



THE CITY OF
GOOSE CREEK

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

ARCHITECTURAL REVIEW BOARD
MONDAY, MAY 20, 2019
6:30PM

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

MEMORANDUM

TO: MEMBERS OF THE ARCHITECTURAL
REVIEW BOARD

FROM: BRENDA M. MONEER
PLANNING TECHNICIAN

DATE: MAY 10, 2019

SUBJECT: NOTIFICATION OF ARB MEETING

This is to remind everyone that the next meeting of the Architectural Review Board is scheduled for Monday, May 20, 2019, at 6:30 p.m. at City Hall.

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



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

MONDAY, MAY 20, 2019, 6:30PM
MARGUERITE BROWN MUNICIPAL CENTER
CITY HALL COUNCIL CHAMBERS
519 N. GOOSE CREEK BLVD.

- I. **CALL TO ORDER** – Chairperson Sharon Clopton
- II. **ROLL CALL**
- III. **REVIEW OF MINUTES:** March 18, 2019, and April 15, 2019
- IV. **NEW BUSINESS - Minor Applications**
 - 1. Extra Space Storage/Paint 427 St. James Ave.
 - 2. Level-up Nutrition 650 College Park Rd./E2
- V. **OLD BUSINESS - Major Applications**
 - 3. Wendy's - Upfit 101 Red Bank Road
- VI. **COMMENTS FROM THE BOARD**
- VII. **COMMENTS FROM STAFF**
- VIII. **ADJOURNMENT**

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, MARCH 18, 2019, 6:30 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER
519 N. GOOSE CREEK BOULEVARD**

I. Call to Order – Acting Chairperson, Vice Chair Tom Risso

Motion: at 6:30 pm, **Action:** Called Meeting to Order,
Moved by Tom Risso
Present: Gary Becker, Lisa Burdick, Tom Risso, Jen Wise
Absent: David Cantrill, Sharon Clopton, Ricky Dresel
Staff Present: Daniel Moore, Brenda Moneer

II. Review of Minutes from February 18, 2019

Motion: Approve the minutes as presented, with changes as discussed regarding member presence., **Moved by** Gary Becker, **Seconded by** Lisa Burdick.
Discussion: There was none.
Vote: All voted in favor. (4-0)

III. New Business – Minor Applications

A. Palmetto Re-leaf, 119 St. James Ave. – Signage

A representative presented the application and color samples to the Board. He noted the logo design was being presented with modifications, with the raceway to match the brick on the building.

Motion: Approve the application as submitted. **Moved by** Gary Becker, **Seconded by** Lisa Burdick.
Discussion: There was none.
Vote: All voted in favor. (4-0)

B. 7-Eleven/Sunoco, 301 N. Goose Creek Blvd. – Signage

The applicant was not present.

C. 7-Eleven/Sunoco, 200 St James Ave. – Signage

The applicant was not present.

D. International Christian Church – Monument Sign

The applicant presented the proposed signage to the Board. There was discussion regarding location and color. The applicant presented a color sample to the Board and noted the location of the proposed sign. He added that this sign was to replace one that had fallen. There was a brief discussion to include plantings at the base of the sign.

Motion: Approve the application as submitted with the caveat to plant base landscaping. **Moved by** Gary Becker, **Seconded by** Lisa Burdick.

Discussion: There was none.

Vote: All voted in favor. (4-0)

E. All Things Good - Signage

The representative presented the sign application with color samples to the Board. There was inquiry as to the background to the wall mount sign. The representative stated she felt the darker background helped for legibility and presented the modification to the Board. There was discussion regarding lighting.

Motion: Approve the application as submitted. **Moved by** Gary Becker, **Seconded by** Lisa Burdick.

Discussion: There was none.

Vote: All voted in favor. (4-0)

F. Automation - Signage

The applicant presented the proposed sign with color sample to the Board. There was discussion about the size of the sign as presented and the location on the façade of the building. The applicant stated that the sign was within the allowable square footage, adding the sign was permitted to be located only in the portion of the façade as shown, and not permitted on the bump out portion of the façade. Staff confirmed the applicant had reduced the size in order to meet the ordinance allowance. The applicant presented the neighboring business signs.

Motion: Approve the application as submitted with the Caveat that the façade be painted as needed. **Moved by** Gary Becker, **Seconded by** Jen Wise.

Discussion: There was none.
Vote: All voted in favor. (4-0)

- B. 7-Eleven/Sunoco, 301 N. Goose Creek Blvd. – Signage**
- C. 7-Eleven/Sunoco, 200 St James Ave. – Signage**

Maria Whack, representative for 7-ELEVEN, presented the applications to the Board with color samples. The Board reviewed the 301 N. Goose Creek Blvd. The representative noted that the rebranding would include incorporating 7-ELEVEN with the Sunoco gas logo. Ms. Whack stated that the only “Sunoco” logo would be included on the monument/freestanding signs. There was a discussion regarding the bands of three colors that wrap around the building, and the sign above the entry. Ms. Burdick inquired if the building would be painted. Ms. Whack stated not to her knowledge. Mr. Risso inquired if the stripes were strictly going to be around the canopy of the building and not the gas pumps. Ms. Whack stated that was correct. Mr. Becker inquired if staff had any concerns. Ms. Moneer stated that the signs met the ordinance criteria at the time of review. Mr. Risso inquired if the representative had an alternative to the building. Ms. Whack stated not at this time. There was discussion regarding an alternative submittal in working with City Planning Staff.

Motion: Deny the application as submitted. **Moved by** Gary Becker, **Seconded by** Jen Wise.
Discussion: Ms. Burdick inquired if the applicant was being asked to come back or work to resolve the issue with City Planning staff.
Motion: Withdraw the previous motion. **Moved by** Gary Becker, **Seconded by** Lisa Burdick.
Discussion: There was discussion about the building color.
Motion: Approve the application as submitted in working with City Staff to approve of a revised exterior . **Moved by** Lisa Burdick, **Seconded by** Jen Wise.
Vote: All voted in favor. (4-0)

7-Eleven/Sunoco, 200 St James Ave. – Signage Motion

Motion: Approve the application as submitted in working with City Staff to approve a revised exterior . **Moved by** Lisa Burdick, **Seconded by** Jen Wise.
Discussion: There was none
Vote: All voted in favor. (4-0)

IV. New Business – Major Applications

- G. CR HIPP – site, landscape, elevations, materials, colors**

Mr. Rob Zahurak of Hoyt Berenyi Engineering, and Emma Souder of Red Iron Architects, presented the application to the Board. Mr. Zahurak noted the location, proposed building, and the use for office and warehousing for a construction HVAC company. There was discussion about the orientation of the building on the site, parking lot and landscaping plan. Ms. Wise inquired if you would be able to see the loading area from Hwy. 52. Mr. Zahurak stated that the building would be located on the western portion of the property and subdivided later to incorporate the properties on the front side. Mr. Risso inquired to the architect if there could be any other modifications to the elevations to create a relief from the long façade. There was discussion regarding the length of the building, and the signage that would be proposed later. Vice Chairman Risso stated concern for this type of elevation within the central portion of Goose Creek. Mr. Becker inquired if Staff had any concerns. Mr. Moore stated in working with the applicant, the color variation was incorporated to offer a break up of the façade, and that the ordinance requires does seek variations of architectural interest, different depths within the elevations, different materials under §151.197, especially for buildings this long. Mr. Moore stated concerns for the rear of the building to be paved as per the ordinance, as gravel is against the ordinance criteria. He also added that there would need to be shrubbery added to the fence line as per the ordinance. There was a lengthy discussion regarding the materials, colors, and lack of architectural details on the elevations. Ms. Burdick requested an aerial. There was discussion about the future use of the front portion along S. Goose Creek Boulevard, and the buffer.

- Motion:** Table the CR Hipp discussion. **Moved by** Lisa Burdick, **Seconded by** Gary Becker.
- Discussion:** There was none.
- Vote:** All voted in favor. (4-0)

H. Judo and Jujitsu Studio at 101 Hollywood Boulevard – site, landscape, elevations, materials, colors

Mr. Ricky Herndon, owner of the property presented the application with material and color samples to the Board. There was a brief discussion regarding the location, orientation of the building, signage location, and the access off Hollywood Drive. It was noted that signage would be presented at a future ARB meeting. There was also discussion regarding the hours of operation. Mr. Herndon stated that the kids' program would run 5 days a week after school, and the adult classes are currently planned for Tuesday and Thursday evenings, with Saturdays open for special classes and clinics. Vice Chairman Risso inquired if there would be an outdoor dumpster. Mr. Herndon stated no. Ms. Burdick inquired about the parking, and how it would be impacted for events. Mr. Herndon stated he anticipated many drop offs for the after school program. There was discussion about overflow parking. Mr. Moore stated that the applicant would be providing a heavy buffer between the two different uses and going for a variance for the land use buffer. He added that the minimum parking requirements had been met as per the ordinance. There was a discussion about the location of the entrance off Hollywood Drive. Mr.

