



THE CITY OF  
**GOOSE CREEK**

BERKELEY CO. **EST. 1961** SO. CAROLINA

**ARCHITECTURAL REVIEW BOARD**  
**MONDAY, June 17, 2019**  
**6:30PM**

**MARGUERITE BROWN MUNICIPAL CENTER**  
**CITY HALL COUNCIL CHAMBERS**  
**519 N. GOOSE CREEK BLVD.**  
**GOOSE CREEK, SOUTH CAROLINA**

# MEMORANDUM

**TO:** MEMBERS OF THE ARCHITECTURAL  
REVIEW BOARD

**FROM:** BRENDA M. MONEER  
PLANNING TECHNICIAN

**DATE:** JUNE 17, 2019

**SUBJECT:** NOTIFICATION OF ARB MEETING

This is to remind everyone that the next meeting of the Architectural Review Board is scheduled for Monday, June 17, 2019, at 6:30 p.m. at City Hall.

Should you have any questions or comments prior to Monday's meeting, please don't hesitate to contact myself (x.1116) or , Mark Brodeur, Planning Director (x.1118) at 843-797-6220. We look forward to seeing you.



**CITY OF GOOSE CREEK  
ARCHITECTURAL REVIEW BOARD  
AGENDA**

**MONDAY, JUNE 17, 2019, 6:30PM**  
MARGUERITE BROWN MUNICIPAL CENTER  
CITY HALL COUNCIL CHAMBERS  
519 N. GOOSE CREEK BLVD.

- I. **CALL TO ORDER** – Chairperson Sharon Clopton
- II. **ROLL CALL**
- III. **REVIEW OF MINUTES:** May 20, 2019
- IV. **NEW BUSINESS - Minor Applications**
  - 1. aLord Ashley Driving School, 205 N. Goose Creek Blvd.
  - 2. Turning Page Bookstore, 216 St. James Ave.
- V. **NEW BUSINESS - Major Applications**
  - 3. Taco Bell – Upfit, 104 S. Goose Creek Blvd.
- VI. **COMMENTS FROM THE BOARD**
- VII. **COMMENTS FROM STAFF**
- VIII. **ADJOURNMENT**

**MINUTES  
CITY OF GOOSE CREEK  
ARCHITECTURAL REVIEW BOARD MEETING  
MONDAY, May 20, 2019, 6:30 P.M.  
MARGUERITE H. BROWN MUNICIPAL CENTER  
519 N. GOOSE CREEK BOULEVARD**

**I. Call to Order**

Chairperson Sharon Clopton called the meeting to order at 6:30 p.m.

**II. Roll Call**

**Present:** Sharon Clopton, Ricky Dresel, Gary Becker, Tom Risso, Lisa Burdick, Jen Wise  
**Absent:** David Cantrill  
**Staff Present:** Daniel Moore, Brenda Moneer, Lili Ortiz-Ludlum

**III. Review of Minutes from March 18, 2019 and April 15, 2019**

Board Member Becker stated landscaping and monument sign requirements need to be specific. He made inquiry to items on the draft minutes.

**Motion:** A motion was made to approve the minutes with changes. **Moved by** Board Member Becker, **Seconded by** Board Member Wise.

**Discussion:** There was none.

**Vote:** All voted in favor, none opposed (6-0). Motion carried.

**IV. New Business – Minor Applications**

**1. Extra Space Storage/Paint - 427 St. James Ave**

A representative presented the application and color samples to the Architectural Review Board (ARB). There was discussion regarding the placement of the two (2) types of greens on the building.

**Motion:** A motion was made to approve the application as submitted. **Moved by** Board Member Burdick, **Seconded by** Board Member Becker.

**Discussion:** There was none.

**Vote:** Board Member Dresel, Board Member Becker, Board Member Risso, Board Member Burdick, Board Member Wise voted in favor. Chairperson Clopton opposed. Motion carried. (5-1)

## **2. Level-up Nutrition 650 College Park Rd./E2**

A representative presented the application and color samples to the ARB. Discussion occurred as to the size of the sign. The representative stated it is the same size as Famous Hair that is located next door.

**Motion:** A motion was made to approve the application as submitted. **Moved by** Board Member Risso, **Seconded by** Board Member Burdick.

**Discussion:** There was none.

**Vote:** All in favor, none opposed (6-0). Motion carried.

## **V. Old Business - Major Applications**

### **1. Wendy's Upfit - 101 Red Bank Road**

A representative presented the application and color samples to the ARB. He presented images of other Wendy renovations to show the color pallet. He presented renderings of the proposed plan. He stated a compromise was made with the City to paint the rooftop equipment a light gray.

**Motion:** A motion was made to approve the application as submitted. **Moved by** Board Member Risso, **Seconded by** Board Member Becker.

**Discussion:** Board Members expressed their fondness for the new renderings.

**Vote:** Chairperson Clopton, Board Member Becker, Board Member Risso, Board Member Burdick, Board Member Wise voted in favor. Board Member Dresel opposed. Motion carried. (5-1)

**VI. Comments from The Board**

Mr. Moore introduced his Administrative Assistant Lili Ortiz-Ludlum. Board Member Wise shared her dislike for Barracuda, the security service provided for City e-mail. Board Member Burdick inquired if the ARB could require screening of back flow preventors to be included in preliminary designs. Mr. Moore stated this cannot be done during the ARB process, as it is done throughout the engineering process. Mr. Moore stated he can research other City's requirements. Chairperson Clopton stated the ARB can educate themselves on different types of plants to ensure the proposed plants for screening will grow.

**VII. Comments from Staff**

Mr. Moore stated the new Planning Director Mark Brodeur has started; however, he could not attend the meeting due to a death in the family. Mr. Moore stated he will organize training for the ARB with the Director of Economic Development Matt Brady. He stated Mr. Brady is the only person on City staff qualified to teach orientation. Board Member Risso stated he cannot attend next month's ARB meeting.

**VIII. Adjournment**

- Motion:** A motion was made to adjourn at 6:59 pm. **Moved By:** Board Member Risso, **Seconded By:** Board Member Wise.
- Discussion:** There was none.
- Vote:** All voted in favor, none opposed (6-0). Motion carried.

