



THE CITY OF
GOOSE CREEK

BERKELEY CO. EST. 1961 SO. CAROLINA

**SUPPORTING MATERIALS FOR
ARCHITECTURAL REVIEW BOARD**

MONDAY, OCTOBER 19, 2020
AT 6:30 PM

**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: LILI ORTIZ-LUDLUM, ADMINISTRATIVE ASSISTANT

DATE: October 13, 2020

SUBJECT: MEETING NOTIFICATION

WHERE: Council Chambers, 519 N. Goose Creek Boulevard, Goose Creek, SC 29445

This is to remind everyone that the next meeting of the Architectural Review Board is scheduled for Monday, October 19, 2020 at 6:30 p.m.

Please review the enclosed packet. Should you have any questions or comments prior to Monday's meeting, please do not hesitate to contact Brenda Moneer, Planning and Zoning Technician (x1116) or Mark Brodeur, Planning and Zoning Director(x.1118) at 843-797-6220.



MINUTES

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, SEPTEMBER 21, 2020, 5:30 P.M.
VIA VIDEO CONFERENCE (ZOOM)**

I. CALL TO ORDER

Vice Chairman Risso called the meeting to order at 5:30 p.m.

II. ROLL CALL

Present: Gary Becker; Sharon Clopton, Ricky Dresel; Tom Risso; Jen Wise; Lisa Burdick; David Cantrill
Absent: None
Staff Present: Director of Planning and Zoning Mark Brodeur; Planning Technician Brenda Moneer

III. REVIEW OF MINUTES – AUGUST 26, 2020

Motion: A motion was made to accept the minutes as presented. **Moved by** Board Member Dresel, **Seconded by** Board Member Burdick.
Discussion: There was none.
Vote: All voted in favor (7-0). Motion carried.

IV. MINOR APPLICATIONS – NEW BUSINESS

A) LIDLE: 435 ST. JAMES AV., SIGNAGE

A representative presented the application, stating that the application included adding the words “Food Market” to the existing signs. Mr. Becker inquired if the monument sign would be modified. The applicant stated yes. Mr. Becker inquired to staff if the wall mount sign was within the maximum allowance for square footage. Staff stated yes.

Motion: A motion was made to accept the application as submitted. **Moved by** Board Member Burdick, **Seconded by** Board Member Dresel.
Discussion: There was none.
Vote: All voted in favor (7-0). Motion carried.

B) YES AUTO SALES: 201 S. GOOSE CREEK BLVD., SIGNAGE

A representative presented the application. The applicant explained the sign material would be FLEXFACE™, stretched and clamped into the cabinet to prevent sagging. There was discussion on the material and if it would mildew. The applicant explained that it could be cleaned off. Mr. Becker inquired about the height and size of the sign face. The

applicant stated that the sign is 9'-6" tall and 48 square feet for the sign face. The Board stated concern for the use of material fabric in lieu of acrylic.

- Motion:** A motion was made to accept the application as submitted. **Moved by** Board Member Burdick, **Seconded by** Board Member Cantrill.
- Discussion:** Ms. Clopton stated she would like to see a physical sample. The applicant stated she would drop off a sample to staff.
- Motion:** The motion was amended to include review of the materials by staff and members of the ARB. **Moved by** Board Member Burdick, **Seconded by** Board Member Cantrill.
- Vote:** A roll call vote was requested: David Cantrill (Yes), Lisa Burdick (Yes), Gary Becker (No), Sharon Clopton (No), Ricky Dresel (Yes), Tom Risso (Yes), Jen Wise (Yes). (5-2) Motion carried.

C) METRO BY T-MOBILE: 607 ST. JAMES AV., SIGNAGE

A representative presented the application. The applicant presented two versions of the tenant panel. The original submittal consisted of white letters on a hot pink background, the 2nd choice consisted of hot pink letters on a white background. Ms. Wise inquired if there would be wall mounted signs. The applicant stated they would bring to the ARB at a later date.

- Motion:** A motion was made to accept the application as submitted with the white background. **Moved by** Board Member Wise, **Seconded by** Board Member Burdick.
- Discussion:** There was none.
- Vote:** A roll call vote was requested: David Cantrill (Yes), Lisa Burdick (Yes), Gary Becker (Recused), Sharon Clopton (No), Ricky Dresel (Yes), Tom Risso (Yes), Jen Wise (Yes). (5-1-1) Motion carried.

V. MAJOR APPLICATIONS – NEW BUSINESS

D) OFFICE BUILDING: 116 SPRING HALL DR., SITE PLAN, LANDSCAPING, PARKING, ELEVATIONS, COLORS AND MATERIALS.

Mr. Jeff Carper presented the building, landscaping and site proposal to the Board. He explained the color and materials as proposed in the packet. The Board discussed the location of the dumpster enclosure. The applicant stated it would be an enclosure for roll carts on the south front corner of the building. He also mentioned it would be painted Charleston Green. There was discussion regarding the sign. It was suggested that a sign permit with artwork come before the ARB at a future date in order to review the sign adequately.

- Motion:** A motion was made to accept the application as submitted and asked that a sign company resubmit the sign permit application

at a later date. **Moved by** Board Member Dresel, **Seconded by** Board Member Cantrill.

Discussion: There was none.

Vote: All voted in favor (7-0). Motion carried.

E) OFFICE BUILDING: 503 N. GOOSE CREEK BLVD., SITE PLAN, LANDSCAPING, PARKING, ELEVATIONS, COLORS AND MATERIALS

The representative presented a preliminary review of the application to gain insight and feedback from the ARB. There was lengthy discussion regarding the site, orientation, amount of parking and neighboring residential properties. Concern for the type of use and intensity was discussed.

F) BUILDING RENOVATION: 408 REDBANK RD., CHAO GOYANO-ELEVATIONS, COLORS, MATERIALS AND SIGNAGE

Mr. Dennis Schumm presented the application to the Board. There was discussion regarding the sign height above the parapet, sign max allowance, and permit. Staff noted that a revised sign permit had not been received. The applicant explained everything had been submitted for the building proposal. Mr. Dresel inquired about the Roof Top Units. Mr. Schumm mentioned there was one existing on the roof. There was discussion regarding the terms of items being grandfathered. Staff noted this location had been dark for over 6+ years. The applicant noted that the parking and landscaping was previously approved for this location. Mr. Brodeur stated a C.O. would not be issued until all items are completed. There was discussion regarding the canopies out front and over the dumpster enclosure at the rear corner of the building. Staff pulled documents submitted for the previous ARB meeting as per the applicant's comments containing additional information. It was determined that the application was incomplete and needed additional information in order to assist the Board with rendering a decision.

Motion: A motion was made to deny the application as submitted, along with a request for the applicant to provide additional information as discussed and come back at a future date for review. **Moved by** Board Member Dresel, **Seconded by** Board Member Becker.

Discussion: There was none.

Vote: All voted in favor (7-0). Motion carried.

VI. COMMENTS FROM THE BOARD

There was discussion regarding the state of the rear property at Dollar General, and also status of the flashing lights at the Vape Shop in Goose Creek Village. There was a lengthy discussion on projects submitted without sufficient information for the Board to review and make their decision. Ms. Clopton inquired when the Board could go back to a live format for the meetings. There was discussion regarding this, and it was determined that this would be a more effective way to review projects. Mr. Brodeur stated the next meeting would be in person.

VII. COMMENTS FROM STAFF

In answer to Mr. Becker’s question, Mr. Brodeur mentioned City staff is currently working to help rewrite the City Sign Ordinance language. He added that this would help provide a clearer language to give developers and sign companies direct guidelines with less interpretation for confusion. Mr. Brodeur provided information regarding a checklist for upcoming projects that would be given to developers to provide the ARB with clearer applications and documents necessary to evaluate the projects.

VIII. ADJOURNMENT

Motion: A motion was made to adjourn (7:30p.m.) **Moved By:** Board Member Wise, **Seconded By:** Board Member Burdick.
Discussion: There was none.
Vote: All voted in favor (7-0). Motion carried.

_____ Date _____
Tom Risso, Vice Chairman



MINOR APPLICATION: NEW BUSINESS

REV - 201 St. James Ave.
Formerly Heritage Trust
Signage

CITY OF GOOSE CREEK SIGN PERMIT APPLICATION

Today's Date: 10/5/20

Permit Fee: \$75.00

1. Business Owner Angela Snavely Business Phone _____
 Name of Business REV Federal Credit Union Alternate Phone _____
 Street Address of Business 201 St. James Ave.
 Landlord/Lessor N/A Landlord's Phone N/A
 Sign Company Carolina Sign Co. Sign Co. Phone 843-779-7446
 Sign Co. Contact Hugh Welch Sign Co. Address 107 St. James Ave Ste A2

3. How many signs are you applying for? 2 How many signs does this business already have? _____
4. What kind of signs does this business already have? Building / Road None
5. What type of business is applying for this sign permit:
 A. A stand alone business? Yes No
 B. A part of a shopping center? Yes No If yes, shopping center name: _____
6. What is the TMS number for this property? 243-04-00-029
7. What is the front setback of the business in feet? 150' (The distance from the front property line to the front of business)
 A. For corner lots only, what is the front setback for second street frontage in feet? _____
8. What is the width of the business in feet? 80' (The distance from wall to wall)
 A. For corner lots only, what is the width of the business for second street frontage in feet? _____
9. What is the property's road frontage in feet? N/A (This only applies to shopping centers erecting a freestanding sign)
10. Please attach photos showing:
 A. The storefront in relation to adjacent businesses;
 B. The specific location of proposed sign(s) on the property or building; and
 C. The actual sign if it already exists.
11. Please attach drawings of each proposed sign showing (drawn to scale):
 A. The completed sign as it will actually appear on the building
 B. All dimensions;
 C. Where the colors will appear;
 D. The location on the property (on a plat) of proposed & existing freestanding signs
 E. The location on the building of proposed & existing building signs
12. Please attach swatches, samples, and/or paint chips of all proposed colors to the application.
13. Please complete the Sign Information Table located on the following page.
14. You are required to attend the Architectural Review Board meeting in which your sign application is reviewed.
 • Please submit this application by the 1st Monday of the month for consideration that month by the ARB.
 • The ARB meets on the 3rd Monday of each month. (Please see attached ARB schedule for application deadlines and meetings.)

OFFICE USE ONLY

MAX. NO. OF ALLOWED SIGNS: _____

MAX ALLOWED SIGN AREA: _____

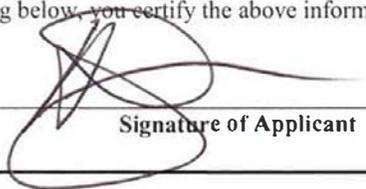
NOTE: Illuminated, exposed and non-exposed neon signs located on the interior of a business, which are visible from the exterior of the business, must be reviewed by the ARB. Such signs shall be included as part of a business's maximum allowable square footage of building signage, as authorized in Section 151.084 of the City Code. A "non-exposed neon sign" shall be interpreted as a neon sign that does not have externally visible neon tubing. Neon signs enclosed in plastic, glass and Plexiglas casings are considered "exposed neon signs." All electrical work must be in accordance with the City's Code of Ordinances and the National Electrical Code.

SIGN INFORMATION TABLE

Required Information	Sign 1	Sign 2	Sign 3
Materials: (metal, plastic, wood, etc.)	Acrylic	Aluminum	
Illumination: Exterior, interior or not lighted	NOT Lighted	Not Lighted	
Type of Sign:	WALL	Pylon	
Height (FEET)	41"	4'	
Width (feet)	102"	11'	
Area (square feet)	29 s/f	44 s/f	
All colors used on sign	Red / Yellow / Teal	Red / Yellow / Teal	
Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic	NO	NO	
Projection from building or cabinet width (thickness)	3/8"	12" Cantinut	
Number of styles of lettering	ONE	ONE	
Height of letters (if channel letters)	N/A	N/A	
If mounting individual letters, space between letters	N/A	N/A	
If mounting individual letters, space between words	N/A	N/A	
If window sign, size of window	N/A	N/A	
If changeable copy sign (reader board), number of lines	N/A	N/A	
If freestanding sign, distance between sign and street curb (ft)	N/A	15' (existing)	
If freestanding sign, total height above grade (ft)	N/A	20' (existing)	
If freestanding sign, landscaping materials to be planted at base of sign	N/A	evergreen shrubs (existing)	

Review the attached Zoning Ordinances pertaining to sign regulations (Section 151.084). Be advised to examine them thoroughly so as to avoid violations (Section 151.999):

By signing below, you certify the above information that you provided to be true and correct.



