



**TOWN OF SUMMERVILLE  
BOARD OF ARCHITECTURAL REVIEW – AGENDA  
Town Hall Annex Building, 3<sup>rd</sup> Floor Council Chambers  
200 S. Main Street Summerville, SC  
July 7<sup>th</sup>, 2020 at 6:00 P.M.**

**(ALL APPLICANTS ARE REQUIRED TO PRESENT THEIR INDIVIDUAL REQUEST)**

*For additional information regarding this meeting please contact the Planning Department at 843.851.4214. All related documents for this meeting are available for review on the website*

[www.summerville.sc.gov](http://www.summerville.sc.gov)

**Approval of Minutes:**

1. June 25<sup>th</sup>, 2020 Meeting Minutes

**New Business:**

1. **103 Congress Street**- Installation of a shed
2. **129 Sumter Avenue**-Replacement of front façade doors
3. **215 W. 2nd South Street**-Installation of a secondary sign

**Miscellaneous:**

1. N/A

**Adjourn:**

**Agenda Posted:**



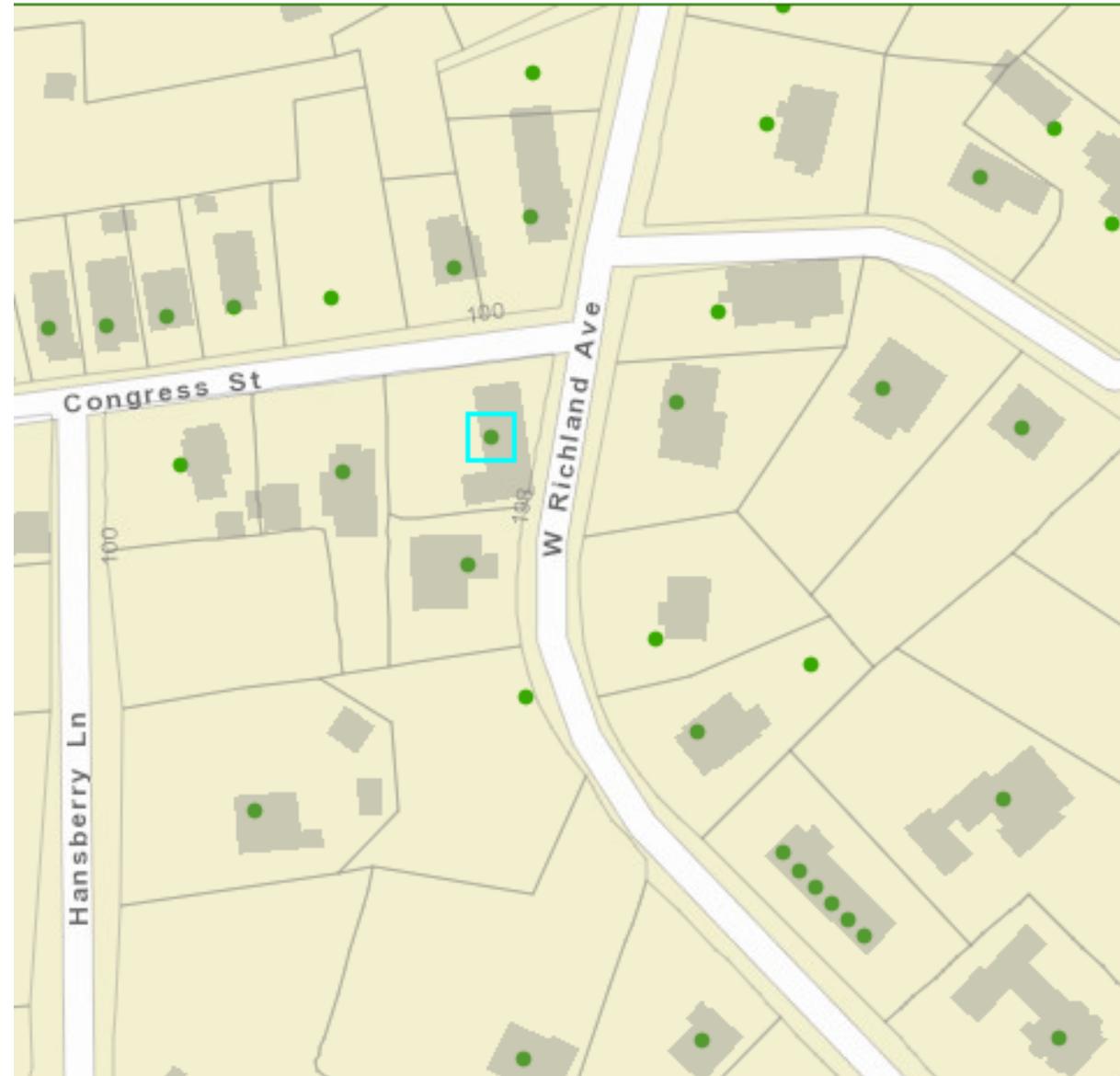
**STAFF REPORT  
BAR Meeting  
July 7<sup>th</sup>, 2020**

**To:** Town of Summerville BAR  
**From:** Becca Zimmerman, Planner II  
**Date:** 7/1/2020

**GENERAL INFORMATION**

**Property Applicant:** James Adcock  
**Owner:** James & Shawna Adcock  
**Requested Action:** Final Approval  
**Existing Zoning/Land Use:** GR-2, Residential  
**Location:** 103 Congress Street  
**Building Rating:** N/A  
**Proposed Alterations:** Installation of a storage shed  
**Guideline Citation:** **5. Design Guidelines** – 5.10 Universal Guidelines for New Standalone Construction -*Guidelines 29-34*

**Evaluation:** The project appears to be Zoning compliant. The size of the shed is acceptable; however, the board may ask for the roofing to match the existing home in material and color. This type of prefabricated structure is permissible under the guidelines in the rear yard. The proposed location for the shed is in the side/rear yard in relation to the primary residence and property lines. Neighboring properties have similar sized sheds of a prefabricated nature.



## Location Information

**This property is in the Town of Summerville  
(Dorchester County)**

**This property is in the Summerville Historic  
District**

**103 CONGRESS ST**

TMS 137-14-04-026.000

First Owner HOLCOMBE KRISTIN & LORAIN  
COOK-

Second Owner HOLCOMBE (JTROS)

Mapped Area 0.26

Subdivision

Zoning Classification GR-2

Zoning Description

Date Annexed 12/31/1846

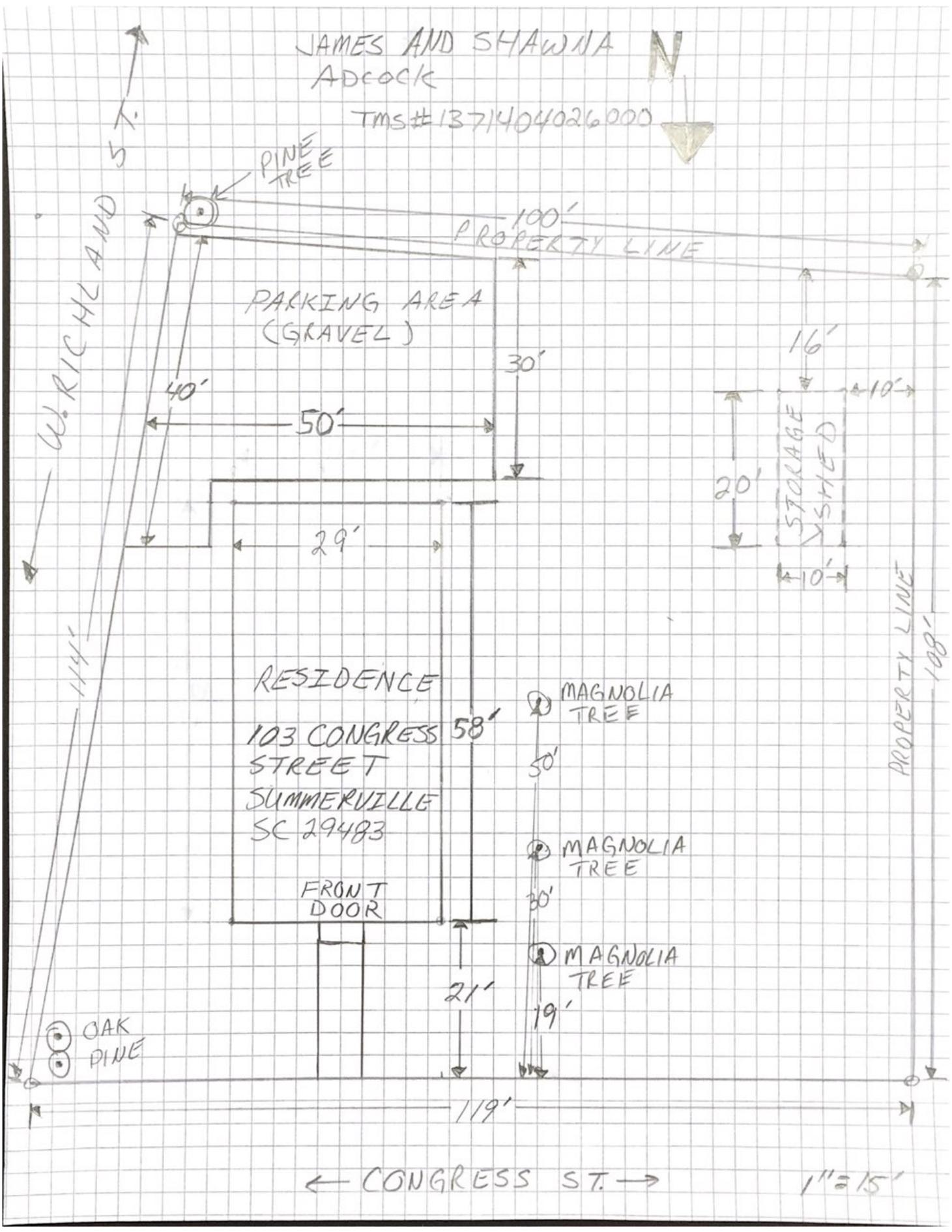
Annexation Ordinance

Council District 3

Representative Walter Bailey

JAMES AND SHAWNA  
ADCOCK

TMS# 1371404026000



PARKING AREA  
(GRAVEL)

