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2022-020SIG

Mama's Bakery

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CITY OF GOOSE CREEK  
SIGN PERMIT APPLICATION

PERMIT #: 045538	OFFICE USE ONLY
AMOUNT DUE: \$ 75.00	DATE PAID: 3 / 23 2022
LICENSE#: _____	DATE PAID: / /

**PAID**

Permit Fee: \$75.00

Today's Date: 3-21-22

- Business Owner \_\_\_\_\_ Business Phone \_\_\_\_\_  
 Name of Business MAMA'S BAKERY Alternate Phone \_\_\_\_\_  
 Street Address of Business 209 ST. JAMES AVE.  
 Landlord/Lessor \_\_\_\_\_ Landlord's Phone \_\_\_\_\_  
 Sign Company PUBLICITY SIGNS Sign Co. Phone \_\_\_\_\_  
 Sign Co. Contact RICHARD LOHIZIT Sign Co. Address \_\_\_\_\_
- Cost of Sign(s) \$ \_\_\_\_\_ Sign Installation Cost \$ \_\_\_\_\_ Total Cost \$ \_\_\_\_\_
- How many signs are you applying for? 1 How many signs does this business already have? \_\_\_\_\_
- What kind of signs does this business already have? \_\_\_\_\_  None
- 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: THE CREEK PLAZA.
- What is the TMS number for this property? \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_
- What is the front setback of the business in feet? 13' (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? \_\_\_\_\_
- What is the width of the business in feet? 20' (The distance from wall to wall)  
 A. For corner lots only, what is the width of the business for second street frontage in feet? \_\_\_\_\_
- What is the property's road frontage in feet? 260' (This only applies to shopping centers erecting a freestanding sign)
- 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.
- 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
- Please attach swatches, samples, and/or paint chips of all proposed colors to the application.
- Please complete the Sign Information Table located on the following page.
- You are required to attend the Architectural Review Board meeting in which your sign application is reviewed.
  - The ARB meets on the 3<sup>rd</sup> Monday of each month. (Please see ARB schedule for application deadlines and meetings.)

OFFICE USE ONLY
MAX. NO. OF ALLOWED SIGNS: <u>2</u>
MAX ALLOWED SIGN AREA: <u>20sf</u>

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.)	STAINLESS STEEL	Acrylic	
Illumination: Exterior, interior or not lighted	INTERIOR		
Type of Sign:	CHANNEL LETTERS	PYLON FACE	
Height (FEET)	3' x		
Width (feet)	8'		
Area (square feet)	24 #	Yellow white BLACK	
All colors used on sign	YELLOW BLACK WHITE		
Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic	N/A	N/A	
Projection from building or cabinet width (thickness)	3"		
Number of styles of lettering	<del>2</del> " 2	2	
Height of letters (if channel letters)	27"	.	
If mounting individual letters, space between letters	2-3"		
If mounting individual letters, space between words	5-6"		
If window sign, size of window			
If changeable copy sign (reader board), number of lines			
If freestanding sign, distance between sign and street curb (ft)			
If freestanding sign, total height above grade (ft)			
If freestanding sign, landscaping materials to be planted at base of sign			

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

\_\_\_\_\_  
Date

OFFICE USE ONLY

Remarks: \_\_\_\_\_

Approval: Zoning Administrator \_\_\_\_\_

Issued by: \_\_\_\_\_

Date: \_\_\_\_\_





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SIGN AND PRINTING

**SIGN**



**MAMA'S BAKERY  
AND RESTAURANT**





# MAMA'S BAKERY AND RESTAURANT

209 St James Ave Suite B1, Goose Creek, SC 29445, USA

## REQUIREMENTS

### SIGN

<b>TYPE</b>	<b>CHANNELS LETTERS</b>
<b>ILLUMINATION</b>	<b>LED</b>
<b>MEASURES</b>	<b>8 x 3 ft</b>

## STREET VIEW - PHOTO REFERENCE



SIGN

The following diagram has been created for the sole purpose of being a visual support for our client, the ideas presented are original and unique to the client. Any reproduction not approved by the Publicity Sign and Printing team is strictly prohibited

REVISION

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# MAMA'S BAKERY AND RESTAURANT