Moore also noted that this zoning classification does not have a time restraint as the BPO classification does.

- Motion:** Approve the application as submitted contingent upon the Zoning Board of Appeals approval of the landscape buffer. **Moved by** Gary Becker, **Seconded by** Jen Wise.
- Discussion:** There was none.
- Vote:** All voted in favor. (4-0)

Continued Discussion:

G. CR HIPP – site, landscape, elevations, materials, colors

- Motion:** Bring the CR Hipp discussion back to the table. **Moved by** Gary Becker, **Seconded by** Jen Wise.
- Discussion:** There was none.
- Vote:** All voted in favor. (4-0)

Mr. Berenyi mentioned the color gap, and the cypress trees used to break up the façade. The Board stated disfavor for the gray color. Mr. Risso stated disfavor for the two-story building with the materials as proposed. There was discussion that the property would be subdivided at a future date. There was also discussion about utilizing landscaping to soften the elevations and paving at the rear of the building if it is used for a loading area. Ms. Moneer stated that she interpreted the ordinance that landscaping is not relevant when it comes to the actual elevations of a building. She added that the façade should be broken up by various architectural elements to include architectural interest, such as pop outs, different materials, water tables, quoins, bands and such to provide some type of relief to provide a shadow line within the plane of the building. There was discussion regarding concern for the elevations.

- Motion:** Deny the application as submitted as submitted, suggesting breaking up the façade and paving the rear parking as required by the ordinance. **Moved by** Gary Becker, **Seconded by** Lisa Burdick.
- Discussion:** Ms. Wise suggested adding the colors to the motion, along with adding some type of relief to the façade, landscaping, along with paving the rear parking area.
- Vote:** Motion carried to deny the application. (4-0)

V. Comments from The Board

Mr. Becker requested paper agenda packets and stated concern for the apartments being built on Ladson behind the Hamlets. Staff noted that the apartment project is in the County, and not part of Crowfield.

VI. Comments from Staff

Mr. Moore mentioned the new director for Planning and Zoning had been approved by City Council. He stated his name, Mark Brodeur, from Pacific Grove, CA.

VII. Adjournment

Motion: Motion to adjourn at 7:54 pm., **Action:** Adjourn, **Moved by** Gary Becker, **Seconded by** Jen Wise.

Discussion: There was none.

Vote: All voted in favor. (4-0)

_____ Date _____
Sharon Clopton, Chairperson

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, APRIL 15, 2019, 6:30 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER
519 N. GOOSE CREEK BOULEVARD**

I. Call to Order

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

II. Roll Call

Present: Gary Becker, Lisa Burdick, David Cantrill, Sharon Clopton, Ricky Dresel, Tom Risso, and Jen Wise
Absent: None
Staff Present: Daniel Moore, Brenda Moneer

III. Review of Minutes from March 18, 2019

It was noted that minutes were not available for review at this meeting.

IV. New Business – Minor Applications

A. Red Bank Business Center - 301 Red Bank Road - Signage

A representative presented the application and color samples to the Architectural Review Board (ARB). There was discussion regarding evergreen base plantings and the brick monument. The applicant stated they were installing the panel only.

Motion: Approve the application as submitted. **Moved by** Tom Risso,
Seconded by Lisa Burdick.
Discussion: There was none.
Vote: All voted in favor. (7-0)

B. Extra Space Storage – 427 Saint James Avenue - Signage

A representative presented the application, color samples and revised font of new signage to the ARB.

Motion: Approve the application as submitted. **Moved by** Tom Risso, **Seconded by** Lisa Burdick.
Discussion: There was none.
Vote: All voted in favor. (7-0)

C. Extra Space Storage – 427 Saint James Avenue – Paint

Mr. Moore stated paint colors have not gone through the Crowfield Architectural Review Board and will not be discussed tonight.

D. Boston Hideaway Lounge – 119 N. Goose Creek Blvd - Signage

The business owner, Joseph Luongo presented the sign application for a face change to the ARB. There was inquiry about the location of the smaller sign.

Motion: Approve the application as submitted. **Moved by** Tom Risso, **Seconded by** David Cantrill.
Discussion: There was none.
Vote: All voted in favor. (7-0)

V. Old Business – Major Applications

A. CR HIPP – Carolina Ave and Highway 176 - Site, Landscape, Elevations, Materials and Colors

Mr. Berenyi updated his application with the recommendations that was given by City staff and the ARB at the last meeting. Mr. Moore stated the additions to the application related to pavement, open space, and vegetation. Detailed discussion regarding elevation, materials and landscaping occurred.

Motion: Approve the application as submitted. **Moved by** Tom Risso, **Seconded by** Ricky Dresel.
Discussion: There was discussion regarding the type of materials to be used for the water table, proposed fencing, awning, and the addition of trees.
Amended Motion: Approve the application contingent upon adding two thin trees to the first panel located to the right of the door. **Moved by** Tom Risso, **Seconded by** Ricky Dresel.
Vote: All voted in favor. (7-0)

VI. New Business – Major Applications

A. Etiwan Drive Shopping Center – Etiwan Drive – Site, Landscape, Elevations, Materials, Colors

The Architect, Mr. John Gardner, is requesting a preliminary approval to construct a 15000-foot commercial center on Etiwan Drive. Mr. Gardner distributed the design for the dumpster enclosure and a drawing of the mechanical equipment that will be located on the roof. Materials and colors will be discussed at final review. Discussion regarding a parapet to hide braces on the building occurred.

- Motion:** Approve the site landscape and elevations contingent upon adding a parapet to hide the braces. Materials and colors will be approved at another meeting. **Moved By:** Tom Risso **Seconded By:** Gary Becker
- Discussion:** It was stated that the parapet will need to be raised to hide the rooftop units, if the units are moved to the ground the parapet is not needed but the braces will need to be covered.
- Vote:** All voted in favor. (7-0)

B. Berkeley Electric Coop – 2 Springhall Drive – Site, Landscape, Elevations, Materials, Colors

Mr. Rusty Faulkner stated Berkeley Electric would like to develop a more interactive environment for the members at their Goose Creek facility and presented the application and color samples to the ARB. There was a brief discussion about signage in the Crowfield Industrial Park.

- Motion:** Approve the application as submitted. **Moved By:** Tom Risso
Seconded By: Ricky Dresel
- Discussion:** There was none.
- Vote:** All voted in favor. (7-0)

C. Wendy's – 101 Red Bank Road – Elevation Upfit

Mr. Eric Mekley with the Middleton Group presented an Elevation Upfit by replacing the existing fascia. Mr. Mekley stated that the existing brick will remain the same.

- Motion:** Approve the application as submitted.
- Moved By:** Tom Risso
- Seconded By:** Lisa Burdick
- Discussion:** Mr. Moore stated that the parapet will need to be raised to hide the unit located on the roof. Mr. Risso withdrew his motion. Mr.

Moore stated he will run the calculation cost to see if it meets the threshold to require that extra parapet level. He stated technically it may be grandfathered in. It was decided that this will be discussed next month.

Vote: None taken.

VII. Comments from The Board

Mr. Moore stated a new Planning Director, Marc Broder, has been hired and will start tentatively May 6, 2019. There was a brief discussion about the signage approval process in Crowfield.

VIII. Comments from Staff

Mr. Moore stated he will provide binders with a full packet ahead of time. He also stated we will have the capability to do in-house training designed for the specific boards.

