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

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

Request conceptual approval for a 2 to 5-story mixed used, residential/retail development.
829 SAINT ANDREWS BOULEVARD
Conceptual DRB Presentation

Conceptual DRB - Submittal
3 March 2021 (15 March 2021)
SYCAMORE CENTER
REDEVELOPMENT AREA

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

HOME OF WEST ASHLEY
FARMERS MARKET

St Andrews Boulevard Panorama
DEVELOPMENT INFORMATION

LOCATION
CITY OF CHARLESTON, SC

TMS & ZONING
418 - 10 - 00 - 033/ GB GENERAL BUSINESS

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
ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY MCMILLAN PAZDAN SMITH ARCHITECTURE ARE AND SHALL REMAIN THE PROPERTY OF MCMILLAN PAZDAN SMITH ARCHITECTURE. THESE MATERIALS ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND NOT TO BE USED WITH ANY OTHER PROJECT. WITH THE EXCEPTION OF ONE CONTRACT SET FOR EACH PARTY TO THE CONTRACT, SUCH DOCUMENTS ARE TO BE RETURNED OR SUITABLY ACCOUNTED FOR TO MCMILLAN PAZDAN SMITH ARCHITECTURE UPON COMPLETION OF THE PROJECT. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF MCMILLAN PAZDAN SMITH'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS. COPYRIGHT 2016 MCMILLAN PAZDAN SMITH - ALL RIGHTS RESERVED.

SHEET TITLE:

SHEET NO.

PROJ. NO.

DRAWN BY:

PROJECT ARCHITECT:

PRINCIPAL IN CHARGE:

SAN ANDREWS MIXED USE DEVELOPMENT

ST. ANDREWS BLVD. AND SYCAMORE AVE.

CHARLESTON, SC

GRAMLING BROTHERS REAL ESTATE & DEVELOPMENT, INC.

STREET SECTION

A304
Request approval for the demolition to 6 structures that are over 50 years of age to make way for a new gas station. (also structures at 1639 Tatum, 336 Folly Rd and 350 Folly Rd)
Refuel - Folly Road
Folly Road and Tatum Street
Charleston, SC

ONE- STORY METAL BUILDING / 07
City of Charleston DRB Preliminary Submission
Request conceptual approval for the construction of a new Refuel gas station, car wash and store.
Refuel - Folly Road

Folly Road and Tatum Street
Charleston, SC

GENERAL PROJECT NOTES

1. THE "SHE WHO" AS ECHOES THEIR DUTY AND ARE A TRIBUTE TO THEIR WORK IN THEIR RESPECTIVE PROFESSIONS. THEY BECAME THE TRUSTED IN THE SEARCH OF KNOWLEDGE, THE INNOVATIONS, AND THE MANY INNOVATIONS AND DISCOVERIES THEY HAVE MADE IN THIS FIELD.

2. THE TASK COMPLETION DATABASE WILL BE USED TO DETERMINE THE TOTAL COST FOR THE PROJECT. THE DATABASE WILL BE UPDATED AS NEW INFORMATION IS RECEIVED.

3. THE SELECTION OF MATERIALS AND PRODUCTS IS IMPORTANT. THE INSTALLATION AND MANUFACTURING OF THESE MATERIALS AND PRODUCTS AND THE MANNERS IN WHICH THEY ARE USED WILL HAVE A SIGNIFICANT IMPACT ON THE PERFORMANCE OF THE PROJECT.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND THAT OF HIS SUBCONTRACTORS FOR LOSSES AND DAMAGES TO EQUIPMENT, TOOLS AND MATERIAL USED IN CONJUNCTION WITH THE WORK AND FOR ACTS OF HIS EMPLOYEES.

5. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH AND Adjustable LIMITS. THE CONTRACTOR SHALL REMOVE ALL RUBBISH, IMPLEMENTS, AND SURPLUS MATERIALS AND LEAVE THE BUILDING CLEAN, WITH PAINTED AND WOOD SURFACES CLEAN, ALL GLASS AND MIRRORS CLEANED AND POLISHED.


8. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH AND Adjustable LIMITS. THE CONTRACTOR SHALL REMOVE ALL RUBBISH, IMPLEMENTS, AND SURPLUS MATERIALS AND LEAVE THE BUILDING CLEAN, WITH PAINTED AND WOOD SURFACES CLEAN, ALL GLASS AND MIRRORS CLEANED AND POLISHED.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND THAT OF HIS SUBCONTRACTORS FOR LOSSES AND DAMAGES TO EQUIPMENT, TOOLS AND MATERIAL USED IN CONJUNCTION WITH THE WORK AND FOR ACTS OF HIS EMPLOYEES.

10. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH AND Adjustable LIMITS. THE CONTRACTOR SHALL REMOVE ALL RUBBISH, IMPLEMENTS, AND SURPLUS MATERIALS AND LEAVE THE BUILDING CLEAN, WITH PAINTED AND WOOD SURFACES CLEAN, ALL GLASS AND MIRRORS CLEANED AND POLISHED.

11. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH AND Adjustable LIMITS. THE CONTRACTOR SHALL REMOVE ALL RUBBISH, IMPLEMENTS, AND SURPLUS MATERIALS AND LEAVE THE BUILDING CLEAN, WITH PAINTED AND WOOD SURFACES CLEAN, ALL GLASS AND MIRRORS CLEANED AND POLISHED.
SITE CONSTRUCTION PLANS
PREPARED FOR
REFUEL AT FOLLY ROAD
FOLLY ROAD OVERLAY – NORTH VILLAGE
CITY OF CHARLESTON, SOUTH CAROLINA

CIVIL DRAWING INDEX:
C1 – COVER SHEET
C2 – ALTA SURVEY
C3 – APPROVED ABANDONMENT PLAT
C4 – EXISTING CONDITIONS AND DEMOLITION PLAN
C5 – SITE PLAN
C6 – GRADING and STORM DRAINAGE PLAN
C7 – SWPPP
C8 – WATER and SANITARY SEWER PLAN
C9 – ACCESSIBLE ROUTE PLAN (ADA)
C10 – FIRE PROTECTION PLAN
C11 – TRUCK ROUTING PLAN
C12 – SITE DETAILS
C13 – SITE AND SWPPP DETAILS
C14 – SITE AND SWPPP DETAILS
C15 – SWPPP DETAILS
C16 – SWPPP DETAILS
C17 – SWPPP NOTES
C18 – SWPPP NOTES
C19 – UTILITY DETAILS
C20 – UTILITY DETAILS
C21 – UTILITY DETAILS
C22 – STORM DRAINAGE PROFILES
A – ARCH. FLOOR PLANS AND ELEVATIONS
L1 – LANDSCAPE PLAN
L2 – LANDSCAPE DETAILS

NOTE:
1. SITE IS IDENTIFIED AT TMS 424-05-00-030, 424-05-00-009 and 424-05-00-030.
2. SITE IS ZONED M1.6 AND R1.6.
3. SITE IS LOCATED IN THE NORTH VILLAGE SUB-AREA OF THE FOLLY ROAD DISTRICT.
4. THE PROPOSED DEVELOPMENT IS A REFUEL SERVICE STATION FACILITY AND CART WASH.
5. THE SITE IS CURRENTLY DEVELOPED WITH MULTIPLE BUILDINGS.
6. REFER TO PARCEL SUMMARY FOR SITE SIZE AND LOCATION.
7. REFER TO DRAWING FOR SITE SIZE AND LOCATION.
8. REFER TO DRAWING FOR SITE SIZE AND LOCATION.
9. REFER TO DRAWING FOR SITE SIZE AND LOCATION.
10. REFER TO DRAWING FOR SITE SIZE AND LOCATION.
11. REFER TO DRAWING FOR SITE SIZE AND LOCATION.

MCCORMICK and ASSOCIATES OF S.C. INC.
2224 Main Street, Suite 100
Charleston, SC 29401
(843) 577-2828
FAX: (843) 577-2830
mccc@cccinc.com

Prepared for:
McCORMICK and ASSOCIATES OF S.C. INC.
Date: December 16, 2022
Project No.: 608
Drawing No.: 02-02100
15" RCP CROSSES 10" FM (CWS) AT THIS APPROXIMATE LOCATION—DEPTH OF 10" FM IS UNKNOWN—MAY REQUIRE LOWERING TO ACHIEVE CROSSINGS!
TOTAL SITE DISTURBED AREA = 1.4 ACRES
CONTRACTOR CERTIFICATIONS AND CO-PERMITTEE STATUS

The below form shall be signed by the contractor/owner for both large and small construction activities.

DATE: January 1, 2023

CONTRACTOR/OWNER SIGNATURE: ________________________________

STATE: ____________________________

COUNTY: __________________________

CITY: ____________________________

ZIP CODE: ____________

CREDENTIALS: ____________________________

CO-PERMITTEE SIGNATURE: ________________________________

STATE: ____________________________

COUNTY: __________________________

CITY: ____________________________

ZIP CODE: ____________

CREDENTIALS: ____________________________

**Note:** This form must be completed for all construction activities.

---

<table>
<thead>
<tr>
<th>TABLE 1: SEEDING SCHEDULE</th>
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<tbody>
<tr>
<td><strong>Weeks</strong></td>
</tr>
<tr>
<td>-----------------</td>
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<tr>
<td>**1st **</td>
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<tr>
<td>January 1, 2023</td>
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**SWPPP NOTES**

Prepared for

**REFUEL AT FOLLY ROAD**

City of Charleston, South Carolina

MccORMICK and ASSOCIATES of S.C., INC.

