

# CANTILEVER

## TECHNICAL DATA

All-extruded Aluminum (T6 - 6063)

Fascia .125"

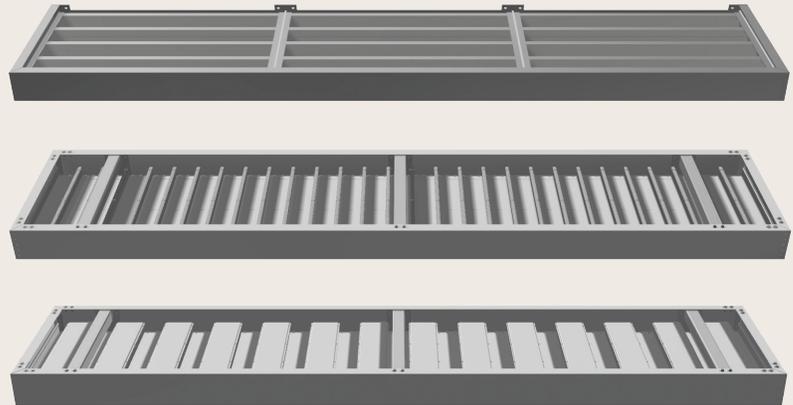
Decking .078" or .040"

Deflection rating L/180

Maximum Projection

5' w/ cantilever supports

Note: Engineered stamped calcs available in all 50 states



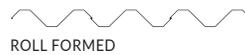
### FEATURES

- Pre-engineered
- Modular Design
- Economical
- Custom Colors
- Custom Details
- High Load Capacity
- Internal Drainage

### APPLICATIONS

- Retail Branding
- Shopping Centers
- Storefronts
- Parking Garages
- Passive Solar
- Loading Docks
- ADA Access Door
- Warehouses
- Office Buildings

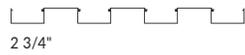
### DECK OPTIONS



ROLL FORMED



.110" LOUVER



2 3/4"



FLAT SOFFIT

### FASCIA OPTIONS



8" J



8" C-CHANNEL



10" C-CHANNEL



12" C-CHANNEL



8" J WITH 3" EXTENSION



8" J WITH 4" EXTENSION

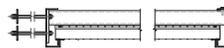


12" SMOOTH FACE



CUSTOM

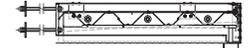
### WALL MOUNT DETAILS



SUPER LUMIDECK



SUPERSHADE



LUMISHADE

# PADDOCK LED 2-LIGHT OUTDOOR ENTRANCE WALL SCONCE

SKU: 944724



## FEATURES

Installation Type: Wall Mount  
Design: Modern  
Material: Aluminum  
Base Plate Height: 5"  
Mounting Hardware Included: Yes  
Number of Bulbs: 2  
Base Plate Width: 5"  
Location Type: Suitable for Wet Locations  
Bulbs Included: Yes  
Bulb Type: Integrated LED  
Wattage per Bulb: 4

## CODES/STANDARDS

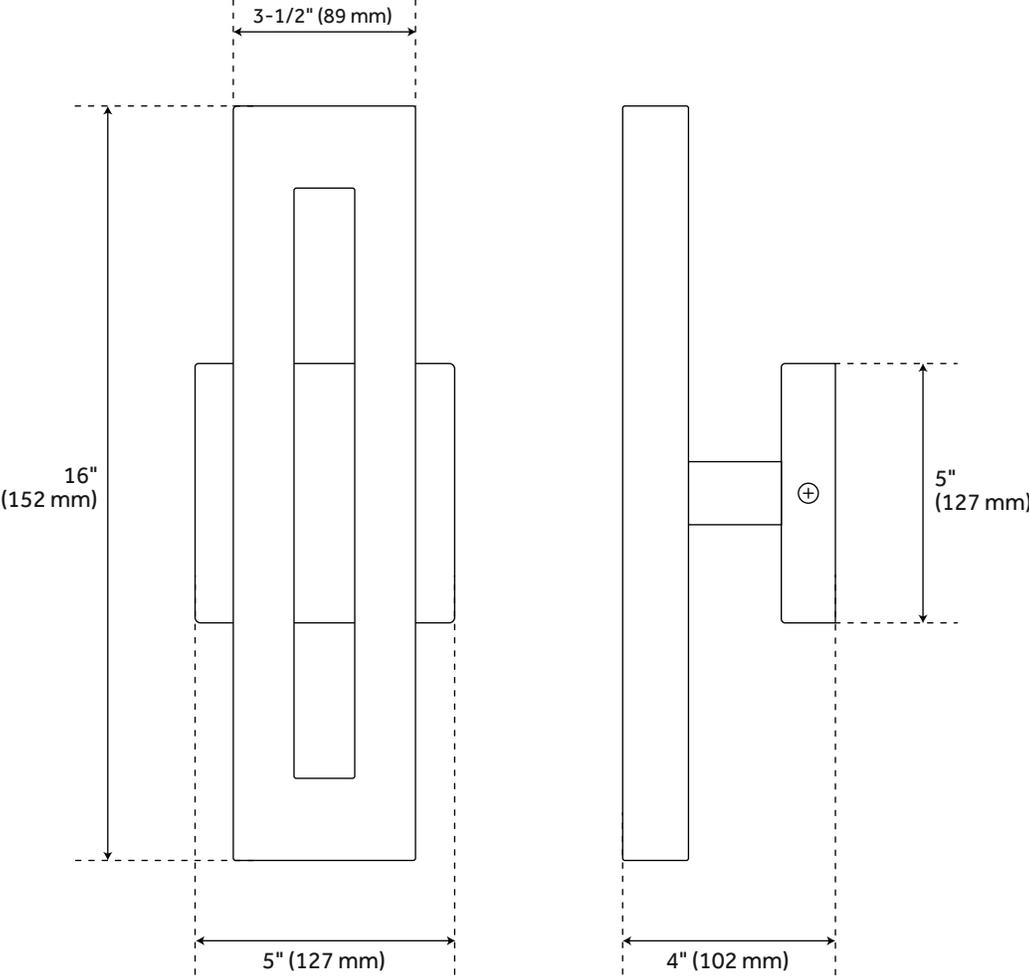
UL 1598 / CSA C22.2 No 250.0

Code:  
SHEL5301,SHEL5300,PHE  
L5301,PHEL5300  
REVISED 7/12/2022

# PADDOCK 16" 2-LIGHT OUTDOOR ENTRANCE WALL SCONCE - BLACK

SKU: 944724

PHEL5300,SHEL5300CHBRLED

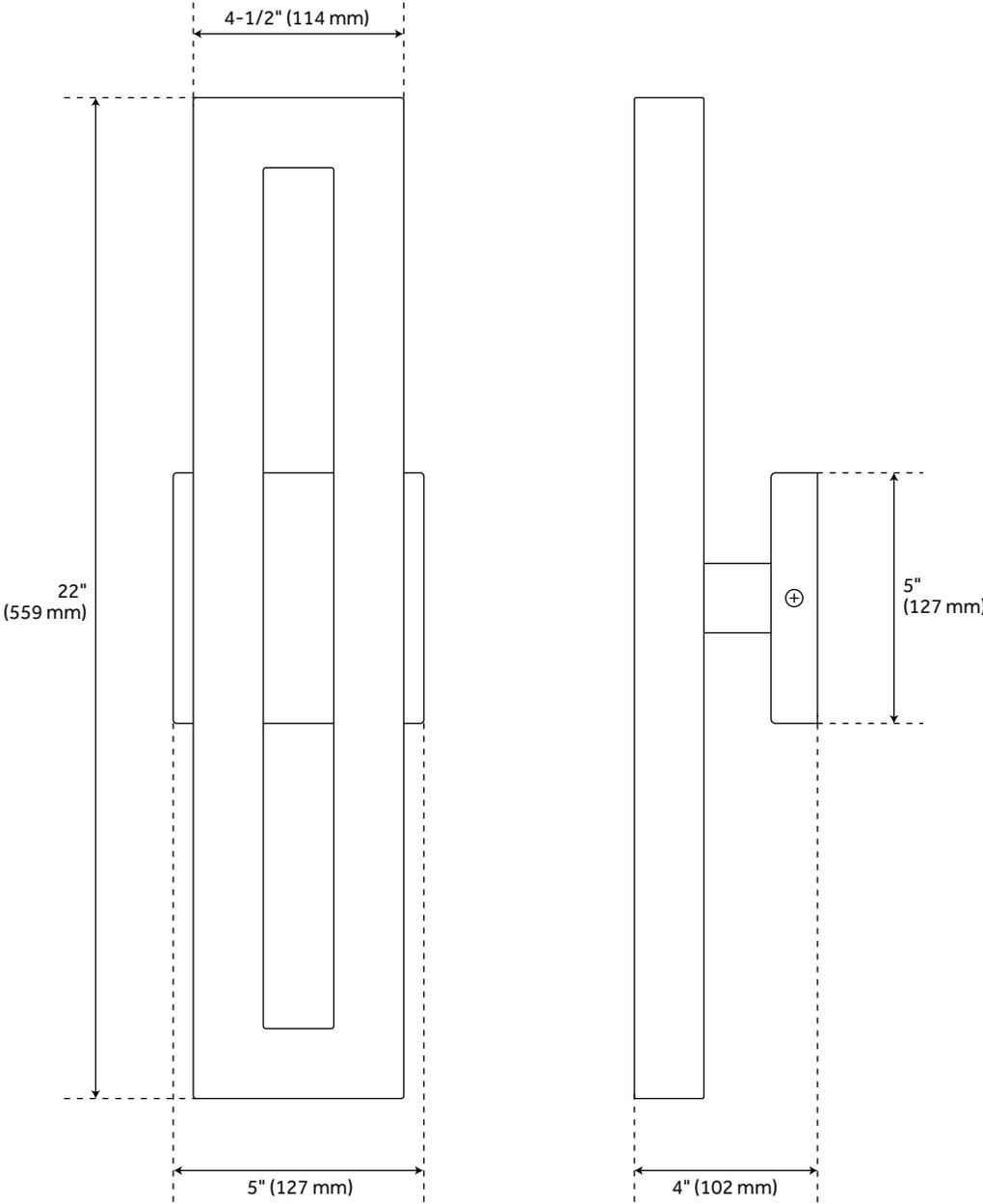


All dimensions and specifications are nominal and may vary. Use actual products for accuracy in critical situations.