 Signature of Applicant

10/5/20

 Date

OFFICE USE ONLY		
Remarks: _____		
Approval: Zoning Administrator _____ Issued by: _____ Date: _____		

SIGN A

102"



SIGN B

5" from top and bottom

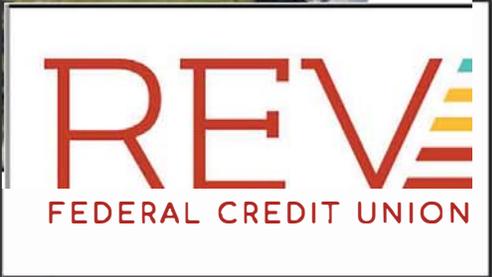
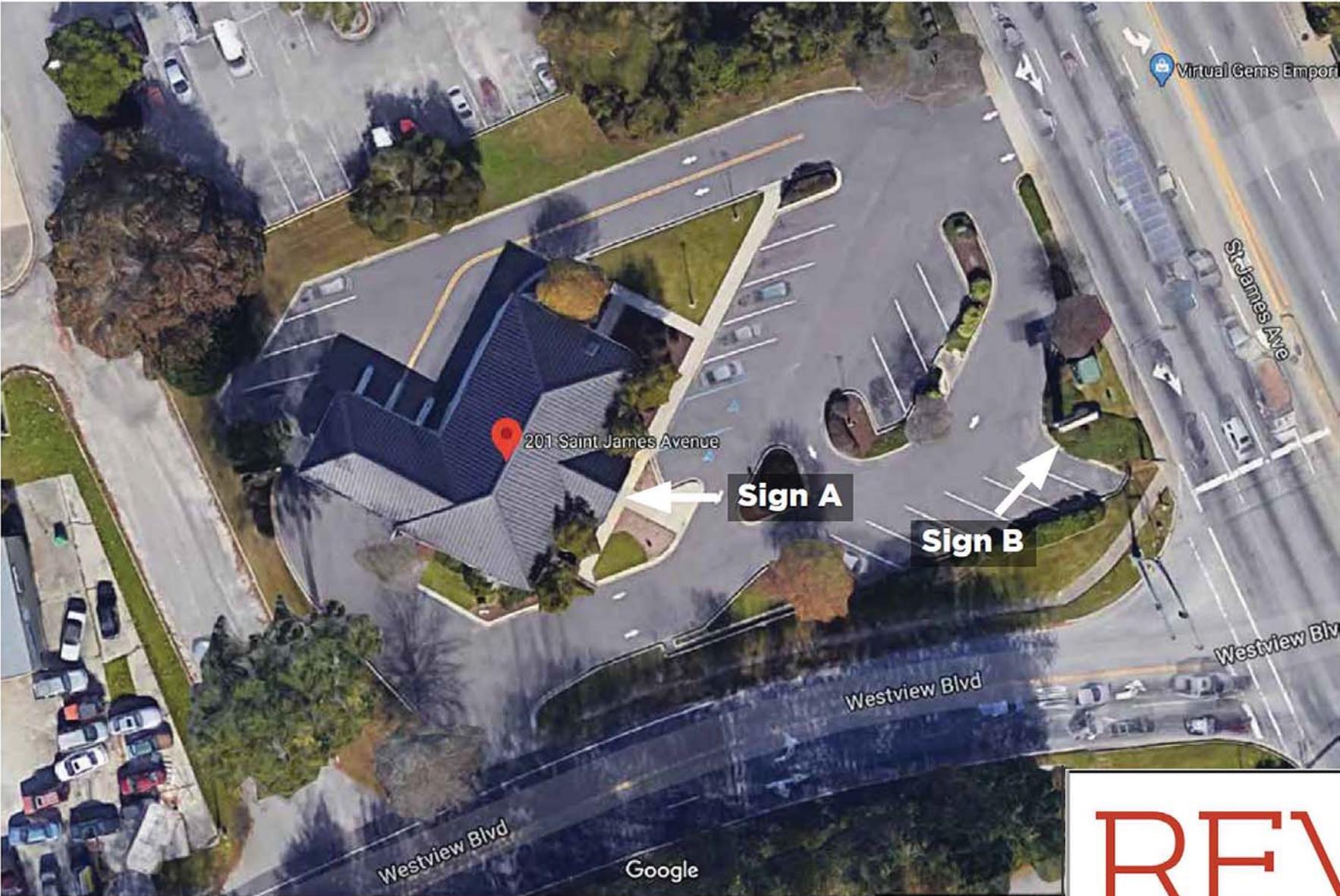
132"



GOOSE CREEK

GOOSE CREEK

201 St James Ave
Goose Creek, SC 29445



Sign A



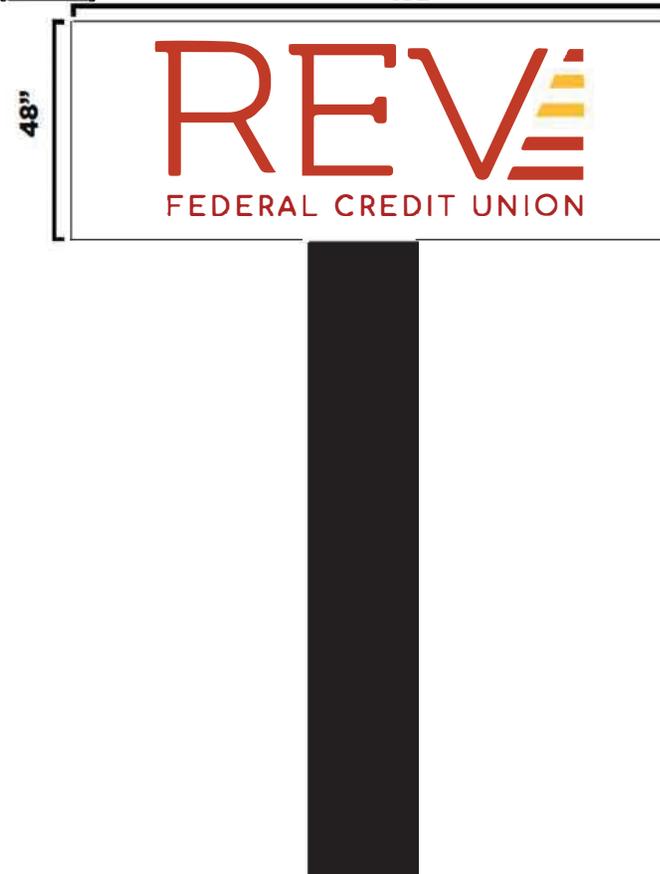
Sign B



SIGN B

5" from top and bottom

132"



SIGN A

102"



REV FEDERAL CREDIT UNION BRAND STYLE GUIDE

3 COLOR



BLACK



REVERSED



COLORS

PMS 7626

CMYK: 16 91 100 6
RGB: 198 55 5
WEB: C63705

PMS 143

CMYK: 0 27 89 0
RGB: 255 191 55
WEB: FFBF37

PMS 3255

CMYK: 63 0 33 0
RGB: 44 212 196
WEB: 2CD4C4

SECONDARY COLORS

20% BLACK

PMS 7622

PMS 2455

PMS 7717

PMS 7722

90% BLACK

FONTS

Comfortaa

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
0123456789

SECONDARY FONT OPTIONS

Open Sans

Input Serif



MINOR APPLICATION: NEW BUSINESS

Creekside Church - 506 St. James Ave.

Signage

OFFICE USE ONLY	
PERMIT #:	042500
AMOUNT DUE: \$	75.00
DATE PAID:	10-5-2020

CITY OF GOOSE CREEK SIGN PERMIT APPLICATION

Today's Date: 10/5/20 Permit Fee: \$75.00

1. Business Owner David Barton (Pastor) Business Phone 843-405-2910
 Name of Business Creekside Church Alternate Phone 803-646-1580
 Street Address of Business 506 St. James Ave.
 Landlord/Lessor N/A Landlord's Phone N/A
 Sign Company Carolina Sign Co. Sign Co. Phone 843-779-7446
 Sign Co. Contact Hugh Welch Sign Co. Address 107 St. James Ave Ste A2

3. How many signs are you applying for? 1 How many signs does this business already have? 1

4. What kind of signs does this business already have? road monument None

5. What type of business is applying for this sign permit:
 A. A stand alone business? Yes No
 B. A part of a shopping center? Yes No If yes, shopping center name: _____

6. What is the TMS number for this property? 234 - 07 - 05 - 002

7. What is the front setback of the business in feet? 300' (The distance from the front property line to the front of business)
 A. For corner lots only, what is the front setback for second street frontage in feet? _____

8. What is the width of the business in feet? 200' (The distance from wall to wall)
 A. For corner lots only, what is the width of the business for second street frontage in feet? _____

9. What is the property's road frontage in feet? N/A (This only applies to shopping centers erecting a freestanding sign)

10. Please attach photos showing:
 A. The storefront in relation to adjacent businesses;
 B. The specific location of proposed sign(s) on the property or building; and
 C. The actual sign if it already exists.

OFFICE USE ONLY
MAX. NO. OF ALLOWED SIGNS: _____
MAX ALLOWED SIGN AREA: _____

11. Please attach drawings of each proposed sign showing (drawn to scale) :
 A. The completed sign as it will actually appear on the building
 B. All dimensions;
 C. Where the colors will appear;
 D. The location on the property (on a plat) of proposed & existing freestanding signs
 E. The location on the building of proposed & existing building signs

12. Please attach swatches, samples, and/or paint chips of all proposed colors to the application.

13. Please complete the Sign Information Table located on the following page.

14. You are required to attend the Architectural Review Board meeting in which your sign application is reviewed.
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 • The ARB meets on the 3rd Monday of each month. (Please see attached ARB schedule for application deadlines and meetings.)

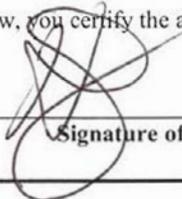
NOTE: Illuminated, exposed and non-exposed neon signs located on the interior of a business, which are visible from the exterior of the business, must be reviewed by the ARB. Such signs shall be included as part of a business's maximum allowable square footage of building signage, as authorized in Section 151.084 of the City Code. A "non-exposed neon sign" shall be interpreted as a neon sign that does not have externally visible neon tubing. Neon signs enclosed in plastic, glass and Plexiglas casings are considered "exposed neon signs." All electrical work must be in accordance with the City's Code of Ordinances and the National Electrical Code.

SIGN INFORMATION TABLE

Required Information	Sign 1	Sign 2	Sign 3
Materials: (metal, plastic, wood, etc.)	acrylic		
Illumination: Exterior, interior or not lighted	interior		
Type of Sign:	Monument		
Height (FEET)	4'		
Width (feet)	10'		
Area (square feet)	40 s/f		
All colors used on sign	Blue / Gray / White		
Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic	Yes 2'		
Projection from building or cabinet width (thickness)	18"		
Number of styles of lettering	Two		
Height of letters (if channel letters)	N/A		
If mounting individual letters, space between letters	N/A		
If mounting individual letters, space between words	N/A		
If window sign, size of window	N/A		
If changeable copy sign (reader board), number of lines	N/A		
If freestanding sign, distance between sign and street curb (ft)	15' (existing)		
If freestanding sign, total height above grade (ft)	18' (existing)		
If freestanding sign, landscaping materials to be planted at base of sign	Evergreen shrubs (existing)		

Review the attached Zoning Ordinances pertaining to sign regulations (Section 151.084). Be advised to examine them thoroughly so as to avoid violations (Section 151.999):

By signing below, you certify the above information that you provided to be true and correct.



 Signature of Applicant

10/5/20

 Date

<u>OFFICE USE ONLY</u>
Remarks: _____
Approval: Zoning Administrator _____ Issued by: _____ Date: _____







MAJOR APPLICATION: OLD BUSINESS

408/428 RED BANK RD.

PAINT



PERMIT APPLICATION CITY OF GOOSE CREEK, SOUTH CAROLINA

Office Use Only: Permit Numbers	
X	E
042402 B	M
G	SP
P	DP
BL# _____	

Street Address <u>408+428 redbank rd goose creek 29445</u>	Construction Group/Classification _____
Tax Map Number _____	Lot _____ Block _____ Subdivision _____
Property Owner <u>ibrahim azab</u>	Phone <u>8439266267</u>
Contractor _____	Phone _____
Address _____	Contractor's State License # _____
Owner Email <u>hima azb2000@yahoo.com</u>	Contractor Email _____

Scope of Work (Please use reverse side of this form for a detailed description of work) over →

Use of Improvement Single Family Duplex Apartment Commercial Other _____

1st Floor Heated Sq. Ft. _____ 2nd Floor Heated Sq. Ft. _____ 3rd Floor Heated/Unheated (please circle) Sq. Ft. _____

Garage Sq. Ft. _____ Attached/Detached (please circle) Heated/Unheated (please circle) Room Over Garage Sq. Ft. _____

Carport Sq. Ft. _____ Porch Sq. Ft. _____ Patio Sq. Ft. _____

Number of: Baths _____ Bedrooms _____ Fireplace _____ Rooms _____ Stories _____ Units _____

Type of Fuel: Electric - #Amps _____ Gas - # Outlets _____ Outlet Type: Range/H2O/Heat/Fire/Grill/Other _____

Cost of: Mechanical \$ _____ Land \$ _____ Construction \$ 11900.00

OFFICE USE ONLY

Primary Structure (sq. ft. _____)
 Cost per sq. ft. \$ _____ Construction value \$ _____

Secondary Structure (sq. ft. _____)
 Cost per sq. ft. \$ _____ Construction value \$ _____

Application Fee (Non-refundable) \$ 25.00

PERMIT FEES

Primary Structure Permit Fee \$ 70.00

Primary Structure Plan Review Fee \$ _____

Secondary Structure Permit Fee \$ _____

Secondary Structure Plan Review Fee \$ _____

Impact Fee Res/Multi - Other \$ _____

Impact Fee Com/Off/Ind sq. ft. _____ \$ _____

Electrical Permit Fee \$ _____

Plumbing Permit Fee \$ _____

_____ sq. ft. x 2.30 = _____ Construction Value

Mechanical Permit Fee \$ _____

Gas Permit Fee \$ _____

Pool Permit Fee \$ _____

Dumpster Fee \$ _____

Total Fee Due \$ 95.00

Notes:

Zoning Administrator _____ Date _____

Date of ARB Approval _____

Building Inspector _____ Date _____

Permit Technician _____ Date _____





SMART CHOICE CONSTRUCTION, LLC

SIDE AND ELEVATION

CHAO GOIANO



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

Property Address: 408 Red Bank Road		TMS No.: 252-0-03-001
Review request:	For:	Preliminary meeting date requested:
<input type="checkbox"/> Preliminary	<input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Alterations / Additions	<input type="checkbox"/> Appeal Decision of Architectural Review Board
<input checked="" type="checkbox"/> Final	<input checked="" type="checkbox"/> Color Change <input type="checkbox"/> Demolition <input type="checkbox"/> Other	

