



**Architectural Review Board
Monday, February 19, 2018
6:30 p.m.**

**City of Goose Creek
Marguerite H. Brown Municipal Center
519 N. Goose Creek Blvd.
Goose Creek, South Carolina**



MEMORANDUM

TO: Members of the Architectural Review Board

FROM: Brenda Moneer
Planning and Zoning Specialist

DATE: February 13, 2018

SUBJECT: Notification of ARB Meeting

This is to inform you that the Architectural Review Board (ARB) will meet Monday, February 19, 2018, 6:30 p.m. at City Hall. Enclosed please find agenda material for the meeting.

If you have any questions or comments, please don't hesitate to contact me at 797-6220 ext. 1116, or Kara at ext. 1118. We look forward to seeing you Monday evening.

AGENDA
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, FEBRUARY 19, 2018 6:30 P.M.
MARGUERITE BROWN MUNICIPAL CENTER
CITY HALL COUNCIL CHAMBERS
519 N. GOOSE CREEK BLVD.

VISION STATEMENT:

Goose Creek is a city that has achieved a balance between growth, the environment, and the preservation of its small town character. The city's primary concern is for the lifelong needs of all its citizens. Goose Creek is a partnership between its government and its people in the determination of the city's future.

MISSION STATEMENT:

Objectively guide the evolution of commercial and industrial projects creating a synergy between the business and residential community consistent with the city of Goose Creek's vision statement.

THE PROCEDURE FOR PARTICIPATION WILL BE AS FOLLOWS:

Minor applications will be allotted three (3) minutes to present to the Board, major applications will be allotted five (5) minutes to present. Board members will be allowed to ask questions and to discuss merits of the application following the presentations. The question/discussion period by the Board will be limited to five (5) minutes for minor applications and ten (10) minutes for major applications.

AGENDA:

- I.** Call to Order – Chairperson Sharon Clopton
- II.** Review of Minutes from December 18, 2017, and January 16, 2018
- III.** Old Business – Minor Applications
 - A. Cici's Pizza – Wall Mount Sign
 - B. Splash-n-Dash – Vacuum Systems
- IV.** New Business – Minor Applications
 - C. American Heritage Ambulance – Signage
 - D. All State Insurance – Wall Mount Sign
 - E. State Farm – Wall Mount Sign, Tenant Panel
 - F. MoMo – Wall Mount Sign, Tenant Panel
 - G. Pet Rest – Front Elevation Modifications
- V.** New Business – Major Applications
 - H. Popeyes – Site, Landscaping, Elevations, Colors, Materials
 - I. E-Z Auto Now – Site, Landscaping, Elevations, Colors, Materials
 - J. Walmart – Exterior and Signage Up-fit
- VI.** Comments from Board
- VII.** Comments from Staff
- VIII.** Adjournment

Please note this Agenda was posted at City Hall and on the City Website prior to meeting.

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, DECEMBER 18, 2017, 6:30 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER
519 N. GOOSE CREEK BOULEVARD**

I. Call to Order – Chairperson, Sharon Clopton

Motion: at 6:30 pm, **Action:** Called Meeting to Order, **Moved by** Sharon Clopton

Roll Call.

Present: Gary Becker, Lisa Burdick Chris Cook, David Cantrill, Joel Arenson, Sharon Clopton, Tom Risso.

Absent: None

Staff Present: Kara Browder

II. Review of Minutes from November 20, 2017

Motion: Accept the minutes as submitted, **Moved by** Joel Arenson, **Seconded by** David Cantrill.

Discussion: There was none.

Vote: All voted in favor. (**summary:** Yes = 7).

III. New Business – Minor Applications

A. 209 St. James Avenue – Shopping Center Sign Up-fit

The representative presented the application to the Board. There was discussion about the name of the center. The representative stated the name was undecided. There was discussion about the sign face changing for the tenant panels and painting the structure black. Mr. Arenson inquired to Staff if the Board was able to approve the application with the name undecided. The applicant stated that it would come back with the name added at a later date.

Motion: Accept the application as submitted with the contingency that the applicant come back to the ARB to get the final name of the plaza approved, and the placement of that name on the sign approved., **Moved by** Joel Arenson, **Seconded by** Chris Cook.

Discussion: Ms. Clopton inquired if they were going to change All About Hair on the front of the business. The applicant stated that they currently have two existing signs. Chairperson Clopton expressed concerns for the same design. The representative stated it would be the same as what is currently on the building. There was discussion about the name having to come back to the Board.

Vote: All voted in favor. (**summary:** Yes = 7).

B. Stella Nails – Wall Mount Sign

The applicant presented the application to the Board, with color samples. There was discussion about the acrylic panels and changing from dark to light once illuminated. There was discussion about the raceways being painted the same color as the building.

Motion: Approve the application as submitted., **Moved by** Joel Arenson, **Seconded by** Tom Risso.

Discussion: **There was none.**

Vote: All voted in favor. (**summary:** Yes = 7).

C. La Mexicana Taqueria – Wall Mount Sign

The applicant presented the application to the Board, along with color samples. Chairperson Clopton inquired if this was an existing sign. The applicant stated yes. There was discussion about using the existing sign frame and the existing building colors.

Motion: Approve the application as submitted., **Moved by** Joel Arenson, **Seconded by** Tom Risso.

Discussion: **There was none.**

Vote: All voted in favor. (**summary:** Yes = 7).

D. Juiceria – Wall Mount Sign

The representative presented the application and color samples to the Board. There was a brief discussion about the location.

Motion: Approve the application as submitted., **Moved by** Joel Arenson, **Seconded by** Gary Becker.

Discussion: **There was none.**

Vote: All voted in favor. (**summary:** Yes = 7).

IV. New Business – Major Applications

E. McDonalds – Exterior Up-fit, Signage and Playland Demo

The representative presented the application to the Board, with material and color samples. There was discussion about the elimination of the play land completely. The representative explained this would involve a full remodel of the interior and exterior of the building. There was discussion about the new colors and the mansard style roof being replaced by a parapet.

Motion: Approve the application as submitted., **Moved by** Joel Arenson, **Seconded by** Gary Becker.

Discussion: Mr. Arenson inquired to the representative if the dumpster location would remain the same. The representative stated yes, it would be painted and new trex board on the gate to match the building. Chairperson Clopton inquired about the band. The representative stated that it was a silver canopy system. Mr. Cantrill inquired what would become of the area where the playland would be removed. The representative stated that it would be a landscaped area with season color and sod. Mr. Arenson inquired if there would be outside seating. The representative stated no. There was discussion about the new signage proposed with 2 arches. Ms. Browder added that Staff had discussed ensuring the parapet would screen the RTU's from view.

Vote: All voted in favor. (**summary:** Yes = 7).

V. Reorganization of Board – Election of Chairperson for calendar year 2018

Due to lack of a second, the Board was tasked with nomination of Chairperson.

Motion: Nomination of Sharon Clopton for Board Chairperson., **Moved by** Tom Risso, **Seconded by** David Cantrill.

Discussion: There was none.

Vote: All voted in favor. (**summary:** Yes = 7).

The Board re-stated their previous motions as stated in November for Vice Chair.

Motion: Nomination of Tom Risso for Board Vice Chairperson., **Moved by** Joel Arenson, **Seconded by** David Cantrill.

Discussion: There was none.

Vote: All voted in favor. (**summary:** Yes = 7).

VI. Comments from the Board

Mr. Becker inquired about the pumps at the car wash. Ms. Browder presented the Board with photographs of the carwash and what was submitted and approved by the Board. She mentioned that the original plans did not show anything in this location. Ms. Browder added that they would contact and work with the owner to address the issue. The Board discussed options to screen the pump units. They also discussed the lack of the flag pole, landscaped area as originally proposed.

There was some discussion about downloading issues with the packet.

VII. Comments from Staff

Ms. Browder mentioned §151.196, denoting that review of multi-family is not included in the purview under the ARB. There was discussion about signage for apartment communities still being reviewed by the Board. Staff presented pictures of the Optical Impressions, and mentioned the landscaping as originally submitted and approved by the ARB. Ms. Browder inquired what the Boards thoughts were for landscaping to be a sufficient screening for that portion of the building closest to St. James at the back corner, close to Verizon. Chairperson Clopton mentioned the HVAC locations and the screening.

Ms. Browder mentioned it was the last meeting for Chris Cook, and thanked him for his service and contribution to the Board. Staff also noted the upcoming holiday party to remind the Board.

