

TOWN OF CHAPIN
Architectural Review Board
Regular Meeting
Council Chambers, Chapin Town Hall
August 6, 2025
6:00 PM

AGENDA

Call to Order and Determine Quorum

Statement of Freedom of Information Act Compliance

Approval of Minutes

1. June 11, 2025 Rescheduled Regular Meeting Minutes

Public Comments related to agenda items

Action Items

2. Architectural Application Review
 - a. Publix Outparcel 3
 - i. Applicant Comments
 - ii. Staff Comments
 - iii. ARB Discussion

Discussion Items

3. Preliminary Review
 - a. Carolina Wings
 - i. Applicant Presentation
 - ii. Staff Comments
 - iii. ARB Discussion

- b. Clark Street Medical Office
 - i. Applicant Presentation
 - ii. Staff Comments
 - iii. ARB Discussion
- c. Express Oil
 - i. Applicant Presentation
 - ii. Staff Comments
 - iii. ARB Discussion

Staff Updates

Adjourn

PUBLIC COMMENT POLICY

PROCEDURE:

Persons wishing to make public comments concerning items related to the current meeting agenda, with the exception of personnel and contractual matters, shall first sign in with the Municipal Clerk before the meeting and provide the following information:

1. Name, Address, and Contact Information;
2. Topic of Public Comment; and
3. Indicate whether a Chapin Resident, Chapin Water/Sewer Customer, or Reside in the Chapin Water/Sewer District.

Comments are limited to three (3) minutes per person and no personal or verbal attacks will be entertained. The Council is interested in hearing your concerns, but speakers should not expect action or deliberation on subject matter brought up during any Public Comments on the agenda. Topics requiring further investigation may be referred to Town Staff and may be scheduled for a future agenda.

DEFINITIONS:

Chapin Resident: Reside in Town limits.

Chapin Water/Sewer Customer: Customer of the designated Chapin Water/Sewer District - Including an owner or operator of a local business.

Reside in Chapin Water/Sewer District: Reside in the designated Chapin Water/Sewer District – Area of Lexington County north of Lake Murray.

APPEARANCE OF CITIZENS

Town Code 2.212 – Any citizen of the Town shall be entitled to be placed on the agenda of any regular meeting to discuss any municipal matter, with the exception of personnel and contractual matters. Persons desiring to be placed on the agenda shall notify the Municipal Clerk not less than a week prior to the meeting. The request shall be in writing stating the reason therefor.

**TOWN OF CHAPIN
ARCHITECTURAL REVIEW BOARD
REGULAR MEETING MINUTES**

**Wednesday June 11, 2025
6:00 P.M.**

Town Hall

Members Present: Member Daniel Powell (arrived at 6:11 p.m.), Member Gerald Meetze, Chair Jason King, Vice Chair Harmon Reed

Members Absent: Member Bryson Tucker

Staff Present: Town Clerk Shannon Bowers, Planning & Zoning Manager Reid Radtke, Town Administrator Nicholle Burroughs

Guests: Mike Ray – HB Engineering and Charlie Lucas and Chase Lucas – Lucas Built Construction, Dr. Ralph Warnock – Lake Murray Pediatric Dentistry

Call to Order: Chair King called the meeting to order at 6:02 p.m., determined there was a quorum, and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

Approval of minutes: Member Meetze moved to approve the May 14, 2025 meeting minutes as presented. Vice Chair Reed seconded the motion. No further discussion, motion passed unanimously.

Chair Jason King:	Yes
Vice Chair Harmon Reed:	Yes
Member Gerald Meetze:	Yes
Member Daniel Powell:	Yes

Public Comments Related to Agenda Items

There were no public comments

Action Items

Architectural Application Review: Lake Murray Pediatric Dentistry: The Architectural Review Board (ARB) reviewed an application for Lake Murray Pediatric Dentistry, located at 740 Old Lexington Highway. Mr. Radtke noted the applicant supplied all necessary documents for compliance, with exception of lighting plans, specific to cut sheets of lighting fixtures for the property, sidewalk lighting along front of building, and min/max ratio appears to be exceeded for parking, and parking lot pole height. Mike Ray with HB Engineering stated that architect would get with electrical engineer to be in compliance to what UDO requires for lighting and requested clarification on what the Town considers aesthetically pleasing for landscaping purposes. Mr. Radtke suggested that the applicant add landscaping to the existing building to match new building for purposes of blending the two sites together. The ARB discussed and recommended staggering the front landscaping to be more natural in appearance and add more landscaping to

hide the retention pond from view. The ARB also noted that a sidewalk was not indicated on the plans. Administrator Burroughs indicated to the applicant that the Town will work with the applicant to provide for a sidewalk in areas where it may be difficult to install, per the zoning code.

Member Meetze moved to approve the plans for a Certificate of Appropriate with the following conditions:

1. Electrical lighting plan updated with required cut sheets for other exterior fixtures, sidewalk lighting at front of building facing Old Lexington, and separate lighting zones to comply with 8.7 of the UDO, to be reviewed by electrical engineer and approved by staff.
2. Revised landscaping plan to include landscaping for entire property (between the old and new building, front landscaping, and retention pond landscaping to be reviewed by Member Meetze and approved by staff.
3. Sidewalk plan shown to be coordinated with staff

Member Powell seconded the motion with conditions. No further discussion, motion to approve passed unanimously.

Chair Jason King:	Yes
Vice Chair Harmon Reed:	Yes
Member Gerald Meetze:	Yes
Member Daniel Powell:	Yes

Discussion Items

UDO Amendments: Mr. Radtke provided the ARB with staff notes on UDO comments on UDO amendments to section 6.11.4.c.1.a., which reads:

Parapet roofs shall not be permitted for buildings less than 10,000 sq. ft. Parapet roofs are discouraged, but may be considered by the ARB if the parapet has appropriate cornice design, caps, and periodic roof line interruptions.

Administrator Burroughs noted that historically, flat roofed buildings in Chapin were allowed through the use of parapets and other elements to conceal mechanical equipment, but were not held to the pitched roof requirement. The ARB also noted that the construction of the Chapin Commons development set the precedent for the pitched roof elements. Administrator Burroughs then clarified that the ARB could be as restrictive as they want to be, but pitched roof designs would stand out from other buildings in the area, since most buildings in the downtown area have pitched roof elements.

The ARB then discussed the changes, and suggested amendments are:

- Add definition of roof line to the terms to be: Roof line is defined where the roof meets the wall
- 6.11.4.c.1.a: *“Buildings less than 10,000 sq. ft should not have flat roofs. If applicant plans to place mechanical or electrical equipment on the building roof, parapets can be used to conceal the roof mounted equipment from the line of sight of any adjacent major roadway at the discretion of the Administrator. Parapets may be considered by the ARB*

if the parapet has appropriate cornice design, caps, and periodic roof line interruptions. Parapets shall continue on all sides of the building.

- Remove “parapet roofs” from other instances in Article 6, sections 6.12.4.c.1.a and 6.13.4.c.1.a

Before moving to the next agenda item, Vice Chair Reed wished to make the motion to require the developers of the Publix outparcels to match the parking lot lighting fixtures and landscaping of the existing property. Administrator Burroughs and Municipal Clerk Bowers noted that motions could not be taken on items not already on the agenda or projects not currently before the board. Vice Chair Reed withdrew the motion. He requested that Mr. Radtke communicate to the developers that the Town wishes to have the lighting and landscaping match what currently exists in the Publix development. Mr. Radtke noted that he has already spoken to the developers of those parcels and that coordination between them is taking place.

Staff Updates

There were no staff updates.

Adjournment: Member Meetze moved to adjourn the meeting. Member Powell seconded the motion. Meeting adjourned at 6:53 p.m.

ARB APPROVED (Date): _____

Attest:

Shannon Bowers, Town Clerk

Jason King, ARB Chair

Final Review

To: Architectural Review Board
From: R. Radtke, Planning & Zoning Manager
Date: July 16, 2025
Re: Outparcel 3– Medical Office

Property Location: 207 Lexington Ave.
Tax Map Number: 000721-02-025
Property Zoning District: Village Commercial (VC)
Property Overlay District: Downtown
Applicant: Lukas Braun
Zoning Permit: 24-12-12-001/ **New (20250065)**

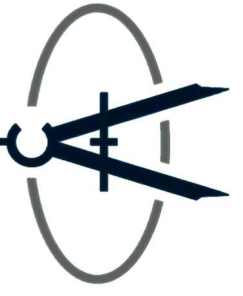
Proposal

The applicant is proposing a medical office on the Publix outparcel on the property located off of Lexington Ave. adjacent to Publix parking lot. Building is as follows; a 12,000-sf office. Total acre of lot is approximately 1.3 acres. Project will require to have 5% of open space dedicated per the code.

Staff Recommendation

In review of the requirements staff has identified the proposed development to be complaint with the majority of requirements of the Town's Zoning Ordinance. The following items are not in compliance and/or cannot be ascertained:

1. Exterior color of building that are shown, ARB will need samples to approve. Brick colors are listed as; Soldier Course, Stack Bond and Running Bond. Need sample colors. **(6.11.4.d.4)**
2. Window material and size need clarification. Transparent %? **(6.11.3.c)**.
3. Provide locations and details on plans for open space 5%.
4. Exterior building Lighting details not provided. **(6.12.6)**.
5. Requires Traffic Impact Study **(5.6)**

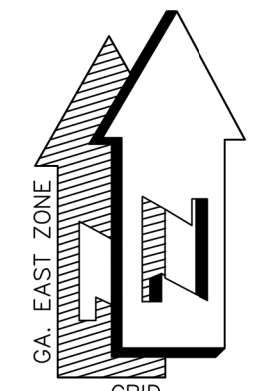
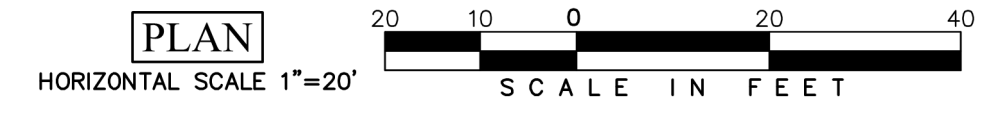
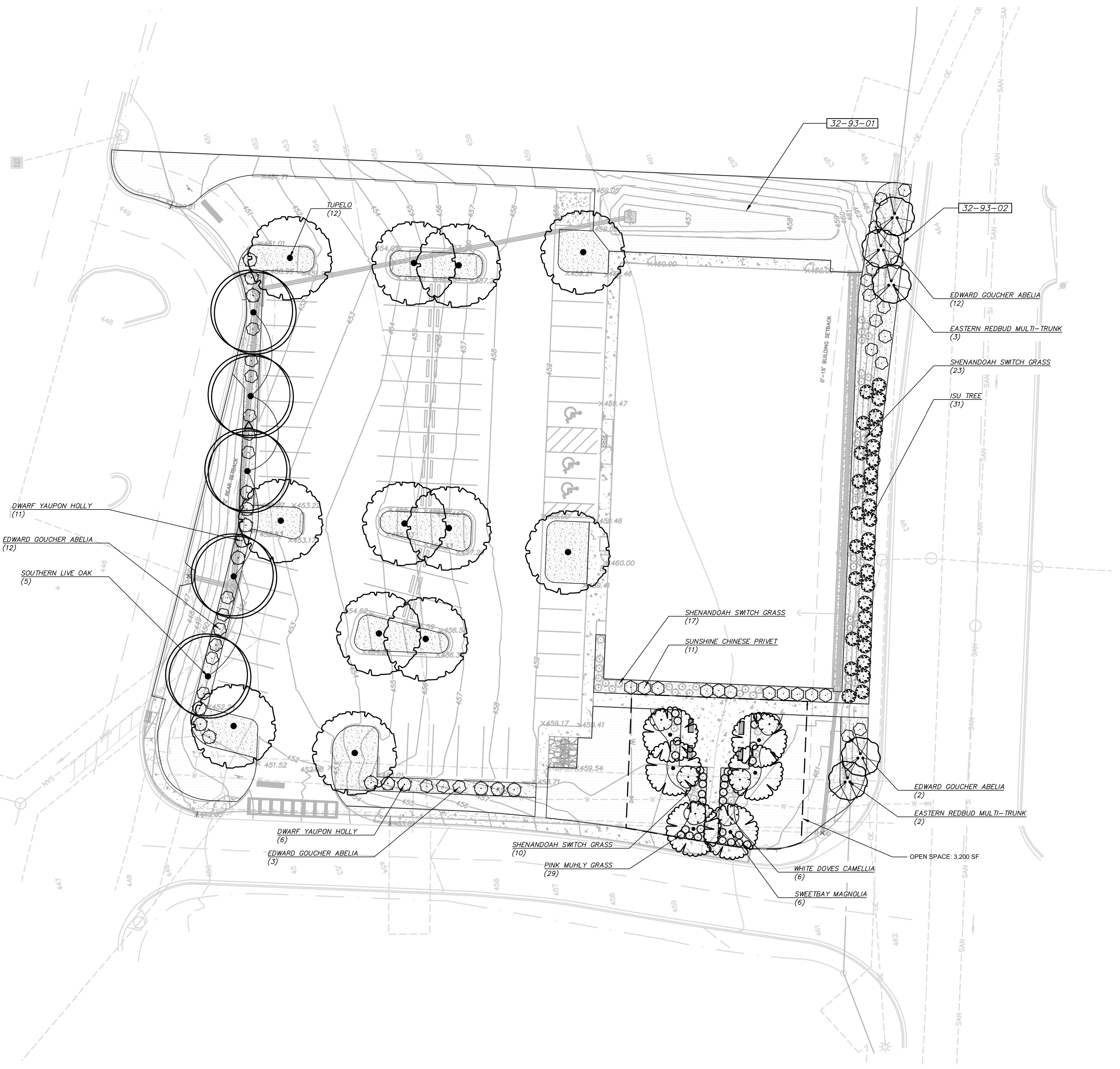


REV #	DATE	DESCRIPTION

CHAPIN RETAIL MOB

LANDSCAPE PLAN

DRAWN BY:	SRN
CHECKED BY:	LNA
APPROVED BY:	LFC
DATE:	05/16/2025
SCALE:	1" = 20'
JOB No.	2024-0249
DRAWING No.	L101



OPEN SPACE CALCULATIONS:

TOTAL ACREAGE OF PROPERTY = 1.3 ACRES
 5% OF PROPERTY = 2,830 SF
 PROPOSED OPEN SPACE = 3,200 SF

LEXINGTON AVENUE STREET BUFFER:

REQUIRED FOR TYPE B BUFFER:

- 10' WIDE BUFFER
- 6 CANOPY TREES PER 100 LINEAR FEET
- 223' OF PROPERTY BOUNDARY / 100 = 2.23 x 6 = 13.38 = 14 CANOPY TREES REQUIRED
- 18 SHRUBS PER 100 LINEAR FEET
- 223' OF PROPERTY BOUNDARY / 100 = 2.23 x 18 = 40.14 = 41 SHRUBS REQUIRED

PROPOSED:

- 10' WIDE BUFFER
- 5 UNDERSTORY TREES
- AVAILABILITY OF SPACE 10' FROM BUILDING IS LIMITED
- OVERHEAD ELECTRICAL UTILITY OBSTRUCTING ENTIRE BUFFER AREA
- 47 SHRUBS + 24 GRASSES

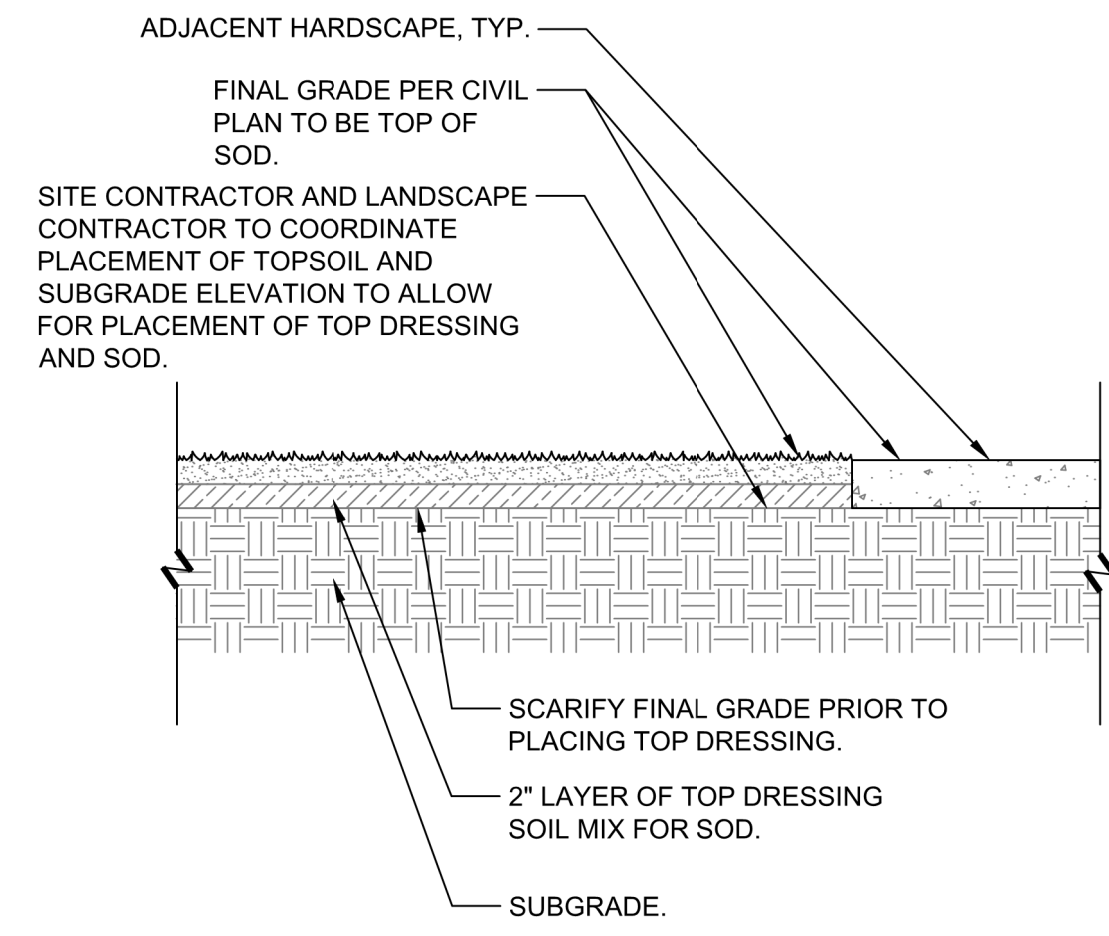
REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	32-93-01	Sod; Bermuda	9,996 sf
	32-93-02	Mulch; Hardwood	67.2 cy

PLANT SCHEDULE

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL.	HEIGHT	SPREAD
TREES							
	5	Eastern Redbud Multi-trunk	Cercis canadensis	B & B	2.5" Cal	5'	4'-5'
	5	Southern Live Oak	Quercus virginiana	B & B	2.5" Cal	5'-6'	6'
	6	Sweetbay Magnolia	Magnolia virginiana	B & B	2" Cal	6'-8'	4'-5'
	12	Tupelo	Nyssa sylvatica	B & B	2.5" Cal	6'-8'	6'-8'
SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	SIZE	HT.	SPREAD	SPACING
SHRUBS							
	17	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	7 gal	2'	3'	60" o.c.
	29	Edward Goucher Abelia	Abelia x 'Edward Goucher'	3 gal	2'	3'	54" o.c.
	31	Isu Tree	Distylium myricoides	3 gal	1'	2'	60" o.c.
	29	Pink Muhly Grass	Muhlenbergia capillaris	3 gal	2'	2'	36" o.c.
	50	Shenandoah Switch Grass	Panicum virgatum 'Shenandoah'	3 gal	3'	1'	36" o.c.
	11	Sunshine Chinese Privet	Ligustrum sinense 'Sunshine'	3 gal	3'	3'	60" o.c.
	6	White Doves Camellia	Camellia sasanqua 'White Doves'	7 gal	4'	3'	96" o.c.

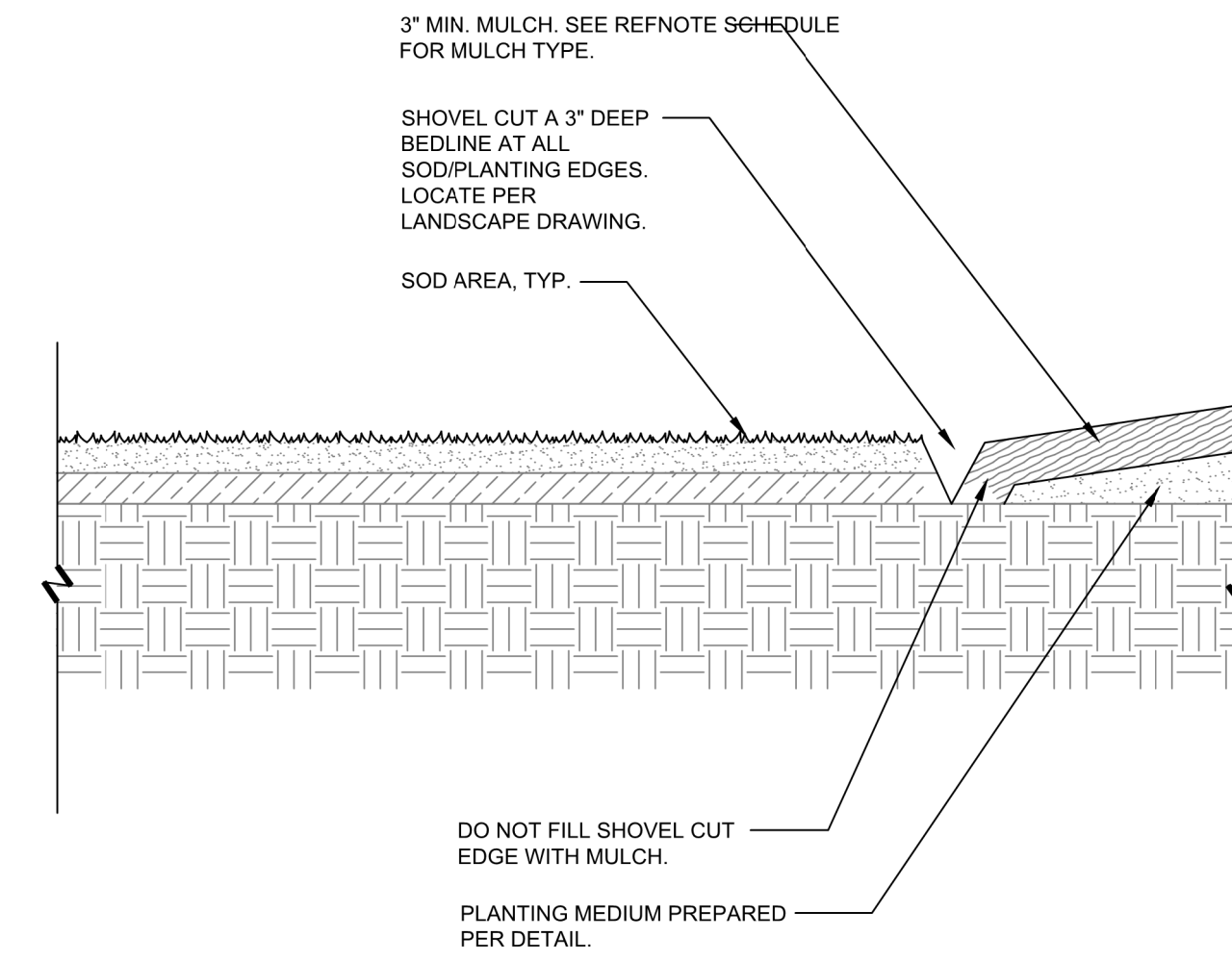
G:\PROJECTS\2024\2024-0249_CHAPIN_RETAIL_MOB\AC-DRAWINGS\X-REFS\2024-0249_LAND.DWG 5/16/2025 12:20 PM



NOTES:

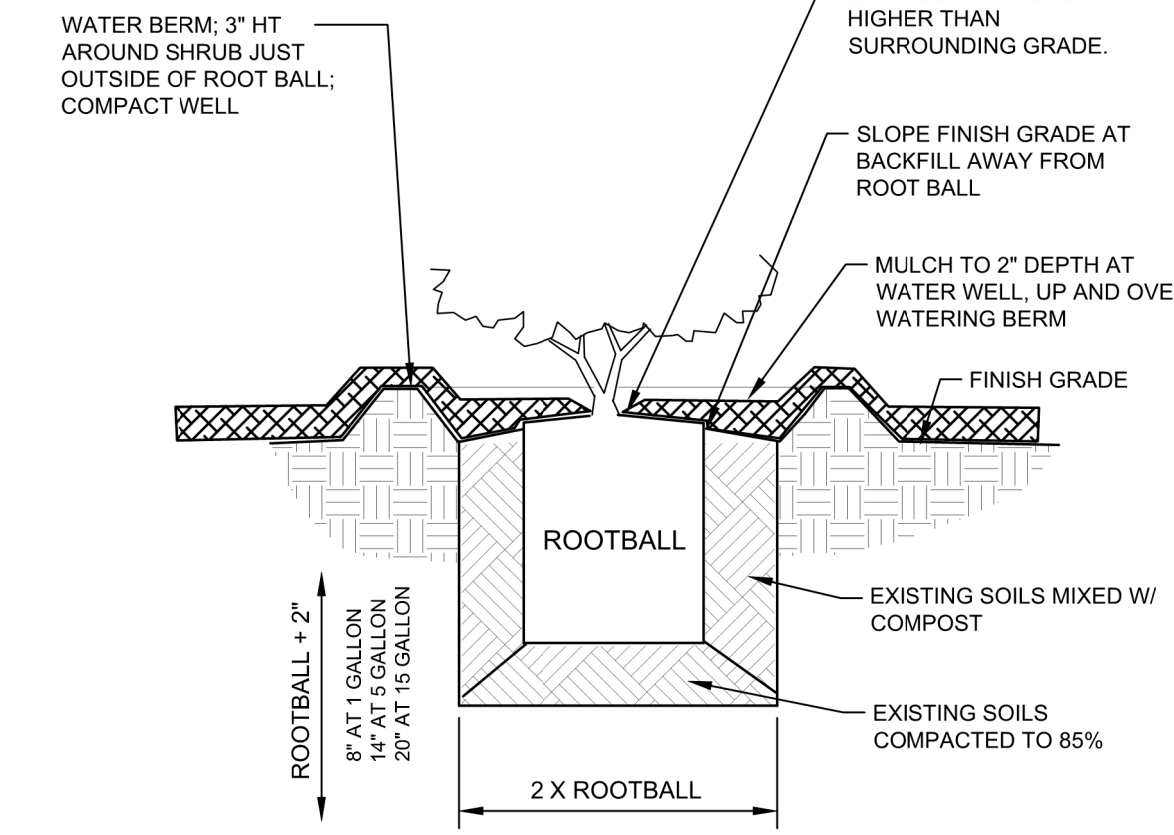
- HOLD DOWN FINISHED GRADE 2" FROM EDGE OF ALL HARDSCAPE SURFACES.
- ROLL AND WATER SOD SAME DAY AS INSTALLTION

1 SOD INSTALLATION
3/4" = 1'-0" P-CH1-09

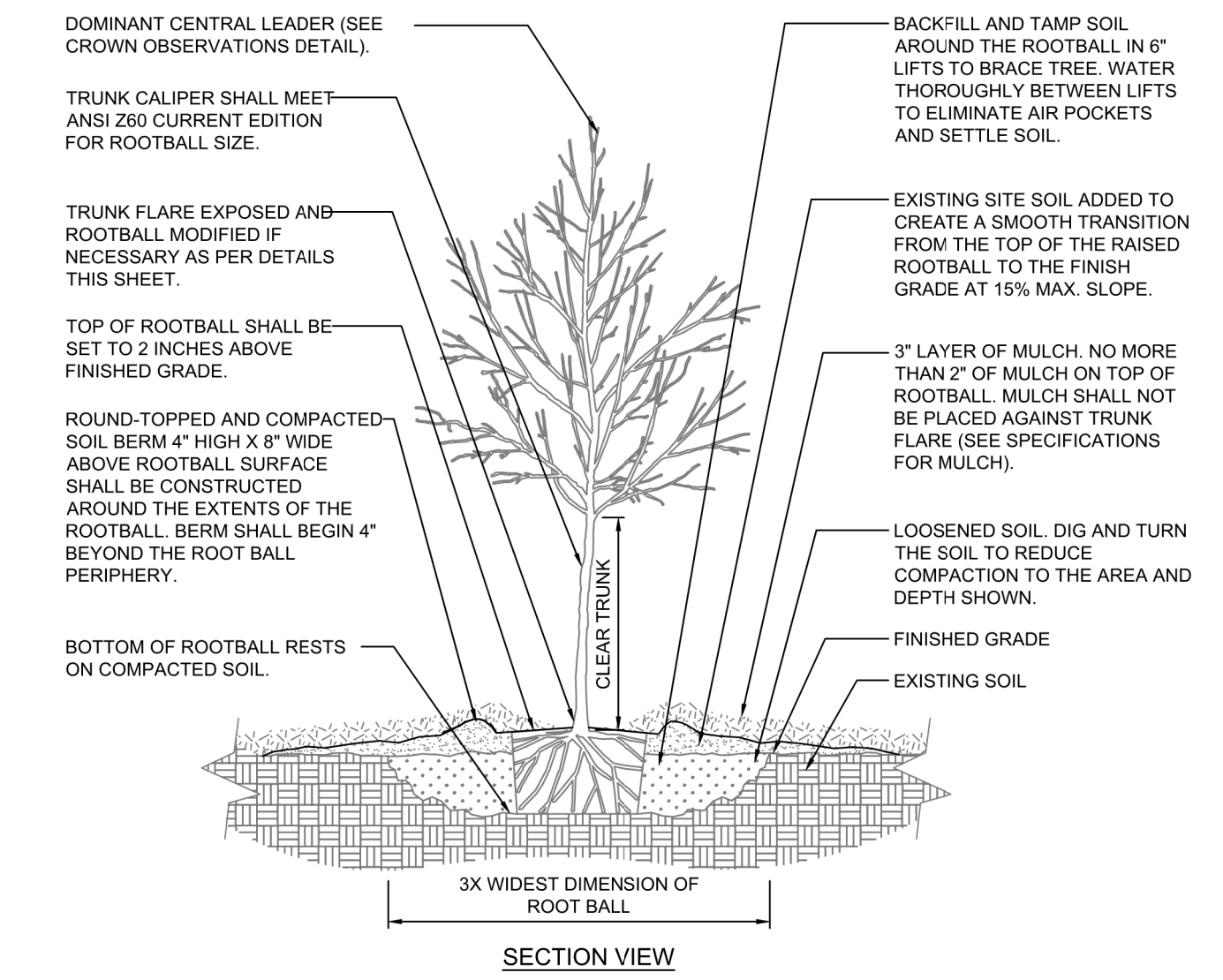


DO NOT FILL SHOVEL CUT EDGE WITH MULCH.
PLANTING MEDIUM PREPARED PER DETAIL.

2 SHOVEL CUT BED EDGE
1" = 1'-0" P-CH1-10

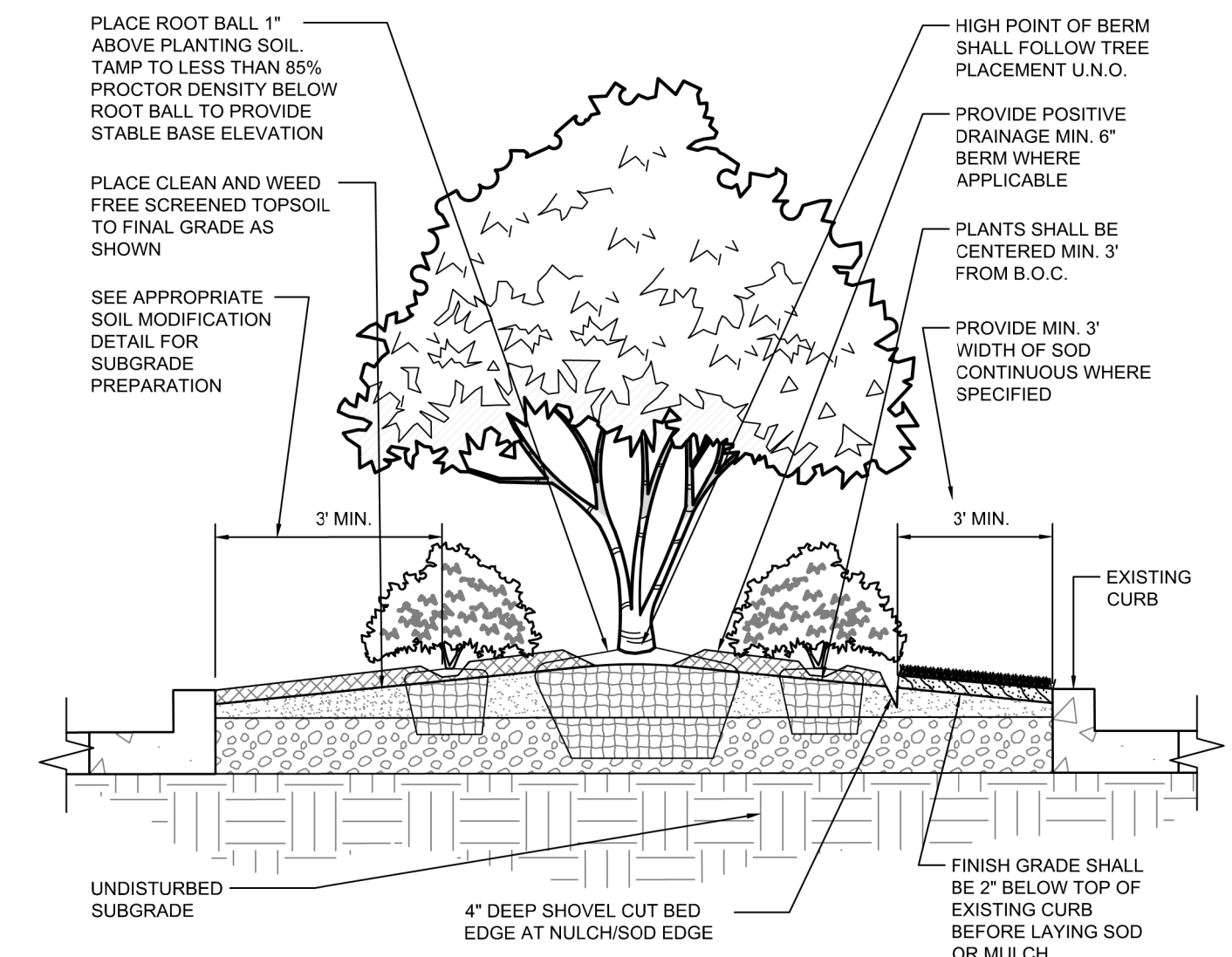


3 SHRUB PLANTING
3/8" = 1'-0" P-CH1-07

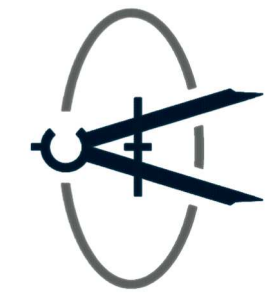


- NOTES:
1. TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS DETAILS THIS SHEET.

