



**GOOSE CREEK ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, SEPTEMBER 18, 2023 • REGULAR MEETING AT 6:00PM**
City Hall - 519 N Goose Creek Boulevard

BOARD MEMBERS: CHAIRPERSON JEN WISE, VICE CHAIRPERSON ROBERT SMITH, DOUG DICKERSON, KELLY CONRAD, ARMANDO SOLARANA, MARY KAY SOTO, 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 - August 21, 2023

III. NEW BUSINESS

- a. New Construction - Henry Brown Boulevard Multifamily (TMS# 235-00-00-049)
- b. Exterior Modification – Stokes Kia – 202 S. Goose Creek Blvd. (TMS# 243-16-01-046)

IV. CLOSING REMARKS & ADJOURNMENT



Request for Architectural Review Board Agenda Item

To: ARCHITECTURAL REVIEW BOARD

From: LILI ORTIZ-LUDLUM, ADMINISTRATIVE ASSISTANT

Please check one box

☐ Regular Meeting

☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance

☐ Resolution

☐ Proclamation

☐ Request to
Purchase

Ordinance/Resolution Title

Architectural Review Board Meeting Minutes - August 21, 2023

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD
MONDAY, AUGUST 21, 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; Doug Dickerson; Mary Kay Soto; Kelly Conrad; Terri Victor

Absent: Armando Solarana

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

II. APPROVAL OF MINUTES: JULY 17, 2023

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

Discussion: None.

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

III. NEW BUSINESS

A. NEW CONSTRUCTION – 105 FARM RD, 107 FRANCES ST – (TMS 243-08-05-028, TMS 243-08-05-011)

Ms. Kiser stated the applicant is bringing the dumpster enclosures into conformance due to a code enforcement issue. The applicant was not present.

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

Discussion: None.

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

B. NEW CONSTRUCTION – STEINBERG LAW FIRM – S. GOOSE CREEK BLVD (TMS 243-16-01-027)

Ms. Kiser stated the Architectural Review Board has reviewed this project in the past. She noted that the application reflects changes being made to accommodate future growth for the business with different building configurations.

The applicant presented the designs. He stated this location will be used as their headquarters and that they decided to add square footage to the building on the second floor along with additional parking.

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

Discussion: None.

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

IV. CLOSING REMARKS & ADJOURNMENT

Mrs. Wise stated she sent 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 6:12 pm.

Jen Wise, Chair

Date: _____



Request for Architectural Review Board Agenda Item

To: City of Goose Creek Architectural Review Board

From: Alexis Kiser

Please check one box

☐ Regular Meeting

☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance

☐ Resolution

☐ Proclamation

☐ Request to
Purchase

Ordinance/Resolution Title

New Construction - Henry Brown Boulevard Multifamily (TMS# 235-00-00-049)

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date

MEMORANDUM

TO: City of Goose Creek Architectural Review Board
FROM: Alexis Kiser, Assistant to City Administrator
RE: New Construction - Henry Brown Boulevard Multifamily (TMS# 235-00-00-049)
DATE: September 6, 2023

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

General Conformance Analysis

1. The applicant is proposing a modifications to the architectural elements on a previously approved application.
2. Modifications include changing the amenity center (clubhouse) to allow for more floor area and changes to materials of the residential buildings due to supply issues.
3. This application was previously approved with conditions at the November 2022 Architectural Review Board meeting.

Architectural Review Design Guidelines Analysis

Site design

No site design features are changing as a part of this reapplication.

Architectural theme

The architectural theme of the proposed structures is closely related to contemporary farmhouse. The elevations provided for the residential buildings present some variation in the structures through the use of color and features such as balconies.

The elevations for the proposed clubhouse, five car garage building, and maintenance building mirror the residential structures in theme and color which provides a cohesive appearance across the entire structure.

Architectural interest

Residential Buildings:

The previous elevations included three different widths for the fiber cement lap siding in Roycroft Pewter (3", 7" and 10"). The new elevations only feature the 7" fiber cement siding which will simplify the look and interest of the buildings. In discussions with the applicant, this change was made due to the availability of materials.

Clubhouse:

The proposed clubhouse is being changed in its entirety from the previous submission. The front entry has been elevated to create a "farmhouse" like entry. The roofline has also been changed substantially



so that there are more peaks and there is less symmetry overall as compared to the previous submission. The rear elevation of this structure has been modified to include a larger porch area for resident use.

Building design

The height, width, and general proportions of all buildings within this development complement each other and the built environment around it.

Site Elements

No site elements features are changing as a part of this reapplication.

Staff Recommendation

After the review of the supporting materials, Staff asks the Architectural Review Board to approve this application as submitted.

The changes made still support Architectural Review Board Design Guidelines of improving the built environment and the changes are cohesive for the development as a whole. The Board should not that the conditions on the previously approved application have been met and approved by staff.



SUBMITTAL REQUIREMENTS ~ ARCHITECTURAL REVIEW BOARD

ALEXIS KISER

(843) 797-6220 x1123

akiser@cityofgoosecreek.com

DEAR APPLICANT, In order for Staff and the Architectural Review Board to be able to properly evaluate your project, the following information relevant to the project needs to be included on the Project Plans submitted for review.

Staff will review your submittal against the checklist as a means to ascertain if your submittal is deemed complete. Checklist items left unaddressed may result in a postponed review. The Director may waive or add additional requirements if further clarification is needed.

The Planning & Zoning Staff want to assure you that getting your project approved through ARB is their primary goal. Therefore, we ask that you complete the checklist and scope of work in its entirety for your project. They may make suggested modifications to your project if they feel that doing so will improve the likelihood of an approval.

PART I. PREPARE A COVERSHEET WITH THE FOLLOWING INFORMATION:

- ☐ Sheet Index,
- ☐ TMS# and Address,
- ☐ Existing Zoning District, setbacks, building height, site lot coverage,
- ☐ Scale used (1"=20' or 40'),
- ☐ Vicinity Map (Any Scale),
- ☐ North Arrow,
- ☐ Aerial Photo of Site in color.

PART II. PREPARE A FULLY COLORED SITE PLAN, CLEARLY AND LEGIBLY DRAWN TO SCALE WITH THE FOLLOWING INFORMATION:

- ☐ Dimensioned Property Lines,
- ☐ Any existing buildings w/ proposed use,
- ☐ All proposed improvements including, but not limited to buildings, sidewalks, parking spaces (numbered),
- ☐ Any other site details (i.e. screen walls, trash enclosures, dumpsters, trellises, loading, storage areas,
- ☐ Proposed Landscape Plan including location, size, and common name,
- ☐ Tree Survey (separate sheet please) including number of all hardwood trees at least 8 inches in diameter, and which Trees will be removed, and which trees will remain,
- ☐ Buildings on adjacent site that are within 40 feet of any property line. Simple outline will suffice,
- ☐ Dimensioned setbacks of proposed building(s).

PART III. PREPARE EXTERIOR BUILDING ELEVATIONS FOR ALL FOUR SIDES OF THE BUILDING THAT ARE DRAWN CLEARLY AND LEGIBLY TO SCALE WITH THE FOLLOWING INSTRUCTIONS:

- ☐ Building Elevations with height and width dimensions,
- ☐ Doors and window locations,
- ☐ Roof Elements,
- ☐ 3-D dimensional analysis of building elevation with appropriate landscape materials shown,
- ☐ Proposed design details, including any pedestrian seating areas, awnings and other overhead weather protection measures, fences, walls, balconies, bay windows, building materials, colors, and proposed exterior lighting,
- ☐ North Arrow,
- ☐ Aerial Photo of Site in color.

PART IV: DRAWING FORMAT

- ☐ All drawings must be to scale and have a graphic scale,
- ☐ All sheets in the submittal must be the same size,
- ☐ Drawing Sheets must have a Title Block with project names, labeled for Architectural Review Board Review and submittal and revision dates

Please note this page must accommodate the ARB Scope of Work Form to be considered a valid application.

**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.: 235-00-00-049
Review request:	For:	Preliminary meeting date requested: Sept 18, 2023
<input type="checkbox"/> Preliminary	<input type="checkbox"/> New Construction <input type="checkbox"/> Alterations / Additions <input type="checkbox"/> Appeal Decision of Architectural Review Board	
<input type="checkbox"/> Final	<input type="checkbox"/> Color Change <input type="checkbox"/> Demolition <input type="checkbox"/> Other <u>Updates on previously approved project</u>	

Property Owner: Daniel Sommer	Daytime phone: 682-209-6742
Applicant: Andrew Todd-Burke	Daytime phone: 843-823-6793
ARB Meeting Representative: Andrew Todd-Burke	Contact Information:
Applicant's mailing address: 115 Fairchild Street - Suite 250	
City: Charleston	State: SC Zip: 29492
Applicant's e-mail address: andrew.todd-burke@kimley-horn.com	
Applicant's relationship: <input type="checkbox"/> Owner <input type="checkbox"/> Design Professional <input type="checkbox"/> Contractor <input type="checkbox"/> Real Estate Agent/Broker <input type="checkbox"/> Other	

Materials/Colors Used: (specific color(s)/manufacture #'s listed: samples must be presented to Board <input type="checkbox"/> attached) (Example: Building Materials, Exterior Colors, Landscaping, Lighting)
PLEASE SEE ATTACHED MATERIALS DETAIL SHEET - FIBER CEMENT LAP SIDING; 7" EXPOSURE; WOOD GRAIN TEXTURE; COLOR SW 28484 - ROYCROFT PEWTER - FIBER CEMENT BOARD AND BATTON SMOOTH; PAINTED COLOR SW 7004 - SNOWBOUND - FIBER CEMENT LAP SIDING; 7" EXPOSURE; WOOD GRAIN TEXTURE; COLOR SW 7004 - SNOWBOUND - ARCHITECTURAL ASPHALT SHINGLES; OWENS CORNING; COLOR: ONYX BLACK - FIBER CEMENT TRIM - SMOOTH; PAINTED 5/4" THICK U.N.O FIBER CEMENT PANELS - SMOOTH WOOD BRACKETS - COLOR SW 7069 - IRON ORE FASCIA, GUTTERS FINISHED - LINEN WHITE/WHITE - PATIO DOORS - MASONITE, HD STEEL, WHITE SMOOTH INSULATED GLASS- 3'x5' SINGLE HUNG VINYL FLANGE WINDOWS, WHITE FRAME
Scope of Work: (please give a detailed description)
1. Previously approved clubhouse has been modified to reflect interior programmatic changes. 2. Minor material adjustments to previously approved multi-family building material palette. (7" and 10" exposure siding changed to just 7" exposure siding) - The use of a consistent siding size reinforces the residential scale and produces a consistent texture for the building's siding in contrast to the Board and Batten. With the articulated building facade, the standardized siding provides a uniform visual background with accents of the contrasting darker trim and balconies to provide visual interest.