\_\_\_\_\_ Date \_\_\_\_\_  
Sharon Clopton, Chairperson

**ARCHITECTURAL REVIEW BOARD SIGN FORM**



**ARB MEETING DATE: JUNE 17, 2019**

**BUSINESS NAME: ALORD ASHLEY DRIVING SCHOOL**

**LOCATION: 205 N GOOSE CREEK BLVD.**

**NUMBER & TYPE OF SIGNS APPLYING FOR:**

**1 WALL MOUNT**

**NUMBER OF ALLOWABLE SIGNS:**

**4 WALL MOUNT, 1 FREESTANDING PANEL**

**MAXIMUM ALLOWABLE SIGN AREA:**

**38 SF – APPLICABLE TO WALL MT. SIGN**

**GENERAL INFORMATION:**

SIGN	SIGN 1	SIGN 2	SIGN 3	SIGN 4
<b>TYPE</b> (W= WALL-MOUNTED/F=FREESTANDING)	<b>W</b>			
<b>HEIGHT</b>	2'-11"			
<b>WIDTH</b>	13'-0"			
<b>AREA</b>	37.9 SF			
<b>COLOR</b>	White./Blue/Red			
<b>MATERIALS</b>	Acrylic/Alum.			
<b>SIZE OF GRAPHIC</b>	no			
<b>IS IT ILLUMINATED?</b>	int			

**ONLY APPLICABLE TO WALL-MOUNTED SIGNS:**

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
<b>FRONT LINEAR FRONTAGE OF BUSINESS</b>	19'			
<b>DISTANCE FROM BUSINESS TO PROPERTY LINE</b>	>600'			
<b>TOTAL NUMBER OF LETTERING STYLES</b>	1			
<b>SPACE BETWEEN LETTERS (FOR CHANNEL LETTERS)</b>	2"			
<b>SPACE BETWEEN WORDS (FOR CHANNEL LETTERS)</b>	8"			
<b>HEIGHT OF LETTERS</b>	15"			
<b>PROJECTION FROM WALL</b>	6"			

**ONLY APPLICABLE TO FREESTANDING SIGNS:**

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
<b>DISTANCE FROM STREET CURB</b>				
<b>HEIGHT ABOVE GRADE</b>				
<b>BASE LANDSCAPING</b>				

**LANDLORD APPROVAL LETTER RECEIVED**

YES

NO

N/A

**PERMIT PAID**

YES

NO

N/A

**SAMPLE MATERIALS ATTACHED**

YES

X NO

N/A

# aLord Ashley

## Driving School

35"

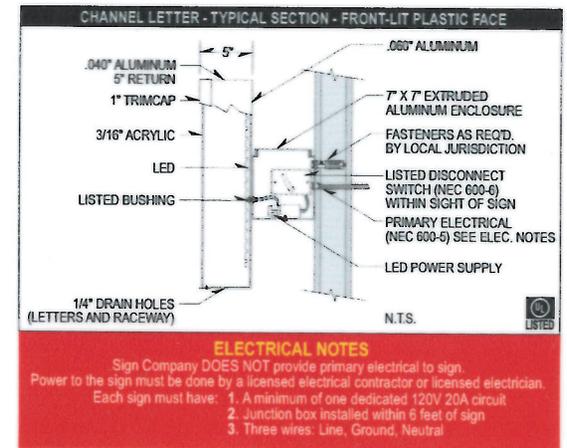
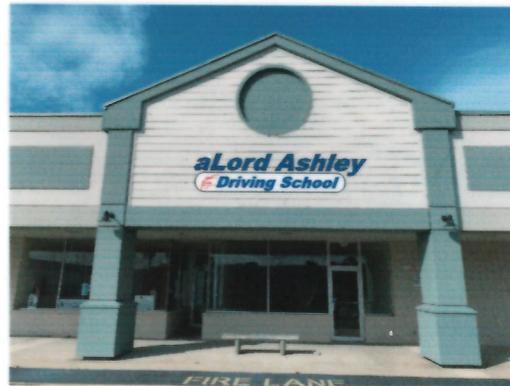
13'

156"

EXISTING SIGNAGE



PROPOSED SIGNAGE



NOTES:

ALL SIGN IMAGES ARE SCALED TO BE AS ACCUARTE AS POSSIBLE, BUT COULD VARY IN ACTUAL SIZE.



CLIENT NAME: aLord Ashley Driving School

CONTACT: Helen Breen

CLIENT APPROVAL

LANDLORD APPROVAL

SALES REP:  
HW

DESIGNER:  
AM

**ARCHITECTURAL REVIEW BOARD SIGN FORM**



**ARB MEETING DATE: JUNE 17, 2019**

**BUSINESS NAME: TURNING PAGE BOOKSTORE**  
**LOCATION: 216 ST. JAMES AVE., F**  
**NUMBER & TYPE OF SIGNS APPLYING FOR:**  
**NUMBER OF ALLOWABLE SIGNS:**  
**MAXIMUM ALLOWABLE SIGN AREA:**

**1 WALL MOUNT**  
**2 WALL MOUNT, 1 FREESTANDING PANEL**  
**38 SF – APPLICABLE TO WALL MT. SIGN**

**GENERAL INFORMATION:**

SIGN	SIGN 1	SIGN 2	SIGN 3	SIGN 4
<b>TYPE</b> (W= WALL-MOUNTED/F=FREESTANDING)	<b>W</b>			
<b>HEIGHT</b>	1'-10"			
<b>WIDTH</b>	11'-0"			
<b>AREA</b>	21.67SF			
<b>COLOR</b>	Yellow/Brwn/Orng./Blue/Red			
<b>MATERIALS</b>	Alum.			
<b>SIZE OF GRAPHIC</b>	(2)included in overall sf			
<b>IS IT ILLUMINATED?</b>	LED			

**ONLY APPLICABLE TO WALL-MOUNTED SIGNS:**

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
<b>FRONT LINEAR FRONTAGE OF BUSINESS</b>	21.67'			
<b>DISTANCE FROM BUSINESS TO PROPERTY LINE</b>	<99"			
<b>TOTAL NUMBER OF LETTERING STYLES</b>	1			
<b>SPACE BETWEEN LETTERS (FOR CHANNEL LETTERS)</b>	Not included - requested			
<b>SPACE BETWEEN WORDS (FOR CHANNEL LETTERS)</b>	Not included - requested			
<b>HEIGHT OF LETTERS</b>	12"			
<b>PROJECTION FROM WALL</b>	4.3"			

**ONLY APPLICABLE TO FREESTANDING SIGNS:**

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
<b>DISTANCE FROM STREET CURB</b>				
<b>HEIGHT ABOVE GRADE</b>				
<b>BASE LANDSCAPING</b>				

**LANDLORD APPROVAL LETTER RECEIVED**                       YES                       NO                      N/A  
**PERMIT PAID**     YES                       NO                      N/A  
**SAMPLE MATERIALS ATTACHED**                                       YES                      X NO                      N/A