209 St James Ave Suite B1, Goose Creek, SC 29445, USA

## IMPOSED IMAGE

SIGN

TYPE	CHANNELS LETTERS
ILLUMINATION	LED
MEASURES	8 x 3 ft

## MEASSURES

### FRONT VIEW

8 ft



### UPSIDE VIEW



The following diagram has been created for the sole purpose of being a visual support for our client, the ideas presented are original and unique to the client. Any reproduction not approved by the Publicity Sign and Printing team is strictly prohibited

REVISION

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## IMPOSED IMAGE

### SIGN

TYPE	CHANNELS LETTERS
ILLUMINATION	LED
MEASURES	8 x 3 ft

## MEASSURES

### SIDE VIEW



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REVISION

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209 St James Ave Suite B1, Goose Creek, SC 29445, USA

## IMPOSED IMAGE

SIGN

TYPE	CHANNELS LETTERS
ILLUMINATION	LED
MEASURES	8 x 3 ft

## PERSPECTIVE

### PERSPECTIVE VIEW



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REVISION

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# MAMA'S BAKERY AND RESTAURANT

209 St James Ave Suite B1, Goose Creek, SC 29445, USA

## IMPOSED IMAGE

### SIGN

TYPE	CHANNELS LETTERS
ILLUMINATION	LED
MEASURES	8 x 3 ft

## MOCKUP



## RELATIVE POSITION



The following diagram has been created for the sole purpose of being a visual support for our client, the ideas presented are original and unique to the client. Any reproduction not approved by the Publicity Sign and Printing team is strictly prohibited

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## **STREET SIGN**



**MAMA'S BAKERY  
AND RESTAURANT**





# MAMA'S BAKERY AND RESTAURANT

209 St James Ave Suite B1, Goose Creek, SC 29445, USA

## REQUIREMENTS

### SIGN

<b>TYPE</b>	<b>PYLON FACE</b>
<b>ILLUMINATION</b>	<b>NON ILLUMINATED</b>
<b>MEASURES</b>	<b>120 x 30 in</b>

## STREET VIEW - PHOTO REFERENCE



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REVISION

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# MAMA'S BAKERY AND RESTAURANT

209 St James Ave Suite B1, Goose Creek, SC 29445, USA

## IMPOSED IMAGE

SIGN

TYPE	PYLON FACE
ILLUMINATION	NON ILLUMINATED
MEASURES	120 x 30 in

## MEASURES

### FRONT VIEW



### PERSPECTIVE VIEW



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# MAMA'S BAKERY AND RESTAURANT

209 St James Ave Suite B1, Goose Creek, SC 29445, USA

## IMPOSED IMAGE

### SIGN

TYPE	PYLON FACE
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## MOCKUP



## RELATIVE POSITION

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REVISION \_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_





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SIGN AND PRINTING





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2022-017RENO

Pet Rest

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## MEMORANDUM

**TO:** City of Goose Creek Architectural Review Board  
**FROM:** Alexis Kiser, Assistant to City Administrator  
**RE:** Pet Rest, 132 Red Bank Road (TMS# 244-09-01-057)  
**DATE:** 4/8/2022

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

### General Conformance Analysis

1. This proposal is to demolish of the second floor of a duplex structure upfit the remaining structure located at 132 Red Bank Road (TMS# 244-09-01-057). The parcel is located in the General Commercial and the proposed use is an approved use by right for the zoning classification. The adjacent zoning classifications are as follows:
  - a. North: General Commercial (GC)
  - b. South: General Commercial (GC)
  - c. East: Red Bank Road/General Commercial (GC)
  - d. West: Low-Density Residential (R-1)
2. The proposed work will impact the pedestrian and vehicular view from the right-of-way by removing the second story of the
3. It is not clear from the information provided if the proposed changes comply with the standards by zone including buffer requirements, this will be reviewed by staff after ARB approval.

### Architectural Review Design Guidelines Analysis

#### Site design

The nature of the work for this applicant will not alter the current design of the site. The base of the current structure will remain and only the top portion will be removed and will not detract from the principal building.

#### Architectural theme

The proposed improvements to the existing building include painting the exterior of the building to match the current primary structure on the site, replacing current windows and doors, and adding a new metal roof to match the existing structure.

#### Architectural interest

The colors proposed will blend well with the primary structure on the lot, both of which can be seen from the right-of-way. Additionally, the change in the roof line by removing the second floor will provide an improvement in the overall architectural design of all structures. This will make the structures on the parcel more harmonious.