IX. Adjournment

Motion: Motion to adjourn at 7:52 pm., **Action:** Adjourn **Moved By:** Tom Risso, **Seconded By:** David Cantrill
Discussion: There was none.
Vote: All voted in favor. (7-0)

_____ Date _____
Sharon Clopton, Chairperson



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: 427 St James Ave Goose Creek		TMS No.:
Review request:	For: EXTRA SPACE STORAGE	Preliminary meeting date requested:
<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> New Construction <input type="checkbox"/> Alterations / Additions	<input type="checkbox"/> Appeal Decision of Architectural Review Board
<input type="checkbox"/> Final	<input checked="" type="checkbox"/> Color Change <input type="checkbox"/> Demolition <input type="checkbox"/> Other	

Property Owner: EXTRA SPACE STORAGE	Daytime phone: 843-508-2720 EXTRA SPACE
Applicant: RENOVIA	Daytime phone: (317)430-9886 Brian Johnson
ARB Meeting Representative:	Contact Information :
Applicant's mailing address: 5151 N SHADELAND AVE	
City: INDIANAPOLIS	State: IN Zip: 46226
Applicant's e-mail address: bjohnson@gmail.com	
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)

See Rendering Provided

Scope of Work: (please give a detailed description)

Prep, Prime & Paint Exterior building per REBOARD Document

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: Brian Johnson **Date:** 3/21/19

Print name legibly: Brian Johnson

DESIGN NOTES

- 1 EXISTING METAL ROOFING, FASCIA, GUTTER, AND FLASHING TO BE PAINTED SW 7067 CITYSCAPE.
- 2 EXISTING SOFFIT TO BE PAINTED SW 7065 ARGOS.
- 3 DOWN SPOUTS TO BE PAINTED SW 7065 ARGOS.
- 4 OFFICE SIGN TO BE INSTALLED AS INDICATED.
- 5 NEW OFFICE HOURS DECAL TO BE INSTALLED AS INDICATED.
- 6 EXISTING ROLL-UP DOORS TO BE PAINTED SW EXR WASABI.
- 7 METAL ROLL-UP DOOR HEADERS TO BE PAINTED SW 7065 ARGOS.
- 8 METAL DOOR AND FRAME TO BE PAINTED SW EXR WASABI.
- 9 METAL DOOR AND FRAME TO BE PAINTED SW 7067 CITYSCAPE.
- 10 NEW CHANNEL BUILDING SIGNAGE TO BE INSTALLED AS INDICATED BY SIGNAGE CONTRACTOR.
- 11 SAFETY YELLOW PARKING BOLLARD COVERS, BY IDEAL SHIELD, TO BE INSTALLED BY CONTRACTOR.
- 12 STUCCO TO BE PAINTED SW 7063 NEBULOUS WHITE ON TOP AND PAINTED SW 7067 CITYSCAPE ON BOTTOM UP TO MATCH TOP OF LEDGE (4'). BREAKLINE TO REMAIN CONTINUOUS AROUND PERIMETER OF BUILDING.
- 13 STUCCO TRIM TO BE PAINTED SW 7063 NEBULOUS WHITE.
- 14 STUCCO TO BE PAINTED SW 7065 ARGOS.
- 15 STUCCO TO BE PAINTED SW EXR WASABI.
- 16 STUCCO ACCENTS TO BE PAINTED SW 7063 NEBULOUS WHITE.
- 17 BLOCK TO BE PAINTED SW 7063 NEBULOUS WHITE ON TOP AND PAINTED SW 7067 CITYSCAPE ON BOTTOM UP TO 40" A.F.F.
- 18 METAL TO BE PAINTED SW 7063 NEBULOUS WHITE ON TOP AND PAINTED SW 7067 CITYSCAPE ON BOTTOM UP TO 40" A.F.F.
- 19 BUILDING NUMBERS TO BE PAINTED SW 7063 NEBULOUS WHITE AND BACKING TO BE PAINTED SW 7067 CITYSCAPE.
- 20 BUILDING ADDRESS NUMBERS TO BE PAINTED SW 7067 CITYSCAPE.
- 21 METAL VENTS TO BE PAINTED SW 7063 NEBULOUS WHITE.
- 22 NEW BUILDING SIGNAGE TO BE INSTALLED AS INDICATED BY SIGNAGE CONTRACTOR.
- 23 STUCCO TO BE PAINTED SW 7063 NEBULOUS WHITE ON TOP AND PAINTED SW 7067 CITYSCAPE UP TO MATCH BOTTOM OF TRIM.
- 24 STUCCO TRIM TO BE PAINTED SW 7065 ARGOS.
- 25 STUCCO TO BE PAINTED SW 7063 NEBULOUS WHITE.
- 26 STUCCO TO BE PAINTED SW 7067 CITYSCAPE.

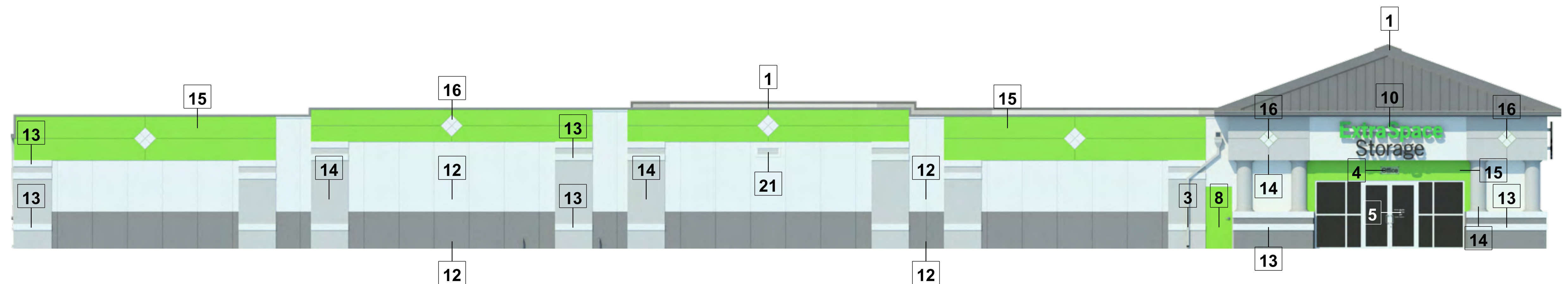


ROB BURNS
2795 E. COTTONWOOD PKWY #400
SALT LAKE CITY, UTAH 84121
EXTRASPACE.COM
P: 801-365-4533

SITE PERSPECTIVE



ELEVATION 1 A-1



RE-BRANDING FOR



PROJECT ID:
1311-GOOSE CREEK, SC.
PROJECT LOCATION:
427 ST. JAMES AVE.
GOOSE CREEK, SC.
29445

GENERAL NOTES:

EXR WASABI AS INDICATED IS
A CUSTOM COLOR BY
SHERWIN-WILLIAMS:
RED **GREEN** **BLUE**
R 177 G 212 B 125

USE SHERWIN-WILLIAMS CHEM
BAKE 8000 ON ALL METAL
SURFACES. COLOR MATCH TO
BE SPECIFIED IN DESIGN NOTES.

