Impervious Coverage	_____ sf
Total Impervious Coverage	<u>4,260</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor [Ground Level]	<u>2,304.00</u> sf
Second Floor	<u>2,129.30</u> sf
Third Floor	<u>1,691.70</u> sf
Accessory Building	<u>0</u> sf
Total Principal Building Square Footage:	<u>6,125</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 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: 3217 Middle Street Sullivan's Island, SC 29482

Submittal Date: October 18, 2016

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: _____ 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 _____ sf		20% _____ sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result 30% sf maximum	✓	N/A	N/A	N/A	N/A
	H	21-27 Principal Building Square Footage	as per formula: Enter Result _____ 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			

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: 3217 Middle Street Sullivan's Island, SC 29482

Submittal Date: October 18, 2016

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		50% Enter Result: _____sf			
	B	21-43 Existing Principle Building Coverage Area		50% Enter Result: _____sf			
	C	21-43 Existing Impervious Coverage Area		50% Enter Result: _____sf			

REQUEST FOR STAFF LEVEL APPROVAL
Sullivan's Island Design Review Board

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

(FORM E)

Project Address: <u>3217 Middle Street Sullivan's Island, SC 29482</u>
Submittal Date: <u>October 18, 2016</u>
Meeting Date: _____

Historic Resource: (check ONE) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Within Historic District: (check ONE) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	---

PROPOSED WORK: <u>Enclose existing screen porch with Andersen Windows</u>

REASON FOR WORK: <u>Homeowner wants to enclose existing screen porch</u>

Nature of Work: (circle all that apply)
Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name	Architect / Designer:
Contact #: <u>Dean Schmelter</u>	Contact #: -
email: <u>dean@waterspecialists.biz</u>	email: -
	Contractor: <u>Brown Atlantic, LLC</u>
	Contact #: <u>Howard Brown #: (843) 209-9710</u>
	email: <u>howardbrownatlantic@gmail.com</u>

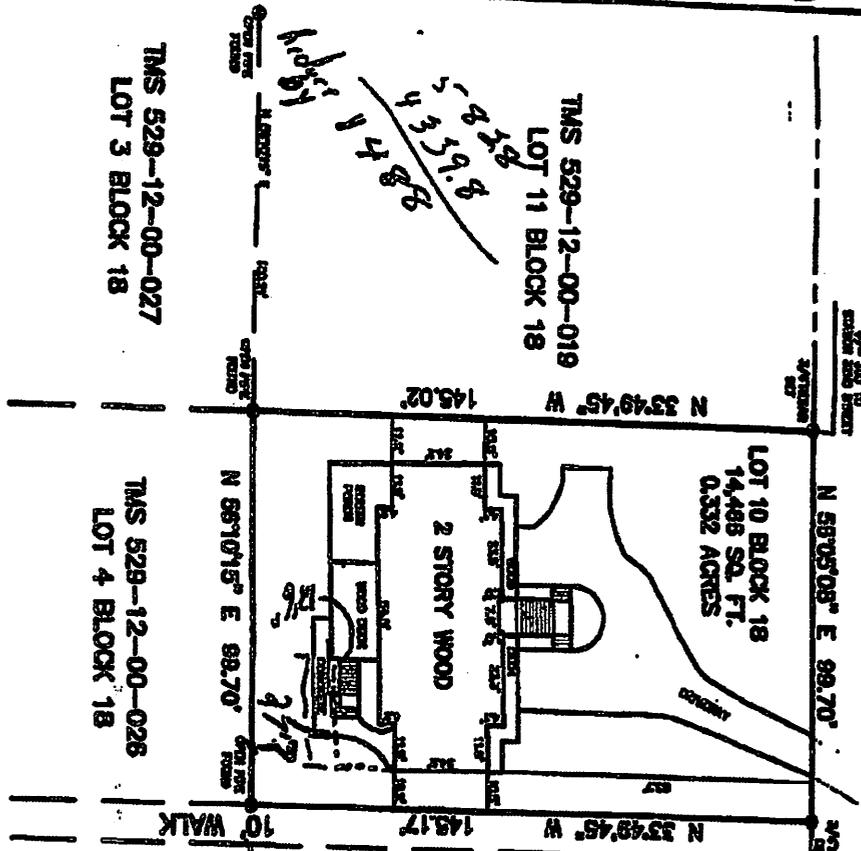
Enter a Brief Description of the Project and Scope of Work to be Performed:

TOWN ACTION:
<input type="checkbox"/> Approved at staff level
<input type="checkbox"/> Deferred to Design Review Board for Final Decision All documentation as required for standard DRB application must be submitted to the Town prior to DRB deadline.

Building Official Signature _____	DRB Representative Signature _____
-----------------------------------	------------------------------------

EXISTING SITE

MIDDLE STREET 80' R/W



LOT COVERAGE:

HOUSE	2,339 SQ. FT.	16.2%
CONCRETE	2,281 SQ. FT.	15.8%
DECKS/PORCHES	1,188 SQ. FT.	8.2%
GREEN SPACE	10,880 SQ. FT.	74.7%
TOTAL	14,488 SQ. FT.	100%

TMS 529-12-00-021
LOT 9 BLOCK 18

TMS 529-12-00-025
LOT 5 BLOCK 18

TMS 529-12-00-026
LOT 4 BLOCK 18

TMS 529-12-00-027
LOT 3 BLOCK 18

NOTES & REFERENCES:

1. REFERENCE PLAT BY J. O'NEAR SANNERS, JR. RECORDED IN THE CHARLESTON CO. P.L.C. OFFICE IN PLAT BOOK H AT PAGE 090.
2. REFERENCE USED RECORDED IN THE CHARLESTON COUNTY P.L.C. OFFICE IN DEED BOOK 0155 PAGE 713.
3. THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS BASED ENTIRELY ON THE ABOVE REFERENCED DOCUMENTS AND FOUND MONUMENTATION. ANY EASEMENTS OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE REFERENCE PLAT MAY NOT BE SHOWN ON THIS SURVEY.
4. BY SCALING OF SD DIED OCEAN MAP SHE. 7, IT APPEARS THE SETBACK FOR THE BASE LINE DOES NOT EXTEND INTO THIS PROPERTY.