#### Building design

The height, width, and general proportions of the remodeled building will conform to other buildings in the area and will be setback behind the primary structure. The façade materials will be the existing material of concrete block (CMU) and will have a low-maintenance, natural palette.

Site Elements

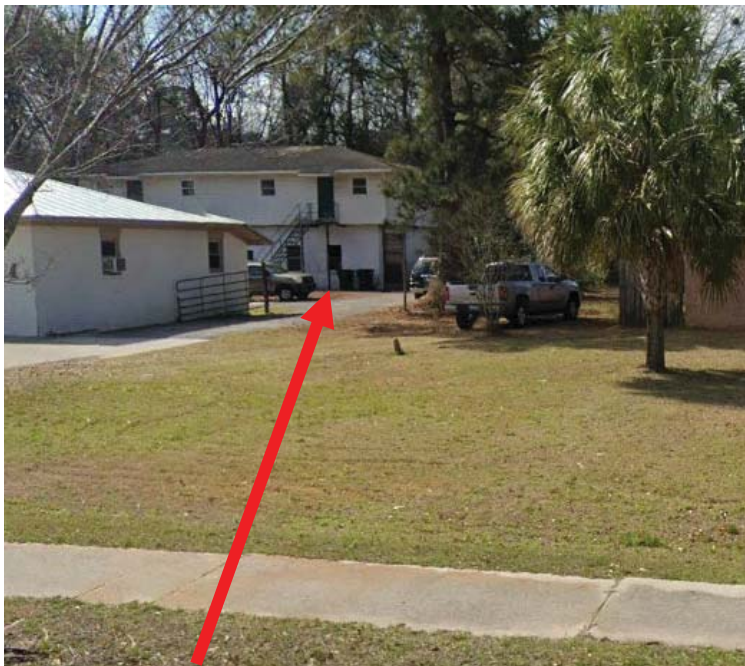
There are no proposed changes to existing site elements as described in the ordinance.

**Staff Recommendation**

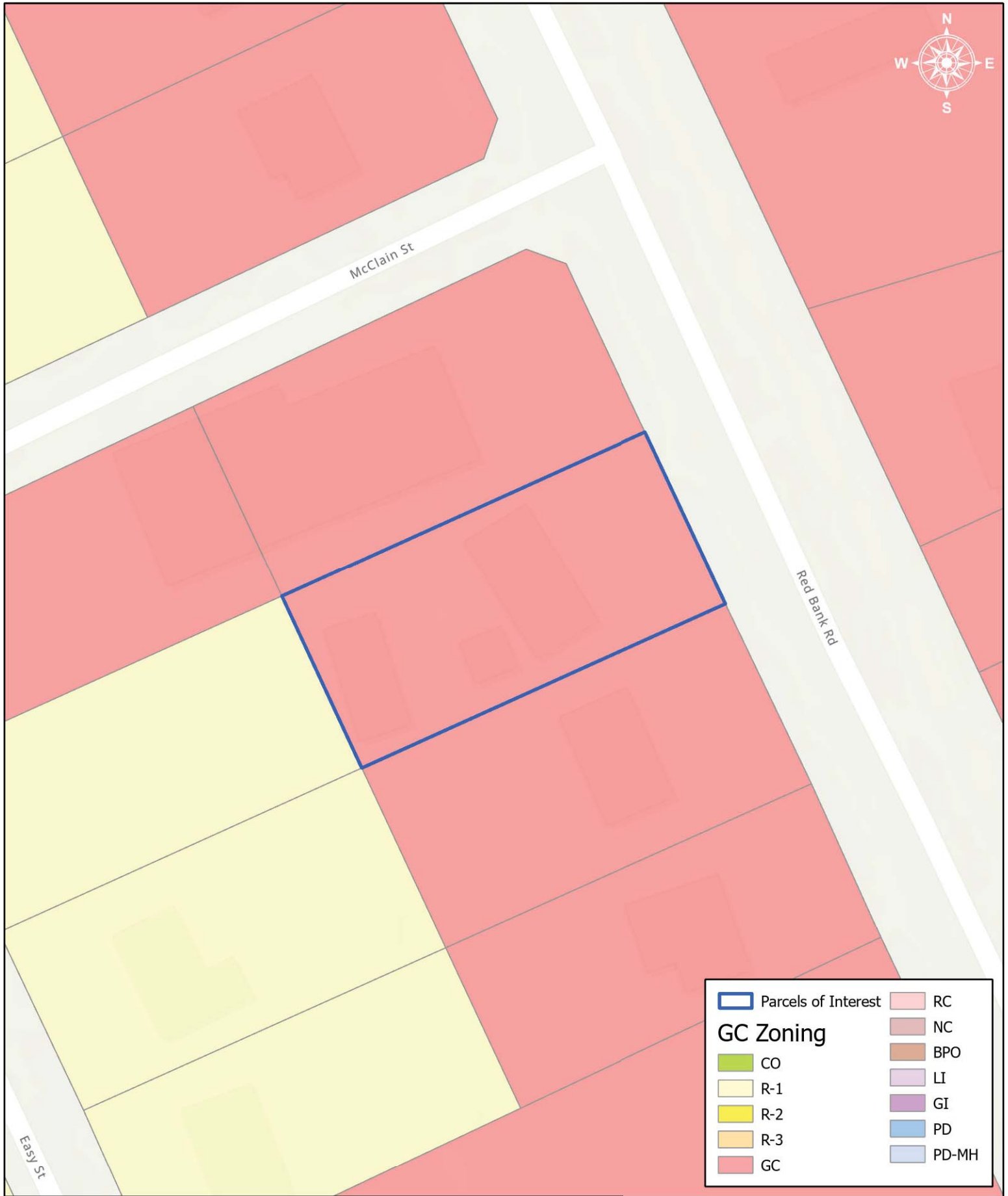
Given the proposed improvements made to the existing structure on the parcel staff recommends that the ARB approve the application.