1250 Falmouth Avenue, 1st Floor, Charleston, SC 29403

Prepared by: [Signature]  Date: January 10, 2020

ATTACHMENTS:

- [Attachment 1](#)
- [Attachment 2](#)
- [Attachment 3](#)

**TABLE 2: POTENTIAL TREATMENT CONTAINERS**

<table>
<thead>
<tr>
<th><strong>NATURAL</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PRESERVATION</strong></td>
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<tr>
<td><strong>REPLACEMENT</strong></td>
</tr>
<tr>
<td><strong>REMOVAL</strong></td>
</tr>
<tr>
<td><strong>RECYCLING</strong></td>
</tr>
<tr>
<td><strong>DISPOSAL</strong></td>
</tr>
</tbody>
</table>

**FUTURE CLEANUP**

- [Future Cleanup Plan]
- [Cleanup Schedule]
- [Cleanup Certification]

**ADDITIONAL PRACTICES TO MINIMIZE STORM WATER CONTAMINATION**

1. All areas of site shall be identified for grading and discernible regular practices shall be maintained on all grading areas to prevent erosion
2. All waterways shall be identified and maintained to prevent erosion
3. All native vegetation shall be preserved and maintained
4. All construction shall be provided with additional controls to maintain water quality
5. All materials shall be stored in an approved manner
6. All temporary fencing shall be maintained in an approved manner
7. All construction shall be conducted in a manner that minimizes disturbance
8. All construction shall be conducted in a manner that minimizes disturbance
9. All construction shall be conducted in a manner that minimizes disturbance
PLANT SCHEDULE

NEVER CUT TERMINAL BUD
PRUNE WHOLE BRANCHES TO REDUCE FRAMES BY 1/3
TREE SHALL BE SAME AS SIZE TO PROVIDE
CASTING SHADE

IRRIGATION NOTES
1. THE CONTRACTOR IS ADVISED TO VISIT THE SITE AND VERIFY FIELD CONDITIONS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROPRIATE BUILDING CODES.
3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK.
4. THE CONTRACTOR SHALL SUBMIT A THOROUGH PRELIMINARY PLANTING SYSTEM STATEMENT TO THE OWNER, WHICH SHALL INCLUDE, BUT NOT BE LIMITED TO:
   a. A GENERAL DESCRIPTION OF THE SYSTEM
   b. A COMPLETE LIST OF PLANTS, WITH SPECIES, VARIETY, AND SIZE
   c. A COMPLETE LIST OF EQUIPMENT AND MATERIALS
   d. A COMPLETE LIST OF LABOR

PLANTING SOIL

SOIL KEY

- PLANTING SOIL
- CASTING SHADE
- SHRUB PLANTING

PLANT SCHEDULE/DETAILS

L2
FLOOR PLAN GENERAL NOTES

1. ALL INTERIOR WALLS ARE TO BE FRAMED WITH 3 5/8" METAL STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR FRAMING WITHIN 18" OF THE GROUND OR THAT COMES IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
3. DOOR AND WINDOW OPENINGS SHOULD ALLOW FOR A MINIMUM OF 6" CLEARANCE OF THE JAMBS TO ACCOMMODATE SELECTED INTERIOR TRIM, UNLESS OTHERWISE NOTED.
4. FIELD VERIFY ALL DIMENSIONS FOR CABINETRY AND BUILT-IN DESIGN AND INSTALLATION.
5. INSTALL SOUND BATT INSULATION IN ALL INTERIOR TOILET ROOM WALLS.
6. ALL DIMENSIONS ARE TO FACE OF FRAMING, CENTER OF OPENINGS IN FRAMED WALLS, EDGE OF MASONRY OPENINGS, EDGE OF SLAB, AND COLUMN LINES UNLESS NOTED OTHERWISE.
7. ALL KITCHEN EQUIPMENT AND FURNITURE PROVIDED BY OWNER. SHOWN FOR REFERENCE ONLY. REFER TO EQUIPMENT DRAWINGS.

