



THE CITY OF
GOOSE CREEK

BERKELEY CO. EST. 1961 SO. CAROLINA

ARCHITECTURAL REVIEW BOARD
TUESDAY, JANUARY 21, 2020
6:30 PM

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

MEMORANDUM

TO: MEMBERS OF THE ARCHITECTURAL REVIEW BOARD

FROM: LILI ORTIZ-LUDLUM, ADMINISTRATIVE ASSISTANT

DATE: JANUARY 15, 2020

SUBJECT: MEETING NOTIFICATION

WHERE: CITY HALL COUNCIL CHAMBERS

This is to remind everyone that the next meeting of the Architectural Review Board is scheduled for Tuesday, January 21, 2020 at 6:30 p.m. at City Hall.

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



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

**TUESDAY, JANUARY 21, 2020 AT 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:** December 16, 2019
- IV. MINOR APPLICATIONS: Old Business**
 - a) **Food Lion** – 142 St. James Ave- Existing Awning Paint
 - b) **Plantation Point** – 5 S. Alliance Drive – Dumpster Enclosure Expansion Plan
- V. MINOR APPLICATIONS: New Business**
 - c) **Total Family Wellness** – 103 Laurel Avenue –Wall Mount Signage
 - d) **Army National Guard:** 214 St. James Ave – Wall Mount Signage
 - e) **Public Storage:** 101 Prescott Way – Wall Mount Signage and Paint Colors
- VI. COMMENTS FROM THE BOARD**
- VII. COMMENTS FROM STAFF**
- VIII. ADJOURNMENT**



MINUTES

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, DECEMBER 16, 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: Sharon Clopton, Ricky Dresel, Jen Wise, David Cantrill, Tom Risso, Lisa Burdick
Absent: Gary Becker
Staff Present: Mark Brodeur, Brenda Moneer

III. REVIEW OF MINUTES FROM NOVEMBER 18, 2019

Motion: A motion was made to approve the minutes from November 18, 2019. **Moved by** Board Member Risso, **Seconded by** no one.
Discussion: Board Member Wise stated the discussion regarding Cube Smart painting before the ARB gave approval should be included in the minutes. Chairperson Clopton stated the job was not completed and Cube Smart is on the agenda tonight to present a revised plan. Board Member Risso stated the application was denied.
Revised Motion: A motion was made to amend the minutes to include the discussion regarding Cube Smart painting before the ARB gave approval. **Moved by** Board Member Wise, **Seconded by** Board Member Risso.
Vote: All voted in favor(6-0). Motion carried.

IV. OLD BUSINESS - MINOR APPLICATIONS

A) CUBESMART - 102 S. GOOSE CREEK BLVD – EXTERIOR BUILDING PAINT

A representative presented the application, materials and color samples to the ARB. *(Note, the applicant's microphone was not on, therefore the applicant's discussion could not be documented.)* Discussion occurred between the board regarding the width of red in the rendering. It was suggested that it should be larger.

Motion: A motion was made to approve the application as submitted with the exception to increase the width of red around the roof

fascia only on the office building. **Moved by** Board Member Riso, **Seconded by** Board Member Wise.

Discussion: There was none.

Vote: All voted in favor (6-0). Motion carried.

V. NEW BUSINESS - MINOR APPLICATIONS

B) SKIFF – 205 S. GOOSE CREEK BLVD – CANOPY AND WALL MOUNT SIGNAGE

A representative presented the application, materials and color samples to the ARB for rebranding. *(Note, the applicant's microphone was not on, therefore the applicant's discussion could not be documented.)* The board inquired about the number of signs the applicant was requesting. City staff confirmed that the applicant was applying for two (2) signs. Mrs. Moneer stated the applicant's request conforms.

Motion: A motion was made to approve the application as submitted. **Moved by** Board Member Riso, **Seconded by** Board Member Burdick.

Discussion: There was none.

Vote: All voted in favor (6-0). Motion carried.

C) IMMACULATE CONCEPTION - 510 ST. JAMES AVE – MINOR BUILDING ENCLOSURE

A representative presented the application to the ARB. *(Note, the applicant's microphone was not on, therefore the applicant's discussion could not be documented.)* The representative noted that the building addition would match the existing building and that the roof would remain.

Motion: A motion was made to approve the application as submitted. **Moved by** Board Member Riso, **Seconded by** Board Member Cantrill.

Discussion: Discussion regarding the location of the doors ensued. The applicant noted the doors would be moved to the exterior of the new addition.

Vote: All voted in favor (6-0). Motion carried.

D) LIDL - 435 ST. JAMES AVE – PREFABRICATED BACKUP GENERATOR, SCREENING, LANDSCAPE PLAN

A representative presented the application to the ARB. *(Note, the applicant's microphone was not on, therefore the applicant's discussion could not be documented.)*

Motion: A motion was made to approve the application as submitted. **Moved by** Board Member Riso, **Seconded by** Board Member Wise.

Discussion: Discussion ensued regarding the placement of the emergency backup generator. Mrs. Moneer stated city staff suggested the proposed location because the original request was located close to a residential apartment community. Mrs. Moneer stated the City does not have a specific code for the location of backup generators.

Vote: All voted in favor (6-0). Motion carried.

E) MIDWAY BAPTIST CHURCH – 506 ST. JAMES AVE – LED READER ON EXISTING MONUMENT SIGN

A representative presented the application to the ARB. *(Note, the applicant's microphone was not on, therefore the applicant's discussion could not be documented.)* Mrs. Moneer explained the qualifications for LED readers to the ARB, and the regulations that the colors remain amber or white.

Motion: A motion was made to approve the application as submitted provided that the lights be amber or white as per the ordinance. **Moved by** Board Member Risso, **Seconded by** Board Member Burdick.

Discussion: There was none.

Vote: All voted in favor (6-0). Motion carried.

F) PLANTATION POINT – 5 S. ALLIANCE DRIVE – DUMPSTER ENCLOSURE EXPANSION PLAN

Mr. Brodeur presented the application on behalf of the applicant as they were not present. He stated the proposal was to increase the size of storage located behind the building. He stated the applicant requests to increase the size of the dumpster pad by replicating the size of the current concrete dumpster pad. He stated the applicant would also screen the expanded dumpster pad in the same manner that it is currently screened.