Property Owner: IBRAHIM AZAB	Daytime phone: 843-926-6267
Applicant: DENNIS SCHUMM	Daytime phone: 843-200-2167
ARB Meeting Representative: TBD	Contact Information: 843-200-2167
Applicant's mailing address: 4759 ARCO LAKE	
City: NORTH CHARLESTON	State: SC Zip: 29418
Applicant's e-mail address: dennis.schumm@gmail.com	
Applicant's relationship: <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)

Concrete block exterior lower 6' - primer & 2 coats Sherwin Williams "Moth Wing"
 " " " upper - primer & 2 coats Sherwin Williams "China Doll"
 Wood Siding Sign - primer & 2 coats Sherwin Williams "Black"
 Awnings & GABLE Roof - 22 ga. metal Roof panel - "Black"
 Timber framing - Sealed - Natural
 Fence - Cedar fence material - Natural
 Storefront & Entry Doors - Extruded Aluminum - Medium Bronze

Scope of Work: (please give a detailed description)

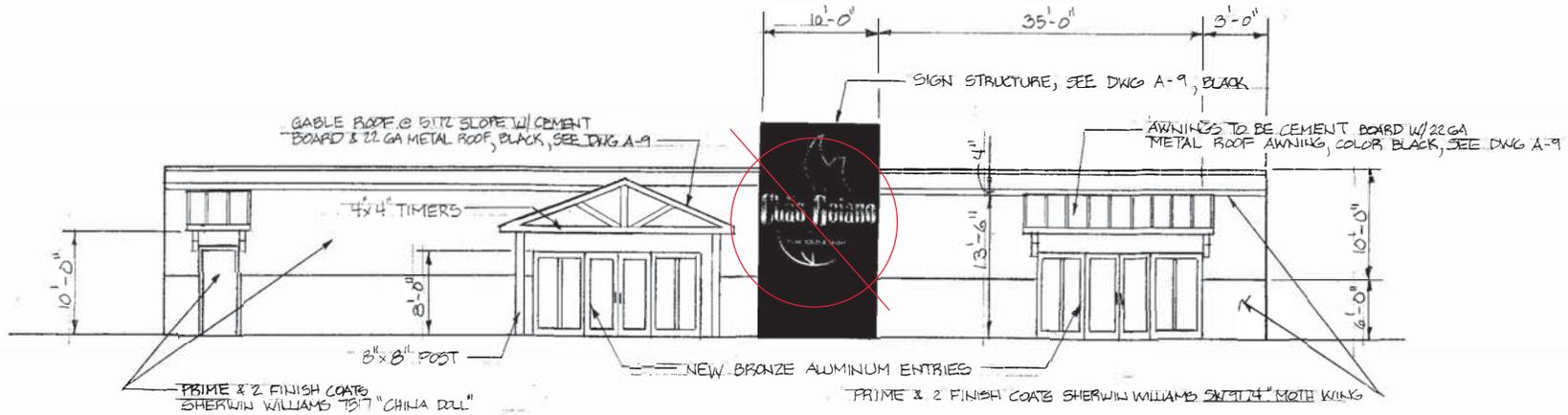
Exterior work shall include removal of existing entry and windows and installation of new entry and sidelite units. Additional exit door added at rear elevation.
 Entire Exterior block walls to be repainted as noted above
 construction of 2 awnings at front elevation and gable roof over new entry. Aluminum roof over rear exit area.
 Resurface and striping as shown on parking plan and landscaping as shown on landscape plan.

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: Dennis Schumm Date: 8/14/2020