COMPLETED BY:
M.H.B.
DATE:
12/19/2018

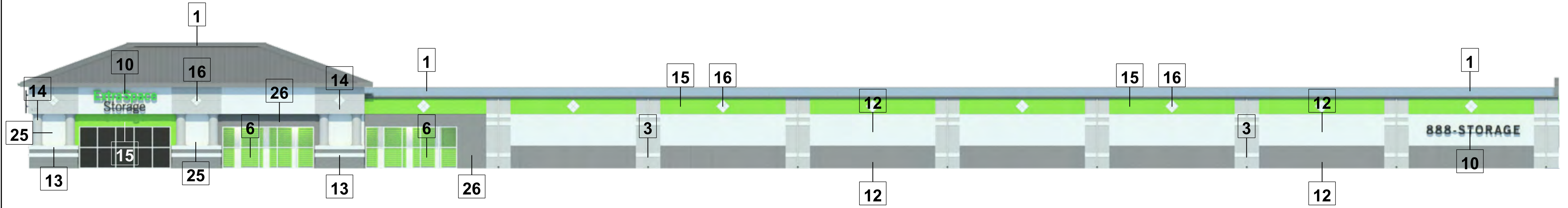
DESIGN NOTES

- 1 EXISTING METAL ROOFING, FASCIA, GUTTER, AND FLASHING TO BE PAINTED SW 7067 CITYSCAPE.
- 2 EXISTING SOFFIT TO BE PAINTED SW 7065 ARGOS.
- 3 DOWN SPOUTS TO BE PAINTED SW 7065 ARGOS.
- 4 OFFICE SIGN TO BE INSTALLED AS INDICATED.
- 5 NEW OFFICE HOURS DECAL TO BE INSTALLED AS INDICATED.
- 6 EXISTING ROLL-UP DOORS TO BE PAINTED SW EXR WASABI.
- 7 METAL ROLL-UP DOOR HEADERS TO BE PAINTED SW 7065 ARGOS.
- 8 METAL DOOR AND FRAME TO BE PAINTED SW EXR WASABI.
- 9 METAL DOOR AND FRAME TO BE PAINTED SW 7067 CITYSCAPE.
- 10 NEW CHANNEL BUILDING SIGNAGE TO BE INSTALLED AS INDICATED BY SIGNAGE CONTRACTOR.
- 11 SAFETY YELLOW PARKING BOLLARD COVERS, BY IDEAL SHIELD, TO BE INSTALLED BY CONTRACTOR.
- 12 STUCCO TO BE PAINTED SW 7063 NEBULOUS WHITE ON TOP AND PAINTED SW 7067 CITYSCAPE ON BOTTOM UP TO MATCH TOP OF LEDGE (4'). BREAKLINE TO REMAIN CONTINUOUS AROUND PERIMETER OF BUILDING.
- 13 STUCCO TRIM TO BE PAINTED SW 7063 NEBULOUS WHITE.
- 14 STUCCO TO BE PAINTED SW 7065 ARGOS.
- 15 STUCCO TO BE PAINTED SW EXR WASABI.
- 16 STUCCO ACCENTS TO BE PAINTED SW 7063 NEBULOUS WHITE.
- 17 BLOCK TO BE PAINTED SW 7063 NEBULOUS WHITE ON TOP AND PAINTED SW 7067 CITYSCAPE ON BOTTOM UP TO 40" A.F.F.
- 18 METAL TO BE PAINTED SW 7063 NEBULOUS WHITE ON TOP AND PAINTED SW 7067 CITYSCAPE ON BOTTOM UP TO 40" A.F.F.
- 19 BUILDING NUMBERS TO BE PAINTED SW 7063 NEBULOUS WHITE AND BACKING TO BE PAINTED SW 7067 CITYSCAPE.
- 20 BUILDING ADDRESS NUMBERS TO BE PAINTED SW 7067 CITYSCAPE.
- 21 METAL VENTS TO BE PAINTED SW 7063 NEBULOUS WHITE.
- 22 NEW BUILDING SIGNAGE TO BE INSTALLED AS INDICATED BY SIGNAGE CONTRACTOR.
- 23 STUCCO TO BE PAINTED SW 7063 NEBULOUS WHITE ON TOP AND PAINTED SW 7067 CITYSCAPE UP TO MATCH BOTTOM OF TRIM.
- 24 STUCCO TRIM TO BE PAINTED SW 7065 ARGOS.
- 25 STUCCO TO BE PAINTED SW 7063 NEBULOUS WHITE.
- 26 STUCCO TO BE PAINTED SW 7067 CITYSCAPE.