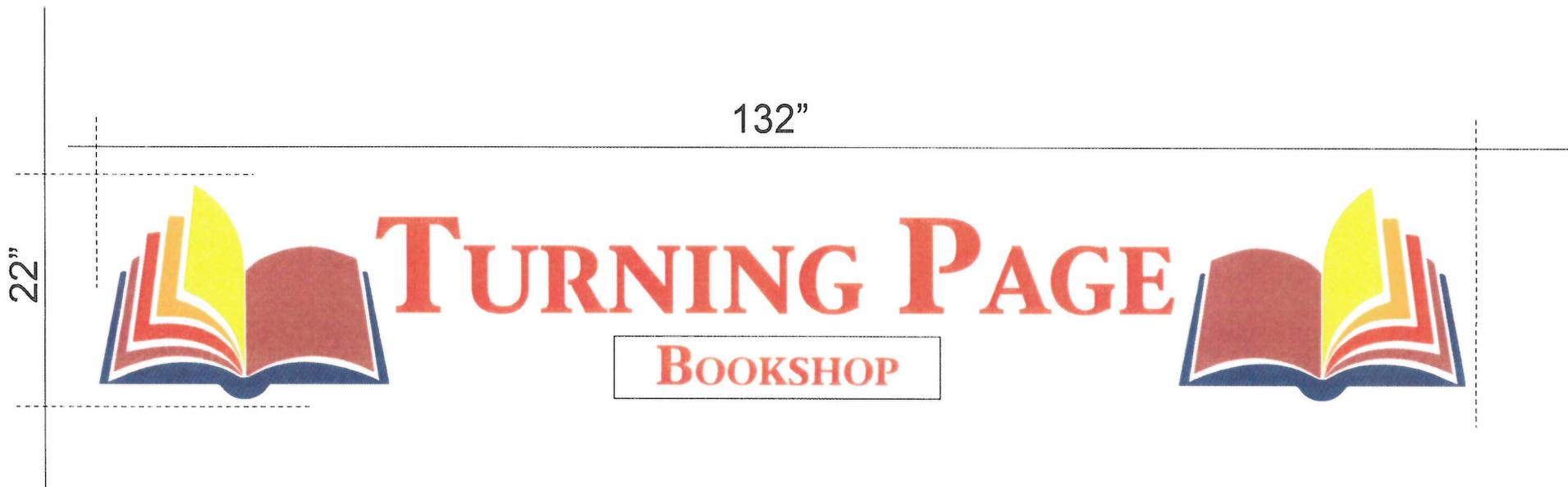


**EXISTING**

**FUTURE**

NOTE: All colors are simulations only. Please refer to corresponding materials color chart or chip for specific color matching. By accepting this project, the 'customer' (business owner) and the 'landlord' (property owner/manager) allows Layout Sign & Print Shop, LLC to fabricate and install the mentioned sign according to the details specified above. This drawing is an original, unpublished design created by Layout Sign & Print Shop, LLC. Any reproduction of this project without written permission is prohibited. Any such actions may be subject to legal action in a court of law. © 2016 - ALL RIGHTS RESERVED.

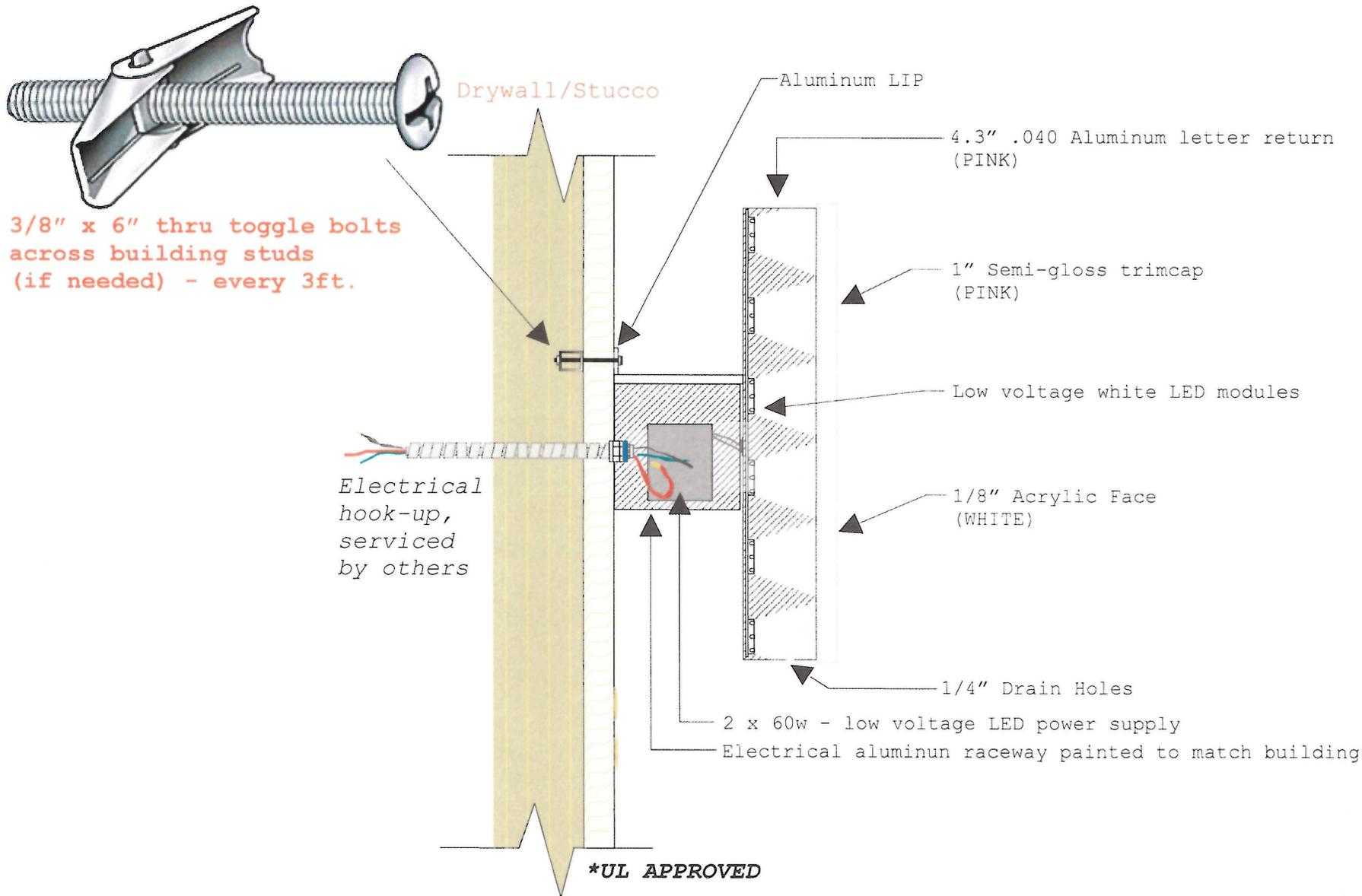
SIGN COMPANY:  <b>LAYOUT</b> Sign & Print Shop	DATE:	05/10/2019	SIGN TYPE:	Channel Letters	SOLD BY:		FILE LOCATION:	CLIENT INFO:
	DRAWING# REVIEW#	A-1	LIGHTED BY:	LED	DESIGNED BY:	Edcarlos Pinto		



132" x 22" = 20.16 sq. ft.