4 TREE PLANTING
3/8" = 1'-0" P-CH1-04



5 PARKING ISLAND DETAIL
1/2" = 1'-0" P-CH1-28



CRANSTON



REV #	DATE	DESCRIPTION

CHAPIN RETAIL MOB

LANDSCAPE DETAILS

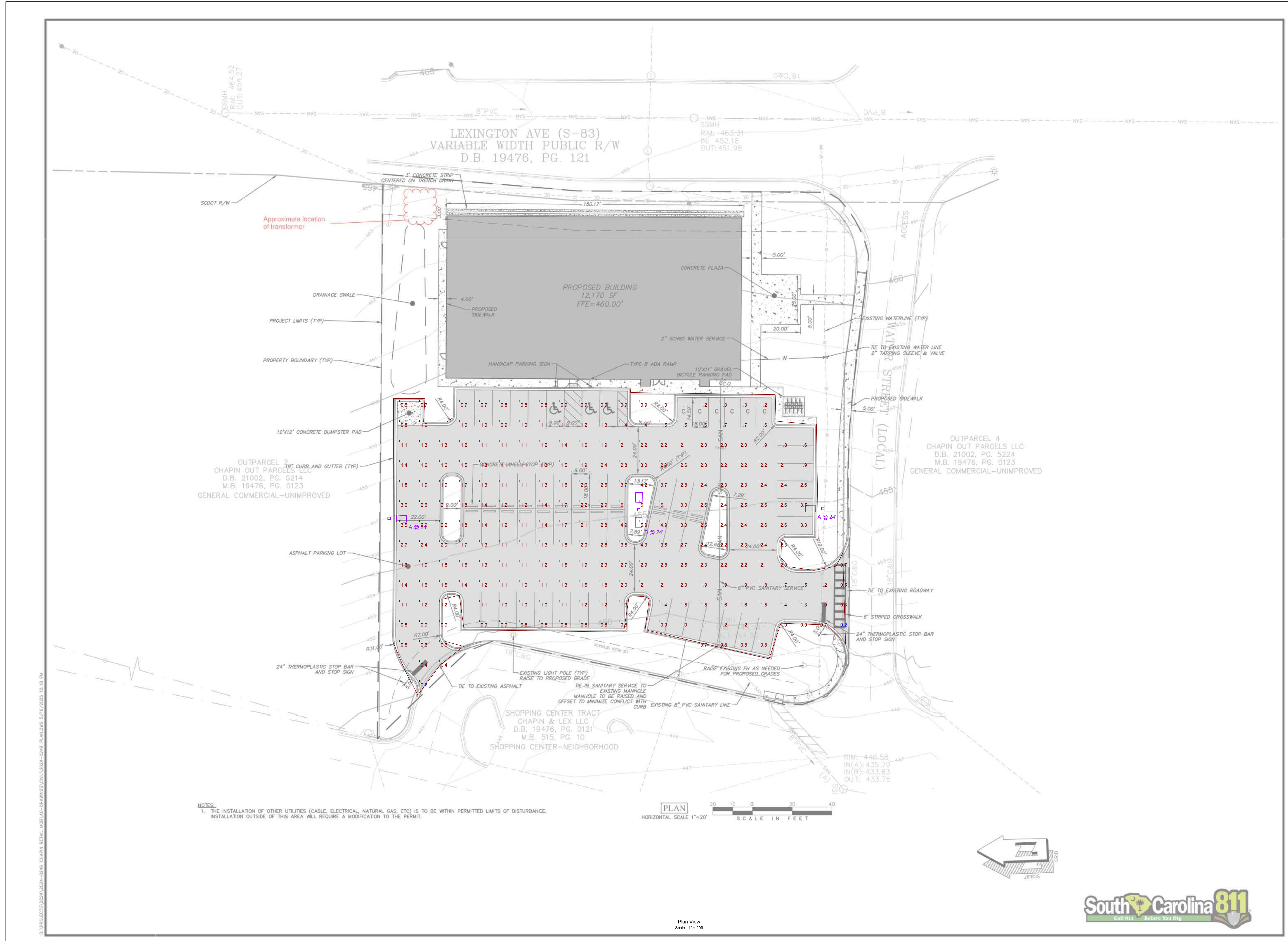
DRAWN BY:	SRN
CHECKED BY:	LNA
APPROVED BY:	LFC
DATE:	05/16/2025
SCALE:	1" = 20'
JOB No.	2024-0249
DRAWING No.	L201

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	A		2	American Electric Lighting	ATB0 P305 R4 4K 125W	Autobahn Small P305 Package Roadway Type IV 4000K/5000K, 125W	1	17077	0.9	125	
	B		1	American Electric Lighting	ATB0 P305 R4 4K 125W	Autobahn Small P305 Package Roadway Type IV 4000K/5000K, 125W	1	17077	0.9	250	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1		1.7 fc	5.1 fc	0.2 fc	25.5:1	8.5:1

CLASSIFICATION, TYPE, SPECIFICATION, AND ADDITIONAL ATTRIBUTES MEET UTILITY GRADE REQUIREMENTS FOR ALL LIGHT FIXTURES, ASSOCIATED POLE MOUNTING HEIGHTS, AND POLES. PHOTOMETRIC PLANS ARE SUBJECT TO CHANGE BASED ON PREDICTED AND ACTUAL FIELD INSTALLATION LOCATIONS AND ARE POTENTIALLY AFFECTED VIA OTHER GOVERNING AUTHORITIES IN THE INSTALLATION LOCATIONS. USE OF THIS PHOTOMETRIC PLAN IS SOLELY PERMITTED TO DOMINION ENERGY - LIGHTING SERVICES APPROVED PROJECTS. THE APPROVED PHOTOMETRIC PLAN MUST BE CONSTRUCTED VIA DOMINION ENERGY - LIGHTING SERVICES APPROVED PERSONNEL. USE OF THIS PHOTOMETRIC PLAN FOR FIELD INSTALLATIONS ARE LIMITED TO DOMINION ENERGY COMPANY OWNERS AND DOMINION ENERGY CONTRACTORS. ALL DOMINION ENERGY APPROVED LIGHTING PLANS SHALL BE TO THE MOST CURRENT NEC RULES AND REGULATIONS AT THE TIME OF THE PROJECT APPROVAL.



NOTES:
 1. THE INSTALLATION OF OTHER UTILITIES (CABLE, ELECTRICAL, NATURAL GAS, ETC) IS TO BE WITHIN PERMITTED LIMITS OF DISTURBANCE. INSTALLATION OUTSIDE OF THIS AREA WILL REQUIRE A MODIFICATION TO THE PERMIT.

CRANSTON

05/16/2025

Cranston Engineering Group
 No. C00570
 STATE OF SOUTH CAROLINA

REV #	DATE	DESCRIPTION

CHAPIN RETAIL MOB

LAYOUT & UTILITY PLAN

DRAWN BY:	AKS
CHECKED BY:	AKS
APPROVED BY:	RDS
DATE:	MAY 16, 2025
SCALE:	1" = 20'
JOB No.	2024-0249
DRAWING No.	C300

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**Preliminary Review
Memorandum
Architectural Review**

To: Architectural Review Board
From: R. Radtke, Planning & Zoning Manager
Date: July 23, 2025
Re: Carolina Wings – Commercial Sub-division

Property Location: 519 Columbia Ave.
Tax Map Number: 000700-01-017
Property Zoning District: Corridor Commercial (CC)
Property Overlay District: Corridor
Applicant: Maria Hochendoner
Zoning Permit: **20250100**

Proposal

The applicant is proposing the construction of a Carolina Wings on a property located off of Columbia Ave. across from Goodwill and directly behind McCallister's within the commercial sub-division. The review of this project (Lot C) is the final completion of the 3-plat separation that was approved in 2024.

This commercial development within the Town of Chapin was approved into 3 separate developments. The breakdown consisted of the following: **Lot A** is McAlister's, General Retail and Fast Food. **Lot B** is proposed as Express Oil & **Lot C** is being proposed of Carolina Wings (Approx 1.50 acres).

Staff Recommendation

In review of the requirements staff has identified the proposed development to be complaint with the majority of requirements of the Town's Zoning Ordinance.

The following items need clarification for compliance or cannot be ascertained:

- Exterior color of building that are shown are not on the approved color pallet list. Brick colors - Dark Sandstone, Stone color - Sedona, Overhead doors - White **6.12.3.C.3.** [Approved-Color-Palette](#)
- The aluminum cap is not permitted per code – **(6.12.3.b)**
- Window material and size need clarification. **(6.12.3.c)**
- Façade Articulation does not appear to meet code. Confirm dimensions **6.12.3.b.2.**
- Mechanical equipment screening and location needs to be clarified. Can not determine **(6.12.7.b.)**
- Materials used for screening dumpster **(6.12.7.d.)**
- Windows building does not meet the building frontage requirement of 30% glazing. **6.12.3.C.a**
- Does not appear to be any landscape island dimensions. **(7.4.2.)**
- Details and locations needed for open space to be shown on plan. **(5.4.1).**
- Plan does not show any pedestrian interconnectivity as required – **8.6.3**
- No Screening of the exterior ladder or down spouts. **6.12.7.b.**
- Clarification on wall materials to building that are used for screening dumpster **6.12.7.a.**
- Confirm location of mechanical units and screening. **6.12.7.d**

Documents that are needed for clarity:

1. Exterior Lighting plan.
2. Traffic Impact Study
3. Include traffic design for crosswalks and interconnectivity.

SEAL:
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

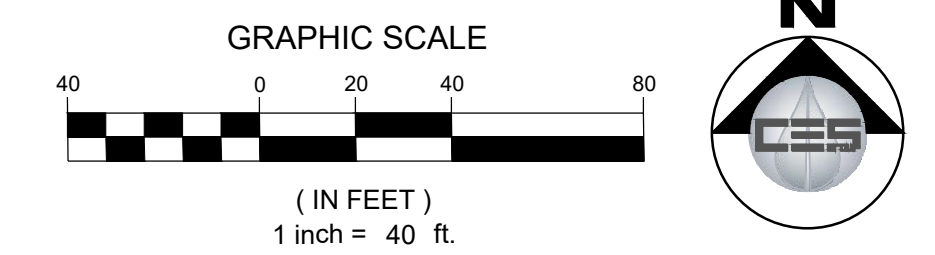
CO. SEAL:
NOT FOR CONSTRUCTION

OWNER / DEVELOPER
CW MARINA, LLC DBA CAROLINA WINGS
(ATTN: ROB SCHOLMEESTER)
1000 MARINA ROAD, SUITE D, IRMO, SC 29063
PHONE: 803.206.0320 EMAIL: ROB@CAROLINAWINGS.COM
PROJECT DESCRIPTION:
CAROLINA WINGS RESTAURANT
COLUMBIA AVENUE, TOWN OF CHAPIN, LEXINGTON COUNTY, SC

PROJECT NO:
8397.0624CD
ISSUE DATE: 07/14/2025
DRAWING REVISIONS
NO. REVISION DESC. DATE:
DRAWN BY: WAS REVISOR BY:
CHECKED BY: RTC ISSUED BY:

DRAWING TITLE:
PRELIMINARY SITE PLAN

DRAWING NUMBER:
C2.0



SITE DATA TABLE			
PARCEL #: 000700-01-017			
COLUMBIA AVENUE			
ZONING:	CC (CORRIDOR COMMERCIAL) (TOWN OF CHAPIN)		
LOT C - PROPOSED USE RESTAURANT (SEE NOTE A BELOW)			
ZONING REQUIREMENT	REQUIRED	EXISTING (ORIGINAL PARCEL)	PROPOSED (LOT C)
MINIMUM LOT WIDTH	50 FT	372.89 FT	198.56 FT
MINIMUM LOT SIZE	NONE	4.95 AC	1.49 AC (SEE NOTE A BELOW)
MAXIMUM LOT COVERAGE	70%	0%	ENTIRE SITE (LOTS A, B AND C = 64.04%) (LOT C ONLY = 61.74%)
MINIMUM FRONT YARD SETBACK	15 FT	N/A	128.66 FT
MAXIMUM FRONT YARD SETBACK	NONE	N/A	N/A
MINIMUM SIDE YARD SETBACK	15 FT	N/A	67.33 FT
MINIMUM REAR YARD SETBACK	25 FT	N/A	92.51 FT
BUILDING HEIGHT	65 FT	N/A	< 65 FT
S-48 COLUMBIA AVENUE SETBACK	30 FT	N/A	N/A
MINIMUM OPEN SPACE	5.00%	N/A	ENTIRE SITE (LOTS A, B, AND C = ±5.60%) (LOT C ONLY = ±10.43%)

NOTE A:
PROPOSED LOT A, B, AND C ARE TO BE DEVELOPED SEPARATELY IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. ANTICIPATED SCHEDULE IS UNKNOWN AT THIS TIME. OPEN SPACE, MAXIMUM LOT COVERAGE, STORMWATER MANAGEMENT, WATER AND SEWER UTILITIES, SCDOT ACCESS, AND TREE MITIGATION/LANDSCAPE REQUIREMENTS OF ENTIRE SITE (AS FULLY DEVELOPED) WAS REVIEWED AND APPROVED BY THE TOWN OF CHAPIN UNDER THE DEVELOPMENT APPLICATION OF LOT A FOR A MCALISTER'S DELI.

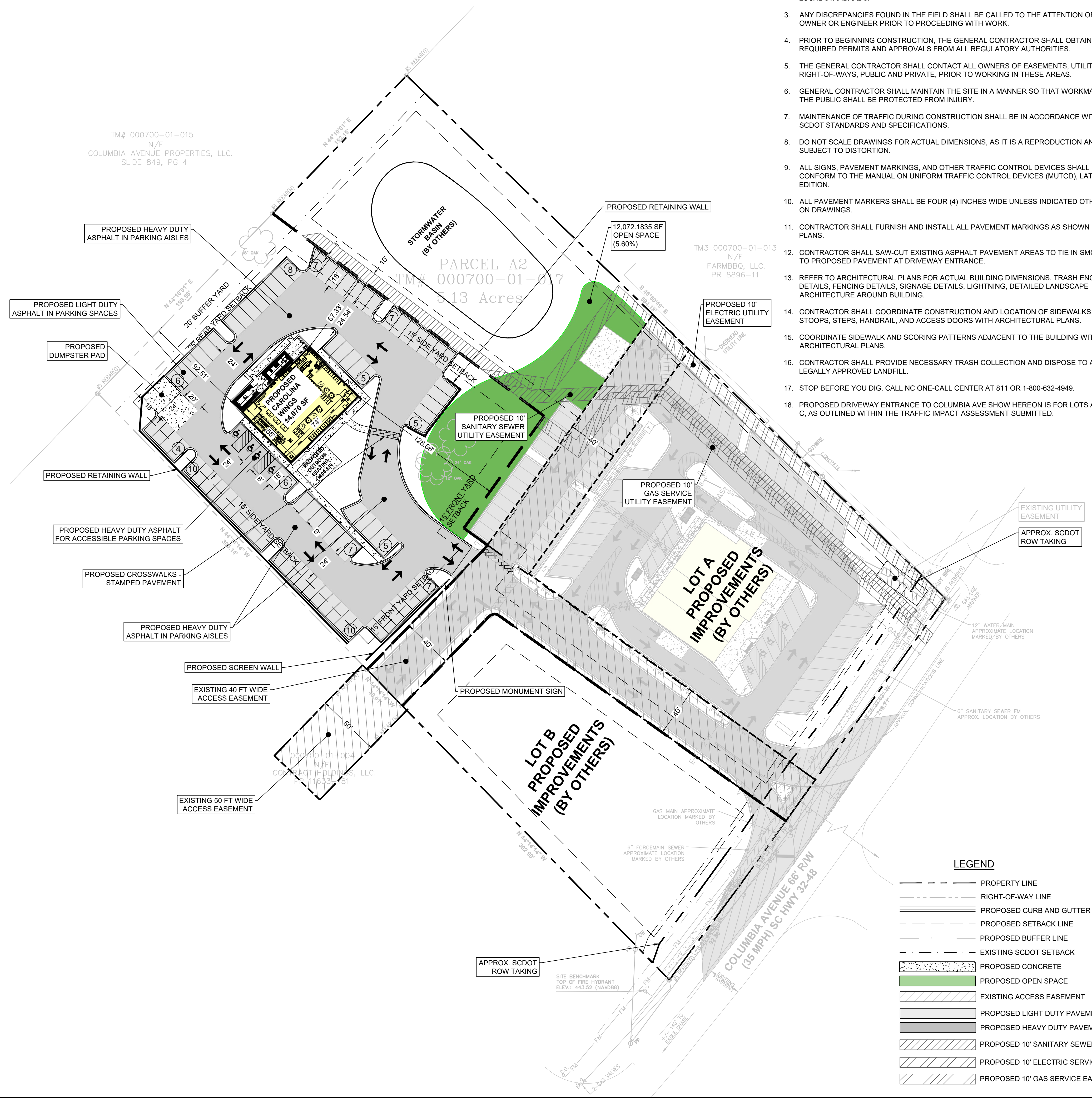
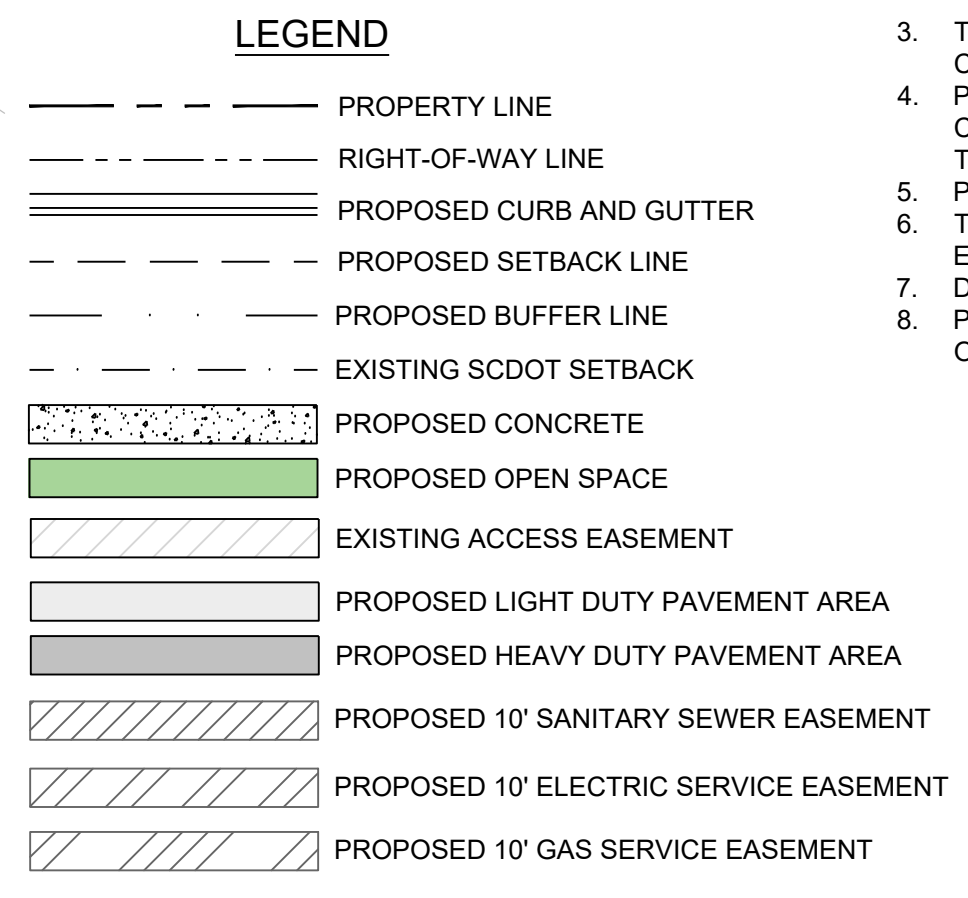
OFF STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
8.4.1	REQUIRED PARKING: - ENTER PARKING REQUIREMENT WITH CALCULATION OF REQUIRED SPACES TOTAL REQUIRED SPACES: 1 SPACE / 2 SEATS OR 1 SPACE / 75 SF OF DINING AREA, INCLUDING OUTDOOR AREAS, WHICHEVER IS GREATER 124 SEATS/2 SEATS = 62 SPACES OR (3,600 SF + 600 SF OUTDOOR AREA)/75 SF = 56 SPACES TOTAL = 62 SPACES (INCLUDING 3 ADA SPACES)	87 SPACES (INCLUDING 4 ADA SPACES)
8.5.1	PARKING SPACE DIMENSIONS: PARKING ANGLE: 90° MINIMUM WIDTH: 9 FT MINIMUM LENGTH: 18 FT	PARKING ANGLE: 90° WIDTH: 9 FT LENGTH: 18 FT
8.5.1	MINIMUM DRIVE AISLE WIDTH: TWO-WAY: 24 FT	24 FT

- SITE PLAN NOTES:**
- THIS DEVELOPMENT IS LOCATED IN THE TOWN OF CHAPIN, PARCEL ID #000700-01-017 (LOT C)
 - DEVELOPER: CAROLINA WINGS
 - THIS PLAN IS PRELIMINARY AND FOR PLANNING DISCUSSION PURPOSES ONLY AND IS NOT FOR CONSTRUCTION.
 - PRE-DEVELOPMENT TOPOGRAPHY REFERRED TO ON THE PLANS WAS TAKEN FROM PLANS PREPARED BY CES GROUP ENGINEERS FOR MCALISTER'S DELI SITE AND DATED 03/31/2025. BOUNDARY INFORMATION TAKEN FROM SUBDIVISION PLAN PREPARED BY BAXTER LAND SURVEYING DATED 02/06/2017.
 - PROPOSED BUILDINGS ARE PROPOSED TO BE SERVICED BY PUBLIC WATER AND SEWER.
 - THIS PLAN IS NOT MEANT TO BE A DETAILED DESIGN FOR PROPOSED GRADING, DRAINAGE, SOIL EROSION AND SEDIMENT CONTROL, LANDSCAPING, OR UTILITY DESIGN.
 - DIMENSIONS SHOWN HEREIN ARE APPROXIMATE.
 - PROPOSED DRIVEWAY ENTRANCE TO COLUMBIA AVE SHOW HEREON IS FOR LOTS A, B, AND C, AS OUTLINED WITHIN THE TRAFFIC IMPACT ASSESSMENT PREVIOUSLY SUBMITTED BY OTHERS.



IF YOU DIG IN SOUTH CAROLINA...
CALL US FIRST!
PALMETTO UTILITY PROTECTION (PUP)
811 or 1-888-721-7877
A MINIMUM OF 72 HOURS BEFORE DIGGING
IT'S THE LAW

- SITE NOTES:**
- DIMENSIONS AND COORDINATE POINTS ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, OR CORNER OF BUILDING UNLESS OTHERWISE NOTED.
 - ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL STANDARDS.
 - ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
 - PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVALS FROM ALL REGULATORY AUTHORITIES.
 - THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
 - GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMAN AND THE PUBLIC SHALL BE PROTECTED FROM INJURY.
 - MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH SCDOT STANDARDS AND SPECIFICATIONS.
 - DO NOT SCALE DRAWINGS FOR ACTUAL DIMENSIONS, AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
 - ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
 - ALL PAVEMENT MARKERS SHALL BE FOUR (4) INCHES WIDE UNLESS INDICATED OTHERWISE ON DRAWINGS.
 - CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
 - CONTRACTOR SHALL SAW-CUT EXISTING ASPHALT PAVEMENT AREAS TO TIE IN SMOOTHLY TO PROPOSED PAVEMENT AT DRIVEWAY ENTRANCE.
 - REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS, TRASH ENCLOSURE DETAILS, FENCING DETAILS, SIGNAGE DETAILS, LIGHTNING, DETAILED LANDSCAPE ARCHITECTURE AROUND BUILDING.
 - CONTRACTOR SHALL COORDINATE CONSTRUCTION AND LOCATION OF SIDEWALKS, STOOPS, STEPS, HANDRAIL, AND ACCESS DOORS WITH ARCHITECTURAL PLANS.
 - COORDINATE SIDEWALK AND SCORING PATTERNS ADJACENT TO THE BUILDING WITH THE ARCHITECTURAL PLANS.
 - CONTRACTOR SHALL PROVIDE NECESSARY TRASH COLLECTION AND DISPOSE TO A LEGALLY APPROVED LANDFILL.
 - STOP BEFORE YOU DIG. CALL NC ONE-CALL CENTER AT 811 OR 1-800-632-4949.
 - PROPOSED DRIVEWAY ENTRANCE TO COLUMBIA AVE SHOW HEREON IS FOR LOTS A, B, AND C, AS OUTLINED WITHIN THE TRAFFIC IMPACT ASSESSMENT SUBMITTED.



TM# 000700-01-015
N/F
COLUMBIA AVENUE PROPERTIES, LLC.
SLIDE 849, PG 4

TM3 000700-01-013
N/F
FARMBO, LLC.
PR 8896-11

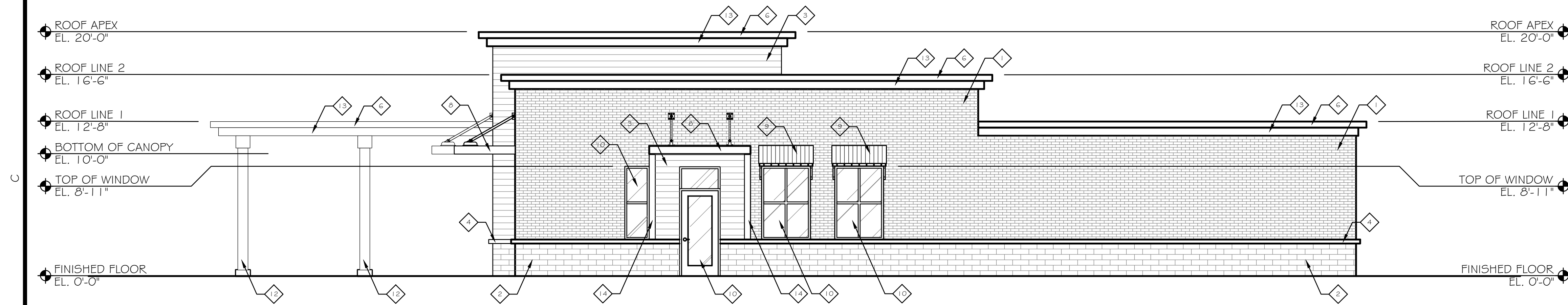
TM# 000700-01-017
N/F
CONTRACT HOLDINGS, LLC.
PR 8896-11

DRAWING NOTES

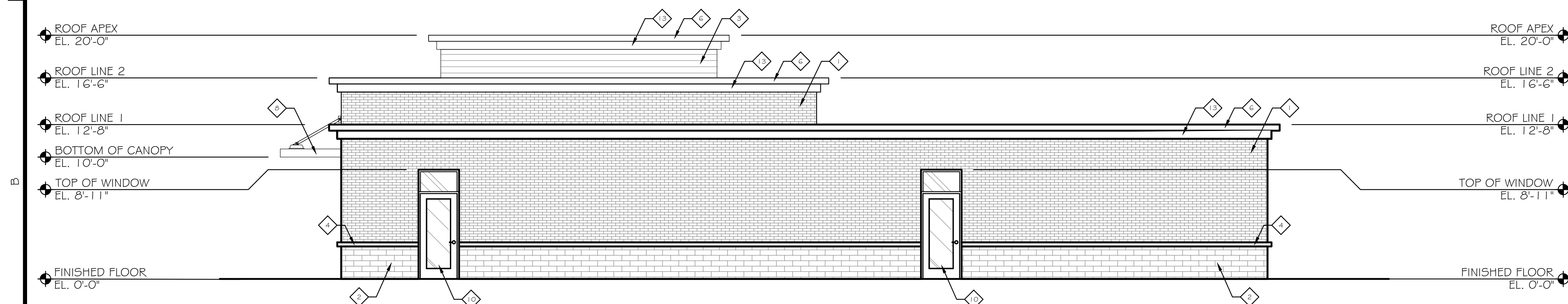
- ◇ BRICK
- ◇ SPLIT FACE BLOCK
- ◇ ARCHITECTURAL FAUX WOOD METAL OR FIBER CEMENT BOARD RUN HORIZONTALLY
- ◇ 4" CAST STONE SILL
- ◇ STANDING SEAM METAL ROOF
- ◇ 8" METAL COPING
- ◇ 6" METAL COPING
- ◇ METAL CANOPY
- ◇ METAL AWNINGS
- ◇ STOREFRONT DOOR AND WINDOW SYSTEM.
- ◇ SIGNAGE
- ◇ STEEL COLUMN WITH METAL BASE
- ◇ 8" FREIZE BOARD
- ◇ 6" METAL TRIM



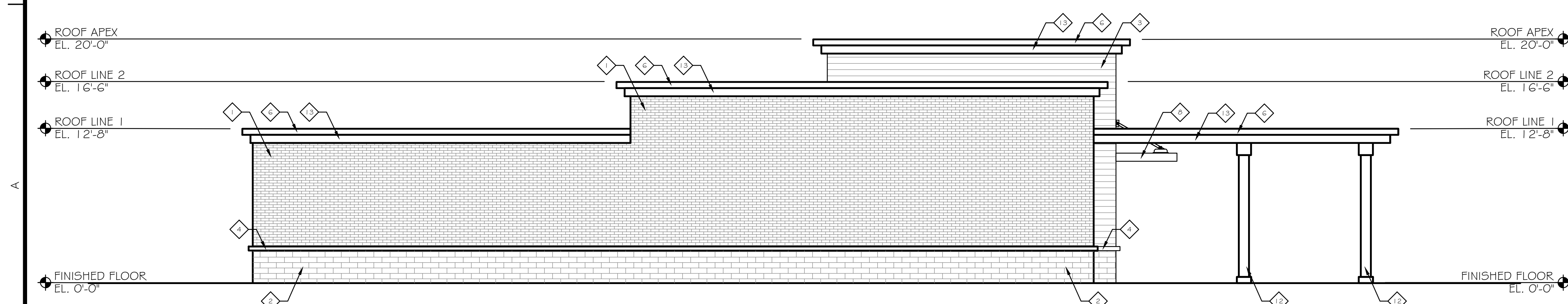
A1 EAST ELEVATION
A201 SCALE: 3/16" = 1'-0"



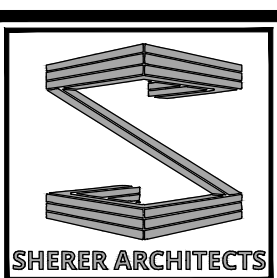
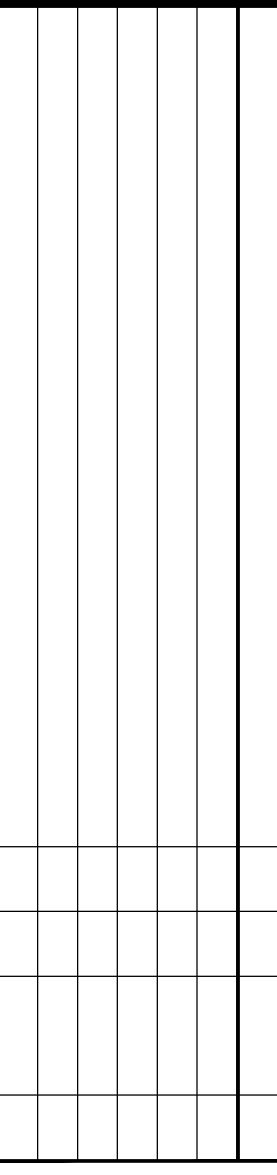
A1 NORTH ELEVATION
A201 SCALE: 3/16" = 1'-0"



A1 WEST ELEVATION
A201 SCALE: 3/16" = 1'-0"



A1 SOUTH ELEVATION
A201 SCALE: 3/16" = 1'-0"



1201 MAIN STREET
SUITE 1980
Columbia, SC 29201
Phone: 803.748.1345
www.shererarch.com

255A005
LD
DS
DS

CAROLINA WINGS
ADDRESS
CITY, SC ZIP

EXTERIOR ELEVATIONS
ELEVATIONS
17 JULY 2025

NOT FOR
CONSTRUCTION

A201

OWNER'S SIGNATURE _____ DATE _____
I CONCUR WITH THE FINAL LAYOUT DESIGN AND SCOPE OF
WORK AS IT RELATES TO MY BUILDING. SIGNED AND ACCEPTED.

PRELIMINARY

PLOT DATETIME: 07/17/2025 11:46:56 PM Thursday, July 17, 2025 11:46:56 PM



CAROLINA WINGS & RIBHOUSE



CAROLINA WINGS & RIBHOUSE

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**Staff Evaluation Dermatology
Preliminary**

To: Architectural Review Board
From: R. Radtke, Planning & Zoning Manager
Date: July 16, 2025
Re: Collo Rosso Dermatology

Property Location: 133 Clark St.
Tax Map Number: 000717-03-002
Property Zoning District: Town Center (TC)
Property Overlay District: Downtown
Applicant: Chad Lindler

This commercial development is proposed for development of a Dermatology office (6880 SF) within the Town Center district. Property is 1.43 AC and is in the Downtown Overlay District. Owner is currently working with the Town staff on preliminary plans.

In review of the requirements staff has identified the proposed development for a preliminary review with their conceptual plans with the requirements of the Town's Zoning Ordinance.

