City of Charleston

Design Review Board

August 1, 2016

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

Agenda Item 1:

River Landing Drive at Daniel's Landing Drive

Request Conceptual approval for new construction of a mixed-use building as per documentation submitted.

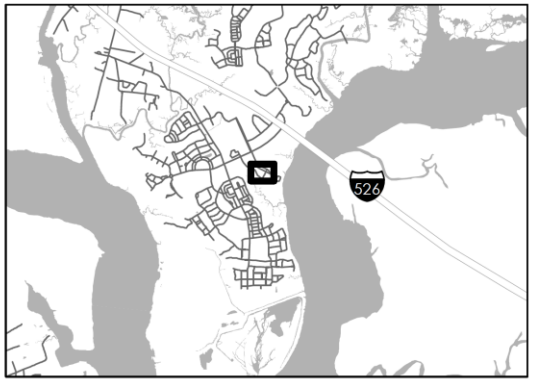
DESIGN REVIEW BOARD
City of Charleston
Monday, August 1, 2016

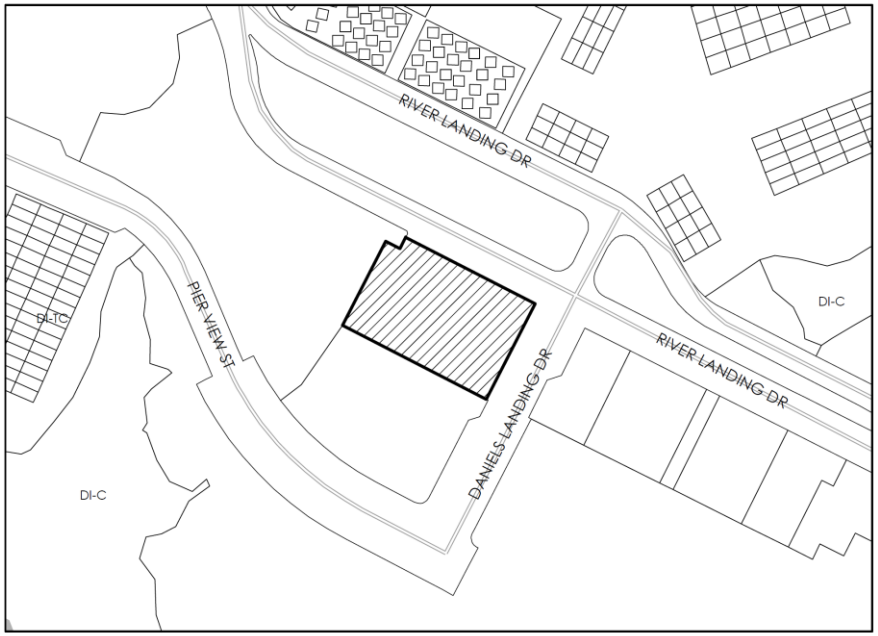
ITEM A 1:

River Landing Drive at

Daniel's Landing Drive

TMS# 275-00-00-227





Subject Property

Context Map

Metal Roof Finish

Lap Siding at Fourth Floor Level

Lap Siding at Third Floor Level

Lap Siding at Second Floor Level

Stucco at Ground Floor Level

109 River Landing Dr.

Metal Roof Finish

Brick Veneer at Gable Ends

Brick Veneer at Second Floor Level

Brick Veneer at Ground Floor Level

115 River Landing Dr.

Metal Roof Finish

Brick Veneer at Second Floor Level

Brick Veneer at Ground Floor Level

125 River Landing Dr.

Metal Roof Finish

Lap Siding at Gable Ends

Brick Veneer at Second Floor Level

Brick Veneer w/ Split Face CMU Skirt at Ground Floor Level

133 River Landing Dr.

ADJACENT BUILDINGS
(River Landing Drive)

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Firm Seal:

Partner Seal:

Daniel's Corner Mixed-Use Facility
River Landing Drive
Parcel R-9, Tract A Berkeley County
"Daniel Island"
City of Charleston, South Carolina

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Plot Reference Date:
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- Final ARB
- Permitting
- Construction

Sheet Title:
STREET PHOTO'S
07/18/16

Sheet N°:
A-2.2

Project N°: 160622 River Landing Dr-1

CONTEXT PHOTOS

RIVER LANDING DRIVE STREET STUDY
(LOOKING NORTH)

Aerial View
(Courtesy of Google Earth)

RIVER LANDING DRIVE STREET STUDY
(LOOKING SOUTH)

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Plan Seal :

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Sheet Title :
RIVER LANDING STREET STUDY
07/18/16