STORAGE  
SHED

RESIDENCE

103 CONGRESS STREET  
SUMMERSVILLE  
SC 29483

FRONT  
DOOR

MAGNOLIA  
TREE

MAGNOLIA  
TREE

MAGNOLIA  
TREE

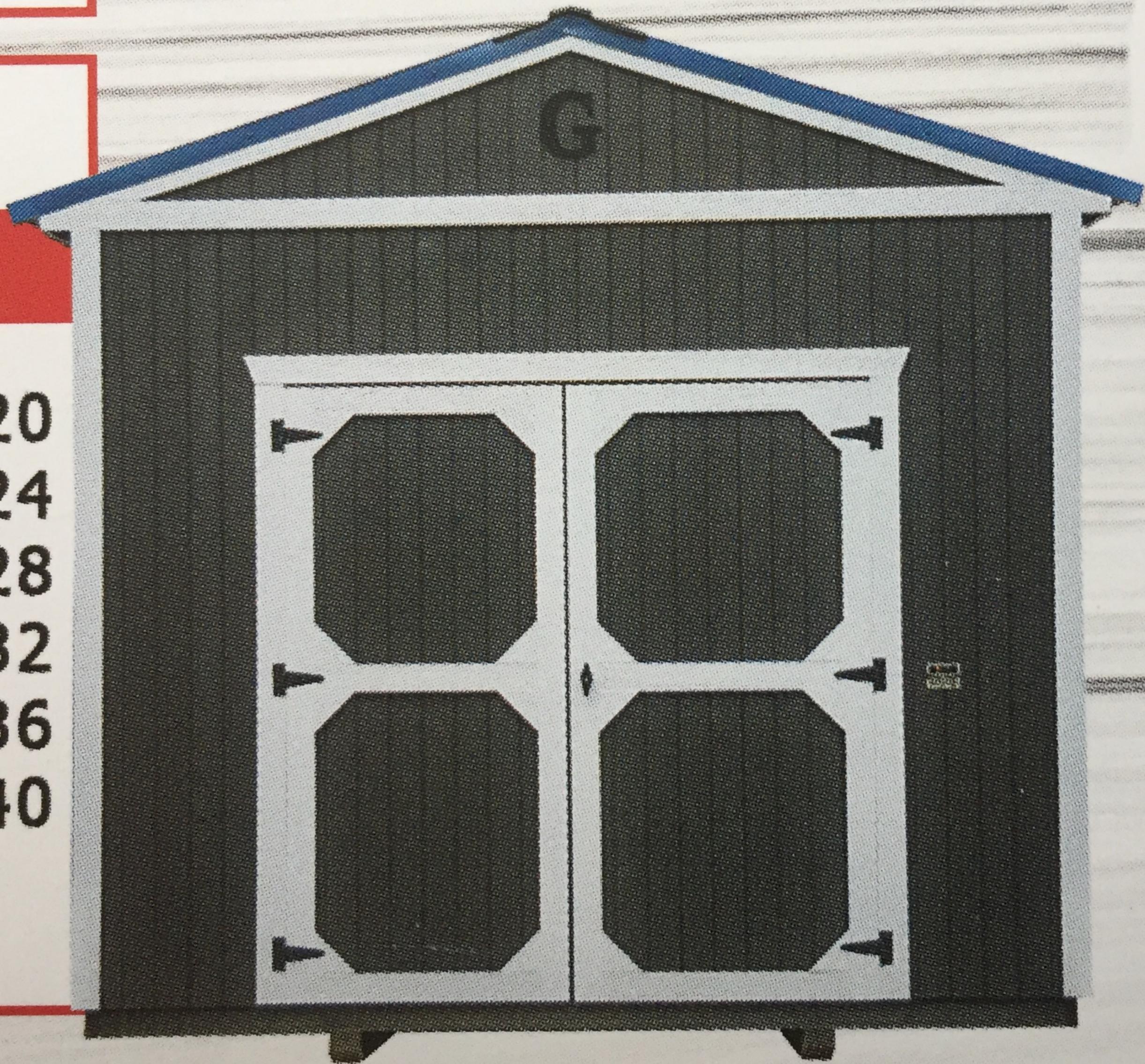
OAK  
PINE

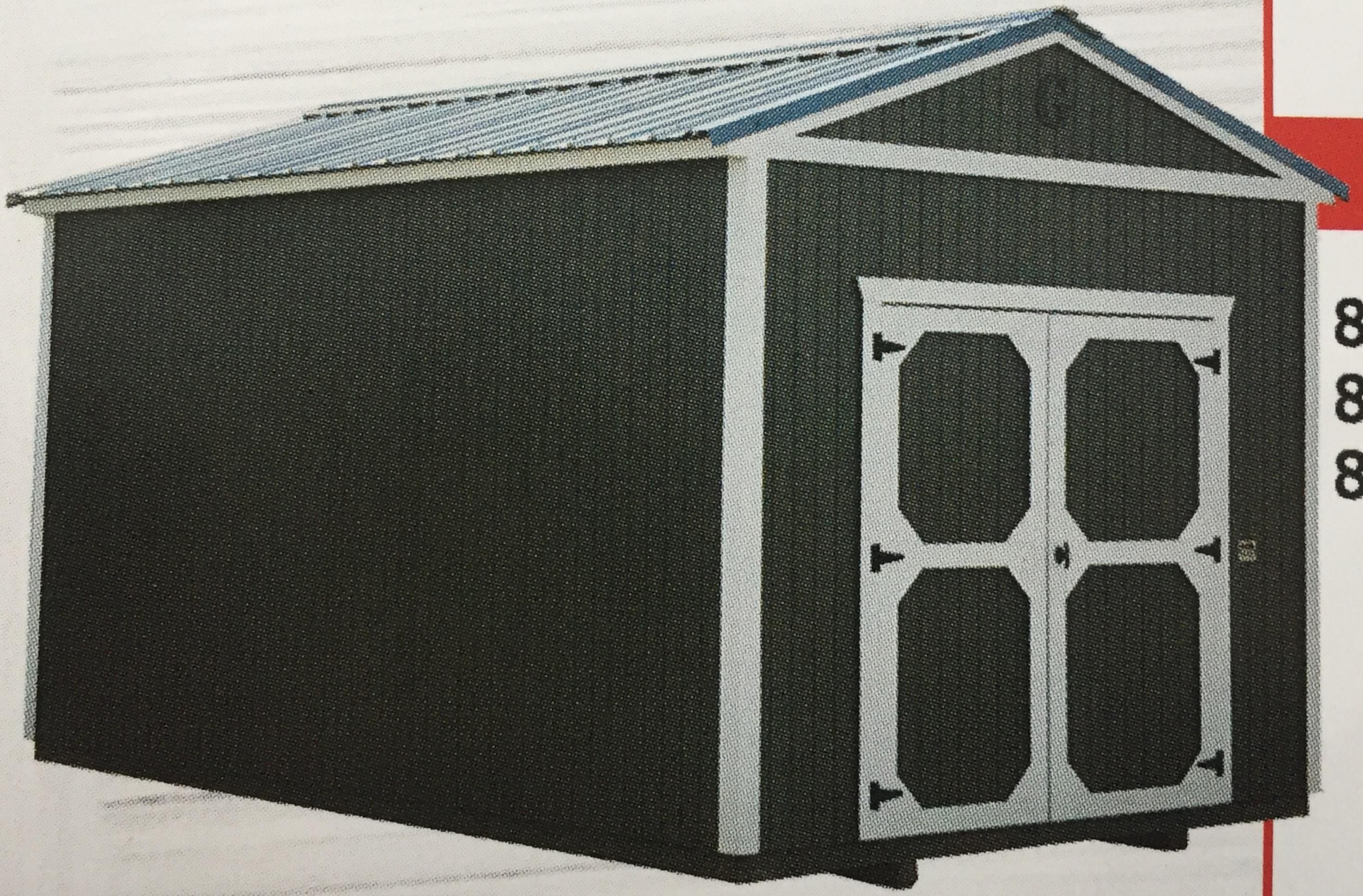
PINE  
TREE

← CONGRESS ST. →

1" = 15'

20  
24  
28  
32  
36  
40





00 00 00

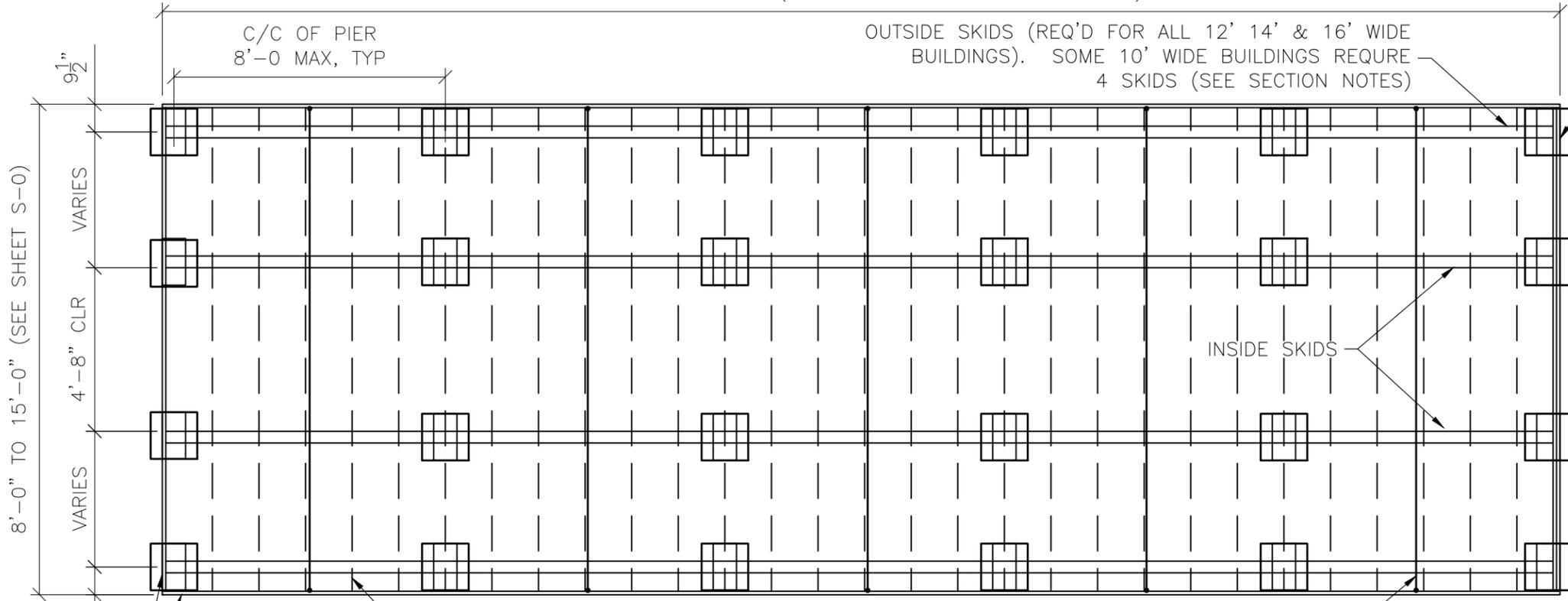




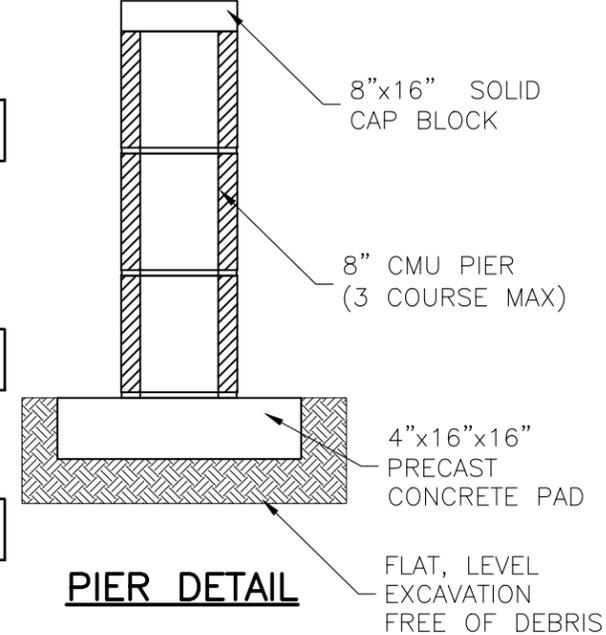




12'-0" TO 40'-0" (SEE SHEET S-0 FOR INCREMENTS)



MAXIMUM OF (3) 8"x8"x16" CONCRETE MASONRY UNITS TO INCREASE SHED HEIGHT. EACH PIER SHALL BEAR ON (1) 4"x16"x16" CONCRETE PAD. MAXIMUM BUILD UP HEIGHT= 24". MIN DIMENSIONS OF BEARING AREA IS 16"x16"



**FOUNDATION PLAN\***  
\*NOTES ON SHEET 2

**MASONRY:**  
CMU f'm = 1,500 PSI  
MORTAR f'm = 1,900 PSI  
GROUT f'm = 3,500 PSI

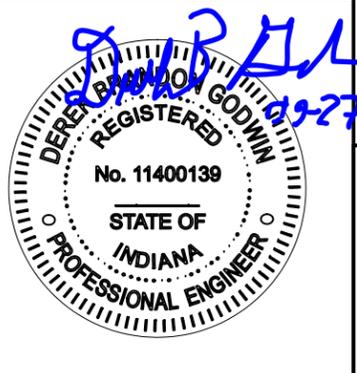
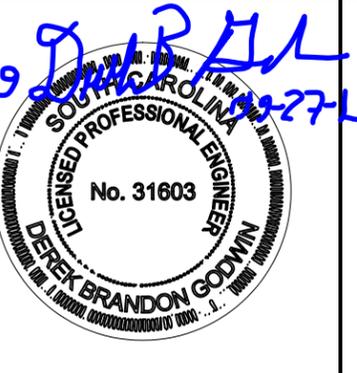
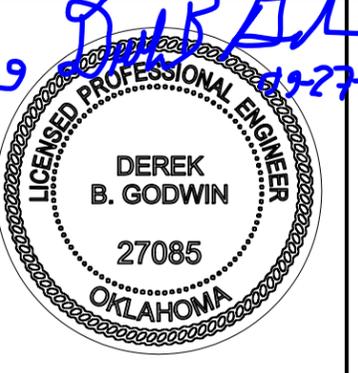
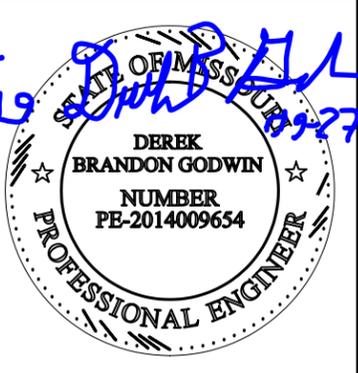
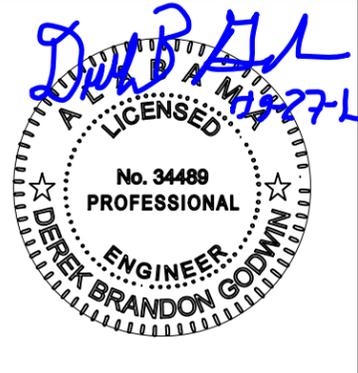
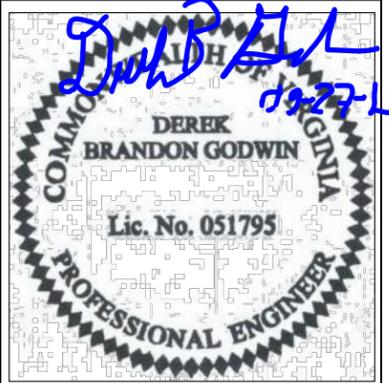
**CONCRETE:**  
1. MATERIALS (COMPRESSIVE STRENGTH AT 28 DAYS)  
FOOTINGS 3,000 PSI  
FOOTINGS AND EXTERIOR CONCRETE SHALL BE AIR-ENTRAINED

**FOUNDATION ALTERNATIVES:**

- 1) THE FOLLOWING 16"x16" ABS PIER PAD, [www.mobilehomepartsstore.com](http://www.mobilehomepartsstore.com), ITEM #: 503250 IS AN ACCEPTABLE SUBSTITUTE FOR THE 4"x16"x16" PRECAST CONCRETE PAD.
- 2) IT IS ALSO ACCEPTABLE SUBSTITUTE THE 4"x16"x16" PRECAST CONCRETE PAD WITH (2) 4"x8"x16" PRECAST CONCRETE PAD BLOCKS



NC FIRM #: P-1400



**UTILITY (EAST)--V=150MPH--IBC 2018**



RAILROAD CONSULTANTS, PLLC  
213 UPTOWN SQUARE  
MURFREESBORO, TN 37129  
PHONE: (615) 663-1142



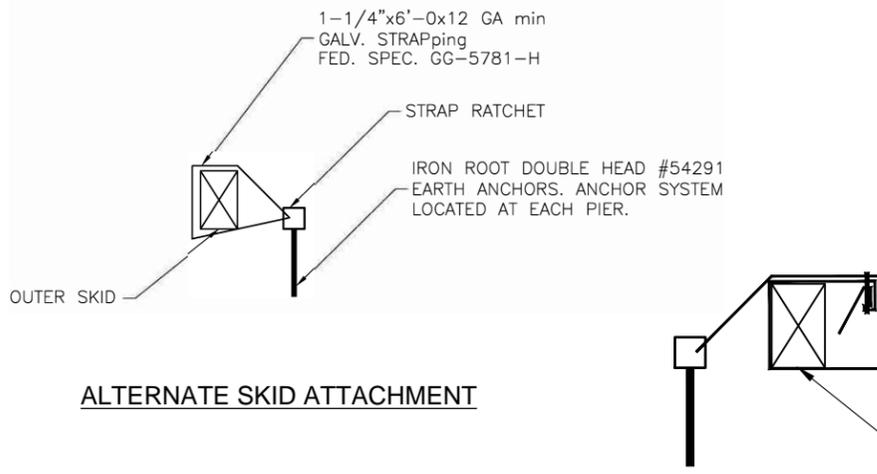
GRACELAND PORTABLE BUILDINGS, LLC  
6807 HWY 62 WEST  
BARDWELL, KY 42023  
PHONE: (866) 574-7446

PROJECT NO:	14017
DATE:	09-27-19
DRAWN BY:	JGG
CHECKED BY:	DBG
REVISION:	0

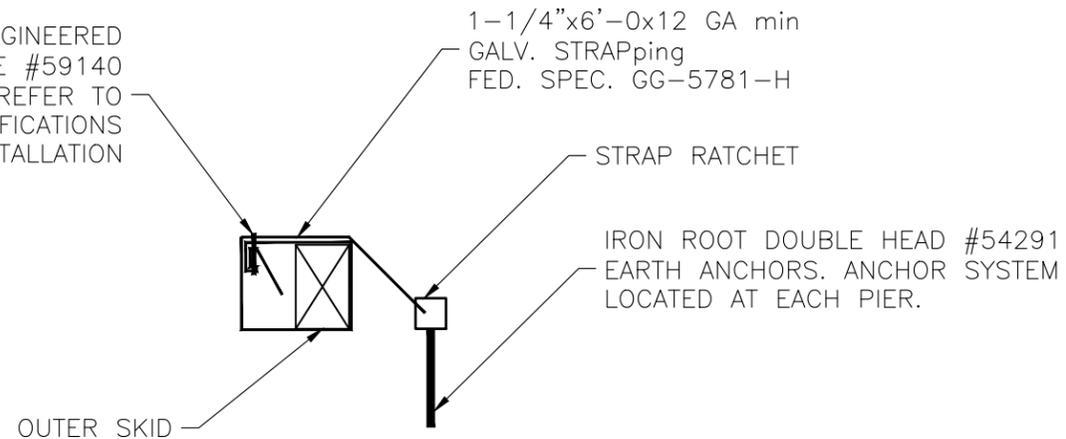
SHEET NUMBER  
**S-1-UT**  
SCALE: 1/4"=1'-0"

FOUNDATION:

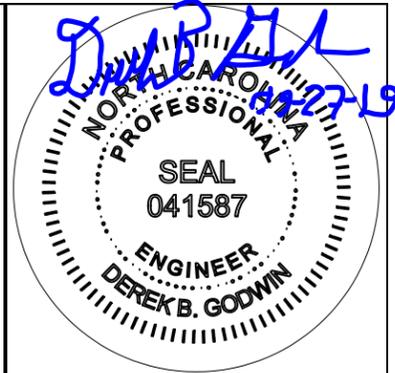
1. ANCHORS ARE SPECIFIED ON SHEET S-2 AND SHALL BE INSTALLED PER MANUFACTURE'S RECOMMENDATIONS PER THE BUILDING CODE.
2. ANCHORS AND STRAPS INCLUDING THE INSTALLATION SHALL MEET THE REQUIREMENTS OF APPENDIX E OF THE INTERNATIONAL RESIDENTIAL BUILDING CODE.
3. THE MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 2500 psf HAS BEEN ASSUMED FOR FOOTING DESIGN. CONTRACTOR TO HAVE THIS CAPACITY VERIFIED PRIOR TO CONSTRUCTION.
4. IF A MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 1500 psf IS USED, THEN THE PIER SPACING SHALL BE NO GREATER THAN 4'-0".
5. FOOTINGS SHALL BE CARRIED TO AN ELEVATION LOWER THAN THOSE SHOWN ON THE DRAWINGS IF REQUIRED TO REACH SUITABLE SOIL.
6. FOOTINGS SHALL BE PLACED ON SUITABLE SOIL THAT MEETS DESIGN ASSUMPTIONS.
7. FOUNDATION MATERIALS AND LABOR IS PROVIDED BY CUSTOMER.
8. TIE DOWNS SHALL BE PLACED AT EACH OUTER PIER.
9. SHED IS DESIGNED TO ALSO BE PLACED ON FLAT, LEVEL GROUND DIRECTLY ON THE SKIDS.