NOTE: All colors are simulations only. Please refer to corresponding materials color chart or chip for specific color matching. By accepting this project, the 'customer' (business owner) and the 'landlord' (property owner/manager) allows Layout Sign & Print Shop, LLC to fabricate and install the mentioned sign according to the details specified above. This drawing is an original, unpublished design created by Layout Sign & Print Shop, LLC. Any reproduction of this project without written permission is prohibited. Any such actions may be subject to legal action in a court of law. © 2016 - ALL RIGHTS RESERVED.

SIGN COMPANY:  <b>LAYOUT</b> Sign & Print Shop	DATE:	05/10/2019	SIGN TYPE:	Channel Letters	SOLD BY:		FILE NAME: LOCATION:	CLIENT INFO: Turning Page Bookshop Valinda Miller 703-863-2859 216 Saint James Ave #F Goose Creek, SC 29445 kenval89@comcast.net
	DRAWING# REVIEW#	A-1	LIGHTED BY:	LED	DESIGNED BY:	Edcarlos Pinto		



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	DRAWING/REVIEW#	A-1	LIGHTED BY:	LED	DESIGNED BY:	Edcarlos Pinto	
PH.: 843-408-0541   CELL: 843-532-9405 edcarlos@layoutsigns.com   www.LayoutSigns.com 220 Red Bank Rd - ste. 11 - Goose Creek, SC 29445							



TACO BELL

TACO BELL



# 104 S. GOOSE CREEK BLVD. GOOSE CREEK, SC 29445

## MID TERM REMODEL

LEGAL JURISDICTION:	City of Goose Creek Building Department		
BUILDING CODE:	2015 IBC W/ SC MODIFICATIONS		
MECHANICAL:	2015 IMC W/ SC MODIFICATIONS		
PLUMBING:	2015 IPC W/ SC MODIFICATIONS		
ELECTRICAL:	2014 NEC W/ SC MODIFICATIONS		
FIRE:	2015 IFC W/ SC MODIFICATIONS		
ENERGY:	2009 IECC W/ SC MODIFICATIONS		
ACCESSIBILITY:	2009 ANSI A117.1		
BUILDING AREA:	3,067 S.F. GROSS		
SEATING:	78 INTERIOR		
OCCUPANCY:	A2		
TYPE CONSTRUCTION:	TYPE VB - UNPROTECTED		
TYPE	AREA	FACTOR	OCCUPANTS
DINING ROOM	1,000 S.F.	1:15 S.F.	67
QUEING	97 S.F.	1:5 S.F.	20
KITCHEN	1,055 S.F.	1:200 S.F.	6
OFFICE	80 S.F.	1:100 S.F.	1
WALK-IN	128 S.F.	1:300 S.F.	1
RESTROOMS & PASSAGE	309 S.F.	0	0
TOTAL			95

<b>OWNER</b> JEM Restaurant Group 186 Seven Farms Drive, Suite F#396 Daniel Island, SC 29492 Contact: Laurie Dewey Phone: 757.685.6465	<b>ARCHITECT</b> ArcVision Inc. 1950 Craig Rd. St. Louis, MO 63146 Contact: Brandon Baquet Phone: 314.415.2400
<b>MECH. / ELEC. ENGINEER</b> ArcVision Inc. 1950 Craig Rd. St. Louis, MO 63146 Contact: Anthony Richardson Phone: 314.415.2400	

<b>SEWER</b> (Company) (Address) (City, State, Zip) Contact: Phone:	<b>TELEPHONE</b> (Company) (Address) (City, State, Zip) Contact: Phone:
<b>WATER</b> (Company) (Address) (City, State, Zip) Contact: Phone:	<b>ROADS</b> (Company) (Address) (City, State, Zip) Contact: Phone:
<b>GAS</b> (Company) (Address) (City, State, Zip) Contact: Phone:	<b>OTHER</b> (Company) (Address) (City, State, Zip) Contact: Phone:
<b>ELECTRIC</b> (Company) (Address) (City, State, Zip) Contact: Phone:	<b>OTHER</b> (Company) (Address) (City, State, Zip) Contact: Phone:

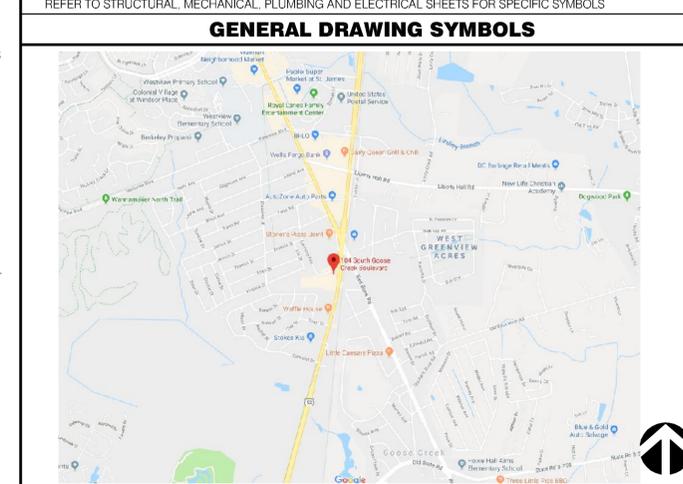
TITLE/ GENERAL	
T1.0	TITLE SHEET
SITE DETAILS	
C1.0	SITE PLAN
C1.1	SITE DETAILS
DEMOLITION	
D1.0	DEMOLITION FLOOR PLAN
D2.0	DEMOLITION REFLECTED CEILING PLAN
ARCHITECTURAL	
A1.0	FLOOR PLAN
A2.0	SEATING AND EQUIPMENT PLAN
A4.0	EXTERIOR ELEVATION
A4.1	EXTERIOR ELEVATIONS
A6.0	FINISH AND CONSTRUCTION DETAILS
A7.0	FINISH FLOOR PLAN
A7.1	REFLECTED CEILING PLAN
A7.2	FINISH LEGEND AND SCHEDULE
A8.0	INTERIOR ELEVATIONS
A8.2	INTERIOR ELEVATIONS AND RESTROOM PLAN
ACCESSIBILITY	
ADA1.0	ACCESSIBILITY REQUIREMENTS
ADA1.1	ACCESSIBILITY REQUIREMENTS
MECHANICAL	
M1.0	MECHANICAL PLAN
PLUMBING	
P1.0	PLUMBING PLAN
P2.0	PLUMBING DETAILS
ELECTRICAL	
E1.0	ELECTRICAL PLAN AND SCHEDULE
E2.0	POWER FLOOR PLAN
E3.0	SITE ELECTRICAL PLAN