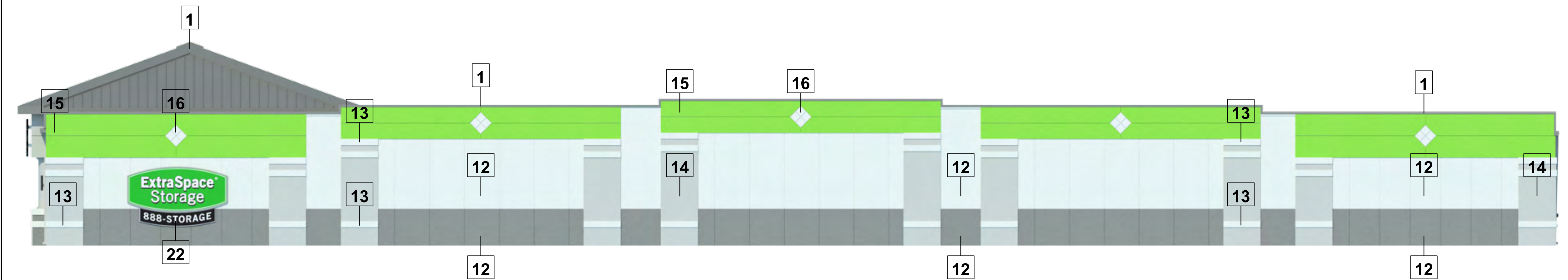


ROB BURNS
 2795 E. COTTONWOOD PKWY #400
 SALT LAKE CITY, UTAH 84121
 EXTRASPACE.COM
 P: 801-365-4533

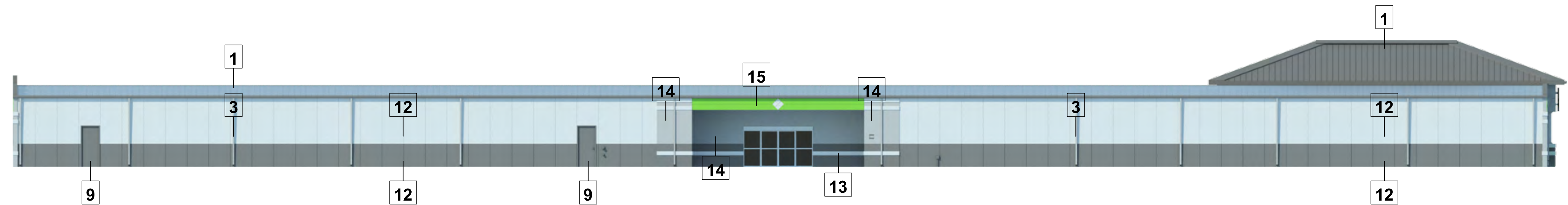
ELEVATION 1 A-2



ELEVATION 2 A-2



ELEVATION 3 A-2



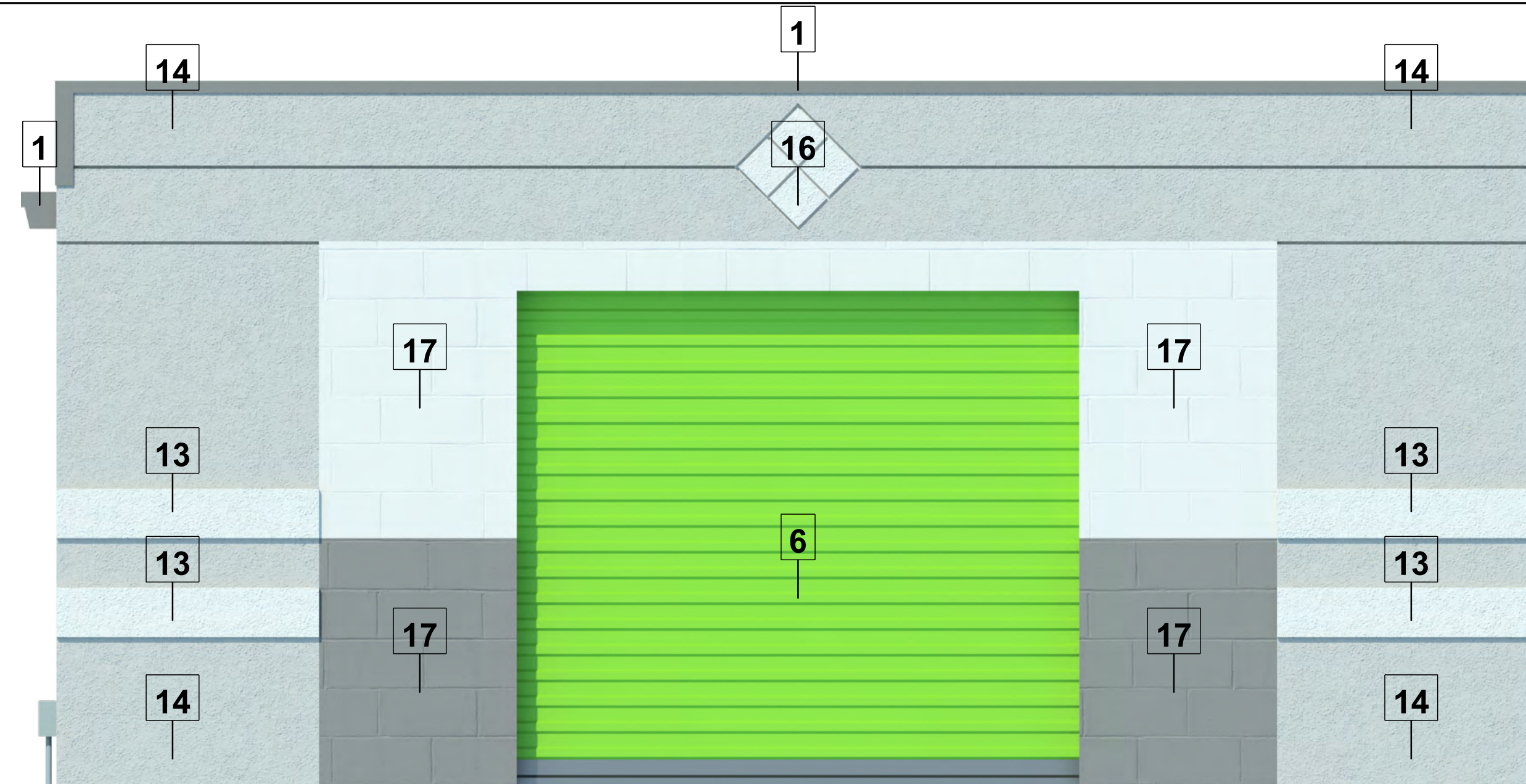
DESIGN NOTES

- 1 EXISTING METAL ROOFING, FASCIA, GUTTER, AND FLASHING TO BE PAINTED SW 7067 CITYSCAPE.
- 2 EXISTING SOFFIT TO BE PAINTED SW 7065 ARGOS.
- 3 DOWN SPOUTS TO BE PAINTED SW 7065 ARGOS.
- 4 OFFICE SIGN TO BE INSTALLED AS INDICATED.
- 5 NEW OFFICE HOURS DECAL TO BE INSTALLED AS INDICATED.
- 6 EXISTING ROLL-UP DOORS TO BE PAINTED SW EXR WASABI.
- 7 METAL ROLL-UP DOOR HEADERS TO BE PAINTED SW 7065 ARGOS.
- 8 METAL DOOR AND FRAME TO BE PAINTED SW EXR WASABI.
- 9 METAL DOOR AND FRAME TO BE PAINTED SW 7067 CITYSCAPE.
- 10 NEW CHANNEL BUILDING SIGNAGE TO BE INSTALLED AS INDICATED BY SIGNAGE CONTRACTOR.
- 11 SAFETY YELLOW PARKING BOLLARD COVERS, BY IDEAL SHIELD, TO BE INSTALLED BY CONTRACTOR.
- 12 STUCCO TO BE PAINTED SW 7063 NEBULOUS WHITE ON TOP AND PAINTED SW 7067 CITYSCAPE ON BOTTOM UP TO MATCH TOP OF LEDGE (4'). BREAKLINE TO REMAIN CONTINUOUS AROUND PERIMETER OF BUILDING.
- 13 STUCCO TRIM TO BE PAINTED SW 7063 NEBULOUS WHITE.
- 14 STUCCO TO BE PAINTED SW 7065 ARGOS.
- 15 STUCCO TO BE PAINTED SW EXR WASABI.
- 16 STUCCO ACCENTS TO BE PAINTED SW 7063 NEBULOUS WHITE.
- 17 BLOCK TO BE PAINTED SW 7063 NEBULOUS WHITE ON TOP AND PAINTED SW 7067 CITYSCAPE ON BOTTOM UP TO 40" A.F.F.
- 18 METAL TO BE PAINTED SW 7063 NEBULOUS WHITE ON TOP AND PAINTED SW 7067 CITYSCAPE ON BOTTOM UP TO 40" A.F.F.
- 19 BUILDING NUMBERS TO BE PAINTED SW 7063 NEBULOUS WHITE AND BACKING TO BE PAINTED SW 7067 CITYSCAPE.
- 20 BUILDING ADDRESS NUMBERS TO BE PAINTED SW 7067 CITYSCAPE.
- 21 METAL VENTS TO BE PAINTED SW 7063 NEBULOUS WHITE.
- 22 NEW BUILDING SIGNAGE TO BE INSTALLED AS INDICATED BY SIGNAGE CONTRACTOR.
- 23 STUCCO TO BE PAINTED SW 7063 NEBULOUS WHITE ON TOP AND PAINTED SW 7067 CITYSCAPE UP TO MATCH BOTTOM OF TRIM.
- 24 STUCCO TRIM TO BE PAINTED SW 7065 ARGOS.
- 25 STUCCO TO BE PAINTED SW 7063 NEBULOUS WHITE.
- 26 STUCCO TO BE PAINTED SW 7067 CITYSCAPE.

