

#### GOOSE CREEK ARCHITECTURAL REVIEW BOARD MEETING MONDAY, AUGUST 21, 2023 • REGULAR MEETING AT 6:00PM

City Hall - 519 N Goose Creek Boulevard

BOARD MEMBERS: CHAIRPERSON JEN WISE, VICE CHAIRPERSON ROBERT SMITH, DOUG DICKERSON, ARMANDO SOLARANA, KELLY CONRAD, TERI VICTOR

IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT, THE ELECTRONIC AND PRINT MEDIA WERE DULY NOTIFIED, ALONG WITH A HARD COPY POSTED AT CITY HALL. SHOULD YOU HAVE QUESTIONS OR COMMENTS, PLEASE CONTACT PLANNING AND ZONING AT (843)797-6220

#### I. CALL TO ORDER & ROLL CALL

#### II. APPROVAL OF MINUTES

a. Architectural Review Board Meeting Minutes - July 17, 2023

#### III. NEW BUSINESS

- a. New Construction 105 Farm Rd, 107 Frances St (TMS#s 243-08-05-028, 243-08-05-011)
- b. New Construction Steinberg Law Firm S. Goose Creek Blvd. (TMS# 243-16-01-027)

#### IV. CLOSING REMARKS & ADJOURNMENT



#### Request for Architectural Review Board Agenda Item

To: ARCHITECTURAL REVIW BOARD

	From	ı: LILI ORTIZ-LUI	DLUM, ADMINIST	<b>TRATIVE</b>	ASSISTANT
□ F	neck one box Regular Meeting Vork Session		☐ Special Me	eting	
Please ch	neck one box, if	applicable			
	Ordinance	Resolution	☐ Proclama	ition	☐ Request to Purchase
Ordinance/Resolut	ion Title				
Architectural Review	w Board Meetin	g Minutes - July 1	7, 2023		
<b>Background Summ</b>	nary				
Financial Impact					
Impact if denied					
Impact if approved					
Department Head:		Ci	ty Administrator:		
	Signature & Da	te		Signati	ure & Date

## MINUTES CITY OF GOOSE CREEK ARCHITECTURAL REVIEW BOARD MONDAY, JULY 17, 2023, 6:00PM MARGUERITE H. BROWN MUNICIPAL CENTER

#### I. CALL TO ORDER

Chairperson Wise called the meeting to order at 6:00 p.m.

**Present**: Jen Wise; Robert Smith; Kelly Conrad; Doug Dickerson; Mary Kay Soto; Terri Victor

**Absent**: Armando Solarana

Staff Present: Planning and Zoning Director Kendra Wise; Assistant to City Administrator Alexis Kiser

Chairperson Wise introduced and welcomed new ARB member Kelly Conrad.

#### II. APPROVAL OF MINUTES: JUNE 19, 2023

**Motion**: A motion was made to approve the minutes as submitted. **Moved by** Board Member Smith,

**Seconded by** Board Member Soto.

**Discussion**: None.

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

#### III. NEW BUSINESS

#### A. EXTERIOR MODIFICATION - TOTAL FAMILY WELLNESS - 103 LAUREL AVENUE (TMS# 243-08-04-018)

The applicant presented the application. He is proposing improvements to the handicap ramp, porch, and concrete drive. The applicant is also requesting to change the exterior color of the building to Sherwin Williams "pure white". The applicant answered questions from the board. Staff requests the Architectural Review Board approve the application as submitted.

**Motion**: A motion was made to approve the application as submitted. **Moved by** Board

Member Smith, **Seconded by** Board Member Victor.

**Discussion**: None.

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

#### B. EXTERIOR MODIFICATION - HUEY MAGOOS - 413 ST. JAMES AVENUE (TMS# 234-00-00-082)

The applicant presented the application. The applicant is proposing an external modification to an existing structure to accommodate a second location for Huey Magoos. The applicant answered

questions from the board. Staff recommends the Architectural Review Board approve the application with the following conditions:

- Provide staff the color and size of the brick shown in the elevations.
- Work with staff to determine appropriate screening for the mechanical equipment mounted on the roof.
- Provide staff elevations for the dumpster enclosure that are architecturally similar in color and materials to the changes to the primary building.

**Motion**: A motion was made to approve the application as submitted contingent that staff is

provided the color and size of the brick shown in the elevations; the applicant works with staff to determine appropriate screening for the mechanical equipment mounted on the roof and that staff is provided elevations for the dumpster enclosure that are architecturally similar in color and material to the changes to the primary building.

**Moved by** Board Member Soto, **Seconded by** Board Member Victor.

**Discussion**: None.

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

#### IV. CLOSING REMARKS & ADJOURNMENT

Mrs. Wise stated she will be sending out information regarding continuing education training.

**Motion**: A motion was made to adjourn. **Moved by** Board Member Smith; **Seconded by** Board

Member Victor.

**Discussion**: None

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

The meeting adjourned at approximately 6:15 pm.	
	Date:
Jen Wise, Chair	



#### Request for Architectural Review Board Agenda Item

To: CITY OF GOOSE CREEK ARCHITECTURAL REVIEW BOARD

	Fron	ı: ALEXIS KISEF	R, ASSISTANT TO CITY	ADMINISTRATOR
□R	neck one box Regular Meeting Vork Session		☐ Special Meeting	
	neck one box, if one	applicable Resolution	☐ Proclamation	☐ Request to Purchase
Ordinance/Resoluti	ion Title			
New Construction -	105 Farm Rd, 1	07 Frances St -	(TMS#s 243-08-05-028,	243-08-05-011)
<b>Background Summ</b>	ary			
Financial Impact				
Impact if denied				
Impact if approved				
Department Head:		C	City Administrator:	
	Signature & Da	te	Sign	ature & Date

#### 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: 105	Farm Rd, Goose Creek SC		TMS No.:	2430805028
Review request:	For:		Preliminary meetin	g date requested:Next Available
☑ Preliminary	□New Construction □ Alterations / Additions		Appeal Decision	of Architectural Review Board
Final	Color Change Demolition Other			
Property Owner:	PM Hampton Roads	Davti	me phone:	757-714-3268
	cLemore / FenceBees LLC		me phone:	843-810-1715
ARB Meeting Representative:	Alexis Kiser	Cont	act Information :	
Applicant's mailing address:	803 Eastern White Pines	Rd		
City:	Ladson	State	e: <b>SC</b> Zip:	29456
Applicant's e-mail address:	John@fencebees.com	1	L	
Applicant's relationship:	Owner Design Professional	Contro	actor Real Esta	ate Agent/Broker Other
Materials/Colors	Used: (specific color(s)/manufacture #'s listed: s (Example: Building Materials, Exterior Col	•	•	
Wood (F Concret	Pressure treated pine 4x4s, 6x6s, 2x	6s, 2	<u>x4s, 1x4s, fenc</u>	e pickets)
Concrete	C Sidb			
	e exsisting dumpsters are in conflict tures and move to the furthermost a		•	-
	Scope of Work: (please give a d	etailea	l description)	
There are five	(5) properties under scrutiny and in	curri	ng penalties fo	or the owners of
	18 Farm Rd, 107 Francis Rd, and 12			•
	oden enclosures that are in disrepai sure at each dumpster location. New			
	cing in "Charleston" style fence. Ea			
	10 inch tall. 7 Feet 10 inches is high		•	
will have a double	10 FT gate on one side with painted	black	c stainless stee	el hinges and latches
the subject property or an aut	signature below that the foregoing application is porized representative. I authorize the subject pro rall to liew Board of the City of Goose Creek on the	perty to	be posted and insp	
Applicant's signature:	0 / ~/ 1			_Date:Aug 5 2023
Print name legibly:	John McLemore			



**MEMORANDUM** 

TO: City of Goose Creek Architectural Review Board FROM: Alexis Kiser, Assistant to City Administrator

RE: Dumpster Enclosures – 105 Farm Rd, 107 Frances St - (TMS#s 243-08-05-028, 243-08-05-011)

DATE: 08/14/2023

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

#### General Conformance Analysis

The applicant is bringing dumpster enclosures at several locations into conformance. Currently, there are no dumpster enclosures on the sites. There are several other locations submitted as apart of this application that are not in the direct purview of the Board. The applicant should note that staff will expect the same elevations for the other parcels when submitting for permits.

Architectural Review Design Guidelines Analysis

#### Site design

The location of the dumpster enclosures on the site will not be changing.

#### Architectural theme

Bringing the enclosures into conformance will suggest a quality-built environment, while mitigating any negative environmental impacts of loose debris.

#### Architectural interest

The applicant is proposing a 7'10" tall pressure treated pine fence, with a Charleston style cap shown on page 3 of the submitted supporting documents. The applicant is proposing a natural looking fence that will not be painted.

#### **Building design**

The proposed structure will completely screen the dumpster from pedestrian and vehicular view. Each structure will have a double gate with black hinges and latches to provide for easy access for users as noted in the application.

#### Site Elements

Not applicable for this application.

#### Staff Recommendation

Staff asks the Architectural Review Board to approve the application as submitted.

#### RPM HAMPTON ROAD

Part 1:	1
TMS# and Addresses:	1
1. 2430805028	1
2. 2430805023	1
3. 2430805037	1
4. 2430805011	1
5. 2430805017	1
Vicinity Maps:	2

#### Part 1:

#### TMS# and Addresses:

#### 1. 2430805028

105 Farm Road, Goose Creek, 29445 SC

Existing Zoning - General Commercial

#### 2. 2430805023

117 Farm Road, Goose Creek, 29445 SC

Existing Zoning - R-2

#### 3. 2430805037

118 Farm Road, Goose Creek, 29445 SC

Existing Zoning - R-2

#### 4. 2430805011

107 Frances Street, Goose Creek, 29445 SC

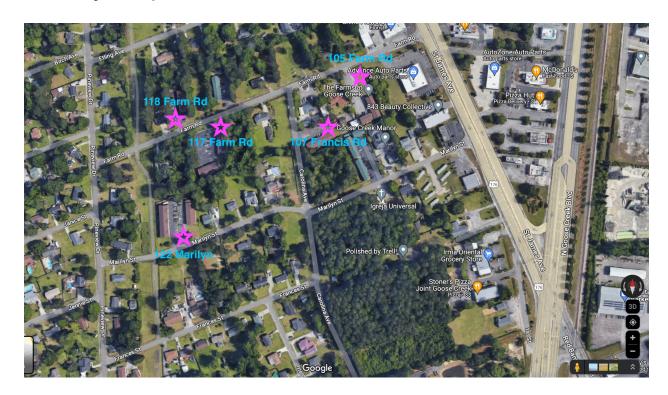
Existing Zoning - General Commercial

#### 5. 2430805017

122 Marilyn Street, Goose Creek, 29445 SC

Existing Zoning - R-2

#### Vicinity Maps:



#### Part 2:

Property dimensions: na(?)

#### Proposed improvements:

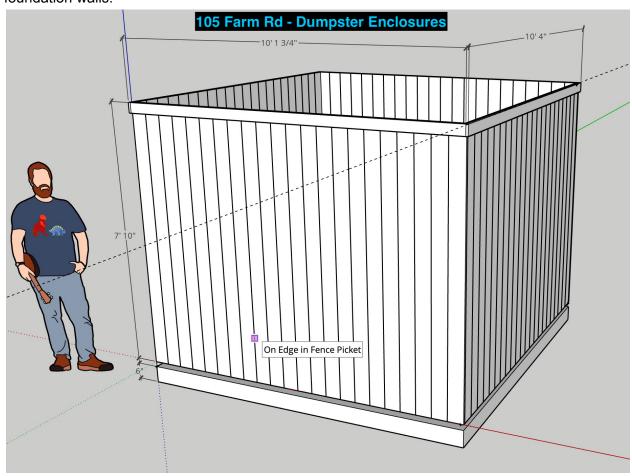
Remove existing dumpster enclosures (if applicable) and install new dumpster enclosure (see drawing). Constructed of wood and concrete, Charleston Style fence cap.

#### Adjacent building dimensions lines: na(?)

#### Part 3:

#### Height and width dimensions:

Approx 10'2" by 10'4" and 7'10" tall. Constructed of pressure treated pine walls with concrete foundation walls.





#### Request for Architectural Review Board Agenda Item

To: CITY OF GOOSE CREEK ARCHITECTURAL REVIEW BOARD

	From	: ALEXIS KISE	R, ASSISTANT TO	CITY A	DMINISTRATOR
Please ch	heck one box				
_			☐ Special Mea	otina	
	Regular Meeting		☐ Special Me	eurig	
L V	Vork Session				
Please ch	heck one box, if	applicable			
	Ordinance	☐ Resolution	☐ Proclama	tion	☐ Request to
					Purchase
Ordinance/Resolut	ion Title				
New Construction -	Steinberg Law	Firm - S. Goose	Creek Blvd. (TMS#	‡ 243-16	5-01-027)
<b>Background Summ</b>	nary				
Financial Impact					
Impact if denied					
Impact if approved					
Department Head:		(	City Administrator:		
	Signature & Date	te		Signati	ure & Date



#### **MEMORANDUM**

TO: City of Goose Creek Architectural Review Board FROM: Alexis Kiser, Assistant to City Administrator

RE: Steinberg Law Firm Architectural Review, S. Goose Creek Boulevard

(TMS# 243-16-01-027)

DATE: August 7, 2023

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

#### General Conformance Analysis

- 1. The applicant is seeking approval for design modifications based on additional acquired land area and space needs of the client.
- 2. The applicant is proposing new construction of a 13,050 sqft law office building on 1.82 acres with 1.70 acres of disturbed area. The site is located in the General Commercial (GC) zoning district and is an approved use by right.
- 3. The development will be visible from the S. Goose Creek (Highway 52) right of way.

Architectural Review Design Guidelines Analysis

#### Site design

The proposed site of the new construction will not impede any scenic views. The location of the building appropriately screens parking from the roadway. The location of the building, in general, has not changed from the previously submitted and approved versions.

#### Architectural theme

The proposed structure contributes to the image of the city as a unique place of visual character, integrity and quality. The architectural theme including color and materials of the proposed structure will create variation and interest in the built environment. The architectural theme of the proposed structure does not differ from previously submitted and approved versions.

#### Architectural interest

The applicant has chosen to incorporate a mix of quality design elements and materials which will provide architectural interest to the structure. Variations in the façade by using offset walls, including columns, changing materials and colors, and changes in the roofline of the building.

#### Building design

The height, width, and general proportions of a building conforms with or are better than those in the immediate surrounding and fit the nature of business conducted on the site. The main differences in this building design and previously submitted versions is the footprint of the building moving from an angular shape to a straight/right corner design to provide more building square footage for the client. This change impacted some elements of the roofline; however, the proposed structure still meets all design guidelines discussed in this section of the ordinance.



Site Elements

All mechanical equipment appears to be screened. The dumpster enclosure is architecturally similar to the primary structure in the materials and colors chosen.

#### Other Comments

The applicant should note that signs are not reviewed as a part of this submission and must be requested through a sign permit. Approval of this application does not indicate approval of any signage. Please be advised that public art may be required as a part of this development pursuant to Chapter 154: Public Art on Private Property.

#### Staff Recommendation

Staff asks the Architectural Review Board to approve the application as submitted.

#### 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:			TMS No.:	
Review request:	For:		Preliminary	meeting date requested:
☐ Preliminary	□New Construction □Alterations / Addition	S		Decision of Architectural Review Board
Final	□Color Change □ Demolition □ Other			
		<u> </u>		
Property Owner:		Daytir	me phone:	
Applicant:		Daytir	me phone:	
ARB Meeting Representative	:	Conto	act Informati	on:
Applicant's mailing address:				
City:		State:	:	Zip:
Applicant's e-mail address:				
Applicant's relationship:	Owner Design Professional	Contrac	ctor $\square$ R	eal Estate Agent/Broker Other
Materials/Colors (	<b>Jsed:</b> (specific color(s)/manufacture #'s listed: s (Example: Building Materials, Exterior Colo	•	•	<u> </u>
	ERIALS PALETTE AND ATTACHE			
	Scope of Work: (please give a de	etailed (	description)	
SITE IS UNDEVELOR	ON OF A SINGLE-TENANT (2) STOPED. PROPOSED BUILDING TYPE WOOD TRUSS ROOF. 42 TOTAL PROTECTED TREES ON SITE. SEF SURE PROVIDED ON SITE. PORT Y BUILDING.	VB S ARKI	SPRINKL	ÉRED STICK BUILT WITH CES PROVIDED, 2 ADA
the subject property or an aut	signature below that the foregoing application is a norized representative. I authorize the subject pro ral Review Board of the City of Goose Creek on th	perty to	be posted o	
Applicant's signature:	tase 7. Knight			Date:
Print name legibly:				

## STEINBERG LAW FIRM

211 SOUTH GOOSE CREEK BLVD.
GOOSE CREEK, SC
TMS#: 243-16-01-026

14,392 SF BUILDING

## FINAL ARB SUBMITTAL

AUGUST 21, 2023

PREVIOUS PLANNING DEPT. COORDINATION MEETING- MARK BRODEUR- SEPTEMBER 23, 2021 PREVIOUS FINAL ARB APPROVAL - NOVEMBER 15, 2021

# LOSSE F. KNIGHT, III CHARLESTON, SC No. 7711



Commercial + Residential Design www.lfkarchitect.com

LFK ARCHITECTS, LLC 886 JOHNNIE DODDS BLVD. SUITE 200 MOUNT PLEASANT, SC 29464 LOSSE F. KNIGHT III, AIA losse@lfkarchitect.com phone: 843-330-8940

JOB NUMBER: STEINBERG
DRAWN: JHB
CHECKED: LFK

#### PROJECT TEAM:

#### OWNER:

STEINBERG LAW FIRM 118 GOOSE CREEK BLVD GOOSE CREEK. SC

843-572-0700

#### ARCHITECTURE:

(PRIMARY CONTACT)

