

Staff Comments  
For  
**DESIGN REVIEW BOARD**  
May 16, 2016

**210 River Landing Drive:**

**General Comments:**

1. This project obtained final approval on 11/8/2007. Due to the Vested Right's Act, the approval for this project is still valid. The conditions of approval were to
  - 1) Provide an on-site sample panel for the Board's review.
  - 2) Provide a window sample for review prior to the construction of the sample panel.
  - 3) The design, appearance, and location of any vents, electrical meters, other utilities, etc., should be thoroughly considered, particularly how those items impact the elevations. These items should be shown on the elevations.
  - 4) Substitute brick for the siding and stucco within the recessed porches/balconies.
  - 5) Reduce the number of exterior light fixtures.
  - 6) Provide a detail for the steel columns.
  - 7) Eliminate the wood trim on the edges of the steel porches/balconies.
  - 8) Provide a comprehensive sign package.
2. The project has changed Architects. Revisions to the previously approved plans are substantial enough to require another board submittal.

**Staff Comments:**

**Issues to Study:**

1. Simplify the number of building materials by eliminating the use of the majority of the Nichihi panels.
2. Eliminate the Nichihi panels above the porches.
3. Eliminate the Nichihi panels on the north elevation with the exception of inside the porches.
4. Extend the brick base up to the bottom of the second floor to give the building a stronger base.
5. Extend the brick to the top of the entry tower, eliminating the Nichihi panels at the top, to give it a cleaner appearance and help to emphasize its verticality.
6. The entry tower should read stronger. Allow the storefront in the entry tower to read as one uninterrupted plane with the introduction of spandrel between floors.
7. Allow the storefront on the ground floor to completely fill the bays.
8. The eastern end of the south elevation would be improved by carrying the residential units to the end of the building replacing the three parking spaces and relocating the egress stairs.
9. If not already proposed, add garage door to the River Landing Drive bays.
10. Study widening the westernmost porch bay on the south elevation above the garage entry for better balance and to help downplay the garage entrance.
11. Although it was recommended to extend the porch columns on the south elevation to the ground level, given the small amount of space between the columns and the building wall, Staff now recommends eliminating them as in the original design.
12. Provide a comprehensive sign package.
13. The design, appearance, and location of any vents, electrical meters, other utilities, etc., should be thoroughly considered, particularly how those items impact the elevations. These items should be shown on the elevations.
14. Relocate the dryer vents inside the porches.
15. Eliminate the use of extruded vinyl windows and doors unless a suitable product can be presented to the board.
16. Eliminate the use of vinyl sliding patio doors.

**Staff Recommendation:** Conceptual approval taking into account the above referenced conditions.

### **234 Seven Farms Drive (Buildings A and B)**

**Previous Board Motion:** Building A- Deferral – address staff comments 1 (The roof overhangs and brackets, particularly at the towers, were a much stronger design feature on the previous submittal and the current design should take more inspiration from them.), 2 (Carry the brow used on the east elevation around to the west elevation to give the building a stronger top.),3 (The base of the building could be simplified by eliminating some of the recessed brick panels.),5 (Ensure there is an ample plane change between the brick and third floor panels.), 8 (Provide a site lighting plan and photometric plan.), 9 (Provide a comprehensive sign package.), 10 (Provide a window sample for board review.),

11 (Provide required information for the pool house and gazebo.), 12 (The gazebo could take some design cues from main building, such as possibly incorporating brackets into its design.) &13 (The pool house could have a little more interest with the introduction of clearstory windows.) ; pursue using brackets in other areas of design; provide explanation of building entry sequence from street; study buildings three vertical elements in hierarchy and distribution of materials and choose an alternate brick.

Building B- Deferral based on relationship to “Building A”; provide alternate brick selection; study brick detail; study entry canopy details and address general comments from “Building A”.

#### **Staff Comments:**

##### **Issues to Study:**

1. The changes to the two building designs are subtle and need to be carried further.
2. Simplify the number of building materials on both buildings.
3. Extend the brick to the top of the end towers on building A and to the top of the corner tower on building B, eliminating the Nichihi panels at the top, to give it a cleaner appearance and help to emphasize its verticality.
4. The brackets at the top of the towers could become more prominent and a stronger fascia band with a reveal below introduced. The recess could be achieved with the extension of the brick as mentioned in comment 5.
5. On building A, the proportions of the tower containing the roof access stairs need work (south elevation view). If the stairs could be internalized that would resolve the issue.
6. The entry bay on building A should read glassier as done with the entry on building B.
7. Eliminate the use of extruded vinyl windows and doors unless a suitable product can be presented to the board.
8. Eliminate the use of vinyl sliding patio doors and reintroduce the French doors on both buildings.
9. Provide a comprehensive sign package for both buildings.
10. Introduce additional clearstory windows in the pool house.
11. The gazebo seems heavy. Eliminate the top element for a lighter feel.
12. In moving forward, provide details on the fastening system for the rails (concealed fasteners), information on the underside of the canopies, dryer vent cut sheets, balcony slab edge detail and larger wall sections and details.
13. The design, appearance, and location of any vents, electrical meters, other utilities, etc., should be thoroughly considered, particularly how those items impact the elevations. These items should be shown on the elevations.