WALL TYPES LEGEND

<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
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<tbody>
<tr>
<td>E1</td>
<td>6&quot; METAL STUDS @ 16&quot; O.C. W/ BATT INSULATION, BRICK VENEER OVER 1 1/2&quot; CONTINUOUS RIGID FOAMBOARD INSULATION OVER FLUID-APPLIED MEMBRANE AIR BARRIER ON 5/8&quot; DENSEGLASS SHEATHING ON EXTERIOR FACE. 5/8&quot; GWB ON INTERIOR FACE.</td>
</tr>
<tr>
<td>E2</td>
<td>6&quot; METAL STUDS @ 16&quot; O.C. W/ BATT INSULATION, PAINTED CEMENTITIOUS PANEL BOARD &amp; BATTEN OVER 1 1/2&quot; CONTINUOUS RIGID FOAMBOARD INSULATION OVER FLUID-APPLIED MEMBRANE AIR BARRIER ON 5/8&quot; DENSEGLASS SHEATHING ON EXTERIOR FACE. 5/8&quot; GWB ON INTERIOR FACE.</td>
</tr>
<tr>
<td>E2.1</td>
<td>6&quot; METAL STUDS @ 16&quot; O.C. W/ PAINTED CEMENTITIOUS PANEL BOARD &amp; BATTEN OVER FLUID-APPLIED MEMBRANE AIR BARRIER ON 5/8&quot; DENSEGLASS SHEATHING ON EXTERIOR FACE. 5/8&quot; EXTERIOR GRADE FRP PLYWOOD INSIDE FACE.</td>
</tr>
<tr>
<td>E3</td>
<td>6&quot; METAL STUDS @ 16&quot; O.C. W/ BRICK VENEER OVER FLUID-APPLIED MEMBRANE AIR BARRIER ON 5/8&quot; DENSEGLASS SHEATHING ON EXTERIOR FACE. 5/8&quot; EXTERIOR GRADE FRP PLYWOOD INSIDE FACE.</td>
</tr>
<tr>
<td>E4</td>
<td>7 5/8&quot; CMU W/ BRICK VENEER OVER FLUID-APPLIED MEMBRANE AIR BARRIER ON EXTERIOR FACE AND FRP PANELS ON INTERIOR FACE.</td>
</tr>
<tr>
<td>E5</td>
<td>7 5/8&quot; CMU W/ PREFINISHED STANDING SEAM METAL ON 1 1/2&quot; FURRING CHANNELS OVER FLUID-APPLIED MEMBRANE AIR BARRIER ON EXTERIOR FACE AND FRP PANELS @ CARWASH BAY AND PAINT ON INSIDE CMU FACE @ MECHNICAL ROOM.</td>
</tr>
<tr>
<td>P1</td>
<td>3 5/8&quot; METAL STUDS @ 16&quot; OC WITH 5/8&quot; GWB BOTH SIDES; SOUND BATT INSULATION WHERE SHOWN ON PLAN.</td>
</tr>
<tr>
<td>P1.1</td>
<td>3 5/8&quot; METAL STUDS @ 16&quot; OC WITH 5/8&quot; GWB ONE SIDE; SOUND BATT INSULATION WHERE SHOWN ON PLAN.</td>
</tr>
<tr>
<td>P2</td>
<td>6&quot; METAL STUDS @ 16&quot; OC WITH 5/8&quot; GWB BOTH SIDES; SOUND BATT INSULATION WHERE SHOWN ON PLAN.</td>
</tr>
<tr>
<td>P2.1</td>
<td>6&quot; METAL STUDS @ 16&quot; OC WITH 5/8&quot; OSB BOTH SIDES; SOUND BATT INSULATION WHERE SHOWN ON PLAN.</td>
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<tr>
<td>P2.2</td>
<td>6&quot; METAL STUDS @ 16&quot; OC WITH 5/8&quot; OSB BOTH SIDES; SOUND BATT INSULATION WHERE SHOWN ON PLAN.</td>
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<tr>
<td>P3</td>
<td>8&quot; METAL STUDS @ 16&quot; OC WITH 5/8&quot; GWB BOTH SIDES; SOUND BATT INSULATION WHERE SHOWN ON PLAN.</td>
</tr>
<tr>
<td>P4</td>
<td>7 5/8&quot; CMU WITH FRP PANELS @ CARWASH BAY AND PAINT ON INSIDE CMU FACE @ MECHNICAL ROOM.</td>
</tr>
</tbody>
</table>
A302
A301
A304
A303

ROOF PLAN - CONVENIENCE STORE

Project Number: A103

City of Charleston DRB
600 Meeting Street, Suite 600
Charleston, SC 29403

ARCHITECTURE.THEMIDDLETONGROUP.NET

CONVENIENCE STORE
Folly Road and Tatum Street
Charleston, SC 29405

Page 1 of 1

ROOF PLAN KEYNOTES

<table>
<thead>
<tr>
<th>Item</th>
<th>Note Content</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>DETAILS FOR IDENTICAL OR SIMILAR CONDITIONS IDENTIFIED ON ONE OF THE SECTIONS OR DETAILS ARE APPLICABLE AND BINDING TO ALL OTHER SECTIONS AND GENERAL NOTES APPLICABLE TO ALL DRAWINGS</td>
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<tr>
<td>2.</td>
<td>NUMBER NO. 1 ROOF PLAN - CONVENIENCE STORE</td>
</tr>
<tr>
<td>3.</td>
<td>CANOPIES</td>
</tr>
<tr>
<td>4.</td>
<td>SLOPE 2:12</td>
</tr>
<tr>
<td>5.</td>
<td>ROOF TYPE 1</td>
</tr>
<tr>
<td>6.</td>
<td>SLOPE 1/4:12</td>
</tr>
<tr>
<td>7.</td>
<td>SLOPE 6:12</td>
</tr>
<tr>
<td>8.</td>
<td>SLOPE 1/4:12</td>
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<tr>
<td>9.</td>
<td>SLOPE 6:12</td>
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<td>10.</td>
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<td>11.</td>
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<td>12.</td>
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<tr>
<td>13.</td>
<td>SLOPE 6:12</td>
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<td>14.</td>
<td>SLOPE 1/4:12</td>
</tr>
<tr>
<td>15.</td>
<td>SLOPE 2:12</td>
</tr>
</tbody>
</table>

