Town of Hilton Head Island
Regular Design Review Board Meeting

Tuesday, February 24, 2015
1:15 p.m. – Benjamin M. Racusin Council Chambers

AGENDA

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

1. **Call to Order**
2. **Roll Call**
3. **Freedom of Information Act Compliance**
   Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
4. **Approval of Agenda**
5. **Approval of Minutes –** Meeting of February 10, 2015
6. **Staff Report**
7. **Board Business**
8. **Old Business**
9. **Unfinished Business**
10. **New Business**
    A. **New Development – Final**
       1) DRB-000144-2015 – Adventure Inn
    B. New Development – Conceptual
       1) DRB-000290-2015 – The Bayshore on Hilton Head Island
       2) DRB-000150-2015 – Golf Academy
    C. **Alteration/Addition**
       1) DRB-000302-2015 – Sea Turtle Marketplace (SteinMart)
       2) DRB-000311-2015 – Fidelity Building
11. **Appearance by Citizens**
12. **Adjournment**

Please note that a quorum of Town Council may result if four (4) or more of Town Council members attend this meeting.

Town of Hilton Head Island
Design Review Board **DRAFT**
Minutes of the Tuesday, February 10, 2015 Meeting
1:15p.m. – Benjamin M. Racusin Council Chambers

Board Members Present:	Chairman Scott Sodemann, Vice Chairman Jake Gartner, Ron Hoffman, Dale Strecker, Kyle Theodore and Brian Witmer
Board Members Absent:	Galen Smith
Town Council Present:	Tom Lennox and John McCann
Town Staff Present:	Jennifer Ray, Urban Designer Richard Spruce, Floodplain Administrator Anne Cyran, Senior Planner Kathleen Carlin, Administrative Assistant

1. Call to Order
Chairman Sodemann called the meeting to order at 1:15p.m.

2. Roll Call

3. Freedom of Information Act Compliance

4. Approval of the Agenda
The Board **approved** the agenda as submitted by general consent.

5. Approval of the Minutes
The Board **approved** the minutes of the January 27, 2015 meeting as submitted by general consent.

6. Staff Report
None

7. Board Business
None

8. Old Business
None

9. Unfinished Business
None

10. New Business

A. New Development – Final

1) Popeye's Louisiana Kitchen - DRB-000065-2015

Ms. Ray introduced the application and stated its location, 15 Park Lane. The

applicant proposes to redevelopment the site into a new restaurant with a drive-through window.

The applicant received Conceptual approval from the DRB on January 13, 2015 with the following conditions: (1) the roofing be simplified with less roof forms and consistent slopes; (2) the scale and height of the building be reduced, if possible; (3) the canopy at the drive through window be modified; (4) study the color selections to make them more nature blending; (5) maximize the distance and provide buffer between paving and the two live oak trees on site; (6) provide additional landscaping between the building and the paving, if possible; (7) provide more detailed planting information; (8) relocate the bike racks; (9) smooth the edges of the pavement; and (10) modify the roof overhangs.

Ms. Ray presented an in-depth overhead review of the Final application including a review of the site plan, the elevations, and the proposed colors. Based on the Board's previous comments, some changes have been made to the site plan.

The revised site plan shows the 2,700 sq. ft. restaurant with access from Park Lane. The entrance to the restaurant is closest to where you come off of Highway 278. The employee parking is located at the first access to the property. Additional parking is located on both sides of the building. The dumpster is located to be further away from the building's entrances and provides access for the service vehicles to come in and leave without having to circulate more around the building.

The connection from the pathway along Highway 278 is relocated closer to the building and the cross walks providing access to the bike parking have been moved closer to the entrance.

The parking lot edges have been softened and some of the corners have been rounded. Pervious pavers have been added at the bike racks as well as along a section of the drive aisle closest to the canopy of the 32" live oak tree. Pervious pavers have also been added for two spaces that are located under the canopy of the 24" live oak tree.

The applicant has also modified the paving by eliminating the walkway in front of the building because the cross access is no longer needed. The walkway has been pulled further away to protect the root system of the live oak tree. Ms. Ray provided a cut sheet of the proposed paver. The color is consistent with the colors of pavers found on the island.

Ms. Ray presented details regarding the location of the new electrical vehicle charging station. The charging station is a new requirement of the LMO for new development.

Ms. Ray stated that the landscape plan was finalized with some minor adjustments. The applicant has added areas for landscaping to the rear of the restaurant to soften the area. Shrubs were removed from under the canopies of the large live oak trees and sabal palm trees have been added, per the Board's request. Ground cover and seasonal annuals are used at the entrances and around the signs. The remainder of the landscaping under shrubs, overstory and understory trees are evergreen in nature and screen some of the undesirable areas such as the dumpster and rear service area. The landscaping also provides a park like setting for the restaurant. Staff recommended that the applicant consider adding one or two shade trees to the parking islands at the employee parking area.

Ms. Ray stated that the restaurant design started as a prototype Popeye's Restaurant and has been modified to meet the Hilton Head Island Design Guide. The applicant

has made additional changes based on the Board's comments. The roof slopes have been standardized to a 6 and 12 pitch and overhangs were increased at the eaves. Decorative brackets were added at the balcony and an accent band was added at the rear screen wall.

The applicant has provided some wall sections that indicate the standing seam metal roof, efface, and the brick wainscot. Detail was also provided for the awning. At the last meeting the Board commented that the steel frame in the window awning should not be visible. More detail on the steel frame has been provided; however, the Board's condition for this element has not been met. Ms. Ray presented details regarding the proposed bracket for the canopy for the drive through window. Staff recommends that the bracket be increased in order to be more proportional to the window. Chairman Sodemann stated that this is most likely a scale issue on the drawing.

The applicant has proposed additional detail for the screen wall and the service area behind the building as well as the dumpster screen. The proposed colors and materials are consistent with the building.

Ms. Ray reviewed the locations of light fixtures including the light fixtures located under the awnings and above the awnings. All lighting levels will be evaluated during the Development Plan Review process to make sure that they meet the required minimum/maximum/average levels per the requirements of the LMO. Staff recommends that the lighting be restudied and that the applicant limit the type, the amount, the number, and the color of fixtures. The lighting plan should be redesigned as a cohesive package to be consistent with LMO requirements and the Design Guide.

Ms. Ray reviewed the color elevations. At the last meeting the Board recommended that the applicant restudy the color palette to make the colors more nature blending. Ms. Ray distributed hard samples of the color palette to the Board for their review. Ms. Ray stated that these colors are the same as the colors previously reviewed by the Board. The applicant has stated that they do not wish to consider an additional color change because they believe the color scheme fits within the island and specifically fits within the Park Lane neighborhood.

Staff recommended approval of the Final application with the following conditions: (1) the lighting plan should be restudied and resubmitted as a cohesive plan that includes a limited type as well as the color of fixtures; (2) the applicant should confirm the true scale of the brackets to make sure they are acceptable for the drive through window; (3) consideration should be given to moving some of the shade trees within the site to be located in the parking lot islands at the employee parking area. At the completion of the staff's presentation, Chairman Sodemann requested that the applicants make their presentation.

Mr. Guy Payne, architect, and Mr. Alan Jackson, landscape architect, presented statements in support of the application. The applicants presented comments regarding the true scale of the bracket, the paint colors, and the number and types of light fixtures.

The Board complimented the applicants on the modifications made to the project since the previous review including improvements to the landscaping and the roof forms and slopes. The Board presented comments in concern of the discrepancies between the elevations and the color schedule. The Board discussed the accent band just above the brick. The applicant confirmed that "Rustic Brick" is the correct color for this element. The Board discussed the framing for the awning above the drive through

window. The Board also discussed details regarding the balcony.

The Board then discussed the roof forms and scale of the shutters. A larger trim on the shutters may be helpful. The Board discussed the aluminum rail and color of the gate. The Board agreed with limiting the number and the types of fixtures including the finishes. Fixture consistency will be important to the project.

The Board discussed the colors for the building. The Board stated concern with the green building color because it seems a little too intense. The green color should be toned down a bit. The Board recommended that a darker green, such as Hunter Green, be used. Some banding or breaking up of the "Manila" building color would also be helpful.

The Board also presented statements regarding the landscape plan. The Board stated their appreciation to the applicant for their efforts to preserve the root system of the live oak tree. The Board recommended some additional low landscaping be placed between the curb and the building to help shield some of the paving and curb.

The Board agreed that placing one or two shade trees in the parking lot islands is a good idea. A couple of 4" caliper trees is recommended in the employee parking area.

The Board stated concern with the visibility of the metal structure beneath the awnings. A metal end panel to cover the ends of the structure is recommended. The applicant agreed to provide the end panel. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Ms. Theodore made a **motion** to **approve** DRB-000065-2015 with the following conditions: (1) a darker green than "Rain Forest Foliage" shall be used; (2) details regarding the drive through canopy shall be resubmitted along with the sign package application; (3) the hand rail shall be metal instead of wood; (4) the lighting package shall be restudied for needed consistency with the LMO and the Design Guide; (5) two shade trees in the 4" caliper range shall be added in the location of the employee parking; (6) the awning detail shall be amended to add end caps. These conditions are to be approved by staff. Vice Chairman Gartner **seconded** the motion and the motion **passed** with a vote of 6-0-0.

(Ms. Theodore recused herself from review of the following application, DRB-000100-2015, based on a professional conflict of interest. A Conflict of Interest Form was completed and signed by Ms. Theodore and attached to the record.)

B. Alteration/Addition

1) <u>SCTC Building 140 (old #103)</u> - DRB-000100-2015

Ms. Ray introduced the application and stated its location within Shelter Cove Towne Centre. Ms. Ray presented an in depth overhead review of the application including the vicinity plan and the revised site plan. Building 104 is the fourth and final building in the quad located between Highway 278 and the remainder of the shops shown on the plan. The applicant proposes changes in the building to "better respond to site conditions and more closely meet the intent of the Design Guide."

Ms. Ray reviewed several photos of the existing site including the building under construction. This building was sited based on the location of power lines and the required easement. Ms. Ray stated that the proposed site plan shows a 4,800 sq. ft.

building with outdoor seating on both sides of the building. Ms. Ray identified the locations of the outdoor seating. Staff presented comments regarding the need for landscaping to separate the outdoor dining areas and to help soften the building. An updated landscape plan should be submitted for review and approval.

Ms. Ray presented a brief review of the original proposed elevations for this building. The revised plan shows the proposed changes which include a low pitch roof with a 5 and 12 pitch slope which matches the first two buildings and allows the roof lines of that iconic corner building to be more visible from the entry drive. The applicant has also added some flat roof sections behind the sloped roof parapet to allow screening of vents and equipment if a food service tenant were to move into this building. The floor plan shows the addition of the service areas on either side of the entrance. The left would be the parking lot side closest to Belk. The right would be where the main drive comes through. The outdoor seating on either end would be oyster shell concrete with brick dividers which is consistent with other areas in Shelter Cove Towne Centre.

The elevations include materials that are consistent including a standing seam metal roof, board and batten siding, louvered aluminum panels, brick and lots of glass in the storefront. The timber trellis on either end has a brick base and wood detailing. The service yard screen is shown in the west side elevation. It is noted as an aluminum screen in keeping with previous comments by the Board on other projects within this development. The staff recommends that a wood and brick detail be considered instead of the aluminum and brick for the service area.

With regard to the proposed lighting, the staff recommends that a vertical style sconce light be used which is consistent with the rest of the area. Without having specifics on the light type or the light levels, it appears to be a lot of light fixtures for this building. Additional information on lighting should be submitted so that the specifics on light type and light levels can be evaluated.

The building colors have been changed according to the applicant's narrative to create a more sophisticated look that blends with the in place color scheme. Shelter Cove Towne Centre has a pretty extensive color palette and the proposed plan adds two additional colors to the palette. The staff believes that the proposed colors are very similar to some of the existing colors. Ms. Ray presented a hard copy sample of the proposed color "High Tea" for the siding, and "Muslin" for the trim color. The "High Tea" is one shade away from "Saw Dust", which is the building color and will also be used on the building across the way. The "Muslin" is very similar to "Pacer White" and also to the color of the Tabby stucco within. Ms. Ray stated that the materials and detailing are consistent with those in Shelter Cove Towne Centre.

Ms. Ray presented details regarding a typical wall section. Colors and materials are consistent with those already within Shelter Cove Towne Centre. The trellis section detail shows a very highly detailed trellis on either end of the building for the outdoor seating. It includes a brick base with a pre-cast concrete cap, 6 x 6 wood posts, wood beam brackets and rafters. There are clear lexan panels proposed to be on top of the

rafters over each of those trellises. Shelter Cove Towne Centre ARB has approved the proposed changes. Staff recommends approval of the application with the following conditions: (1) a revised landscape plan be submitted for review and approval; (2) the lighting plan be restudied and an alternate fixture be selected that is more in keeping with other fixtures within Shelter Cove Towne Centre; and (3) lighting levels should be evaluated to ensure that they are meeting the requirements of the LMO. Following staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Tom Parker, Lee & Parker Architects, presented statements in support of the application. The applicant plans to have large scale planter boxes placed between the columns and the café along the sidewalk for a more urban feel. When tenant plans for this building are finalized, the applicant will submit the plans for the planters.

Mr. Parker also presented comments regarding the proposed lighting and agreed with the Board that the lowest wattage available should be used. The lighting source will be concealed. The applicant would like to keep the proposed light fixture which is "Sage" in color. Mr. Parker also presented details regarding the roof pitch for this building.

The Board discussed the application and stated that they like the scale and massing of the building. The Board presented comments regarding the roof height, the roof angle, the light fixtures, and the landscaping plan. The applicant agreed with the Board's suggestion to change the aluminum gates to wood. Most Board members stated that they have no problem with the proposed "Sage" light fixture. The Board agreed with the need for low wattage lighting for this building. The Board also discussed the large scale planters and recommended that irrigation be made part of the plan. The Board also discussed the low service yard screen wall and recommended that it be increased in height to match the taller one. The Board discussed the height of the trellis and suggested that it be brought down to a more pedestrian scale. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Strecker made a **motion** to **approve** application DRB-000100-2015 with the following conditions: (1) the low service yard screen wall shall be increased in height to match the taller one; (2) an updated landscape plan shall be provided for review and approval; (3) planter boxes, or some other planting material, shall be added to the plan north of the outdoor seating area; (4) irrigation shall be provided to the planter boxes; and (5) the lowest possible wattage light fixtures shall be chosen. Mr. Hoffman **seconded** the motion and the motion **passed** with a vote of 5-0-0.

2) <u>Cedar Wells Apartments</u> - DRB-000139-2015

Ms. Ray introduced the application and stated its location of 290 Squire Pope Road. Ms. Ray presented an in-depth overhead review of the application including a site analysis, an aerial photo, and several photos of existing site conditions.

The applicant proposes improvements to this multi-family development including

upgrading site access to meet accessibility standards. Photos show existing conditions of the property which include 24 apartment units in 12 buildings plus an office/ laundry/ community building. The site plan shows access from Squire Pope Road, it includes a loop drive with parking and 13 buildings.

The proposed work includes the addition of concrete sidewalks to provide connectivity and access to each of the buildings. Access and connections are improved to the playground, the dumpster area, and the community building. One of the existing buildings will be converted into accessible units. Ramps are being added to that building. New railings will be added to the community building. Handicapped parking will be provided in front of the accessible building and three additional parking spaces are planned between Building # 3 and the dumpster.

An existing landscape plan was submitted for reference by the Board. No additional landscaping is intended by the applicant. The staff has discussed with the property owner the possibility of needing to replace some landscaping in conjunction with the siding replacement. Some of the older landscaping may be impacted and might need to be replaced. Some additional landscaping may need to be placed in other areas due to the improvements to the site.

A detailed plan of the community building shows the existing sidewalk and ramp condition. Ms. Ray reviewed the proposed ramp as related to accessibility standards and upgrades to the property.

Ms. Ray identified the location of the mail kiosk, the ramp, and the connection to the playground. Ms. Ray reviewed plans for the new steps, new porch, new front and outdoor storage on the back of the building. Ms. Ray presented details regarding the renovated building # 6 (the building with the accessible units) which will have a new ramp, steps on the side, and a new porch.

The buildings currently have vinyl siding with a black shingle roof and black shutters. The vinyl siding will be replaced with vinyl siding. The applicant plans the introduction of a shake shingle in the gable end. Ms. Ray distributed a brochure illustration for the Board's review. The color key for the proposed buildings shows three color variations: "Smoke", "Cactus", and "Sea Port". "Sea Port" reads as blue for buildings # 11, 12, 5 and the accessible unit. "Cactus" is proposed for buildings #2, #3, and the community building. The remaining four buildings are proposed to be "Smoke". Staff recommends that due to adjacencies between buildings, one color should be used for buildings 1, 2 and 3 and then one color should be used for building 4 and the Community Building.

Ms. Ray distributed the color board for the Board's review. The applicant intends to keep the existing black for the roof and the existing black for the shutters. The staff recommended that another color be selected (rather than the steel blue) for the shake color. Silver may be a better color option.

The door color on the "Cactus" building is a fairly dark green and may benefit by being replaced with "Night Owl". This color will complement the siding color and

still work with the black roof and black shutters. It will not be a high contrast color.

Ms. Ray distributed hard samples of the alternate colors for the siding and shake to the Board for their review. The applicant is proposing "Coastal Gray" composite decking for the porch which works with all three of the color schemes. The applicant proposes white for all of the handrails. While the color white is usually discouraged by the Design Guide, there is precedent on site for the white color. There is a white three-rail fence located near the entrance to the development from Squire Pope Road.

Ms. Ray reviewed details for the new handrails and explained when handrails (and what type of handrails) are required by the Building Code. If there is a ramp where the ramp surface is less than 30" high the ramp is not required to have a hand rail with pickets. Above the 30" threshold, there is a requirement for pickets. Ms. Ray reviewed the locations where the steel top rail and steel bottom rail with pickets on the inside are required. The detail switches to vinyl on the porches on the back where the storage areas are located. The staff recommends that, as long as it is allowed by code, it should be more consistent. The change between the vinyl and the steel with pickets and without the pickets should be made as consistent as possible. Ms. Ray distributed a photo of the proposed vinyl handrail for the Board's review.

Staff recommends approval of the application with the following conditions: (1) landscaping should be added at the new ramp at building # 6, the accessible unit, and at the new parking island adjacent to the dumpster; (2) any existing landscaping that is impacted during the replacement of the vinyl siding be replaced; (3) that consideration be given for switching the color of the community building to be the same palette as the adjacent building rather than the building across the street; (4) and that consideration be given for an alternate door color for the "Cactus" building. Following staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Jason Boffhem presented statements in support of the application. The applicant discussed the scope of the project. This development is a federally funded subsidized apartment community. Therefore, the funds that were available for this renovation are limited based on what the program offered. The applicant is limited in the scope of work that they can do at this property.

The applicant stated that they will replace landscaping as needed and will add landscaping in the required places as recommended by the staff. The applicant also agreed with the staff's recommendation regarding switching the color palette with building # 4. The applicant will revisit the selection of dark colors for the doors if required.

The applicant stated that they are held to certain code standards and requirements with regard to the handrails. The applicant presented additional comments regarding the types of handrails (vinyl and metal). All of the railings will be replaced.

The Board discussed the project and stated that the proposed changes are appealing overall. The Board stated that due to the large quantity of railing on the site, a light

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gray color would be a better choice than stark white. The applicant stated that new white vinyl windows are planned for the project and may conflict with a gray railing. The Board agreed with the staff's recommendations regarding the landscaping.

The Board also discussed the color of the horizontal banding and agreed that a consistent color for the banding may be a good idea. The Board presented comments in concern of the transition from pickets to pipe rail and recommended that the transition color of the picket to pipe rail match for the sake of consistency.

The Board suggested that the fascia be painted another color and that the handrails be painted a light gray for better consistency with the Design Guide. The applicant stated that due to limited funds for this project, they will need to verify that a change in fascia color is possible. Lastly, the Board discussed the three railed white vinyl fencing that runs along the street front. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Hoffman made a **motion** to **approve** application DRB-000139-2015 with the following conditions: (1) the applicant shall replace and refresh any landscaping that is disturbed by the replacement of the siding; (2) the applicant shall add landscaping by the dumpster and by the new ramp; (3) the applicant shall make every effort to minimize the white vinyl, particularly on the handrails, to reflect a light gray color, if possible; (4) the fascia shall not be white but should be a color consistent with the siding on the individual buildings; (5) the color of the band board shall be consistent with the horizontal siding on the individual buildings; (6) all of the handrails shall be the same color and be a light gray color. Ms. Theodore **seconded** the motion and the motion **passed** with a vote of 6-0-0.

11. Appearance by Citizens
None

12. Adjournment
The meeting was adjourned at 1:45p.m.

Submitted By:	Approved By:
_____	_____
Kathleen Carlin Administrative Assistant	Scott Sodemann Chairman

DRAFT

Town of Hilton Head Island

Community Development Department
One Town Center Court
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www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY
Date Received:
Accepted by:
DRB #:
Meeting Date:

Applicant/Agent Name: Agent - Trey Griffin Company: Wood+Partners, Inc.
Mailing Address: POB 23949 City: HHI State: SC Zip: 29925
Telephone: 681-6618 Fax: 681-2319 E-mail: tgriffin@woodandpartners.com
Project Name: Adventure Inn Redevelopment Project Address: 41 South Forest Beach Dr
Parcel Number [PIN]: R 553-018-000-068B,0249, 0242,0243-0000
Zoning District: RD Overlay District(s): COR, FBO

CORRIDOR REVIEW, MAJOR
DESIGN REVIEW BOARD (DRB) SUBMITTAL REQUIREMENTS

Digital Submissions may be accepted via e-mail by calling 843-341-4757.

Project Category:

_____ Concept Approval – Proposed Development
X Final Approval – Proposed Development
_____ Alteration/Addition
_____ Sign

Submittal Requirements for *All* projects:

_____ Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

_____ Filing Fee: Concept Approval-Proposed Development $175, Final Approval – Proposed Development, Alterations/Additions $100, Signs $25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:
Concept Approval – Proposed Development

_____ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
_____ A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.
_____ A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.
_____ Context photographs of neighboring uses and architectural styles.
_____ Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
_____ Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

Final Approval – Proposed Development

X A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.

X Final site development plan meeting the requirements of Appendix D: D-6.F.

X Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.

X Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.

X A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

____ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions

____ All of the materials required for final approval of proposed development as listed above, plus the following additional materials.

____ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.

____ Photographs of existing structure.

Additional Submittal Requirements:

Signs

____ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

For freestanding signs:

____ Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.

____ Proposed landscaping plan.

For wall signs:

____ Photograph or drawing of the building depicting the proposed location of the sign.

____ Location, fixture type, and wattage of any proposed lighting.

Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

A representative for each agenda item is strongly encouraged to attend the meeting.

Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. ☐YES ☒NO

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.

SIGNATURE _____ DATE 1·27·15

Adventure Inn Redevelopment,
by Vacation Time of Hilton Head Island, Inc.

South Forest Beach Road
Hilton Head Island, SC

Final Design Review Board Project Narrative

January 27, 2015
[DRB CLARIFICATIONS NOTED AT THE CONCLUSION]

Recently, Strand Capital Group announced their acquisition of the previous Adventure Inn site for development of this new resort in Hilton Head Island, South Carolina. Announced in partnership with Hilton Grand Vacations (HGV), the distinctive new timeshare project combines the industry-leading sales, marketing and operational expertise of Hilton Grand Vacations with the established development strength of Strand Capital Group, the premier timeshare real estate development firm along the Carolina Coast.

Hilton Grand Vacations (HGV) and Strand Capital Group is proposing to redevelop the old Adventure Inn site on South Forest Beach Drive for use as a new resort facility. The tract is located adjacent to and between the Ocean Dunes Villas condos and interval occupancy units on the west, and the Hilton Head Beach Villas on the east. The site also surrounds the existing Carolina Beach Club condos. The Adventure Inn tract has previously been used as a hotel, for short term rentals, restaurant use, and as an interval occupancy development.

The original Adventure Inn building was demolished in 2008. The existing property is 7.8 acres with existing parking, and an existing swimming pool currently utilized by both the Carolina Beach Club and Ocean Dunes Villas. The site includes a series of outdoor decks (totaling +/- 3,840 sf at the pool and 1,820 sf at the concrete sundeck).

The Carolina Beach Club tract is a 0.29 acre site that includes the existing 5-story Carolina Building. The 4-story Ocean Dunes Villas and the Carolina Beach Club both utilized the existing beach access boardwalk on the Adventure Inn tract. Vehicular access to the Carolina Beach Club units is by way of a recorded relocatable access easement agreement from a shared entry drive located in part on the Ocean Dunes Villas parcel.

Strand Capital is looking to redevelop the Adventure Inn property into a signature destination resort property. The proposed buildings will consist of two six-level residential structures over screened parking that will be connected to the on-site amenities and landscaping by colonnade, trellises, and walkways overlooking a central courtyard focusing on preserved specimen oak trees on the site. The two residential structures will be constructed in two phases. The first phase will be 115,300 sf and will consist of no more than 65, 2-bedroom units. The Second Phase residential building will be 110,860 sf consist of no more than 60, 2-bedroom units for a total project of 125 2-bedroom units. Additional buildings include a 5,000 sf, two-story administration building, and a 3,000 sf Pool Bar & Grill building with associated dining terrace, restrooms/showers, and other support site amenities. The plan also proposes a central terrace with raised planters, two main pools, and a series of wood decks and boardwalks overlooking the Atlantic Ocean and providing access to the beach. The Carolina Beach Club will utilize and be provided enhanced connection to the new site amenities of this proposed resort through an existing cross easement agreement, which will result in the properties effectively functioning as one development. A new pool for the exclusive use of the Ocean Dunes Villas will be constructed on the portion of the Adventure Inn tract located between the beaches of the

Atlantic Ocean and the Ocean Dunes Villas tract. The Ocean Dunes Villas will be granted easement rights across a portion of the Adventure Inn tract for use of this new swimming pool facility and for access to the beaches of the Atlantic Ocean, again resulting in the properties effective functioning as one development. The required bicycle parking will be provided and distributed adjacent to the major entry and amenity areas throughout the site. The existing beach access will be reconstructed with distinct pathways gathering the three identified properties to the one beach access point.

The buildings are configured on the site to preserve a central green space and amenity area that will feature large preserved Oak Trees and other existing trees in the center of the site. Care has been exercised to preserve feature trees and landscaping along the right-of-way of South Forest Beach Drive, and additional landscape islands have been provided in front of the structures facing South Forest Beach Drive to enhance the arrival experience. Architectural features that include trellises, awnings, and roof brackets supporting extended roof overhangs further support the low-country character of the resort. These features will be rendered in materials such as oyster-toned brick masonry, stucco, and board & batten. These features will also maintain the contextual neutral-tone colors prevalent to the Island and will seek inspiration from cultural influences such as sweet-grass, oyster tabby, and other indigenous practices. The project will seek to embrace the attributes assigned by the following quote:

> "THE ARCHITECTURAL DESIGN AND CONSTRUCTION PHILOSOPHY IS THAT BUILDINGS SHOULD BE UNOBTRUSIVE IN FORM AND COLOR IN ORDER TO COMPLIMENT THEIR NATURAL SETTING. THE MAIN CONCERN IS THAT THE TOTAL COMMUNITY BE HOMOGENEOUS IN FEELING IN A PARK-LIKE SETTING AND FREE FROM THE DISCORDANT ARCHITECTURAL SHAPES AND COLORS WHICH VIE FOR ATTENTION AND ATTEMPT TO CREATE GREATER VISUAL IMPACT THAN A NEIGHBOR'S."
> *CHARLES FRASER*

The phase-1 residential building is to be oriented in a manner that allows for open egress corridors facing the open egress corridors of the existing Carolina Beach Club building to create a landscaped entrance court where there is currently paved parking. The Master Deed for the Carolina Beach Club condos provides for the adjustment of the common boundary line between the two parcels, which will allow for the greatest opportunity of improvement to the surroundings and arrival experience of the existing Carolina Beach Club building. If they chose to do so, the Carolina Beach Club owners may construct a new entry lobby and elevator that will provide a more accessible entry court and circulation route to the existing building. The Carolina Beach Club building will also be provided with pedestrian connections to the new site amenities. The relocated property line will be set based on code required setbacks for open egress corridors. Most of the site is sandy with elevations ranging between 9' and 13'. The proposed administration and site related amenity buildings are to be slab on grade construction, with finish floor elevations set at of 14.0' MSL.