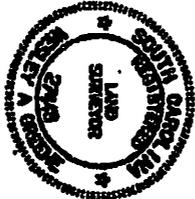


LOT SURVEY
3217 MIDDLE STREET
TMS 529-12-00-020
LOT 10 BLOCK 18

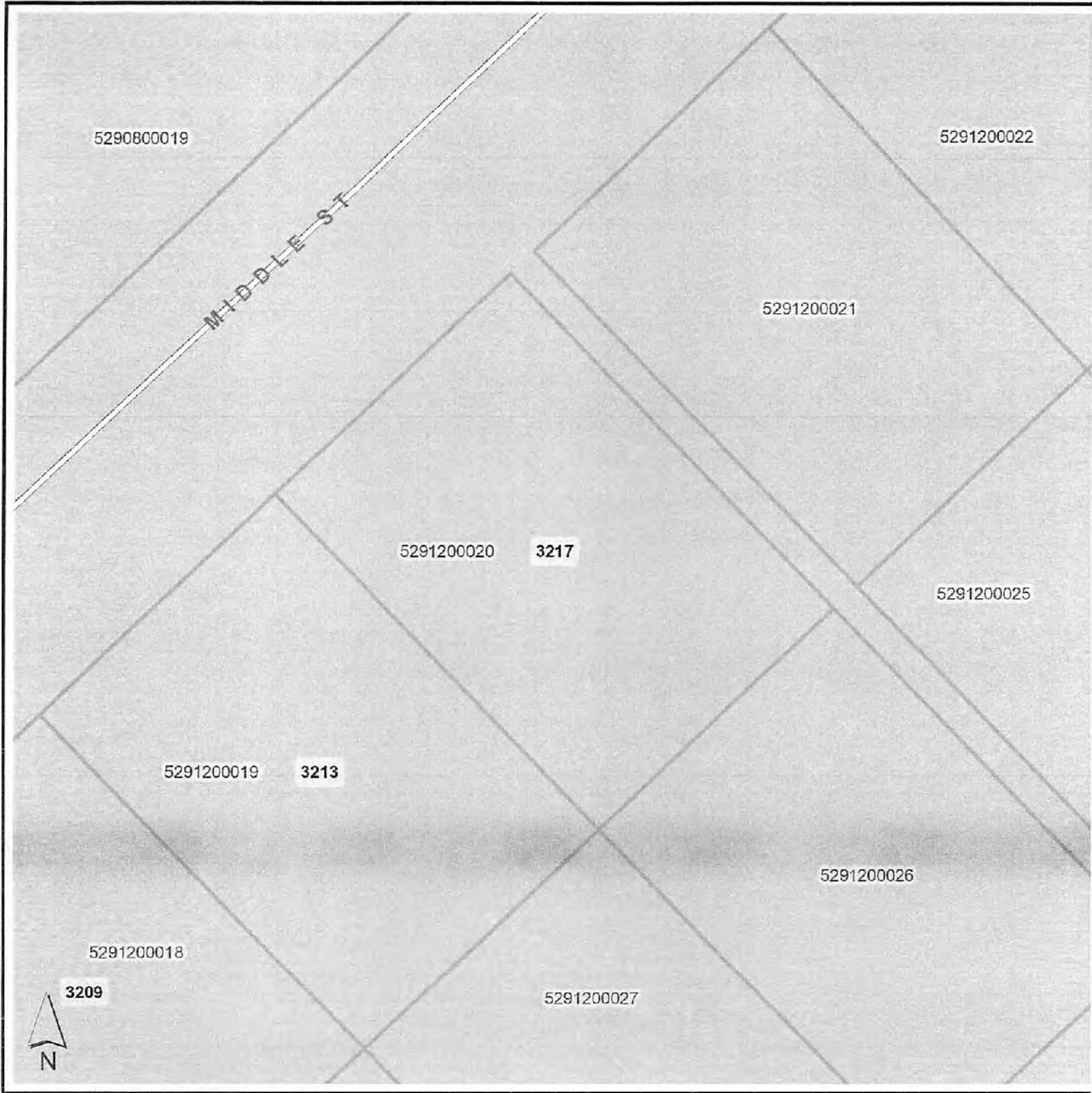
SULLIVAN'S ISLAND
CHARLESTON COUNTY, SC
PREPARED FOR
PAUL BOHME

DATE: AUGUST 23, 2011 SCALE: 1" = 30'
ATLANTIC SURVEYING, INC.

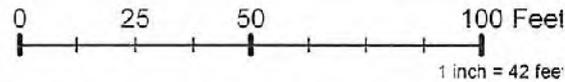
CONSULTOR: SCOTT GARDNER 86417
PHONE: 843-793-6699 FAX: 843-793-7411
GRAPHIC SCALE



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INVESTIGATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATION OF SULLIVAN'S ISLAND FOR THE PREPARATION OF LAND SURVEYS IN SOUTH CAROLINA, AND THAT I AM A LICENSED SURVEYOR AND AM NOT PROVIDING THIS SERVICE FOR A CLASS A SURVEY AS SPECIFIED THEREIN AND THERE ARE NO VISIBLE ENCUMBRANCES OR PROVISIONS OTHER THAN SHOWN.