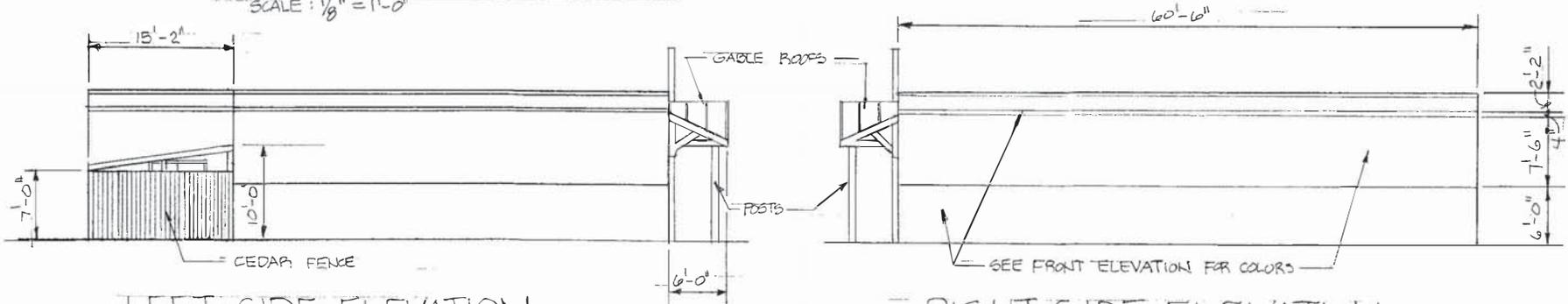
Print name legibly: DENNIS SCHUMM

NO SIGN REVIEW AT THIS TIME. APPLICANT TO MODIFY SIGN PERMIT APPLICATION AND SUBMIT AT FUTURE MEETING



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

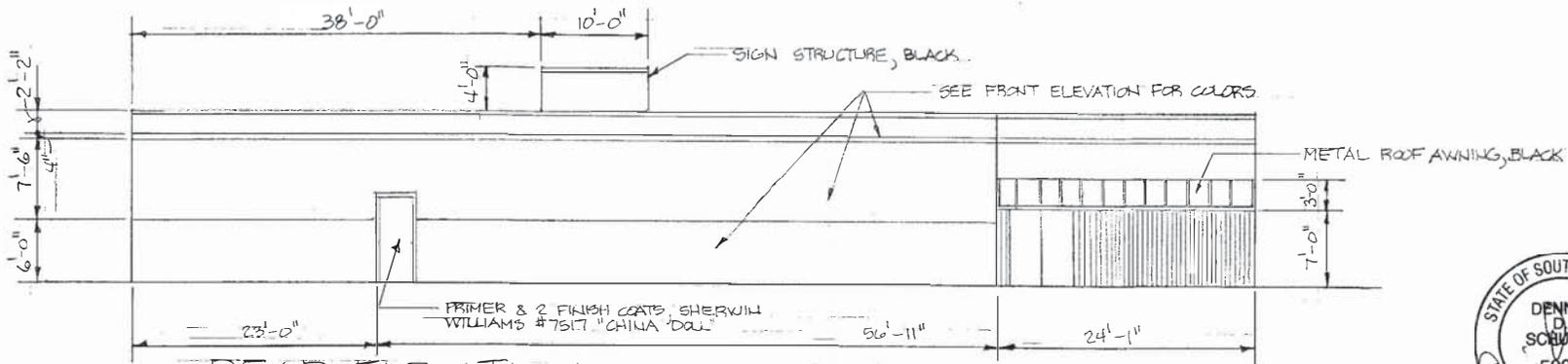


LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



SW 9174
Moth Wing

SW 7517
China Doll

SW 6258
Tricorn Black

Charcoal Gray

Burnished Slate

Black

Cocoa Brown

SIDE A ELEVATION

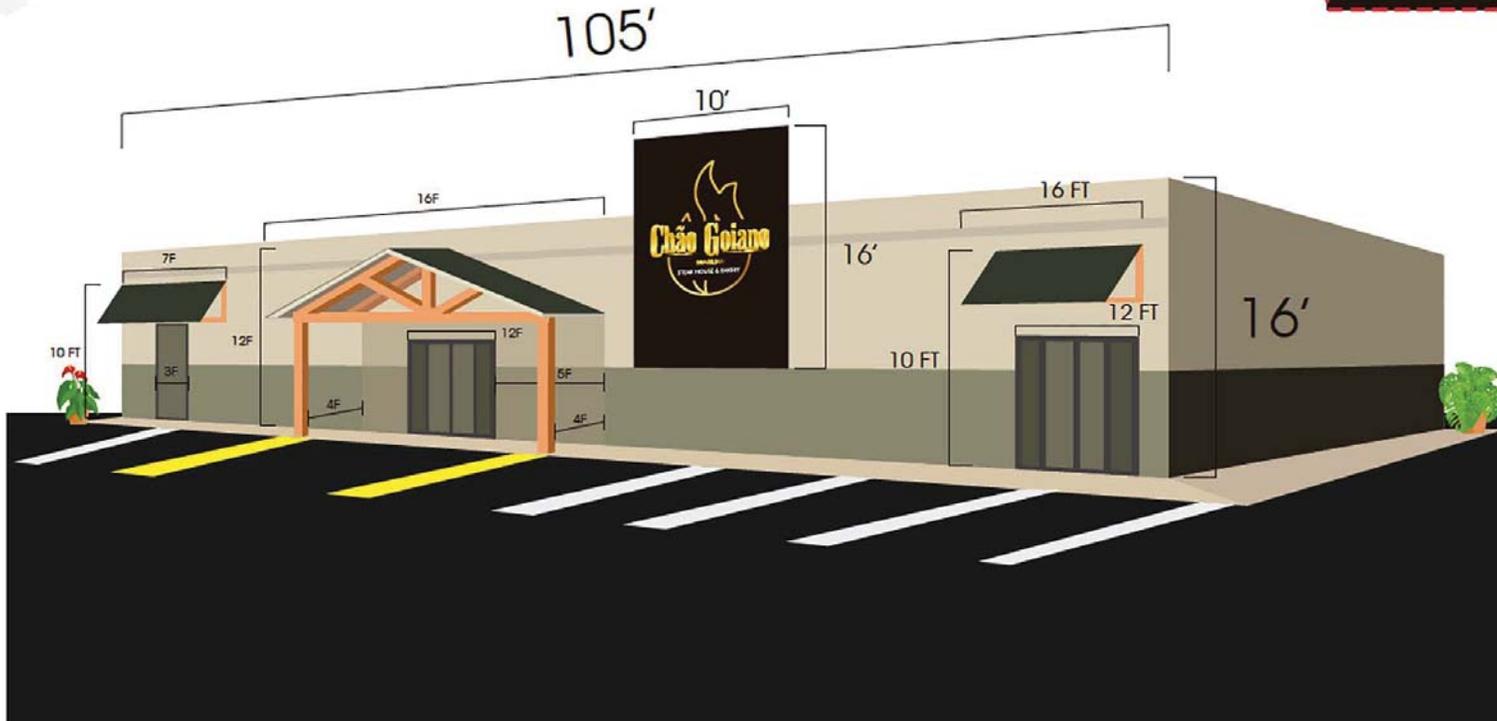
CHAO GOIANO

408 Red Bank Rd.
Goose Creek SC 29445

PROOF



IMPOSED IMAGERY

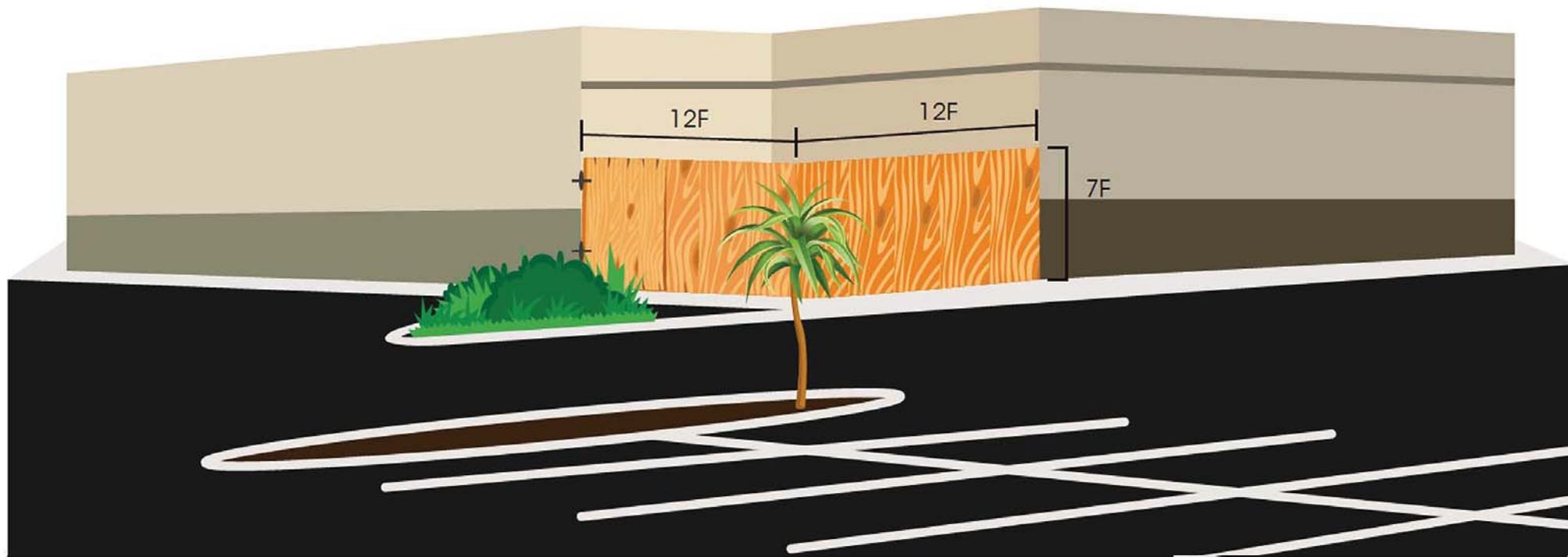


SPECIFICATIONS

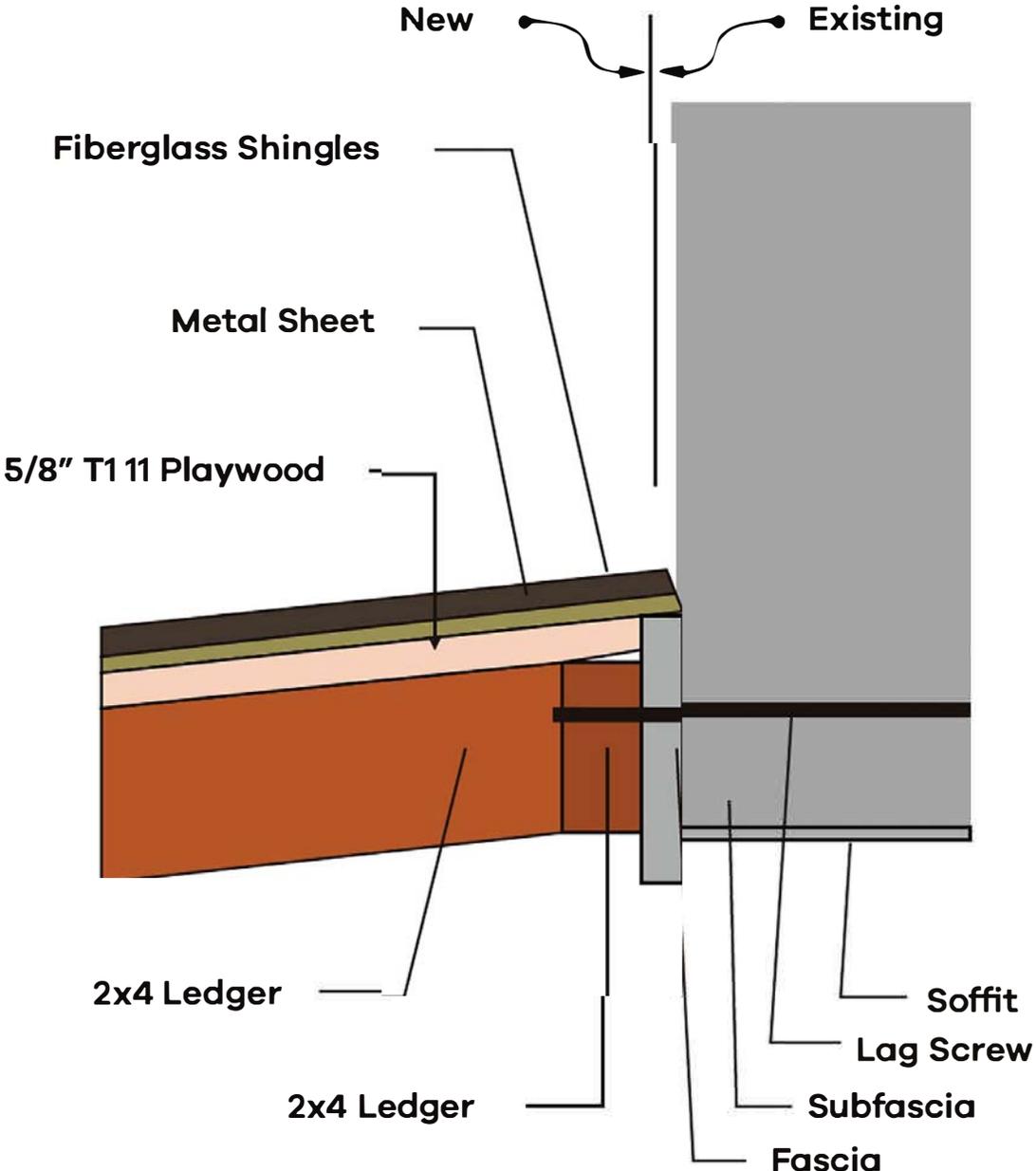
- Columns 6x6 pressure treated wood
- Ledger 2x4 pressure treated wood
- Metal sheet roof
- 5/8" T1 11 Plywood
- Pressure treated wood fence with 4x4 post
- Galvanized screws

Owner/Landlord Approval _____
42066, P.o box 22344, Charleston, sc 29413

SMART CHOICE CONSTRUCTION, LLC
flaviofa@hotmail.com



RAFTER HEAD DETAIL







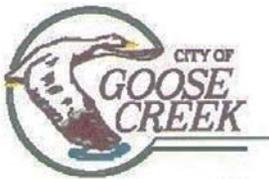
MAJOR APPLICATION: NEW BUSINESS

503 N. Goose Creek Blvd.

Weeks & Irvine

Site, Parking, Landscaping

Building Elevations, Colors, & Materials



Architectural Review Board

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

Property Address:		TMS No.: 234-00-00-019
Review request:	For:	Preliminary meeting date requested:
<input type="checkbox"/> Conceptual	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations / Additions	<input type="checkbox"/> Appeal Decision of Architectural Review Board
<input type="checkbox"/> Preliminary <input checked="" type="checkbox"/> Final	<input type="checkbox"/> Repairs or repaint with no changes	<input type="checkbox"/> Color Change <input type="checkbox"/> Demolition

Property Owner: Queensborough Holdings, LLC	Daytime phone:
Applicant: Shook Associates	Daytime phone: 843-216-1727
ARB Meeting Representative: David Shook, AIA:	Contact Information : shookassoc@comcast.net
Applicant's mailing address: P.O. Box 20489	
City: Charleston	State: SC Zip: 29413
Applicant's e-mail address:	
Applicant's relationship: <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)

Exterior Walls – combination of brick, pre-cast concrete and Hardi composite siding.
 Glass – Aluminum frames with tinted glass
 Roofing and fascia – metal standing seam metal roofing with metal fascia and soffit.

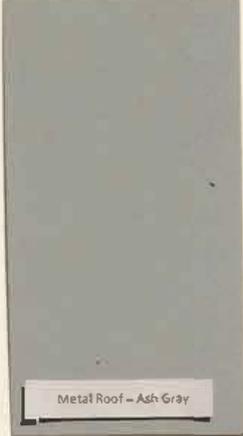
Scope of Work: (please give a detailed description)

Development of a new professional office building along with associated parking, utilities and landscaping.

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: David Lee Shook Date: 10.7.2020

Print name legibly: David Lee Shook, AIA



Metal Roof - Ash Gray



Aluminum Storefront/Windows - Dark Anodized



Base Masonry - Echejon .4307



Pre-Cast Water Table

per M. That's only per Sq Ft


Weeks & Irvine, LLC
ATTORNEYS AT LAW

Mark W. Weeks
Robert L. Irvine, III
Joseph W. Kessinger
J. Marshall Milligan
W. Christopher Haynes
M. Eric Kempson
Michael H. Shumaker
Joy Sheorn
Thomas L. Teiken
Abby M. Robertson
Douglas Laffin
Brandi Bruner
Robert O'Malley
Nicole Ungar
Ryan W. Grothe

North Charleston
(843) 553-9800 / Fax (843) 553-9804
Goose Creek
(843) 553-9100 / Fax (843) 553-9183
West Ashley
(843) 571-2996 / Fax (843) 571-2998
Summerville
(843) 875-7111 / Fax (843) 875-7721
Mt. Pleasant
(843) 856-9800 / Fax (843) 216-0930
Bluffton
(843) 535-8890 / Fax (843) 751-4381

October 4, 2020

Re: 503 N Goose Creek Blvd – Building Project

Mark Brodeur and Board Members
Goose Creek Architectural Review Board
519 N Goose Creek Blvd, Goose Creek, SC 29445

Dear Mr. Brodeur and Board Members,

I hope you are all doing well and staying safe. I am a member of the company building the office located at 503 N. Goose Creek Blvd, Goose Creek. Thank you for your assistance with this matter, as we are excited about this new build. I wanted to write this letter to give you some insight as to our intended use of this location.

The purpose of this building is to house our back office staff that supports our law firm. In addition, it will act as our corporate office, housing our administration department and give us a single location for our attorneys' meetings. On a daily work day basis we plan to have approximately 30-35 people working in the office, however on meeting days we will have as many as 50 employees, staff and attorneys. These meetings will only be once a week and will last only approximately 1-2 hours. Although infrequent, we will need enough parking spaces to accommodate these numbers, as all of these individuals will be driving in from different locations.

Our planned workday for this location is from 8:30 am to 5:30 pm. This is not planned to be a meeting facility for our clients, thus after hours appointments are not intended for this location. Further, we do not plan to have a continuous flow of traffic at this location throughout each day as we normally would at our offices where we meet clients.

I will gladly answer any questions you may have. Again, thank you for your time with this matter and we look forward working with you on this project.

Respectfully,



Robert L. Irvine, III

OFFICES OF WEEKS & IRVINE 503 N. GOOSE CREEK BOULEVARD GOOSE CREEK, SC

**SHOOK
ASSOCIATES,
ARCHITECTS**

ARCHITECTURE
INTERIOR ARCHITECTURE
LAND PLANNING

P.O. BOX 20489
CHARLESTON, S.C. 29413
843/216-1727, FAX 843/216-2019

OFFICES OF WEEKS & IRVINE
503 N. GOOSE CREEK BOULEVARD
GOOSE CREEK, SC

**FINAL
ARB SUBMITTAL**

REVISION	NO.

JOB NO.: 40937
DATE: 10-05-2020
REF: 40937

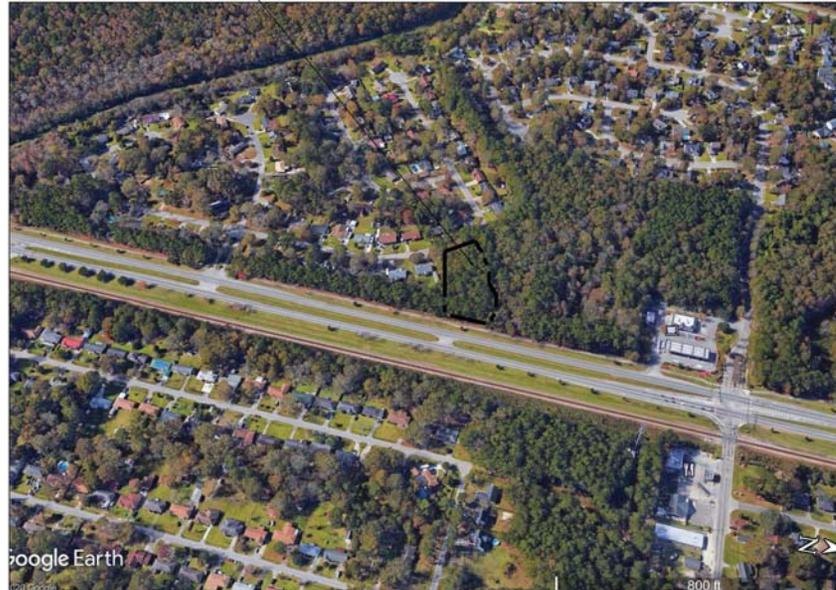
LOCATION MAP
SITE



ZONING MAP



PROPERTY



SITE
503 N. GOOSE CREEK BOULEVARD

SCOPE OF WORK

1. GRADING AND UTILITIES CONSTRUCTION; CONSTRUCTION OF A NEW PROFESSIONAL OFFICE BUILDING, LANDSCAPING AND PAVING.

PROJECT CONTACTS

OWNER REPRESENTATIVE : ROBERT L. IRVINE, III; IRVINE & WEEKS LAW FIRM
ARCHITECT: SHOOK ASSOCIATES
P.O. BOX 20489
CHARLESTON, SC 29413
PHONE: 843-216-1727
E-MAIL: SHOOKASSOC@COMCAST.NET
CONTACT PERSON: DAWD SHOOK

ZONING INFORMATION

ZONING JURISDICTION: THE CITY OF GOOSE CREEK, SC
PARCEL ZONING: GC
BUILDING SETBACKS: -
TAX MAP SERIES NUMBER(S): 234-00-00-019

PARKING INFORMATION

BUILDING AREA = 7,800 SF
BUILDING USE - BUSINESS/OFFICE
CITY PARKING REQUIREMENT = 1 SPACE PER 300 SF
TOTAL REQUIRED = 26
PROVIDED STANDARD SPACES = 49
PROVIDED H.C. ACCESSIBLE SPACES = 3
TOTAL PROVIDED PARKING SPACES = 52

NOTE: THE BUILDING HAS A HIGH OCCUPANCY NUMBER SIMILAR TO A CALL CENTER AND REQUIRES MORE THAN THE MINIMUM REQUIRED SPACES

TREE SURVEY



WEEKS AND IRVINE, LLC
 US Hwy 52
 Goose Creek, Berkeley County,
 South Carolina 29445

REVISIONS	
1	By: XXXX XX-XX-XX App: XXXX
2	By: XXXX XX-XX-XX App: XXXX
3	By: XXXX XX-XX-XX App: XXXX
4	By: XXXX XX-XX-XX App: XXXX



TREE LEGEND	
SWEET GUM	- SG
WATER OAK	- WAO
LAUREL OAK	- LAO
WHITE OAK	- WO
CHESTNUT OAK	- CO

TOPOGRAPHIC LEGEND	
DESCRIPTION	EXISTING
AERIAL ELECTRIC	AE
UNDERGROUND ELECTRIC	UE
UNDERGROUND TELEPHONE	UT
GAS LINE	GL
WATERLINE	WL
SANITARY SEWER	SS
STORM SEWER	SS
EASEMENT	==
PROPERTY LINE	---
CONTOURS	--- 100 ---
UTILITY POLE	+
GUARD POST	⊕
SANITARY MANHOLE	○
WATER VALVE	+
FIRE HYDRANT	+
CATCH BASIN	⊞
JUNCTION BOX	○
FLARED END SECTION	⊞
CLEANOUT	+
GRATED INLET	⊞
SOIL BORING	⊙