**Staff Recommendation:** Conceptual approval taking into account the above referenced conditions.

### **1401 Sam Rittenberg Boulevard**

#### **Previous Board Motion:**

Conceptual approval– Further refine building details with next submittal; continue to refine plaza design based on potential use; provide a roof plan/wall sections to demonstrate roof drainage; increase sidewalk width along Sam Rittenburg Boulevard; develop a demising wall strategy to accommodate double storefronts.

**Staff Comments:**

Positive Features:

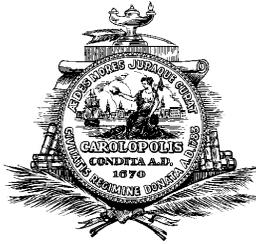
1. Staff would like to reemphasize that this project is a good example of well-proportioned and detailed simple retail building.
2. The site plan has greatly improved and is well executed.

Issues to Study:

1. Provide a wider sidewalk against the building along the Sam Rittenberg side of the building. This sidewalk could eliminate the need for the double sidewalk scenario.
2. Provide a screen wall around both the transformer at the north corner of the building as well as the adjacent electrical meters.
3. Provide a larger scale landscape plan.
4. Align the rear of the dumpster enclosure with the front of the building so it reads more as an extension of the building.
5. The storefront on the Sam Rittenberg side of the building still needs to read more prominently. Expand the storefront to the width of the canopies above.
6. Lower all canopies to engage the top of the storefront and lower the corresponding brick inset.
7. Consider relocating the tenant signage to the tops of the canopies.

**Staff Recommendation:** Preliminary approval with the above referenced conditions.





MEMBERS PRESENT: BILL MARSHALL, JOHN TARKANY, ERICA CHASE, MICHELLE SMYTH,  
KRISTEN KRAUSE, JEFF JOHNSTON  
STAFF PRESENT: BILL TURNER, LAWRENCE COURTENAY, PEGGY JORDAN

AGENDA

**DESIGN REVIEW BOARD**

MAY 16, 2016

5:00 P.M.

2 GEORGE STREET

**1. 210 River Landing Drive – TMS# 275-00-00-212**

**App. No. 165-16-1**

Request Preliminary approval for new construction of a multi-family building as per documentation submitted.

Owner: Daniel Island Apartments, LLC/Fred Santos  
Applicant: Goff D'Antonio Associates  
Neighborhood/Area: Daniel Island Town Center

MOTION: Preliminary – address staff comments 1-7 and 9-14; put additional thought into the landscaping; soften the southern end of the southwest façade (area of exposed garage); further study the materials on the towers; recess the garage doors; relocate the fire stair door on front façade to be less visible.

MADE BY: J.Tarkany SECOND: E.Chase VOTE: FOR 5 AGAINST 1 \*J.Johnston

**2. 234 Seven Farms Drive (Buildings A and B) –  
TMS# 275-00-01-010**

**App. No. 165-16-2**

Request Preliminary approval for new construction of two multi-family buildings as per documentation submitted.

Owner: Daniel Island Apartments, LLC/Fred Santos  
Applicant: Goff D'Antonio Associates  
Neighborhood/Area: Daniel Island Town Center

MOTION: Preliminary - address staff comments 1,3,4 (study), 5,6,8,9,10,11 (refine), 12 and 13; add more pool decking; add deciduous trees and golden rain trees; address site furnishings.

MADE BY: J.Johnston SECOND: K.Krause VOTE: FOR 6 AGAINST 0

**3. 1401 Sam Rittenberg Boulevard – TMS# 352-11-00-101**

**App. No. 165-16-3**

Request Preliminary approval for new construction of a multi-tenant retail building as per documentation submitted.

Owner: Faison- Ashley Landing, LLC  
Applicant: Adams & Wilson Development  
Neighborhood/Area: West Ashley

MOTION: Preliminary – address staff comments 2-6, further study signage; submit mechanical screens for approval.

MADE BY: E.Chase SECOND: M.Smyth VOTE: FOR 6 AGAINST 0

Files containing information pertinent to the above applications are available for public review at the Department of Planning, Preservation and Sustainability, 2 George Street, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.