

LEGEND

- CB CATCH BASIN
- CPV CORRUGATED PLASTIC PIPE
- CTP CRIMPED TOP PIPE
- IC DROP PIPE
- IB INVERT ELEVATION
- IBJ JUNCTION BOX
- MP MANHOLE
- PT POINT OF TIE
- PPC POINT OF COMMENCEMENT
- TRM TEMPORARY BENCHMARK
- HCP REINFORCED CONCRETE PIPE
- SM SANITARY SEWER
- OP OVERHEAD POWER
- RP RISE RUN SET
- EP EXPOSED VALVE
- GP GAS VALVE
- TP TELEPHONE PEDESTAL
- EB ELECTRICAL BOX
- OW OIL WELL
- GS GAS LINE
- WL WATER LINE
- OPR OVERHEAD POWER LINE
- UL UNDERGROUND POWER LINE
- BS SEWER LINE
- FO FIBER OPTIC LINE
- TR TRUNK LINE

GENERAL NOTES

The property lies within Zone X Flood area per Flood Insurance Rate Map 42015C0099E, dated 12/07/16. This determination was made by graphically determining the position of said site on said FIRM Map.

Contact proper Authorities Before building near utility lines, for assessment with any restrictions. Underground utilities are approximate and should be verified prior to any construction. Locations of Utilities shown herein were determined through above ground quantities in conjunction with underground utility locate service provided by 811 service.

This survey has been prepared for the exclusive use of the person or entities named herein. No warranty or implied warranties with respect to the information shown herein is to be extended to any persons or entities other than those named herein.

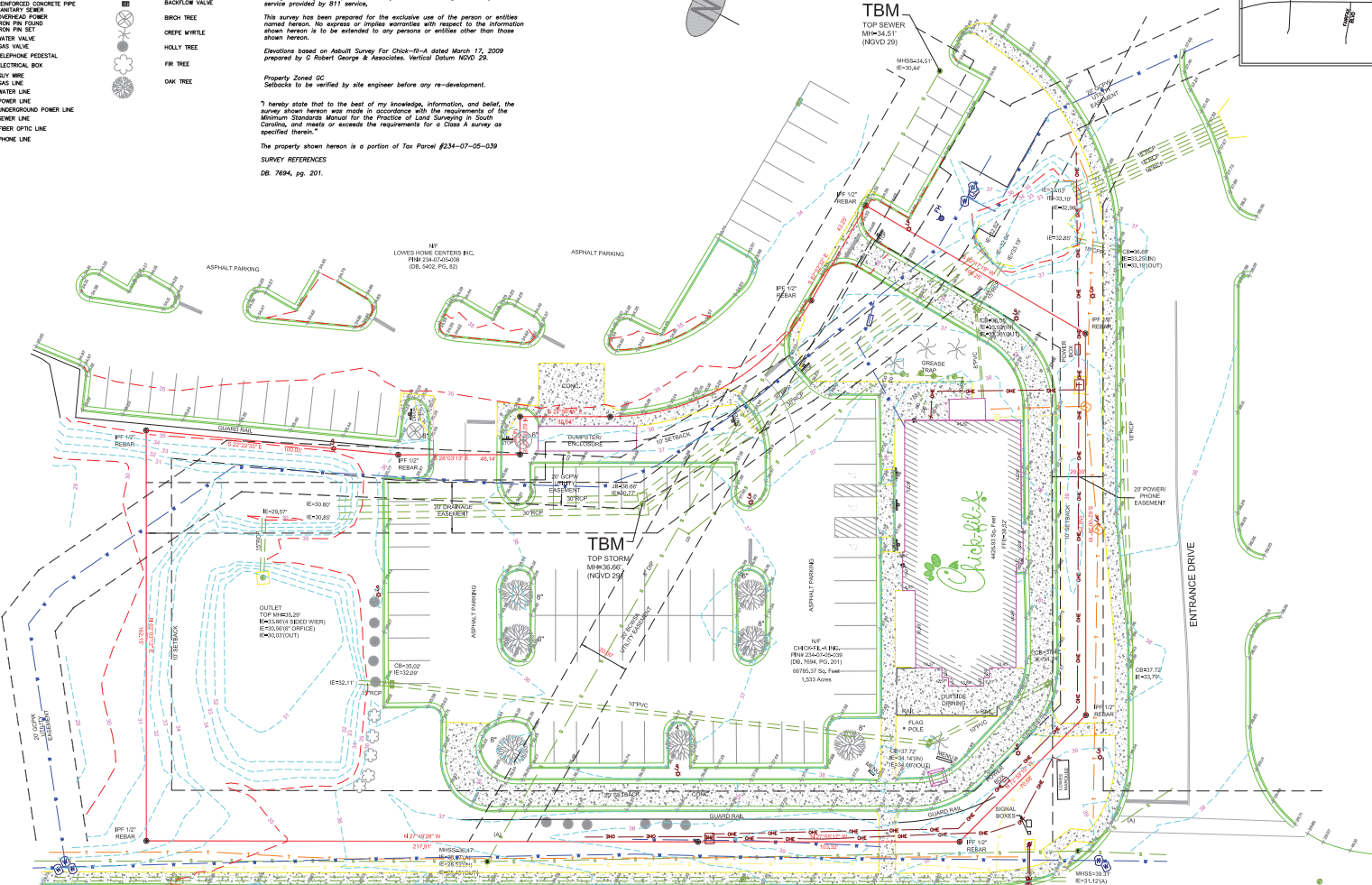
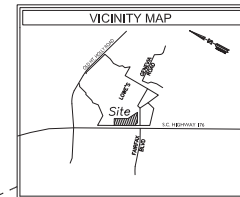
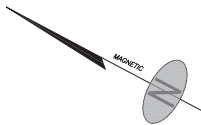
Elevations based on Asbuilt Survey For Chick-fil-A dated March 17, 2009 prepared by G Robert George & Associates, Vertical Datum NGVD 29.

Property Zoned GC
Setbacks to be verified by site engineer before any re-development.

I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina and meets or exceeds the requirements for a Class A survey as specified therein.

The property shown herein is a portion of Tax Parcel #234-07-05-039

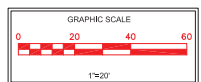
SURVEY REFERENCES
DB: 7694, pg. 201.



PLEASE NOTE
Information regarding the presence, size and location of underground utilities in your region. This information was freely given under the 811 rule of your state. Approximate, variable depth, plastic and metal pipes are shown. The 811 service is not responsible for the accuracy of this information. Confirm underground utilities and structures shown herein.

811 Know what's below
Call before you dig.
Dial 811
Or Call 800-282-2411

US HWY. 176/
ST. JAMES AVE.
(100' PUBLIC RW)



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MSP & ASSOCIATES
LAND SURVEYING, INC.
GREENVILLE, SC 29609
WWW.MSPSURVEYING.COM

MICHAEL S. PERDUE, PLS #18266

MSP & ASSOCIATES, INC. #602089
STATE OF SOUTH CAROLINA

CHICK-FIL-A
GOOSE CREEK FSU
CITY: GOOSE CREEK
COUNTY: BERKLEY
STATE: SOUTH CAROLINA

FSU# 02276

REVISION	DATE	BY	DATE

TITLE SHEET
DATE: 09/11/2019
DRAWN BY: MSP

PROJECT: ASBUILT SURVEY

SHEET NUMBER: C-010



MAJOR APPLICATION: NEW BUSINESS

Brewery and Grill
101 Button Hall Ave



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: 101 Button Hall Avenue		TMS No.: 243-04-00-008
Review request:	For:	Preliminary meeting date requested: 7/20/2020
<input type="checkbox"/> Conceptual	<input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Alterations / Additions	<input type="checkbox"/> Appeal Decision of Architectural Review Board
<input type="checkbox"/> Preliminary <input type="checkbox"/> Final	<input type="checkbox"/> Repairs or repaint with no changes	<input type="checkbox"/> Color Change <input type="checkbox"/> Demolition



Materials/Colors Used: *(specific color(s)/manufacture #'s listed: samples must be presented to Board attached)*
(Example: Building Materials, Exterior Colors, Landscaping, Lighting)

Refer to architectural elevations and landscape plan for additional information and exact locations.

MP-1 Existing metal panel to remain. Field paint. Color: SW 7060 Attitude Gray - Satin Finish

MP-2: Existing metal panel to remain. Field paint. Color: SW 7059 Unusual Gray - Satin Finish

BRK-1: Existing modular brick to remain. Field paint. Color: SW 7056 Reserved White - Satin Finish

GD-1: Existing garage door to remain. Field paint. Color: SW 7585 Sun Dried Tomato - Satin Finish

WS-1: lpe 2x2 wood slat rain screen. Treated with timber oil.

Black anodized aluminum storefront

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

Building: Exterior renovations to core & shell for the future purpose of a restaurant and brewery tenant, which is to be permitted separately. One existing garage door to be demolished and in filled with main entry storefront assembly. New storefront openings provided on the front and side facades. New lpe wooden rain screen provided at restaurant main entry. Existing building to be painted per proposed elevations and colors above.