A minimum of 184 parking spaces, which includes 25 replacement spaces for the Carolina Beach Club, along with approximately 70 bicycle parking spaces, will be provided for the project. Parking for the new facility will be distributed under the two residential structures – each hosting six floors of units over the ground level parking, and surface parking to the north along South Forest Beach Drive, to the east adjacent to the new administration/registration building, next to the location of the possible Carolina Beach Club building's new elevator and entry lobby, and also on the 0.75 acre tract located on the landward side of South Forest Beach Drive, with enhanced pedestrian access features to connect this back to the oceanfront property.

DRB – 002162-2014
DESIGN REVIEW BOARD CONDITION CLARIFICATIONS & RESPONSES:

1) *Consider the use of large scale plant material to balance the scale and mass of the building;*
    a. The proposed landscaping has been sized to create a mature appearance at the time of installation and eliminate the typical grow-in period. Foundation plantings along building edges will consist of 15 and 30 gallon evergreen material as well as layered smaller plantings to help balance the mass of the building. Live oaks and Palmettos will help reduce the scale of the buildings and create a stronger pedestrian environment without blocking ocean views from rooms.
2) *Consider shifting the east wing of the Phase II building towards the Ocean, or otherwise increasing the vegetative buffer between the building and the parking;*
    a. The landscape bed in the noted area has been enlarged and the specified plantings modified to offer a dense and lush buffer along this parking area. Further, the architectural aluminum screening has been modified to accept vertical vines to further soften the pedestrian experience in this area.
3) *Avoid the white accent colors from being too white, tone them down to a darker color;*
    a. All three primary building colors have been adjusted downward to strike a richer yet more subdued tone. The revised Materials Board and accompanying Color Sample Exhibit display the revised proposed colors.
4) *Provide more contrast between the base and the upper or middle portion of the building to help break down the scale;*
    a. All three primary building colors have been adjusted downward to strike a richer yet more subdued tone. Greater contrast has been introduced between the noted colors by taking the base to a deeper, richer tone. The revised Materials Board and accompanying Color Sample Exhibit display the revised proposed colors.
5) *Consider the shade of colors to avoid them coming off too cool.*
    a. The new colors have introduced warmer browns and a hint of tempered green to provide a rich and approachable hue of colors that are responsive to and in harmony with the surrounding landscaping. The revised Materials Board and accompanying Color Sample Exhibit display the revised proposed colors.

REALTOR®

Vacation Time of Hilton Head Island, Inc.

P.O. Box 5646, Hilton Head Island, South Carolina 29938
Phone (843) 785-5151 Fax (843) 785-7806

January 16, 2015

Jean L. Carey
104 South Severn Circle
Easley, SC 29642

Re: Redevelopment of Adventure Inn Site

Dear Ms. Carey,

This letter is a promised follow up to a conversation that I had yesterday evening with your daughter Marlee. I'm sorry to hear that you are battling the flu. I will be praying for a speedy recovery. I called regarding the concerns you expressed to Nicole Dixon, a Senior Planner with the Town of Hilton Head. As I told Marlee, in early December the Ocean Dunes Board of Directors voted unanimously in favor of an agreement with the developers of the Adventure Inn property. This agreement provides for a new pool for Ocean Dunes owners and guests, new boardwalks for access to the beach, annual contributions to a fund to maintain the common property line etc. We are confident that values will be raised for Ocean Dunes owners by an $80 million dollar investment on the adjacent property.

Vacation Time of Hilton Head Island, Inc. owns the other three units on the fourth floor of the ocean view building at Ocean Dunes and a total of seven of the sixteen units in that building. I want to assure you that we would not knowingly negotiate a sale of the Adventure Inn site that would be detrimental to our interests or any other owner's interests at Ocean Dunes. The value of the units we own in Ocean Dunes as well as our rental and property management business related to Ocean Dunes depend, at least to a certain extent, on the quality of what is developed on the property directly adjacent to Ocean Dunes. While change on the Adventure Inn property has always been inevitable and undoubtedly there will be some temporary inconvenience, we have a high comfort level with Strand Capital, the developer and Hilton Resorts Corporation, a division of Hilton Worldwide, the operator to deliver a high quality product.

I have included a copy of the site plan as Marlee requested. I understand the limitations of trying to interpret the plan without the benefit of a printed copy. I have taken the liberty of drawing in the view corridors that you will have to the ocean. Note the new pool for Ocean Dunes and the shared boardwalk to the beach. The new residential buildings are behind the same property line (running parallel to the ocean) that Ocean Dunes is behind. The pool bar will not impair your view since it is only one story high. Incidentally, one of the board members, who reviewed the plans in detail, owns the unit directly under yours.

I hope that with this additional information you will agree that Ocean Dunes owners should benefit significantly in the long term from the new development. If you have any questions please do not hesitate to call me at 843-338-6411.

Sincerely,

Michael A. Notartomaso
CEO

Cc: Gary W. Fons – Ocean Dunes Board of Directors

Encl.

SUMMARY OF AGREEMENT
Carolina Beach Club Owners' Association, Inc.

The Carolina Beach Club is a condominium regime created in 2005, within the former Adventure Inn property, currently being redeveloped as a Hilton Grand Vacations Club branded resort. Through a Declaration of Easement recorded in July of 2005, Carolina Beach Club owners have shared in driveway access, utility access and parking on the Adventure Inn property, as well as the use and enjoyment of outdoor amenities, such as pools and beach access areas.

As part of the proposed development, the Carolina Beach Club Owners' Association, Inc. entered into an agreement with the Adventure Inn property owner and developer to modify the Declaration of Easement and the boundary of the properties. The agreement, and corresponding amendment to the Declaration of Easement, preserve the shared operation nature of the two properties and allow development of enhanced amenities for both properties. The primary provisions of the agreement and amendment include:

1. The access, utility and parking easement rights were modified to cover the reconfigured driveways and parking lots to be developed. The Carolina Beach Club owners will benefit from having most of their parking spaces as covered spaces, located under a portion of the new building.

2. The property lines of the Carolina Beach Club property were relocated to accommodate the new building location and preserve trees.

3. The rights to use the outdoor amenities was preserved and modified to cover the new, expanded facilities to be built with the new project.

SUMMARY OF AGREEMENT
Ocean Dunes Villas HPR Council of Co-Owners, Inc.

The Ocean Dunes Villas is a condominium regime created in 1980, adjacent to the former Adventure Inn property, currently being redeveloped as a Hilton Grand Vacations Club branded resort ("Project"). Ocean Dunes Villas owners have shared driveway access with the Adventure Inn property through a reserved easement, as well as the use and enjoyment of outdoor amenities, such as pools and beach access areas through contractual arrangements with the previous owner of the Adventure Inn property.

As part of the proposed development, the Ocean Dunes Villas HPR Council of Co Owners, Inc. entered into an agreement with the Adventure Inn property owner and developer to provided benefits to both properties through shared responsibility over certain matters. The agreement, and corresponding Easement Agreement for Pool, Landscaping and Maintenance, preserve the shared operation nature of the two properties and allow development of enhanced amenities for the Ocean Dunes Villas owners. The primary provisions of the agreement and easement include:

1. The shared driveway access rights were modified to cover the reconfigured driveways to be developed.

2. The developer of the new Project has agreed to construct a pool facility on the Adventure Inn property, which pool shall be for the exclusive use of the Ocean Dunes Villas owners and guests. The Easement Agreement grants the easement for such pool to the Association.

3. To ensure the first class appearance of the property, the agreement and easement provide that the owner of the new Project (or the owners' association for the Project) and the Ocean Dunes Villas will each annually contribute money to a maintenance and landscaping fund. This fund will be used to maintain the exterior appearance of the Ocean Dunes Villas building and the landscaping along the shared property lines of the two resorts.

4. The agreement continues the shared use of beach access over the Adventure Inn property for both resorts, with the right to enhance the walkways and dune crossovers as part of the redevelopment.

Wood+Partners Inc.
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Land Planners

Final DRB
Materials, Lighting, and Furnishings
Adventure Inn Redevelopment

Hilton Head Island, SC

Vehicular Hardscape Materials:

Vehicular Specialty Pavement:

Whitacre Greer 4x8x23/4" Brick Pavers (Permeable and Standard)

- Old World Cobble Style
- Pattern: 45 degree Herringbone with Double Header Border
- Color Blend: 80% Mulberry, 10% Antique, 10% Red Sunset
- See plans for locations

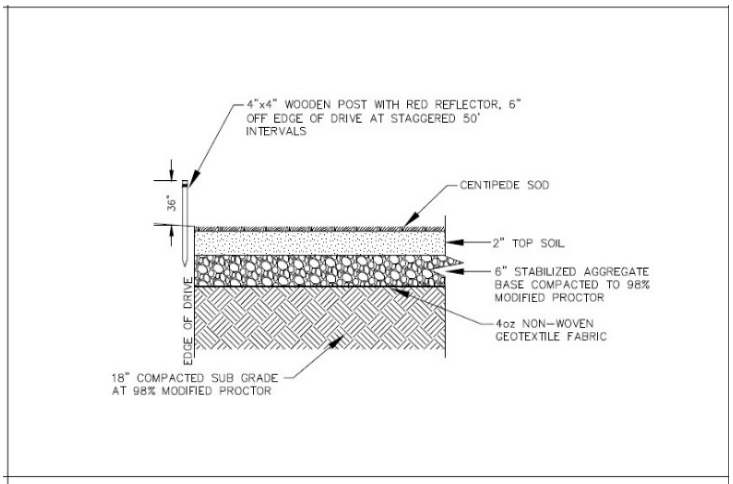
Specialty Banding between paver zones

Oyster shell concrete banding and flush curbs

Standard Asphalt wearing surface

Vehicular Hardscape Materials (Cont.):

Fire lane
Compacted aggregate sub base with turf. Where walk occurs within fire lane, walk shall be a 6" minimum reinforced Oyster Shell Concrete walk



REINFORCED GRASS FIRE LANE

Pedestrian Hardscape Materials:

Site Walks:
Oyster Shell Concrete (50:50 mix of #2 and #3 shell)
4" for pedestrian areas, min. 6" thick for Fire Lane application

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Landscape Architects
Land Planners

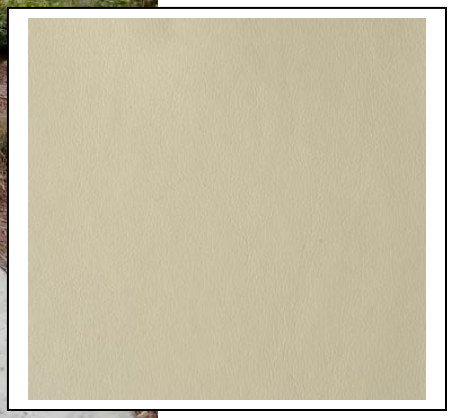
Pedestrian Hardscape Materials (Cont.):

Decorative Boardwalk Style Pavers:

- Whitacre Greer – Boardwalk Pavers (2.25x9”) Beveled-no lugs
- Color Blend: Equal Blend of Majestic, Cimmerian and Chocolate
- Pattern: staggered running bond (mimic boardwalk)

Color Concrete: Walks and Pool deck in front of Ocean Dunes

- Finish: Rock Salt
- Color: Scofield Mesa Beige



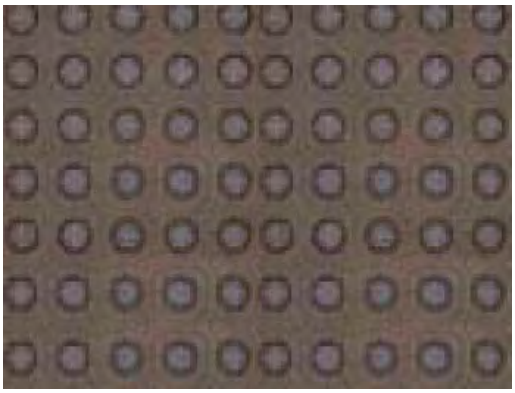
Example rock salt finish

Example mesa beige

Pedestrian Hardscape Materials (Cont.):

ADA Truncated Dome Tiles:
Step-Safe Detectable Warning Tiles

- Manufacturer: Castek, Inc./Transpo Industries, Inc.
- Individual Tile Size: 12"x12"x1/2"
- Color: Chocolate Brown



Chocolate Brown Color Sample

Banding at Pool Decks, Plank Borders and Paver Fields:
Oyster shell concrete banding – varying widths
Blend of 50% #2 and 50% #3 shells

Oyster shell concrete band example

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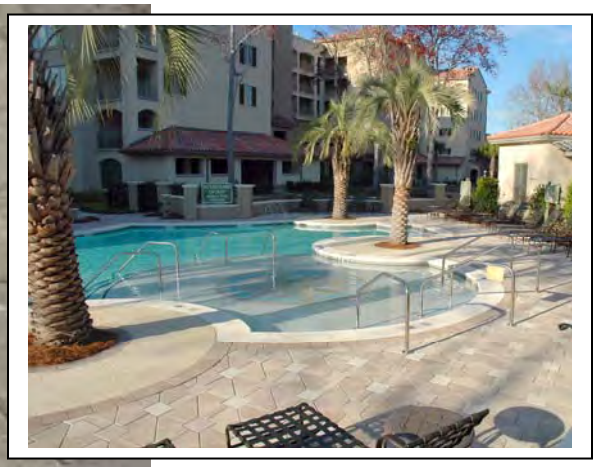
Land Planners

Pool Items and Features-
Lounge Pool and Feature Pool

Pool Deck Paving and Banding:

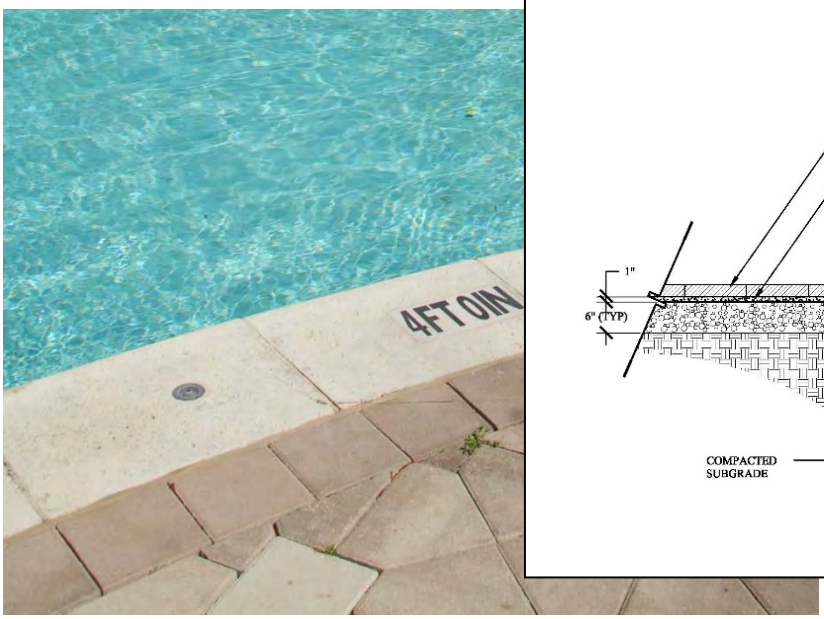
- Tremron – Concrete Pavers
- Color Blend: Sand Dune for field, taupe for squares and banding
- Pattern: Bishops Hat Pattern

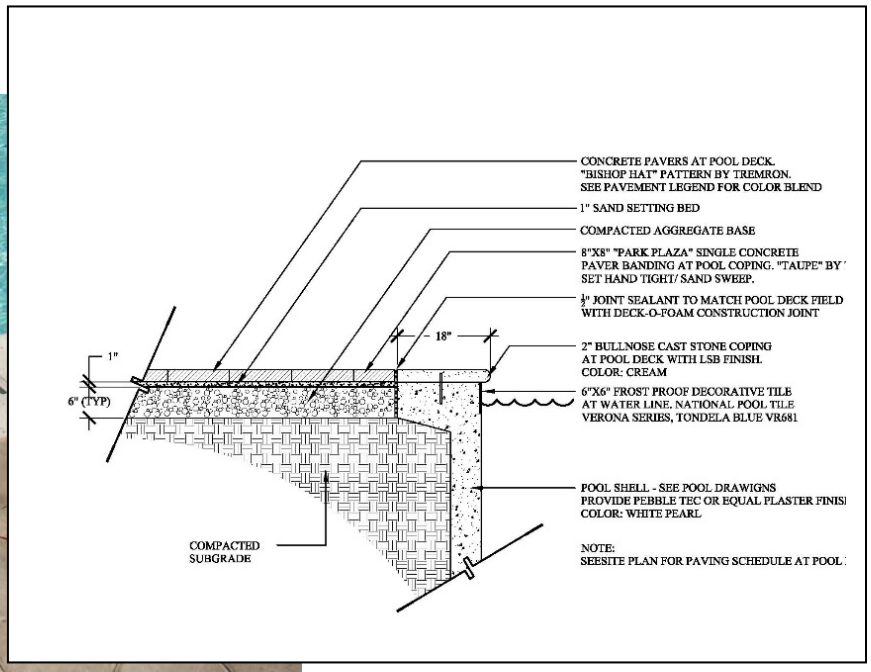


Bishop hat with Pre-Cast Coping

Pool Coping: **Feature Pool and Lounge Pool**

- 18" Width with bullnose edge
- Color Blend: Cream
- Finish: Light Sand Blast





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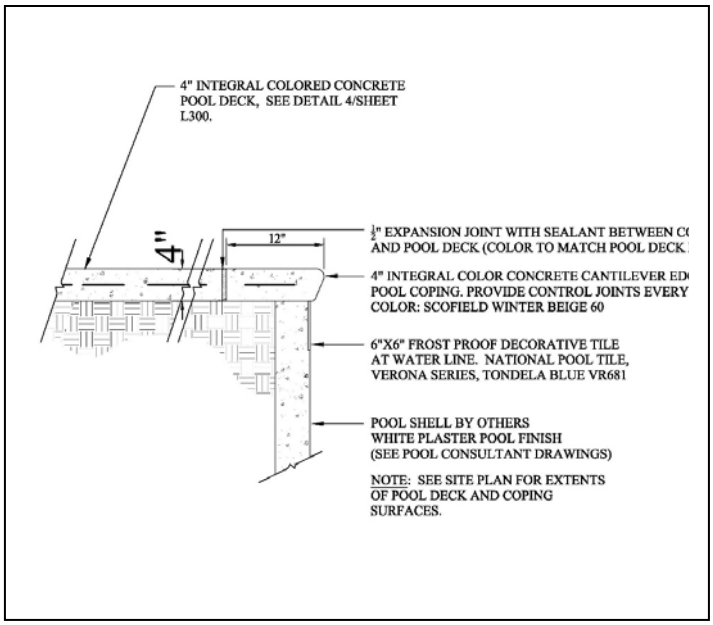
Pool Items and Features (Cont.):

Pool Coping: **Ocean Dunes Pool**

- 12” Cantilever Color Concrete Coping
- Color: Scofield Winter Beige 6063
- Finish: Light Broom Finish



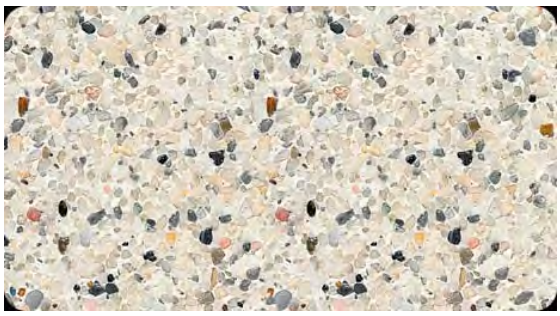
Pool Tile: **Feature Pool, Lounge Pool and Ocean Dunes Pool**

- National Pool Tile – 6”x6” Verona Series
- Frostproof Tile – VR681
- Color: Tondela Blue

Tondela Blue Tile

Pool Plaster: **Feature Pool and Lounge Pool**

- PebbleTec
- Color: White Pearl walls, Sandy Beach (Beach Entry)
- Note: standard white plaster for Ocean Dunes Pool



White pearl plaster

Sandy beach plaster

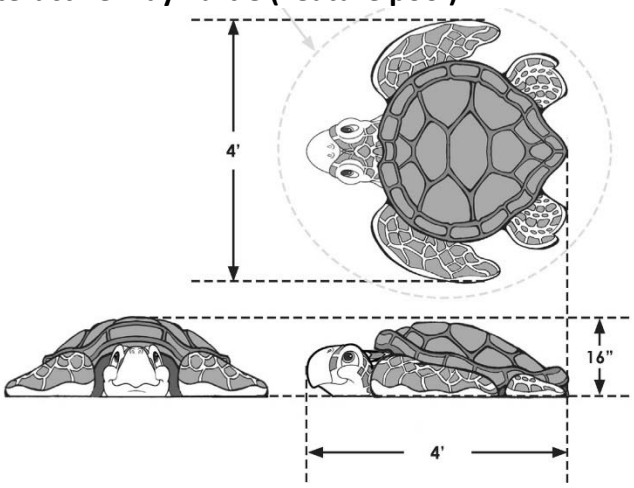
Pool Items and Features (Cont.):

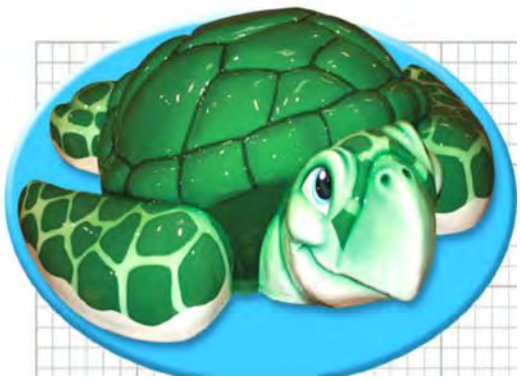
Zero Entry Geysers (feature pool):

Laminar Jets (Lounge pool):

Wall Jets (Lounge pool):

Interactive Play Turtle (Feature pool):

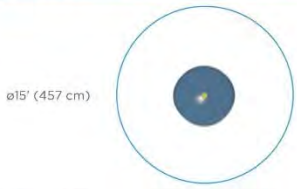




Pool items and Features (Cont.):

Water Umbrella (feature pool):

Spray Zone



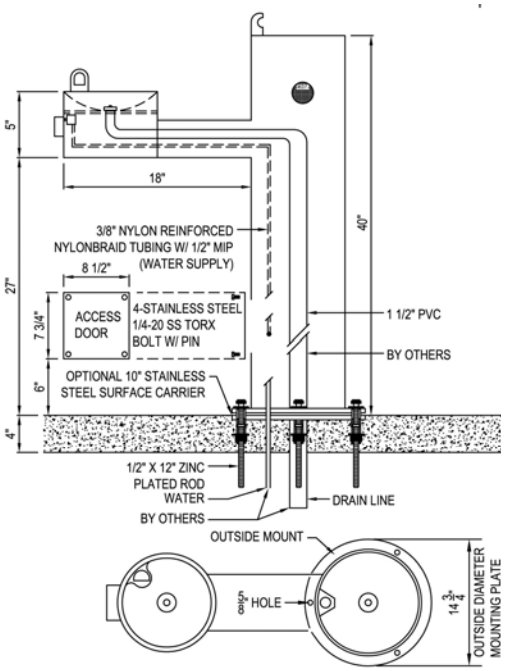
H/W/L	Pressure
120/60/60 in 305/153/153 cm	5–15 PSI 0.3–1 BAR

Flow	Smartflow
50–100 GPM 189–379 LPM	– –

Color Choices: Vortex colors or polished

Drinking Fountain (Feature Pool):

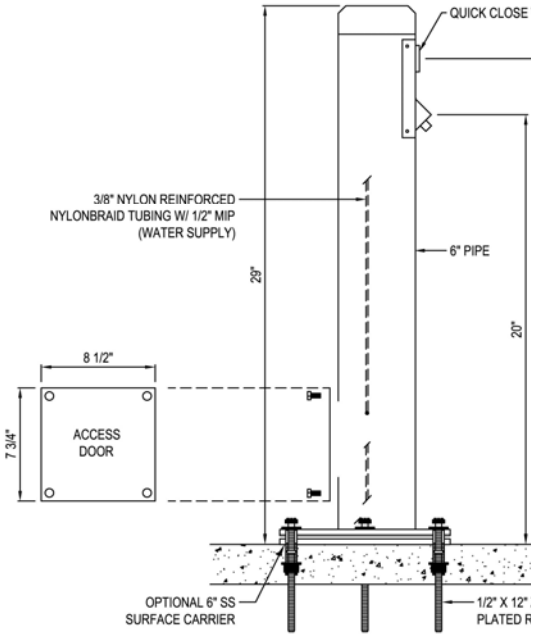
- Most Dependable Fountains
- Model#: 440 sm ss
- Color: Stainless Steel



Pool Items and Features (Cont.):

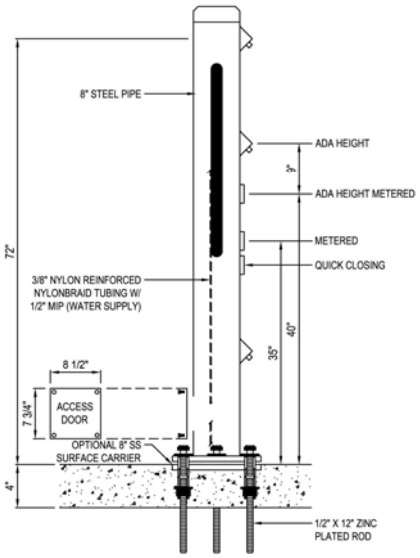
Footwash/hose Bibb:

- Most Dependable Fountains
- Model#: 525 sm SS foot tower with optional hose bibb
- Color: Stainless Steel



Pool & Beach Shower (s):

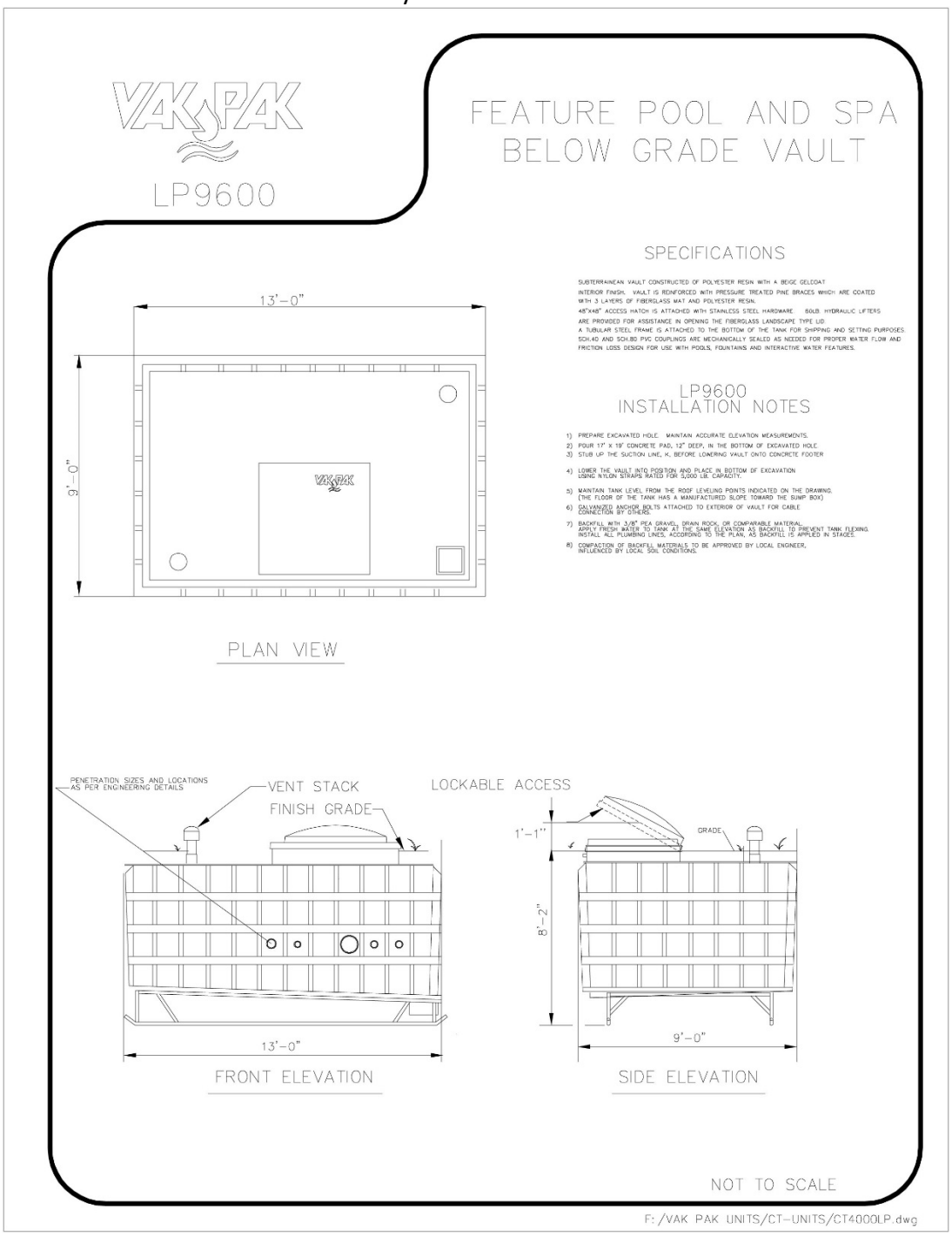
- Most Dependable Fountains
- Model#: 565 sm ss ADA Shower
- Color: stainless steel