ROOF PLAN GENERAL NOTES

1. FOR ALL ROOF DETAILS REFER TO SHEET A501. FOR ALL ROOF TYPES LISTED ON THIS SHEET REFER TO SHEET A504.
2. PROVIDE TAPERED CRICKETS (MINIMUM 1/4" PER FOOT SLOPE) AT ALL CRICKETS INDICATED TO DRAINS. COORDINATE HEIGHTS OF ALL DRAINS AND ELIMINATE ANY AREAS OF POTENTIAL STANDING WATER. PROVIDE TAPERED INSULATION (EVEN IF NOT SHOWN ON THIS PLAN) AS REQUIRED TO MAINTAIN MINIMUM REQUIRED SLOPE TO ROOF UNLESS OTHERWISE NOTED, MINIMUM ROOF SLOPE IS 1/4" PER FOOT. PROVIDE TAPERED INSULATION DETAILS INDICATED ARE TYPICAL FOR ALL SIMILAR ROOFING CONDITIONS UNLESS OTHERWISE INDICATED.
3. FOR ALL ROOF PENETRATIONS AND ACCESSORIES (DRAINS, VENTS, ETC.) ARE TO BE INSTALLED AND FLASHED DETAILED. UNLESS OTHERWISE NOTED, MINIMUM ROOF SLOPE IS 1/4" PER FOOT. PROVIDE TAPERED INSULATION DETAILS INDICATED ARE TYPICAL FOR ALL SIMILAR ROOFING CONDITIONS UNLESS OTHERWISE INDICATED.
4. PROVIDE RAIN DIVERTER; TYP @ ENTRY DOOR CANOPIES.
5. PROVIDE 6" HALF-ROUND GUTTER W/ 4" ROUND DOUNSPOUT; COLOR TO MATCH MTL-1.
6. PROVIDE ROOFTOP UNIT, SEE MECHANICAL.
7. PROVIDE EXHOUST FAN, SEE MECHANICAL.
8. PROVIDE COMBINATION PRIMARY AND OVERFLOW ROOF DRAIN, REFER TO PLUMBING.
9. PROVIDE RAIN DIVERTER, TYP @ ENTRY DOOR CANOPIES.
10. PROVIDE CONDENSOR UNIT, SEE MECHANICAL.
11. EBERL IRON WORKS, INC. RTSEQ-MDF: CONDENSOR UNIT SUPPORT (OR EQUAL); CREATE ONE RACK FOR (3) CONDENSOR UNIT, SEE MECHANICAL.
12. PROVIDE THRU WALL SCUPPER AND SCUPPER BOX W/ 4" ROUND DOWNSPOUT; COLOR TO MATCH MTL-1.
13. PROVIDE 6" HALF-ROUND GUTTER W/ 4" ROUND DOUNSPOUT; COLOR TO MATCH MTL-1.
14. PROVIDE THRU WALL SCUPPER AND SCUPPER BOX W/ 4" ROUND DOWNSPOUT; COLOR TO MATCH MTL-1.
15. PROVIDE CANOPIES.

GENERAL NOTE APPLICABLE TO ALL DRAWINGS

- ROOFER TO SOLDER JOINTS IN STAINLESS STEEL FLASHING.
- PROVIDE WALKWAY PROTECTION AT ALL SIDES OF MECHANICAL ROOF TOP UNITS REQUIREING SERVICE FOR INSTALLATION.
- ROOFING CONTRACTOR SHALL BE REQUIRED TO PROVIDE RECEIVER FLASHING TO MASONRY CONTRACTOR SIDES OF INDICATED SUMP. REFERENCE TYPICAL ROOF DRAIN DETAIL.
- PROVIDE TAPERED CRICKETS (MINIMUM 1/4" PER FOOT SLOPE) AT ALL CRICKETS INDICATED TO DRAINS. COORDINATE HEIGHTS OF ALL DRAINS AND ELIMINATE ANY AREAS OF POTENTIAL STANDING WATER. PROVIDE TAPERED INSULATION (EVEN IF NOT SHOWN ON THIS PLAN) AS REQUIRED TO MAINTAIN MINIMUM REQUIRED SLOPE TO ROOF UNLESS OTHERWISE NOTED, MINIMUM ROOF SLOPE IS 1/4" PER FOOT. PROVIDE TAPERED INSULATION DETAILS INDICATED ARE TYPICAL FOR ALL SIMILAR ROOFING CONDITIONS UNLESS OTHERWISE INDICATED.

COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ITEMS (INCLUDING UNIT SIZES AND LOCATIONS) NOT SHOWN OR SCHEMATICALLY SHOWN ON ROOF PLANS.

