



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

Meeting

6:00PM

Wednesday, September 15, 2010

Town Hall, 1610 Middle Street

AGENDA

- 1. Approval of June 2010 Minutes**
- 2. 2826 Marshall Boulevard,
Addition/Alteration**

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: 2826 Marshall Blvd. - PHASE TWO

Submittal Date: 7-23-10

Meeting Date: 8-18-10

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" 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
 - 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.

REQUEST FOR REVIEW FORM (FORM B)

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BREAKDOWN OF LOT COVERAGES

| Lot Information | |
|------------------------------------|-----------------------------|
| Total Lot Size in Square Feet: | <u>21,453</u> sf |
| Lot Width: | <u>99.84' / 100.94'</u> |
| Lot Depth: | <u>210.42' / 219.87'</u> |
| Flood Zone / Base Flood Elevation: | <u>VE1b e new structure</u> |

| Sec. 21-25 Principal Building Coverage Area | |
|---|-----------------|
| Principal Building Footprint: | <u>2,871</u> sf |
| Accessory Building Footprint: | <u>N/A</u> sf |
| Total Principal Bldg. Coverage Area: (Principal Building plus Accessory Structure) | <u>2,871</u> sf |

| Sec. 21-26 Impervious Coverage | |
|----------------------------------|-----------------|
| Principal Building Coverage Area | <u>2,871</u> sf |
| Covered Porches: | <u>660</u> sf |
| Open Decks / Steps: | <u>502</u> sf |
| Pool / Patio: | <u>416</u> sf |
| Drives / Walks: | <u>1,688</u> sf |
| Other Impervious Coverage | <u>299</u> sf |
| Total Impervious Coverage | <u>6,436</u> sf |

| Sec. 21-27 Principal Building Square Footage | |
|---|-----------------|
| Ground | |
| First Floor | <u>1,863</u> sf |
| Second Floor | <u>2,496</u> sf |
| Third Floor | <u>630</u> sf |
| Accessory Building | <u>N/A</u> sf |
| Total Principal Building Square Footage: (Principal Building plus Accessory Structure) | <u>4,989</u> sf |

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

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

Foundation: CMU Pier w/stucco / wood screen
 Walls: Painted wood siding
 Trim: Painted wood trim

Roof: Metal roof
 Windows: Clad
 Doors: Mahogany

Sec. 21-111 Standards of Neighborhood Compatibility

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

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| | | Zoning Ordinance Reference Section | Zoning Standard | ✓ If meets standard | DRB's Max. Authority for Relief | Applicant's Request for Relief in FL/Sq. FL | Percent (%) Relief Requested | Total Allowed + Requested Relief (SF) |
|------------------|---|--|---|---------------------|---------------------------------------|---|------------------------------|---------------------------------------|
| SETBACKS | A | 21-22 Front Setback | 25 feet | ✓ | 15% (3.75') | | | |
| | B | 21-22 Additional Front Yard Setback | 45° above 20' | ✓ | 15% | | | |
| | C | 21-22 Side Setback | Per lot; Enter Result: <u>10'</u> min.: <u>38'-4"</u> comb. | | 25% | 9'-7" | 25% | 28'-9" (15'-5" + 13'-4") |
| | D | 21-22 Side Setback 2nd Floor Setback | 2 feet | | 100% | | 100% | |
| | E | 21-22 Rear Setback | 25 feet | ✓ | None | | | |
| LOT COVERAGE | F | 21-25 Principal Building Coverage | as per formula: Enter Result <u>3,218</u> sf | ✓ | 20% _____ sf | | | |
| | G | 21-26 Impervious Coverage | as per formula: Enter Result <u>6,436</u> sf | ✓ | 25% _____ sf | | | |
| | H | 21-27 Principal Building Square Footage | as per formula: Enter Result <u>4,045</u> sf | | 20% _____ sf | * see Form C.1 Historic Exemption (5621 sf - allowed) | | 4,045 + 944 (requested) = 4,989 SF |
| | I | 21-28 Third Story | as per formula: Enter Result _____ sf | N/A | 20% _____ 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 <u>30'</u> ✗ | | 100% | 7'-4" | | 37'-4" |
| | 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

