



Standard DRB comments made during Design Review:

The following comments are standard DRB comments that may apply to your project. These comments should be implemented into your project if applicable. If you have any questions on the below comments, please contact City staff with the DRB.

General Conditions:

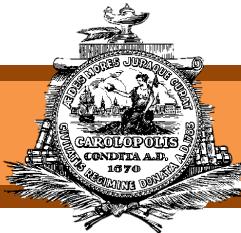
1. A final DRB field inspection is required before this project can receive a final Certificate of Occupancy. The inspection is to ensure the project followed the approved plans. The project architect must provide a punch list and that punch list must be 100% completed by the contractor prior to a DRB inspection. Contact the DRB staff to schedule this review.
2. See the DRB submittal requirements found on the DRB web page for specific phase submittal requirements.
3. Any modifications to approved drawings required for code or fire department compliance, or contemplated during construction, must be approved by the DRB prior to undertaking the changes.
4. Deviations from previously approved submissions, if determined by the DRB staff during or after completion of construction to be a downgrade of the quality of the project and inconsistent with previous approvals, are not approved whether or not noted by staff during its review of these drawings.
5. Submit signage package separately at the end of the DRB process. Signage can still be included by preliminary review for Board comment if desired.
6. Submit proposed color scheme/ materials palette by preliminary review.
7. If applicable, submit a separate detailed drawings package for an on-site sample panel to include all critical exterior details and materials for review by DRB Staff. Sample panel review is for the purpose of finalizing selection of materials and evaluating workmanship. Sample panel work to be performed by the actual subcontractors performing the work on the building. Materials should not be ordered until final review and approval of the sample panel. Mock-Up sample panels drawings must be approved prior to final DRB approval.
8. A project will be subject to a Stop Work Order, or a hold being placed on it, if any construction covered by the sample panel has taken place prior to the final review and approval of the sample panel.
9. Submit and review samples of brick choices with the DRB staff prior to sample panel erection.

**Site:**

10. Include all paving and hardscape materials with the sample panel if applicable.
11. Indicate all paving and hardscape materials on the site plan.
12. ADA truncated domes are to generally match the adjacent paving material. The use of traffic yellow is not permitted.
13. Bollards, if used, are to be painted Charleston Green or black.) Or they may be designer stainless steel or Corten steel. Painted bollards are to include any bollards within parking garage entrances/exits. Dark bollards should have a reflective band at the top of the bollard.
14. Any aluminum fencing, screening or break metal details are to reflect the elimination of any exposed fasteners.
15. All on site freestanding signage are to have decorative wood or metal posts conforming to MUTCD and City standards. Channel posts are not acceptable (unless in the R.O.W.). Provide site signage drawings prior to installation.
16. If proposing parking up at the street, DRB will ask for a low screen wall to screen any parking or drive isles. In general, the screen wall should match the material of the proposed building.

Lighting:

17. Submit cut sheets of each exterior building light fixture type and show all fixture locations on the drawings. Provide photometric information for each exterior fixture type.
18. Concrete bases for any parking lot light fixtures are to remain unpainted. The use of traffic yellow is not permitted.
19. Uplighting of buildings is not permitted. Uplighting is generally reserved for specimen trees only.
20. No more than one up light fixture will be approved per grand tree.
21. All fixtures need to be shown on the elevations, not just the electrical plan.
22. Fixture style: generally, fixtures are to have a concealed light source, semi-opaque lens or shielded to reduce glare and excessive light spillage outward from the building.
23. Lighting level: lighting levels are not to exceed five (5) foot candles except as otherwise required for egress requirements.
24. All site lighting is to conform to the Board's lighting policy statement found on the DRB web page.
25. Provide a photometric study for all exterior and visible parking areas.

**Siding/masonry:**

26. Note on elevations and wall sections that all cementitious siding is to be smooth finish and 5/8" thickness.
27. Specifications for stucco over frame construction must include the following:
 - Deflection limited to L/600.
 - Use of higher gauge metal studs spaced more frequently.
 - Use of lath and building paper.
 - Use of a 3-part stucco system that is a minimum thickness of 7/8" applied in layers with a minimum average thickness of 5/8" over block.
 - Submit an excerpt from the specifications confirming the above requirements are part of the project manual.
28. All stucco is to be 3-coat traditional masonry stucco with smooth steel trowel finish unless noted otherwise.

Windows/doors:

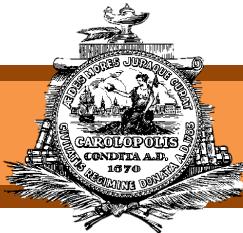
29. All windows are to be designed with a sill. No picture framing of windows is permitted.
30. Windows are to be set as deeply into the wall as possible. Updates to window details may be required pending final review of on-site sample panel.
31. All glass is to be clear unless specifically noted otherwise.

Roof:

32. Provide information on all proposed roofing materials.

Equipment:

33. Show all mechanical equipment both on the buildings and on the ground. Provide details of screening required to conceal roof, wall and grade-mounted equipment. Grade mounted mechanical units must be screened with a wall or fence and not screened with vegetation. All electrical equipment not screened must be painted to match wall material. Requirement for additional painting or screening of MEP equipment, if required, to be determined during construction.
34. Identify on the drawings all items that will show up on or penetrate the building envelope (vents, meters, water heaters, electrical mast etc.). Elevations are to clearly show dryer and exhaust vents and all proposed light fixtures. Vent caps are to be kept as inconspicuous as possible.
35. Provide product cut sheets for all dryer and exhaust vent caps. All vents are to be flush type and not hooded.



36. Indicate locations of FDC (flush type), Knox box and FDC signage. Sign background color is to match the surface which it is mounted upon. Letters generally are to be the color of the building trim. Letters must be contrasting and reflective per Charleston fire department.

Details:

37. Provide details on how the building will transition/meet the surrounding grade, hardscaping or City sidewalk(s).
38. Provide shop drawings for all special and unique shop-fabricated elements.
39. All vertical expansion joints within the brick are to match the generalized brick/mortar color so as to blend with the overall wall color and to be inconspicuous. If there is a great deal of contrast between the brick-and-mortar colors, then match the mortar color. See Staff.
40. Provide construction details as necessary to show finished specific conditions with materials noted.
41. Any exterior trim boards used are to be clear western red cedar, clear treated pine or other suitable species. No finger-jointed lumber is allowed. 2x framing lumber is not allowed for finished exposed trim unless they are shaped or modified so as not to resemble common dimensioned lumber.
42. All parapet flashing details and canopy flashing details are to reflect the elimination of exposed fasteners. All fasteners are to be internal and hidden. All flashing is to match the adjacent primary building surfaces/materials color.
43. All metal finishes are to be factory applied to the extent possible.
44. All steel lintels are to be galvanized and painted to match adjacent primary building material color above.
45. All brick flashing is to match the generalized brick/mortar color. Flashing exposure is to be minimized in all cases. No mill finishes flashing, or stainless steel is allowed. Weeps are to be rope type at head joints in brick veneer walls.
46. Care is to be taken in the shipping, storage, and handling of precast elements. Damaged precast elements are to be replaced rather than being repaired.
47. All exposed c.m.u., concrete and plaster is to be painted. This includes any interior material visible from the exterior.
48. Exposed fire-retardant spray foam or insulation within the parking garage is not to be visible.
49. Indicate any exterior mailbox locations on elevations and site plan.