The following items need clarification for compliance or cannot be ascertained:

- Exterior color of building that are approved color pallet list. Brick colors are listed as; Reliable White 6091 and Urbane Broze 7048. **6.11.3.C.3.**
- Architectural design should align with the existing styles and overall ascetics of the downtown area. **(6.11.1).** Building is adjacent to Craftsman Corridor.
- Setbacks - Double frontage lot. In compliance **(3.8.4.)**
- Window material and size need clarification. **(6.11.3.c)**
- Exterior ascetics need to be screened and need to match color of building to blend. **6.11.7.b** (mechanical equip, down spouts, exterior ladder, etc.) Landscaping can work to blend.
- Details on plans for open space, locations and calculations on how determined acreage. TC requires 5% open space. **(5.4.2.a.)**
- Establish Property buffer, Type A, Required 5' minimum **Table 7.5.4.a.**
- Exterior building Lighting details not provided. **(6.11.6).**

Documents that are not provided:

1. Exterior Building / Lighting Plan
2. Tree Mitigation / Survey
3. Traffic Impact Study



① CLARK ST. PERSPECTIVE
12" = 1'-0"



② ENTRY PERSPECTIVE
12" = 1'-0"



③ SOUTH PERSPECTIVE
12" = 1'-0"



④ WATER ST. PERSPECTIVE
12" = 1'-0"

REV.	DATE	COMMENT



① WEST ELEVATION
1/8" = 1'-0"



② WATER ST (NORTH) ELEVATION
1/8" = 1'-0"

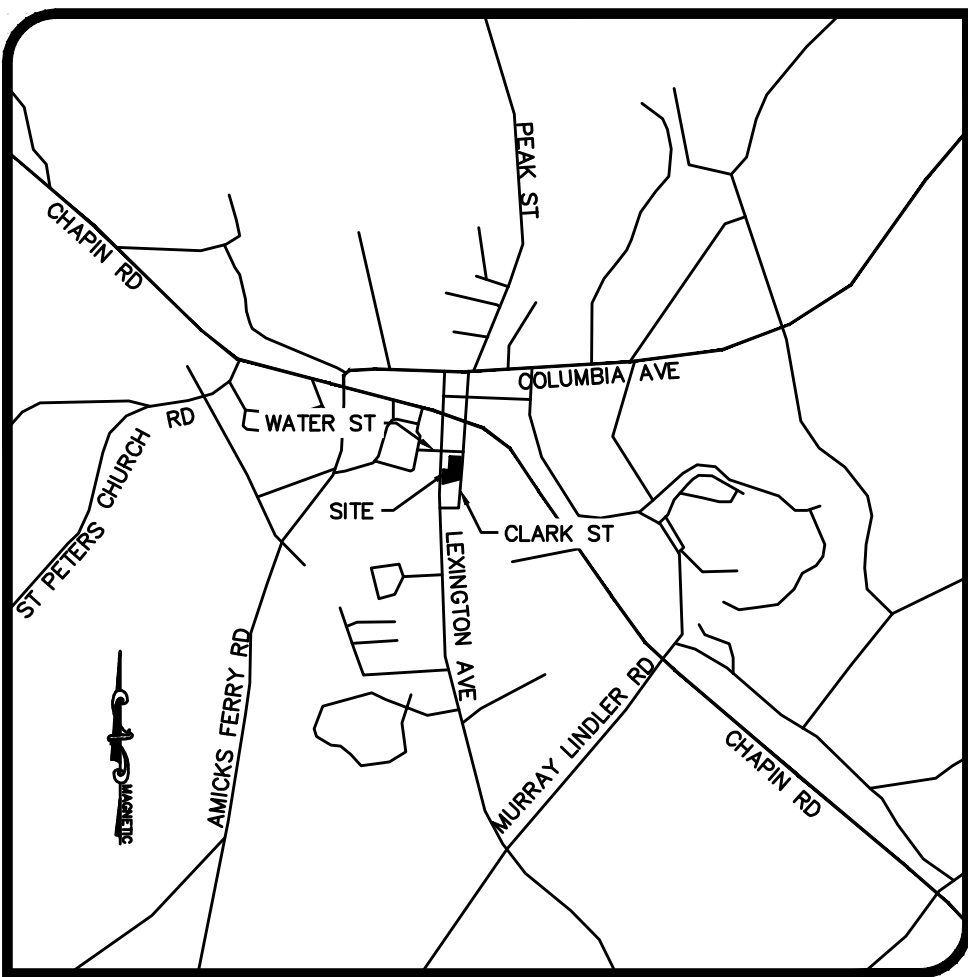


③ CLARK ST. (EAST) ELEVATION
1/8" = 1'-0"



④ SOUTH ELEVATION
1/8" = 1'-0"

REV.	DATE	COMMENT



LOCATION MAP
N.T.S.

OWNER:	COLLO ROSSO PROPERTIES LLC 133 CLARK STREET CHAPIN, SC 29036 PH: 803-834-9000 EMAIL: curtis.hardy@me.com CONTACT: CURTIS LAMAR HARDY
TMS:	000717-03-002
TOTAL AREA:	1.43 AC.
DISTURBED AREA:	1.4 AC.
ZONING:	TC
USE:	MEDICAL OFFICE
BUILDING SIZE:	6,880 SF
PROVIDED PARKING:	27 SPACES



Know what's below.
Call before you dig.



PLANTING SCHEDULE

QUANTITY	SYMBOL	COMMON NAME	SIZE	SPACING	CALIPER
6		WILLOW OAK	10'	n/a	2.5"
12		SWEETGUM	10'	n/a	2.5"
22		DWARF YAUPON HOLLY	24"	5'	*
18		LOROPETALUM DARUMA	24"	5'	*
28		PODOCARPUS PRINGLE	24"	5'	*
12		WAX MYRTLE	24"	5'	*

* NOT APPLICABLE IN THIS CASE
** TRELLISED TO FENCE

- NOTES:
- SOIL IN PLANTING BEDS SHOULD BE AMENDED WITH ORGANIC MATERIAL AS APPROPRIATE FOR PROPER GROWTH OF PLANT MATERIALS. A SOILS TEST IS RECOMMENDED.
 - ALL PLANTING BEDS WILL BE MULCHED WITH A HARDWOOD OR PINESTRAW MULCH.

REQUIRED TREE MITIGATION:

TREE TYPE	REPLACEMENT % OF CALIPER INCHES	OR	COST PER CALIPER INCH*
CANOPY:	33%		\$10/INCH
SIGNIFICANT:	50%		\$50/INCH
HISTORIC:	50%		\$100/INCH

* IF TREE REPLACEMENT IS NOT POSSIBLE

SITE TREES REMOVED:

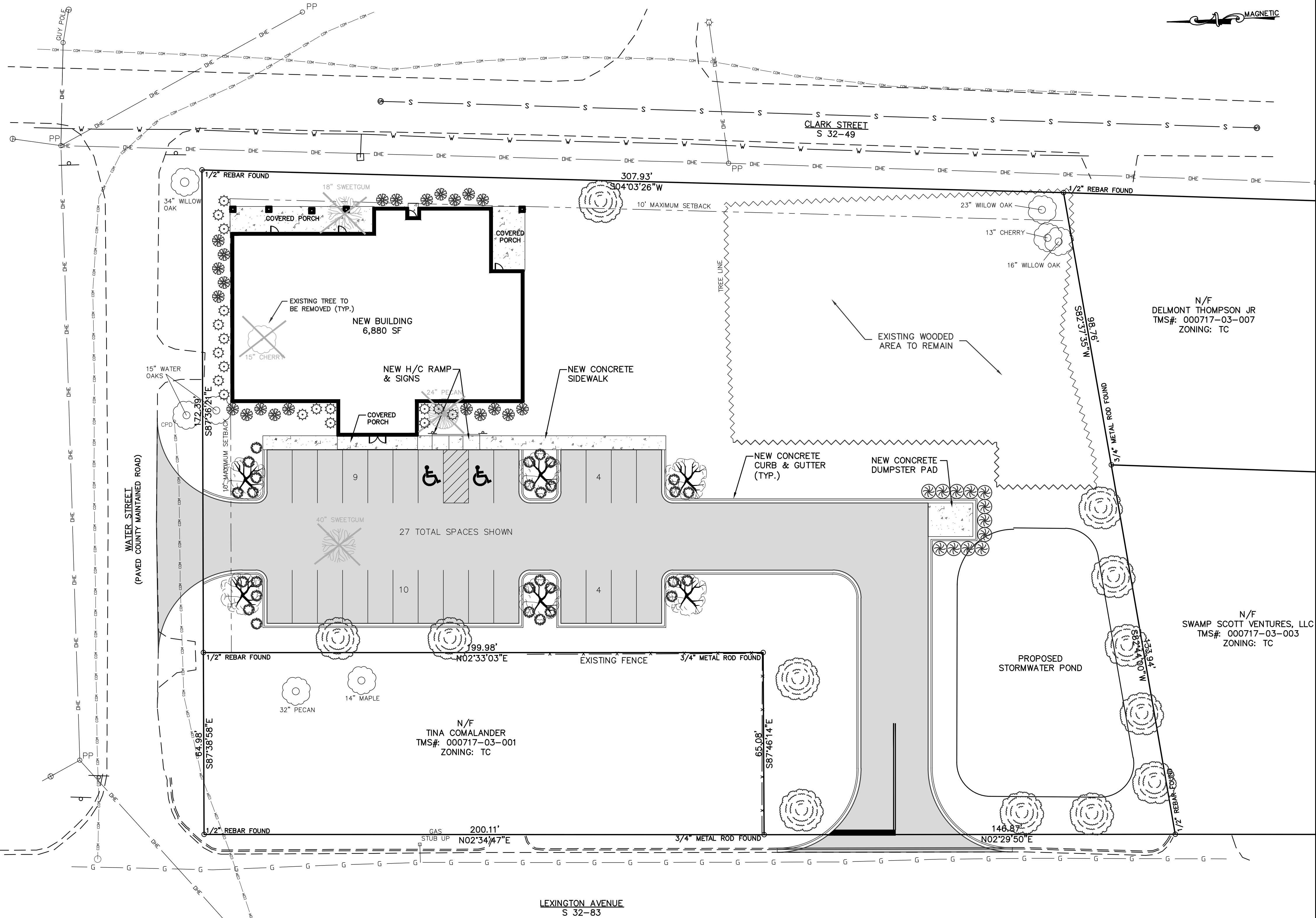
TREE	DESIGNATION	REPLACEMENT INCHES NEEDED	MITIGATION
40" SWEETGUM	HISTORIC	20"	(8) 2.5-INCH SWEETGUM
18" SWEETGUM	SIGNIFICANT	9"	(4) 2.5-INCH SWEETGUM
15" CHERRY	CANOPY	5"	SAVING EXISTING 13" CHERRY
15" WATER OAK	CANOPY	5"	SAVING EXISTING 23" OAK
24" PECAN	CANOPY	N/A	-

LEXINGTON COUNTY SEEDING SCHEDULE

FROM MAY 1 - AUGUST 31	FROM SEPT. 1 - APRIL 30
1 LB. BROWNTOPMILLET	2 LBS. ANNUAL RYE GRASS
2 LBS. HULLED BERMUDA	1/2 LB. HULLED BERMUDA
25 LBS. 10-10-10 FERTILIZER	1-1/2 LBS. UNHULLED BERMUDA
75 LBS. LIMESTONE	25 LBS. 10-10-10 FERTILIZER
	75 LBS. LIMESTONE
OR	OR
1 LB. BROWNTOPMILLET	2 LBS. ANNUAL RYE GRASS
1 LB. HULLED BERMUDA	1/2 LB. HULLED BERMUDA
*2 LBS. BAHIA GRASS	1 LB. UNHULLED BERMUDA
25 LBS. 10-10-10 FERTILIZER	*2 LBS. BAHIA GRASS
75 LBS. LIMESTONE	25 LBS. 10-10-10 FERTILIZER
	75 LBS. LIMESTONE
OR	OR
1 LB. BROWNTOPMILLET	1 LB. ANNUAL RYE GRASS
*3 LBS. BAHIA GRASS	*3 LBS. FESCUE GRASS
25 LBS. 10-10-10 FERTILIZER	25 LBS. 10-10-10 FERTILIZER
75 LBS. LIMESTONE	75 LBS. LIMESTONE
OR	OR
DEEP SANDY SOILS	DEEP SANDY SOILS
2 LBS. BROWNTOPMILLET	1 LB. UNHULLED BERMUDA
*3 LBS. BAHIA GRASS	2 LBS. RYE GRASS OR
25 LBS. 10-10-10 FERTILIZER	2 LBS. GRAIN RYE
75 LBS. LIMESTONE	*2 LBS. BAHIA GRASS
	25 LBS. 10-10-10 FERTILIZER
	75 LBS. LIMESTONE

ALL QUANTITIES OF GRASS LISTED ABOVE ARE PER 1,000 SQUARE FEET
* AROUND OFFICE BUILDINGS AND WITHIN SUBDIVISIONS, USE 4 TO 6 OUNCES OF CENTIPEDE GRASS IN LIEU OF BAHIA GRASS OR IN COMBINATION WITH BERMUDA GRASS.
** FOR SOILS WITH CLAY SUBSOIL. DO NOT PLANT IN SANDY SOILS.

- NOTES:
- ON ALL VEGETATED SWALES OR DITCHES WITH SIDE SLOPES (CUT OR FILL) STEEPER THAN 2:1 ADD 4 TO 6 OZS. /1,000 SQUARE FEET OF WEEPING LOVE GRASS SEED TO ANY OF THE ABOVE MIXTURES.
 - SWALE AND DITCH BOTTOMS SHOULD BE DOUBLE SEEDDED. ALSO ALL SIDE SLOPES STEEPER THAN 2:1 SHALL BE HYDROSEEDDED.
 - ALL SLOPES STEEPER THAN 2:1 SHALL BE HYDROSEEDDED.
 - GROWTH OF RYE GRASS IN EARLY SPRING MUST BE SUPPRESSED TO PREVENT RYE FROM CHOKING OUT PERMANENT GRASS SUCH AS BERMUDA, BAHIA OR FESCUE.
 - PRIOR TO FINAL INSPECTION DISTURBED AREAS NOT COVERED BY PAVEMENT OR BUILDINGS SHALL HAVE AN ESTABLISHED STAND OF PERMANENT VEGETATION



HB Engineering
SITE DEVELOPMENT CONSULTANTS
720 OLD CHEROKEE ROAD
LEXINGTON, SOUTH CAROLINA 29072
803-957-7027 FAX 877-728-0808

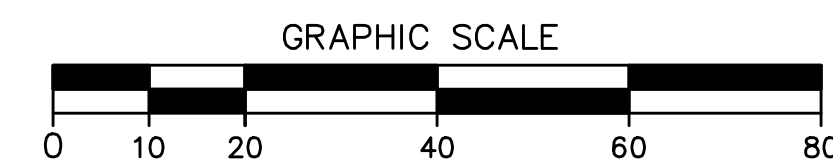
COLLO ROSSO DERMATOLOGY
CLARK ST.
TOWN OF CHAPIN
SOUTH CAROLINA

No.	Date	Revision

Sheet Title:
PRELIMINARY LANDSCAPE PLAN

Drawn by: TB
Designed by: TB
Checked by: TB
Scale: 1"=20'
Project No: 25146
Date: 6/17/2025

L1
1





Color: Bronze

Weight: 7.1 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant	Watts	30/25/20/15W
120V	0.28A	Color Temp	3000/4000/5000K
208V	0.17A	Color Accuracy	83-86 CRI
240V	0.15A	L70 Lifespan	100,000 Hours
277V	0.13A	Lumens	2,199-4,833 lm
Input Watts	15.5-32.8W	Efficacy	135.9-158.5 lm/W

Technical Specifications

Field Adjustability

Optical Field Adjustability:
45°, 30°, 15° and 0° (factory default 0°)

Field Adjustable:

Field Adjustable Light Output:
30W/25W/20W/15W (factory default 30W)
Color Temperature Selectable:
3000K, 4000K and 5000K (factory default 4000K)

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:

30W: Replaces up to 175W Metal Halide (MH) or 150W High Pressure Sodium (HPS)
25W: Replaces up to 175W Metal Halide (MH) or 150W High Pressure Sodium (HPS)
20W: Replaces up to 125W Metal Halide (MH) or 100W High Pressure Sodium (HPS)
15W: Replaces up to 100W Metal Halide (MH) or 70W High Pressure Sodium (HPS)

LED Characteristics

LEDs:
Edge-lit long-life, high-efficacy, surface-mount LEDs; binned and mixed for uniform light output and color.

Electrical

Driver:
30W: Class 2, Constant Current, 120-277V, 50/60 Hz, 120V: 0.28A, 208V: 0.17A, 240V: 0.15A, 277V: 0.13A
25W: Class 2, Constant Current, 120-277V, 50/60 Hz, 120V: 0.24A, 208V: 0.14A, 240V: 0.13A, 277V: 0.11A
20W: Class 2, Constant Current, 120-277V, 50/60 Hz, 120V: 0.19A, 208V: 0.12A, 240V: 0.11A, 277V: 0.09A
15W: Class 2, Constant Current, 120-277V, 50/60 Hz, 120V: 0.14A, 208V: 0.09A, 240V: 0.085A, 277V: 0.08A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

30W: 6.63% at 120V, 12.67% at 277V
25W: 7.49% at 120V, 14.45% at 277V
20W: 9.13% at 120V, 16.84% at 277V
15W: 11.81% at 120V, 20.66% at 277V

Power Factor:

30W: 99.5% at 120V, 94.8% at 277V
25W: 99.5% at 120V, 93.6% at 277V
20W: 99.2% at 120V, 90.7% at 277V
15W: 98.6% at 120V, 84.1% at 277V

Aux Power Supply:

Yes

Dim to Off:

Yes

Photocell:

120-277V selectable photocell that can be turned on and off.

Surge Protection:

DM(L/N): 6KV, CM(L/N-PE): 6KV

Construction

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Housing:

Die-cast aluminum

Lens:

Polycarbonate lens

Gaskets:

High-temperature silicone

Technical Specifications (continued)

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:

Ingress protection rating of IP65 for dust and water

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: S-RGJHKZ

Installation

Mounting:

Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap

Optical

BUG Rating:

30W: B2 U0 G1

25W: B2 U0 G1

20W: B2 U0 G1

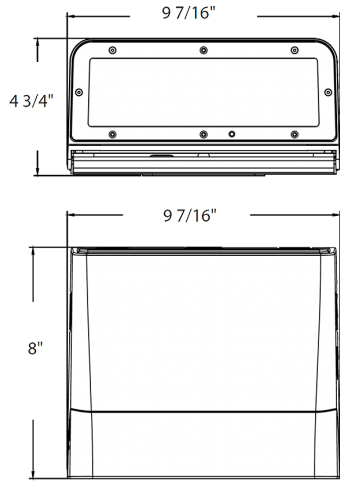
15W: B1 U0 G1

Other

5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions

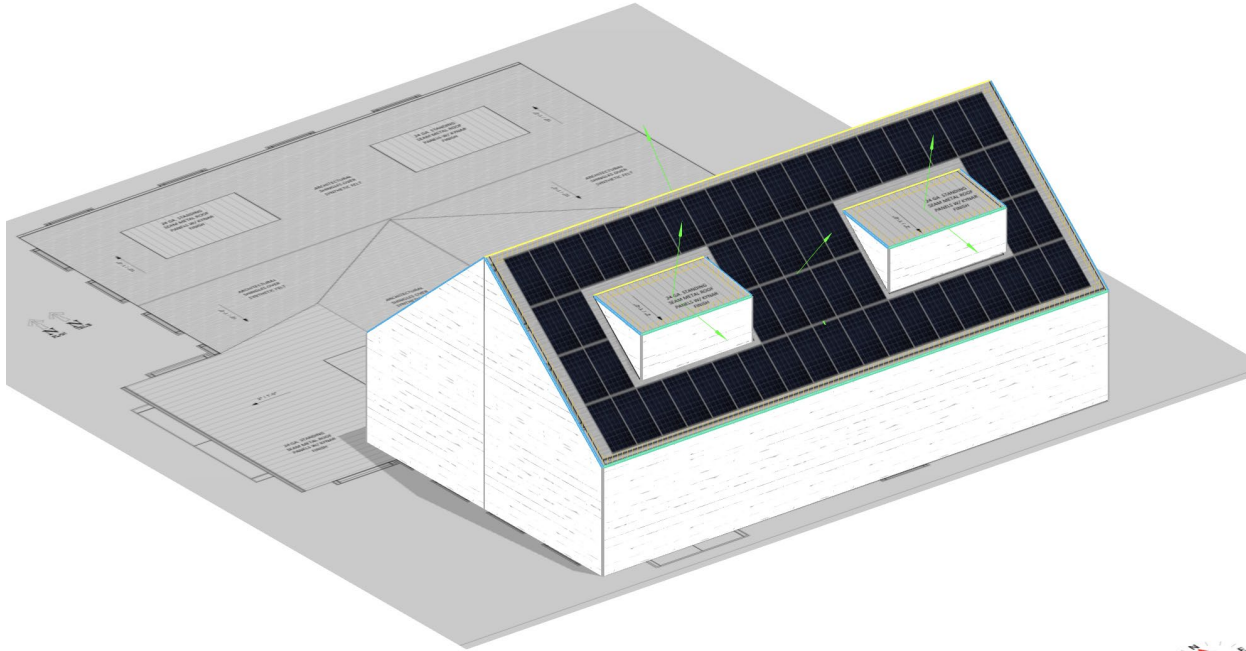


Features

- DLC Premium listed
- 0-10V dimming standard
- 100,000-hour LED Life
- 5-Year, limited warranty

Ordering Matrix

Family	Housing Size	Wattage	Color Temp	Finish	Forward Throw	Driver	Options
SLIM22	S	30					
	S = Small M = Medium L = Large	30 = 30/25/20/15W 60 = 60/50/40/30W 100 = 100/85/70/50W 150 = 150/125/100/75W	Blank = 3000/4000/5000K CCT Adjustable	Blank = Bronze W = White	Blank = Adjustable Throw 0°/15°/30°/45°	Blank = 120-277V, 0-10V /480 = 480V, 0-10V Dimming	Blank = Selectable Photocell /E = Selectable Photocell w/Battery Backup



From: Chad Lindler <chad@chapincommercialconstruction.com>
Sent: Monday, June 30, 2025 10:37 AM
To: Reid Radtke <RRadtk@chapin.com>; lamar@collossodermatology.com; Curtis Hardy <curtis.hardy@me.com>
Cc: Chad Lindler <chad@chapincommercialconstruction.com>; Design CCC <cccdesign@myyahoo.com>; Caroline Lindler <caroline@chapincommercialconstruction.com>
Subject: RE: RE: Collo Rosso Dermatology -133 Clark Street Prelim ARB Submittal Brick Vs Hardie Calculations

Morning Reid,

Yes, please create an invoice and send us link.

Thanks,

Chad

From: Reid Radtke <RRadtk@chapin.com>
Sent: Monday, June 30, 2025 10:34 AM
To: Chad Lindler <chad@chapincommercialconstruction.com>
Cc: Bryson Tucker <btucker@etservices.net>; Design CCC <cccdesign@myyahoo.com>; Caroline Lindler <caroline@chapincommercialconstruction.com>
Subject: RE: RE: Collo Rosso Dermatology -133 Clark Street Prelim ARB Submittal Brick Vs Hardie Calculations

Chad,

I can create an invoice if you would like to pay these online or you can pay via check at Town Hall

The fee's are broken down as follows

ARB Review = \$250.00

Land scaping review: \$243.00

Zoning Review: \$691.10

Reid R. Radtke
Planning & Zoning Manager



Town of Chapin
Phone: 803-575-8501
Email: rradtk@chapin.com
157 NW Columbia Ave.
Chapin, SC 29036

From: Reid Radtke
Sent: Thursday, June 26, 2025 2:28 PM
To: Chad Lindler <chad@chapincommercialconstruction.com>
Cc: Bryson Tucker <btucker@etservices.net>; Design CCC <cccdesign@myyahoo.com>; Caroline Lindler <caroline@chapincommercialconstruction.com>
Subject: RE: RE: Collo Rosso Dermatology -133 Clark Street Prelim ARB Submittal Brick Vs Hardie Calculations
Importance: High

Chad,

I thought I would get you started on the applications that will be necessary for this project:

Zoning Application: [Zoning-Permit-Application](#)

Landscaping Application: [Landscaping-Permit-Application](#)

Review of ARB: [Major-Architectural-Review-Application](#)

Once these are filled out, I can give you the cost and get these recorded prior to the review

Reid R. Radtke
Planning & Zoning Manager



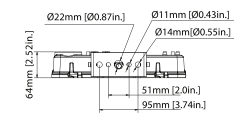
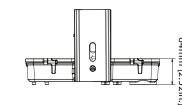
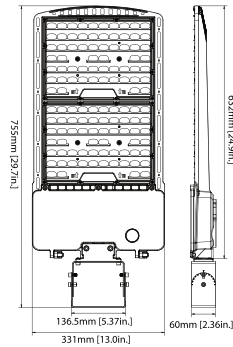
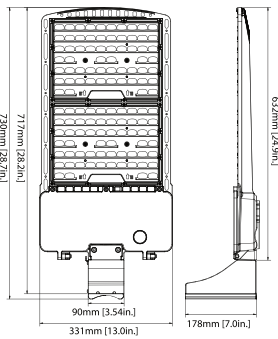
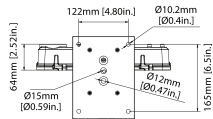
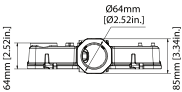
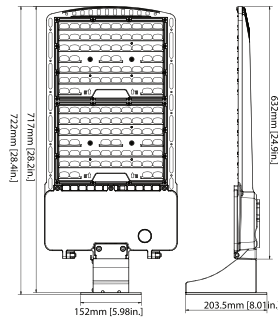
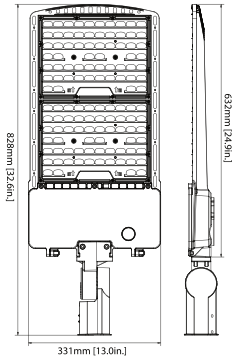
Town of Chapin
Phone: 803-575-8501
Email: rradtk@chapin.com
157 NW Columbia Ave.
Chapin, SC 29036



MOUNTING OPTIONS

**MULTILUMEN
SELECTOR**

**EASY 3 COLORS
SELECTOR**
3500K • 4000K • 5000K



FEATURES

OAL-304-LED is easy to install and operate and has an instant start with zero flickering and humming. Choose to be eco-friendly with this fixture that consists of no mercury and is energy saving with a long lifespan. The soft and uniform light it emits has no UV or IR and is great for outdoor applications such as sports fields, stadiums, and gymnasiums as well as warehouses and transport stations.

LUMENS	20000L/28000L/36000/42000
CCT	30K/40K/50K
CRI	80+
VOLTAGE	120-277 VAC
MOUNTING	Arm, Slipfitter, Wall, Trunnion, Pole
DISTRIBUTION	Type II, Type III, Type IV, Type V
EMERGENCY	0-EMG-8W
WORKING TEMPERATURE	-40°C (-40°F) to 50°C (122°F)
SURGE PROTECTION	6kV
EPA RATING	150W is 1.63 300W is 2.46
LIFETIME	L85 AT 100,000 Hours

NOMINAL LUMENS	DELIVERED LUMENS	WATTAGE
42000	42000	300W
36000	36000	240W
28000	28000	180W
20000	20000	120W

Based on 4000K, 85+ CRI. Actual wattage may vary +/-5%



OPTIC

Available in IES Type II, III, IV, V distributions
Light engines are available in adjustable color temperature (3000K & 4000K & 5000K) configurations.
Scalable Lumen Packages from 10,000 to 21,000 Lumens replaces up to 1000W Metal Halide.
Optics is precisely designed to shape the distribution, maximizing efficiency and application spacing.
The optics can conform to dark sky requirement.

CONSTRUCTION

The rugged, one-piece die-cast aluminum housing features a complete heat sink that optimizes heat dissipation through convection cooling management. Low profile, 3G vibration rated compact design minimizes wind load requirements. Housing is completely sealed against moisture and environmental contaminants.

MOUNTING

Wall mounted for area light delivering uniform, widespread high output.

OPTIONS & ACCESSORIES

Optional photocell (PHC) detects changing light levels and saves energy by turning off during the day
Optional occupancy sensor

DIMMING & DRIVER INFORMATION

- Universal 120-277 VAC or 347-480 VAC input voltage
- Standard with 0-10V dimming driver
- Power adjustable: 100%, 80%, 60%, 40%.
- THD: ≤20%
- Power Factor: ≥90%

WARRANTY

Five-year warranty for parts and components

LISTINGS

c-UL-us - Listed for Feed Through Wiring.



Example: **OAL-304-LED-20000L/28000L/36000L/42000L-DIM10-MVOLT-30K/40K/50K-T3D-BZ-PM**





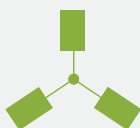

OAL-304-LED								
SERIES OAL-304-LED	PERFORMANCE 20000L/28000L/36000L/42000L	DIMMING DIM10 0-10V Dimming	VOLTAGE MVOLT - 120-277V 347-480V	CCT 30K/40K/50K	DISTRIBUTION T3D - Type III <i>Standard</i> T4D - Type IV T5D - Type V <i>Included in box</i>	ACCESSORIES PHC - Photocell MS - Motion Sensor SP - 10K Surge Protection T2D - Type II	MOUNTING OAL-204/304-ACC-PM OAL-204/304-ACC-PM-ADJ OAL-204/304-ACC-WM OAL-204/304-ACC-TRM OAL-204/304-ACC-SFM PM - Pole Mount WM - Wall Mount SFM - Slipfitter Mount AM - Arm Mount TRM - Trunnion Mount	FINISH BZ - Bronze BK - Black WH - White

OAL-304-LED									
SETTING	SYSTEM WATTS	DIST. TYPE	CRI	3000K		4000K		5000K	
				LUMENS	LPW	LUMENS	LPW	LUMENS	LPW
100%	300 W	3	70	41000 lm	137 lm/W	45000lm	150 lm/W	42000 lm	140 lm/W
80%	240 W	3	70	35000 lm	146 lm/W	38500lm	160 lm/W	36000 lm	150 lm/W
60%	180 W	3	70	28000 lm	156 lm/W	30000lm	167 lm/W	28500 lm	158 lm/W
40%	120 W	3	70	19200 lm	160 lm/W	21500lm	179 lm/W	20000 lm	167 lm/W

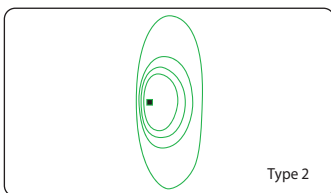
BUG RATING

SYSTEM WATTS	DIST. TYPE	B	U	G
300W	2	5	0	4
	3	4	0	4
	4	4	0	4
	5	5	0	4

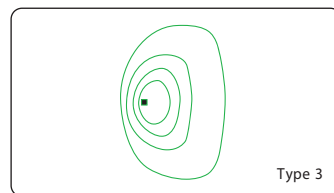
EPA OF AREA LIGHT

Item							
	1	2 @90°	2 @120°	2@180°	3 @90°	3 @120°	4 @90°
100W/140W/180W	0.3632	0.6849	0.8861	0.7264	1.0481	1.2078	1.0481
250W/300W/400W	0.4758	0.8091	1.059	0.9516	1.2849	1.3923	1.2849

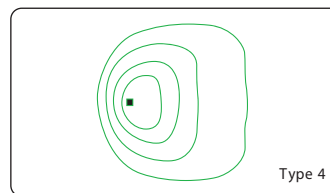
PHOTOMETRICS



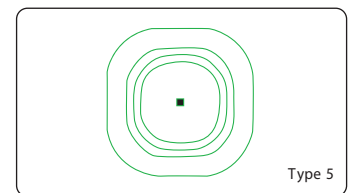
Type 2 optics are well-suited for scenarios requiring luminaires to be spaced at greater distances along a road or pathway. The light distribution pattern is designed for elongated areas, enabling increased pole spacing without compromising lighting quality.



Type 3 optics generate an asymmetrical pattern, directing the majority of light forward and evenly on both sides of the luminaire. When arranged in a back-to-back configuration, it forms a rectangular pattern that can extend the spacing between poles.



Type 4 is ideal for situations where the primary need is forward-directed light with minimal backlight. Common installations involve perimeter poles.



Type 5 optics create a symmetrical square distribution pattern, evenly distributing light on all sides of the luminaire. Type 5 luminaires are versatile and suitable for a wide range of area lighting applications.

MOUNTING

- Standard versatile mounting arm accommodates multiple drilling patterns as well as square and round poles
- Optional for cast aluminum slipfitter mounting adapter.

Mounting Options



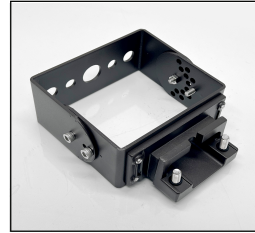
Pole Mount
(4" and 5" Square and Round poles)
Standard versatile mounting arm is simple to install and can be used with existing poles for retrofit installations.



Slipfitter Mount
An optional cast aluminum mast arm adapter secures fixture head to nominal 2-3/8" O.D. horizontal steel tenon arm.



Wall Mount
Wall Mount is easy to install for direct wall mounting with 1/2" conduit wiring or standard J-box mounting

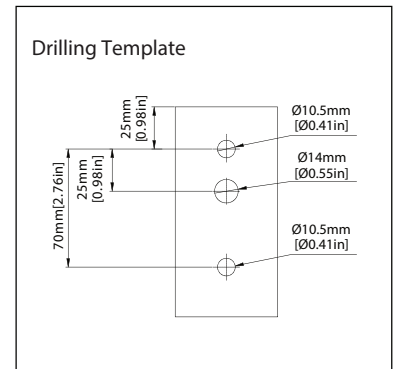
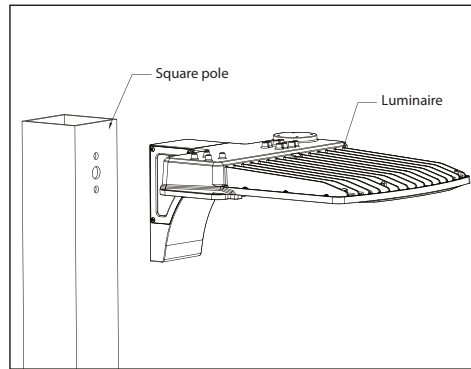
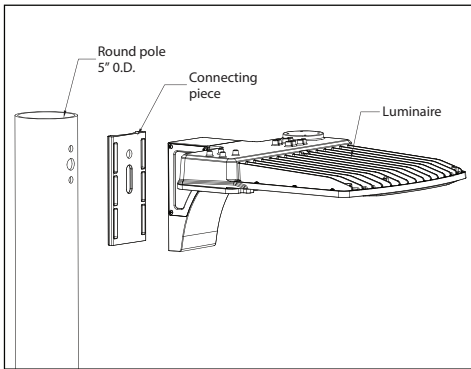


Trunion Mount
Die-cast aluminum trunion is easily adapted to many surfaces and allows easy fixture aiming angles.