VIII. Adjournment

Motion: Motion to adjourn at 7:21 pm., **Action:** Adjourn, **Moved by** Tom Risso, **Seconded by** Joel Arenson.

Discussion: **There was none.**

Vote: All voted in favor. (**summary:** Yes = 7).

Sharon Clopton, Chairperson

Date _____

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, JANUARY 16, 2018, 6:30 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER
519 N. GOOSE CREEK BOULEVARD**

I. Call to Order – Chairperson, Sharon Clopton

Motion: at 6:30 pm, **Action:** Called Meeting to Order, **Moved by** Sharon Clopton
Roll Call.
Present: Joel Arenson, Gary Becker, Lisa Burdick, David Cantrill, Sharon Clopton,
Tom Risso.
Absent: None
Staff Present: Kara Browder, Brenda Moneer

II. New Business – Minor Applications

A. Big Lots – Wall Mount Sign

The applicant presented the application to the Board, with color samples.

Motion: Approve the application as submitted., **Moved by** Tom Risso,
Seconded by David Cantrill.
Discussion: Mr. Becker inquired to the applicant about the total square footage. The applicant explained the size in working with Staff. Staff explained the tenant panel is not included in the overall calculation for wall mounted signage. Mr. Becker addressed ensuring the façade is painted prior to installing that in the new sign
Motion: Amended motion to require the façade be painted prior to putting up the sign. **Moved by** Tom Risso, **Seconded by** David Cantrill.
Discussion: There was a brief discussion about the LED lighting.
Vote: All voted in favor. (**summary:** Yes = 6).

B. 843 Beauty Collective – Wall Mounted Sign

Ms. Browder addressed the Board with the location of the business. There was discussion about the unit the tenant would occupy.

Motion: Approve the application as submitted., **Moved by** Tom Risso,
Seconded by Joel Arenson.
Discussion: **There was none.**
Vote: All voted in favor. (**summary:** Yes = 6).

C. Optical Impressions – Wall Mount Sign

The applicant presented the application to the Board.

Motion: Approve the application as submitted., **Moved by** Joel Arenson,
Seconded by David Cantrill.
Discussion: **There was none.**
Vote: All voted in favor. (**summary:** Yes = 6).

D. Happy Hour Art – Roof Mount Sign

The representative presented the application and color samples to the Board. There was a brief discussion about how much space the business occupies, previous tenants, and previous signage. Chairperson Clopton inquired about the ordinance criteria for roof signage. Staff cited the ordinance regulations.

Motion: Approve the application as submitted., **Moved by** Tom Risso,
Seconded by David Cantrill.
Discussion: There was some discussion regarding the street view, and the section that the business proposed for the roof mounted sign. There was also discussion regarding other tenants and the existing freestanding sign. Ms. Burdick inquired if the sign would be lit. The representative stated no. Mr. Arenson suggested mounting to the wall. The representative stated if any vehicles park there, you cannot see it. There was discussion about the color. Staff noted the sample.
Vote: All voted in favor. (**summary:** Yes = 5; No = 1).

E. Cici's Pizza – Wall Mounted Sign

The representative presented the application to the Board. There was discussion about the tenant occupying two units, and how the sign is centered between the columns at the entry. Staff noted the tenant panel was installed without permit or review. Chairperson Clopton stated concern for the tenant panel and the signage with two different logos. The representative stated the tenant panel shows the old logo, while the wall mounted shows the new logo.

- Motion:** Approve the application as submitted for the wall mounted sign., **Moved by** Joel Arenson.
- Motion:** Withdrew the motion., **Moved by** Joel Arenson.
- Discussion:** Chairperson Clopton stated concern for approval with the tenant panel as is. There was discussion about the overall square footage of the wall mount sign.
- Motion:** Deny the application as submitted, and that the applicant revise the application to include the tenant panel to match the wall mount branding, along with the calculations for the square footage of the wall mount sign. **Seconded by** Gary Becker.
- Discussion:** Mr. Risso restated that the sign is not approved until the applicant comes back with the tenant panel to match the wall mount. Mr. Arenson clarified the motion to the applicant.
- Vote:** All voted in favor. (**summary:** Yes = 6).
- Discussion:** There was discussion with the applicant about the tenant panel issues needing to be addressed prior to approval for the wall mount sign.

F. Splash and Dash - Vacuum Systems

Chairperson Clopton addressed the Board with the Staff Report. The applicant presented the application to the Board. He addressed the foliage, stating that it would not be affected by the installation of the vacuum systems. There was discussion about the yellow for the pipes. The representative stated no color had been decided for the hoses. Mr. Arenson requested clarification about the piping coming up from underground, and requested the location for the pumps. The representative stated yes, the piping would come up from underground and the single pump would be located inside the building. Mr. Risso inquired if there would be visibility from Red Bank Road. The representative answered yes. Mr. Arenson requested the representative clarify the location of the vacuum systems. The representative stated they would be located along the front and the side. There was discussion about relocated from the front to the rear of the property, and the size of the stanchions. The representative stated that there was not enough room at the rear with the location of the building. There was discussion if the vacuum systems and parking would be straight or angled. The Board stated heavy concern for the yellow color. The representative stated that he could revisit with the owner to come up with a less intense color. Mr. Becker offered some color options. The representative stated he could come back with an alternate color after consulting with his client. Chairperson Clopton inquired if the owner was intending to remove the existing vacuums in the rear. The representative stated not to his knowledge. There was discussion about the size of the units along Red Bank Road.

- Motion:** Deny the application as submitted., **Moved by** Joel Arenson, **Seconded by** Tom Risso.
- Discussion:** **There was none.**

Vote: All voted in favor. (**summary:** Yes = 6).

There was a discussion about colors, screening, and vacuum locations to address concerns, and suggestions to incorporate into the application.

III. Comments from the Board

Mr. Becker stated concerns for calculating the individual channel letters, and requested that Staff visit this method. Staff stated it is within the ordinance under definitions. Mr. Becker requested Staff bring information to the Board at the next meeting. There was a discussion detailing the concerns for screening the pumps at the new car wash on the corner of Thomason and St. James Avenue, along with the large signage issue with the mascot. Mr. Arenson suggested adding language to the ordinance for future car wash development. Mr. Cantrill inquired about training. Ms. Browder stated she was checking into applying to be able to be a trainer, and information would be forthcoming. Chairperson Clopton addressed some signage issues with the location at Dream A Lot Books, the 2nd sign at Big Lots, and Plantation Storage signage uniformity. Staff stated she would reach out to the owner to establish criteria. Mr. Becker Stated concern for signage at the liquor store on the outside of the business.

IV. Comments from Staff

Ms. Browder updated the Board with the previous concerns for Time to Shine, and the Optical Impressions landscaping. She also added appreciated Board input with sign issues. Mr. Arenson stated concern for vehicles being used as signs. Chairperson Clopton inquired about Starbucks. Staff stated that it was currently submitted for permitting, and they should get started soon. Ms. Moneer thanked the Board for their input with applications. She explained some new methods that may streamline the sign permit process, with the potential for online forms with the sign companies. She also reiterated Staff had suggested that the applicant for the car wash go back to the owner that yellow would probably not be an acceptable color. Mr. Arenson inquired about the previous signage as proposed for the property within the Hamlets.

V. Adjournment

Motion: Motion to adjourn at 7:38 pm., **Action:** Adjourn, **Moved by** David Cantrill, **Seconded by** Tom Risso.

Discussion: **There was none.**

Vote: All voted in favor. (**summary:** Yes = 6).

Sharon Clopton, Chairperson

Date _____



ARCHITECTURAL REVIEW BOARD SIGN FORM

ARB MEETING DATE: FEBRUARY 19, 2018

BUSINESS NAME: CICI'S PIZZA
LOCATION: 431 ST JAMES AVE, SUITES J&K
NUMBER & TYPE OF SIGNS APPLYING FOR: 1 WALL MOUNTED SIGN, TENANT PANEL
NUMBER OF ALLOWABLE SIGNS: 3 WALL MOUNTED SIGNS AND 1 TENANT PANEL
MAXIMUM ALLOWABLE SIGN AREA: 82.5 SF

NOTE: STAFF RECOMMENDS THAT THE FAÇADE BE PAINTED PRIOR TO THE INSTALLATION OF NEW SIGNAGE

GENERAL INFORMATION:

SIGN	SIGN 1	SIGN 2	SIGN 3	SIGN 4	SIGN 5
TYPE (W= WALL-MOUNTED/F=FREESTANDING)	Tenant Panel	Wall Mount			
HEIGHT	21.5"	46.5"			
WIDTH	156"	218"			
AREA	23.4 SF	70.40 SF			
COLOR	Orange	White/Black/Orange Green/Red			
MATERIALS	Alum cut outs	Acrylic/Alum.			
SIZE OF GRAPHIC	See attached	N/A			
IS IT ILLUMINATED?	Yes	LED			
IF YES, WHAT TYPE AND WATTAGE?					

