



**The Design Review Board
of Sullivan's Island
Meeting**

6:00PM

**Wednesday, June 17, 2009
Town Hall, 1610 Middle Street**

Agenda

- 1. Approval of May 2009 minutes.**
- 2. 1220 Middle St., Add/Alt.**
- 3. 2708 Goldbug Ave., Add/Alt.**
- 4. 1402 Middle St., Fence**
- 5. 2672 I'One Ave., New Construction**

APPLICATION TO SULLIVAN'S ISLAND DESIGN REVIEW BOARD

1010 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-1100

(FORM A)

| | | |
|--|--|--|
| Project Address: <u>1220 MIDDLE STREET</u> | | |
| Submitted Date: <u>5/21/09</u> | | |
| Meeting Date: <u>6/17/09</u> | | |
| Parcel I.D. (TMS#): <u>529-07-01-095</u> | | |
| Requested Approval (check ONE) <input checked="" type="checkbox"/> Conceptual <input type="checkbox"/> Preliminary <input type="checkbox"/> Final | | |
| Check one: | | |
| <input type="checkbox"/> Submittal is outside the Historic District, not classified historic, and requests DRB review. | <input checked="" type="checkbox"/> Submittal is within the Historic District and is: | <input type="checkbox"/> Submittal is outside the Historic District and is: |
| | <input checked="" type="checkbox"/> designated as Historic Resource <input type="checkbox"/> not designated as Historic Resource | <input type="checkbox"/> designated as Historic Resource |
| | Historic Survey #: <u>313</u> | Historic Survey #: _____ |
| Nature of Work: (circle all that apply) | | |
| Accessory Structure Demolition / Relocation <u>Addition / Alteration</u> New Construction | | |
| Owner's Name: <u>MIKE O'SULLIVAN</u> | Architect / Designer: <u>CARL BERRY</u> | |
| Address: <u>1220 MIDDLE ST.</u> <u>SULLIVAN'S ISLAND</u> | Contact #: <u>884-1105</u> <u>architecture economist net</u> | |
| email: _____ | Contractor: <u>TDP</u> | |
| Contact #: <u>345-2555</u> | Contact #: _____ | |
| email: _____ | | |
| Enter a Brief Description of the Project and Scope of Work to be Performed: | | |
| <u>EXISTING HOUSE (1910s) w/ PAVING GARAGE w/ ROOM OVER GARAGE (1950s).</u> | | |
| <u>CONVERT ROOM OVER GARAGE TO MASTER BEDROOM. ADDITION BETWEEN</u> | | |
| <u>ORIGINAL HOUSE & GARAGE. ADDITION TO BE SAME LEVEL AS HOUSE.</u> | | |
| <u>NEW CONSTRUCTION TO MATCH EXISTING.</u> | | |
| | | |
| | | |
| I (We) submit that the above information is true to the best of My (Our) knowledge. <u>G. CARL BERRY</u> <small>Applicant's Name</small> <u>[Signature]</u> <small>Applicant Signature</small> | If Owner is not Applicant: I (We) hereby appoint the person named as Applicant as My (Our) agent to represent Me (Us) in this application. _____ <small>Owner's Signature</small> | _____ <small>Fee Received by</small> _____ <small>check #</small> |

carl berry • architecture

911 Ebbtide Way. Mt. Pleasant, S. C. 29464
Phone 843-884-1105 Fax 843-884-1105

FAX COVER SHEET

TO: KAT KENYON DATE: 5/20/09

PROJECT: O'SULLIVAN # PAGES: 2
1220 MIDDLE ST.

COMMENTS:

ATTACHED IS FORM A.