Site: Existing asphalt to be slightly modified and extended to accommodate 34 parking spaces. New landscaping and trees to be provided per the landscape plan. New wooden mechanical screen to be provided at the rear of the building. New masonry dumpster enclosure to be provided off of the rear entry off of Etiwan Rd.

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: 07.06.2020

Print name legibly: ZACHARY D. CARMAN



101 Button Hall Avenue

Goose Creek, SC 29445



The Middleton Group
1501 King Street, Ext. Suite 302
Charleston, SC 29405
ARCHITECTURE.THEMIDDLETONGROUP.NET

PERSPECTIVE



VICINITY MAP



DRAWING LIST

Sheet	Sheet Name	Rev.	Date	Current Revision Description
00	GOOSE CREEK ADD			
A001	TITLE SHEET			
LD0	COVER			
LD1	EXISTING CONDITIONS			
LD2	SITE PREPARATION & TREE REMOVAL			
LD3	SITE & PLANTING PLAN			
LD4	PLANTING DETAILS & NOTES			
AT00	ARCHITECTURAL SITE PLAN			
AT01	FIRST FLOOR PLAN			
AT02	RENDERING			
AT03	RENDERING			
AT04	SOUTH ELEVATION			
AT05	NORTH ELEVATION			
AT06	WEST ELEVATION			
AT07	EAST ELEVATION			
AT08	BUILDING SECTIONS			

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 PERFORM 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: WORKSMEN'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 MATERIALS 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 CURBSIDE 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	2017 ICFANSI A117.1
ELECTRICAL CODE	2018 INTERNATIONAL BUILDING CODE W/ SOUTH CAROLINA AMENDMENTS
ELECTRICAL CODE	2018 NATIONAL ELECTRICAL CODE
ENERGY CODE	2009 SOUTH CAROLINA ENERGY CODE
EXISTING BUILDING CODE	2018 INTERNATIONAL EXISTING BUILDING CODE W/ SOUTH CAROLINA AMENDMENTS
FIRE CODE	2018 INTERNATIONAL FIRE CODE W/ SOUTH CAROLINA AMENDMENTS
MECHANICAL CODE	2018 INTERNATIONAL MECHANICAL CODE W/ SOUTH CAROLINA AMENDMENTS
PLUMBING CODE	2018 INTERNATIONAL PLUMBING CODE W/ SOUTH CAROLINA AMENDMENTS

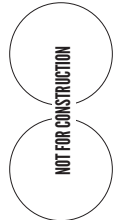
GENERAL INFORMATION

DESCRIPTION	CORE & SHELL RENOVATION OF EXISTING FIRE STATION FOR FUTURE RESTAURANT AND BREWERY TENANTS
OCCUPANCY CLASSIFICATION	SEPARATED MIXED USE - SUITE 101 (A-2 ASSEMBLY) SUITE 102 (A-2 ASSEMBLY) / F-2 - BREWERY
SPRINKLER SYSTEM	NON-SPRINKLERED
BUILDING AREA	FIRST FLOOR: 6,053 SF
NUMBER OF STORIES	1 STORY
CONSTRUCTION TYPE	V-B
SPECIFIC DESIGN CATEGORY	0
LOADING	CC - GENERAL COMMERCIAL
FLOOR ZONE	0
CODE ALARM	FIRE ALARM PER IFC - REFER TO ELECTRICAL SYSTEMS PLANS

DEFERRED SUBMITTALS

PROJECT TEAM

ARCHITECT	OWNER	LANDSCAPE ARCHITECT	CONTRACTOR
CITYVOLVE 1500 RINE STREET SUITE 302 CHARLESTON, SC 29405 P 843-302-0032	CITYVOLVE 1000 E MONTAGUE AVE SUITE 300 NORTH CHARLESTON, SC 29405 P 843-557-9764	OUTDOOR SPATIAL DESIGN LLC 1856 E MONTAGUE AVE SUITE 315 NORTH CHARLESTON, SC 29405 P 843-733-3325	THE TAYLOR CONSTRUCTION, INC. PO BOX 12170 CHARLESTON, SC 29422 P 843-761-8050



PERMITTING REVIEW

101 BUTTON HALL AVENUE

201 Button Hall Ave
Goose Creek, SC 29445

Project Number	18023
Issued for Review	07.06.2020
Issued for Permit	
Issued for Construction	
Revisions	
No.	Description
	Date

TITLE SHEET

A001

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101 BUTTON HALL AVENUE

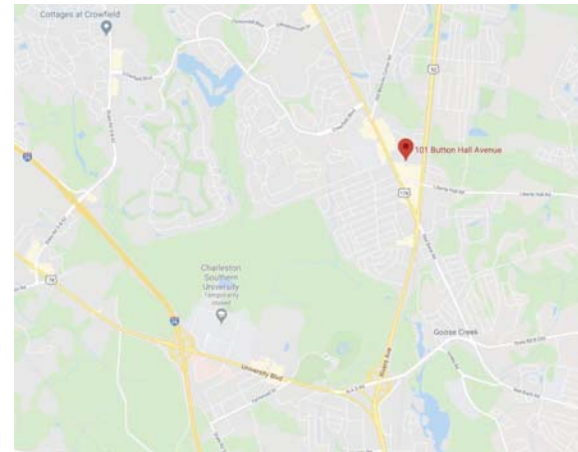
CITY OF GOOSE CREEK, SOUTH CAROLINA
BERKELEY COUNTY

SHEET INDEX:

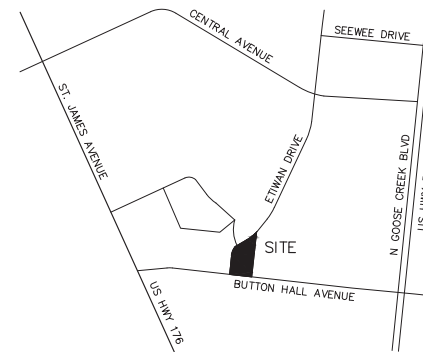
- L00 COVER
- L01 EXISTING CONDITIONS
- L02 SITE PREPERATION & TREE REMOVAL
- L03 SITE & PLANTING PLAN
- L04 PLANTING DETAILS & NOTES



THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT OF RECORD AND STAMPED "APPROVED FOR CONSTRUCTION." USE OF THIS DRAWING FOR QUANTITY TAKE-OFFS AND PRICING IS PRELIMINARY UNTIL ALL APPLICABLE PERMITS HAVE BEEN OBTAINED.



VICINITY MAP - NOT TO SCALE NORTH



VICINITY MAP - NOT TO SCALE NORTH



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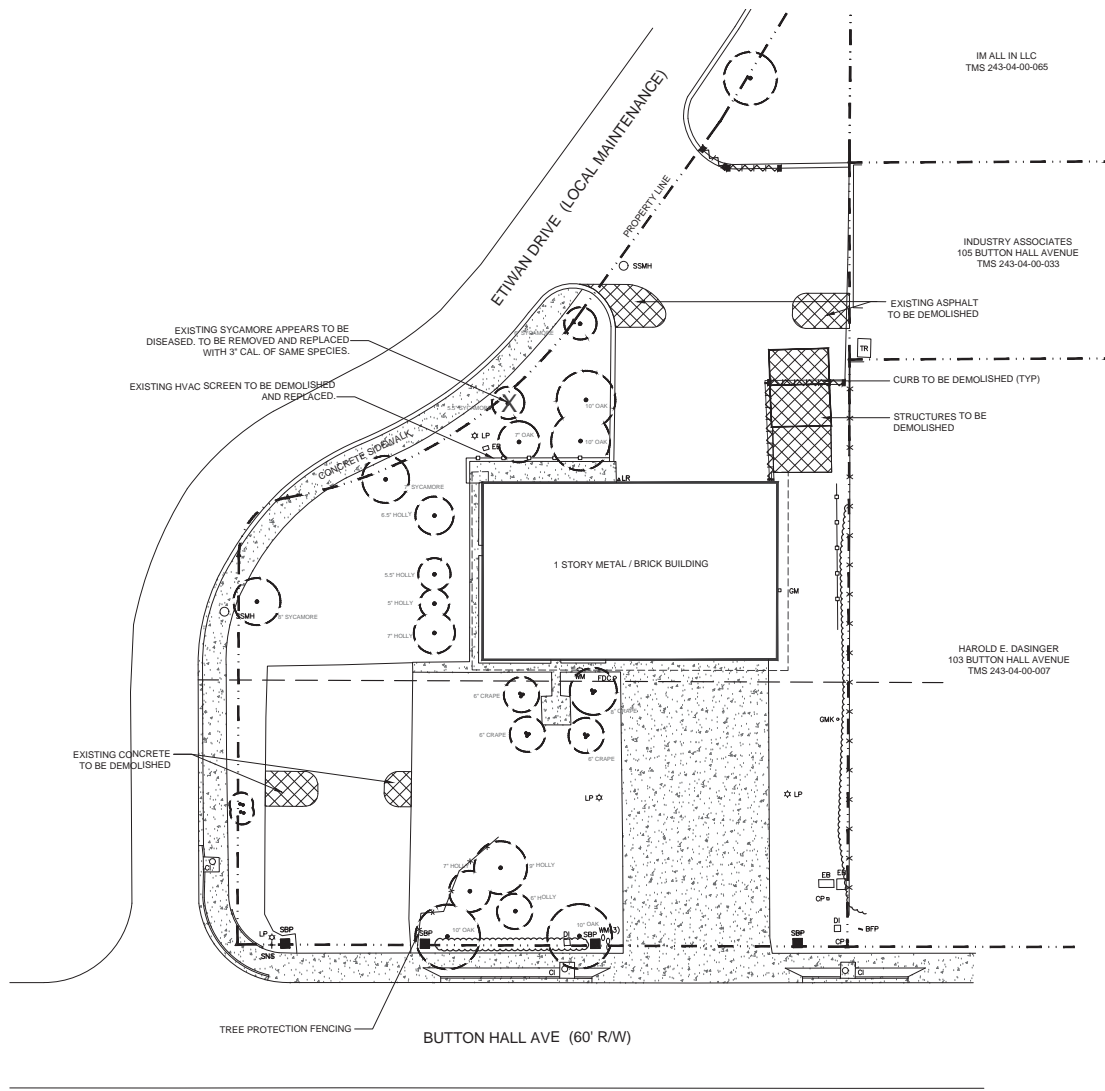
101 BUTTON HALL AVENUE
CITY OF GOOSE CREEK
BERKELEY COUNTY, SOUTH CAROLINA