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 Submittal Date: 7.23.10
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| | | 1 | 2 | 3 | 4 | 5 | |
|----------------------------|---|---|--|----------------------------------|--|------------------------------|-------|
| | | Zoning Ordinance Reference Section | Total Area of Existing Structures (sf) | DRB Authority for Exemption | Applicant's Request for Relief in FL/Sq. Ft. | Percent (%) Relief Requested | NOTES |
| HISTORIC EXEMPTIONS | A | 21-43 Existing Principal Building Square Footage | 3,152 | 50% Enter Result: 1,576 sf | 944 | 30% | |
| | B | 21-43 Existing Principle Building Coverage Area | | 50% Enter Result: _____ sf | | | |
| | C | 21-43 Existing Impervious Coverage Area | | 50% Enter Result: _____ sf | | | |

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

FILE #124-08
(843) 886-8262
SOUTH CAROLINA, 29461
ISLE OF PALMS
POST OFFICE BOX 686
JOHN E. WADE JR., RLS

SUBJECT PROPERTY LOCATED IN
FLOOD ZONE VE ELEV 16-17
FRM PANEL 45019C-0539-J
DATED NOVEMBER 17, 2004

NOTES
1) REFERENCE PLAT BOOK E
PAGE 32
2) TMS # 529-11-00-054
3) SURVEY REQUESTED BY:
JIM FOSTER
& LIZ FOSTER



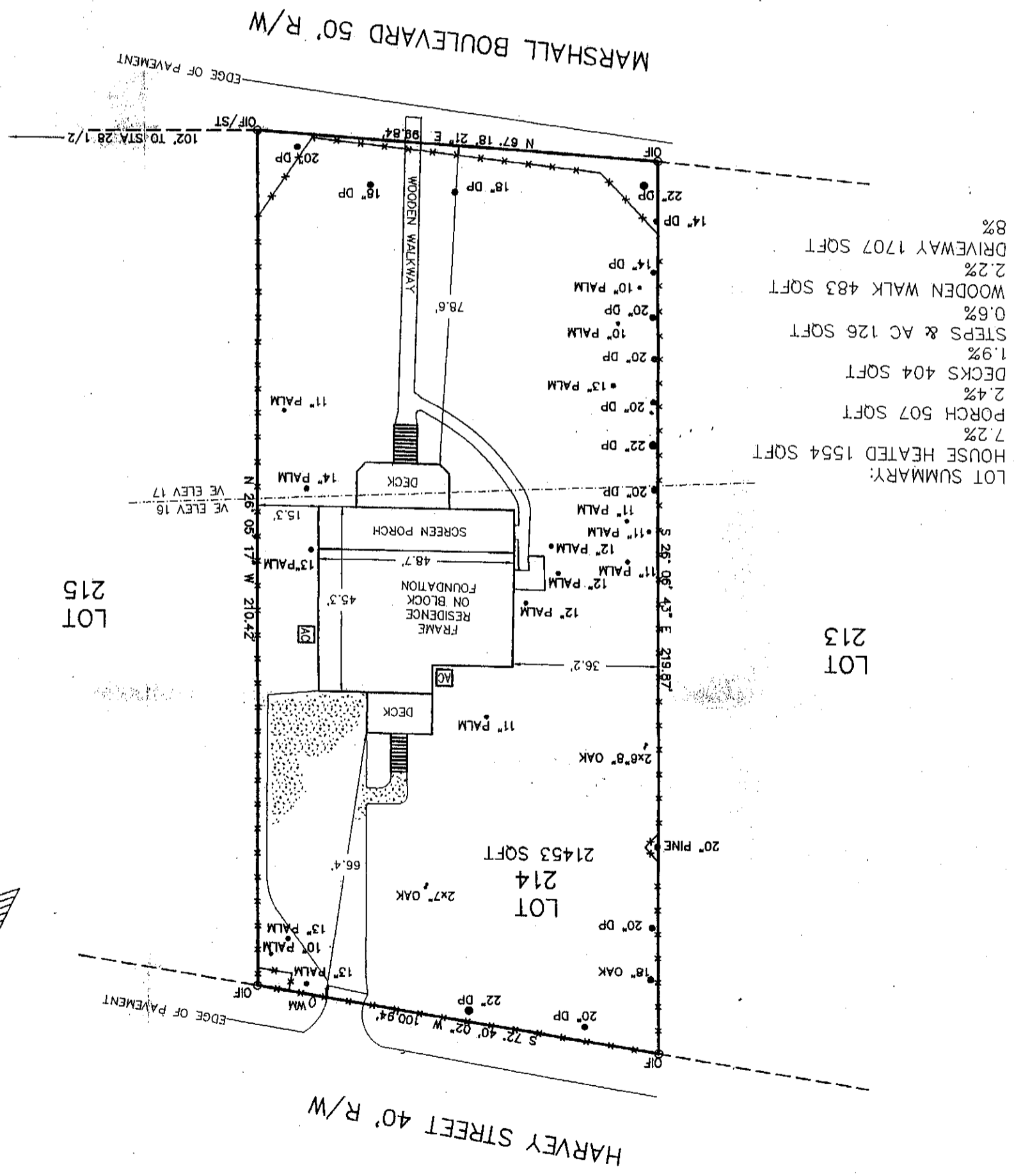
DATE: SEPTEMBER 10, 2008
SCALE: 1" = 30'
30 0 30