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-888-751-7877 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

PRELIMINARY DRAWING
 FOR REVIEW PURPOSES ONLY
 NOT TO BE USED FOR CONSTRUCTION

bfoeng.com TELEPHONE: (636) 239-4751



103 ELM STREET WASHINGTON, MISSOURI 63090

DRAWN: JAK
 CHECKED: R.G.R.
 DATE: 2/21/2020
 SCALE: 1"=30'
 JOB No.: 5813
 SHEET NAME: TREE SURVEY
 TR-1



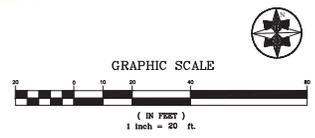

 THE
 TOMBLIN COMPANY, LLC
 LANDSCAPE
 ARCHITECTURE
 LAND PLANNING
 HISTORIC
 RENOVATION
 AMERICAN SOCIETY
 LANDSCAPE ARCHITECTS
 716 FORT SUMNER DRIVE
 CHARLESTON
 SOUTH CAROLINA
 1.843.412.2944
 FAX 1.843.466.2721
 tomblincompany.com

LANDSCAPE ARCHITECTURAL SERVICES
 FOR
WEEKS & IRVINE
 CAROL DRIVE & US 52 - 105224-506-506-103 & 5074
 GOOSE CREEK - SOUTH CAROLINA

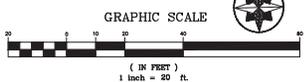
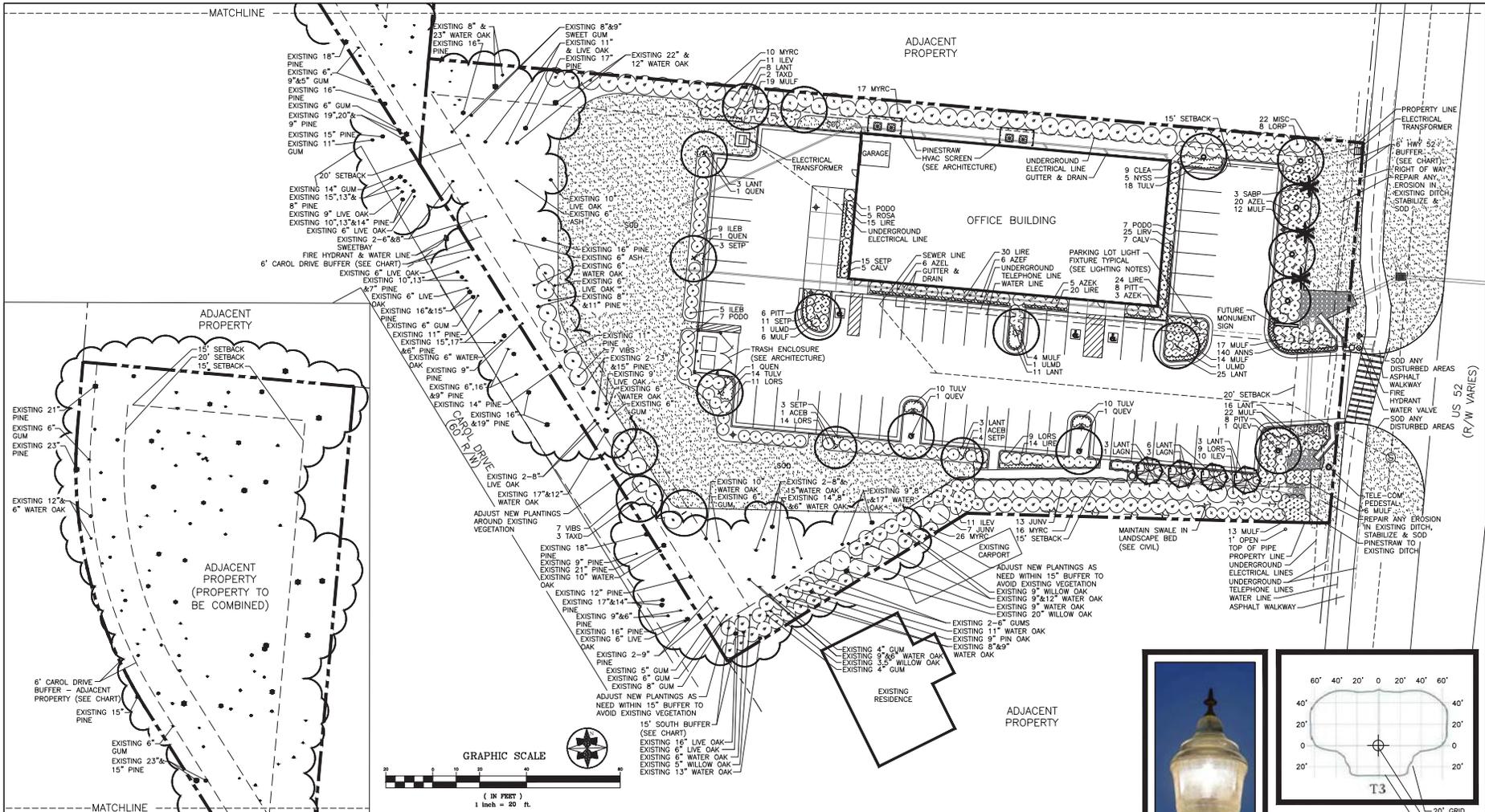
JOB NUMBER
020760
 DWT / DHT / 10.2.20
 DRAWN BY-CHECKED BY-DATE
 REVISIONS

SHEET TITLE
 ILLUSTRATIVE
 PLAN

SHEET NUMBER
L101 1
 OF 1
 1 1



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TREE PROTECTION TABLE

TOTAL DBH OF 8" & ABOVE TREES PROPOSED TO BE REMOVED FROM SITE EXCLUDING GUMS & PINES (SEE CIVIL PLANS FOR TREE REMOVALS) = 548' (SEE TREE INSPECTION PLAN & REPORT FOR REQUESTED REMOVAL OF 253' DAMAGED/DISEASED/HAZARDOUS TREES)

EXISTING 4" & GREATER TREE DBH SAVED WITHIN BUFFERS
 CAROL DRIVE ADJACENT PROPERTY 6' LANDSCAPE STRIP = 235'
 CAROL DRIVE ON-SITE 6' LANDSCAPE STRIP & 15' SOUTH BUFFER = 253.5'

MITIGATION TREE INCHES PROPOSED TO BE PLANTED ON-SITE = 62'

PROPOSED MITIGATION TREE INCHES & EXISTING BUFFERS TREE DBH TOTAL = 550.5'
 CURRENT SURPLUS OF INCHES REQUIRED = 2.5'

LANDSCAPE REQUIREMENT INFORMATION

TOTAL SITE ACREAGE = 1.55 ACRES (67,629.7 SF)
 (SEE PLAN FOR AREA)

12% OF TOTAL SITE (8,115.6 SF) REQUIRED TO BE LANDSCAPED = 8,115.6 SF REQUIRED
 10% OF 12% (8,115.6 SF) TO BE TREES (EXISTING OR PROPOSED) = 811.6 SF REQUIRED
 LANDSCAPED AREA PROPOSED = 23,722.2 SF

PERCENTAGE OF LANDSCAPED AREA DEDICATED TO TREES = 91.4% (21,675.8 SF)

PARKING LOT LANDSCAPE REQUIREMENT INFORMATION

PROPOSED AREA OF PARKING LOT = 22,138.6 SF
 (SEE PLAN FOR AREA)

COMMERCIAL USE = 10% LANDSCAPE REQUIREMENT
 22,138.6 SF * 10% = 2,213.9 SF REQUIRED
 PROPOSED AREA OF PARKING LOT AREA TO BE LANDSCAPED
 (BOTH INTERIOR & EXTERIOR) = 10,311.9 SF

REQUIRED LANDSCAPE BUFFER CHART

CITY OF GOOSE CREEK - LANDSCAPE BUFFER REQUIREMENTS

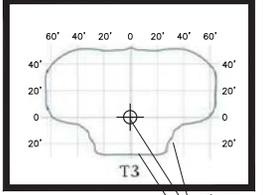
TYPE	REQUIRED VEGETATION PER 100'	TOTAL BUFFER LENGTH	REQUIRED VEGETATION FOR LENGTH OF BUFFER	PROVIDED VEGETATION FOR LENGTH OF BUFFER
-TYPE 15' LANDSCAPE BUFFER (SOUTH BUFFER)	4 CANOPY TREES (2.5" CALIPER & 8' TALL MIN.) 30 SHRUBS	275'	(11) CANOPY TREES (22) UNDERSTORY TREES (83) SHRUBS	(11) CANOPY TREES (INCLUDES EXISTING TREES) (22) UNDERSTORY TREES (INCLUDES EXISTING TREES) (83) SHRUBS (SUBS EXISTING TREES)
-TYPE 6' LANDSCAPE BUFFER (CAROL DRIVE BUFFER)	3 CANOPY TREES (2.5" CALIPER & 8' TALL MIN.) 8 UNDERSTORY TREES	244'	(6) CANOPY TREES	(6) CANOPY TREES (INCLUDES EXISTING TREES)
-TYPE 6' LANDSCAPE BUFFER (CAROL DRIVE BUFFER - ADJACENT PROPERTY)	3 CANOPY TREES (2.5" CALIPER & 8' TALL MIN.) 8 UNDERSTORY TREES	267'	(8) CANOPY TREES	(18) CANOPY TREES (ALL EXISTING TREES)
-TYPE 6' LANDSCAPE BUFFER (HWY 52 BUFFER)	3 CANOPY TREES (2.5" CALIPER & 8' TALL MIN.) 8 UNDERSTORY TREES	148'	(5) CANOPY TREES	(5) CANOPY TREES

CITY OF GOOSE CREEK LANDSCAPE MAINTENANCE REQUIREMENTS

1. ALL PLANT MATERIALS INSTALLED MUST BE IN HEALTHY GROWING CONDITION AND REMAIN SO WITHIN THE FIRST YEAR OF PLANTING.
 2. THE OWNER, OCCUPANT, TENANT AND THE RESPECTIVE AGENT OF EACH, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING.
 LANDSCAPING SHALL BE MAINTAINED IN A GOOD CONDITION SO AS TO REPRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE AT LEAST EQUAL TO THE ORIGINAL DEVELOPMENT,
 AND SHALL BE KEPT FREE OF REFUSE, WITH DEAD VEGETATION PROMPTLY REPLACED. ALL LANDSCAPING SHALL BE INSPECTED BY THE ZONING ADMINISTRATOR OR DESIGNEE ONE
 YEAR AFTER ISSUANCE OF CERTIFICATE OF OCCUPANCY TO ENSURE IT IS SURVIVING IN A HEALTHY CONDITION. ANY PLANTS FOUND TO BE DECLINING SHALL BE REPLACED BY THE
 OWNER OF THE DEVELOPMENT WITHIN 30 DAYS OF NOTIFICATION FROM THE ZONING ADMINISTRATOR OR DESIGNEE. IF REPLACEMENT IS NECESSARY THERE SHALL BE REPLANTING
 SIX MONTHS AFTER THE REPLACEMENT PLANTING.



**PROPOSE SANTEE
 COOPER LEASED
 PARKING LOT LIGHT
 FIXTURE ON 14'
 DECORATIVE POLE**



**PHOTOMETRIC
 LAYOUT FOR
 14' POLE &
 SINGLE FIXTURE**

LIGHTING NOTES:
 1. PROPOSED PARKING LOT LIGHTING TO BE SANTEE COOPER DECORATIVE LIGHTING FIXTURES.
 2. LOCATIONS SHOWN ON PLAN ARE PRELIMINARY & TO BE FINALIZED BY SANTEE COOPER LEASE LIGHTING PROGRAM. QUANTITY & LAYOUT TO BE BASED ON PHOTOMETRIC LAYOUT NEEDED FOR AN ADEQUATELY LIT PEDESTRIAN & VEHICULAR ENVIRONMENT.