IDENTIFICATION

1. CONTROL NUMBER: 0 / 19 / 1380 / 1750313
country census design- site number
dated place

South Carolina Inventory of Historic Places
Survey Field Form/Data Entry Form
State Historic Preservation Office
PO Box 11,669, Columbia, SC 29211
(803) 734-8377

2. HISTORIC NAME(S): Fort Moultrie Hospital Steward's Quarters

3. OTHER NAME: _____

4. ADDRESS/LOCATION: 1220 Middle St.

CITY: Sullivan's Island VICINITY OF: --- COUNTY: Charleston

5. OWNERSHIP: private (P) city (M) county (C) state (S) federal (F) 6. CATEGORY: building (B) site (S) structure (U) object (O)

7. HISTORIC USE(S): Single family residence; military housing

8. CURRENT USE(S): Single family residence

9. POTENTIAL: NK historic district archaeological

10. STATUS/DATE: listed individually in National Register

name:
listed as part of NK historic district contributing non contributing
name of district:
listed individually National Historic Landmark part of NHL district
determined eligible - owner objection DOE process
determined NOT eligible
deferred by Review Board rejected by R B
rejected by Washington removed from NR
pending Federal nomination removed from survey
completed Preliminary Information Sheet demolished
nomination on file - never processed

11. NUMBER OF CONTRIBUTING PROPERTIES: _____

PROPERTY DESCRIPTION

12. CONSTRUCTION DATE: 1915c 13. ALTERATION DATE: 1950c

14. VERNACULAR FORM: _____ 15. ARCHITECTURAL STYLE OR INFLUENCE: _____

16. DESCRIPTION: a) construction masonry (MAS) frame (FA) log (LOG) steel (STL) other (Z)

b) exterior wall material weatherboard (WB) beaded weatherboard (BWB) shiplap (SHP) stucco (STU) tabby (TAB)
wood shingle (WSH) brick (BRI) brick veneer (BRV) asbestos shingle (ABS) asphalt siding (ASP) flushboard (FBD)
synthetic siding (SIA) other (Z)

c) shape rectangular (R) square (S) L (L) T (T) U (U) H (H) octagonal (O) irregular (I) other (Z)

d) stories 1 1 1/2 2 2 1/2 3 4+ other (Z)

e) roof shape gable (end to front) (GF) gable (lateral) (GBL) hip (HIP) cross gable (CRC) pyramidal (PYR) flat (FLI)
truncated hip (TRH) gambrel (GAB) mansard (MAN) salt box (SEX) other (Z)

f) roof material composition shingle (COS) pressed metal shingle (PMS) wood shingle (WDS) slate (SL) builtup (BLI)
raised seam metal (RSM) corrugated metal (CRM) tar paper (TAR) not visible (NV) other (Z)

g) # of chimneys exterior end (EE) interior end (INE) interior (INT) central (CEK) flue (FLU)
double shouldered (DS) other (Z)

h) chimney material brick (BR) stuccoed brick (SB) stone (ST) other (Z)

i) dormers gable (GAR) hip (HIP) pedimented (PED) swept (SWE) other (Z)

j) foundation brick pier (BP) brick pier with misc. fill (BPF) brick pier with brick fill (BPS) solid brick (BRI)
stone pier (SIP) stuccoed masonry (STU) basement (BAS) raised basement (RBS) other (Z)

k) porch height 1 story (1S) 1 story with deck (1WD) 2 or more stories (2+) 2 or more with tiers (2+T) other (Z)

l) porch width entrance bay only (EBO) more than 1 bay, less than full facade (B+) full facade (FF)
facade and left elevation (F&L) facade and right elevation (F&R) wrap around (WRA) other (Z) South, west

m) porch roof shed (SHD) hip (HIP) gable (GAR) pedimented gable (PNG) flat (FLT) engaged (ENG) other (Z)
shape

CONTINUATION AND PHOTOGRAPHS

South Carolina Inventory of Historic Places
Survey Field Form/Datasentry Form
State Historic Preservation Office
PO Box 11,669, Columbia, SC 29211
(803) 734-8577

Control Number: 0 / 19 / 1380 / 1750313
 county census site number

CONTINUATION:

HISTORICAL DATA: This building was constructed as the Hospital Steward's Quarters for Fort Moultrie ca. 1915. It was sold by the government in the early 1950s and converted for use as a residence. The hospital, located on the adjacent property to the west, has been demolished and is now the site of the Ft. Moultrie Visitor's Center. --- The fort saw a major expansion in the late 19th and early 20th centuries as the United States sought to strengthen its system of coastal defenses. In 1902, the government took possession of much of the land between Station 12 and Station 18 for the expansion of the fort. A great deal of construction was carried out between 1902 and ca. 1930 as housing and support facilities were constructed for the fort's growing garrison. The fort was deactivated in 1947 and most of its property was sold to private individuals or turned over to the State of South Carolina.