# PADDOCK 22" 2-LIGHT OUTDOOR ENTRANCE WALL SCONCE - BLACK

SKU: 944724

PHEL5301,SHEL5301CHBRLED



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Home > Ceiling > Recessed Lighting > Outdoor Recessed Lighting > Lithonia Lighting WF6 SQ S LED 27K M6

Item # bci3250965

### Lithonia Lighting WF6 SQ S LED 27K MB M6 Matte Black Wafer 6" LED IC Rated Square Trim Integrated Recessed Fixture with 2700K Color Temperature

Wafer Collection



Click to Zoom

\$29.92

Originally \$42.20, You Save 29%

♥ 2

Compare

Finish: Matte Black

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448 In Stock

Leaves the Warehouse in 1 to 3 business days (Change Zip)

Quantity:

-	1	+
---	---	---

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### Customers Also Viewed

Lithonia Lighting WF6 SQ S LED 40K M6 (0) Starting at \$28.96	Lithonia Lighting WF4 SQ S LED 40K M6 (0) Starting at \$25.47	Lithonia Lighting WF6 SQ B LED 40K M6 (0) Starting at \$25.73	Lithonia Lighting WF6 SQ B LED 30K M6 (0) Starting at \$27.80	Lithonia Lighting WF4 SQ S LED 27K M6 (0) Starting at \$30.64	Lithonia Lighting WF4 SQ B LED 30K M6 (0) Starting at \$24.39
--	--	--	--	--	--

- Overview
- Specifications
- Reviews
- Product Q&A

## Product Overview

### Features

- Includes a steel spring clip for easy installation
- Air tight housing prevents entrance of dust and moisture
- Capable of being installed in t-grid and drop ceiling applications
- Designed for commercial or residential use
- Insulated ceiling rated and airtight
- Constructed from die cast aluminum
- Includes white square diffuser
- Integrated 13.9 watt LED lighting
- Capable of being dimmed
- CSA rated for wet locations
- Energy Star approved
- Covered under a manufacturer 5 year limited warranty

### Dimensions

- Trim Size: 6"
- Height: 1-1/8"
- Width: 6-11/16"
- Depth: 6-11/16"
- Product Weight: 1.5 lbs
- Shade Width: 4-1/8"
- Shade Depth: 4-1/8"
- Cutout Size: 5-7/8 Inches

### Electrical Specifications

- Bulb Base: Integrated LED
- Number of Bulbs: 1
- Bulb Included: Yes
- Lumens: 860
- Watts Per Bulb: 13.9 watts
- Wattage: 13.9 watts
- Voltage: 120 volts
- Color Temperature: 2700K
- Color Rendering Index: 80CRI
- Average Hours: 36000

### Additional Lithonia Lighting Links

- [View the Manufacturer Warranty](#)
- [Lithonia Lighting Wafer Collection](#)

## Manufacturer Resources

[Specification Sheet](#)

### Related Lithonia Lighting Categories

- [All Recessed Lighting](#)
- [Recessed Lighting Trims](#)
- [Recessed Light Housings](#)
- [Recessed Lighting Kits](#)
- [Retrofit Recessed Trims](#)
- [Pendant Recessed Lighting](#)
- [Outdoor Recessed Lighting](#)

This product is listed under the following manufacturer number(s):



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- Lithonia Lighting WF6 SQ S LED 27K BN M6  
Brushed Nickel
- Lithonia Lighting WF6 SQ S LED 27K MB M6  
Matte Black
- Lithonia Lighting WF6 SQ S LED 27K MW M6  
Matte White
- Lithonia Lighting WF6 SQ S LED 27K ORB M6  
Oil Rubbed Bronze

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**610/620**

# ROLLING SERVICE DOORS



HEAVY-DUTY ROLLING SERVICE DOOR



**STRENGTH.  
VERSATILITY.  
GOOD LOOKS.**



INDUSTRY LEADING  
COMMERCIAL & INDUSTRIAL SOLUTIONS

**Standard features at a glance**

Max standard width	30'4" (9246 mm)
Max standard height	28'4" (8636 mm)
Curtain	22 ga. galvanized steel up to 15'4" (4674 mm) wide 20 ga. galvanized steel over 18'4" to 25'4" (5588 -7722 mm) wide 18 ga. galvanized steel over 25'4" to 30'4" (7722-9245 mm) wide
Slat profile	Curved, type C-187 or C-275 (Model 610); Flat, type F-265 (Model 620)
Finish	Gray, Tan, Brown or White
Hood	24 ga. galvanized steel
Wind load	20 psf
Standard mounting	Face-of-wall
Operation	Manual push-up up to 84 ft² (7804 mm²) or 12' x 7' (3658 mm x 2134 mm) Chain hoist over 84 ft² (7804 mm²) or 12' x 7' (3658 mm x 2134 mm)
Standard spring	20,000 cycle
Weatherseals	Bottom bar astragal Guide weatherseals and hood baffle (Model 620)
Guides	Three structural steel angles; PowderGuard® weathered finish with black powder coat
Bottom bar	Extruded aluminum w/weatherseal to 15'4" (4674 mm) Back-to-back steel angles w/weatherseal > 15'4" (>4674 mm)
Lock	Interior slide bolt on push-up Padlockable chain keeper on chain hoist
Warranty	24-month limited; 3 years/20,000 cycles limited on Overhead Door door and operator system**

**Options**

- Electric operator (RHX®, RSX®, RMX®) or crank operation
- Bottom sensing edge, sloping bottom bar
- Galvanized steel bottom bar angles and guides
- Between-jamb mounting
- Stainless steel or aluminum slats
- High-usage package
- High-wind load option (FBC, TDI, DADE)\*
- Cylinder lock
- Exhaust ports
- Flat slat profile option F-265 and C-600 heavy-duty 6" curved slat (Model 610)
- Perforated 18-gauge steel slats with 1/16" (2 mm) diameter holes on 1/16" (2 mm) centers
- Fenestrated slats with uniformly spaced openings of 5/8" x 3" (16 mm x 76 mm) or 1" x 10" (25.4 mm x 254 mm) on F265 slat only
- PowderGuard® Premium powder coat paint finish in 197 standard colors, or color-matched to specification
- PowderGuard® Zinc and PowderGuard® Weathered finishes
- Special application doors:
  - Oversized doors to 1500 ft². (139.4 m²)
  - Combination doors with grilles and/or with full or partial standard, perforated or fenestrated slats
  - Spark-resistant doors, craneway doors, pass doors



**Cover image:** Model 610, perforation on top 2/3, bottom 1/3 solid, custom finish

**Image above:** Stormtite™, Model 620, finish in Brown

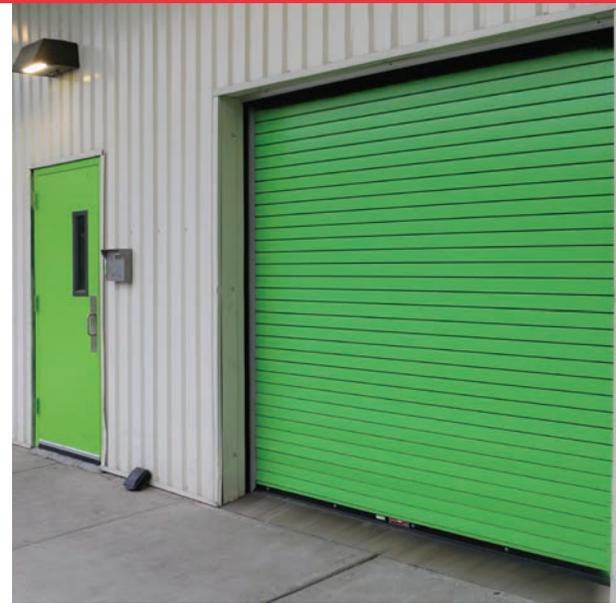
\* FBC – Florida Building Code; TDI – Texas Department of Insurance; DADE – Miami-Dade Building Code Compliance Office  
\*\* When purchased together



**Door that is are strong, durable, handsome and versatile**

Model 610 – the best selling door of our line. Stormtite™ Model 620 is an ideal choice for keeping climate-controlled air in and the elements out. Available to fit openings up to 30'4" x 28'4" (9246 mm x 8636 mm), these doors are fabricated of 18- to 24-gauge galvanized steel (depending upon door width), and can withstand wind loads up to 20 psf. Interlocking slats with endlocks ensure a tight fit while minimizing lateral movement.

Design versatility is afforded by a wide array of options, including a selection of slat profiles; curtain materials, finishes and colors; electric operation, and special features for unique applications. Each of our rolling service doors is configured for precise fitting of components, simpler installation, lower maintenance costs and trouble-free operation for life. The result is a door tough enough to perform exceptionally well in demanding industrial environments – and attractive enough to meet exacting aesthetic requirements.



Model 620, custom finish

**Slat profiles**

Model 610				Model 620	
C-187 Slat	C-275 Slat	C-600 Slat	F-265 Slat, FE-265 Slat	F-265 Slat, FE-265 Slat	

**Finish options**

Finish details	
Standard polyester base coat	Two-coat system with polyester based top coat.
PowderGuard® Premium powder coat	Weather resistant polyester powder coat available in 197 colors; custom color match and EZ Clean treatment options available.
PowderGuard® Zinc finish	Zinc enriched powder coat provides excellent corrosion protection that outperforms both hot dipped and cold galvanized steel. Color selection from 197 powder coat colors; custom color match also available.
PowderGuard® Weathered finish	Industrial textured powder coat provides a thicker, more scratch resistant coat for added product protection.

**Colors**



Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Overhead Door Distributor for accurate color matching.

RENOVATION  
EXTERIOR  
723-7577

Model 610, perforated steel slat, PowderGuard® Weathered finish in Iron

Tools to help you  
get the job done.

## Architect's Corner

A resource for architects, containing comprehensive technical and resource materials to support your project, including drawings and specifications for commercial doors.

[www.overheaddoor.com](http://www.overheaddoor.com)

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Overhead Door pioneered the upward-acting door industry, inventing the first upward-acting door in 1921 and the first electric door operator in 1926. Today, we continue to be the industry leader through the strength of our product innovation, superior craftsmanship and outstanding customer support, underscoring a legacy of quality, expertise and integrity. That's why design and construction professionals specify Overhead Door products more often than any other brand. Our family of over 400 Overhead Door Distributors across the U.S. and Canada not only share our name and logo, but also our commitment to excellence.



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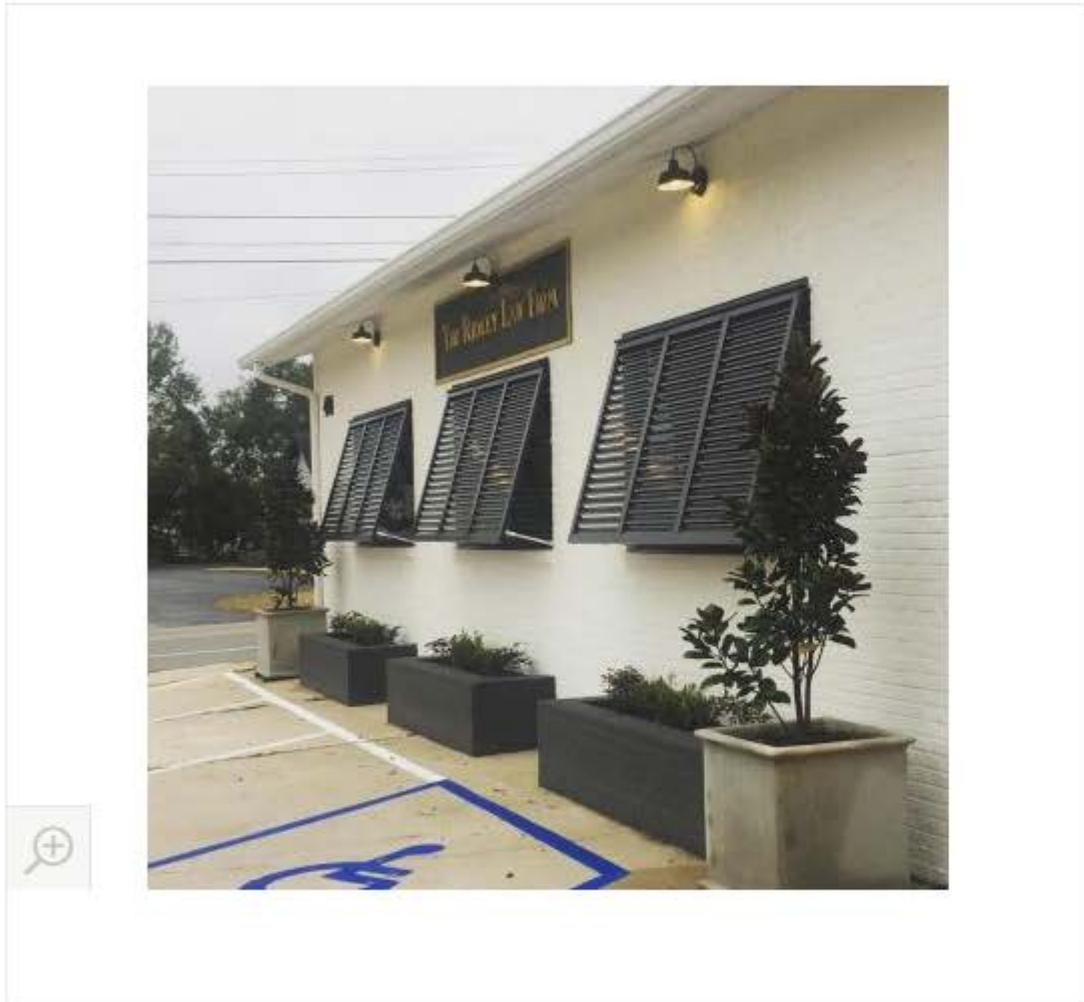


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Home / Aluminum Shutters / Z Louver S...