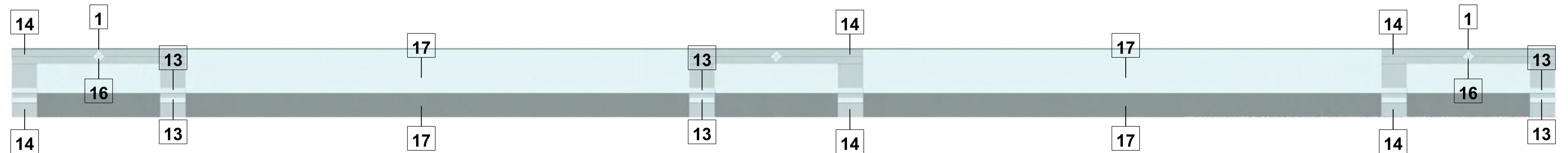


ROB BURNS
 2795 E. COTTONWOOD PKWY #400
 SALT LAKE CITY, UTAH 84121
 EXTRASPACE.COM
 P: 801-365-4533

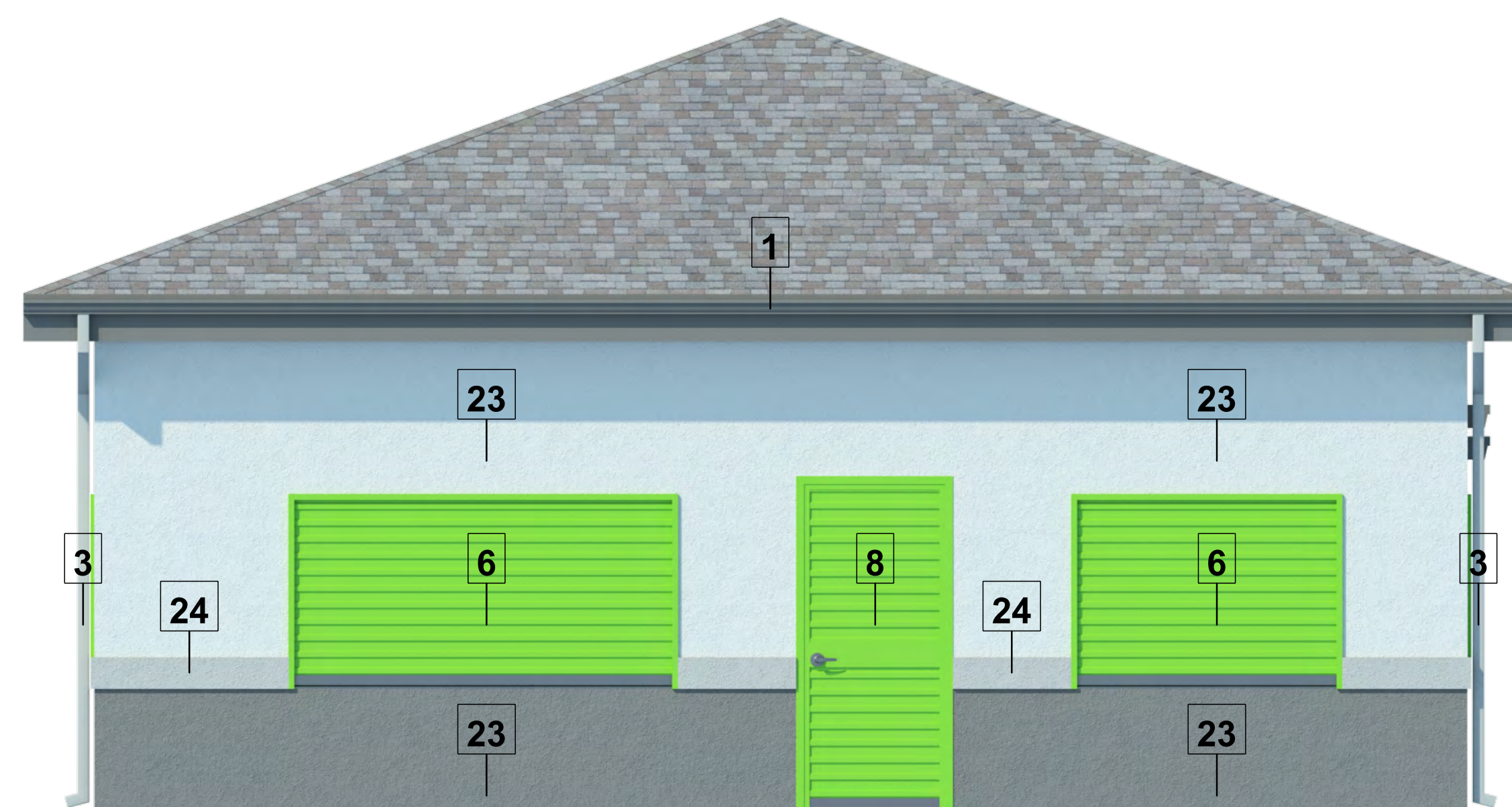
ELEVATION 1 A-3



ELEVATION 2 A-3



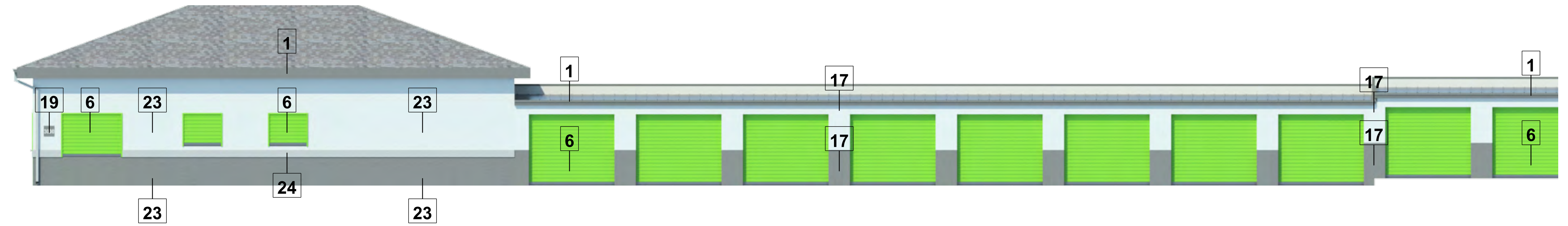
ELEVATION 3 A-3



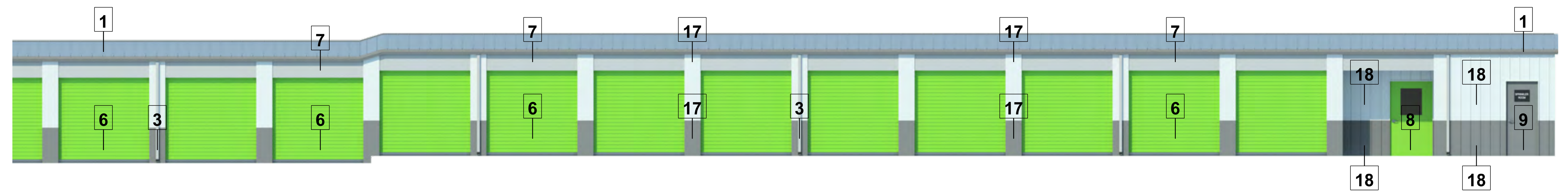
DESIGN NOTES

- 1 EXISTING METAL ROOFING, FASCIA, GUTTER, AND FLASHING TO BE PAINTED SW 7067 CITYSCAPE.
- 2 EXISTING SOFFIT TO BE PAINTED SW 7065 ARGOS.
- 3 DOWN SPOUTS TO BE PAINTED SW 7065 ARGOS.
- 4 OFFICE SIGN TO BE INSTALLED AS INDICATED.
- 5 NEW OFFICE HOURS DECAL TO BE INSTALLED AS INDICATED.
- 6 EXISTING ROLL-UP DOORS TO BE PAINTED SW EXR WASABI.
- 7 METAL ROLL-UP DOOR HEADERS TO BE PAINTED SW 7065 ARGOS.
- 8 METAL DOOR AND FRAME TO BE PAINTED SW EXR WASABI.
- 9 METAL DOOR AND FRAME TO BE PAINTED SW 7067 CITYSCAPE.
- 10 NEW CHANNEL BUILDING SIGNAGE TO BE INSTALLED AS INDICATED BY SIGNAGE CONTRACTOR.
- 11 SAFETY YELLOW PARKING BOLLARD COVERS, BY IDEAL SHIELD, TO BE INSTALLED BY CONTRACTOR.
- 12 STUCCO TO BE PAINTED SW 7063 NEBULOUS WHITE ON TOP AND PAINTED SW 7067 CITYSCAPE ON BOTTOM UP TO MATCH TOP OF LEDGE (4'). BREAKLINE TO REMAIN CONTINUOUS AROUND PERIMETER OF BUILDING.
- 13 STUCCO TRIM TO BE PAINTED SW 7063 NEBULOUS WHITE.
- 14 STUCCO TO BE PAINTED SW 7065 ARGOS.
- 15 STUCCO TO BE PAINTED SW EXR WASABI.
- 16 STUCCO ACCENTS TO BE PAINTED SW 7063 NEBULOUS WHITE.
- 17 BLOCK TO BE PAINTED SW 7063 NEBULOUS WHITE ON TOP AND PAINTED SW 7067 CITYSCAPE ON BOTTOM UP TO 40" A.F.F.
- 18 METAL TO BE PAINTED SW 7063 NEBULOUS WHITE ON TOP AND PAINTED SW 7067 CITYSCAPE ON BOTTOM UP TO 40" A.F.F.
- 19 BUILDING NUMBERS TO BE PAINTED SW 7063 NEBULOUS WHITE AND BACKING TO BE PAINTED SW 7067 CITYSCAPE.
- 20 BUILDING ADDRESS NUMBERS TO BE PAINTED SW 7067 CITYSCAPE.
- 21 METAL VENTS TO BE PAINTED SW 7063 NEBULOUS WHITE.
- 22 NEW BUILDING SIGNAGE TO BE INSTALLED AS INDICATED BY SIGNAGE CONTRACTOR.
- 23 STUCCO TO BE PAINTED SW 7063 NEBULOUS WHITE ON TOP AND PAINTED SW 7067 CITYSCAPE UP TO MATCH BOTTOM OF TRIM.
- 24 STUCCO TRIM TO BE PAINTED SW 7065 ARGOS.
- 25 STUCCO TO BE PAINTED SW 7063 NEBULOUS WHITE.
- 26 STUCCO TO BE PAINTED SW 7067 CITYSCAPE.