- ALL WORK SHALL CONFORM TO THE 2015 INTERNATIONAL BUILDING CODES WITH SOUTH CAROLINA MODIFICATIONS, AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF GOOSE CREEK AND COUNTY OF BERKELEY.
- IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED.
- THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (A.I.A. A201 LATEST EDITION) ARE A PART OF THESE CONTRACT DOCUMENTS. A COPY IS ON FILE AT THE ARCHITECT'S OFFICE.
- DRAWINGS ARE BASED ON A SURVEY, PREPARED BY ArcVision.
- THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A GEOTECHNICAL INVESTIGATION DATED \_\_\_\_\_ BY \_\_\_\_\_. THE REPORT IS PART OF THESE CONTRACT DOCUMENTS, AND THE CONTRACTOR IS RESPONSIBLE FOR CARRYING OUT ITS RECOMMENDATIONS, THOUGH SOME MAY NOT BE SPECIFICALLY DETAILED ON THE PLANS.
- DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO STARTING WORK.
- ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE YUM BRANDS CONSTRUCTION MANAGER, IN WRITING, PRIOR TO INSTALLATION.
- RETAIN THE PROJECT GEOTECHNICAL ENGINEER TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING (INCLUDING UTILITY TRENCHES) AND FOUNDATION PHASE OF CONSTRUCTION AS RECOMMENDED IN THE GEOTECHNICAL REPORT. ALL TESTING AND INSPECTION REPORTS, INCLUDING FINAL SUMMARY LETTER, SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND OWNER. G.C. SHALL CERTIFY PAD ELEVATION PRIOR TO START OF FOUNDATION WORK.
- SUBMIT PAY FEES AND OBTAIN ALL PERMITS ASSOCIATED WITH THE PROJECT EXCEPT GENERAL BUILDING PERMIT (IF APPLICABLE). THIS INCLUDES, BUT IS NOT LIMITED TO ELECTRICAL, MECHANICAL, PLUMBING, FIRE SPRINKLER, HOOD ANSUL, OR OTHER RELATED FIRE PERMITS, ENCROACHMENT PERMIT, ETC. YUM BRANDS WILL PAY FOR "CONNECTION FEES" ASSOCIATED WITH UTILITY PERMITS. PAY FOR TEMPORARY FACILITIES FEES AS REQUIRED TO COMPLETE THE WORK IN A TIMELY MANNER.
- PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENCY-PERMITTED DRAWING SET AT TIME OF CONSTRUCTION.
- ALL ABBREVIATIONS INCLUDED FOLLOW INDUSTRY STANDARDS. CONTACT ARCHITECT IF ANY ABBREVIATIONS ARE NOT CLEAR.
- G.C. SHALL SUPPLY AND INSTALL ALL ASPECTS OF THE PROJECT DESCRIBED IN THIS DRAWING SET UNLESS OTHERWISE NOTED. SEE SCOPE OF WORK FOR EXCEPTIONS.
- GRAPHIC AND WRITTEN INFORMATION ON DRAWINGS SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.
- ALL MATERIALS STAGED TO BE USED FOR CONSTRUCTION SHALL BE PROTECTED FROM EXCESSIVE MOISTURE. IF THEY ARE EXPOSED TO MOISTURE THEY SHOULD BE ADEQUATELY DRIED BEFORE ENCAPSULATED INTO THE BUILDING.
- ALL PAINTS, ADHESIVES, COATINGS AND SEALANTS USED INSIDE THE BUILDING SHALL HAVE A LOW VOC CONTENT.

**GENERAL DRAWING SYMBOLS**

NAME	ROOM NAME	ELEV. LETTER
1		X
AX.X		AX.X
2	SHEET NUMBER	X
3	ELEVATION NUMBER	X
8'-4"	CEILING HEIGHT	X
X	BLDG. SECTION LETTER	X-000
AX.X	BLDG. SECTION SHEET	XX
X	DETAIL NUMBER	X
AX.X	DIRECTION OF DETAIL	X
AX.X	DETAIL SHEET	X
8'-0" ELEV	REVISION NUMBER	XXXX 000
	BLDG. HEIGHT REFERENCE POINT	GREEN

REFER TO STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS FOR SPECIFIC SYMBOLS



PROJECT GENERAL NOTES

VICINITY MAP

UTILITY CONTACTS

SHEET INDEX

**ARCVISION INCORPORATED**  
ARCHITECTURE • ENGINEERING • STORE PLANNING  
SAINT LOUIS / DALLAS / LAS VEGAS / ORLANDO  
1950 CRAIG ROAD, SUITE 300 ST. LOUIS, MO 63146  
PH. (314) 415-2400 FAX (314) 415-2300 www.arcv.com

STATE OF SOUTH CAROLINA  
ARCVISION INC.  
St. Louis, MO  
NO. 89078  
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA  
FREDERICK GOGLIA  
St. Louis, MO  
NO. 05138  
REGISTERED ARCHITECT  
6-5-19

CONTRACT DATE:    XXX/XX/XX  
BUILDING TYPE:     MID TERM  
PLAN VERSION: MODERN EXPLORER  
BRAND DESIGNER:   DAVE YOCUM  
SITE NUMBER:       XXX-XXX  
ARCVISION NUMBER: 190307

TACO BELL  
104 S. GOOSE CREEK BLVD.  
GOOSE CREEK, SC 29445

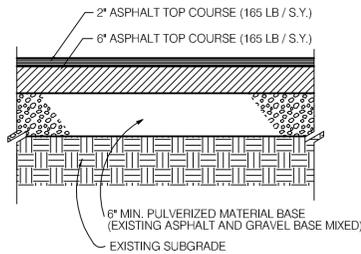
TACO BELL  
MIDTERM

TITLE SHEET

**T1.0**

XXX-XX-XX

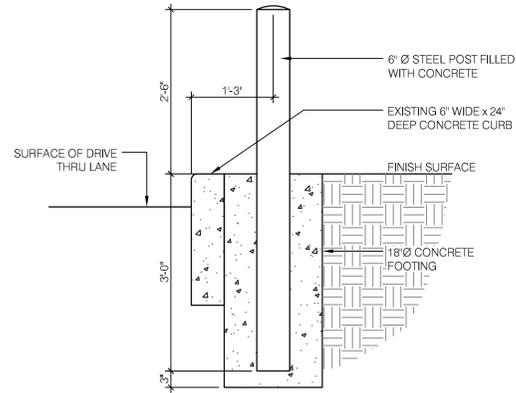




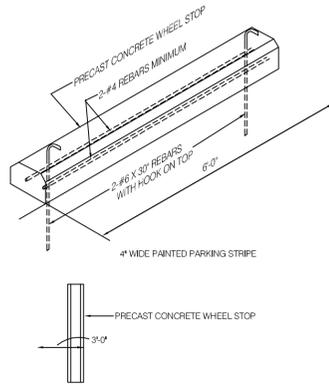
- ASPHALT NOTES:**
- CONTRACTOR TO PULVERIZE ALL EXISTING ASPHALT PAVEMENT TO FULL BASE DEPTH (ASPHALT AND GRAVEL). NECESSARY PULVERIZED MATERIAL SHALL REMAIN ON-SITE AND COMPACTED AS BASE FOR MATERIAL FOR NEW PAVING. CONTRACTOR TO HAUL EXCESS MATERIAL.
  - VERIFY 6" MIN. TOTAL COMPACTED BASE OF PULVERIZED MATERIAL.
  - GRADES TO MEET ADA REQUIREMENTS WHERE NECESSARY. PROVIDE POSITIVE DRAINAGE AND DO NOT DISRUPT EXISTING DRAINAGE PATTERNS.