Discussion regarding if this space will be used for storage ensued. As the applicant was not present, Mr. Brodeur could not provide an answer. Mr. Brodeur stated city staff can request that the tenants only use the dumpster pads as storage for a limited time. A board member stated that this space should not be used for storage and inquired as to how the ARB can regulate this legally. Mr. Broder stated that is not in the ARB's purview as it would be a code enforcement issue.

Motion: A motion was made to approve the application as submitted with the constraints that all panels are raised to seven and a half feet and match in color and size what is there now. **Moved by** Board Member Cantrill, **Seconded by** Board Member Burdick.

Discussion: Board Member Cantrill inquired if city staff could relay the concerns that the board has regarding using the dumpster pad for long term storage. Mr. Broder stated he can do that. Board Member Risso stated we have to ensure that they build the

expansion toward the center of the building, not out toward the roadway. It was stated that is how it is on the site plan due to a tree. It was stated that certain board members do not feel comfortable voting before speaking with the applicant. Board Member Cantrill withdrew his motion. Board Member Burdick withdrew her second.

Motion: A motion was made to table this proposal until next month and that staff conveys the key point of this discussion regarding the design constraints and its potential use. **Moved by** Board Member Cantrill; **Seconded by** Board Member Risso

Discussion: None

Vote: All voted in favor (6-0). Motion carried

G) FOOD LION – 142 ST. JAMES AVE- EXISTING AWNING PAINT

A representative was not present to present the application to the ARB. Mrs. Moneer stated Food Lion had already painted their awning as they were under the misguided impression, they were able to do so. She stated staff explained to Food Lion that the ARB may not want the color that they chose. A Board Member inquired as to the consequences that Food Lion would receive. Mrs. Moneer stated city staff can issue a double permit fee however that would be a decision for the Finance Director. It was stated that Food Lion is not the responsible party as it is the owner of the shopping center.

Motion: A motion was made to table this topic with the request that the owner appear before the board, not to be punitive but to be educational. **Moved by** Board Member Risso, **Seconded by** Board Member Burdick.

Discussion: There was none.

Vote: All voted in favor (6-0). Motion carried

VI. OLD BUSINESS - MAJOR APPLICATION

H) PRODIGY - HENRY BROWN BLVD – PARKING, LANDSCAPING, ELEVATION, COLORS, MATERIALS

A representative presented the application to the ARB. *(Note, the applicant's microphone was not on, therefore the applicant's discussion could not be documented.)* Discussion regarding the accuracy of the rendering arose. The applicant confirmed that the rendering now represented the same information as the landscape plan.

Motion: A motion was made to approve the application as submitted with the addition of a Ligustrum between the two windows. **Moved by** Board Member Risso, **Seconded by** Board Member Burdick.

Discussion: There was none.

Vote: All voted in favor (6-0). Motion carried

I) BERKELEY ELECTRIC COOPERATIVE: 2 SPRINGHALL DRIVE – DRIVE-THRU CANOPY MODIFICATION

A representative presented the application to the ARB. *(Note, the applicant’s microphone was not on, therefore the applicant’s discussion could not be documented.)* The applicant stated that modifications to the previously approved site plan to relocate the drive-thru.

- Motion:** A motion was made to approve the application as submitted. **Moved by** Board Member Risso, **Seconded by** Board Member Wise.
- Discussion:** There was none.
- Vote:** All voted in favor (6-0). Motion carried

VII. COMMENTS FROM THE BOARD

Chairperson Clopton stated a picture of the current Midway Baptist Church sign was not located in the packet. She stated a lime green recycling box has appeared on the sidewalk in front of the Red Bank car wash. Board Member Wise stated the chairs are still in front of the Dairy Queen and the Flooring Company Banner is still up. Board Member Wise stated she was told that businesses can do what they want, regardless of the ARB’s decision. Chairperson Clopton stated the issue has always been enforcement. Board Member Cantrill stated per the board’s training, the ARB does not have jurisdiction or power, we can only delay the application or turn it down, hence the applicant will have to reappear before the board. Chairperson Clopton stated there are fines in the books however there is no enforcement. Mrs. Moneer stated a process needs to be followed. She stated city staff must be business friendly. She stated we educate the businesses in violation and notify them in writing via certified mail. She stated if the business still does not comply, then a warning notice will be sent.

VIII. COMMENTS FROM STAFF

Nothing from staff.

IX. ADJOURNMENT

- Motion:** A motion was made to adjourn (7:39 p.m.) **Moved By:** Board Member Risso, **Seconded By:** Board Member Wise.
- Discussion:** There was none.
- Vote:** All voted in favor (6-0). Motion carried.

_____ Date _____
Sharon Clopton, Chairperson

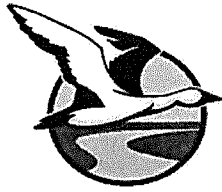


MINOR APPLICATION: OLD BUSINESS

Food Lion

142 St. James Ave

Existing Awning Paint



CITY OF GOOSE CREEK
A PERMIT
Has Been Issued To

Permit# 040940

Name CAROLINA COMMERCIAL PROPERTY MAINTENANCE LLC
Location 142 ST JAMES AVENUE

NATURE OF WORK

EXTERIOR PAINT
FOOD LION

Issued By _____
Title PERMIT CLERK

Expiration Date: 6/05/2020

For Inspections Call: (843)863-5212

Type of Inspection	Pass/Fail	Date	Insp. Initials	Type of Inspection	Pass/Fail	Date	Insp. Initials
Under Slab Plumb/Elect				Electrical Rough			
Footer				Plumbing Rough			
Stem Wall/Bond Beam				Gas Rough			
Building Slab				Framing			
Mono Slab				Insulation			
Under Floor Framing				Elect Final Mtr Release			
Sheath/Strap/Shear Wall				Gas Final Mtr Release			
Mech. Rough				Final CO			

THIS CARD MUST BE DISPLAYED AT THE LOCATION STATED
ABOVE, SO THAT IT MAY BE SEEN FROM THE STREET.