LEGEND
OIF 2" OPEN IRON FOUND
X WOODEN FENCE
DP DATE PALM
ST SEWER TAP
WM WATER METER

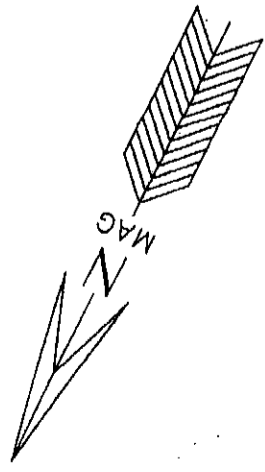
"I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown."

JOHN E. WADE JR., RLS.
SOUTH CAROLINA REG. NO. 13171

2826 MARSHALL BOULEVARD
AKA LOT 214
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

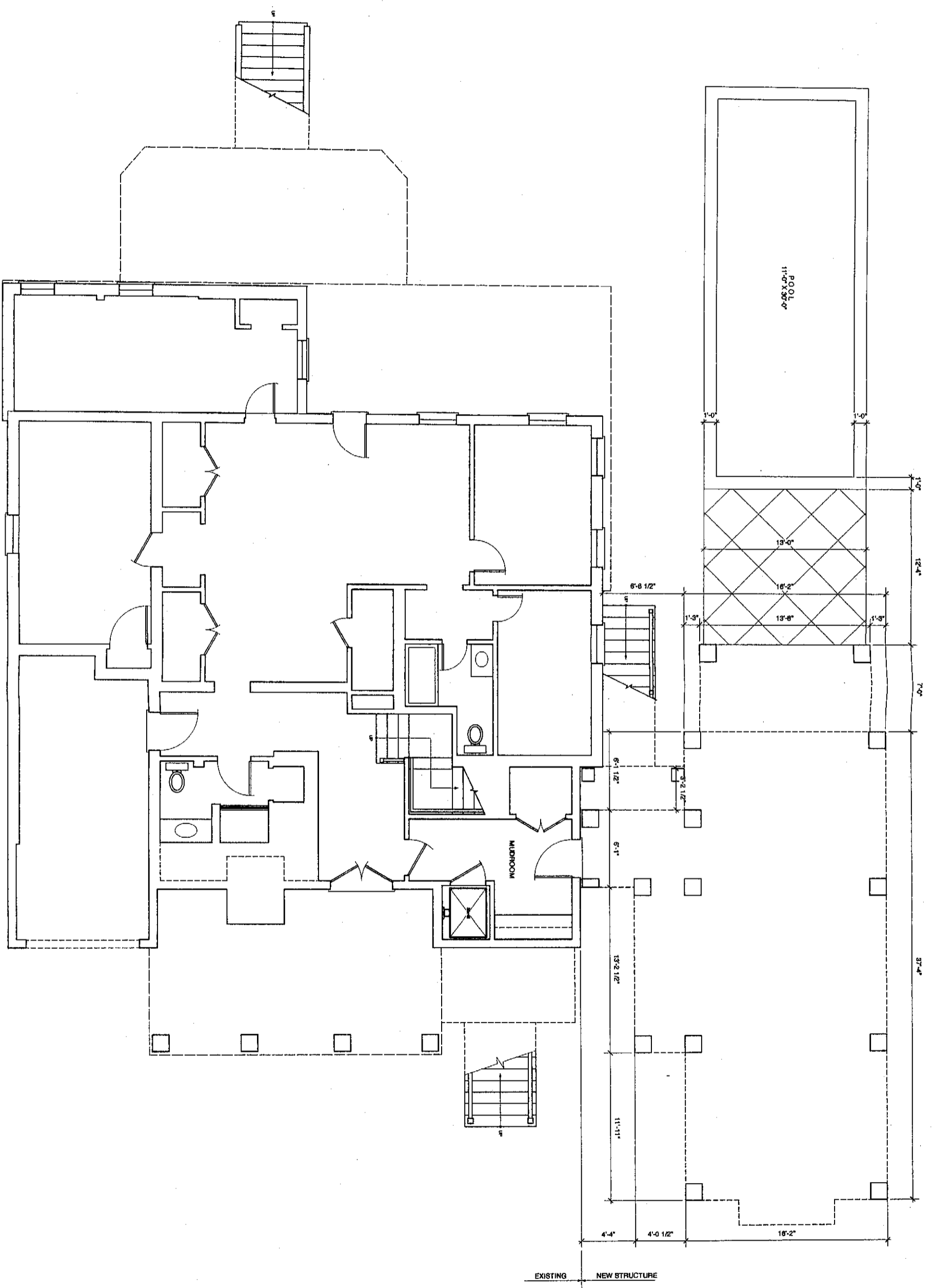


LOT SUMMARY:
HOUSE HEATED 1554 SQFT
7.2%
PORCH 507 SQFT
2.4%
DECKS 404 SQFT
1.9%
STEPS & AC 126 SQFT
0.6%
WOODEN WALK 483 SQFT
2.2%
DRIVEWAY 1707 SQFT
8%



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OTHERWISE) AND ARE SUBJECT TO LOCAL ATTRACTION. ANYTHING SHOWN OUTSIDE THE PRESCRIBED BOUNDARIES IS FOR DESCRIPTIVE PURPOSES ONLY.