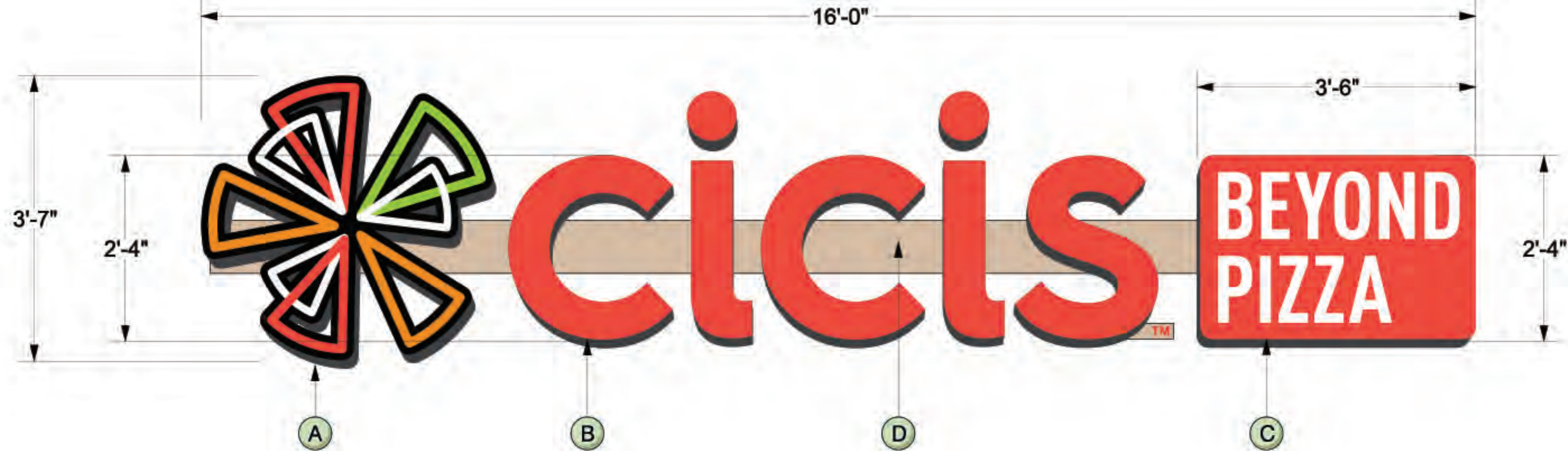
ONLY APPLICABLE TO WALL-MOUNTED SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4	SIGN 5
FRONT LINEAR FRONTAGE OF BUSINESS		216'			
DISTANCE FROM BUSINESS TO PROPERTY LINE		300+			
TOTAL NUMBER OF LETTERING STYLES		1			
SPACE BETWEEN LETTERS (FOR CHANNEL LETTERS)		N/A			
SPACE BETWEEN WORDS (FOR CHANNEL LETTERS)		N/A			
HEIGHT OF LETTERS		7.083"			
PROJECTION FROM WALL		4"			

ONLY APPLICABLE TO FREESTANDING SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4	SIGN 5
DISTANCE FROM STREET CURB					
HEIGHT ABOVE GRADE					
BASE LANDSCAPING					

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



- 3M 3630-22 Black
- 3M 3630-143 Poppy Red
- 3M 3630-74 Kumquat Orange
- 3M 3630-106 Brilliant Green

CHANNEL LETTERS

SCALE: 1/2" = 1'

1.1

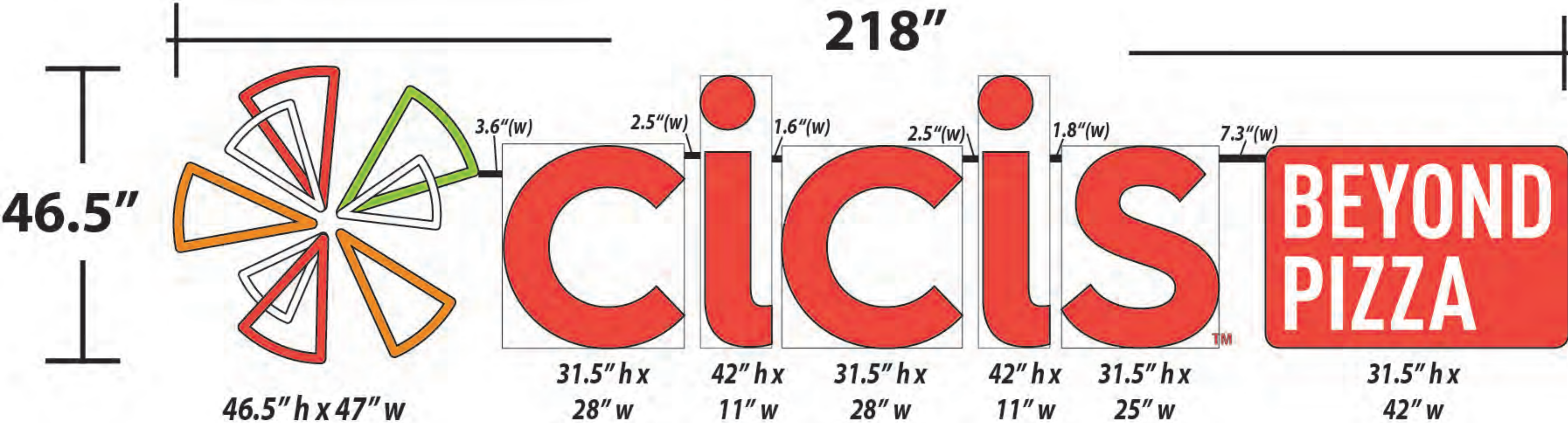
- A** 5" Black PF Returns. 3/16" 7328 White Acrylic Face w/Applied Vinyl Graphics. Black Trim. White LED Illumination
- B** 5" Deep Black PF Returns. 3/16" 7328 White Acrylic Faces w/3M 3630-143 Poppy Red Vinyl. Black Trim. White LED Illumination.
- C** 1/8" Flat Cut Aluminum Painted To Match Fascia. Applied Vinyl Graphics
- D** 8" x 4" Aluminum Raceway Painted To Match Fascia