Sheet N° :
A-2.3

Project N° : 160622 River Landing Dr-1

CONTEXT PHOTOS

Applicant Presentation

RETAIL OFFICE BUILDING FOR SL SHAW & ASSOCIATES

ARCHITECTURE + SC, LLC
1044 E. Montague Ave. Ste. 201, N. Charleston, SC. 29405
Tel. N° 1+(843) 568-7681
www.architecturepluslic.com

Daniel's Corner Mixed-Use Facility
River Landing Drive
Parcel R-9, Tract A Berkeley County
"Daniel Island"
City of Charleston, South Carolina

PROJECT CONSULTANTS

ARCHITECTURAL FIRM
Architecture Plus sc, llc
Tim Hillsbrinker, AIA, ARA, RIBA
1044 E. Montague Ave. Ste. 201
N. Charleston, SC. 29405
tel. (843) 568-7681

GENERAL CONTRACTOR
SL Shaw and Associates, Inc
Jeff Bankston
PO Box 84275
Baton Rouge, LA 70884
tel. (225) 413-0129

LAND SURVEYOR
East Cooper Land Surveying llc
Matthew E. McBeath
1230 Hanley Drive
Mt. Pleasant, SC. 29466
tel. (843) 856-1277

LANDSCAPE ARCHITECT
To Be Selected

STRUCTURAL ENGINEER
The J.R. Broadway Company llc
Jason Broadway, PE
3451 Toomer Kiln Circle
Mt. Pleasant, SC. 29466
tel. (843) 442-3580

ELECTRICAL ENGINEER
To Be Selected

MECHANICAL ENGINEER
To Be Selected

PLUMBING ENGINEER
To Be Selected

CIVIL ENGINEER
Alliance Consulting Engineers, Inc
John M. Seeman, PE
115 Central Island Street
Charleston, SC. 29492
tel. (843) 203-1600

CODE RESEARH CONSULTANT
Tim Lutz, Architect, AIA
842 Capitols Town Crossing
Charleston, SC. 29405
tel. (843) 559-3652

SITE PLANNING CONSULTANTS
Ritter Maher Architects
Scott Ritter, AIA
2987 Government Street, 2nd Floor
Baton Rouge, LA. 70806
tel. (225) 383-4321

INDEX of DRAWINGS

SHEET NUMBERS (DRB 08-03-16)

AC-1.0 Cover Sheet

AS-1.0 Site Plan
AS-1.1 Master Site Plan
AS-1.2 Original Survey
AS-1.3 Original Plat

A-1.0 First Floor Plan
A-1.1 Second Floor Plan
A-1.2 Third Floor Plan
A-1.3 Roof Plan

A-2.0 North and West Elevations
A-2.1 South and East Elevations
A-2.2 Street Sketch
A-2.3 River Landing Street Study

PROJECT INFO.

CODE CLASSIFICATION
City of Charleston,
Berkeley County, SC.
Zoning of the Site = DS/EC (VC)
Total area of Site = 35,655 SF

Mixed-Use Facility
10,380 Conditioned Square Feet

Group B, Business (Section 304.1)
Group R-1, Primarily Transient Occupancy (Section 310.3)
Occupancy load at First Floor Business shall be no more than 6082/100 = 62.8
Occupancy load for Second Floor Business shall be no more than 7340/100 = 72.4

Type III and Type V Construction
2015 IBC/IRC
2009 IECC

Automatic sprinkler system shall be equipped throughout each story.
Fire separation between Occupancies B and R-1 = 1 Hr.
Max Bldg. Height: Not to exceed 5 stories maximum.
Each story shall not exceed 14 feet in height.

TMS #272-00-00-227
FEMA Map #45019C0503J
Flood Zone AE-13.00'
Finish Floor Elevation (cost at 14.00' and (1'-0" of free board)
Average Grade of Property = 10.50' msl

Platby Matthew E. McBeath Dated 10/16/2015
Deed Book 7211 Page 0213 and Plat Cab. N Page 117-H
Berkeley County RMC Office

There are no trees to be removed on this site.
The "build to line" at front and side property lines are set 3'-0".

