MEETING PROTOCOL

• Staff will control the Powerpoint presentation that includes everything submitted by the applicant by the deadline, in accordance with the Submittal Requirements. Applicants simply need to ask staff to advance to the next slide during your presentation.

• Applicants, staff and Board members are required to give their name whenever speaking.

• Video and microphone has been disabled for all attendees. Attendees (not Board members or staff) will only be given the capabilities to speak when they are called on during the public comment period.

• Chat and the Q & A functions have been disabled for everyone.

• **Public Comment:**
  o The applicants (all team members) and the public have been required to register, indicate the project they wish to comment on, and submit any documents in advance of the meeting.

  o Just as in an in-person meeting, all applications heard today are part of a public meeting format. If you have registered and will speak during the public comment portion of the meeting you will need to state your name and address for the record.

  o Those members of the public that have registered will be called in order by project.

  o Members of the public that speak are encouraged to remain in the meeting for the completion of the item they have commented on.

  o Staff will call on the registered members of the public to speak for each project. Unregistered members of the public who raise their hand will not be called on.

• **Board:**
  o Board members should open the “Participants” panel so that each Board member can see the status of other Board members’ microphones and cameras.
MEETING PROTOCOL (continued)

- Board members will be polled by the chair for comments and for their vote on a motion. Each member, when voting, should respond “Yea, in favor” or “Nea, not in favor”. The Chairman shall re-read the motion verbatim and the Board member making the motion should correct the Chairman if he has not re-read the motion accurately.

- If a Board member needs to recuse, he will be temporarily removed from the meeting and placed back in the meeting at the start of the next agenda item.

- If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

• Staff will issue meeting results, including staff comments and Board Motion to the applicant following the meeting. Results will also be posted on the City website at www.charleston-sc.gov/drb.

• For additional information:
  • Contact DRB@charleston-sc.gov
  • Visit www.charleston-sc.gov/drb if you are experiencing technical difficulties during the meeting.

• These proceedings are being recorded.
Agenda Item #1

2363 ASHLEY RIVER RD.
TMS # 354-04-00-003

Request preliminary approval for a new one-story storage facility and RV storage lot within an existing storage facility site.
ROLL UP DOOR: JANUS
- SANDSTONE

METAL WALL PANEL:
- PPG MOTH GREY

BOLLARD AND SIGNAGE:
- PS ORANGE

EXTERIOR DOOR:
- SW COBBLESTONE

ROLL UP DOOR: JANUS
- SATIN WHITE

METAL WALL PANEL:
- PPG MOTH GREY

BOLLARD AND SIGNAGE:
- PS ORANGE

EXTERIOR DOOR:
- SW COBBLESTONE

SPLIT FACED CMU:
- BORAL BRICK HEADWATERS, WALLGREEN BROWN

PS ASHLEY ROAD
2363 Ashley River Rd
Charleston, South Carolina 29414
NOT FOR CONSTRUCTION

This drawing is not to be used for construction purposes unless signed and sealed by the Engineer of Record and stamped "Approved For Construction." Use of this drawing for quantity take-offs and pricing is preliminary until all applicable permits have been obtained.

SITE LAYOUT DETAILS

Know what's below. Call before you dig.

TYPICAL STORAGE SPACE LAYOUT

HEAVY DUTY ASPHALT PAVING DETAIL

24" CONCRETE VALLEY GUTTER

N.T.S.

TYPICAL STORAGE SPACE LAYOUT

CONCRETE WHEEL STOP (TYP.)

HEAVY DUTY ASPHALT PAVING DETAIL

*MOISTURE CONTENT SHALL BE WITHIN THE RANGE OF ± 2% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557) AT THE TIME OF PLACEMENT AND COMPACTION.

**PLEASE REFERENCE THE STORAGE FACILITY EXPANSION GEOTECHNICAL REPORT FOR ANY ADDITIONAL INFORMATION**
GENERAL LANDSCAPE NOTES:

1. LANDSCAPE CONTRACTOR SHALL NOT ALTER SITE, INSPCTION POINTS, OR WORK REGULARLY PLANTED OR RELATED WORK. LANDSCAPE CONTRACTOR SMALL PERMIT ALL TRENCH LOCATIONS ON PROPERTY WITH THE GENERAL CONTRACTOR. ALL WORK IS TO BE DONE TO THE SPECIFICATIONS OF THE CONTRACTOR, HOMEOWNER, AND/or LOCAL OR STATE REGULATIONS.


3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL LANDSCAPE MATERIALS AND THE PROTECTION OF THE PROPERLY MAINTAINED SOIL. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PROPER PLANTING AND MAINTENANCE OF ALL LANDSCAPE MATERIALS.

4. NO LANDSCAPE CONTRACTOR SHALL REMOVE OR DAMAGE ANY EXISTING TREES OR SHRUBS UNLESS NOTED TO BE REMOVED ON THE DRAWING.