LFK ARCHITECTS, LLC 802 COLEMAN BLVD SUITE 100 MOUNT PLEASANT, SC 29464

LOSSE F. KNIGHT III, AIA losse@lfkarchitect.com 843.330.8940

#### CIVIL/LANDSCAPE:

EARTHSOURCE ENGINEERING 962 HOUSTOUN NORTHCUTT BLVD #200 MOUNT PLEASANT, SC 29464

#### KEVIN BERRY

berryk@earthsourceeng.com 843-881-0525

#### PROJECT DATA:

PROJECT NAME: STEINBERG LAW FIRM ADDRESS:
GOOSE CREEK BLVD GOOSE CREEK, SC
COUNTY:
BERKELEY
CITY:
GOOSE CREEK
TMS:
243-16-01-026
BUFFERS:
[SEE SITE PLAN]
SETBACKS:
[SEE SITE PLAN]

FLOOD ZONE:

PROJECT: NEW CONSTRUCTION SINGLE-TENANT OFFICE BUILDING

## PREVIOUS APPROVALS: CONCEPTUAL STAFF REVIEW

FINAL ARB



VIEW FROM GOOSE CREEK BLVD (HIGHWAY 52)

#### DRAWING INDEX:

G001 COVER SHEET, NOTES, INDEX

#### CIVII

COVER SHEET
C-001 GENERAL NOTES
C-100 EXISTING CONDITIONS

SITE LAYOUT PLAN

C-201 SITE DISTANCE EXHIBIT
C-300 GRADING, PAVING & INTERMEDIATE SWPPP

C-301 DRAINAGE & FINAL STABILIZATION
C-400 UTILITY LAYOUT PLAN

C-500 CONSTRUCTION DETAILS (SITE)
C-501 CONSTRUCTION DETAILS (STORM & SWPPP)
C-502 CONSTRUCTION DETAILS (UTILITIES)

SITE RENDERING

#### ARCHITECTURAL

#### 3D RENDERS

#### EXTERIOR MATERIALS PALETTE

101 PROPOSED FIRST FLOOR PLAN
102 PROPOSED SECOND FLOOR PLAN

A103 PROPOSED ROOF PLAN

200 PROPOSED EAST & WEST ELEVATIONS
201 PROPOSED NORTH & SOUTH ELEVATIONS

DUMPSTER ENCLOSURE & MECH SCREEN DETAILS

#### **ATTACHMENTS**

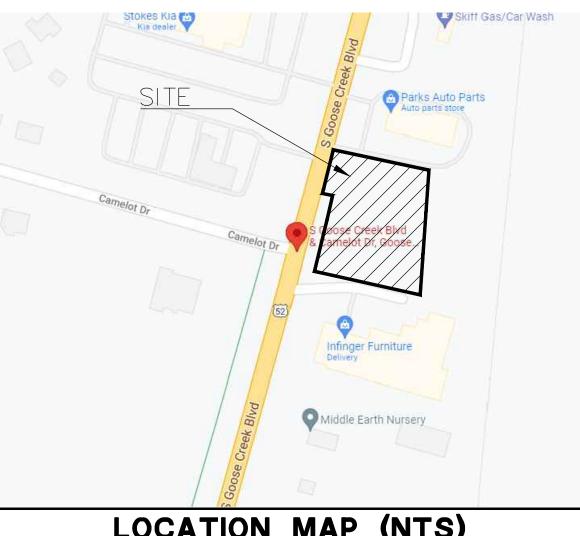
STONE CUTSHEETS
CANOPY CUTSHEETS
LIGHTING CUT SHEETS

STEINBERG LAW FIRM - GOOSE CREEK
211 SOUTH GOOSE CREEK BLVD.
GOOSE CREEK, SC

SHEET NUMBER & TIT

G001

FINAL ARB 08.21.2023



LOCATION MAP (NTS)

#### PROJECT NARRATIVE:

THE OWNER OF THE SUBJECT LOT PROPOSES TO CONSTRUCT A TWO STORY LAW OFFICE CONSISTING OF 12030 SF. THE SITE WILL HAVE SUPPORTING PARKING SPACES, SIDEWALKS, DRIVE AISLES, UTILITY, AND DRAINAGE SYSTEMS. THE PARCEL IS LOCATED AT 211 SOUTH GOOSE CREEK BLVD.

- THE PUBLIC R/W MUST REMAIN ADA COMPLIANT DURING CONSTRICTION OR AN ALTERNATIVE ROUTE MUST BE
- IT IS THE OWNER'S RESPONSIBILITY TO REPAIR ALL DAMAGED SIDEWALKS TO REINSTATE AN ADA ACCESSIBLE ROUTE.
- MINIMUM 98-INCH VERTICAL CLEARANCE MUST BE PROVIDED AT ADA VAN PARKING SPACE, ACCESS AISLE, AND ON VEHICULAR ROUTE TO AND FROM VAN SPACE.
- ALL ADA ROUTES MUST MEET MINIMUM REQUIREMENTS OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN INCLUDING MAX 2% CROSS-SLOPE AND MAX 5% UP-SLOPE.

SITE DATA: TMS#: 243-16-01-027 LOT SIZE: 1.82 ACRES LIMITS OF DISTURBANCE: 1.70 ACRES **ZONED: GC BUFFERS**: FRONT(WEST): 15'(REDUUCED BY STAFF) REAR(EAST): 15'(BUFFER 1) **SETBACKS:** FRONT(WEST): 20' REAR(SOUTH): 20' **BUILDING AREAS:** PHASE i LAW OFFICE: 13,050 SQ.FT. 12,100 SQ.FT. **PARKING REQUIRED:** USE: 1 SPACE PER 300 SF: 41 SPACES PARKING PROVIDED: REGULAR: 40 SPACES HANDICAP: 02 SPACES 42 SPACES PHASE ii:

OFFICE: 6,800 SQ.FT.

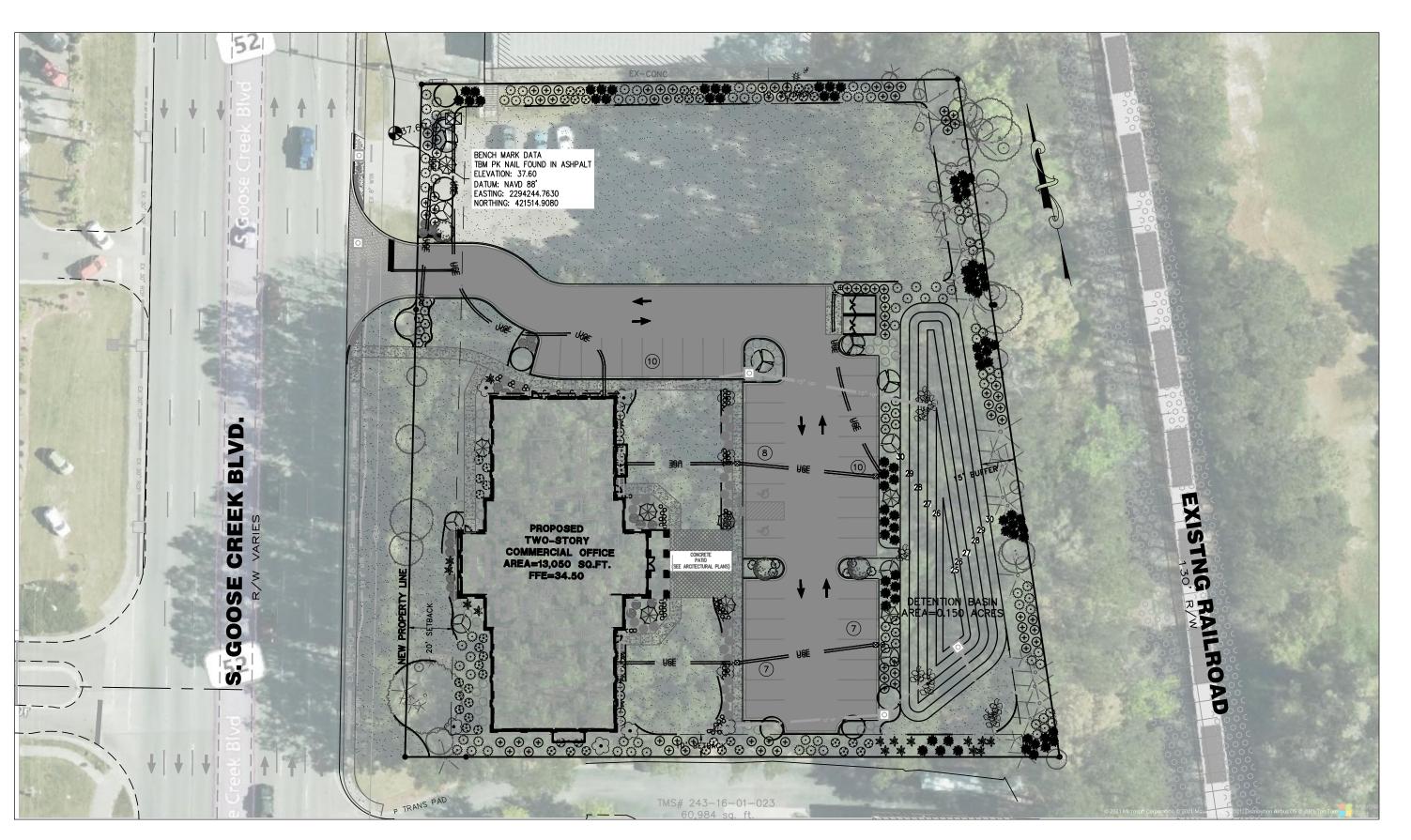
PARKING REQUIRED:

1 SPACE PER 300 SF: 23 SPACES PARKING PROVIDED: REGULAR: 23 SPACES HANDICAP: 01 SPACES 24 SPACES

BENCH MARK DATA: TBM PK NAIL FOUND IN CONCRETE ELEVATION=38.60' DATUM: NAVD 88

## STEINBERG GOSE CREK

211 SOUTH GOOSE CREEK BLVD GOOSE CREEK, SC 29445



### SHEET INDEX SITE AND CIVIL DRAWINGS

**DESCRIPTION** SHEET NUMBER

**COVER SHEET** C-001 **GENERAL NOTES** C-100 **EXISTING CONDITIONS** C-200 SITE LAYOUT PLAN SITE DISTANCE EXHIBIT C-201 C-300 GRADING, PAVING & INTERMEDIATE SWPPP DRAINAGE & FINAL STABILIZATION C-301 UTILITY LAYOUT PLAN C-400 C-500 CONSTRUCTION DETAILS (SITE) C-501 CONSTRUCTION DETAILS (STORM & SWPPP) CONSTRUCTION DETAILS (UTILITIES) C-502

LANDSCAPE DRAWINGS

LANDSCAPE PLAN & PLANT SCHEDULE L-100

#### **OWNER:**

**BENJAMIN AKERY** 118 S GOOSE CREEK BLVD GOOSE CREEK, SC 29445 PHONE: 843.991.3931

#### **ARCHITECT:**

LFK ARCHITECTS 802 COLEMAN BLVD. MT PLEASANT, SC 29464 **CONTACT: LOSSE KNIGHT** PHONE: 843.330.8940

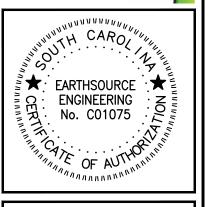
#### **CONTRACTOR:**

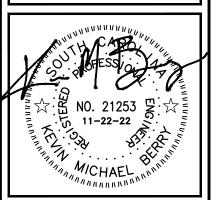
THE CORNERSTONE COMPANY 543 LONGPOINT ROAD MOUNT PLEASANT, SC 29464 **CONTACT: TERRY WEEKS** PHONE: 843.849.7760

STEINBERG HIGHWAY 52 PROPERTY LLC

**CONTACTS: TELEPHONE:** CITY OF GOOSE CREEK PLANNING, DIRECTOR MS. KENDRA WISE (843) 797-6220 CITY OF GOOSE CREEK PLANNING, SPECIALIST MS. BRENDA MONEER (843) 797-6220 BERKELEY COUNTY ENGINEERING MR. JAMES WATKINS, PE (843) 964-7090 CITY OF GOOSE CREEK PUBLIC WORKS MR. CHUCK DENSON, PE (843) 824-2200 BERKELEY COUNTY WATER & SANITATION MR. TOMMY HARRIS (843) 719-2331







TIENION STATES

ВҮ	JRU	ERL	JRU	ERL	JRU	JRU	JRU	ERL	
REVISIONS	05.19.22   PER ENGINEERING/SCDOT COMMENTS	08.01.22   PER PLANNING/SCDOT/DHEC COMMENTS	09.14.22 PER SITE DESIGN CHANGES	PER GOOSE CREEK PLANNING/UTILITY COMMENTS	PER SENIOR ENGINEER REVIEW	PER BUILDING FOOTPRINT UPDATE	PER BERKELY COUNTY ENGINEERING COMMENTS	PER BUILDING FOOTPRINT UPDATE	
DATE	05.19.22	08.01.22	09.14.22	11.22.22	12.16.22	04.17.23	05.09.23	07.24.23	
O	1.	2.	3.	4.	5.	6.	7.	œ.	

DRAWN: JRU HECKED: ERL DATE: 03.15.22 21-139 **FINAL PERMIT SET** SHEET NUMBER

Cover

LOT SIZE: 1.82 ACRES LIMITS OF DISTURBANCE: 1.70 ACRES **ZONED: GC BUFFERS**:

FRONT(WEST): 15'(REDUUCED BY STAFF) SIDE: REAR(EAST): 15'(BUFFER 1)

SETBACKS: FRONT(WEST): SIDE: REAR(SOUTH): 20' **BUILDING AREAS:** PHASE i

TMS#: 243-16-01-027

LAW OFFICE: 13,050 SQ.FT 12,100 SQ.FT. PARKING REQUIRED: USE: 1 SPACE PER 300 SF: 41 SPACES

PARKING PROVIDED: REGULAR: 40 SPACES HANDICAP: 02 SPACES TOTAL: 42 SPACES

OFFICE: 6,800 SQ.FT.

PARKING REQUIRED: 1 SPACE PER 300 SF: PARKING PROVIDED: REGULAR: 23 SPACES HANDICAP: 01 SPACES 24 SPACES

BENCH MARK DATA: TBM PK NAIL FOUND IN CONCRETE ELEVATION=38.60' DATUM: NAVD 88

#### GENERAL CLEARING NOTES

- THE CONTRACTOR SHALL VERIFY ALL TREES TO BE PROTECTED AND IS TO PROTECT THESE TREES AS SPECIFIED IN THE TREE PROTECTION DETAIL.
- CONSTRUCTION TO COORDINATE EXISTING VEGETATION TO REMAIN. ANYTHING REMOVED FROM THE SITE SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR ACCORDING TO THE MUNICIPALITIES REQUIREMENTS.

THE CONTRACTOR SHALL MEET WITH THE PROJECT'S LANDSCAPE DESIGNER PRIOR TO

- REMOVAL OF VEGETATION OUTSIDE OF WHAT IS DEPICTED ON THESE PLANS IS PROHIBITED UNLESS DISCUSSED WITH BOTH THE ENGINEER AND THE MUNICIPALITY.
- SITE WORK IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. ANY WILLFUL OR ACCIDENTAL DESTRUCTION OF PROTECTED VEGETATION WILL REQUIRE MITIGATION APPROVED BY THE ENGINEER, OWNER, AND THE MUNICIPALITY.
- THE APPROVAL OF ALL TREE BARRICADES WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT
- CONTRACTOR TO ENSURE THE PROTECTION OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO WATER MAIN(S), SERVICE LATERAL(S), VALVE BOX(ES), FIRE HYDRANT(S), SEWER MAIN(S), SEWER STRUCTURE(S), ETC. THROUGHOUT ALL PHASES OF CONSTRUCTION. IF ANY EXISTING UTILITY ITEM IS DAMAGED OR DESTROYED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO REPLACE SAID ITEM(S) WITH THE SAME OR SIMILARLY APPROVED EQUIVALENT.

#### **GENERAL SITE NOTES**

- CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DETERMINE IF THERE ARE ANY DISCREPANCIES FROM THE PLANS PRIOR TO CONSTRUCTION. IF ANY PROBLEMS ARE FOUND, CONTRACTOR IS TO CONTACT EARTHSOURCE ENGINEERING. CONTRACTOR TO VERIFY ALL DIMENSIONS WHICH ARE TYPICALLY TO EDGE OF ASPHALT, FACE OF CURB.
- CONTRACTOR TO USE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS OF BUILDINGS. ALL PARKING LOT STRIPING SHALL BE SHERWIN WILLIAMS "PRO-MAR" TRAFFIC MARKING PAINT CONTRACTOR TO FOLLOW AND UTILIZE ALL SCDOT SAFETY AND TRAFFIC CONTROL GUIDELINES SET FORTH BY MUTCD FOR ALL WORK PERFORMED IN THE RIGHT-OF-WAY. CONTRACTOR TO COORDINATE AND CALL FOR
- INSPECTIONS AS SPECIFIED IN THE PERMIT. CONTRACTOR IS TO CUT A CLEAN EDGE ALONG EXISTING PAVEMENT PRIOR TO TYING IN NEW DRIVE. NEW ASPHALT, BASE MATERIAL, AND PAVEMENT CONSTRUCTION METHODS SHALL MEET MINIMUM REQUIREMENTS OF THE
- ALL TRAFFIC SIGNAGE AND STREET MARKINGS IN THE RIGHT-OF-WAY SHALL USE REFLECTIVE SHEETING THAT MEETS THE REQUIREMENTS OF ASTM 04956-09. OBTAIN SHEETING FROM MANUFACTURERS PREQUALIFIED IN ACCORDANCE WITH SCOOT QUALIFIED PRODUCT POLICY 20 AND WHO APPEAR IN THE CURRENT EDITION OF SCOOT QUALIFIED PRODUCTS LIST 20.
- A MINIMUM OF TYPE III REFLECTIVE SHEETING (BEADED OR MICROPRISMATIC) ARE TO BE USED ON ALL HIGHWAY

#### **GENERAL PAVING & GRADING NOTES**

- CONTRACTOR TO VERIFY ALL ELEVATIONS, GRADES, AND DRAINAGE STRUCTURES PRIOR TO CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE ENGINEER. CONTRACTOR SHALL FOLLOW THE CONSTRUCTION SEQUENCE ON THE DETAIL SHEET C-001 TO PREVENT STORMWATER AND SEDIMENT FROM LEAVING THE SITE.
- WATER ENCOUNTERED WHILE TRENCHING FOR UTILITIES MUST BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE DISCHARGING OFF SITE. PUMP INTAKES SHOULD HAVE A FLOAT OR SIT ON A BED OF ROCK TO PREVENT DREDGING AND THE DISCHARGE SHOULD BE THROUGH AN ENERGY DISSIPATER AND OR SEDIMENT TRAP.
- CONTRACTOR SHALL ENSURE THAT ALL EXISTING DRAINAGE STRUCTURES WITHIN THE ADJACENT RIGHT-OF-WAYS AND INGRESS/EGRESS EASEMENTS SHALL CONTINUE TO FUNCTION DURING ALL PHASES OF CONSTRUCTION.
- GRADING AROUND ANY PROTECTED TREE SHALL BE KEPT TO A MINIMUM. (SEE C-100 TREE
- ON ALL PORTIONS OF BUILDINGS WITHOUT DOWN SPOUTS, CONTRACTOR IS TO INSTALL A GRAVEL BASE AROUND THE AREA UNDERNEATH THE DRIP LINE ON THE THE ENDS OF THE
- BUILDINGS TO PREVENT EROSION. (SEE GRADING NOTES SHEET C-300) CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
- ALL EXISTING DRAINAGE STRUCTURES ARE TO BE CLEANED AND MAINTAINED AND SHALL REMAIN OPERATIONAL THROUGHOUT ALL PHASES OF CONSTRUCTION.
- POST-CONSTRUCTION MAINTENANCE OF THE ON-SITE STORMWATER SYSTEM SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. O. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF

CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS ARE TO BE STABILIZED. DAMAGED OR INEFFECTIVE EROSION CONTROL DEVICES SHALL BE REPAIRED OR REPLACED AS NECESSARY.