City Project ID# 160622-River Landing Dr-1

Firm Seal:

Partner Seal:

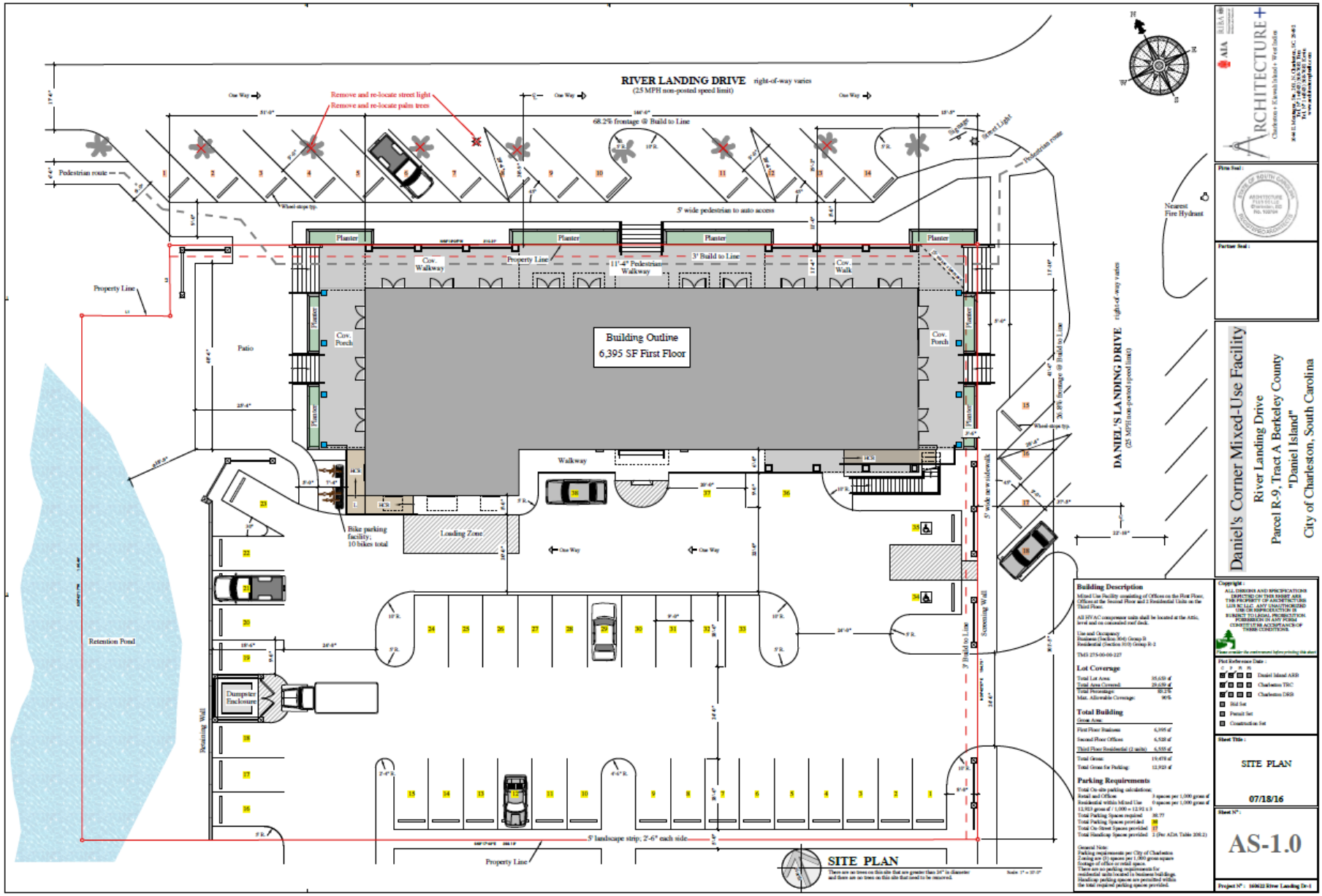
DI ARB Review:
02/01/2016
03/08/2016
05/30/2016 - conceptual

TRC Review:
07/07/2016 - conceptual

DRB Review:
08/01/2016 - conceptual

Sheet:
Project: TSIR08106

AC-1.0



Building Description

Mixed Use Facility consisting of Offices on the First Floor, Offices at the Second Floor and 2 Residential Units on the Third Floor.

All HVAC compressor units shall be located at the Attic, level and on concealed roof deck.