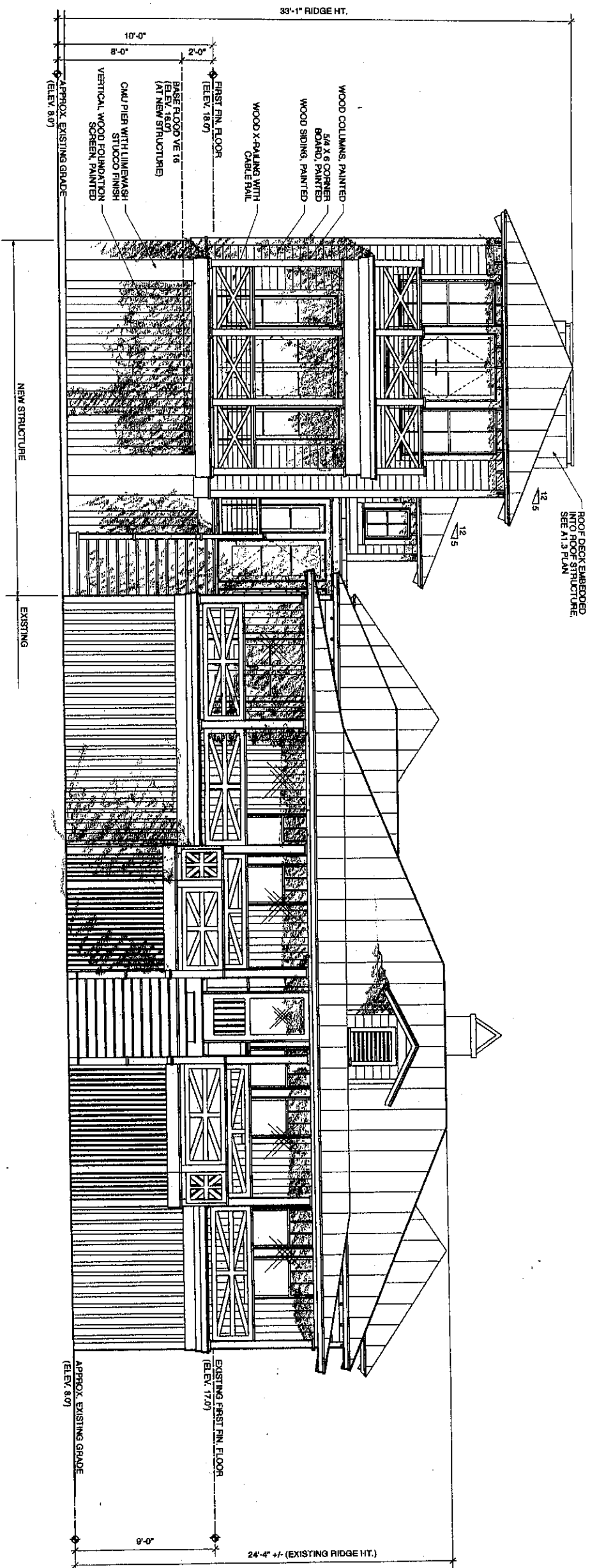


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FOSTER RESIDENCE
2826 MARSHALL BLVD.