THE
 TOMBLIN COMPANY, LLC
 LANDSCAPE ARCHITECTURE
 LAND PLANNING
 HISTORIC
 RENOVATION
 AMERICAN SOCIETY
 LANDSCAPE ARCHITECTS

716 FORT SUMNER DRIVE
 CHARLESTON
 SOUTH CAROLINA
 29405
 FAX 843.468.2721
 tomblincompany.com

LANDSCAPE ARCHITECTURAL SERVICES
 FOR
WEEKS & IRVINE
 CAROL DRIVE & US 52 - HWY 52 - GOOSE CREEK, SOUTH CAROLINA
 GOOSE CREEK

JOB NUMBER
020760

DWG. / SHEET / DATE
 DRAWN BY - CHECKED BY - DATE

SHEET TITLE
 LANDSCAPE
 PLAN

SHEET NUMBER
L101 OF 1
 2 OF 2

REVIEW SET - NOT FOR CONSTRUCTION

PRELIMINARY PLANT SCHEDULE

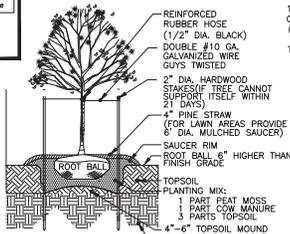
QUANTITY/ABBREV	BOTANICAL/COMMON	HEIGHT	SPREAD	CAL/SPACING	CONT	NOTES	MITIGATION PROVIDED
TREE							
2	ACER <i>Acer buergerianum</i> Sugar Maple	11'min	4'min	2.5' min	B&B/Cont.	Well-formed	
20	JUNY <i>Juniperus virginiana</i> Eastern Red Cedar	12'min	3.5'min	2.5' min	B&B/Cont.	Well-formed	
4	LIGN <i>Lopastegmia indica</i> 'Notches' Notches Crown Myrtle	14'min	7'min	4.5' min	B&B/Cont.	Well-formed	18"
5	NYSS <i>Nyssa sylvatica</i> Black Tupelo	14'min	6'min	4' min	B&B/Cont.	Well-formed	20"
3	QUER <i>Quercus dumalis</i> Nuttall Oak	10'min	4'min	2.5' min	B&B/Cont.	Well-formed	
3	OLEA <i>Quercus virginiana</i> Live Oak	10'min	6.5'min	4' min	B&B/Cont.	Well-formed	12"
5	TAXD <i>Taxodium distichum</i> Bald Cypress	10'min	4'min	2.5' min	B&B/Cont.	Well-formed	
3	ULMO <i>Ulmus parvifolia</i> 'Drake' Drake Elm	14'min	5'min	4' min	B&B/Cont.	Well-formed	12"
*Total Mitigation Provided = 62"							
PALM/PALMETTO							
3	SABP <i>Sabal palmetto</i> Cabbage Palm	14'-18'			Bare Root	Full specimen	12' clear trunk min.
SHRUBS							
8	AZEX <i>Asplen. x Conley-Ennore hybrid</i> Autumn Fern	24'min	24'min		3 Gal	Plant Evenly	
8	AZEX <i>Asplen. x Conley-Ennore hybrid</i> Autumn Leaf	24'min	24'min		3 Gal	Plant Evenly	
26	AZEL <i>Asplen. x Conley-Ennore hybrid</i> Autumn Glory	24'min	24'min		3 Gal	Plant Evenly	
12	CALV Calliandra <i>Calliandra virginica</i> 'Little John'	18'min	18'min		3 Gal	Plant Evenly	
9	CLEA Clematis <i>Clematis amicalis</i> Sunburst Clematis	24'min	24'min		3 Gal	Plant Evenly	
14	ILEB Ilex <i>Ilex pedunculata</i> Holly	24'min	24'min		3 Gal	Plant Evenly	
32	ILEV Ilex <i>Ilex vomitoria</i> Sourwood	24'min	24'min		3 Gal	Plant Evenly	
8	LOBP Loropetalum <i>Loropetalum chinensis</i>	30'min	24'min		3 Gal	Plant Evenly	
43	LOBS Loropetalum <i>Loropetalum chinensis</i> 'Shang-hi'	18'min	18'min		3 Gal	Plant Evenly	
22	MISC Miscanthus <i>Miscanthus sinensis</i> 'Cosmos'	18'min	18'min		3 Gal	Plant Evenly	
113	MULF Miscanthus <i>Miscanthus sinensis</i> 'Holly Ann'	18'min	18'min		3 Gal	Plant Evenly	
69	MYRC Myrica <i>Myrica carolinensis</i> Wax Myrtle	24'min	24'min		3 Gal	Plant Evenly	
14	PIIT Pittosporum <i>Pittosporum tobira</i> 'Cin. Three-pale16188'	18'min	18'min		3 Gal	Plant Evenly	
8	PIYU Pittosporum <i>Pittosporum tobira</i> 'Virens'	30'min	30'min		3 Gal	Plant Evenly	
15	PODO Podocarpus <i>Podocarpus neriifolius</i>	36'min	18'min		7 Gal	Shaded	Plant Evenly
5	ROSA Rose <i>Rosa 'Cherished'</i> Cherished Rose	18'min	18'min		3 Gal	Plant Evenly	
14	YIBS Yucca <i>Yucca suspensa</i> Sundew Yucca	24'min	24'min		3 Gal	Plant Evenly	
GROUNDCOVER							
140	ANNS Annual spp.	=	=	10'0" C.C.	2" Pot	Contractor coordinate w/Landscape Architect on availability.	Plant Evenly
28	LANT Lantana <i>Lantana 'New Gold'</i> Yellow Lantana	8"	8"		1 Gal	Plant Evenly	
103	LIBE Liriodendron <i>Liriodendron 'Virgatum Giant'</i> Evergreen Giant Liriodendron	12"	8"		1 Gal	Plant Evenly	
25	LIBV Liriodendron <i>Liriodendron 'Virgatum'</i> Virgatum Liriodendron	8"	8"		1 Gal	Plant Evenly	
38	SETP Sedum <i>Sedum pallidum</i> Sedum	6"	6"		1 Gal	Plant Evenly	
52	TULV Tulip <i>Tulip 'Virescens'</i> Virescens Tulip	12"	12"		1 Gal	Plant Evenly	
GRASS							
500	Centiade					Install level and maintain until no gaps 1/2" or greater	

SITE AND LANDSCAPE NOTES:

- PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED; INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
- CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
- INsofar AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI 260 (REV. 1980) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS WITH 4" OF CLEAN COMPOST TILED IN ALL PLANTING AREAS. CONTACT LANDSCAPE ARCHITECT FOR SOIL TEST AND FERTILIZER AS SPECIFIED. SUBMIT PURCHASE ORDERS TO LANDSCAPE ARCHITECT.
- PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. DURING SUMMER CONDITIONS ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PRUF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
- NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS. PRUNE ALL MATERIAL OUT OF SIDEWALKS, DRIVES AND VISION TRIANGLES.
- SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
- ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES WILL NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED.
- EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
- TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES 4 INCHES AND OVER IN CALIPER SHALL BE GUYED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED. THE LANDSCAPE CONTRACTOR SHALL REMOVE STAKING, GUYING & TREE WRAP AT THE END OF THE ONE YEAR MAINTENANCE & GUARANTEE PERIOD.
- THE TRUNKS OF ALL TREES SHALL BE WRAPPED AS SOON AS POSSIBLE AFTER PLANTING ACCORDING TO STANDARD PROCEDURES AND AS INDICATED.
- PRIOR TO ANY LANDSCAPE OR IRRIGATION WORK VERIFY EXISTING CONDITIONS. FOR IRRIGATION SUBMIT LAYOUT TO LANDSCAPE ARCHITECT FOR APPROVAL. IRRIGATION TO PROVIDE WATER TO 100% OF LANDSCAPE MATERIAL.
- PRIOR TO CONSTRUCTION CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING AND PROPOSED UTILITIES. IF CONFLICTS EXIST WITH PROPOSED LOCATIONS OF PLANT MATERIAL, CONTACT LANDSCAPE ARCHITECT IMMEDIATELY, DO NOT PLANT MATERIAL.
- ALL WIRE MATERIAL, TRASH AND INVASIVE SPECIES TO BE REMOVED FROM ALL LANDSCAPE AREAS.
- ALL DIMENSIONS ARE B.O.C.(BACK OF CURB) UNLESS OTHERWISE SPECIFIED.
- ALL UTILITIES AND OTHER EXISTING CONDITIONS SHOWN ARE FROM CIVIL ENGINEERING DEVELOPMENT DRAWINGS AND ARE IN NO WAY AS-BUILT CONDITIONS. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. EXISTING UTILITIES AND OTHER EXISTING CONDITIONS MAY VARY GREATLY DUE TO UNDOCUMENTED CONSTRUCTION.
- ALL PLANTING AREAS TO RECEIVE 4" CLEAN PINE STRAW FOR FINAL TOP MULCHING.
- PRIOR TO ANY WORK VERIFY FULL APPROVAL FROM OWNER AND ANY REQUIRED PERMITTING FROM THE CITY OF GOOSE CREEK.

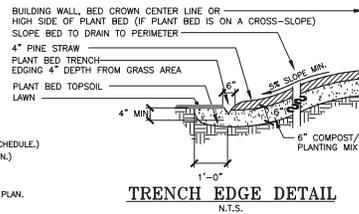
PLANT SCHEDULE EXPLANATORY NOTES:

- THE FOLLOWING PLANT SCHEDULES ARE PREPARED AS A SELECTION OF PLANTING MATERIALS.
- WHERE AN ABBREVIATION IS SHOWN, FOLLOWING NOTES APPLY.
QUANT - QUANTITY OF PLANT MATERIALS REQUIRED FOR PROJECT.
ABBREV - BOTANICAL ABBREVIATION.
BOTANICAL/COMMON - NAME OF PLANT MATERIAL
HEIGHT - HEIGHT OF PLANT MATERIAL.
SPREAD - DIAMETER OF PLANT MATERIAL.
CONT - CONTAINER TYPE WHICH PLANT MATERIAL IS ENCASED UPON SITE DELIVERY.
(SIZE SHALL TAKE PRECEDENCE OVER CONTAINER.)
SPACING - DISTANCE FROM CENTER OF EACH PLANT (PLAN SHALL TAKE PRECEDENCE OVER SCHEDULE.)
CAL - CALIPER/DIAMETER OF TRUNK. (REFER TO SPECS FOR MORE SPECIFIC INFORMATION.)
CONT - CONTAINER TYPE WHICH PLANT MATERIAL IS ENCASED UPON SITE DELIVERY.
NOTES - SPECIFIC NOTES FURTHER SPECIFYING OR DESCRIBING PLANT MATERIAL.
- VERIFY QUANTITIES SHOWN ON PLANT SCHEDULE AND PLANT MATERIAL SHOWN ON PLANTING PLAN.

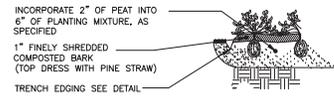


TREE PLANTING DETAIL

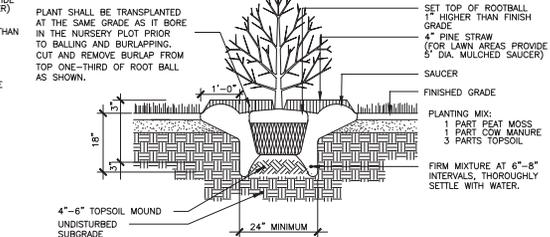
- TREE PLANTING NOTES:
- NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
 - REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL. FOLD BURLAP BACK 1/3 FROM ROOT BALL.
 - PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
 - SET AND MAINTAIN TREE IN (PLUMB) VERTICAL POSITION. REMOVE ALL DEAD AND DAMAGED BRANCHES & ALL SUCKER GROWTH. DO NOT CUT CENTRAL LEADER.



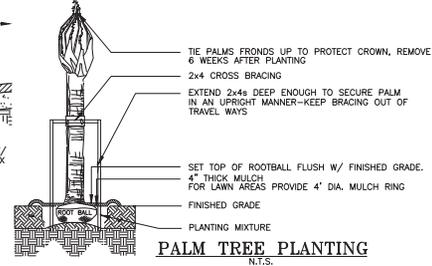
TRENCH EDGE DETAIL



GROUNDCOVER/ANNUAL PLANTING



DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL



PALM TREE PLANTING

- NOTES:
- ALL PALMS SHALL BE SPRAY TREATED WITH APPROVED INSECTICIDE AT TIME OF ORIGINAL TRANSPLANTING AND AGAIN AT TIME OF PLANTING. TRUNK OF PALMS SHALL BE NEARLY UNIFORM IN SIZE OVER ENTIRE HEIGHT AND SHALL BE FREE OF DEAD FRONDS, FIRE STUBS, OR OTHER DAMAGE.
 - COORDINATE ROOTBALL SIZE WITH PLANTER WIRE.
 - MAINTAIN TREE IN A PLUMB UPRIGHT POSITION.
 - ALL CABLE CLAMPS, TURNBUCKLES & BOLTS, TO BE RUST RESIST.
 - PALMS 30 GAL. OR SMALLER (LESS THAN 8") DO NOT NEED STAKING UNLESS STABILITY BECOMES A PROBLEM. SEE SCHEDULE FOR SIZES.
 - LOCATE GUYS WITHIN PLANT BEDS.
 - REMOVE ALL STRAPS AND GUYS AFTER (1) YEAR.

THE TOMBLIN COMPANY, LLC
 ANMISCAPE ARCHITECTURE
 LAND PLANNING
 HISTORIC RENOVATION
 AMERICAN SOCIETY
 LANDSCAPE ARCHITECTS
 716 FORT SUMNER DRIVE
 CHARLESTON
 SOUTH CAROLINA
 1.843.412.2944
 FAX 1.843.466.2721
 tomblincompany.com

LANDSCAPE ARCHITECTURAL SERVICES
 FOR
WEEKS & IRVINE
 6081 DRIVE N. & US 32 - 105224-00-00-00 & -074
 WILMINGTON, NORTH CAROLINA
 GOOSE CREEK, SOUTH CAROLINA

JOB NUMBER
020760

DWT / DWT / 10.1.20
 DRAWN BY-CHECKED BY-DATE

REVISIONS

SHEET TITLE
 LANDSCAPE PLANT SCHEDULE, W/PLANTING DETAILS & NOTES

SHEET NUMBER
1102 OF 2
 2 OF 2

REVIEW SET-NOT FOR CONSTRUCTION

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**SHOOK
ASSOCIATES,
ARCHITECTS**

ARCHITECTURE
INTERIOR ARCHITECTURE
LAND PLANNING

P.O. BOX 20489
CHARLESTON, S.C. 29413
843/216-1727, FAX 843/216-2019

OFFICES OF WEEKS & IRVINE
503 N. GOOSE CREEK BOULEVARD
GOOSE CREEK, SC



1 EAST ELEVATION

MARRI COMPOSIT
LAP SIDING WITH
SMOOTH FINISH



2 SOUTH ELEVATION

ALUMINUM STOREFRONT
GLAZING SYSTEM

EXP. JT
(TYPICAL)

SMOOTH FACED
CONCRETE BLOCK

FACE BRICK

EXP. JT

PRECAST CONCRETE
WATER TABLE

STANDING SEAM
METAL ROOF

FINAL
ARB SUBMITTAL

REVISION NO.