ALL ROOF TOP EQUIPMENT (EXCLUDING PREFINISHED ITEMS) SHALL BE FIELD PAINTED. PROVIDE TAPERED CRICKETS (MINIMUM 1/4" PER FOOT SLOPE) AT ALL CRICKETS INDICATED TO DRAINS. COORDINATE HEIGHTS OF ALL DRAINS AND ELIMINATE ANY AREAS OF POTENTIAL STANDING WATER. PROVIDE TAPERED INSULATION (EVEN IF NOT SHOWN ON THIS PLAN) AS REQUIRED TO MAINTAIN MINIMUM REQUIRED SLOPE TO ROOF UNLESS OTHERWISE NOTED, MINIMUM ROOF SLOPE IS 1/4" PER FOOT. PROVIDE TAPERED INSULATION DETAILS INDICATED ARE TYPICAL FOR ALL SIMILAR ROOFING CONDITIONS UNLESS OTHERWISE INDICATED.

FOR ALL ROOF CONSTRUCTIONS REFER TO SHEET A501.
NOTE: MIN. R-20 CONTINUOUS INSULATION ABOVE ROOF DECK. INSULATION THICKNESS MAY BE REDUCED NOT MORE THAN 1 IN.

EXTEND ROOFING MEMBRANE, UNDER ROOF DRAINS CLAMPING RING. SET CAST IRON ROOF DRAIN ONLY ON DRAIN RECEIVER AND SECURE TO ROOF CONSTRUCTION WITH DECK CLAMP ASSEMBLIES. SEE ARCHITECTURAL DRAWINGS FOR PLANS AND LOCATIONS OF DRAIN/SUMP AREAS. SEE PLUMBING DRAWINGS AND SPECIFICATIONS FOR ROOF DRAIN TYPES AND SIZES.

ROOF TYPE 2

ROOF DRAIN / OVERFLOW DRAIN SYSTEM, PER MANUF. REQUIREMENTS

TAPER 1/2" PER FOOT TO DRAIN

TPO MEMBRANE AND FLASHING

ROOF CEMENT OR SEALANT AT PENETRATION TO MEMBRANE JUNCTURE

PROVIDE AND SECURE 16"x16" SQUARE PLATE

TPO BASE FLASHING

ROOF CEMENT OR SEALANT AT PENETRATION TO MEMBRANE JUNCTURE

PVC MEMBRANE CAP

FLUID APPLIED PVC COMPATIBLE FLASHING MEMBRANE

COMPRESSIBLE FILLER, TYP. 8" MIN.

FRT WOOD BLOCKING SUPPORT PER STRUCTURAL.

TPO MEMBRANE FLASHING

PREFABRICATED INSULATED ROOF EQUIPMENT SUPPORT CURB

EXTEND FLASHING OVER TOP OF CURB

SKIRT FLASHING

S.S. SCREW W/ WASHER @ 12" O.C.

SECURE TOP OF BASE FLASHING W/ CAP NAIL @ 8" O.C.

EXT WOOD BLOCKING

NOTE: PROVIDE ADDITIONAL FRT WOOD BLOCKING AS REQUIRED TO LEVEL TOP OF CURB AND EQUIPMENT.

4" MIN.

INSIDE CORNER SPLICE

OVERLAP CONTINUOUS FLASHING 6"

CONTINUOUS THROUGH WALL FLASHING

INSIDE CORNER LINE

OUTSIDE CORNER LINE

CORNER SPLICE

6"
EXTERIOR PRE-FINISHED ALUMINUM JAMB TRIM, CONTINUES UNDER FRAME AND SEALED ALUMINUM EXTERIOR STOREFRONT SYSTEM, REFER TO A601

AIR BARRIER TRANSITION MEMBRANE, WRAP IN MIN. 3" AND SEALED 1/4" CONT. SEALANT AND BACKER ROD WITH SHIMS AND EXT. FRT. BLOCKING AS REQUIRED BY STOREFRONT MANUF. AT PERIMETER AROUND FRAME CEMENTITIOUS TRIM, CONT. SEALANT TO JAMB TRIM

KING / JACK STUDS, REFER TO STRUCTURAL

WALL TYPE P2.1 A402

INTERIOR PREMOLDED JOINT SEALER SYSTEM CEMENTITIOUS TRIM, CONT. SEALANT TO BRICK RETURN

CLOSE CAVITY W/ BRICK RETURN SEISMIC BRICK TIE, TYP. WALL TYPE E2

1'-7 1/2" 7 3/4"

KING / JACK STUDS, TYP. REFER TO STRUCTURAL

CLOSE CAVITY AT JAMB W/ BRICK RETURN 1/2" PREMOLDED JOINT SEALER SYSTEM

AIR BARRIER TRANSITION MEMBRANE, WRAP IN MIN. 3" AND SEALED EXTERIOR INTERIOR

ALUMINUM EXTERIOR STOREFRONT SYSTEM, REFER TO A601

1/4" CONT. SEALANT AND BACKER ROD WITH SHIMS AND EXT. FRT. BLOCKING AS REQUIRED BY STOREFRONT MANUF. AT PERIMETER AROUND FRAME CEMENTITIOUS TRIM, CONT. SEALANT TO JAMB TRIM

KING / JACK STUDS, REFER TO STRUCTURAL

WALL TYPE E1

3" MIN.

1/2"

KING / JACK STUDS, REFER TO STRUCTURAL.

WALL TYPE E3 SIM.

2" MIN.