5. LANDSCAPE CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR THE OWNER’S ACCEPTANCE INSPECTION. REMOVE AND CLEAN UP ALL TEMPORARY ANCHORS.

6. ALL LANDSCAPE CONTRACTOR SHALL REMOVE AND CLEAN UP ALL TEMPORARY ANCHORS.

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14. LANDSCAPE CONTRACTOR SHALL REMOVE EXISTING TREES AND SHRUBS IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS. LANDSCAPE CONTRACTOR SHALL REMOVE EXISTING TREES AND SHRUBS IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS. LANDSCAPE CONTRACTOR SHALL REMOVE EXISTING TREES AND SHRUBS IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS. LANDSCAPE CONTRACTOR SHALL REMOVE EXISTING TREES AND SHRUBS IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

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**Charleston, South Carolina 29414**
**WALL TYPE GENERAL NOTES**

1. REFER TO FLOOR PLAN FOR LOCATION OF WALLS.
2. PLAN SHOWS REQUIRED THICKNESS OF NONCOMBUSTIBLE MATERIALS AT TOP AND BOTTOM OF WALL.
3. REFER TO THE STRUCTURAL DECK ABOVE FOR REINFORCEMENT AT TOP OF WALL.
4. AVOID EXTREMELY LARGE SPAN IF POSSIBLE.
5. METAL PANELS SHALL REACH FROM FLOOR TO TOP OF WALL.
6. ALL WOOD BLOCKING SHALL BE NONCOMBUSTIBLE TREATED WOOD.

**WALL TYPE LEGEND**

- **X-XX**
  - WALL CATEGORY
  - DESCRIPTION
  - FIRE RATING
  - MODIFICATION

**LIFE SAFETY GENERAL NOTES**

1. REFER TO FLOOR PLAN FOR GENERAL NOTES & MODIFICATIONS.
2. REFER TO ELECTRICAL FIRE STOP SYSTEMS.
3. ALL FIRE SCREWS SHALL BE LOCATED ON THE INSIDE AND EXTERIOR WALL.
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**LIFE SAFETY LEGEND**

- **EXIT SIGN**
- **TRAVEL DISTANCE**

**THROUGH-PENETRATION FIRESTOP SYSTEMS**

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GENERAL CEILING NOTES

1. SPANISH DIVE SHALL BEHIND MOUNT 12" X 12" CEILING TILES AND LOCATED AT A DISTANCE OF 6" FROM THE CORRIDOR WALLS. SUPPORTS FOR THE HANGERS SHALL BE PLACED AT 6" O.C. AT 7' LEVEL.

2. PLUMBING DIVE, DRAINAGE DIVE, AND VENTILATION DIVE SHALL BE LOCATED NEAR THE CENTER OF THE CORRIDOR. STRUCTURAL WELDING, BOLT, AND CUT-OUTS FOR MECHANICAL/ELECTRICAL EQUIPMENT SHALL BE PROVIDE AT 6" O.C.

3. ALL EXPOSURES TO LOCAL CODE, SPANISH DIVE SHALL BE PROVIDE AT 6" O.C. ALONG WALL TO WALL, IN A CHAIN SO THAT THE BOTTOM OF THE FIXTURE IS AT 9' TO THE CORRIDOR. LIGHT FIXTURES SHALL BE SPACED EVENLY DOWN THE LENGTH OF THE CORRIDORS AND CENTERED WITHIN THE WIDTH OF THE CORRIDOR. IN GENERAL LOCATE LIGHT FIXTURES IN THE CENTERS OF THE STORAGE UNITS. SUPPORTS FOR THE WIRE SPRINKLER GRID SHALL BE PLACED AT 10' O.C. IN GENERAL WALL MOUNTED FIXTURES TO 218207778794411595953190703932872408284280301212597617461251224298138499505653104939520707328424178204413215044198158281508654389064073882668374381313171865301788493802052651183577035778096552095643186661230681420944223068171641565663420773346710033541209262129152x73090222899838826318981712536148380656506828763775907638114600878080249102649729550856622799918816073239976476797681899083340082148419455488161836496161248345363274974287759237272230729431565224070333471697493187679217516544x125388010121886588134627286104248177746669317865187502272014188544102649729550856622799918816073239976476797681899083340082148419455488161836496161248345363274974287759237272230729431565224070333471697493187679217516544x1284842284501497191420078830268288217612089660026588732226332000256"
SIGNAGE & LINER PLAN NOTES

1. Metal panels shall extend from floor to top of cheek at display areas & all areas within walls to receive metal panels.

2. Metal panels shall extend from floor to top of cheek at display areas & all areas within walls to receive metal panels.

3. Metal panels shall extend from floor to top of cheek at display areas & all areas within walls to receive metal panels.