SULLIVANS ISLAND, SC
GROUND FLOOR PLAN
PHASE 2
1/8"=1'-0"
06.18.10



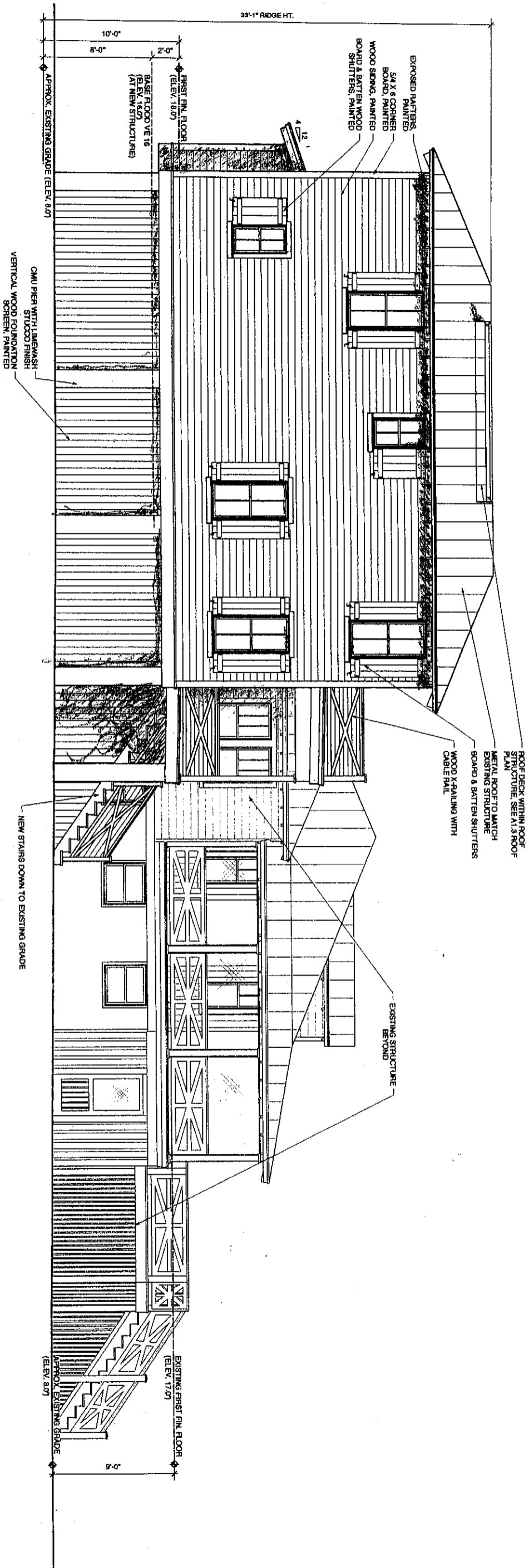
View from Marshall Blvd.