Charleston County SC

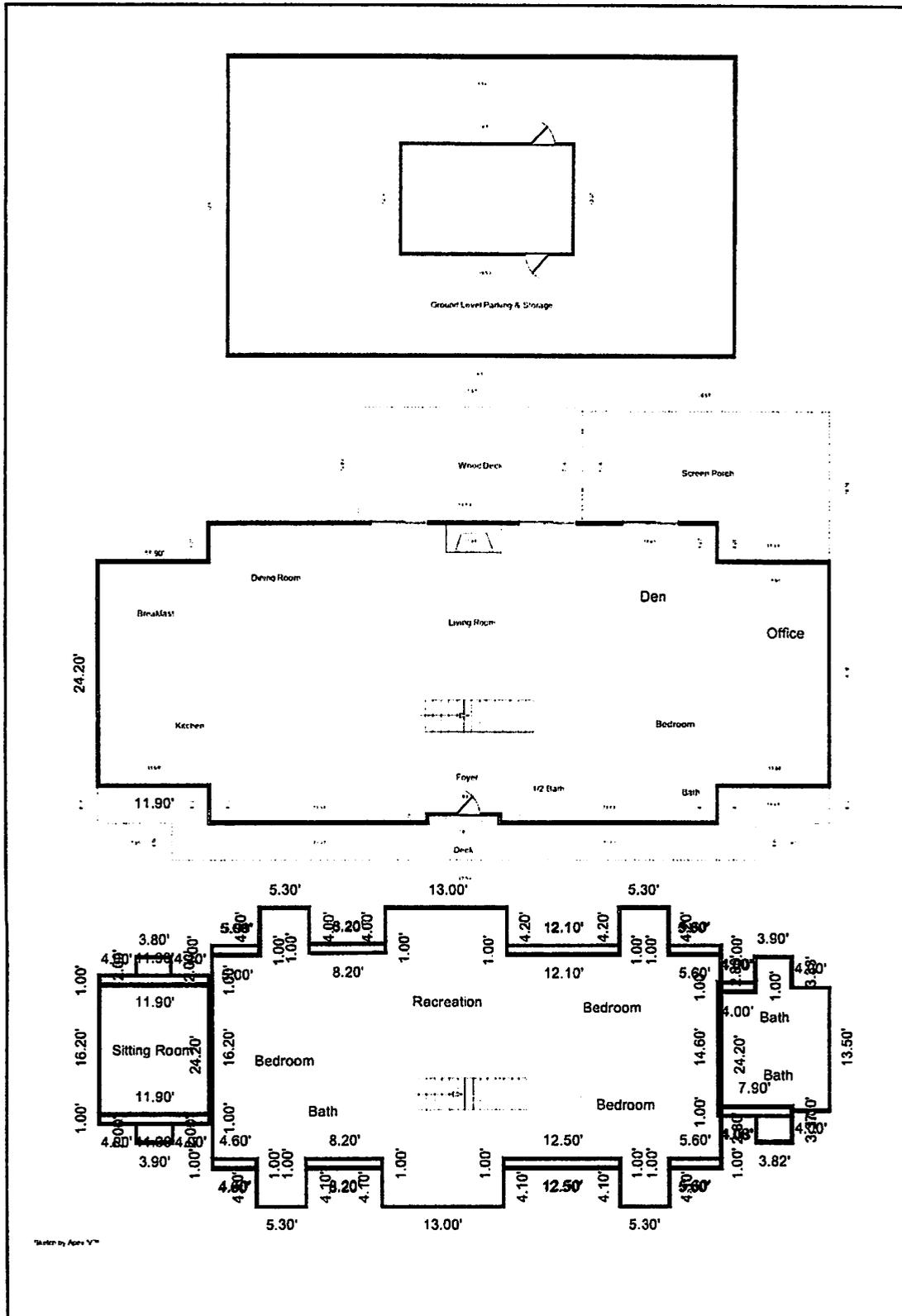


Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.

Author: Charleston County SC
Date: 10/18/2016

Building Sketch

Borrower/Client	Schmeler, Dean M & Karen L				
Property Address	3217 Middle St				
City	Sullivan's Island	County	Charleston	State	SC Zip Code 29482
Lender	First Federal of Charleston				



Important: Read the instructions on pages 1-9.

ELEVATION CERTIFICATE

OMB No. 1660-0008

Expires March 31, 2012

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name **Dean Schmeiter**
 A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. **3217 Middle Street**
 City **Sullivan's Island** State **SC** ZIP Code **29482**
 TMS 529-12-00-020 Lot 10 Block 18

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) **Residential**
 A5. Latitude/Longitude: Lat. **N324826.2** Long. **W794855.0** Horizontal Datum: NAD 1927 NAD 1983
 A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.
 A7. Building Diagram Number **5**

A8. For a building with a crawlspace or enclosure(s):
 a) Square footage of crawlspace or enclosure(s) **242** sq ft
 b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade **None**
 c) Total net area of flood openings in A8.b **N/A** sq in
 d) Engineered flood openings? Yes No
 A9. For a building with an attached garage:
 a) Square footage of attached garage **N/A** sq ft
 b) No. of permanent flood openings in the attached garage **N/A**
 c) Total net area of flood openings in A9.b **N/A** sq in
 d) Engineered flood openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
 Town of Sullivan's Island, 455418
 B2. County Name **Charleston**
 B3. State **SC**
 B4. Map/Panel Number **45019C0539**
 B5. Suffix **J**
 B6. FIRM Index Date **11-17-04**
 B7. FIRM Panel Effective/Revised Date **11-17-04**
 B8. Flood Zone(s) **VE**
 B9. Base Flood Elevation(s) (Zone AO, use base flood depth) **16**