Photo is a stock image and will not represent the options you choose.



## Z Louver Style Decorative Aluminum Bahama Shutter (each)

Code: PC-ALUM-Z-BAH

**\$232.12**

Price reflects any applicable discounts

★★★★★ (11) | Write a Review

**Width:** 18"

**Height:** 24"

**Vertical Mullion:** None (shutters up to 36" wide)

**Color Choice:** 102 White

**Hinge Type:** No Hinge

**Holdout Arms:** No Arms

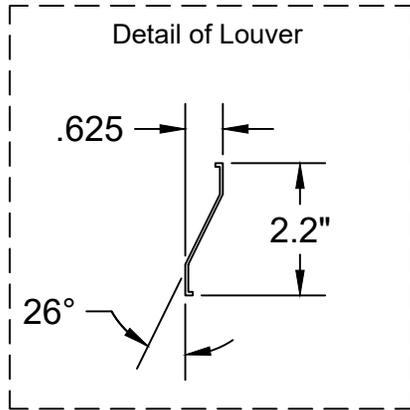
**Special Instructions:**



### RELATED ITEMS

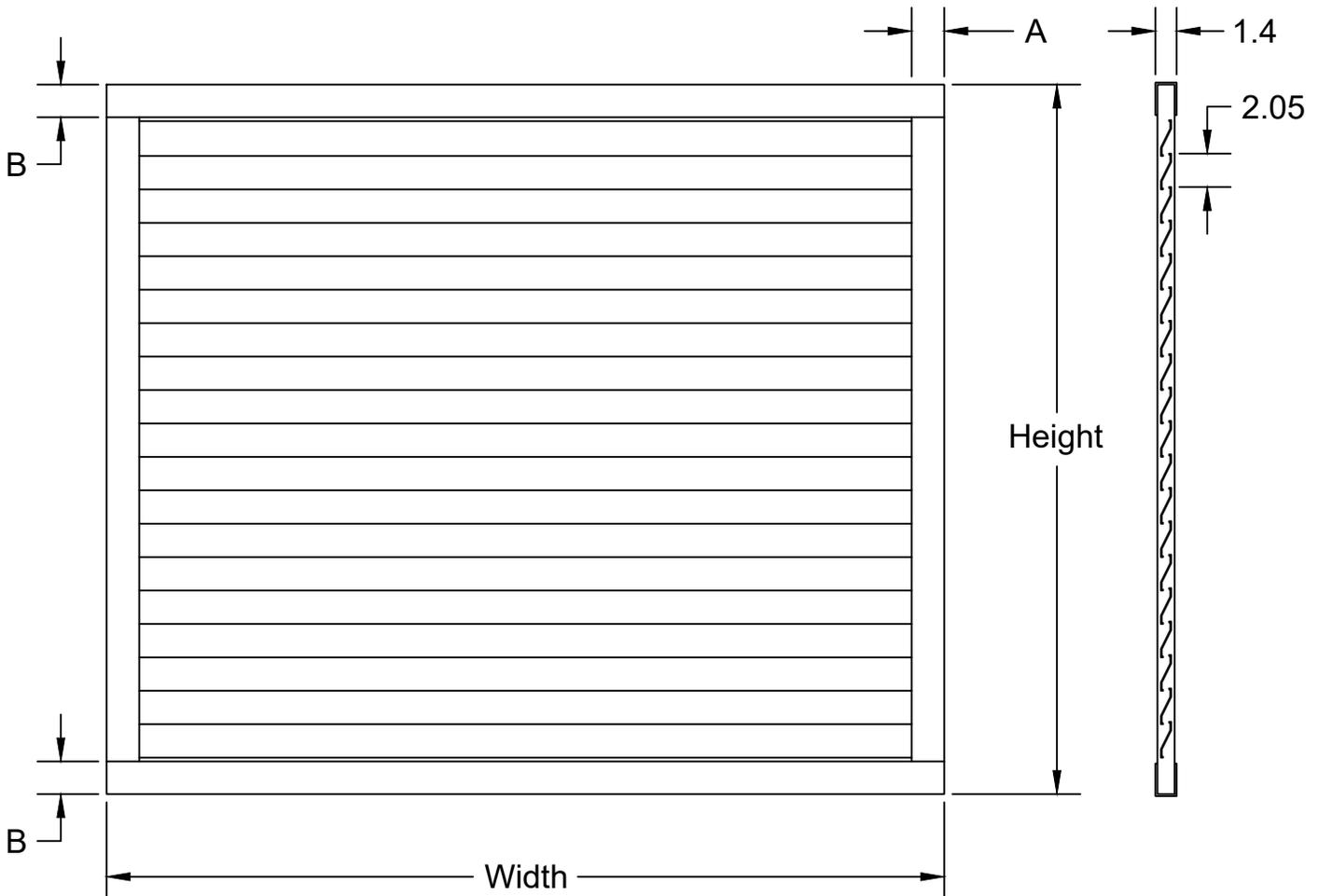
- 1 + **ADD TO CART**

# Z-Blade Bahama



## General Notes

Vertical Stile (A) :	2"
Top & Bottom Rail (B) :	2"
Thickness :	1.25"





# Request for Architectural Review Board Agenda Item

To: CITY OF GOOSE CREEK ARCHITECTURAL REVIEW BOARD

From: ALEXIS KISER, ASSISTANT TO CITY ADMINISTRATOR

Please check one box

Regular Meeting

Special Meeting

Work Session

Please check one box, if applicable

Ordinance

Resolution

Proclamation

Request to Purchase

## Ordinance/Resolution Title

NEW CONSTRUCTION - DOLLAR GENERAL - ST. JAMES AVE (HWY 176)

## Background Summary

## Financial Impact

## Impact if denied

## Impact if approved

Department Head:

City Administrator:

\_\_\_\_\_  
*Signature & Date*

\_\_\_\_\_  
*Signature & Date*



**DEAR APPLICANT,** *In order for Staff and the Architectural Review Board to be able to properly evaluate your project, the following information relevant to the project needs to be included on the Project Plans submitted for review.*

*Staff will review your submittal against the checklist as a means to ascertain if your submittal is deemed complete. Checklist items left unaddressed may result in a postponed review. The Director may waive or add additional requirements if further clarification is needed.*

*The Planning & Zoning Staff want to assure you that getting your project approved through ARB is their primary goal. Therefore, we ask that you complete the checklist and scope of work in its entirety for your project. They may make suggested modifications to your project if they feel that doing so will improve the likelihood of an approval.*

**PART I. PREPARE A COVERSHEET WITH THE FOLLOWING INFORMATION:**

- Sheet Index,
- TMS# and Address,
- Existing Zoning District, setbacks, building height, site lot coverage,
- Scale used (1"=20' or 40'),
- Vicinity Map (Any Scale),
- North Arrow,
- Aerial Photo of Site in color.

**PART II. PREPARE A FULLY COLORED SITE PLAN, CLEARLY AND LEGIBLY DRAWN TO SCALE WITH THE FOLLOWING INFORMATION:**

- Dimensioned Property Lines,
- Any existing buildings w/ proposed use,
- All proposed improvements including, but not limited to buildings, sidewalks, parking spaces (numbered),
- Any other site details (i.e. screen walls, trash enclosures, dumpsters, trellises, loading, storage areas,
- Proposed Landscape Plan including location, size, and common name,
- Tree Survey (separate sheet please) including number of all hardwood trees at least 8 inches in diameter, and which trees will be removed, and which trees will remain,
- Buildings on adjacent site that are within 40 feet of any property line. Simple outline will suffice,
- Dimensioned setbacks of proposed building(s).

**PART III. PREPARE EXTERIOR BUILDING ELEVATIONS FOR ALL FOUR SIDES OF THE BUILDING THAT ARE DRAWN CLEARLY AND LEGIBLY TO SCALE WITH THE FOLLOWING INSTRUCTIONS:**

- Building Elevations with height and width dimensions,
- Doors and window locations,
- Roof Elements,
- 3-D dimensional analysis of building elevation with appropriate landscape materials shown,
- Proposed design details, including any pedestrian seating areas, awnings and other overhead weather protection measures, fences, walls, balconies, bay windows, building materials, colors, and proposed exterior lighting,
- North Arrow,
- Aerial Photo of Site in color.

**PART IV: DRAWING FORMAT**

- All drawings must be to scale and have a graphic scale,
- All sheets in the submittal must be the same size,
- Drawing Sheets must have a Title Block with project names, labeled for Architectural Review Board Review and submittal and revision dates

**Please note this page must accommodate the ARB Scope of Work Form to be considered a valid application.**



**DEAR APPLICANT,** *In order for Staff and the Architectural Review Board to be able to properly evaluate signage for your project, the following information needs to be included with the Sign Permit submitted at the time of Application. Please note the sign company installing the signage will need to apply for the permit. Incomplete information by deadline is subject to postponement of application review.*

**PART V: PREPARE DIMENSIONED AND COLORED SIGN ELEVATIONS, THAT ARE DRAWN CLEARLY AND LEGIBLY TO SCALE WITH THE FOLLOWING INFORMATION:**

- Sign Permit application and Sign Information Table completed in its entirety. (Submitted to [Permits@cityofgoosecreek.com](mailto:Permits@cityofgoosecreek.com)),
- Sign Fees paid to Permit Department,
- Sign Company Business License Application and Fee paid,
- Dimensioned Sign Elevations in Color,
- Sign Notes Illustrating Maximum Size Permitting,
- Proposed Sign Material,
- Sign Copy,
- Proposed Colors of Sign Field and Copy,
- Illumination type,
- Drawing/Photo of building elevation with wall sign imposed to scale to illustrate relationship of sign to façade area,
- Location of address (Monument/Freestanding Signs Only).