Use and Occupancy
Business (Section 304) Group B
Residential (Section 310) Group R-2

TMS 275-00-00-227

Lot Coverage

Total Lot Area:	35,650 sf
Total Area Covered:	29,650 sf
Total Percentage:	83.2%
Max. Allowable Coverage:	90%

Total Building

Gross Area:

First Floor Business:	6,395 sf
Second Floor Offices:	6,528 sf
Third Floor Residential (2 units):	6,555 sf
Total Gross:	19,478 sf
Total Gross for Parking:	12,923 sf

Parking Requirements

Total On-site parking calculations:
Retail and Offices: 3 spaces per 1,000 gross sf
Residential within Mixed Use: 0 spaces per 1,000 gross sf
12,923 gross sf / 1,000 = 12.92 x 3

Total Parking Spaces required:	38.77
Total Parking Spaces provided:	38
Total On-Street Spaces provided:	17
Total Handicap Spaces provided:	2 (Per ADA Table 208.2)

General Note:
Parking requirements per City of Charleston
Zoning are (3) spaces per 1,000 gross square footage of office or retail space.
There are no parking requirements for residential units located in business buildings.
Handicap parking spaces are permitted within the total required parking spaces provided.

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www.architecturepluscom

Firm Seal :

Partner Seal :

Daniel's Corner Mixed-Use Facility

River Landing Drive
Parcel R-9, Tract A Berkeley County
"Daniel Island"
City of Charleston, South Carolina

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Plot Reference Date :

C	P	R	H	
■	■	■	■	Daniel Island ARB
■	■	■	■	Charleston TRC
■	■	■	■	Charleston DRB
□				Bid Set
□				Permit Set
□				Construction Set

Sheet Title :

SITE PLAN

07/18/16

Sheet N° :

AS-1.0

Project N° : 160622 River Landing Dr-1

Aerial View
(Courtesy of Google Earth)

Brick Retaining Wall

Brick Screening Wall
48" tall square brick piers with 30" tall brick wall with open brick latice between each pier

Mixed Use Development
◆ Parcel R-9A, TMS 275-00-00-227 ◆

Future Mixed Use Development
◆ Parcel R-9B, TMS 275-00-00-228 ◆

South Carolina 811
Call 811 Before you Dig

SL SHAW & ASSOCIATES, INC
DEVELOPMENT LLC

RITTER MAHER ARCHITECTS

ARCHITECTURE +
Charleston • Kiawah Island • West Ashley
2440 Maybank Dr. Suite 10, Charleston, SC 29412
Tel: 843.225.5800 Fax: 843.225.5801
www.architecturepluscharleston.com

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River Landing Drive
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City of Charleston, South Carolina

Building Description

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Business (Section 304) Group B
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Lot Coverage

Total Lot Area:	35,653 sf
Total Area Covered:	29,659 sf
Total Percentage:	83.2%
Max. Allowable Coverage:	90%

Total Building

Gross Area:

First Floor Business	6,395 sf
Second Floor Offices	4,520 sf
Third Floor Residential (2 units)	4,555 sf
Total Gross:	10,478 sf
Total Gross for Parking:	12,925 sf

Parking Requirements

Total On-site parking calculations:

Retail and Offices	3 spaces per 1,000 gross sf
Residential within Mixed Use	0 spaces per 1,000 gross sf

12,925 gross sf / 1,000 = 12.92 x 3

Total Parking Spaces required	38.77
Total Parking Spaces provided	38
Total On-Street Spaces provided	17
Total Handicap Spaces provided	3 (Per ADA Table 208.2)

General Note:
Parking requirements per City of Charleston
Zoning are (3) spaces per 1,000 gross square footage of office or retail space.
There are no parking requirements for residential units located in business buildings.
Handicap parking spaces are permitted within the total required parking spaces provided.

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Sheet Title :