SOUTH ELEVATION

B E A U
C L O W N E Y
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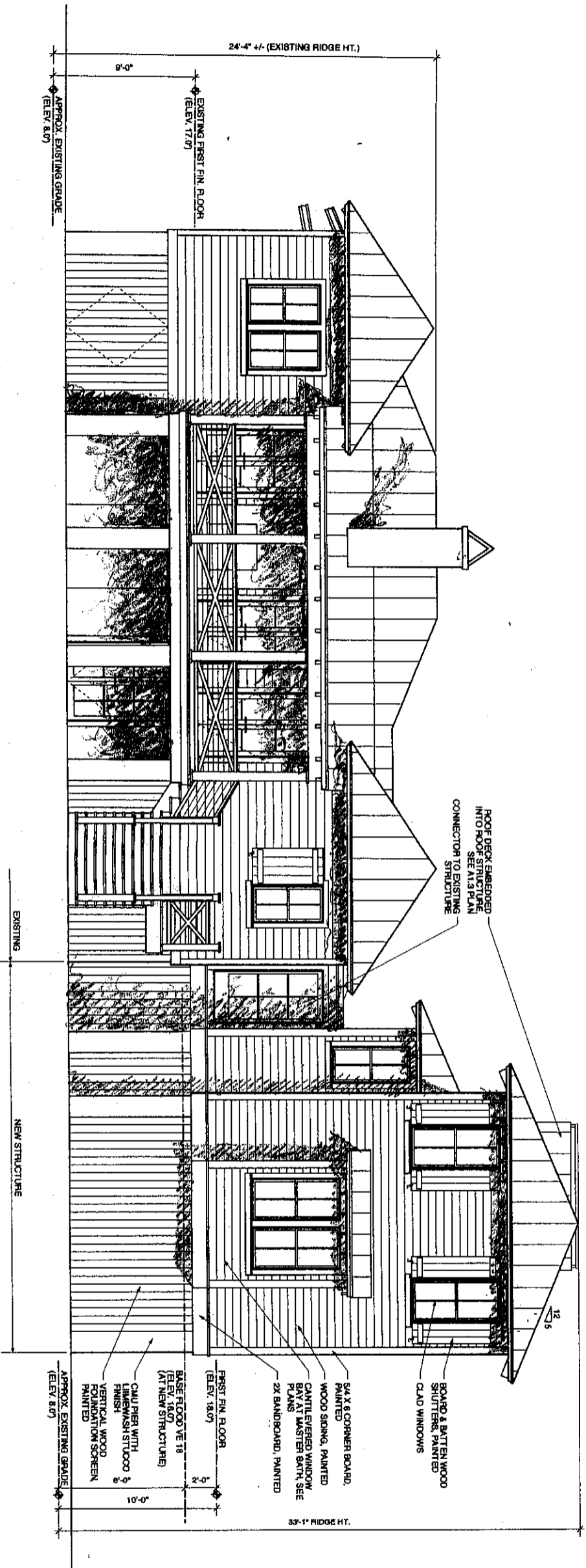
FOSTER RESIDENCE
BLVD.
2828 WANS ISLAND SC
EXTERIOR ELEVATION
PHASE 2
1/8"-1"=0"
06.16.10



