

SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

2056 Middle St. • P O Box 427 • Sullivan's Island, SC • 29482 • (843)883-3198

Project Address: 1730 THOMPSON AVENUE, SULLIVAN'S ISLAND, SOUTH CAROLINA

Submittal Date: September 20, 2018

Meeting Date:

Requested Approval: Conceptual Preliminary Final

Review Process: 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. **Preliminary** or even **Final** plan review is generally required but may be waived at the discretion of the Board. **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 to receive **Final** plan approval:

- 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**)
- ✓ **Completed Historic Worksheet (FORM D.1), or** ■ **Neighborhood Compatibility Worksheet (FORM D.2)**
- ✓ 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, or Baseline and Setback if applicable
 - 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 (of adjacent properties).

Sullivan's Island Design Review Board

last modified June 2018

APPLICATION TO SULLIVAN'S ISLAND DESIGN REVIEW BOARD

2056 Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

(FORM A)

Project Address:	1730 THOMPSON AVENUE, SULLIVAN'S ISLAND, SOUTH CAROLINA		
Submittal Date:	September 20, 2018		
Meeting Date:			Parcel I.D. (TMS#):

Requested Approval (check ONE) Conceptual Preliminary Final

Check one:

<input type="checkbox"/> Submittal is outside the Historic District, not classified historic, and requests DRB relief. <u>Complete Neighborhood Compatibility Form D.1</u>	<input type="checkbox"/> Submittal is within the Historic District and is: <u>Complete Historic Form D.2</u> <input checked="" type="checkbox"/> designated as Historic Resource <input type="checkbox"/> not designated as Historic Resource Historic Survey #: _____	<input type="checkbox"/> Submittal is outside the Historic District and <u>Complete Historic Form D.2</u> <input type="checkbox"/> designated as Historic Resource Historic Survey #: _____
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Nature of Work: (circle all that apply)

<input checked="" type="checkbox"/> Historic Property	<input checked="" type="checkbox"/> Accessory Structure	<input type="checkbox"/> Demolition / Relocation	<input checked="" type="checkbox"/> Addition / Alteration	<input type="checkbox"/> New Construction
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Owner's Name FRED THOMPSON	Architect / Designer: RACHEL BURTON - SWALLOWTAIL ARCHITECTURE
Address: 1730 THOMPSON	Contact #: 843 885 9400
SULLIVAN'S ISLAND, SC	email: RACHEL@SWALLOWTAILARCHITECTURE.COM
email: FTHOMPSON@MOTLEYRICE.COM	Contractor: MEADORS CONSTRUCTION
Contact #: 843-216-9118	Contact #: _____
	email: _____

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

Renovation of Fort Moultrie Sub Store to a special exception cottage of 1200 sq ft, previously approved. We're resubmitting for changes on the front porch design and new rear deck.

I (We) submit that the above information is true to the best of my (Our) knowledge. RACHEL BURTON _____ <i>Print Applicant's Name</i>	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. _____ <i>Owner's Signature</i>	_____ <i>Fee Received by</i>
<i>Applicant Signature</i>	<i>Owner's Signature</i>	<i>check #</i>

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

2056 Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-5727

Project Address 1730 THOMPSON AVENUE, SULLIVAN'S ISLAND, SOUTH CAROLINA

Submittal Date September 20, 2018

Meeting Date: _____

BREAKDOWN OF LOT COVERAGES

Lot Information:		
Total Lot Size in Square Feet:	<u>22 207</u>	sf
Lot Width:	<u>VARIES, 100.02' AT STREET</u>	
Lot Depth:	<u>IRREGULAR 225.17'</u>	
Flood Zone / Base Flood Elevation:	<u>AE 13'/AE 15'</u>	

Sec. 21-25 Principal Building Coverage Area		
Principal Building Footprint:	<u>1900</u>	sf
Accessory Building Footprint:	<u>1200</u>	sf

Total Principal Bldg. Coverage Area:	<u>± 3100</u>	sf
(Principal Building plus Accessory Structure)		

Sec. 21-26 Impervious Coverage		
Principal Building Coverage Area	<u>3100</u>	sf
Covered Porches:	<u>1164</u>	sf
Open Decks / Steps	<u>1336</u>	sf
Pool / Patio:	<u>352</u>	sf
Drives / Walks:	<u>0 (PERVIOUS)</u>	sf
Other Impervious Coverage	<u>663 (HVAC+GARAGE)</u>	sf
Total Impervious Coverage	<u>6615</u>	sf

Sec. 21-27 Principal Building Square Footage		
First Floor	<u>TBD</u>	sf
Second Floor	<u>TBD</u>	sf
Third Floor	<u>N/A</u>	sf
Accessory Building	<u>1200</u>	sf