*Figure 1: Primary structure on lot.*



*Figure 2: View of the structure to be demolished and upfitted from the roadway.*



McClain St

Red Bank Rd

Easy St



**TMS # 244-09-01-057**  
 City of Goose Creek GIS Department  
 519 N. Goose Creek Blvd  
 Goose Creek, SC 29445  
 (843) 797-6220



as of 4/12/2022 3:08 PM

**PRODUCT IS FOR PLANNING/  
 INFORMATIONAL PURPOSES ONLY.  
 ALL INFORMATION SHOULD ALWAYS  
 BE VALIDATED WITH THE CITY BEFORE  
 TAKING ANY OFFICIAL ACTIONS.**





# PERMIT APPLICATION CITY OF GOOSE CREEK, SOUTH CAROLINA

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

Street Address 132 Redbank Rd Construction Group/Classification \_\_\_\_\_  
 Tax Map Number 2440901057 Lot 4 Block a Subdivision Liberty Hall  
 Property Owner Tiverton LLC Phone \_\_\_\_\_  
 Contractor \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_ Contractor's State License # \_\_\_\_\_  
 Owner Email \_\_\_\_\_ 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 \_\_\_\_\_  
 1<sup>st</sup> Floor Heated Sq. Ft. \_\_\_\_\_ 2<sup>nd</sup> Floor Heated Sq. Ft. 1176 3<sup>rd</sup> Floor Heated/Unheated(please circle) Sq. Ft. \_\_\_\_\_  
 Garage Sq. Ft. 1176 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 2 Bedrooms 2 Fireplace na Rooms \_\_\_\_\_ Stories 2 Units \_\_\_\_\_  
 Type of Fuel:  Electric - #Amps 150  Gas - # Outlets \_\_\_\_\_ Outlet Type: Range/H2O/Heat/Fire/Grill/Other  
 Cost of: Mechanical \$ \_\_\_\_\_ Land \$ \_\_\_\_\_ Construction \$ \_\_\_\_\_

### 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 \$ \_\_\_\_\_  
 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 \$ \_\_\_\_\_**

Notes:

Zoning Administrator \_\_\_\_\_ Date \_\_\_\_\_  
 Date of ARB Approval \_\_\_\_\_  
 Building Inspector \_\_\_\_\_ Date \_\_\_\_\_  
 Permit Technician \_\_\_\_\_ Date \_\_\_\_\_

Scope of Work \_\_\_\_\_

Remove the second floor apartments. Install new truss roof over the remaining

CMU garage walls. Install one Partition wall. Electrical lighting and receptacles

as needed. Install gas Cremation unit. Building will not be conditioned space

No new door or window openings will be added. Existing CMU walls with new truss roof.