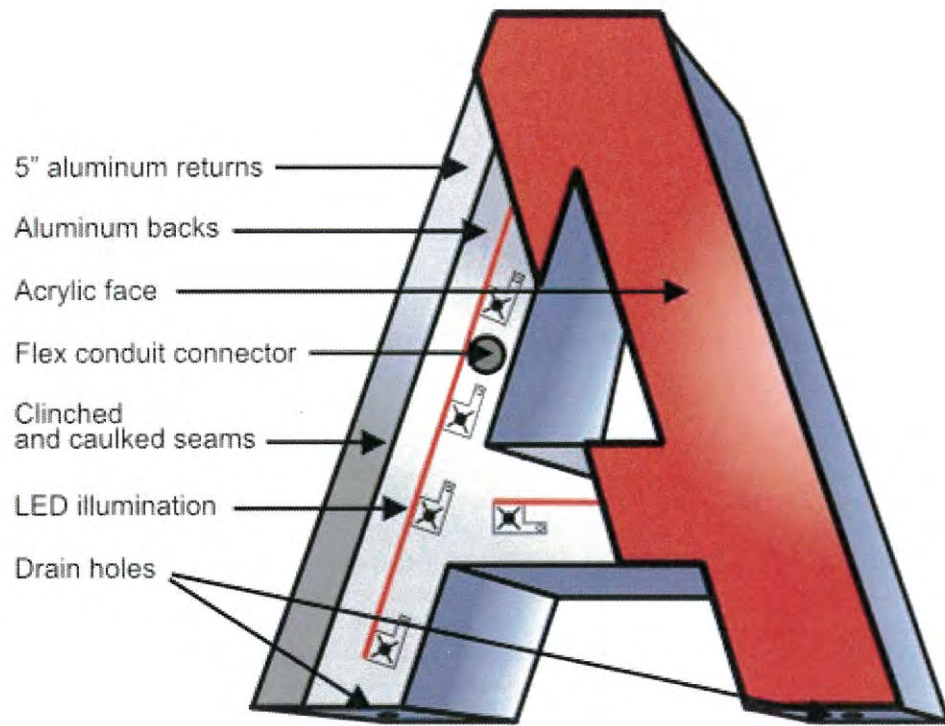
cicis

BEYOND
PIZZA

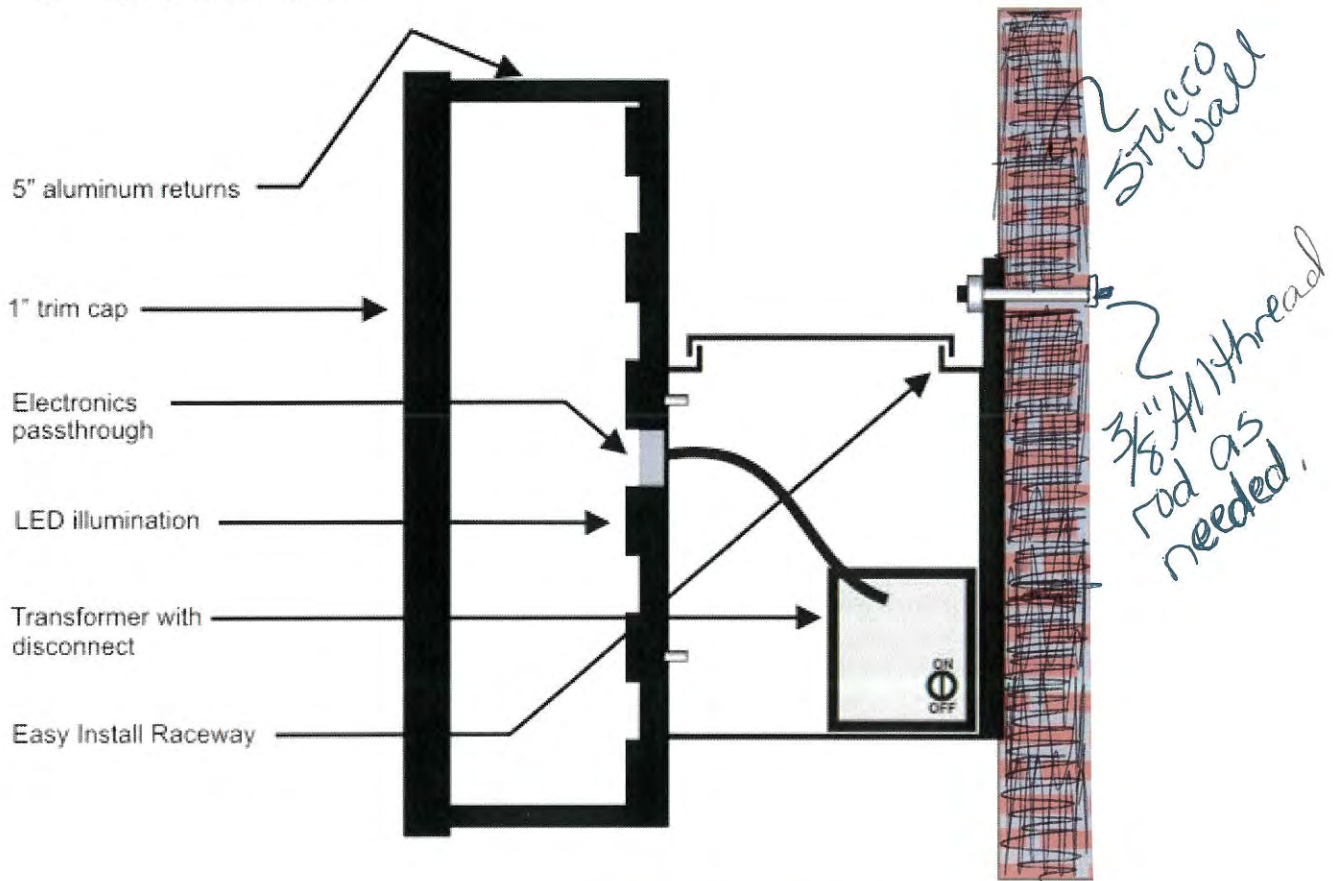




LED Raceway Mount



Flex conduit to transformer box



Side View

STAFF REPORT ARCHITECTURAL REVIEW BOARD

APPLICATION FOR
PROPERTY LOCATED AT 109 RED BANK ROAD (SPLASH 'N DASH CAR WASH)
TMS # 244-09-02-009

Date of Meeting:	02/19/2018
Subject:	Replacement of vacuum system at the Splash 'n Dash Car Wash

Proposal:

The applicant and contractor, Steven Thornley, is proposing to install a new vacuuming system at the Splash 'n Dash Car Wash located at 109 Red Bank Road. The new system consists of ten (10) vacuuming arches to be installed in concrete foundations. The vacuuming arches will be *black in color and the hoses will be the same. Six (6) of the vacuuming arches will be situated to the front portion of the site along Red Bank Road. The remaining four (4) units will be situated more to the rear of the site along the northern side property line. ***Note: The applicant previously proposed yellow arches with blue hoses.**

Background:

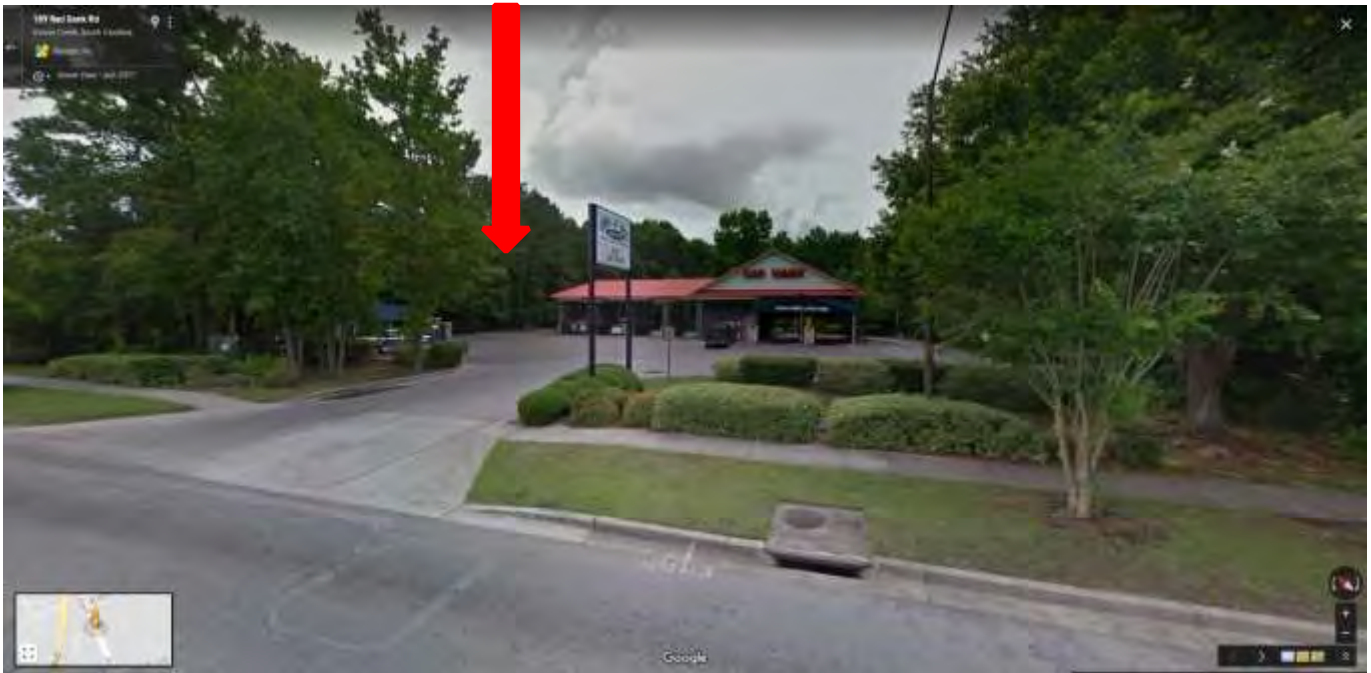
The 1.64 acre site has been occupied by a car wash since 2004. The properties located to the north, east, and south of the site are presently vacant and are zoned General Commercial (GC).

Discussion:

The area where the six (6) vacuuming arches will be situated is well screened from Red Bank Road with existing vegetation including hard woods and understory trees along with various shrubbery.



The remaining four (4) vacuuming arches will be situated along the side property line and will be partially screened by the existing car washing bays.