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:** 08/22/2023

Print name legibly: Andrew Todd-Burke

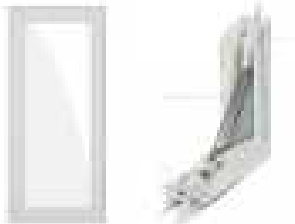
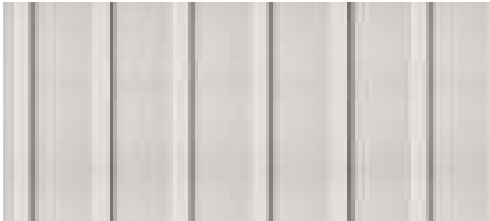
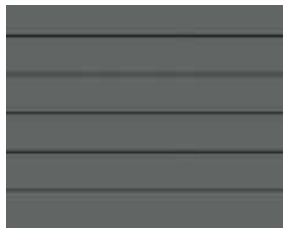
Please send completed application and supporting documents
to Alexis Kiser at akiser@cityofgoosecreek.com



3 - FRONT PERSPECTIVE



2 - LEFT ELEVATION



① - FIBER CEMENT LAP SIDING
7" EXPOSURE
WOOD GRAIN TEXTURE
COLOR SW 28484 -
ROYCROFT PEWTER

② - FIBER CEMENT BOARD & BATTEN
SMOOTH, PAINTED
COLOR SW 7004 - SNOWBOUND

③ - FIBER CEMENT LAP SIDING
7" EXPOSURE
WOOD GRAIN TEXTURE
COLOR SW 7004 - SNOWBOUND

④ - ARCHITECTURAL ASPHALT
SHINGLES
OWENS CORNING
COLOR: ONYX BLACK

⑤ - FIBER CEMENT TRIM - SMOOTH,
PAINTED 5/4" THICK U.N.O FIBER CEMENT
PANELS - SMOOTH WOOD BRACKETS -
COLOR SW 7069 - IRON ORE

⑧ - FASCIA, GUTTERS FINISH - LINEN
WHITE/ WHITE - PATIO DOORS - MASONITE,
HD STEEL, WHITE SMOOTH, INSULATED
GLASS - 3'X5' SINGLE HUNG VINYL FLANGE
WINDOWS, WHITE FRAME

A2.00
CLUBHOUSE
GOOSE CREEK





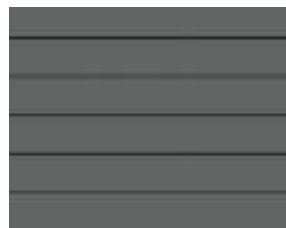
3 - REAR PERSPECTIVE



2 - RIGHT ELEVATION



1 - REAR ELEVATION



① - FIBER CEMENT LAP SIDING
7" EXPOSURE
WOOD GRAIN TEXTURE
COLOR SW 28484 -
ROYCROFT PEWTER



② - FIBER CEMENT BOARD & BATTEN
SMOOTH, PAINTED
COLOR SW 7004 - SNOWBOUND



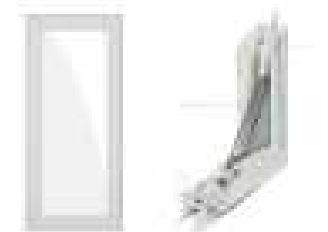
③ - FIBER CEMENT LAP SIDING
7" EXPOSURE
WOOD GRAIN TEXTURE
COLOR SW 7004 - SNOWBOUND



④ - ARCHITECTURAL ASPHALT
SHINGLES
OWENS CORNING
COLOR: ONYX BLACK



⑤ - FIBER CEMENT TRIM - SMOOTH,
PAINTED 5/4" THICK U.N.O FIBER CEMENT
PANELS - SMOOTH WOOD BRACKETS -
COLOR SW 7069 - IRON ORE

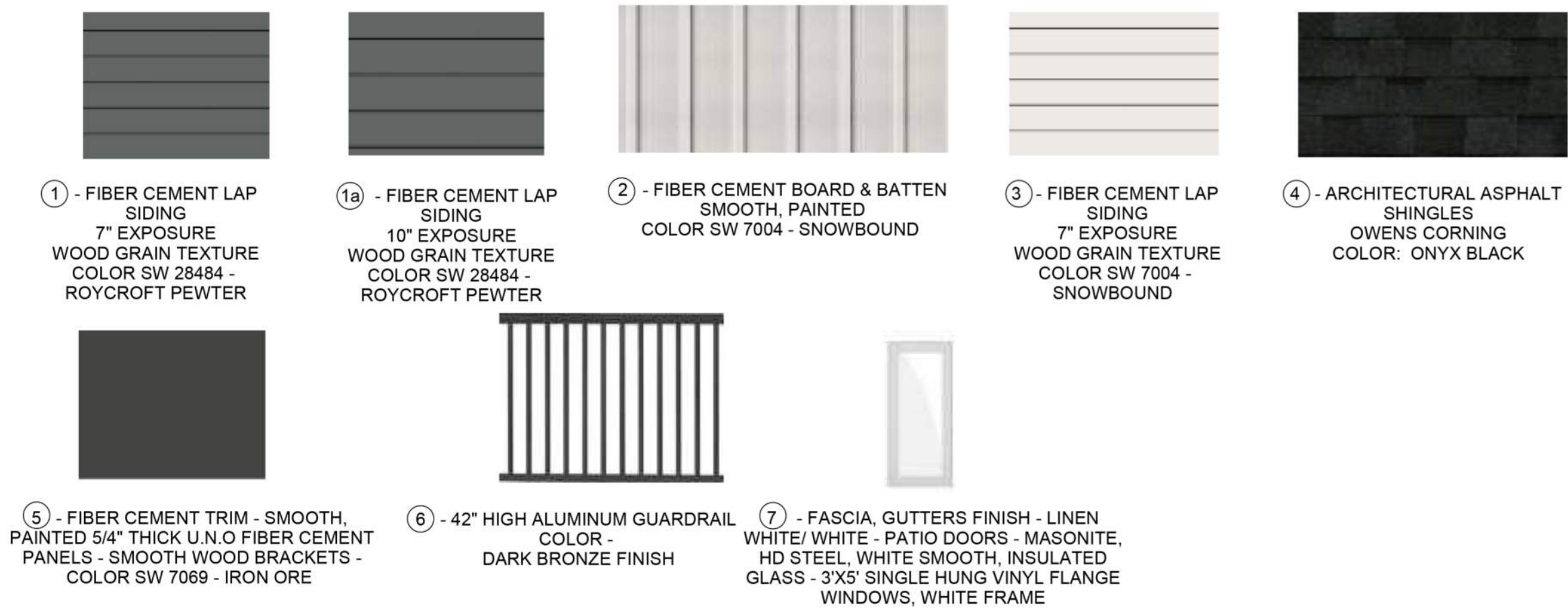
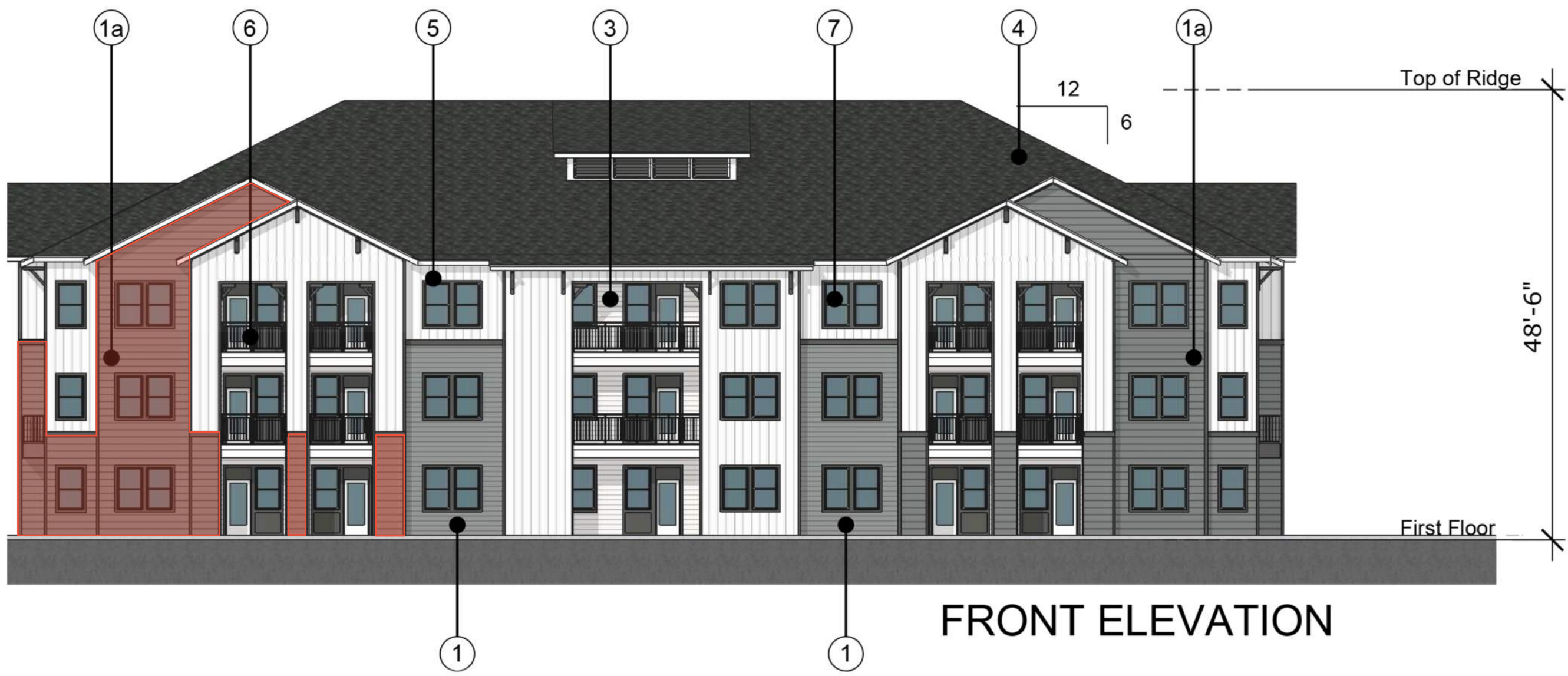