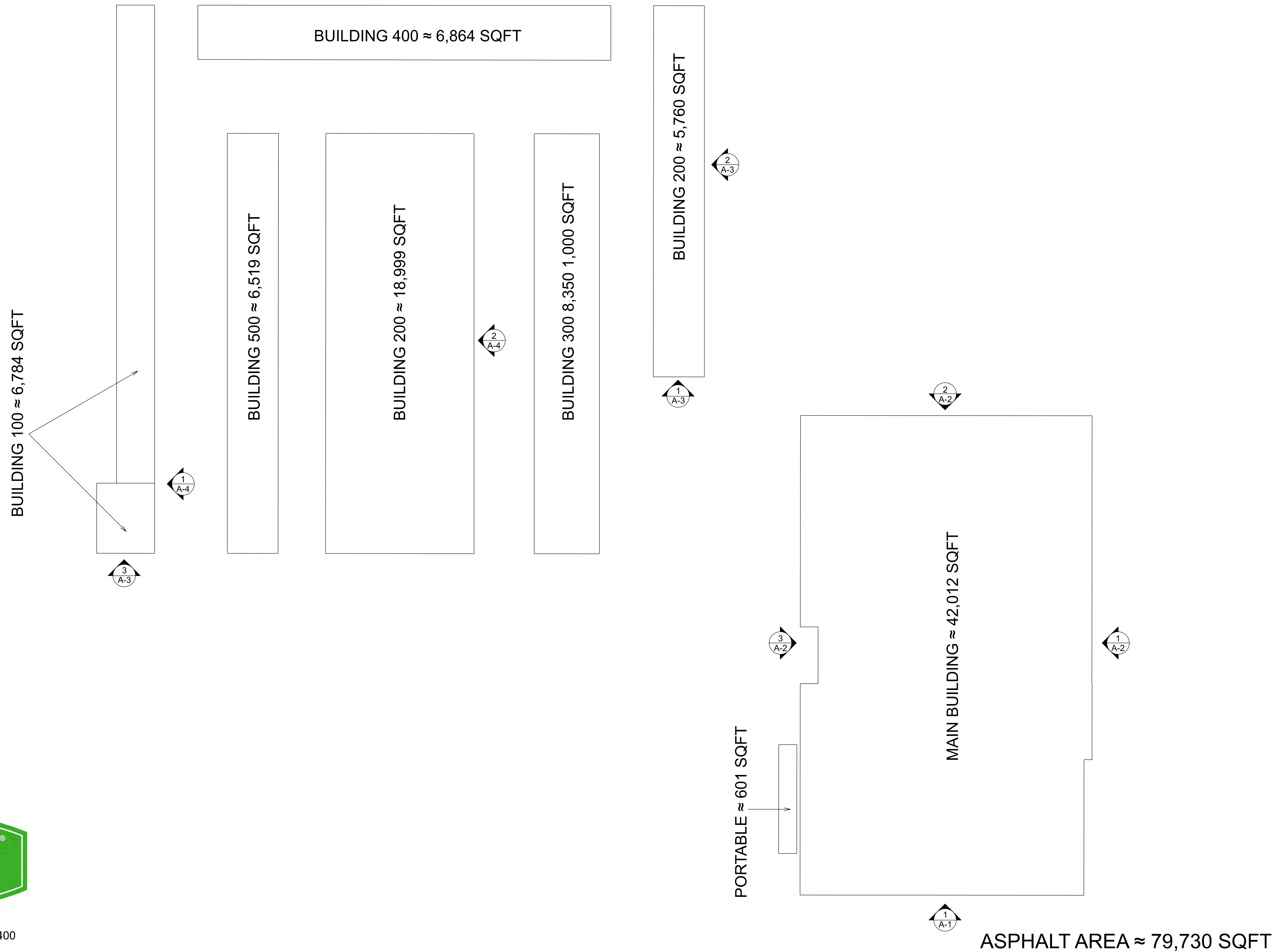
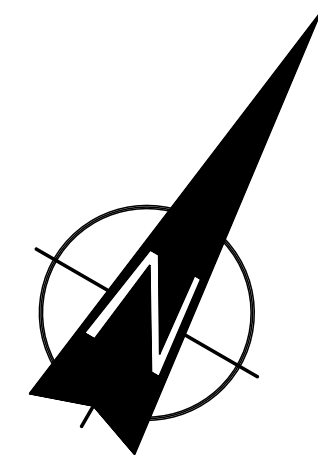
ELEVATION 1 A-4



ELEVATION 2 A-4



ROB BURNS
 2795 E. COTTONWOOD PKWY #400
 SALT LAKE CITY, UTAH 84121
 EXTRASPACE.COM
 P: 801-365-4533



ROB BURNS
2795 E. COTTONWOOD PKWY #400
SALT LAKE CITY, UTAH 84121
EXTRASPACE.COM
P: 801-365-4533

ARCHITECTURAL REVIEW BOARD SIGN FORM



ARB MEETING DATE: MAY 20, 2019

BUSINESS NAME: LEVEL UP NUTRITION
LOCATION: 650 COLLEGE PARK RD. E2
NUMBER & TYPE OF SIGNS APPLYING FOR:
NUMBER OF ALLOWABLE SIGNS:
MAXIMUM ALLOWABLE SIGN AREA:

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

GENERAL INFORMATION:

SIGN	SIGN 1	SIGN 2	SIGN 3	SIGN 4
TYPE (W= WALL-MOUNTED/F=FREESTANDING)	W			
HEIGHT	2.5'			
WIDTH	7.5'			
AREA	18.75SF			
COLOR	Wht./Blk			
MATERIALS	Alum./Acrylic			
SIZE OF GRAPHIC	30"x30"			
IS IT ILLUMINATED?	Int			

ONLY APPLICABLE TO WALL-MOUNTED SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
FRONT LINEAR FRONTAGE OF BUSINESS	25'			
DISTANCE FROM BUSINESS TO PROPERTY LINE	260'			
TOTAL NUMBER OF LETTERING STYLES	1			
SPACE BETWEEN LETTERS (FOR CHANNEL LETTERS)	2"			
SPACE BETWEEN WORDS (FOR CHANNEL LETTERS)	N/A			
HEIGHT OF LETTERS	18"			
PROJECTION FROM WALL	6"			

ONLY APPLICABLE TO FREESTANDING SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
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

90"

30"



30"

57"

LEVEL UP

18"



LEVEL UP



LEVEL UP



ARCHITECTURAL REVIEW BOARD

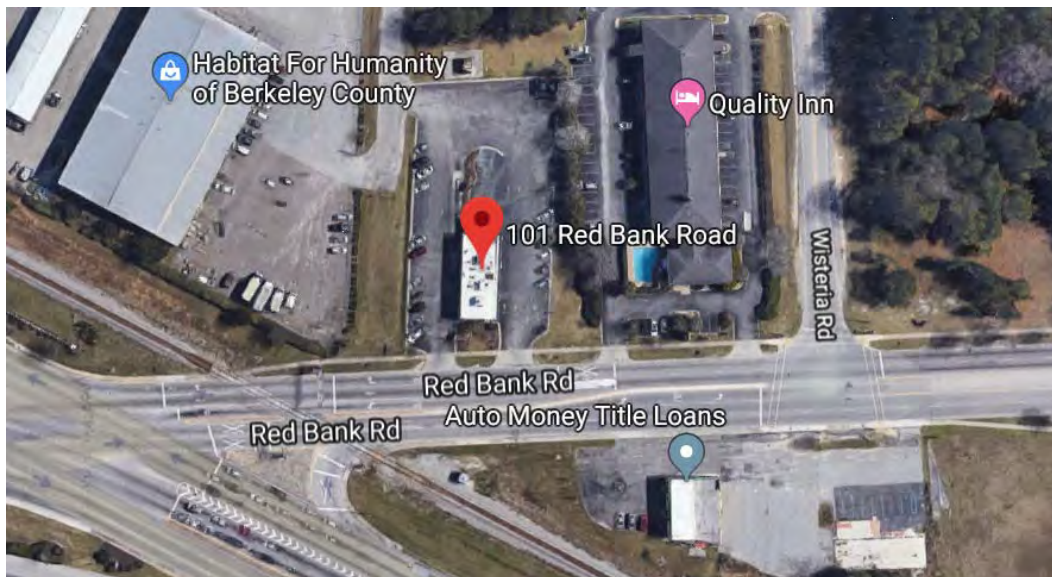
SCOPE OF WORK

PROJECT: WENDY'S ELEVATION UPFIT

LOCATION: 101 REDBANK ROAD

The applicant will be presenting an Elevation Upfit replacing existing fascia.







Wendy's Red Bank Road

101 Red Bank Road
Goose Creek, SC

PERSPECTIVE



VICINITY MAP



DRAWING LIST

Sheet	Sheet Name	Rev.	Date	Current Revision Description
01	Examples of Nearby Renovations			
02	View from Red Bank Road (Existing)			
03	View From Red Bank Road			
04	View of Fascia at Corner (Existing)			
05	View of Fascia at Corner			
01 GENERAL				
G101	TITLE SHEET			
G102	ABBREVIATIONS AND SYMBOL LEGEND			
04 ARCHITECTURAL DEMOLITION				
AD101	FLOOR PLAN - DEMOLITION			
AD201	ELEVATIONS - DEMOLITION			
AD202	ELEVATIONS - DEMOLITION			
05 ARCHITECTURAL				
A101	FLOOR PLAN			
A102	REFLECTED CEILING PLAN			
A103	ROOF PLAN			
A201	ELEVATIONS			
A202	ELEVATIONS			
A301	BUILDING SECTIONS & DETAILS			
A401	ENLARGED PLAN & INTERIOR ELEVATIONS			
A601	SCHEDULES			
A602	SIGNAGE			
A701	INTERIOR DRAWINGS AND DIAGRAMS			
A702	INTERIOR DRAWINGS AND DIAGRAMS			
A703	EXISTING & PROPOSED VIEWS			