AT DRIVE AISLES & H.C. PARKING SPACES

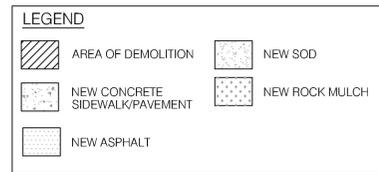
**DEEP STRENGTH ASPHALT SECTION** N.T.S. **6**



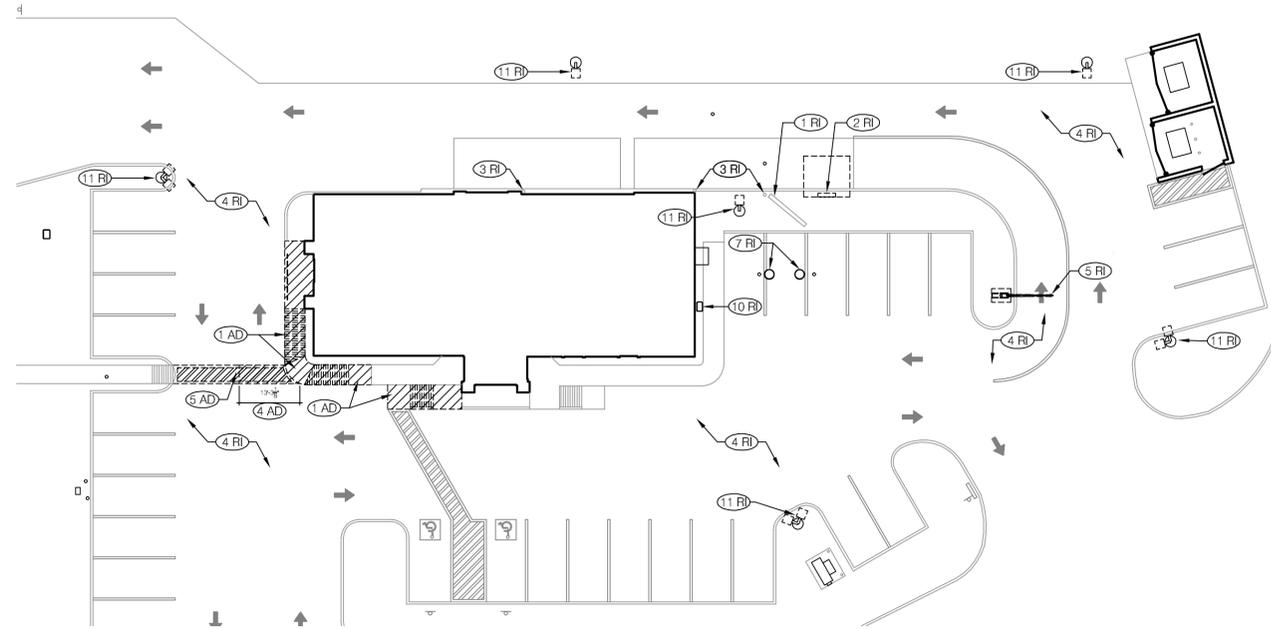
**BOLLARD DETAIL** 3/4" = 1'-0" **5**



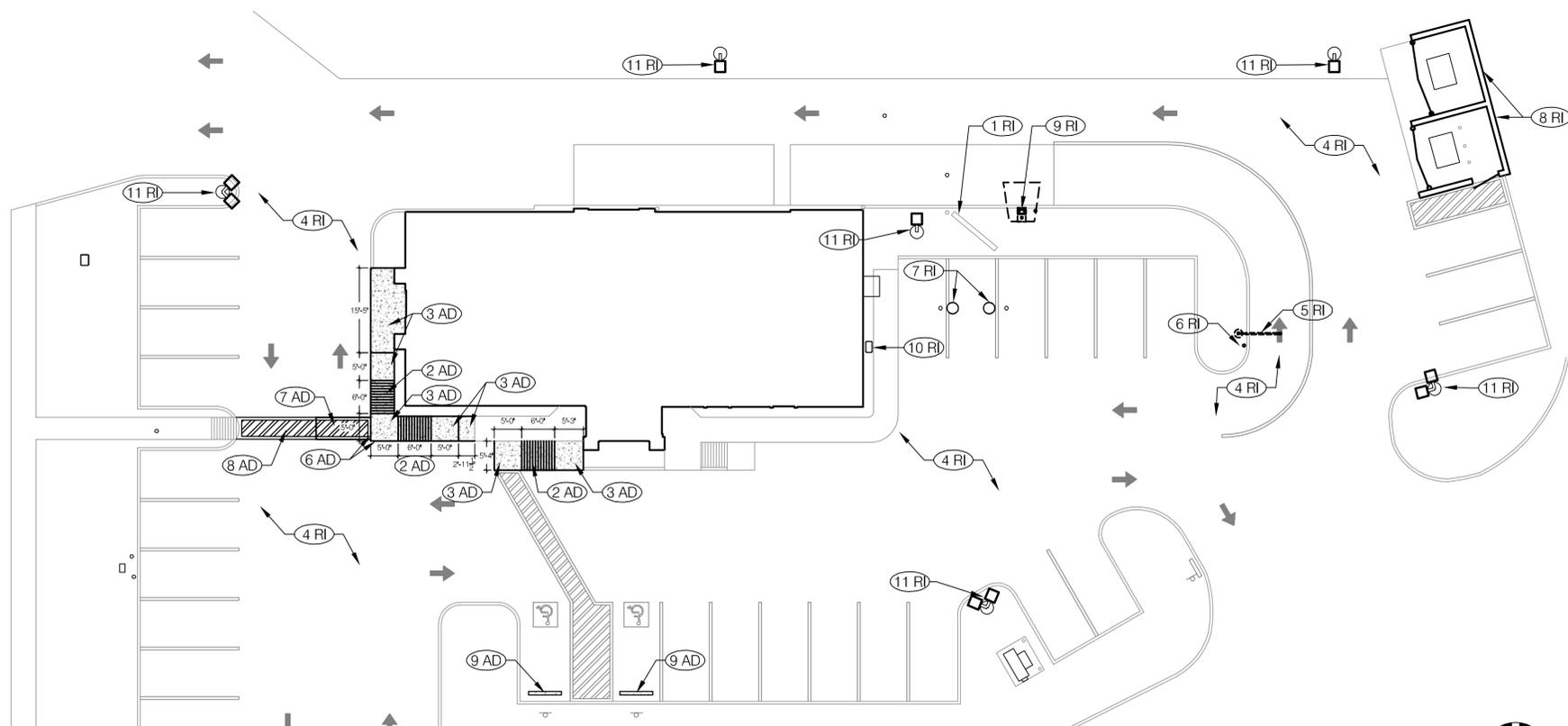
**CONCRETE WHEEL STOP** N.T.S. **7**



**LEGEND** N.T.S. **4**



**DEMO SITE PLAN** 1" = 20'-0" **1**



**PROPOSED SITE PLAN** 1" = 15'-0" **3**

**REMODEL IMAGE (RI)**

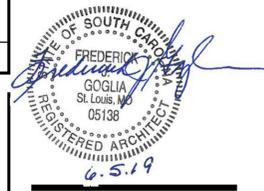
- 1 RI EXISTING DRIVE-THRU MENU BOARD TO REMAIN. REMOVE EXISTING 'FLYING ARCH' ON TOP OF MENU BOARD.
- 2 RI EXISTING ORDER SPEAKER POST TO BE REMOVED COMPLETELY.
- 3 RI EXISTING BOLLARD TO REMAIN. PROVIDE NEW 'SAFETY YELLOW' PLASTIC BOLLARD COVER.
- 4 RI CLEAN OIL & SODA STAINS IN DRIVE-THRU LANE, DUMPSTER AREA, AND IN FRONT OF ENTRIES. POWER WASH ALL CONCRETE CURBS AND SIDEWALKS AROUND BUILDING.
- 5 RI REMOVE AND REPLACE EXISTING CLEARANCE BAR WITH NEW. NEW CLEARANCE BAR TO USE EXISTING FOOTING. G.C. TO REFER TO SIGN SHOP DRAWINGS FOR ADDITIONAL INFORMATION.
- 6 RI NEW BOLLARD. PROVIDE 'SAFETY YELLOW' PLASTIC COVER. REFER TO DETAIL 5/C1.0 FOR ADDITIONAL INFORMATION.
- 7 RI LEVEL EXISTING CLEAN OUT PLATES.
- 8 RI EXISTING TRASH ENCLOSURE TO BE PAINTED SW7048, URBANE BRONZE.
- 9 RI NEW ORDER POINT CANOPY AND ORDER SPEAKER POST. REFER TO 182/C1.1 FOR ADDITIONAL INFORMATION.