2" SEISMIC BRICK TIE, TYP.

KING / JACK STUDS, REFER TO STRUCTURAL

WALL TYPE E2

11 1/4" 3" MIN.

2" SEISMIC BRICK TIE, TYP. 2" KING / JACK STUDS, REFER TO STRUCTURAL

INTERIOR EXTERIOR

CLOSE CAVITY W/ BRICK RETURN SEISMIC BRICK TIE, TYP. BY MFR. COOLER WALL 2" MIN.

WALL TYPE E3 SIM.

2" 2" 5/8" 6" 1 1/2" 5/8" 6" 1 1/2" 5/8" KING / JACK STUDS, REFER TO STRUCTURAL.

WALL TYPE E1

3" 3" MIN.

1/2" PREMOLDED JOINT SEALER SYSTEM CEMENTITIOUS TRIM, CONT. SEALANT TO BRICK RETURN

CLOSE CAVITY W/ BRICK RETURN SEISMIC BRICK TIE, TYP. BY MFR. COOLER WALL 2" MIN.

WALL TYPE E2

7 1/8" 5/8" 5 1/2"

KING / JACK STUDS, REFER TO STRUCTURAL

7 1/8" 5/8" 6 1/8" 1/2" PREMOLDED JOINT SEALER SYSTEM CEMENTITIOUS TRIM, CONT. SEALANT TO BRICK RETURN

CLOSE CAVITY W/ BRICK RETURN SEISMIC BRICK TIE, TYP. BY MFR. COOLER WALL 2" MIN.

WALL TYPE E3 SIM.

2" 2" 5/8" 6" 1 1/2" 5/8" 6" 1 1/2" 5/8" KING / JACK STUDS, REFER TO STRUCTURAL.

WALL TYPE E1

3" 3" MIN.

1/2" PREMOLDED JOINT SEALER SYSTEM CEMENTITIOUS TRIM, CONT. SEALANT TO BRICK RETURN

CLOSE CAVITY W/ BRICK RETURN SEISMIC BRICK TIE, TYP. BY MFR. COOLER WALL 2" MIN.
5/8" GWB ON ONE FACE ONLY

REMOVE 1 1/2" EXTRUDED POLYSTYRENE INSULATION AND REPLACE 1 1/2" FURRING

1/2" OSB BOTH SIDES IN LIEU OF 5/8" GWB

5/8" GWB ON ONE FACE ONLY
THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED.

NOTE: REFER TO PLAN FOR DOOR SWINGS.

DISCREPANCIES AND/OR CONFLICTS.

FOR LOCATIONS NOTED "SG", WHERE SAFETY GLAZING IS REQUIRED, EDGES GREATER THAN 36" ABOVE THE FLOOR AND WITHIN 36" OF WALKING SURFACE PER SEC. 2406.4. SEE SCHEDULE BELOW.

SAFETY GLASS REQUIRED FOR ALL GLAZING WITH AN EXPOSED AREA GREATER THAN 9SF, BOTTOM EDGE WITHIN 18" OF FLOOR, TOP

COORDINATE HARDWARE AT EXTERIOR STOREFRONT DOORS WITH OWNER'S SECURITY CONTRACTOR.

ALL EXTERIOR STOREFRONT TO BE HURRICANE IMPACT RATED FRAMES AND GLAZING.

EXTERIOR STOREFRONT BASIS OF DESIGN IS YKK YHS 50 TU.
E9-0 663
E9-0 655
E9-0663
E9-0655
14'-4"
1'-6"
6'-6"
3'-6"
2'-0"
BRK - 1
BRK - 1
CMT - 1
13'-0"
4
A306
Sim
4
A305
Sim
5
A306
Sim
A306
Sim
1
A305
Sim
A304
Sim
1
A304
Sim
4'-0"
4'-0"
4'-0"
3'-0"
A402
2
Sim
A402
1
Sim
A402
5
Sim
1'-8 1/2"
E1
E1
E1
E2
(BELOW)
E1
2'-0"
A801
1
MODULAR BRICK
- RUNNING BOND
BRK - 1
BORAL BRICKS
- COLONIAL MODULAR
TYPE
DESCRIPTION
FINISH / PRODUCT
SELECTION
STANDING SEAM METAL
MTL - 1
METAL ROOFING SYSTEMS, INC.
- SYSTEM 2000
W/ STRIATIONS
- CHARCOAL GRAY
NOTE: ALL EXTERIOR WOOD PORCH AND CANOPY ELEMENTS PAINTED TO MATCH MTL
CEMENTITIOUS PANEL BOARD & BATTEN
CMT - 1
HARDI PLANK
- PAINT TO MATCH MTL
- 1

- CONVENIENCE STORE
2021.02.17
City of Charleston DRB
Preliminary Submission
Folly Road and Tatum Street
Charleston, SC
EXISTING VIEW FROM NE CORNER OF PROPERTY

PROPOSED VIEW
EXISTING VIEW FROM SW CORNER OF PROPERTY

PROPOSED VIEW

EXISTING STRUCTURES TO BE DEMOLISHED

A903
Agenda Item #4

Approval of meeting minutes from the 3.15.21 DRB meeting.
A meeting of the Design Review Board was held at 4:31 p.m. on Monday, March 1st, 2021 virtually (via Zoom) and adjourned at 5:29 p.m.