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:
 Construction Drawings
 Building Under Construction
 Finished Construction
 C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, ARA, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.
 Benchmark Utilized **GJ1369 Vertical Datum NGVD 29**
 Conversion/Comments **None**

Item	Description	Value	Unit	Measurement Type
a)	Top of bottom floor (including basement, crawlspace, or enclosure floor)	10.2	feet	<input checked="" type="checkbox"/> meters (Puerto Rico only)
b)	Top of the next higher floor	20.6	feet	<input checked="" type="checkbox"/> meters (Puerto Rico only)
c)	Bottom of the lowest horizontal structural member (V Zones only)	18.8	feet	<input checked="" type="checkbox"/> meters (Puerto Rico only)
d)	Attached garage (top of slab)	N/A	feet	<input checked="" type="checkbox"/> meters (Puerto Rico only)
e)	Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	17.0	feet	<input checked="" type="checkbox"/> meters (Puerto Rico only)
f)	Lowest adjacent (finished) grade next to building (LAG)	10.0	feet	<input checked="" type="checkbox"/> meters (Puerto Rico only)
g)	Highest adjacent (finished) grade next to building (HAG)	10.3	feet	<input checked="" type="checkbox"/> meters (Puerto Rico only)
h)	Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	9.8	feet	<input checked="" type="checkbox"/> meters (Puerto Rico only)

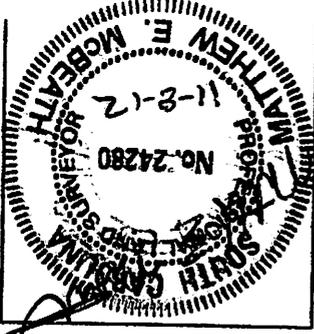
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.
 Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No
 Check here if comments are provided on back of form.

Center's Name **Matthew E. McBeath** License Number **24280**

Title **President** Company Name **East Cooper Land Surveying, LLC**

Address **1500 Huxley Drive** City **Mount Pleasant** State **SC** ZIP Code **29466**

Signature **Matthew E. McBeath** Date **11-8-12** Telephone **843 856-1277**



IMPORTANT: In these spaces, copy the corresponding information from Section A.	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 217 Middle Street	Policy Number
City Sullivans Island State SC ZIP Code 29482	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments A5. Lat. Long. coordinates were derived using a survey grade unit with a sub-meter accuracy. C2a) is top of the concrete slab stair enclosure. C2e. is the base of the air conditioner unit. There are 4 enclosures stair enclosure 184 sq. ft no vents. 2nd enclosure 242 sq. ft. no vents. 3rd partial enclosure 44 sq. ft. 3 vents 2424 sq. inches opening. 4th partial enclosure 341 sq. ft. 5 vents 11,076 sq. inches of opening. C2e. is the base of the Rinnai water heater. Next is base of Air conditioner elev. 20.1'

Artly E. The...
Signature

Date 11-8-12

Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 - a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

- The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

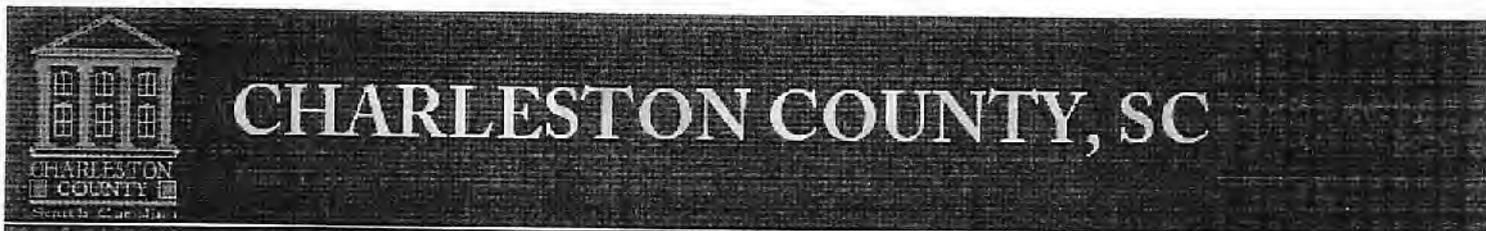
- This permit has been issued for: New Construction Substantial Improvement
- Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____
- BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____
- Community's design flood elevation _____ feet meters (PR) Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments _____



Improvements



Street Address
1 of 1

- Records**
- Overview
- Parcel
- Land
- Improvements**
- Sales Disclosure
- Pay Taxes
- Search by**
- Property ID (PIN)
- Street Address**
- Legal Description
- Sales
- Owner Name
- Functions**
- Homepage
- Real Property**
- Personal Property
- Motor Vehicle
- Shopping Cart
- Help
- Feedback
- County Login

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
5291200020		3217 MIDDLE ST, SULLIVANS ISLAND	7/2/2016	2015	2015

Building

R01 - DWELL

Dwelling Rooms & Area					
Floor Code	Bedroom(s)	Full Bath(s)	Half Bath(s)	BaseArea	Finished Area
DWELL_1.0	4	4	1	2,296	2,296
DWELL_2.0	0	0	0	1,848	1,848
DWELL_L	0	0	0	2,304	0
TotalDwellRooms	4	4	1		
TotalDwellArea				6,448	
FinishedLivingArea					4,144