RECEIVED 1-2-2018

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: <u>109 Red Bank Road</u>		TMS No.:
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 type="checkbox"/> Final	<input type="checkbox"/> Color Change <input type="checkbox"/> Demolition <input type="checkbox"/> Other _____	

Property Owner: <u>Shay Gregorie</u>	Daytime phone: <u>(843) 906-8569</u>	
Applicant: <u>Steve Thornley CCR General Contractor</u>	Daytime phone: <u>(843) 460-4280</u>	
ARB Meeting Representative:	Contact Information:	
Applicant's mailing address: <u>2123 Andover Way</u>		
City: <u>Mt. Pleasant SC 29466</u>	State: <u>SC</u>	Zip: <u>29466</u>
Applicant's e-mail address:		
Applicant's relationship:	<input type="checkbox"/> Owner	<input type="checkbox"/> Design Professional <input checked="" 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)

Vacuum System Replacement
*Large picture in green is new system
Smaller picture in yellow is color of new system

Scope of Work: (please give a detailed description)

Replacement of Vacuum System @ Car Wash

RECEIVED
JAN - 2 2018
BY: [Signature]

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: [Signature] Date: 1/2/18

Print name legibly: Steven Thornley for CCR General Contractor

Rev	By	Date	Note / Reason

NO THINGS
VED
100

Redbank Rd - Google Maps

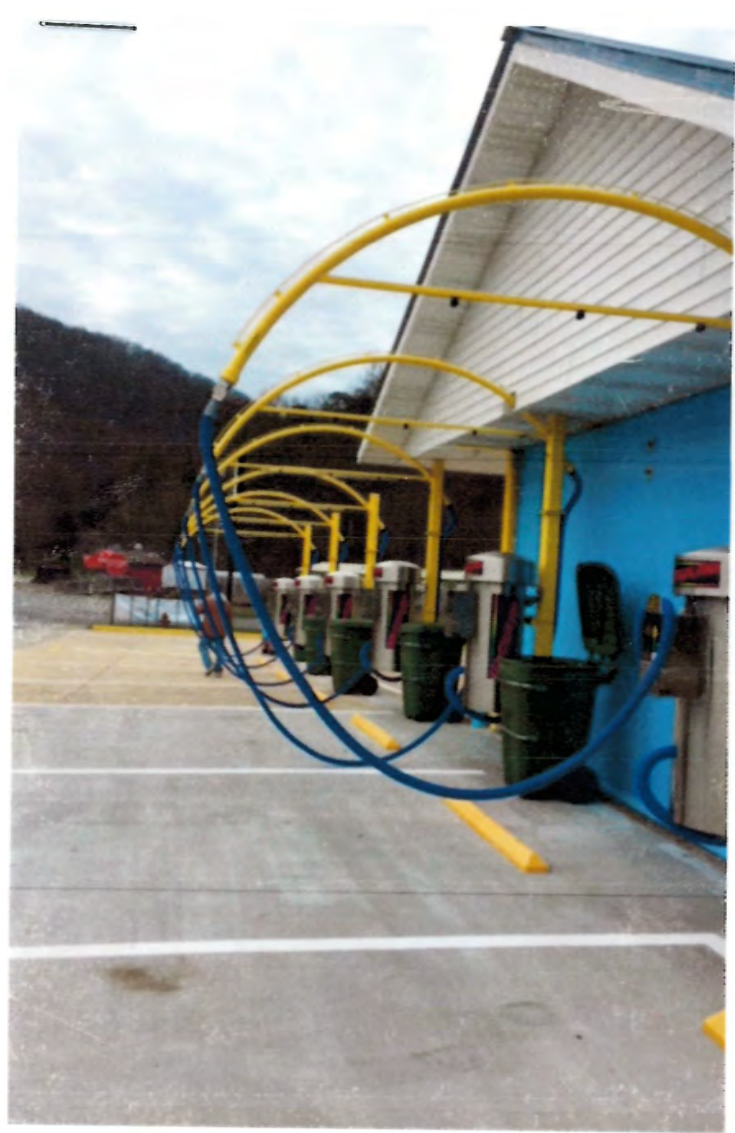
Redbank Rd - Google - Creek - SC - 29145 - 8/31



TO/FROM ADDRESS	TO/FROM ADDRESS	TO/FROM ADDRESS
2222 DAVENPORT BLVD HARRISBURG, MD 21756	ARISE & DT	ARISE & DT
PREVIOUSLY GRANTED BY LOCAL PLANNING DEPARTMENT	DATE	DATE
2 PLACE DEC 1 2017	DATE	DATE
2 PLACE DEC 1 2017	DATE	DATE
4 PLACE DEC 1 2017	DATE	DATE
4 PLACE DEC 1 2017	DATE	DATE

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ARCHITECTURAL REVIEW BOARD SIGN FORM

ARB MEETING DATE: FEBRUARY 19, 2018

BUSINESS NAME: **AMERICAN HERITAGE AMBULANCE**
LOCATION: **137 St JAMES AVE,**
NUMBER & TYPE OF SIGNS APPLYING FOR: **1 WALL MOUNT SIGN, 1 MONUMENT**
NUMBER OF ALLOWABLE SIGNS: **2 WALL MOUNTED SIGNS, 1 MONUMENT**
MAXIMUM ALLOWABLE SIGN AREA: **30SF**

NOTE: STAFF RECOMMENDS THAT THE FAÇADE BE PAINTED PRIOR TO THE INSTALLATION OF NEW SIGNAGE

GENERAL INFORMATION:

SIGN	SIGN 1	SIGN 2	SIGN 3	SIGN 4	SIGN 5
TYPE (W= WALL-MOUNTED/F=FREESTANDING)	Monument	Wall Mount			
HEIGHT	2'-10"	3'			
WIDTH	6'	8'			
AREA	17 SF	24SF			
COLOR	Red/White/Blue Yellow	Red/White/Blue Yellow			
MATERIALS	wood	Acrylic			
SIZE OF GRAPHIC	See attached	See attached			
IS IT ILLUMINATED?	No	No			
IF YES, WHAT TYPE AND WATTAGE?					

ONLY APPLICABLE TO WALL-MOUNTED SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4	SIGN 5
FRONT LINEAR FRONTAGE OF BUSINESS		30'			
DISTANCE FROM BUSINESS TO PROPERTY LINE		<99'			
TOTAL NUMBER OF LETTERING STYLES		1			
SPACE BETWEEN LETTERS (FOR CHANNEL LETTERS)		N/A			
SPACE BETWEEN WORDS (FOR CHANNEL LETTERS)		N/A			
HEIGHT OF LETTERS		See attached			
PROJECTION FROM WALL		1/4"			

ONLY APPLICABLE TO FREESTANDING SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4	SIGN 5
DISTANCE FROM STREET CURB	16'				
HEIGHT ABOVE GRADE	6'				
BASE LANDSCAPING	Mulch/Shrubbery				

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

Sign #1 Proposed to install to existing free standing frame located on the corner of the property on St. James Avenue



Already have this sign 4

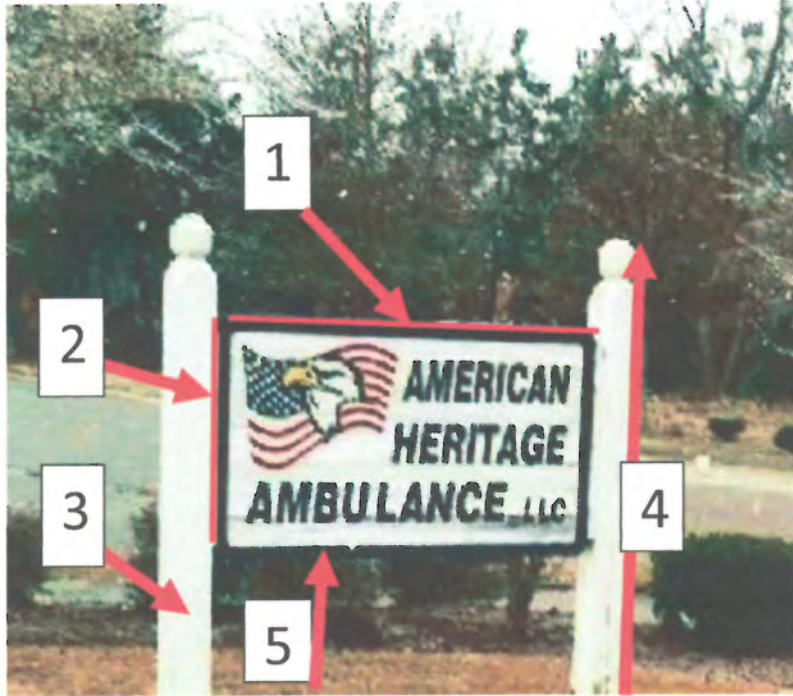
8'