4. Metal panels shall extend from floor to top of cheek at display areas & all areas within walls to receive metal panels.

© 2020
10/07/2020
maa2020143

PUBLIC STORAGE
2583 Ashley River Rd.
Charleston, South Carolina 29414
ALL SIGNAGE FURNISHED & INSTALLED BY G.C., UNLESS NOTED OTHERWISE.
THE REQUIRED VENDOR IS "SIGN & DESIGN" BY LAURA BARSHEIM (770) 363-0745.

- **SIGNAGE FASTENING GUIDELINES**

1. HIGH GRADE CONCRETE SURFACE  WITH ADHESIVES SPECIFIED.
2. IF THE BUILDING CONDITION IS SPECIFIC YOU MUST USE SPECIFIED ADHESIVES/ MOUNTING MEANS TO ENSURE "SIGN & DESIGN" VENDOR IS NOT LIABLE.
3. MOUNTING ADHESIVE/ MOUNTING MEANS TO BE USED.
4. IF THE BUILDING CONDITION IS SPECIFIC YOU MUST USE SPECIFIED ADHESIVES/ MOUNTING MEANS TO ENSURE "SIGN & DESIGN" VENDOR IS NOT LIABLE.
5. VENDOR EXPECTED TO FOLLOW JUT SVGNS AND FIRE CODE.

- **INSTALLATION WITH ALL UNIT ID ORDERS UNLESS YOU REQUEST DOUBLE.

If the building material is metal or wood, use the public adhesive to fasten signs to:

- Sided Mounting Tape or E6100 Adhesive. Painters to fasten signs to:

1. FIRE RISER ROOM
2. SPRINKLER ROOM
3. ELECTRICAL ROOM
4. Room ID_Sign_Fire_Riser_Rm
5. Room ID_Sign_Electrical_Rm
6. Room ID_Sign_Sprinkler_Rm
7. Security Signage
8. Exit Door_ID_Exit
9. Floor Plan_LVL_ID

- **PUBLIC STORAGE**

"SIGN & DESIGN" VENDOR WILL NOT ACCEPT RESPONSIBILITY OR LIABILITY FOR ANY DAMAGE OR DEFECTS WHICH OCCUR DURING MOUNTING.

- **COMMUNITY WATCH**

"SIGN & DESIGN" VENDOR WILL NOT ACCEPT RESPONSIBILITY OR LIABILITY FOR ANY DAMAGE OR DEFECTS WHICH OCCUR DURING MOUNTING.

- **CUSTOMERS ONLY**

"SIGN & DESIGN" VENDOR WILL NOT ACCEPT RESPONSIBILITY OR LIABILITY FOR ANY DAMAGE OR DEFECTS WHICH OCCUR DURING MOUNTING.

- **WARNING**

"SIGN & DESIGN" VENDOR WILL NOT ACCEPT RESPONSIBILITY OR LIABILITY FOR ANY DAMAGE OR DEFECTS WHICH OCCUR DURING MOUNTING.

- **SIGNAGE TYPES**

10/07/2020

Charleston, South Carolina  29414

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"SIGN & DESIGN" VENDOR WILL NOT ACCEPT RESPONSIBILITY OR LIABILITY FOR ANY DAMAGE OR DEFECTS WHICH OCCUR DURING MOUNTING.

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"SIGN & DESIGN" VENDOR WILL NOT ACCEPT RESPONSIBILITY OR LIABILITY FOR ANY DAMAGE OR DEFECTS WHICH OCCUR DURING MOUNTING.
Agenda Item #2

829 ST. ANDREWS BLVD.
TMS # 418-10-00-033

Request conceptual approval for the construction of a new 4 to 5-story mixed use building with commercial and residential use.
829 SAINT ANDREWS BOULEVARD
Conceptual DRB Presentation
SYCAMORE CENTER
REDEVELOPMENT AREA

HOME OF WEST ASHLEY
FARMERS MARKET

ACKERMAN PARK
SPORTS FIELDS (2 - SOCCER)
DOG PARK
SKATEBOARD PARK

St Andrews Boulevard Panorama
This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries, and position locations are for illustrative purposes only and are subject to an accurate survey and property description.
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THANK YOU
# Saint Andrews Mixed Use Development

**Owner:**

Gramling Brothers Real Estate & Development, Inc.

502 King Street

Charleston, SC, 29403

843-723-6363

mh Harper@gramlingbrothers.com

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Plumbing

TBD

Fire Protection

TBD

General Contractor

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Architect

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Charleston, SC, 29401

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Rcouch@mcmillanpazdansmith.com

Mr. Rob Couch

Mechanical

TBD

Sheet Title: Sheet

Sheet No.: Proj. No.