REVISIONS	DATES
PERMITTING REVIEW	07.06.20

DRAWN BY	JGK
REVISED BY	JGK
CHECKED BY	MLF

L00
COVER

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EXISTING LEGEND:

- PROPERTY LINE
- EXISTING CANOPY TREE
- APPROXIMATE LOCATION / SIZE OF CANOPY
- 90' SCE&G EASEMENT
- APPROXIMATE LOCATION OF EXISTING VEGETATION
- CHAIN LINK FENCE
- WOOD FENCE

CLEARING AND DEMOLITION:

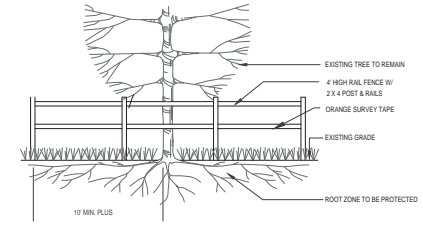
1. THE CONTRACTOR IS TO COORDINATE DEMOLITION SCHEDULE WITH THE CLIENT.
2. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED, MULCHED, SODDED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR PERFORMING DEMOLITION.
4. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS OR AS DIRECTED BY THE OWNER OR THE LANDSCAPE ARCHITECT.
5. CONTRACTOR TO COORDINATE CONSTRUCTION LAY DOWN AREA AND CONSTRUCTION ACCESS WITH OWNER OR LANDSCAPE ARCHITECT PRIOR TO DEMOLITION.
6. ALL CONCRETE TO BE REMOVED SHALL BE CLEAN CUT AND STRAIGHT TO LIMITS INDICATED. ANY DAMAGE TO ADJACENT BUILDINGS, FOOTINGS, AND WALKS NOT TO BE DEMOLISHED, SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
7. CONTRACTOR SHALL REMOVE ALL ROOT BALLS AND STUMPS OF TREES BACKFILL.
8. NO SUBSURFACE UTILITIES HAVE BEEN SURVEYED. CONTRACTOR TO CALL 811 TO VERIFY LOCATION OF ALL SUBSURFACE UTILITIES PRIOR TO DEMOLITION AND CONSTRUCTION.



PHOTO OF DISEASED SYCAMORE

DEMOLITION LEGEND:

- X TREE PROTECTION FENCING
- X TREE TO BE REMOVED AND REPLACED



1 TREE PROTECTION FENCE

TREE PROTECTION NOTES:

1. PROTECTIVE TREE BARRICADE TO BE PLACED A MINIMUM OF 10' FROM BASE OF TREE PLUS AN ADDITIONAL 1' FOR EACH ADDITIONAL 1" DBH GREATER THAN 10" DBH. IDEALLY FENCE TO BE LOCATED AT THE OUTER PERIMETER OF THE TREE CANOPY.
2. ALL WORK DONE WITHIN PROTECTIVE BARRICADES IS TO BE DONE BY HAND ONLY.
3. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPE IS INSTALLED. NO PARKING, STORAGE, OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREA.
4. PROVIDE 3" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
5. MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.
6. ALL PRUNING OF PROTECTED TREES AND GRAND TREES SHALL BE DONE BY A QUALIFIED TREE SERVICE (CERTIFIED ARBORIST).

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT OF RECORD AND STAMPED "APPROVED FOR CONSTRUCTION." USE OF THIS DRAWING FOR QUANTITY TAKE-OFFS AND PRICING IS PRELIMINARY UNTIL ALL APPLICABLE PERMITS HAVE BEEN OBTAINED.



SCALE: 1" = 20' @ 24" x 36" SHEET SIZE



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101 BUTTON HALL AVENUE
CITY OF GOOSE CREEK
BERKELEY COUNTY, SOUTH CAROLINA

REVISIONS	DATES
PERMITTING REVIEW	07.06.20

DRAWN BY	JGK
REVISIED BY	JGK
CHECKED BY	MLF

L02
SITE PREP. & TREE REMOVAL

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GENERAL NOTES:

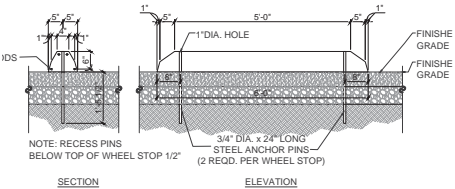
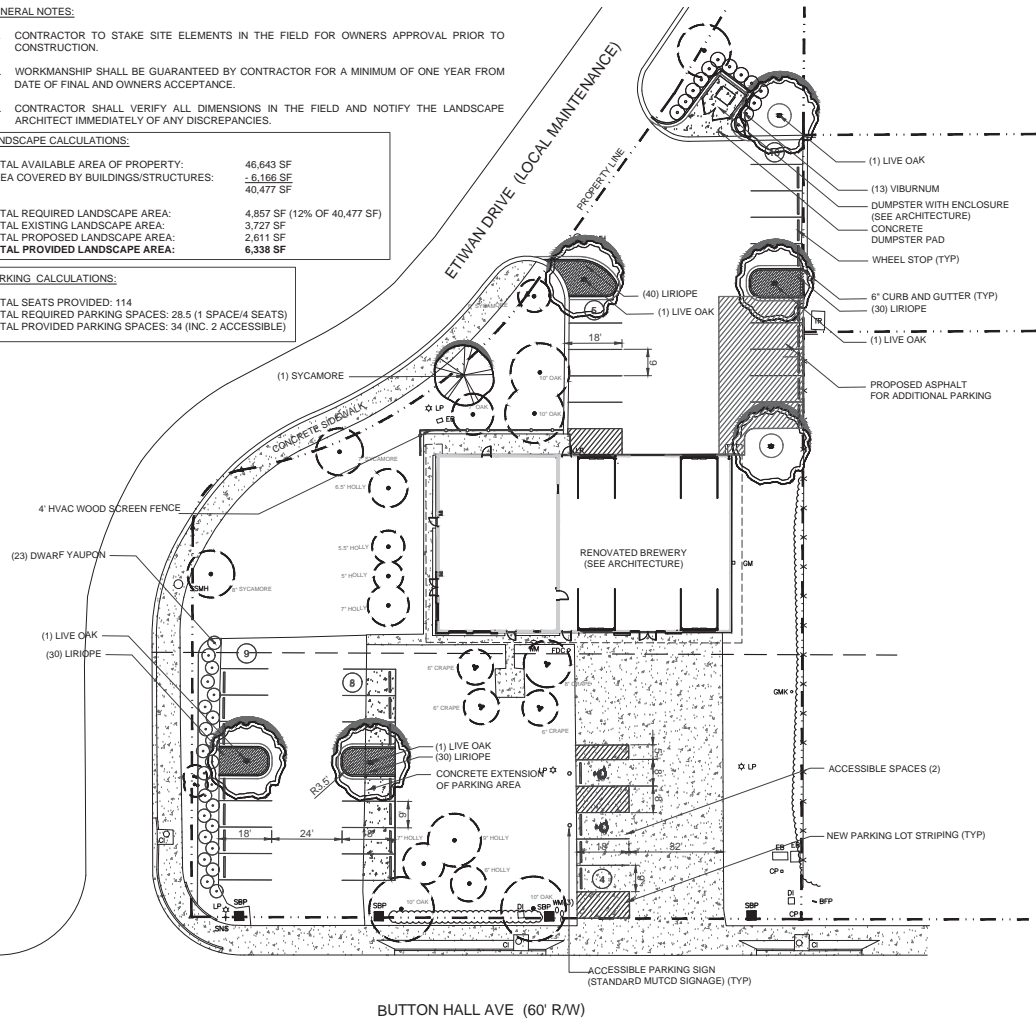
- CONTRACTOR TO STAKE SITE ELEMENTS IN THE FIELD FOR OWNERS APPROVAL PRIOR TO CONSTRUCTION.
- WORKMANSHIP SHALL BE GUARANTEED BY CONTRACTOR FOR A MINIMUM OF ONE YEAR FROM DATE OF FINAL AND OWNERS ACCEPTANCE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