The front house was converted to a business years ago. Business name is Pet Rest a pet

Cremation facility which currently operates one Cremator. Owner has submitted for DHEC

permit to operate a second Cremator to care for the demand for this service.

Roof will match front building 5 v metal Galvalume color

Exterior and interior walls will be painted concrete block. to match existing front building

The footprint of this existing building will not be changed.

Are there recorded covenants and restrictions for this property (ex: HOA) Yes \_\_\_\_\_ No

Do these covenants and restrictions prohibit any of the features being constructed per this permit? Yes \_\_\_\_\_ No

Windows -DP Rating: 50 # Windows Replaced: 10 #Doors Replaced: 2

Reroof Color and/or Style Change: Yes/No If yes, please explain: New metal 5 v roof panels Galvalume

HVAC Changeout: Yes/No Location of Exterior System: no hvac

Demolition: Yes  No \_\_\_\_\_ If yes, Attach copy of Asbestos Survey and DHEC Demolition Permit

Fire Sprinkler System: Yes \_\_\_\_\_ No  If yes, Attach State Fire Marshall approved plans to this application

**DEMOLITION PERMIT INFORMATION**

**ASBESTOS:**

S.C. DHEC Regulation 61-86.1 states that prior to commencing demolition or major renovations of regulated facilities or structures, contact the S.C. DHEC Asbestos Section to determine if there are any asbestos abatement requirements that would require permitting through their offices. For more information visit S.C. DHEC at 803-898-4289

**LEAD PAINT:**

Before commencing demolition, contact the Land and Waste Management of S.C. DHEC 803-896-4203 to determine identification and disposal requirements for lead contaminate construction waste.

I understand and acknowledge this information. Initial: MsM

*Applicant Certification*

I, Mark Milovich understand that if my scope of work changes in any way after the submittal and approval of this permit, I must contact the Building Permits Department for additional permits. If I perform work not permitted under this permit or another permit issued to me, a stop work order will be placed on the site of construction and all work will cease until proper permits are obtained. Permit becomes void if work authorized is not begun and/or completed within six months of the permit issue date. I have examined this application and certify it to be true and correct. I agree the work will be accomplished in accordance with all city, state, and federal codes or laws regulating construction or the performance thereof.

*mark milovich*

Signature of Contractor/Agent/Owner

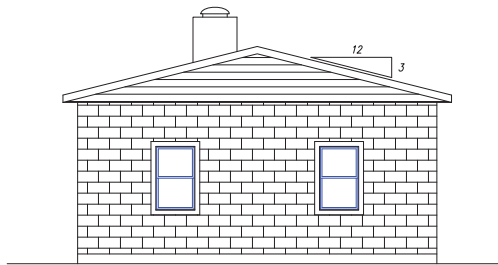
03/09/22

Date

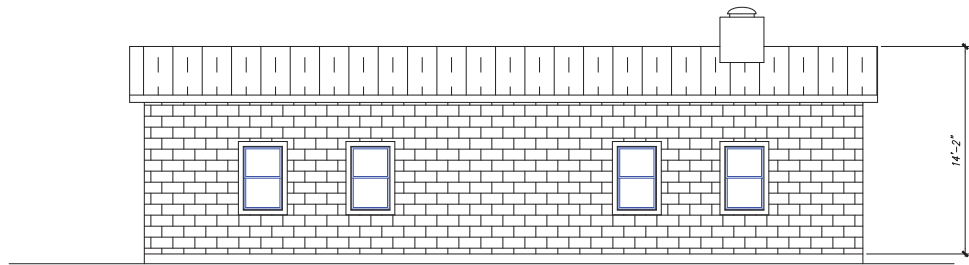
Owner



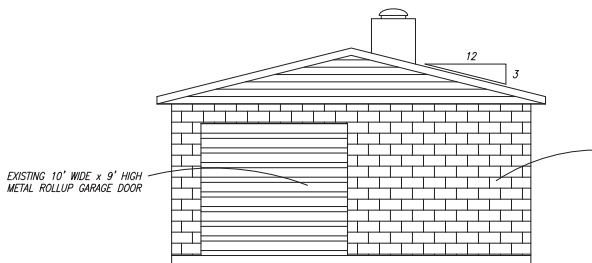
Title



*LEFT*



*LEFT*



*RIGHT*

NEW SV METAL ROOF

EXISTING CMU WALLS  
PAINTED WHITE



*FRONT*

ALL WINDOWS AND DOORS  
ARE EXISTING

SCALE: 1/4" = 1'-0"