Pool Items and Features (Cont.):

Pool Equipment Vaults (Feature and Lounge Pool):

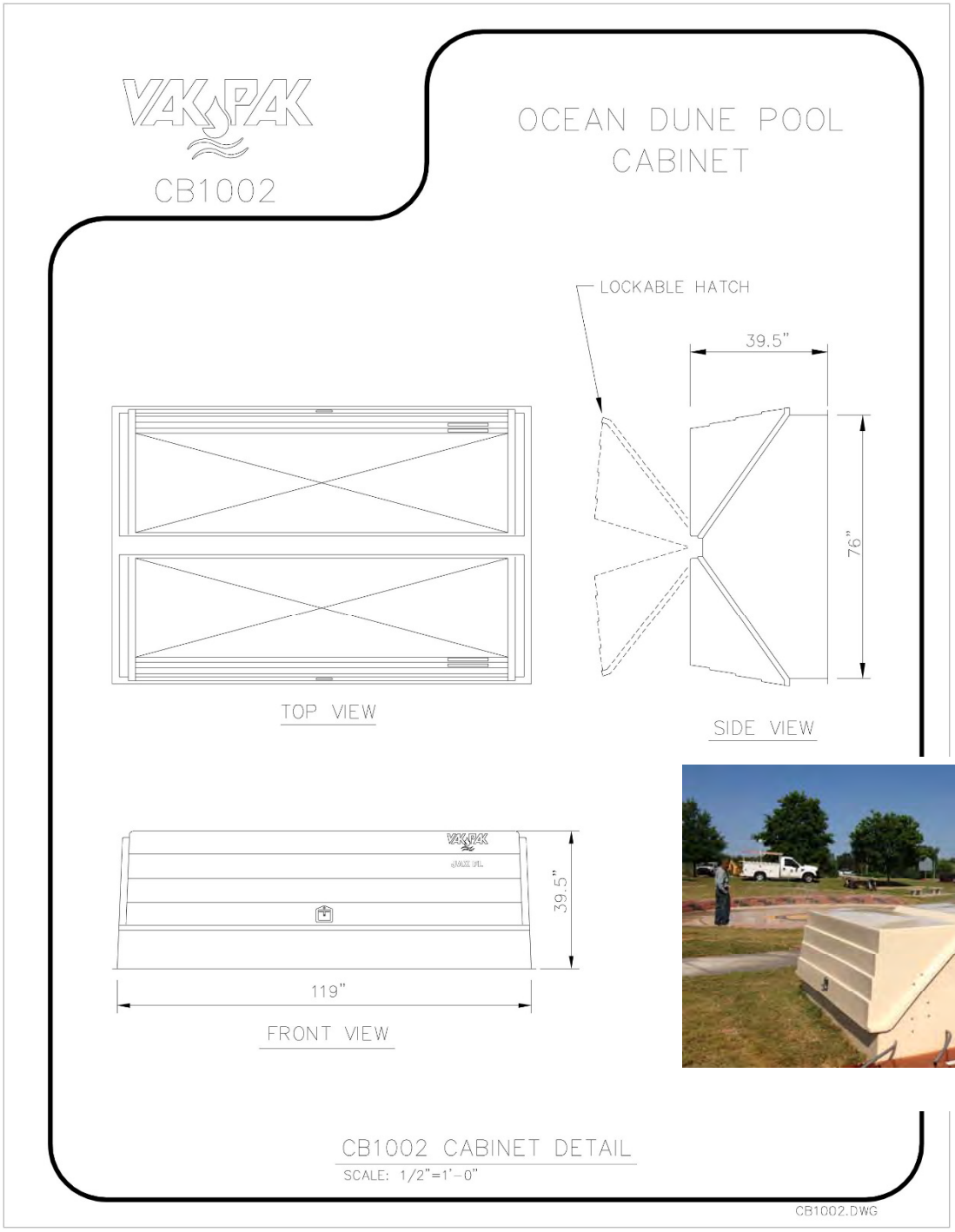
- Vak Pak
- Model#: LP9600 color: beige
- Below Grade Vault – only access hood visible



Pool Items and Features (Cont.):

Pool Equipment Vaults (Ocean Dunes Pool):

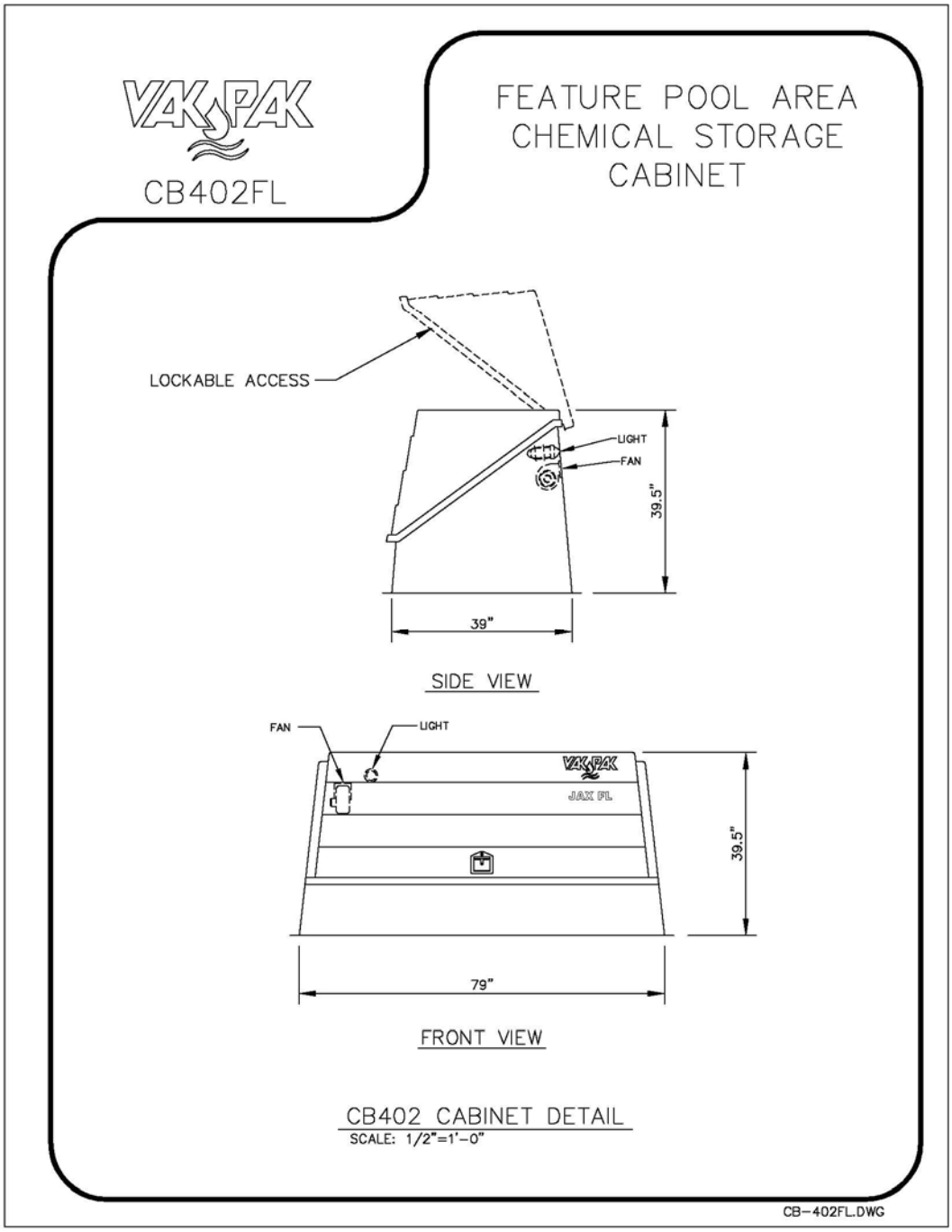
- Vak Pak
- Model#: CB1002 Color: Beige
- Equipment Cabinet



Pool items and Features (Cont.):

Chemical Storage Vaults (Feature Pool and Ocean Dunes Pool):

- Vak Pak
- Model#: CB402FL Color: Beige
- Chemical Storage Cabinet



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Site Furnishings

Bike Rack:

- Structura UTYL Bike Rack
- Finish: IPE
- Surface Mount
- 2 Bike Capacity

1	Series
UBR	UTYL Bike Rack
2	Overall Height
36	36″
3	Wood Finish
S*	See color options on finishes technical section
4	Metal Finish
****	See color options on finishes technical sheet
CSM	Custom Color
5	Special
STD	Standard
MOD	Modified

Charcoal Grills:

- Pilot Rock
- Finish: Black
- In Ground Mount

1	Series
UBR	UTYL Bike Rack
2	Overall Height
36	36″
3	Wood Finish
S*	See color options on finishes technical section
4	Metal Finish
****	See color options on finishes technical sheet
CSM	Custom Color
5	Special
STD	Standard
MOD	Modified

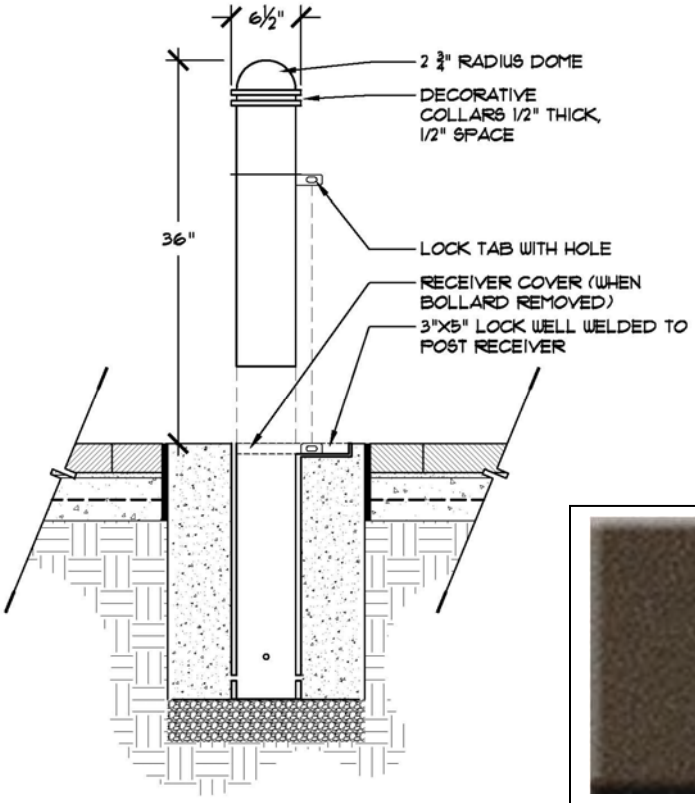
Designed by Aubrilam

Site Furnishings (Cont.):

Fixed and Removable Bollard:

Fairweather Site Furnishings Decorative Steel Bollard (Model B-3-6" Diameter)

- Color: Mineral Bronze



Mineral Bronze Finish

Fixed Charcoal Grill:

Firemagic Inground Charcoal Grill #22-sc01c-g6

- Color: Stainless Steel

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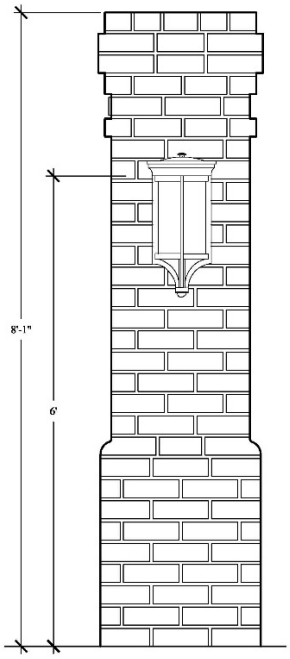
Site/Hardscape Materials:

Brick Entry Column:

- Brick Type: Hanson Brick
- Color: Cottonwood Plantation, Carolina Collection
- Modular



LANTERN ELEVATION

Brick Color – Hanson - Cottonwood plantation

Lantern:

- Feiss –
- Light Wall Lantern
- #OL7502Htbz-LED
- 14W LED
- Bronze,
- with bronze back plate

FEISS
EST. 1955

Comments:

Quantity:

OL7502HTBZ: 1 - Light Wall Lantern

Dimensions:

Width: 9 5/8"
Height: 20 1/4"
Weight: 9.35 lbs.
Extends: 11 5/8"
Mounting Proc.: Double Ca
Connection: Mounted To E

Bulbs:

1 - Medium A19 100w Max. 120v - Not included
1 - Medium T10 60w Max. 120v - Not included

Features:

- CFL Convertible. For commercial quotes, call 847.410.46

Material List:

1 Body - Aluminum - Heritage Bronze

Safety Listing:

UL Listed for Wet Locations
cUL Listed for Wet Locations

Instruction Sheets:

English (OL7502)

Collection: Merrill

UPC #:014817372427

Finish: Heritage Bronze (HTBZ)

Site/Hardscape Materials Cont:

Raised Planter Walls:

Veneer

- Brick: Hanson Brick
- Color: Cottonwood Plantation, Carolina Collection
- Modular
- Joints: Color to be Frosty, Grapevine style

Cap

- Pre-cast Cap – as detailed
- Cream - Light sand blast finish

Stucco Retaining Wall:

Veneer

- Stucco: SW 7047 Porpoise
- Finish: Fine Sand Finish

Cap

- Pre-cast Cap –as detailed
- Cream - Light sand blast finish

Columns

- Stucco
- Color: SW 7047 Porpoise

Cap

- Pre-cast as detailed, cream color with light sand blast finish

Pool Fence with Knee wall, Gates and Columns:

Wall Veneer

- Brick: Hanson Brick – Cottonwood Plantation, Carolina Collection
- Modular
- Joints: Color to be Frosty, Grapevine style

Cap

- Brick: Hanson Brick – Cottonwood Plantation, Carolina Collection
- Rowlock

Fence

- Aluminum, Powder Coat
- Color: SW 7048 Urbane Bronze

Column and Column Cap

- Brick: Hanson Brick
- Color: Cottonwood Plantation, Carolina Collection
- Modular
- Joints: Color to be Frosty, Grapevine style

Site/Hardscape Materials Cont:

Pool Equipment Screen Fence:
Wall Veneer
- Brick: Hanson Brick – Cottonwood Plantation, Carolina Collection
- Modular,
- Joints: Color to be Frosty, Grapevine style

Cap
- Brick: Hanson Brick – Cottonwood Plantation, Carolina Collection
- Rowlock

Fence (Cap, Screen Louvers, Trim, Posts)
- Stain, Color: SW 7029 Agreeable Gray

Pool Trellis:
Brick Columns
- Brick: Hanson Brick
- Color: Cottonwood Plantation, Carolina Collection, Modular
- Joints: Color to be Frosty, Grapevine style

Wood Members
- Stain , Color: SW7046 Anonymous

Column Sconce
- Feiss light wall lantern to match large entry columns

Beachside Swing Trellis:
Wood Members
- Stain
- Color: SW7029 Agreeable Gray

Bench
- Wabash Valley Manufacturing, Inc.
- #sp300s 4' swing with slats
- Bronze

Boardwalks:
Decking, kickrails, railings, benches
- IPE
- Color: Sealant

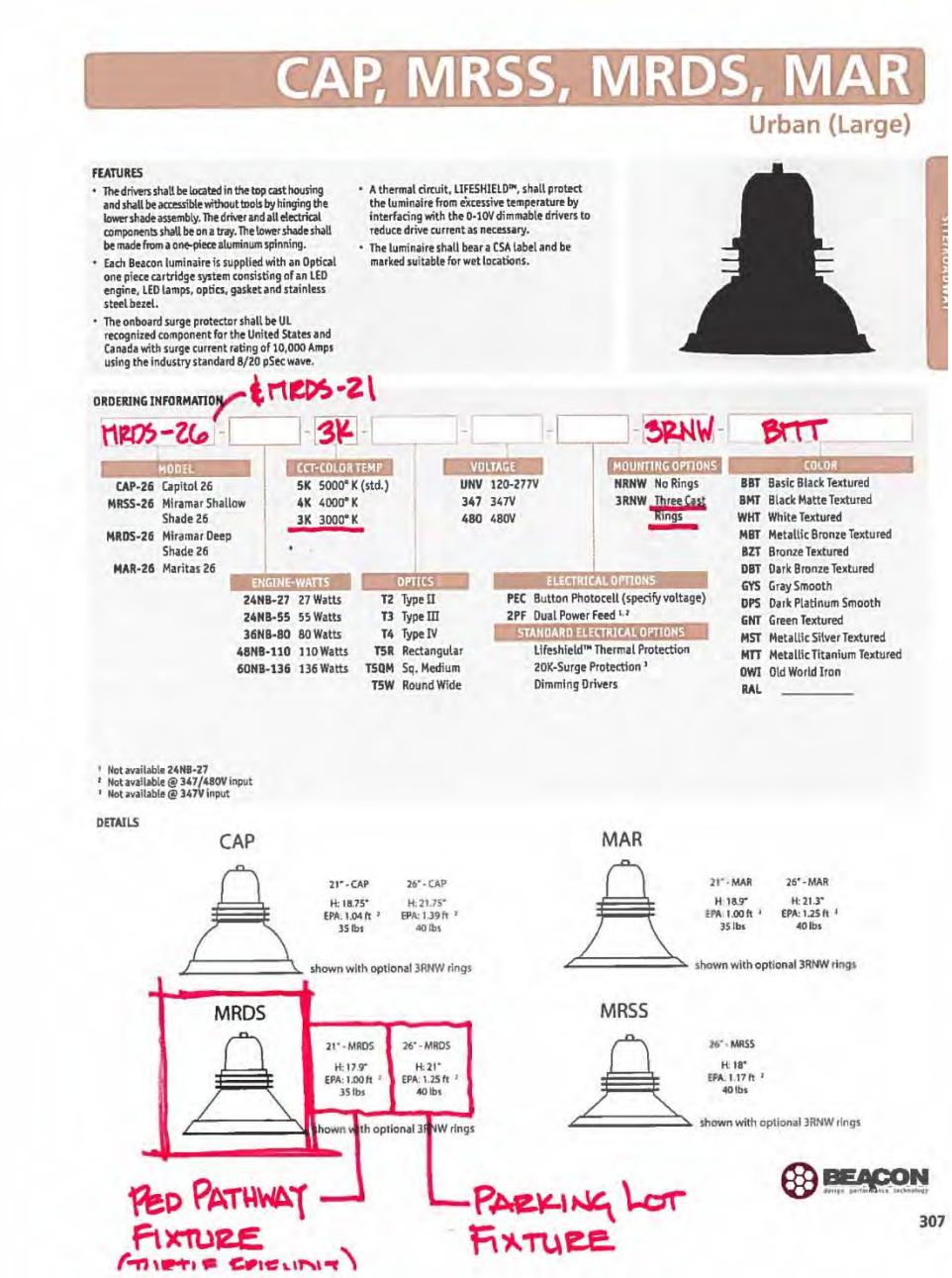
Framing
- PT or Marine grade SYP - natural

Site Lighting:

Parking Lot Area Light and Pedestrian Area Light:

Beacon Lighting

- Model: Urban Series, #MRDS-26-3k (Parking), #MRDS-21-3k (Pedestrian)
- Lamp: LED- 3000k, Color: Bronze Textured
- Mounting Bracket: Strut Arm for Parking; Railroad Strap for Pedestrian
- Pole (Parking): 20' Mounting Ht. on 5"dia Decorative pole and base, Bronze Textured
- Pole (Pedestrian): 12' Mounting Ht. on 4"dia Decorative pole and base, Bronze Textured



CAP, MRSS, MRDS, MAR

Urban (Large)

FEATURES

- The drivers shall be located in the top cast housing and shall be accessible without tools by hinging the lower shade assembly. The driver and all electrical components shall be on a tray. The lower shade shall be made from a one-piece aluminum spinning.
- Each Beacon luminaire is supplied with an Optical one piece cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- The onboard surge protector shall be UL recognized component for the United States and Canada with surge current rating of 10,000 Amps using the industry standard 8/20 pSec wave.
- A thermal circuit, LIFESHIELD™, shall protect the luminaire from excessive temperature by interfacing with the 0-10V dimmable drivers to reduce drive current as necessary.
- The luminaire shall bear a CSA label and be marked suitable for wet locations.

ORDERING INFORMATION & MRDS-21

MRDS-26 - [ ] - 3K - [ ] - [ ] - [ ] - 3RNW - BTT

MODEL	CCT-COLOR TEMP	VOLTAGE	MOUNTING OPTIONS	COLOR
CAP-26 Capitol 26	5K 5000° K (std.)	UNV 120-277V	NRNW No Rings	BBT Basic Black Textured
MRSS-26 Miramar Shallow Shade 26	4K 4000° K	347 347V	3RNW Three Cast Rings	BMT Black Matte Textured
MRDS-26 Miramar Deep Shade 26	3K 3000° K	480 480V		WHT White Textured
MAR-26 Maritas 26				MBT Metallic Bronze Textured
				BZT Bronze Textured
				DBT Dark Bronze Textured
				GYS Gray Smooth
				DPS Dark Platinum Smooth
				GNT Green Textured
				MST Metallic Silver Textured
				MTT Metallic Titanium Textured
				OWI Old World Iron
				RAL _____

ENGINE-WATTS	OPTICS	ELECTRICAL OPTIONS
24NB-27 27 Watts	T2 Type II	PEC Button Photocell (specify voltage)
24NB-55 55 Watts	T3 Type III	2PF Dual Power Feed [1,2]
36NB-80 80 Watts	T4 Type IV	**STANDARD ELECTRICAL OPTIONS**
48NB-110 110 Watts	T5R Rectangular	Lifeshield™ Thermal Protection
60NB-136 136 Watts	T5QM Sq. Medium	20K-Surge Protection [3]
	T5W Round Wide	Dimming Drivers

[1] Not available 24NB-27
[2] Not available @ 347/480V input
[3] Not available @ 347V input

DETAILS

CAP

21" - CAP: H: 18.75", EPA: 1.04 ft², 35 lbs
26" - CAP: H: 21.75", EPA: 1.39 ft², 40 lbs
shown with optional 3RNW rings

MAR

21" - MAR: H: 18.9", EPA: 1.00 ft², 35 lbs
26" - MAR: H: 21.3", EPA: 1.25 ft², 40 lbs
shown with optional 3RNW rings

MRDS

21" - MRDS: H: 17.9", EPA: 1.00 ft², 35 lbs
26" - MRDS: H: 21", EPA: 1.25 ft², 40 lbs
shown with optional 3RNW rings

MRSS

26" - MRSS: H: 18", EPA: 1.17 ft², 40 lbs
shown with optional 3RNW rings

BEACON

307

PED PATHWAY FIXTURE (TURTLE FRIENDLY)

PARKING LOT FIXTURE

20' Parking Lot with strut arm

12' Pedestrian Area with Railroad Strap

Site Lighting Continued:

Bollard Lighting:

- Beachside Lighting MB7 Bollard
- Finish: Natural
- Ground Mounted

MB7

The MB7 is a classic-style bollard for concrete installation. MB-series bollards set the standard for durable, corrosion-resistant walkway lighting. The lamp is protected by a threaded glass lens. An internal brass collar with stainless steel mounting hardware helps ensure stability.

Wildlife Lighting Certification Number 2010-012

Construction Cast brass shade and louver assembly. 4" diameter brass tube x 0.090" wall thickness. (10.2 cm x 2.3 mm)

Mounting Concrete-mounted fixture uses 3/8" stainless steel anchor bolts through an internal brass mounting collar. Stainless steel hex nuts and washers below collar allow for levelling.

Lens Vapor-proof, tempered glass with threaded fitter.

Shaft Height
__ 4 4" [10 cm]
__ 12 12" [30 cm]
__ 28 28" [71 cm] Standard

Voltage / Lamp Options

12V MR16 LED • GU5.3 • Remote transformer required
Cree chipset __ 5W-A 5 Watt Amber (1500K)

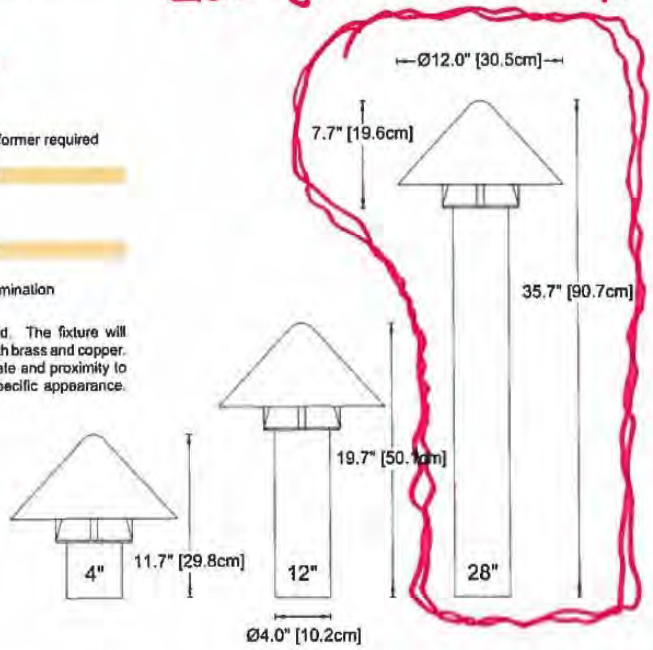
120V / 230V MR16 LED • GU10
Cree chipset __ 5W-A 5 Watt Amber (1500K)

Accessory __ HSM-LED Half shield for 180° illumination

Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

Natural finish

FOR BEACH SIDE USE (TURTLE FRIENDLY)



Weight: 30 lbs / 13.6 kg (28" shaft)

IP66
CSA Listed, file # 190030
10 year fixture warranty
3 year warranty on MR16 LED lamps

MADE IN USA

MB7 Footcandles at Radius from Fixture Base with Standard 28" Shaft Height

Lamp	1' / 30cm	2' / 61cm	3' / 91cm	4' / 122cm	5' / 152cm	6' / 183cm	7' / 213cm	8' / 244cm	9' / 274cm	10' / 305cm
5W-A	0.15	0.19	0.23	0.21	0.16	0.10	0.06	0.02	N/A	N/A

Project ____ By ____ Date ____

For ordering purposes, please specify (example: MB7—28—12V—5W-A—HSM-LED)

MB7 — 28 — ____ — 5W-A — ____
Fixture — Shaft Height — Voltage — Lamp — Accessory

BEACHSIDE LIGHTING • 800-805-6722 • www.Beachsidelighting.com

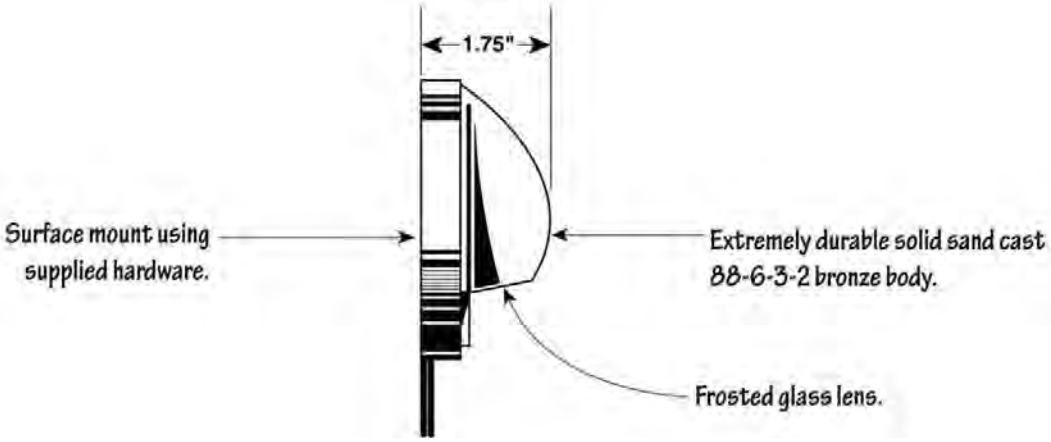
December 2014

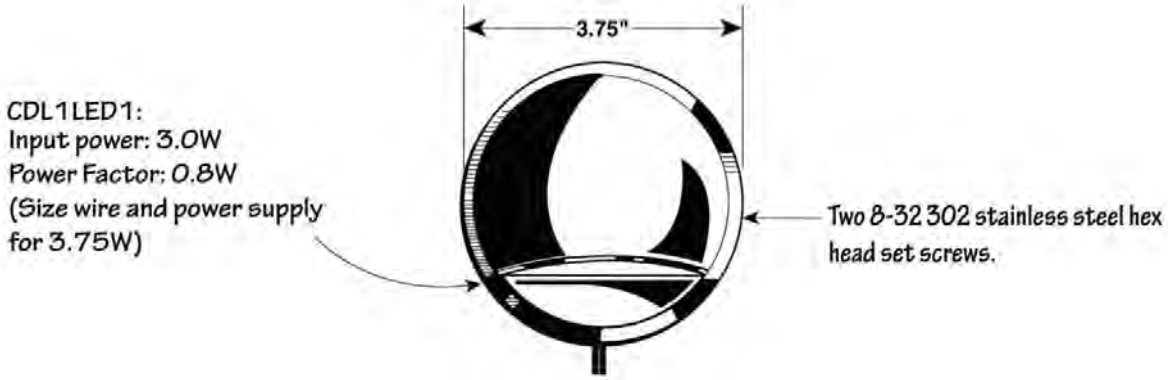
Site Lighting (Cont.):