Adjustable Arm Mount
Standard versatile mounting arm is simple to install and can be used with existing poles for retrofit installations.

Mounting Dimensions



Note : CCT adjustable(3000K/4000K/5000K) and power adjustable(100%, 80%, 60%, 40%).

ACCESSORIES(Optional)

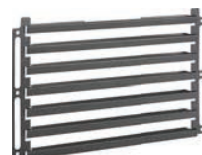
OAL series features a backlight control which provides reduced pixilation and increased visual comfort without compromising performance.
External Glare Shield: sold separately or as an accessory.



OAL-304-ACC-GLARE SHIELD
EXTERNAL GLARE SHIELD



OAL-304-ACC-GLARE
FULL VISOR External Glare Full Visor



Back Light Control Shield
OAL-204/304-ACC-BLCS
need 2 pcs

ADDITIONAL MOUNTING ACCESSORIES

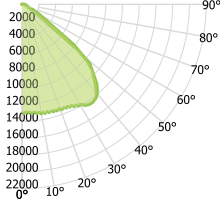
POLE BRACKET • For mounting one fixture on an existing pole			
	<p>4" Square Pole Mount with 2-3/8" O.D. Tenon No. 4SQ-SP-D Finish: Dark Bronze USE: For use with square, non-tapered steel and aluminum poles. Furnished with four 5/16" hex head stainless-steel bolts. Vertical tenon measures 2-3/8" O.D., and is made of steel tubing. Fixtures mounted to this bracket can be adjusted both vertically and horizontally.</p>		<p>4" Round Pole Mount with 2-3/8" O.D. Tenon No. 4RQ-SP-D Finish: Dark Bronze USE: For use with Round, non-tapered steel and aluminum poles. Furnished with three 3/8" hex head stainless-steel bolts. Vertical tenon measures 2-3/8" O.D., and is made of steel tubing. Fixtures mounted to this bracket can be adjusted both vertically and horizontally.</p>
	<p>5" Square Pole Mount with 2-3/8" O.D. Tenon No. 5SQ-SP-D Finish: Dark Bronze USE: For use with square, non-tapered steel and aluminum poles. Furnished with four 5/16" hex head stainless-steel bolts. Vertical tenon measures 2-3/8" O.D., and is made of steel tubing. Fixtures mounted to this bracket can be adjusted both vertically and horizontally.</p>		<p>5" Round Pole Mount with 2-3/8" O.D. Tenon No. 5RQ-SP-D Finish: Dark Bronze USE: For use with Round, non-tapered steel and aluminum poles. Furnished with three 3/8" hex head stainless-steel bolts. Vertical tenon measures 2-3/8" O.D., and is made of steel tubing. Fixtures mounted to this bracket can be adjusted both vertically and horizontally.</p>
	<p>Pole Bracket Accessories - Angle-Adjustment Adapter No. 5QA-ALDA Finish: Dark Bronze USE: Durable brackets are engineered to provide versatile mounting options. These arms are made from rugged die-cast aluminum. They allow optimal positioning of the light fixture to maximize the lighting effectiveness vertically and horizontally.</p>		<p>Pole Bracket accessories - Tenon & Yoke Adaptor No. 5P-TR-D Finish: Dark Bronze USE: The 2-3/8" OD Tenon Mount Adaptor for Yoke Fixtures is designed to mount Elite light fixtures that are equipped with a yoke mount onto a 2-3/8" OD tenon. It may be utilized with the Elite Flood Light Series of light fixtures.</p>
	<p>Horizontal Wall or Square or Round pole mount with 2-3/8" Tenon Bracket No. 5Q/R-SP-D Finish: Dark Bronze USE: This tenon bracket can be installed onto a wall, square pole, round pole. Provides wiring access and a built-in 2-3/8" O.D. tenon to mount a fixture with our adjustable slipfitter. Suggested 3/8" diameter bolts for mounting.</p>		
WALL BRACKET • Attaches to any flat surface • Provides wiring access		Mid-Pole tenon Bracket	
	<p>90° Wall Mount Bracket with 2-3/8" O.D. Tenon No. 90-WM-SP-D Finish: Dark Bronze USE: The 90° wall mount bracket with 2-3/8" tenon attaches an Elite floodlight to almost any surface: wall, roof, or wood pole. Provides wiring access and a built-in 2-3/8" O.D. tenon to mount a fixture with our adjustable slipfitter. Suggested 3/8" diameter bolts for mounting. Mounting holes are spaced 3-1/4" apart.</p>		<p>2-3/8" OD Horizontal Tenon Mid-Pole Bracket No. 2SQ-SP-D Finish: Dark Bronze USE: 2-3/8" OD Horizontal Tenon Mid-Pole Bracket is designed to mount light fixture that is equipped with an adjustable slipfitter onto a 2-3/8" OD horizontal tenon</p>
Round External Mount Horizontal Tenon • To mount 2/3/4 fixtures on a existing pole			
	<p>Double 90° Horizontal Tenon Adaptor No. R60-SP2-90-D Finish: Dark Bronze USE: The Bracket is designed to mount over 2-3/8" (60mm) O.D. vertical tenon. Two fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally</p>		<p>Triple 120° Horizontal Tenon Adaptor No. R60-SP3-120-D Finish: Dark Bronze USE: The Bracket is designed to mount over 2-3/8" (60mm) O.D. vertical tenon. Three fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally</p>
	<p>Double 180° Horizontal Tenon Adaptor No. R60-SP2-180-D Finish: Dark Bronze USE: The Bracket is designed to mount over 2-3/8" (60mm) O.D. vertical tenon. Two fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally</p>		<p>Quad 90° Horizontal Tenon Adaptor No. R60-SP4-90-D Finish: Dark Bronze USE: The Bracket is designed to mount over 2-3/8" (60mm) O.D. vertical tenon. Four fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally</p>
	<p>Triple 90° Horizontal Tenon Adaptor No. R60-SP3-90-D Finish: Dark Bronze USE: The Bracket is designed to mount over 2-3/8" (60mm) O.D. vertical tenon. Three fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally</p>		

OAL-304-LED-20000L-28000L-36000L-42000L-DIM10-MVOLT-30K-40K-50K-T2D-BZ

TEST NO.: **EL11302360**

INPUT WATTS: **294.3** LUMENS: **48501** EFFICACY: **165** BEAM ANGLE: **66** SPACING CRITERIA: **1.63**

CANDELA DISTRIBUTION



CANDELA TABLE

	0°	90°
0°	12977	12977
10°	13200	13424
20°	13345	14450
30°	13924	15246
40°	13871	15923
50°	9687	16627
60°	2048	17728
70°	660	12199
80°	350	3785
90°	0	0

LUMINANCE (cd/sq.m)

	0.00°	90.00°
0.00°	1216731	1216731
45.00°	1629421	2157794
55.00°	762963	2801121
65.00°	204356	3621923
75.00°	176451	3729819
85.00°	224950	618823

LUMENS PER ZONE

ZONE	LUMENS
0° - 10°	1243
10° - 20°	3702
20° - 30°	6111
30° - 40°	8282
40° - 50°	9612
50° - 60°	9387
60° - 70°	6853
70° - 80°	2832
80° - 90°	479

ZONAL LUMEN SUMMARY

ZONE	UMENS	% LUMINAIRE
0° - 20°	4946	10%
0° - 30°	11056	23%
0° - 40°	19339	40%
0° - 60°	38337	79%
0° - 80°	48022	99%
0° - 90°	48501	100%

CONE OF LIGHT

MOUNTING HEIGHT	FC AT BEAM	BEAM DIA.	BEAM DIA. 90°-270°
CENTER 0°-180°			
6.0 ft	360.5 fc	8.7 ft	42.0 ft
8.0 ft	202.8 fc	11.6 ft	56.0 ft
10.0 ft	129.8 fc	14.6 ft	70.0 ft
12.0 ft	90.1 fc	17.5 ft	84.0 ft
14.0 ft	66.2 fc	20.4 ft	98.0 ft
16.0 ft	50.7 fc	23.3 ft	112.0 ft
18.0 ft	40.1 fc	26.2 ft	126.0 ft
20.0 ft	32.4 fc	29.1 ft	140.0 ft

INDOOR COEFFICIENTS OF UTILIZATION

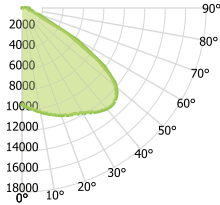
pf	pc	20%																0%			
		80%				70%				50%				30%					10%		
pw	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	102	102	102	100
1	109	104	100	96	106	102	98	94	98	94	91	94	91	89	90	88	86	84	86	84	84
2	99	90	83	77	96	88	82	77	85	79	81	77	73	78	75	71	69	71	69	64	60
3	89	79	70	64	87	77	69	63	74	67	62	71	65	61	69	64	60	57	57	50	48
4	81	69	60	53	79	68	59	53	65	58	52	63	56	51	61	55	50	48	48	41	41
5	74	61	52	45	72	60	51	45	58	50	44	56	49	44	54	48	43	41	41	34	29
6	68	55	45	39	66	54	45	39	52	44	38	50	43	38	48	42	37	35	35	27	24
7	63	49	40	34	61	48	40	34	47	39	33	45	38	33	44	38	33	31	31	24	21
8	59	45	36	30	57	44	35	30	43	35	29	41	34	29	40	34	29	27	27	21	18
9	55	41	32	26	53	40	32	26	39	31	26	38	31	26	37	31	26	24	24	18	15
10	51	37	29	24	50	37	29	24	36	29	24	35	28	23	34	28	23	22	22	16	13

OAL-304-LED-20000L-28000L-36000L-42000L-DIM10-MVOLT-30K-40K-50K-T3D-BZ

TEST NO.: **EL11302360**

INPUT WATTS: **295.2** LUMENS: **44812** EFFICACY: **152** BEAM ANGLE: **80** SPACING CRITERIA: **1.93**

CANDELA DISTRIBUTION



CANDELA TABLE

	0°	90°
0°	9469	9469
10°	10304	9611
20°	11152	10222
30°	11868	11052
40°	12849	11721
50°	12004	12293
60°	6008	14051
70°	1283	12534
80°	625	4241
90°	0	0

LUMINANCE (cd/sq.m)

	0.00°	90.00°
0.00°	887856	887856
45.00°	1696460	1568860
55.00°	1565319	2130595
65.00°	612328	3253213
75.00°	297144	3297346
85.00°	737526	882781

LUMENS PER ZONE

ZONE	LUMENS
0° - 10°	912
10° - 20°	2793
20° - 30°	4804
30° - 40°	6725
40° - 50°	8123
50° - 60°	8693
60° - 70°	7604
70° - 80°	4320
80° - 90°	839

ZONAL LUMEN SUMMARY

ZONE	UMENS	% LUMINAIRE
0° - 20°	3705	8%
0° - 30°	8509	19%
0° - 40°	15234	34%
0° - 60°	32049	72%
0° - 80°	43973	98%
0° - 90°	44812	100%

CONE OF LIGHT

MOUNTING HEIGHT	FC AT BEAM	BEAM DIA.	BEAM DIA. 90°-270°
CENTER 0°-180°			
6.0 ft	263.0 fc	11.7 ft	53.2 ft
8.0 ft	148.0 fc	15.7 ft	70.9 ft
10.0 ft	94.7 fc	19.6 ft	88.6 ft
12.0 ft	65.8 fc	23.5 ft	106.3 ft
14.0 ft	48.3 fc	27.4 ft	124.0 ft
16.0 ft	37.0 fc	31.3 ft	141.8 ft
18.0 ft	29.2 fc	35.2 ft	159.5 ft
20.0 ft	23.7 fc	39.1 ft	177.2 ft

INDOOR COEFFICIENTS OF UTILIZATION

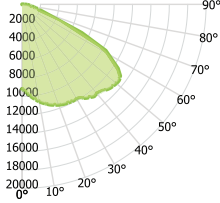
pf	pc	20%																0%			
		80%				70%				50%				30%					10%		
pw	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	102	102	102	100
1	107	102	97	93	105	100	96	92	96	92	89	92	89	86	88	86	83	81	81	74	67
2	96	87	80	73	94	85	78	72	82	76	71	78	73	69	75	71	67	65	65	58	53
3	87	75	66	59	84	73	65	58	70	63	57	68	61	56	65	60	55	53	53	46	44
4	79	65	56	48	76	64	55	48	61	54	47	59	52	47	57	51	46	44	44	37	34
5	72	58	48	41	69	56	47	40	54	46	40	52	45	39	50	44	39	37	37	31	28
6	66	51	42	35	64	50	41	34	48	40	34	47	39	34	45	38	33	31	31	25	22
7	61	46	37	30	59	45	36	30	44	35	29	42	35	29	41	34	29	27	27	21	18
8	56	42	32	26	54	41	32	26	39	32	26	38	31	26	37	30	25	23	23	17	14
9	52	38	29	23	51	37	29	23	36	28	23	35	28	23	34	27	23	21	21	16	13
10	49	35	26	21	47	34	26	21	33	26	21	32	25	20	31	25	20	18	18	13	10

OAL-304-LED-20000L-28000L-36000L-42000L-DIM10-MVOLT-30K-40K-50K-T4D-BZ

TEST NO.: **EL11302360**

INPUT WATTS: **300.1** LUMENS: **45098** EFFICACY: **150** BEAM ANGLE: **63** SPACING CRITERIA: **2.00**

CANDELA DISTRIBUTION



CANDELA TABLE

	0°	90°
0°	9196	9196
10°	10704	9386
20°	11609	9979
30°	11875	10516
40°	12643	11161
50°	13347	11842
60°	10890	12868
70°	3231	8653
80°	948	1083
90°	0	0

LUMINANCE (cd/sq.m)

	0.00°	90.00°
0°	0	0
10°	0	0
20°	0	0
30°	0	0
40°	0	0
50°	0	0
60°	0	0
70°	0	0
80°	0	0
90°	0	0

LUMENS PER ZONE

ZONE	LUMENS
0° - 10°	896
10° - 20°	2812
20° - 30°	4787
30° - 40°	6565
40° - 50°	7939
50° - 60°	8938
60° - 70°	8219
70° - 80°	4236
80° - 90°	705

ZONAL LUMEN SUMMARY

ZONE	UMENS	% LUMINAIRE
0° - 20°	3709	8%
0° - 30°	8496	19%
0° - 40°	15061	33%
0° - 60°	31938	71%
0° - 80°	44393	98%
0° - 90°	45098	100%

CONE OF LIGHT

MOUNTING HEIGHT	FC AT BEAM	BEAM DIA.	BEAM DIA. 90°-270°
CENTER 0°-180°			
6.0 ft	255.4 fc	11.6 ft	31.1 ft
8.0 ft	143.7 fc	15.5 ft	41.5 ft
10.0 ft	92.0 fc	19.4 ft	51.9 ft
12.0 ft	63.9 fc	23.2 ft	62.3 ft
14.0 ft	46.9 fc	27.1 ft	72.7 ft
16.0 ft	35.9 fc	31.0 ft	83.0 ft
18.0 ft	28.4 fc	34.8 ft	93.4 ft
20.0 ft	23.0 fc	38.7 ft	103.8 ft

INDOOR COEFFICIENTS OF UTILIZATION

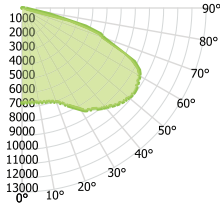
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		80%				70%				50%				30%					10%
		70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	102	100
1	108	102	97	93	105	100	96	92	96	92	89	92	89	86	88	86	83	81	81
2	96	87	80	73	94	85	78	72	82	76	70	78	73	69	75	71	67	65	65
3	87	75	66	59	84	73	65	58	70	63	57	67	61	56	65	59	55	53	53
4	78	65	55	48	76	64	55	48	61	53	47	59	52	46	56	51	46	43	43
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6	65	51	41	34	63	50	41	34	48	40	34	46	39	33	45	38	33	31	31
7	60	46	36	30	58	45	36	29	43	35	29	42	34	29	40	34	29	27	27
8	56	41	32	26	54	41	32	26	39	31	26	38	31	25	37	30	25	23	23
9	52	38	29	23	50	37	29	23	36	28	23	35	28	22	34	27	22	20	20
10	49	34	26	20	47	34	26	20	33	25	20	32	25	20	31	25	20	18	18

OAL-304-LED-20000L-28000L-36000L-42000L-DIM10-MVOLT-30K-40K-50K-T5D-BZ

TEST NO.: **EL11302360**

INPUT WATTS: **298.8** LUMENS: **46013** EFFICACY: **154** BEAM ANGLE: **140** SPACING CRITERIA: **2.00 x 2.00**

CANDELA DISTRIBUTION



CANDELA TABLE

	0°	90°
0°	6706	6706
10°	6770	6810
20°	7072	7119
30°	8298	7618
40°	9167	8756
50°	9853	10151
60°	9569	10240
70°	6099	8446
80°	430	399
90°	0	0

LUMINANCE (cd/sq.m)

	0.00°	90.00°
0°	0	0
10°	0	0
20°	0	0
30°	0	0
40°	0	0
50°	0	0
60°	0	0
70°	0	0
80°	0	0
90°	0	0

LUMENS PER ZONE

ZONE	LUMENS
0° - 10°	650
10° - 20°	2006
20° - 30°	3583
30° - 40°	5506
40° - 50°	7573
50° - 60°	9448
60° - 70°	10173
70° - 80°	6540
80° - 90°	535

ZONAL LUMEN SUMMARY

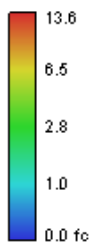
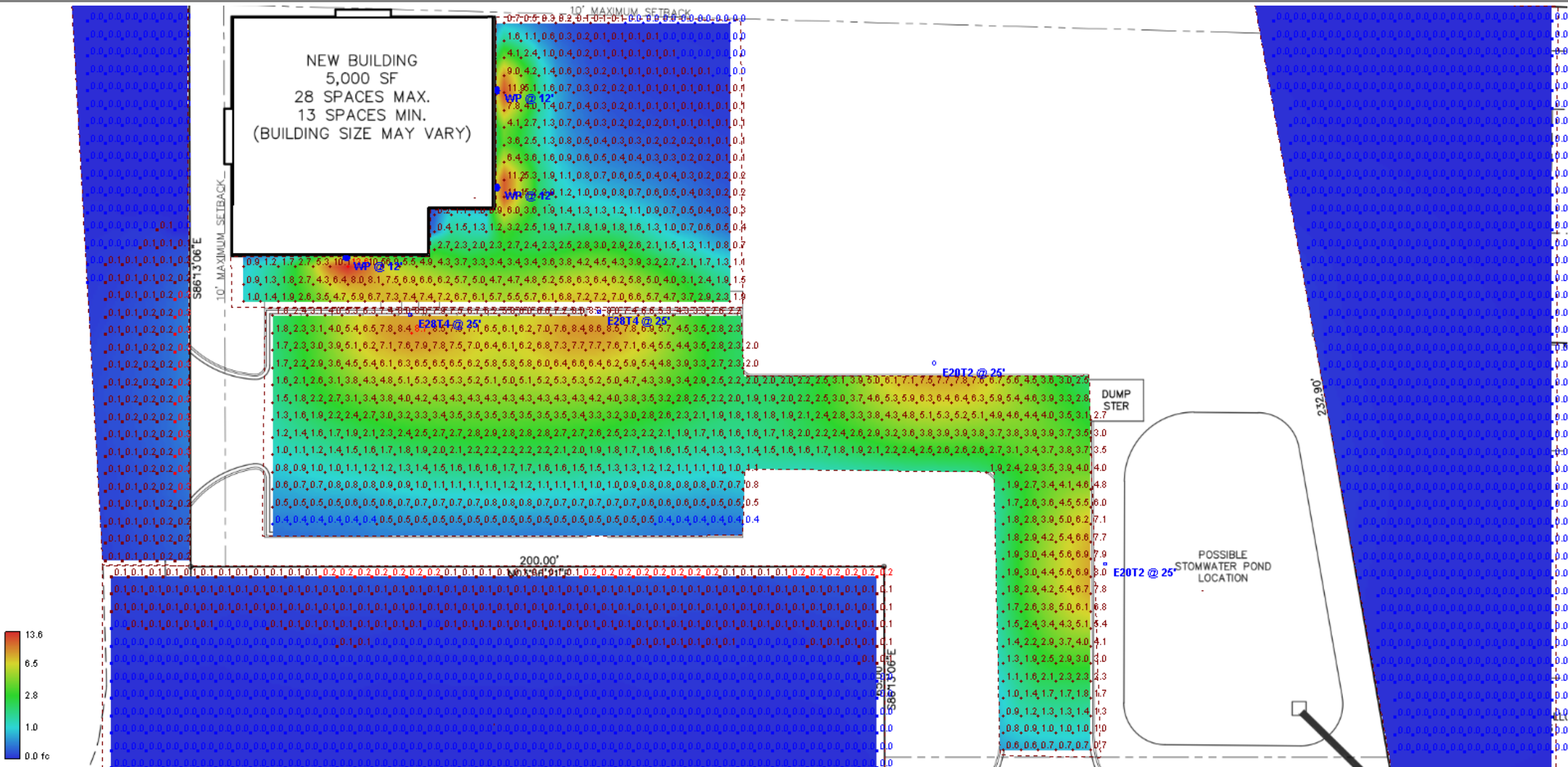
ZONE	UMENS	% LUMINAIRE
0° - 20°	2656	6%
0° - 30°	6238	14%
0° - 40°	11744	26%
0° - 60°	28765	63%
0° - 80°	45478	99%
0° - 90°	46013	100%

CONE OF LIGHT

MOUNTING HEIGHT	FC AT BEAM	BEAM DIA.	BEAM DIA. 90°-270°
CENTER 0°-180°			
6.0 ft	186.3 fc	33.2 ft	36.5 ft
8.0 ft	104.8 fc	44.2 ft	48.7 ft
10.0 ft	67.1 fc	55.3 ft	60.9 ft
12.0 ft	46.6 fc	66.3 ft	73.1 ft
14.0 ft	34.2 fc	77.4 ft	85.2 ft
16.0 ft	26.2 fc	88.4 ft	97.4 ft
18.0 ft	20.7 fc	99.5 ft	109.6 ft
20.0 ft	16.8 fc	110.5 ft	121.8 ft

INDOOR COEFFICIENTS OF UTILIZATION

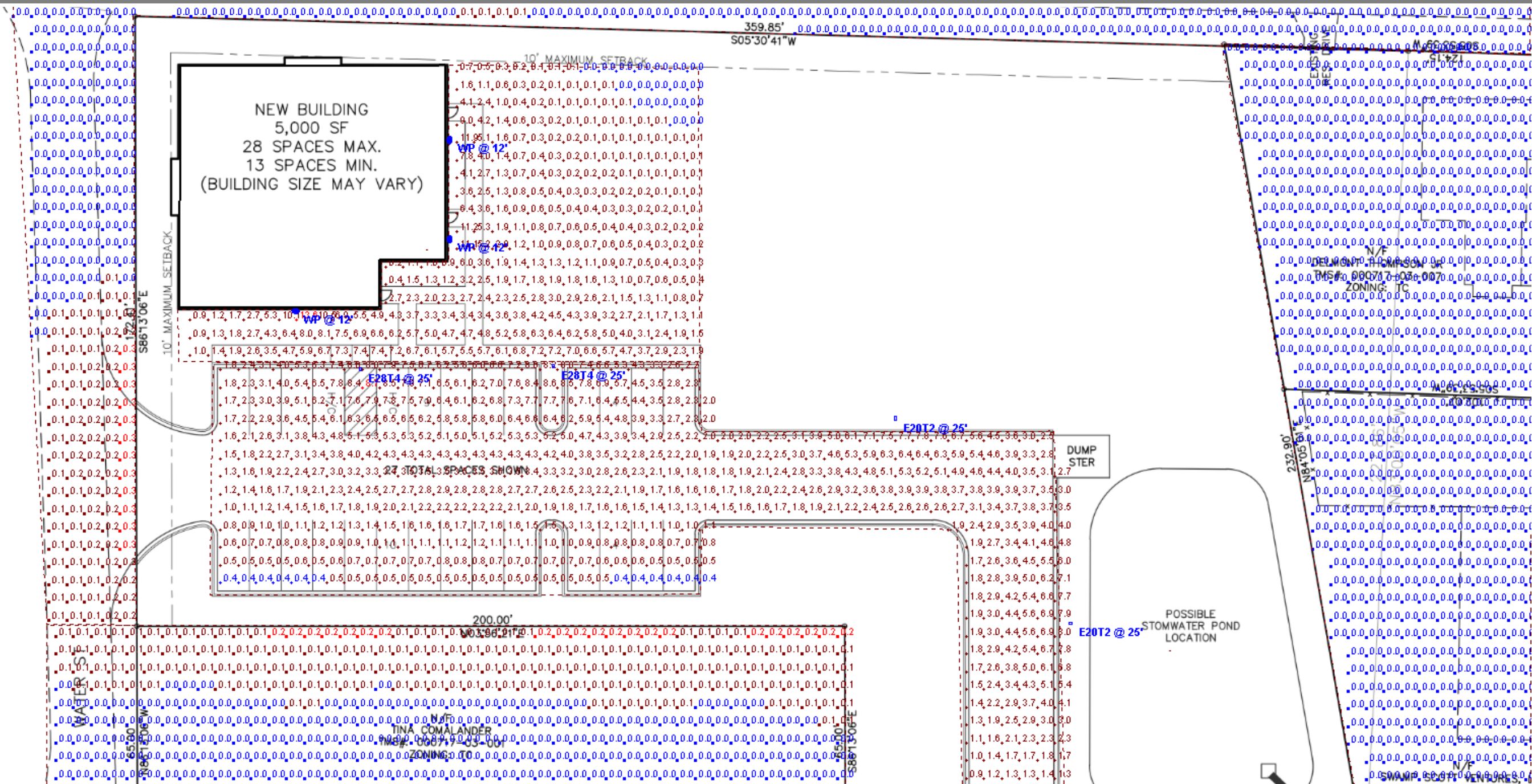
pc	pw	20%																0%	
		80%				70%				50%				30%					10%
		70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	102	100
1	106	101	95	91	103	98	93	89	94	90	86	90	87	84	86	84	81	79	79
2	94	84	76	69	91	82	74	68	78	72	66	75	69	65	72	67	63	61	61
3	84	71	61	53	81	69	60	53	66	58	52	63	56	51	61	55	50	47	47
4	75	61	51	43	73	60	50	42	57	48	42	54	47	41	52	46	40	38	38
5	68	53	43	35	66	52	42	35	50	41	34	48	40	34	46	39	33	31	31
6	62	47	37	29	60	46	36	29	44	35	29	42	34	28	40	33	28	26	26
7	57	42	32	25	55	41	31	25	39	31	24	38	30	24	36	29	24	22	22
8	53	38	28	21	51	37	28	21	35	27	21	34	26	21	33	26	21	19	19
9	49	34	25	19	47	33	25	19	32	24	18	31	24	18	30	23	18	16	16
10	46	31	22	17	44	31	22	16	29	22	16	28	21	16	28	21	16	14	14



Statistics

Description	Symbol	Avg
Parking Lot	+	3.2 fc
Building Walkway	+	2.2 fc

Designer
 Date 03/24/2025
 Scale Not to Scale
 Drawing No.
 Summary



Statistics

Description	Symbol	Avg
Parking Lot	+	3.2 fc
Building Walkway	+	2.2 fc

Designer
Date 03/24/2025
Scale Not to Scale
Drawing No.
Summary

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**Preliminary Review
Memorandum
Architectural Review**

To: Architectural Review Board
From: R. Radtke, Planning & Zoning Manager
Date: July 17, 2025
Re: Express Oil – Commercial Sub-division

Property Location: 515 Columbia Ave.
Tax Map Number: 000700-01-017
Property Zoning District: Corridor Commercial (CC)
Property Overlay District: Corridor
Applicant: Brittany Youngblood
Zoning Permit: **20250103**

Proposal

The applicant is proposing the construction of an Express oil on a property located off of Columbia Ave. across from Goodwill and next to McCallister’s commercial sub-division. This parcel was approved to be sub-divided into 3 parcels and is approx. This parcel was designated as Lot B from the original parcel and is approximately .80 of an acre and requires 5% of open space.

Open Space / Buffers / Lot size:

The parcel is proposed at .80 acres. This would require 5% of the area for open space.

Parking:

Total size of the building is 2957 Sq. Ft. / 1 space per 150 Sf = 24 Spaces. Applicant has planned for 15 spaces. Appears to be short of minimum required.

Staff Recommendation

In review of the requirements staff has identified the proposed development to be compliant with the majority of requirements of the Town’s Zoning Ordinance.

The following items need clarification for compliance or cannot be ascertained:

- Exterior color of building that are shown are not on the approved color pallet list. Brick colors - Dark Sandstone, Stone color - Sedona, Overhead doors - White **6.12.3.C.3.** [Approved-Color-Palette](#)
- Windows building does not meet the building frontage requirement of 30% glazing. **6.12.3.C.a**
- Parking appears to be short of the minimum required. **(Table 8.4.1)**
- Does not appear to be any landscape island dimensions. **(7.4.2.)**
- Details and locations needed for open space to be shown on plan. **(5.4.1).**
- Plan does not show any pedestrian interconnectivity as required – **8.6.3**
- No Screening of the exterior ladder or down spouts. **6.12.7.b.**
- Clarification on wall materials to building that are used for screening dumpster **6.12.7.a.**
- Confirm location of mechanical units and screening. **6.12.7.d**

Documents that are needed for clarity:

1. Landscaping Plan
2. Exterior Lighting plan.
3. Traffic Impact Study
4. Include traffic design for crosswalks and interconnectivity.

EXPRESS OIL - CHAPIN, SC

XX COLUMBIA AVENUE
 TOWN OF CHAPIN
 LEXINGTON COUNTY, SOUTH CAROLINA
 PARCEL A2 LOT B
 0.80 ACRES
 ZONING: COMMERCIAL CORRIDOR (CC)

AL KOON
 MAYOR

GREGG WHITE
 MAYOR PRO TEM

SHANNON BOWERS
 MUNICIPAL CLERK

LELAND TEAL
 COUNCIL MEMBER

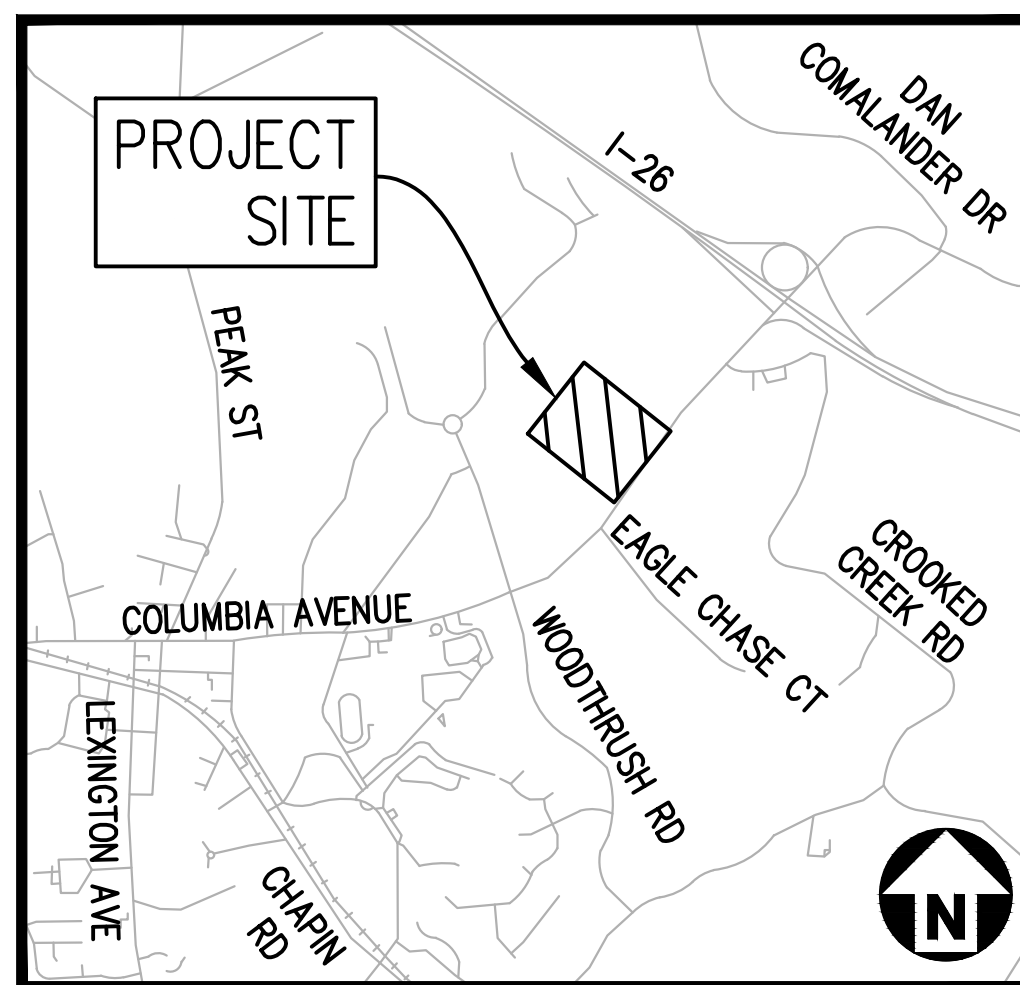
MIKE CLONTS
 COUNCIL MEMBER

VICKY SHEALY
 COUNCIL MEMBER

CONSTRUCTION PLANS

PROJECT NUMBER: EXO25002

DATE: JULY 2025



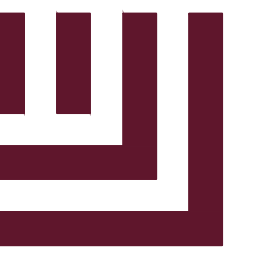
VICINITY MAP
 N.T.S.

SCDES ENGINEER'S CERTIFICATION STATEMENT:
 I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENT SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.