- <u>EROSION CONTROL NOTES</u>
- IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE
- STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND
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- ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY OR INCORRECTLY INSTALLED, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
- PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING
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- TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
- ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
- LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
- A COPY OF THE SWPPP, INSPECTIONS RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.
- . INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.
- . MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL 14. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE;
- 15. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPS (SEDIMENT BASIN, FILTER BAG, ETC.). 16. THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
- WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL; • WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS: FUELS. OILS. OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING
- 17. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
- 18. IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE. THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS
- REASONABLY POSSIBLE. . A PRE—CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

#### SWPPP CONTROL NOTES

- <u>SEQUENCE OF CONSTRUCTION</u>
- RECEIVE NPDES COVERAGE FROM DHEC. PRE-CONSTRUCTION MEETING ON SITE.
- NOTIFY DHEC EQC REGIONAL OFFICE OR OCRM OFFICE 48 HOURS PRIOR TO BEGINNING
- LAND DISTURBING ACTIVITIES.
  - 4. INSTALL CONSTRUCTION ENTRANCE. CLEARING & GRUBBING ONLY AS NECESSARY FOR INSTALLATION OF PERIMETER CONTROLS.
- INSTALLATION OF PERIMETER CONTROLS (E.G., SILT FENCE). ENSURE VEGETATIVE BUFFER IS
- CLEARING & GRUBBING ONLY IN AREAS OF POND EXTENSION.
- INSTALLATION OF BASIN EXTENSION AND INSTALLATION OF DIVERSIONS TO THOSE STRUCTURES (ENSURE OUTLET STRUCTURES ARE COMPLETELY INSTALLED AS SHOWN ON THE DETAILS BEFORE
- PROCEEDING TO THE NEXT STEP: AREAS DRAINING TO THESE STRUCTURES CANNOT BE DISTURBED UNTIL THESE STRUCTURES AND DIVERSION TO THE STRUCTURES ARE COMPLETELY INSTALLED.
- 11. CLEARING & GRUBBING OF SITE OR DEMOLITION (SEDIMENT & EROSION CONTROL MEASURES FOR THESE AREAS MUST ALREADY BE INSTALLED).
- 12. ROUGH GRADING. 13. INSTALLATION OF STORM DRAIN SYSTEM AND PLACEMENT OF INLET PROTECTION AT EACH INLET IS
- INSTALLED. 14. FINE GRADING, PAVING, ETC.
- 15. PERMANENT/FINAL STABILIZATION. 16. CLEAN-OUT OF DETENTION BASINS THAT WERE USED AS SEDIMENT CONTROL STRUCTURES AND REGRADING OF DETENTION POND BOTTOMS; IF NECESSARY, MODIFICATION OF SEDIMENT BASIN
- RISER TO CONVERT TO DETENTION BASIN OUTLET STRUCTURE. 17. REMOVAL OF TEMPORARY SEDIMENT & CONTROL MEASURES AFTER ENTIRE AREA DRAINING TO THE STRUCTURE IS FINALLY STABILIZED (THE DEPARTMENT RECOMMENDS THAT THE PROJECT OWNER/OPERATOR HAVE THE SWPPP PREPARER OR REGISTRATION EQUIVALENT APPROVE THE REMOVAL OF TEMPORARY STRUCTURES).
- 18. PERFORM AS-BUILT SURVEYS OF ALL DETENTION STRUCTURES AND SUBMIT TO DHEC OR MS4
- 19. SUBMIT NOTICE OF TERMINATION (NOT) TO DHEC AS APPROPRIATE

#### LOCAL COUNTY SWPPP NOTES

#### <u>EROSION CONTROL NOTES:</u>

- IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
- STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND
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- PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHIL TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
- ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
- THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
- RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C REG 72-300 ET SEQ. AND SCR100000.
- 3. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO
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- FOR A PERIOD OF 7 CALENDAR DAYS.
- 13. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL 14. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR
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- 17. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
- 18. IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUS BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND
- ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE 19. A PRE—CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVE ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS TH DEPARTMENT HAS APPROVED OTHERWISE.

#### **UTILITY NOTES**

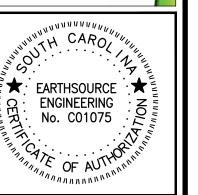
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING ALL UNDERGROUND UTILTIES LOCATED WITHIN THE PROJECTED AREA OF WORK ON SITE AND OFF. WHERE SUCH UTILITIES ARE FOUND, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING RELOCATION OF FOUND UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.
- 2. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON A COMBINATION OF THE SURVEYOR'S FIELD LOCATION AND RESEARCH OF RECORDS FROM VARIOUS UTILITY COMPANIES. THESE LOCATIONS ARE BY NO MEANS EXACT OR COMPLETE.
- . THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE UNDERGROUND UTILITIES THAT MAY EXIST.
- 4. THE CONTRACTOR IS TO NOTIFY THE OWNER/UTILITY COMPANY BEFORE ANY UTILITIES ARE CONNECTED OR DISCONNECTED
- REFER TO THE PLUMBING/MECHANICAL PLANS FOR LOCATION AND SIZE OF THE SANITARY SEWER SERVICE AND WATER SERVICE TO/FROM THE BUILDING. SERVICE
- CONNECTIONS ARE TYPICALLY 3'-5' FROM THE FACE OF THE BUILDING. CONTRACTOR TO INSTALL DETECTOR CHECK VALVE ON THE FIRE LINE BACKFLOW

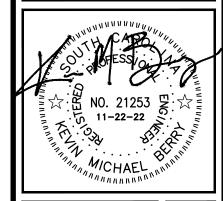
#### GENERAL SEWER NOTES:

- I. SEWER SERVICES SHALL BE LAID ON A MINIMUM SLOPE OF 1.0%. EACH SECTION OF SEWER PIPE SHALL BE LAID TO THE SPECIFIED LINE AND GRADE, WORKING IN THE UPSTREAM DIRECTION WITH THE BELL END UPGRADE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE PROPER LOCATION OF SEWER LINES, MANHOLES AND SERVICE STUB-OUTS.
- 4. FOR GRAVITY SEWER LINES, TRENCH BOTTOMS SHALL BE PREPARED AS FOLLOWS: PIPE BEDDING AND BACK FILL SHALL BE CLASS "B" BEDDING. IF SPECIFIED CLASS "C" BEDDING SHALL BE USED AS NOTED ON THE PLANS.
- FOR CLASS "C" BEDDING, THE PIPE SHALL BE BEDDED IN GRANULAR MATERIAL PLACED ON A FLAT TRENCH BOTTOM OR ON A SUITABLE UNDISTURBED NATIVE MATERIAL WHICH HAS BEEN HAND SHAPED TO FIT THE PIPE BARREL.
- FOR CLASS "B" BEDDING, THE BEDDING MATERIAL SHALL HAVE A 6" MINIMUM THICKNESS UNDER THE PIPE BARREL AS SPECIFIED ABOVE FOR CLASS "C", AND SHALL EXTEND NOT LESS THAN HALFWAY UP THE PIPE OF THE BARREL AT BOTH
- 5. PIPE SHALL BE LAID IN A FULL BED OF GRANITE STONE (ASTM C33, GRADATION 57)







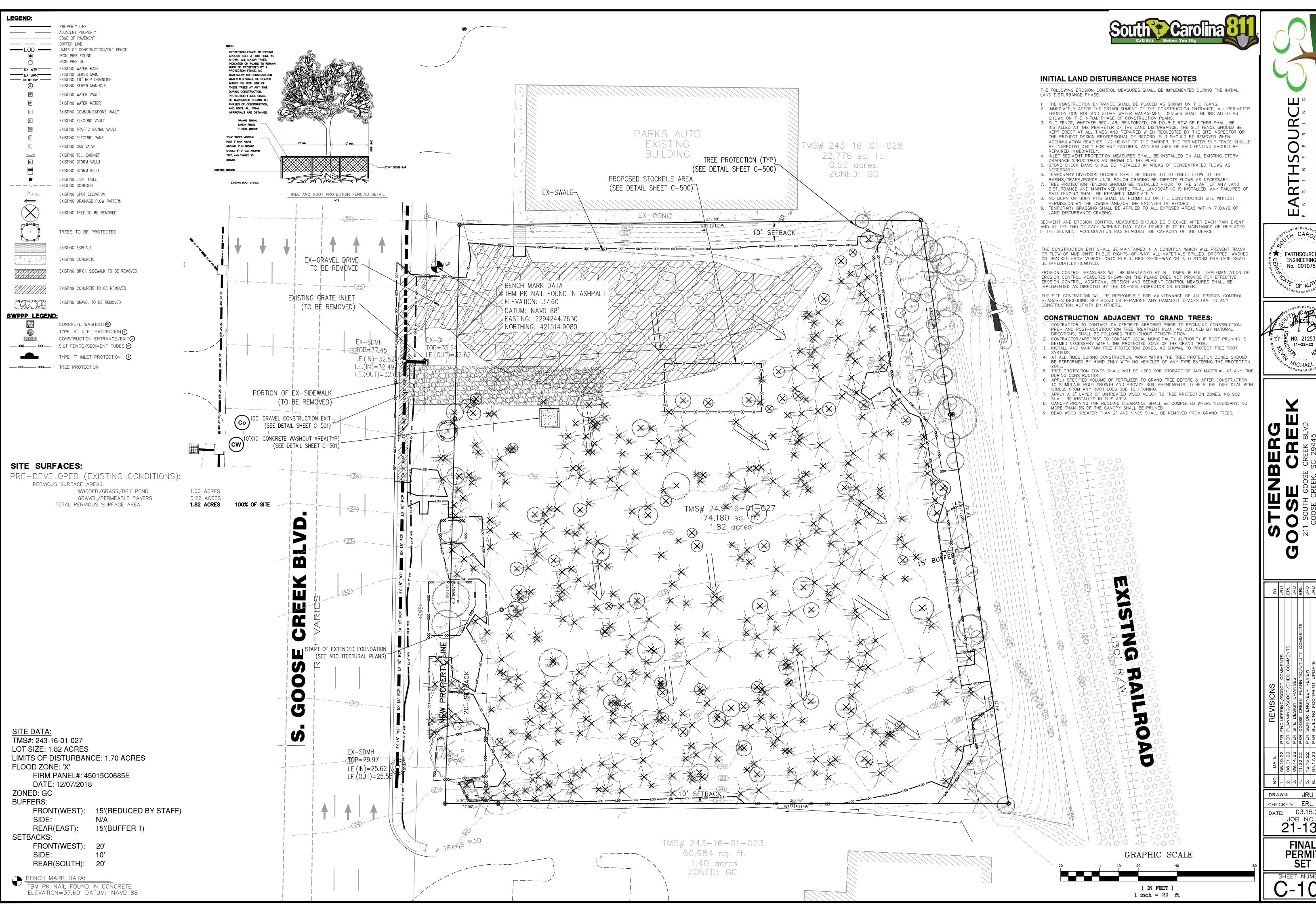


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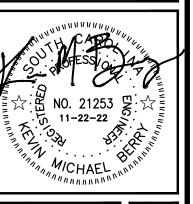
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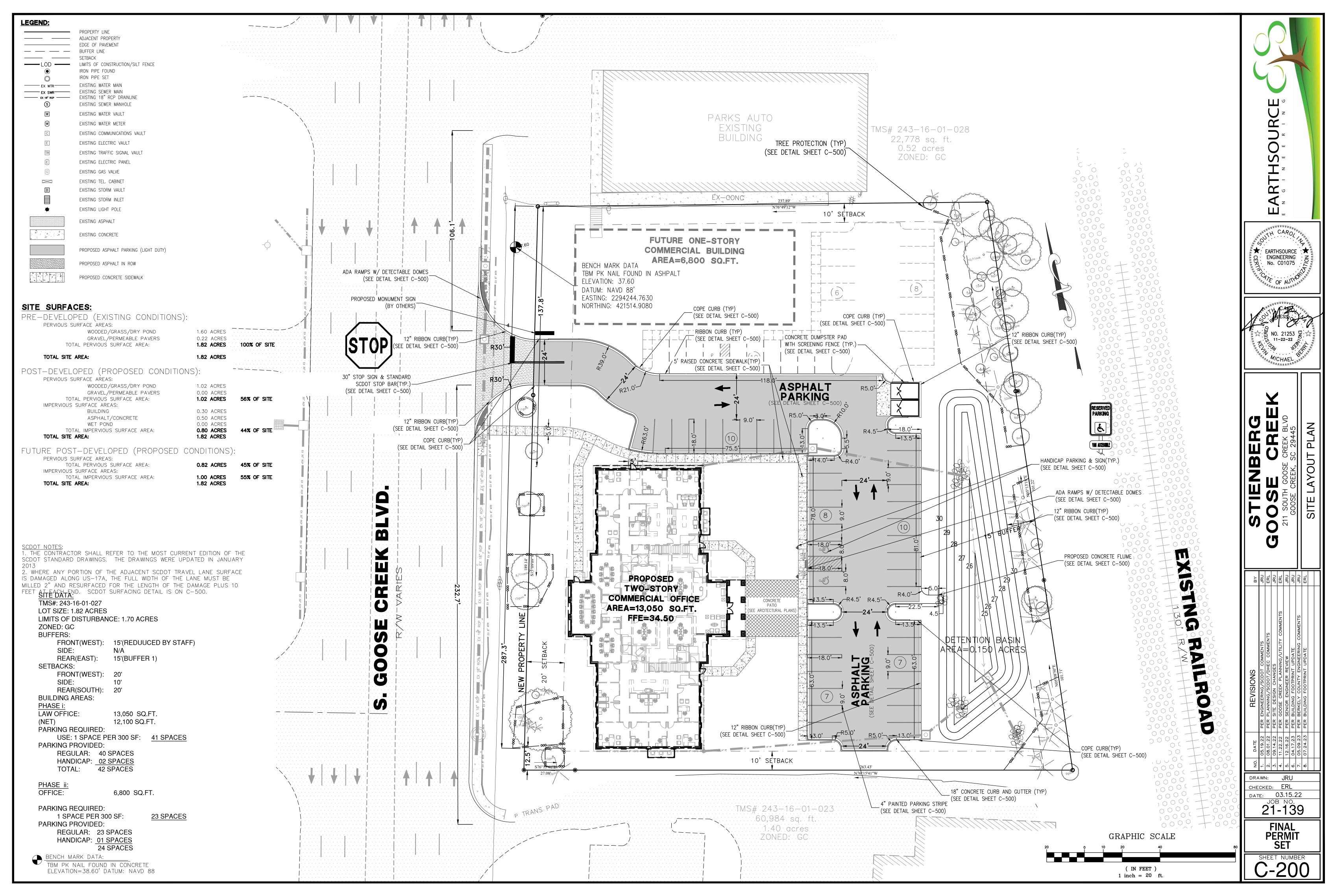
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Major Road. The length of the sight triangle leg or ISD along the major road is determined using the following equation:

ISD = 1.47 x Vmajor x tg Equation 7.1

Where:

= length of sight triangle leg along major road (ft) Vmajor

= design speed of major road (mph) = gap acceptance time for entering the major road (sec)

#### Table 7-11: Gap Acceptance Times, Left Turns from Minor Road

Design Vehicle	Gap Acceptance Time (tg) (sec)
Passenger Car	7.5
Single Unit Truck (SU)	9.5
Tractor/Semitrailer	11.5

#### 7-11 NOTES

MULTILANE HIGHWAYS - FOR LEFT TURNS ONTO TWO-WAY MULTILANE HIGHWAYS, ADD 0.5 SECOND FOR PASSENGER CARS OR 0.7 SECOND FOR TRUCKS FOR EACH ADDITIONAL LANE FROM THE LEFT, IN EXCESS OF ONE, TO BE CROSSED BY THE TURNING VEHICLE. ASSUME THAT THE LEFT-TURING DRIVER WILL ENTER THE LEFT TRAVEL LANE ON THE FAR SIDE OF THE MAJOR ROAD.