Total Principal Building Square Footage:	<u>TBD + 1200</u>	sf
(Principal Building plus Accessory Structure)		

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

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

Foundation: <u>BRICK EXISTING</u>	Roof: <u>METAL</u>
Walls: <u>EXISTING</u>	Windows: <u>KOLBE ULTRA</u>
Trim: <u>CEMENTITIOUS</u>	Doors: <u>MAHOGANY, stained</u>

Sec. 21-111 Standards of Neighborhood Compatibility

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

(check which applies)

Form D.2 attached

Not Applicable (no relief requested)

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

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		Zoning Ordinance Reference Section	Zoning Standard	√ if meets standard	DRB's Max. Authority for Relief	Applicant 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')		0	EXISTING IS HISTORIC
	B	21-22 Additional Front Yard Setback	45° above 20'	✓	15%		0	EXISTING IS HISTORIC
	C	21-22 Side Setback	Per lot; Enter Result: ____min.: ____comb.		25%		0	EXISTING IS HISTORIC
	D	21-22 2nd Story Side Façade Setback	10 feet (wall length)		100% (20 feet)		0	
	E	21-22 Rear Setback	25 feet		None		0	
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>3330.4</u> sf	✓	20% _____sf		0	3100
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>30%</u> sf maximum	✓	N/A	N/A	N/A	N/A
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4120.27</u> sf	✓	25% _____sf		0	4120
	I	21-28 Third Story	as per formula: Enter Result _____sf		15% _____sf		0	N/A
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	50' feet or 2/3 lot width (whichever is less)		100%		0	EXISTING IS HISTORIC
	K	21-29 Principal Building Side Façade	30 feet (wall length)		100% (60 feet)		0	EXISTING IS HISTORIC
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots		Adjust for Neighborhood Compatibility		0	EXISTING IS HISTORIC
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor		1 foot		0	EXISTING IS HISTORIC
	N	21-32 Foundation Enclosure	Check Ordinance		Adjust for Neighborhood Compatibility			N/A
	O	21-138 Accessory Structure	Height (18') Setback 10'		20% (3.6' high) 40% (4' setback)		0	

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

Sullivan's Island Design Review Board

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Submittal Date: September 20, 2018

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 HISTORIC DESIGN REVIEW (FORM D.1)

Narrative for Scope of Work Sullivan's Island Design Review Board

2056 Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-5727

- Do you propose any exterior changes to the historic structure? Yes No
- If you answered "yes," please provide a detailed description of the work below.

Section 21-97. C Historic Preservation Standards

Submit in writing, and be prepared to describe how your project is consistent with the following ten preservation standards, and the most recent version of the Secretary of Interior's Guidelines for the Treatment of Historic Properties. On your elevation drawings, show all proposed changes to existing materials and show all preserved historic elements. <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>

- (a) Using a property as it was used historically or giving a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;
- (b) Retaining and preserving the historic character of a property; avoidance of the removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property;
- (c) Avoiding changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings;
- (d) Retaining and preserving changes to a property that have acquired historic significance in their own right;
- (e) Preserving distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property;
- (f) Repairing rather than replacing deteriorated historic features; or where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials;
- (g) Utilizing the gentlest means of chemical or physical treatments;
- (h) Protecting and preserving the archeological resources in place, and if disturbing, mitigation measures will be undertaken;
- (i) Not destroying historic materials, features, and spatial relationships that characterize the property; differentiating the new work from the old and making it compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment; and,
- (j) Undertaking new construction in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The project was approved for conceptual design by the DRB and has received zoning approval as a special exception.

We have made some exterior changes since we were granted conceptual approval as a result of obtaining accurate existing measurements after the interior demolition and after developing the design.

The latest revisions, incorporating comments by the Board and the meeting (Sept. 19, 2018), include:

- 1) revised front porch design and column design
- 2) revised chimney to stucco base and chimney cap
- 3) revised windows and doors at rear
- 4) revised the columns at rear deck
- 5) revised finish of new exterior frame wall to stucco finish
- 6) replaced brick finish of infill opening at end to a stucco infill

NEIGHBORHOOD COMPATIBILITY WORKSHEET (FORM D-2)

Sullivan's Island Design Review Board

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In accordance with the Sullivan's Island Zoning Ordinance, Section 21-111, the DRB shall only grant modifications of the Zoning Ordinance standards if the design is compatible with the Standards for Neighborhood Compatibility:

- The pattern of setback, foundation elevations and building heights;
- The massing and orientation of structures;
- Fenestration (windows) and doorway spacing and alignment patterns;
- The placement and use of porches, decks and patios;
- The placement and alignment of driveways;
- The treatment of front and side facades;
- Where appropriate, the types of roofs, the roof pitches, and other aspects of roof design;
- Where appropriate, distinctive architectural styles that characterize a street or neighborhood; and
- Such other factors as the Board may consider relevant to defining the character of the neighborhood.