Deck Lighting (Post / Halfdome):

Beachside Lighting

- Finish: Natural
- Surface Mounted
- Amber LED



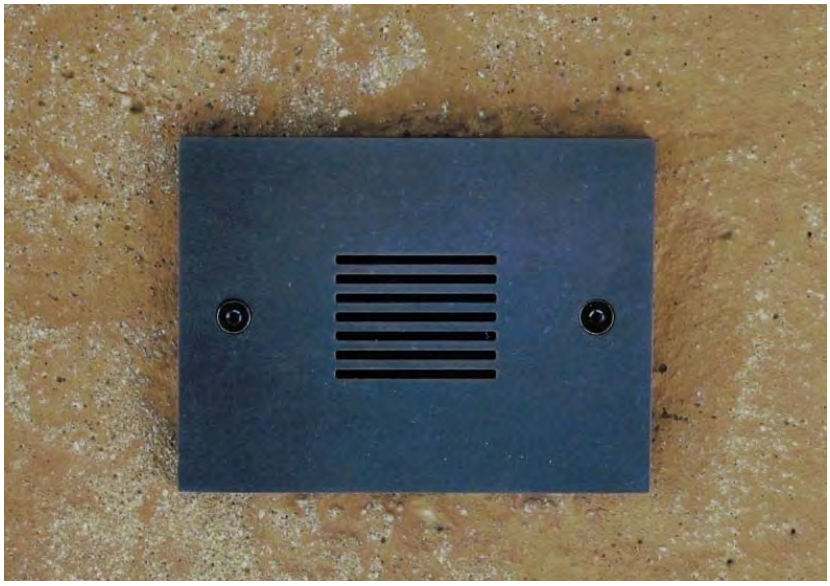


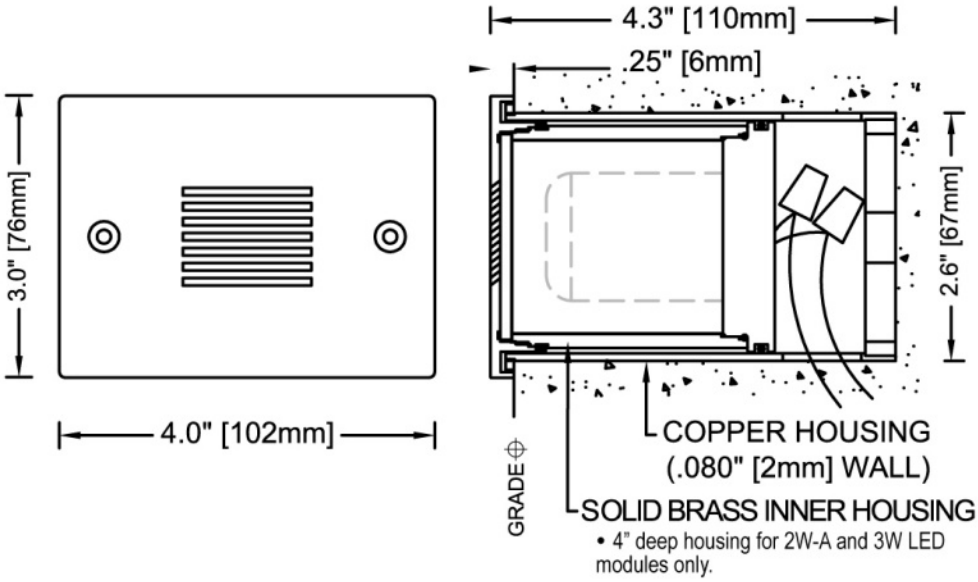
Site Lighting (Cont.):

Wall Light:

Beachside Lighting E9-RCL

- Lamp Type: Cree XP-E LED, 5 watt, Amber (1500K)
- Housing: Solid Brass Faceplate, Copper Outer Housing with Wiring Compartment
- Color: Natural





Site Lighting (Cont.):

Accent Up-Lighting (In-Ground):

Beachside Lighting E16 with BGS

- Lamp Type: Amber (4 watt) with 45deg cutoff shield
- Housing: All Brass Components, Color: Natural

E16

The E16 is an unobtrusive, low-voltage, directional fixture. Its compact design brings attention to the lamp's effect, not the fixture itself. The E16 takes advantage of a 12-Watt, triple-LED module or a 4-Watt, single-LED module that can produce beam spreads of 10, 30, or 60 degrees with just a simple change of our available line of optics.

Construction: All brass components. 0.150" [3.8mm] thick brass housing.

Lens: Tempered, soda lime glass. Stepped to prevent pooling of water on lens.

Voltage: 12 Volts AC with integral driver (9 – 15V input, dimmable below 9V). Remote transformer required.

Lamps:

Cree XP-E LED	__ 4W-A-SP	4 Watt Amber	10° spot
Amber (1350K)	__ 4W-A-NFL	4 Watt Amber	30° narrow flood
Triac Dimmable: 50%	__ 4W-A-FL	4 Watt Amber	60° flood
Cree XP-G triple LED	__ 12W-SP	12 Watt	10° spot
Warm White (3000K)	__ 12W-NFL	12 Watt	30° narrow flood
Triac Dimmable: 50%	__ 12W-FL	12 Watt	60° flood

BEACH USE

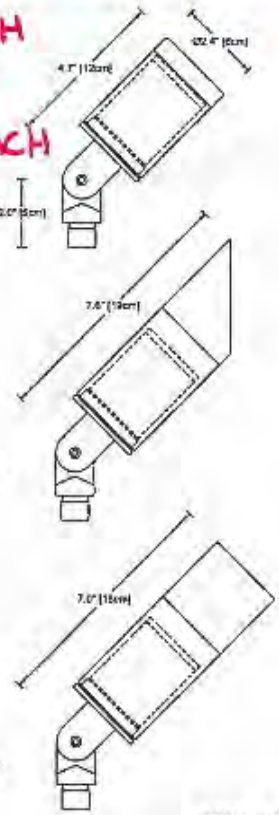
NON-BEACH USE

Optical Accessories:

__ BGS	Brass glare shield, 45° cutoff
__ BGSF	Brass glare shield, full cutoff
__ FR	Frosted lens
__ HL1	Honeycomb louver, 1/8" [3mm] thick
__ HL2	Honeycomb louver, 1/4" [6mm] thick
__ PR	Prismatic spread lens
__ RT	Rectilinear spread lens

Mounting Accessories: 1/2" male threads. Mounts into any standard J-box or:

__ GS2	Heavy-duty ground spike
__ GS2BC	Heavy-duty ground spike with cast brass cap
__ GS4	Standard ground spike with cast brass cap
__ JB	Cast brass junction box
__ SA	Sure Aim locking rotation accessory
__ TDM1	Brass tree/deck mount with stainless steel screws
__ TDM2-__	Brass tree mount with nylon strap (48, 72, or 96")
__ TDM2SS-__	Brass tree mount with stainless steel strap (48, 72, or 96")
__ TDM3	Brass low-profile deck/wall mount *(SA accessory recommended)*
__ TDM4	Brass low-profile tree mount with notch for wire *(SA accessory recommended)*
__ TMJB-__	Brass tree-mounted junction box, single fixture mount, stainless steel strap (48, 72, or 96")
__ TMJB2-__	Brass tree-mounted junction box, double fixture mount, stainless steel strap (48, 72, or 96")
__ TMJBX	Brass tree-mounted junction box, single fixture mount, stainless steel screws
__ TMJB2X	Brass tree-mounted junction box, double fixture mount, stainless steel screws



Finish: Unfinished is standard, no specification required. The fixture will develop a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

Natural finish

Weight: 2.3 lbs. (1.0 kg)

IP 67
CSA Listed, file #190030
10 year fixture warranty
3 year LED module warranty

MADE IN USA

Project _____ By _____ Date _____

For ordering purposes, please specify (example: E16—12W-SP—GS2BC—BGS)

E16 — _____ — _____
Fixture — Lamp — Accessory(ies)

BEACHSIDE LIGHTING • 800-405-6732 • www.BeachsideLighting.com

October 2011

Site Lighting (Cont.):

Sign Lighting (In-Ground):

Beachside Lighting E1 downlight

- Lamp Type: 2w Amber LED with 50deg flood
- Color: Natural

E1

Wildlife Lighting
Certification Number
#2012-013

The E1 is an unobtrusive, low-voltage, step/downlight. Its minimalist design brings attention to the lamp's effect, not to the fixture itself.

Construction: All brass components. 1/8" [3mm] thick brass housing.

Lens: Tempered soda lime glass.

Voltage: 12 Volts AC with integral driver (9-15V input, dimmable below 9V). Remote transformer required.

Mounting: Two (2) hidden stainless steel sheet metal screws secure back plate to the mounting surface. Fixture housing is secured to the back plate by stainless steel set screws.

Lamp:

Cree XP-E LED
2 Watt Amber (1350K)
Triac Dimmable: 50%

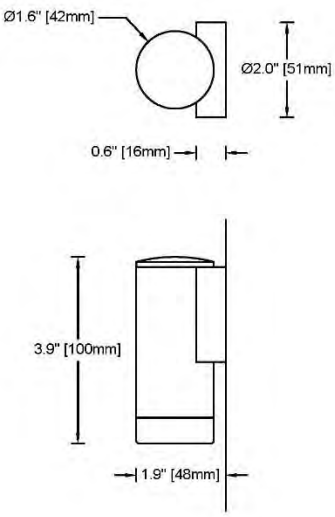
2W-A-FL 50° flood
2W-A-NO 120° no optic

2W-A-FL:
72 lumens
CRI: N/A Efficacy: 35.18

50 Deg. Optic	CBCP: 272 (cd)	
Distance	Diameter	fc
2.0 ft (0.6m)	19.5" (49cm)	63
4.0 ft (1.2m)	40.0" (102cm)	16.5
6.0 ft (1.8m)	60.0" (152cm)	7.6
8.0 ft (2.4m)	81.0" (206cm)	4.4
10.0 ft (3.0m)	101.0" (257cm)	2.6
12.0 ft (3.6m)	121.0" (307cm)	1.7

Optical Accessories:
__ **FR8** Frosted lens
__ **HL8** Honeycomb louver, 1/8" [3mm] thick
__ **PR8** Prismatic spread lens
__ **RT8** Rectilinear spread lens

Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.



Weight: 1.3 lbs. [0.6 kg]

IP 66
CSA Listed, file #190030
10 year fixture warranty
3 year Cree LED module warranty

MADE IN USA

Project ____ By ____ Date ____

For ordering purposes, please specify (example: **E1—2W-A-FL—FR8**)

E1 — ____ — ____
Fixture Lamp Accessory(ies)

BEACHSIDE LIGHTING • 800-405-6732 • www.BeachsideLighting.com

December 2014

Site Lighting (Cont.):

Sign Lighting (In-Ground):

Focus Industries LED Flood Light

- Lamp Type: 27W LED with Hood Extension
- Color: Bronze Texture

FOCUS INDUSTRIES

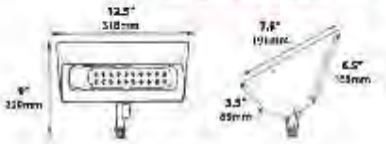
LED FLOOD LIGHTS
LFL-02-HE SERIES

TYPE

SPECIFICATIONS

GO GREEN

CONSTRUCTION: Extruded brass floodlight or aluminum with matching cast adjustable swivel. Heavy-duty stamped brass or aluminum hood extension
LENS: High impact clear acrylic
REFLECTOR: None
LIGHT SOURCE: 120v, 27w Integrated LED lights engine, warm white 2700K or cool white 5300K
LIFETIME RATING: 50,000 hours
LUMENS: 2700K is 1900 Lumens | 5300K is 2400 Lumens
SOCKET: None
120v-277v EXTERNAL DRIVER: See Driver Specification below
Note: External driver must be housed in FA-26 mounting post or weatherproof junction box no more than 20' from fixture.
WIRING 120v: Standard 120v Black, White and Ground 9" lead wires
MOUNTING: None supplied. See Mounting Accessories below for options
FINISH: Aluminum - Black texture polyester powder coat. Optional finishes available
Brass - Unfinished brass. Optional finishes available



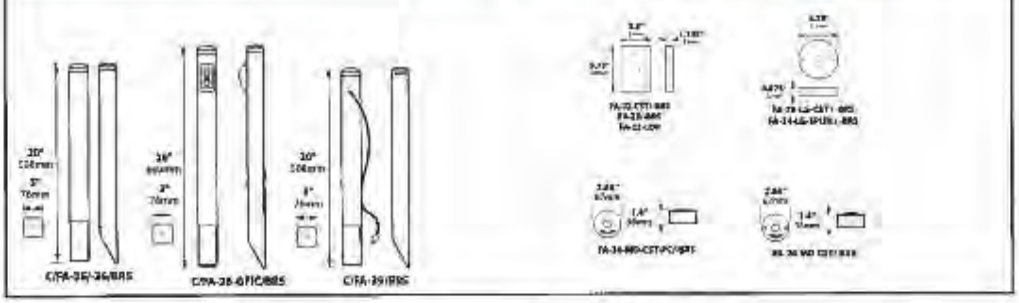
LFL-02-HE

IP65

ORDERING INFORMATION

CATALOG NO.	DESCRIPTION	LAMP	SHIP WEIGHT
LFL-02-HE2727BLT	Aluminum Floodlight, hood extension	27w, 2700K LED	3.0 lbs.
LFL-02-HE2753BLT	Aluminum Floodlight, hood extension	27w, 5300K LED	3.0 lbs.
LFL-02-HE2727BRS	Brass Floodlight, hood extension	27w, 2700K LED	4.0 lbs.
LFL-02-HE2753BRS	Brass Floodlight, hood extension	27w, 5300K LED	4.0 lbs.

MOUNTING ACCESSORIES



EXTERNAL DRIVER SPECIFICATIONS

Note: External driver must be housed in FA-26 mounting post or weatherproof junction box no more than 20' from fixture.
INPUT: 90 to 295vAC
EFFICIENCY: 88%
POWER FACTOR: >0.95 / 120vAC, >0.90 / 277vAC
OUTPUT VOLTAGE: 20vDC (constant current)
OUTPUT POWER: 60w
RATED CURRENT: 1A
TEMPERATURE RANGE: -30C to 70C
OVER TEMPERATURE PROTECTION: Shut down and re-power on to recover (85C ±10C)

JOB INFORMATION

Type: Date:
Job Name:
Cat. No.:
Lamp(s):
Specifier:
Contractor:
Notes:

FOCUS INDUSTRIES INC.
23001 COMMERCENTRE DRIVE
LAKE FOREST, CA 92630
www.focusindustries.com
sales@focusindustries.com
(949) 830-1350 • FAX (949) 830-1399

Wire Finish (Standard)	Aluminum Finish	Brass Finish	Cast	White Texture	Black Texture	Rust	Weathered Copper	Weathered Bronze	Stucco	Natural Verde	Chrome Powder		Gold Plate	Red Copper	Brass Nickel Finish
-BLT	-ATV	-BRT	-CAM	-WTX	-HTX	-RST	-WHR	-WBR	-STU	-NRV	-CPR		-BAR/CAR	-BAW/CAV	-BAT

LFL-02-HE Cut Sheet 09261a

SPECIFICATION SHEET

lumenfacade™

INTERIOR
WHITE & STATIC COLORS

Client: _____

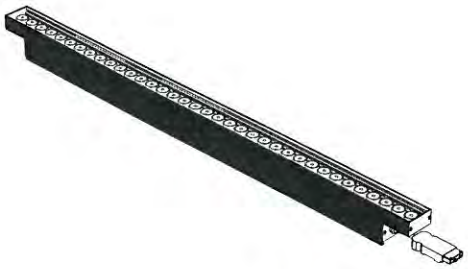
Project name: _____

Order #: _____

Type: _____ Qty: _____

CV1

FEATURES AND BENEFITS



Physical :

- Low copper content extruded aluminum housing
- Available in 1', 2', 3' or 4' sections
- Electro-statically applied polyester powder coat finish
- Aluminum end caps
- Stainless steel hardware
- Clear acrylic lens
- 10° x 10°, 10° x 60°, 30° x 60° or 60° x 60° optics
- Interior applications only

Performance :

- Minimum 1fc (10.7 lux) @ 114.7 feet (34.9m) distance (4000K, 10° x 60° optic, HO version)
- 2,455 delivered lumens and 13,172 candelas at nadir (4000K, 4' unit, 10° x 60° optic, HO version)
- CRI values: 85+ (2700K), 80+ (3000K), 78+ (4000K)
- Lumen maintenance 120,000 hrs [L70 @ 25°C]
- Lumen measurements comply with LM - 79 - 08 standard
- Resolution per foot or per fixture (see page 5)
- Operating temperatures: -25° C to 50° C [-13F to 122F]

Electrical :

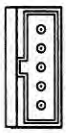
- Line voltage luminaire for 100 to 277 volts
- Power and data in 1 cable (#16)
- Up to 88 feet with a single 120V power feed, HO version
- 5W/ft version meets ASHRAE standards for linear lighting on building facades
- 8.5W/ft (15.25W/ft HO version)
- Dimming options: 0-10 volt, DMX, DALI, Lumentalk, or Lutron® EcoSystem® enabled

RoHS

lumen talk

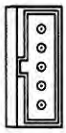
EcoSystem. Enabled

Wiring detail

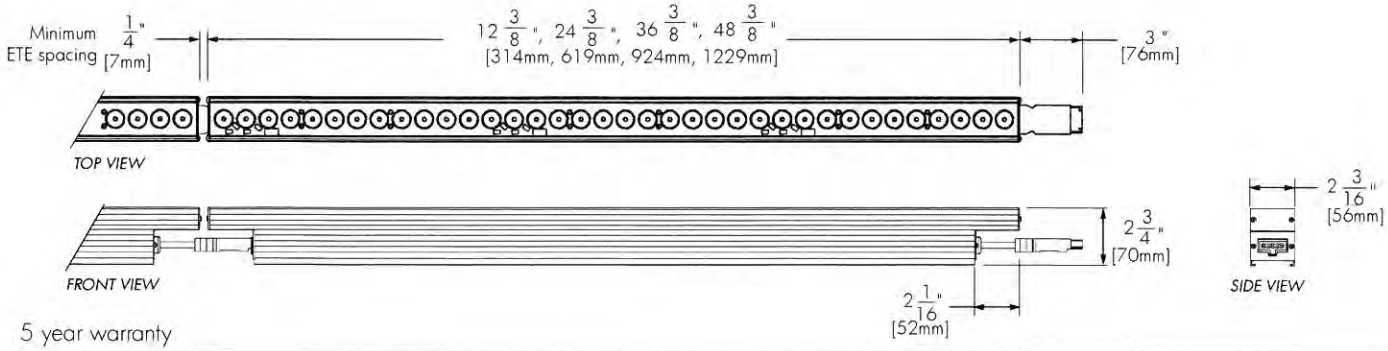


PIN ID /	WIRE COLOR /	USE
(N)	WHITE	NEUTRAL
(⏚)	GREEN	GROUND
(1)	BLACK	LIVE 120-277V
(2)	ORANGE	0-10V / DATA-
(3)	RED	0-10V / DATA+

CE Wiring detail



PIN ID /	WIRE COLOR /	USE
(N)	BLUE	NEUTRAL
(⏚)	GREEN/YELLOW	GROUND
(1)	BROWN	LIVE 120-277V
(2)	GRAY	0-10V / DATA-
(3)	BLACK	0-10V / DATA+



5 year warranty

Lumenpulse, 1751 Richardson, Suite 1505, Montreal (Quebec) Canada H3K 1G6 1.877.937.3003 P. 514.937.3003 F. 514.937.6289
info@lumenpulse.com **www.lumenpulse.com**
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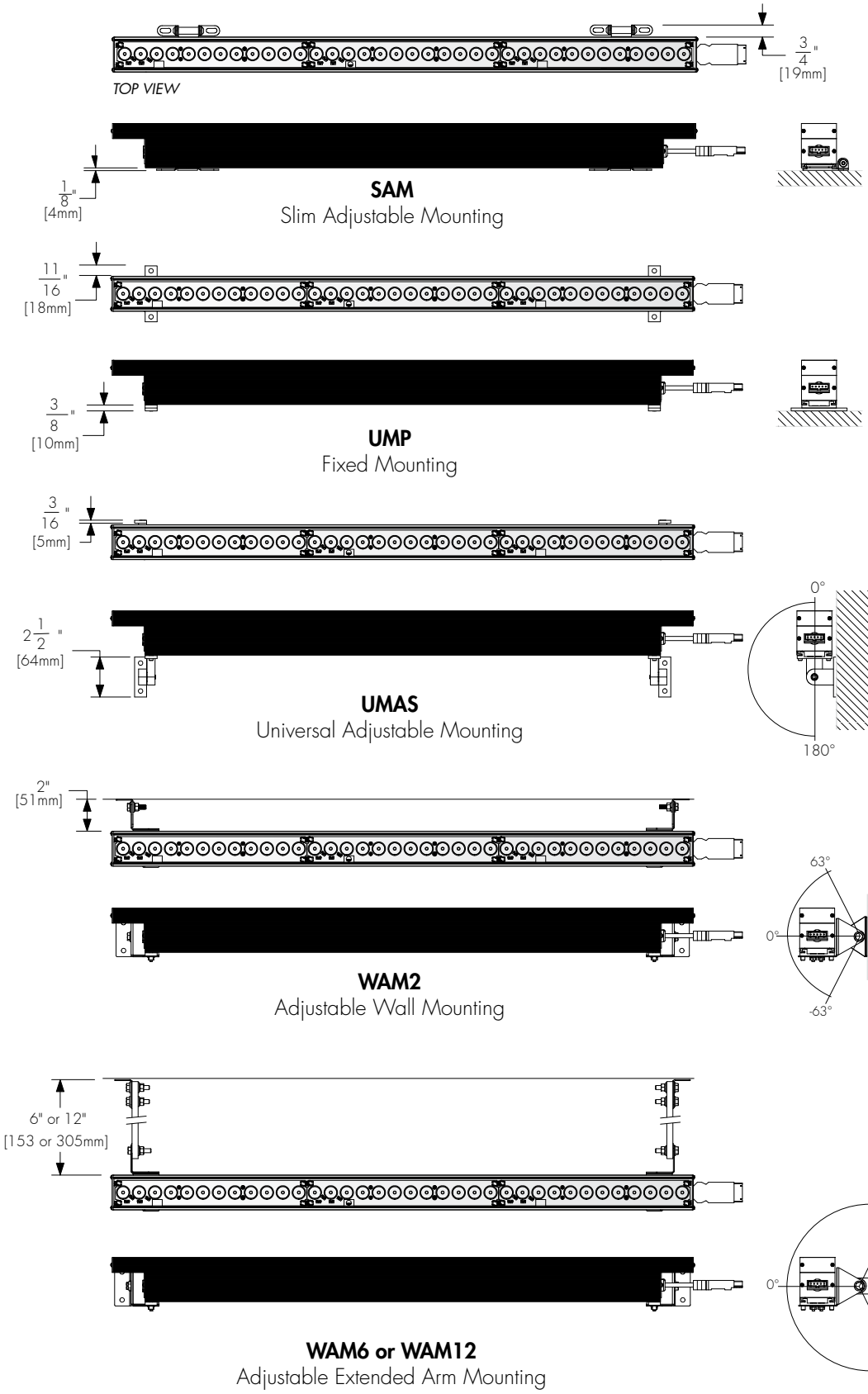
2014.05.22
EM - R31

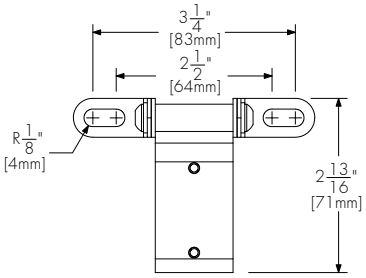
Lumenpulse reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.

lumenpulse™

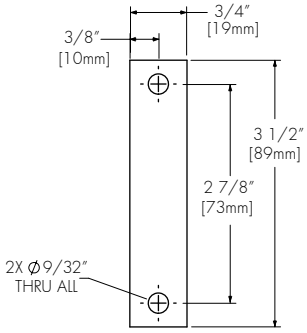
Sustainable architectural LED lighting systems

MOUNTING OPTIONS

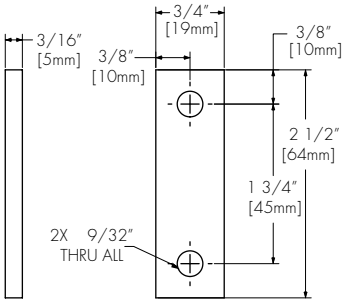




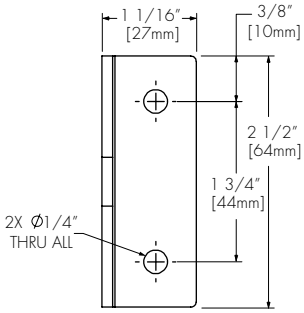
SAM
Mounting Hole Pattern



UMP
Mounting Hole Pattern



UMAS
Mounting Hole Pattern



WAM
Mounting Hole Pattern

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info@lumenpulse.com **www.lumenpulse.com**

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2014.05.22
EM - R31

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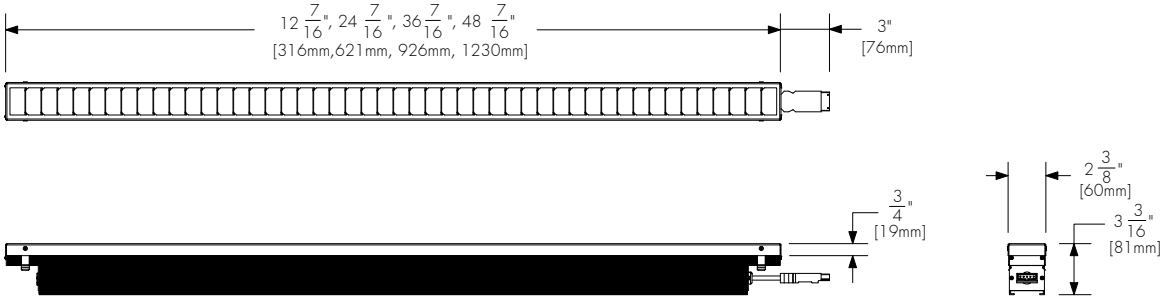
Sustainable architectural LED lighting systems

LOUVER ACCESSORY INSTALLATION DETAIL



LOGiRD
Radial Louver for Lumenfacade Interior
(see page 4 for ordering code)

Lumenpulse, 1751 Richardson, Suite 1505, Montreal (Quebec) Canada H3K 1G6 1.877.937.3003 P. 514.937.3003 F. 514.937.6289
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ACCESSORIES

Order separately

Control Systems:

LTO2 Lumentouch 2.0 is a wall mount DMX 512 controller keypad

LCU Lumencue is a USB / mini SD DMX 512 controller

LID LumenID is a diagnostic and addressing DMX 512 controller.
It must be specified on all DMX applications.
Refer to LID specification sheet for details.

LTN Lumentone is a simple pre-programmed DMX 512 controller
with a push button rotary dial and live feedback.