LANDSCAPE CALCULATIONS:

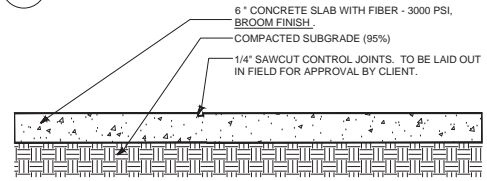
TOTAL AVAILABLE AREA OF PROPERTY:	46,643 SF
AREA COVERED BY BUILDINGS/STRUCTURES:	-6,166 SF
	40,477 SF
TOTAL REQUIRED LANDSCAPE AREA:	4,857 SF (12% OF 40,477 SF)
TOTAL EXISTING LANDSCAPE AREA:	3,727 SF
TOTAL PROPOSED LANDSCAPE AREA:	2,611 SF
TOTAL PROVIDED LANDSCAPE AREA:	6,338 SF

PARKING CALCULATIONS:

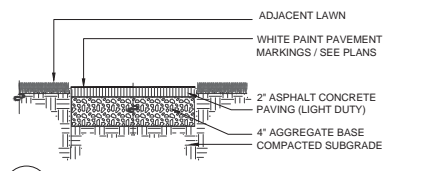
TOTAL SEATS PROVIDED:	114
TOTAL REQUIRED PARKING SPACES:	28.5 (1 SPACE/4 SEATS)
TOTAL PROVIDED PARKING SPACES:	34 (INC. 2 ACCESSIBLE)



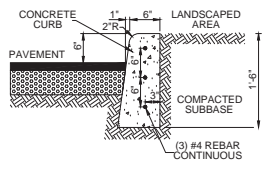
1 WHEEL STOP
NOT TO SCALE



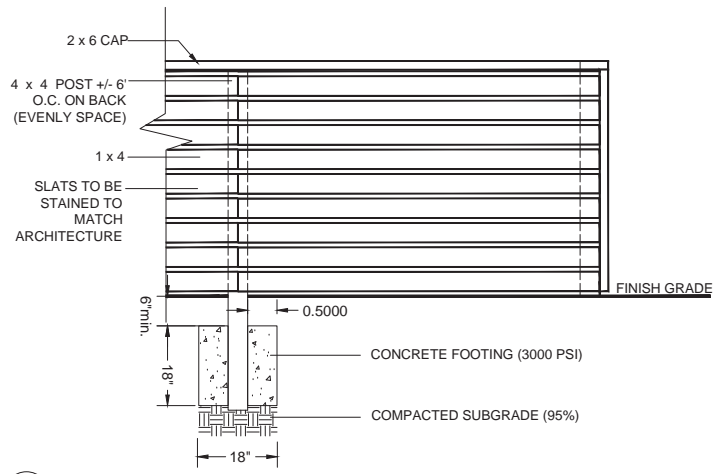
2 CONCRETE PARKING
NOT TO SCALE



3 ASPHALT PARKING
NOT TO SCALE



4 CONCRETE CURB
NOT TO SCALE



5 4' WOOD SCREEN FENCE
NOT TO SCALE

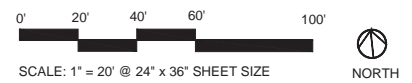
OVERALL PLANT SCHEDULE:

TREES				
Quantity	Botanical Name	Common Name	Size	Remarks
6	QUERCUS VIRGINIANA	LIVE OAK	3\" CAL.	Full, well formed
1	PLATANUS OCCIDENTALIS	SYCAMORE	2.5\" CAL.	Full, well formed

SHRUBS				
Quantity	Botanical Name	Common Name	Size	Remarks
23	ILEX VOMITORA 'NANA'	DWARF YAUPOIN	3 GAL.	Full, well formed
13	VIBURNUM ODORATISSIMUM	VIBURNUM	7 GAL.	Full, well formed

* CONTRACTOR TO SOD AREAS DISTURBED BY CONSTRUCTION ACTIVITY WITH SOD SPECIES THAT EXISTS ON SITE.

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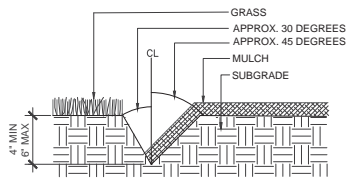
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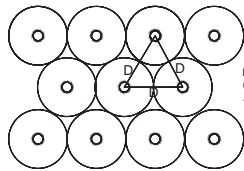
L03
SITE AND
PLANTING
PLAN

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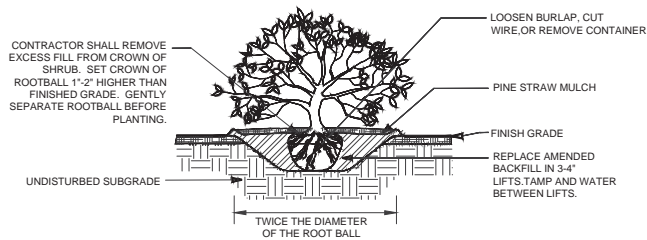


NOTES:
 1. EXCAVATE TRENCH BY HAND WITH SPADE. ADD EXCESS SOIL TO ADJACENT PLANT BED AFTER PULLING BACK EXISTING MULCH. RAKE SOIL AND SMOOTH BEFORE MULCHING.

1 TRENCH EDGE
 NOT TO SCALE

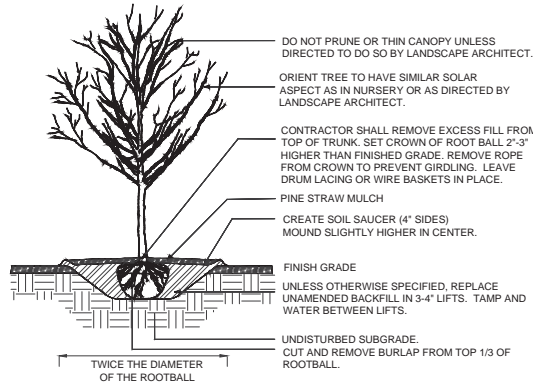


2 SHRUB / GROUND COVER SPACING
 NOT TO SCALE



NOTE:
 1. AMENDED BACKFILL TO CONSIST OF BUILDERS SAND, COMPOST, AND SCREENED TOPSOIL AS NECESSARY.
 2. WHERE SHRUBS ARE PLANTED IN BEDS, MULCH TO COVER ENTIRE BED.

3 SHRUB INSTALLATION
 NOT TO SCALE



4 TREE PLANTING DETAIL
 NOT TO SCALE

GENERAL LANDSCAPE NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS, AND REVIEW PROPOSED PLANTINGS AND RELATED WORK PRIOR TO SUBMITTING BID.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO CHECK THE QUALITY AND LOCATION OF ALL PLANT MATERIAL PRIOR TO PLANT INSTALLATION.
- IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES, CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS. CONTRACTOR TO VERIFY ALL PLANT COUNTS PRIOR TO BIDDING.
- LANDSCAPE CONTRACTOR TO COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATIONS WITH OTHER CONTRACTORS WORKING ON SITE.
- WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUB MASSINGS ARE FOUND ON SITE, WHETHER SHOWN ON THE DRAWINGS OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE IN AN AREA TO BE GRADED. ANY QUESTIONS REGARDING WHETHER PLANT MATERIAL SHOULD REMAIN OR NOT SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
- ALL EXISTING TREES TO REMAIN TO BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
- NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF AND GRANTED BY THE LANDSCAPE ARCHITECT BY THE CONTRACTOR PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
- CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER'S ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF CONTRACTOR.
- WARRANTY FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE OWNERS REPRESENTATIVE AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED. LANDSCAPE CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR THE OWNER'S ACCEPTANCE INSPECTION. REMOVE AND REPLACE DEAD PLANT MATERIAL IMMEDIATELY UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON. A LIMIT OF ONE REPLACEMENT OF EACH TREE AND SHRUB WILL BE REQUIRED EXCEPT FOR LOSSES CAUSED BY CONTRACTOR'S ERRORS.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER'S ACCEPTANCE. ACCEPTANCE OF GRADING AND SOD SHALL BE BY LANDSCAPE ARCHITECT OR OWNER. CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITY UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REPLACEMENT OF WASH-OUTS AND OTHER OPERATIONS NECESSARY TO KEEP MATERIAL IN A THRIVING CONDITION.
- PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD AS REQUIRED. CONTACT LANDSCAPE ARCHITECT FOR APPROVAL OF LANDSCAPE MATERIAL PLACEMENT.
- CONTRACTOR TO REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT LANDSCAPE INSTALLATION AND HAVE THE RIGHT TO REJECT AND WITHHOLD PAYMENT ON ANY PLANT MATERIAL(S) OF DAMAGED OR POOR QUALITY NOT MEETING SPECIFICATIONS.
- NO PLANTING TO BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- IF THE CONTRACTOR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITION(S) WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL, OR GUARANTEE, THEY SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PRIOR TO INSTALLATION OF PLANT MATERIAL, CONTRACTOR SHALL SUBMIT SEVERAL SOIL SAMPLES OF EXISTING SOIL AND ADDITIONAL SOIL BROUGHT ON SITE TO CLEMSON EXTENSION. CONTRACTOR SHALL PROVIDE TEST RESULTS TO LANDSCAPE ARCHITECT AND VERIFY THAT SOIL CONDITIONS ARE OPTIMAL BEFORE ANY PLANT INSTALLATION COMMENCES.
- ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. PLANT MATERIALS ARE TO BE PLANTED IN THE SAME RELATIONSHIP TO GRADE AS WAS GROWN IN NURSERY CONDITIONS. REMOVE ALL TWINE, WIRE AND BURLAP FROM TOP 1/4 OF TREE TRUNKS.
- ONE SHRUB PER TYPE AND SIZE IN EACH PLANTING BED AND EVERY TREE SHALL BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO OWNER ACCEPTANCE.
- SEED AND/OR SOD ALL AREAS DISTURBED DUE TO GRADING AND CONSTRUCTION ACTIVITIES, WHERE SOD/SEED ADJUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1\"/>