⑧ - FASCIA, GUTTERS FINISH - LINEN
WHITE/ WHITE - PATIO DOORS - MASONITE,
HD STEEL, WHITE SMOOTH, INSULATED
GLASS - 3'X5' SINGLE HUNG VINYL FLANGE
WINDOWS, WHITE FRAME

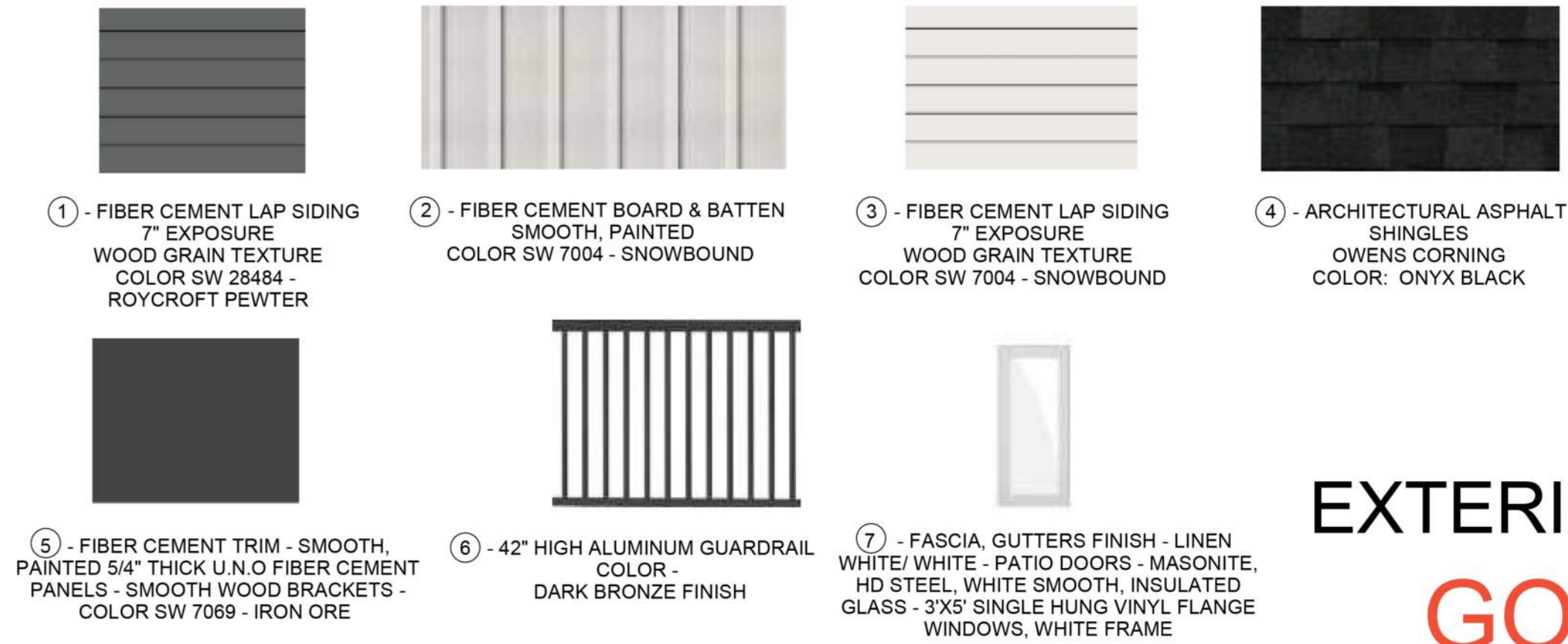
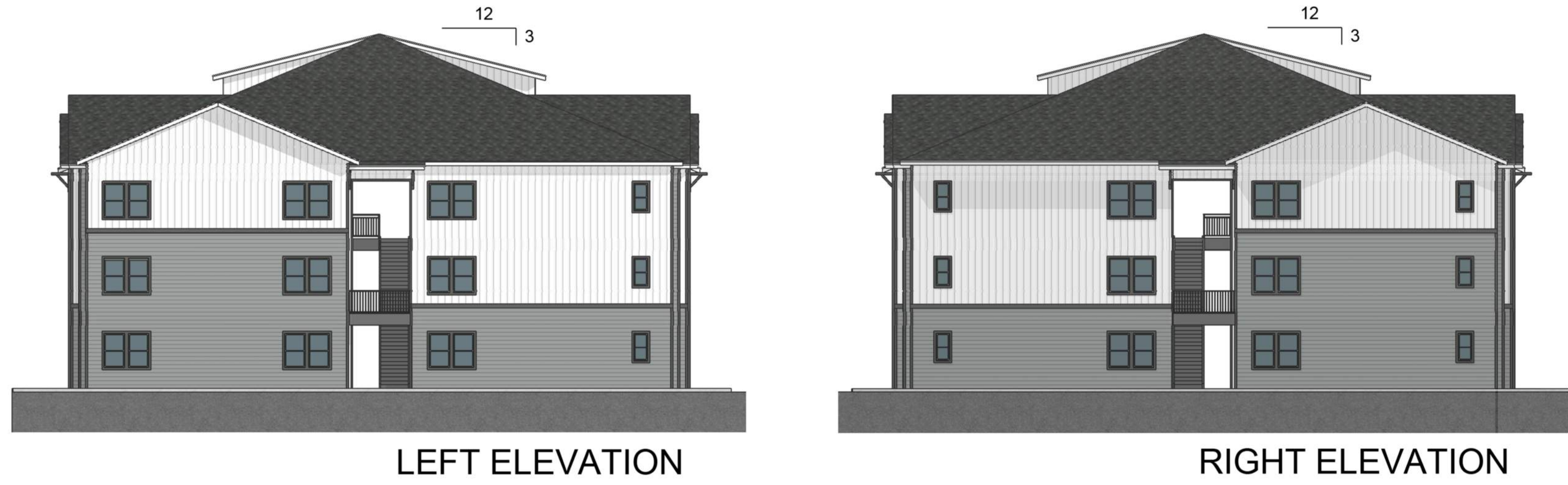
A2.01
CLUBHOUSE
GOOSE CREEK



APARTMENT BUILDINGS
MULTIPLE SIDING SIZES



APARTMENT BUILDINGS
ONE SIDING SIZE



A1.00
EXTERIOR ELEVATIONS
GOOSE CREEK



Request for Architectural Review Board Agenda Item

To: City of Goose Creek Architectural Review Board

From: Alexis Kiser

Please check one box

☐ Regular Meeting

☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance

☐ Resolution

☐ Proclamation

☐ Request to
Purchase

Ordinance/Resolution Title

Exterior Modification – Stokes Kia – 202 S. Goose Creek Blvd. (TMS# 243-16-01-046)

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date

MEMORANDUM

TO: City of Goose Creek Architectural Review Board
FROM: Alexis Kiser, Assistant to City Administrator
RE: Exterior Modification – Stokes Kia – 202 S. Goose Creek Blvd. (TMS# 243-16-01-046)
DATE: September 5, 2023

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

General Conformance Analysis

1. The applicant is proposing an exterior modification to an existing building to bring up to current design standards required by Kia. The applicant is also proposing an addition to the building, including the addition of a new service bay.
2. The total site acreage is 5.33 acres over two parcels (TMS# 243-16-04-047 and 243-16-01-047). Only the latter will undergo alterations. The building addition will add approximately 10,500 SF to the existing building for a total of 30,340 SF.
3. The building addition will reduce the overall total of parking on the site, reducing it from 429 spaces to 395. The applicant should note they may be required to conform to parking lot landscaping standards.
4. This parcel is zoning General Commercial (GC), this use is permissible under this zoning district.

Architectural Review Design Guidelines Analysis

Site design

The majority of the new addition to the existing building is set to the back, giving the new structure an “L” shaped design. The site plan on sheet C4.0 shows that underground detention will be relocated. The new service bay will be located adjacent to the existing bays.

Architectural theme

The proposed exterior modification will modernize the existing structure creating variation and interest in the built environment by using a mix of building materials and colors. Sheet A900 shows that the existing columns at the entry of the building will be removed and replaced with an all-glass storefront.

Architectural interest

The colors proposed by the applicant are harmonious and compatible accents are used. The color palette will compliment current and proposed structures in the surrounding area.

