MEETING PROTOCOL

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

• 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 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 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 members of the public to speak for each project. Unregistered members of the public who raise their hand will not be called on.
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, they leave the meeting and return at the start of the next agenda item.

- 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

- These proceedings are being recorded.
Request approval for the demolition of the IGA grocery building that is over 50 years of age.
WEST ASHLEY STATION
DESIGN REVIEW BOARD DEMOLITION PACKAGE: PRELIMINARY REVIEW

DOSCHERS IGA & COFFEE POD SHOP
1133 & 1209 SAVANNAH HIGHWAY
CHARLESTON, SC 29407

A DEVELOPMENT FOR:

SJC VENTURES
1115 HOWELL MILL ROAD, SUITE 330
ATLANTA, GA 30318

ARCHITECT:
MIKE ETHRIDGE

CIVIL:
ERIC PORTER

TEL: (770) 394-1616

PHILLIPS PARTNERSHIP
5901 PEACHTREE DUNWOODY ROAD
BUILDING A, SUITE 450
ATLANTA, GA 30328

OWNER:
STEELE MCCOWN
BINH DAO

TEL: (770) 692-8300

DOSCHERS IGA & COFFEE POD SHOP
1115 HOWELL MILL ROAD, SUITE 330
ATLANTA, GA 30318

A DEVELOPMENT FOR:

SJC VENTURES

CODE ANALYSIS

1. GENERAL CONTRACTOR SHALL FIELD VERIFY SURVEY LOCATION AND ALL EXISTING CONDITIONS
   AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE
   OWNER (IF APPLICABLE) AND ARCHITECT.

2. THE GENERAL CONTRACTOR SHALL OBTAIN PERMITS, APPROVALS, INSPECTIONS, CERTIFICATE
   FOR COMPLIANCE AND CERTIFICATE OF OCCUPANCY AS REQUIRED.

3. GENERAL CONTRACTOR SHALL CHECK IN WITH AND COORDINATE ALL WORK WITH THE
   LANDLORD'S PROJECT PERSONNEL.

4. GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY POWER, LIGHT, AND TELEPHONE IN
   ACCORDANCE WITH THE LANDLORD'S REQUIREMENTS. GENERAL CONTRACTOR SHALL
   REMOVE ALL THESE ITEMS AT THE COMPLETION OF WORK OR AS REQUIRED.

5. GENERAL CONTRACTOR SHALL MAINTAIN ON SITE AT ALL TIMES, ALL APPROVED DRAWINGS
   INCLUDING ALL REVISIONS AND ADDENDA.

6. GENERAL CONTRACTOR SHALL COMPLETE ALL WORK IN A NEAT AND PROFESSIONAL MANNER.

GENERAL NOTES

1. GENERAL CONTRACTOR SHALL MAINTAIN COMPLIANCE WITH ALL PERMITS, APPROVALS,
   INSPECTIONS, CERTIFICATE FOR COMPLIANCE AND CERTIFICATE OF OCCUPANCY AS
   REQUIRED.

2. THE GENERAL CONTRACTOR SHALL COORDINATE ALL WORK WITH THE LANDLORD'S
   PROJECT PERSONNEL.

3. GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY POWER, LIGHT, AND TELEPHONE IN
   ACCORDANCE WITH THE LANDLORD'S REQUIREMENTS.

4. GENERAL CONTRACTOR SHALL REMOVE ALL THESE ITEMS AT THE COMPLETION OF WORK
   OR AS REQUIRED.

5. GENERAL CONTRACTOR SHALL MAINTAIN ON SITE AT ALL TIMES, ALL APPROVED DRAWINGS
   INCLUDING ALL REVISIONS AND ADDENDA.

6. GENERAL CONTRACTOR SHALL COMPLETE ALL WORK IN A NEAT AND PROFESSIONAL MANNER.
Agenda Item #2

1133 SAVANNAH HWY.
349-08-00-009

Request conceptual approval for the construction of 4 new retail buildings as part of Phase II of the West Ashley Station development.
# West Ashley Station

## Design Review Board Package: Preliminary Review

### Building 200, 300, 500, 600

**SAVANNAH HIGHWAY & FARMFIELD AVENUE**  
**CHARLESTON, SC 29407**

A Development For:  
**SJC VENTURES**  
1115 HOWELL MILL ROAD, SUITE 330  
ATLANTA, GA 30318

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### General Notes

- **Architectural**  
  - General Contractor shall complete all work in a neat and professional manner. Including all revisions and addenda.

- **Landscape**  
  - General Contractor shall maintain on site at all times, all approved drawings and dimensions prior to construction. Any discrepancies shall be reported to the Landlord’s requirements. General Contractor shall remove all these items at the completion of work or as required.

- **Landlord’s Project Personnel**  
  - The General Contractor shall obtain permits, approvals, inspections, Certificate of Occupancy as required.