Sign #2 Proposed to Attach to Front of Building in existing frame



getting sign made thru your vision on vinyl

8'



1. Width of sign 60"
2. Height of actual sign 34"
3. Attached to 6x6 Posts
4. Height from the ground 6'
5. Clearance from ground to bottom of sign 30"





ARCHITECTURAL REVIEW BOARD SIGN FORM

ARB MEETING DATE: FEBRUARY 19, 2018

BUSINESS NAME: ALL STATE
LOCATION: 134 St JAMES AVE, UNIT 6
NUMBER & TYPE OF SIGNS APPLYING FOR: 1 WALL MOUNT SIGN, 1 TENANT PANEL
NUMBER OF ALLOWABLE SIGNS: 3 WALL MOUNTED SIGNS, 1 TENANT PANEL
MAXIMUM ALLOWABLE SIGN AREA: 37.5SF

NOTE: STAFF RECOMMENDS THAT THE FAÇADE BE PAINTED PRIOR TO THE INSTALLATION OF NEW SIGNAGE

GENERAL INFORMATION:

SIGN	SIGN 1	SIGN 2	SIGN 3	SIGN 4	SIGN 5
TYPE (W= WALL-MOUNTED/F=FREESTANDING)	Tenant	Wall Mount			
HEIGHT	1'	3'-0"			
WIDTH	10'	12'-4 1/2"			
AREA	10SF	37.25SF			
COLOR	White/Blue	White/Blue			
MATERIALS	Plastic	Metal/Plastic			
SIZE OF GRAPHIC	See attached	See attached			
IS IT ILLUMINATED?	? not provided	Interior			
IF YES, WHAT TYPE AND WATTAGE?					

ONLY APPLICABLE TO WALL-MOUNTED SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4	SIGN 5
FRONT LINEAR FRONTAGE OF BUSINESS		25'			
DISTANCE FROM BUSINESS TO PROPERTY LINE		186'			
TOTAL NUMBER OF LETTERING STYLES		1			
SPACE BETWEEN LETTERS (FOR CHANNEL LETTERS)		See attached			
SPACE BETWEEN WORDS (FOR CHANNEL LETTERS)		See attached			
HEIGHT OF LETTERS		24"			
PROJECTION FROM WALL		12"			

ONLY APPLICABLE TO FREESTANDING SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4	SIGN 5
DISTANCE FROM STREET CURB					
HEIGHT ABOVE GRADE					
BASE LANDSCAPING					

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

SIGN#	SIGN TYPE	SIGN DESCRIPTION	ACTION
E01	ALST.CL.RW.B_21	21" h Illuminated Blue Day/White Night Blue Raceway Channel Letters 3' 0" oah x 12' 4-1/2" oal (37.5 SF)	Remove & Replace Sign
E02	ALST.CUST.VIN	1st Surface White Window Vinyl - Agent Name and Number (.86 Sq Ft)	Remove & Replace Sign

PROPOSED SIGNAGE PHOTO



EXISTING SIGNAGE PHOTO



Notes:

Remove all window vinyl

RECEIVED
REVISED
FEB 17 2018
BY: [Signature]

***NOTE**

Your approval of this Brandbook indicates your acceptance and that the sign set provided to you and owned by Allstate will be manufactured and installed as shown, pending landlord and/or municipality approval. Once accepted, signage may not be changed at time of installation for any reason other than a manufacturing defect. Any Allstate Brandbook items that will install are the property of Allstate.



707 West Spring Garden Street
Palmyra, NJ 08065-1798

CLIENT: ALLSTATE - SE

LOCATION: SC357
Con Chellis
134 St James Ave - Unit 6
Goose Creek, SC

DATE: 1/15/2018

SHEET: P01

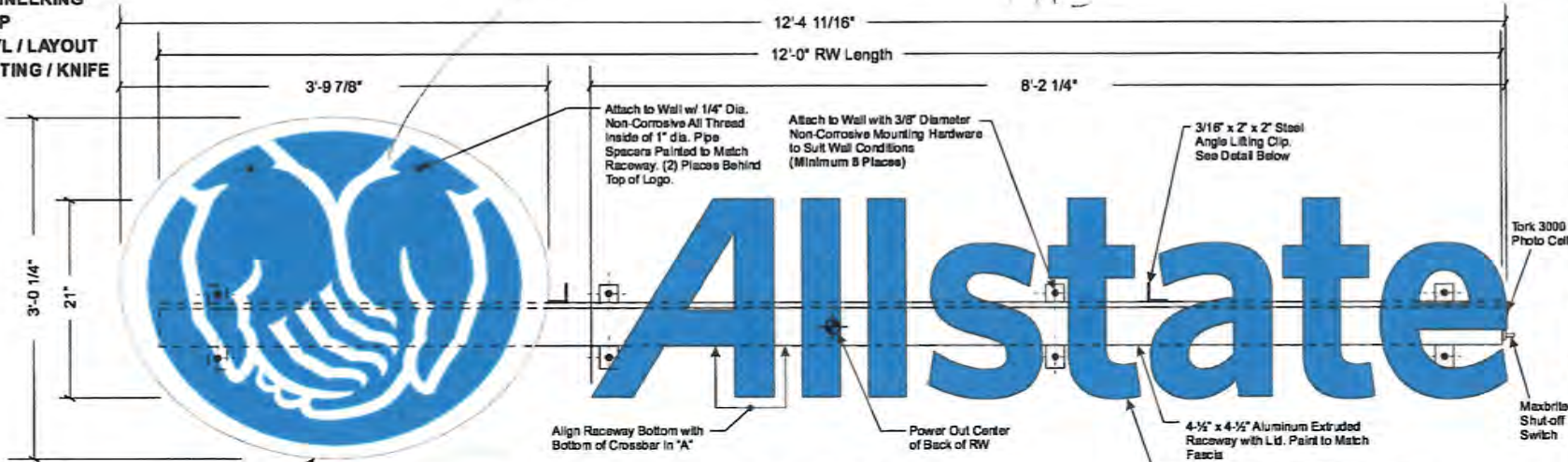
DWG BY: DRM

REVISION:
02.05.18 JC Revised as Noted
01.30.18 DRM Added E04
01.25.18 DRM Added E03

DRAWING NUMBER: A30996

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY PHILADELPHIA SIGN IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY PHILADELPHIA SIGN IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT

ENGINEERING
SHOP
VINYL / LAYOUT
ROUTING / KNIFE



Logo Faces to be 1/8\" Thick #7328
White Acrylic with 3M Translucent
Sultan Blue Vinyl #3630-157 Applied
1st Surface

Align Raceway Bottom with
Bottom of Crossbar in 'A'

Power Out Center
of Back of RW

4-1/2\" x 4-1/2\" Aluminum Extruded
Raceway with Ld. Paint to Match
Fascia

Letter Faces to be 1/8\" Thick #2447 White
Acrylic w/ 1st Surface (DAY/NIGHT) Perforated
Opaque Vinyl (Blue #3944) to Match 3M
Translucent Sultan Blue Vinyl #3630-157

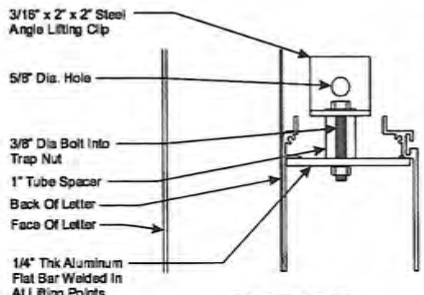
ALST.CL.RW.B.EL_21
FRONT ELEVATION
Scale: 1\" = 1'-0\"

ELECTRICAL LOAD
(1.18) Amps @ 120 Volts
ELECTRICAL REQ'MTS
(1) 20 Amp/120 Volt Circuits

LED Specifications:
1. (2) BITRO - ASU-80-12U
60 Watt LED Power Supply
2. (79 Each) Bitro OmegaOPTICS
Plus (OTSP-M3PL-BW85)
White LEDs