Building design

The height, width and general proportions of a building shall conform with or be better than other buildings in the area. The applicant is proposing an aluminum composite material which is prohibited (§151.197(D)(9)). In conversations with the applicant, they stated this is required per Kia Design Standards. Typically, franchise architecture is generic design for buildings used in multiple locations without consideration for a specific site or climate. It is the intent of these guidelines to create buildings that are sensitive to the community and its



environment. While franchise merchants are not discouraged, prototypical design must be carefully modified to represent the character of the community (§151.197(D)(10)).

Site Elements

Service/storage areas shall be oriented away from public right-of-way, and screened, when practical. The addition of the service bay and the building area may require the applicant to come into compliance with all applicable screening standards.

Other Comments

The applicant should note that signs are not approved as a part of this applications. A sign permit is required prior to the installation 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 that the Architectural Review Board have a discussion on the items outlined under Building Design before approving this application.



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: <u>202 S. Goose Creek Blvd</u>		TMS No.: <u>243.16.01.046</u>
Review request:	For:	Preliminary meeting date requested: <u>9/18/23</u>
<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Alterations / Additions	<input type="checkbox"/> Appeal Decision of Architectural Review Board
<input type="checkbox"/> Final	<input type="checkbox"/> Color Change <input type="checkbox"/> Demolition <input type="checkbox"/> Other _____	

Property Owner: <u>Stokes Kia</u>	Daytime phone: <u>843-577-6377</u>
Applicant: <u>James (Bill) Bishop</u>	Daytime phone: _____
ARB Meeting Representative:	Contact Information: _____
Applicant's mailing address: <u>493 King St. Ste 100</u>	
City: <u>Charleston</u>	State: <u>SC</u> Zip: <u>29403</u>
Applicant's e-mail address: <u>Bishop@gliddbach.com</u>	
Applicant's relationship: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Design Professional <input type="checkbox"/> Contractor <input type="checkbox"/> Real Estate Agent/Broker <input type="checkbox"/> Other _____	

Materials/Colors Used: (specific color(s)/manufacture #'s listed: samples must be presented to Board attached) (Example: Building Materials, Exterior Colors, Landscaping, Lighting) <input checked="" type="checkbox"/> attached
Scope of Work: (please give a detailed description) <u>Alteration, renovation and addition to existing Kia Dealership to bring building up to required Kia Design Standards.</u>

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: James W. Bishop Jr. Date: 8/22/23
 Print name legibly: James W. Bishop Jr.

Please send completed application and supporting documents
 to Alexis Kiser at akiser@cityofgoosecreek.com

**202 S GOOSE CREEK BLVD
GOOSE CREEK, SC**



SEAMON WHITESIDE
501 WANDO PARK BLVD #200
MT. PLEASANT, SC
843.884.1667

[illegible]

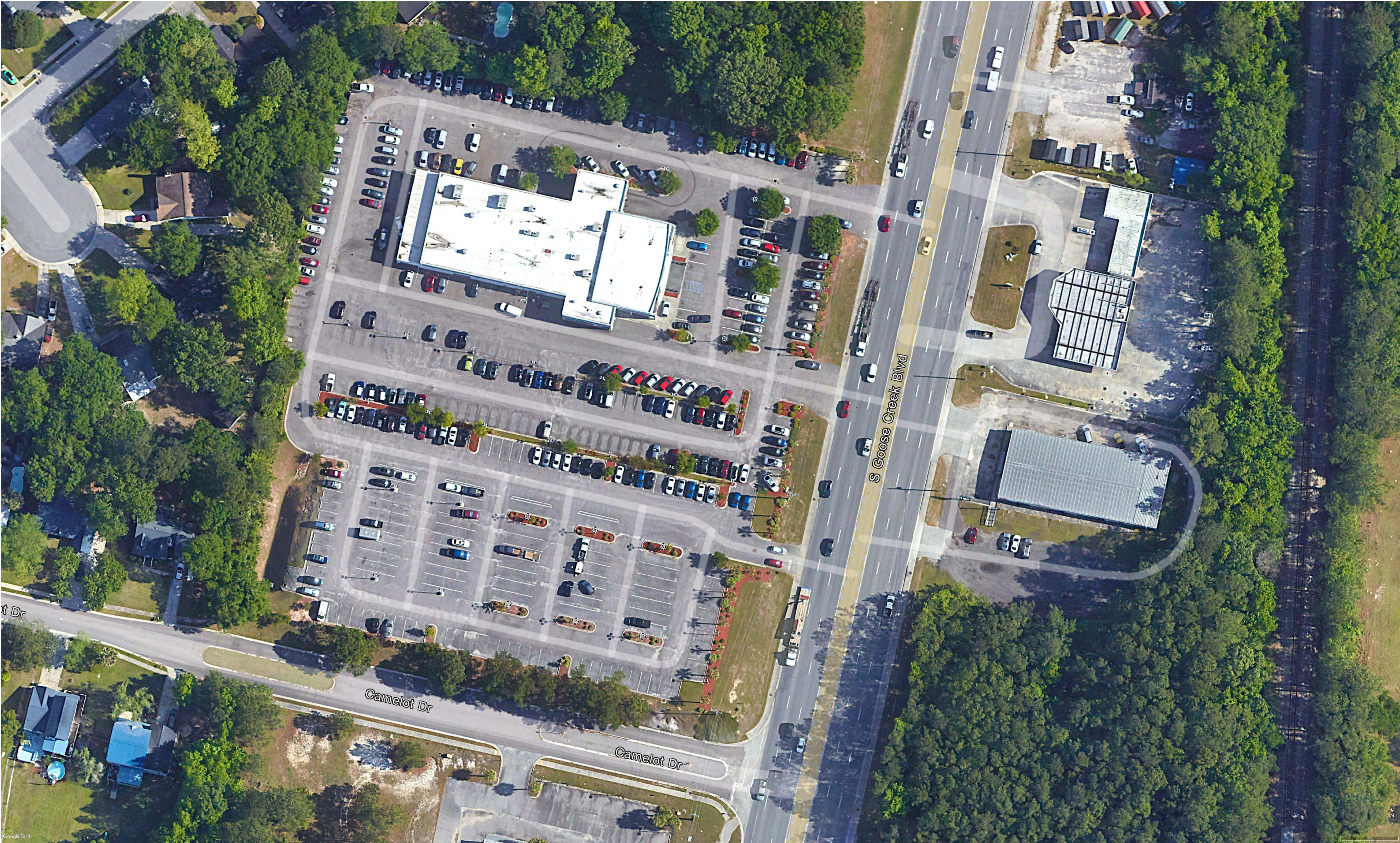
Stokes KIA

**U.S. Highway 52 Goose Creek, South
Carolina**

COPYRIGHT ©	2023
GLICK/BOEHM & ASSOCIATES, INC	
JOB NUMBER:	2308
PROJECT MGR.:	JWB
DRAWN BY:	Author
CHECKED BY:	Checker
APPROVED BY:	Approver
DATE ISSUED FOR:	
DRB	08/22/2023

COVER SHEET

G000



TMS: 243-16-01-046
ZONING: GC - General Commercial
SETBACKS: Front 20'-0" Side 10'-0" Rear: 20'-0"
HEIGHT: 50'-0" / 4 Stories
LOT COVERAGE: 40%



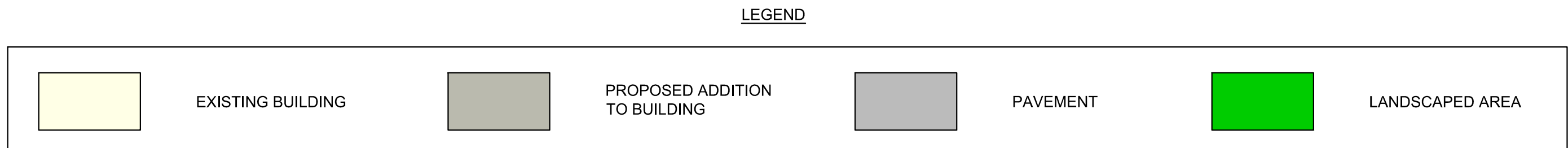
REV.	DATE	DESCRIPTION

Stokes KIA

U.S. Highway 52 Goose Creek, South Carolina

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GLICK/BOEHM & ASSOCIATES, INC.
JOB NUMBER: 2308
PROJECT MGR.: JWB
DRAWN BY: Author
CHECKED BY: Checker
APPROVED BY: Approver
DATE ISSUED FOR: DRB 08/22/2023
EXISTING AERIAL

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING GROUP, 701 EIGHTH GROSS RD, SUITE 600 | GREENVILLE, SC 29611 | 230 PETERSBURG | CHARLOTTE, NC 28217 | 701N, GERMAS STREET | SUMMERVILLE, SC 29486 | 134 N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29301
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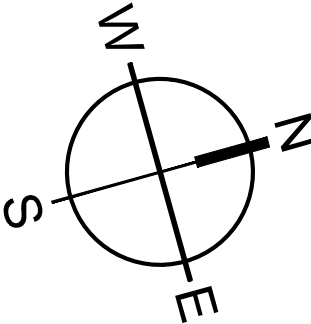
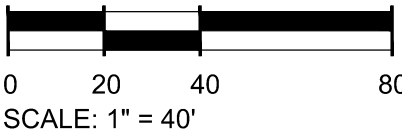
PROJECT NOTES:

SITE ACREAGE: 5.33 ACRES

ZONED: GENERAL COMMERCE

EXISTING SQUARE FOOTAGE: 19,840 SF
ADDITIONAL PROPOSED: ~10,500 SF

EXISTING PARKING SPOTS: 429
PROPOSED PARKING SPOTS: 395



MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM



8/22/23

STOKES KIA
GOOSE CREEK, SC
TMS #S: 243-16-01-046 AND -047

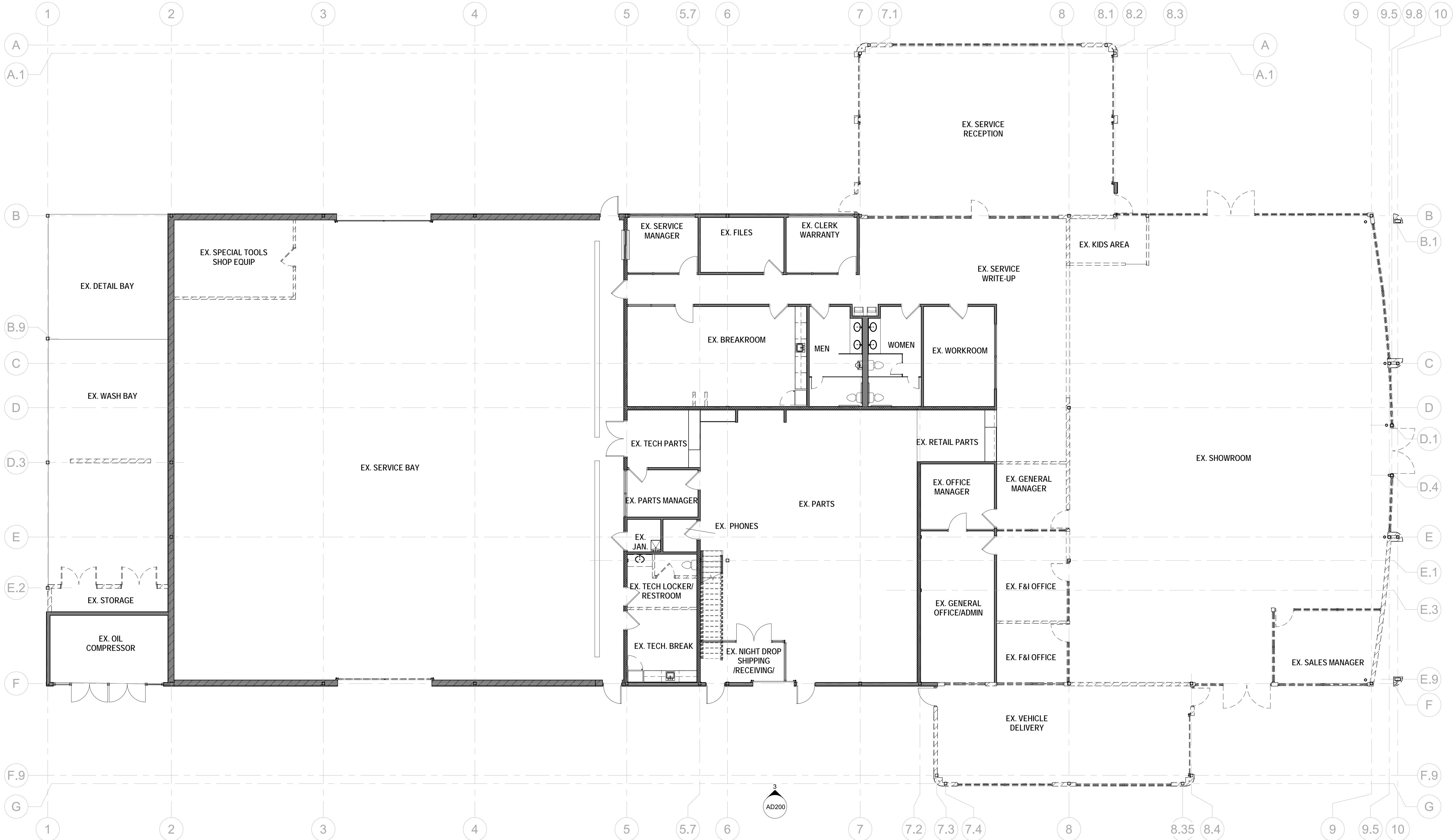
SW+ PROJECT: 10323
DATE: 08/22/2023
DRAWN BY: KRH
CHECKED BY: PSB

REVISION HISTORY

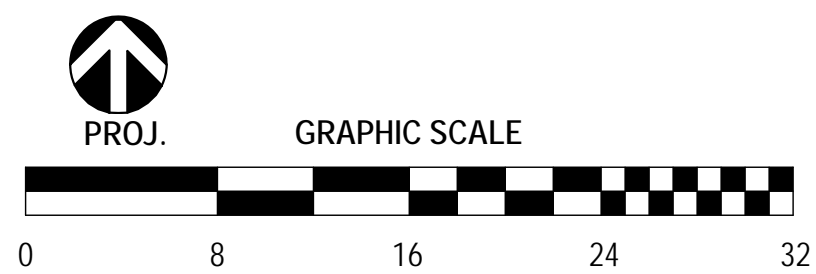
SITE PLAN

C4.0

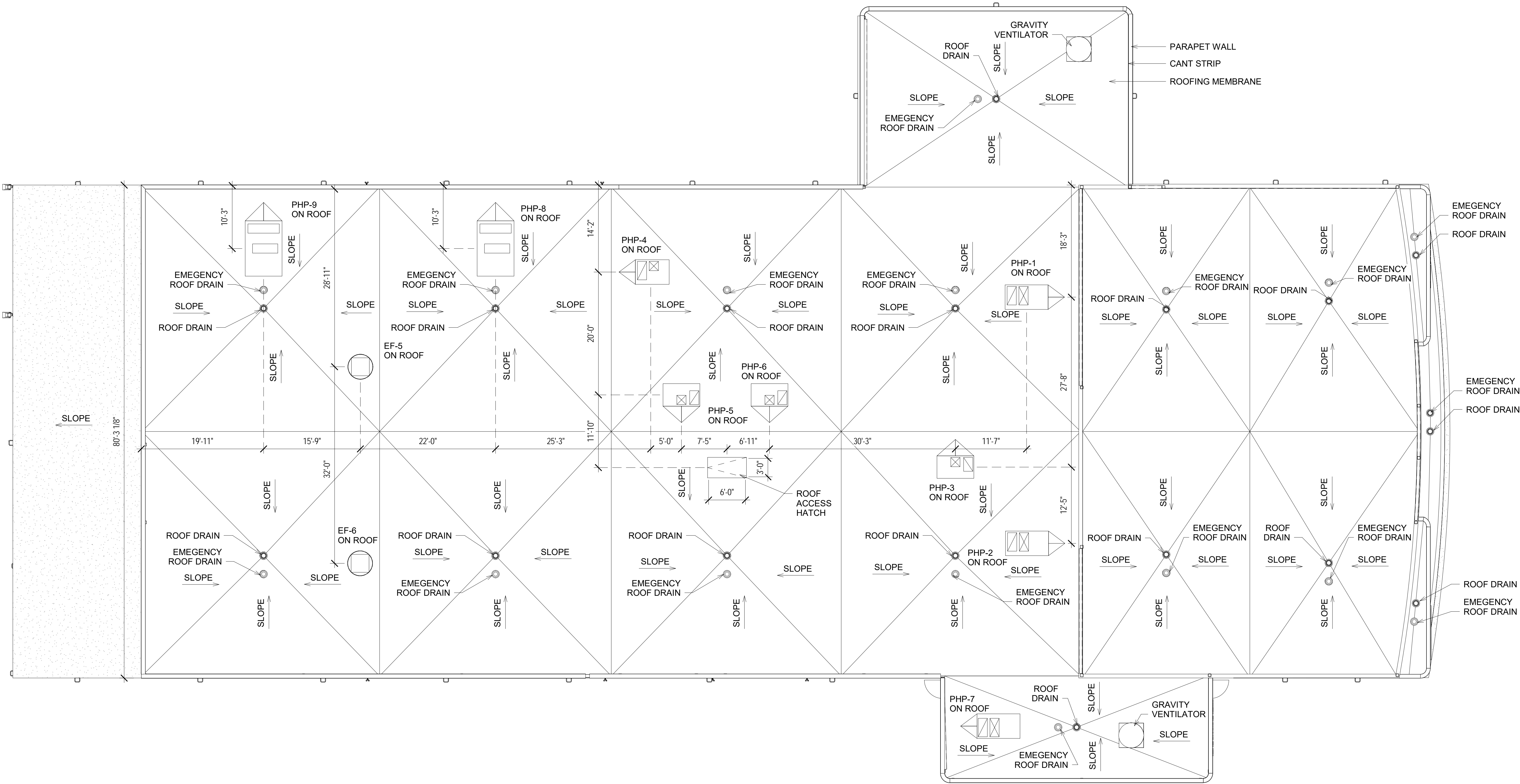
7/31/2023 4:28:37 PM
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1 DEMOLITION FIRST FLOOR
SCALE: 1/8" = 1'-0"