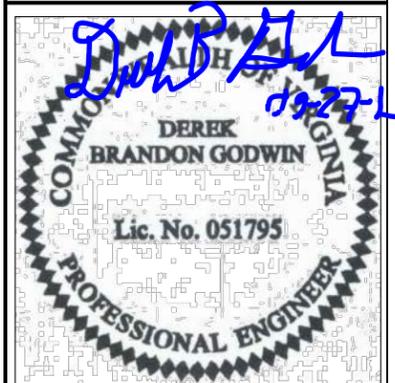
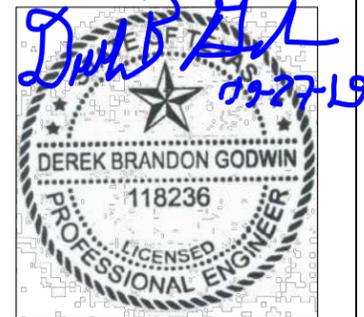
THE TIE DOWN ENGINEERED DOUBLE SLOT BUCKLE #59140 OR EQUAL. REFER TO MANUFACTURERS SPECIFICATIONS FOR INSTALLATION



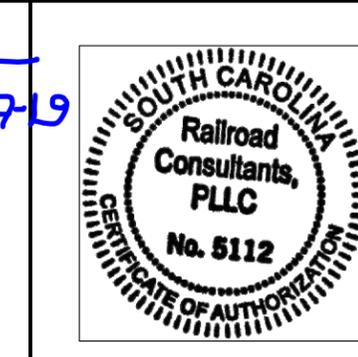
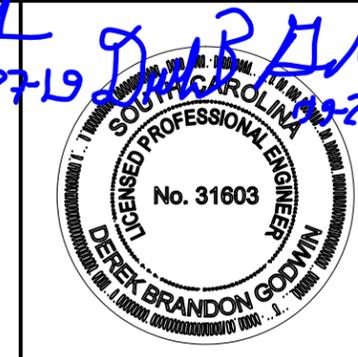
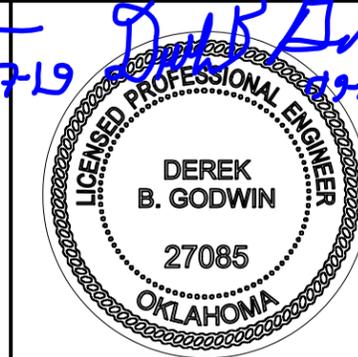
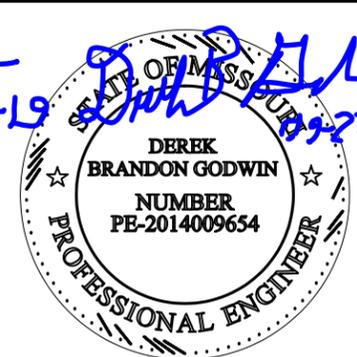
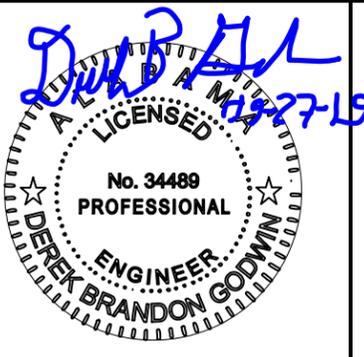
ANCHOR TIE DOWN DETAIL



NC FIRM #: P-1400



APPROVED EQUAL FOR #54291 IS OLIVER TECHNOLOGY: OT 3044 BP



**UTILITY (EAST)--V=150MPH--IBC 2018**



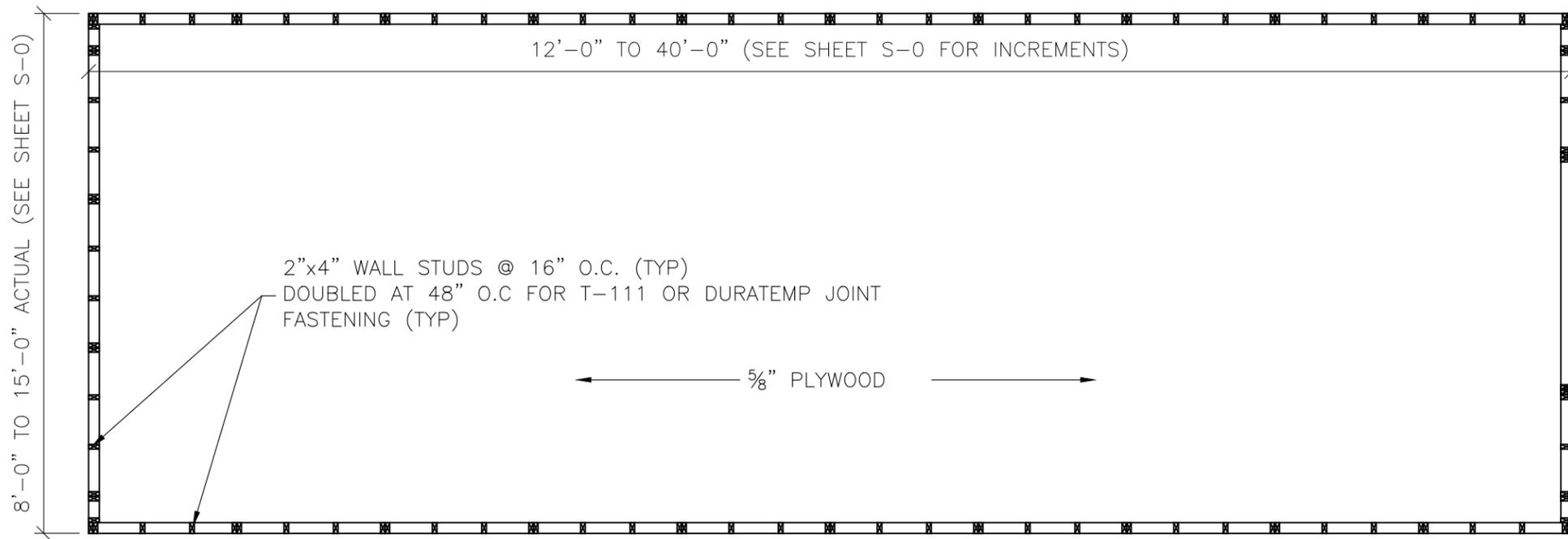
RAILROAD CONSULTANTS, PLLC  
213 UPTOWN SQUARE  
MURFREESBORO, TN 37129  
PHONE: (615) 663-1142



GRACELAND PORTABLE BUILDINGS, LLC  
6807 HWY 62 WEST  
BARDWELL, KY 42023  
PHONE: (866) 574-7446

PROJECT NO:	14017
DATE:	09-27-19
DRAWN BY:	JGG
CHECKED BY:	DBG
REVISION:	0

SHEET NUMBER  
**S-2-UT**  
SCALE: 1/4"=1'-0"



- NOTES:
1. ADDITIONAL 36"W MAN DOOR (OPTIONAL) AT CUSTOMERS DISCRETION.
  2. ALL WINDOWS WHERE SPACE PERMITS MAY BE REPLACED WITH A 36"x36" OPTION.

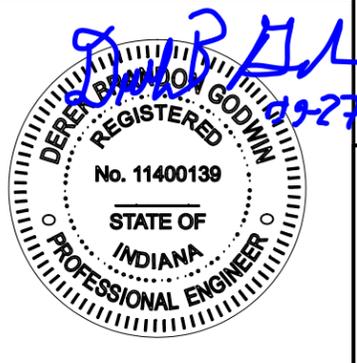
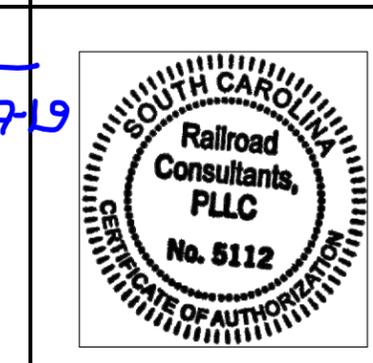
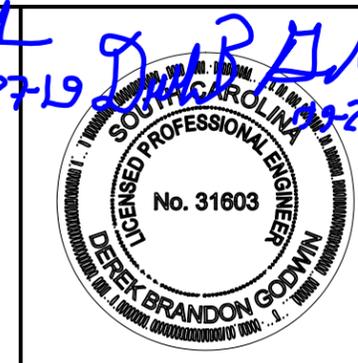
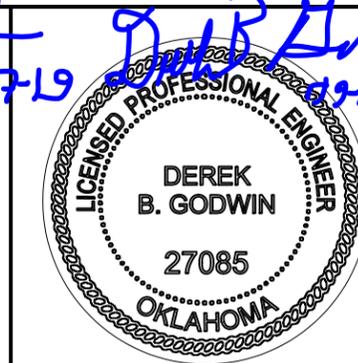
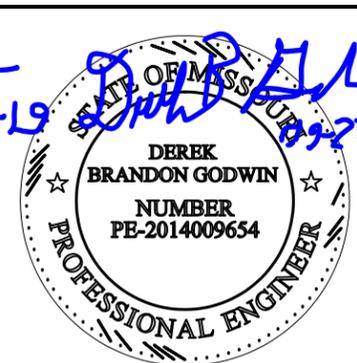
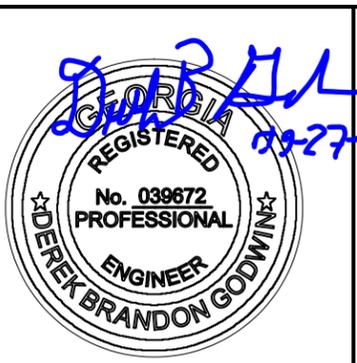
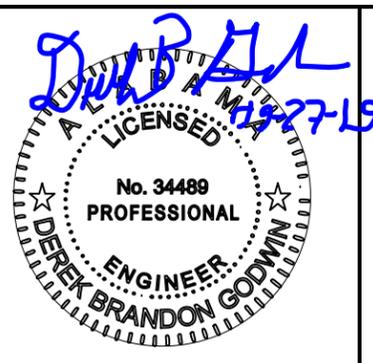
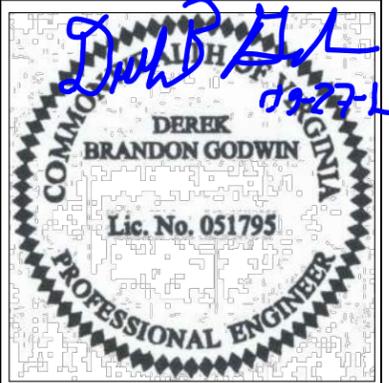
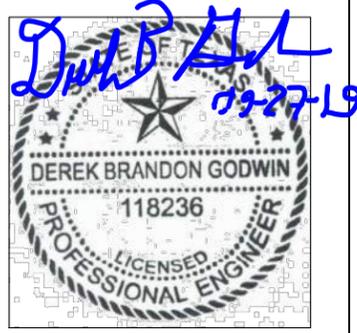
(2) 3'-0 x 6'-0 CUSTOM BUILT DOORS OR OPTIONAL 6' WIDE ROLL-UP DOOR

**FLOOR PLAN**

- FLOOR PLAN NOTES:
- 1) INSTALL 5/8" FLOOR SHEATHING WITH LONG DIMENSION SPANNING JOISTS, STAGGER JOINTS.
  - 2) FASTEN 5/8" FLOOR SHEATHING WITH 2" RING-SHANK NAILS @ 6" O.C.



NC FIRM #: P-1400



# UTILITY (EAST)--V=150MPH--IBC 2018



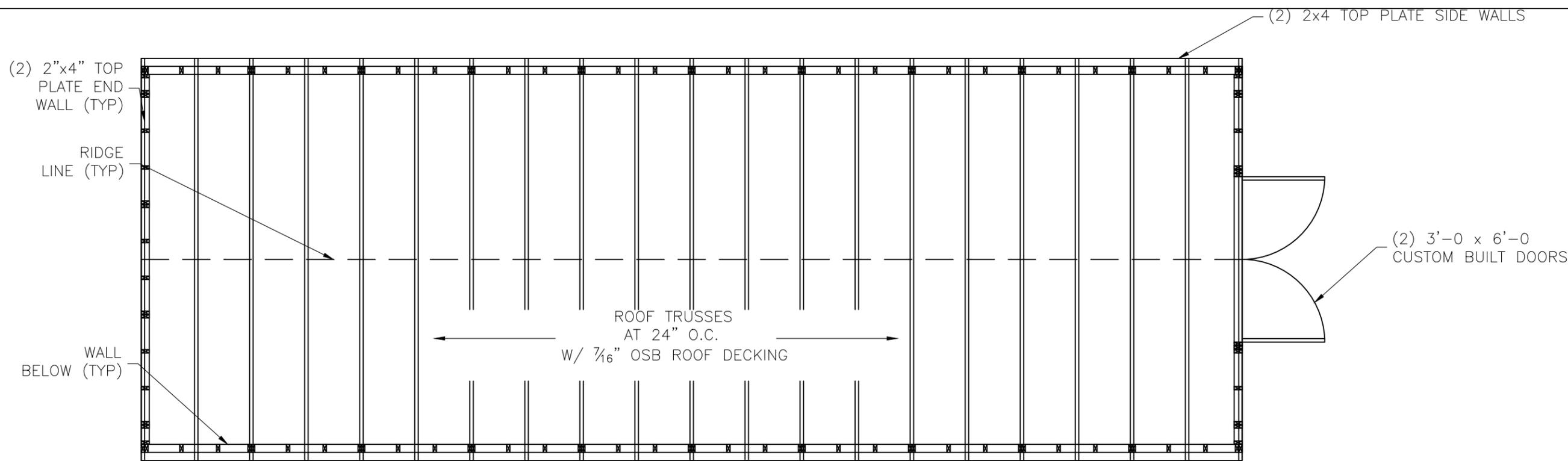
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SHEET NUMBER  
**S-9-UT**  
 SCALE: 1/4"=1'-0"



**ROOF FRAMING**

ROOF FRAMING NOTES:

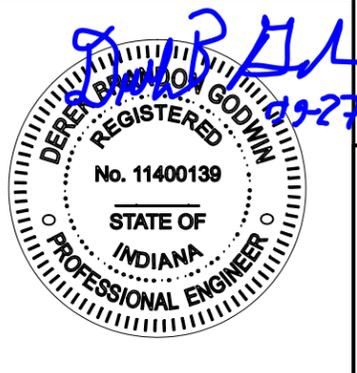
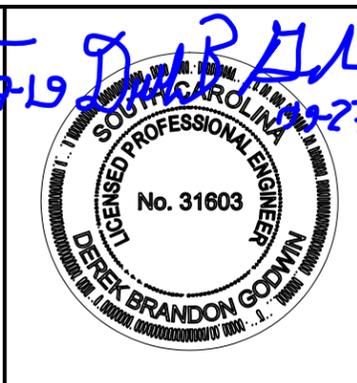
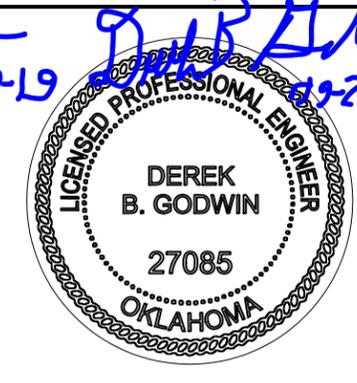
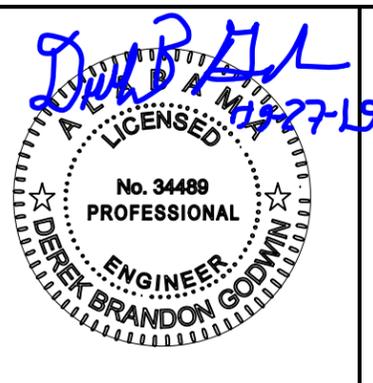
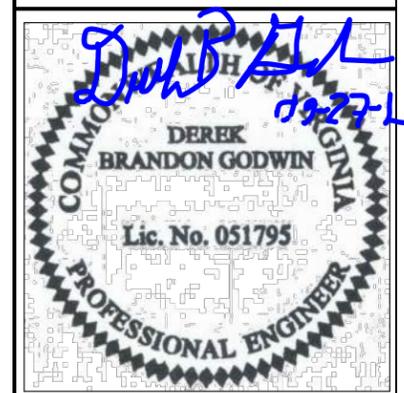
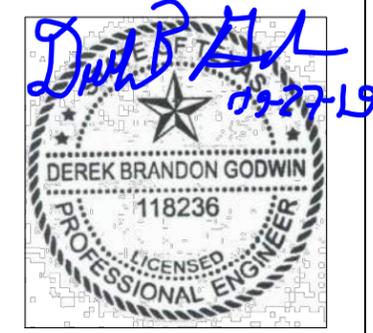
- 1) INSTALL 7/16" ROOF SHEATHING WITH LONG DIMENSION SPANNING TRUSSES.
- 2) FASTEN 7/16" ROOF SHEATHING WITH 2" RING-SHANK NAILS @ 6" O.C.

OTHER FRAMING NOTES:

- 1) 2x8 TOP PLATE W/ (2) 3"x0.120ø NAILS AT 16" O.C. TO 2x4 TOP PLATE.



NC FIRM #: P-1400



**UTILITY (EAST)--V=150MPH--IBC 2018**



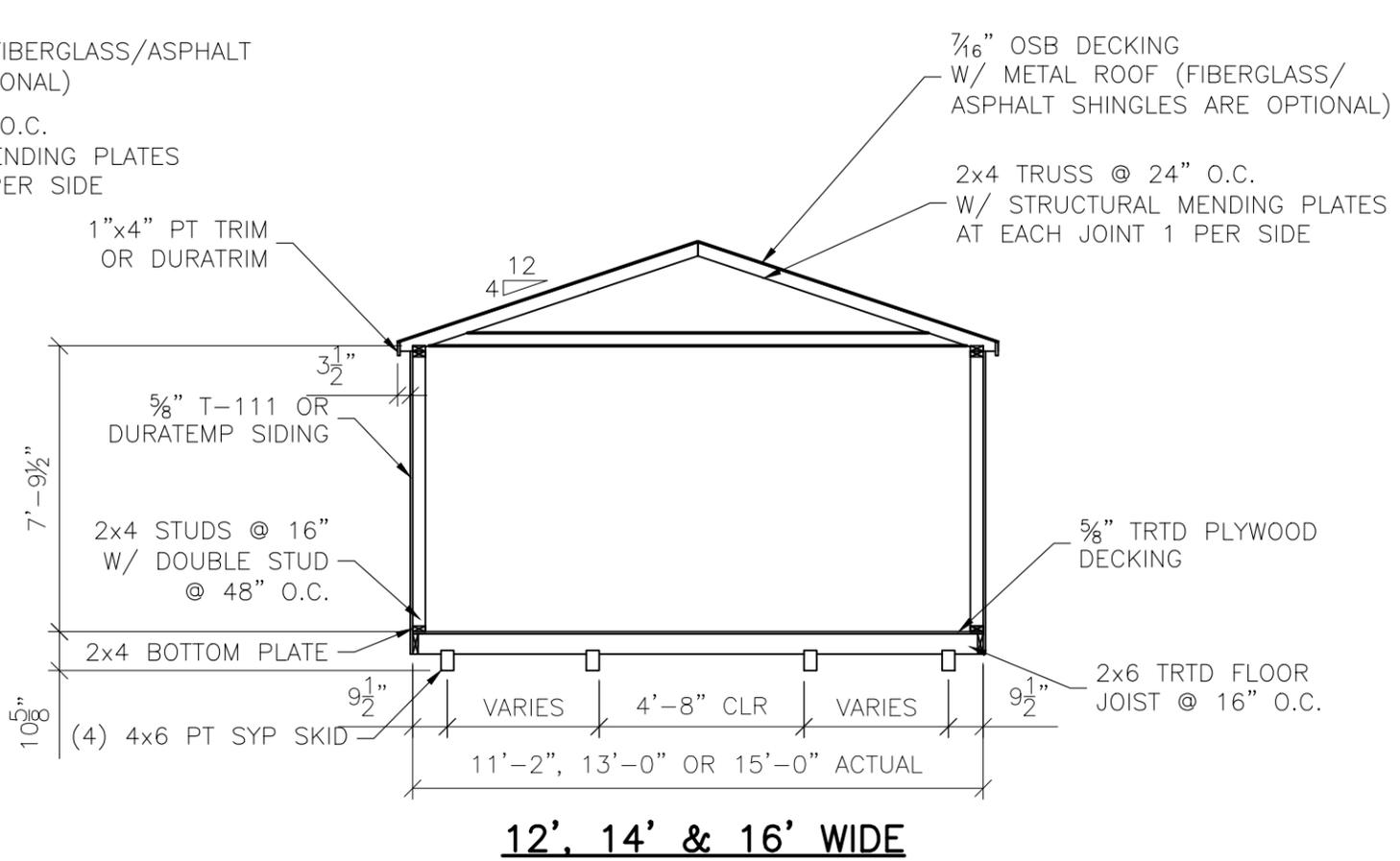
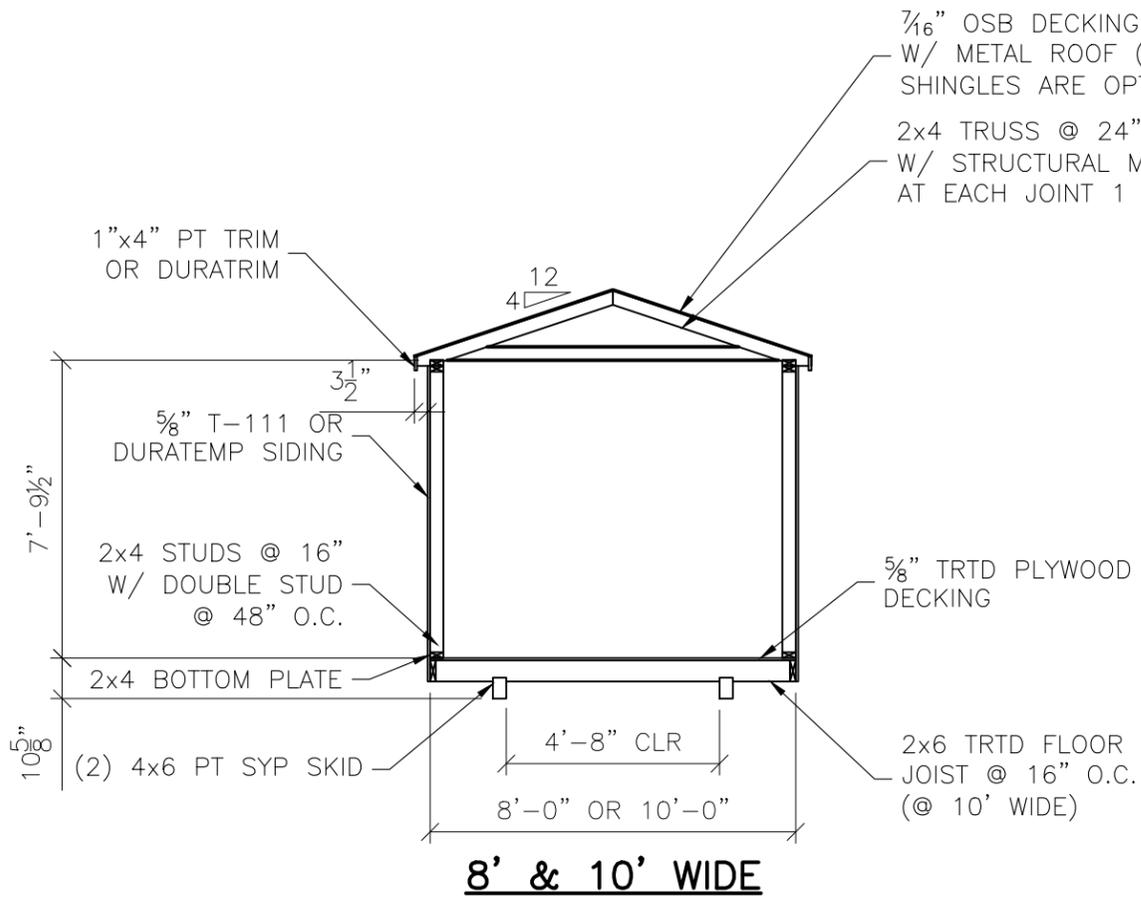
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REVISION:	0

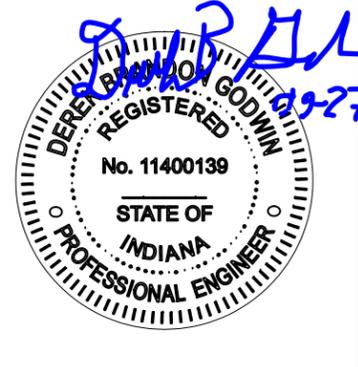
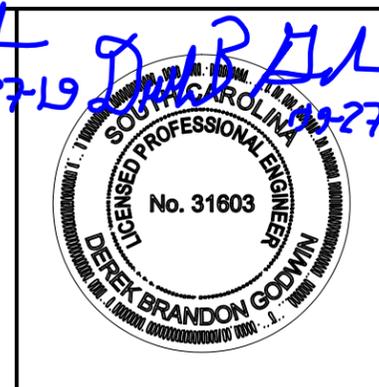
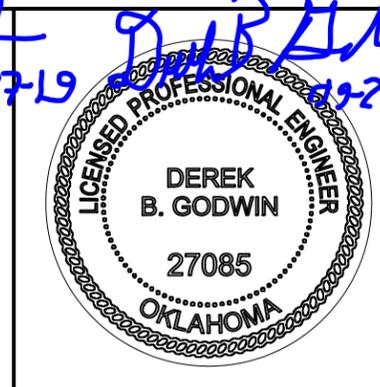
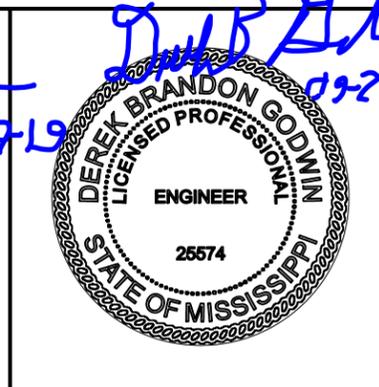
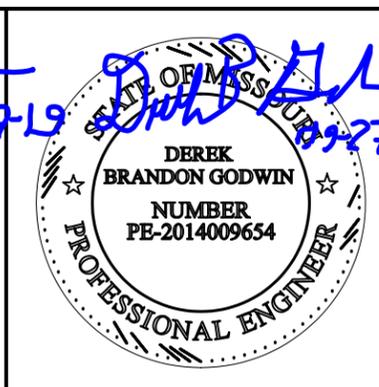
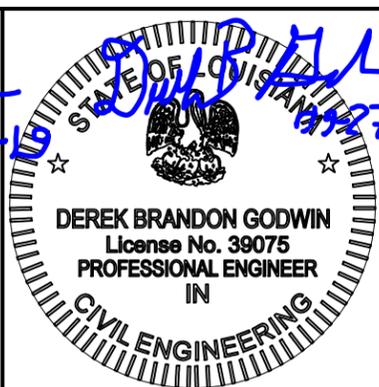
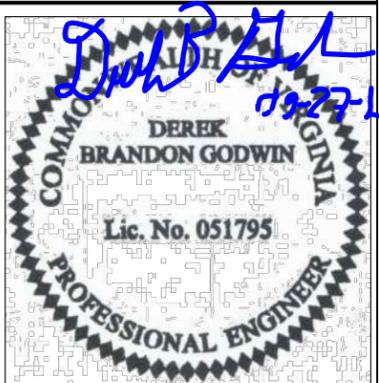
SHEET NUMBER  
**S-9A-UT**  
SCALE: 1/4"=1'-0"



**BUILDING SECTIONS**



NC FIRM #: P-1400



# UTILITY (EAST)--V=150MPH--IBC 2018



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SHEET NUMBER  
**S-9B-UT**  
SCALE: 1/4"=1'-0"

METAL ROOFING OR OPTIONAL  
25 YEAR FIBERGLASS  
SHINGLES OVER (1) LAYER  
OF 15 LB FELT PAPER  
OVER 7/16" OSB SHEATHING  
(SEE NOTES FOR MORE INFO)

OPTIONAL WINDOW

1"x4" PT TRIM OR  
DURATRIM (TYP)

5/8" T-111 PT OR  
DURATEMP SIDING

2x6 TREATED FLOOR  
JOIST (INSIDE)

4x6 PT SYP SKID

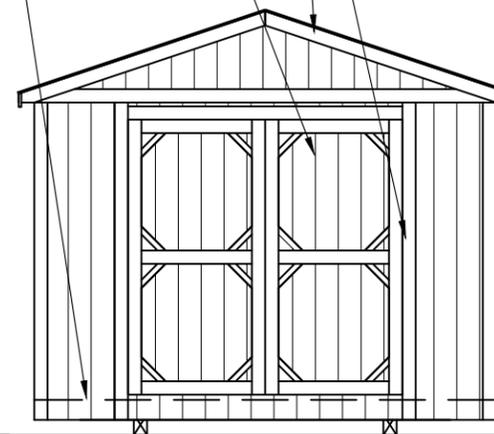
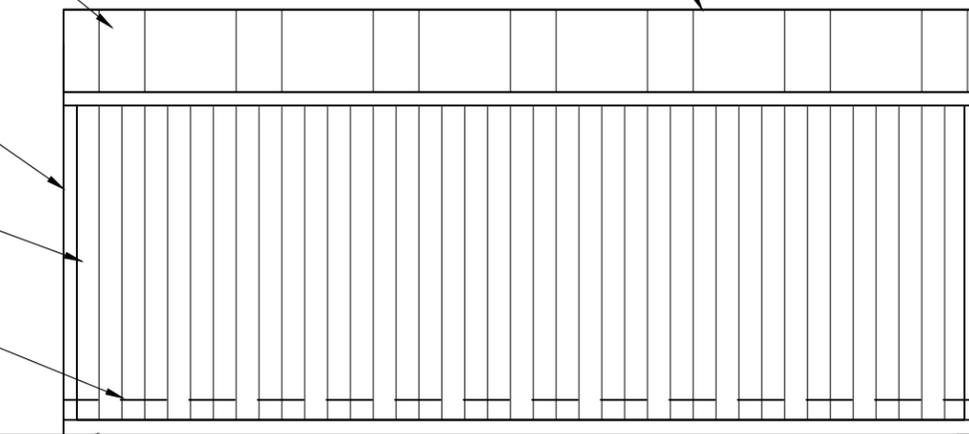
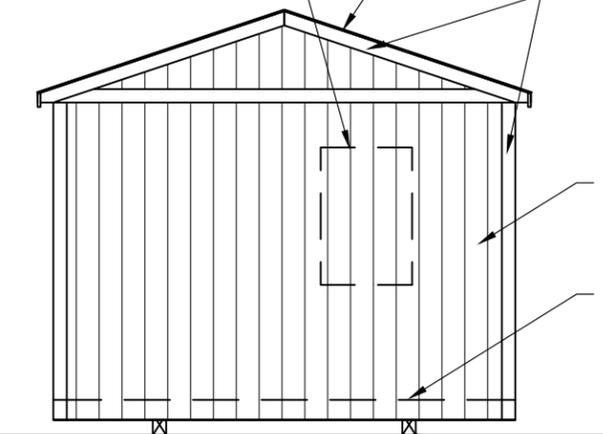
RIDGE VENT WITH SCREEN