CAROLINA COMMERCIAL PROPERTY MAINTENANCE, LLC

November 15, 2019

✓ PL2432
Reliance Realty Advisors ("Customer")
c/o Craig Dillard
PO Box 699
Fountain Inn, SC 29644
Via Email Only: Craig@reliance-advisors.com

**Re: Proposal for Exterior Painting – Front Retail Shops Fascia & Metal Roofs
142 St. James Avenue, Goose Creek, SC (the "Property")**

Dear Craig,

Per our conversations, please accept this letter as our proposal to complete exterior painting at the Property.

You will find a detailed scope of services (the "Services") and terms of agreement enclosed for your consideration. The total service fee is \$9,725 (the "Service Fee") inclusive of all labor, supervision, equipment and material.

If you are in agreement, please indicate your acceptance by signing below and return a copy of this letter to me.

Again, thank you for the opportunity to earn your business, and we look forward to working with you.

Kindest Regards,



Chris Long
Carolina Commercial Property Maintenance, LLC
SC Contractor's License #G119244

Agreed & Accepted:

By: Craig Dillard 11-19-2019
Print: Craig Dillard

Carolina Commercial Property Maintenance, LLC

(803) 799.0830 • P.O. Box 7661 • Columbia, SC 29202 • CarolinaPropertyMaintenance.com

EXTERIOR PAINTING TERMS OF AGREEMENT

Objective

Per Customer RFP, the purpose of the project is to repaint certain previously-coated exterior surfaces of the Property, which may be indicated on the attached aerial diagram or shown in attached photographs, if available, including:

- Retail Shop Storefront Fascia, CMU, and Metal Roof – shown in **red** on attached aerial

Agreement: This proposal defines the Services to be performed by Carolina Commercial Property Maintenance, LLC on behalf of the Customer in consideration of the Service Fee and these General Terms of Agreement. Customer's acceptance and signature of this proposal (or the conversion of the same to a purchase order or other form of agreement) shall constitute an "Agreement" between the parties.

Payment: The Service Fee shall be due and payable by Customer to CCPM upon completion of all work and submission of final invoice. Balances which are more than thirty (30) days past-due are subject to interest at a rate of 1.5% per month.

Authority: The individual whose signature appears on behalf of Customer is empowered to enter into this Agreement and bind the Customer to the terms and conditions contained herein. Upon execution of the Agreement, Customer authorizes CCPM's entry onto the Property for the purposes of performing the Services.

Operations

CCPM shall provide all labor, equipment, materials and incidentals to complete all Services. All work shall be performed in a good and workmanlike manner and according to standard practices. Equipment and materials shall be properly secured and/or stored at the end of each workday. Work areas shall be suitably designated to control vehicle and foot traffic. All workers shall comport themselves in a professional and respectful manner.

Limited Workmanship Warranty

CCPM provides a limited workmanship warranty for exterior painting for a period of one (1) year following project completion. If failure occurs due to improper application of materials, CCPM shall provide labor and material to reasonably correct the condition at no cost to Customer. This warranty is made in place of any and all other warranties. This limited warranty excludes damages caused by accidents, abuse, or neglect, as well as any latent defects or uncontrollable conditions, such as settlement, cracking, moisture, or extreme weather.

Weather Conditions: All work scheduling and performance shall be subject to CCPM's reasonable discretion as to weather conditions (forecasted precipitation, humidity, extreme temperatures, etc.).

Change Orders: Changes to the scope of Services as detailed on the attached project specification and related changes to the Service Fee shall require written change order signed by both parties.

EXTERIOR PAINTING SCOPE OF SERVICES

CMU Block Walls:

Preparation:

- Pressure wash to remove all dirt, mildew, laitance, and any peeling and defective coatings
- Fill cracks and voids; replace any defective caulk, as necessary
- Patch minor surface damage, as necessary
- Spot prime as necessary with Sherwin Williams (SW) Loxon® Concrete & Masonry Primer/Sealer

Finish Paint Application:

- Apply two (2) coats of Sherwin Williams SuperPaint® Exterior Latex Flat finish paint
- Finish color ~~SW 7038 Tony Taupe~~ Popular Gray

Clean-Up:

- Clean work areas; remove and dispose of any debris or leftover work materials
- Perform final inspection and walk-through

Storefront Fascia / EFIS:

Preparation:

- Pressure wash to remove all dirt, mildew, laitance, and any peeling and defective coatings
- Fill cracks and voids; replace any defective caulk, as necessary
- Patch minor surface damage, as necessary
- Spot prime any repair areas with SW Loxon® Concrete & Masonry Primer/Sealer, as necessary

Application:

- Apply two (2) coats of SW SuperPaint® Exterior Latex Flat finish paint
- Finish color ~~SW 7038 Tony Taupe~~ Popular Gray

Clean-Up:

- Clean work areas; remove and dispose of any debris or leftover work materials
- Perform final inspection and walk-through

Metal Roof:

Preparation:

- Low-pressure cleaning to remove all foreign material
- Scrape, sand or brush as necessary to remove areas of rust, loose paint, or other loose material
- Spot prime as necessary in SW Pro Industrial Pro-Cryl Universal Primer

Application:

- Apply two (2) coats of SW Kool Seal® Premium Roof Paint Performance Acrylic coating
- Finish color to be agreed by Customer prior to commencing Work Pms-647C

Clean-Up:

- Clean work areas; remove and dispose of any debris or leftover work materials
- Perform final inspection and walk-through





AFFORDABLE
PICTURE
FRAMING
IS
LIFE



MINOR APPLICATION: OLD BUSINESS

Plantation Point

5 S. Alliance Drive

Dumpster Enclosure Expansion Plan

ALLIANCE DRIVE - (50' R/)

10' B.E.C. POWER EASEMENT

10' B.S.M.H.T.
10' B.S.M.H.T.
10' B.S.M.H.T.

10' BUILDING SETBACK

30' = 1"

CONCRETE DUMPSTER PADS

TRANSFORMER

80.00'

DOLLAR GENERAL
(9200 S.F.)

115.00'

6" PVC SEWER SERVICE

LOADING ZONE

120.00'

RETAIL SHOPS
(8400 S.F.)