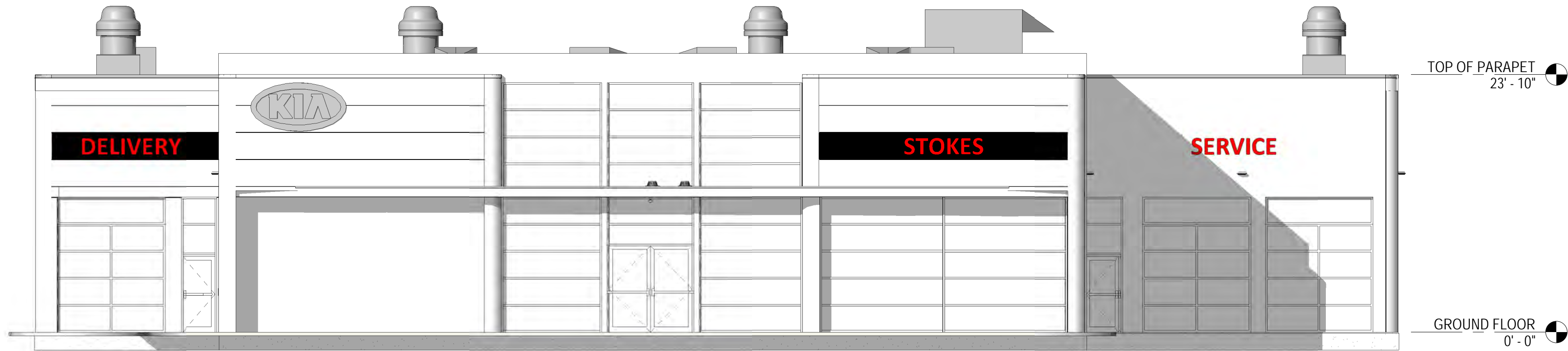


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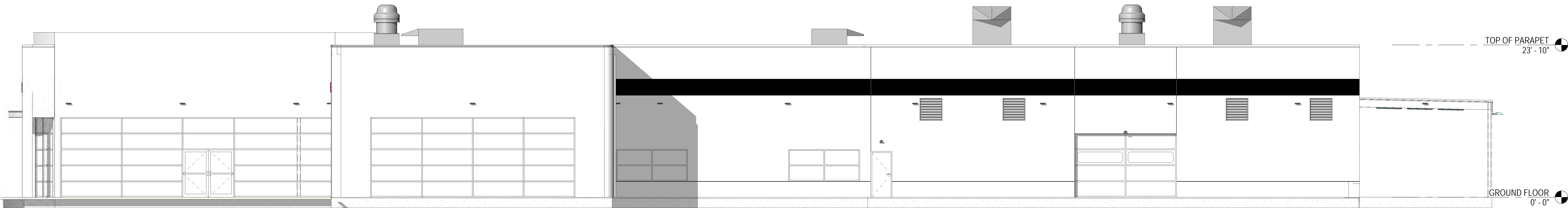


1 EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"

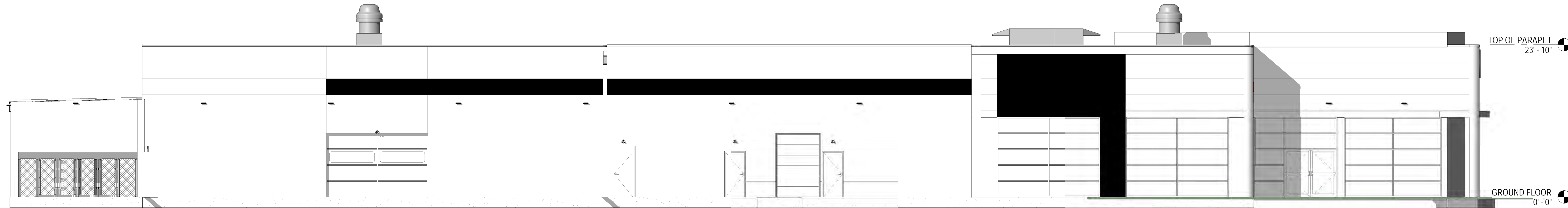
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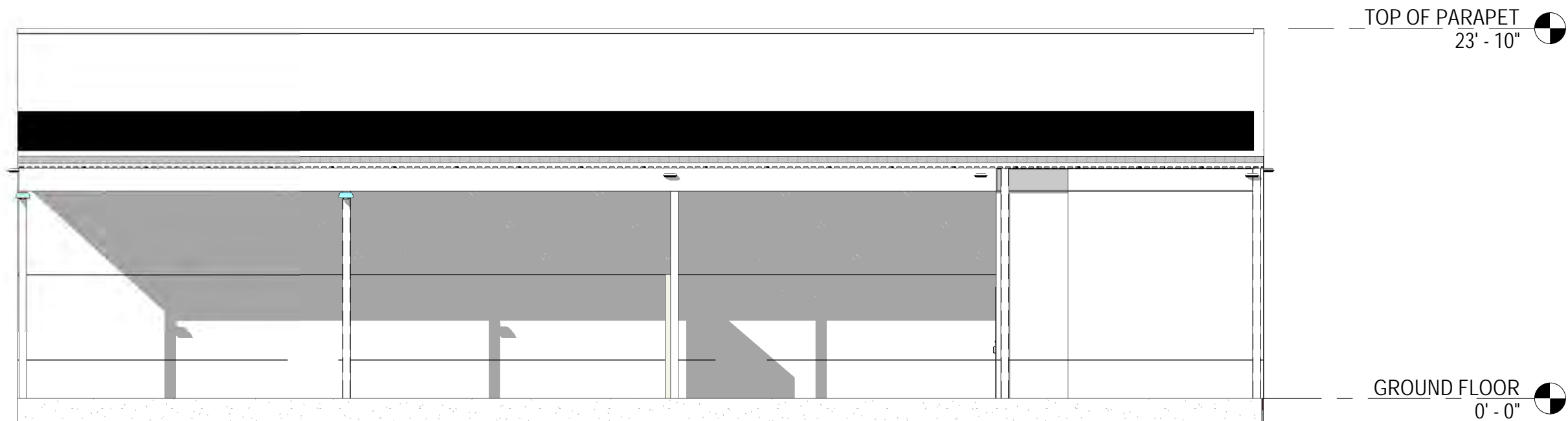
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



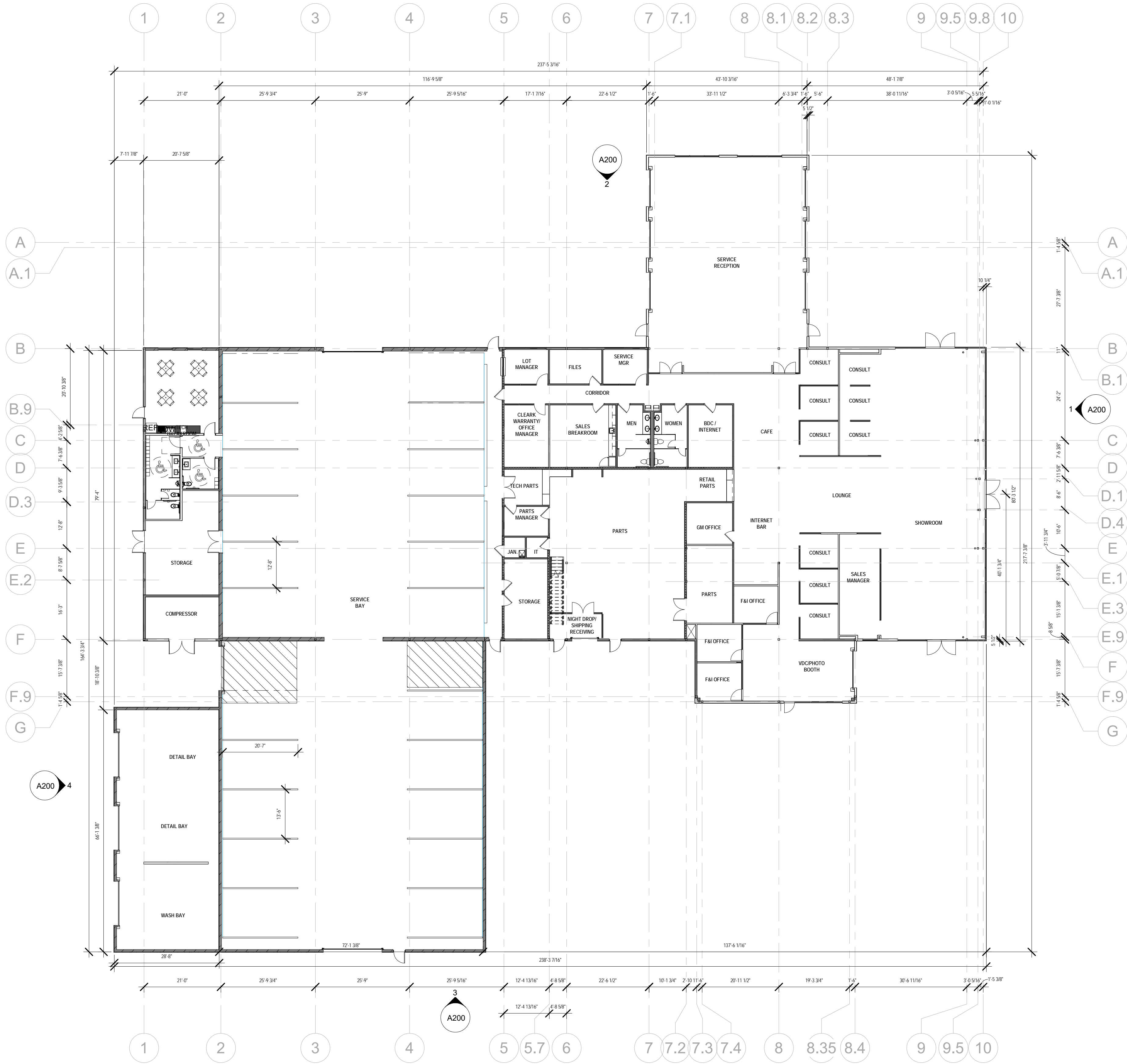
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

REV.	DATE	DESCRIPTION



KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT

[illegible]



1 FIRST FLOOR - EXTERIOR DIMENSIONS
SCALE: 1/16" = 1'-0"

GENERAL DIMENSION NOTES	
1	DIMENSIONS INDICATED ARE FROM FACE OF STUD AND TO FACE OF MASONRY, U.O.N. REFER TO ENLARGED PLANS FOR ADDITIONAL DIMENSIONS NOT INDICATED ON OVERALL PLANS.
2	DIMENSIONS TO EXISTING WALLS ARE TO FACE OF FINISH, U.O.N.
3	CONTRACTOR TO COORDINATE LOCATIONS OF ADDITIONAL PENETRATIONS THROUGH WALLS AND FLOORS NOT INDICATED ON ARCHITECTURAL DRAWINGS. RE: MECHANICAL, PLUMBING AND ELECTRICAL. REFER TO STRUCTURAL FOR LINTEL OR FRAMING REQUIREMENTS.
4	ALL NEW WALLS ARE TO BE TYPE XX, U.O.N.
5	REFER TO SHEET A502 FOR PLUMBING FIXTURE CLEARANCES; DIMENSIONS ON SHEET A502 SUPERCEED DIMENSION ON SHEETS A112 AND A113
6	CLEAR (CLR) DIMENSIONS MUST BE FROM FINISH FACE TO FINISH FACE