(OPTIONAL 6' WIDE ROLL-UP DOOR)

2x6 TREATED FLOOR  
JOIST (INSIDE)

1"x4" PT TRIM OR  
DURATRIM (TYP)

CUSTOM BUILT DOORS



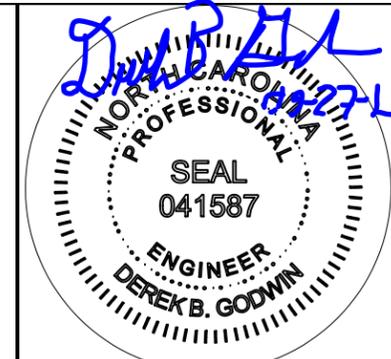
END WALL ELEVATION

SIDE WALL ELEVATION

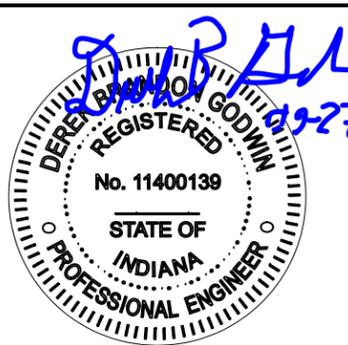
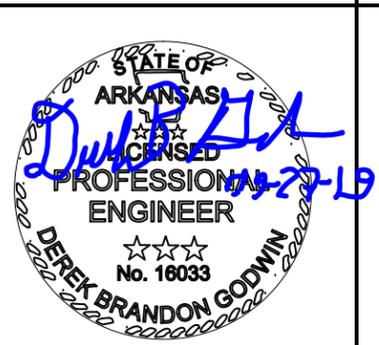
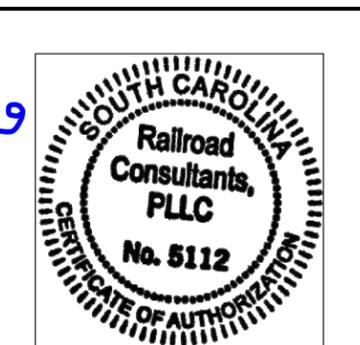
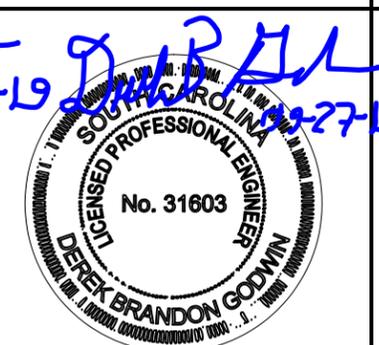
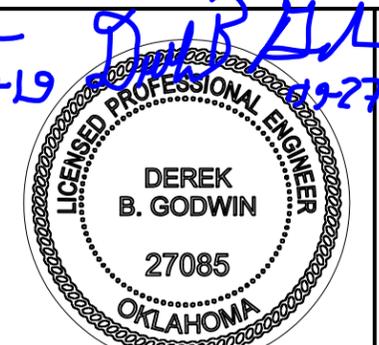
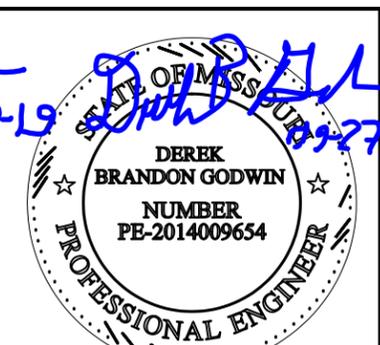
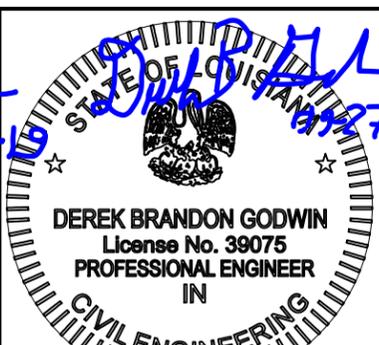
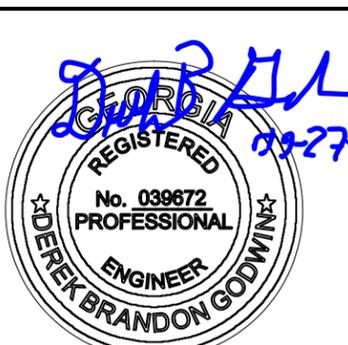
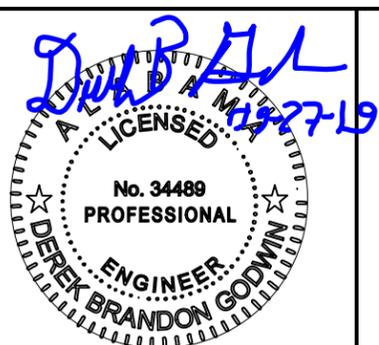
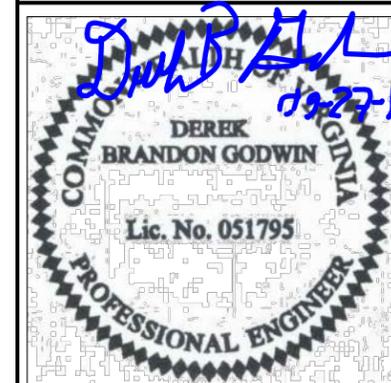
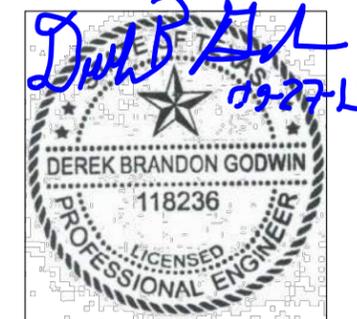
END WALL ELEVATION 2

ROOFING AND UNDERLAYMENT NOTES:

- 1) PROVIDE A RIDGE VENT TYPICAL WITH INSECT SCREEN.
- 2) METAL ROOFING SHALL BE 29 GAUGE METAL IN ACCORDANCE WITH ASTM A 924 OR ASTM A 924M OVER OSB SHEATHING.
- 3) PROVIDE 29 GAUGE RIDGE CAP, EAVE TRIM AND RAKE TRIM.
- 4) INSTALL AND FASTEN METAL ROOFING PER MANUFACTURER'S INSTRUCTIONS FOR WIND LOADING.
- 5) OPTIONAL SHINGLES SHALL BE IN ACCORDANCE WITH ASTM D 7158 TYPE H OR ASTM D 3161F TYPICAL.
- 6) INSTALL 1 LAYER OF 15 LB ROOFING FELT, START WITH A 19" WIDE STRIP PARALLEL WITH AND STARTING AT EAVES FASTENED SECURELY TO HOLD IN PLACE. START AT EAVE WITH A 38" WIDE SHEET WITH OVERLAPPING SUCCESSIVE SHEETS BY 19". FASTEN UNDERLAYMENT WITH CORROSION-RESISTANT FASTENERS PER MAUFACTURER'S INSTRUCTIONS AND SPACED A MAXIMUM OF 36" APART.



NC FIRM #: P-1400



**UTILITY (EAST)--V=150MPH--IBC 2018**



RAILROAD CONSULTANTS, PLLC  
213 UPTOWN SQUARE  
MURFREESBORO, TN 37129  
PHONE: (615) 663-1142



GRACELAND PORTABLE  
BUILDINGS, LLC  
6807 HWY 62 WEST  
BARDWELL, KY 42023  
PHONE: (866) 574-7446

PROJECT NO:	14017
DATE:	09-27-19
DRAWN BY:	JGG
CHECKED BY:	DBG
REVISION:	0

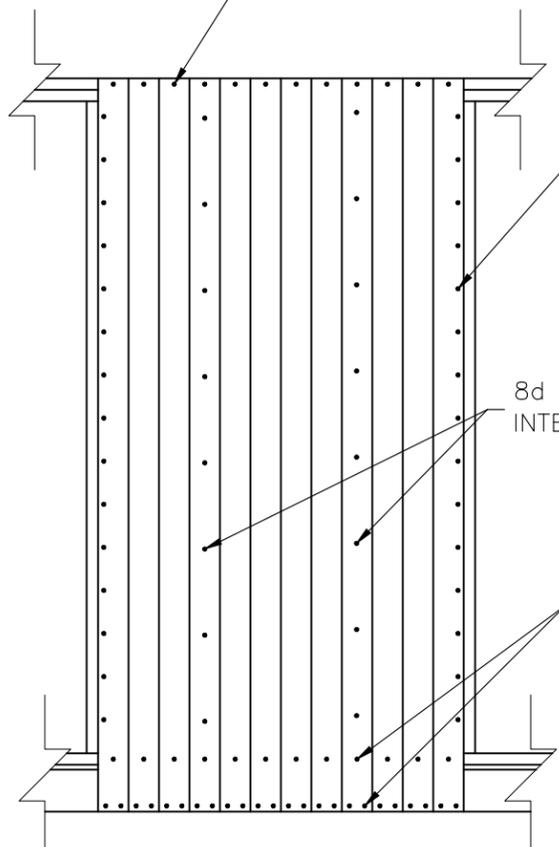
SHEET NUMBER  
**S-9C-UT**  
SCALE: 1/4"=1'-0"

8d NAILS 3/4" DOWN FROM TOP EDGE EVERY 4" STRIP

8d NAILS 6" O.C. ON VERTICAL EDGES

8d NAILS AT 12" O.C. @ EACH INTERIOR STUD (16" APART)

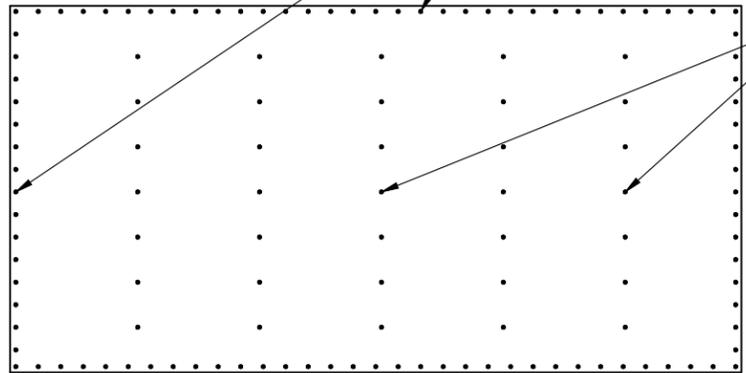
(2) 8d NAILS 3/4" FROM BOTTOM EVERY 4" STRIP W/ (1) 8d NAIL IN BOTTOM PLATE @ 4" O.C. EVERY 4" STRIP



WALL SHEATHING (NAIL PATTERN)

2" RING SHANK NAILS 3" O.C. @ EDGES AND JOINTS

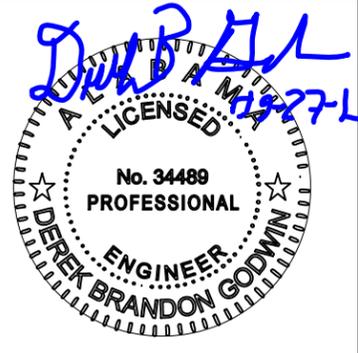
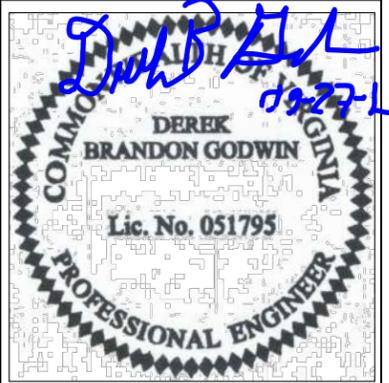
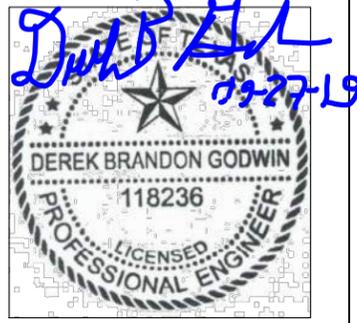
2" RING SHANK NAILS 6" O.C. @ EACH JOIST (16" APART); (JOISTS ARE 12" O.C FOR GARAGES)



FLOOR SHEATHING (NAIL PATTERN)



NC FIRM #: P-1400



# UTILITY (EAST)--V=150MPH--IBC 2018



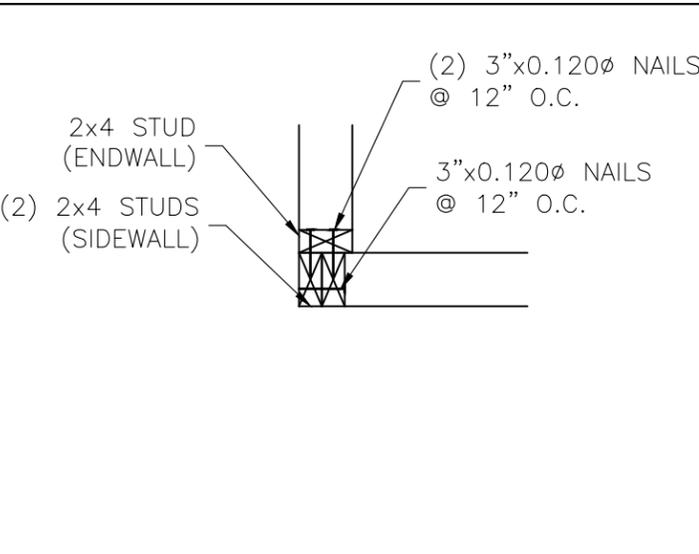
RAILROAD CONSULTANTS, PLLC  
213 UPTOWN SQUARE  
MURFREESBORO, TN 37129  
PHONE: (615) 663-1142



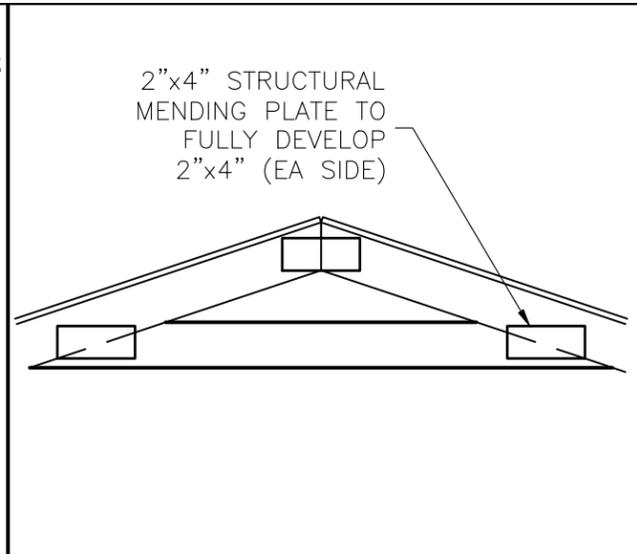
GRACELAND PORTABLE BUILDINGS, LLC  
6807 HWY 62 WEST  
BARDWELL, KY 42023  
PHONE: (866) 574-7446