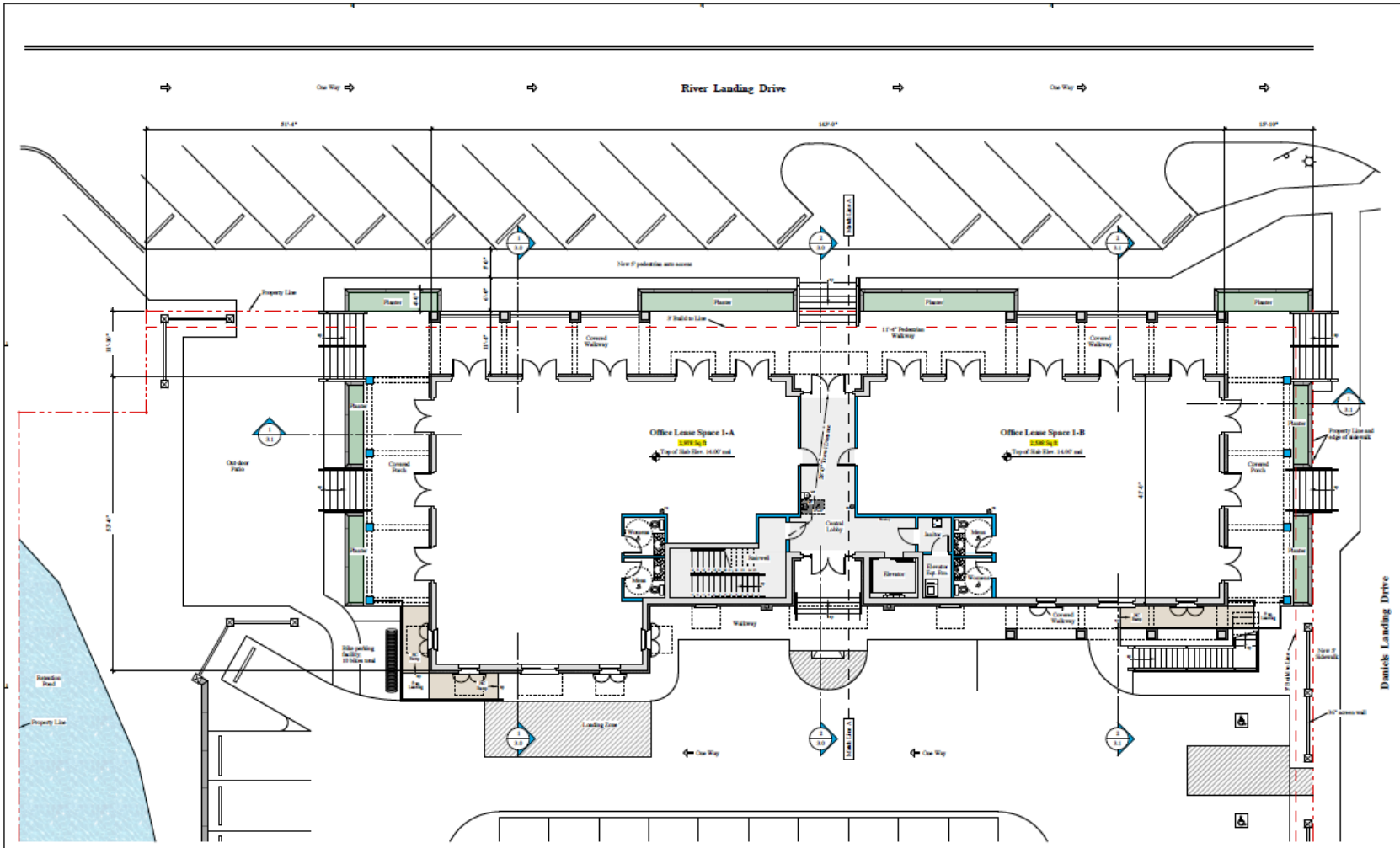
MASTER TRACT SITE PLAN

07/18/16

Sheet N° :

AS-1.1

Project N° : 160622 River Landing Dr-1



FIRST FLOOR PLAN

Business Layout

Scale: 1/8" = 1'-0"

Area Tabulations; First Floor

Office Lease Space 1-A	2,978 sf
Office Lease Space 1-B	2,588 sf
Common Areas	588 sf
Int. Exit Stairwell	291 sf
Total Conditioned	6,995 sf
Covered Porches A	920 sf
Covered Porches B	1,156 sf
Total Non-conditioned	2,076 sf

Graphic Scale :

6' 2' 0 4' 8' 16'

Scale: 1/8" = 1'-0"

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Daniel's Corner Mixed-Use Facility

River Landing Drive

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FIRST FLOOR PLAN

07/18/16

Sheet N° :