| Photo # | View of |
|--------------|-----------------------------|
| Roll #14: 28 | S facade (l.), E elev. (r.) |

Date taken: 87/06/01
Recorded by: David Schneider

ADDRESS: 1220 Middle Street
 NAME: Fort Moultrie Hospital Steward's
 Quarters

IMS 043-1-0-00
 SITE # 058
 Survey # SI 313

TYPE: SFR WITH DEPENDENCIES OTHER:
 OWNER NAME AND ADDRESS: W. E. Glaze
 Post Office Box 524, Sullivans Island

NATIONAL REGISTER STATUS: POTENTIAL: Contributing: Fort Moultrie and Related Structures

PREVIOUS SURVEY DATA

Construction Date: ca 1915
 Date of Significant Alterations:
 A) Stories (not including basement): 2
 B) Foundation: Brick pier
 C) Principal Roof Shape: Front gable
 - Other:
 - Porch Roof Shape: Hipped
 D) Principal Roof Material: Slate
 - Porch Roof Material: V crimped metal
 E) Dormers: -
 F) Chimneys: 1 interior, brick, with corbeled cap
 G) Exterior Siding: Synthetic
 H) Principal Porch: 1 story: full facade, wrapping to left elevation
 - Other Porch:
 I) Porch Details: Enclosed, with breakfast room added
 J) Historic Shutters:
 K) Other Detail/ Trim Work Noted: Decorative shaped rafter ends; louvered attic vent at front gable.
 ADDITIONAL DESCRIPTION: Aluminum awning added.

Site Features: Walls _ Fences _ Gates _ Other:
 Outbuildings:

FIELD ASSESSMENT

DATE: 1/17/90

Depth of Flooding Noted:

| | FACADE | RIGHT | LEFT | REAR | |
|----------------------|--------|-------|------|------|--|
| A) Structural Damage | 10%* | NAD | NAD | NAD | * corner column needs work |
| B) Foundation | | | | | * NAD |
| C) Principal Roof | NV | NAD | ?* | NV | * new? (looks good) |
| D) Porch Roof | ?* | NAD | ?* | ?* | * new? (asphalt shingles) |
| E) Dormers | | | | | * NA |
| F) Chimneys | | | | | * 100% - chimney has been replaced |
| G) Exterior Siding | 50%* | 80% | 20%* | 20% | * vinyl siding exposing old weatherboard |
| H) Porch Trim | 20%* | 90%* | 80%* | NA | * cornice, columns, balusters and flashing |
| I) Windows | NAD | 20% | 15%* | 15%* | * window awnings are missing |
| J) Detail/Trim Work | NAD | NAD | 30%* | NAD | * lattice apron 30% missing |
| K) Other | | | | | * |

L) Site Features: Walls _ Fences _ Gates _ Other:
 M) Outbuildings:

NOTES: 11/17/89 Town Permit - replaced chimney (\$1,500)
 Porch floor linoleum exposes old wood floor. Loss is around 40% along the edges.
 2/9/90 Town Permit - exterior repairs (\$7550)

Immediate Damage

Total Loss/Unsalvageable

Severe
Moderate
Slight X
None Noted
Other

SITE #: 58

Location: SULLIVANS ISLAND

Category:

NR
NRHD
Pot. NR
Pot. NRHD X

Status as of : 2/9/90

Total Loss
Pre-Storm Condition X
Altered
To Be Repaired
Unknown

Sources

Field Assessment X
Field Informant
Owner Reply
Permit Records X
Engineering Code Red
Town Appearance Comm.