Table 7-12: Intersection Sight Distance, Vehicles Approaching from the Left and For Vehicles Approaching from the Right on a Two-Lane Highway or Street Only

Design Speed	Intersection Sight Distance (Feet)						
(Vmajor) (mph)	Passenger Car	Single-Unit Truck	Tractor/Semitrailers				
30	335	420	510				
35	390	490	595				
40	445	560	680				
45	500	630	765				
50	555	700	850				
55	610	770	930				
60	665	840	1015				

Note: These ISD values assume a minor road approach grade less than or equal to 3 percent. For grades greater than 3 percent, increase the ISD value by 10 percent.

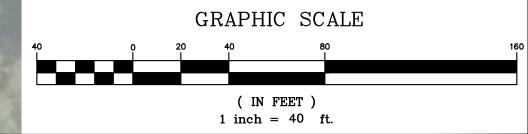
Table 7-13: Intersection Sight Distance For Vehicles Approaching from the Right on a Four-Lane Highway with a 15 Foot TWLTL Only

Design Speed	Intersection Sight Distance (Feet)						
(Vmajor) (mph)	Passenger Car	Single-Unit Truck	Tractor/Semitrailers				
30	385	490	580				
35	445	570	675				
40	510	655	770				
45	575	735	865				
50	635	815	965				
55	700	900	1060				
60	765	980	1155				

1. Calculated ISD is not shown. Values in the figure have been rounded up to the next highest 5-foot increment.

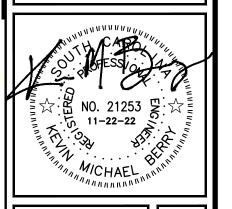
Table 7-17: Intersection Sight Distances, Left Turns from Major Road

appearance -	Intersection Sight Distance (Feet)								
Design Speed (Vmajor) (mph)	Passen	ger Car	Single-U	nit Truck	Tractor/Semitrailers				
	Crossing 1 Lane	Crossing 2 Lanes	Crossing 1 Lane	Crossing 2 Lanes	Crossing 1 Lane	Crossing 2 Lanes			
30	245	265	290	320	335	365			
35	285	310	335	370	390	425			
40	325	355	385	425	445	485			
45	365	400	430	480	500	545			
50	405	445	480	530	555	605			
55	445	490	530	585	610	665			
60	485	530	575	640	686	725			