PROJECT NO:	14017
DATE:	09-27-19
DRAWN BY:	JGG
CHECKED BY:	DBG
REVISION:	0

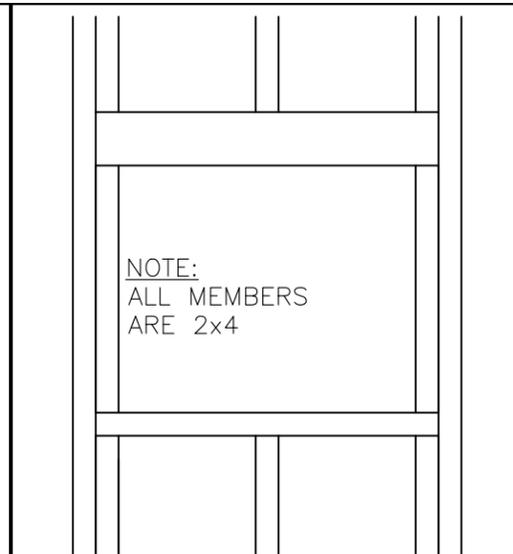
SHEET NUMBER  
**S-10-UT**  
SCALE: 1/4"=1'-0"



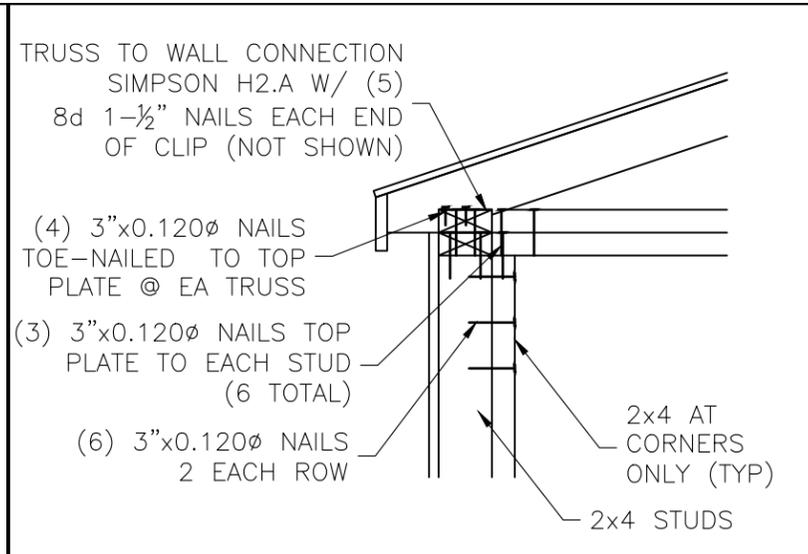
1-CORNER DETAIL



2-TRUSS SPLICE DETAIL

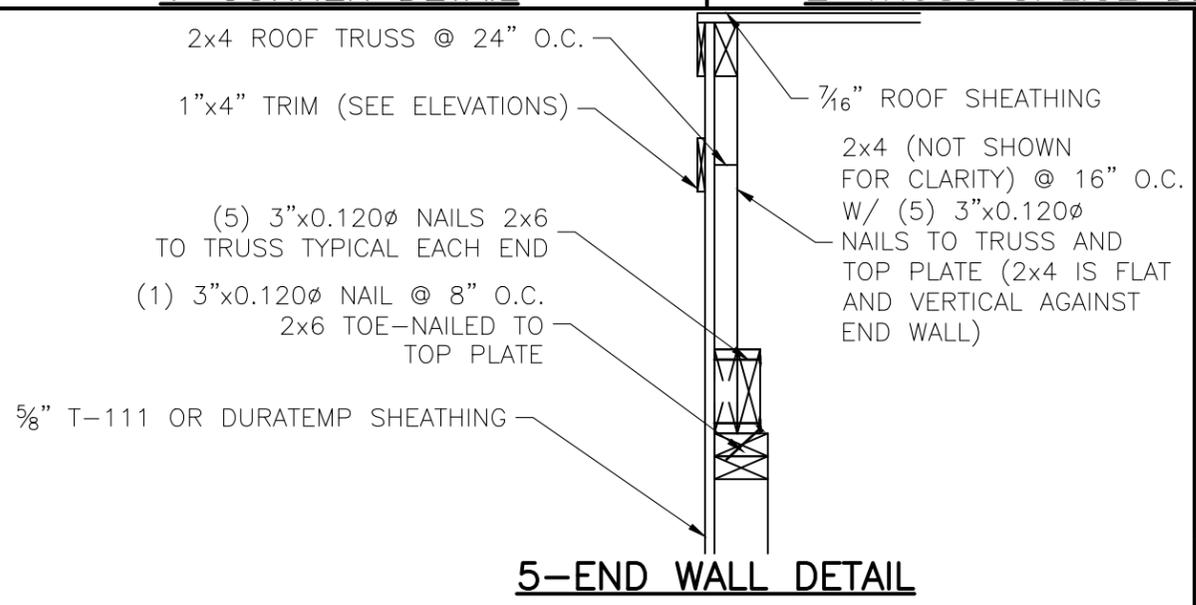


3-TYP WINDOW FRAMING

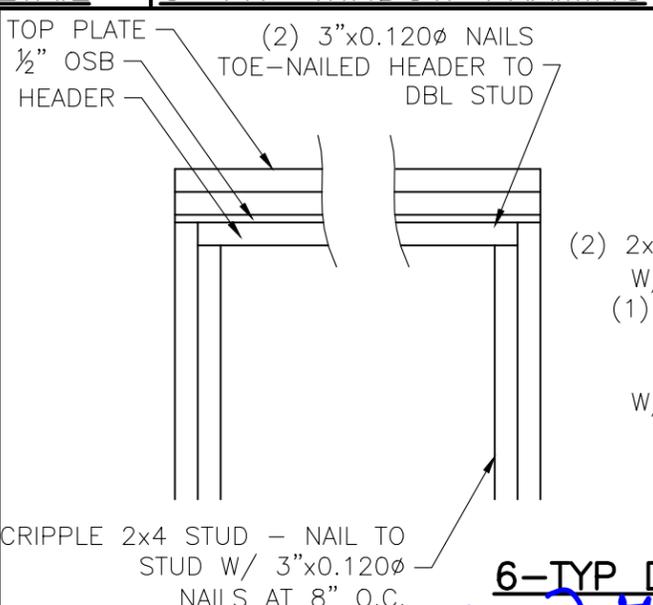


4-CORNER & WALL DETAIL

NOTE: INSTALL H2.5A PER MANUFACTURE'S RECOMMENDATIONS



5-END WALL DETAIL

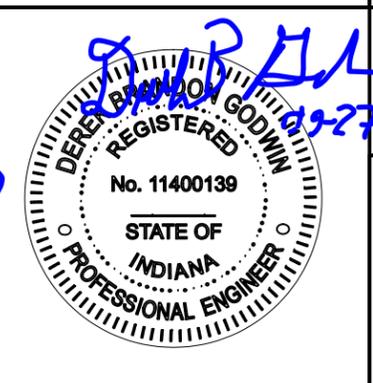
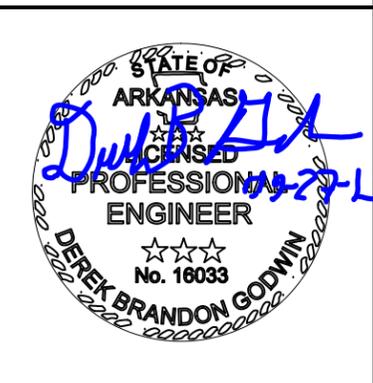
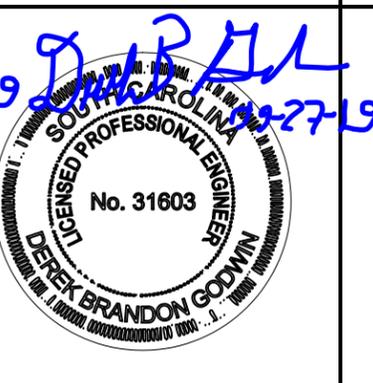
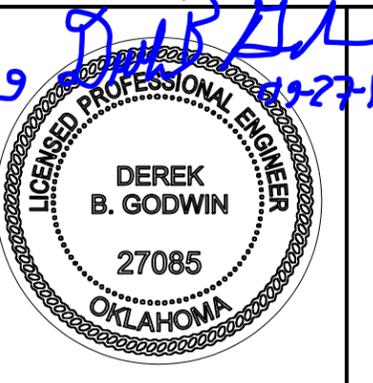
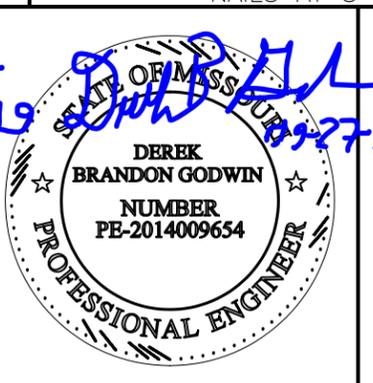
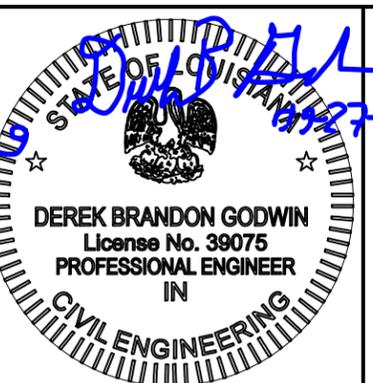
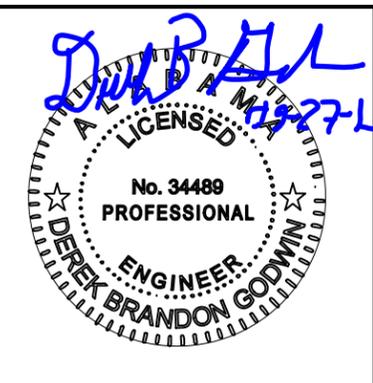
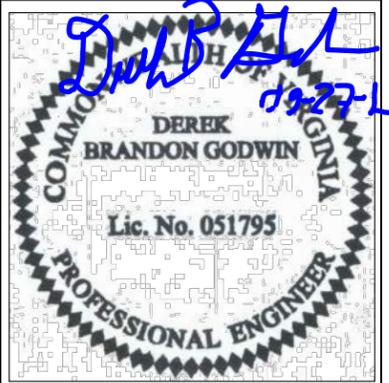


6-TYP DOOR FRAMING

NOTE:  
FOR 12' HIGH OR GREATER SIDEWALLS, A 48" MAX OPENING IS ALLOWED.



NC FIRM #: P-1400



# UTILITY (EAST)--V=150MPH--IBC 2018



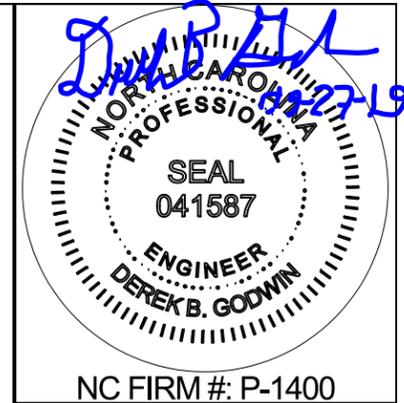
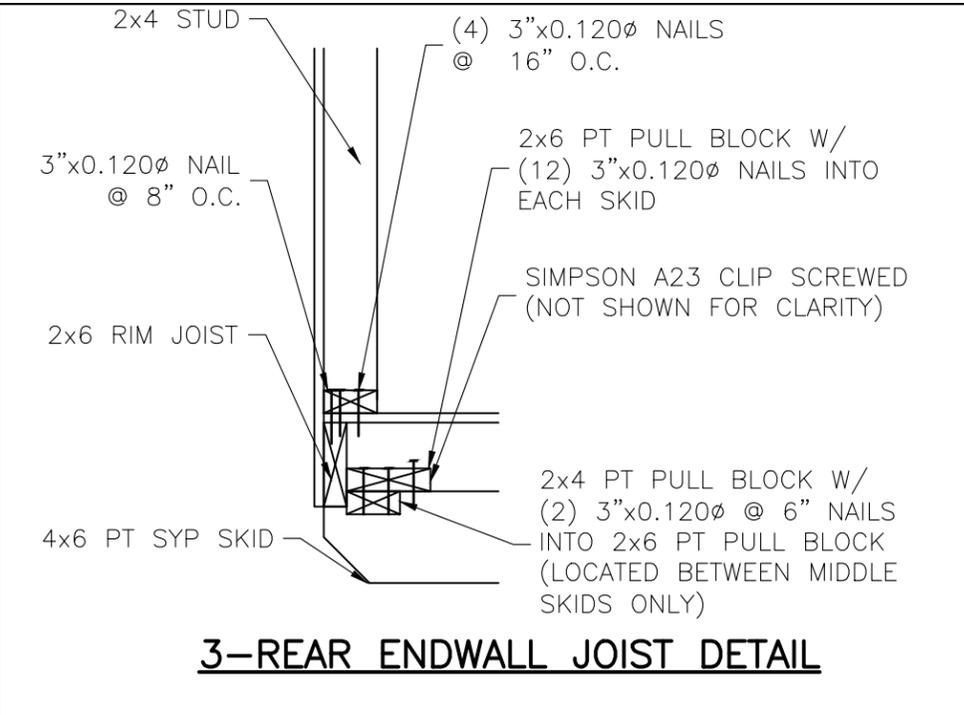
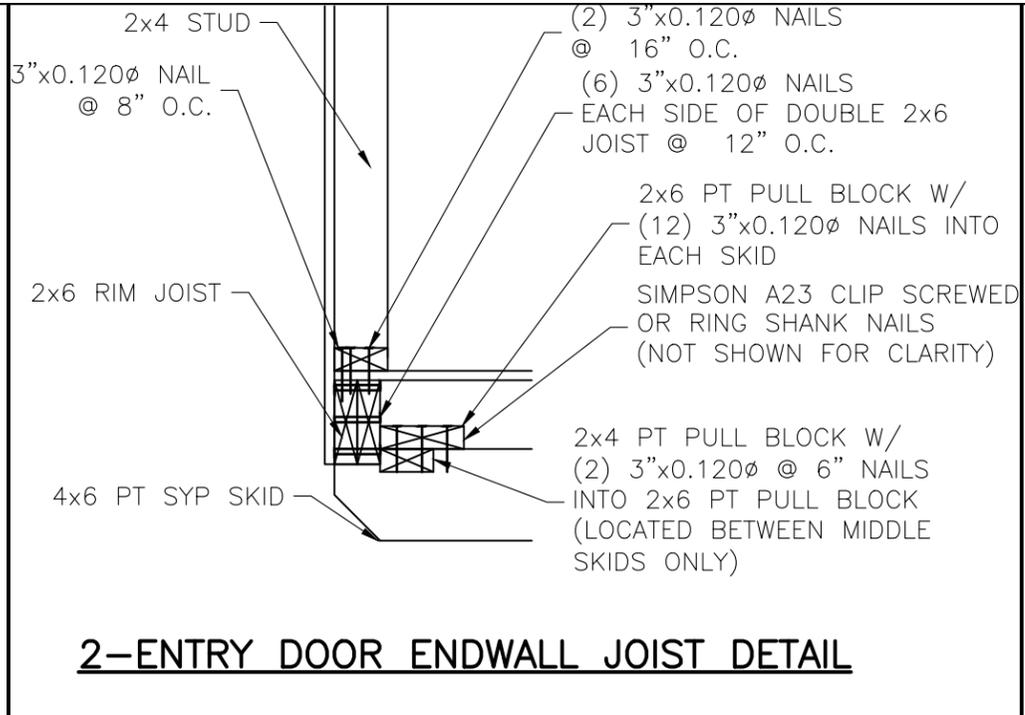
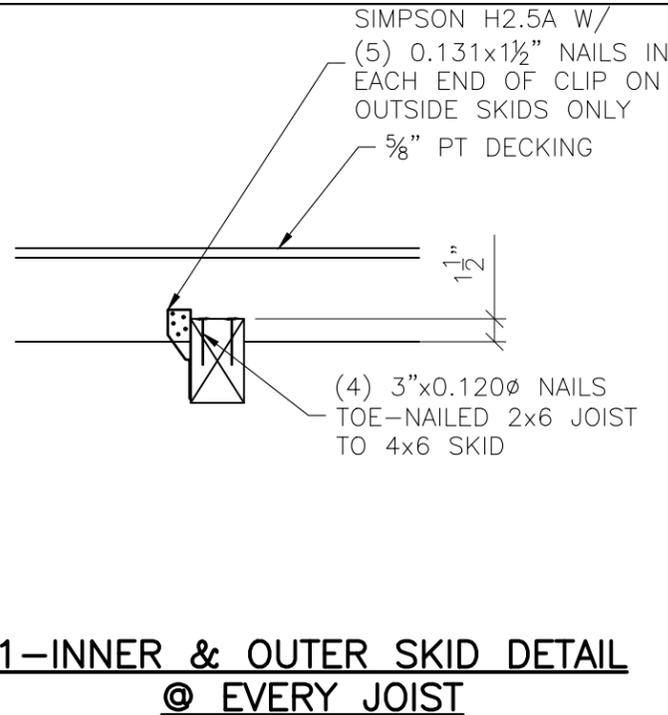
RAILROAD CONSULTANTS, PLLC  
 213 UPTOWN SQUARE  
 MURFREESBORO, TN 37129  
 PHONE: (615) 663-1142