CBOX :

iCBOX-___V-___-___ Interior DMX 512 data box.
Data input and output, M20 provision holes with plugs.
Voltage input and output, M20 provision holes with plugs.
Up to six outputs to fixtures, M20 provision holes with plugs.
Please specify desired input voltage and finish.
Refer to iCBOX specification sheet for details.

CBOX-___V-___-___ DMX 512 data box.
Data input and output, M20 provision holes with plugs.
Voltage input and output, M20 provision holes with plugs.
Up to six outputs to fixtures, M20 provision holes with plugs.
Please specify desired input voltage and finish.
Refer to CBOX specification sheet for details.

Leader Cable :

LOGiLCD___ Leader Cable for Lumenfacade interior.
Please add desired cable length : 10, 25 or 50 feet
Sealing endcap is mandatory for any unused connector.
(1) included with every leader cable

Jumper Cable :

LOGiJCD___ Jumper Cable for Lumenfacade interior.
Please add desired cable length : 1, 2, 4, 8, 10, 15 or 20 feet

Radial Louver :

LOGiRD___-___ Radial louver for Lumenfacade.

1. Please specify desired nominal length: 1′, 2′, 3′ or 4′.
2. Please specify finish as BK - Black SandText
   (Custom color available on request, please specify as CC together with RAL color : _____)

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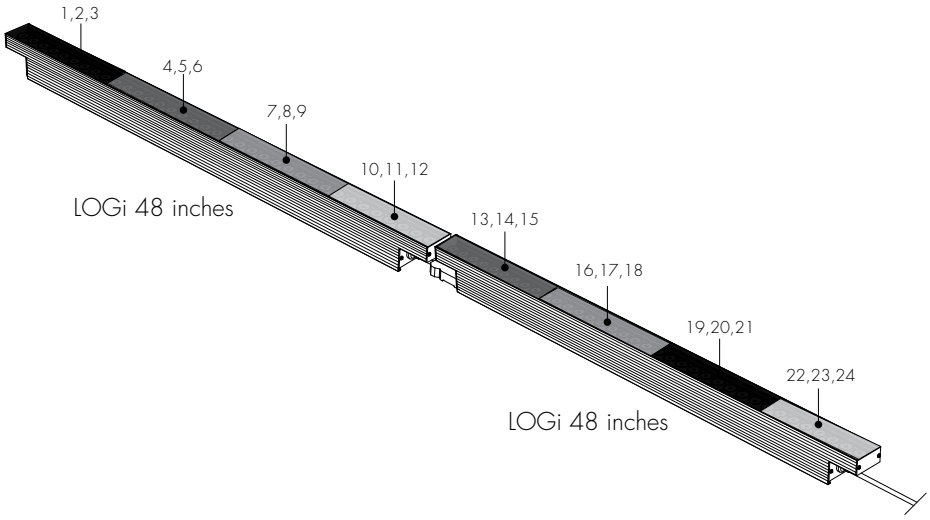
RESOLUTION DETAILS
APPLICABLE FOR DMX DIMMING OPTION ONLY

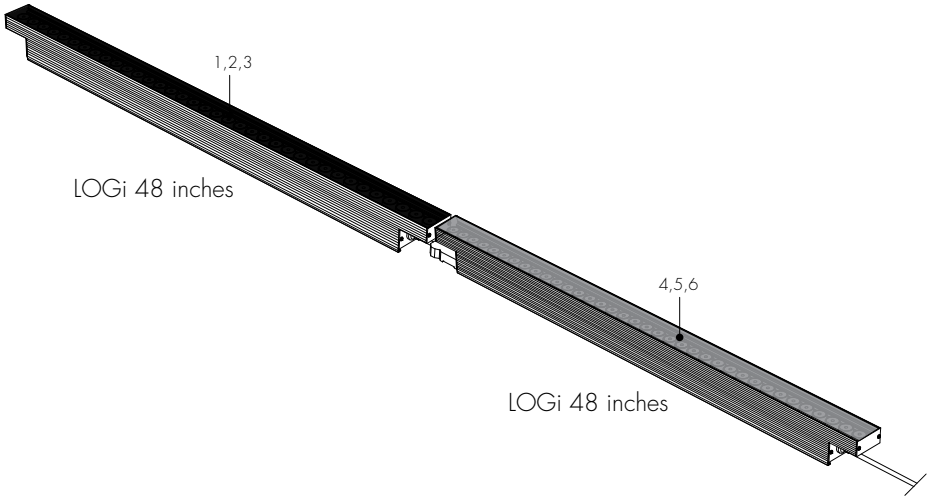
DMX 1FT - Resolution per foot: each foot is addressed independently (recommended for most installations)
1% minimum dimming value

DMX ADDRESSES:



DMX 1FX - Resolution per fixture: each fixture is addressed independently
1% minimum dimming value

DMX ADDRESSES:



*Warning: resolution is a factory setting and cannot be changed in the field.

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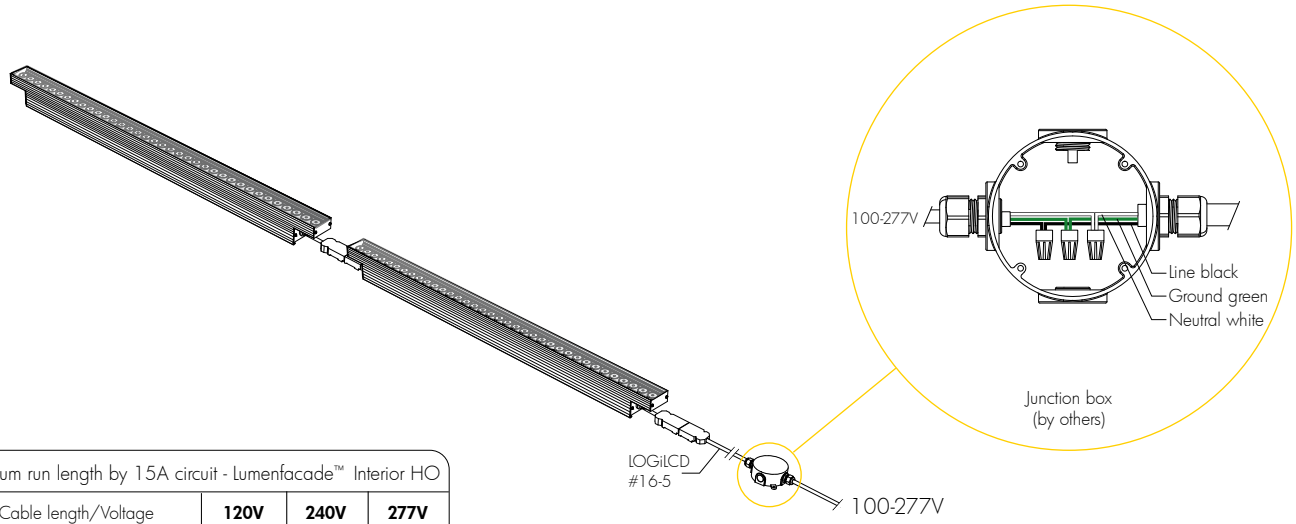
TYPICAL WIRING DIAGRAMS

Non-Dimming or Lumentalk Dimming Version

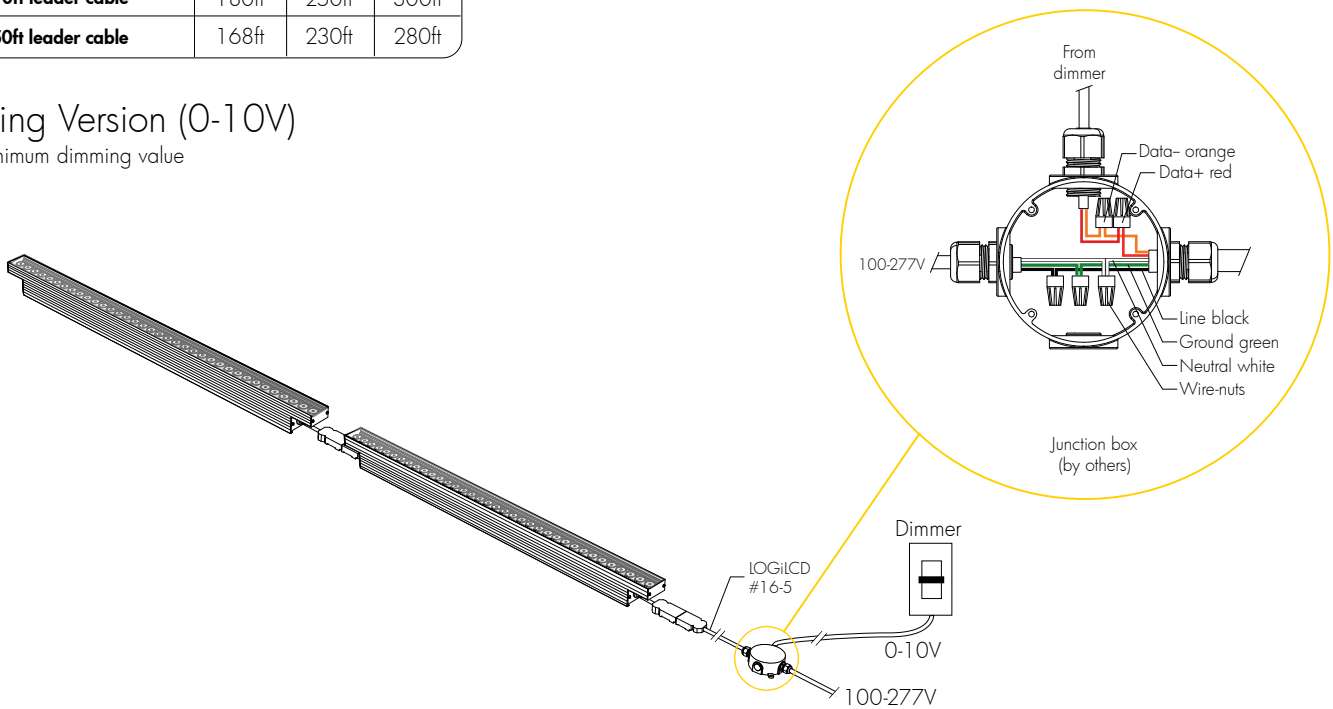


Maximum run length by 15A circuit - Lumenfacade™ Interior HO			
Cable length/Voltage	**120V**	**240V**	**277V**
10ft leader cable	88ft	100ft	112ft
50ft leader cable	68ft	76ft	84ft
Maximum run length by 15A circuit - Lumenfacade™ Interior RO			
Cable length/Voltage	**120V**	**240V**	**277V**
10ft leader cable	148ft	168ft	184ft
50ft leader cable	120ft	132ft	148ft

ASHRAE Code Compliant - Lumenfacade™ 5W/ft Maximum run length by 15A circuit			
Cable length/Voltage	**120V**	**240V**	**277V**
10ft leader cable	180ft	250ft	300ft
50ft leader cable	168ft	230ft	280ft

Dimming Version (0-10V)

10% minimum dimming value



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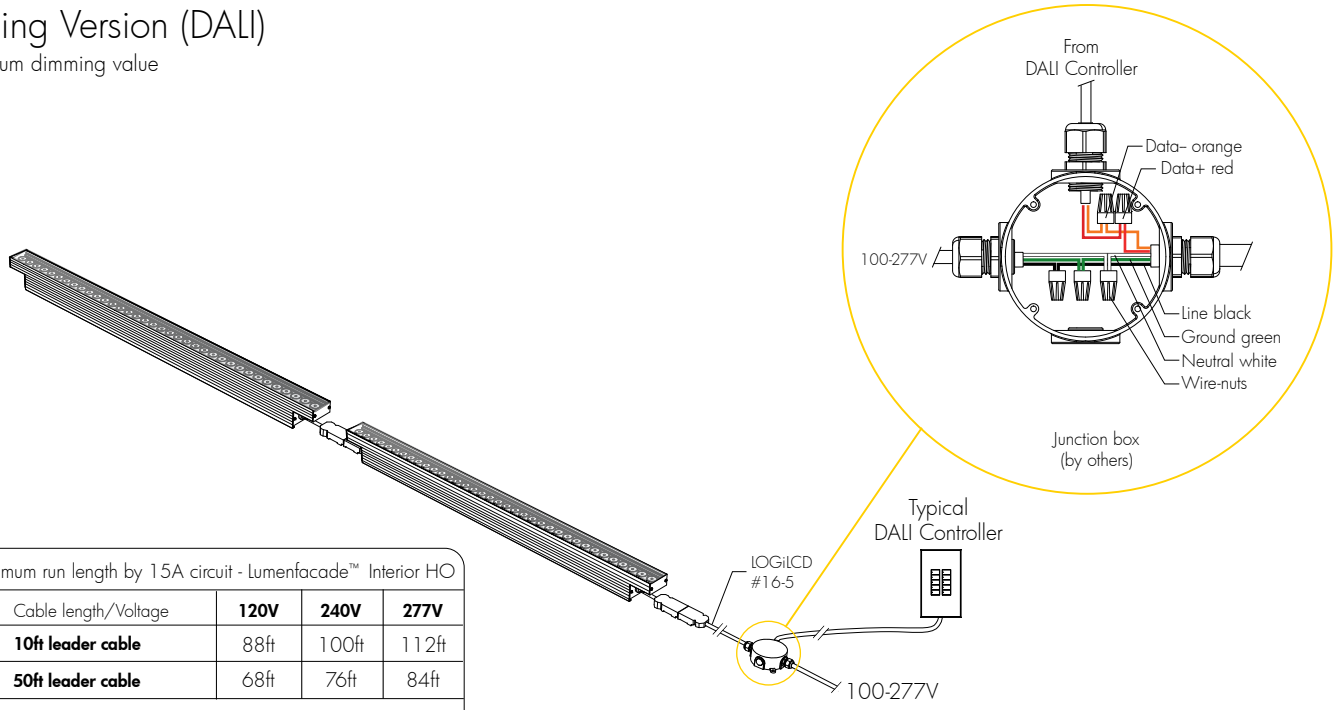
TYPICAL WIRING DIAGRAMS - continued

Dimming Version (DALI)

1% minimum dimming value



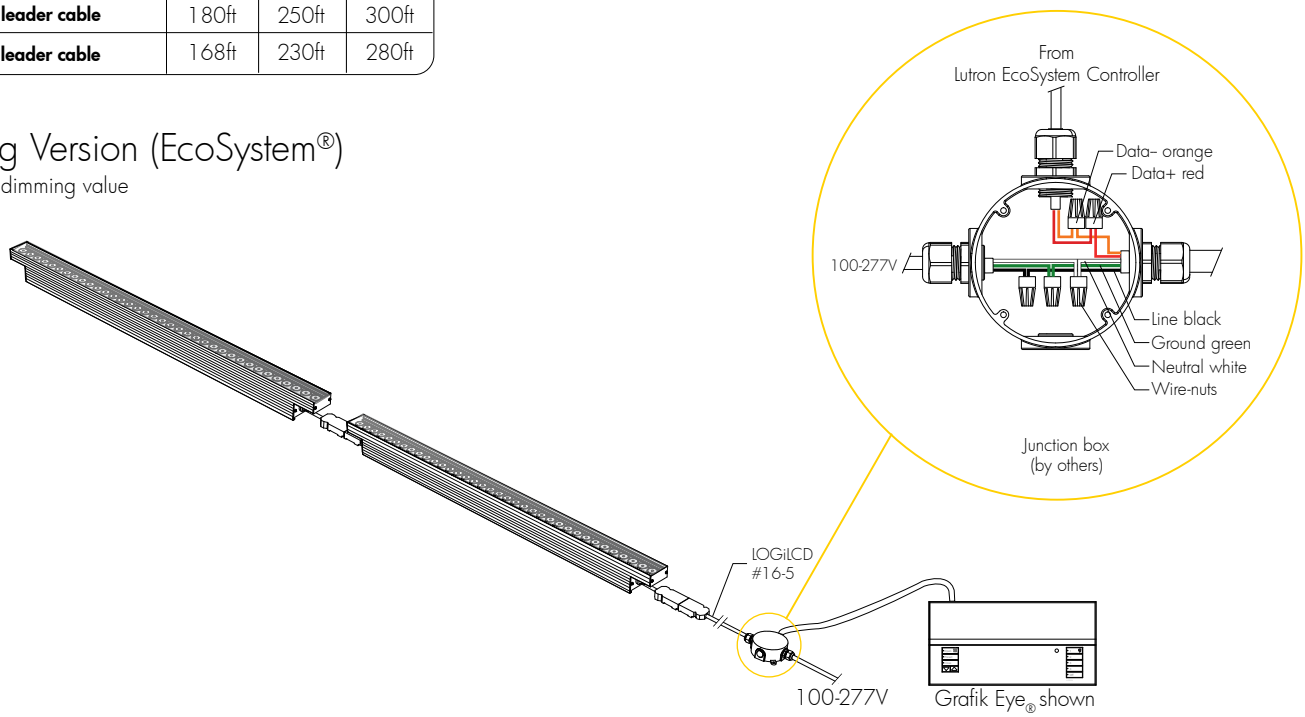
Maximum run length by 15A circuit - Lumenfacade™ Interior HO			
Cable length/Voltage	**120V**	**240V**	**277V**
10ft leader cable	88ft	100ft	112ft
50ft leader cable	68ft	76ft	84ft

Maximum run length by 15A circuit - Lumenfacade™ Interior RO			
Cable length/Voltage	**120V**	**240V**	**277V**
10ft leader cable	148ft	168ft	184ft
50ft leader cable	120ft	132ft	148ft

ASHRAE Code Compliant - Lumenfacade™ 5W/ft Maximum run length by 15A circuit			
Cable length/Voltage	**120V**	**240V**	**277V**
10ft leader cable	180ft	250ft	300ft
50ft leader cable	168ft	230ft	280ft

Dimming Version (EcoSystem®)

1% minimum dimming value



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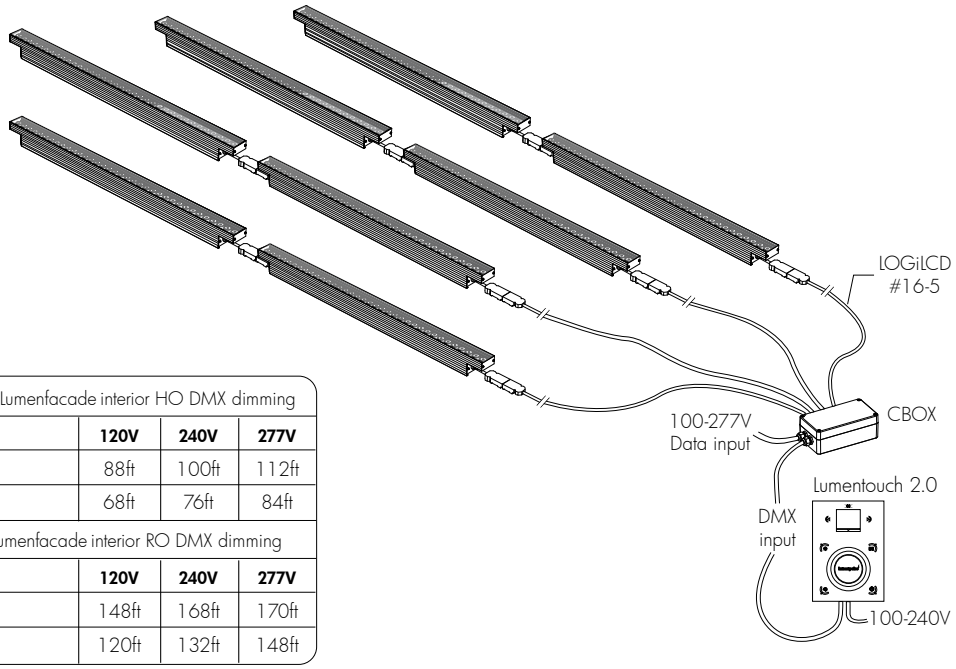
TYPICAL WIRING DIAGRAMS - continued

DMX Dimming Version (Star layout)

1% minimum dimming value



Maximum run length by 15A circuit - Lumenfacade interior HO DMX dimming			
Cable length/Voltage	**120V**	**240V**	**277V**
10ft leader cable	88ft	100ft	112ft
50ft leader cable	68ft	76ft	84ft
Maximum run length by 15A circuit - Lumenfacade interior RO DMX dimming			
Cable length/Voltage	**120V**	**240V**	**277V**
10ft leader cable	148ft	168ft	170ft
50ft leader cable	120ft	132ft	148ft

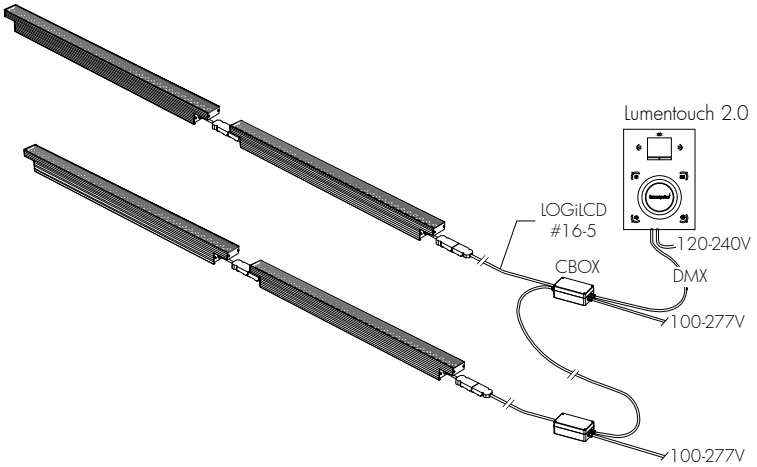
*Up to 170 individually addressable 1 foot sections per DMX run.
Consult factory for specific applications.

ASHRAE Code Compliant - Lumenfacade™ 5W/ft DMX dimming Maximum run length by 15A circuit			
Cable length/Voltage	**120V**	**240V**	**277V**
10ft leader cable	170ft	170ft	170ft
50ft leader cable	168ft	170ft	170ft

*Up to 170 individually addressable 1 foot sections per DMX run.
Consult factory for specific applications.

DMX Dimming Version (Daisy Chain Layout)

1% minimum dimming value



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HOW TO ORDER

LOGi	Select:		Select:				
Housing	Voltage	Length	Colors and color temperatures	Optic	Mounting Option	Finish	Control
1	2	3	4	5	6	7	8

1 Housing:

LOGi ASHRAE - Lumenfacade™ interior, 5W/ft, ASHRAE compliant

LOGi RO - Lumenfacade™ interior Regular Output,8.5W/ft

LOGi HO - Lumenfacade™ interior High Output, 15.25W/ft

2 Voltage:

100 - 100 volts
120 - 120 volts
208 - 208 volts
220 - 220 volts
240 - 240 volts
277 - 277 volts

3 Length:

12 - 12 3/8 inches (314mm) (0.95 kg/2.1 lbs)
24 - 24 3/8 inches (619mm) (1.68 kg/3.7 lbs)
36 - 36 3/8 inches (924mm) (2.41 kg/5.3 lbs)
48 - 48 3/8 inches (1229mm) (3.08 kg/6.8 lbs)

4 Colors and Color temperatures:

27K - 2700K
30K - 3000K
35K - 3500K
40K - 4000K
RD - Red
GR - Green
BL - Blue

5 Optics:

10x10 - 10° x 10°
*For best results use with HO fixtures at a 6-inch (15cm) setback from surface. Contact factory for application support.

10x60 - 10° x 60°

30x60 - 30° x 60°

60x60 - 60° x 60°

6 Mounting Option:

SAM - Slim Adjustable Mounting
UMP - Fixed Mounting
UMAS - Universal Adjustable Mounting
WAM2 - Adjustable Wall Mounting 2"
WAM6 - Adjustable Extended Arm Mounting 6"
WAM12 - Adjustable Extended Arm Mounting 12"

7 Finish:

SI - Silver SandText
BK - Black SandText
WH - White
CC - Custom (please specify RAL color)

8 Control:

NO - No Dimming
LT - Lumentalk Dimming (available for 2', 3' and 4' lengths only) (1% minimum dimming value)
DIM - 0-10V Dimming option (10% minimum dimming value)
DMX 1FT - DMX Dimming option, resolution per foot (1% minimum dimming value)
DMX 1FX - DMX Dimming option, resolution per fixture (1% minimum dimming value)
DALI - DALI Dimming option (1% minimum dimming value)
ES - Lutron® EcoSystem® Enabled Dimming (available for 2', 3' and 4' lengths only) (1% minimum dimming value)

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ECOSENSE®

New Linear Series

DATE _____ TYPE CV2

PROJ. _____

FIRM _____

EcoSpec® Linear INT - Standard Power

OVERVIEW / SPECIFICATION

EcoSpec® Linear INT - is designed with a slim profile and integral brackets with 180° vertical rotation adjustability providing versatility making this luminaire ideally suited for interior architectural, hospitality, retail, exhibit, and display applications. Patent-pending dimming technology dims down to 0% output power.

Features:

- **Economical**
- **Simple Installation**
- **In-line Connection**
- **High Efficacy**
- **Integral Driver / AC Power**
- **Dimmable: ELV (RP), 0-10V**
- **Dimming at 120V, 220V, and 277V**
- **Dimming down to 0%**
- **Long Life (L70)**

PERFORMANCE ADDITIONAL INFORMATION ON NEXT PAGE	CCT (K)	Optic	Lumen Output 12"	Lumen Output 48"	Efficacy (lm/W)
	2700K	120°x120°	223 lm/LF	892 lm	52.2lm/W
	3000K	120°x120°	249 lm/LF	996 lm	54.6lm/W
	3500K	120°x120°	264 lm/LF	1,056 lm	57.3lm/W
	4000K	120°x120°	306 lm/LF	1,224 lm	69.9lm/W

* Performance data is from LM-79 and LM-63 testing at typical power input

	Color Rendering Index	80+
	Color Consistency	2 Step MacAdam Ellipse
	Lumen Depreciation / Rated Life	L70 >60,000 hours @ 25°C*

* Calculations for LED fixtures are based on measurements that comply with IES LM-80 testing procedures and IES TM-21 Calculator.

ELECTRICAL	Power Consumption	4.5W/LF Typical (The Typical input power range allows for a +/-10% variation of all components) 5W/LF Maximum (All fixtures are labelled with Maximum wattage)
	Max Fixture Run Length	140' (40m) @120VAC, 280' (80m) @220VAC , 200' (60m) @277VAC
	Power Factor	0.90
	Operating Voltage	100-120VAC, 220-240VAC, 277VAC, 50/60 Hz (all voltages)
	Driver	Integral to Fixture; De-rated Power and Synchronous Start-up at Full Brightness
	Startup Temperature	-4°F to 122°F (-20°C to 50°C)
	Operating Temperature	-4°F to 122°F (-20°C to 50°C)
	Storage Temperature	-40°F to 176°F (-40°C to 80°C)
CONTROL	Dimming	100-120VAC ELV type, Reverse Phase, Trailing Edge 220-240VAC ELV type, Reverse Phase, Trailing Edge 277VAC ELV type, Reverse Phase, Trailing Edge 120VAC / 277VAC, 0-10V with Linear Dimming Control Module (LDCM)
PHYSICAL	Dimensions	W 2.0" x H 1.4" x L 12"/48"; (52mm x 35.7mm x 304mm/1,219mm)
	Housing / Lens	Extruded Aluminium; Clear Polycarbonate; Stainless Steel Fasteners Plastic Endcaps with Plastic/Rubber Overmold for Cable Assembly
	Weight	0.496lbs. / 0.225kg (1ft) ; 1.61lbs. / 0.73kg (4ft)
	Connectors	Integral Male/ Female 3 Pin Connectors on Pigtail Cable Assembly, IP40 Rated
	Environment	Indoor; CE Certified IP40 / ETL Certified for Dry/Damp Locations
	Beam Angle	Clear Lens: 120°x 120°, Frosted Lens Accessory Available
	Mounting Options:	Integral Adjustable 180° Rotation Brackets
FIXTURE RATING & CERTIFICATIONS	CE, ENEC, C-Tick Certified, CCC ETL Certified RoHS Compliant Energy Star	Intertek, CE, ENEC 05, RoHS COMPLIANT

EcoSense THD/Inrush Current Information: Please contact an EcoSense Lighting sales representative

**Energy Star is certified to LCIS-XX-XX-120-120 series.

EcoSense Lighting Inc.
915 Wilshire Boulevard
Suite 2175
Los Angeles, CA 90017

Phone 310-496-6255
Fax 310 496 6256
Toll Free 855-632-6736
855-6 ECOSEN

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SPEC-LCIS-20140110-V1

ECOSENSELIGHTING.COM

ECOSENSE®

New Linear Series

DATE _____ TYPE

PROJ. _____

FIRM _____

EcoSpec® Linear INT - Standard Power

ORDERING

Choose the option that best suits your needs and write its corresponding code on the appropriate line to form the product code

LCIS / LCIL	-		-		-		-	120

MODEL	LENGTH	COLOR	VOLTAGE	OPTIC
LCIS	12 - 12"	23 - 2300K##	120 - 100-120VAC	120 - 120° x 120°
LCIL#	48 - 48"	27 - 2700K	220 - 220-240VAC	
		30 - 3000K	277 - 277VAC**	
		35 - 3500K		
		40 - 4000K		

EXAMPLE: LCIS* - 12 - 27 - 120 - 120 (*Linear Cove Interior Standard Power)

LCIL* - 12 - 27 - 120 - 120 (*Linear Cove Interior Low Power)

See Linear INT Low Power Spec Sheet for more details

See Linear INT Warm Cove Spec Sheet for more details

Wiring Options			
*INT Leader Cable, 3 Pin, 10ft, 110V	INT3P-A-LDR-120-10	INT Leader Cable, 3 Pin, 10ft, 220V	INT3P-A-LDR-220-10
INT Jumper Cable, 3 Pin, 5ft, 110V	INT3P-A-JMP-120-05	INT Jumper Cable, 3 Pin, 5ft, 220V	INT3P-A-JMP-220-05
INT Jumper Cable, 3 Pin, 1ft, 110V	INT3P-A-JMP-120-01	INT Jumper Cable, 3 Pin, 1ft, 220V	INT3P-A-JMP-220-01
INT Jumper Cable, 3 Pin, 4in, 110V	INT3P-A-JMP-120-4	INT Jumper Cable, 3 Pin, 4in, 220V	INT3P-A-JMP-220-4

* One (1) Terminator included standard with each leader cable.