\* EARTHSOURCE **ENGINEERING** No. C01075

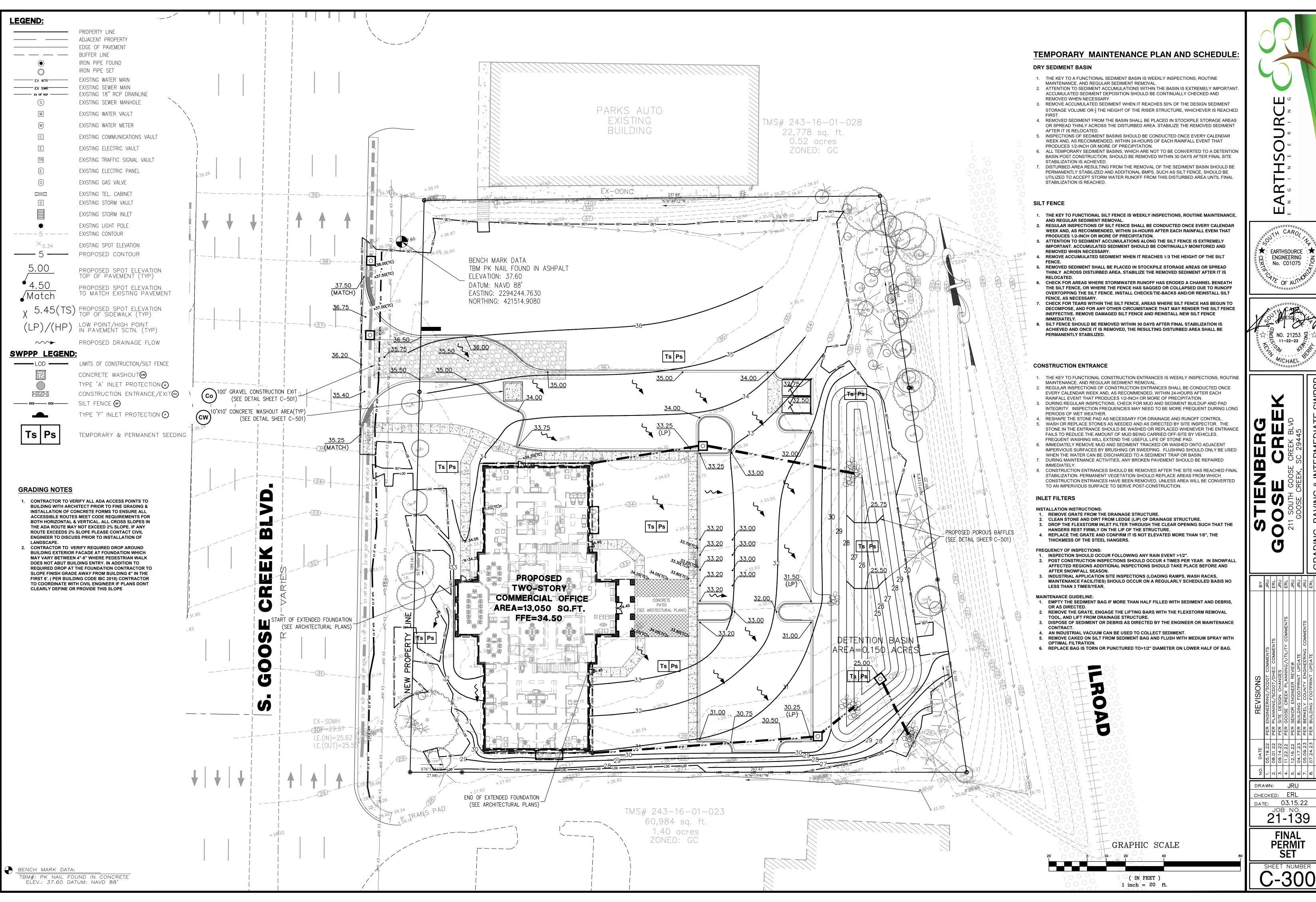


drawn: JRU CHECKED: ERL

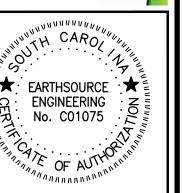
DATE: 03.15.22 21-139

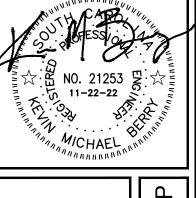
FINAL PERMIT SET

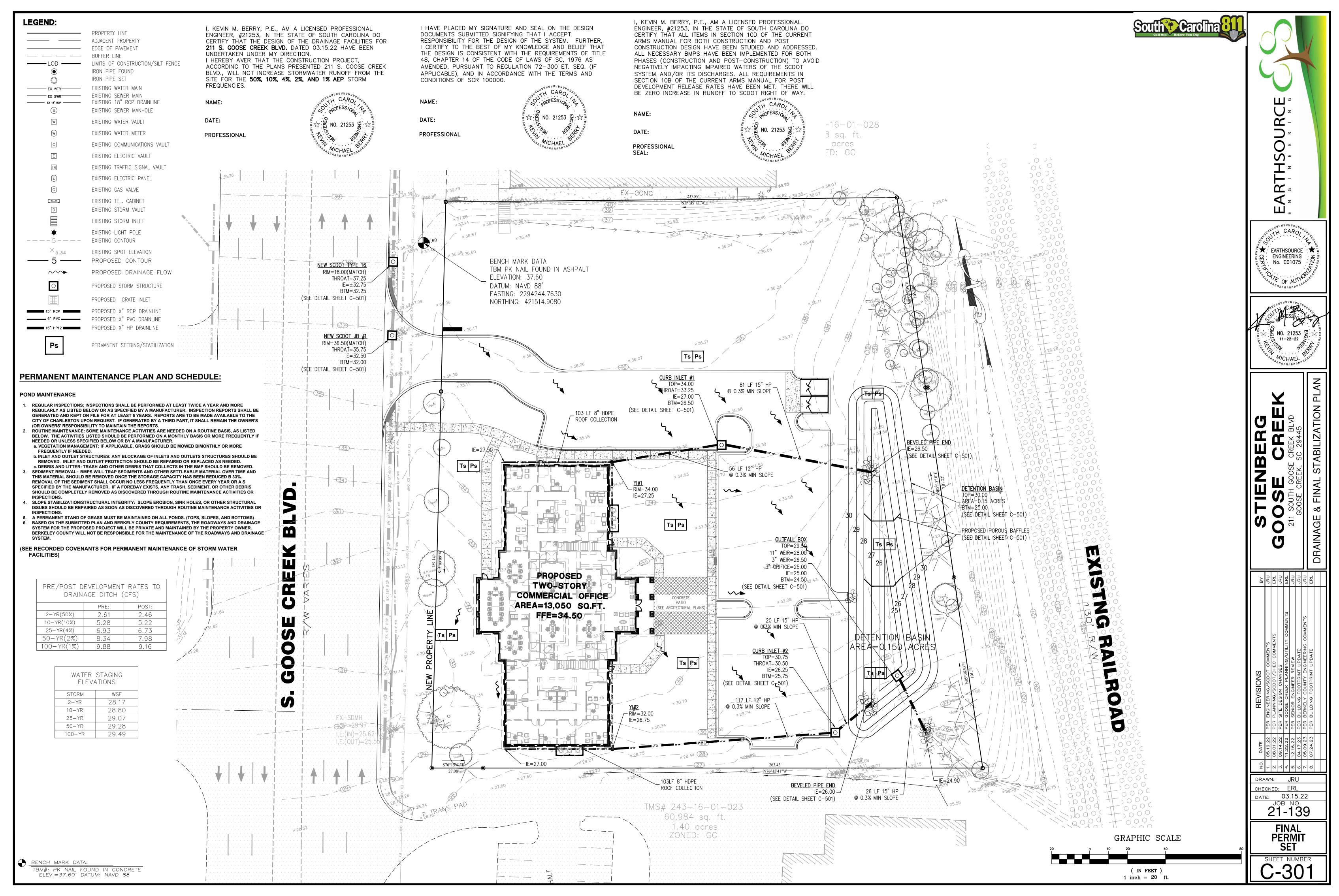
C-201

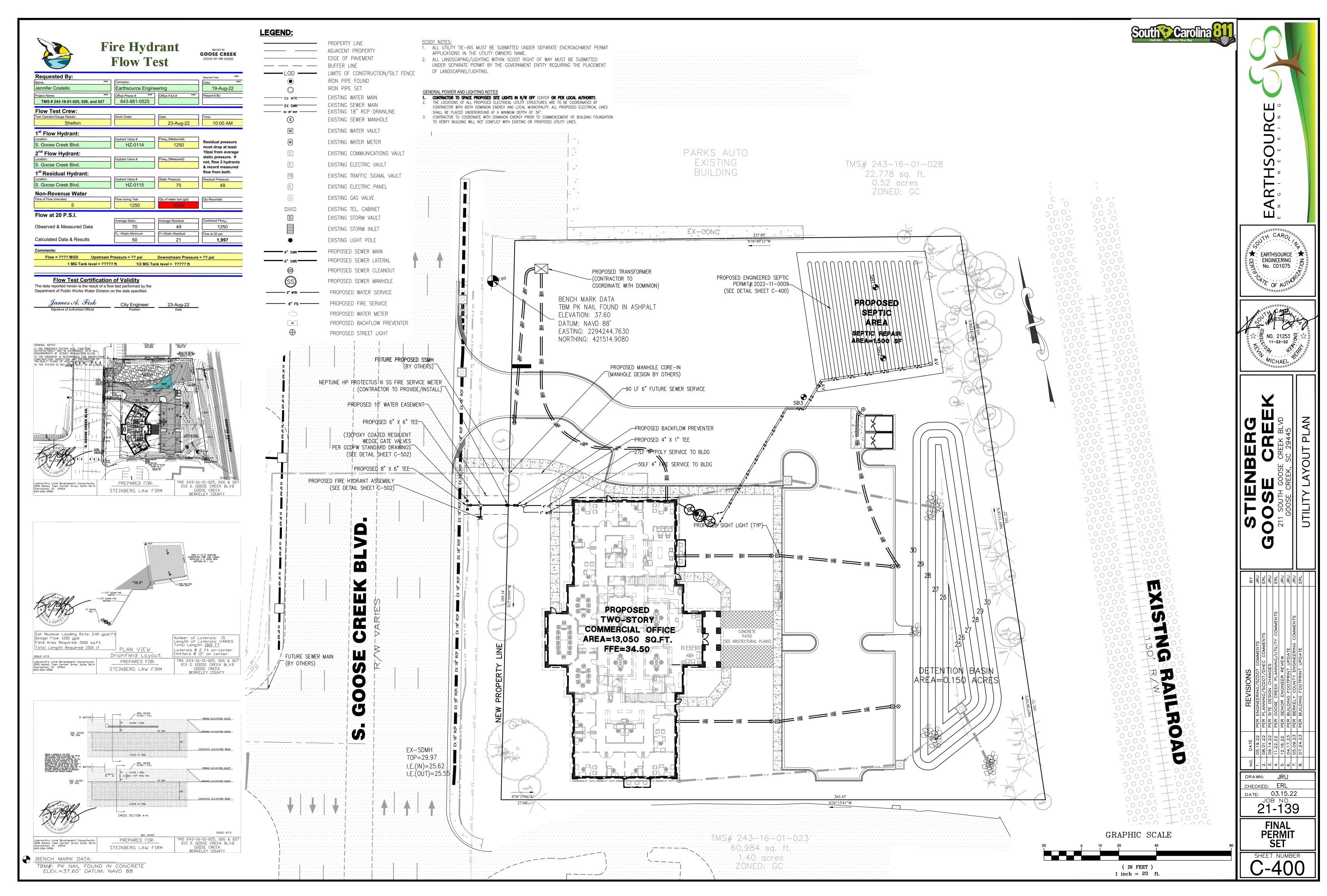


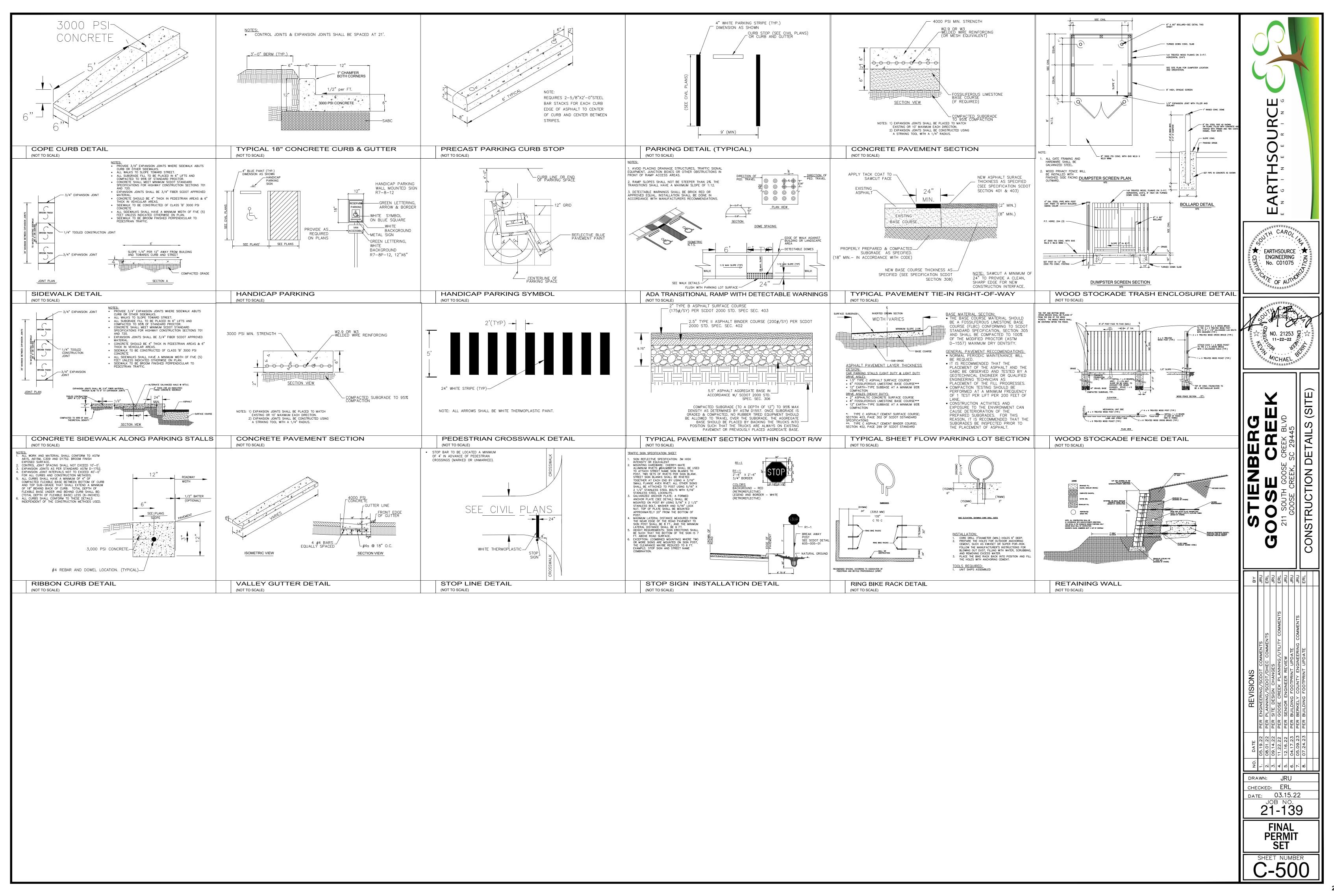


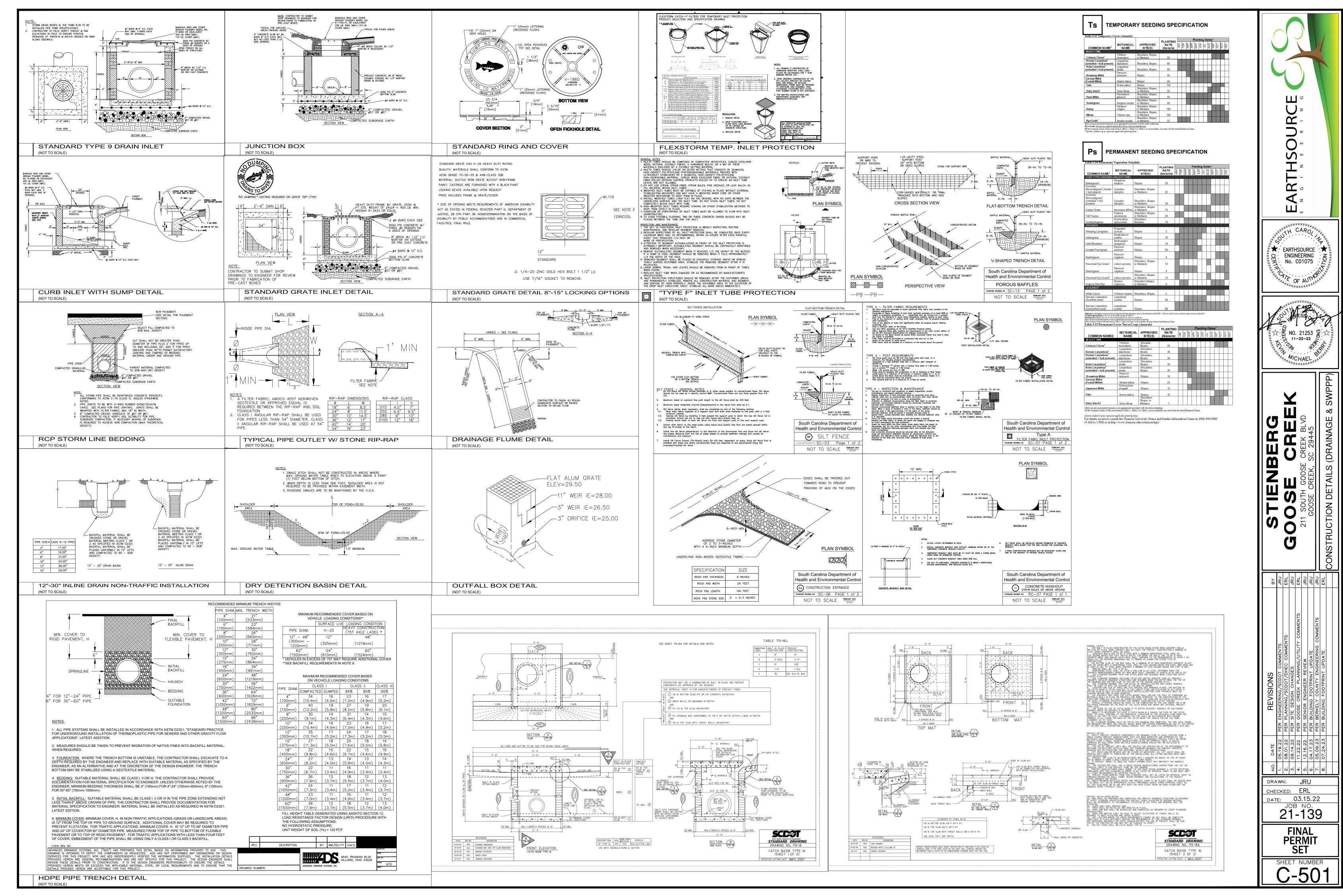


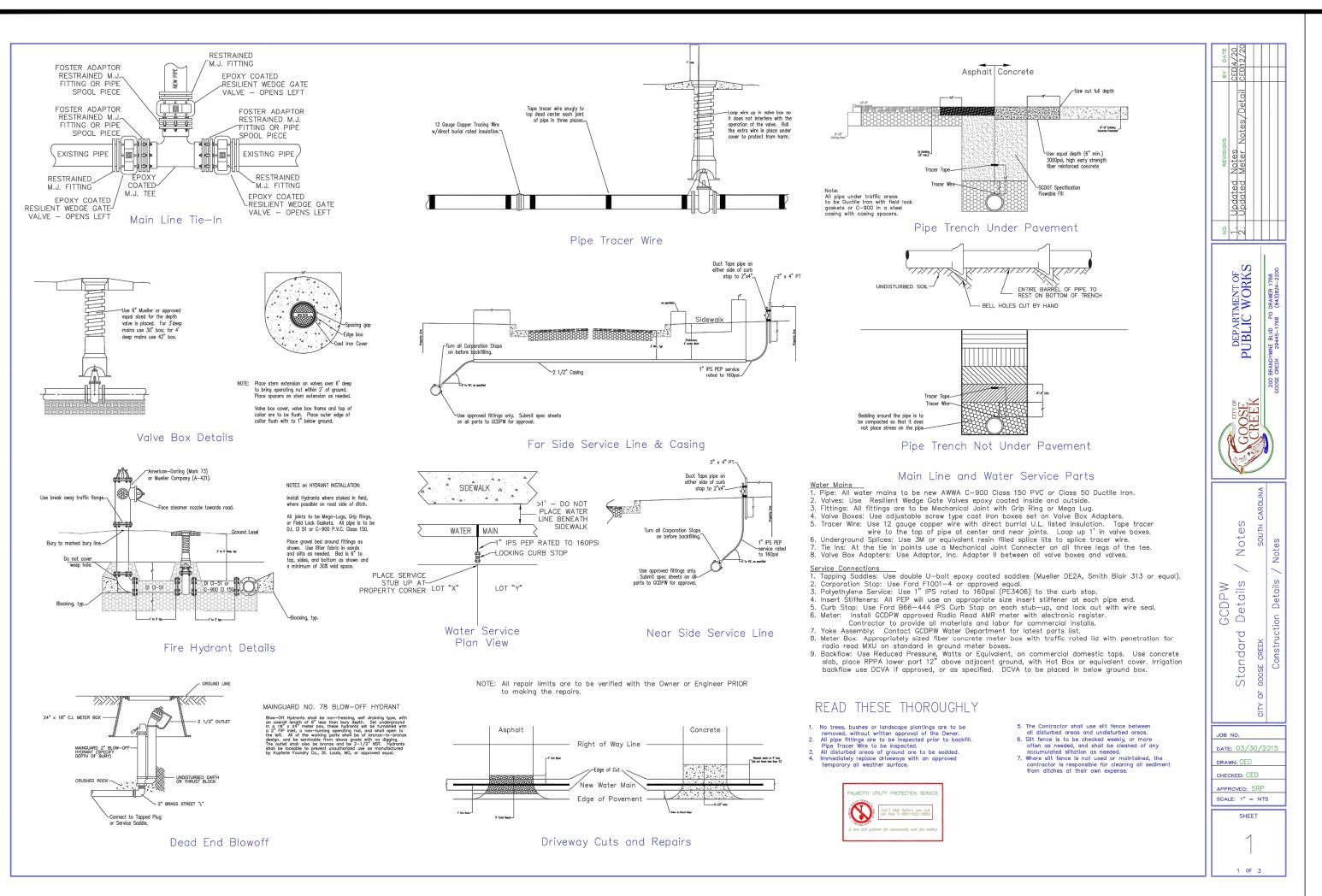


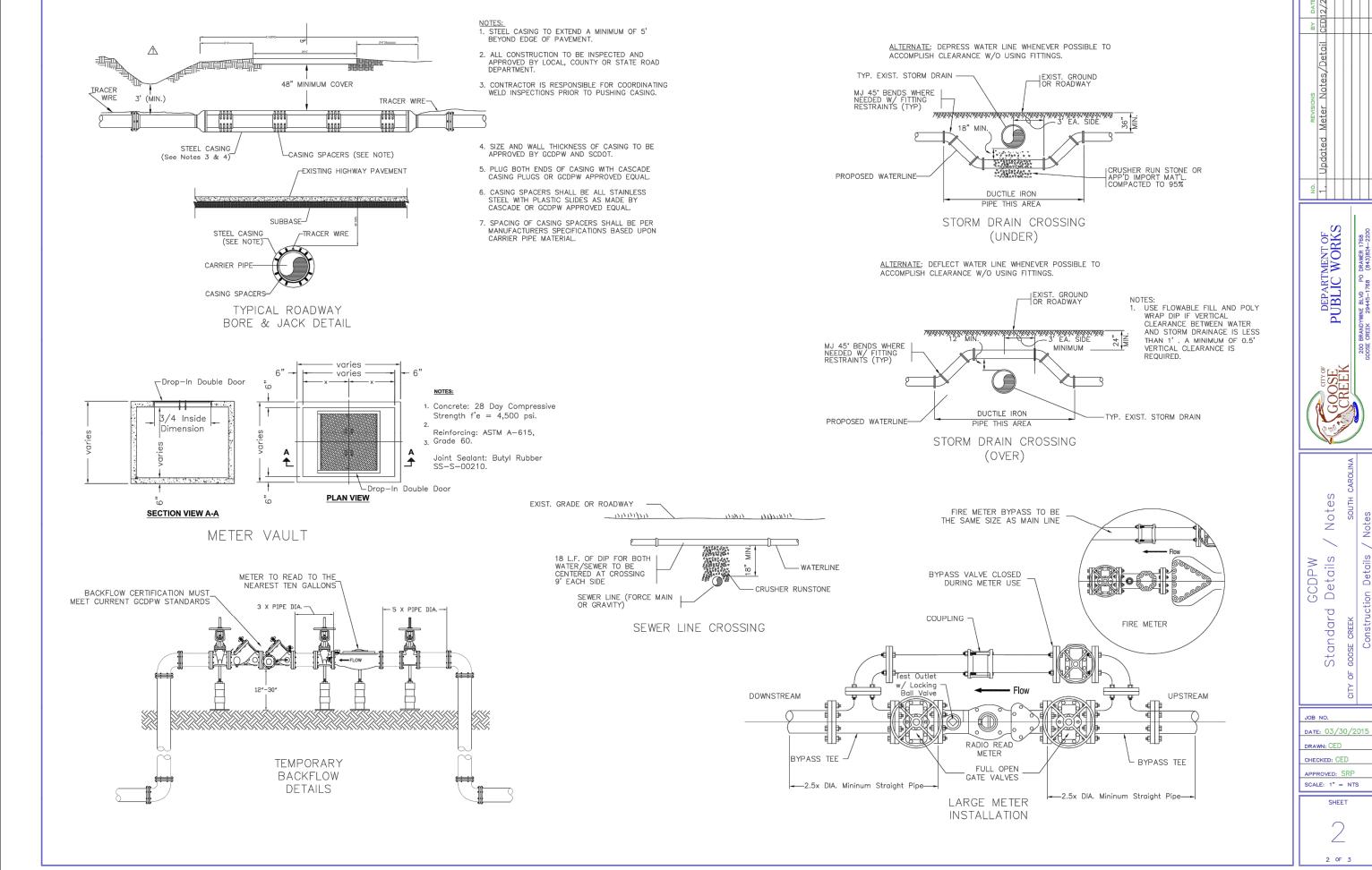










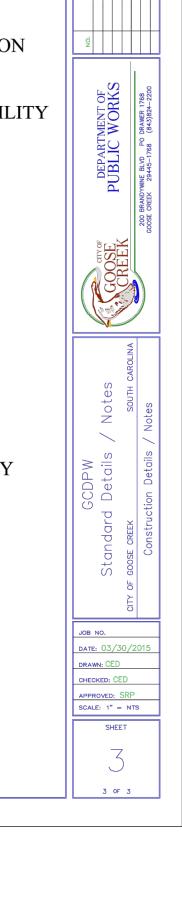




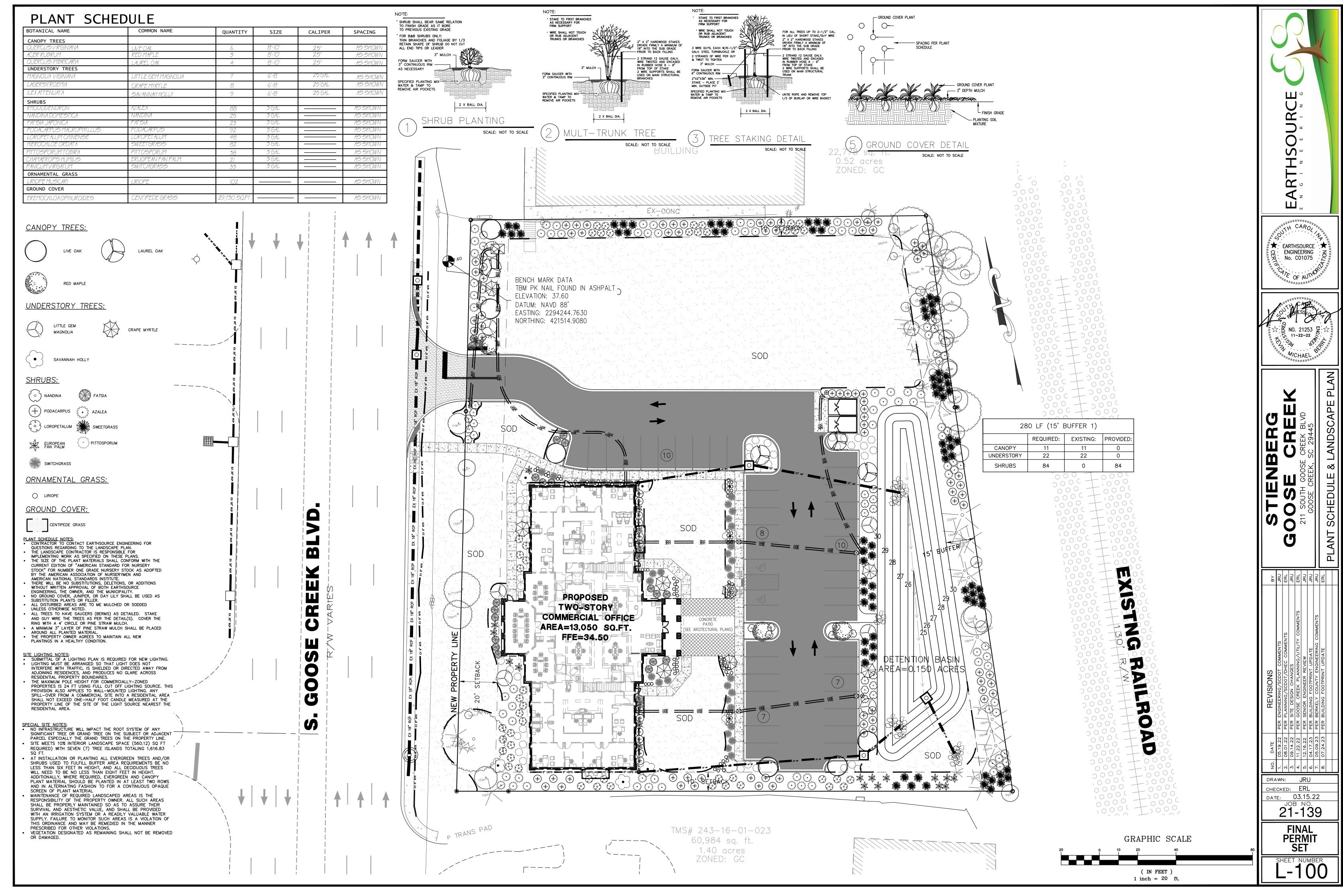
- WATER INSTALLATION SHALL BE IN ACCORDANCE WITH "TEN STATE STANDARDS," S.C.D.H.E.C., AND GOOSE CREEK DEPARTMENT OF PUBLIC WORKS (GCDPW) REQUIREMENTS.
- 2. CONTRACTOR SHALL BE FAMILIAR WITH ALL REQUIREMENTS OF THE GCDPW AND SHALL NOTIFY GCDPW PRIOR TO BEGINNING CONSTRUCTION AND SCHEDULE ALL INSPECTIONS 72 HOURS IN ADVANCE.
- 3. RADIUS (DEFLECT) WATER LINES IN LIEU OF FITTINGS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. DEFLECTION NOT TO EXCEED 75% OF MANUFACTURER'S RECOMMENDATION.
- 4. ALL WATER LINES SHALL HAVE A MINIMUM DIAMETER OF 4", A MINIMUM COVER OF 36" AND A MAXIMUM COVER OF 48". ALL UTILITY CROSSINGS, I.E. STORM DRAINAGE & SANITARY SEWER, SHALL HAVE A FULL SECTION OF D.I.P. CENTERED AT THE CROSSING IN ACCORDANCE WITH S.C.D.H.E.C. AND GCDPW REQUIREMENTS.
- ALL TEES, BENDS, PLUGS AND HYDRANTS ON LINES 3 INCHES INSIDE DIAMETER OR LARGER SHALL BE PROVIDED WITH THRUST BLOCKING, TIE RODS, OR OTHER APPROVED METHOD OF RESTRAINT PER GCDPW.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK.
- ALL WATER LINES UNDER TRAFFIC AREAS SHALL BE:
  - A. DUCTILE IRON WITH FIELD LOCK GASKETS POLYWRAPPED TO GCDPW SPECIFICATIONS OR
  - B. DUCTILE IRON IN A STEEL CASING WITH CASING SPACERS.