ELEVATIONS

A3.1

JOB NO.: 40937
DATE: 10-05-2020
REF: 40937 A3-1

**SHOOK
ASSOCIATES,
ARCHITECTS**

ARCHITECTURE
INTERIOR ARCHITECTURE
LAND PLANNING

P.O. BOX 20489
CHARLESTON, S.C. 29413
843/216-1727, FAX 843/216-2019

OFFICES OF WEEKS & IRVINE
503 N. GOOSE CREEK BOULEVARD
GOOSE CREEK, SC



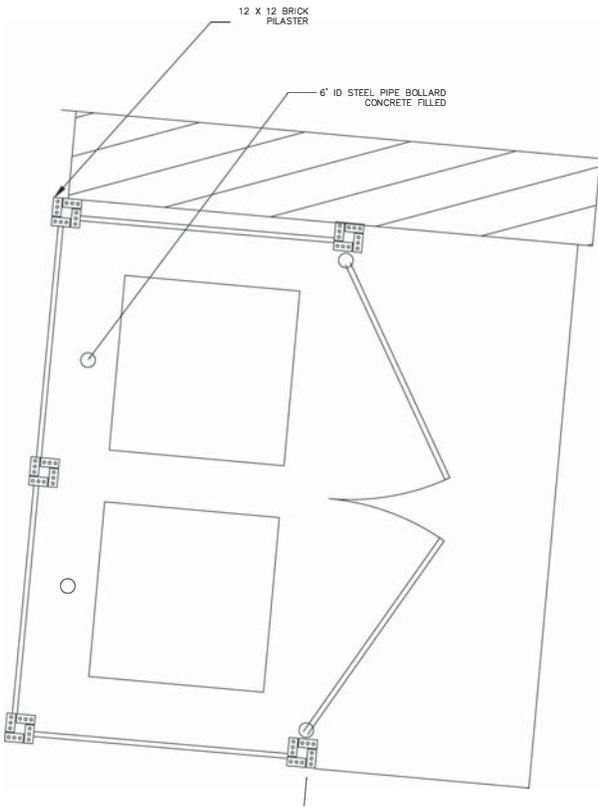
FINAL
ARB SUBMITTAL

REVISION	NO.

ELEVATIONS

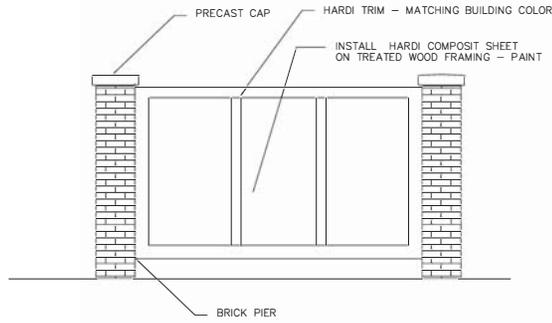
A3.2

JOB NO.: 40937
DATE: 10-05-2020
REF: 40937



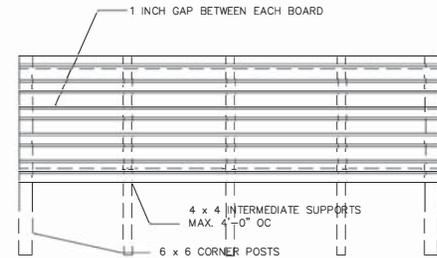
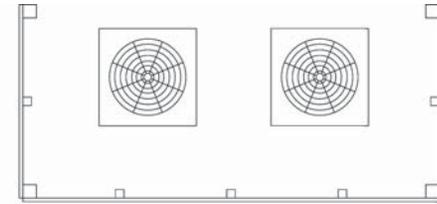
1 PLAN - TRASH ENCLOSURE

0 4' 8' 16'
SCALE: 1/2" = 1'-0"



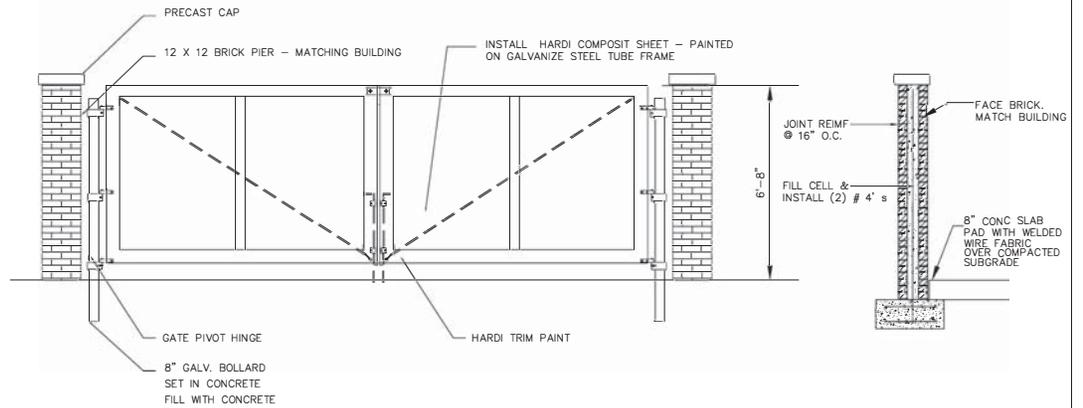
2 DETAIL TRASH ENCLOSURE

0 4' 8' 16'
SCALE: 1/2" = 1'-0"



4 DETAIL HVAC SCREEN

0 4' 8' 16'
SCALE: 1/2" = 1'-0"



3 DETAIL TRASH ENCLOSURE GATES

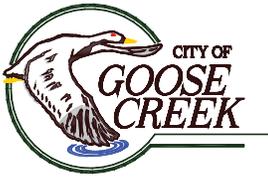
0 4' 8' 16'
SCALE: 1/2" = 1'-0"



MAJOR APPLICATION: NEW BUSINESS

7 Eleven/Roost

HWY 176 and Myers Rd
Landscape, Site, Elevation



Architectural Review Board

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

Property Address:		TMS No.:
Review request:	For:	Preliminary meeting date requested:
<input type="checkbox"/> Conceptual	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations / Additions	<input type="checkbox"/> Appeal Decision of Architectural Review Board
<input type="checkbox"/> Preliminary <input checked="" type="checkbox"/> Final	<input type="checkbox"/> Repairs or repaint with no changes	<input type="checkbox"/> Color Change <input type="checkbox"/> Demolition

Property Owner: PKT Properties, LLC	Daytime phone:
Applicant: Larae Tucker	Daytime phone: [REDACTED]
ARB Meeting Representative: Pat Budronis / Larae Tucker	Contact Information: [REDACTED]
Applicant's mailing address: [REDACTED]	
City: [REDACTED]	State: [REDACTED] Zip: [REDACTED]
Applicant's e-mail address: [REDACTED]	
Applicant's relationship: <input type="checkbox"/> Owner <input type="checkbox"/> Design Professional <input type="checkbox"/> Contractor <input type="checkbox"/> Real Estate Agent/Broker <input checked="" 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)

Please see attached colored elevations showing color materials located on the building and canopy.

Materials consist of aluminum storefront, masonry fiber cementious panels and corrugated accent panels

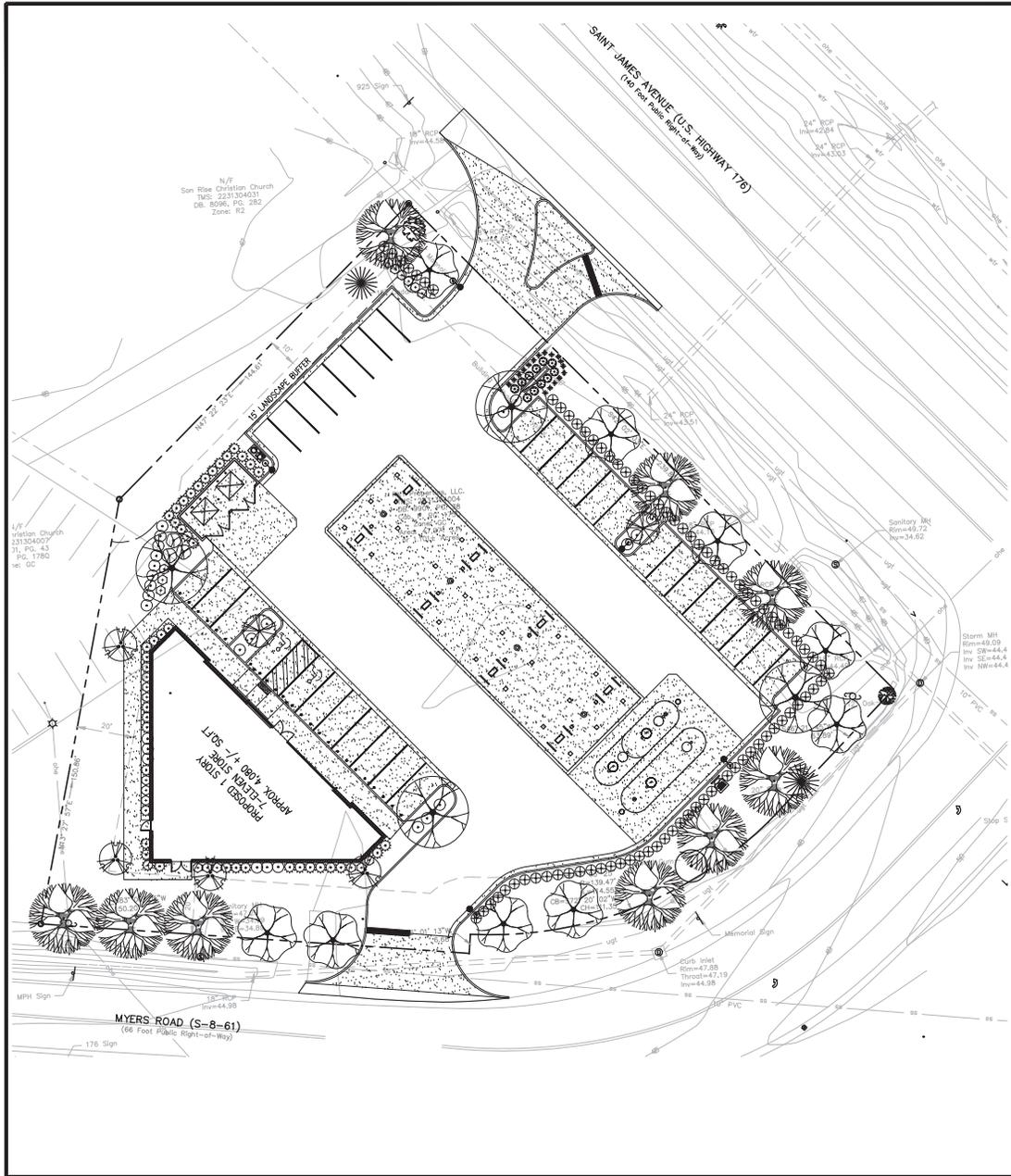
Scope of Work: *(please give a detailed description)*

This is construction for a new 7-Eleven Convenience Store with fuel sales. This will be a new concept of a 'Roost' store with an additoin of a food tenant selling fried chicken in conjunction with convenience store goods.

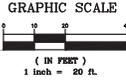
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property or an authorized representative. I authorize the subject property to be posted and inspected, and the application to be heard by the Architectural Review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

Applicant's signature: Larae Tucker Date: 10/2/20

Print name legibly: Larae Tucker



LANDSCAPE ARCHITECT
 G. I. Joseph Vaughn
 480 Cloud View Ct
 Prosper, TX 75076
 t: 972-827-5677



PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	CONT.	GAL.	INCH
	2	White Fraxinifera / <i>Chorizanthe virginica</i>	8.4 B	2"Gal	6-10" H
	4	Dalton Holly / <i>Ilex cuneata</i>	8.4 B	2"Gal	6-10" H
	4	Chinese Pistache / <i>Pistacia chinensis</i>	8.4 B	2.5"Gal	10-12" H
	9	Willow Oak / <i>Quercus phellos</i> "Hightower"	8.4 B	2.5"Gal	10-12" H
	9	Southern Live Oak / <i>Quercus virginiana</i>	8.4 B	2.5"Gal	10-12" H
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT.		
	83	Carissa Holly / <i>Ilex cornuta</i> "Carissa"	3 gal		
	26	Dwarf Schillinge Holly / <i>Ilex vomitoria</i> "Schillinge Dwarf"	5 gal		
	22	Florida Sunshine Boum / <i>Bacum parviflorum</i> "Florida Sunshine"	5 gal		
	43	Sea Green Juniper / <i>Juniperus chinensis</i> "Sea Green"	3 gal		
	11	Blue Chip Juniper / <i>Juniperus horizontalis</i> "Blue Chip"	3 gal		
	17	Little Bunny Fountain Grass / <i>Festuca ssp. var. ovina</i> "Little Bunny"	1 gal		
	3	Brilliant Wreath Spirea / <i>Spiraea prunifolia</i> "Brilliantwreath"	5 gal		

CITY REQUIREMENTS:

		REQ.	PROV.
LANDSCAPE AREA	12% OF THE SITE MINUS BUILDING AREA SHALL BE LANDSCAPE AREA 43,890 SF X 0.12 = 5,267	5,267	15,089
INTERIOR AREA LANDSCAPE	10% OF PARKING AREA PROVIDED IN LANDSCAPE AREA 5,553 X 0.10 = 555 1 TREE AND 2 SHRUBS PER 10 PARKING SPACES 33 SPACES / 10 SPACES = 4 TREES AND 7 SHRUBS REQUIRED	555	1,372
STREET TREES	3 CANOPY TREE PROVIDED PER 100LF OF STREET FRONTAGE 575LF / 100LF X 3 = 18 TREES	18	18
FOUNDATION LANDSCAPING	SHRUBS 6" O.C. ALONG FACADES VISIBLE FROM PUBLIC STREET OR ADJACENT USES		PROVIDED
TREE PRESERVATION	TO BE DETERMINED UPON COMPLETION OF TREE SURVEY		TBD