THE CONTRACTOR SHALL KEEP ON SITE A CURRENT SET OF THE APPROVED CONSTRUCTION WORKING DRAWINGS AT ALL TIMES. THE CONTRACTOR SHALL MARK (IN RED INK) ALL APPROVED CHANGES INCURRED FOLLOWING PUBLIC WORKS DEPARTMENT APPROVAL OF THE INITIAL DRAWINGS. THESE CHANGES MAY BE INITIATED FROM FIELD CONDITIONS OR CHANGES MADE BY THE DESIGN ENGINEER OR THE PUBLIC WORKS ENGINEER. EXCEPT FOR MINOR FIELD ADJUSTMENTS, ALL CHANGES SHALL BE REVIEWED AND AGREED TO BY THE DESIGN ENGINEER AND THE PUBLIC WORKS ENGINEER PRIOR TO FINAL APPROVAL OF THE PROJECT. THE CONTRACTOR SHALL SUBMIT THE WORKING DRAWINGS TO THE ENGINEER OF RECORD (DESIGN ENGINEER) AFTER FINAL INSPECTION OF PROJECT TO SERVE AS A BASIS FOR DEVELOPMENT OF FINAL AS-BUILT RECORD DRAWINGS.

NO SUBSURFACE UTILITY SURVEY (SUE) HAS BEEN PERFORMED FOR THE PREPARATION OF THESE PLANS. ADDITIONAL UNDERGROUND UTILITIES MAY BE IN THE AREA. CONTRACTOR SHALL NOTIFY "SC811" (811) OR 1-800-721-7877 AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "SC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



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 Lewisville, Texas 75056

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CLIENT

JUSTIN DUCK
 1880 SOUTHPARK DRIVE
 BIRMINGHAM, AL 35244
 PHONE: 205.906.2006



PROJECT DIRECTORY

GEOTECHNICAL
 TERRACON
 521 CLEMSON ROAD
 COLUMBIA, SC 29229
 PHONE: 803.741.9000

ENGINEER OF RECORD MCADAMS
 RAY WATSON
 621 HILLSBOROUGH STREET, SUITE 500
 RALEIGH, NC 27603
 PHONE: 919.418.4715

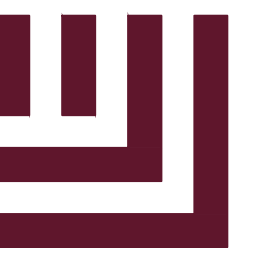


REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

CONSTRUCTION PLANS FOR:

EXPRESS OIL - CHAPIN, SC
 TOWN OF CHAPIN, SOUTH CAROLINA
 29036
 PROJECT NUMBER: EXO25002



McAdams

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CONTACT

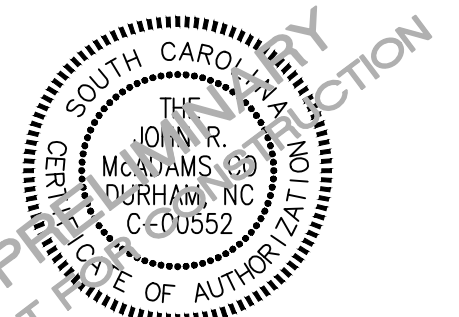
BRITTANY YOUNGBLOOD
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CLIENT

JUSTIN DUCK
1880 SOUTH PARK DRIVE
BIRMINGHAM, AL 35244
PHONE: 205.966.2006



EXPRESS OIL - CHAPIN, SC
CONSTRUCTION PLANS
XX COLUMBIA AVENUE
CHAPIN, SOUTH CAROLINA 29036



REVISIONS

NO.	DATE	DESCRIPTION
1		
2		

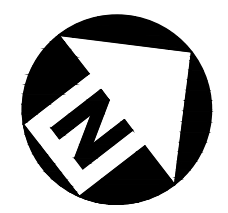
PLAN INFORMATION

PROJECT NO. EXO25002
FILENAME EXO25002-XC1.DWG
CHECKED BY BY
DRAWN BY JE
SCALE 1"=20'
DATE 07.14.2025

SHEET

EXISTING CONDITIONS & DEMOLITION PLAN

C1.00



GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

LINETYPE LEGEND

---	PROPERTY LINE
- - - -	SETBACK AND BUFFER LINES
- . . . -	WATER AND SANITARY SEWER EASEMENT
- - - - -	SAWCUT LINE
- - - - -	EXISTING CONTOUR
— — — —	EXISTING SANITARY SEWER LINE
— — — —	EXISTING WATER LINE
— — — —	EXISTING STORM SEWER LINE
— — — —	EXISTING GAS LINE
— — — —	EXISTING OVERHEAD ELECTRIC LINE
- - - - -	EXISTING EDGE OF PAVEMENT
XXXXXX	SAWCUT AND REMOVAL HATCH

SYMBOL LEGEND

	= EXISTING FIRE HYDRANT
	= EXISTING WATER VALVE
	= EXISTING POWER POLE
	= EXISTING JUNCTION BOX
	= EXISTING SIGN
	= EXISTING GRATE INLET
	= EXISTING CURB INLET

ABBREVIATION LEGEND

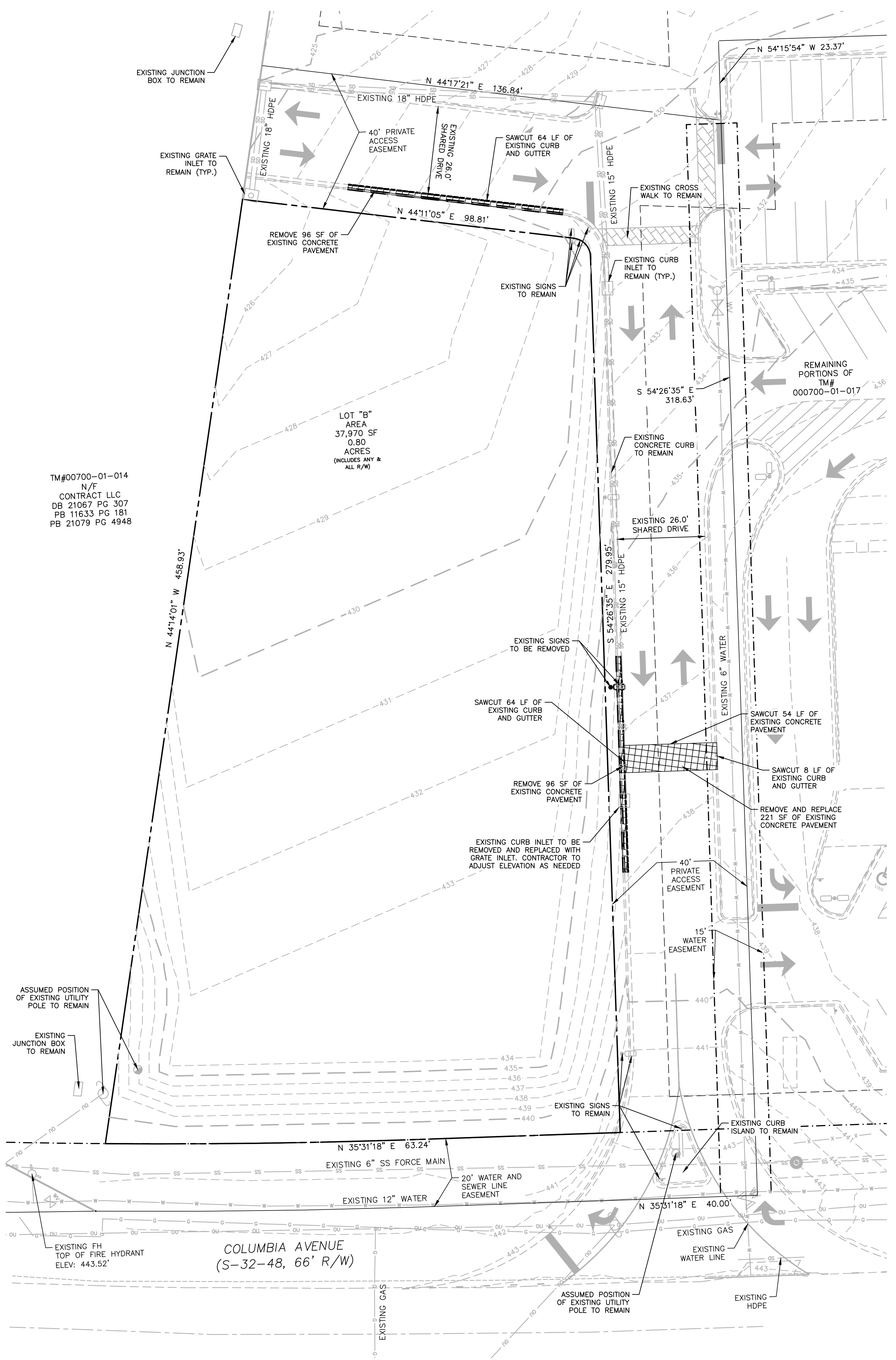
R.O.W. OR R/W = RIGHT OF WAY

BENCHMARKS:

BM #1: N850952.10 E 1899593.31 ; ELEV: 430.80 SC GRID, NAD83/NAVD88
BM #2: N851096.14 E 1899682.09 ; ELEV: 431.90 SC GRID, NAD83/NAVD88

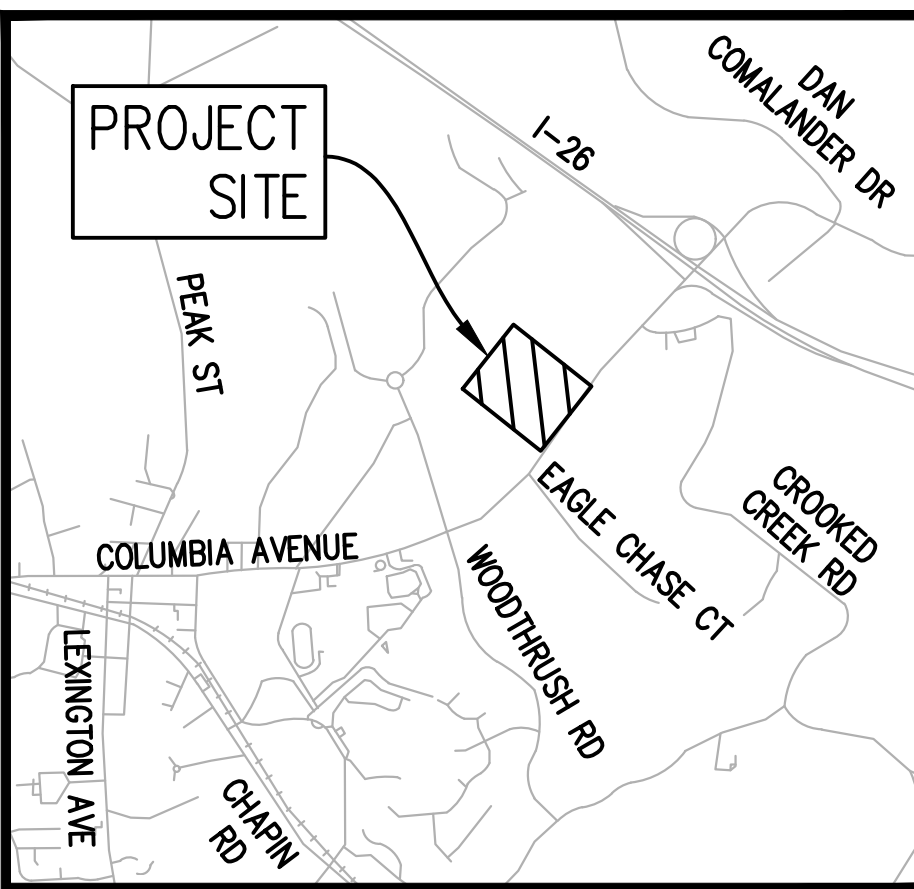
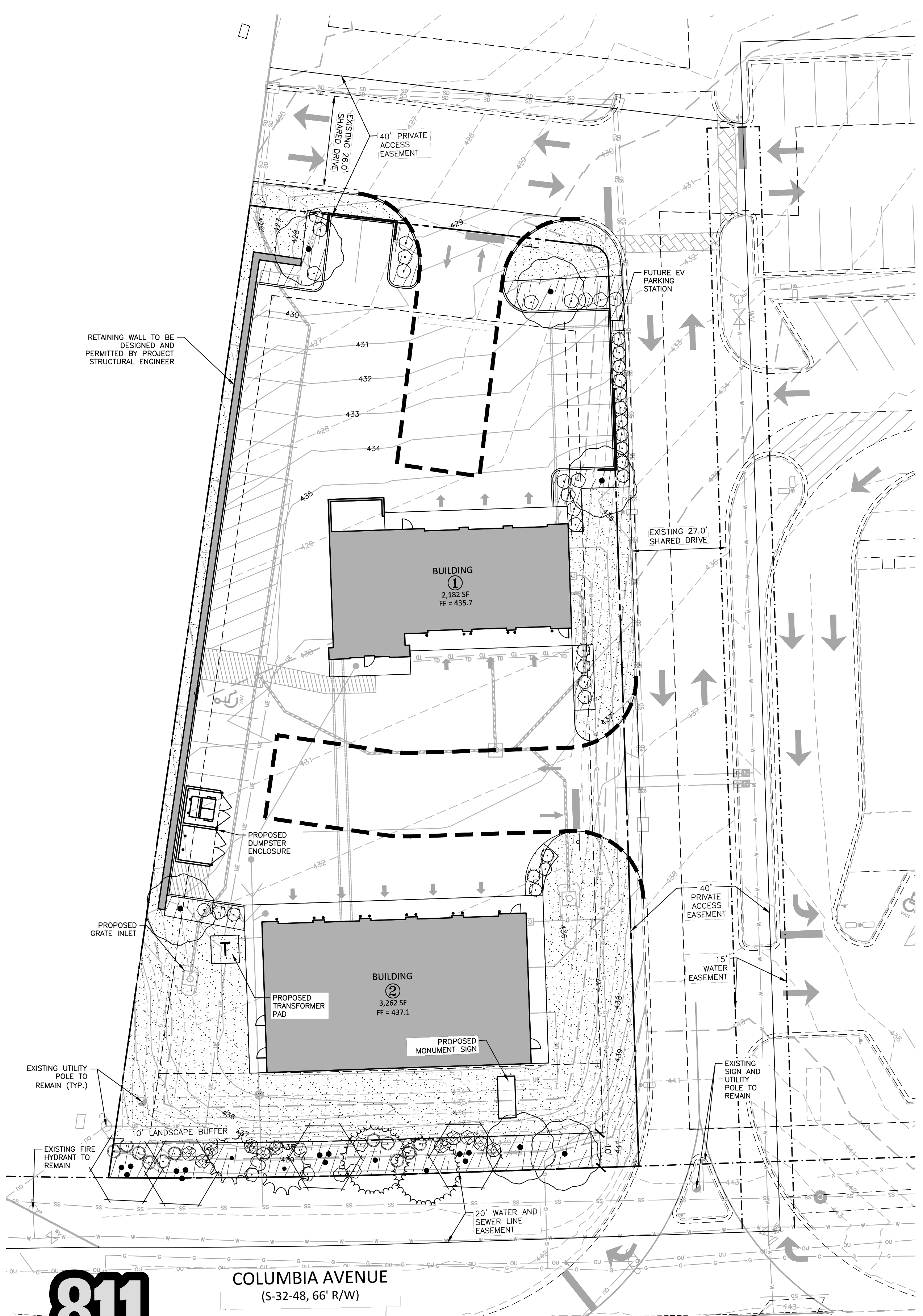
EXISTING CONDITIONS AND DEMOLITION PLAN NOTES :

1. THIS IS AN EXISTING CONDITIONS PLAN PREPARED TO MEET ENTITLEMENTS AND PERMITTING REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION AND USED TO INFORM PRELIMINARY SITE DESIGN. IT IS NOT A TOPOGRAPHIC OR BOUNDARY SURVEY PREPARED AND SEALED BY A LICENSED PROFESSIONAL, UNLESS OTHERWISE INDICATED.
2. EXISTING CONDITIONS WERE COMPILED FROM A SURVEY OF THE SITE PREPARED BY AMERICAN NATIONAL, DATED 04/01/2025. ALTHOUGH EFFORT HAS BEEN MADE TO ACCURATELY LOCATE EXISTING CONDITIONS, ACTUAL FIELD CONDITIONS MAY VARY. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS BEFORE STARTING LAND DISTURBING ACTIVITY, DEMOLITION, OR CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL CONDITIONS AS THEY EXIST ON SITE.
3. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREIN, THE LOCATION OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. ACTUAL LOCATION, SIZE AND DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY PRIOR TO CONSTRUCTION.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACEMENT OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING THE CONSTRUCTION OF THIS PROJECT.
5. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X AS DEFINED BY FEMA F.I.R.M. MAP NUMBER 45063C0040J DATED 07/05/2018.
6. SUE NOT PERFORMED OR VERIFIED BY MCADAMS.
7. SIDEWALK RAMP ARE TO BE DESIGNED AND INSTALLED SO THEY ARE IN COMPLIANCE WITH THE ADA AND SOUTH CAROLINA ACCESSIBILITY STANDARDS.
8. CONSTRUCTION SITE SHALL ADHERE TO THE TOWN OF CHAPIN REQUIREMENTS.
9. CONTRACTOR TO CONFIRM STOCKPILE AND OTHER CONSTRUCTION ITEMS FROM MCALLISTERS HAVE BEEN REMOVED FROM THE EXPRESS OIL SITE PRIOR TO CONSTRUCTION AND NOTIFY DEVELOPER, IN WRITING, IF ANY ITEMS REMAIN THAT WOULD IMPACT CONSTRUCTION.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

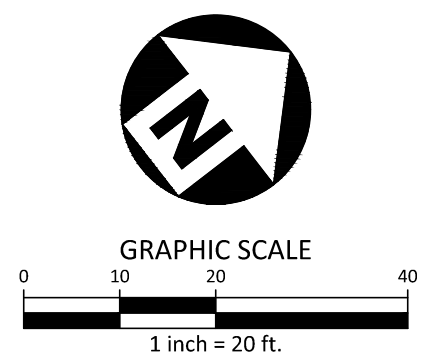
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VICINITY MAP
N.T.S.

SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE



CHAPIN REQUIRED PLANTING	
TREE COMPLIANCE CALCULATIONS	
STREET YARD CALCULATIONS	
PERIMETER PLANTING: PROPERTY BUFFER TYPE B: 6 LARGE MATURING TREE FOR EVERY 100 FEET 18 SHRUBS FOR EVERY 100 FEET	
PROPERTY BUFFERS REQUIRED TREES, 153 LF/100 X 6:	10 TREES
PROPERTY BUFFERS PROVIDED TREES:	10 TREES
PROPERTY BUFFERS REQUIRED SHRUBS, 153 LF/100 X 18:	28 SHRUBS
PROPERTY BUFFERS PROVIDED SHRUBS:	28 SHRUBS
PARKING LANDSCAPE	
TOTAL PARKING SPOTS:	16 SPACES
BUILDING EXTERIOR PERIMETER PLANTING, 245 LF X 0.10:	25 SHRUBS
STREET BUFFERING CALCULATIONS	
TREE PLANTING REQUIREMENTS, CANOPY TREES 1 PER 0.015 LF OF FRONTAGE 174 LF X 0.015:	03 TREES

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL	
CANOPY TREES					
	MGB	2	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' BRACKEN'S BEAUTY SOUTHERN MAGNOLIA	2.5" MIN.	
	PPL	2	PINUS PALUSTRIS LONGLEAF PINE	2.5" MIN.	
	QSO	6	QUERCUS SHUMARDII SHUMARD OAK	2.5" MIN.	
EVERGREEN TREES					
	CDA	4	CEDRUS DEODARA DEODAR CEDAR	2.5" MIN.	
EVERGREEN SHRUB					
	CJCA	7	CAMELLIA JAPONICA CAMELLIA	36" MIN	
	IGIH	11	ILEX GLABRA INKBERRY HOLLY	24" MIN	
	IVYH	11	ILEX VOMITORIA YAUPOH HOLLY	36" MIN	
	JVGO	15	JUNIPERUS VIRGINIANA 'GREY OWL' GREY OWL EASTERN REDCEDAR	24" MIN	
	MCWM	16	MYRTICA CERIFERA WAX MYRTLE	24" MIN	
	RIIA	6	RHOODODENDRON INDICUM INDICA AZALEA	24" MIN	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
GROUND COVERS					
	CYDA	8,671 SF	CYNODON DACTYLON 'TIFTUF' BERMUDA 'TIFTUF'	SOD	
	MULCH	2,717 SF	DOUBLE SHREDDED HARDWOOD MULCH	MULCH	

NOTE:
CONTRACTOR WILL BE RESPONSIBLE FOR IRRIGATION DESIGN AND INSTALLATION.

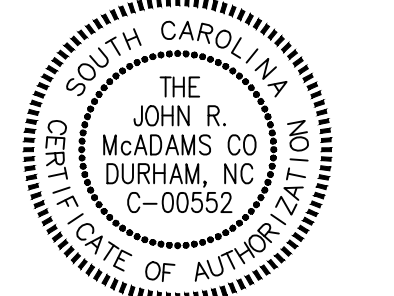
McAdams
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CLIENT
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EXPRESS OIL - CHAPIN, SC
CONSTRUCTION PLANS
XX COLUMBIA AVENUE
CHAPIN, SOUTH CAROLINA 29036



REVISIONS

NO.	DATE	DESCRIPTION
1		
2		

PLAN INFORMATION

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FILENAME EXO25002-LS1.DWG
CHECKED BY DLL
DRAWN BY ASB
SCALE 1"=20'
DATE 07.14.2025

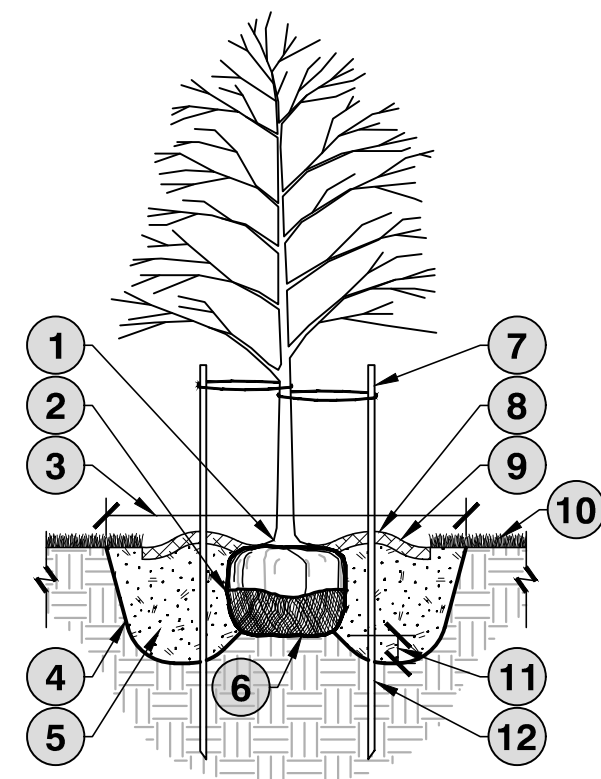
SHEET
CODE LANDSCAPE PLAN

L5.00

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**Know what's below.
Call before you dig.**

CONTRACTOR SHALL NOTIFY "SC811" (811) OR (1-888-721-7877) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "SC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



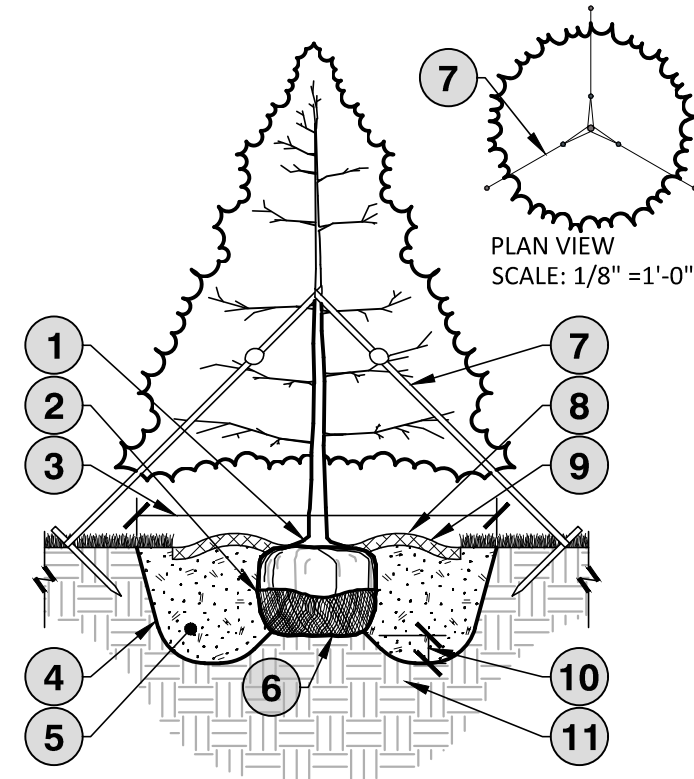
NOTES:

1. SELECT TREES THAT HAVE: STRONG CENTRAL LEADER; CROWN WITH FULL FOLIAGE; GROWN IN HEAVY CLAY SOIL WITH DRIP IRRIGATION.
2. BEFORE INSTALLING PLANTING SOIL MIX BACKFILL AROUND ROOT BALL, SOAK HOLE TO CONFIRM WATER FILTERS THROUGH UNDISTURBED SOIL. DESIGN ALTERNATIVE DRAINAGE SYSTEM IF REQUIRED.
3. A SOIL EXPERT CAN BE CONSULTED TO HELP MODIFY AND FERTILIZE TOPSOIL TO CREATE AN ACCEPTABLE PLANTING SOIL MIX FOR THE SITE CONDITIONS AND SPECIFIC TREE SPECIES.
4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND DURING DRY PERIODS.

1 TREE PLANTING

SCALE: 1/4" = 1'-0"

- 1 TRUNK FLARE AND TOP OF ROOT BALL SHOULD BE 2" ABOVE FINISHED GRADE AFTER SETTLING
- 2 CUT BURLAP, ROPE AND WIRE BASKET AWAY FROM TOP AND SIDES OF ROOT BALL AND REMOVE DURING BACKFILL PROCESS. IF USING CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
- 3 WIDTH OF PLANTING HOLE SHALL BE 3 TIMES THE ROOT BALL DIAMETER IN HIGHLY COMPACTED OR CLAY SOIL; 2 TIMES THE ROOT BALL DIAMETER MINIMUM IN ALL OTHERS
- 4 DIG WIDE PLANTING HOLE WITH TAPERED SIDES.
- 5 TO STABILIZE, COMPACT THE PLANTING SOIL MIX BACKFILL AROUND ROOT BALL; COMPACT SOIL BY SOAKING WITH WATER AND OR LIGHTLY HAND TAMPING.
- 6 SET ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLING.
- 7 IF STAKING IS NECESSARY, USE TWO OPPOSING STAKES WITH SEPARATE FLEXIBLE TIES. REMOVE STAKING AT END OF FIRST GROWING SEASON.
- 8 4" RAISED RING OF SOIL TO DIRECT WATER INTO ROOT BALL - ESPECIALLY IMPORTANT IF TOP OF ROOT BALL IS RAISED ABOVE GRADE
- 9 3" BARK MULCH; DO NOT PLACE MULCH WITHIN 3" OF TREE TRUNK.
- 10 FINAL GRADE
- 11 5"-7" DEEPER THAN ROOT BALL FOR LOWERED PLANTING HOLE AS NEEDED WITH POOR DRAINAGE
- 12 EXTEND STAKES INTO 24" OF UNDISTURBED SOIL.



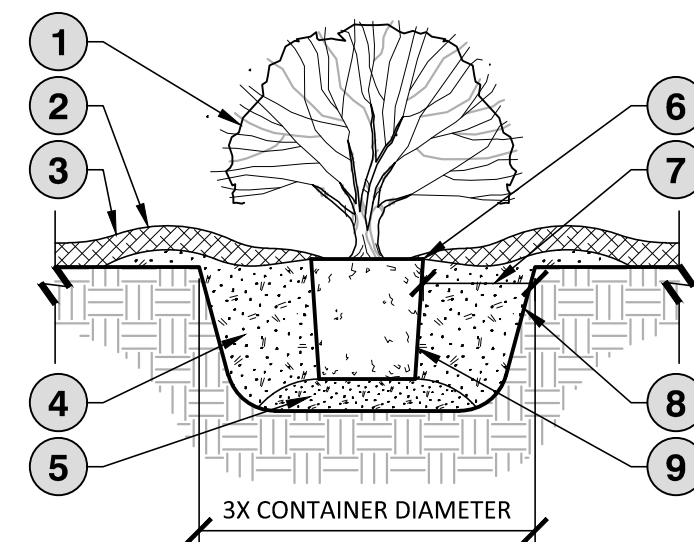
NOTES:

1. SELECT TREES THAT HAVE: STRONG CENTRAL LEADER; DISEASE AND PEST FREE; GROWN IN HEAVY CLAY SOIL WITH DRIP IRRIGATION.
2. PROVIDE WATER STORING CRYSTALS PER NURSERY RECOMMENDATIONS FOR PINE TREES.
3. BEFORE INSTALLING PLANTING SOIL MIX BACKFILL AROUND ROOT BALL, SOAK HOLE TO CONFIRM WATER FILTERS THROUGH UNDISTURBED SOIL. DESIGN ALTERNATIVE DRAINAGE SYSTEM IF REQUIRED.
4. A SOIL EXPERT CAN BE CONSULTED TO HELP MODIFY AND FERTILIZE TOPSOIL TO CREATE AN ACCEPTABLE PLANTING SOIL MIX FOR THE SITE CONDITIONS AND SPECIFIC TREE SPECIES.
5. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND DURING DRY PERIODS.

2 EVERGREEN TREE PLANTING

SCALE: 1/4" = 1'-0"

- 1 TRUNK FLARE AND TOP OF ROOT BALL SHOULD BE 2" ABOVE FINISHED GRADE AFTER SETTLING
- 2 CUT BURLAP, ROPE AND WIRE BASKET AWAY FROM TOP AND SIDES OF ROOT BALL AND REMOVE DURING BACKFILL PROCESS. IF USING CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER
- 3 WIDTH OF PLANTING HOLE SHALL BE 3 TIMES THE ROOT BALL DIAMETER IN HIGHLY COMPACTED OR CLAY SOIL; 2 TIMES THE ROOT BALL DIAMETER IN ALL OTHERS (12" MIN. OF PLANTING SOIL ON ALL SIDES)
- 4 DIG WIDE PLANTING HOLE WITH TAPERED SIDES
- 5 TO STABILIZE, COMPACT THE PLANTING SOIL MIX BACKFILL AROUND ROOT BALL; COMPACT SOIL BY SOAKING WITH WATER AND OR LIGHTLY HAND TAMPING
- 6 SET ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLING AND LOOSEN SUBGRADE
- 7 STAKE TREES ON THREE SIDES WITH ARBOTIES AND NAIL/STAPLE STRAPS TO 2"x2"x18" WOOD STAKE OR APPROVED EQUAL. REMOVE STAKING AT END OF SECOND GROWING SEASON.
- 8 4" RAISED RING OF SOIL TO DIRECT WATER INTO ROOT BALL - ESPECIALLY IMPORTANT IF TOP OF ROOT BALL IS RAISED ABOVE GRADE
- 9 3" BARK MULCH; DO NOT PLACE MULCH WITHIN 3" OF TREE TRUNK
- 10 5"-7" DEEPER THAN ROOT BALL FOR LOWERED PLANTING HOLE AS NEEDED WITH POOR DRAINAGE
- 11 MOUNT STAKES IN UNDISTURBED SOIL AT 45 DEGREE ANGLE. LEAVE TOP 6" OF STAKE ABOVE GROUND



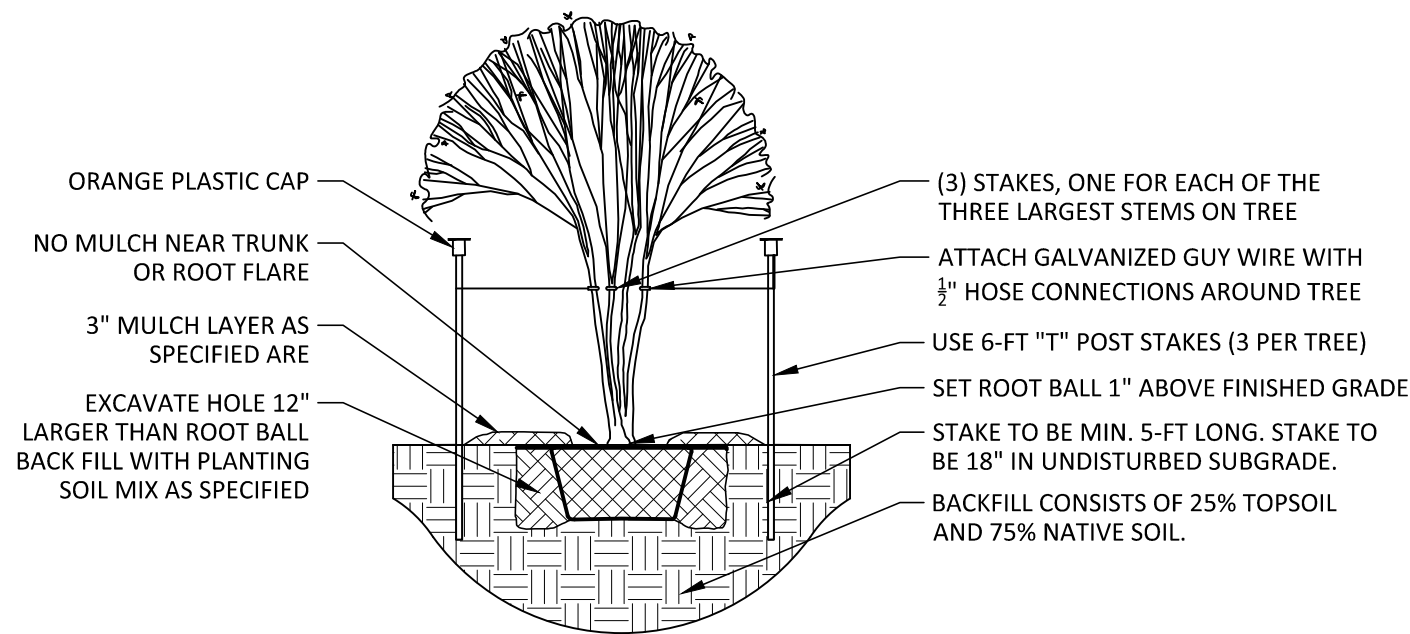
NOTES:

1. SELECT SHRUBS THAT MEET THE SPECIFIED HEIGHT IN THE PLANT SCHEDULE, MEASURED PER THE AMERICAN STANDARD FOR NURSERY STOCK METHODS; PEST AND DISEASE FREE; CROWN WITH FULL FOLIAGE; GROWN IN HEAVY CLAY SOIL WITH DRIP IRRIGATION.
2. BEFORE INSTALLING PLANTING SOIL MIX BACKFILL AROUND ROOT BALL, SOAK HOLE TO CONFIRM WATER FILTERS THROUGH UNDISTURBED SOIL. DESIGN ALTERNATIVE DRAINAGE SYSTEM IF REQUIRED.
3. A SOIL EXPERT CAN BE CONSULTED TO HELP MODIFY AND FERTILIZE TOPSOIL TO CREATE AN ACCEPTABLE PLANTING SOIL MIX FOR THE SITE CONDITIONS AND SPECIFIC PLANT SPECIES.
4. THOROUGHLY SOAK THE SHRUB ROOT BALLS AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND DURING DRY PERIODS.