**Tenant Sign Vendor to provide a separate Sign Permit Application, Business License Application, Sign Shop Drawings and payment of all required fees as a Deferred Submittal. The Owner/Developer is not responsible for any tenant signage.**



**ARB SCOPE OF WORK FORM/**

**APPLICATION / INFORMATION SUMMARY**

**DEPARTMENT OF PLANNING AND ZONING 843-797-6220 EXT. 1118**

P.O. Drawer 1768

519 N. Goose Creek Blvd.

Goose Creek, South Carolina 29445-1768

www.cityofgoosecreek.com

Fax: 843-863-5208

<b>Property Address:</b> TBD		<b>TMS No.:</b> 223-13-04-002 & 223-13-04-033
<b>Review request:</b> <input type="checkbox"/> Preliminary <input checked="" type="checkbox"/> Final	<b>For:</b> <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations / Additions <input type="checkbox"/> Color Change <input type="checkbox"/> Demolition <input type="checkbox"/> Other _____	<b>Preliminary meeting date requested:</b> <input type="checkbox"/> Appeal Decision of Architectural Review Board

<b>Property Owner:</b> CDP Summerville, LLC   <b>Contact:</b> Greg Googer	<b>Daytime phone:</b> 864-278-8585   864-699-9512
<b>Applicant:</b> K. B. Sellars Engineering, LLC	<b>Daytime phone:</b> 864-699-9512
<b>ARB Meeting Representative:</b> Kelly Sellars, PE	<b>Contact Information :</b> 864-699-9512
<b>Applicant's mailing address:</b> PO Box 161441	
<b>City:</b> Boiling Springs	<b>State:</b> SC <b>Zip:</b> 29316
<b>Applicant's e-mail address:</b> kelly@kbsellars.com	
<b>Applicant's relationship:</b> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Design Professional <input type="checkbox"/> Contractor <input type="checkbox"/> Real Estate Agent/Broker <input type="checkbox"/> Other	

**Materials/Colors Used:** *(specific color(s)/manufacture #'s listed: samples must be presented to Board  attached)*  
*(Example: Building Materials, Exterior Colors, Landscaping, Lighting)*

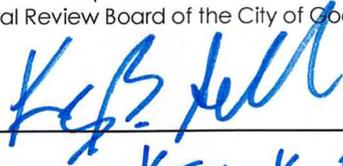
Proposed primary building materials are a two color brick design with accent piers, soldier course brick patterns with an accent base and cap. Other design elements include goose neck lighting, full cut-off LED wall packs, standing seam metal awnings and applied wall shutters. See plans for specifications and illustration of proposed materials and design.

---

**Scope of Work:** *(please give a detailed description)*

New Construction of a 10,640 Sq Ft Free Standing Dollar General Retail Store. Work to include site improvements and construction of a new building, brick dumpster enclosure, paved parking area area, landscaping and related construction to complete the project turn key ready for Dollar General tenant occupancy.

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property or an authorized representative. I authorize the subject property to be posted and inspected, and the application to be heard by the Architectural Review Board of the City of Goose Creek on the date specified.

**Applicant's signature:**       **Date:** 1-26-23

**Print name legibly:** KELLY B. SELLARS

---

**MEMORANDUM**

**TO:** City of Goose Creek Architectural Review Board  
**FROM:** Alexis Kiser, Assistant to City Administrator  
**RE:** New Construction – Dollar General on St. James Ave (TMS# 223-13-04-002, -033)  
**DATE:** 2/10/2023

---

Staff has reviewed the submittal to the Architectural Review Board (ARB) and offers the following commentary:

**General Conformance Analysis**

1. The applicant is proposing new construction of a freestanding Dollar General located off of St. James Avenue on a currently undeveloped +/-1.42-acre lot. The parcels are zoned General Commercial (GC) and this is an approved use by right.
2. The development will be visible from the St. James Avenue right-of-way.
3. The proposed building will be +/-10,640 sqft and will include refuse collection on site.
4. The tree survey shows an unspecified species of oak tree that is 12" DBH. The species will need to be specified to determine if it is a protected tree or not.

**Architectural Review Design Guidelines Analysis**

Site design

The proposed site appears to comply with § 151.197(A). The proposed structure does not impede scenic views (§151.197(A)(1)(b)). However, §151.197(A)(1)(e) states, "Wooded sites shall be developed with careful consideration for the site's natural characteristics", and/or § 151.197(A)(1)(f) might want to be considered for the back of the site to preserve existing undeveloped area. Staff would recommend expanding rear buffer and/or incorporating more plantings in the rear area of the site.

Staff would like to note that there are tree placements on the planting plan (Sheet L1) that are not shown in the renders of the proposed structure (sheets AR-1 and AR-2) and the render of the refuse enclosure (sheet A8). This is most likely as to not impede views of structures; however, it would be recommended to show this planting plan throughout all renders at lower opacity to keep continuity throughout application.

Architectural theme

The proposed structure incorporates good material choices that work well together. However, §151.197(B)(1) states "Proposed structures shall contribute to the image of the city as a unique place of visual character, integrity and quality" and the current state of this proposed structure does not quite meet this guideline. Reviewing other recently built commercial areas and borrowing themes would support meeting this guideline.

Architectural interest

The proposed structure does not meet § 151.197(C)(2) on elevation 3; the façade has variations every on average 37-39 feet. Additionally, the front elevation does not vary every thirty (3) feet. Staff recommends alternative material or colors behind the "Dollar General" lettering to add interest and also accentuate the goose neck lighting. §151.197(C)(2) states, "Building facades shall incorporate facade variations a minimum of every 30 feet". The architectural detail on the structure appears to follow § 151.197(C)(3) which states, "Architectural details that enrich the building's character such as brick molding, quoins, corbels, racking, band courses, soldier bricks, water table, and the like shall be incorporated in the design of the building facade".

### Building design

The proposed structure meets scale and proportions in §151.197(D)(1), though it will potentially overwhelm the current built environment near the site. The proposed structure incorporates a definite base, body, and cap per § 151.197(D)(3). The rear elevation does not include an alternate “front door” so does not need to “be aesthetically similar to the primary elevation” as stated in § 151.197(D)(4). However, “design continuity” is not exhibited on all sides, with the front and left elevations being similar, but the rear elevation being bare brick with no breaks, and the right elevation being broken with shutters not seen on the rest of the proposed structure. The proposed building meets recommended materials in §151.197(D)(8). While the proposed structure appears to meet multiple guidelines, the overall design would still fall under franchise architecture. §151.197(D)(10) states “Typically, franchise architecture is generic design for buildings used in multiple locations without consideration for a specific site or climate. It is the intent of these guidelines to create buildings that are sensitive to the community and its environment. While franchise merchants are not discouraged, prototypical design must be carefully modified to represent the character of the community.” If the recommendations from this report are incorporated into the design, then prototypical franchise architecture will be avoided. All rooftop mechanical equipment appears to be screened, and meters appear to be screened from public view per §151.197(D)(11).

### Site Elements

The refuse area is not the visual focus of the parking area, architecturally compatible with the corresponding building, and is landscaped, all per § 151.197(E)(5).

### **Additional Notes**

The site plan used on sheet AR-2 is not the same proposed site plan on sheet C2 (truck turn around adjacent to refuse collection site is different).

Please note that tree mitigation, landscaping, buffer, and parking requirements will be verified during the site plan review process before building permits are issued.

### **Staff Recommendation**

Staff asks the Architectural Review Board to approve the application with the following conditions:

- Work with staff to make appropriate changes to the front elevation and elevation 3;
- Work with staff to bring design continuity to all sides of proposed structure with the addition of architectural elements recommended by the Board;
- Work with staff to determine the location of light poles in and around the parking areas and along St. James Avenue (HWY 176);
- Work with staff to rethink design choices to help create a structure that moves further away from the category of “franchise architecture”; and
- Instruct applicant to clarify the accurate site plan for the development.

Incorporation of façade variations and bringing design continuity to the entire proposed structure will help bring architectural interest to the structure. It will also help alleviate some aspects that make this structure “Franchise architecture”. Staff also recommends instructing applicant to clarify which site plan is accurate for this development (specific difference is truck space beside the refuse enclosure slopes in a different direction on sheet AR-2 vs. C2.)

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- SITE DATA:**
1. PARCEL 223-13-04-002 & 223-13-04-033
  2. ZONING: GC - GENERAL COMMERCIAL
  3. DEVELOPER:  
CDP SUMMERVILLE, LLC  
101 NORTH PINE STREET, SUITE 414 E.  
SPARTANBURG, SC 29302
  4. AREAS: NEW LOT 1.42 AC.
  5. NEW DOLLAR GENERAL BUILDING SQ FT: 10,640 GROSS  
BUILDING HEIGHT: 20'  
MAXIMUM HEIGHT ALLOW : 50'
  6. PARKING INFORMATION:  
- REQUIRED: 1/200 SALES = 8500/200 = 43 SPACES  
- PARKING PROVIDED : 35 SPACES (INCLUDED 2 SPACES FOR HANDICAPPED)
  7. SETBACKS:  
FRONT 20'  
SIDE 10'  
REAR 20'



# DOLLAR GENERAL 24317 ARB SITE AND BUILDING PLANS

## DRAWING LIST

<u>SHEET TITLE</u>	<u>SHEET NO.</u>
COVER SHEET	C1
SITE PLAN	C2
TREE SURVEY	
LANDSCAPE PLAN	L1
EXTERIOR RENDERINGS	AR-1
EXTERIOR RENDERINGS	AR-2
EXTERIOR ELEVATIONS	A2
LIFE SAFETY PLAN	T2
DUMPSTER ENCLOSURE DETAIL	A8