Features & Exterior Features						
Description	Size / Sqft.	Unit Type	Capacity	Height	Length	Width
AC - Air conditioning	1	SF	0	0	0	0
COOLING - Heat Pump	1					
EXT. COVER - Wood siding	1					
FOUNDATION - Full Basement	1					
HEATING - Heat pump	1					
OFF-S - Open Frame Porch	360					
STL - Steel prefab fireplace	1		0	0	0	0
WDDK - Wood Deck	288					
WDDK - Wood Deck	416					

WHPOOL - Whirlpool

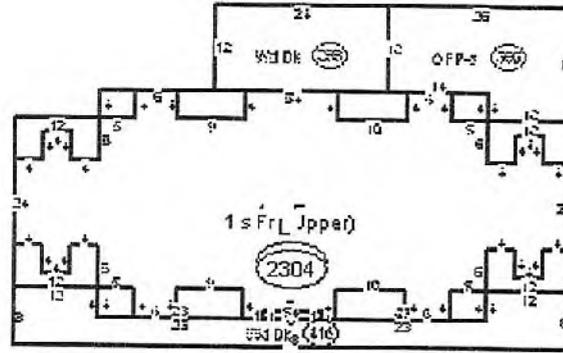
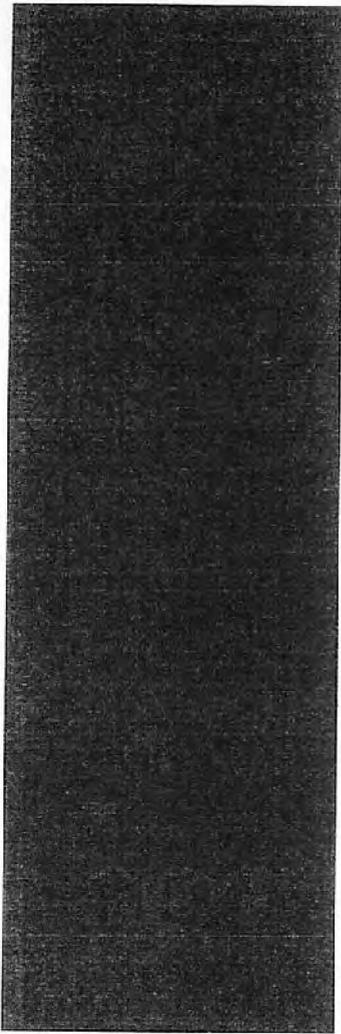
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Print First Previous Next Last

3217 MIDDLE ST**SULLIVANS ISLAND, SC 29482****LP: \$2,100,000**

MLS#: 1026505md - RES - SFD **Status:** Active
Area: (43) CHS-Sullivan's Island
TaxDstrct: CHS - 23 - Sullivan's Island
Bedrooms: 4 **Apx SqFt:** 4,144
Bths Ful/Hlf: 4/1 **Tax Map#:** 529-12-00-020
Stories: 2 Story **Apx YrBl:** 1986
Address: 3217 MIDDLE ST
City: SULLIVANS ISLAND **Zip:** 29482
Lot Size: 145 X 99 **Acres:** 0.33
Subdiv: SULLIVANS ISLAND **Subsec:**
Grade Sch: SULLIVANS ISLAND **Middle Sch:** LAING
High Sch: WANDO **New/Owned:** Pre-owned
Legal Desc: LT 10 BLK 18

Click photo for additional media and enlargement



Style: **Fireplace:** Living Rm **Special:** Flood Ins
Roof: Metal **Foundation:** Elev Construction **Floors:** W/w Carpet, Wood
Cooling: Central **Heat:** **Utilities:**
Parking: **Kind:** **SqFt Source:** Tax Records **\$/Sqft:** \$506.76
Auction: **Auction Type:** **Reserve Amt:**
Lot Desc: Beachfront, Marsh View
Exterior: Wood Siding
Master BR: Upstairs, W/i Closet
Other Rms: Frmal Living, Family, Lr/dr Combo, Pantry, Laundry
Misc. Int: W/kin Closet, Beamed Ceiling, Kitchen Island
Misc. Extt: Deck, Full Fr Prch, Screen Porch, Lawn Irriga., Lawn Well
Wat/Sew: Public Water, Public Sewer
Amenities:
Appliances:
Green Features:

Directions: LAST HOUSE ON MIDDLE STREET BEFORE YOU CROSS OVER BREACH INLET BRIDGE TO GO ONTO ISLE OF PALMS.

Remarks: \$1,850,000 PRICE REDUCTION FROM ORIGINAL LIST PRICE!! THIS IS ONE OF THE MOST BEAUTIFUL HOMES ON SULLIVAN'S ISLAND. IT IS THE LAST HOUSE ON THE NORTH END OF MIDDLE STREET AND HAS SPECTACULAR VIEWS OF THE OCEAN, BREACH INLET, AND THE INTRACOASTAL WATERWAY. ORIGINALLY CONSTRUCTED IN 1986 BY PAT ILDERTON, IT WAS REDESIGNED BY STEVE HERLONG AND EXPANDED BY ILDERTON IN 1999. VIRTUALLY EVERY ROOM IN THE HOUSE LOOKS AT WATER AND MOST ROOMS HAVE UNOBSTRUCTED VIEWS OF THE INLET AND THE ATLANTIC OCEAN INCLUDING THE LIVING ROOM, DINING ROOM, KITCHEN, UPSTAIRS DEN, MASTER BEDROOM, GUEST ROOMS, AND SCREENED PORCH AND DECK. THERE IS EVEN A PERFECT PLACE FOR A POOL. PLEASE CLICK ON THE LISTING PHOTO FOR MORE PICTURES OF THE INTERIOR AND EXTERIOR OF THIS AMAZING HOUSE.
 If square footage is important - MEASURE!!