3 SHRUB PLANTING

SCALE: 1/2" = 1'-0"

- 1 PRUNE PROPORTIONALLY TO COMPENSATE FOR REDUCTION OF ROOTS AND TO PROMOTE NATURAL GROWTH CHARACTER.
- 2 FORM 2" DEEP SAUCER
- 3 3" BARK MULCH; DO NOT PLACE MULCH WITHIN 3" OF TRUNK/STEM
- 4 PLANTING SOIL MIX BACKFILL TO BE COMPACTED BY SOAKING WITH WATER AND OR LIGHTLY HAND TAMPED
- 5 PLANTING SOIL MIX TO BE TAMPED TO AVOID SETTLING
- 6 TOP OF ROOTBALL SHALL BE 1" HIGHER THAN ADJACENT FINISHED GRADE
- 7 6" MIN. GAP BETWEEN ROOT BALL AND UNDISTURBED SOIL. WHERE THERE IS HEAVY CLAY SOIL, THE HOLE SHOULD BE 3 TIMES THE CONTAINER DIAMETER.
- 8 SUBSOIL BROKEN WITH PICK ON SIDES AND BOTTOM OF HOLE
- 9 FOR CONTAINERS, USE FINGERS OR SMALL HAND TOOLS TO PULL ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER. IF USING BALED AND BURLAP; CUT BURLAP, ROPE AND WIRE BASKET AWAY FROM TOP AND SIDES OF ROOT BALL AND REMOVE DURING BACKFILL PROCESS.



- ORANGE PLASTIC CAP
- NO MULCH NEAR TRUNK OR ROOT FLARE
- 3" MULCH LAYER AS SPECIFIED ARE
- EXCAVATE HOLE 12" LARGER THAN ROOT BALL BACK FILL WITH PLANTING SOIL MIX AS SPECIFIED
- (3) STAKES, ONE FOR EACH OF THE THREE LARGEST STEMS ON TREE
- ATTACH GALVANIZED GUY WIRE WITH 1/2" HOSE CONNECTIONS AROUND TREE
- USE 6-FT "1" POST STAKES (3 PER TREE)
- SET ROOT BALL 1" ABOVE FINISHED GRADE
- STAKE TO BE MIN. 5-FT LONG. STAKE TO BE 18" IN UNDISTURBED SUBGRADE.
- BACKFILL CONSISTS OF 25% TOPSOIL AND 75% NATIVE SOIL.

3 ORNAMENTAL TREE PLANTING

SCALE: 1/4" = 1'-0"

LANDSCAPE NOTES

1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE TOWN OF CHAPIN AND THE STATE OF SOUTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE SITE BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
3. CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES, NEW AND PRIOR EXISTING, BEFORE BEGINNING LANDSCAPE INSTALLATION. DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
4. THE LANDSCAPE PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE, GRADING DRAWINGS, ETC.
5. CONTRACTOR SHALL FULLY REVIEW PLANS PRIOR TO INSTALLATION AND SHALL NOTIFY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT OF DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS, OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
6. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DISCREPANCIES BETWEEN THE PLANT SCHEDULE AND LANDSCAPE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING THE BID/PROPOSAL.
7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT PLANT MATERIAL IS AVAILABLE AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED AND RESERVING / SECURING PLANT MATERIAL AS NECESSARY TO MEET THE REQUIREMENTS OF THE LANDSCAPE PLAN.
8. PLANTS TO MEET MINIMUM REQUIREMENTS AS SPECIFIED IN THE PLANT SCHEDULE. ROOT TYPE MAY BE FREELY SUBSTITUTED FOR BAILED AND BURLAPPED OR CONTAINER GROWN TREES, WITH OTHER SPECIFICATIONS REMAINING UNCHANGED. OTHER CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO PROCUREMENT OF PLANT MATERIAL.
9. DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS OR REVISIONS WITHOUT APPROVAL.
10. CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
11. CONTRACTOR SHALL VERIFY CONDITIONS AND ELEVATIONS OF EXISTING TREES TO REMAIN ADJACENT TO OR WITHIN LIMITS OF DISTURBANCE PRIOR TO INSTALLATION OF NEW PLANT MATERIAL. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING, AMENDING AND SPREADING OF TOPSOIL PRIOR TO PLANT INSTALLATION, SUPPLEMENTING WITH AMENDMENTS TO ADJUST PH AND FERTILITY AS NECESSARY BASED ON THE TEST RESULTS.
13. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEOUS MATERIAL.
14. CONTRACTOR SHALL PREPARE PLANTING BEDS BY TILLING SOIL TO A 12" DEPTH PRIOR TO INSTALLING PLANT MATERIAL. CONTRACTOR SHALL ENSURE THAT SHALLOW BEDROCK WILL NOT INHIBIT THE ROOT GROWTH OF PLANT MATERIAL. PLANTING BEDS SHALL NOT BE BACKFILLED WITH ANY MATERIAL OTHER THAN AMENDED OR IMPORTED PLANTING SOIL.
15. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
16. IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
17. FINE GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. HAND ROLL AND RAKE, REMOVE RIDGES AND DEBRIS, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
18. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN PLANTING AREAS.
19. AFTER TREE PLANTING HOLES HAVE BEEN DUG AND PRIOR TO INSTALLATION OF TREES, CONTRACTOR TO CONFIRM THAT WATER DRAINS OUT OF THE SOIL. USE LOWERED PLANTING HOLE DEPTH AND INSTALL ALTERNATIVE DRAINAGE AND AERATION SYSTEMS AS REQUIRED.
20. PERFORM PERCOLATION TEST FOR EACH TREE PIT. PROVIDE GRAVEL SUMP FILTER FABRIC & VENT PIPE IF DRAINAGE DOES NOT OCCUR WITHIN 24 HOURS. INCLUDE ALL SUMPS IN BASE BID. SHOULD SUMPS NOT BE NECESSARY AFTER PERCOLATION TEST, PROVIDE CHANGE ORDER DEDUCT TO OWNER.
21. IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAK DOWN THE SIDES OF THE HOLE WITH A SHOVEL TO ELIMINATE GLAZING AND TO CREATE THE SPECIFIED SIDE SLOPE ON THE INSIDE OF THE PLANTING HOLE.
22. CONTRACTOR SHALL KEEP AREAS OF WORK CLEAN, NEAT, AND ORDERLY. PAVED SURFACES ARE TO BE CLEANED OF SOIL AND DEBRIS AT THE CLOSE OF EACH WORKDAY.
23. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS, AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN HORT (F.K.A. AMERICAN NURSERY & LANDSCAPE ASSOCIATION).
24. PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL SHALL BE REJECTED BY THE LANDSCAPE ARCHITECT.
25. CONTAINER GROWN STOCK SHALL HAVE BEEN GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD THE SOIL TOGETHER FIRMLY, BUT NOT SO LONG AS TO HAVE BECOME POT BOUND. CONTAINER GROWN STOCK SHALL HAVE A WELL-ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL BUT SHALL NOT HAVE EXCESSIVE ROOT GROWTH ENCIRCLING THE INSIDE OF THE CONTAINER.
26. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT

BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY.

27. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.

28. PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES, AND/OR FOLIAGE OF THE PLANT. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING. MISHANDLED PLANT MATERIAL SHALL BE REJECTED BY THE LANDSCAPE ARCHITECT. PLANTS WITH BROKEN ROOT BALLS OR SUBSTANTIAL DAMAGE SHALL BE REPLACED PRIOR TO PLANTING.

29. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL PRIOR TO INSTALLATION. CONFLICTS OR DISCREPANCIES SHALL BE FIELD ADJUSTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. NOTIFY THE GOVERNING JURISDICTION AND OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT OF SIGNS, POWER LINES, OR OTHER CONFLICTS BEFORE PLANTING TREES.

30. NO TREE PLANTING SHALL OCCUR WITHIN SIGHT DISTANCE TRIANGLE AREAS INDICATED ON THE PLAN SET. CONTRACTOR SHALL STAKE THE LOCATION OF TREE PLANTING IN THE RIGHT-OF-WAY IN THE FIELD PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT AND AUTHORITIES HAVING JURISDICTION. OWNER SHALL AGREE TO MAINTAIN THE STRUCTURE OF TREE PLANTING IN THE RIGHT-OF-WAY TO ELIMINATE SIGHT DISTANCE CONFLICTS.

31. PROPOSED TREES TO BE PLANTED A MINIMUM 20 FEET FROM LIGHT POLES AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.

32. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM FIRE HYDRANTS AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.

33. CONTRACTOR SHALL LAY OUT ON THE GROUND SHRUBS, ORNAMENTAL GRASSES, AND GROUNDCOVERS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL ANTICIPATE THAT SOME REARRANGEMENT OF MATERIAL WILL OCCUR.

34. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.

35. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL NOT COVER THE ROOT FLARE.

36. MULCH SHALL BE ORGANIC, FREE OF TRASH, AND MAINTAINED WEED FREE. MULCH SHALL BE APPLIED IMMEDIATELY AFTER COMPLETION OF PLANTING OPERATIONS.

37. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. CONTRACTOR WILL REPLACE PLANT MATERIAL WHICH REMAINS UNHEALTHY BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.

38. CONTRACTOR IS RESPONSIBLE FOR WATERING PLANTED AREAS THROUGHOUT THE WARRANTY PERIOD TO ENSURE PLANT ESTABLISHMENT.

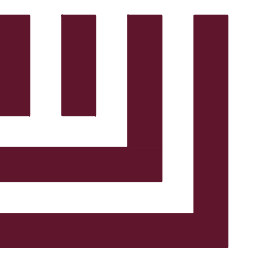
39. REPAIR OR REPLACE, IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE, NEW TREES AND OTHER PLANTS THAT ARE DAMAGED AFTER INSTALLATION BY CONSTRUCTION OPERATIONS.

40. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MONITOR THE PROJECT DURING THE GUARANTEE PERIOD AND INFORM THE OWNER IF PROBLEMS DEVELOP WITH THE PLANT MATERIAL. CONTRACTOR SHALL REMOVE DEAD AND UNHEALTHY PLANT MATERIAL AND IMMEDIATELY REPLACE AT THE CONTRACTOR'S EXPENSE.

41. CONTRACTOR SHALL REMOVE GUYS AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.

42. LANDSCAPE WORK SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT AREA.

43. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.



McADAMS

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPLS: F-10194440
SC license number: 552, 402
www.mcadamsco.com

CONTACT

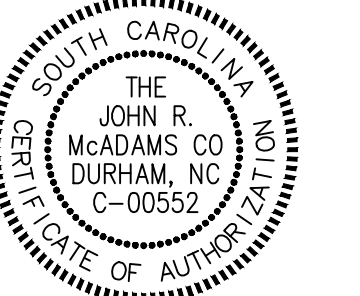
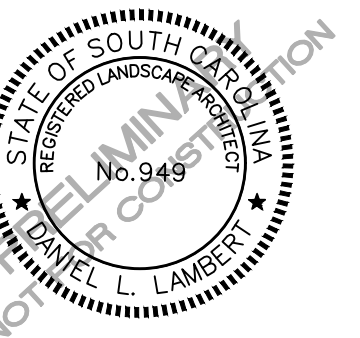
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CLIENT

JUSTIN DUCK
1880 SOUTHPARK DRIVE
BIRMINGHAM, AL 35244
PHONE: 205.906.2006



EXPRESS OIL - CHAPIN, SC
CONSTRUCTION PLANS
XX COLUMBIA AVENUE
CHAPIN, SOUTH CAROLINA 29036



REVISIONS

NO.	DATE	DESCRIPTION
1		
2		

PLAN INFORMATION

PROJECT NO. EXO25002
FILENAME EXO25002-LS1.DWG
CHECKED BY DLL
DRAWN BY ASB
SCALE AS SHOWN
DATE 07.14.2025

SHEET

PLANTING DETAILS

L5.01

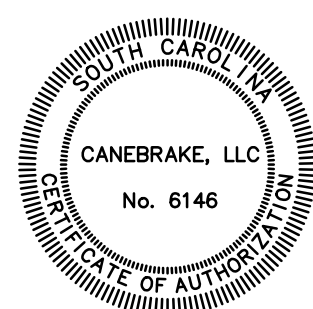


Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd Suite E#183
Akron, OH 44312
866.290.8121
www.amnational.net

ALTA/NSPS Land Title Survey

FOR
EOC CHAPIN SC
COLUMBIA AVE
CHAPIN, SC 29036
COUNTY OF LEXINGTON

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY; EXPRESS OIL CHANGE, LLC, A LIMITED LIABILITY COMPANY; AND AMERICAN NATIONAL, LLC, THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B, 7C, 8, 9, 10, 11B, 13, 14, 16, 17, 18, 19, 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 4/21/2025.



BY: JOSEPH T. DYCHES, P.L.S.

LAND SURVEYOR NO. 32272
STATE OF SOUTH CAROLINA
DATE OF PLAT: 4/23/2025
DATE OF LAST REVISION: 6/18/2025

NETWORK REFERENCE #20250118-1

SURVEY PREPARED BY:



202 W MAIN STREET (PO BOX 1330)
CLINTON, SC 29325
PROJ#: 25.006-S

FOR A SURVEY UPDATE OF THIS SURVEY PLEASE CONTACT
SURVEYS@AMNATIONAL.NET
WHEN PROVIDING SURVEY COMMENTS REGARDING THIS SURVEY
PLEASE CONTACT CLIENTCOMMENTS@AMNATIONAL.NET

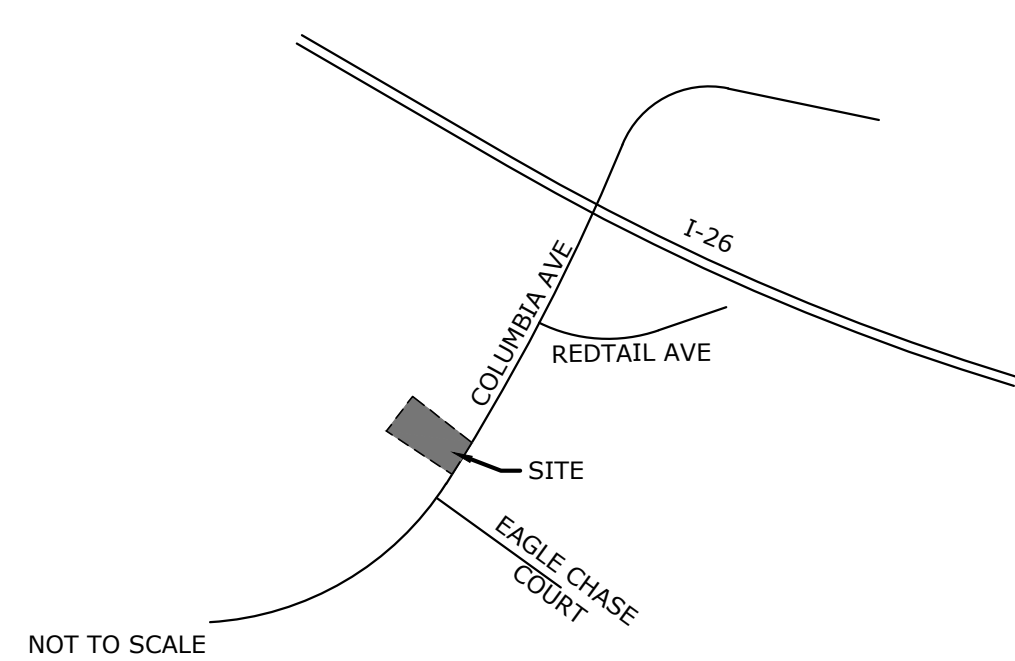
Legal Description

FROM TITLE COMMITMENT:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LEXINGTON COUNTY, SOUTH CAROLINA, BEING SHOWN AS LOT "B", ON 0.87 ACRE ON A PLAT PREPARED FOR CHAPIN PEACH, PREPARED BY BAXTER LAND SURVEYING CO., INC., BEARING THE SEAL AND CERTIFICATION OF ROSSER W. BAXTER, JR., SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. 7613, DATED MARCH 20, 2025, AS MORE PARTICULARLY DEPICTED ON A PLAT RECORDED IN PLAT BOOK 21162, PAGE 4382, IN THE REGISTER OF DEEDS FOR LEXINGTON COUNTY, SOUTH CAROLINA, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE HERETO.

THIS BEING THE SAME PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 3-02973(RS) BEARING AN EFFECTIVE DATE OF MAY 9, 2025 AT 8:00 A.M.

LOCATION MAP



NOT TO SCALE

Legend of Symbols & Abbreviations

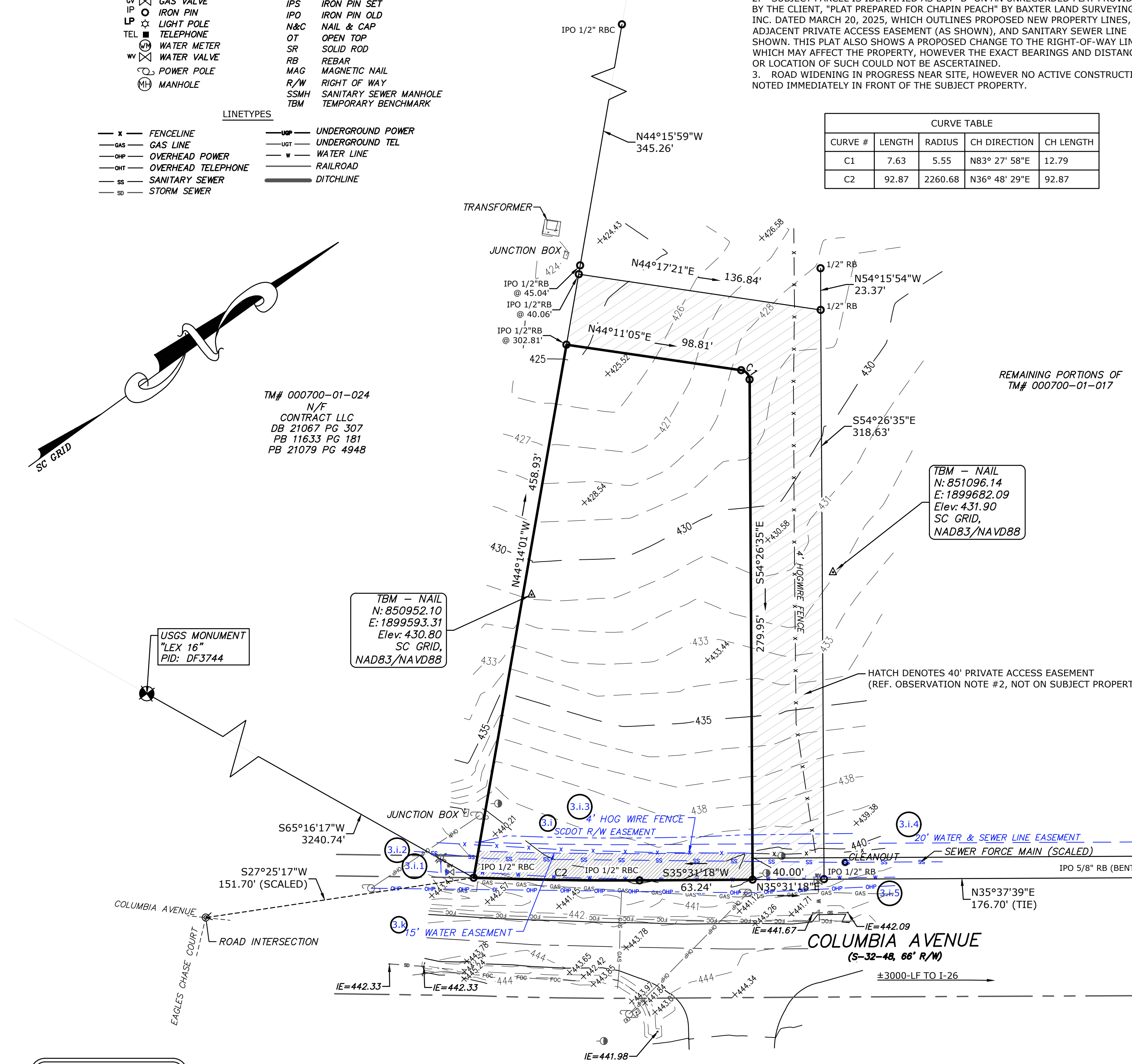
SYMBOLS	ABBREVIATIONS
	CT CRIMP TOP
	EP EDGE OF PAVEMENT
	FFE FINISHED FLOOR
	IFS IRON PIN SET
	IPO IRON PIN OLD
	N&C NAIL & CAP
	OT OPEN TOP
	SR SOLID ROD
	RB REBAR
	MAG MAGNETIC NAIL
	R/W RIGHT OF WAY
	SSMH SANITARY SEWER MANHOLE
	TBM TEMPORARY BENCHMARK

LINE TYPES	LINE TYPES
	— POWER UNDERGROUND POWER
	— WATER UNDERGROUND TEL
	— WATER WATER LINE
	— RAILROAD RAILROAD
	— DITCHLINE DITCHLINE

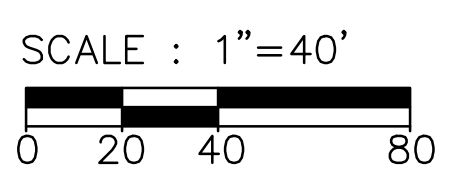
TM# 000700-01-024
N/F
CONTRACT LLC
DB 21067 PG 307
PB 11633 PG 181
PB 21079 PG 4948

TBM - NAIL
N: 850952.10
E: 1899593.31
Elev: 430.80
SC GRID,
NAD83/NAVD88

USCS MONUMENT
"LEX 16"
PID: DF3744



LOT "B"
AREA
37,970 SF
0.87 ACRES
(INCLUDES ANY & ALL R/W)



FLOOD NOTE: By graphic plotting only, this property is in Zone(s) "ZONE X" of the Flood Insurance Rate Map, Community Panel No. 45083C0040J, which bears an effective date of 7/5/2018 and is not in a Special Flood Hazard Area.

Significant Observations

- SANITARY SEWER CLEANOUT APPURTENANCE IDENTIFIED AND SURVEYED AS SHOWN ON THIS PLAT. FORCE MAIN SHOWN PER SURVEY BY BAXTER LAND SURVEYING CO., INC. FOR CHAPIN PEACH, DATED MARCH 20, 2025.
- SUBJECT PARCEL IS IDENTIFIED AS LOT "B" ON AN UNRECORDED PLAT PROVIDED BY THE CLIENT, "PLAT PREPARED FOR CHAPIN PEACH" BY BAXTER LAND SURVEYING CO., INC. DATED MARCH 20, 2025, WHICH OUTLINES PROPOSED NEW PROPERTY LINES, ADJACENT PRIVATE ACCESS EASEMENT (AS SHOWN), AND SANITARY SEWER LINE SHOWN. THIS PLAT ALSO SHOWS A PROPOSED CHANGE TO THE RIGHT-OF-WAY LINE WHICH MAY AFFECT THE PROPERTY, HOWEVER THE EXACT BEARINGS AND DISTANCES OR LOCATION OF SUCH COULD NOT BE ASCERTAINED.
- ROAD WIDENING IN PROGRESS NEAR SITE, HOWEVER NO ACTIVE CONSTRUCTION NOTED IMMEDIATELY IN FRONT OF THE SUBJECT PROPERTY.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CH DIRECTION	CH LENGTH
C1	7.63	5.55	N83° 27' 58"E	12.79
C2	92.87	2260.68	N36° 48' 29"E	92.87

Utility Notes

- WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PROVIDED PLANS AND MARKINGS IS COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- PRIVATE UTILITY LOCATE REPORT COMPLETED 4/1/2025 BY UNDERGROUND DETECTIVE, AND PROVIDED TO THE SURVEYOR BY THE CLIENT. MARKINGS ON-SITE CORRESPOND TO REPORT AND REFERENCE IS MADE TO ANY NOTES OF THE REPORT.
- FROM OBSERVED ABOVE GROUND APPURTENANCES AND MARKINGS IDENTIFIED DURING FIELD WORK AND SHOWN HEREON, GAS, ELECTRIC, STORM SEWER, TELEPHONE, AND WATER LINES AND/OR SERVICE APPEARS AVAILABLE FOR THE SUBJECT PROPERTY WITHIN THE RIGHT-OF-WAY OF SC HWY 219 OR ADJACENT AREAS. PRIVATE LOCATE DID NOT SHOW SANITARY SEWER LOCATION, HOWEVER SANITARY APPURTENANCES WERE IDENTIFIED AS SHOWN HEREON.

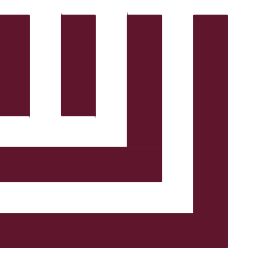
Notes Corresponding to Schedule B

- NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS
FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. 3-02973(RS)
DATED MAY 9, 2025 AT 8:00 A.M.
- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I REQUIREMENTS ARE MET.
NO GRAPHIC REPRESENTATION
 - STANDARD EXCEPTIONS:
(a) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
NO GRAPHIC REPRESENTATION
(b) EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
NO GRAPHIC REPRESENTATION
(c) ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES.
APPLICABLE MATTERS SHOWN HEREON
(d) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
NO GRAPHIC REPRESENTATION
(e) TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
NO GRAPHIC REPRESENTATION
 - SPECIAL EXCEPTIONS:
(a) ALL GENERAL OR SPECIAL TAXES AND ASSESSMENTS, INCLUDING PUBLIC SERVICE DISTRICT ASSESSMENTS, IF ANY, FOR LEXINGTON COUNTY, SOUTH CAROLINA FOR THE YEAR 2025 AND SUBSEQUENT YEARS.
NO GRAPHIC REPRESENTATION
(b) DOES NOT AFFECT
(c) DOES NOT AFFECT
(d) ROLL-BACK TAXES AS PROVIDED UNDER TITLE 12, ARTICLE 3, OF THE SOUTH CAROLINA CODE OF LAWS, 1976, AS AMENDED, PROVISIONS SECTION 12-43-220(D) AND OTHERS.
NO GRAPHIC REPRESENTATION
(e) DOES NOT AFFECT
(f) EASEMENT FROM OTIS W. HORTON, III TO SOUTH CAROLINA ELECTRIC & GAS COMPANY, A SOUTH CAROLINA CORPORATION, DATED APRIL 18, 2007, FILED FOR RECORD MAY 9, 2007 AT 11:05 A.M., RECORDED IN BOOK 11978, PAGE 205, IN THE REGISTER OF DEEDS FOR LEXINGTON COUNTY, SOUTH CAROLINA.
RELEVANT TO PARENT TRACT - NOT WITHIN SURVEY AREA
(g) DOES NOT AFFECT
(h) DOES NOT AFFECT
(i) RIGHT OF WAY EASEMENT FROM EAGLE NEST PROPERTIES, LLC TO SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION, DATED JANUARY 13, 2025, FILED FOR RECORD FEBRUARY 19, 2025 AT 1:26 P.M., RECORDED IN BOOK 21147, PAGE 107, AFORESAID RECORDS.
AS GRAPHICALLY SHOWN HEREON
(j) SEWER AGREEMENT BY AND BETWEEN CHAPIN PEACH, LLC AND TOWN OF CHAPIN, DATED FEBRUARY 17, 2025, FILED FOR RECORD FEBRUARY 19, 2025 AT 10:34 A.M., RECORDED IN BOOK 21146, PAGE 5540, AFORESAID RECORDS.
NO GRAPHIC REPRESENTATION
(k) EASEMENT FROM CHAPIN PEACH, LLC TO CITY OF COLUMBIA, DATED MAY 22, 2025, FILED FOR RECORD MAY 29, 2025 AT 4:20 P.M., RECORDED IN BOOK 21163, PAGE 802, AFORESAID RECORDS.
AS GRAPHICALLY SHOWN HEREON
(l) THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PRELIMINARY SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY; EXPRESS OIL CHANGE, LLC, A LIMITED LIABILITY COMPANY; AND AMERICAN NATIONAL, LLC" PREPARED BY CANE BRAKE CIVIL, BEARING THE SEAL AND CERTIFICATION OF JOSEPH T. DYCHES, SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. 32272, DATED APRIL 23, 2025, BEING DESIGNATED AS NETWORK REFERENCE NO. 20250118-1, AS FOLLOWS:
(1) WATER LINE WITH WATER VALVES CROSSING THE SOUTHWESTERLY AND SOUTHEASTERLY BOUNDARY LINES OF SUBJECT PROPERTY;
(2) SANITARY SEWER LINE WITH MANHOLES AND CLEANOUTS CROSSING THE SOUTHWESTERLY AND NORTHEASTERLY BOUNDARY LINES OF SUBJECT PROPERTY;
(3) FOUR (4') FOOT HOGWIRE FENCE CROSSING THE SOUTHWESTERLY AND NORTHEASTERLY BOUNDARY LINES OF SUBJECT PROPERTY;
(4) TWENTY (20') FOOT WATER LINE AND SEWER LINE EASEMENT LOCATED IN THE SOUTHEASTERLY PORTION OF SUBJECT PROPERTY AND CROSSING THE SOUTHWESTERLY AND NORTHEASTERLY BOUNDARY LINES OF SUBJECT PROPERTY AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 13154, PAGE 65, AFORESAID RECORDS; AND
(5) OVERHEAD POWER LINES WITH GUY WIRES AND POLES CROSSING THE SOUTHWESTERLY BOUNDARY LINE OF SUBJECT PROPERTY.
(m) ANY SECURITY INTEREST CREATED AT CLOSING.
NO GRAPHIC REPRESENTATION

Surveyors Notes

- AT THE TIME OF SURVEY THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- SURVEY PREPARED BASED ON TITLE WORK PROVIDED. ADDITIONAL TITLE RECORDS MAY INDICATE OTHER RIGHTS OR RESTRICTIONS MAY EXIST.
- THERE ARE NO KNOWN CHANGES IN THE STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE REFERENCE PLAT OR PROVIDED TITLE INFORMATION.
- THERE IS EVIDENCE OF ROADWORK WITHIN THE VICINITY OF THE SITE, HOWEVER NOT IMMEDIATELY IN FRONT OF THE SITE.
- THERE IS NO OBSERVED EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE LOCATED ON THE SUBJECT PROPERTY.
- NO GAPS OR OVERLAPS ARE OBSERVED.
- ALL CAPPED REBAR PINS LABELED AS "CIVIL ENGINEERING OF COLUMBIA". MISCELLANEOUS 1/2" REBAR PINS WERE LOCATED WITHIN THE SITE, HOWEVER THERE WAS NO CORRELATION TO KNOWN RECORD PLATS OR SURVEYS.
- ELEVATIONS / VERTICAL RELIEF BY GROUND SURVEY. 1' CONTOURS PROVIDED.
- NO WETLANDS OBSERVED OR NOTED ON THE SITE.
- NO PARTY WALLS OBSERVED OR NOTED ON THE SITE.

ACCESS NOTE
ACCESS TO SUBJECT PROPERTY VIA COLUMBIA AVENUE AS SHOWN HEREON. POSSIBLE CONNECTION TO "PRIVATE COMMERCIAL DRIVE" TO THE WEST OF SITE AS SHOWN ON PLAT RECORDED AT BOOK 21079 PAGE 4948.
ENCROACHMENTS / PROJECTIONS
NONE OBSERVED
REFERENCE DEED
DB 21153 PG 0443
REFERENCE PLAT
PARCEL "A2" AS SHOWN ON "BOUNDARY SURVEY OF T.M.S. 00700-01-017" PREPARED FOR THOMAS L. AND CHRISTINA G. BURRISS" BY CIVIL ENGINEERING OF COLUMBIA DATED SEPT. 02, 2008.
TAX ASSESSOR PARCEL NUMBER
BASIS OF BEARINGS
SOUTH CAROLINA STATE PLANE COORDINATES WERE USED AS THE BASIS OF BEARINGS FOR THIS SURVEY. NAD 83/NAVD 88 (BY SCRTN GPS OBSERVATIONS).