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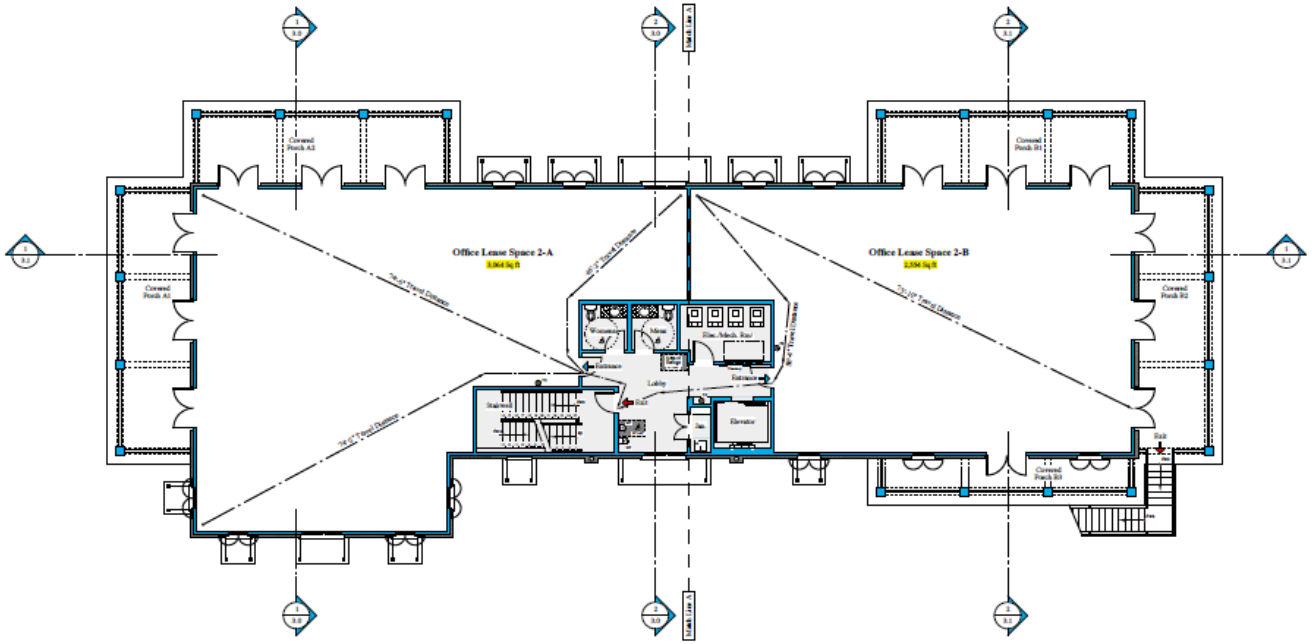

SECOND FLOOR PLAN

Office Layout

Scale: 1/8" = 1'-0"

Area Tabulations; Second Floor

Office Lease Space 2-A	3,009 sf
Office Lease Space 2-B	2,561 sf
Common Areas	606 sf
Int. Exit Stairwell	342 sf
Total Conditioned	6,518 sf
Covered Porches A	920 sf
Covered Porches B	1,156 sf
Ext. Exit Stair	141 sf
Total Non-conditioned	2,217 sf

Graphic Scale :

4' 2' 0 4' 8' 16'

Scale: 1/8" = 1'-0"

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www.architecturepluscharleston.com

Firm Seal :

STATE OF SOUTH CAROLINA
ARCHITECTURE
EVAN PELLUS
Charleston, SC
NO. 10704
REGISTERED ARCHITECT

Partner Seal :

Daniel's Corner Mixed-Use Facility

River Landing Drive
Parcel R-9, Tract A Berkeley County
"Daniel Island"
City of Charleston, South Carolina

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SECOND FLOOR PLAN

07/18/16

Sheet N° :

A-1.1

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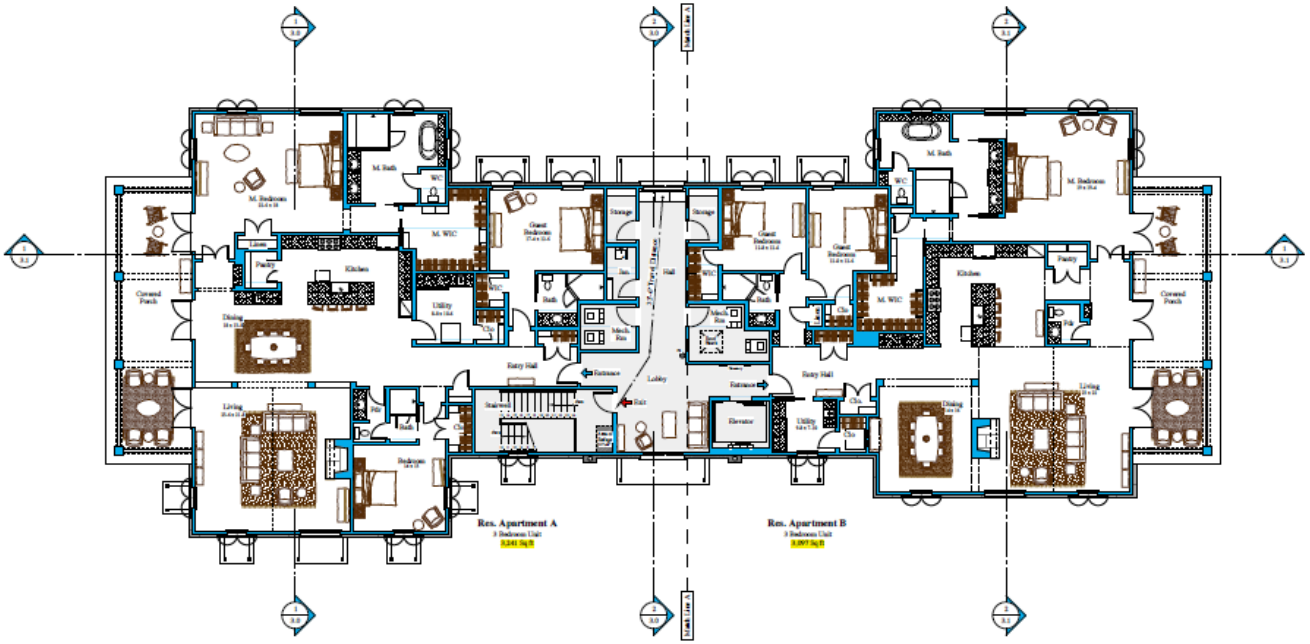