Designed by  
Mark Milovich  
Construction by  
FMS Contractors, LLC

**PET REST CREMATION BUILDING**  
132 REDBANK ROAD, GOOSE CREEK, SOUTH CAROLINA 29445

FOUNDATION & ROOF FRAMING PLANS

DATE 03/09/2022

DRAWN K. LEE

JOB PET REST

SHEET

**A1**

**NOTES**

**DESIGN LOADS**

GRAVITY LOADS	DEAD LOADS	LIVE LOADS
ROOF	15 POUNDS PER SQUARE FOOT (psf)	12 psf FOR ROOF SLOPES OF 4" PER FOOT
	15 POUNDS PER SQUARE FOOT (psf)	16 psf FOR ROOF SLOPES BETWEEN 4" AND 12" PER FOOT
	15 POUNDS PER SQUARE FOOT (psf)	20 psf FOR ROOF SLOPES GREATER THAN OR EQUAL TO 12" PER FOOT

DESIGN IS IN ACCORDANCE WITH 2018 INTERNATIONAL BUILDING CODE FOR A 147 MILE PER HOUR (MPH) 3-SECOND GUST OR 116 MPH SUSTAINED WIND.

ALL WINDOWS MUST BE PROTECTED FROM WINDBORNE DEBRIS BY INSTALLING IMPACT RESISTANT GLASS OR BE EQUIPPED WITH 7/16" THICK WOOD STRUCTURAL PANELS. PANELS SHALL BE PRE-CUT TO SIZE AND PREDRILLED TO RECEIVE MOUNTING HARDWARE THAT REMAINS PERMANENTLY INSTALLED TO THE STRUCTURAL TIMBER FRAMING AROUND EACH OPENING. THE PLYFASTNER SYSTEM MAY BE USED OR CORROSION RESISTANT, 1/4" DIAMETER FASTENERS WITH 2 1/2" EMBEDMENT SPACED 6" ON CENTER MAY BE USED. INSTALL WASHERS UNDER ALL FASTENER NUTS OR BOLT HEADS THAT ARE IN CONTACT WITH THE PANELS. FASTENERS MAY BE ASTROGUARD ECONOMY FASTENERS - AVAILABLE AT HOME DEPOT, OR 3055S HURRICANE ALBERT SCREWS - AVAILABLE FROM JAMESTOWN DISTRIBUTORS OR EQUIVALENT. FASTENERS ARE TO BE 4" LONG (MINIMUM) EMBEDDED APPROXIMATELY 2 1/2" (MINIMUM) INTO THE STRUCTURAL FRAMING TO ALLOW 1" OF THE FASTENERS TO EXTEND BEYOND THE SHEATHING AND SIDING AND ALLOW FOR THE NUT AND WASHER INSTALLATION. FASTENERS ARE TO BE INSTALLED AT ALL CORNERS OF ALL PANELS AND AT 16" ON CENTER ON CENTER OR LESS FOR THE FULL PERIMETER OF THE WIND PROTECTION PANEL. FASTENERS SHALL BE UNIFORMLY SPACED AS CLOSE AS POSSIBLE. PLYFASTNERS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. IF THE PLYFASTNER SYSTEM IS USED, THEN PLYWOOD IS REQUIRED AND OSB IS NOT ALLOWED.

ALL WINDOWS SHALL HAVE WINDOW DESIGN PRESSURES OF 80 POUNDS PER SQUARE FOOT (psf).

**TIMBER**

ALL WOOD FRAMING MEMBERS SHALL BE SOUTHERN YELLOW PINE, GRADE 2.

BUTT SEAMS IN GIRDERS, BEAMS AND HEADERS, INCLUDING INDIVIDUAL MEMBERS IN MULTIPLY BEAMS, SHALL BE LOCATED AT SUPPORTS.