- **Trading Station**  
  - The General Contractor shall field verify survey location and all existing conditions for compliance and certificate of occupancy as required.

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### Materials

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<tr>
<th>Description</th>
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<tr>
<td>Concrete</td>
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<tr>
<td>Earth</td>
<td>E</td>
</tr>
<tr>
<td>Rigid Insulation</td>
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<td>Batt Insulation</td>
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<td>Wood</td>
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<td>TS</td>
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<tr>
<td>Topographic Model</td>
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### Code Analysis

- **Architectural**
  - 5. General Contractor shall provide temporary power, light, and telephone in accordance with the landlord's requirements. General Contractor shall remove all these items at the completion of work or as required.

- **Landscape**
  - 6. General Contractor shall maintain on site at all times, all approved drawings and dimensions prior to construction. Any discrepancies shall be reported to the architect.

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### Vicinity & Site Plan

- West Ashley Station

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### Drawing Index

<table>
<thead>
<tr>
<th>Description</th>
<th>Code</th>
<th>Date</th>
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<tr>
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<tr>
<td>Landscape</td>
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<td>03/28/22</td>
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<td>Site Survey</td>
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<td>03/28/22</td>
</tr>
<tr>
<td>Site Plan</td>
<td>L-102</td>
<td>03/28/22</td>
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<tr>
<td>Site Plan</td>
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<td>03/28/22</td>
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</tbody>
</table>

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### Contact Information

- **Phillips Partnership**  
  - MT. PLEASANT, SC 29464  
  - 474 WANDO PARK BOULEVARD  
  - SUITE 201  
  - TEL: (843) 849-7500  
  - JUSTIN ROBINETTE, PE

- **Hussey Gay Bell**  
  - ATLANTA, GA 30328  
  - 5901 PEACHTREE DUNWOODY ROAD  
  - SUITE 330  
  - TEL: (770) 394-1616  
  - ERIC PORTER

- **Eric Porter**  
  - 1115 HOWELL MILL ROAD, SUITE 330  
  - ATLAN, GA 30318  
  - 1115 HOWELL MILL ROAD, SUITE 330  
  - TEL: (770) 692-8300  
  - BINH DAO

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**PRELIMINARY - NOT FOR CONSTRUCTION**
EXISTING WHOLE FOODS

EXISTING SHOPS 400

EXISTING WHOLE FOODS

EXISTING OVERALL SITE

EXISTING SHOPS 400

EXISTING WHOLE FOODS
FINISH SCHEDULE

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<td>PS-1</td>
<td>Brick Veneer - Field Brick - Running Bond - Watsontown Brick: &quot;Old Williamsburg&quot; W/ Holcim &quot;Old Lime Putty&quot; Mortar - Flush Mortar Joint</td>
</tr>
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<td>AW-1</td>
<td>Aluminum Framed Awning W/ 7/8&quot; Corrugated Metal Canopy By Awnings Above. Finish: Street Scape &quot;Vintage&quot;</td>
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**Finished Grade**

4" Thick Mulch, Keep 4" Away From Crown

**Palm Tree Planting Detail**

- Minimum 2 x Ball Diameter for lawn areas
- Minimum 5 x Ball Diameter Planting Soil
- Mulch Bed 6"

**Notes**

- Use only water to settle soil
- Add necessary soil amendments
- Roto-tiller or shovel
- Loosen soil min. 12" deep with all encircling roots
- Separate and spread out back top third of burlap and remove
- Cut back all wire and rope
- Pull areas that have heavy soils or finish grade or 2" higher for set top of rootball flush with (1) year
- Stakes, straps, and guys after completion of the mulch bed
- Remove all area around rootball on solid ground
- Tree with a fabric tree strap
- Anchor with 3 guy wires attached to temporary brace tree
- Do not cut central leader
- Remove all branches and sucker growth
- Remove all dead and damaged wood
- (Plumb) vertical position
- Set and maintain tree in a solid position

**Shrub Detail**

- Minimum 3 x Ball Diameter for shrubs
- Minimum 8" - 12" Planting Soil
- Use only water to settle soil
- Add necessary soil amendments
- Roto-tiller or shovel
- Loosen soil min. 12" deep with all encircling roots
- Separate and spread out all back top third of burlap and remove
- Cut back all wire and rope
- Pull areas that have heavy soils or finish grade or 2" higher for set top of rootball flush with (1) year
- Stakes, straps, and guys after completion of the mulch bed
- Remove all area around rootball on solid ground

**Notes**

- Tree with a fabric tree strap
- Anchor with 3 guy wires attached to temporary brace tree
- Do not cut central leader
- Remove all branches and sucker growth
- Remove all dead and damaged wood
- (Plumb) vertical position
- Set and maintain shrub in a solid position
Agenda Item #3

Approval of minutes from the 4/4/22 meeting