1060 E. Montague Ave.
 Suite 315
 N. Charleston SC, 29405
 843.733.3325



101 BUTTON HALL AVENUE
CITY OF GOOSE CREEK
BERKELEY COUNTY, SOUTH CAROLINA

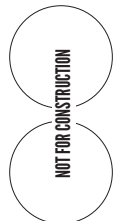
REVISIONS	DATES
PERMITTING REVIEW	07.06.20

DRAWN BY	JGK
REVISED BY	JGK
CHECKED BY	MLF

L04
PLANTING
DETAILS & NOTES



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PERMITTING REVIEW

101 BUTTON HALL AVENUE

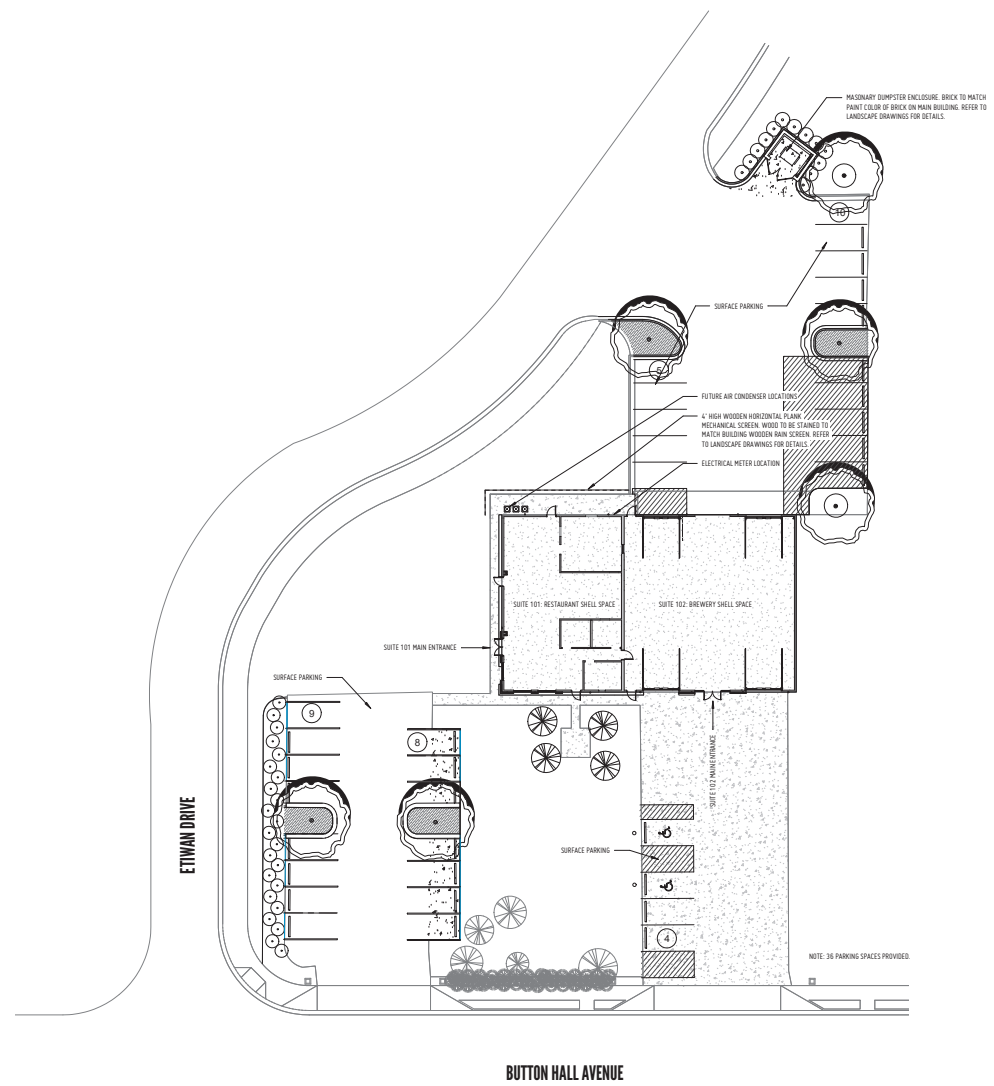
201 Button Hall Ave
Goose Creek, SC 29445

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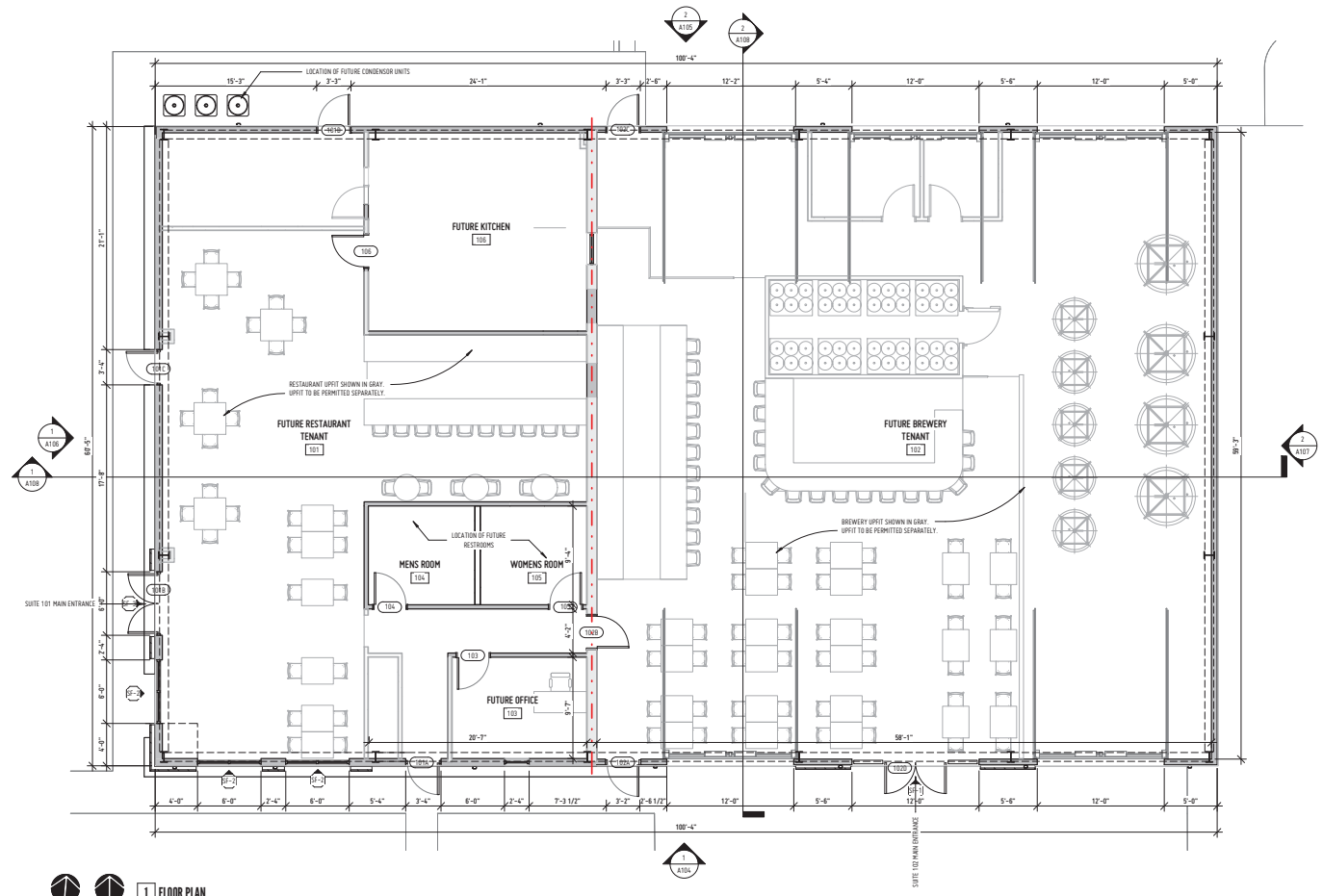
ARCHITECTURAL SITE PLAN

