

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: _____

Submittal Date: _____

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.**

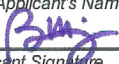
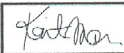
The following items shall be included to receive **Final** plan approval:

- 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).

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: <u>2808 Brooks Street</u>				
Submittal Date: <u>April 17, 2020</u>				
Meeting Date: <u>May 20, 2020</u>	Parcel I.D. (TMS#): <u>529-07-00-047</u>			
Requested Approval (check ONE) <input checked="" type="checkbox"/> Conceptual <input type="checkbox"/> Preliminary <input type="checkbox"/> Final				
Check one:				
<input checked="" 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> _____ designated as Historic Resource _____ not designated as Historic Resource Historic Survey #: _____	<input type="checkbox"/> Submittal is outside the Historic District and <u>Complete Historic Form D.2</u> _____ designated as Historic Resource Historic Survey #: _____		
Nature of Work: (circle all that apply)				
Historic Property	Accessory Structure	Demolition / Relocation	Addition / Alteration	New Construction
Owner's Name <u>Kait and Luke Morrison</u>	Architect / Designer: <u>Brent Fleming</u>			
Address: <u>3115 Ion Avenue</u>	Contact #: <u>(843) 830-1057</u>			
<u>Sullivan's Island, SC 29482</u>	email: <u>brent@bwfleming.com</u>			
email: <u>kaitmorrison0@gmail.com</u>	Contractor: <u>TBD</u>			
<u>lpmorris1632@gmail.com</u>	Contact #: _____			
Contact #: <u>(843) 530-6202</u>	email: _____			
Enter a Brief Description of the Project and Scope of Work to be Performed:				
Construction of a new 4,288 square foot home with elevated pool / pool deck and detached 2 1/2 car garage.				
I (We) submit that the above information is true to the best of my (Our) knowledge. <u>Brent Fleming</u> 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 _____ check # _____		

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 _____

Submittal Date _____

Meeting Date: _____

BREAKDOWN OF LOT COVERAGES

<i>Lot Information:</i>	
Total Lot Size in Square Feet:	_____ sf
Lot Width:	_____
Lot Depth:	_____
Flood Zone / Base Flood Elevation:	_____

<i>Sec. 21-25 Principal Building Coverage Area</i>	
Principal Building Footprint:	_____ sf
Accessory Building Footprint:	_____ sf

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

<i>Sec. 21-26 Impervious Coverage</i>	
Principal Building Coverage Area	_____ sf
Covered Porches:	_____ sf
Open Decks / Steps:	_____ sf
Pool / Patio:	_____ sf
Drives / Walks:	_____ sf
Other Impervious Coverage	_____ sf
Total Impervious Coverage	_____ sf

<i>Sec. 21-27 Principal Building Square Footage</i>	
First Floor	_____ sf
Second Floor	_____ sf
Third Floor	_____ sf
Accessory Building	_____ sf

Total Principal Building Square Footage:	_____ 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 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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Project Address: 2808 Brooks Street
 Submittal Date: April 17, 2020
 Meeting Date: May 20, 2020

		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')			
	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>38'-4"</u> comb.		25%			
	D	21-22 2nd Story Side Façade Setback	10 feet (wall length)		100% (20 feet)			
	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 <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	N/A	15% _____sf			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	50' feet or, 2/3 lot width (whichever is less)		100%			
	K	21-29 Principal Building Side Façade	30 feet (wall length)		100% (60 feet)			
	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	21-138 Accessory Structure	Height (18') Setback 10'		20% (3.6' high) 40% (4' setback)			

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.

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.

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.

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.

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

Project Address: 2808 Brooks Street
Submittal Date: April 17, 2020
Meeting Date: May 20, 2020

Form A

Project Description:

There are two main challenges that this property poses for the design of a new home. The first is the vastly different character of the two streets it is situated between - Brooks Street to the south and Jasper Boulevard to the North. The second challenge is designing around the existing "significant" and "protected" trees on the property.

Our solution is to design a one-story structure with a large wraparound porch that faces Brooks Street, which relates to the scale and character of the other homes fronting on this street. On the Jasper Boulevard side of the property, a full two-story structure serves as a buffer for the rest of the property. The two structures are connected by the main living spaces of the home - kitchen, dining, family room, and playroom - which open out to a large screened porch and pool deck beyond. A one-story Master Suite on the Jasper Boulevard side is located between two of the "significant" trees on the property, and the U-shaped footprint creates a private central area for the pool and outdoor living spaces.

Form C

Design Standards O

21-138 Accessory Structure:

We are requesting rear setback relief for the detached garage accessory structure. The rear property line is 43'-9" from the Jasper Boulevard edge of pavement. Given this condition and the location of a "significant" tree in the buildable area, we are requesting permission for the back corner of the garage to be 6" off the rear property line (See site plan).