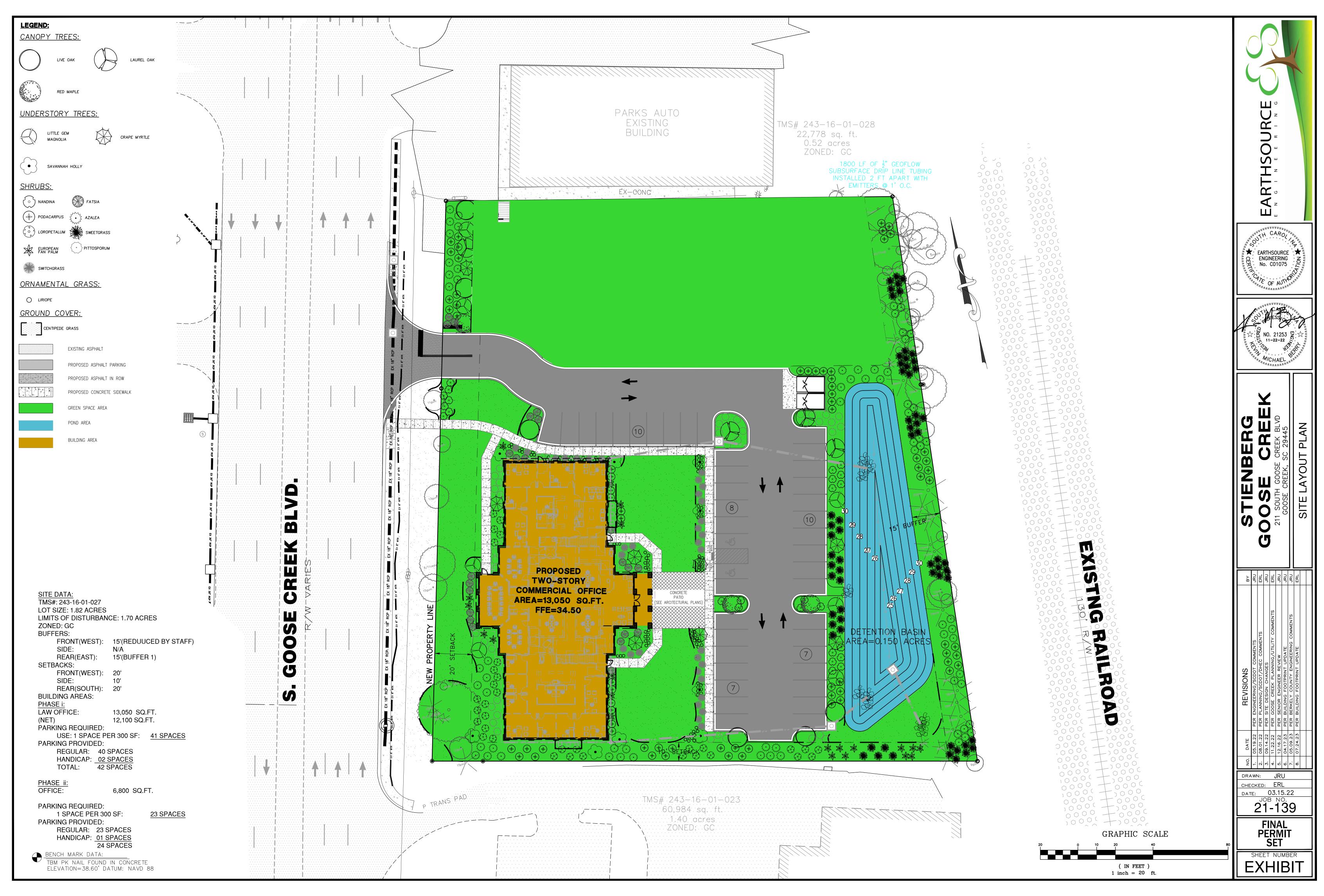
THE STEEL CASING OR D.I.P. SHALL EXTEND A MINIMUM OF 3 LF BEYOND THE BACK OF CURB.

- UPON COMPLETION OF CONSTRUCTION OF THE WATER SYSTEM, THE APPROVAL PROCEDURE SHALL BE AS FOLLOWS:
  - A. A PRESSURE TEST IN ACCORDANCE WITH GCDPW REQUIREMENTS WILL BE SCHEDULED BY THE ENGINEER AND WITNESSED BY GCDPW AND THE ENGINEER.
  - B. AFTER A PASSING PRESSURE TEST, THE CONTRACTOR SHALL TAKE REQUIRED SAMPLES FOR BACTERIAL TESTING.
  - C. A COMPLETE WATER SYSTEM AS-BUILT DRAWING IN A FORMAT ACCEPTABLE TO GCDPW SHALL BE PROVIDED FOR FINAL INSPECTION.
  - D. ANY DEFICIENCIES WILL BE CORRECTED BY THE CONTRACTOR AND FINAL INSPECTION RESCHEDULED.
- 9. ALL VALVES AND FIRE HYDRANTS SHALL OPEN COUNTER-CLOCKWISE AS PER GCDPW REQUIREMENTS.
- UNDER NO CIRCUMSTANCES SHALL VALVES OR FIRE HYDRANTS BE PLACED IN SIDEWALKS, CURB AND GUTTER OR ROADWAYS WITHOUT SPECIFIC WRITTEN APPROVAL FROM GCDPW.
- 11. FIRE HYDRANTS SHALL BE PLACED AS FAR AS PRACTICAL FROM THE ROADWAY (SEE DETAIL).



CARO, EARTHSOURCE . ENGINEERING No. C01075 1-22-22 M/CHAEL DRAWN: JRU CHECKED: ERL DATE: 03.15.22 21-139 **FINAL PERMIT SET** 



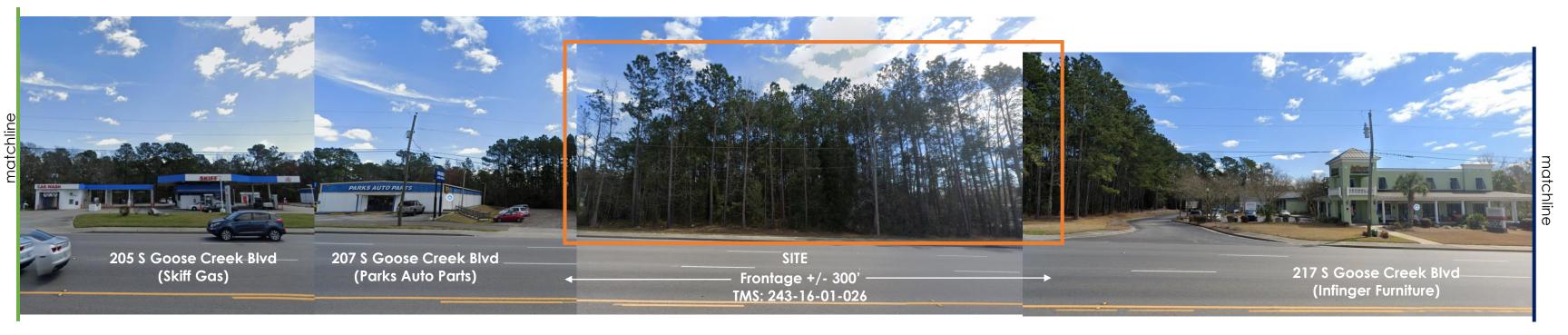




Context Aerial – No Change









Streetscapes East Side Goose Creek Blvd









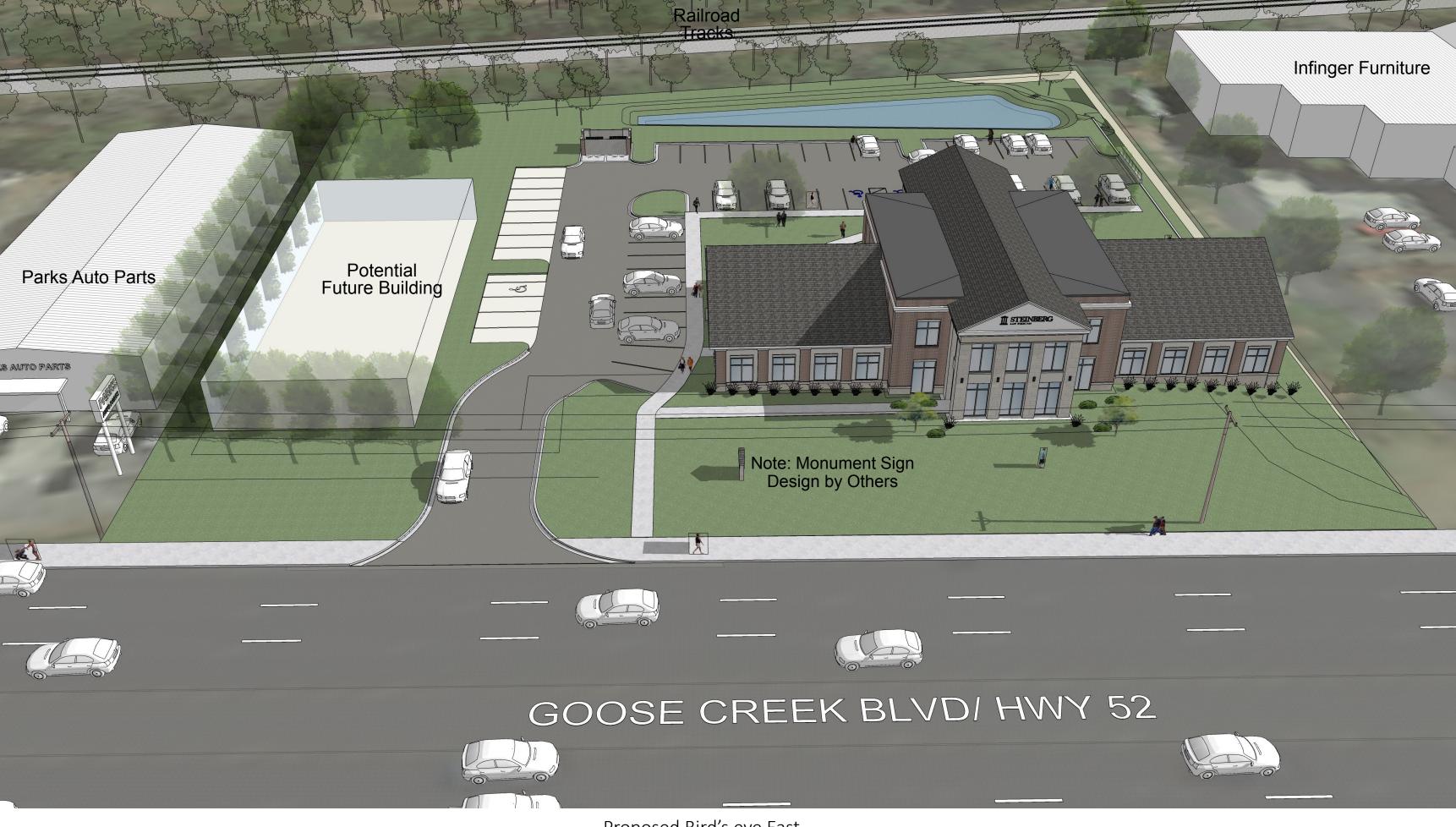
Streetscapes West Side Goose Creek Blvd





Proposed Bird's eye North





Proposed Bird's eye East





Proposed Bird's eye West





Proposed Bird's eye West





Proposed View from Goose Creek Blvd, Northbound



Proposed View from Goose Creek Blvd, Southbound





Proposed View from Camelot Dr East





Proposed View of building entry from parking lot





Proposed View of building entry from sidewalk





Proposed View from Goose Creek Blvd East

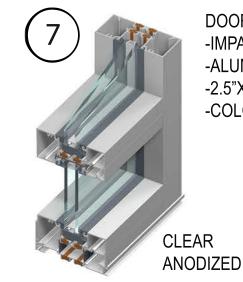


## **EXTERIOR MATERIALS PALETTE**

**NOTE: SIGNAGE BY OTHERS** 



- -BLACK FINISH
- -7" W X 16" H X 4" D



DOORS/WINDOWS: -IMPACT RATED

- -ALUMINUM STOREFRONT
- -2.5"X5" FRAME
- -COLOR/FINISH: CLEAR ANODIZED

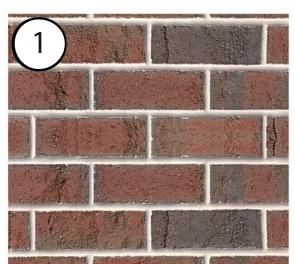






CANOPY:

- -MFGR AMERICANA
- -IMPERIAL MARQUEE
- -CHARCOAL GRAY
- -FLAT SOFFIT



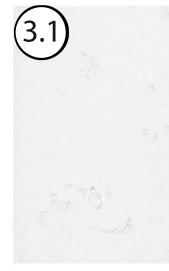
**BRICK VENEER:** 

- -SIZE, MODULAR -MFGR, MERIDIAN
- -"OLD LEXINGTON"
- -MORTAR: "IVORY", CONCAVE JOINTS



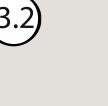
STONE VENEER:

- -MFGR, ECHELON
- -"CORDOVA STONE 12"X24""
- -BUFF COLOR, GROUNDFACE -MORTAR "IVORY", CONCAVE JOINTS -MFGR Stolit or EQ.
- -WINDOW LEDGERS: 8"X16"



STUCCO GABLES: -EIFS STUCCO

- -FINISH, LIMESTONE **SMOOTH**
- -WHITE COLOR

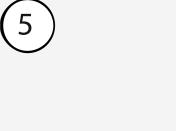


STUCCO WALLS: -EIFS STUCCO -FINISH, LIMESTONE **SMOOTH** 

-MFGR Stolit or EQ. -MATCH STONE COLOR







FASCIA, SOFFIT:

-FIBER CEMENT

-FASCIA- 1X8TRIM

-SOFFIT- 1/2X12

-MFGR JAMES HARDIE OR EQ

-SW 7006- EXTRA WHITE

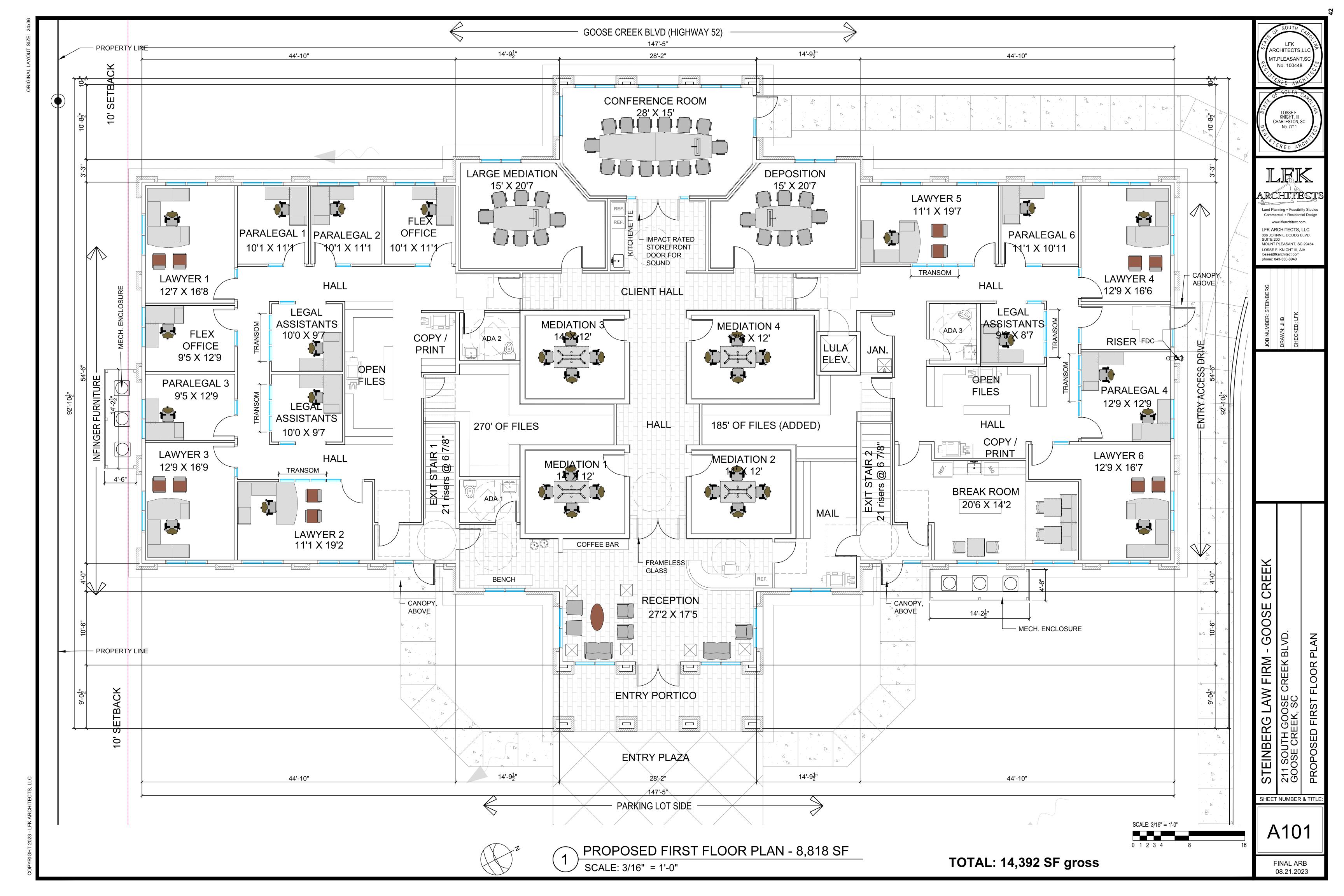


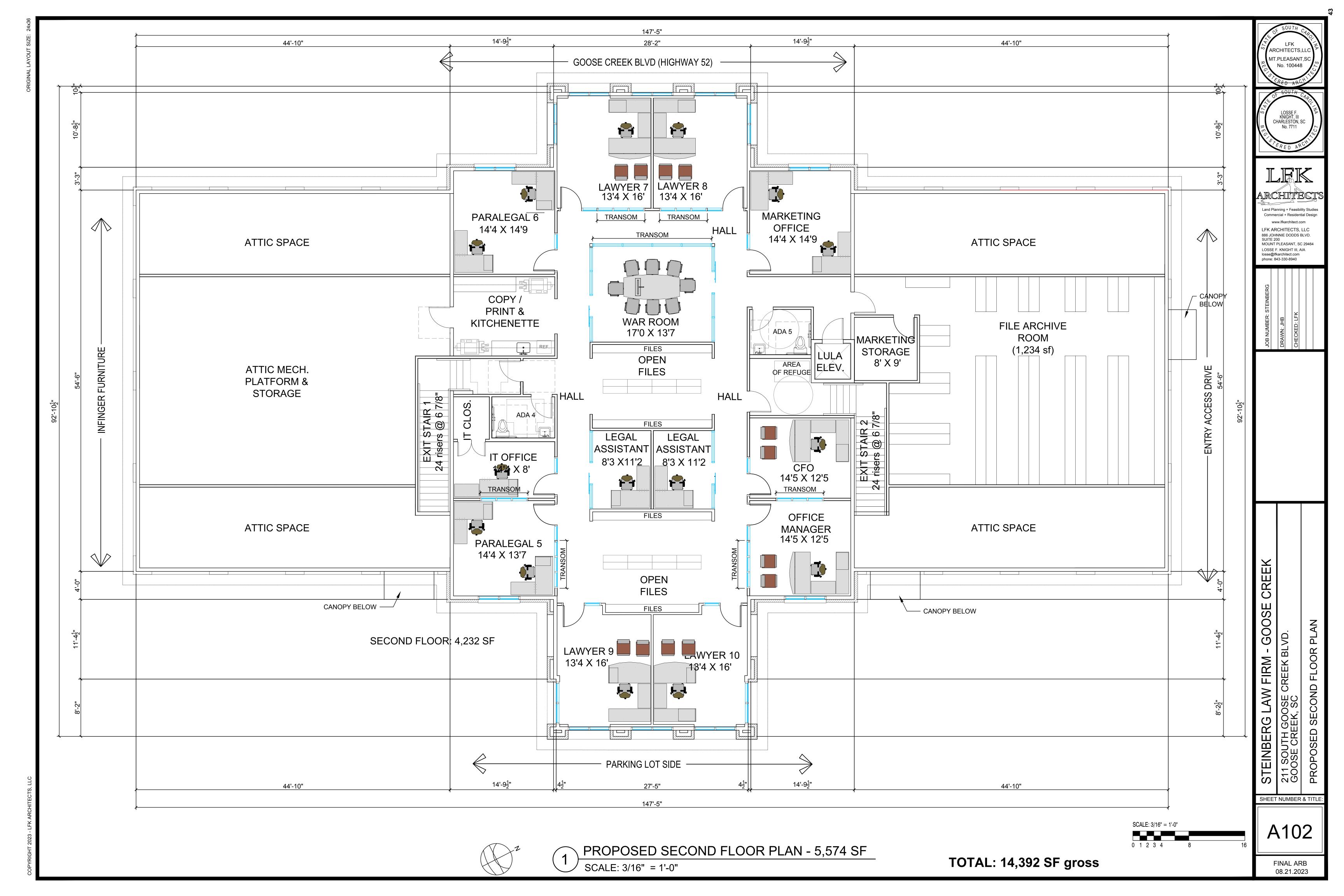
SHINGLE ROOF: -MFGR GAF OR EQ. -TIMBERLINE HDZ