BLAKEWAY CORPORATION
 surveying + engineering + environmental
 630 N. WITCHBUCK RD. - VA BEACH, VIRGINIA 23462
 P.O. BOX 1000
 www.blakewaycorp.com

REV.	DATE	DESCRIPTION

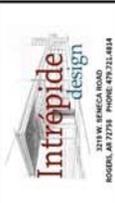
DATE PLOTTED 05/11/20	DATE BY HP	REVIEW BY G.I.V.	DESIGNED BY HP
SHEET NO. LOCATION LA-8.0 HWY 176 AND MYERS SHEET TITLE LANDSCAPE PLAN SITE ADDRESS Hwy 176 and Myers Road Goose Creek, SC			



4 FRONT ELEVATION - FACING SAINT JAMES AVE.
3/16" = 1'-0"

FINISH	MATERIAL	PATTERN
S-1	ALUMINUM STOREFRONT - KAWNEER 451T VG - #29 BLACK FINISH	
N-1	NICHHA FIBER CEMENT PANEL - VINTAGE BRICK - PAINTED P-1	
C-1	MAPES LUMBSHADE CANOPY - MATTE BLACK BAKED ENAMEL WITH REAR GUTTER CONNECTIONS	
MT-1	PAC-CLAD 22 GAUGE 1" CORRUGATED METAL WALL PANELS - SILVER	
WDS-1	NICHHA FIBER CEMENT PANEL - VINTAGE WOOD - CEDAR (AWP#2030 - FOR VERTICAL INSTALLATION)	
P-1	SHERWIN WILLIAMS SW7005 - "PURE WHITE"	
P-3	EXTERIOR HM DOORS, FRAMES, AND TRASH ENCLOSURE GATE - SHERWIN WILLIAMS SW 6258 "TRICOORN BLACK"	

NOTE: SIGNAGE IS SHOWN FOR REFERENCE ONLY. EXACT STORAGE AND LOCATIONS IS TO BE PROVIDED BY OTHERS AND PERMITTED SEPARATELY.



Best:
THIS DRAWING IS FOR REVIEW AND REFERENCE ONLY - NOT FOR CONSTRUCTION

Submissions:
DATE: _____
BY: _____

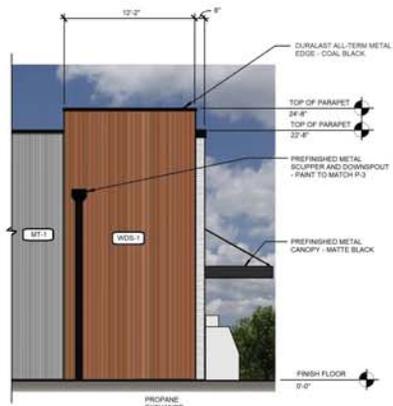
7-ELEVEN STORE
915 SAINT JAMES AVENUE
SUMMERSVILLE, SC 29483



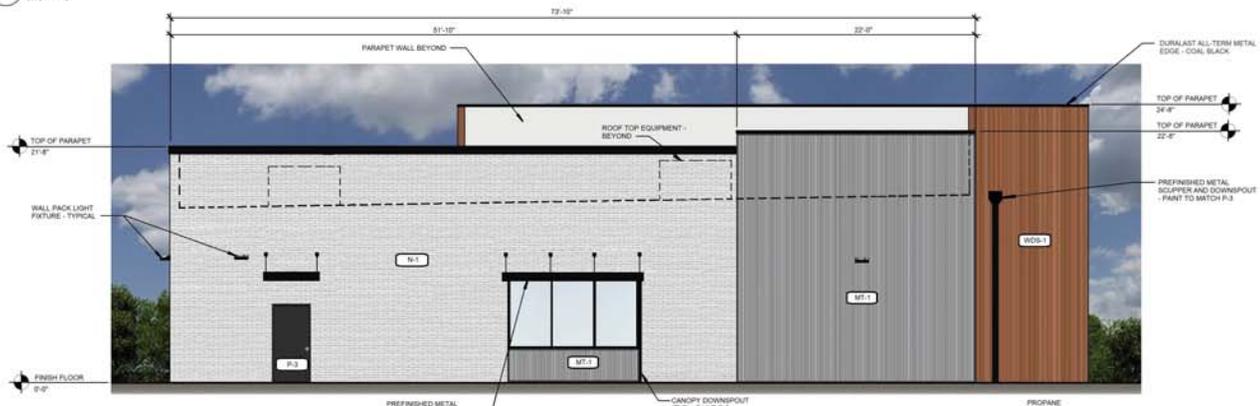
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Drawn By: KAC
Checked By:
Print Date:
Document Date: 10.2.20
Sheet Name:

REVIEW BOARD ELEVATIONS

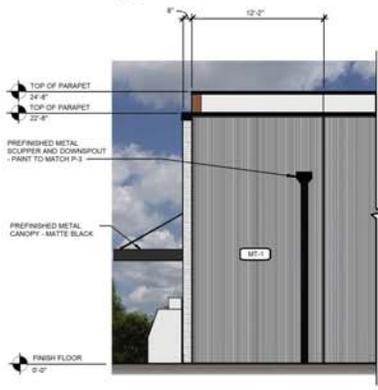
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RBE-1



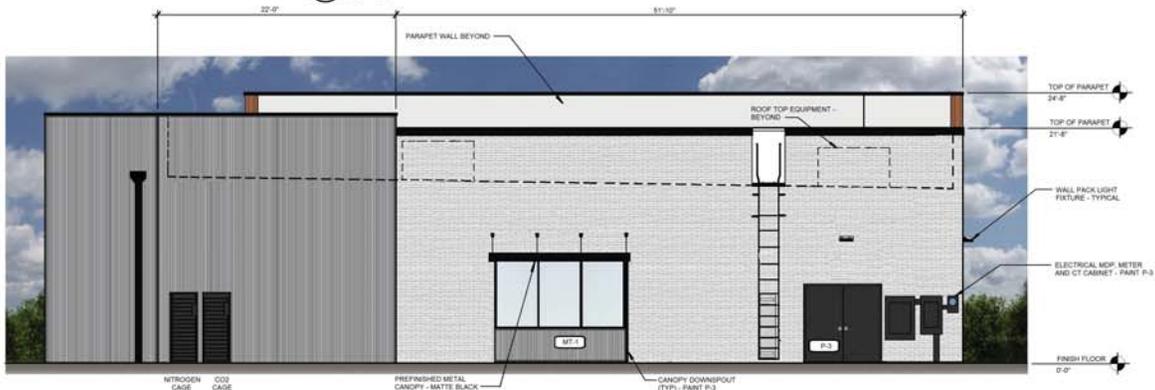
4 LEFT ELEVATION - FACING MYERS RD
3/16" = 1'-0"



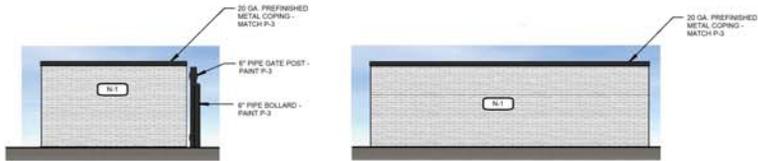
3 LEFT ELEVATION - FACING MYERS RD
3/16" = 1'-0"



2 RIGHT SIDE ELEVATION
3/16" = 1'-0"

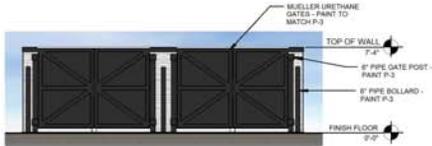


1 RIGHT SIDE ELEVATION
3/16" = 1'-0"



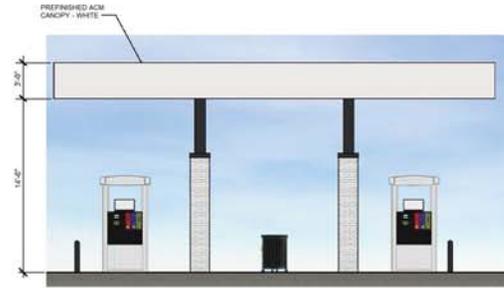
SIDE VIEW

REAR VIEW



FRONT VIEW

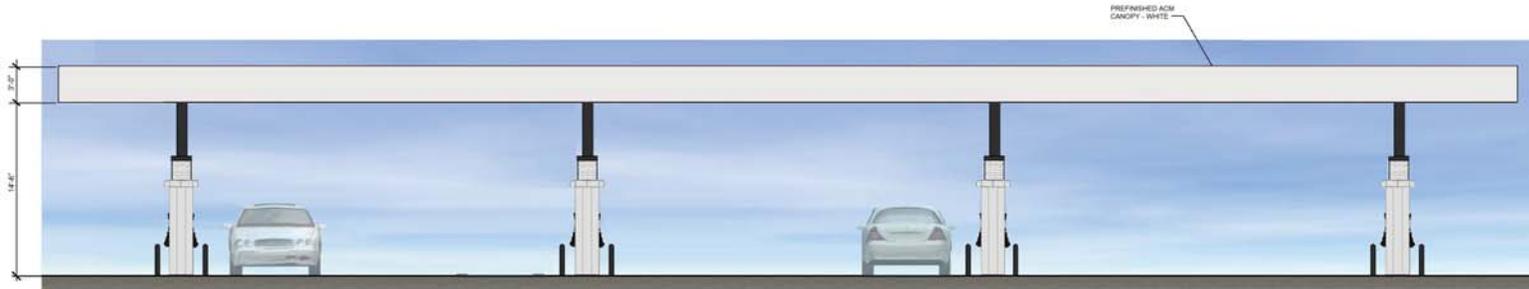
3 DUMPSTER ENCLOSURE
3/16" = 1'-0"



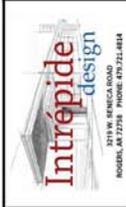
2 CANOPY ELEVATION - SHORT SIDE
3/16" = 1'-0"

FINISH	MATERIAL	PATTERN
S-1	ALUMINUM STOREFRONT - KAWNEER 451T VG - #29 BLACK FINISH	
S-1	NICHHA FIBER CEMENT PANEL - VINTAGE BRICK - PAINTED P-1	
C-1	MAPES LUMSHADE CANOPY - MATTE BLACK BAKED ENAMEL WITH REAR GUTTER CONNECTIONS	
MT-1	PAC-CLAD 22 GAUGE 1" CORRUGATED METAL WALL PANELS - SILVER	
WDS-1	NICHHA FIBER CEMENT PANEL - VINTAGE WOOD - CEDAR (AWP93030 - FOR VERTICAL INSTALLATION)	
P-1	SHERWIN WILLIAMS SW7005 - "PURE WHITE"	
P-3	EXTERIOR HM DOORS, FRAMES, AND TRASH ENCLOSURE GATE - SHERWIN WILLIAMS SW 6258 "TRICORN BLACK"	

NOTE: SIGNAGE IS SHOWN FOR REFERENCE ONLY. EXACT SIGNAGE AND LOCATIONS IS TO BE PROVIDED BY OTHERS AND PERMITTED SEPARATELY.



1 CANOPY ELEVATION - LONG SIDE
3/16" = 1'-0"



Scale:
THIS DRAWING IS FOR REVIEW AND REFERENCE ONLY - NOT FOR CONSTRUCTION

Submissions:
DATE: _____

7-ELEVEN STORE
915 SAINT JAMES AVENUE
SUMMERVILLE, SC 29483



Job Number: 20018
Drawn By: KAC
Checked By:
Print Date:
Document Date: 10.2.20
Sheet Name:

REVIEW BOARD ELEVATIONS

Sheet Number:
RBE-2



10/15/20

Attn: City of Goose Creek ARB

RE: 7 Eleven Store #1046591

Please see below in response to comments.

1. The primary store elevation is 105 feet long. Our architectural design guidelines require some sort of architectural columns, pilasters, change in wall plane, etc. Now, the corrugated metal and vintage wood help in that regard but the elevation still runs a straight line. This requirement also holds true for the rear elevation which is completely flat and blank. This is a very visible elevation. **The brick veneer along the front projects out 8" beyond the faux wood giving it some horizontal articulation along with vertical articulation. The same goes on the rear elevations, the metal is a 6" projection in the horizontal plane and a 16" change vertically.**
2. Can you add more landscaping to the side of the Dumpster unit? The side facing the air/vac unit. **Dumpster has been shifted over to add landscape to the side.**
3. Extend the Black canopy to be the same depth as the width of the sidewalk. We want to have the full depth of the sidewalk covered. **Revised**
4. On the storefront unit (S-1) replace the glass on the bottom third of the unit with a solid material such as the corrugated metal or vintage wood. This helps the building establish a base. **Revised**
5. Place a metal canopy over the side door (P-3). **Revised.**
6. Wrap the bottom third of each canopy support column with a stone material such as the vintage brick. Leaving them unarticulated is unacceptable. **Revised.**



7. Provide a more defined top of the building. See picture. **We added a 12" cornice around the building along the top of the vintage brick.**
8. Please remove the narrow three-foot landscape strip in the front of the storefront as this area typically suffers from neglect and trash. Please replace with a decorative paving material or raised seat wall. **Changed to paving**
9. The required parking on-site is 20 spaces. The plan illustrates 31 spaces plus handicapped spaces. Please remove two of these parking spaces and replace with a landscaped island with tree (typ.). Space these accordingly. **The additional spaces**



are required due to the tenants needs. All spaces over the requirements allowed will be pervious pavement or pavers.

10. Illustrate how rooftop equipment will be screened. The ARB will likely ask this question. Dashed in the line of roof structure and RTU's on the elevations.