LUMBER AND ENGINEERED WOOD PRODUCTS EXPOSED TO WEATHER OR EXPOSED TO MASONRY OR CONCRETE SHALL BE PRESSURE TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) GUIDELINES FOR THE SPECIFIED EXPOSURE. CUT ENDS OF PRESSURE TREATED MEMBERS SHALL BE COATED WITH THE MANUFACTURER'S/ SUPPLIER'S APPROVED PRESERVATIVE. LUMBER SHALL BE TREATED FOR ABOVE OR BELOW GROUND USE AS APPLICABLE.

EXTERIOR WALL SHEATHING IN GABLE ENDS SHALL BE 7/16" CDX SHEATHING GRADE PLYWOOD OR OSB NAILED WITH 8d NAILS SPACED 3" ON CENTER ON PANEL EDGES AND 6" ON CENTER ON INTERMEDIATE FRAMES. PROVIDE SOLID BLOCKING AND NAIL ALL HORIZONTAL SEAMS 3" ON CENTER. EXTERIOR SHEATHING SEAMS SHALL NOT BE LOCATED WITHIN 12" ABOVE OR BELOW A TOP OR BOTTOM PLATE. SHEATHING SHALL BE NAILED TO BOTTOM OF THE EXTERIOR BAND AND TO THE TOP OF THE DOUBLE TOP PLATE. ALL OPENINGS SHALL BE NAILED WITH 8d NAILS SPACED 2" ON CENTER.

ALL STRAPS/CONNECTORS SPECIFIED ARE SIMPSON STRONG TIE. SEE MANUFACTURER'S MANUALS FOR INSTALLATION INSTRUCTIONS AND DETAILS. CONNECTORS NAILED TO SINGLE FRAMING MEMBERS SHALL USE EQUIVALENT DIAMETER SHORT NAILS SUCH AS SIMPSON N8 OR N10. ALL STRAPS AND CONNECTORS SHALL BE GALVANIZED.

NAILS, BOLTS AND FASTENERS IN CONTACT WITH TREATED LUMBER OR EXPOSED TO WEATHER, MASONRY OR CONCRETE SHALL BE GALVANIZED OR STAINLESS STEEL TO PROTECT FROM CORROSION.

NAIL SIZES SHOWN ARE BASED ON COMMON OR HOT DIPPED GALVANIZED BOX NAILS. IF OTHER TYPES OF NAILS ARE USED, INCREASE THE SIZE OF THE EQUIVALENT DIAMETER.

MANUFACTURER'S OF TJI, LAM BEAMS, TRUSSES AND OTHER ENGINEERED WOOD PRODUCTS SHALL VERIFY THE DESIGN OF THEIR PRODUCTS AND PROVIDE ANY AND ALL REQUIREMENTS FOR PROPER INSTALLATION (I.E., BLOCKING, PURLINS, WEB STIFFENING, NAILING/BOLTING PATTERNS, ETC.).

MANUFACTURER'S OF ROOF TRUSS SYSTEMS SHALL PROVIDE UPLIFT DESIGN CRITERIA FOR REVIEW BY THE ENGINEER.

ALL DOUBLE TOP PLATE SEAMS SHALL LAP A MINIMUM OF 30" AND SHALL BE NAILED 4" ON CENTER WITH 16d NAILS FOR LENGTH OF THE OVERLAP BETWEEN THE TOP AND BOTTOM MEMBER.

ROOF SHEATHING SHALL BE 5/8" PLYWOOD OR OSB NAILED WITH 10d NAILS SPACED 3" ON CENTER ON ALL PANEL EDGES AND 6" ON CENTER ON INTERMEDIATE FRAMING. PROVIDE SOLID BLOCKING AND NAIL PLYWOOD SEAMS BETWEEN THE FIRST TWO RAFTER SPACES AT ALL GABLE ENDS OF THE STRUCTURE.

DESIGN IS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ASCE 7-16, MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES AND THE 2018 IRC AND 2018 IBC.

ALL EXTERIOR SYSTEMS/FURNISHINGS (ROOFING, DOORS, WINDOWS, SHUTTERS, ETC.) SHALL BE RATED FOR 147 MPH WIND LOADS IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AND THE 2018 INTERNATIONAL BUILDING CODE.

ALL INSTALLATIONS SHALL CONFORM TO GOOD CONSTRUCTION PRACTICE.

CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS SHOWN ON THIS PLAN PRIOR TO START OF WORK AND NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES.