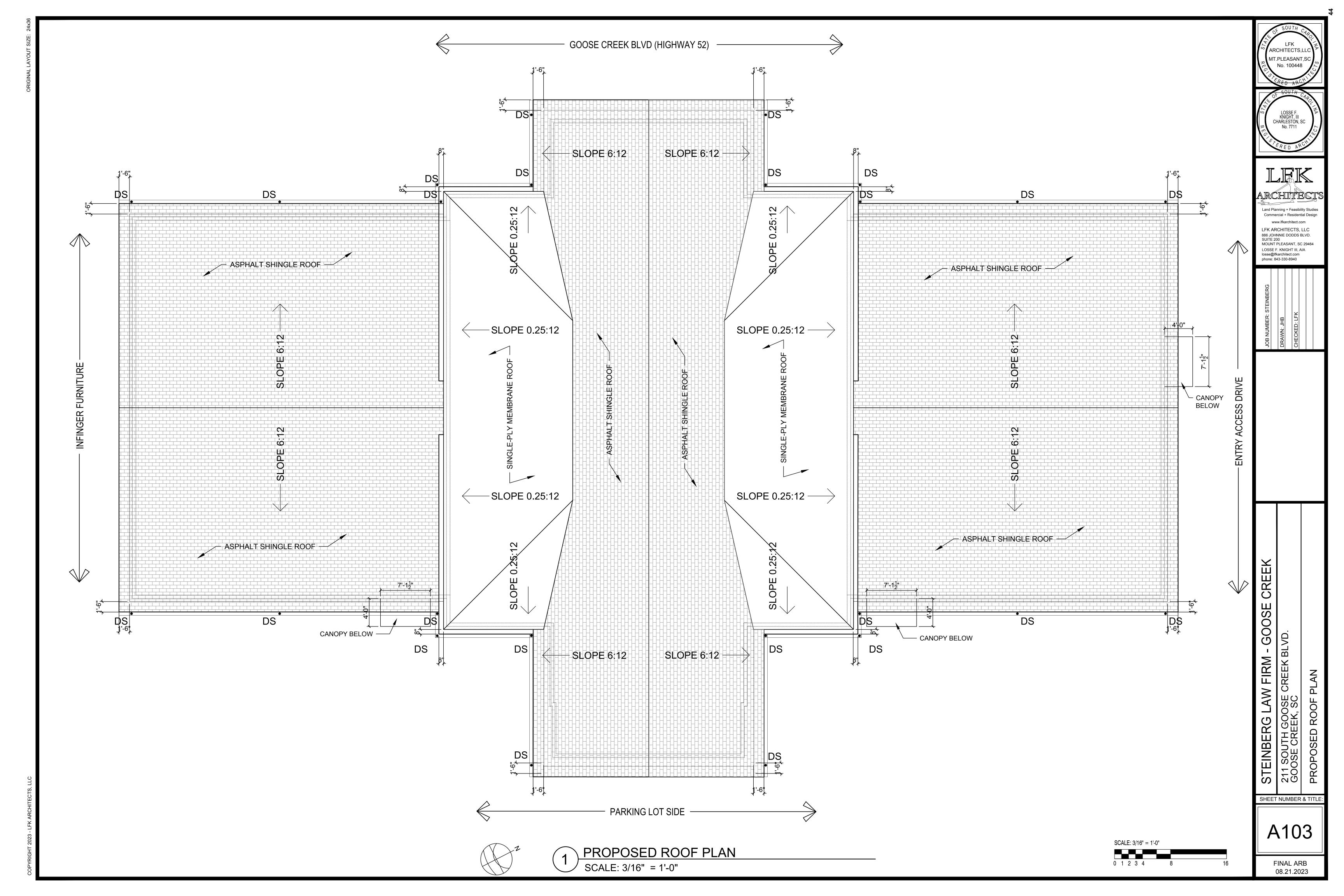
-PEWTER GRAY

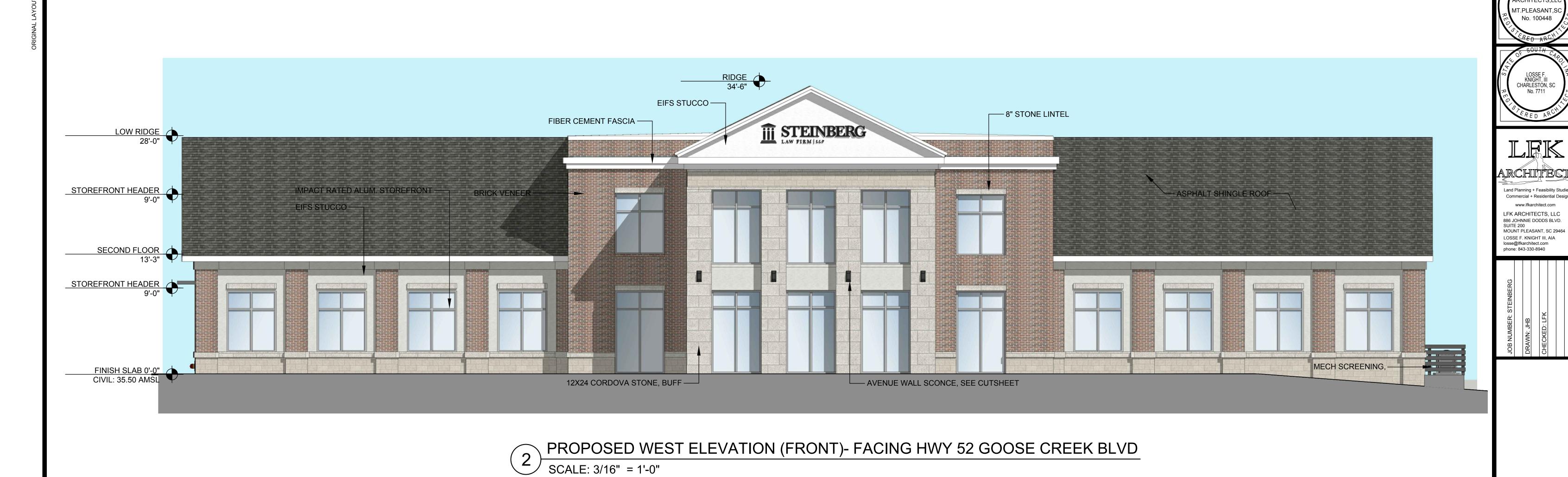
-30 YEAR MANUF. WARRANTY











SECRET FISCAL

SECRET

PROPOSED EAST ELEVATION (REAR)- FACING PARKING

SCALE: 3/16" = 1'-0"

NOTE: SIGNAGE BY OTHERS
SEE EXTERIOR MATERIALS PALETTE FOR DETAILED BUILDING
FACADE SPECS

SCALE: 3/16" = 1'-0"

0 1 2 3 4 8

A200

STEINBERG LAW FIRM - GOOSE CREEK
211 SOUTH GOOSE CREEK BLVD.
GOOSE CREEK, SC

& WEST ELEVATIONS

FINAL ARB 08.21.2023

SHEET NUMBER & TITL

PROPOSED SOUTH ELEVATION (SIDE)- FACING INFINGER FURN.

SCALE: 3/16" = 1'-0"



PROPOSED NORTH ELEVATION (SIDE) SCALE: 3/16" = 1'-0"

NOTE: SIGNAGE BY OTHERS SEE EXTERIOR MATERIALS PALETTE FOR DETAILED BUILDING FACADE SPECS

SCALE: 3/16" = 1'-0" 0 1 2 3 4 8

Commercial + Residential Design LFK ARCHITECTS, LLC

886 JOHNNIE DODDS BLVD. SUITE 200 MOUNT PLEASANT, SC 29464 LOSSE F. KNIGHT III, AIA losse@lfkarchitect.com phone: 843-330-8940

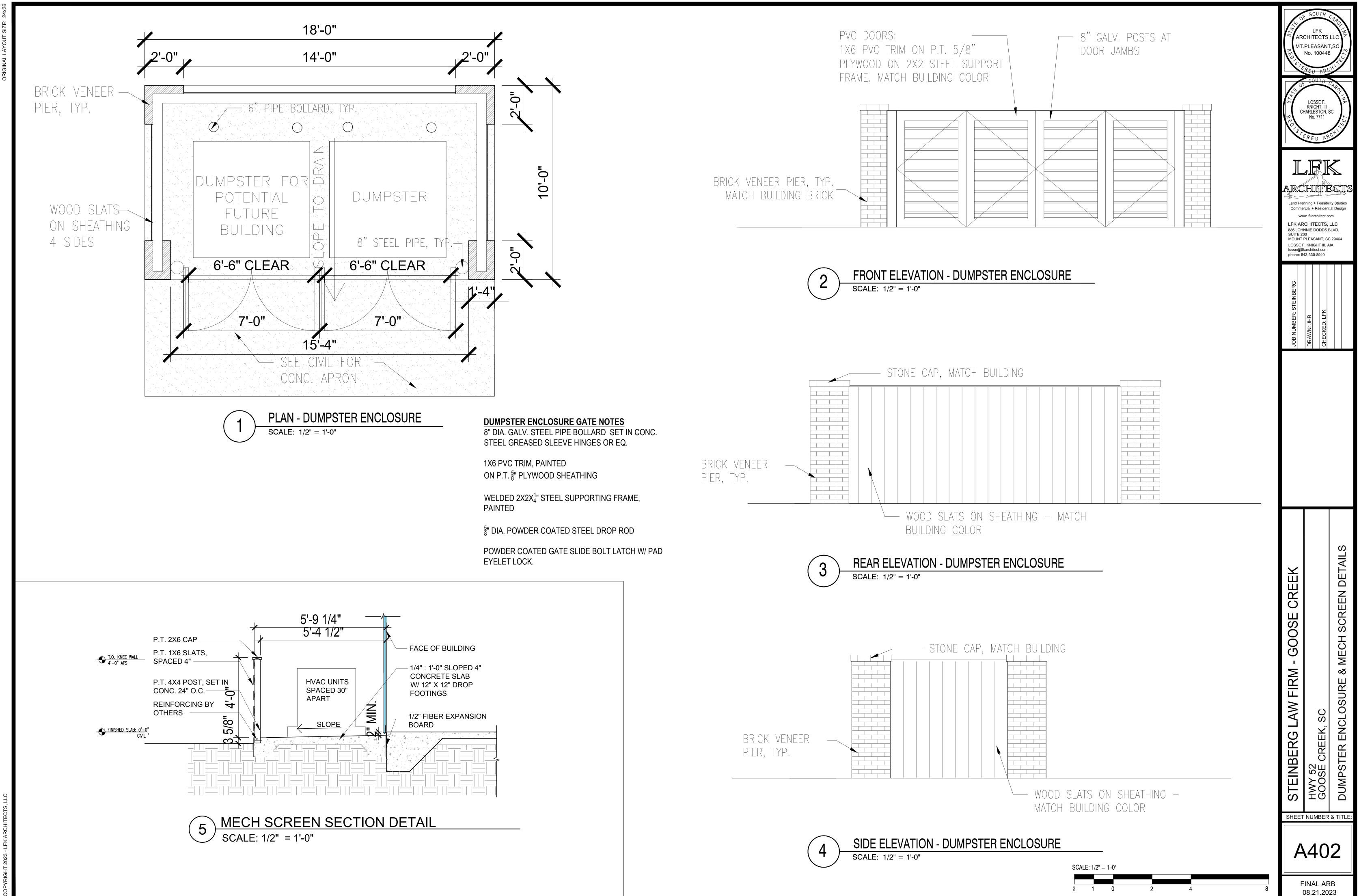
STEINBERG LAW FIRM - GOOSE CREEK
211 SOUTH GOOSE CREEK BLVD.

SOUTH ELEVATIONS

PROPOSED NORTH & SHEET NUMBER & TITL

A201

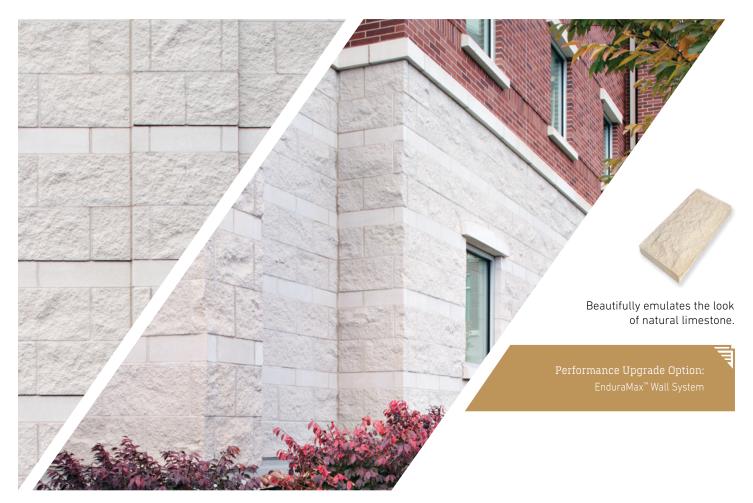
FINAL ARB 08.21.2023



# Cordova Stone Full Depth Veneers



#### ARTISAN MASONRY STONE VENEERS®



Cordova Stone's durable, high-density finish achieves the look of natural stone by incorporating all-natural aggregates and recycled content. Available in a variety of classic colors and finishes, Cordova Stone delivers the prestigious appearance of cut stone with all the benefits of manufactured stone veneers.

#### Features & Benefits

- Ideal for interior & exterior applications
- Emulates cut stone look
- Color throughout unit
- Repels water & resists mold
- Durable
- Expanded colors & finishes
- Look of limestone

#### Natural Colors & Textures

#### EARTH BLEND









Canyon Blend

Desert Blend

Mountain Blend

Woodland Blend

Note: All color samples are representative only. For accurate color selection, ask your sales representative for samples.

NATURAL		Buff	Limestone	Alabaster	Graphite	Granite	Midnight
!	<b>Ground Face</b>						
	Rock Face						
	Texture Face						
	Chisel Face						

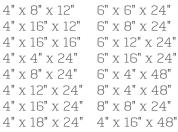
#### Select Shapes & Sizes

Using state-of-the-art equipment, Echelon can customize standard units to fit your special design needs. Inquire about the endless ways that Cordova Stone can bring your design concept together, including archway pieces, coping units and sill pieces.

#### NEW LONGER SIZES

Few mortar joints means reduced labor costs and less chance of water infiltration. These units are machine made and can be cut to your specifications.

#### Unit Sizes







Bullnose End\*











Half Bullnose\*



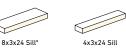










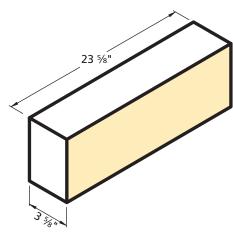


Note: Available in many other shapes and sizes.



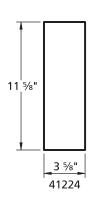
#### standard units

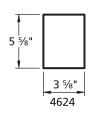
#### 4" Depth Standard Unit

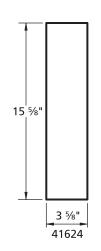


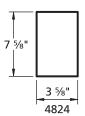
Available in: Rockface (RF), Groundface (GF), Textureface (TF) and Chiselface (CHF).









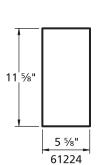


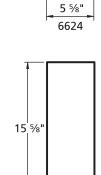
Maximum length on Rockface and Chiselface corners is 195%. Return and/or mitered corners need to be ordered separately. Note: All units can be cut to a specified height/length. Available with or without drip cut.