**K. B. SELLARS ENGINEERING, L.C.**  
No. 030162

**KB SELLARS ENGINEERING**  
ENGINEERS & PLANNERS

PO BOX 161441  
SPARTANBURG, SC 29316  
(864) 690-9512 PHONE  
(864) 670-5244 FAX  
EMAIL: KELLY@KBSSELLARS.COM

*Kelly*

DATE **01/26/23**

NO.	DATE	DESCRIPTION	BY :
A	08/01/22	PERMIT SET	KBS
B	01/26/23	BUILDING AND PARKING PER ARB	KBS

PROJECT TITLE:  
SUMMERVILLE  
DOLLAR GENERAL 24317  
SOUTH CAROLINA  
BERKELEY COUNTY

SHEET TITLE:  
COVER SHEET

SHEET NO. C1	OF
PROJECT NO. 22-791	

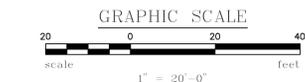
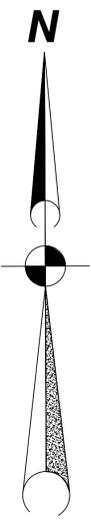
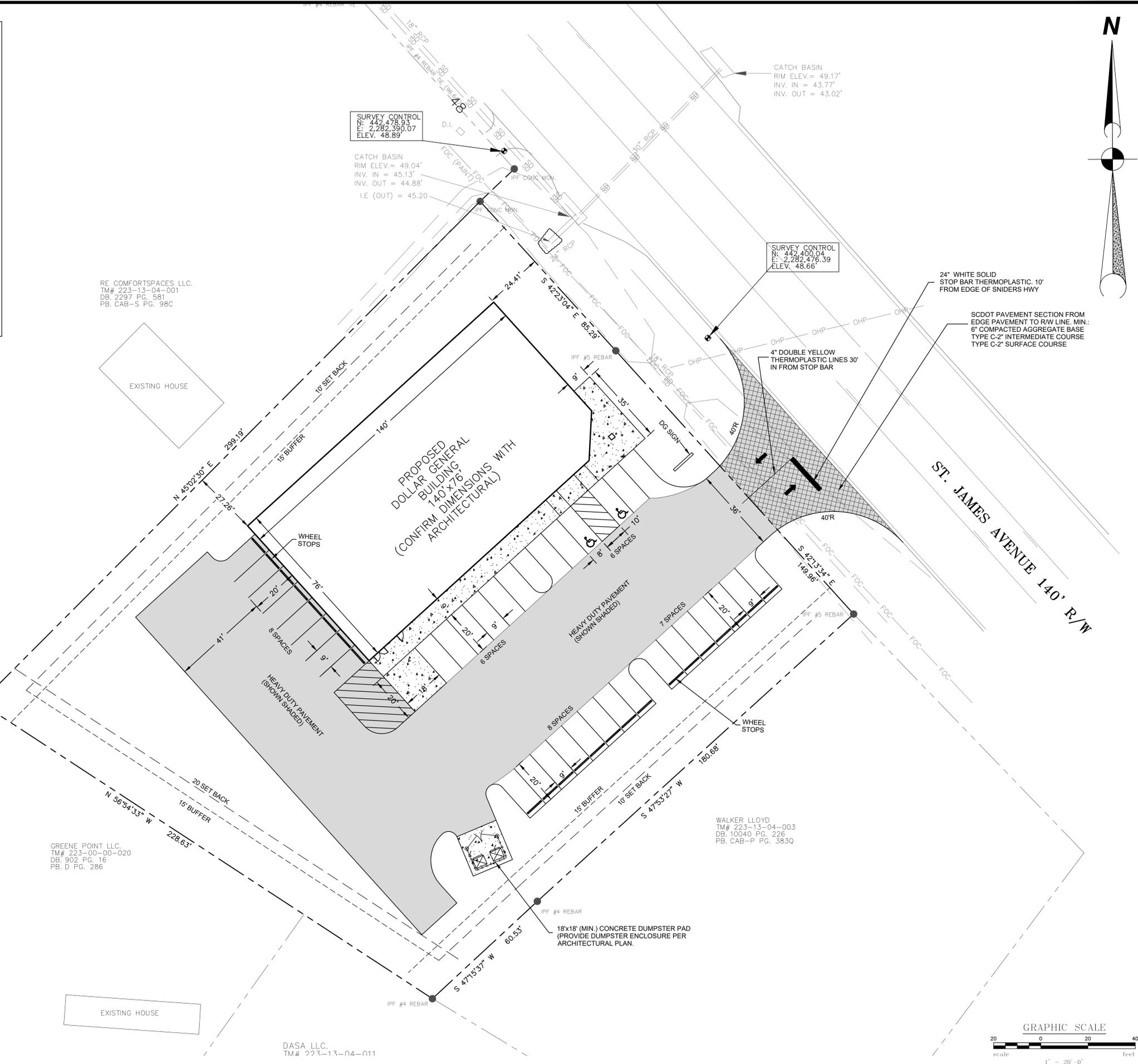
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- SITE DATA:**
1. PARCEL 223-13-04-002 & 223-13-04-033
  2. ZONING: GC - GENERAL COMMERCIAL
  3. DEVELOPER:  
CDP SUMMERVILLE, LLC  
101 NORTH PINE STREET, SUITE 414 E.  
SPARTANBURG, SC 29302
  4. AREAS: NEW LOT 1.42 AC.
  5. NEW DOLLAR GENERAL BUILDING SQ FT: 10,640 GROSS  
BUILDING HEIGHT: 20'  
MAXIMUM HEIGHT ALLOW : 50'
  6. PARKING INFORMATION:  
- REQUIRED: 1/200 SALES = 8500/200 = 43 SPACES  
- PARKING PROVIDED : 35 SPACES (INCLUDED 2 SPACES FOR HANDICAPPED)
  7. FEMA INFORMATION: FLOOD ZONE: X, MAP # 45019C0755K
  8. SETBACKS:  
FRONT 20'  
SIDE 10'  
REAR 20'

- LEGEND**
- ADJOINER
  - SETBACK LINE
  - H.D. PAVEMENT
  - EXISTING CONCRETE
  - NEW CONCRETE
  - SLOPE FABRIC
  - EXISTING STORM DRAINAGE AND STRUCTURE
  - NEW STORM DRAINAGE AND STRUCTURE
  - EXISTING CONTOUR LINE
  - FINISHED CONTOUR LINE
  - FINISHED SPOT GRADE, TOP OF SIDEWALK/PAVE
  - EXISTING POWER POLE, OVERHEAD ELECTRIC LINE AND GUY WIRE
  - FENCE LINE (WOOD OR CHAINLINK)
  - EXISTING SEWER MAIN AND MANHOLE
  - EXISTING WATER MAIN WITH VALVE
  - EXISTING GAS MAIN
  - EXISTING TELEPHONE LINE
  - FIBER OPTIC CABLE
  - FLOOD ZONE
  - PROPERTY LINE & IRON PIN FOUND OR SET LIMITS OF DISTURBANCE
  - SILT FENCE
  - NEW SEWER SERVICE
  - NEW WATER SERVICE
  - DEMO EXISTING TREE

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(864) 670-5244 FAX  
EMAIL: KELLY@KBSSELLARS.COM

**Professional Engineer Seal:** K. B. Sellars, No. 030162, State of South Carolina, Mechanical Engineering, expires 12/31/25.

NO.	DATE	DESCRIPTION	BY:
A	08/01/22	PERMIT SET	KBS
B	01/26/23	BUILDING AND PARKING PER ARB	KBS

PROJECT TITLE:  
**SUMMERVILLE  
DOLLAR GENERAL 24317**

SHEET TITLE:  
**SITE PLAN**

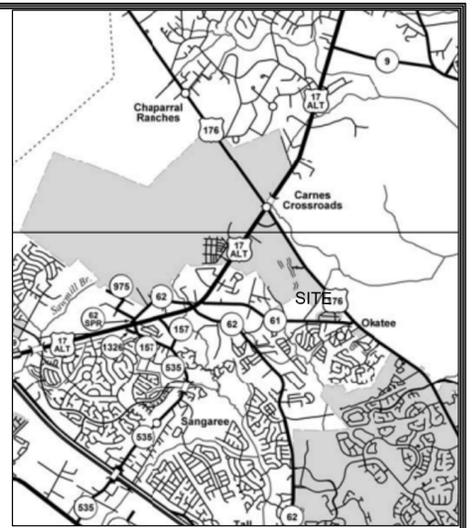
SHEET NO. <b>C2</b>	OF
PROJECT NO. <b>22-791</b>	

1) THIS DOCUMENT DOES NOT REPRESENT A TITLE EXAMINATION.  
 2) NOT A VALID DOCUMENT WITHOUT ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL.

DATE: FEBRUARY 2, 2022  
 JOB NO: #22034  
 FIELD BOOK: D/C BY MM, HR, & JW  
 JOB REFERENCE: CAB S PG. 98C  
 TAX MAP NO. 223-13-04-033



- LEGEND
- ◻ WM - WATER METER
  - IPF - IRON PIN FOUND
  - IPS - IRON PIN SET
  - CATV - CABLE TV PEDESTAL
  - ⊗ PP - POWER POLE
  - PH - TELEPHONE PEDESTAL
  - ⊗ DEMO EXISTING TREE



LOCATION MAP - NOT TO SCALE

LEGAL DESCRIPTION: TRACT No. 1

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING AND BEING IN THE COUNTY OF BERKELEY, STATE OF SOUTH CAROLINA, FRONTING S.C. ROUTE 176, BEING SHOWN AND DESIGNATED AS 1.42 ACRES, MORE OR LESS, UPON PLAT PREPARED FOR CDP SUMMERVILLE, LLC. BY MATHIS & MULDRON LAND SURVEYING, INC., RECORDED IN PLAT BOOK \_\_\_\_\_, FOR A MORE COMPLETE AND PARTICULAR PLAT AND RECORD THEREOF.

TAX MAP No. 223-13-04-033 AND 223-13-04-002

BEGINNING AT A CONCRETE MONUMENT ON THE SOUTHERN RIGHT OF WAY OF HWY. 176 BEING THE POINT OF COMMENCEMENT (P.O.C.);

THENCE S 46° 33' 13" W ALONG A TIE LINE HAVING A DISTANCE OF 20.00' TO A CONCRETE MON. (FOUND) AT THE COMMON CORNER OF THE SOUTHERN RIGHT OF WAY OF HIGHWAY 176 AND THE CORNER OF RE COMFORTSPACES, LLC. HAVING THE STATE PLANE COORDINATES OF N: 442,457.62 E: 2,282,379.86 BEING THE POINT OF BEGINNING (P.O.B.);

THENCE ON THE SAME SAID RIGHT OF WAY HAVING A BEARING OF S 42° 23' 04" E AND DISTANCE OF 85.29', TO A #5 REBAR(FOUND)

THENCE S 42° 13' 34" E ALONG THE SAME SAID RIGHT OF WAY FOR A DISTANCE OF 149.96' TO A #5 REBAR (FOUND) AT THE COMMON CORNER OF WALKER LLOYD.

THENCE S 47° 53' 27" W ALONG THE COMMON LINE OF WALKER LLOYD FOR A DISTANCE OF 180.68' TO A #4 REBAR (FOUND) ALONG THE COMMON LINE OF WALKER LLOYD.

THENCE S 47° 15' 37" W ALONG THE COMMON LINE OF WALKER LLOYD FOR A DISTANCE OF 60.53' TO A 5/8" REBAR (SET) AT THE COMMON CORNER OF WALKER LLOYD & DASA LLC.

THENCE N 56° 54' 33" W ALONG THE COMMON LINE OF DASA LLC & GREENE POINT LLC. FOR A DISTANCE OF 228.63' TO A #4 REBAR (FOUND) AT THE COMMON CORNER OF GREENE POINT LLC.

THENCE RETURNING N 45° 02' 30" E ALONG THE COMMON LINE OF RE COMFORTSPACES, LLC. FOR A DISTANCE OF 299.19' TO A CONCRETE MONUMENT (FOUND) AT THE POINT OF BEGINNING (P.O.B.)

SAID TRACT CONTAINS 1.42 ACRES (61,796.04 SQ. FT.)

SCHEDULE B - SECTION II OF TITLE COMMITMENT No. 2022-017-1

1. The proposed insured must notify the company in writing of the name of any party not referred to in this commitment who will obtain an interest in the land or who will make a loan on the land. The company may then make additional requirements or exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the policy to the company.
4. Documents satisfactory to the company that convey the title or create the mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the public records.  
  