GRACELAND PORTABLE BUILDINGS, LLC  
 6807 HWY 62 WEST  
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PROJECT NO:	14017
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REVISION:	0

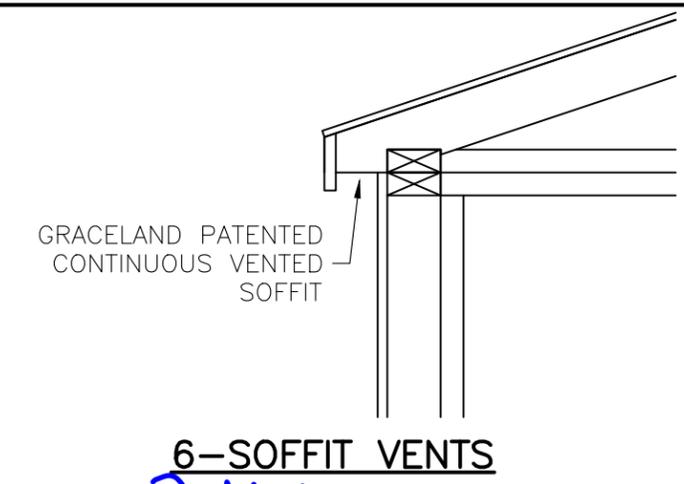
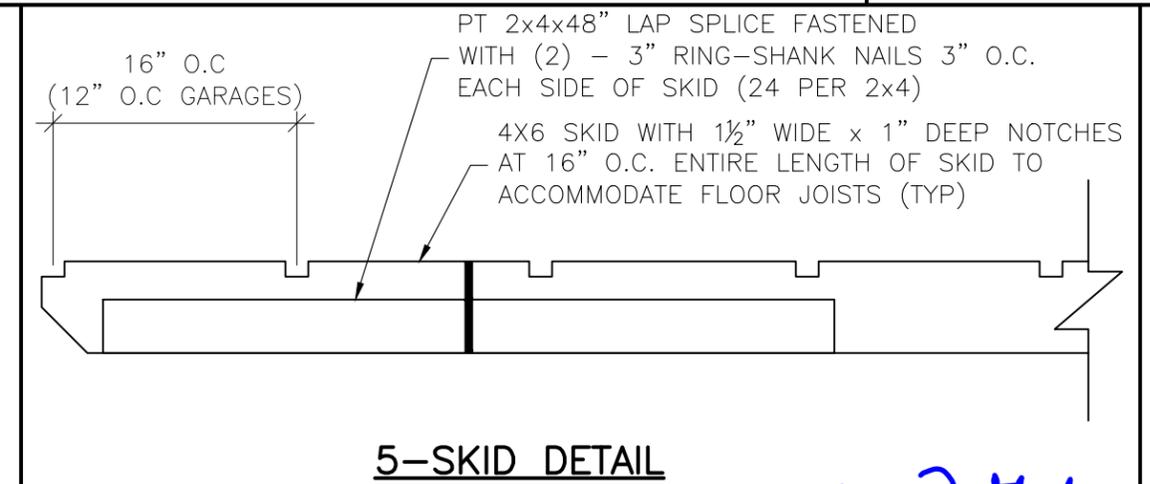
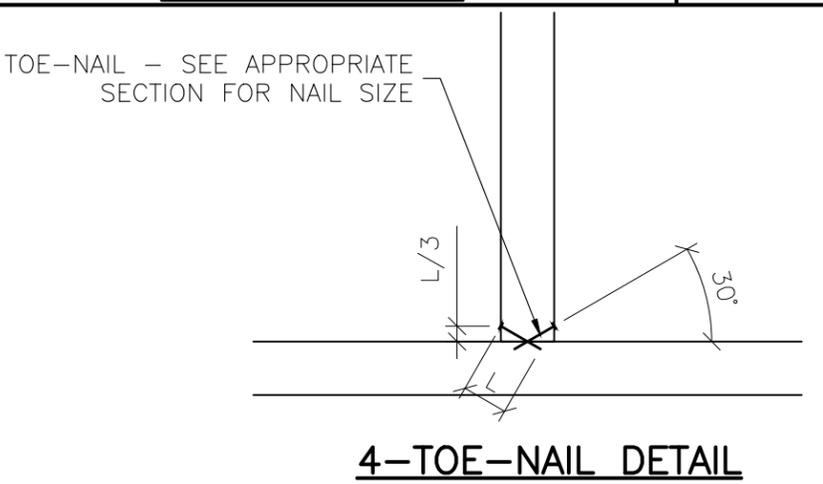
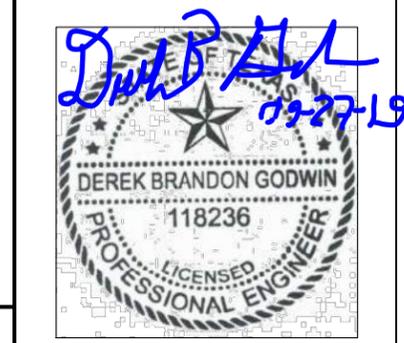
SHEET NUMBER  
**S-11-UT**  
 SCALE: 1/4"=1'-0"



1-INNER & OUTER SKID DETAIL @ EVERY JOIST

2-ENTRY DOOR ENDWALL JOIST DETAIL

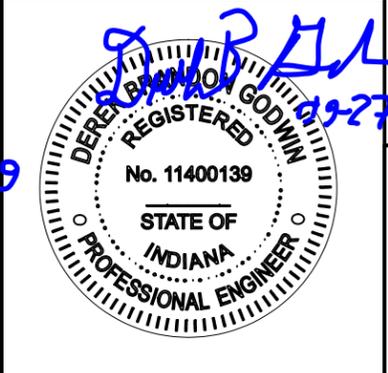
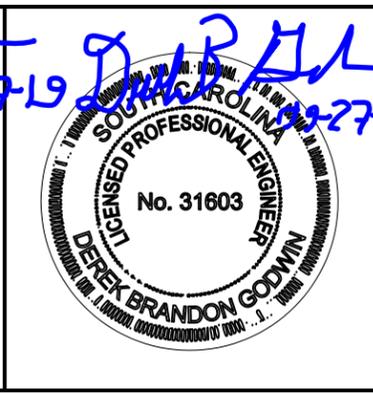
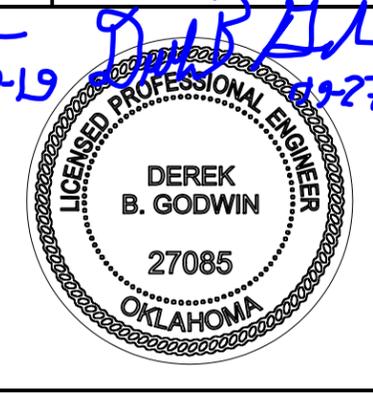
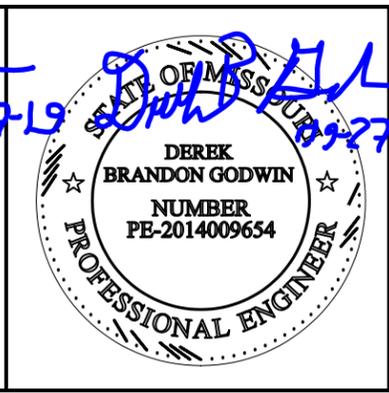
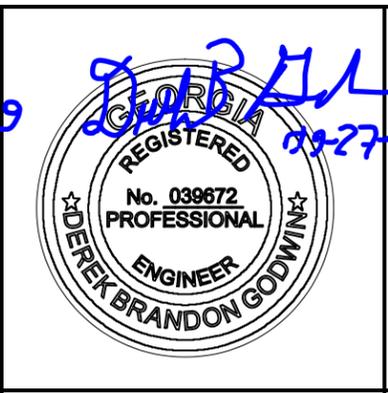
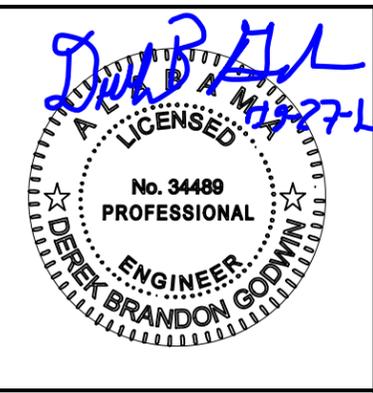
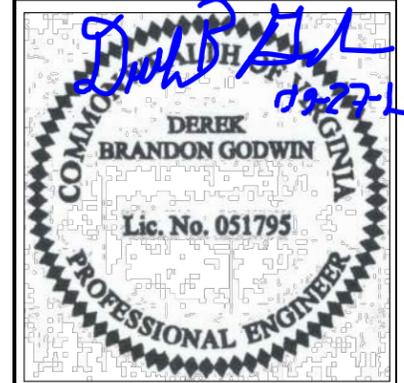
3-REAR ENDWALL JOIST DETAIL



4-TOE-NAIL DETAIL

5-SKID DETAIL

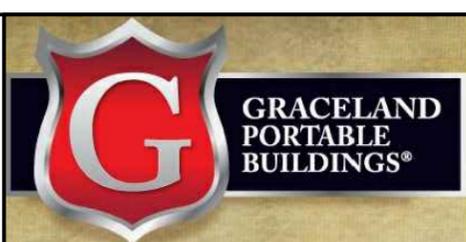
6-SOFFIT VENTS



# UTILITY (EAST)--V=150MPH--IBC 2018



RAILROAD CONSULTANTS, PLLC  
213 UPTOWN SQUARE  
MURFREESBORO, TN 37129  
PHONE: (615) 663-1142



GRACELAND PORTABLE BUILDINGS, LLC  
6807 HWY 62 WEST  
BARDWELL, KY 42023  
PHONE: (866) 574-7446

PROJECT NO:	14017
DATE:	09-27-19
DRAWN BY:	JGG
CHECKED BY:	DBG
REVISION:	0

SHEET NUMBER  
**S-12-UT**  
SCALE: 1/4"=1'-0"



**STAFF REPORT**  
**BAR Meeting**  
**July 7<sup>th</sup>, 2020**

**To:** Town of Summerville BAR  
**From:** Becca Zimmerman, Planner II  
**Date:** 7/1/2020

**GENERAL INFORMATION**

**Property Applicant:** First Baptist Church of Summerville

**Owner:** First Baptist Church of Summerville

**Requested Action:** Final Approval

**Existing Zoning/Land Use:** GR-5, Church/Commercial

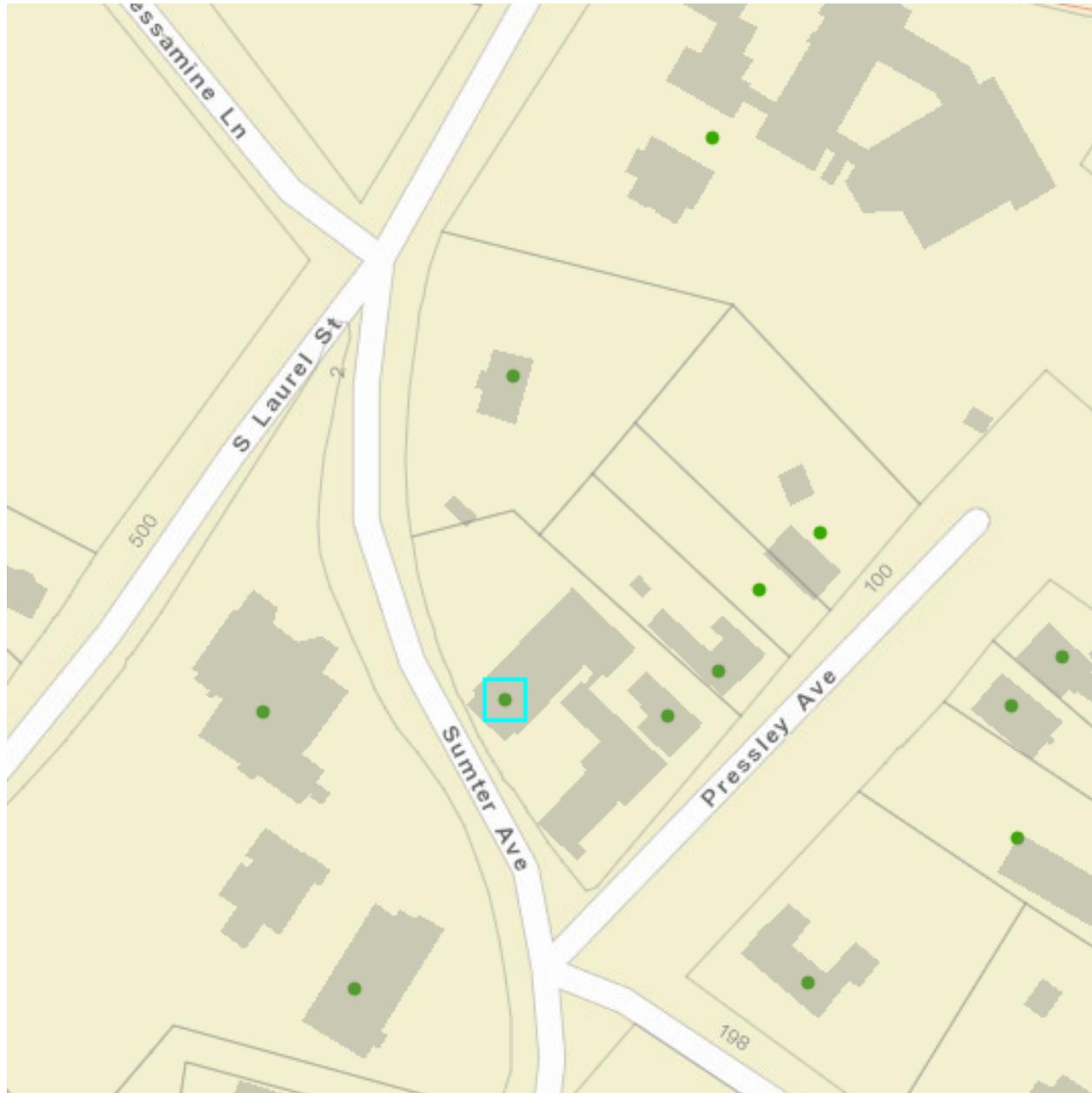
**Location:** 129 Sumter Avenue

**Building Rating:** #1, Outstanding

**Proposed Alterations:** Replacement of front doors on Sumter facing facades of Church

**Guideline Citation:** **5. Design Guidelines** – 5.15 Guidelines for Commercial Properties  
– *Doors -Guidelines 72 &73*

**Evaluation:** This project could not be approved at a Staff level due to the change in the design of the door. Per the applicant the size of the doorway opening is not changing, only the doors themselves are being replaced and changing in design/material.