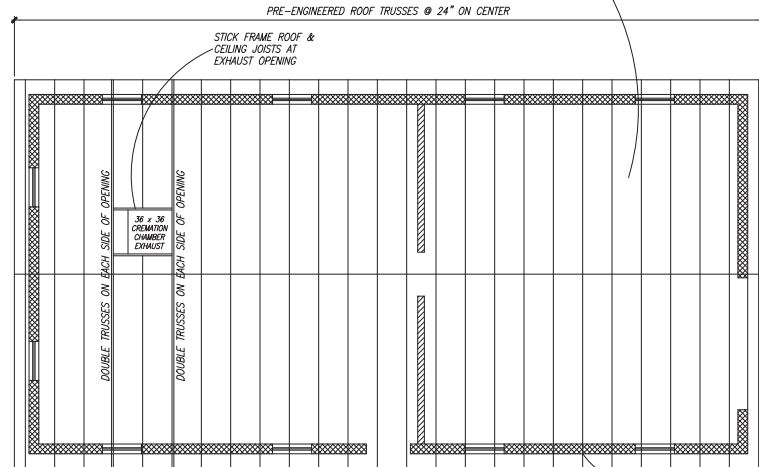
**REINFORCING STEEL**

ALL REBAR SHALL BE GRADE 60 OR 60S, DEFORMED CONFORMING WITH ASTM 615.

ALL LAP DISTANCES SHALL BE 40 BAR DIAMETERS UNLESS OTHERWISE NOTED.

CMU GROUT SHALL CONFORM TO ASTM C476, 2,000 psi, 8" SLUMP. GROUT ALL CELLS. CELLS SHALL HAVE A CLEAN INTERIOR SURFACE AND GROUT SHALL BE CONTAINED FOR LEAKAGE. PLACE GROUT IN LIFTS NOT TO EXCEED 4'-0".

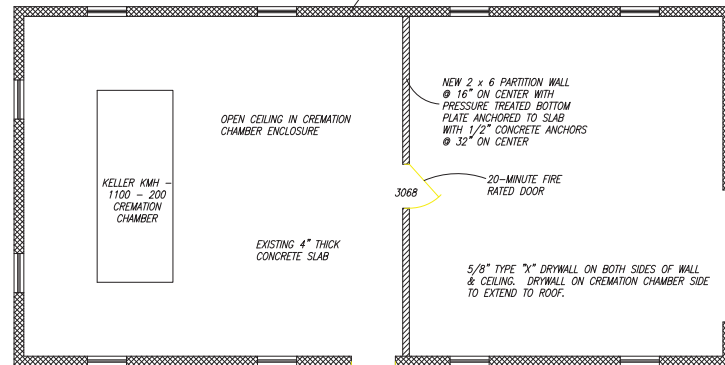
ROOF SHEATHING SHALL BE 5/8" PLYWOOD OR OSB NAILED WITH 10d NAILS SPACED 3" ON CENTER ON ALL PANEL EDGES AND 6" ON CENTER ON INTERMEDIATE FRAMING. PROVIDE SOLID BLOCKING AND NAIL PLYWOOD SEAMS BETWEEN THE FIRST TWO RAFTER SPACES AT ALL GABLE ENDS OF THE STRUCTURE.



ROOF PITCH TO BE DETERMINED BY OWNER AND/OR CONTRACTOR.

**ROOF FRAMING PLAN**

EXISTING CMU WALL. INSTALL #5 REBAR AT ALL CORNERS, BESIDE ALL OPENINGS AND AT 24" ON CENTER. GROUT ALL CELLS. ANCHOR 2 x 6 PRESSURE TREATED TOP PLATE TO GROUTED CELLS WITH 5/8" ANCHOR BOLTS AT EACH CORNER AND @ 32" ON CENTER.



EXISTING TWO-STORY STRUCTURE TO HAVE SECOND STORY REMOVED

**EXISTING STRUCTURE**

SCALE: 1/4" = 1'-0"



DATE: 02/28/2022

DRAWN: klg

JOB: PET REST

SHEET:

S1

02/28/2022

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PET REST CREMATION BUILDING

FOUNDATION & ROOF FRAMING PLANS

132 REDBANK ROAD, GOOSE CREEK, SOUTH CAROLINA 29445

















PET REST