A100

7/2/2020 10:45:30 AM



1 SITE PLAN
A100 1" = 20'-0"

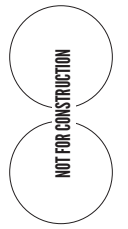


FLOOR PLAN NOTES

1. ALL INTERIOR WALLS ARE TO BE FRAMED WITH 2X4 WOOD STUDS @ 16" O.C. UNLESS OTHERWISE NOTED ON PLAN.
2. ALL EXTERIOR FRAMING WITHIN 1" OF THE GROUND OR THAT COMES IN CONTACT WITH MASONRY SHALL BE PRESURE TREATED.
3. ALL WALLS OR SECTIONS OF WALLS CONTAINING POCKET DOORS ARE TO BE FRAMED WITH 2X6 WOOD STUDS @ 16" O.C. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL FRAMING INFORMATION.
4. DOOR AND WINDOW OPENINGS SHOULD ALLOW FOR A MINIMUM OF 6" CLEARANCE OF THE JAMBS TO ACCOMMODATE SELECTED INTERIOR TRIM, UNLESS OTHERWISE NOTED.
5. FIELD VERIFY ALL DIMENSIONS FOR CABINETRY AND BUILT-IN DESIGN AND INSTALLATION.
6. COMPLY WITH ELEVATOR MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. USE P.T. MATERIALS AT GROUND FLOOR LEVEL BELOW FLOOR.
7. INSTALL SOUND BATT INSULATION IN ALL INTERIOR WALLS AND FLOORS.
8. ALL CEILINGS ARE FULL HEIGHT TO UNDERSIDE OF FRAMING, UNLESS NOTED OTHERWISE TO ACCOMMODATE MECHANICAL OR FOR ARCHITECTURAL FEATURES. ALL CEILINGS NOTED LOWER THAN FRAMING TO BE FURRED TO HEIGHT NOTED.
9. ALL DIMENSIONS ARE TO FACE OF FRAMING, CENTER OF OPENINGS IN FRAMED WALLS, EDGE OF MASONRY OPENINGS, EDGE OF SLAB, AND COLUMN LINES UNLESS NOTED OTHERWISE.



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FIRST FLOOR PLAN

A101

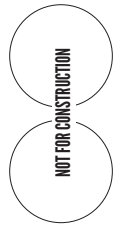
1 FLOOR PLAN
A101 3/16" = 1'-0"



RENDERING



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RENDERING

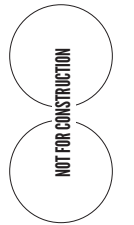
A102



RENDERING



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RENDERING

A103

EXTERIOR MATERIALS & FINISHES

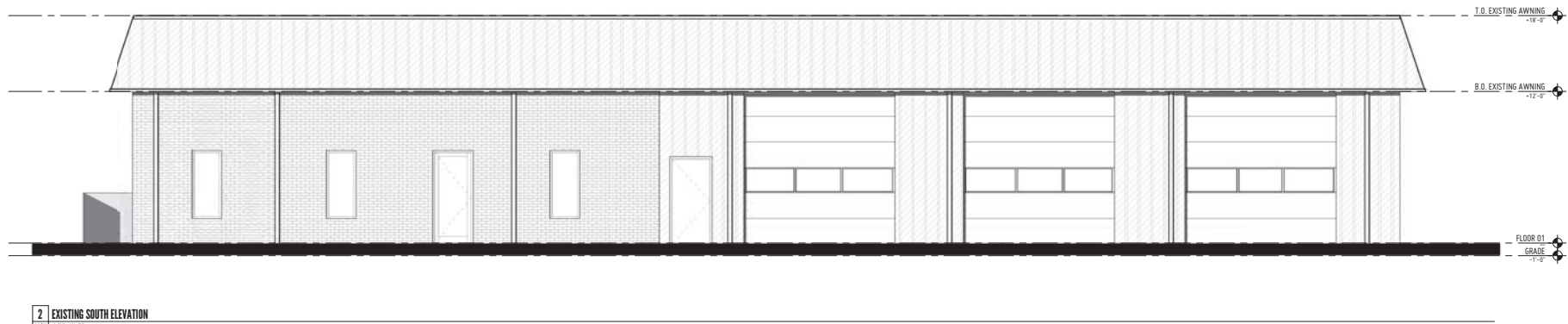
MP-1	EXISTING METAL PANEL TO REMAIN. FIELD PAINT. COLOR: SW 7060 ATTITUDE GRAY - SATIN FINISH
MP-2	EXISTING METAL PANEL TO REMAIN. FIELD PAINT. COLOR: SW 7059 UNUSUAL GRAY - SATIN FINISH
BRK-1	EXISTING MODULAR BRICK VENEER TO REMAIN. FIELD PAINT. COLOR: SW 7056 RESERVED WHITE - SATIN FINISH
GD-1	EXISTING GARAGE DOOR TO REMAIN. FIELD PAINT. COLOR: SW 7585 SUN DRIED TOMATO - SATIN FINISH
WS-1	NEW 2X2 WOOD SLAT WALL @ 4" O.C.. WOOD SPECIES: IPE. TREATED WITH TIMBER OIL. SLATS TO BE FACE SCREWED TO 1X2 FURRING STRIPS AT 2'-0" O.C., FASTENED THROUGH TO THE BRICK VENEER BEHIND. SCREWS THROUGH THE 2X2 WOOD SLATS TO BE COUNTERSUNK AND IPE WOOD PLUGS TO BE INSTALLED FLUSH WITH THE WOOD SLATS.

GENERAL NOTES

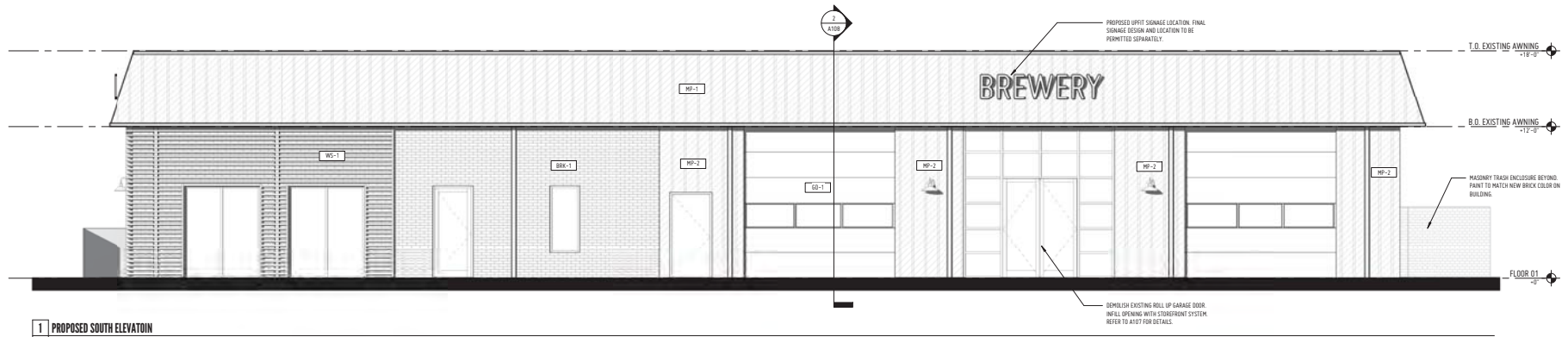
1) EXISTING GUTTERS & DOWNSPOUTS TO REMAIN AND FIELD PAINTED TO MATCH THE ADJACENT WALL SURFACE.

STOREFRONT LEGEND

1. BASIS OF DESIGN- EXTERIOR: YKK YMS 50 TU
INTERIOR: YKK YES 40 FI
2. COLOR- PERMANODIC ANODIZED BLACK
3. STOREFRONT MULLIONS- EXTERIOR: 2.5" X 5" PROFILES
INTERIOR: 2" X 4" PROFILES
4. GLAZING- EXTERIOR: IMPACT RATED, 1" CENTER SET, DOUBLE PANE, INSULATED, CLEAR, LOW-E GLASS (800-GUARDIAN GLASS 3MX 6Z/27)
INTERIOR: 1/2" CLEAR
5. ALL NEW EXTERIOR STOREFRONT TO BE IMPACT RATED FRAMES AND GLAZING.
6. SAFETY GLASS (SG) REQUIRED FOR ALL GLAZING WITH AN EXPOSED AREA GREATER THAN 9SF, BOTTOM EDGE WITHIN 18" OF FLOOR, TOP EDGES GREATER THAN 36" ABOVE THE FLOOR AND WITHIN 36" OF WALKING SURFACE PER SEC. 2406.4.3.
7. CONTRACTOR TO FIELD VERIFY FIELD CONDITIONS AND ROUGH OPENING DIMENSIONS PRIOR TO STOREFRONT FABRICATION. NOTIFY ARCHITECT IMMEDIATELY OF ALL DISCREPANCIES AND/OR CONFLICTS.