Duly authorized and executed deed from Lloyd E. Walker, to CDP Summerville llc, a South Carolina Limited Liability Company, to be executed and recorded at closing.
5. Mortgageor/Purchaser/Owner certification RESPA acknowledgement and financial interest disclosure (Form no. SC-305) and seller/borrower affidavit (Form SB-1) to be executed prior to the issuance of the final policy(ies)
6. Duly authorized and executed mortgage from CDP Summerville LLC, a South Carolina Limited Liability Company, to SOUTH STATE BANK, N.A., securing its loan in the amount of .
7. Duly authorized and executed assignment of rents and leases, executed by CDP Summerville, LLC, to South State Bank, to be recorded.
8. Provide the attached ITC privacy statement to the Borrower/Buyer at the time of closing.
9. Affecting Property 2:  
A mortgage to Norrell Services, Inc. and Martin R. Sullivan dated July, 30, 1990 in the original principal amount of \$40,803.00 and recorded on August 23, 1990 in Book e788, Page 103 in the official records of Berkeley County Recording Office, to be paid with proceeds of loan and released.
10. JUDGEMENTS: NONE
11. BANKRUPTCIES: NONE

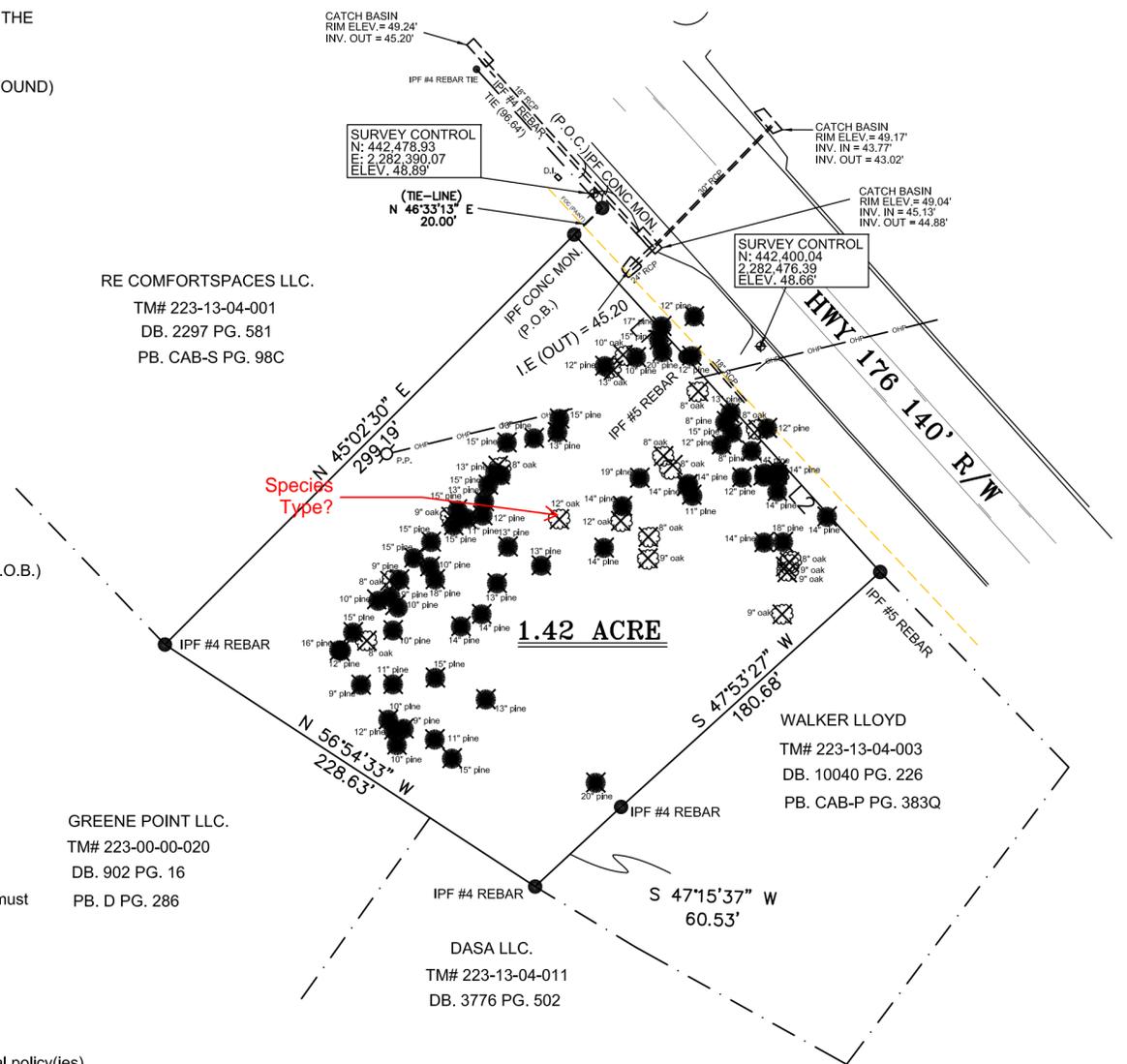
RE COMFORTSPACES LLC.  
 TM# 223-13-04-001  
 DB. 2297 PG. 581  
 PB. CAB-S PG. 98C

GREENE POINT LLC.  
 TM# 223-00-00-020  
 DB. 902 PG. 16  
 PB. D PG. 286

DASA LLC.  
 TM# 223-13-04-011  
 DB. 3776 PG. 502

WALKER LLOYD  
 TM# 223-13-04-003  
 DB. 10040 PG. 226  
 PB. CAB-P PG. 383Q

LINE	BEARING	DISTANCE
L1	S 42°23'04" E	85.29'
L2	S 42°13'34" E	149.96'



**SOUTH CAROLINA**      **BERKELEY COUNTY**      **SUMMERVILLE**

SURVEYED FOR:  
**CDP SUMMERVILLE LLC.**  
 A PLAT OF A RESURVEY OF A ACRE PARCEL AS BEING SHOWN ON A PLAT RECORDED IN PLAT CABINET C PAGE 98C.

**MATHIS & MULDRON LAND SURVEYING, INC.**

575 SANDPIT LANE, MAYESVILLE, S.C. 29104  
 OFFICE (803) 435-2425    EMAIL: MULDRONLANDSURVEYING@GMAIL.COM

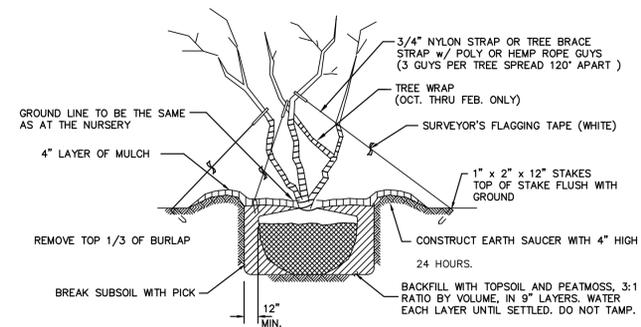
I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

IS THIS PROPERTY IN AN F.I.A. DESIGNATED FLOOD HAZARD AREA? NOT IN  
 FIRM MAP NUMBER: 45015C0590E EFFECTIVE DECEMBER 7, 2018



SCALE 1 IN = 60 FT.

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**MULTISTEM TREE PLANTING DETAIL**

- GENERAL NOTES:**
1. ALL TREES TO BE NURSERY GROWN, BURLAP AND BALL (B&B) PREFERRED.
  2. REMOVE ALL TREATED OR PLASTIC COATED BURLAP, STRAPPING, WIRE OR NYLON TWINE FROM ROOT BALL. AFTER SETTING IN HOLE CUT AWAY TOP 2/3 OF WIRE BASKET IF ANY.
  3. SOAK PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION. FOR MULCH, USE PINE NEEDLES OR SEASONED MULCH (4").
  4. WRAP TREES FROM GROUND TO LOWEST BRANCHES WITH BURLAP OR TREE WRAP PAPER (OPTIONAL). SECURE NEAR TOP AND BOTTOM WITH HEMP STRING ONLY.
  5. STAKING IS OPTIONAL. RUBBER HOSE AND ROPE OR WIRE FOR STAKING IS NOT RECOMMENDED. NO WIRE OR ROPE IS TO BE IN DIRECT CONTACT WITH TRUNK. REMOVE ALL TRUNK WRAP, TREE STRAPS, AND STAKING AFTER ONE GROWING SEASON.
  6. GUY WIRES ARE NOT PERMITTED IN STREET RIGHT-OF-WAY.
  7. ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI 1990, PART 1, "SHADE AND FLOWERING TREES).

**PLANT SCHEDULE**

QTY.	ABBREVIATION	COMMON NAME	BOTANICAL NAME	NOTES
62	LAG SIO	Sioux Crape Myrtle	<i>Lagerstroemia Indica 'Sioux'</i>	2" caliper, 6' height
170	ILE CAR	Carissa Holly	<i>ILEX Cornuta 'Carissa'</i>	3 gallon, 24" minimum height
92	MYR PUS	Dwarf Southern Wax Myrtle	<i>Myrica Pusilla</i>	3 gallon, 24" minimum height
38	QUE LYR	Overcup Oak	<i>Quercus Lyrata</i>	Minimum 2.5" caliper, 8' minimum height at time of planting

**PLANTING NOTES**

1. MATERIALS LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO HIS SATISFACTION. REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY EFFECT BIDDING.
2. ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN. ALL PLANT MATERIAL MUST ADHERE TO ANSI Z60.1-2004 (AMERICAN STANDARD FOR NURSERY STOCK) SPECIFICATIONS FOR ROOT BALLS AND CONTAINER SIZES.
3. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED.
4. UNLESS SPECIFICALLY NOTED, ALL PLANTS SHALL BE OF SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, SYMMETRICAL, AND SO TRAINED OR FAVORED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY AND OUTSTANDINGLY SUPERIOR IN FORM, COMPACTNESS AND SYMMETRY. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF; FREE OF DISEASE AND INSECTS, EGGS OR LARVAE; AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. THEY SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
5. SUBSTITUTIONS OF PLANT MATERIALS WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT. IF PROOF IS SUBMITTED IN WRITING THAT A PLANT SPECIFIED IS NOT OBTAINABLE, CONSIDERATION WILL BE GIVEN TO THE NEAREST AVAILABLE SIZE OR SIMILAR VARIETY, WITH A CORRESPONDING ADJUSTMENT OF THE CONTRACT PRICE.
6. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THAT PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED IF APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. IF LARGER PLANTS ARE APPROVED, THE ROOT BALL SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
7. ROOT FLARE OF PLANT MATERIAL MUST BE AT OR SLIGHTLY HIGHER THAN EXISTING GRADE. PULL MULCH BACK 6 IN. FROM ROOT FLARE.
8. TREES WITH MULTIPLE LEADERS, UNLESS SPECIFIED, WILL BE REJECTED. TREES WITH A DAMAGED OR CROOKED LEADER, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, INSECT DAMAGE, CUTS OF LIMBS OVER 20 MM (3/4") IN DIAMETER THAT ARE NOT COMPLETELY CLOSED OR FLUSH PRUNING CUTS THAT DO NOT PRESERVE THE COLLAR AT THE BRANCH WILL BE REJECTED.
9. TREE PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING MUST BE FOLLOWED. DETAILS ARE PROVIDED ON SHEET 1.
10. CONTRACTOR SHALL TEST SOIL pH AND CONDITIONS FOR ALL SOD AREAS TO INSURE THAT PROPER SOIL REQUIREMENTS ARE MET FOR THE SODDED LAWN. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST AND SPECIFICATIONS TO ACHIEVE PROPER SOIL CONDITIONS.
11. ALL PLANT BEDS TO RECEIVE 4" DEEP HARDWOOD MULCH.
12. CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGHOUT THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
13. IN THE PLANT SCHEDULE, PLANTS LISTED AS "SPECIMEN" SHALL BE SELECTED BY THE LANDSCAPE ARCHITECT AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
14. PREEMERGENT HERBICIDES SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
15. PLANT BED SHALL BE TESTED FOR pH AND AMENDED PRIOR TO INSTALLATION.
16. ALL PLANT MATERIAL SHALL CONFORM TO STANDARD SET FORTH BY "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60.1-2004 PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. ALL PLANT MATERIAL SHALL BE PROTECTED DURING TRANSPORT AND DELIVERY TO JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WIND/RAIN PREVENTION.
17. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PLANTING CAN BEGIN.
18. ALL TREES MUST BE STRAIGHT TRUNK, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.
19. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. SHOULD THE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES, NECESSARY REPAIRS SHALL BE MADE AS QUICKLY AS PRACTICABLE AT CONTRACTOR'S EXPENSE.
20. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODES REQUIREMENTS.
21. CONTRACTOR SHALL ASSURE DRAINAGE AND PERCOLATION OF PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR SHALL FILL ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE THAT PROPER DRAINAGE AND PERCOLATION IS AVAILABLE. CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.
22. BALLED AND BURLAP MATERIAL SHALL HAVE THE TOP ONE HALF (1/2) OF THE BURLAP AND STRAPS REMOVED.
23. CONTRACTORS SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANTS LISTS, GENERAL NOTES AND THE PLANTING SPECIFICATIONS FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
24. TURF GRASS SHALL BE PLANTED AFTER ALL PLANTS ARE INSTALLED AND MULCHED. SEED AND/OR SOD BED PREPARATIONS BY MEANS OF PULVERIZATION TO LOOSEN SOIL, SMOOTH AND FINE GRADE AREA REMOVING ANY ROCKS, ROOTS, TRASH, AND CLOUDS OVER ENTIRE AREA.
25. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING IN FULL ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) UNTIL THE OWNER AND LANDSCAPE ARCHITECT ACCEPT CONSTRUCTION IN FULL AT THE END OF THE ESTABLISHED PERIOD.
26. CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR 12 MONTHS ESTABLISHMENT PERIOD FOLLOWING DATE OF COMPLETED CONSTRUCTION.
27. ALL REQUIRED PLANTING AREAS SHALL BE MECHANICALLY IRRIGATED. THIS SHALL INCLUDE ALL TREE ISLANDS AND ALL AREAS OF REQUIRED FRONTAGE LANDSCAPING BETWEEN THE PARKING LOT AND PUBLIC STREETS.