DIMENSION PLAN NOTES	
1	REFER TO SHEET A000 FOR GENERAL FLOOR PLAN NOTES.
2	

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT

GLBA

GLICK BOEHM ARCHITECTURE
ARCHITECTURE PLANNING INTERIOR DESIGN
493 King Street, Suite 100 Charleston, South Carolina 29403
P:843.572.1788 F:843.572.1577 www.glickboehm.com

REV.	DATE	DESCRIPTION

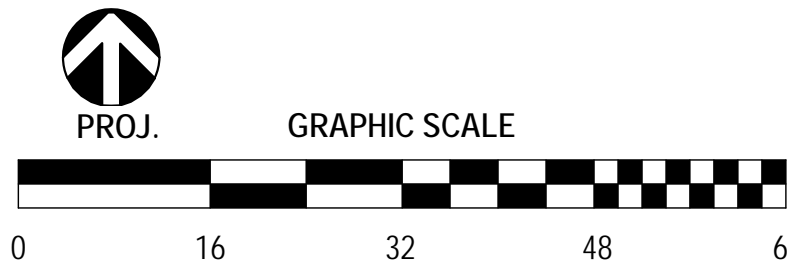
Stokes KIA

U.S. Highway 52 Goose Creek, South Carolina

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JOB NUMBER: 2308
PROJECT MGR.: JWB
DRAWN BY: Author
CHECKED BY: Checker
APPROVED BY: Approver
DATE ISSUED FOR: DRB
08/22/2023

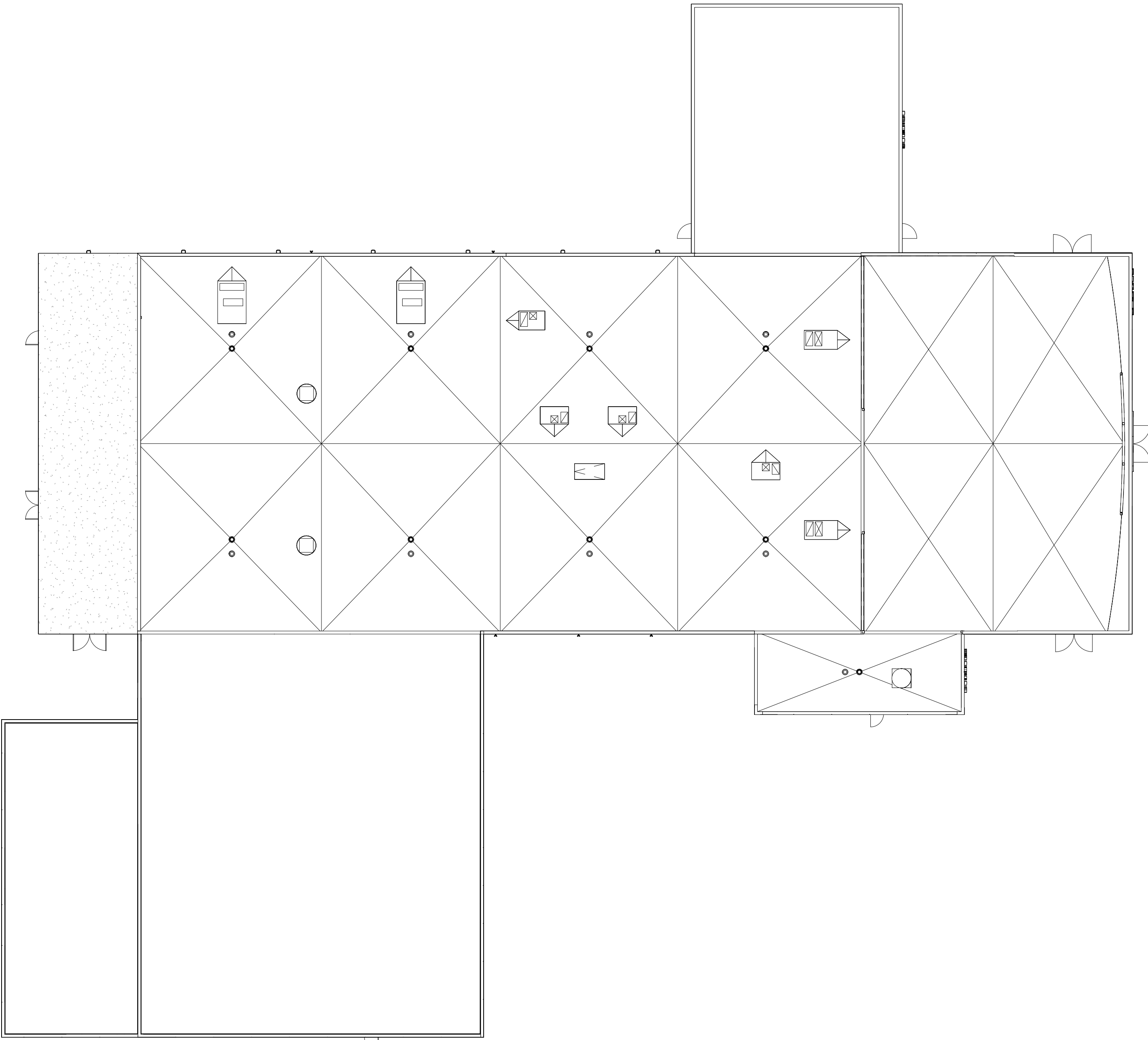
FIRST FLOOR
DIMENSION PLAN

A110



ROOF PLAN

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



KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT


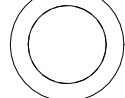


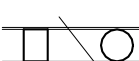
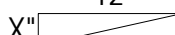
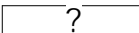
ROOF PLAN NOTES

1	NOT ALL KEYNOTES WILL BE USED ON ALL SHEETS; REFER TO MASTER KEYNOTE LIST ON A000.
2	REFER TO SHEET A000 FOR GENERAL PROJECT NOTES.
3	REFER TO ELEVATIONS & SECTIONS FOR ADDITIONAL INFORMATION.
4	IN THE ABSENCE OF DETAIL FOR ANY CONDITION ON THE ROOF, THE MOST STRINGENT CONDITION OF THE CURRENT NRCA/SMACNA SHALL APPLY.
5	VENT THROUGH ROOFS AND OTHER ROOF PENETRATIONS ARE INDICATED FOR DETAIL COORDINATION. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ANY AND ALL ROOF PENETRATIONS. PENETRATIONS INCLUDE BUT AREN'T LIMITED TO VENTS THROUGH ROOF, BOILER FLUES, EXHAUSTS AND OTHER MECHANICAL EQUIPMENT. REFER TO MECHANICAL DRAWINGS.
6	REFER TO SHEET A530 FOR ROOF DETAILS

ROOF CONSTRUCTION ASSEMBLY

1	TEAR OFF EXISTING ROOF AND RELATED COMPONENTS DOWN TO LIGHTWEIGHT DECKING
2	INSURE DECKING IS GOOD CONDITION
3	MECHANICALLY FASTEN TWO STAGGERED LAYERS OF 2" POLYISOCYANURATE ROOF INSULATION THROUGH THE METAL PAN BELOW THE LIGHTWEIGHT DECK. FASTENING PATTERN TO BE DETERMINED BY PRIMARY ROOF MANUFACTURER TO MEET THE SUBMITTED UPLIFT CALCULATIONS
4	MOP POLYISOCYANURATE ROOF INSULATION CRICKETS DOWN IN TYPE III OR IV HOT ASPHALT IN BETWEEN DRAINS AND ROOF PERIMETER TO INSURE PROPER DRAINAGE. PONDING WATER AFTER 48 HOURS WILL NOT BE ALLOWED
5	MOP PRIMARY MANUFACTURER'S MODIFIED BASE SHEET TO POLYISO
6	MOP PRIMARY MANUFACTURER'S MINERAL MODIFIED ROOF MEMBRANE OVER BASE SHEET
7	ALL CURB FLASHINGS WILL BE A TWO PLY MODIFIED APPLIED IN COLD ADHESIVE AS SPECIFIED

LEGEND & SYMBOLS

	<p>LOW SLOPE ROOF MEMBRANE REFER TO EXTERIOR MATERIAL SCHEDULE</p>
	<p>EXHAUST FAN THRU ROOF REFER TO MECHANICAL DRAWINGS</p>
	<p>ROOF DRAIN / OVERFLOW DRAIN REFER TO PLUMBING DRAWINGS</p>
	<p>VENT THRU ROOF REFER TO PLUMBING DRAWINGS</p>
	<p>GUTTER & DOWNSPOUT REFER TO EXTERIOR MATERIAL SCHEDULE</p>
	<p>SLOPE ARROW / TRIANGLE (RISE / RUN)</p>
	<p>NEW CONSTRUCTION KEYNOTE</p>



PROJ.