GENERAL PROJECT NOTES

- THE TERM "WORK" AS USED IN THESE NOTES SHALL INCLUDE ALL PROVISIONS AS DRAWN OR SPECIFIED IN THESE DOCUMENTS AS WELL AS ALL OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE OWNER IN THE FORM OF DRAWINGS, SPECIFICATIONS, AND WRITTEN INSTRUCTIONS AND APPROVED BY THE ARCHITECT.
- THE TERM "CONTRACTOR" AS USED IN THESE NOTES SHALL REFER TO THE GENERAL CONTRACTOR OR TO THE SUB-CONTRACTORS. THE OWNER MAY ELECT TO CONTRACT DIRECTLY WITH A SUB-CONTRACTOR FOR ANY PART OF THE WORK.
- SCOPE OF WORK. THE CONTRACTOR SHALL INCLUDE AND PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, AND PAY ALL EXPENSES INCURRED IN THE PROPER COMPLETION OF WORK UNLESS SPECIFICALLY NOTED TO BE THE WORK OF OTHERS. CONTRACTOR SHALL VERIFY ALL WORK NECESSARY FOR PRODUCING A COMPLETE, HABITABLE PROJECT, INCLUDING BUT NOT LIMITED TO SITE WORK, ARCHITECTURAL, ELECTRICAL, PLUMBING AND HVAC.
- BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT, IN WRITING, OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK AND SHALL BE RESPONSIBLE FOR SAME.
- IF THE CONTRACT DRAWINGS ARE FOUND TO BE UNCLEAR, AMBIGUOUS OR CONTRADICTORY, THE CONTRACTOR MUST REQUEST CLARIFICATION FROM THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT PART OF THE WORK.
- THE ARCHITECT SHALL BE AVAILABLE TO VISIT THE SITE WHEN REQUESTED. IF A CONDITION EXISTS THAT REQUIRES OBSERVATION OR ACTION BY THE ARCHITECT OR STRUCTURAL ENGINEER, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- CONTRACTOR SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES AND SHALL INSURE THE COMPLIANCE OF THE WORK WITH ALL LOCAL, STATE AND FEDERAL CODES, TRADE STANDARDS AND MANUFACTURER'S RECOMMENDATIONS. IN THE EVENT OF CONFLICT BETWEEN LOCAL, STATE AND NATIONAL CODES, THE MORE STRINGENT SHALL GOVERN. BEFORE COMMENCING WORK NOT SHOWN IN DOCUMENTS, BUT REQUIRED TO ACHIEVE FULL COMPLIANCE WITH CODES, CONTRACTOR SHALL NOTIFY ARCHITECT.
- THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY AND COMPLIANCE WITH REQUIREMENTS SPECIFIED IN THE OWNER/CONTRACTOR CONTRACT IS, AND SHALL BE, THE CONTRACTOR'S RESPONSIBILITY.
- CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND SAFETY PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
- OWNER SHALL PAY ALL TAXES, SECURE ALL PERMITS AND PAY ALL FEES INCURRED IN THE COMPLETION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO BUILDING PERMITS, WATER, ELECTRIC AND TELEPHONE SERVICE CONNECTION, CERTIFICATE OF OCCUPANCY, AND INSPECTIONS.
- INSURANCE: WORKMEN'S COMPENSATION, AS REQUIRED BY LAW, AND PUBLIC LIABILITY SHALL BE CARRIED BY THE CONTRACTOR.
- GUARANTEE: THE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL MATERIALS, AND WORKMANSHIP FURNISHED OR INSTALLED BY HIM OR HIS SUBCONTRACTORS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE AND SHALL REPLACE ANY DEFECTIVE WORK WITHIN THAT PERIOD WITHOUT EXPENSE TO THE OWNER AND PAY FOR ALL DAMAGES TO OTHER PARTS OF THE BUILDING RESULTING FROM DEFECTIVE WORK OR ITS REPAIR. THE CONTRACTOR SHALL REPLACE DEFECTIVE WORK WITHIN TEN (10) DAYS AFTER IT IS BROUGHT TO HIS ATTENTION.
- PROTECTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND THAT OF HIS SUBCONTRACTORS FOR LOSSES AND DAMAGES TO EQUIPMENT, TOOLS AND MATERIAL USED IN CONJUNCTION WITH THE WORK AND FOR ACTS OF HIS EMPLOYEES.
- CLEANING UP: THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH AND AT THE COMPLETION OF THE WORK THE CONTRACTOR SHALL REMOVE ALL RUBBISH, IMPLEMENTS, AND SURPLUS MATERIALS AND LEAVE THE BUILDING CLEAN, WITH PAINTED AND WOOD SURFACES CLEAN, ALL FLOORS WAXED AND/OR POLISHED AS SPECIFIED, AND ALL GLASS AND MIRRORS CLEANED AND POLISHED.
- CONTRACTOR IS TO PROVIDE TO THE OWNER A LIST OF ALL SUBCONTRACTORS USED, COMPLETE WITH ADDRESSES, PHONE NUMBERS AND COPIES OF ALL WARRANTIES AND OPERATIONS AND MAINTENANCE MANUALS.

APPLICABLE CODES

ACCESSIBILITY	ICC/ANSI A117.1
BUILDING CODE	2015 INTERNATIONAL BUILDING CODE W/ SOUTH CAROLINA AMENDMENTS
ELECTRICAL CODE	2014 NATIONAL ELECTRICAL CODE
ENERGY CODE	2009 SOUTH CAROLINA ENERGY CODE
EXISTING BUILDING CODE	2015 INTERNATIONAL EXISTING BUILDING CODE W/ SOUTH CAROLINA AMENDMENTS
FIRE CODE	2015 INTERNATIONAL FIRE CODE W/ SOUTH CAROLINA AMENDMENTS
FUEL/GAS CODE	2015 INTERNATIONAL FUEL GAS CODE W/ SOUTH CAROLINA AMENDMENTS
MECHANICAL CODE	2015 INTERNATIONAL MECHANICAL CODE W/ SOUTH CAROLINA AMENDMENTS
PLUMBING CODE	2015 INTERNATIONAL PLUMBING CODE W/ SOUTH CAROLINA AMENDMENTS

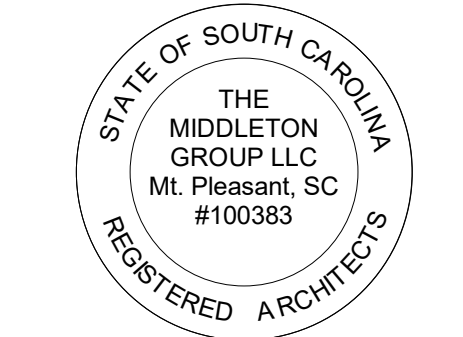
GENERAL INFORMATION

DESCRIPTION	RENOVATION OF EXISTING RESTAURANT
OCCUPANCY	A-2 ASSEMBLY
CLASSIFICATION	
SPRINKLER SYSTEM	FULLY SPRINKLERED
BUILDING AREA	2293 SF
NUMBER OF STORIES	1 STORY
CONSTRUCTION TYPE	V-B
SEISMIC DESIGN CATEGORY	D
ZONING	GC
FLOOD ZONE	X
FIRE ALARM	FIRE ALARM PER IFC - REFER TO ELECTRICAL SYSTEMS PLANS

DEFERRED SUBMITTALS

PROJECT TEAM

ARCHITECT			
THE MIDDLETON GROUP			
1503 KING STREET SUITE 202 CHARLESTON, SC 29405			
P 843-302-0632			



100% CONSTRUCTION DOCUMENTS

Wendy's Redbank Road

Wendcharles II, LLC
101 Red Bank Road
Goose Creek, SC

Project Number	19007	
Issued for Review	03.29.2019	
Issued for Permit		
Issued for Construction		
Revisions		
No.	Description	Date

TITLE SHEET

G101



601 Saint James Avenue - Goose Creek, SC



740 North Main Street - Summerville, SC



10012 Dorchester Road - Summerville, SC



496 Ashley Phosphate Road - North Charleston, SC

Wendy's Redbank Road

Wendcharles II, LLC

Examples of Nearby Renovations



Wendy's Redbank Road

Wendcharles II, LLC

View from Red Bank Road (Existing)



Wendy's Redbank Road

Wendcharles II, LLC

View From Red Bank Road



Wendy's Redbank Road

Wendcharles II, LLC

View of Fascia at Corner (Existing)



Wendy's Redbank Road

Wendcharles II, LLC

View of Fascia at Corner