THIRD FLOOR PLAN

Residential Layout

Scale: 1/8" = 1'-0"

Graphic Scale :

4' 2' 0' 4' 8' 16'

Scale: 1/8" = 1'-0"

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River Landing Drive

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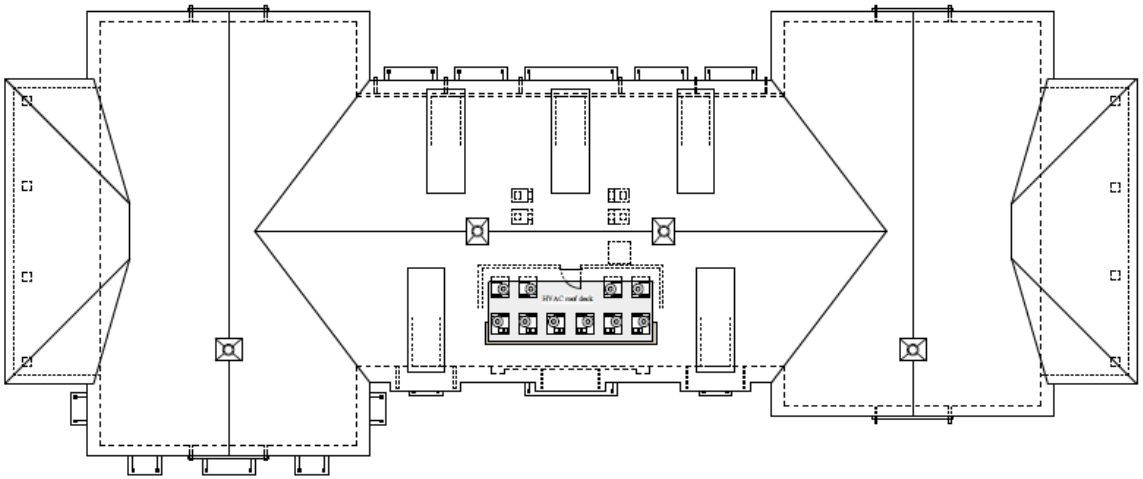
THIRD FLOOR PLAN

07/18/16

Sheet N° :

A-1.2

Project N° : 160622 River Landing D-1



ROOF PLAN

Scale: 1/8" = 1'-0"

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Charleston + Kiawah Island + West Indies
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www.architecturepluss.com

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Charleston, SC
No. 10704
REGISTERED ARCHITECTS

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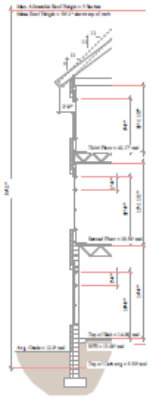
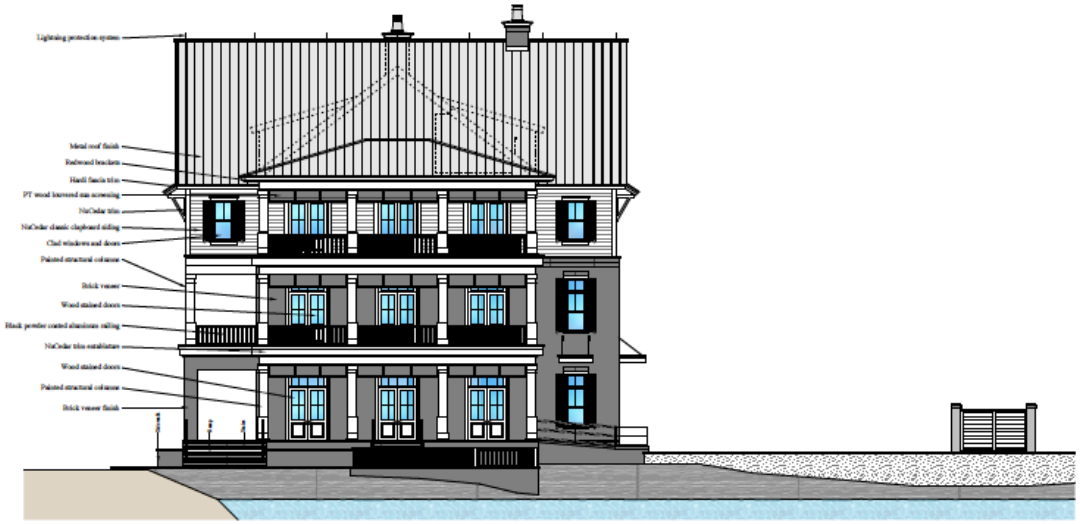
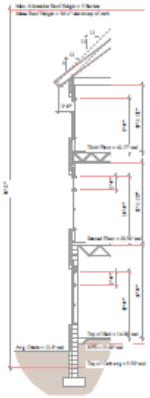