GRAPHIC SCALE



Stokes KIA

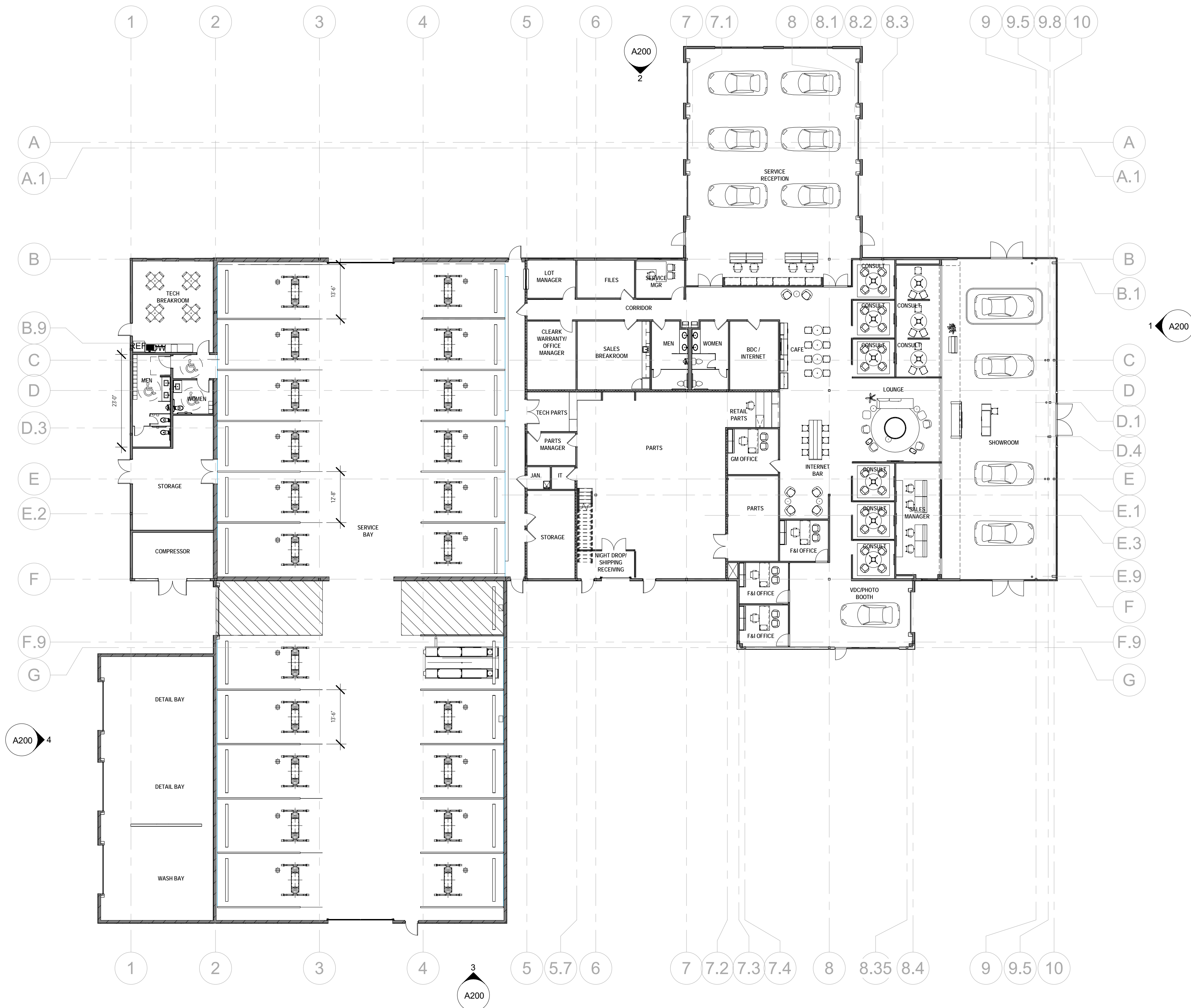
**U.S. Highway 52 Goose Creek, South
Carolina**

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JOB NUMBER:	2308
PROJECT MGR.:	JWB
DRAWN BY:	Author
CHECKED BY:	Checker
APPROVED BY:	Approver
DATE ISSUED FOR:	
DRB	08/22/2023

ROOF PLAN

A130

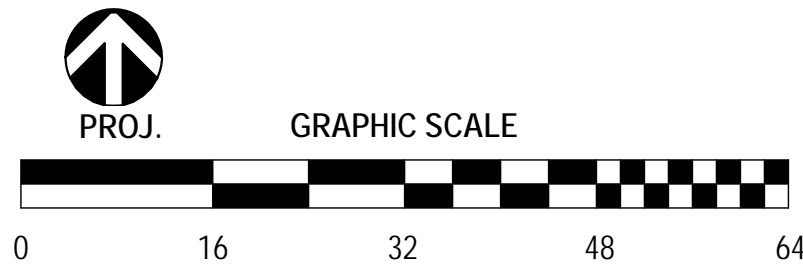
[illegible]



1 FIRST FLOOR - FURNITURE PLAN
SCALE: 1/16" = 1'-0"

FURNITURE SCHEDULE			
TAG	DESCRIPTION	COUNT	COMMENTS
	<varies>	23	
LKR	LOCKERS	14	

FURNITURE SCHEDULE NOTES	
1	ALL FURNITURE IS NOT IN CONTRACT (N.I.C.)

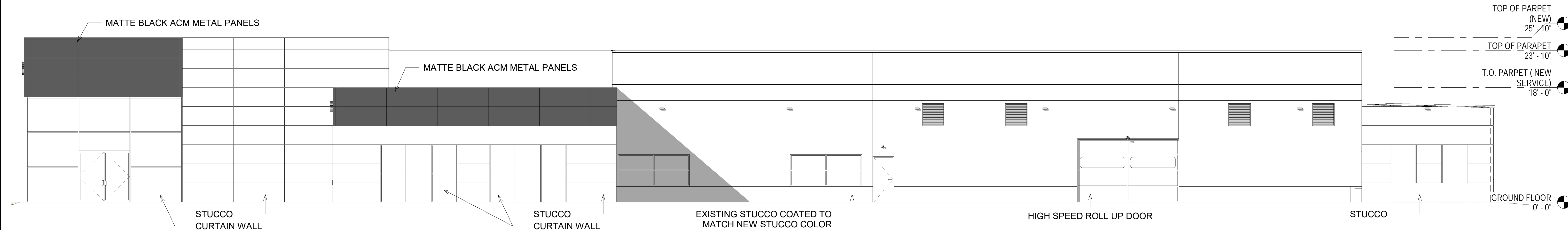


REV.	DATE	DESCRIPTION



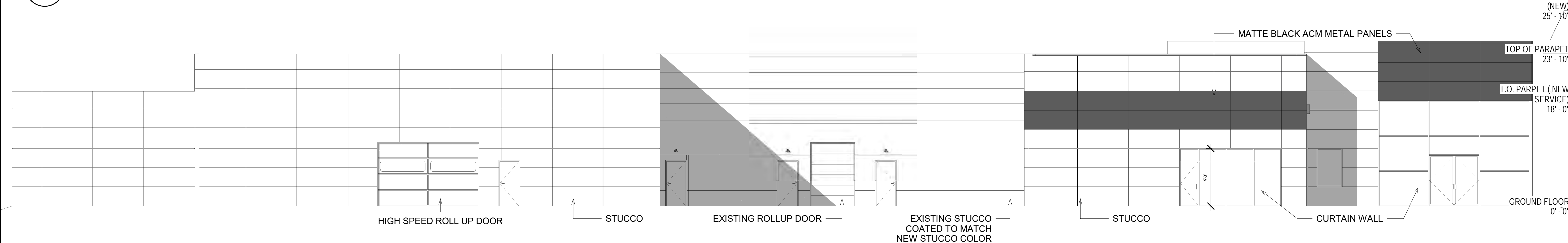
1 EAST ELEVATION

SCALE: 1/8" = 1'-0"



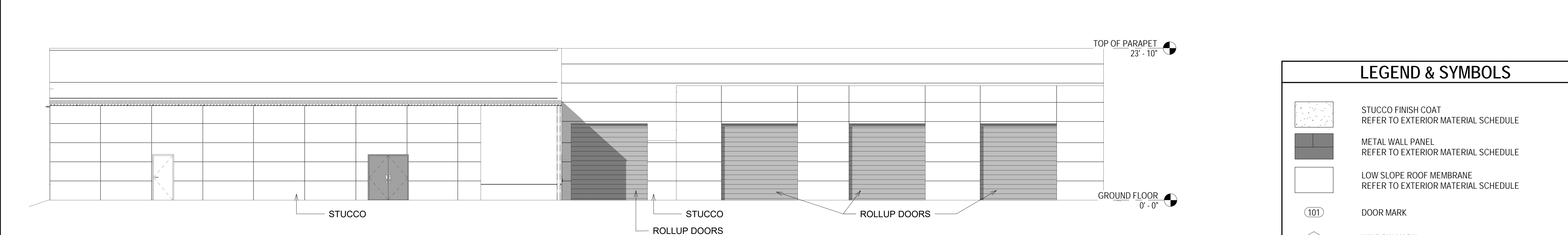
2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION


SCALE: 1/8" = 1'-0"




4 WEST ELEVATION

SCALE: 1/8" = 1'-0"


LEGEND & SYMBOLS



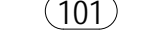
STUCCO FINISH COAT
REFER TO EXTERIOR MATERIAL SCHEDULE



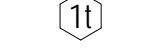
METAL WALL PANEL
REFER TO EXTERIOR MATERIAL SCHEDULE




LOW SLOPE ROOF MEMBRANE
REFER TO EXTERIOR MATERIAL SCHEDULE



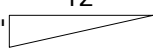
DOOR MARK



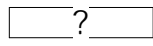
WINDOW MARK



CONTROL JOINT



SLOPE ARROW / TRIANGLE (RISE / RUN)



NEW CONSTRUCTION KEYNOTE

REV.	DATE	DESCRIPTION



EIFS-1 EXTERIOR INSULATION FINISH SYSTEM





SHOWROOM



SERVICE WRITEUP

[illegible]



[illegible]

Stokes KIA
U.S. Highway 52 Goose Creek, South Carolina

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JOB NUMBER:	230
PROJECT MGR.:	JW
DRAWN BY:	Author
CHECKED BY:	Checke
APPROVED BY:	Approve
DATE ISSUED FOR:	
DRB	08/22/2021

SIMILAR PROJECT

A904