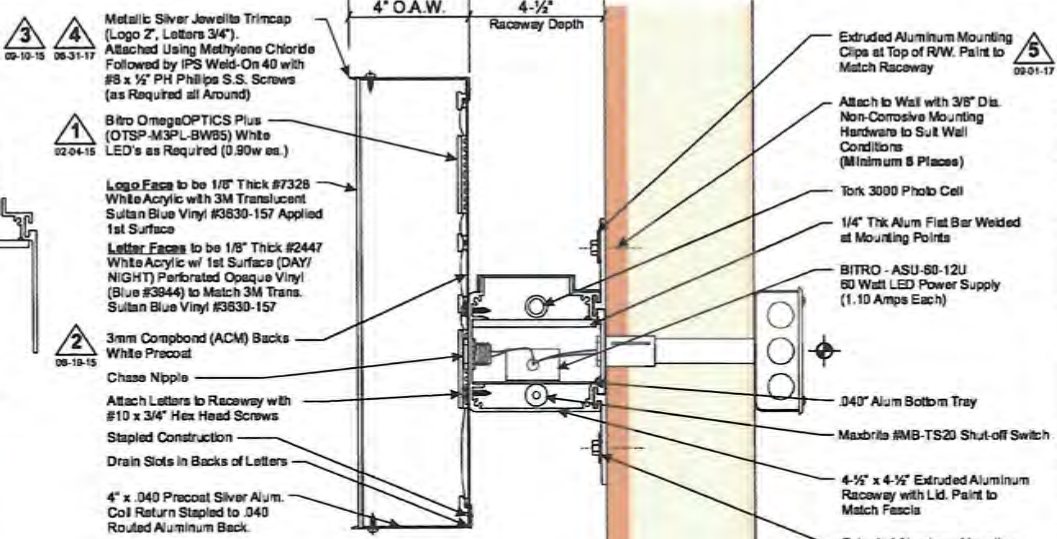
STANDARD LETTER NOTES:
1. Sufficient Primary Circuit in Vicinity Of Sign
By Others.
2. Letter To Letter Wiring & Final Primary Hook-up
By Sign Installer, Where Allowed by Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.
5. Full Size Drilling Template Furnished With Sign.

Note: This sign is intended to be installed in accordance with the requirements of Article 603 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



LIFTER DETAIL
Scale: 3\" = 1'-0\"

**PERMIT
DRAWING**



SECTION
Scale: 3\" = 1'-0\"



PHILADELPHIASIGN
SERVICING THE WORLD'S BRANDS SINCE 1958
707 West Spring Garden Street
Palmira, New Jersey 08055
Phone: 856.829.1400
Fax: 856.828.8549
www.philadelphiasign.com

CUSTOMER:
ALLSTATE

JOB NUMBER:
ALST_CL_ILL_

SIGN TYPE:
ALST.CL.RW.B.EL_21

LOCATION:

DATE:
10/10/2014

DRAWN BY:
GJF

REVISION:
Number: 5 Date: 09/01/2017 By: JTR

SHEET:
1 of 1

DWG NUMBER:
B57462

ENGINEER SEAL:

**MAX DESIGN WIND SPEED 90 MPH
EXPOSURE C**

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY PSCD. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY PSCD. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY MANNER.

SIGN#	SIGN TYPE	SIGN DESCRIPTION	ACTION
E03	ALST.TNT.RF	11-3/4"h x 9' 11-1/2"w Acrylic Reface of Existing Double Faced Illuminated Tenant Sign	Reface Sign

PROPOSED SIGNAGE PHOTO




EXISTING SIGNAGE PHOTO



Existing Sign Dimensions:
11-3/4"h x 9' 11-1/2"w

*** NOTE**
Your approval of this Brandbook indicates your acceptance that the materials provided to you and owned by Allstate will be manufactured and installed as shown, pending landlord and/or municipality approval. Once accepted, signage may not be installed at time of installation for any reason other than a manufacturing defect. Any Allstate brand materials that will be installed on the property of Allstate.

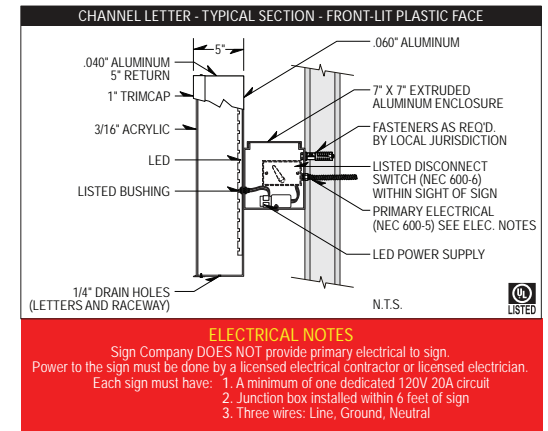
 PHILADELPHIASIGN BRINGING THE WORLD'S BRANDS TO LIFE 707 West Spring Garden Street Palmyra, NJ 08065-1798	CLIENT: ALLSTATE - SE LOCATION: SC357 Con Chellis 134 St James Ave - Unit 6 Goose Creek, SC	DATE: 1/15/2018 SHEET: P02 DWG BY: DRM	REVISION: 02.05.18 JC Revised as Noted 01.30.18 DRM Added E04 01.25.18 DRM Added E03 DRAWING NUMBER: A30996	THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY PHILADELPHIA SIGN IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY PHILADELPHIA SIGN IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT



EXISTING SIGNAGE



PROPOSED SIGNAGE



NOTES:

EXISTING SIGN SUPPLIED BY CUSTOMER. INSTALL ONLY



CLIENT NAME: STATE FARM/CHRIS COHEN

CONTACT: CHRIS COHEN

CLIENT APPROVAL

LANDLORD APPROVAL

SALES REP:
HW

DESIGNER:
AM



ARCHITECTURAL REVIEW BOARD SIGN FORM

ARB MEETING DATE: FEBRUARY 19, 2018

BUSINESS NAME: MoMo
LOCATION: 5 SOUTH ALLIANCE DRIVE,
NUMBER & TYPE OF SIGNS APPLYING FOR: 1 WALL MOUNT SIGN, 1 TENANT PANEL
NUMBER OF ALLOWABLE SIGNS: 2 WALL MOUNTED SIGNS, 1 TENANT PANEL
MAXIMUM ALLOWABLE SIGN AREA: 72SF

NOTE: STAFF RECOMMENDS THAT THE FAÇADE BE PAINTED PRIOR TO INSTALLATION OF NEW SIGNAGE

GENERAL INFORMATION:

SIGN	SIGN 1	SIGN 2	SIGN 3	SIGN 4	SIGN 5
TYPE (W= WALL-MOUNTED/F=FREESTANDING)	Tenant	Wall Mount			
HEIGHT	1'-5.5"	3'-6"			
WIDTH	4'-9.75"	8'-6.488"			
AREA	7.25 SF	30SF			
COLOR	Green/Black	Green/Black			
MATERIALS	Plastic	Alum./Acrylic			
SIZE OF GRAPHIC	See attached	See attached			
IS IT ILLUMINATED?	? not provided	Interior			
IF YES, WHAT TYPE AND WATTAGE?					