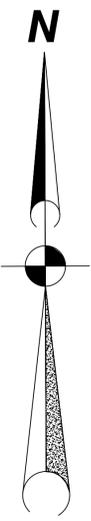
RE COMFORTSPACES LLC.  
TM# 223-13-04-001  
DB: 2297 PG. 581  
PB. CAB-S PG. 98C

WALKER LLOYD  
TM# 223-13-04-003  
DB: 10040 PG. 226  
PB. CAB-P PG. 383Q

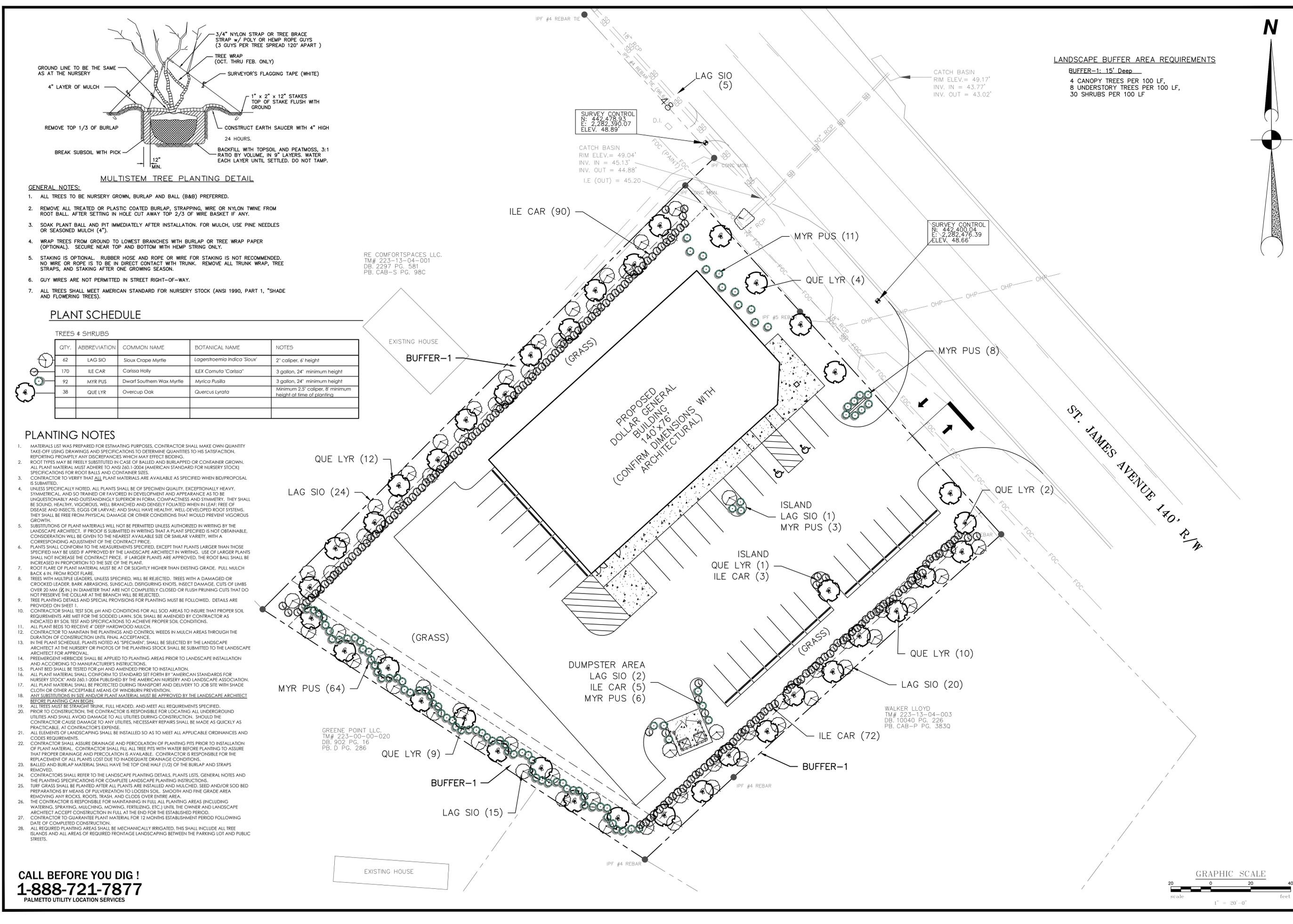
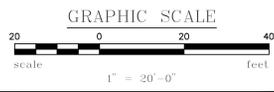
GREENE POINT LLC.  
TM# 223-00-00-020  
DB: 902 PG. 16  
PB. D PG. 286

**LANDSCAPE BUFFER AREA REQUIREMENTS**

**BUFFER-1: 15' Deep**  
4 CANOPY TREES PER 100 LF,  
8 UNDERSTORY TREES PER 100 LF,  
30 SHRUBS PER 100 LF



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**K. B. SELLARS ENGINEERING, L.L.C.**  
ENGINEERS & PLANNERS  
PO BOX 161441  
SUMMERVILLE, SC 29516  
(864) 699-9812 PHONE  
(864) 670-5244 FAX  
EMAIL: KELL@KBSSELLARS.COM

**Professional Seal:** K. B. SELLARS, ENGINEER, L.L.C., No. 003062, State of South Carolina, Mechanical, 01/26/23

NO.	DATE	DESCRIPTION	BY:
A	08/01/22	PERMIT SET	KBS
B	01/26/23	BUILDING AND PARKING PER ARB	KBS

PROJECT TITLE: SUMMERVILLE DOLLAR GENERAL 24317

SHEET TITLE: LANDSCAPE PLAN

SHEET NO. LI	OF LI
PROJECT NO. 22-791	



1 FRONT LEFT CORNER VIEW  
ST JAMES AVENUE



2 FRONT RIGHT CORNER VIEW  
ST JAMES AVENUE



STORE PLANNING Inc  
3080 SENNA DRIVE  
Matthews, North Carolina 28105  
Phone: 704-841-7288  
Fax: 704-849-6997

ARCHITECTURAL  
REVIEW BOARD  
DRAWINGS

#	DATE	REVISION

DOLLAR GENERAL #24317  
BERKELEY COUNTY SC  
SUMMERVILLE / GOOSE CREEK, SC

**DOLLAR GENERAL**

EXTERIOR RENDERINGS

SHEET TITLE

SPI Client	DATE
22129	01-25-23

SHEET NUMBER  
**AR-1**



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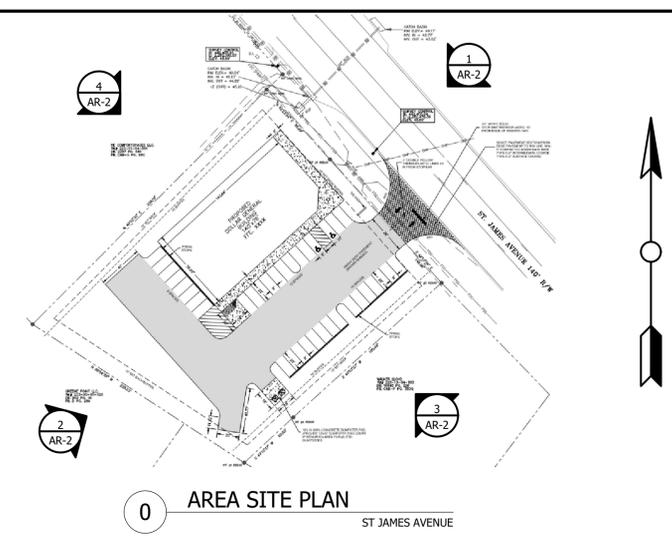
#	DATE	REVISION

DOLLAR GENERAL #24317  
BERKELEY COUNTY SC  
SUMMERVILLE / GOOSE CREEK, SC

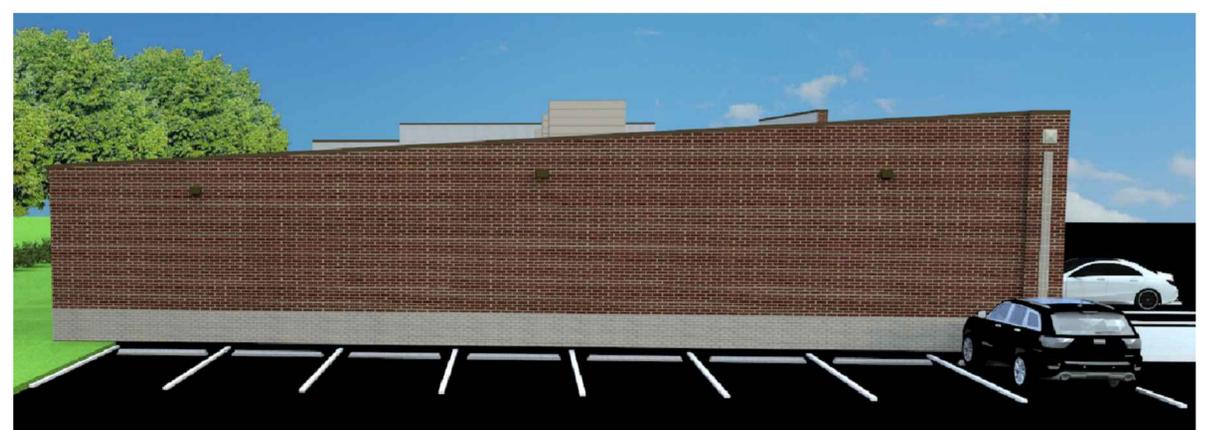
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SHEET TITLE  
EXTERIOR RENDERINGS