- 10 RI EXISTING GAS METER TO REMAIN. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 11 RI REMOVE AND REPLACE EXISTING SITE LIGHTS. EXISTING POLES AND FOOTING TO REMAIN.

**ADA NOTES (AD)**

- 1 AD REMOVE EXISTING SIDEWALK, CURBS, AND CURB RAMPS AS REQUIRED FOR NEW WORK. SHOWN HATCHED.
- 2 AD NEW CONCRETE CURB RAMP WITH A MAXIMUM RUNNING SLOPE OF 8.33% AND MAX. CROSS SLOPE OF 2%. PAINT ADJACENT CURBS SAFETY YELLOW.
- 3 AD NEW LEVEL CONCRETE LANDING WITH A 2% (1:50) MAXIMUM SLOPE IN ALL DIRECTIONS. REFER TO DETAIL 6/C1.0 FOR ADDITIONAL INFORMATION.
- 4 AD REMOVE ASPHALT. SHOWN HATCHED.
- 5 AD EXISTING ACCESS AISLE & CROSSWALK STRIPING REMOVED.
- 6 AD PROVIDE SMOOTH TRANSITION.
- 7 AD NEW ASPHALT PAVEMENT SHOWN HATCHED. REFER TO DETAIL 6/C1.0 FOR ADDITIONAL INFORMATION.
- 8 AD NEW ACCESS AISLE & HCP STRIPING. STRIPE PER CITY & ADA REQUIREMENTS. SEE DETAIL ADA REQUIREMENTS ADA 1.1 FOR ADDITIONAL INFORMATION. G.C. TO ENSURE SLOPE OF EXISTING ASPHALT PAVEMENT AT H.C. ACCESSIBLE PARKING STALLS AND ACCESS AISLE DOES NOT EXCEED 2% IN ANY DIRECTION. REPLACE AS REQUIRED.
- 9 AD NEW WHEEL STOP. REFER TO DETAIL 7/C1.0 FOR ADDITIONAL INFORMATION.

**KEY NOTES** **2**

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CONTRACT DATE: XXXXXX  
 BUILDING TYPE: MID TERM  
 PLAN VERSION: MODERN EXPLORER  
 BRAND DESIGNER: DAVE YOCUM  
 SITE NUMBER: XXX-XXX  
 ARCVISION NUMBER: 190307

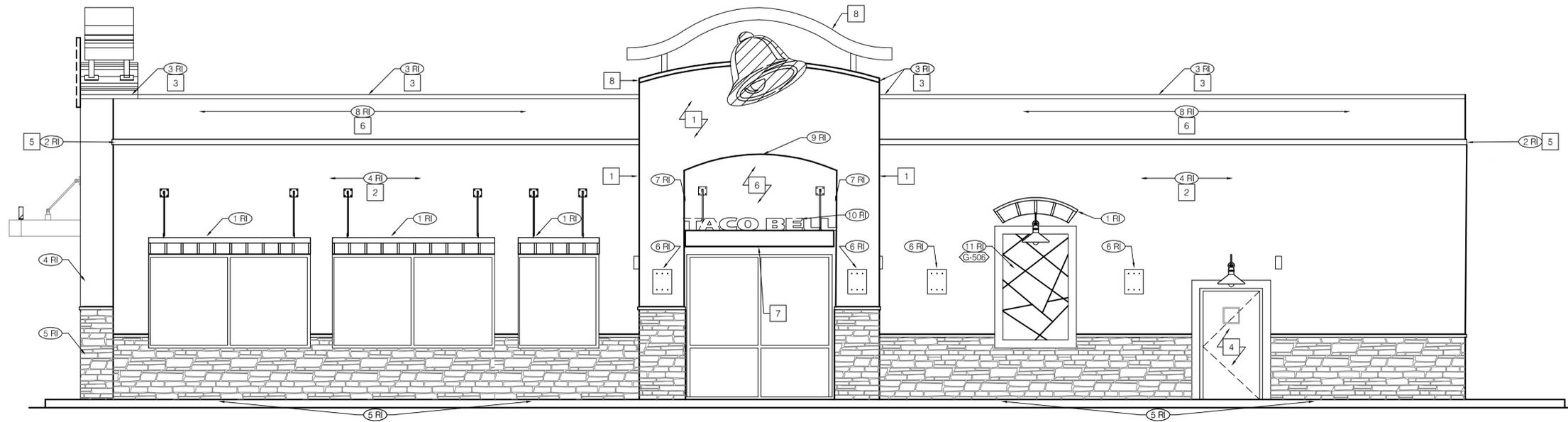
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**SITE PLAN (ADA UPDATES)**