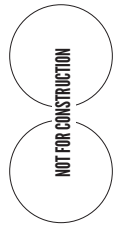
2 EXISTING SOUTH ELEVATION
A104 1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION
A104 1/4" = 1'-0"



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SOUTH ELEVATION

A104

EXTERIOR MATERIALS & FINISHES

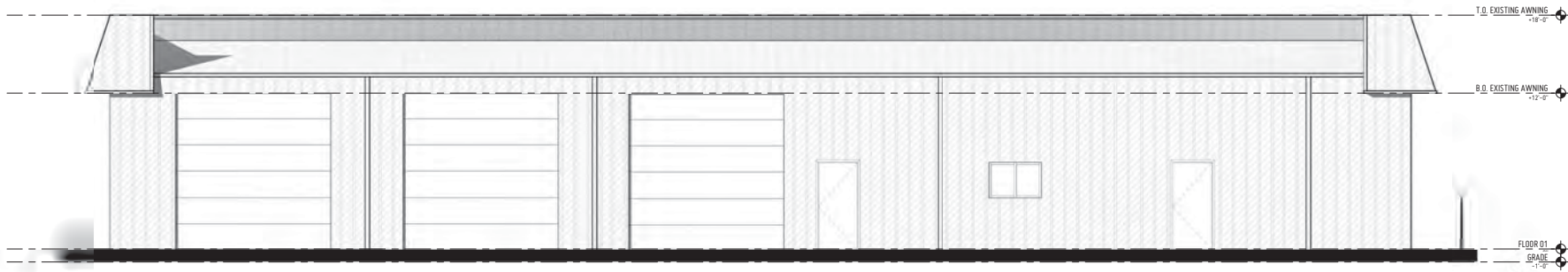
MP-1	EXISTING METAL PANEL TO REMAIN. FIELD PAINT. COLOR: SW 7060 ATTITUDE GRAY - SATIN FINISH
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GENERAL NOTES

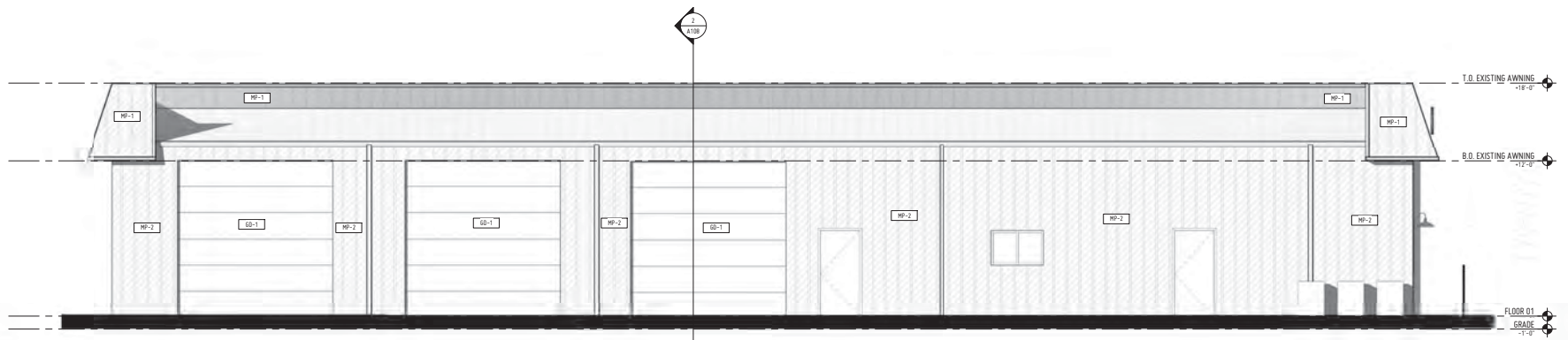
1) EXISTING GUTTERS & DOWNSPOUTS TO REMAIN AND FIELD PAINTED TO MATCH THE ADJACENT WALL SURFACE.

STOREFRONT LEGEND

1. BASIS OF DESIGN- EXTERIOR: YKK YES 50 TI
INTERIOR: YKK YES 40 FI
2. COLOR- PERMANENT ANODIZED BLACK
3. STOREFRONT MULLIONS- EXTERIOR: 2.5" X 5" PROFILES
INTERIOR: 2" X 4" PROFILES
4. GLAZING- EXTERIOR: IMPACT RATED, 1" CENTER SET, DOUBLE PANE, INSULATED, CLEAR, LOW-E GLASS (800 - GUARDIAN GLASS 30X 62/27)
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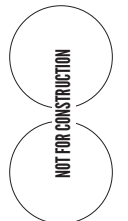
1 EXISTING NORTH ELEVATION
A105 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
A105 1/4" = 1'-0"



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PERMITTING REVIEW

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NORTH ELEVATION

A105

EXTERIOR MATERIALS & FINISHES

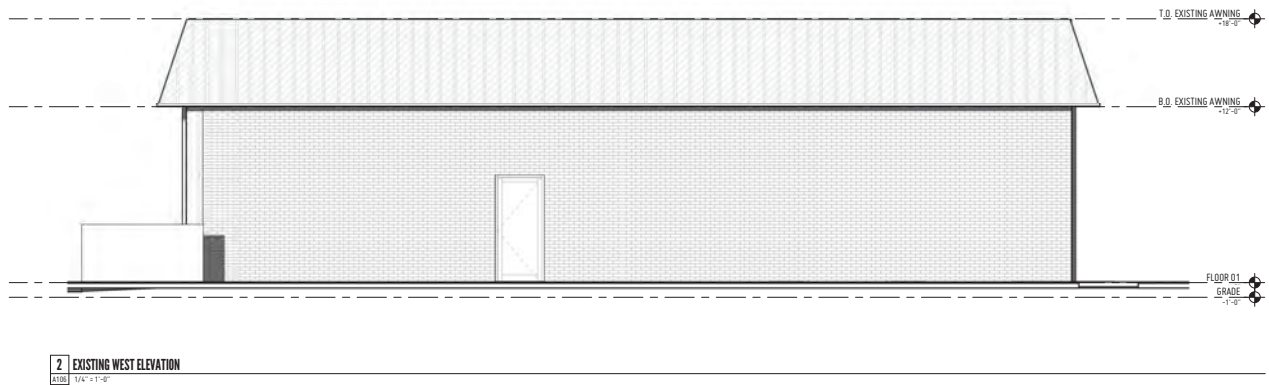
MP-1	EXISTING METAL PANEL TO REMAIN. FIELD PAINT. COLOR: SW 7060 ATTITUDE GRAY - SATIN FINISH
MP-2	EXISTING METAL PANEL TO REMAIN. FIELD PAINT. COLOR: SW 7059 UNUSUAL GRAY - SATIN FINISH
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GENERAL NOTES

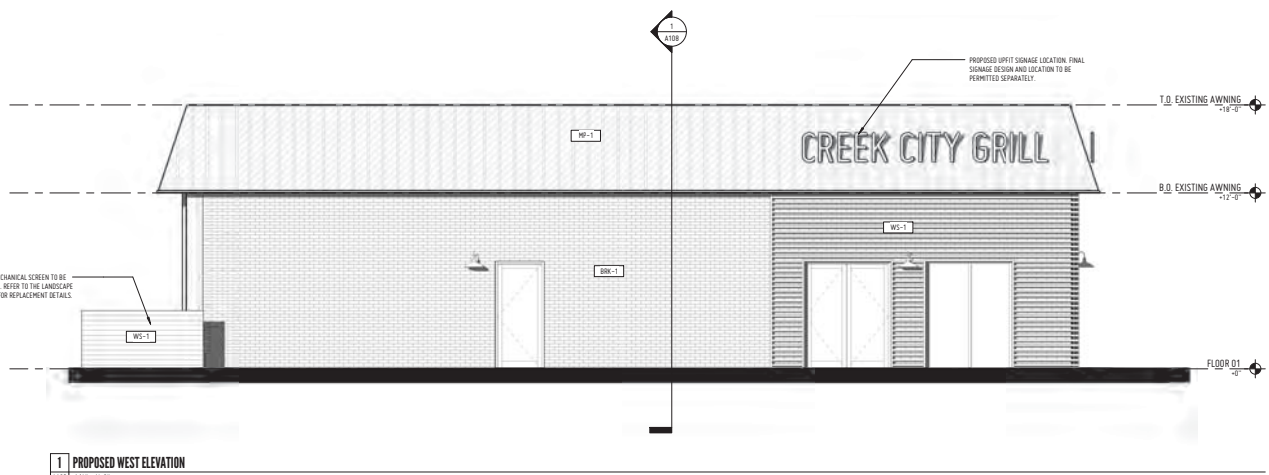
1) EXISTING GUTTERS & DOWNSPOUTS TO REMAIN AND FIELD PAINTED TO MATCH THE ADJACENT WALL SURFACE.