24.00'

70.00'

2' x 20' PLANTER

RAMP

SS

















NO
ADMITTANCE
WITHOUT
PERMISSION



MINOR APPLICATION: NEW BUSINESS

Total Family Wellness

103 Laurel Avenue

Wall Mount Signage

ARCHITECTURAL REVIEW BOARD SIGN FORM



ARB MEETING DATE: JANUARY 21, 2020

BUSINESS NAME: TOTAL FAMILY WELLNESS

LOCATION: 103 LAUREL AVENUE

NUMBER & TYPE OF SIGNS APPLYING FOR:

1 WALL MOUNT,

NUMBER OF ALLOWABLE SIGNS:

2 WALL MOUNT, 1 MONUMENT

MAXIMUM ALLOWABLE SIGN AREA:

35SF – APPLICABLE TO SIGN FACE – CANOPY (2 MAX)

28SF – APPLICABLE TO SIGN FACE – CAR WASH (2 MAX.)

GENERAL INFORMATION:

SIGN	SIGN 1	SIGN 2	SIGN 3	SIGN 4
TYPE (W= WALL-MOUNTED/F=FREESTANDING)	W			
HEIGHT	10"			
WIDTH	12'-6"			
AREA TOTAL= 13.29 SF	10.3 SF + graphic			
COLOR	blue/pink/green/gray/white			
MATERIALS	PVC			
SIZE OF GRAPHIC	17" DIA.			
IS IT ILLUMINATED?	N/A			
GRAPHIC SF + TEXT SF TOTAL=	11.04sf + 2.25=13.29			

ONLY APPLICABLE TO WALL-MOUNTED SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
FRONT LINEAR FRONTAGE OF BUSINESS	35'			
DISTANCE FROM BUSINESS TO PROPERTY LINE	<99'			
TOTAL NUMBER OF LETTERING STYLES	1			
SPACE BETWEEN LETTERS (FOR CHANNEL LETTERS)	1-1.5"			
SPACE BETWEEN WORDS (FOR CHANNEL LETTERS)	3"			
HEIGHT OF LETTERS	10"			
PROJECTION FROM WALL	1/2"			

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

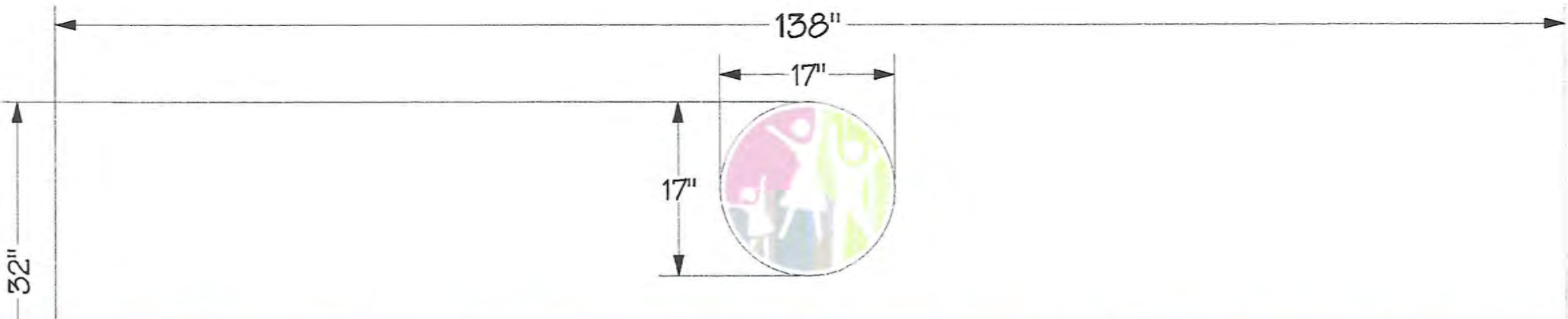
YES

NO

N/A



AL
1.3.20



TOTAL FAMILY WELLNESS

10"



TOTAL FAMILY WELLNESS





MINOR APPLICATION: NEW BUSINESS

Army National Guard

214 St. James Ave

Wall Mount Signage

ARCHITECTURAL REVIEW BOARD SIGN FORM



ARB MEETING DATE: JANUARY 21, 2020

BUSINESS NAME: ARMY NATIONAL GUARD
LOCATION: 214 St. JAMES AVE.
NUMBER & TYPE OF SIGNS APPLYING FOR:
NUMBER OF ALLOWABLE SIGNS:
MAXIMUM ALLOWABLE SIGN AREA:

1 WALL MOUNT, (FACE CHANGE)
3 WALL MOUNTED, TENANT PANEL
23.4 SF – APPLICABLE TO WALL MT. SIGN

GENERAL INFORMATION:

SIGN	SIGN 1	SIGN 2	SIGN 3	SIGN 4
TYPE (W= WALL-MOUNTED/F=FREESTANDING)	W		note: exceeds area max. allowable sf 1.5x15.6= 23.4sf ? Tenant Panel emailed update request applicant 11-8-19	
HEIGHT	2.91'			
WIDTH	32.2'			
AREA	32.2 SF			
COLOR	White/Black/Gold			
MATERIALS	Acrylic Panel Insert			
SIZE OF GRAPHIC	see attached			
IS IT ILLUMINATED?	Internal light box.			
GRAPHIC SF + TEXT SF TOTAL=	all within light box			

ONLY APPLICABLE TO WALL-MOUNTED SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
FRONT LINEAR FRONTAGE OF BUSINESS	49'			
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	n/a			
PROJECTION FROM WALL	8"			

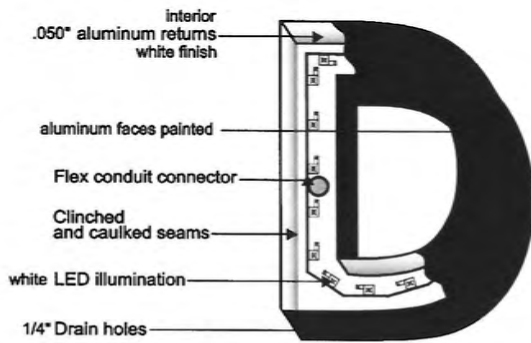
ONLY APPLICABLE TO FREESTANDING SIGNS:

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

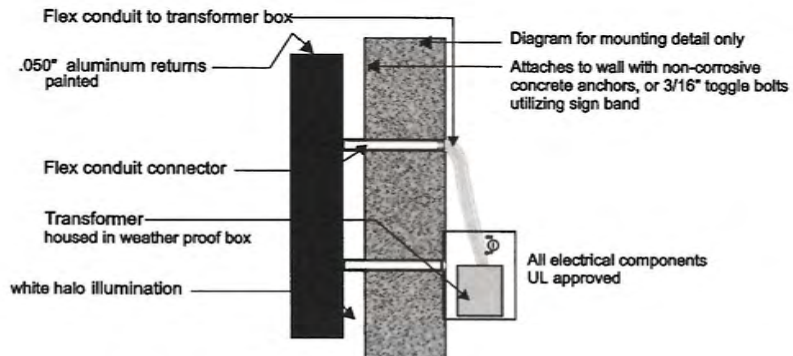
LANDLORD APPROVAL LETTER RECEIVED YES NO N/A
PERMIT PAID YES NO N/A
SAMPLE MATERIALS ATTACHED YES X NO N/A



light box w/
halo lighting



FRONT VIEW



SIDE VIEW HALO MOUNT

THIS DRAWING IS PROPERTY OF SIGNARAMA IRMO. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH THE PROJECT PLANNED FOR YOU. IT SHALL NOT BE COPIED OR





MINOR APPLICATION: NEW BUSINESS

Public Storage

101 Prescott Way

Wall Mount Signage and Paint Colors

ARCHITECTURAL REVIEW BOARD SIGN FORM



ARB MEETING DATE: JANUARY 21, 2020

BUSINESS NAME: PUBLIC STORAGE (FORMERLY EXTRA SPACE STORAGE)
LOCATION: 101 PRESCOTT WAY
NUMBER & TYPE OF SIGNS APPLYING FOR: 2 WALL MOUNT
NUMBER OF ALLOWABLE SIGNS: 3 WALL MOUNTED, TENANT PANEL
MAXIMUM ALLOWABLE SIGN AREA: 200 SF – APPLICABLE TO WALL MT. SIGN

GENERAL INFORMATION:

SIGN	SIGN 1	SIGN 2	SIGN 3	SIGN 4
TYPE (W= WALL-MOUNTED/F=FREESTANDING)	W #1 & #2		note: signs 1 & 2 are building wall mounted signs. All other signs are info only. Request to also paint int. storage doors orange	
HEIGHT	4.416'			
WIDTH	22'			
AREA	97.152 SF x 2=194.3SF			
COLOR	White/Orange			
MATERIALS	Acrylic / Aluminum			
SIZE OF GRAPHIC	none			
IS IT ILLUMINATED?	Internal			
GRAPHIC SF + TEXT SF TOTAL=	n/a			

ONLY APPLICABLE TO WALL-MOUNTED SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
FRONT LINEAR FRONTAGE OF BUSINESS	252'			
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	n/a			
PROJECTION FROM WALL	7"			

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 X NO N/A



SITE PLAN
SCALE: 1"=100'-0"

Conceptual Artwork
 Technically Verified

- 1** ILLUMINATED CHANNEL LETTERS ON PANEL
AREA: 97.2 SF
- 2** ILLUMINATED CHANNEL LETTERS ON PANEL
AREA: 97.2 SF
- 3** FCO COPY ON PANEL - NON-ILLUMINATED
AREA: 2.7 SF
- 4** FCO COPY ON PANEL - NON-ILLUMINATED
AREA: 1.6 SF
- 5** D/F DIRECTIONAL SIGN - NON-ILLUMINATED
AREA: 6.0 SF
- 6** D/F DIRECTIONAL SIGN - NON-ILLUMINATED
AREA: 6.0 SF

WALL SIGNS					
SIGN #	LOCATION	CODE ALLOWANCE	PROPOSED SQ. FT.	SIGN TYPE	COMMENTS
1	NORTHEAST ELEV.	200 SF TOTAL WALL SIGNS; 2 SIGNS MAX	97.2 SF	CHANNEL LETTERS ILLUM. RW	
2	NORTHEAST ELEV.		97.2 SF	CHANNEL LETTERS ILLUM. RW	
3	NORTHEAST ELEV.		2.7 SF	FCO COPY NON-ILLUM	
4	NORTHEAST ELEV.		1.6 SF	FCO COPY NON-ILLUM	

FREESTANDING DIRECTIONAL SIGNS					
SIGN #	LOCATION	CODE ALLOWANCE	PROPOSED SQ. FT.	SIGN TYPE	COMMENTS
5	ST JAMES AVE.	6.0 SF MAX	6.0 SF	NON-ILLUM	
6	ST JAMES AVE.		6.0 SF	NON-ILLUM	

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed color will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and gloss from your sign finish. Providing a sample of the paint you wish to match or a Munsell color formula will minimize the difference.

<p>image national signs in</p> <p>16265 Star Road Nampa, ID 83687 - toll free: 800.592.8058 - tele: 208.345.4020 WWW.imagenational.com</p>	<p>NADRA PLANT - UL # 433195-001</p> <p>UL 8 & 7E - All signs constructed to UL 2089 Standard construction & materials with UL247 UL 1000 protection. UL247 - All signs must be UL247 approved. This sign is intended for outdoor use and should be installed in accordance with the National Fire Protection Association (NFPA) Code book. This includes proper grounding and wiring if the sign.</p>	<p>Client: PUBLIC STORAGE</p> <p>Site: SITE # 26917 101 PRESCOTT WAY GOOSE CREEK, SC</p>	<p>Design Number: TG-0126-19</p> <p>Date: 12/30/19</p> <p>Designer: DF</p> <p>Account Manager: JG</p>	<p>File Location: F:\8-2019\GOOSE CREEK SC FALLS\804\012619</p> <p>Drawing type: TECHNICAL</p> <p>Rev: *</p>	<p>Page No.</p> <p>1 of 7</p>
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NORTHEAST BUILDING ELEVATION - EXISTING
NOT TO SCALE