## Location Information

**This property is in the Town of Summerville  
(Dorchester County)**

**This property is in the Summerville Historic  
District**

**129 SUMTER AVE**

TMS 137-10-02-002.000

First Owner CHURCH-FIRST BAPTIST OF  
SUMMERVILLE

Second  
Owner

Mapped Area 0.95

Subdivision

Zoning Classification GR-5

Zoning Description

Date Annexed 12/31/1846

Annexation Ordinance

Council District 2

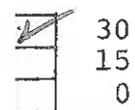
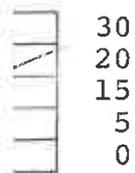
Representative Terry Jenkins

BUILDING

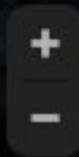
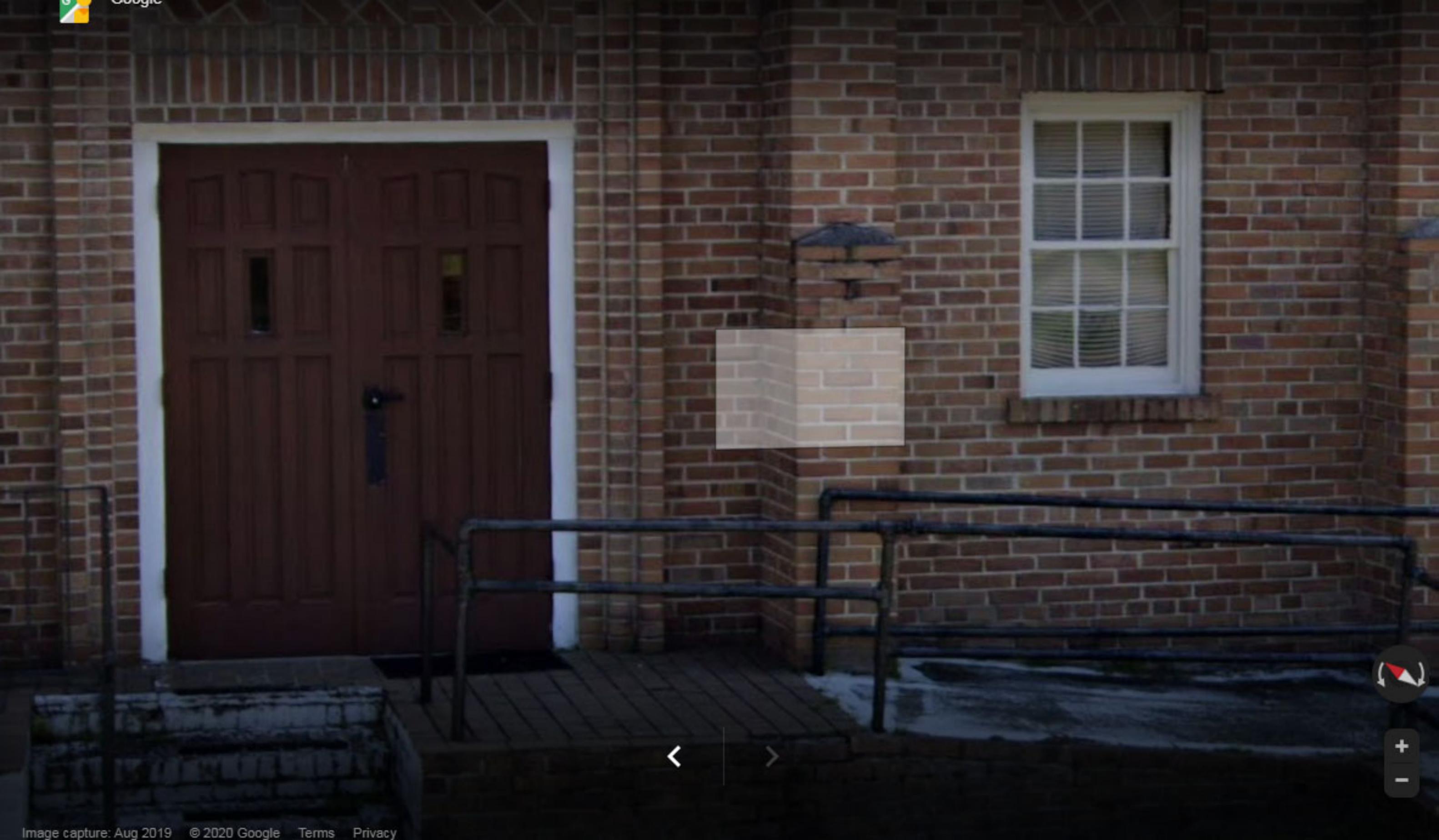
124 Pr



c. 1979



c. 1996





Google

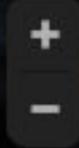
Google



Representation of proposed doors,  
glass is clear not white on new doors.



Representation of proposed doors on fellowship building,  
glass is clear not white.



EXIT





**STAFF REPORT  
BAR Meeting  
July 7<sup>th</sup>, 2020**

**To:** Town of Summerville BAR  
**From:** Becca Zimmerman, Planner II  
**Date:** 7/1/2020

**GENERAL INFORMATION**

**Property Applicant:** Webb Charpia

**Owner:** Objection Your Honor LLC

**Requested Action:** Final Approval

**Existing Zoning/Land Use:** N-MX, Commercial

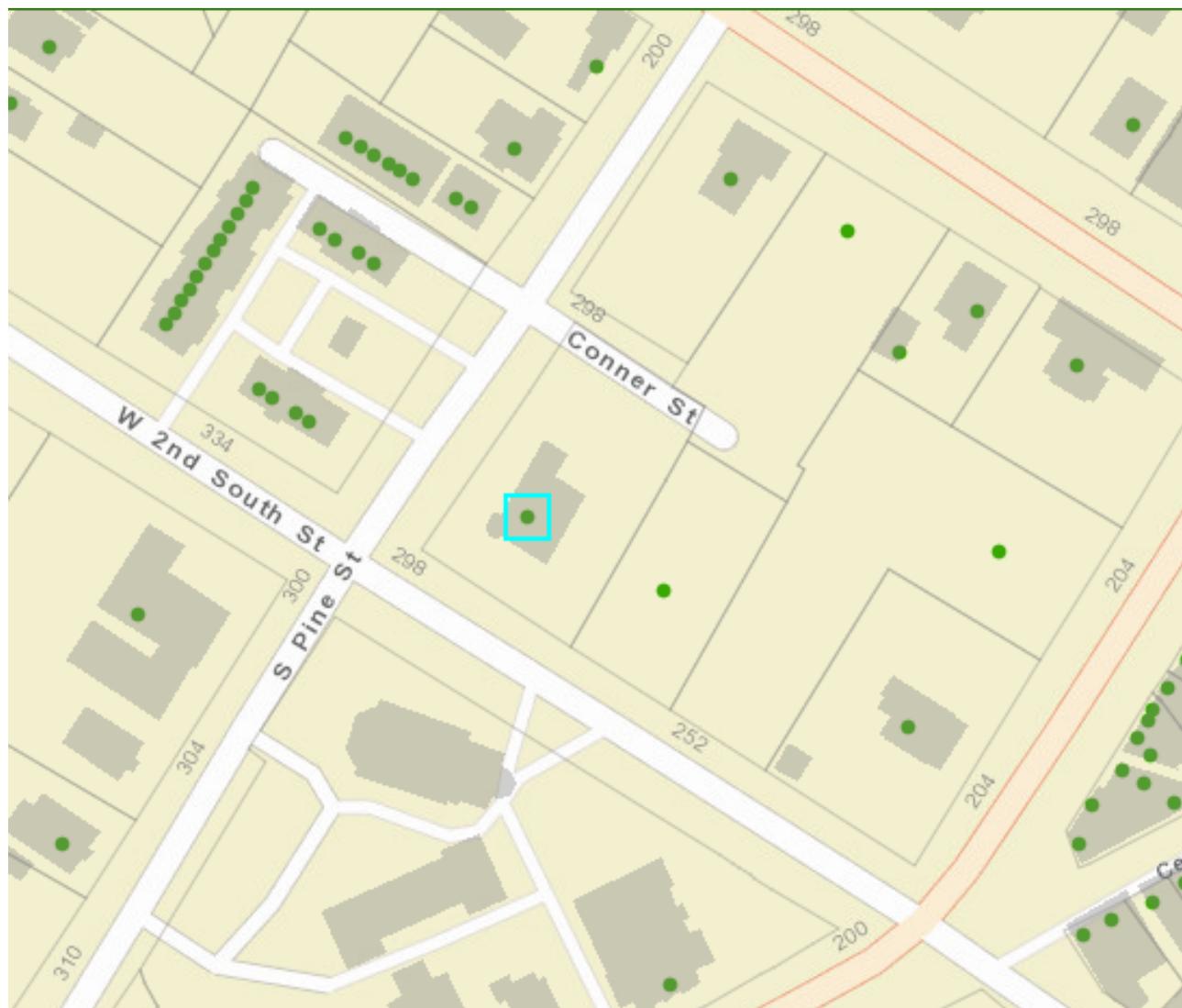
**Location:** 215 W. 2<sup>nd</sup> South Street

**Building Rating:** N/A

**Proposed Alterations:** Secondary sign on one lot for Law Firm

**Guideline Citation:** **5. Design Guidelines** – 5.15 Guidelines for Commercial Properties – *Signs & Awnings (refer to UDO Section 10.3, 10.4 and 10.10)*

**Evaluation:** Only one sign of this type is allowable per lot, however the UDO allows an exception to this regulation that is subject to the overlay district the property is within; “**B. Exceptions:** For all other requests for relief not addressed by A. above, the applicant may petition the DRB or the BAR (as applicable) to consider a waiver or exception to the rules of this chapter. Any such request shall be a waiver or exception to the standards of Sections 10.3, 10.4, and 10.5 only subject to the following: 1. The total area or maximum height for free-standing or wall signs may not be increased. 2. At no time may the opacity of any windows exceed the maximum standards.” The first sign of the same design for this property has already been approved.



## Location Information

**This property is in the Town of Summerville  
(Dorchester County)**

**This property is in the Summerville Historic  
District**

**215 W 2ND SOUTH ST**

TMS 137-07-04-009.000

First Owner OBJECTION YOUR HONOR LLC

Second Owner

Mapped Area 0.60

Subdivision

Zoning Classification N-MX

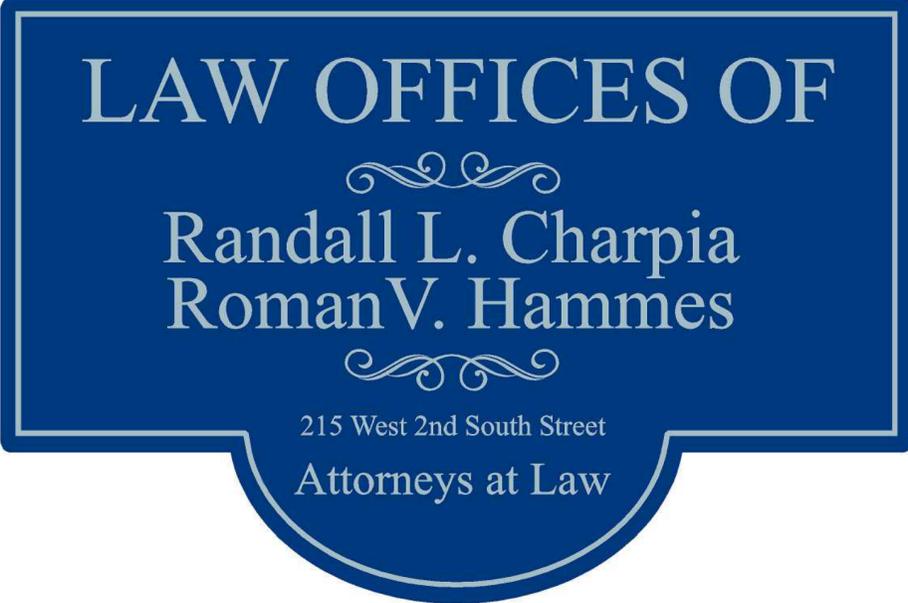
Zoning Description

Date Annexed 12/31/1846

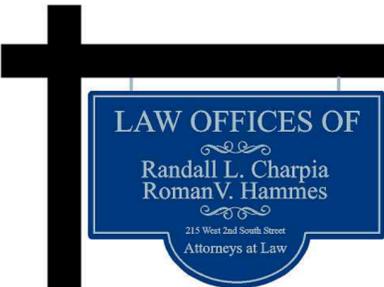
Annexation Ordinance

Council District 2

Representative Terry Jenkins



(2) Double sided routed  
 24"(h)x36"(w) 1/8" Sign Faces  
 Total sq. ft of sign face equals 6 sq. ft. per sign



*Powder Coated Black Aluminum  
 Post includes aluminum caps  
 Post 60" h x 2 3/4" x 2 1/4"  
 Arm Size 36" w x 2 3/4" x 2 1/4"  
 Total sq. ft of post and arm equals 15 sq. ft.*

2' in ground

**\*Please note that Dunning Signs is not responsible for obtaining sign permit. It is the customers responsibility to obtain sign permit as well as make arrangements for the local municipalities to locate and mark underground utilities. Most municipalities offer this as a free service**

**SUBSTRATE AND SIZE**  
 (1) 48"(h)x96"(w) 1/8" white  
 Die-bond Routed to shown shape  
 Yields (2) Double sided routed  
 24"(h)x36"(w) 1/8" Sign Faces

**Black Aluminum Sign Posts**  
**Full Color Digital Prints**

**Randall L. Charpia  
 Roman V. Hammes**

**CUSTOMER ADDRESS:**  
 Community Market  
 215 West 2nd Street  
 Summerville, SC 29483

Date: 4/8/2020  
 Scale: As shown  
 Designer: Carey Dunning  
 carey@dunningsigns.net



5 Stutz Court, Charleston, SC 29414  
**843-469-6262**

2  
1  
5



CHARPIA  
&  
HAMMES  
— LAW FIRM —

(843) 261-7026

[charpialaw.com](http://charpialaw.com)