Listing Provided By: ISLANDS REAL ESTATE
 (1847) EAST

Lease/Pur: **Financing:** Conventional
Taxes: **HOA Fee:**

Regime Fee:

--Information deemed reliable but not guaranteed--Copyright: 2011 by the Charleston Trident MLS Association of REALTORS
 Prepared by Margaret Hekker - mhekker@prusun.com - 843-296-7520
 Prepared by MARGARET HEKKER of PRUDENTIAL CAROLINA SUN REAL ESTATE on 9/8/2011 2:52:56 PM



The Schmelter Residence
 3217 Middle Street
 Sullivan's Island, SC 29482

Howard Brown Measured the Square Footage of Schmelter Residence on Monday, October 3rd, 2016.

1st Floor:

Room	Length	Width	Square Feet
Kitchen	26.85	12.66	339.921
Sunroom	8.83	11.42	100.84
Dining	15.22	12.40	188.73
Laundry	5.66	12.19	69.00
Living Room (Less 18 Sq Ft)	23.14	27.81	625.52
LR Bath	2.78	7.43	20.66
LR Closets (Less 1/3)	5.24	7.01	24.70
Master Bedroom	23.13	14.54	336.31
Master Bathroom	11.59	12.58	145.80
Master Closet	14.80	7.79	115.29
Master Bedroom Office	11.80	10.22	120.60
Stairs	3.00	14.00	42.00
First Floor Sq Ft Total:			2129.36

1st Floor:

Front Porch			226.00
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2nd Floor:

Room	Length	Width	Square Feet
Pool Room	19.94	11.57	230.71
Pool Room Sitting	14.25	6.57	93.62
Hall	6.61	5.21	34.44
Guest Bedroom #1	11.54	21.75	251.00
Guest Bathroom #1	11.62	8.88	103.19
Guest Closet #1	5.35	4.03	21.56
Guest Bedroom #2	13.57	11.38	154.43
	4.03	5.30	21.36
Guest Bathroom #2	11.61	6.22	72.21
Guest Closet #2	5.02	6.23	31.27
Guest Bedroom #3	13.91	19.66	273.47
	4.05	5.40	21.87
Guest Bathroom #3	8.91	10.18	90.70
Guest Closet #3	8.89	9.48	84.28
Craft Room	11.69	14.97	175.00
	2.02	3.81	7.70
Stairs/Foyer (2nd)	5.00	5.00	25.00
Second Floor Sq Ft Total:			1691.80

First Floor Sq Ft Total	2129.36
First Floor Porch Sq Ft Total	226.00
Second Floor Sq Ft Total	1691.80
Total Square Footage:	4047.16



SCOPE OF WORK

Area: Ocean Facing Screen Porch

The Schmelter Residence

3217 Middle Street

Sullivan's Island, SC 29482

Scope of Work: Existing Ocean Facing Screen Porch

Phase One: Demo

- Remove Existing Screen Trim & Old Deck Edges
- Remove Existing Horizontal Metal Porch Rails (Do Not Remove Drink Rail)
- Remove Existing Screening & Stops
- Remove Existing Screen Door
- Remove Existing Bermuda Shutters (Will Re-Hang at the Completion of Job)
- Remove Trim for Sliding Door Installation

Phase Two: Framing

- Reframe Openings between Columns @ 16" O.C.
- Install Treated Plywood (Panels) Sheathing @ All Locations
- Caulk Plywood Panels
- Apply Ice & Water Shield over Panels
- Install Flashing & Waterproof Porch Edge
- Install Treated, Pre-Primed Exterior Trim (as Required)
- Install Exterior Siding (to Match Existing Siding)

Phase Three: Windows & Doors

- Remove Existing Sliding Glass Doors
- Install (3) Twin Double-Hung Windows
- Install (3) Fixed Glass Windows w/ Casement Sidelights
- Install (1) Single Operating Glass Door
- Install (3) Double Sliding Glass Doors
- Caulk & Seal All Newly Installed Windows & Doors

Phase Four: Interior Finish

- Install Interior Insulation
- Install Interior Trim (Match Existing Interior Trim as Closely as Possible to Existing)
- Install Interior Trim Panels Below Drink Rail (Match as Closely as Possible to Existing)
- Install (3) Electrical Outlets on Exterior Wall (Facing Ocean)

Phase Five: Paint & Misc.

- Paint/Finish Exterior Panels to Match Existing
- Paint Interior Trim in Newly Enclosed Porch
- Install Screens
- Re-Install Bermuda Shutters
- Perform Exterior Repairs on Trim (where necessary or required)

Schmelter: 3217 Middle Street



Ocean Facing Exterior View
(Existing)



Add (3) Andersen Casement Windows

Add Exterior Siding to Match Existing





Right Side: Interior View
(Existing)