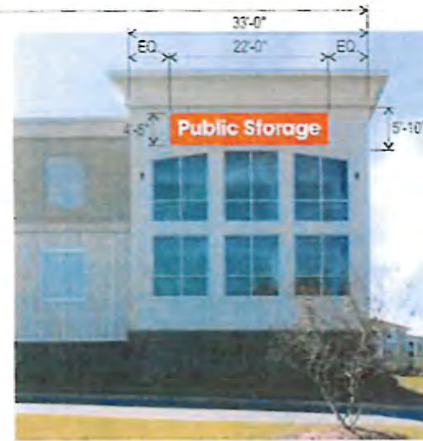
RACEWAY LETTER SETS
TO BE REMOVED BY INSTALLER
PATCH & PAINT BY
GENERAL CONTRACTOR



1 2 ILLUMINATED CHANNEL LETTERS ON PANEL
SCALE: 3/16"=1'-0"

AREA (INCLUDING BIG) - 97.2 SF

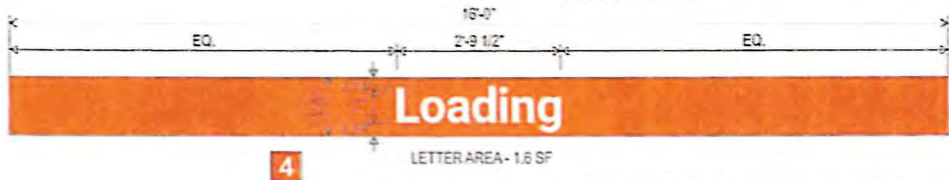
MINIMUM CLEAR SPACE REQUIRED - 4'-5" X 22'-0"



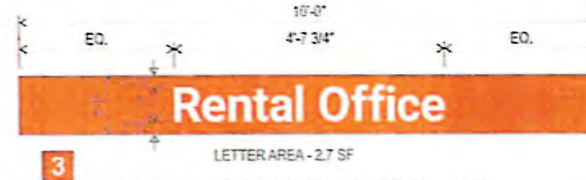
NOTE:
ARB REGULATES PAINT
AT THIS LOCATION

NORTHEAST BUILDING ELEVATION - PROPOSED
SCALE: 1/16"=1'-0"

SIGN AREA ALLOWED THIS ELEVATION - 200 SF TOTAL
2 SIGNS TOTAL ALLOWED



4 LETTER AREA - 1.6 SF



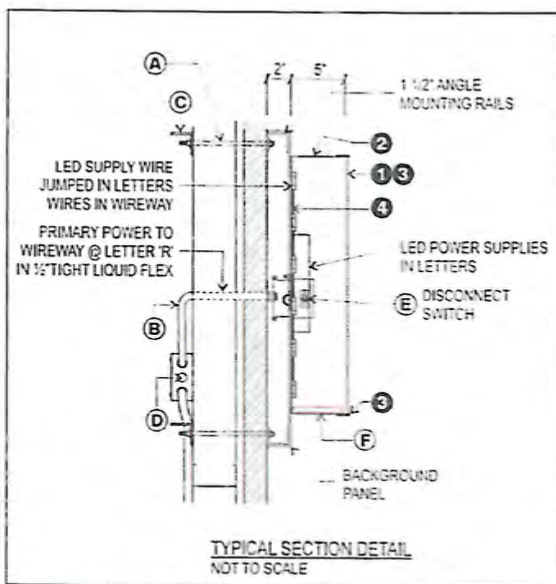
3 LETTER AREA - 2.7 SF

S/F PANELS WITH FCO COPY - NON-ILLUMINATED
SCALE: 1/2"=1'-0"

.125" ALUMINUM BACKGROUND PANEL PAINTED PS ORANGE
WITH 1/2" THICK WHITE ACRYLIC CUT OUT LETTERS
WITH FIRST SURFACE REFLECTIVE WHITE VINYL
INSTALL FLUSH TO WALL WITH STUDS

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match on a Weathered paint color formula will minimize the differences.

<p>16265 Star Road Nampa, ID 83687 - toll free: 800.592.6059 - tele: 208.345.4020 WWW.imagenational.com</p>	<p>NAMPA PLANT - TEL # 833195-001</p> <p>U.S. & T.C. Always call (800) 592-6059 for more information. We are a family owned and operated business. We are committed to providing the highest quality service to our customers. We are committed to providing the highest quality service to our customers. We are committed to providing the highest quality service to our customers.</p>	Client: PUBLIC STORAGE	Design Number: TG-0126-19	File Location: P:\01-2019\GOOSE CREEK SO-FALLBACK\RM-0126-19	Page No.
		Site: SITE # 26917	Date: 12/30/19	Drawing type: TECHNICAL	2 of 7
		101	Designer: DF	Rev: *	
		PRESCOTT WAY GOOSE CREEK, SC	Account Manager: JG		



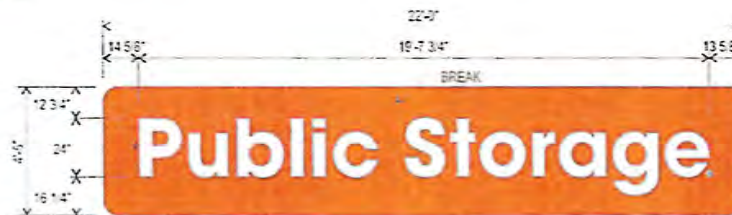
PUBLIC STORAGE ORANGE
PPG PUBLIC STORAGE ORANGE

BACKGROUND PANEL COLOR

EXTERNAL DISCONNECT SWITCH ON LETTER "P"



SIDE VIEW
SCALE 1/4" = 1'-0"



1 2 CHANNEL LETTERS - LED ILLUM. - ON BACKGROUND PANEL
SCALE 1/4" = 1'-0"

LETTERS MOUNTED ON BACKGROUND PANEL PAINTED PPS ORANGE
PANEL HAS .125 ALUMINUM FACE WITH 2" ALUM. ANGLE FRAME
PANEL IS MANUFACTURED IN 2 SECTIONS (NOT HINGED)