Drawn By: Project Architect: Principal In Charge:

Sheet Issue:

A 09/23/20 Conceptual DRB MPS

B 01/06/21 Conceptual DRB MPS

### Drawing Index

<table>
<thead>
<tr>
<th>Sheet No.</th>
<th>Sheet Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>G000</td>
<td>Cover Sheet</td>
</tr>
<tr>
<td>C0.0</td>
<td>Cover Sheet</td>
</tr>
<tr>
<td>C1.1</td>
<td>Existing Conditions</td>
</tr>
<tr>
<td>C1.2</td>
<td>Demolition Plan</td>
</tr>
<tr>
<td>C1.3</td>
<td>Site Plan</td>
</tr>
<tr>
<td>L0.0</td>
<td>Landscape Site Plan</td>
</tr>
<tr>
<td>A101</td>
<td>Overall Level 1 Floor Plan</td>
</tr>
<tr>
<td>A102</td>
<td>Overall Level 2 Floor Plan</td>
</tr>
<tr>
<td>A103</td>
<td>Overall Level 3 Floor Plan</td>
</tr>
<tr>
<td>A104</td>
<td>Overall Level 4 Floor Plan</td>
</tr>
<tr>
<td>A105</td>
<td>Overall Level 5 Floor Plan</td>
</tr>
<tr>
<td>A106</td>
<td>Overall Roof Plan</td>
</tr>
<tr>
<td>A300</td>
<td>Overall Exterior Elevations</td>
</tr>
<tr>
<td>A301</td>
<td>Comparison of Current Elevations &amp; Previous Elevations</td>
</tr>
<tr>
<td>A302</td>
<td>Comparison of Current Elevations &amp; Previous Elevations</td>
</tr>
<tr>
<td>A311</td>
<td>Exterior Elevations - Building A</td>
</tr>
<tr>
<td>A312</td>
<td>Exterior Elevations - Building A</td>
</tr>
<tr>
<td>A313</td>
<td>Exterior Elevations - Building B</td>
</tr>
<tr>
<td>A314</td>
<td>Exterior Elevations - Building B</td>
</tr>
</tbody>
</table>

### General Info

- **Gross Building Area:**
  - Building A (Mixed Use): 76,383 SF
  - Building B (Multifamily): 166,631 SF
  - Building C (Parking Garage): 112,536 SF
  - Total: 355,550 SF

- **Dwelling Units:**
  - 238 Total

### General Contractor

TBD

### Architect

McMullan Pazdan Smith Architecture

121 Calhoun Street; Suite 200

Charleston, SC, 29401

864-242-2033

Rcouch@mcmillanpazdansmith.com

Mr. Rob Couch
TRC PRE-APP PLANS
OF
SAINT ANDREWS MIXED USE DEVELOPMENT
CITY ID#: TBD
CITY OF CHARLESTON, SOUTH CAROLINA

PREPARED FOR:
GRAMLING BROTHERS REAL ESTATE & DEVELOPMENT, INC.

----
502 KING STREET
CHARLESTON, SC 29403
TM# 418-10-00-033

LATEST REVISION: 01/04/2021
J-25518.0010

PREPARED BY:

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
DEVELOPMENT INFORMATION

LOCATION
CITY OF CHARLESTON, SC

ADDRESS
65 SYCAMORE AVE, CHARLESTON, SC 29407

FLOOD ZONE

SITE ACREAGE
9.45 ACRES

PROPOSED BUILDINGS
TOTAL DWELLING UNITS: 250 UNITS

BUILDING HEIGHTS
MAXIMUM HEIGHT ALLOWED: 55'
MAXIMUM PROPOSED BUILDING HEIGHT: 55'

BUILDING SETBACKS
FRONT SETBACK: NR
SIDE SETBACK: WEST - 9' & EAST - 3'
REAR SETBACK: 3'

BUILDING COVERAGE
MAXIMUM ALLOWED: 50%
ACTUAL: ±35% (± 1.9 ACRE (NEW BUILDING) ± 1.25 ACRE (EXISTING BUILDING) OF THE ± 9.02 ACRE SITE)

REQUIRED PARKING
NEW DEVELOPMENT:
250 MULTIFAMILY UNITS x 1 SPACE/1.5 UNITS = 375 SPACES
5,000 sf COMMERCIAL x 1 SPACE/250 sf = 157 SPACES
EXISTING DEVELOPMENT:
15,000 sf OF COMMERCIAL x 1 SPACE/200 sf = 75 SPACES
39,155 sf OF COMMERCIAL x 1 SPACE/250 sf = 157 SPACES
TOTAL REQUIRED SPACES                                     632 SPACES

PROVIDED PARKING
EXISTING PARKING                                                255 SPACES
NEW DECK PARKING                                            375 SPACES
NEW SITE SPACES                                                      9 SPACES
TOTAL PROVIDED SPACES                                   639 SPACES
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