WEST ELEVATION
(Facing Lake)



NORTH ELEVATION
(River Landing Drive)

Graphic Scale :

Scale: 1/8" = 1'-0"

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Firm Seal :
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NORTH & WEST ELEVATIONS

07/18/16

Sheet N° :

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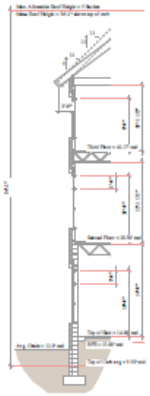
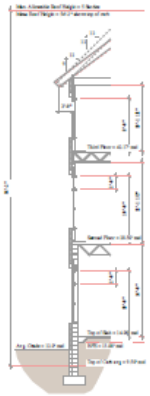
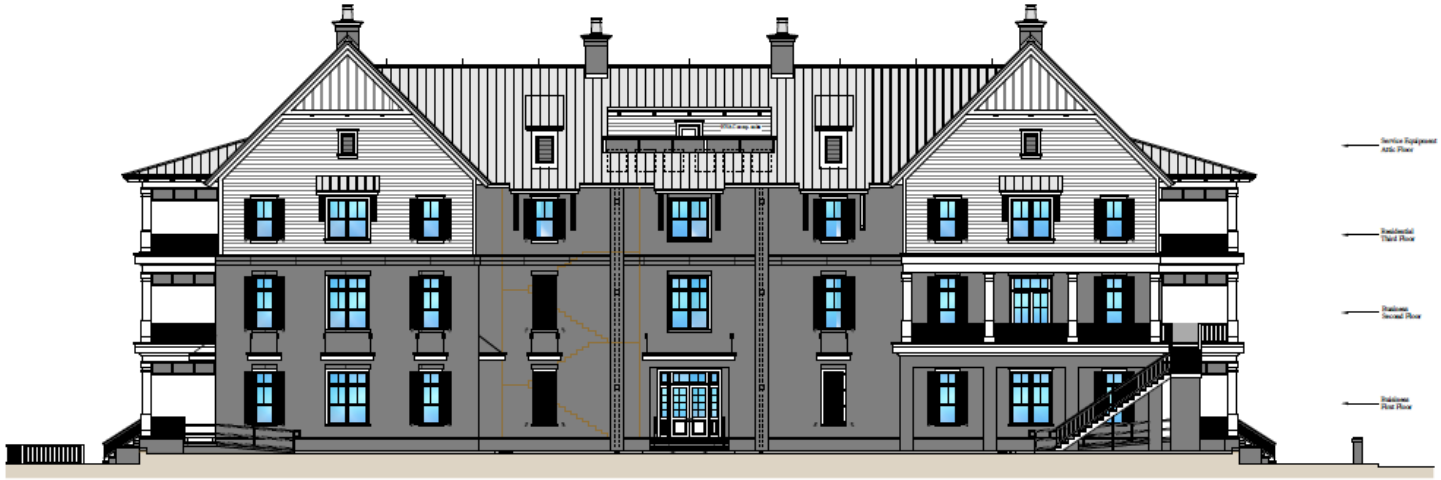


EAST ELEVATION
(Daniel Landing Drive)





SOUTH ELEVATION
(Facing Parking Lot)

Graphic Scale :

Scale: 1/8" = 1'-0"

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Firm Seal :

Partner Seal :

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SOUTH & EAST ELEVATIONS

07/18/16

Sheet N° :

A-2.1

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