Photo:

FINAL SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

1810 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 683-3188

Project Address: 2705 GOLDBUS AVE

Submital Date: MAY 22, 2009

Meeting Date: JUNE 17, 2009

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 (if applicable, 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" scale)
 - 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 (see As-Built Survey Requirements)
 - 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 depicted landscape.
 - Roof ridge heights and Finished Floor Elevation (FFE) and their relationship to FEMA Base Flood Elevation (BFE)
 - Additional front yard setback shown on both side elevations for clarity.
 - Optional:
 - 3-D perspective sketches and / or models are encouraged.
 - Any relevant photographs or documentation that might be descriptive.

APPLICATION TO SULLIVAN'S ISLAND DESIGN REVIEW BOARD

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

(FORM A)

Project Address: 2708 GOLDBUS AVENUE
 Submittal Date: MAY 22, 2009
 Meeting Date: JUNE 17, 2009
 Parcel I.D. (TMS#): 629-07-00-004
 Requested Approval: (check ONE) Conceptual Preliminary Final

Check one: Submittal is outside the Historic District, not classified historic, and requests DRB relief. Submittal is within the Historic District and is: Submittal is outside the Historic District and is:

designated as Historic Resource designated as Historic Resource
 not designated as Historic Resource

Historic Survey #: _____ Historic Survey #: 50

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

Owner's Name: TIM COOK Architect / Designer: _____
 Address: 2820 JASPER BLVD Contact #: _____
SULLIVAN'S IS email: _____
 email: 2820jasper@comcast.net Contractor: _____
 Contact #: 8436934477 Contact #: _____
 email: _____

Enter a Brief Description of the Project and Scope of Work to be Performed:
MODIFICATION OF PREVIOUSLY APPROVED PLANS TO MAKE EXISTING STRUCTURE SQUARE WITH NEW STRUCTURE AND PARALLEL WITH SIDE PROPERTY LINES. APPLICANT HEREBY RETAINS ALL RIGHTS UNDER THE SC VESTED RIGHTS ACT AND THIS APPLICATION SHALL NOT BE CONSTRUED AS WAIVER OR RELINQUISHMENT OF APPLICANTS RIGHTS HERE UNDER.

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

TIM COOK
 Print Applicant Name
[Signature]
 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 _____

check # _____

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

1010 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3188

Project Address: 2700 GOLDSBURY AVENUE

Submitted Date: MAY 22, 2009

Meeting Date: JUNE 17, 2009

BREAKDOWN OF LOT COVERAGES

| | |
|------------------------------------|------------------|
| Total Lot Area in Square Feet: | <u>20,741</u> sq |
| Lot Width: | <u>105.44</u> |
| Lot Depth: | <u>195.44</u> |
| Flood Zone / Base Flood Elevation: | <u>AE 13</u> |

| | |
|---|----------------|
| Principal Building Footprint: | <u>3695</u> sq |
| Accessory Building Footprint: | _____ sq |
| Total Principal Bldg. Coverage Area: (Principal Building plus Accessory Structure) | <u>3695</u> sq |

| | |
|----------------------------------|----------------|
| Principal Building Coverage Area | <u>3695</u> sq |
| Canopy Footprint | <u>1322</u> sq |
| Clear Deck / Steps | <u>122</u> sq |
| Pool / Patio | <u>468</u> sq |
| Other / Yards | _____ sq |
| Other Impervious Coverage | _____ sq |
| Total Impervious Coverage | <u>5607</u> sq |

| | |
|--|----------------|
| First Floor | <u>3695</u> sq |
| Second Floor | <u>259</u> sq |
| Third Floor | _____ sq |
| Accessory Building | _____ sq |
| Total Principal Building Square Footage (Principal Building plus Accessory Structure) | <u>3954</u> sq |

EXTENSION 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 / LATTICE

Walls: WOOD SIDING

Trim: WOOD

Roof: METAL OR SHINGLE

Windows: CLAD WOOD

Doors: WOOD

Sec. 21-411 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 • 29932 • (843) 688-3188

Project Address:

2708 GOLDBURG AVE

Submission Date:

MAY 22, 2009

Meeting Date:

JUNE 17, 2009

| | Zoning Ordinance Reference Section | Zoning Standard | ✓ if meets standard | DRB's Max. Authority for Relief | Additional Request for Relief in P.U./S.U./P.L. | Percent (%) Relief Requested | Total Allowed + Requested Relief (%) |
|---|--|--|---|---------------------------------------|---|------------------------------|--|
| SETBACKS | A 21-22 Front Setback | 25 feet | ✓ | 10% (2.75') | | | |
| | B 24-22 Additional Front Yard Setback | 45' above 25' | — | 10% | | | |
| | C 21-22 Side Setback | Per lot; Enter Result: <u>15</u> min.; <u>40</u> comb. | ✓ | 20% | | | |
| | D 21-22 Side Setback 2nd Floor Setback | 2 feet | ✓ | 100% | | | |
| | E 21-22 Rear Setback | 25 feet | ✓ | None | | | |
| LEFT COVERAGE | F 21-28 Principal Building Coverage | as per formula: Enter Result: <u>3086</u> | | 20% | <u>616 = 614</u> | <u>20%</u> | <u>APPROVED AT 11/18/08 MEETING</u> |
| | G 21-28 Impervious Coverage | as per formula: Enter Result: <u>6161</u> | ✓ | 20% Gross Areas | | | |
| | H 21-27 Principal Building Special Footage | as per formula: Enter Result: <u>3954</u> | ✓ | 20% <u>25%</u> | | | |
| | I 21-28 Third Story | as per formula: Enter Result: <u>NA</u> | NA | 20% <u>15%</u> | | | |
| | DESIGN STANDARDS | J 21-29 Principal Building Front Footage | as per formula: Enter Result: <u>NA</u> | ✓ | 100% | | |
| K 21-29 Principal Building Side Footage | | as per formula: Enter Result: <u>NA</u> | ✓ | 100% | | | |
| L 21-30 Building Orientation | | Screening device, matching materials and color tone | ✓ | Adjust for Neighborhood Compatibility | | | |
| M 21-30 Bldg. Foundation Height | | 3 feet above Base Flood Elev. To Finished First Floor | | 1 foot | | | <u>EXISTING NON CONFORMITY ADDITIONAL VARIANCE RECEIVED 11/10/08</u> |
| N 21-32 Foundation Enclosure | | Check Ordinance | ✓ | Adjust for Neighborhood Compatibility | | | |
| O 21-34 Site Lighting | | Check Ordinance | ✓ | Adjust for Neighborhood Compatibility | | | |

**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: 1402 MIDDLE STREET
 Submittal Date: MAY 22, 2009
 Meeting Date: JUNE 17, 2009 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 is: _____ designated as Historic Resource _____ not designated as Historic Resource

Historic Survey #: _____ Historic Survey #: _____

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

Owner's Name: SAULY JONATHAN KRELL Architect / Designer: SALLY KRELL
 Address: 1402 MIDDLE ST Contact #: _____
 email: _____
 email: krell906@comcast.net Contractor: _____
 Contact #: ~~_____~~ 532-7635 Contact #: _____
 cell: 532-7635 email: _____

Enter a Brief Description of the Project and Scope of Work to be Performed:
Build a fence around the house. The fence will be made of wood, 4' in front, 4' in side yard, and 6' in rear yard. There will be a gate at front entrance, back entrance and side access.

| | | |
|---|--|---|
| <p>I (We) submit that the above information is true to the best of My (Our) knowledge.</p> <p><u>SALLY R. KRELL</u> Print Applicant's Name</p> <p><u>Sally R. Krell</u> Applicant Signature</p> | <p>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.</p> <p>_____ Owner's Signature</p> | <p>Fee Received by _____</p> <p>_____ check #</p> |
|---|--|---|

FINAL SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

1810 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 863-3186

Project Address: 1402 MIDDLE STREET

Submitted Date: MAY 22, 2009

Meeting Date: JUNE 17, 2009

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

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 - All applicable Flood Zone Information
 - Setbacks, Property Lines, and Easements
 - Spot elevations required to comply with Section 21-24
 - OCFM Critical Lines, if applicable
 - Trees
 - Location of HVAC/ Equipment stands and electrical meter
 - Driveways, guest parking, garage back-up area
 - Site Plan (1/24" = 1'-0" OR 1" = 20'-0" scale), Including the following:
 - Existing structures, if applicable
 - Proposed new structures
 - All applicable survey information (see as-built survey requirements)
 - Floor Plans (1/8" = 1'-0" scale), with the following requirements:
 - Exterior dimensions for exterior walls and porches
 - Graphically depict the outline of heated space, covered porches and open decks.
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FINAL SUBMITTAL CHECKLIST
Sullivan's Island Design Review Board