Add (2) Andersen
Twin Windows to
Right Side of Porch

1

2

1

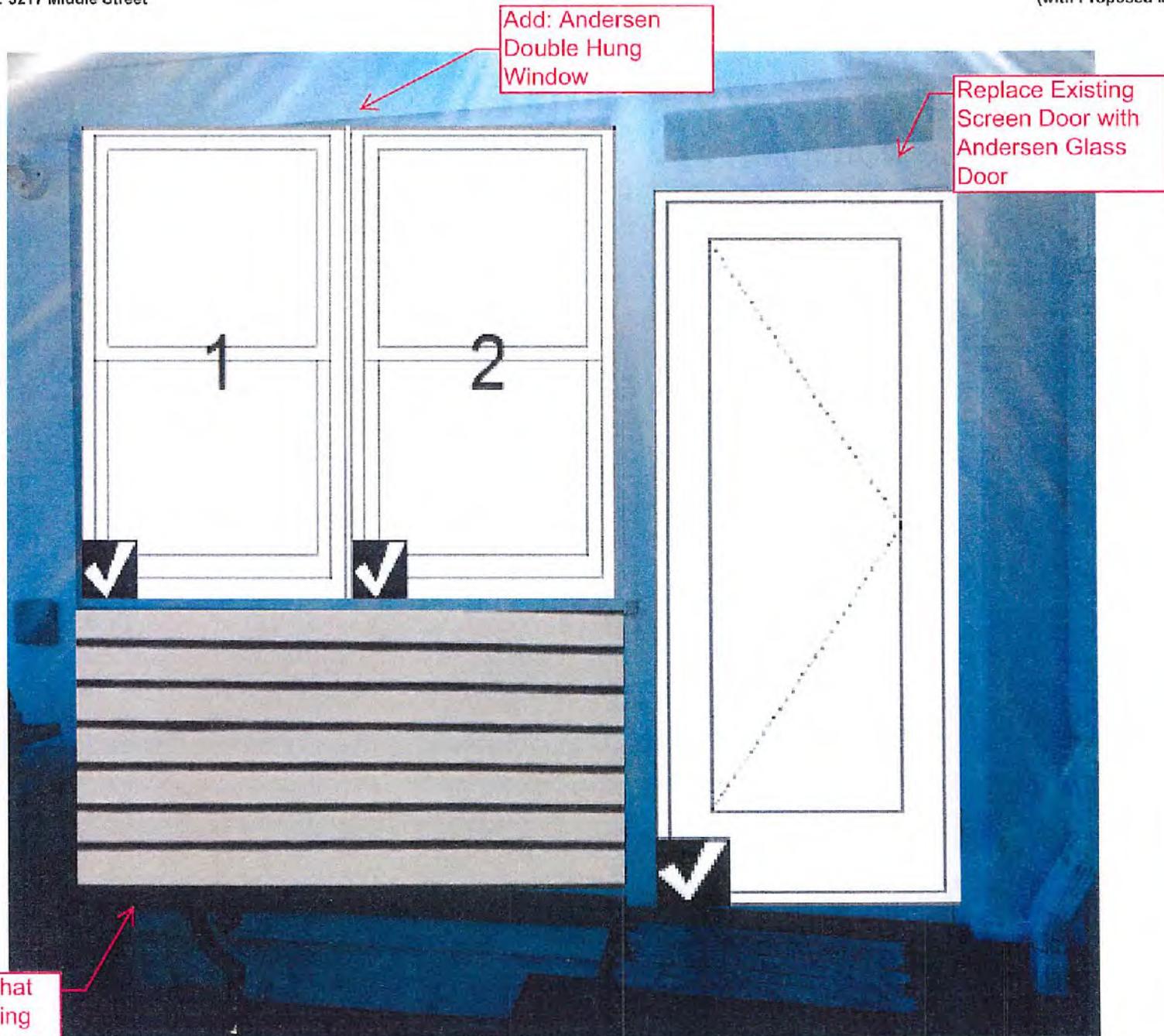
2



Copy this Trim Out
and Install on
Ocean Facing Wall
and Left Side of
Porch







Add: Andersen
Double Hung
Window

Replace Existing
Screen Door with
Andersen Glass
Door

Install Siding that
Matches Existing
Exterior Siding on
House



Andersen Windows - Abbreviated Quote Report
Project Name: Brown Atlantic - Schmelzter



Quote #: 1124 Print Date: 09/13/2016 Quote Date: 09/13/2016 IQ Version: 16.1

Dealer: Southern Lumber and Millwork 2031 King Street N. Charleston, SC 29405 bhyland@southernlumbermillwork.com Sales Rep: Bob Hyland Created By: Bob Hyland	Customer: Billing Address: 3217 Middle Street Sullivan's Island, South Carolina 29482 United States Phone: 843-209-9710 Fax: E-Mail Contact: Howard Brown Trade ID: 149704 Promotion Code:
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Item	Qty	Item Size (Operation)	Location
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0001 2 FWGD60611 (LS) FWGD - LS- LIVING ROOM

RO Size = 6' 0" W x 6' 11" H Unit Size = 5' 11 1/4" W x 6' 10 3/8" H

- Frame, 4 9/16" Frame Depth, Bronze Sill, LS Handing, White/Pine, White - Factory Painted, With DP Upgrade
- Left Operating Panel, White/Pine, White - Factory Painted, High Performance Sun Low-E4 Tempered, With DP Upgrade
- Left Stationary Panel, White/Pine, White - Factory Painted, High Performance Sun Low-E4 Tempered, With DP Upgrade
- Top Hung Gliding Insect Screen Track, LS, White
- Top Hung Gliding Insect Screen, LS, White
- Hardware Trim Set, FWGD, Tribeca - White
- Lock, Auxillary, FWGD, White
- Lock, FWGD, LH, Exterior Keyed, Tribeca - White, with Cylinders Keyed Alike

Zone: South-Central
 U-Factor: 0.30, SHGC: 0.16, ENERGY STAR® Certified: Yes



0002 1 FWGD60611 (SR) FWGD- SR - MASTER

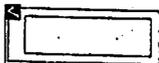
RO Size = 6' 0" W x 6' 11" H Unit Size = 5' 11 1/4" W x 6' 10 3/8" H