I N S T A L L

- A. Non-Corrosive Securement - 1/2" Threaded Rod w. Blocking (Nut Flat Washer)
- B. 1/2" Liquid Tight Flex Conduit Whip to 120v Power
- C. Blocking as Required per Location - 2 X 10 Treated wood or 2" angle running full length of sign background
- D. 20 amp 120v Circuits Required (supplied by others than Image National)
- E. Disconnect Switch Located in the letter "P" where all transformers are located
- F. 1/4" Weep Holes *With Baffles* as Required

<p>1 LETTER FACE: MATERIAL: 3/16" CLEAR ACRYLIC OR .150 CLEAR POLYCARBONATE FIRST SURFACE 3M 2635-70 DIFFUSER FILM & 3660 CLEAR OVERLAMINATE FILM</p>	<p>2 RETURNS: MATERIAL: 5" .040 OR .050 PRE-PAINTED BLACK ALUMINUM</p>	<p>3 TRIM CAP: MATERIAL: 1" JEWELITE COLOR: BLACK</p>
<p>4 BACKS: MATERIAL: PRE-PAINTED WHITE 3MM ACM PANELS</p>	<p>5 ILLUMINATION: MATERIAL: GE WHITE L.E.D. ILLUMINATION</p>	<p>6 ELECTRICAL: REMOTE, T.S.D. AMPS @ 120 V.</p>

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<p>16265 Star Road Nampa, ID 83687 - toll free: 800.592.8058 - tele: 208.345.4020 WWW.imagenational.com</p>	<p>NAMPA PLANT - BL # 433195-001</p>	<p>Client: PUBLIC STORAGE</p>	<p>Design Number: TG-0126-19</p>	<p>File Location: PPS-0117-00026 CREEK GOOSE CREEK 10-102019</p>	<p>Page No.</p>
		<p>Site: SITE # 26917 101 PRESCOTT WAY GOOSE CREEK, SC</p>	<p>Date: 12/30/19</p>	<p>Drawing type: TECHNICAL</p>	<p>4 of 7</p>
		<p>Designer: DF</p>	<p>Rev: *</p>		
		<p>Account Manager: JG</p>			



SITE PLAN DETAIL
SCALE: 1"=20'-0"

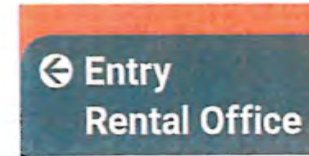


SITE PLAN DETAIL
SCALE: 1"=20'-0"

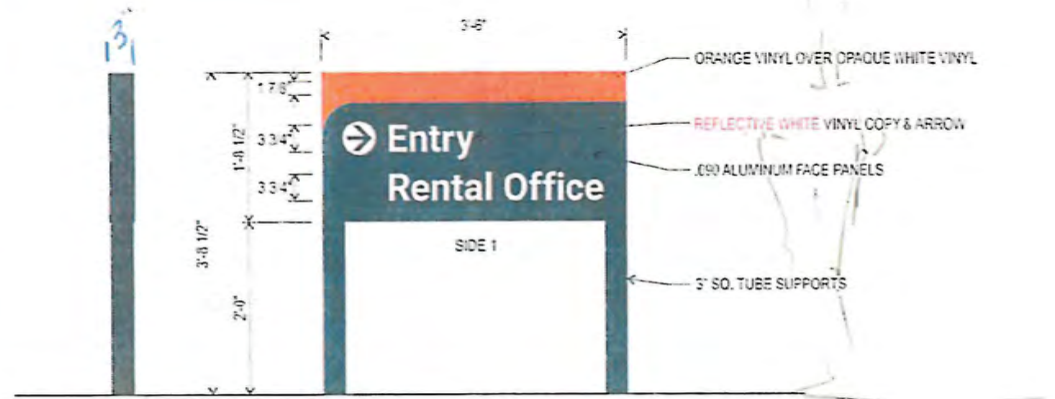
EXACT LOCATION OF NEW DIRECTIONAL SIGNS TO BE DETERMINED BY FIELD SURVEY

LANDSCAPE AREA AT BASE OF SIGN BY OTHERS
TYPE - GROUND COVER - BLUE PACIFIC (SHORE JUNIPER)

LANDSCAPE AREA AT BASE OF SIGN BY OTHERS
TYPE - GROUND COVER - BLUE PACIFIC (SHORE JUNIPER)



SIDE 2



SIDE VIEW
SCALE: 1"=1'-0"

5 6 NEW D/F DIRECTIONAL SIGN -
NON-ILLUMINATED - NEW SPACING
SCALE: 3/4"=1'-0"

AREA - 6.0 SF

DIRECTIONAL SIGN AREA ALLOWED THIS LOCATION - 6.0 SF TOTAL
PS LOGO NOT ALLOWED ON SIGN
MULTIPLE DIRECTIONAL SIGNS ALLOWED

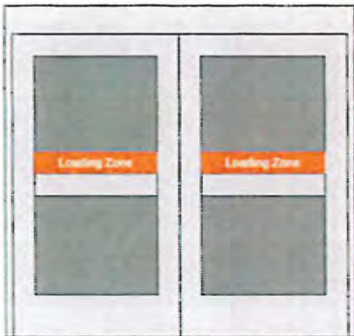
It is the intent and purpose of this color rendering to provide a basic color representation of your sign layout and color. However, digital media and printed colors will vary from actual print finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the print you wish to match or a Munsell print color forecast will minimize the differences.