SPI Client	DATE
22129	01-25-23

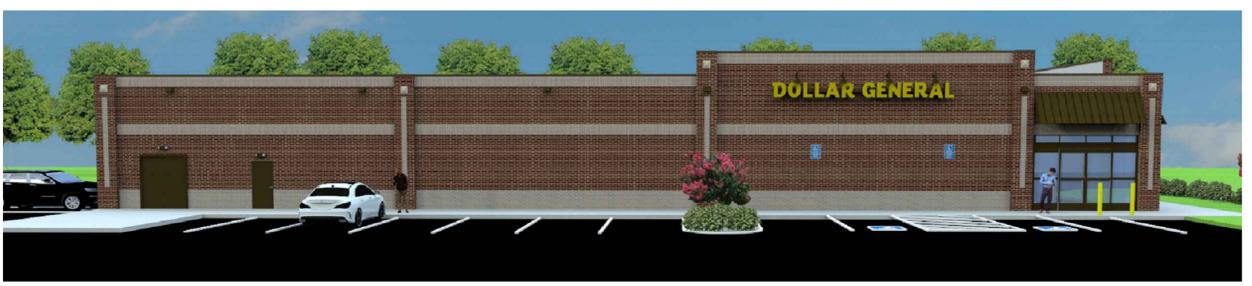
SHEET NUMBER  
**AR-2**



1 FRONT VIEW  
ST JAMES AVENUE



2 REAR VIEW  
CUSTOMER PARKING



3 LEFT SIDE VIEW  
CUSTOMER PARKING



4 RIGHT SIDE VIEW  
NO ACCESS



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DOLLAR GENERAL #24317  
BERKELEY COUNTY SC  
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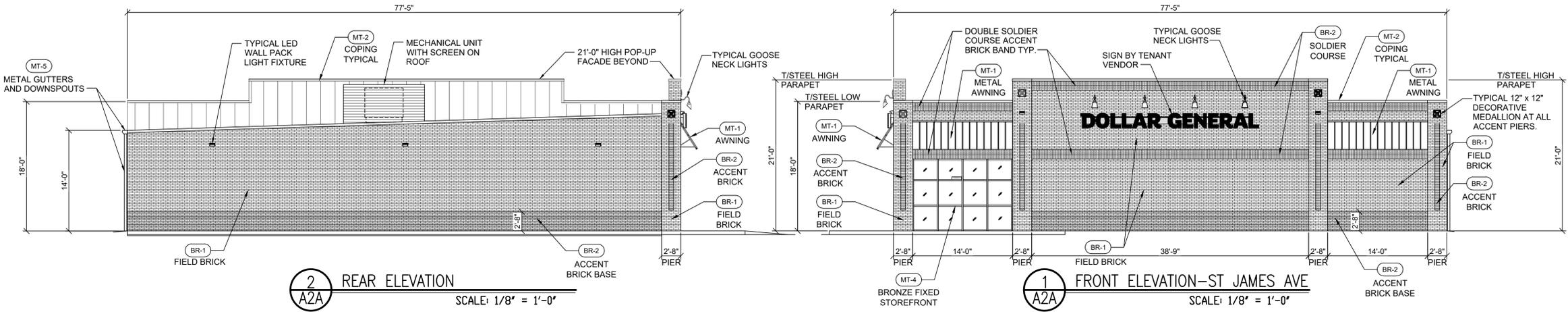
**DOLLAR GENERAL**  
EXTERIOR ELEVATIONS

SHEET TITLE

SPI Client	DATE
22129	01-25-23

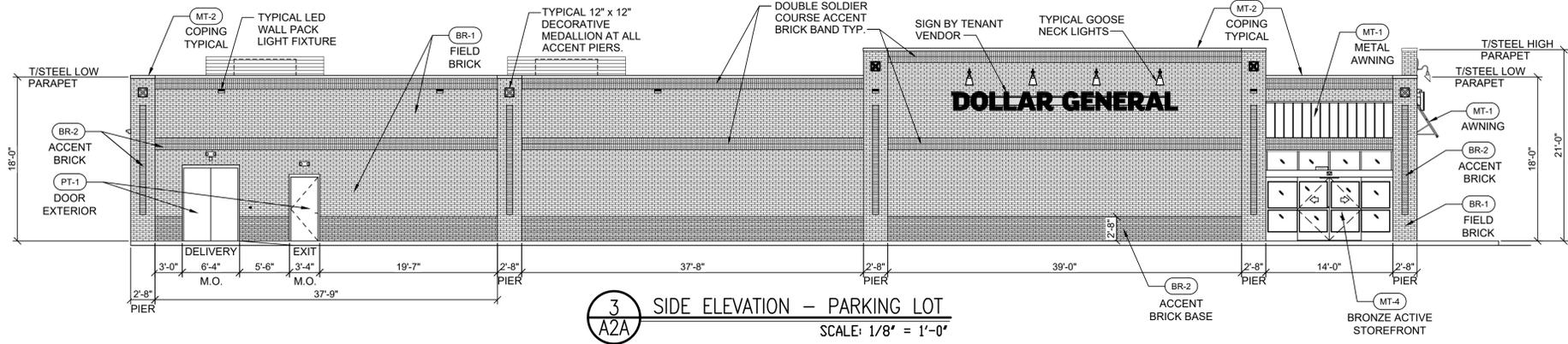
SHEET NUMBER

**A2**

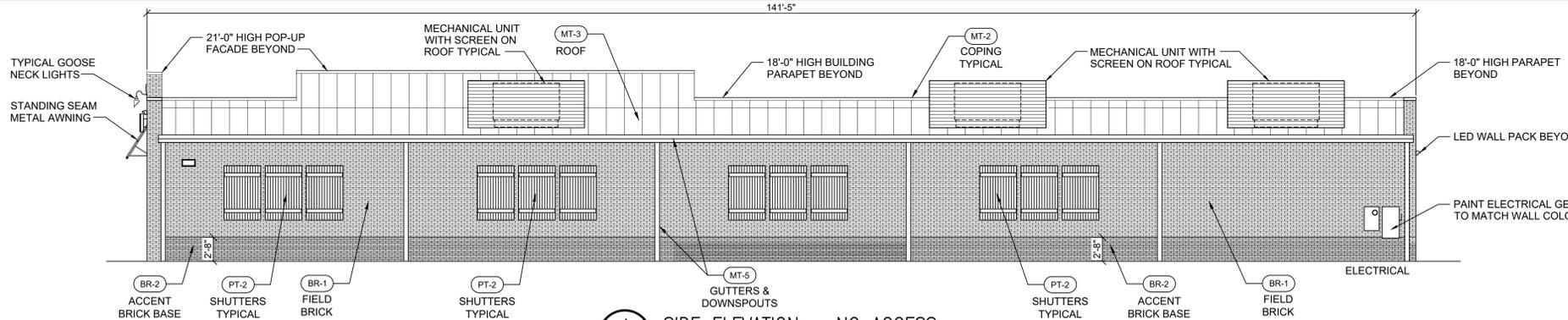


2 A2A REAR ELEVATION  
SCALE: 1/8" = 1'-0"

1 A2A FRONT ELEVATION-ST JAMES AVE  
SCALE: 1/8" = 1'-0"



3 A2A SIDE ELEVATION - PARKING LOT  
SCALE: 1/8" = 1'-0"



4 A2A SIDE ELEVATION - NO ACCESS  
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND	
(BR-1) BRICK FIELD DARKER COLOR	FINISH: BRICK VENEER - FIELD COLOR MANUF: PALMETTO BRICK COLOR: 'DARK RED WIRECUT' SIZE: 'ECONOMY' 3-5/8"x3-5/8"x7-5/8" GROUT: SW SOFT WHITE MANUF: i.design flamingo-BRIXMENT
(BR-2) BRICK SOLDIER COURSE BAND LIGHTER COLOR	FINISH: BRICK VENEER - ACCENT COLOR MANUF: PALMETTO BRICK COLOR: 'IVORYSTONE WIRECUT' SIZE: 'CLOSURE (CCP ECONOMY) 3-5/8"x3-5/8"x7-5/8" GROUT: SW SOFT WHITE MANUF: i.design flamingo-BRIXMENT
(MT-1) METAL AWNING	FINISH: PRE-FAB STANDING SEAM METAL AWNING MANUF: GC'S CANOPY VENDOR COLOR: BRONZE WITH BLACK FRAMES
(MT-2) METAL COPING	FINISH: PARAPET METAL COPING MANUF: PEMB VENDOR COLOR: BRONZE / PEMB 'BURNISHED SLATE'
(MT-3) ROOF PANELS	FINISH: ROOF PANELS MANUF: PEMB VENDOR COLOR: 'GALVALUME'
(MT-4) STOREFRONT	FINISH: ALUMINUM STOREFRONT MANUF: KAWNEER OR EQUAL COLOR: #40 ANODIZED DARK BRONZE
(MT-5) CREAM	FINISH: GUTTERS & DOWNSPOUTS / RTU SCREENS MANUF: PEMB VENDOR COLOR: PEMB COLOR 'SANDSTONE'
(PT-1) PAINT DOORS/TRIM	FINISH: PAINT - SHERWIN WILLIAMS COLOR: SW 7041 'VAN DYKE BROWN' (Exterior Only-Interior Black Magic) SHEEN: SEMI-GLOSS EXTERIOR ENAMEL
(PT-2) PAINT SHUTTERS	FINISH: PAINT - SHERWIN WILLIAMS COLOR: SW 7041 'VAN DYKE BROWN' SHEEN: SEMI-GLOSS EXTERIOR ENAMEL



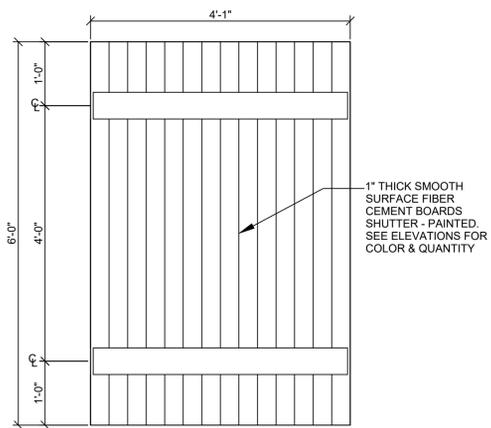
Dark Red Wirecut

BRICK 1 - FIELD COLOR

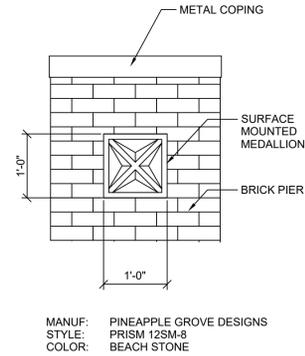


Ivorystone Wirecut

BRICK 2 - ACCENT COLOR



5 A2A WALL SHUTTER DETAIL  
SCALE: 3/4" = 1'-0"



6 A2A MEDALLION DETAIL  
3/4" = 1'-0"



Millennium Lighting RLM 1 Light Outdoor Wall Sconce with 10" Wide Angle Shade and 14.5" Gooseneck Stem  
Model: RAS10-RGN15-ABR

7 A2A GOOSE NECK LIGHT DETAIL  
SCALE: NONE





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BERKELEY COUNTY SC  
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**DOLLAR GENERAL**  
SHEET TITLE  
DUMPSTER ENCLOSURE DETAIL

SPI Client	DATE
22129	01-25-23

SHEET NUMBER

**A8**