- Frame, 4 9/16" Frame Depth, Bronze Sill, SR Handing, White/Pine, White - Factory Painted, With DP Upgrade
- Right Stationary Panel, White/Pine, White - Factory Painted, High Performance Sun Low-E4 Tempered, With DP Upgrade
- Right Operating Panel, White/Pine, White - Factory Painted, High Performance Sun Low-E4 Tempered, With DP Upgrade
- Top Hung Gliding Insect Screen Track, SR, White
- Top Hung Gliding Insect Screen, SR, White
- Hardware Trim Set, FWGD, Tribeca - White
- Lock, Auxillary, FWGD, White
- Lock, FWGD, RH, Exterior Keyed, Tribeca - White, with Cylinders Keyed Alike

Zone: South-Central
 U-Factor: 0.30, SHGC: 0.16, ENERGY STAR® Certified: Yes

Item City Item Size (Operation)

Location



0003 1 FWOD2768 (AR)

FWOD - AR- SUNROOM

RO Size = 2' 7" W x 6' 8" H Unit Size = 2' 6 1/8" W x 6' 7 1/2" H

Unit, 4 9/16" Frame Depth, Bronze Sill, AR Handling, White/Pine, White - Factory Painted, High Performance Sun Low-E4 Tempered, With DP Upgrade, Corrosion Resistant Hinge and Corrosion Resistant Locking Mechanism Hardware Trim Set, FWH/FWO, RH, Tribeca - White Lock, FWH/FWO, Exterior Keyed, Tribeca - White, with Cylinders Keyed Alike Sill Step, Maple, White - Factory Painted

Zone: South-Central
U-Factor: 0.30, SHGC: 0.15, ENERGY STAR® Certified: Yes

0004 1 TW2642-2 (AA-AA)

LEFT SIDE- TWIN DH

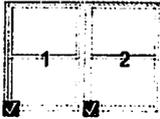
RO Size = 5' 4 1/2" W x 4' 4 7/8" H Unit Size = 5' 4" W x 4' 4 7/8" H

Composite Unit, White/Pre-finished White, High Performance Sun Low-E4 Top/Bottom*High Performance Sun Low-E4 Top/Bottom Glass, No Grille, White Interior Hardware, Mulling Location: Factory (Direct), Mull Type: LVL 4 9/16 Reinforced Mull, Mull Priority: Vertical TruScene Insect Screen, White

Zone: South-Central
Unit U-Factor SHGC ENERGY STAR® Certified

1	0.30	0.19	Yes
2	0.30	0.19	Yes

Item	Qty	Item Size (Operation)	Location
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0005	2	TW21042-2 (AA-AA)	RIGHT SIDE TWINS
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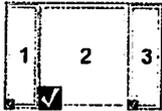
RO Size = 6' 0 1/2" W x 4' 4 7/8" H Unit Size = 6' 0" W x 4' 4 7/8" H

Composite Unit, White/Pre-finished White, High Performance Sun Low-E4 Top/Bottom*High Performance Sun Low-E4 Top/Bottom Glass, No Grille, White Interior Hardware, Mulling Location: Factory (Direct), Mull Type: LVL 4 9/16 Reinforced Mull, Mull Priority: Vertical
TruScene Insect Screen, White

Zone: South-Central

Unit U-Factor SHGC ENERGY STAR® Certified

1	0.30	0.19	Yes
2	0.30	0.19	Yes



0006	3	CR145-P 3' 7 1/2" x 4' 4 13/16"-CR145 (L-F-R)	FRONT CASEMENTS
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RO Size = 6' 6 1/4" W x 4' 5 3/8" H Unit Size = 6' 5 3/4" W x 4' 4 13/16" H

Composite Unit, White/White - Factory Painted, High Performance Sun Low-E4 Glass, No Grille(s), Perimeter Extension Jambs 4 9/16" White - Painted Complete Unit, Factory (Direct) Applied, Mulling Location: Factory (Direct), Mull Type: Narrow Mull, Mull Priority: Vertical
Insect Screen, TruScene - White
Hardware Pack, PSC, Traditional Folding - White
Perimeter Extension Jambs, White - Painted, 4 9/16", Factory (Direct) Applied, Complete Unit

Zone: South-Central

Unit U-Factor SHGC ENERGY STAR® Certified

1	0.28	0.20	Yes
2	0.27	0.21	Yes
3	0.28	0.20	Yes

Item	Qty	Item Size (Operation)	Location
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Total Load Factor
4.214

Customer Signature _____

Dealer Signature _____

**** All graphics viewed from the exterior**

**** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.**



Ask to see if all of the products you purchase can be upgraded to be ENERGY STAR® certified.



This image indicates that the product selected is certified in the US ENERGY STAR® climate zone that you have selected.

Data is current as of December 2015. This data may change over time due to ongoing product changes or updated test results or requirements. Ratings for all sizes are specified by NFRC for testing and certification. Ratings may vary depending on the use of tempered glass or different grille options or glass for high altitudes etc.

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Project Comments: _____

The materials on this quote are all special order and non returnable. Customer is responsible for checking all product specifications. DP requirements are the responsibility of the customer to convey to Southern Lumber. Please check exterior color, grille patterns, sizes, quantities. Signature required to place order. Estimate is based on job site delivery within 30 mile radius from Southern Lumber. This is an estimate only. Quantity, extension, or addition errors are subject to correction. No goods to be returned without prior consent. NOTE-In regards to design pressure ratings on windows and doors-it is the customers responsibility to check the local building codes to ensure compliance with the rating requirements. Please review this proposal for accuracy to complete the project as we do not guarantee.