McAdams

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPLS: F-10194440
SC license number: 552, 402
www.mcadamsco.com

CONTACT

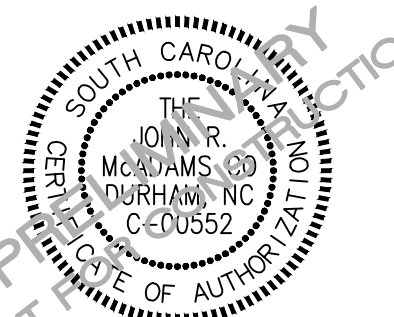
BRITTANY YOUNGBLOOD
BYOUNGBLOOD@MCADAMSCO.COM
PHONE: 501.840.0001

CLIENT

JUSTIN DUCK
1880 SOUTH PARK DRIVE
BIRMINGHAM, AL 35244
PHONE: 205.906.2006



EXPRESS OIL - CHAPIN, SC
CONSTRUCTION PLANS
XX COLUMBIA AVENUE
CHAPIN, SOUTH CAROLINA 29036



REVISIONS

Table with columns: NO., DATE, DESCRIPTION

PLAN INFORMATION

PROJECT NO. EXO25002
FILENAME EXO25002-S1.DWG
CHECKED BY BY
DRAWN BY JE
SCALE 1"=20'
DATE 07.14.2025

SHEET

SITE PLAN

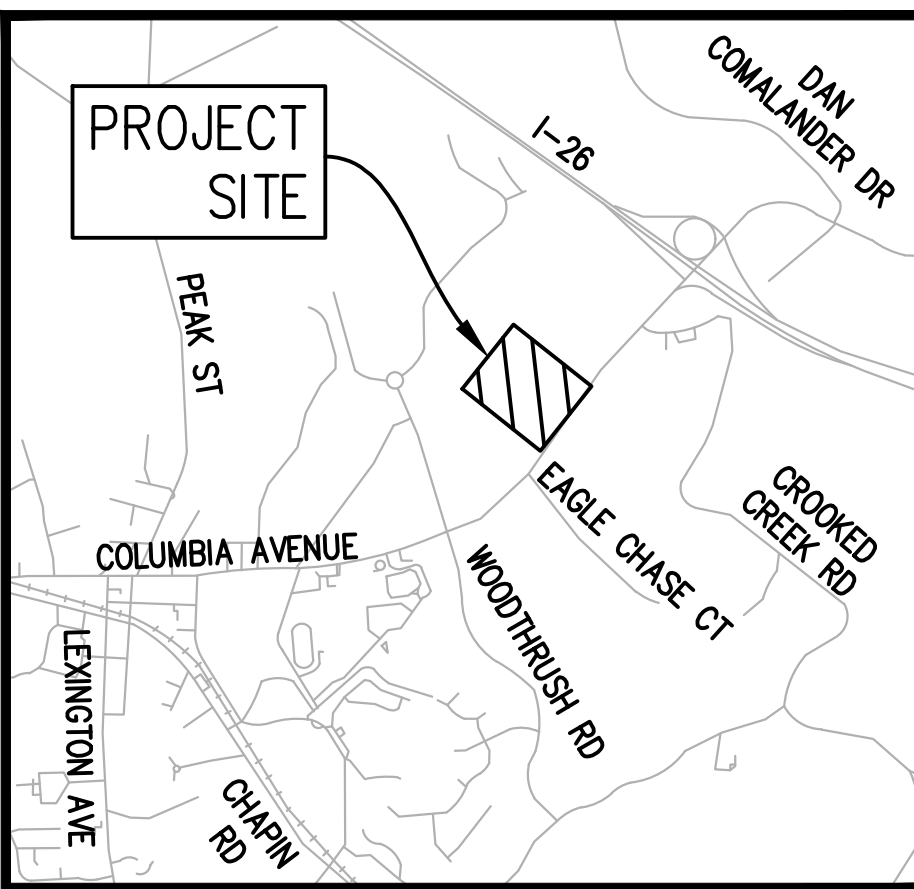
C2.00



GRAPHIC SCALE
1 inch = 20 ft.

SITE LEGEND

- TRAFFIC DIRECTIONAL ARROW
VAN ACCESSIBLE PARKING STALL
PARKING SPACE COUNT
SIGNAGE
CURB INLET
GRATE INLET
TRENCH DRAIN
PROPERTY LINE
EASEMENT LINE
SETBACK AND BUFFER LINES
FIRELANE STRIPING



VICINITY MAP
N.T.S.

BENCHMARKS:

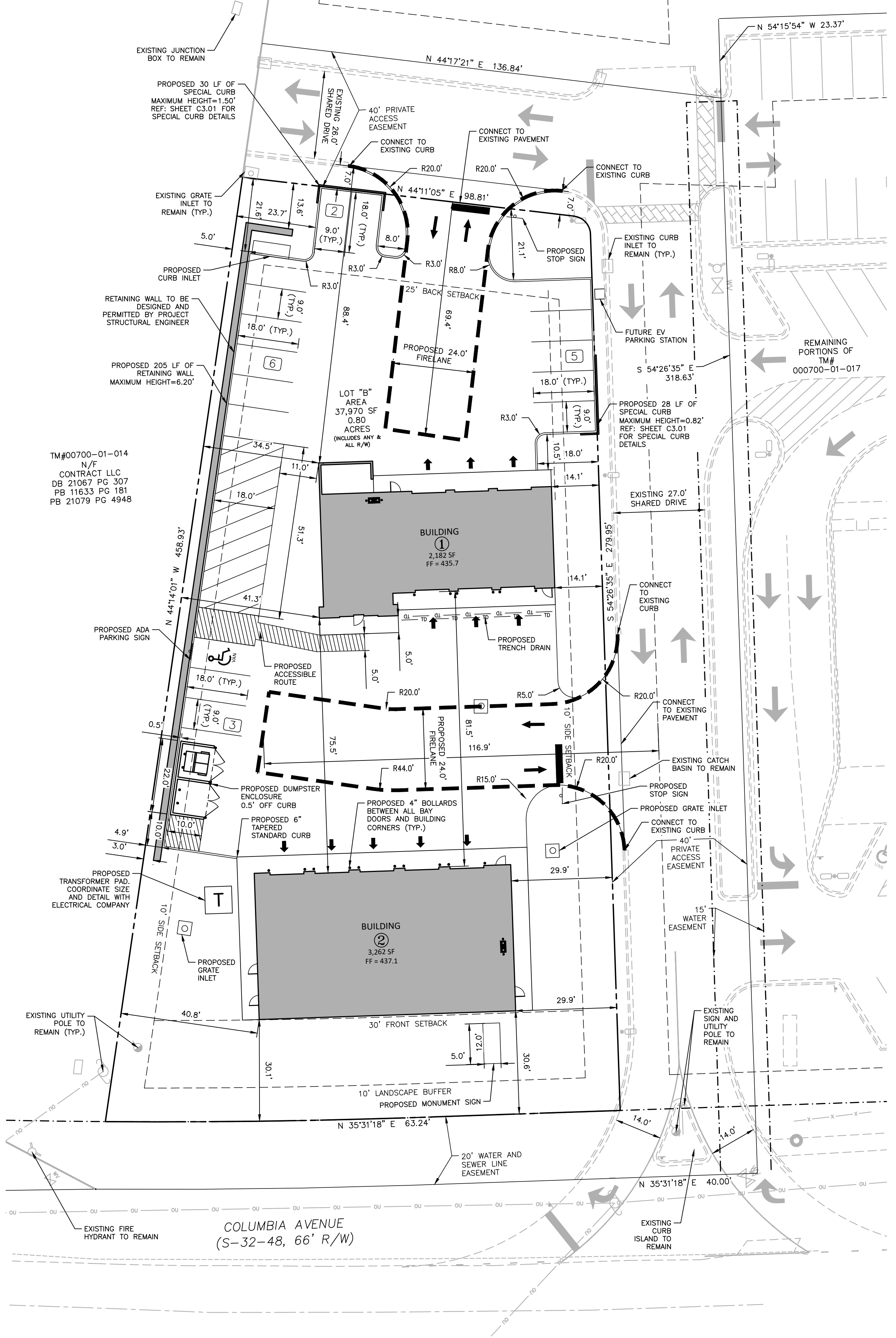
BM #1: N850952.10 E 1899593.31 ; ELEV: 430.80 SC GRID, NAD83/NAVD88
BM #2: N851096.14 E 1899682.09 ; ELEV: 431.90 SC GRID, NAD83/NAVD88

SITE PLAN NOTES:

- 1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST LEXINGTON COUNTY AND/OR SCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
2. ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
4. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
5. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
6. CONTRACTOR SHALL NOTIFY "SC811" (811) OR 1-888-721-7877 AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "SC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
7. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
8. PRIOR TO BEGINNING CONSTRUCTION BEYOND EROSION CONTROL MEASURES, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE LEXINGTON COUNTY PUBLIC WORKS DEPARTMENT AND A REPRESENTATIVE OF THE ENGINEER AND OWNER IF REQUIRED. THE PURPOSE OF THIS MEETING IS TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THE FACILITIES DURING CONSTRUCTION.
9. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. FOR DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
10. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROVAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
11. TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS PLAN SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
12. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.
13. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO THE LATEST VERSION OF LEXINGTON COUNTY AND SOUTH CAROLINA SPECIFICATIONS AND STANDARDS.
14. VERIFY ELECTRICAL REQUIREMENTS OF ABOVE GROUND HEATED ENCLOSURES, SITE LIGHTS, SIGNS THAT REQUIRE ELECTRICAL SERVICE WITH ELECTRICAL PLANS AND NOTIFY PROJECT ELECTRICAL ENGINEER OF MISSING INFORMATION.
15. SIGNS TO BE PERMITTED SEPARATELY.

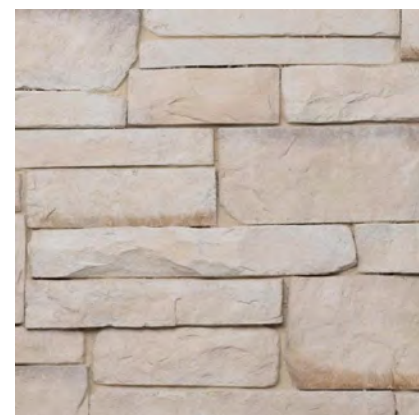
SITE DATA TABLE

Table with columns: PHYSICAL ADDRESS, LEGAL DESCRIPTION, GROSS SITE AREA, NET SITE AREA, ZONING, CURRENT USE, PROPOSED USED, FRONT SETBACK, REAR SETBACK, SIDE SETBACK, LANDSCAPE BUFFER, LOT COVERAGE DATA, PARKING SUMMARY, BUILDING DATA

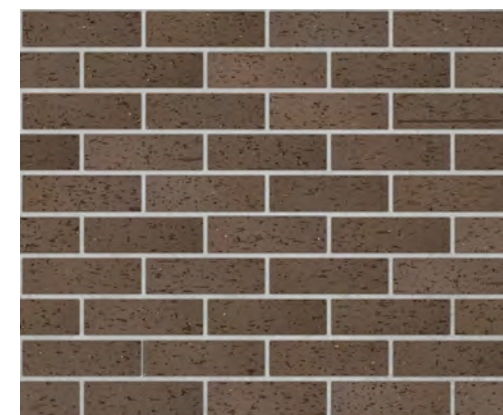


Z:\2025\Projects\EXO25002\04-Production\Engineering\Sheets\EXO25002-S1.dwg, 7/15/2025, Robert Paige

EXTERIOR FINISH MATERIAL LEGEND



ADHERED STONE VENEER
Color: Sedona (Handcrafted)
Manuf: Horizon Stone
Keynote: 19b



CLAY FACE BRICK (FIELD)
Color: Dark Sandstone Velour
Manuf: Endicott
Keynote: 18b



CLAY FACE BRICK (SOLDIER)
Color: TBD
Manuf: TBD
Keynote: 19b



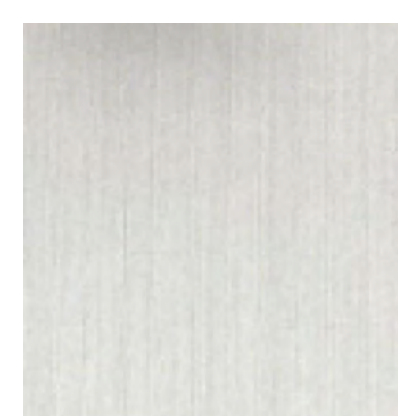
CAST STONE WATERTABLE SILL
Color: Pearl White
Manuf: Bassco Cast Stone
Keynote: 210



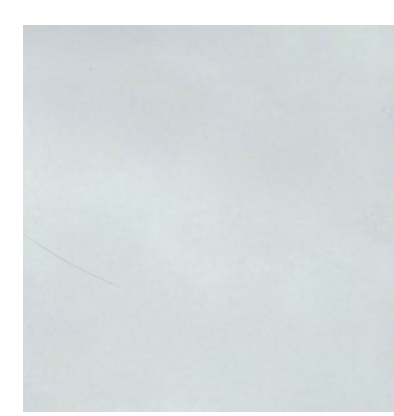
STANDING SEAM METAL ROOF
Color: Aged Bronze
Manuf: Berridge
Keynote: 9



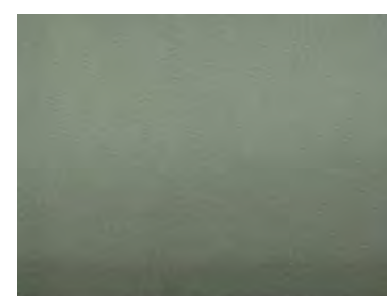
HM DOORS
Color: SW7514 Foothills
Manuf: Sherwin Williams



STOREFRONT DOORS/WINDOWS
Color: Clear Anodized Aluminum
Manuf: YKK



OVERHEAD DOORS
Color: White
Manuf: Raynor



TINTED GLAZING
Color: Solarban 90 on Clear
Manuf: Vitro Architectural Glass



MORTAR
Color: Southern Ivory Beige
Manuf: Southern Heritage

Keynote Schedule	
Tag	Text
1	Wall pack. See Electrical.
9	Pre-finished standing seam metal roof system. See Specification 074113.16 Standing Seam Metal Roof Panels. See Finish Schedule for color.
10a	Prefinished metal gutter. Match roof color.
12b	Prefinished metal downspout. Discharge on grade unless otherwise indicated to be piped to storm. (See Civil). Provide prefinished elbow and concrete splash block. See Specification 077100 Roof Specialties.
17b	Clay face soldier brick over CMU backup, with brick ties at 16" o.c. vertically and horizontally along with horizontal joint reinforcement at 16" o.c. vertically.
18b	Clay face brick over CMU backup, with brick ties at 16" o.c. vertically and horizontally along with horizontal joint reinforcement at 16" o.c. vertically.
19b	Adhered manufactured stone veneer over substrate. Install on mortar setting bed, over scratch coat, on 3.4 # galvanized metal lath on rainscreen drainage mat over fluid applied vapor permeable air barrier applied to substrate. Provide manufacturer's finished edge at corners and openings, typical. See Specification 047300 Manufactured Stone Veneer.
20	4" diameter painted concrete-filled steel pipe bollard. Color as indicated on Finish Schedule. Paint embedded portion of bollard. Use primer and two finish coats. See Details. See Specification 055000 Metal Fabrications.
22	Signage (By Others). See Electrical.
25	Control joint. For control joints in concrete floor slabs, coordinate location with equipment layout by others. Max. distance between control joints in slabs not to exceed 12'-0". Control joints in walls shall be 4'-0" max from wall intersection or corner and every 20'-0".
26	Fire Department Lock Box. Locate as directed by the Local Fire Marshal or AHJ. See Specification 104413 Fire Department Lock Box.
210	Cast stone watertable sill with drip edge with through wall flashing below and cell vents every third mortar joint.
278	Prefinished metal ridge/hip cap by metal roofing manufacturer. Provide vent material at ridge only (Match roof color).



NOT FOR CONSTRUCTION

Express Oil Change & Tire Engineers
 Service Building
 Chapin, South Carolina



① 01_Exterior Elevation_Front (South)
3/16" = 1'-0"

CONCEPTUAL		
No.	Description	Date

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Exterior Elevation - Front (North)

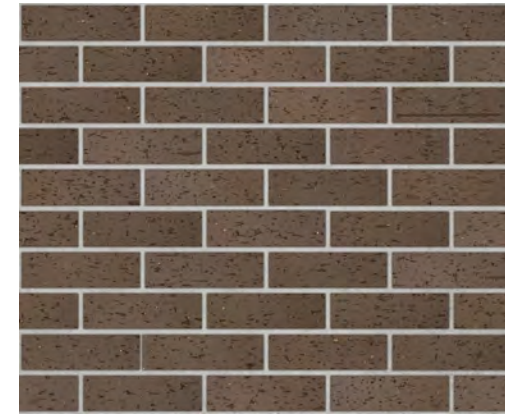
Project number	25003
Date	07/09/2025
Drawn by	ARC
Checked by	N/A

A200
Scale 3/16" = 1'-0"

EXTERIOR FINISH MATERIAL LEGEND



ADHERED STONE VENEER
Color: Sedona (Handcrafted)
Manuf: Horizon Stone
Keynote: 19b



CLAY FACE BRICK (FIELD)
Color: Dark Sandstone Velour
Manuf: Endicott
Keynote: 18b



CLAY FACE BRICK (SOLDIER)
Color: TBD
Manuf: TBD
Keynote: 17b



CAST STONE WATERTABLE SILL
Color: Pearl White
Manuf: Bassco Cast Stone
Keynote: 210



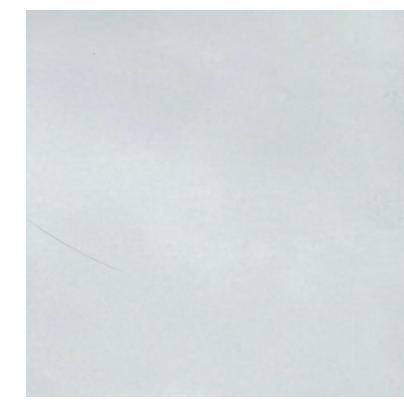
STANDING SEAM METAL ROOF
Color: Aged Bronze
Manuf: Berridge
Keynote: 9



HM DOORS
Color: SW7514 Foothills
Manuf: Sherwin Williams



STOREFRONT DOORS/WINDOWS
Color: Clear Anodized Aluminum
Manuf: YKK



OVERHEAD DOORS
Color: White
Manuf: Raynor



TINTED GLAZING
Color: Solarban 90 on Clear
Manuf: Vitro Architectural Glass



MORTAR
Color: Southern Ivory Beige
Manuf: Southern Heritage

Keynote Schedule	
Tag	Text
1	Wall pack. See Electrical.
9	Pre-finished standing seam metal roof system. See Specification 074113.16 Standing Seam Metal Roof Panels. See Finish Schedule for color.
10a	Pre-finished metal gutter. Match roof color.
11	Pre-finished metal canopy. See Details.
12b	Pre-finished metal downspout. Discharge on grade unless otherwise indicated to be piped to storm. (See Civil). Provide prefinished elbow and concrete splash block. See Specification 077100 Roof Specialties.
17b	Clay face soldier brick over CMU backup, with brick ties at 16" o.c. vertically and horizontally along with horizontal joint reinforcement at 16" o.c. vertically.
18b	Clay face brick over CMU backup, with brick ties at 16" o.c. vertically and horizontally along with horizontal joint reinforcement at 16" o.c. vertically.
19b	Adhered manufactured stone veneer over substrate. Install on mortar setting bed, over scratch coat, on 3.4 # galvanized metal lath on rainscreen drainage mat over fluid applied vapor permeable air barrier applied to substrate. Provide manufacturer's finished edge at corners and openings, typical. See Specification 047300 Manufactured Stone Veneer.
22	Signage (By Others). See Electrical.
23	Wall sconce (By Others). See Electrical. Locate junction box for sconces 5'-0" a.l.f. vertically and 4" from center horizontally. Verify with sign company prior to rough-in.
25	Control joint. For control joints in concrete floor slabs, coordinate location with equipment layout by others. Max. distance between control joints in slabs not to exceed 12'-0". Control joints in walls shall be 4'-0" max from wall intersection or corner and every 20'-0".
27	Pre-finished metal coping at exposed tops only over self-adhered membrane flashing and pressure treated wood blocking. Slope to drain. Color as indicated on Finish Schedule.
47	Provide address identification as directed by the Local Fire Marshal or AHJ.
210	Cast stone watertable sill with drip edge with through wall flashing below and cell vents every third mortar joint.
278	Pre-finished metal ridge/hip cap by metal roofing manufacturer. Provide vent material at ridge only (Match roof color).



NOT FOR CONSTRUCTION

Express Oil Change & Tire Engineers
Service Building
Chapin, South Carolina



1 02_Exterior Elevation_Rear (North)
3/16" = 1'-0"

CONCEPTUAL

No.	Description	Date

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Exterior Elevation - Rear (South)

Project number	25003
Date	07/09/2025
Drawn by	ARC
Checked by	N/A

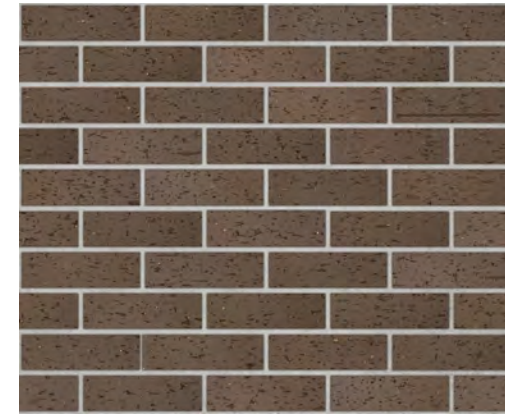
A201

Scale 3/16" = 1'-0"

EXTERIOR FINISH MATERIAL LEGEND



ADHERED STONE VENEER
Color: Sedona (Handcrafted)
Manuf: Horizon Stone
Keynote: 19b



CLAY FACE BRICK (FIELD)
Color: Dark Sandstone Velour
Manuf: Endicott
Keynote: 18b



CLAY FACE BRICK (SOLDIER)
Color: TBD
Manuf: TBD
Keynote: 17b



CAST STONE WATERTABLE SILL
Color: Pearl White
Manuf: Bassco Cast Stone
Keynote: 210



STANDING SEAM METAL ROOF
Color: Aged Bronze
Manuf: Berridge
Keynote: 9



HM DOORS
Color: SW7514 Foothills
Manuf: Sherwin Williams



STOREFRONT DOORS/WINDOWS
Color: Clear Anodized Aluminum
Manuf: YKK



OVERHEAD DOORS
Color: White
Manuf: Raynor

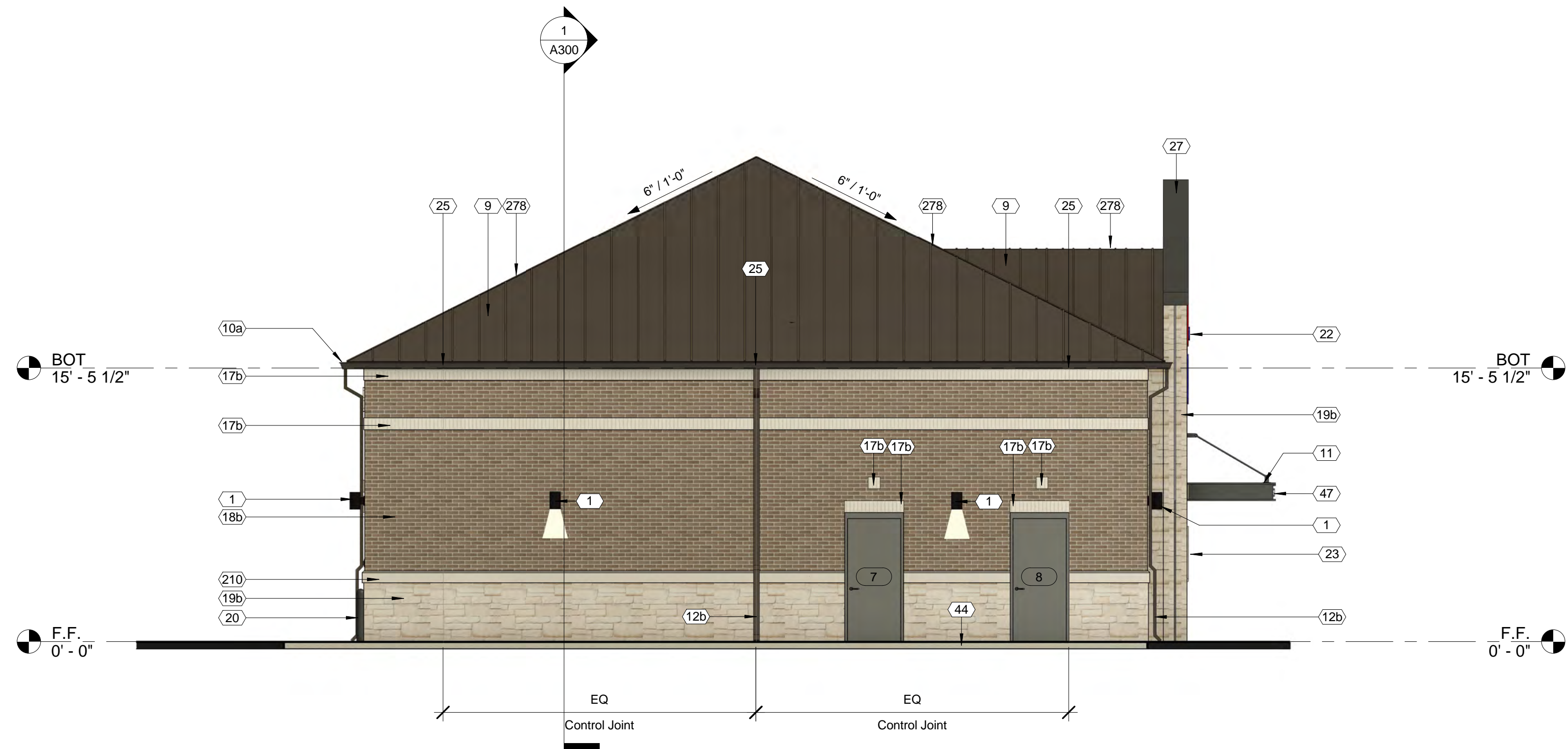


TINTED GLAZING
Color: Solarban 90 on Clear
Manuf: Vitro Architectural Glass



MORTAR
Color: Southern Ivory Beige
Manuf: Southern Heritage

Keynote Schedule	
Tag	Text
1	Wall pack. See Electrical.
9	Pre-finished standing seam metal roof system. See Specification 074113.16 Standing Seam Metal Roof Panels. See Finish Schedule for color.
10a	Pre-finished metal gutter. Match roof color.
11	Pre-finished metal canopy. See Details.
12b	Pre-finished metal downspout. Discharge on grade unless otherwise indicated to be piped to storm. (See Civil). Provide prefinished elbow and concrete splash block. See Specification 077100 Roof Specialties.
17b	Clay face soldier brick over CMU backup, with brick ties at 16" o.c. vertically and horizontally along with horizontal joint reinforcement at 16" o.c. vertically.
18b	Clay face brick over CMU backup, with brick ties at 16" o.c. vertically and horizontally along with horizontal joint reinforcement at 16" o.c. vertically.
19b	Adhered manufactured stone veneer over substrate. Install on mortar setting bed, over scratch coat, on 3.4 # galvanized metal lath on rainscreen drainage mat over fluid applied vapor permeable air barrier applied to substrate. Provide manufacturer's finished edge at corners and openings, typical. See Specification 047300 Manufactured Stone Veneer.
20	4" diameter painted concrete-filled steel pipe bollard. Color as indicated on Finish Schedule. Paint embedded portion of bollard. Use primer and two finish coats. See Details. See Specification 055000 Metal Fabrications.
22	Signage (By Others). See Electrical.
23	Wall sconce (By Others). See Electrical. Locate junction box for sconces 5'-0" a.f.f. vertically and 4' from center horizontally. Verify with sign company prior to rough-in.
25	Control joint. For control joints in concrete floor slabs, coordinate location with equipment layout by others. Max. distance between control joints in slabs not to exceed 12'-0". Control joints in walls shall be 4'-0" max from wall intersection or corner and every 20'-0".
27	Pre-finished metal coping at exposed tops only over self-adhered membrane flashing and pressure treated wood blocking. Slope to drain. Color as indicated on Finish Schedule.
44	Concrete apron as required. Slope away from building with 3% slope minimum. See Civil. Maintain 2% slope max at all man doors.
47	Provide address identification as directed by the Local Fire Marshal or AHJ.
210	Cast stone watertable sill with through wall flashing below and cell vents every third mortar joint.
278	Pre-finished metal ridge/hip cap by metal roofing manufacturer. Provide vent material at ridge only (Match roof color).



① 03_Exterior Elevation_Right (East)
3/16" = 1'-0"



NOT FOR CONSTRUCTION

Express Oil Change & Tire Engineers
Service Building
Chapin, South Carolina

CONCEPTUAL

No.	Description	Date

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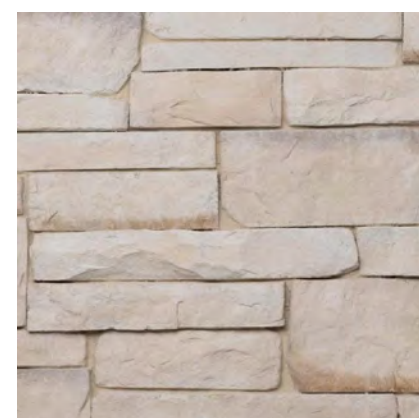
Exterior Elevation - Right (East)

Project number	25003
Date	07/09/2025
Drawn by	ARC
Checked by	N/A

A202

Scale 3/16" = 1'-0"

EXTERIOR FINISH MATERIAL LEGEND



ADHERED STONE VENEER

Color: Sedona (Handcrafted)
Manuf: Horizon Stone
Keynote: 19b



CLAY FACE BRICK (FIELD)

Color: Dark Sandstone Velour
Manuf: Endicott
Keynote: 18b



CLAY FACE BRICK (SOLDIER)

Color: TBD
Manuf: TBD
Keynote: 17b



CAST STONE WATERTABLE SILL

Color: Pearl White
Manuf: Bassco Cast Stone
Keynote: 210



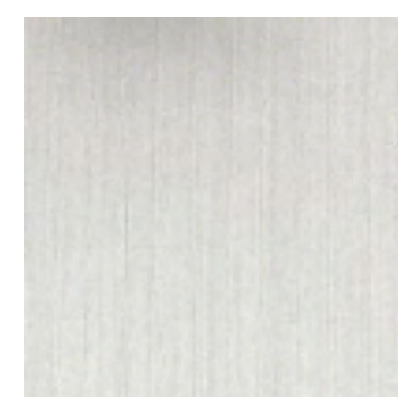
STANDING SEAM METAL ROOF

Color: Aged Bronze
Manuf: Berridge
Keynote: 9



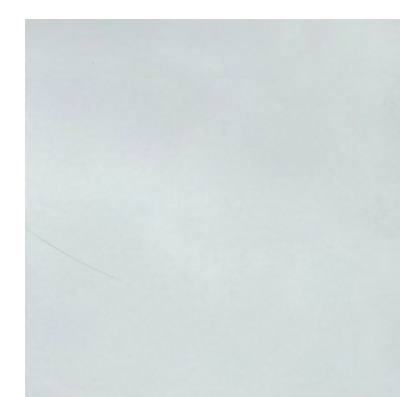
HM DOORS

Color: SW7514 Foothills
Manuf: Sherwin Williams



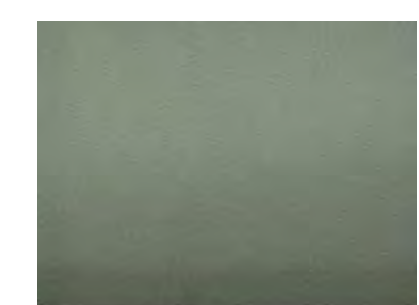
STOREFRONT DOORS/WINDOWS

Color: Clear Anodized Aluminum
Manuf: YKK



OVERHEAD DOORS

Color: White
Manuf: Raynor



TINTED GLAZING

Color: Solarban 90 on Clear
Manuf: Vitro Architectural Glass

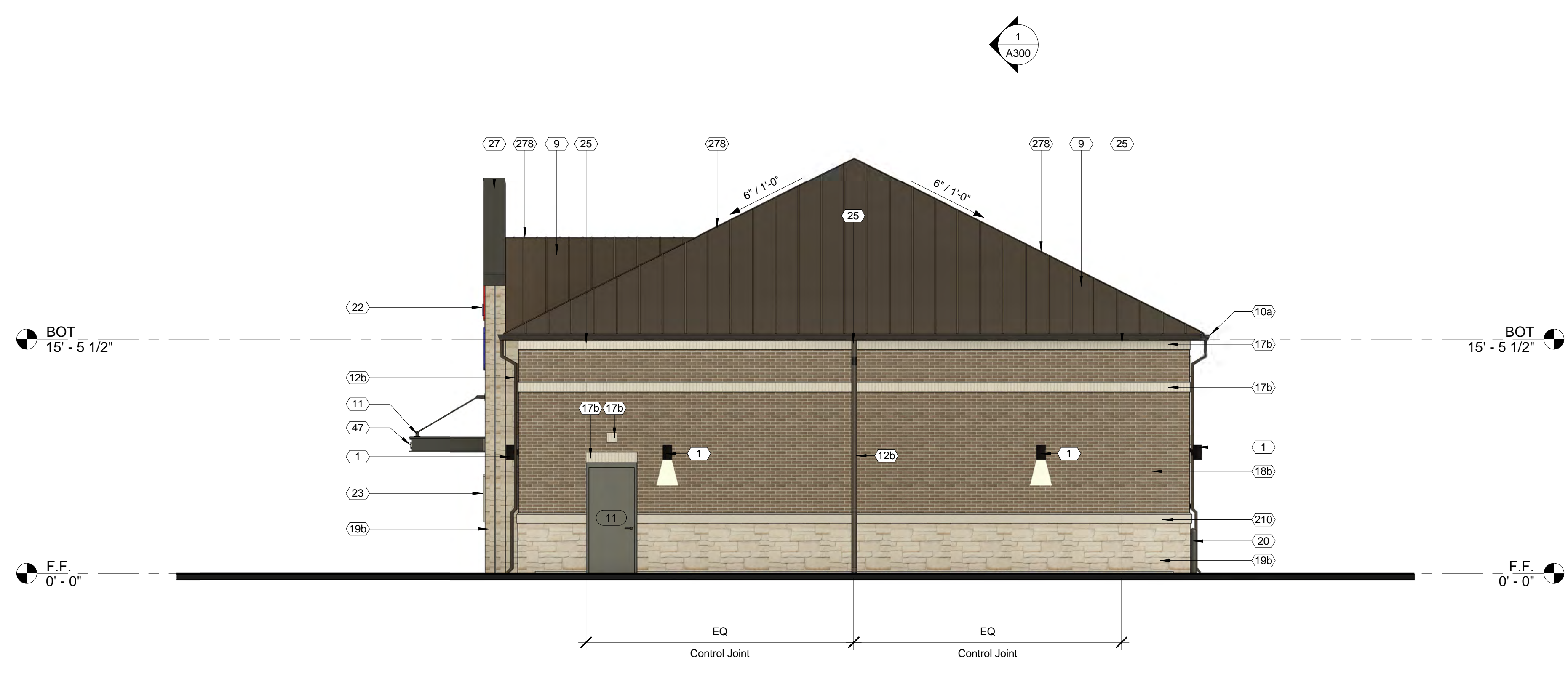


MORTAR

Color: Southern Ivory Beige
Manuf: Southern Heritage

SOLARBAN® 90 on Clear Glass Insulating Glass Unit					
U-Factor	Visible Light Transmittance	Visible Light Reflection	U-Factor (Single Pane)	U-Factor (Double Pane)	SHGC
0.17	17%	19%	0.29	0.24	0.23

Keynote Schedule	
Tag	Text
1	Wall pack. See Electrical.
9	Pre-finished standing seam metal roof system. See Specification 074113.16 Standing Seam Metal Roof Panels. See Finish Schedule for color.
10a	Pre-finished metal gutter. Match roof color.
11	Pre-finished metal canopy. See Details.
12b	Pre-finished metal downspout. Discharge on grade unless otherwise indicated to be piped to storm. (See Civil). Provide prefinished elbow and concrete splash block. See Specification 077100 Roof Specialties.
17b	Clay face soldier brick over CMU backup, with brick ties at 16" o.c. vertically and horizontally along with horizontal joint reinforcement at 16" o.c. vertically.
18b	Clay face brick over CMU backup, with brick ties at 16" o.c. vertically and horizontally along with horizontal joint reinforcement at 16" o.c. vertically.
19b	Adhered manufactured stone veneer over substrate. Install on mortar setting bed, over scratch coat, on 3.4 # galvanized metal lath on rainscreen drainage mat over fluid applied vapor permeable air barrier applied to substrate. Provide manufacturer's finished edge at corners and openings, typical. See Specification 047300 Manufactured Stone Veneer.
20	4" diameter painted concrete-filled steel pipe bollard. Color as indicated on Finish Schedule. Paint embedded portion of bollard. Use primer and two finish coats. See Details. See Specification 055000 Metal Fabrications.
22	Signage (By Others). See Electrical.
23	Wall sconce (By Others). See Electrical. Locate junction box for sconces 5'-0" a.f.f. vertically and 4" from center horizontally. Verify with sign company prior to rough-in.
25	Control joint. For control joints in concrete floor slabs, coordinate location with equipment layout by others. Max. distance between control joints in slabs not to exceed 12'-0". Control joints in walls shall be 4'-0" max from wall intersection or corner and every 20'-0".
27	Pre-finished metal coping at exposed tops only over self-adhered membrane flashing and pressure treated wood blocking. Slope to drain. Color as indicated on Finish Schedule.
47	Provide address identification as directed by the Local Fire Marshal or AHJ.
210	Cast stone watertable sill with drip edge with through wall flashing below and call vents every third mortar joint.
278	Pre-finished metal ridge/hip cap by metal roofing manufacturer. Provide vent material at ridge only (Match roof color).