One Leader Cable is required per circuit / fixture run. Leader cable has bare leads one end, female connector opposite end. Leader / Jumper cables are not rated for plenum applications.

**The 120VAC cables are also rated for 277VAC use.

Control Options	
100-120VAC / 277VAC Linear Dimming Control Module 0-10V	LDCM-120-277-010V-GR
100-120VAC / 277VAC Linear Dimming Control Module 0-10V - Plenum Rated	LDCM-PL-120-277-010V-GR

Mounting Options	
Integral, 180° Adjustable Brackets	Factory installed with 2 (two) per product length, non-removable

Frosted Lens Option		
Frosted Lens, Linear INT, 12in	LCI-A-FRLS-12	Snap-on lens before or after mounting fixture.
Frosted Lens, Linear INT, 48in	LCI-A-FRLS-48	Snap-on lens before or after mounting fixture.

EcoSense Lighting Inc.
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Suite 2175
Los Angeles, CA 90017

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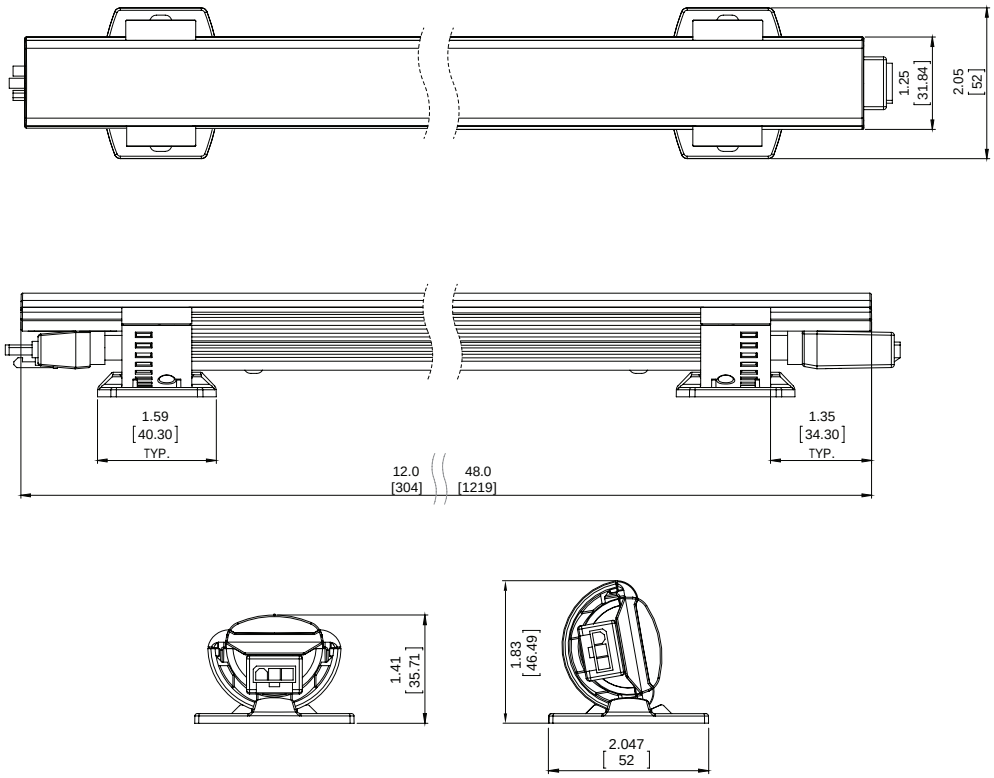
DIMENSIONS

For complete dimensions and submittal drawings, please visit:
ecosenselighting.com



DIMENSION IN
INCHES / [MM]

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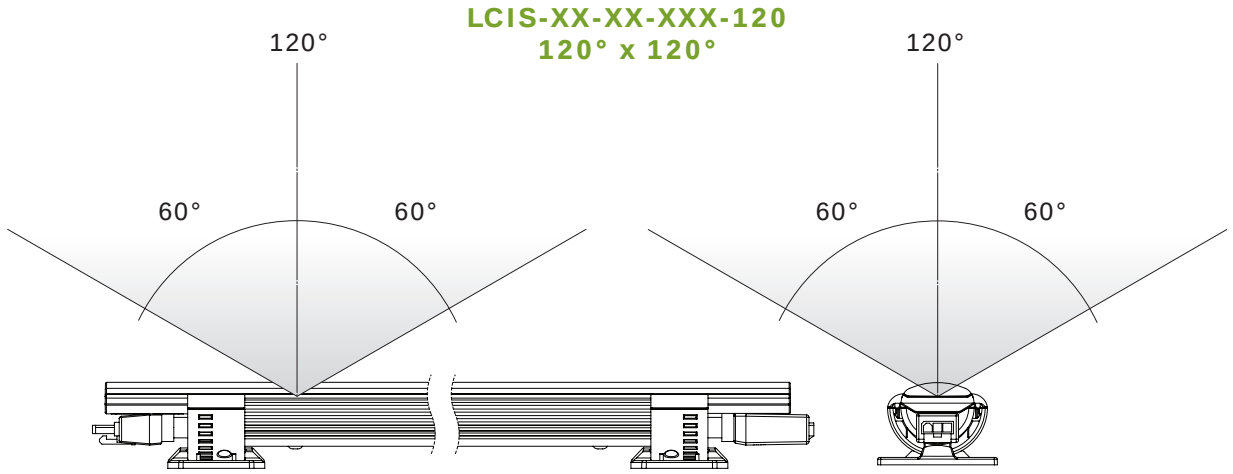
DISTRIBUTIONS

LCIS-XX-XX-XXX-120
120° x 120°



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ECOSENSE®

EcoSpec® Linear INT - Standard Power

New Linear Series

DATE _____

PROJ. _____

FIRM _____

TYPE

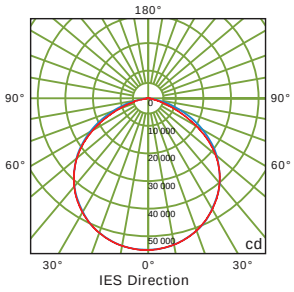
PHOTOMETRY CHARACTERISTICS

For complete library of IES files, please visit: ecosenselighting.com

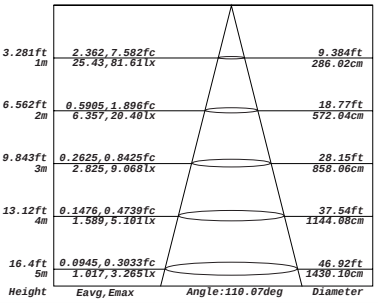
120°x 120°

2700K*

CHARACTERISTICS: LINEAR INT - SP (LCIS) 2700K / 120°X 120°	
Total Rated Fixture Lumens	223
Total Luminaire Efficiency	100%
Total Input Watts	4.28W
Horizontal Beam Angle (50%)	112.3
Vertical Beam Angle (50%)	109.7
Horizontal Field Angle (10%)	157.4
Vertical Field Angle (10%)	151.4

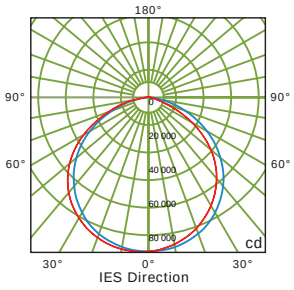


	0	22.5	45	67.5	90
0	81.5	81.5	81.5	81.5	81.5
5	81.2	81.5	81.7	81.6	81.8
15	78.6	79.1	79.8	80.0	80.4
25	73.4	74.5	75.6	75.8	76.1
35	65.4	66.8	68.6	69	69.4
45	54.9	57.5	58.7	59	59.6
55	42	44.6	46.1	46.2	46.4
65	26.9	29	30	28.9	28.8
75	11.7	12.3	11.1	13.2	13.9
85	1.4	1.6	1.1	1.1	1.3
90	0.3	0.4	0.7	1.0	1.1

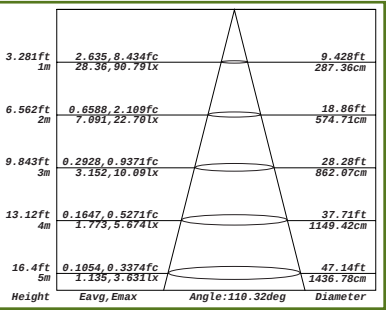


3000K

CHARACTERISTICS: LINEAR INT - SP (LCIS) 3000K / 120°X 120°	
Total Rated Fixture Lumens	249
Total Luminaire Efficiency	100%
Total Input Watts	4.58W
Horizontal Beam Angle (50%)	112.8
Vertical Beam Angle (50%)	109.9
Horizontal Field Angle (10%)	158
Vertical Field Angle (10%)	150.9

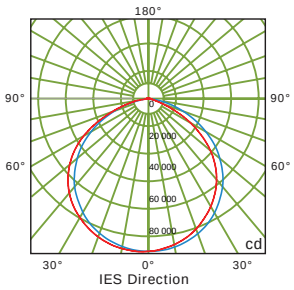


	0	22.5	45	67.5	90
0	90.7	90.6	90.7	90.6	90.7
5	90.4	90.1	89.9	89.5	89.6
15	87.7	86.8	86.2	85.2	85.2
25	82.4	81	79.7	78.3	78
35	73.7	71.8	70.1	68.4	68.1
45	62.3	60.5	57.7	55.8	55.3
55	48.1	45.9	42.9	39.6	38.5
65	31.2	28	23.7	19.9	18.3
75	14.2	9.9	5.7	4.2	3.3
85	1.7	1	0.6	0.4	0.5
90	0.3	0.1	0.3	0.3	0.3

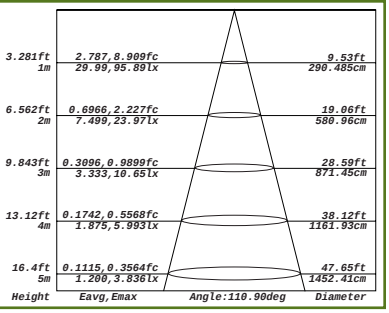


3500K

CHARACTERISTICS: LINEAR INT - SP (LCIS) 3500K / 120°X 120°	
Total Rated Fixture Lumens	264
Total Luminaire Efficiency	100%
Total Input Watts	4.61W
Horizontal Beam Angle (50%)	113
Vertical Beam Angle (50%)	110.3
Horizontal Field Angle (10%)	157.5
Vertical Field Angle (10%)	150.1

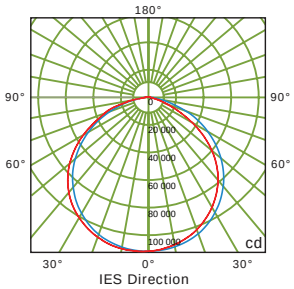


	0	22.5	45	67.5	90
0	95.8	95.8	95.8	95.8	95.8
5	95.5	95.3	95	94.6	94.6
15	92.6	91.9	90.8	90.1	90.3
25	86.9	85.7	83.8	83	82.5
35	77.8	76	74.2	73	72.2
45	66.1	64.2	61.5	59.4	58.6
55	51.2	48.4	45.1	41.6	40.1
65	33.1	29.9	24.5	19.9	18.1
75	14.6	10.5	5.4	3.5	3
85	2	1.5	1	0.8	0.9
90	0.5	0.3	0.7	0.6	0.7

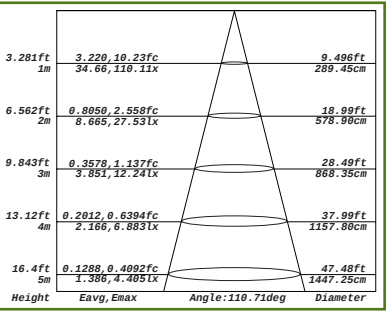


4000K

CHARACTERISTICS: LINEAR INT - SP (LCIS) 4000K / 120°X 120°	
Total Rated Fixture Lumens	306
Total Luminaire Efficiency	100%
Total Input Watts	4.38W
Horizontal Beam Angle (50%)	113.6
Vertical Beam Angle (50%)	110.5
Horizontal Field Angle (10%)	157.9
Vertical Field Angle (10%)	152



	0	22.5	45	67.5	90
0	110	109.9	110	109.9	110
5	109.7	109.4	109.2	108.8	108.9
15	106.7	105.8	105.4	104.2	104.3
25	100.2	98.9	98	96.4	96.1
35	90	88.4	86.8	84.8	84.5
45	76.2	74.9	71.9	69.6	68.9
55	58.6	57	53.2	49.1	48
65	38.6	35.9	29.2	25	23.5
75	17.4	12.5	8.1	6.7	5.5
85	2.1	1.2	0.8	0.6	0.7
90	0.4	0.3	0.5	0.5	0.5



Photometrics by an independant lab in accordance with current IES published Procedures.
* Lumen measurements comply with IES LM-79-08.
IES data is available at www.ecosenselighting.com

EcoSense Lighting Inc.
915 Wilshire Boulevard
Suite 2175
Los Angeles, CA 90017

Phone 310-496-6255
Fax 310-496-6256
Toll Free 855-632-6736
855-6-ECOSEN

Specifications subject to change without notice. Visit EcoSenseLighting.com for the most current specifications.

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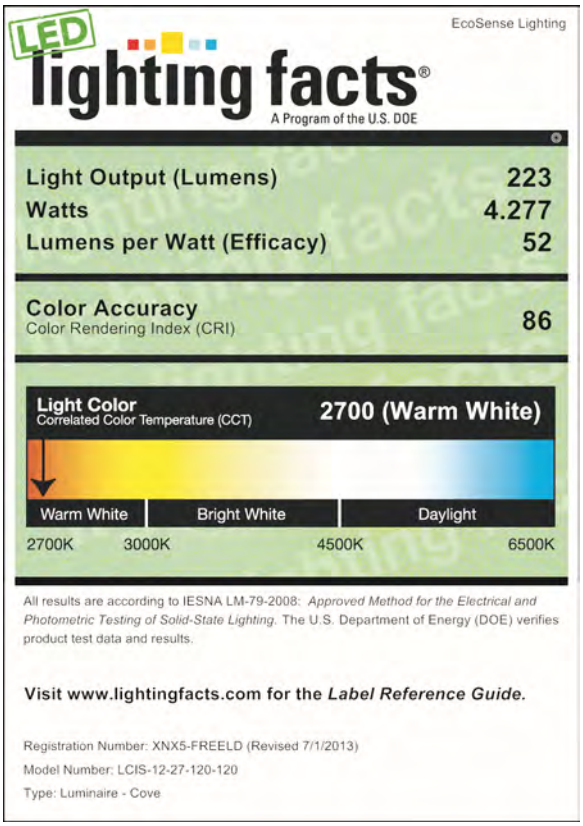
SPEC-LCIS-20140110-V1

ECOSENSELIGHTING.COM

LIGHTING FACTS LABELS



LED lighting facts®
A Program of the U.S. DOE

EcoSense Lighting

Light Output (Lumens)	223
Watts	4.277
Lumens per Watt (Efficacy)	52
Color Accuracy Color Rendering Index (CRI)	86
Light Color Correlated Color Temperature (CCT)	2700 (Warm White)

Warm White | Bright White | Daylight

2700K 3000K 4500K 6500K

All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting*. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: XNX5-FREELD (Revised 7/1/2013)
Model Number: LCIS-12-27-120-120
Type: Luminaire - Cove

EcoSense Lighting Inc.
915 Wilshire Boulevard
Suite 2175
Los Angeles, CA 90017

Phone 310-496-6255
Fax 310-496-6256
Toll Free 855-632-6736
855-6-ECOSEN

Specifications subject to change without notice. Visit EcoSenseLighting.com for the most current specifications.

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SPEC-LCIS-20140110-V1

SPECIFICATION SHEET

lumenfacade™

WHITE & STATIC COLORS

Client: _____

Project name: _____

Order #: _____

Type: _____ Qty: _____

CV3

FEATURES AND BENEFITS

Physical :

- Low copper content extruded aluminum housing
- Available in 1', 2', 3' or 4' sections
- Electro-statically applied polyester powder coat finish
- Machined aluminum end caps and silicone gaskets
- Stainless steel hardware
- Clear tempered glass
- 10° x 10°, 10° x 60°, 30° x 60° or 60° x 60° optics
- IP66
- Corrosion-resistant option for marine environments
- Meets 3G ANSI C136.31 Vibration standard for bridge applications

c UL us CE RoHS

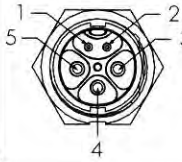
lumen talk EcoSystem Enabled

Performance :

- Minimum 1fc (10.7 lux) @ 129 feet (39.3m) distance (4000K, 4' unit, 10° x 60° optic, HO version)
- 2,929 delivered lumens and 16,765 candelas at nadir (4000K, 4' unit, 10° x 60° optic, HO version)
- CRI values: 85+ (2700K), 80+ (3000K), 78+ (4000K)
- Lumen maintenance 120,000 hrs [L70 @ 25°C]
- Lumen measurements comply with LM - 79 - 08 standard
- Resolution per foot or per fixture (see page 5)
- Operating temperatures: -25° C to 50° C [-13F to 122F]

Wiring detail - female pin

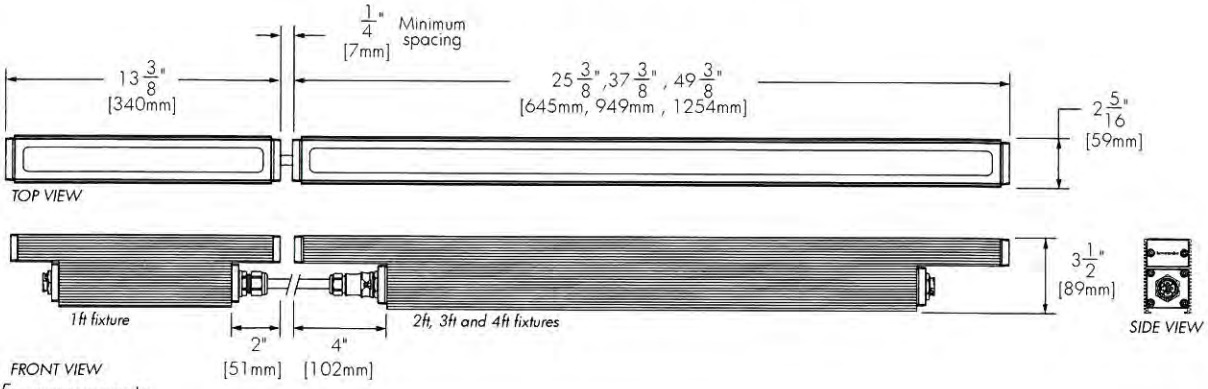
American Color Code



PIN ID	WIRE COLOR	USE
1	RED	0-10V / DATA +
2	ORANGE	0-10V / DATA -
3	BLACK	LIVE 120-277V
4	GREEN	GROUND
5	WHITE	NEUTRAL

Electrical :

- Line voltage luminaire for 120 to 277V
- Power and data in 1 cable (#16-5)
- Up to 88 feet with a single120V power feed, HO version
- 5W/ft version meets ASHRAE standards for linear lighting on building facades
- 8.5W/ft Regular Output version
- 15.25W/ft High Output version
- Dimming options: 0-10 volt, DMX, DALI, Lumentalk, or Lutron® EcoSystem® enabled



5 year warranty

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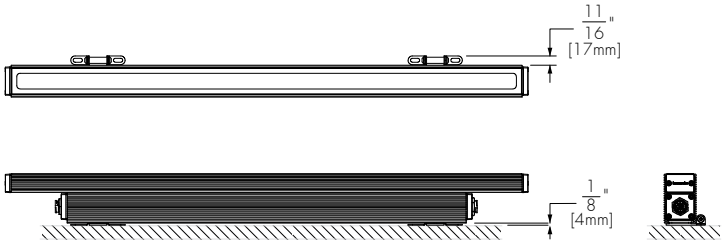
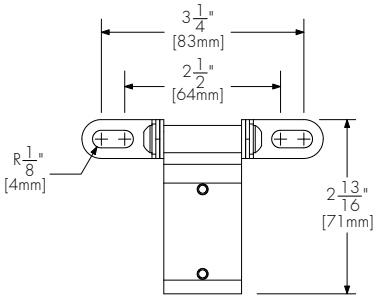
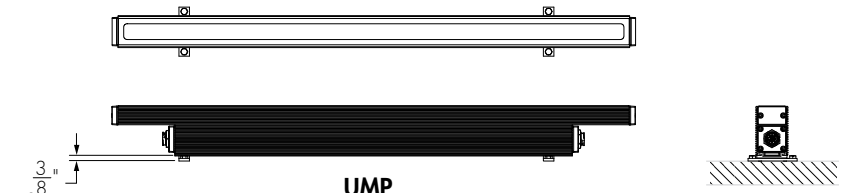
MOUNTING OPTIONS



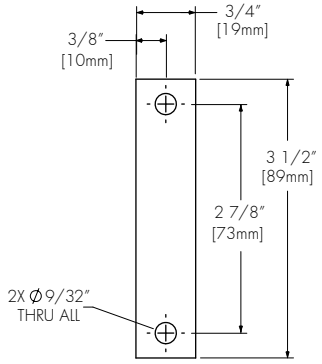
SAM
Slim Adjustable Mounting



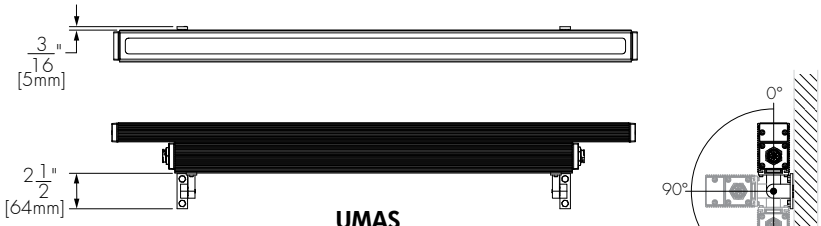
SAM
Mounting Hole Pattern



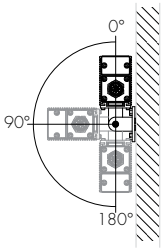
UMP
Fixed Mounting

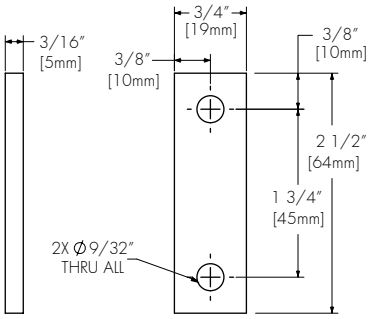


UMP
Mounting Hole Pattern

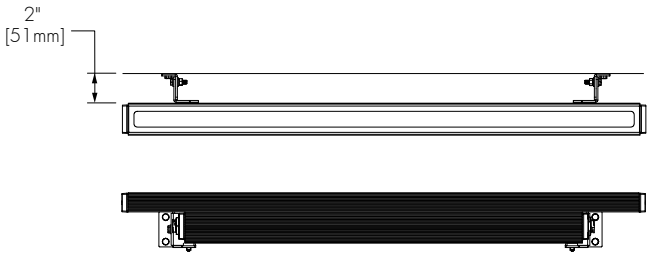


UMAS
Universal Adjustable Mounting

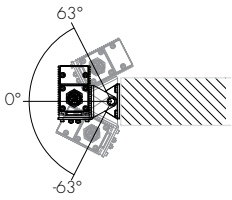


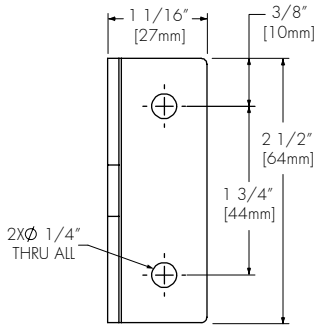


UMAS
Mounting Hole Pattern

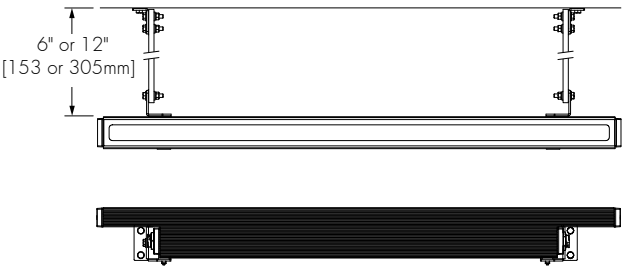


WAM2
Adjustable Wall Mounting

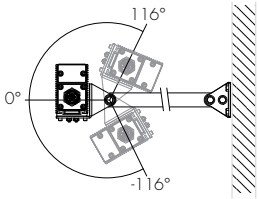




WAM
Mounting Hole Pattern



WAM6 & WAM12
Adjustable Extended Arm Mounting



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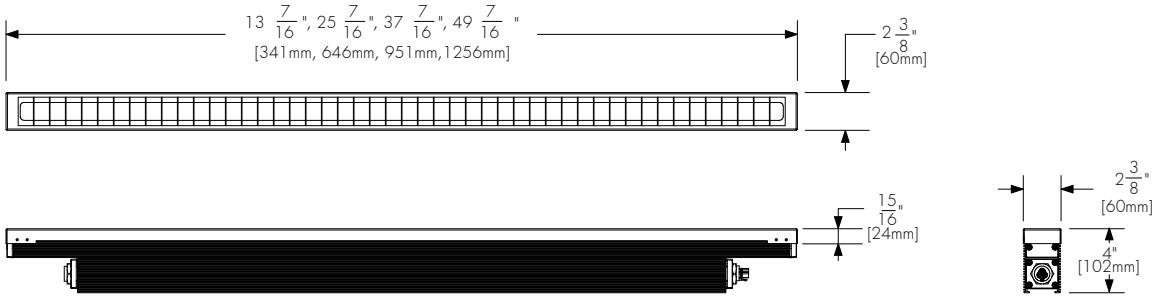
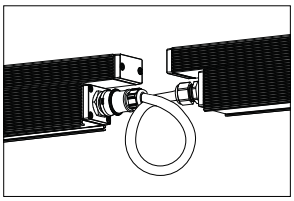
LOUVER ACCESSORY INSTALLATION DETAIL

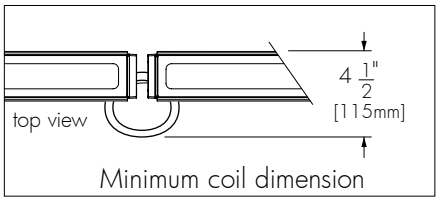


LOGRD
Radial Louver for Lumenfacade
(See page 4 for ordering code)

OPTION

ETE - End-to-end configuration,
no jumper cable needed.
16″ cable included at input.





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ACCESSORIES

Order separately

Control Systems:

LTO2 Lumentouch 2.0 is a wall mount DMX 512 controller keypad

LCU Lumencue is a USB / mini SD DMX 512 controller

LID LumenID is a diagnostic and addressing DMX 512 controller.
It must be specified on all DMX applications.
Refer to LID specification sheet for details.

LTN Lumentone is a simple pre-programmed DMX 512 controller
with a push button rotary dial and live feedback.