STOREFRONT LEGEND

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INTERIOR: YKK YES 40 FI
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3. STOREFRONT MULLIONS- EXTERIOR: 2.5" X 5" PROFILES
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4. GLAZING- EXTERIOR: IMPACT RATED, 1" CENTER SET, DOUBLE PANE, INSULATED, CLEAR, LOW-E GLASS (800- GUARDIAN GLASS 30X 62/27)
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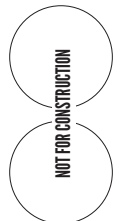
2 EXISTING WEST ELEVATION
SCALE: 3/4" = 1'-0"



1 PROPOSED WEST ELEVATION
SCALE: 3/4" = 1'-0"



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PERMITTING REVIEW

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WEST ELEVATION

A106

EXTERIOR MATERIALS & FINISHES

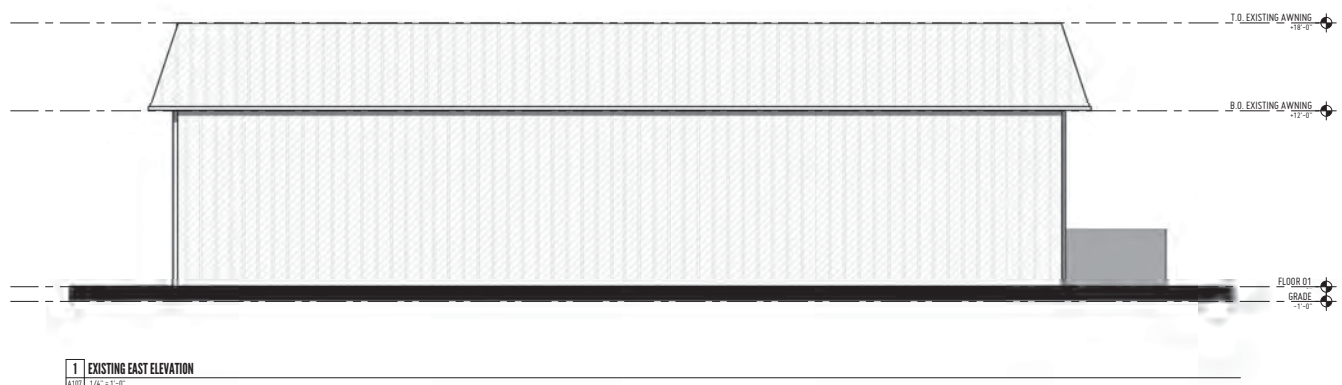
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MP-2	EXISTING METAL PANEL TO REMAIN. FIELD PAINT. COLOR: SW 7059 UNUSUAL GRAY - SATIN FINISH
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GENERAL NOTES

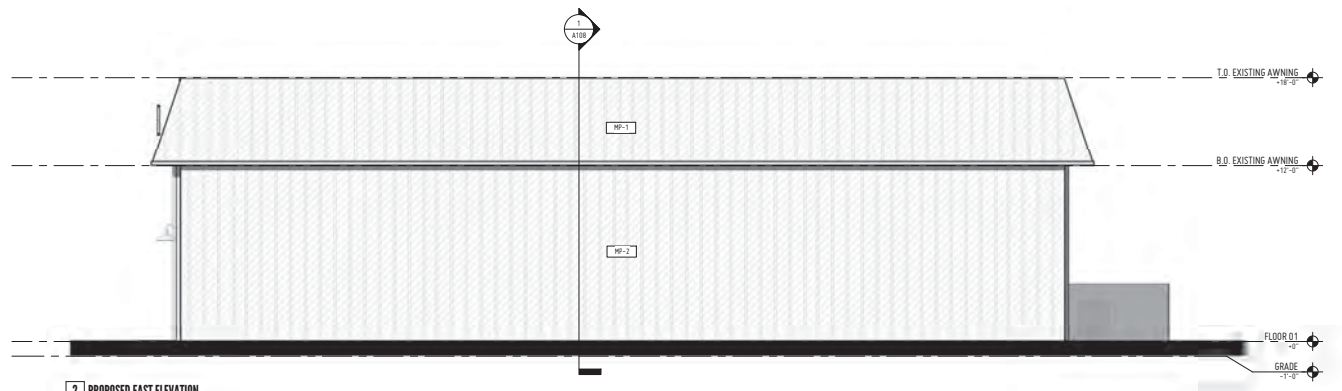
1) EXISTING GUTTERS & DOWNSPOUTS TO REMAIN AND FIELD PAINTED TO MATCH THE ADJACENT WALL SURFACE.

STOREFRONT LEGEND

1. BASIS OF DESIGN- EXTERIOR: YKK YES 50 TU
INTERIOR: YKK YES 40 FI
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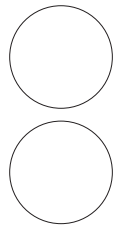
1 EXISTING EAST ELEVATION
DATE: 1/4/21 1'-0"



2 PROPOSED EAST ELEVATION
DATE: 1/4/21 1'-0"



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PERMITTING REVIEW

101 BUTTON HALL AVENUE
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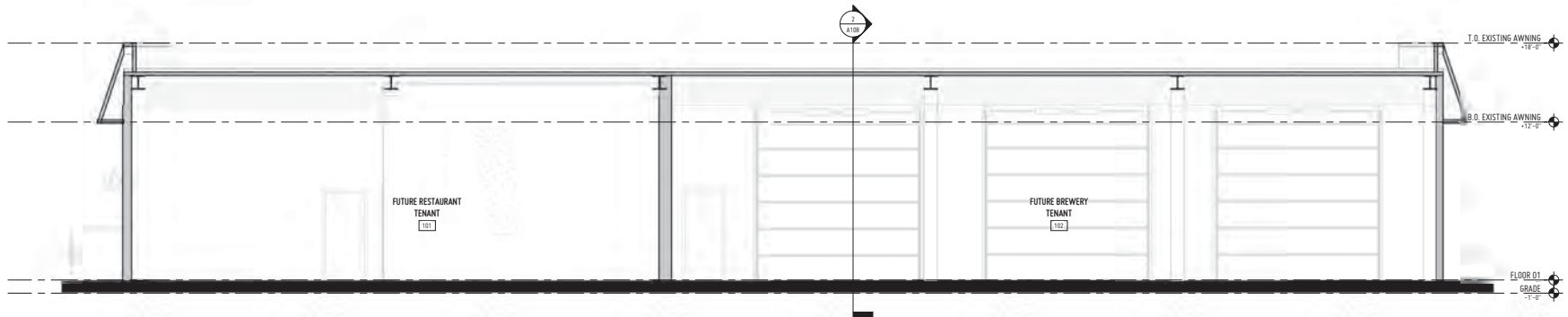
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EAST ELEVATION

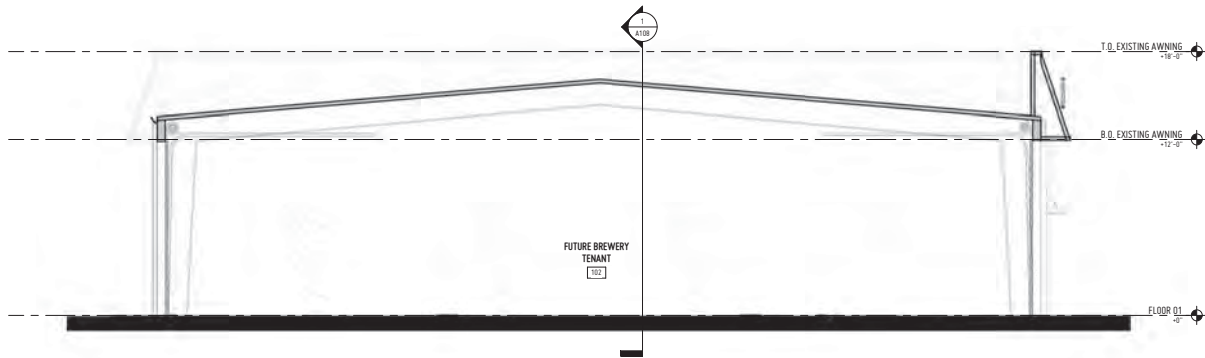
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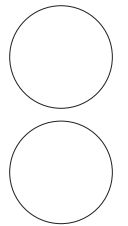
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1 LONGITUDINAL SECTION
 A108 1/4" = 1'-0"



2 TRANSVERSE SECTION
 A108 1/4" = 1'-0"



PERMITTING REVIEW

101 BUTTON HALL AVENUE

201 Button Hall Ave
 Goose Creek, SC 29445

Project Number	18023
Issued for Review	07.06.2020
Issued for Permit	
Issued for Construction	
Revisions	
No.	Description Date

BUILDING SECTIONS

A108