①-04_Exterior Elevation_Left (West)
3/16" = 1'-0"



NOT FOR CONSTRUCTION

Express Oil Change & Tire Engineers
 Service Building
 Chapin, South Carolina

CONCEPTUAL		
No.	Description	Date

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Exterior Elevation - Left (West)

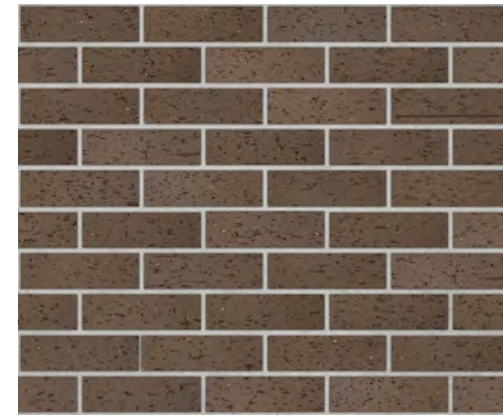
Project number	25003
Date	07/09/2025
Drawn by	ARC
Checked by	N/A

A203
Scale 3/16" = 1'-0"

EXTERIOR FINISH MATERIAL LEGEND



ADHERED STONE VENEER
Color: Sedona (Handcrafted)
Manuf: Horizon Stone
Keynote: 19b



CLAY FACE BRICK (FIELD)
Color: Dark Sandstone Velour
Manuf: Endicott
Keynote: 18b



CLAY FACE BRICK (SOLDIER)
Color: TBD
Manuf: TBD
Keynote: 17b



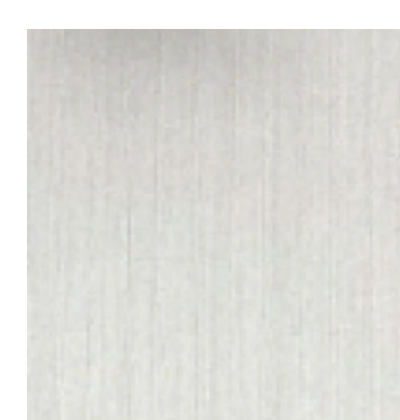
CAST STONE WATERTABLE SILL
Color: Pearl White
Manuf: Bassco Cast Stone
Keynote: 210



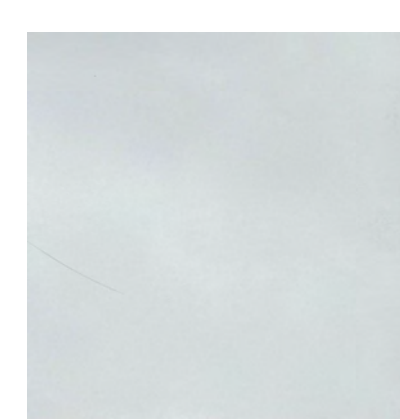
STANDING SEAM METAL ROOF
Color: Aged Bronze
Manuf: Berridge
Keynote: 9



HM DOORS
Color: SW7514 Foothills
Manuf: Sherwin Williams



STOREFRONT DOORS/WINDOWS
Color: Clear Anodized Aluminum
Manuf: YKK



OVERHEAD DOORS
Color: White
Manuf: Raynor



TINTED GLAZING
Color: Solarban 90 on Clear
Manuf: Vitro Architectural Glass

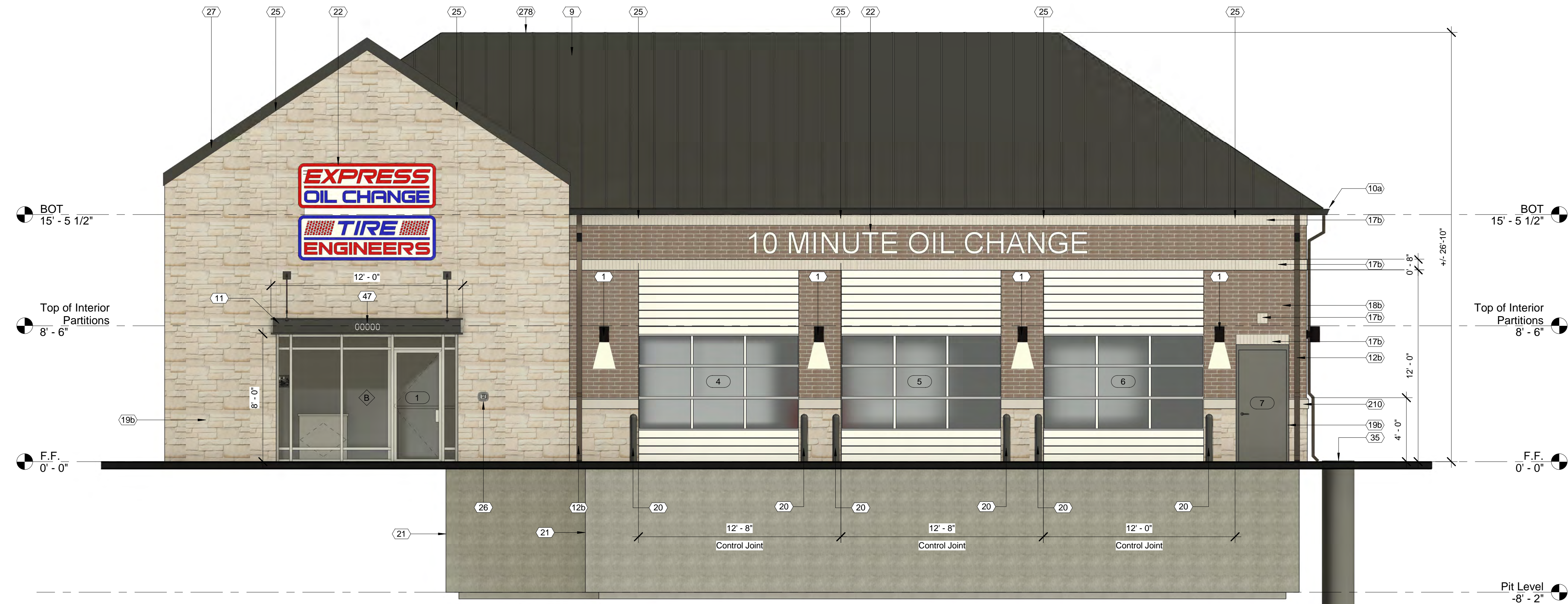
MORTAR
Color: Southern Ivory Beige
Manuf: Southern Heritage

Keynote Schedule	
Tag	Text
1	Wall pack. See Electrical.
9	Pre-finished standing seam metal roof system. See Specification 074113.16 Standing Seam Metal Roof Panels. See Finish Schedule for color.
10a	Prefinished metal gutter. Match roof color.
11	Pre-finished metal canopy. See Details.
12b	Prefinished metal downspout. Discharge on grade unless otherwise indicated to be piped to storm. (See Civil). Provide prefinished elbow and concrete splash block. See Specification 077100 Roof Specialties.
17b	Clay face soldier brick over CMU backup, with brick ties at 16" o.c. vertically and horizontally along with horizontal joint reinforcement at 16" o.c. vertically.
18b	Clay face brick over CMU backup, with brick ties at 16" o.c. vertically and horizontally along with horizontal joint reinforcement at 16" o.c. vertically.
19b	Adhered manufactured stone veneer over substrate. Install on mortar setting bed, over scratch coat, on 3.4 # galvanized metal lath on rainscreen drainage mat over fluid applied vapor permeable air barrier applied to substrate. Provide manufacturer's finished edge at corners and openings, typical. See Specification 047300 Manufactured Stone Veneer.
20	4" diameter painted concrete-filled steel pipe bollard. Color as indicated on Finish Schedule. Paint embedded portion of bollard. Use primer and two finish coats. See Details. See Specification 055000 Metal Fabrications.
21	Cast-in-place concrete wall. See Structural. Membrane waterproofing at perimeter of foundation wall as specified. See Specification 334600 Subdrainage.
22	Signage (By Others). See Electrical.
25	Control joint. For control joints in concrete floor slabs, coordinate location with equipment layout by others. Max. distance between control joints in slabs not to exceed 12'-0". Control joints in walls shall be 4'-0" max from wall intersection or corner and every 20'-0".
26	Fire Department Lock Box. Locate as directed by the Local Fire Marshal or AHJ. See Specification 104413 Fire Department Lock Box.
27	Pre-finished metal coping at exposed tops only over self-adhered membrane flashing and pressure treated wood blocking. Slope to drain. Color as indicated on Finish Schedule.
35	Submersible foundation sump pump. Provide Zoeller M98 or comparable product. Coordinate location with Civil and tie into Civil's storm drainage system.
47	Provide address identification as directed by the Local Fire Marshal or AHJ.
210	Cast stone watertable sill with drip edge with through wall flashing below and cell vents every third mortar joint.
278	Prefinished metal ridge/hip cap by metal roofing manufacturer. Provide vent material at ridge only (Match roof color).



NOT FOR CONSTRUCTION

Express Oil Change & Tire Engineers
Right Hand Oil Change Building
Chapin, South Carolina



① 01 Exterior Elevation_Front (South)
1/4" = 1'-0"

CONCEPTUAL

No.	Description	Date

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Exterior Elevation -
Front (South)

Project number	25003
Date	07/09/2025
Drawn by	ARC
Checked by	N/A

A200

Scale As indicated

EXTERIOR FINISH MATERIAL LEGEND



ADHERED STONE VENEER
Color: Sedona (Handcrafted)
Manuf: Horizon Stone
Keynote: 19b

CLAY FACE BRICK (FIELD)
Color: Dark Sandstone Velour
Manuf: Endicott
Keynote: 18b

CLAY FACE BRICK (SOLDIER)
Color: TBD
Manuf: TBD
Keynote: 17b

CAST STONE WATERTABLE SILL
Color: Pearl White
Manuf: Bassco Cast Stone
Keynote: 210

STANDING SEAM METAL ROOF
Color: Aged Bronze
Manuf: Berridge
Keynote: 9

HM DOORS
Color: SW7514 Foothills
Manuf: Sherwin Williams

STOREFRONT DOORS/WINDOWS
Color: Clear Anodized Aluminum
Manuf: YKK

OVERHEAD DOORS
Color: White
Manuf: Raynor

TINTED GLAZING
Color: Solarban 90 on Clear
Manuf: Vitro Architectural Glass

MORTAR
Color: Southern Ivory Beige
Manuf: Southern Heritage

SOLARBAN® 90 Clear + Clear Glass Insulating Glass Unit					
U-Factor	SHGC	Visible Transmittance	Light Transmittance	Visible Light Reflection	Visible Light Absorption
0.27	0.25	0.78	0.88	0.22	0.12

Keynote Schedule	
Tag	Text
1	Wall pack. See Electrical.
9	Pre-finished standing seam metal roof system. See Specification 074113.16 Standing Seam Metal Roof Panels. See Finish Schedule for color.
10a	Prefinished metal gutter. Match roof color.
11	Pre-finished metal canopy. See Details.
12b	Prefinished metal downspout. Discharge on grade unless otherwise indicated to be piped to storm. (See Civil). Provide prefinished elbow and concrete splash block. See Specification 077100 Roof Specialties.
17b	Clay face soldier brick over CMU backup, with brick ties at 16" o.c. vertically and horizontally along with horizontal joint reinforcement at 16" o.c. vertically.
18b	Clay face brick over CMU backup, with brick ties at 16" o.c. vertically and horizontally along with horizontal joint reinforcement at 16" o.c. vertically.
19b	Adhered manufactured stone veneer over substrate. Install on mortar setting bed, over scratch coat, on 3.4 # galvanized metal lath on rainscreen drainage mat over fluid applied vapor permeable air barrier applied to substrate. Provide manufacturer's finished edge at corners and openings, typical. See Specification 047300 Manufactured Stone Veneer.
21	Cast-in-place concrete wall. See Structural. Membrane waterproofing at perimeter of foundation wall as specified. See Specification 334600 Subdrainage.
25	Control joint. For control joints in concrete floor slabs, coordinate location with equipment layout by others. Max. distance between control joints in slabs not to exceed 12'-0". Control joints in walls shall be 4'-0" max from wall intersection or corner and every 20'-0".
27	Pre-finished metal coping at exposed tops only over self-adhered membrane flashing and pressure treated wood blocking. Slope to drain. Color as indicated on Finish Schedule.
35	Submersible foundation sump pump. Provide Zoeller M98 or comparable product. Coordinate location with Civil and tie into Civil's storm drainage system.
102	Provide opening in wall to allow water to drain.
210	Cast stone watertable sill with drip edge with through wall flashing below and coil vents every third mortar joint.
278	Prefinished metal ridge/hip cap by metal roofing manufacturer. Provide vent material at ridge only (Match roof color).



1 02_ Exterior Elevation_Rear (North)
1/4" = 1'-0"



NOT FOR CONSTRUCTION

Express Oil Change & Tire Engineers
Right Hand Oil Change Building
Chapin, South Carolina

CONCEPTUAL

No.	Description	Date

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Exterior Elevation - Rear (North)

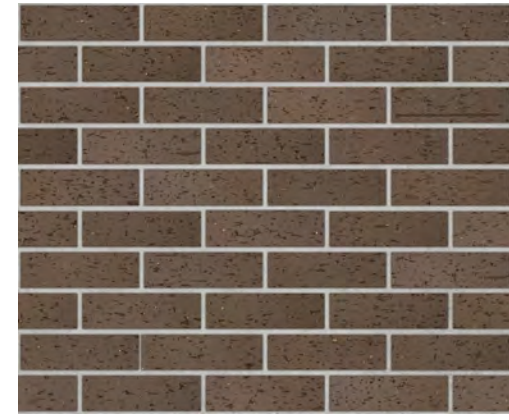
Project number	25003
Date	07/09/2025
Drawn by	ARC
Checked by	N/A

A201
Scale As indicated

EXTERIOR FINISH MATERIAL LEGEND



ADHERED STONE VENEER
Color: Sedona (Handcrafted)
Manuf: Horizon Stone
Keynote: 19b



CLAY FACE BRICK (FIELD)
Color: Dark Sandstone Velour
Manuf: Endicott
Keynote: 18b



CLAY FACE BRICK (SOLDIER)
Color: TBD
Manuf: TBD
Keynote: 17b



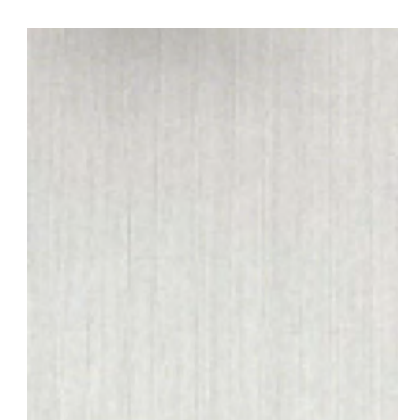
CAST STONE WATERTABLE SILL
Color: Pearl White
Manuf: Bassco Cast Stone
Keynote: 210



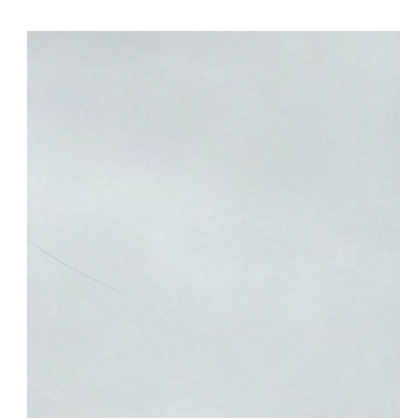
STANDING SEAM METAL ROOF
Color: Aged Bronze
Manuf: Berridge
Keynote: 9



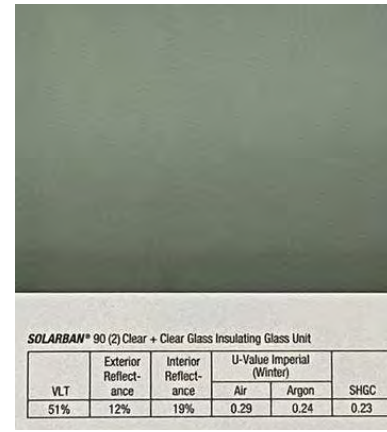
HM DOORS
Color: SW7514 Foothills
Manuf: Sherwin Williams



STOREFRONT DOORS/WINDOWS
Color: Clear Anodized Aluminum
Manuf: YKK



OVERHEAD DOORS
Color: White
Manuf: Raynor

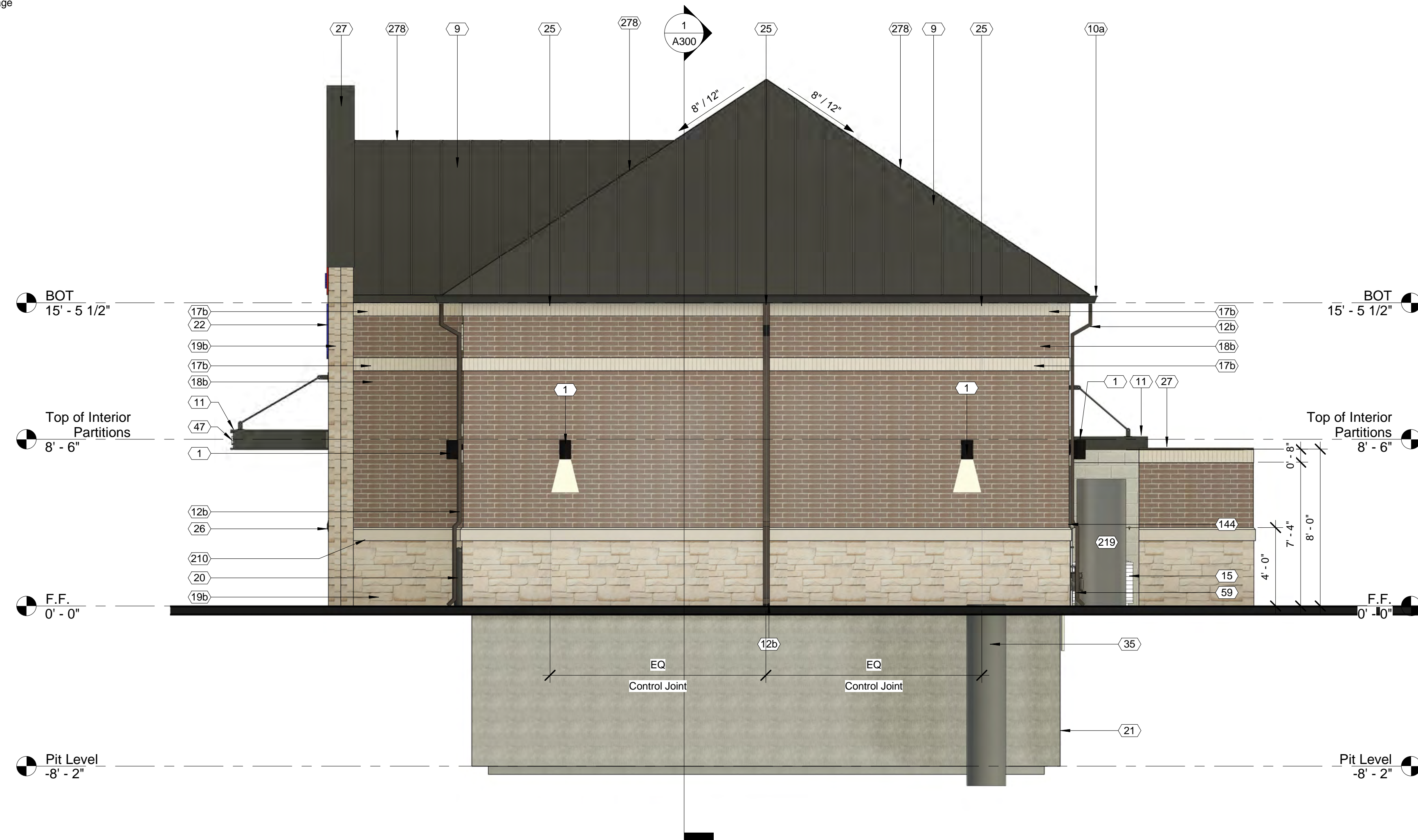


TINTED GLAZING
Color: Solarban 90 on Clear
Manuf: Vitro Architectural Glass



MORTAR
Color: Southern Ivory Beige
Manuf: Southern Heritage

Keynote Schedule	
Tag	Text
1	Wall pack. See Electrical.
9	Pre-finished standing seam metal roof system. See Specification 074113.16 Standing Seam Metal Roof Panels. See Finish Schedule for color.
10a	Prefinished metal gutter. Match roof color.
11	Pre-finished metal canopy. See Details.
12b	Prefinished metal downspout. Discharge on grade unless otherwise indicated to be piped to storm. (See Civil). Provide prefinished elbow and concrete splash block. See Specification 077100 Roof Specialties.
15	HVAC condensing unit. See Mechanical.
17b	Clay face soldier brick over CMU backup, with brick ties at 16" o.c. vertically and horizontally along with horizontal joint reinforcement at 16" o.c. vertically.
18b	Clay face brick over CMU backup, with brick ties at 16" o.c. vertically and horizontally along with horizontal joint reinforcement at 16" o.c. vertically.
19b	Adhered manufactured stone veneer over substrate. Install on mortar setting bed, over scratch coat, on 3.4 # galvanized metal lath on rainscreen drainage mat over fluid applied vapor permeable air barrier applied to substrate. Provide manufacturer's finished edge at corners and openings, typical. See Specification 047300 Manufactured Stone Veneer.
20	4" diameter painted concrete-filled steel pipe bollard. Color as indicated on Finish Schedule. Paint embedded portion of bollard. Use primer and two finish coats. See Details. See Specification 055000 Metal Fabrications.
21	Cast-in-place concrete wall. See Structural. Membrane waterproofing at perimeter of foundation wall as specified. See Specification 334600 Subdrainage.
22	Signage (By Others). See Electrical.
25	Control joint. For control joints in concrete floor slabs, coordinate location with equipment layout by others. Max. distance between control joints in slabs not to exceed 12'-0". Control joints in walls shall be 4'-0" max from wall intersection or corner and every 20'-0".
26	Fire Department Lock Box. Locate as directed by the Local Fire Marshal or AHJ. See Specification 104413 Fire Department Lock Box.
27	Pre-finished metal coping at exposed tops only over self-adhered membrane flashing and pressure treated wood blocking. Slope to drain. Color as indicated on Finish Schedule.
35	Submersible foundation sump pump. Provide Zoeller M98 or comparable product. Coordinate location with Civil and tie into Civil's storm drainage system.
47	Provide address identification as directed by the Local Fire Marshal or AHJ.
59	Gas meter. See Plumbing.
144	Electrical meter. See Electrical.
210	Cast stone watertable sill with drip edge with through wall flashing below and cell vents every third mortar joint.
219	Air compressor (By Others).
278	Prefinished metal ridge/hip cap by metal roofing manufacturer. Provide vent material at ridge only (Match roof color).



1 03 Exterior Elevation, Right (East)
1/4" = 1'-0"



NOT FOR CONSTRUCTION

Express Oil Change & Tire Engineers
Right Hand Oil Change Building
Chapin, South Carolina

CONCEPTUAL

No.	Description	Date

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Exterior Elevation - Right (East)

Project number	25003
Date	07/09/2025
Drawn by	ARC
Checked by	N/A

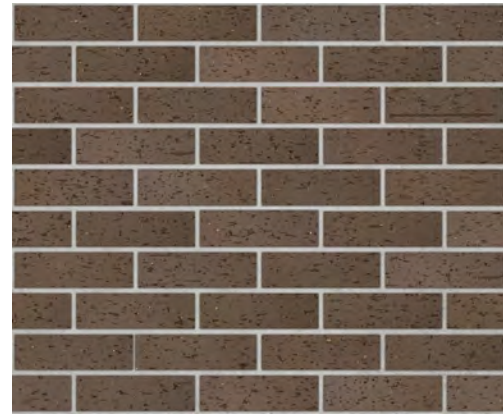
A202

Scale As indicated

EXTERIOR FINISH MATERIAL LEGEND



ADHERED STONE VENEER
Color: Sedona (Handcrafted)
Manuf: Horizon Stone
Keynote: 19b



CLAY FACE BRICK (FIELD)
Color: Dark Sandstone Velour
Manuf: Endicott
Keynote: 18b



CLAY FACE BRICK (SOLDIER)
Color: TBD
Manuf: TBD
Keynote: 17b



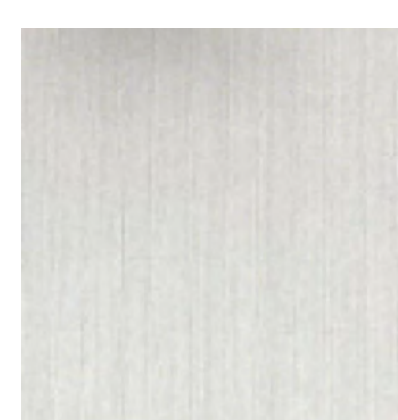
CAST STONE WATERTABLE SILL
Color: Pearl White
Manuf: Bassco Cast Stone
Keynote: 210



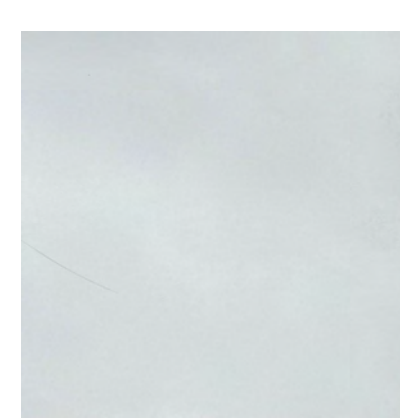
STANDING SEAM METAL ROOF
Color: Aged Bronze
Manuf: Berridge
Keynote: 9



HM DOORS
Color: SW7514 Foothills
Manuf: Sherwin Williams



STOREFRONT DOORS/WINDOWS
Color: Clear Anodized Aluminum
Manuf: YKK



OVERHEAD DOORS
Color: White
Manuf: Raynor

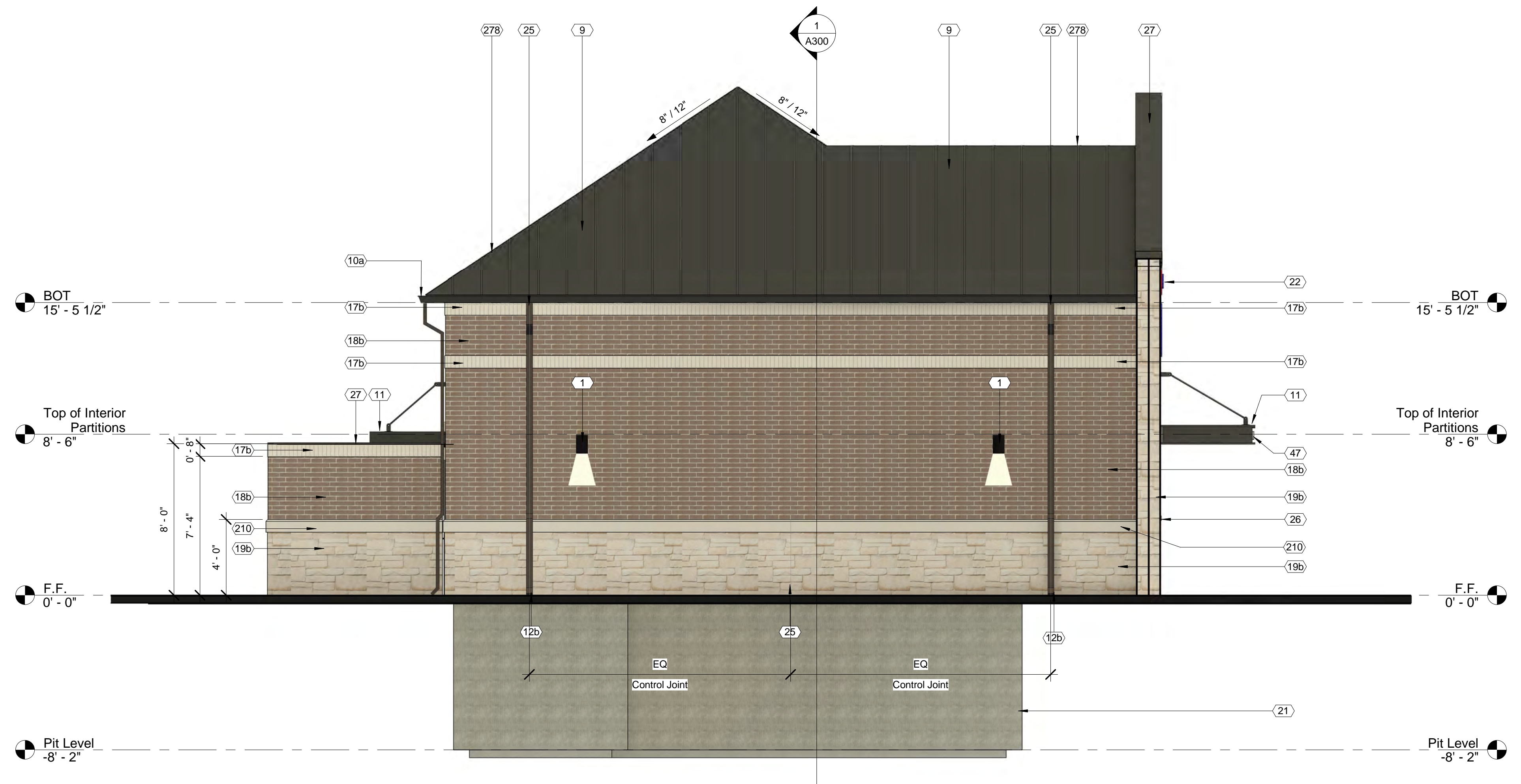


TINTED GLAZING
Color: Solarban 90 on Clear
Manuf: Vitro Architectural Glass



MORTAR
Color: Southern Ivory Beige
Manuf: Southern Heritage

Keynote Schedule	
Tag	Text
1	Wall pack. See Electrical.
9	Pre-finished standing seam metal roof system. See Specification 074113.16 Standing Seam Metal Roof Panels. See Finish Schedule for color.
10a	Prefinished metal gutter. Match roof color.
11	Pre-finished metal canopy. See Details.
12b	Prefinished metal downspout. Discharge on grade unless otherwise indicated to be piped to storm. (See Civil). Provide prefinished elbow and concrete splash block. See Specification 077100 Roof Specialties.
17b	Clay face soldier brick over CMU backup, with brick ties at 16" o.c. vertically and horizontally along with horizontal joint reinforcement at 16" o.c. vertically.
18b	Clay face brick over CMU backup, with brick ties at 16" o.c. vertically and horizontally along with horizontal joint reinforcement at 16" o.c. vertically.
19b	Adhered manufactured stone veneer over substrate. Install on mortar setting bed, over scratch coat, on 3.4 # galvanized metal lath on rainscreen drainage mat over fluid applied vapor permeable air barrier applied to substrate. Provide manufacturer's finished edge at corners and openings, typical. See Specification 047300 Manufactured Stone Veneer.
21	Cast-in-place concrete wall. See Structural. Membrane waterproofing at perimeter of foundation wall as specified. See Specification 334600 Subdrainage.
22	Signage (By Others). See Electrical.
25	Control joint. For control joints in concrete floor slabs, coordinate location with equipment layout by others. Max. distance between control joints in slabs not to exceed 12'-0". Control joints in walls shall be 4'-0" max from wall intersection or corner and every 20'-0".
26	Fire Department Lock Box. Locate as directed by the Local Fire Marshal or AHJ. See Specification 104413 Fire Department Lock Box.
27	Pre-finished metal coping at exposed tops only over self-adhered membrane flashing and pressure treated wood blocking. Slope to drain. Color as indicated on Finish Schedule.
47	Provide address identification as directed by the Local Fire Marshal or AHJ.
210	Cast stone watertable sill with drip edge with through wall flashing below and cell vents every third mortar joint.
278	Prefinished metal ridge/hip cap by metal roofing manufacturer. Provide vent material at ridge only (Match roof color).



1 04_Exterior Elevation_Left (West)
1/4" = 1'-0"



NOT FOR CONSTRUCTION

Express Oil Change & Tire Engineers
Right Hand Oil Change Building
Chapin, South Carolina

CONCEPTUAL

No.	Description	Date

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Exterior Elevation - Left (West)

Project number	25003
Date	07/09/2025
Drawn by	ARC
Checked by	N/A

A203
Scale As indicated

7/10/2025 10:11:06 AM