CBOX :

iCBOX-___V-___-___ Interior DMX 512 data box.
Data input and output, M20 provision holes with plugs.
Voltage input and output, M20 provision holes with plugs.
Up to six outputs to fixtures, M20 provision holes with plugs.
Please specify desired input voltage and finish.
Refer to iCBOX specification sheet for details.

CBOX-___V-___-___ DMX 512 data box.
Data input and output, M20 provision holes with plugs.
Voltage input and output, M20 provision holes with plugs.
Up to six outputs to fixtures, M20 provision holes with plugs.
Please specify desired input voltage and finish.
Refer to CBOX specification sheet for details.

Leader Cable :

LOGLCD___ Leader Cable for Lumenfacade.
Please add desired cable length : 10, 25 or 50 feet standard length
Sealing endcap is mandatory for any unused connector.
(1) included with every leader cable

LOGLCD___-ETE Leader Cable for Lumenfacade, ETE option.
Please add desired cable length : 10, 25 or 50 feet standard length
Sealing endcap is mandatory for any unused connector.
(1) included with every leader cable

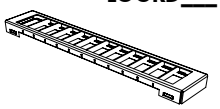
Jumper Cable :

LOGJCD___ Jumper Cable for Lumenfacade.
Please add desired cable length : 2, or 4 feet standard length

LOGJCD___-ETE Jumper Cable for Lumenfacade, ETE option.
Please add desired cable length : 2, or 4 feet standard length

Radial Louver :

LOGRD___-___ Radial louver for Lumenfacade.



1. Please specify desired nominal length: 1′, 2′, 3′ or 4′.
2. Please specify finish as BK - Black SandText
(Custom color available on request, please specify as CC together with RAL color : _____)

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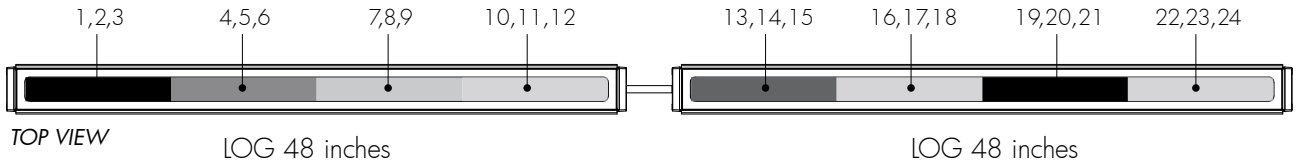
RESOLUTION DETAILS
APPLICABLE FOR DMX DIMMING OPTION ONLY

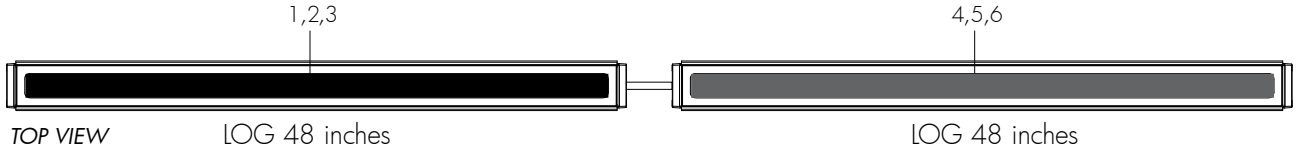
DMX 1FT - Resolution per foot: each foot is addressed independently (recommended for most installations).

DMX ADDRESSES:



DMX 1FX - Resolution per fixture: each fixture is addressed independently

DMX ADDRESSES:



*Warning: resolution is a factory setting and cannot be changed in the field.

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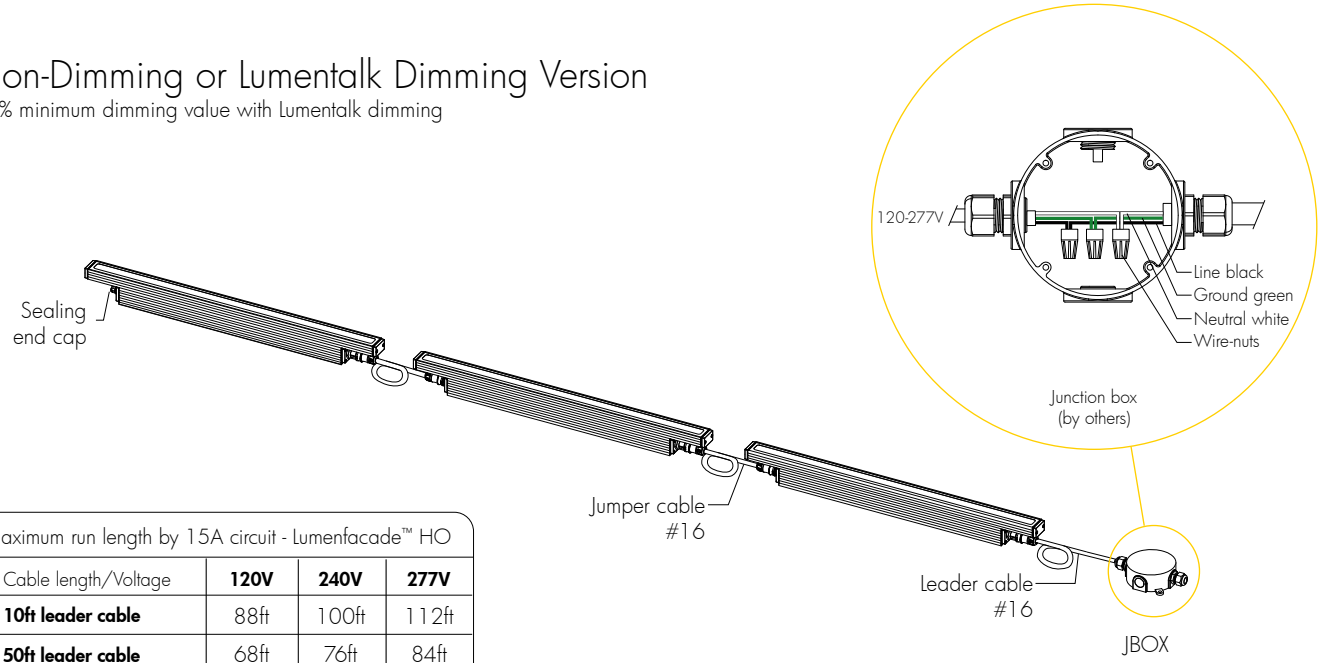
TYPICAL WIRING DIAGRAMS

Non-Dimming or Lumentalk Dimming Version

1% minimum dimming value with Lumentalk dimming

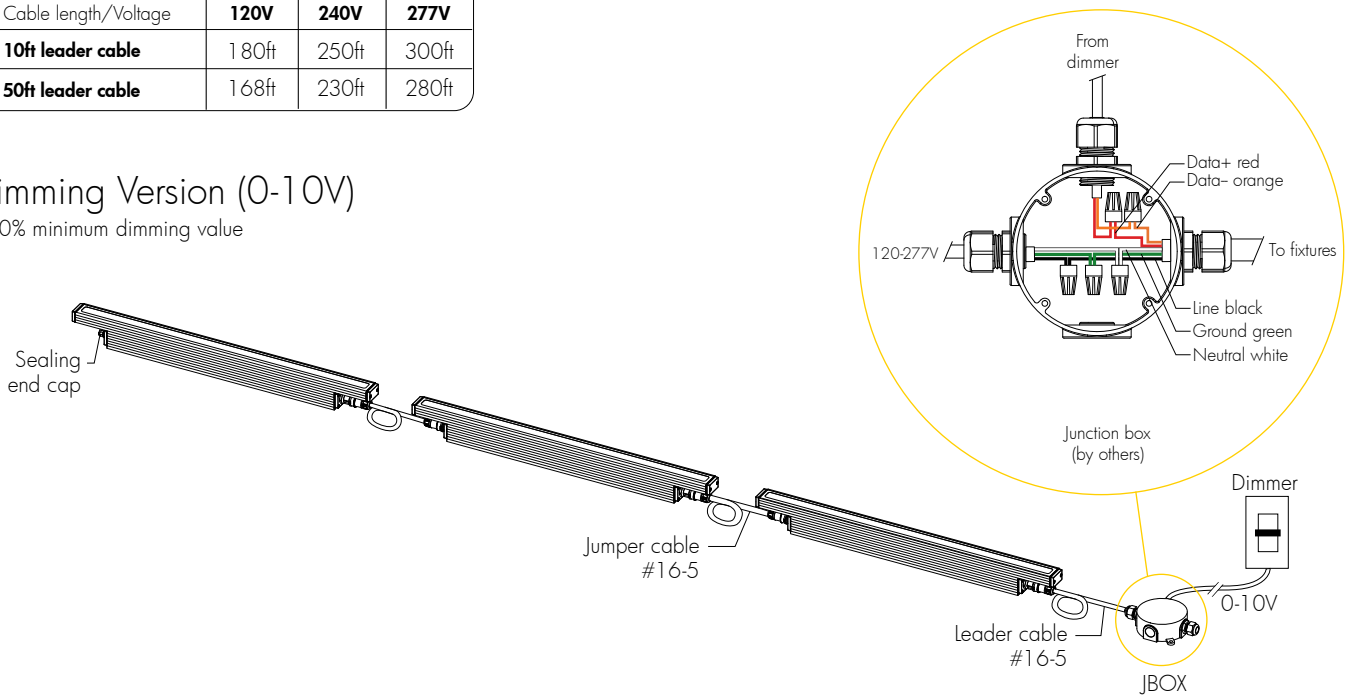


Maximum run length by 15A circuit - Lumenfacade™ HO			
Cable length/Voltage	**120V**	**240V**	**277V**
10ft leader cable	88ft	100ft	112ft
50ft leader cable	68ft	76ft	84ft
Maximum run length by 15A circuit - Lumenfacade™ RO			
Cable length/Voltage	**120V**	**240V**	**277V**
10ft leader cable	148ft	168ft	184ft
50ft leader cable	120ft	132ft	148ft

ASHRAE Code Compliant - Lumenfacade™ 5W/ft Maximum run length by 15A circuit			
Cable length/Voltage	**120V**	**240V**	**277V**
10ft leader cable	180ft	250ft	300ft
50ft leader cable	168ft	230ft	280ft

Dimming Version (0-10V)

10% minimum dimming value



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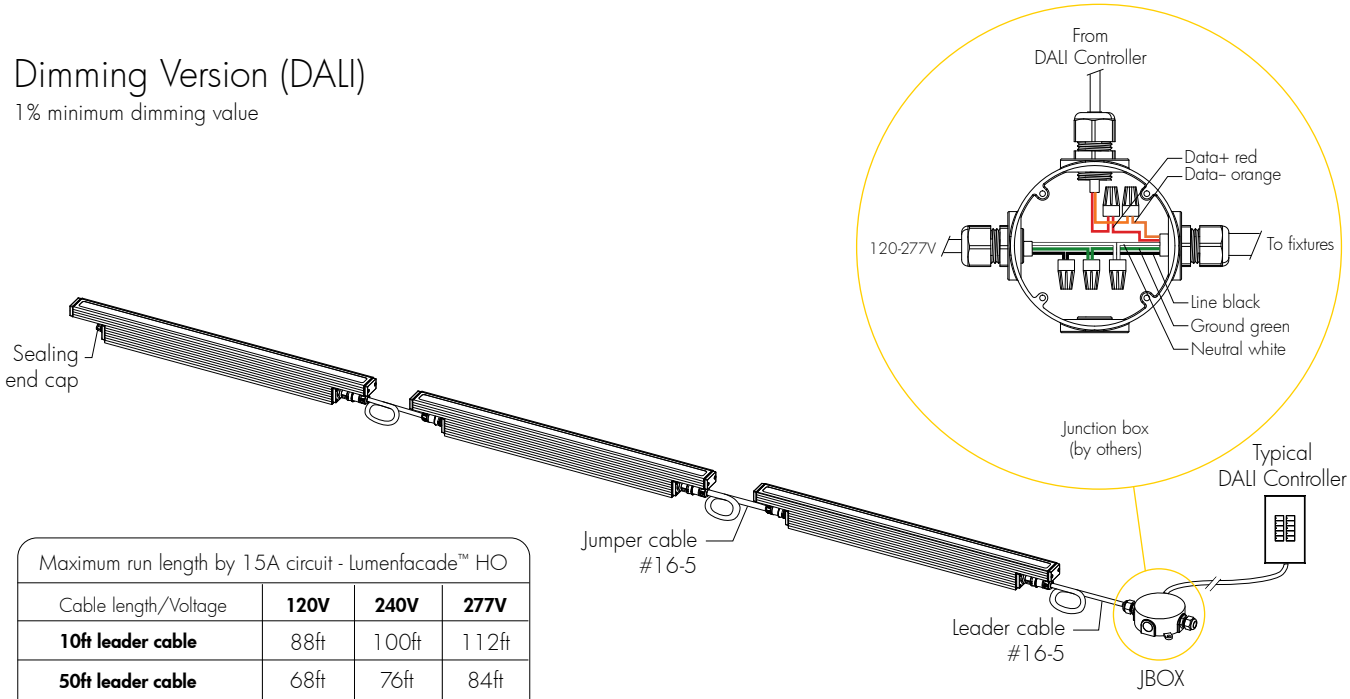
TYPICAL WIRING DIAGRAMS - continued

Dimming Version (DALI)

1% minimum dimming value



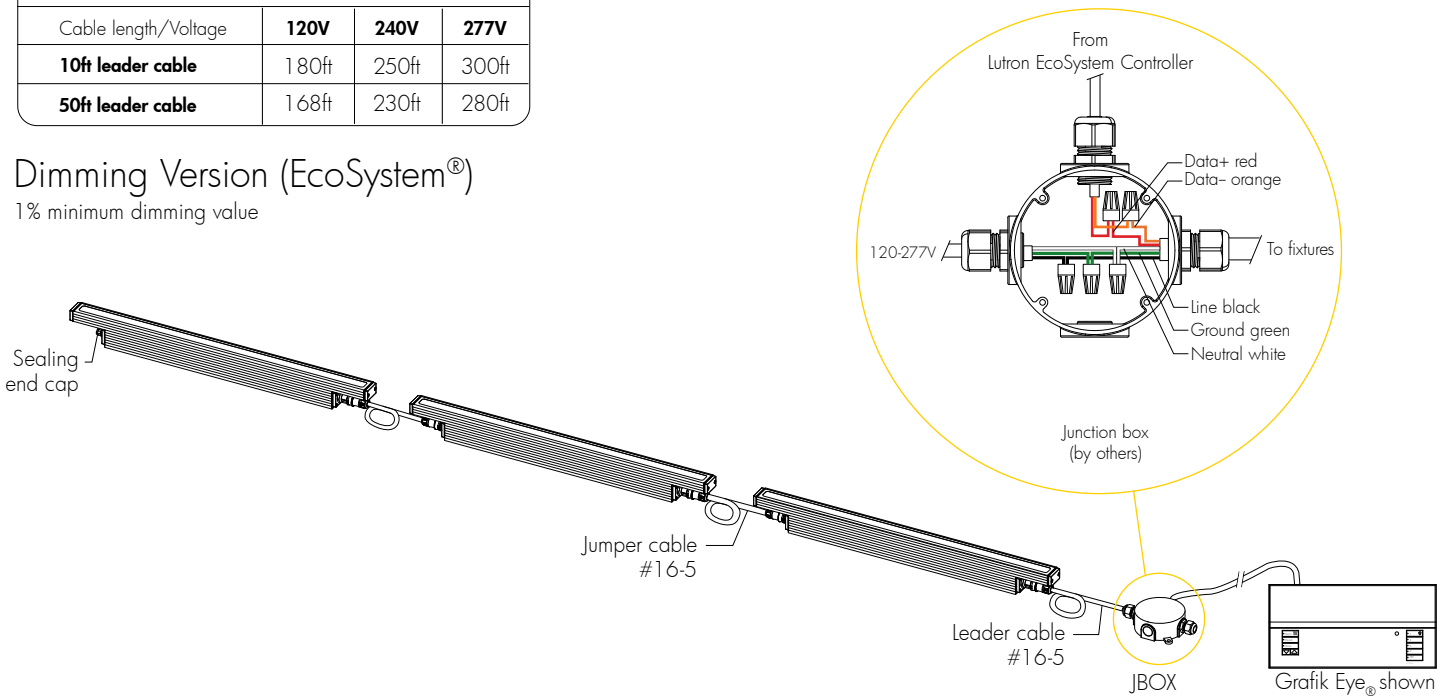
Maximum run length by 15A circuit - Lumenfacade™ HO			
Cable length/Voltage	**120V**	**240V**	**277V**
10ft leader cable	88ft	100ft	112ft
50ft leader cable	68ft	76ft	84ft

Maximum run length by 15A circuit - Lumenfacade™ RO			
Cable length/Voltage	**120V**	**240V**	**277V**
10ft leader cable	148ft	168ft	184ft
50ft leader cable	120ft	132ft	148ft

ASHRAE Code Compliant - Lumenfacade™ 5W/ft Maximum run length by 15A circuit			
Cable length/Voltage	**120V**	**240V**	**277V**
10ft leader cable	180ft	250ft	300ft
50ft leader cable	168ft	230ft	280ft

Dimming Version (EcoSystem®)

1% minimum dimming value



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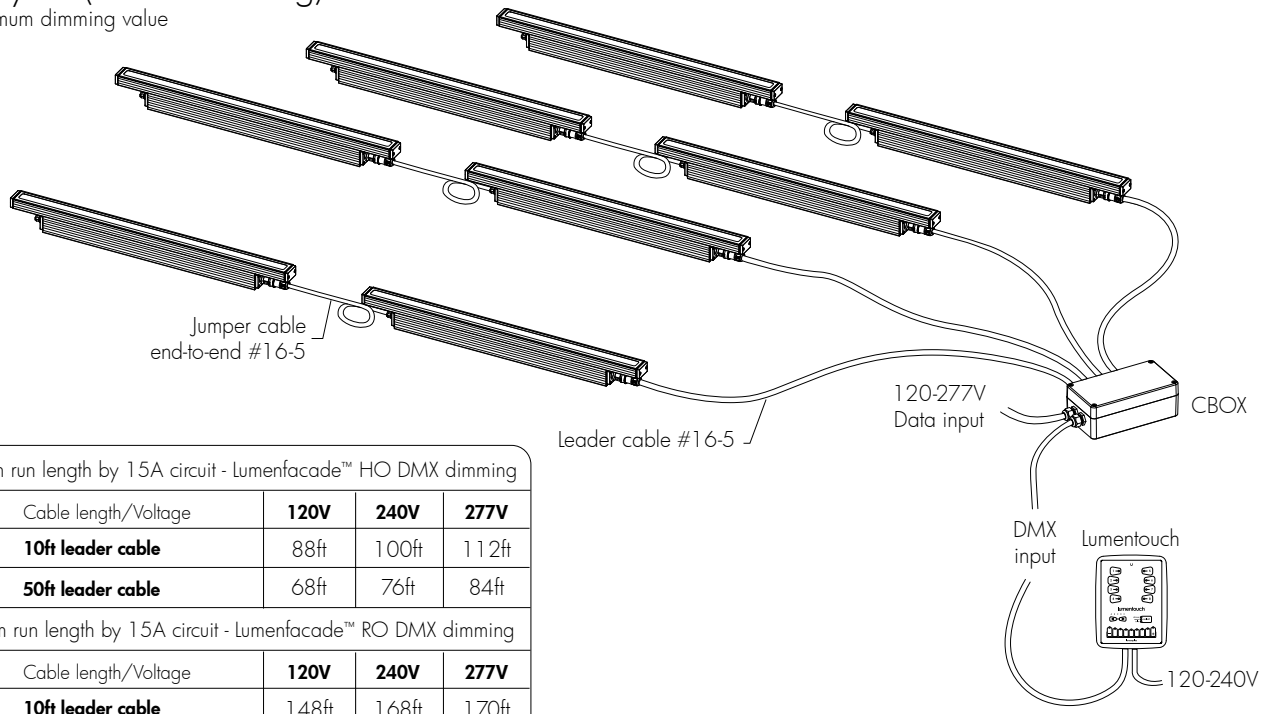
TYPICAL WIRING DIAGRAMS - continued

Star Layout (DMX Dimming)

1% minimum dimming value



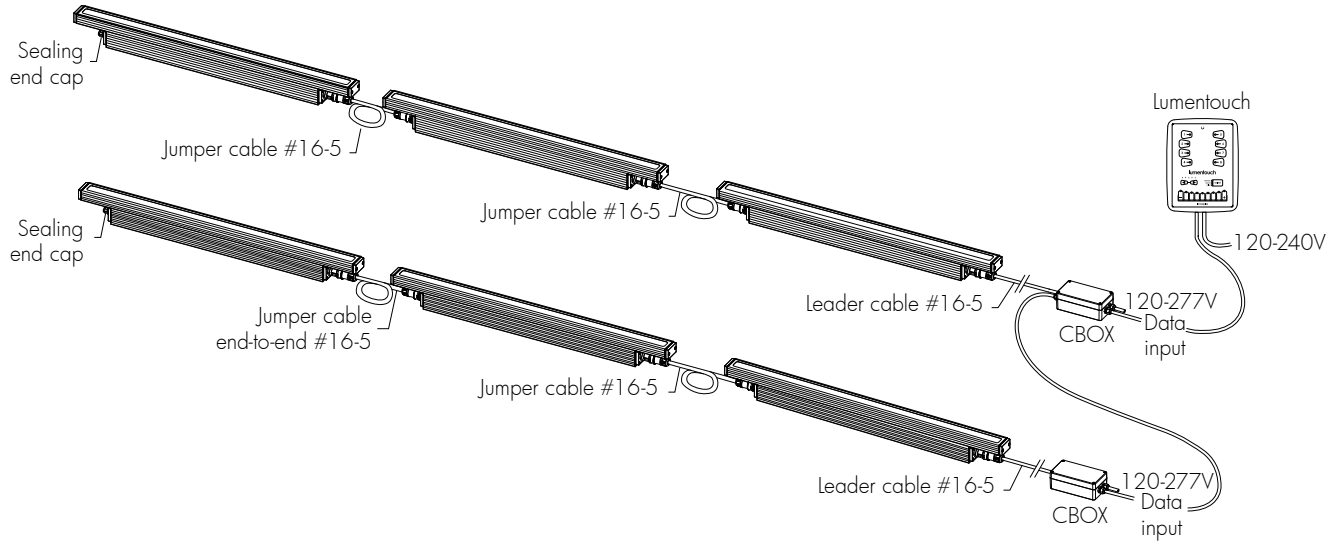
Maximum run length by 15A circuit - Lumenfacade™ HO DMX dimming			
Cable length/Voltage	**120V**	**240V**	**277V**
10ft leader cable	88ft	100ft	112ft
50ft leader cable	68ft	76ft	84ft
Maximum run length by 15A circuit - Lumenfacade™ RO DMX dimming			
Cable length/Voltage	**120V**	**240V**	**277V**
10ft leader cable	148ft	168ft	170ft
50ft leader cable	120ft	132ft	148ft

ASHRAE Code Compliant - Lumenfacade™ 5W/ft DMX dimming Maximum run length by 15A circuit			
Cable length/Voltage	**120V**	**240V**	**277V**
10ft leader cable	170ft	170ft	170ft
50ft leader cable	168ft	170ft	170ft

*Up to 170 individually addressable 1 foot sections per DMX run.
Consult factory for specific applications.

Daisy Chain Layout (DMX Dimming)

1% minimum dimming value



Lumenpulse, 1751 Richardson, Suite 1505, Montreal (Quebec) Canada H3K 1G6 1.877.937.3003 P. 514.937.3003 F. 514.937.6289
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2014.05.22
EM - R58

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lumenpulse™
Sustainable architectural LED lighting systems

SPECIFICATION SHEET

lumenfacade™

WHITE & STATIC COLORS

HOW TO ORDER

LOG	Select:		Select:					Select:
Housing	Voltage	Length	Colors and color temperatures	Optic	Mounting Option	Finish	Control	Option
1	2	3	4	5	6	7	8	9

1 Housing:

LOG ASHRAE - Lumenfacade™, 5W/ft ASHRAE compliant

LOG RO - Lumenfacade™ Regular Output, 8.5W/ft

LOG HO - Lumenfacade™ High Output, 15.25W/ft

2 Voltage:

120 - 120 volts
208 - 208 volts
220/240 - 220 to 240 volts
277 - 277 volts

3 Length:

12 - 13 3/8 inches (340mm) (2 kg/4.5 lbs)
24 - 25 3/8 inches (645mm) (3.17 kg/7 lbs)
36 - 37 3/8 inches (949mm) (4.75 kg/10.5 lbs)
48 - 49 3/8 inches (1254mm) (6.35 kg/14 lbs)

4 Colors and Color temperatures:

27K - 2700K
30K - 3000K
35K - 3500K
40K - 4000K
RD - Red
GR - Green
BL - Blue

5 Optics:

10x10 - 10° x 10°

*For best results use with HO fixtures at a 6-inch (15cm) setback from surface. Contact factory for application support.

10x60 - 10° x 60°

30x60 - 30° x 60°

60x60 - 60° x 60°

6 Mounting Option:

SAM - Slim Adjustable Mounting

UMP - Fixed Mounting
(Suitable to use when **3GV** option is specified)

UMAS - Universal Adjustable Mounting
(Suitable to use when **3GV** option is specified)

WAM2 - Adjustable Wall Mounting 2"

WAM6 - Adjustable Extended Arm Mounting 6"

WAM12 - Adjustable Extended Arm Mounting 12"

7 Finish:

SI - Silver SandText
BK - Black SandText
WH - White
CC - Custom (please specify RAL color)

8 Control:

NO - No Dimming
LT - Lumentalk Dimming
(available for 2', 3' and 4' lengths only)
(1% minimum dimming value)
DIM - 0-10V Dimming option
(10% minimum dimming value)
DMX 1FT - DMX Dimming option, resolution per foot
(1% minimum dimming value)
DMX 1FX - DMX Dimming option, resolution per fixture
(1% minimum dimming value)
DALI - DALI Dimming option
(1% minimum dimming value)
ES - Lutron® EcoSystem® Enabled Dimming
(available for 2', 3' and 4' lengths only)
(1% minimum dimming value)

9 Option:

ETE - End - to - end configuration, no jumper cable needed
CRC - Corrosion-resistant Coating
3GV - 3G ANSI C136.31 Vibration Rating
N.B. Available with UMP and UMAS mounting options only.

Lumenpulse, 1751 Richardson, Suite 1505, Montreal (Quebec) Canada H3K 1G6 1.877.937.3003 P. 514.937.3003 F. 514.937.6289
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Sustainable architectural LED lighting systems

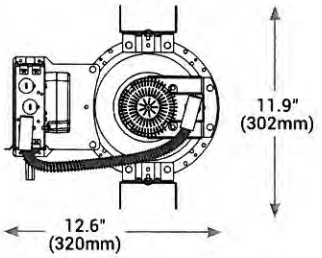
D1 & D2

KR6™ Series

LED Specification Downlight – Round 6" Aperture

Product Description

The KR6™ LED specification downlight features Cree TrueWhite® Technology and delivers beautiful, high-quality light with efficacy up to 75 lumens per watt. Designed for new construction applications, the KR Series is available in variety of color temperatures, round and square trims with high-quality anodized aluminum reflector finishes, a sloped ceiling adapter and a variety of dimming options including Cree Sunset Dimming Technology providing rich, warm light that transitions from 2700K to 1800K as naturally as an incandescent source.