WEST ELEVATION

B E A U
C L O W N E Y
d e s i g n
8 4 3 . 7 2 2 . 2 0 4 0

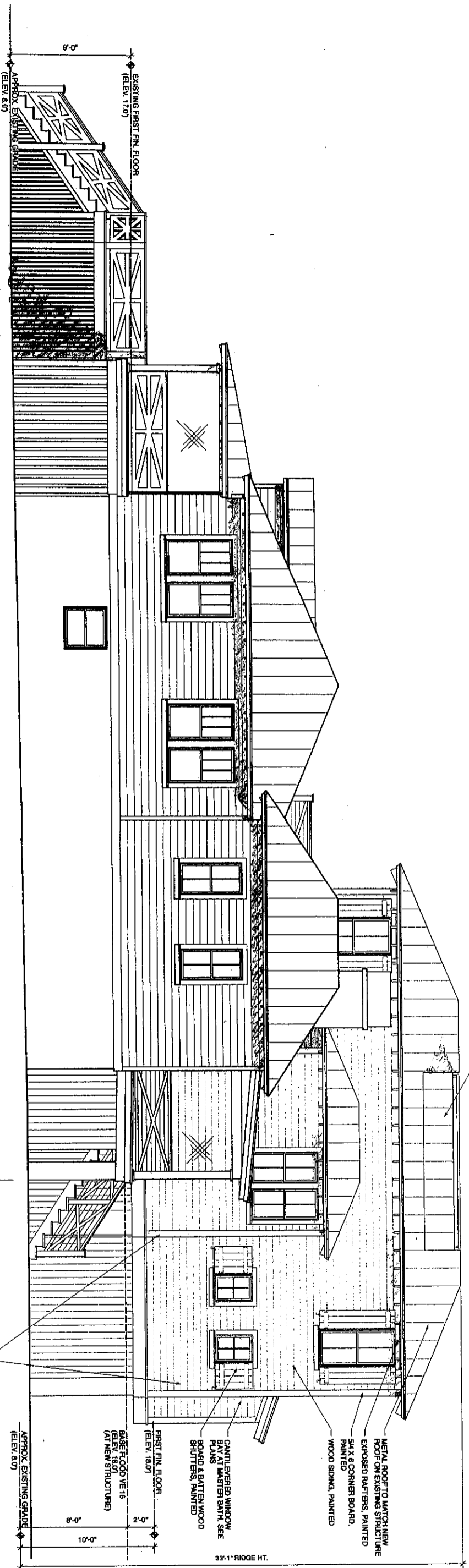
FOSTER RESIDENCE
2428 MARSHALL BLVD.
SULLIVANS ISLAND, SC
EXTERIOR ELEVATION
PHASE 2
1/8"x11"-0"
09.18.10



NORTH ELEVATION

B E A U
C L O W N E Y
d e s i g n
8 4 3 . 7 2 2 . 2 0 4 0

FOSTER RESIDENCE
2828 MARSHALL BLVD.
SULLIVANS ISLAND, SC
EXTERIOR ELEVATION
PHASE 2
1/8"=1'-0"
06.18.10



EAST ELEVATION

B E A . U
C L O W N E Y
d e s i g n
8 4 3 . 7 2 2 . 2 0 4 0

FOSTER RESIDENCE
2028 WANS ISLAND, SC
EXTERIOR ELEVATION
PHASE 2
1/8"=1'-0"
06.18.10