Notice of this meeting was sent to all local news media.

Board members present: Erica Chase (Chairman), Andy Smith, Erin Stevens, Jeff Johnston, Michelle Smyth, Dinos Liollio, Kristen Krause (absent)

Staff members present: David Meeks, Tory Parish, Andrea Derungs

Chair called the meeting to order at 4:31 p.m., introduced Board members and Staff and explained protocol for the meeting.

The following applications were considered:

1. 162 Seven Farms Drive – TMS# 275-00-00-158
   Request preliminary approval for an addition and renovation of an existing Publix super market.

   Owner: Publix Super Markets, Inc.
   Applicant: Little Diversified Architectural Consulting
   Neighborhood/Area: Daniel Island

   Presenter: Haley Ventura

   Project Detail: Ms. Ventura said that the proposed expansion would increase the square footage of the store to approximately 50,000 square feet. It was the only grocery store on Daniel Island, and one of the goals with expansion was to keep the store open during construction. They received preliminary approval from the Daniel Island ARB with the following comments: to restudy the proportions at Island Park Drive as it related to the new tower, pavilion, and three panels; the previous design with the hipped roofs at the towers was preferred; the proposed glass block at the entry was not approved; to restudy the color palette; and to add Holiday Lighting per the Daniel Island Associate requirements. The landscape comments were to provide a street furniture plan in detail for review, to provide details of the wall and the freeform planters for review, and to propose an alternate species of the Paw Paw tree. The plan hadn’t changed much since conceptual review, aside from further development of the new park. The park would include a pavilion, a small stage, a butterfly garden, lots of colorful vegetation, and a meandering path flanked by planter beds. There would be a low, brick wall with iron fencing that would define the perimeter of the park. Tabby oyster shells would be used for the walkway that connected Island Park Drive to the new tower, as well as in the raised planter beds throughout the park. Concrete pavers would be used at the seating area and at the store’s entry. The design continued to pull inspiration from traditional Charleston architecture and mix it with the Lowcountry aesthetic. Based on the board’s comments to restudy the tower, awning, lattice, and glazing, they had removed the hipped roof at the new tower,
applied the same three bay language along the front to break up the Island Park Drive façade, and added a series of artisan metal panels to the three bays.

Public Comment: Councilwoman Delcioppo said that Daniel Island residents had been begging for Publix to expand for years. The island had grown exponentially, and the current Publix did not support the desire for residents and businesses to have everything they needed at their fingertips. There had been overwhelming support for the design, including from Daniel Island ARB. She agreed with the ARB’s conditions for approval and felt that the City should support them.

Staff Recommendation: Preliminary Approval.

Board Comment(s)/Action: Jeff Johnston asked what material would be used to construct the seat walls. Steve Manley, the landscape architect, said the walls would be 18-22 in. tall and made of tabby material, which was the same material as the walkway, while the cap would be more of a cast stone. Erin Stevens asked if the fence would wrap around the garden to the back side, which faced four parking spaces. Steve Manley said that part was just screened with vegetation and didn’t have a pedestrian connection. Jeff said he thought there had been good design improvements from the last meeting. He said he would hesitate to connect the parking spaces to the garden and would rather leave it as a screen for the service area. Andy Smith said he didn’t think there needed to be a formal connection, but that stepping stones would be a nice addition since people would park back there. He said the Paw Paw, Fetterbush, and TiTi plants needed to be substituted, and he was also concerned about the Inkberry bushes since they were slow growing plants and might not serve as the best plant for screening. Andy also said the gates should be pinned open or removed. He was interested in the construction of the benches and asked to see more details at the next stage. Erica Chase said she agreed with Erin and Andy about the gates. Jeff said the louver was extremely traditional in Charleston and encouraged the use of it over glass block. He said the three metal panels seemed tall and wondered if they were properly scaled for the garden. He also said that the wall between the existing tower and the exit was very blank and wondered if windows would help active it. He agreed with the ARB’s recommendation to warm up the color palette. Michelle Smyth said she thought the design had been furthered strengthened since the last meeting. She liked the new palette and thought it was sophisticated, but she understood the ARB’s concerns about it blending. The scale of the glass block could be improved with a different material, such as a lattice or louver, which would also allow air to move more freely. She said using the roof to signify the entry, and stripping the existing entry of its significance, was important.

MOTION: Preliminary approval. With staff comments #2, 4, 6-9, 11 and 12. Board comments to eliminate the gates into the garden space or to provide a detail for the gates, adopt the Daniel Island ARB comments, to substitute the following plants: Paw Paw, TiTi, and Fetterbush. To increase the installed size of the Inkberry shrubs.

MADE BY: ___JJ_ SECOND: AS__ VOTE: FOR ___6__ AGAINST _0_____