**C1.0**





**ENTRY PORTAL SIDE ELEVATION** 1/4" = 1'-0"

- 1. EXISTING AWNING/ CANOPIES**  
 PREP PER MANUFACTURERS SPECIFICATIONS  
 1-2 CTS. SW BOND-PLEX WB ACRYLIC  
 OR  
 1CT. DTM BONDING PRIMER  
 1-2 CTS. SW BOND-PLEX WB ACRYLIC
- 2. EXISTING EIFS/ STUCCO**  
 APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.  
 PRIMER: 1 COAT SW A24W1100, LOXON CONDITIONER  
 FINISH: 2 COATS SW A82-100 SERIES, A-100 EXTERIOR LATEX SATIN

- MISCELLANEOUS**
- SEE SCOPE OF WORK FOR RESPONSIBILITIES.
  - PROVIDE BLOCKING FOR SIGNAGE, TRELIS AND CANOPY.
  - DURO-LAST TERMINATION BAR SHALL BE URBANE BRONZE.
  - OWNER REPRESENTATIVE WILL IDENTIFY WHICH PAINT SPECIFICATION WILL BE PRIMARY
- SEALERS (REFER TO SPECS)**
- SEALANT AT ALL WALL AND ROOF PENETRATIONS.
  - SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD, SILL AND JAMB.
- DENOTES EXTERIOR FINISH

**EXTERIOR FINISH SCHEDULE**

SYMBOL	AREA	MANUFACTURER	MATERIAL SPEC	COLOR	ALTERNATE MFR.	ALTERNATE MATERIAL SPEC	ALTERNATE MATERIAL COLOR	COMMENTS
1	EXTERIOR WALLS - E.I.F.S.	EXISTING	MATCH EXISTING	PAINT SW7011 NATURAL CHOICE	-	-	-	
2	EXTERIOR WALLS - E.I.F.S.	EXISTING	MATCH EXISTING	PAINT SW7030 ANEW GREY	-	-	-	
3	PARAPET CAP	EXISTING	GALV. METAL	PAINT SW7048 URBANE BRONZE	-	-	-	
4	SERVICE DOOR	EXISTING	H.M	PAINT SW7048 URBANE BRONZE	-	-	-	
5	EXTERIOR BAND	EXISTING	-	PAINT SW7011 NATURAL CHOICE	-	-	-	
6	ACCENT WALL COLOR	EXISTING	MATCH EXISTING	PAINT TB2603C PURPLE				
7	UNDERSIDE OF PORTAL ENTRY	EXISTING	MATCH EXISTING	PAINT SW7048 URBANE BRONZE				
8	TOWER ELEMENTS	EXISTING	MATCH EXISTING	PAINT SW7048 URBANE BRONZE				

**PAINTING NOTE/SPEC** H

- E.I.F.S SHALL MEET THE PERFORMANCE CHARACTERISTICS REQUIRED IN ASTM E 2568
- E.I.F.S. WITH DRAINAGE SHALL HAVE 90 PERCENT DRAINAGE EFFICIENCY WHEN TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM E 2273
- E.I.F.S. SHALL COMPLY WITH SECTION 1403 OF THE IBC
- WATER RESISTIVE BARRIER SHALL COMPLY WITH SECTION 1404.2 OF THE IBC AND ASTM E 2570
- INSTALLATION SHALL COMPLY WITH E.I.F.S. MANUFACTURERS INSTRUCTIONS AND THE PROVISIONS OF SECTIONS 1704.1 AND 1704.14 OF THE IBC.
- USE DETAIL 8/A6.1 WHEN MOUNTING SIGNAGE, AWNING, ETC. THROUGH E.I.F.S. FINISH AT WALLS.

**E.I.F.S NOTES** G

**EXTERIOR FINISH SCHEDULE** C

**REMODEL IMAGE (RI)**

- (1 RI) EXISTING CANOPIES/AWNINGS TO BE REMOVED, CLEANED, & PAINTED SW7675. REINSTALL WHEN PAINTING IS COMPLETED.
- (2 RI) EXISTING E.I.F.S. BAND TO BE PAINTED, AS NOTED. PATCH & REPAIR AS NEEDED.
- (3 RI) EXISTING GALV. METAL CAP FLASHING - PRIME & PAINT.
- (4 RI) PATCH AND REPAIR EXISTING E.I.F.S. AS REQUIRED. COORDINATE WITH CONSTRUCTION MANAGER.
- (5 RI) EXISTING STONE TO REMAIN. PATCH AND REPAIR AS REQUIRED. IF STORE DOES NOT HAVE STONE, PAINT SW7048, URBANE BRONZE.
- (6 RI) EXISTING EXTERIOR LIGHT FIXTURE TO BE REMOVED AND SAVED FOR REINSTALLATION. REINSTALL WHEN PAINTING IS COMPLETED.
- (7 RI) PAINT, AS NOTED, INSIDE SURFACE OF TOWER LEGS TO MATCH TOWER FACE AND SIDE COLOR.
- (8 RI) INFILL GROOVES IN EXISTING E.I.F.S. AND PAINT
- (9 RI) PAINT, AS NOTED, EXPOSED E.I.F.S. ON UNDERSIDE OF ENTRY.
- (10 RI) EXISTING SIGNAGE TO BE REMOVED AND SAVED FOR REINSTALLATION. REINSTALL WHEN PAINTING IS COMPLETED.

(11 RI) EXTERIOR ARTWORK. REFER TO ARTWORK SCHEDULE, THIS SHEET, FOR ADDITIONAL INFORMATION.

(A) BASE THICKNESS - 1" THICK STUCCO/ E.I.F.S W/HIGH IMPACT MESH TO HEIGHT OF 6'-0" A.F.F.

ALL NEW STUCCO/E.I.F.S. TO HAVE A LIGHT SAND FINISH UNLESS IT MUST BLEND WITH AN EXISTING CONTRASTING FINISH.

**E.I.F.S THICKNESS** F

EQ#	COUNT	DESCRIPTION
G-505	1	48x96 MASH UP
G-506	1	48x96 MASH UP

**ARTWORK SCHEDULE** E

**GENERAL NOTES** D

**KEY NOTES** D

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**EXTERIOR ELEVATIONS**

**A4.0**

XX.XX.XX