<p>image national signs</p> <p>16265 Star Road Nampa, ID 83687 - toll free: 800.592.8058 - tele: 208.345.4020 WWW.imagenational.com</p>	<p>NAMPY PLANT - TEL # 432195-001</p> <p>U.S. & P.C. All sign permits in 48 states. Rover vehicles. A full line of 12, 14 & 16 ft. models. Drafts. All signs built to CAD standards. The only sign manufacturer in compliance with requirements of state DOT. Image National Center Tube and/or aluminum post signs. This includes signs printed and finished in the shop.</p>	Client: PUBLIC STORAGE	Design Number: TG-0126-19	File Location: P81-0011-GOOSE CREEK SCHALBACK (M-1001)	Page No.
		Site: SITE # 26917 101 PRESCOTT WAY GOOSE CREEK, SC	Date: 12/30/19	Drawing type: TECHNICAL	3 of 7
			Designer: DF	Rev: *	
			Account Manager: JG		

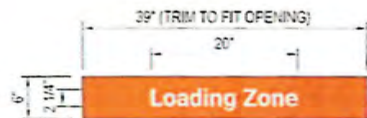


OFFICE / LOADING ENTRANCE
SCALE: 1/4" = 1'-0"

NOTE: FIELD SURVEY REQUIRED BEFORE MANUFACTURE



NOTE: TYPICAL LOADING ZONE VINYL PLACEMENT



9 FIRST SURFACE DOOR VINYL
SCALE: 3/4" = 1'-0"

VINYL SCHEDULE	
COLOR	
3M VINYL 3730-3109 PS ORANGE	
3M VINYL OPAQUE WHITE 7725-10	

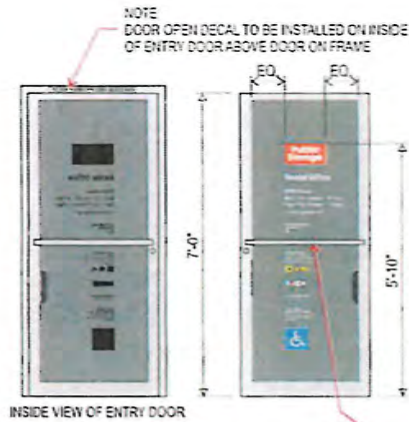
NOTE TO INSTALLERS:
LOADING DOOR VINYL DECALS WILL BE OVERSIZED IN LENGTH
TRIM ENDS TO FIT ON SITE.
ALWAYS CENTER COPY IN OPENING



VINYL SCHEDULE	
COLOR	
3M VINYL 3730-3109 PS ORANGE	
3M VINYL 7725-41 GREY	
3M VINYL OPAQUE WHITE 180C-10	

8 FIRST SURFACE WINDOW VINYL
SCALE: 1/4" = 1'-0"

NOTE TO INSTALLERS:
WINDOW VINYL DECALS WILL BE OVERSIZED 2" IN LENGTH
(1" ON EACH END) TRIM ENDS TO FIT ON SITE
ALWAYS CENTER COPY IN OPENING

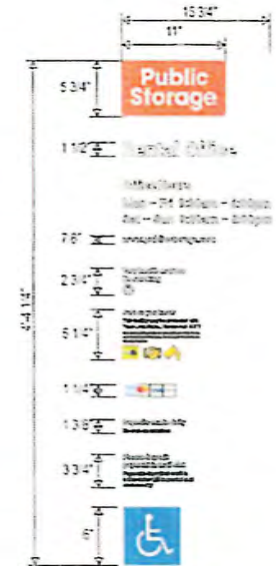


NOTE:
DOOR VINYL SHOULD BE INSTALLED IN FRONT OF CRASH BAR.
ADJUST LOCATION OF VINYL IF NECESSARY (ALLOW 1" OF CLEARANCE)

SINGLE DOOR- TYPICAL VINYL INSTALL DETAIL
SCALE: NTS

7 FIRST SURFACE DOOR VINYL
SCALE: 1" = 1'-0"

VINYL SCHEDULE	
COLOR	
3M VINYL 3730-3109 PS ORANGE	
3M VINYL OPAQUE WHITE 180C-10	



NOTE:
THIS DOOR TO REMAIN OPEN DURING BUSINESS HOURS

NOTE:
OLD VINYL TO BE REMOVED
FROM ENTRY DOORS

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<p>16265 Star Road Nampa, ID 83687 • toll free: 800.592.8058 • tele: 208.345.4020 WWW.imagenational.com</p>	<p>U.S. & CAN. Agency License #4402191 Business License #4402191 & Multi-Trade License #4402191 Multi-Trade License #4402191 The sign is intended to be used in accordance with requirements of article 311 of the Nampa City Code which applies to all signs. This includes proper lighting and height of the sign.</p>	Client: PUBLIC STORAGE	Design Number: TG-0126-19	File Location: P:\00-0017-GOOSE CREEK DOOR\BACKLOG\0019	Page No.
		Site: SITE # 26917 101 PRESCOTT WAY GOOSE CREEK, SC	Date: 12/30/19	Drawing type: TECHNICAL	5 of 7
			Designer: DF	Rev: *	
			Account Manager: JG		



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>101 Prescott Way, Goose Creek, SC</u>		TMS No.:
Review request:	For: <u>29445²</u>	Preliminary meeting date requested: <u>November</u>
<input type="checkbox"/> Conceptual	<input type="checkbox"/> New Construction <input type="checkbox"/> Alterations / Additions	<input type="checkbox"/> Appeal Decision of Architectural Review Board
<input checked="" type="checkbox"/> Preliminary <input type="checkbox"/> Final	<input type="checkbox"/> Repairs or repaint with no changes	<input checked="" type="checkbox"/> Color Change <input type="checkbox"/> Demolition

Property Owner: <u>Public Storage</u>	Daytime phone: <u>(727) 560-7022</u>
Applicant: <u>Robert Gebbie, Spiff Contracting LLC</u>	Daytime phone: <u>(270) 792-2766</u>
ARB Meeting Representative: <u>Robert Gebbie</u>	Contact Information: <u>(270) 792-2766</u>
Applicant's mailing address: <u>Po Box 18304</u>	
City: <u>Erlanger</u>	State: <u>KY</u> Zip: <u>41018</u>
Applicant's e-mail address: <u>Robert@SpiffContracting.com</u>	
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)

Metal Walls - XIM Prime + PPG Pitt Tech DTM - Public Storage Orange
Roll-up Metal Doors - PPG Durathane - Public Storage Orange
HM Swing Doors - PPG Durathane - Rollercoaster
Interior Roll-up Doors (Visible from street) - PPG Breakthrough Orange

Scope of Work: (please give a detailed description)

This is a "rebranding" project. Certain elevations of the building will be painted in Public Storage "Orange". An attachment showing all elevations is attached. Public Storage is acquiring this property from Extra Space (Self-Storage).

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

Applicant's signature: Date: 11/12/19

Print name legibly: Robert Gebbie