## 3 5/8"

5 %"

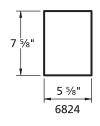
6424

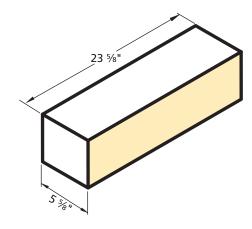




5 %"

61624





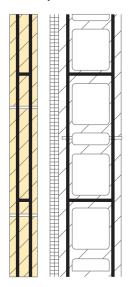
6" Depth Standard Unit

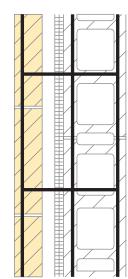
4", 6" and 8"available in Rockface (RF), Groundface (GF), Textureface (TF) and Chiselface (CHF).

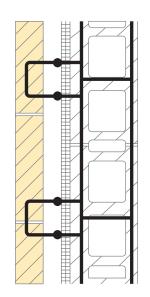
12" and 16" available in Groundface (GF) and Textureface (TF).

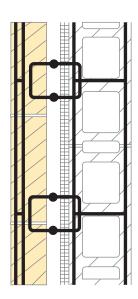
## wall ties and joint reinforcement

Multiwythe Wall Assemblies

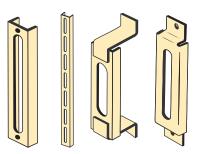




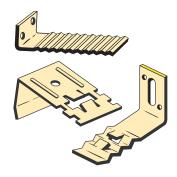




**Channel Slots and Anchors** 



Seismic Anchor and Buck and Frame Anchors

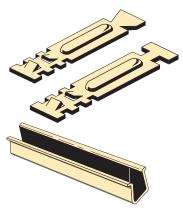


Corrugated Wall Tie

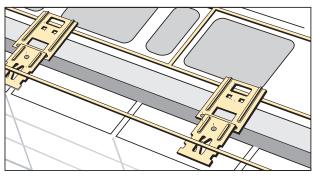


51

**Dovetail Slots and Anchors** 



Seismic Joint Reinforcement



## Colors & Textures

#### Natural Collection



Earthblend Collection



## Standard Imperial Marquee Covers



Imperial Marquees with 6" Fascia and 8" flat panels



Imperial Marquee with 6" Fascia and 8" flat panels

## Imperial Frame Color Options

#### **Super Durable Frame Color Options**



#### Super Durable & Anti Graffiti Frame Color Options



#### Frame Finish

#### Standard: Super durable frame finishes:

The anti-graffiti, super durable polyester TGIC finish, is a powder that is applied 6-9 mils thick then cured at 400 degrees until fused into a smooth glossy permeate coating. This coating meets AAMA 2604-2 specifications and has a much longer life expectancy than the industries standard TGIC. This anti-graffiti coating provides an outstanding finish.

The smooth glossy surface can withstand numerous cleanups with the use of our proprietary chemical cleaner without altering the finish. Paint and marker can be removed completely with only a slight reduction in gloss.

The architectural matte, super durable polyester TGIC finish, is a powder that is applied 6-9 mils thick then cured at 400 degrees into a smooth matte permeate coating. This coating meets AAMA 2604-2 specifications and has a much longer life expectancy than the industries standard TGIC.





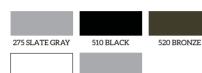
## Imperial Roof Panel & Color Options

### **Roof Panel & Color Options**

#### 8" Aluminum Structural Flat Panel Smooth Finish



Coverage Width - 8"
Minimum Slope - 1/2:12
Finish - Smooth Matte Finish
Coatings - DuraCoat XT40 Ceranamel
Rib Spacing - N/A
Rib Height - 2-5/8"



## 24" Aluminum Structural "W" Panel

560 ANODIZED



Coverage Width - 24"
Minimum Slope - 1/2:12
Thickness - .038"
Finish - Stucco Embossed
Coatings - DuraCoat XT40 Ceranamel
Rib Spacing - 8" on center
Rib Height - 2-1/2"

540 TAN

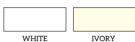


550 BONE WHITE

#### 10" Aluminum "V" Panel Stucco Embossed



Coverage Width - 10" Minimum Slope - 1/2:12 Finish - Stucco Embossed Coatings - Super Durable Polyester Rib Spacing - N/A Rib Height - 2-3/4"



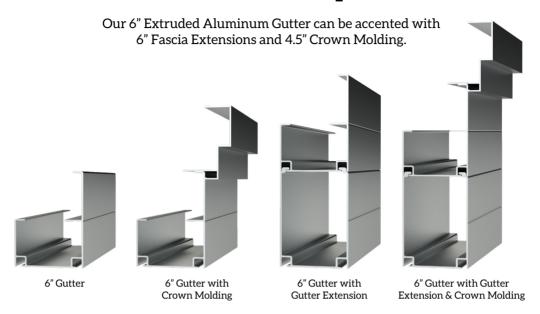
#### 6" Aluminum Extruded Flat Panel



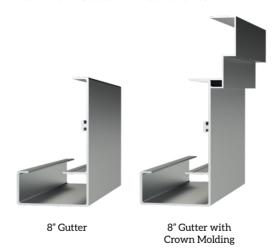
Coverage Width - 6" MinimumSlope-1/2:12 Finish - Smooth Gloss Finish Coatings - Super Durable Polyester Rib Spacing - N/A Rib Height - 2-7/8"

Powder coat finish available in all frame colors. Full RAL color palette available at additional cost.

### Fascia & Gutter Options



Our 8" Extruded Aluminum Gutter can be accented with 4.5" Crown Molding.



### **Decorative Brace Wall Plates**

Custom designs are available, call us for more information!





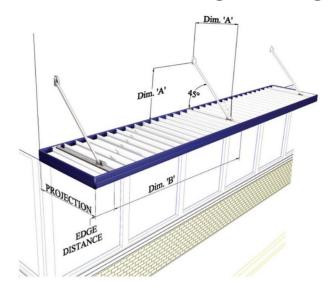






## Installation & Warranty Terms

### **Engineering & Installation**



Designed & Engineered using precut mechanically fastened components for quick & easy installation with minimal in-field preparations.

Zinc plated, galvanized or stainless steel fasteners eliminate rust and stains.



B = Distance between supports at load in lbs per sq ft

Α	Projection	B @ 22.6#	B @ 32.6#	B @ 42.5#
3'	4'	10' 0"	9' 2"	7' 0"
4'	5'	10' 0"	7' 10"	6' 0"
5'	6'	9' 10"	6' 10"	5' 2"
6'	7'	8' 8"	6' 0"	4' 7"
7'	8'	7' 9"	5' 4"	4' 1"
8'	9'	7' 0"	4' 10"	3' 8"
9'	10'	5' 8"	4' 6"	3' 4"

#### **Engineering Requirements**

NEED TO MEET SITE SPECIFIC LOAD REQUIREMENTS? CALL FOR CUSTOM QUOTES

### **Warranty Terms**

#### **Lifetime Limited Warranty**

Lifetime Limited Warranty on aluminum against material failure and corrosion.

#### 25 Year Limited Warranty

25 Year Limited Warranty on steel against material failure and defects.

#### 10 Year Limited Warranty

10 Year Limited Warranty on all powder coat finishes (200 and 500 series). With the use of Americana's 500 Series Anti-graffiti powder coat finish is guaranteed to allow removal of graffiti with virtually no change to the finish.

Americana will not be responsible for damages caused by others, building settlement, corrosion by moisture, chemical and pollution, or acts of God. Damage caused by vandalism, abnormal use, lack of maintenance, or incorrect installation will not be covered.



PO Box 1290, Salem IL 62881 1-800-851-0865, Fax: 1-618-548-2890 Sales@Americana.com www.Americana.com



#### **Avenue Outdoor Wall Sconce**

By Avenue Lighting



#### **Product Options**

Finish: Black, Silver Size: Small, Medium, Large

#### **Details**

- Designed in 2018
- Material: ALUMINUM
- Sloped ceiling adaptable (0-30)
- UL Listed
- Warranty: Limited 1 Year
- Made In China

#### **Dimensions**

Small Option Backplate: Width 4", Height 4", Depth 0.5"

Small Option Fixture: Width 7", Height 12", Depth 3.75", Weight 4Lbs

Medium Option Backplate: Width 4", Height 4", Depth 0.5"

Medium Option Fixture: Width 7", Height 16", Depth 3.75", Weight 5Lbs

Large Option Backplate: Width 4", Height 4", Depth 0.5"

Large Option Fixture: Width 7", Height 20", Depth 3.75", Weight 6Lbs



 Two 6 Watt (500 Lumens) 120 Volt GU10 Twist & Lock Base LED Lamp(s) (Included)

#### **Additional Details**

Product URL: https://www.lumens.com/avenue-av9898-99-00-outdoor-

wall-sconce-by-avenue-lighting-AVLP212843.html

Rating: UL Listed

Product ID: AVLP212843

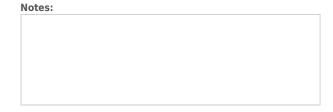
Prepared by:

Prepared for: Project: Room: Placement: Approval:

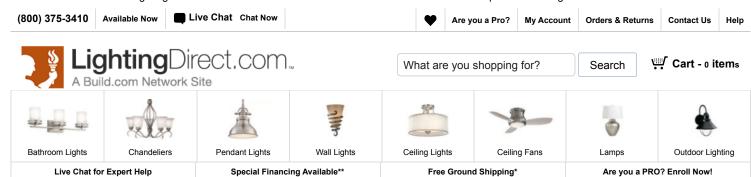
Created June 12th, 2019



Shown in Silver finish, Small size







♠ > Ceiling > Recessed Lighting > Outdoor Recessed Lighting > Lithonia Lighting WF6 SQ S LED 27K M6

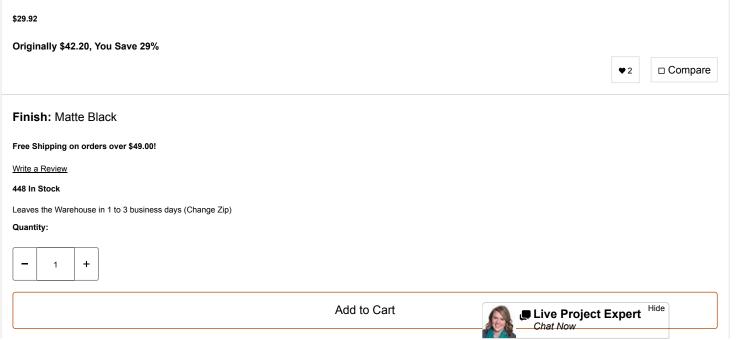
Item # bci3250965

#### Lithonia Lighting WF6 SQ S LED 27K MB M6 Matte Black Wafer 6" LED IC Rated Square Trim Integrated Recessed Fixture with 2700K Color Temperature

Wafer Collection



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Overview

Specifications

Reviews

Product Q&A

#### **Product Overview**

#### Features

- Includes a steel spring clip for easy installation
- Air tight housing prevents entrance of dust and moisture
- · Capable of being installed in t-grid and drop ceiling applications
- Designed for commercial or residential use
- · Insulated ceiling rated and airtight
- · Constructed from die cast aluminum
- · Includes white square diffuser
- Integrated 13.9 watt LED lighting
- · Capable of being dimmed
- · CSA rated for wet locations
- · Energy Star approved
- Covered under a manufacturer 5 year limited warranty

#### Dimensions

- Trim Size: 6"
- Height: 1-1/8"
- Width: 6-11/16"
- Depth: 6-11/16"
- Product Weight: 1.5 lbs
- Shade Width: 4-1/8"
- Shade Depth: 4-1/8"
- Cutout Size: 5-7/8 Inches

#### **Electrical Specifications**

- Bulb Base: Integrated LED
- Number of Bulbs: 1
- Bulb Included: Yes
- Lumens: 860
- Watts Per Bulb: 13.9 watts
- Wattage: 13.9 watts
- · Voltage: 120 volts
- Color Temperature: 2700K
- Color Rendering Index: 80CRI
- Average Hours: 36000

#### Additional Lithonia Lighting Links

- · View the Manufacturer Warranty
- · Lithonia Lighting Wafer Collection

This product is listed under the following manufacturer number(s):

#### **Manufacturer Resources**

Specification Sheet

## Related Lithonia Lighting Categories

All Recessed Lighting

Recessed Lighting Trims

Recessed Light Housings

Recessed Lighting Kits

Retrofit Recessed Trims
Pendant Recessed Lighting

Outdoor Recessed Lighting



- Lithonia Lighting WF6 SQ S LED 27K BN M6 Brushed Nickel
- Lithonia Lighting WF6 SQ S LED 27K MB M6 Matte Black
- Lithonia Lighting WF6 SQ S LED 27K MW M6 Matte White
- Lithonia Lighting WF6 SQ S LED 27K ORB M6
   Oil Rubbed Bronze

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#### SLW SERIES





#### **DESCRIPTION**

The slim architectural SLW Series LED wallpack features integral motion detection (PIR sensor) or photocontrol only (NS model) in both "normally on" and UL 924 Listed emergency egress models. The fully gasketed die-cast enclosure is IP65 rated and UL Listed for Wet Locations. The SLW's 15 Watt LED light engine delivers 1500 lumens in AC mode and 600 lumens in emergency mode. Zero uplight optics reduce light pollution.

#### **SPECIFICATIONS**

#### Construction:

- · Architectural die-cast aluminum housing
- · Snap-fit housing to mounting plate for easy access and installation
- Universal pattern knockouts on back for mounting to 3" and 4" J-box
- 1/2" Threaded conduit entry for top feed
- · Available in Bronze, Black, Silver or White finish

#### Optics/ LEDs:

- 15 Watt high-power LED light engine delivers 1500 lumens (600 lumens in emergency mode for 60' on center spacing)
- Standard 4000K CCT, CRI ≥ 70, L70 > 72,000 hours
- LED array is protected by a high-impact, UV-resistant polycarbonate lens

#### **Electrical:**

- 120-277VAC, 60Hz driver
- EM option uses long-life, maintenance-free, rechargeable high temperature NiCad battery which includes internal heater suitable for cold locations and draws an additional 17 Watts
- · Integral controls include:
  - Standard unit: Passive infrared (PIR) motion sensor with up to 10' detection, operational from dusk to dawn. Unit will shut off after two minutes of inactivity. The light will activate in AC mode only when motion is detected. Motion sensor (PIR) and dusk to dawn operation cannot be altered
  - No PIR sensor option (NS): switchable AC operation for use as dusk to dawn with included photocontrol or use of a normally open switch by disabling photocontrol

#### Installation:

- Ideal for mounting to any vertical surface by attaching to a 3" or 4" J-box
- Can be surface mounted using the ½" conduit entry point at top of housing

#### Options:

- Emergency (EM) battery back-up is UL 924 Listed to provide a minimum 90 minutes operation during a loss of power, with a 24 hour maximum recharge time for battery. Standard with self-test/ self-diagnostics as well as a heater for cold location operation to -25°C. AC power indicator and test switch are located on bottom face of the unit
- No PIR sensor option (NS) is offered without passive infrared (PIR) motion sensor, but with a photocontrol for use in dusk to dawn applications.
   Photocontrol can be disabled to be used as an always on or switchable fixture

#### Testing & Compliance:

- · cULus Listed for Wet Locations, IP65 rated
- Emergency model UL 924 Listed, NFPA 70, NFPA 101
- DesignLights Consortium® (DLC) Qualified (verify QPL for specific models)
- Complies with Title 24 of the California Code of Regulations
- Operating temperatures: -25°C to 50°C (-13°F to 122°F)

#### Warranty:

Five Year Warranty (Terms and Conditions Apply)













Specs at a Glance*			
Wattage (W)	15 (EM model: 32)		
Lumens (Im)	1500		
Efficacy (LPW)	100		
Equivalency	100W HID		
ССТ	4000K		
CRI	≥ 70		
Input Voltage	120-277VAC, 60Hz		
Warranty	5 Years		
Certifications	UL Listed for Wet Locations, DLC, UL 924, NFPA 101, Title 24		
Operating Temp	-25°C to 50°C (-13°F to 122°F)		
Weight	3.7 lbs (EM model: 4.5 lbs)		

<sup>\*</sup>Nominal Wattage

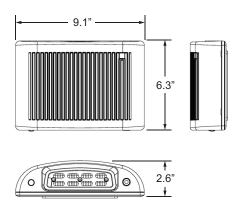
#### Note:

Environment and application will affect actual performance. Typical values and 25°C used for testing. Specifications subject to change without notice.

#### **Ordering Information**

Series	Wattage	CCT	Finish	Options
SLW	15 = 15W	4K = 4000K	(Blank) = Bronze	EM1 = UL 924 Emergency battery back-up with self-test/ self-diagnostics, cold location
			BL = Black	NS = Photocontrol only (no PIR motion sensor)
Notes			SV = Silver	
<sup>1</sup> EM model not DLC Qualified product WH = White		WH = White		

#### **Dimensions**



#### **PIR Motion Sensor Detection Radius**

Installation height	Rated detection radius
8'	6.5'
10'	8'
11'	10'

#### Sample Photometrics

#### SLW-15-4K

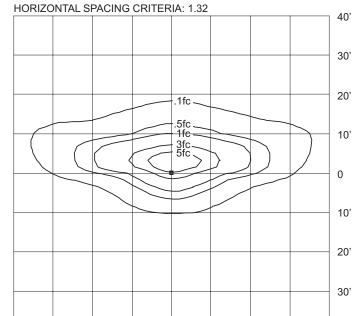
IES: TYPE I SHORT MOUNTING HEIGHT: 10'

TILT: ZERO

40'

30'

20'



#### ON-CENTER SPACING FOR UNITS WITH "EM" OPTION

10'

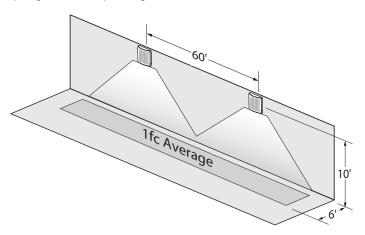
Using multiple SLW units mounted at a typical 10' height delivers 60' on center spacing with a 6' wide path of egress.

0

10'

20'

30'



40'

40'