Additionally, the following check-list will help the applicant and DRB determine if the proposed design is properly integrated into the context and character of the existing neighborhood.

Principal Building Square Footage (§ 21-27) : When requesting relief for additional Principal Building Square Footage, the DRB will be looking carefully at ways the applicant is offsetting the impact of the requested relief. The applicant might choose one or more of the following techniques, for example:

- Lower the first-floor height closer to grade to offset the additional massing.
- Lower the main roof eave height to offset the additional massing.
- Lower the overall roof height to reduce the additional massing
- Reduce the amount of second floor wall surface
- Place the second floor square footage within the roofline
- Provide additional setbacks for second story walls to reduce the impact to neighbors
- Assure to the DRB that the design is unique, well articulated and appropriately scaled
- DRB suggests that prior to submittal please review your plans with neighbors and request their approval of square footage changes.

N/A - we are not asking for any relief

Principal Building Coverage (§ 21-25): When requesting relief for Principal Building Coverage, the DRB will be looking at ways the applicant is offsetting the impact of the requested relief. The applicant might choose one or more of the following techniques, for example:

- Lower the first-floor height closer to grade to offset any additional massing.
- Coverage relief typically includes additional lower one-story design elements. Please indicate clearly these one-story elements in the design.
- Reduce the amount of second story wall surface area and second story heated sq. ft.

- Coverage Relief is typically granted for smaller than average lots due to zoning formulas.
- Assure to the DRB that the design is unique, well articulated and appropriately scaled.

N/A - We are not asking for any relief

Front and Side Building Setbacks (§ 21-22): Building setbacks are intended to create open space (landscaping, sunlight, distance) between buildings and the right-of-way. When requesting relief for Front and Side Setbacks, the DRB will be looking at ways the applicant is offsetting the impact of the requested relief. The applicant might choose one or more of the following techniques, for example:

- Request Side Setback relief as a means of preserving trees, tree canopies or other significant landscape elements.
- Consider designing one story construction in the requested relief zone to preserve sunlight and views.
- Provide well articulated side facades with separated massing elements.
- DRB suggests that prior to submittal please review your plans with neighbors and request their approval of setback changes.

N/A - We are not asking for any relief

Second Story Side Façade Setback (§ 21-22): Second story side façade setback of two feet reduces the overall height and mass of the wall and ensures more sunlight for the adjacent property. Two foot second floor setbacks are required for any wall in excess of 10'. DRB can double that width to 20'. The DRB does not have the authority to completely eliminate the second story setback.

N/A - We are not asking for any relief

Side Façade Articulation (§ 21-29): The depth and width of a building has a substantial impact on its mass and scale. Removing the requirement for articulations in the side wall can result in a long unbroken side façade, which lacks visual appeal and creates more mass.

- It is unlikely that the DRB will grant 100% relief allowing a 60' long unarticulated wall.
- When requesting any relief less than 100%, assure to the DRB that the design is unique, well articulated and appropriately scaled

N/A - We are not asking for any relief

REQUEST FOR CHANGE TO APPROVED DESIGN

Sullivan's Island Design Review Board

2056 Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

(Supplemental Review Form)

Project Address: _____
Submittal Date: _____
Meeting Date: _____

Historic Resource: (check ONE) <input type="checkbox"/> Yes <input type="checkbox"/> No	Within Historic District: (check ONE) <input type="checkbox"/> Yes <input type="checkbox"/> No
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PROPOSED CHANGE: _____

REASON FOR CHANGE: _____

Nature of Work: (circle *all that apply*)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name	Architect / Designer:
Contact #: _____	Contact #: _____
email: _____	email: _____
	Contractor: _____
	Contact #: _____
	email: _____

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

TOWN ACTION:

Approved at staff level

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
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REQUEST FOR STAFF LEVEL APPROVAL

Sullivan's Island Design Review Board

2056 Middle St • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

(Supplemental Review Form)

Project Address: _____
Submittal Date: _____
Meeting Date: _____

Historic Resource: (check ONE) Yes No Within Historic District: (check ONE) Yes No

PROPOSED WORK:

REASON FOR WORK:

Nature of Work: (circle *all* that apply)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name

Contact #: _____

email: _____

Architect / Designer:

Contact #: _____

email: _____

Contractor: _____

Contact #: _____

email: _____

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

TOWN ACTION:

- Approved at staff level**
- 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