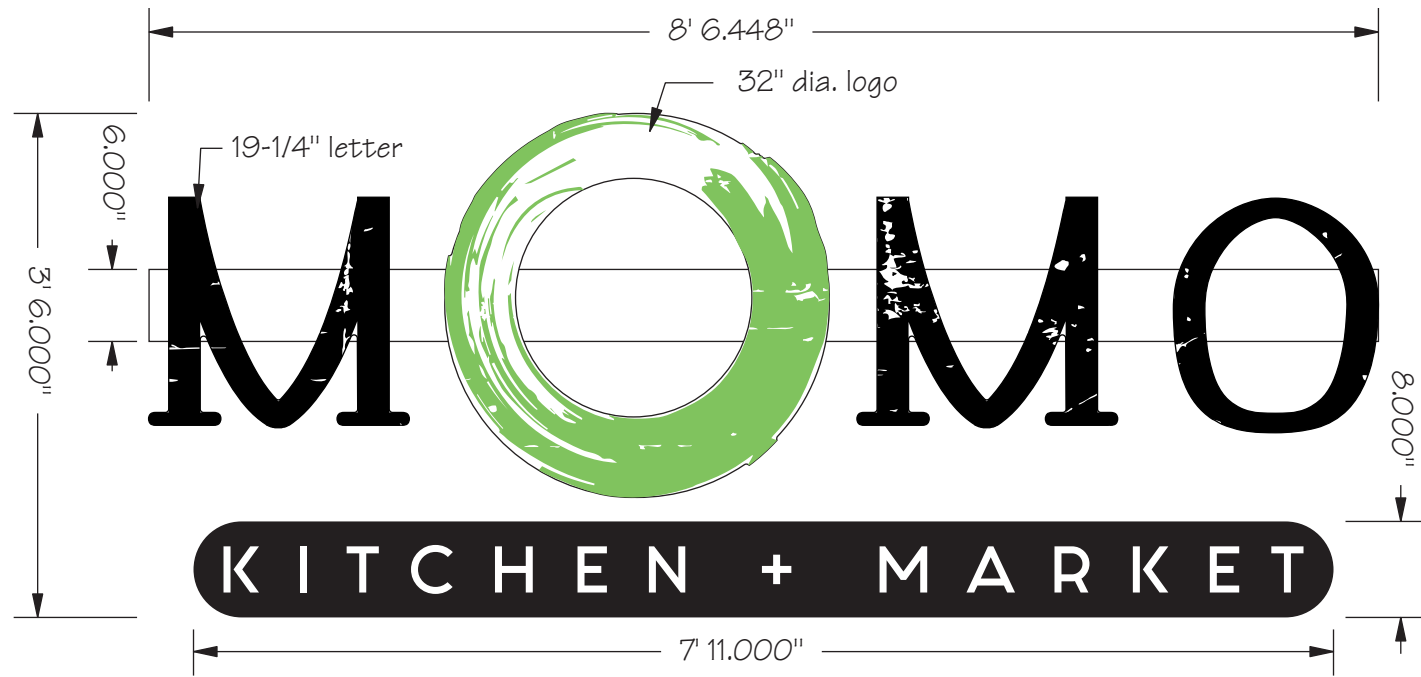
ONLY APPLICABLE TO WALL-MOUNTED SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4	SIGN 5
FRONT LINEAR FRONTAGE OF BUSINESS		48'			
DISTANCE FROM BUSINESS TO PROPERTY LINE		175'			
TOTAL NUMBER OF LETTERING STYLES		1			
SPACE BETWEEN LETTERS (FOR CHANNEL LETTERS)		6"			
SPACE BETWEEN WORDS (FOR CHANNEL LETTERS)		N/A			
HEIGHT OF LETTERS		19.25"			
PROJECTION FROM WALL		5"			

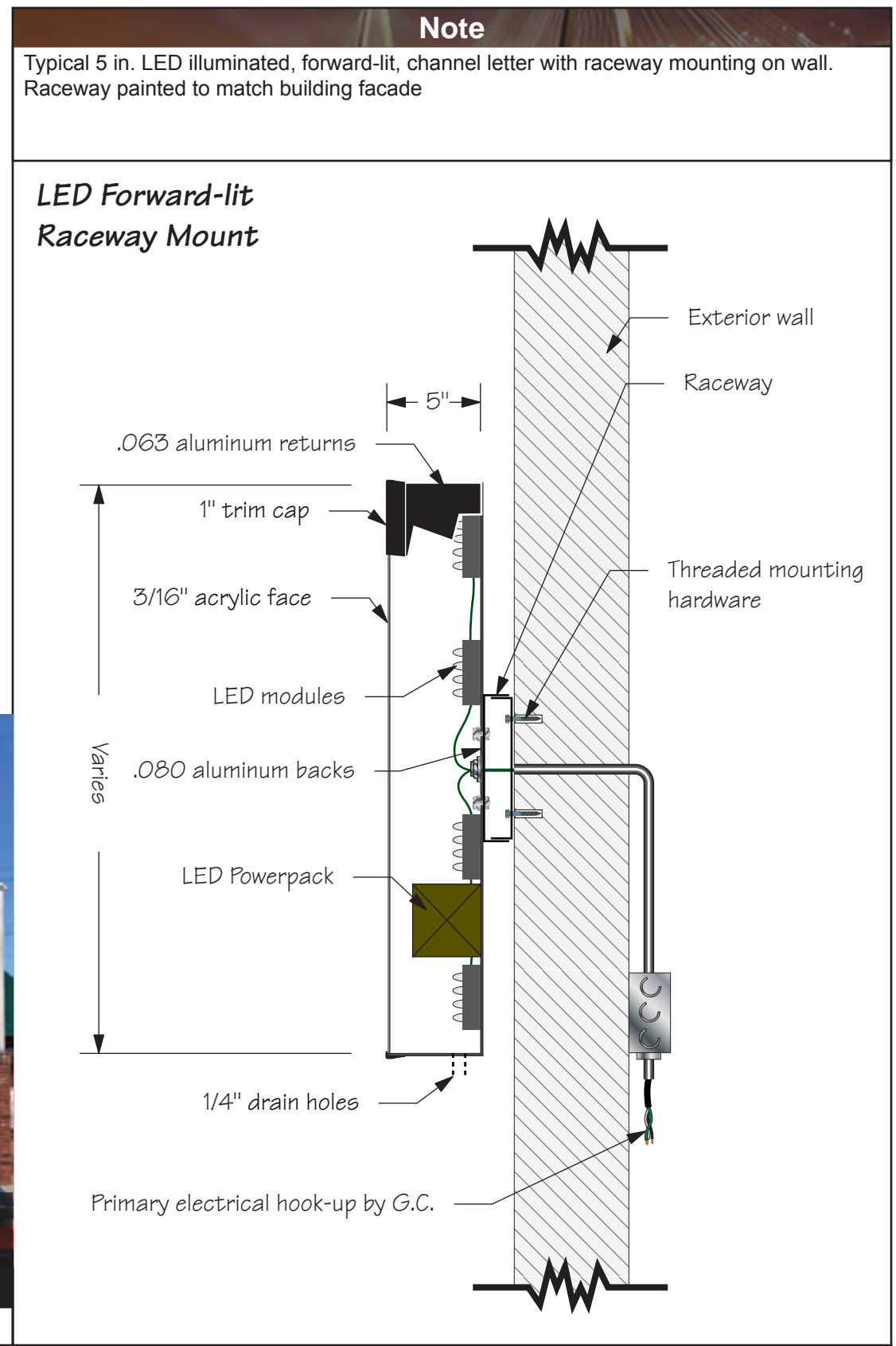
ONLY APPLICABLE TO FREESTANDING SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4	SIGN 5
DISTANCE FROM STREET CURB					
HEIGHT ABOVE GRADE					
BASE LANDSCAPING					

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



A1 ILLUMINATED CHANNEL LETTERS
SCALE: 3/4" = 1'



EXISTING
Not to Scale



PROPOSED
Not to Scale

Electric Load ___ amps @ 120 volt	Electric Requirements (1) 20 amp / 120 volt	U.L. Note
---	---	------------------

This sign is intended to be installed in accordance with the requirements of article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Weight = ___ lbs

Colors	<input type="checkbox"/> 0	<input type="checkbox"/> 0
---------------	----------------------------	----------------------------

Signage = 29.75 sq.ft.	Quantity = 1 set
----------------------------------	----------------------------

SECTION DETAIL
Not to Scale

Connection to existing power only.
Primary power to be supplied by others.



1811 Elsey Drive
Charleston, SC 29407
843-769-7446 phone
www.lowcountysigns.com

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Client Approval _____
Landlord Approval _____



Sales Rep: JS

Location:
5 South Alliance Drive
Goose Creek, SC 29445

Description:
Illuminated Raceway Mounted
Channel Letters

Drawn By: TRR	Date: 01/25/18
Job No.:	Scale: As Noted
Drawing No.: IRMCL-1	



B1 ILLUMINATED TENANT PANELS
SCALE: 1-1/2" = 1'

Note

Manufacture & install new tenant panel graphics as shown.



Colors	Signage	Quantity
<input type="checkbox"/> 0 <input type="checkbox"/> 0	= 7.25 sq.ft.	= 2



1811 Elsey Drive
Charleston, SC 29407
843-769-7446 phone
www.lowcountrysigns.com

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Client Approval

Landlord Approval



Sales Rep: JS

Location:
5 South Alliance Drive
Goose Creek, SC 29445

Description:
Tenant Panel Change

Drawn By: TRR
Date: 02/05/18

Job No.: _____
Scale: As Noted

Drawing No.: TPC-1



ARCHITECTURAL REVIEW BOARD: SCOPE OF WORK

PROJECT: Pet Rest Cemetary & Cremation Service

LOCATION: 132 Red Bank Rd.

This commercial development is located on Red Bank Road. The applicant will be presenting plans to remove the overhead garage door and replace with a 6'-0" x 6'-8" pair of doors that will be flanked with 18" of hardiplank siding on each side painted to match with white trim surround.

The applicant will be building out the interior of the garage as well to utilize this space for clients.



Site – Street View – Existing Pet Rest Building *provided by Google™ “street view February 2017”*

- Hardi siding to be painted tan to match existing exterior door color -
- French door & door trim to be painted white -