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

Project Address: 2672 Ion Avenue

Submittal Date: _____

Meeting Date: 17 June 2009

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

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 - 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 depicted landscape.
 - 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 • 29482 • (843) 883-3198

Project Address: 2672 Ion Avenue

Submittal Date: _____

Meeting Date: 17 June 2009

BREAKDOWN OF LOT COVERAGES

| | |
|------------------------------------|------------------|
| Total Lot Size in Square Feet: | <u>22,037</u> sf |
| Lot Width: | <u>104.9'</u> |
| Lot Depth: | <u>210.0'</u> |
| Flood Zone / Base Flood Elevation: | <u>15'</u> |

| | |
|---|----------------|
| Principal Building Footprint: | <u>2745</u> sf |
| Accessory Building Footprint: | _____ sf |
| Total Principal Bldg. Coverage Area: (Principal Building plus Accessory Structure) | <u>2745</u> sf |

| | |
|----------------------------------|----------------|
| Principal Building Coverage Area | <u>2745</u> sf |
| Covered Patches: | <u>1022</u> sf |
| Open Decks / Steps: | <u>902</u> sf |
| Roof / Porch: | <u>420</u> sf |
| Drives / Walks: | _____ sf |
| Other Impervious Coverage: | _____ sf |
| Total Impervious Coverage | <u>5097</u> sf |

| | |
|---|----------------|
| First Floor | <u>2745</u> sf |
| Second Floor | <u>1328</u> sf |
| Third Floor | _____ sf |
| Accessory Building | _____ sf |
| Total Principal Building Square Footage: (Principal Building plus Accessory Structure) | <u>4073</u> sf |

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

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

| | |
|--|----------------------------------|
| Foundation: <u>cement stucco over CMU.</u> | Roof: <u>5 v crimp galvalume</u> |
| Walls: <u>shingle & board & pattern siding</u> | Windows: <u>Andersen</u> |
| Trim: <u>1x wood or Hardietrim</u> | Doors: <u>Andersen</u> |

Sec. 21-111 Standards of Neighborhood Compatibility

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

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

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

1810 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 2672 Ion Avenue

Submittal Date: _____

Meeting Date: 17 June 2009

| | | 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 | 21-26 Principal Building Coverage | as per formula: Enter Result: <u>13 1/2</u> <u>2745</u> sf | ✓ | 20% | | | |
| | G | 21-26 Impervious Coverage | as per formula: Enter Result: <u>20%</u> <u>5201</u> sf | ✓ | 20% Gross Parking | | | |
| | H | 21-27 Principal Building Square Footage | as per formula: Enter Result: <u>4104</u> (not allowable) <u>4019</u> sf | ✓ | 20% <u>25%</u> | | | |
| | I | 21-28 Third Story | as per formula: Enter Result: _____ sf | NA | 20% <u>15%</u> | | | |
| DESIGN STANDARDS | J | 21-29 Principal Building Front Facade | as per formula: Enter Result: <u>see front porch</u> sf | ✓ | 100% | | | |
| | K | 21-29 Principal Building Side Facade | as per formula: Enter Result: _____ sf | ✓ | 100% | | | |
| | L | 21-30 Building Orientation | Towards ocean, excluding marsh and ocean lots | ✓ | Adjust for Neighborhood Compatibility | | | |
| | M | 21-30 Bldg. Foundation Height | 3 feet above Base Flood Elev. To Finished First Floor | | 1 foot | <u>1 foot</u> | <u>100%</u> | <u>1 foot</u> |
| | N | 21-32 Foundation Enclosure | Check Ordinance | ✓ | Adjust for Neighborhood Compatibility | | | |
| | O | 21-34 Site Lighting | Check Ordinance | ✓ | Adjust for Neighborhood Compatibility | | | |