Performance Summary

Utilizes Cree TrueWhite® Technology

Made in the U.S.A. of U.S. and imported parts

Delivered Light Output: 683-6691 lumens; Delivered lumen output is typical when using a SSGC type reflector

Input Power: 13-104 Watts

Emergency Performance: Up to 1210 Lumens; 10W; Minimum 90 Minutes

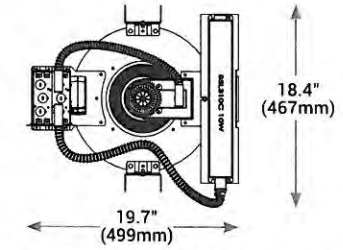
CRI: 90

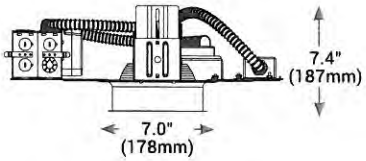
CCT: 2700K , 3000K , 3500K, 4000K

Dimming: Triac, 0/1-10V, Cree SmartCast™ Technology, Lutron EcoSystem® Dimming, Lutron® Forward Phase Dimming; See control availability chart on page 3

Limited Warranty[1]: 10 years on KR6™ luminiare/5 years on KR6 luminiare with Cree SmartCast™ Technology/1 year on emergency battery pack

Emergency Backup





Accessories

Field-Installed		
Sloped Ceiling Adaptor KRKS6••WW •• 0-35 (order in 5 degree increments)	**C-Channel Hanger Bars** RBH30C - Pair of 30" (762mm) rigid 3/4" x 1/2" (19mm x 13mm) C-Channel bars	**T-Bar Clips** RARC7 - Set of four
Control Module CIF-10VC1-CWC-SNSR - Cree SmartCast™ Technology with ambient light and motion sensors		**Trim Ring** KR6TA - White

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Housing:** KR6 20L 35K 120V 10V + **Reflector:** KR6T SSGC FF

Reflector (Housing must be ordered separately)			
KR6T			
Series	**Reflector Finish**	**Flange Finish**	**Options**
KR6T	SSGC Soft Satin Glow, Clear SSGCG Soft Satin Glow, Champagne Gold	FF Matches Reflector WF White Paint	WW Wall Wash

QUICK SHIP™

Click below to select Quick Ship products

For full list of Cree Quick Ship products visit **www.cree.com/lighting/quickship**

Housing (Reflector must be ordered separately)									
KR6									
Series	**Size**	**Reflector**	**Initial Delivered Lumens**	**Optic**	**CCT**	**Voltage**	**Controls**		**Options**
KR	6 6 inch	Blank Round	9L 13W, 683 Lumens - 53 LPW 13L 18W, 1060 Lumens - 59 LPW 20L 30W, 1664 Lumens - 55 LPW 30L 39W, 2545 Lumens - 62 LPW 40L 44W, 3337 Lumens - 76 LPW 60L 87W, 5265 Lumens - 60 LPW	Blank 70° Beam Angle (Standard) D1 D2	27K 2700K - 9L thru 40L Only 30K 3000K 35K 3500K 40K 4000K	120V 120 Volts 277V 277 Volts 347V 347 Volts	Blank - For standard control offering refer to control availability chart on page 3 LES Lutron EcoSystem® Dimming - Refer to control availability chart on page 3	10V 0/1-10V Dimming - Refer to control availability chart on page 3 LFP Lutron Forward Phase Dimming - Refer to control availability chart on page 3	WD Sunset Dim - 9L and 13L @ 27K with Triac Dimming only 10R Cree SmartCast™ Technology•• EB7• Emergency Backup - Minimum 90 minutes - 120V, 277V only

[1] See www.cree.com/lighting/products/warranty for warranty terms
• Available for U.S. only •• Not available in 40L and 60L

Rev. Date: V5 09/29/2014

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

Product Specifications

CREE SMARTCAST™ TECHNOLOGY

Cree SmartCast™ Technology changes the paradigm of lighting control. With the press of a single button, Cree SmartCast™ Technology enabled luminaires and controls create their own secure network and auto-associate to form logical groups throughout every space. Integrated sensors and robust wireless communication included in every luminaire combined with revolutionary OneButton™ Setup enables automated setup and configuration of luminaires and wall controls. With no extra wires or interfaces, Cree SmartCast™ Technology products reduce installation time and complexity.

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics, and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIAL

- Initial color within a 3-step MacAdam Ellipse.
- Low brightness parabolic spun Alzak aluminum cone, 0.06" (2mm) thick with polished radius and continuous self-flange
- Soft Satin Glow Clear finish, standard
- 2" (51mm) aperture throat to accommodate all standard and up to 3" (76mm) thick ceilings and provide flexibility in mounting within grid
- Provided with quick mounting brackets for optional carrying channels
- Light engine, optics, and driver accessible from below ceiling

ELECTRICAL SYSTEM

- **Power Factor:** > 0.9 for 120V and 277V
- **Input Power:** 120, 277V, or 347V, 50/60Hz

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for thru-wiring 8#12AWG-90°C
- Suitable for damp locations
- Thermally protected Type NON-IC in accordance with Article 410 of the NEC and UL 1598
- Meets Buy American requirements within ARRA
- EnergyStar® Qualified. Please refer to http://www.energystar.gov for most current information

Recommended Cree® KR Series Lumen Maintenance Factors (LMF)[1]

Ambient	Initial Delivered Lumens	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
5˚C (41˚F)	9L and 13L	1.05	1.04	1.03	1.03	1.02
	20L and 30L	1.03	0.99	0.94	0.90	0.86
	40L and 60L	1.03	0.96	0.90	0.83	0.77
10˚C (50˚F)	9L and 13L	1.04	1.03	1.03	1.02	1.02
	20L and 30L	1.02	0.97	0.93	0.89	0.85
	40L and 60L	1.03	0.95	0.88	0.82	0.76
15˚C (59˚F)	9L and 13L	1.03	1.02	1.02	1.01	1.01
	20L and 30L	1.01	0.96	0.91	0.88	0.84
	40L and 60L	1.02	0.94	0.87	0.81	0.75
20˚C (68˚F)	9L and 13L	1.02	1.01	1.00	1.00	0.99
	20L and 30L	1.01	0.95	0.90	0.87	0.83
	40L and 60L	1.01	0.93	0.86	0.80	0.74
25˚C (77˚F)	9L and 13L	1.00	1.00	0.99	0.99	0.99
	20L and 30L	1.00	0.94	0.89	0.86	0.82
	40L and 60L	1.00	0.92	0.85	0.79	0.74
30˚C (86˚F)	9L and 13L	0.99	0.99	0.98	0.98	0.98
	20L and 30L	0.97	0.93	0.88	0.85	0.81
	40L and 60L	0.98	0.91	0.84	0.78	0.73
35˚C (95˚F)	9L and 13L	0.98	0.97	0.97	0.97	0.97
	20L and 30L	0.96	0.92	0.87	0.84	0.80
	40L and 60L	0.96	0.90	0.83	0.77	0.72

[1] Lumen maintence values at 25˚C (77˚F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

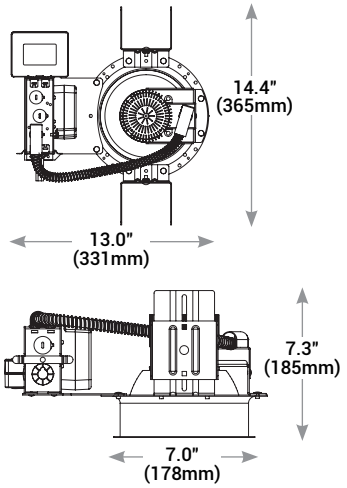
Installation

- Recommended ceiling cutout 6.5" (165mm)

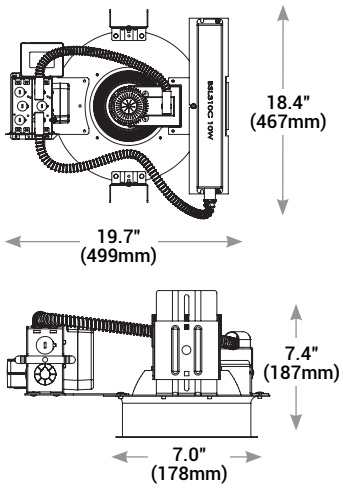
Note: 30L versions require marked spacing: 24" (600mm) X 12" (300mm) X ½" (12mm). 24" (600mm) luminaire to luminaire, 12" (300mm) luminaire to side wall, ½" (12mm) above luminaire

60L versions require marked spacing: 48" (1219mm) X 24" (600mm) X 1" (25mm). 48" (1219mm) luminaire to luminaire, 24" (600mm) luminaire to side wall, 1" (25mm) above luminaire

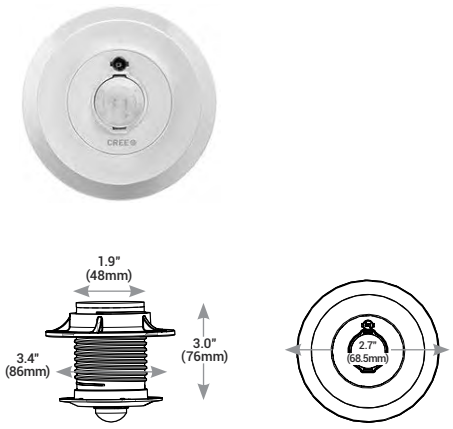
Cree SmartCast™ Technology



Emergency Backup and Cree SmartCast™ Technology

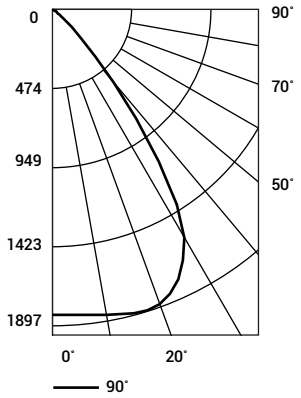


Occupancy Sensor included with Cree SmartCast™ Technology



Photometry

KR6 30L 27K 120V W/KR6T SSGC FF BASED ON UL REPORT TEST #: 157473
Fixture photometry has been conducted in accordance with IESNA LM-79-08. IESNA LM-79-08 specifies the entire luminaire as the source resulting in a fixture efficiency of 100%.



UL Test Report #: 157473
KR6 30L 27K 120V SSGC FF
Initial Delivered Lumens: 2,479
Efficacy: 66 LPW
S/M: 1.2

Coefficients Of Utilization – Zonal Cavity Method				
RC %:	80			
RW %:	70	50	30	10
RCR: 0	119	119	119	119
1	113	110	108	105
2	107	102	97	94
3	101	94	89	84
4	95	87	81	77
5	90	81	75	70
6	85	75	69	64
7	80	70	64	59
8	76	66	59	55
9	72	61	55	51
10	68	58	51	47

Effective Floor Cavity Reflectance: 20%

Average Luminance Table (cd/m2)				
Horizontal Angle				
Vertical Angle		0°	45°	90°
	45°	19,317	19,317	19,317
	55°	4,459	4,459	4,459
	65°	2,074	2,074	2,365
	75°	931	931	931
	85°	0	0	0

Zonal Lumen Summary			
Zone	Lumens	% Lamp	Luminaire
0-30	1,524	N/A	61.5%
0-40	2,206	N/A	88.8%
0-60	2,462	N/A	99.1%
0-90	2,483	N/A	100.0%
0-180	2,483	N/A	100.0%

Cone of Light		
Distance from Workplane	Footcandles	Beam Diameter
6' (1.8m)	51	7.3' (2.2m)
8' (2.4m)	29	9.7' (3.0m)
10' (3.0m)	18	12.3' (3.7m)
12' (3.7m)	13	14.5' (4.4m)
14' (4.3m)	9	17.4' (5.3m)

For exact photometric data, please reference our available IES and LM-79 test results at http://www.cree.com/Lighting/Products/Indoor/Architectural-Downlights/KR-Series

Application Reference

Based on KR6 30L 27K 120V W/KR6T SSGC FF Luminaire

Open Space					
Spacing	Lumens	Wattage	LPW	w/ft²	Average FC
4 x 4	2483	39	64	2.34	152
6 x 6				1.09	73
8 x 8				0.59	41
10 x 10				0.39	29

10' Ceiling, 80/50/20 Reflectances, 2.5 workplane. LLF: 1.0 Initial. Open Space: 50' x 40' x 10'

Corridor					
Spacing	Lumens	Wattage	LPW	w/ft²	Average FC
4' on Center	2483	39	64	1.63	84
6' on Center				1.11	57
8' on Center				0.78	41
10' on Center				0.65	34

10' Ceiling, 80/20/50 Reflectances, Light levels on the ground. LLF: 1.0 Initial. Corridor: 6' Wide x 100' Long

Control Availability Chart

Initial Delivered Lumens	Non Dimming			Triac Dimming to 5%			0/1-10V Dimming to 10%			LES Dimming to 1%			LFP Dimming to 1%		
	120V	277V	347V	120V	277V	347V	120V	277V	347V	120V	277V	347V	120V	277V	347V
9L	N/A	S	N/A	S	N/A	N/A	O	O	O	N/A	N/A	O	N/A	N/A	N/A
13L	N/A	S	N/A	S	N/A	N/A	O	O	O	O	O	O	O	N/A	N/A
20L	N/A	N/A	N/A	N/A	N/A	N/A	S	S	S	O	O	O	O	N/A	N/A
30L	N/A	N/A	N/A	N/A	N/A	N/A	S	S	S	O	O	O	O	N/A	N/A
40L	N/A	N/A	N/A	N/A	N/A	N/A	S	S	S	O	O	O	N/A	N/A	N/A
60L	N/A	N/A	N/A	N/A	N/A	N/A	S	S	S	O	O	O	N/A	N/A	N/A

S = Standard Offering
O = Optional Offering

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AMERLUX PUCK MULTIPLE REMODELER

RECESSED MULTIPLE 3LT

APMREM-3
LED

D3

APPLICATIONS:
Retail, commercial and hospitality accent and display lighting

CONSTRUCTION:
Rolled steel housing painted matte black
Stamped steel mounting plate and mounting bars
Puck housing: machined aluminum body and trim ring
Steel torsion spring
0° to 30° tilt, 360° rotation

OPTICS:
LED - Solid state lighting
High output warm white
CCT: 2700K, 3000K, 3500K, 4000K
CRI: 85
Life: 50,000 hrs
Lumen Maintenance: >70% of initial lumens @ 50,000 hrs
Lumen Output (typical): Spot 96, Narrow Flood 92, Flood 91, Wide Flood 80
Beam Options: Spot 8°, Narrow Flood 16°, Flood 26°, Wide Flood 45°

ELECTRICAL:
Power Supply:
Input: 120V, 50-60 Hz, 0.12 A max
Output: 12V, 0.7A
Constant current driver 700 mA,
3-3w LEDs per unit, 9 watts total
This product complies with IEEE C62.41 for surge endurance up to 2.5KV. Amerlux recommends using additional surge protection with this unit (supplied by others), surge damage is not covered by warranty.

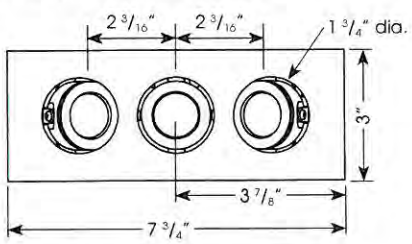
MOUNTING:
For use in existing sheet rock ceilings

LABELING:
For indoor use only

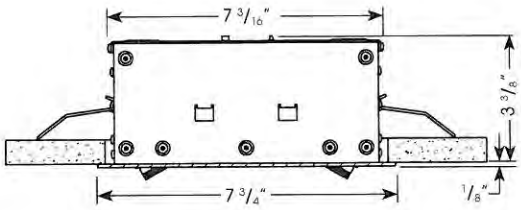
PROJECT:

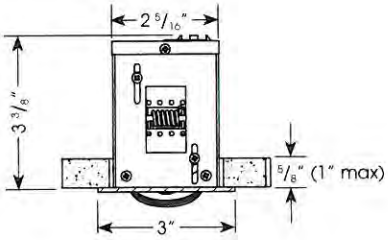
TYPE:

Drawing shown with flat trim ring



Cut out dimension: 2 1/2" x 7 3/8"





Electrostatic sensitive device, observe precautions for handling

ELECTRICAL

Driver	Operating Watts	Amps
Electronic 120v	9	0.075

Class 2 constant current driver, 700 mA

5 year limited warranty
(see website for details)

ORDERING INFORMATION:

Model	# Heads	Wattage	Lamp Type	Ballast	Finish	Voltage	Beam Spreads Lamp 1	Lamp 2	Lamp 3	Trim Ring	Color Temp
APMREM	3	3	LED	E - electronic	WT - white texture NA - natural aluminum	120	CL NF FL WF	CL NF FL WF	CL NF FL WF	F - flat trim ring SN - snoot trim ring, 1/4"	2700 3000 3500 4000

CL - spot, 8°
NF - narrow flood, 16°
FL - flood, 26°
WF - wide flood, 45°

Example: APMREM-3-3-LED-E-WT-120-NF-NF-NF-SN-3000

Cat #:

Amerlux reserves the right to change details that do not affect overall function and performance.

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amerlux

AMERLUX PUCK MULTIPLE REMODELER

RECESSED MULTIPLE 3LT

APMREM-3
LED

amerlux

TYPE:

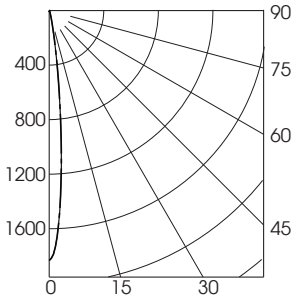
FIXTURE DATA:

Complete photometric data (ies format) available upon request.

Note: Data is per head

3W LED

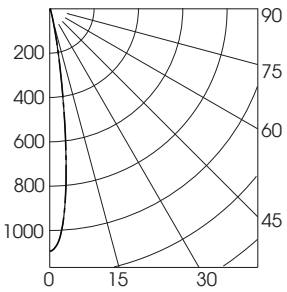
SPOT DISTRIBUTION
LTL # 15940



Candelas at Nadir

Deg	Candela
0	1833
5	1014
15	49
25	9
35	3
45	2

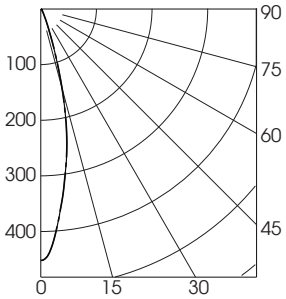
NARROW FLOOD DISTRIBUTION
LTL # 15939



Candelas at Nadir

Deg	Candela
0	1094
5	827
15	64
25	11
35	4
45	2

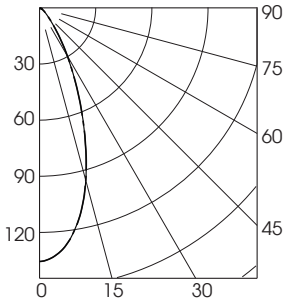
FLOOD DISTRIBUTION
LTL # 15938



Candelas at Nadir

Deg	Candela
0	452
5	376
15	148
25	20
35	5
45	3

WIDE FLOOD DISTRIBUTION
LTL # 15942

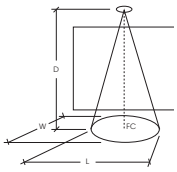


Candelas at Nadir

Deg	Candela
0	136
5	131
15	95
25	47
35	18
45	6

APPLICATION DATA:

Notes and Definitions:
Beam spread is to 50% center beam candlepower (CBCP).
D=Distance to floor or wall.
FC=Footcandles on floor or wall at center beam aiming location.
L=Effective Visual Beam length in feet (50% of maximum footcandle level).
W=Effective Visual Beam width in feet (50% of maximum footcandle level).
CB=Distance across or down to center beam location.



0° Aiming Angle
Horizontal
Footcandles

	D	FC	L	W
SPOT	2.0′	456	.99	.99
	4.0′	114	1.03	1.03
	6.0′	51	1.16	1.16
	8.0′	29	1.45	1.45
NARROW FLOOD	2.0′	273	1.0	1.0
	4.0′	68	1.08	1.08
	6.0′	30	1.36	1.36
	8.0′	17	2.02	2.02
FLOOD	2.0′	113	1.02	1.02
	4.0′	28	1.52	1.52
	6.0′	13	2.39	2.39
	8.0′	7	3.14	3.14
WIDE FLOOD	2.0′	34	1.27	1.27
	4.0′	9	2.75	2.75
	6.0′	4	3.91	3.91
	8.0′	2	5.32	5.32

D-Series
LED Surface Canopy

G1

Catalog Number

Notes

Type

d#series

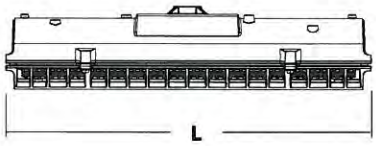
Specifications

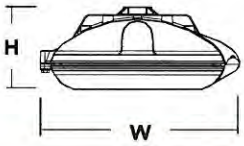
Length: 17-3/4" (45.1 cm)

Width: 8-1/2" (21.6 cm)

Height: 3-7/16" (8.7 cm)

Weight (max): 16 lbs (7.3 kg)





Introduction

The D-Series LED Surface Canopy luminaire is ideal for covered walkways or drive-thrus, semi-covered outdoor aisles, and walk-in coolers and freezers. Its five optical choices provide the design flexibility to potentially reduce luminaire counts while still meeting IES criteria, lowering overall energy consumption.

Its expected service life of over 100,000 hours (20 years of nighttime operation) combined with the available motion/ambient sensor offers an extremely low maintenance solution that yields quick payback.

Ordering Information

EXAMPLE: DSXSC LED 20C 700 40K T5M MVOLT SRM DWHXD

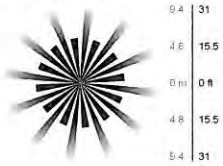
DSXSC LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Options	Finish *(required)*
DSXSC LED	10C 10 LEDs (one engine) [1,2] 20C 20 LEDs (two engines) 30C 30 LEDs (three engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted [3]	T5E Type V, entryway [4] T5M Type V, medium T5W Type V, wide T5R Type V, rectangular ASY Asymmetric	MVOLT [5] 120 [5] 208 [5] 240 [5] 277 [5] 347 [6] 480 [6]	**Shipped included** SRM Surface mount	**Shipped installed** DMG 0-10V dimming driver (no controls) HS House-side shield (housing visor) [7] SF Single fuse (120, 277, 347V) [8,9] DF Double fuse (208, 240, 480V) [8,9] PIR360SS Motion/ambient sensor, 8-15' mounting height [9,10] PIRH360SS Motion/ambient sensor, 15-30' mounting height [9,10] SPD Separate surge protection [11] XAD XPoint Wireless enabled [12] CFMH Cover finish matches housing [13] **Shipped separately** BDS Bird shroud [7]	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze

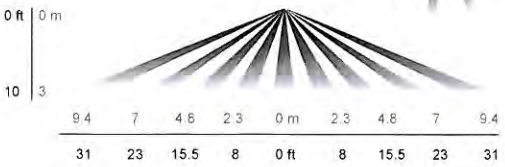
Motion Sensing

The motion/ambient sensor options (PIR360SS or PIRH360SS) have 360° of passive infrared sensing and adjustable bi-level dimming to save energy when there are no occupants.

TOP VIEW

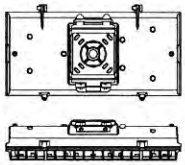


SIDE VIEW



Mounting Options

Surface Mounting



Accessories

Ordered and shipped separately

DSXSCHS U	House-side shield (1 per light engine)
DSXSCBDSSJ DWHXD U	Bird shroud for SRM on surface J-box only, white (specify finish)

NOTES

1. Available with 700mA or 1000mA option only.
2. Not available with 347 or 480V.
3. AMBPC only available with 530mA or 700mA.
4. DesignLights Consortium qualified.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
6. N/A with one light engine (10C). Only available with 700mA or 1000mA.
7. Also available as a separate accessory; see Accessories information at left.
8. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
9. Not available with XAD.
10. PIR360SS specifies the SensorSwitch SBOR-10-ODP control; PIRH360SS specifies the SensorSwitch SBOR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard.
11. See the electrical section on page 3 for more details.
12. Dimming driver standard. Available 120v or 277v only. Not available with fusing, PIR360SS or PIRH360SS.
13. Available with DNAXD or DDBXD only.

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current (mA)	Performance Package	System Watts	Dist. Type	30K (3000 K, 80 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 65 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	700 mA	10C 700--K	26W	ASY	1,792	0	0	1	69	2,253	1	0	1	87	2,428	1	0	1	93
				T5E	1,882	1	0	0	72	2,366	1	0	0	91	2,550	1	0	0	98
				T5M	1,889	1	0	0	73	2,375	2	0	0	91	2,560	2	0	0	98
				T5R	1,860	2	0	2	72	2,339	2	0	2	90	2,521	2	0	2	97
				T5W	1,771	2	0	1	68	2,226	2	0	1	86	2,399	2	0	1	92
	1000 mA	10C1000 --K	37W	ASY	2,444	1	0	1	66	3,074	1	0	1	83	3,314	1	0	1	90
				T5E	2,566	1	0	0	69	3,227	2	0	0	87	3,479	2	0	0	94
				T5M	2,576	2	0	0	70	3,241	2	0	1	88	3,493	2	0	1	94
				T5R	2,537	2	0	2	69	3,191	2	0	2	86	3,440	3	0	3	93
				T5W	2,414	2	0	1	65	3,037	2	0	1	82	3,274	3	0	1	88
20C (20 LEDs)	350 mA	20C 350 --K	25W	ASY	1,995	1	0	1	80	2,511	1	0	1	100	2,705	1	0	1	108
				T5E	2,095	1	0	0	84	2,637	1	0	0	105	2,840	2	0	0	114
				T5M	2,103	2	0	0	84	2,647	2	0	0	106	2,851	2	0	1	114
				T5R	2,071	2	0	2	83	2,607	2	0	2	104	2,808	2	0	2	112
				T5W	1,971	2	0	1	79	2,481	2	0	1	99	2,672	2	0	1	107
	530 mA	20C 530 --K	37W	ASY	2,803	1	0	1	76	3,526	1	0	1	95	3,799	1	0	1	103
				T5E	2,943	2	0	0	80	3,702	2	0	0	100	3,989	2	0	0	108
				T5M	2,955	2	0	1	80	3,717	2	0	1	100	4,005	2	0	1	108
				T5R	2,910	2	0	2	79	3,660	3	0	3	99	3,944	3	0	3	107
				T5W	2,770	2	0	1	75	3,483	3	0	1	94	3,754	3	0	1	101
	700 mA	20C 700 --K	46W	ASY	3,449	1	0	1	75	4,337	1	0	1	94	4,675	1	0	1	102
				T5E	3,621	2	0	0	79	4,554	2	0	0	99	4,909	2	0	0	107
				T5M	3,636	2	0	1	79	4,572	3	0	1	99	4,928	3	0	1	107
				T5R	3,580	3	0	3	78	4,502	3	0	3	98	4,853	3	0	3	106
				T5W	3,407	3	0	1	74	4,285	3	0	1	93	4,619	3	0	1	100
	1000 mA	20C 1000 --K	74W	ASY	4,632	1	0	1	63	5,828	1	0	1	79	6,283	1	0	2	85
				T5E	4,864	2	0	0	66	6,119	2	0	0	83	6,597	2	0	1	89
				T5M	4,883	3	0	1	66	6,143	3	1	1	83	6,623	3	0	1	90
				T5R	4,808	3	0	3	65	6,050	3	0	3	82	6,522	3	0	3	88
				T5W	4,577	3	0	1	62	5,758	3	0	2	78	6,207	3	0	2	84
30C (30 LEDs)	350 mA	30C 350 --K	35W	ASY	3,022	1	0	1	86	3,799	1	0	1	109	4,097	1	0	1	117
				T5E	3,172	2	0	0	91	3,989	2	0	0	114	4,302	2	0	0	123
				T5M	3,185	2	0	1	91	4,005	2	0	1	114	4,319	3	0	1	123
				T5R	3,137	2	0	2	90	3,944	3	0	3	113	4,253	3	0	3	122
				T5W	2,985	2	0	1	85	3,754	3	0	1	107	4,048	3	0	1	116
	530 mA	30C 530 --K	53W	ASY	4,239	1	0	1	80	5,333	1	0	1	101	5,748	1	0	1	108
				T5E	4,451	2	0	0	84	5,599	2	0	0	106	6,035	2	0	0	114
				T5M	4,468	3	0	1	84	5,622	3	0	1	106	6,059	3	0	1	114
				T5R	4,400	3	0	3	83	5,536	3	0	3	104	5,967	3	0	3	113
				T5W	4,188	3	0	1	79	5,269	3	0	1	99	5,679	3	0	1	107
	700 mA	30C 700 --K	67W	ASY	5,170	1	0	1	77	6,504	1	0	2	97	7,011	1	0	2	105
				T5E	5,428	2	0	0	81	6,829	3	0	1	102	7,362	3	0	1	110
				T5M	5,450	3	0	1	81	6,856	3	0	1	102	7,391	3	0	2	110
				T5R	5,367	3	0	3	80	6,752	3	0	3	101	7,278	3	0	3	109
				T5W	5,108	3	0	1	76	6,426	3	0	2	96	6,927	3	0	2	103
	1000 mA	30C 1000 --K	107W	ASY	6,775	1	0	2	63	8,520	2	0	2	80	9,187	2	0	2	86
				T5E	7,113	3	0	1	66	8,946	3	0	1	84	9,646	3	0	1	90
				T5M	7,141	3	0	1	67	8,982	3	0	2	84	9,685	3	0	2	91
				T5R	7,032	3	0	3	66	8,845	4	0	4	83	9,537	4	0	4	89
				T5W	6,693	3	0	2	63	8,418	4	0	2	79	9,077	4	0	2	85

Note: Available with phosphor-converted amber LEDs (nomenclature AMBPC). These LEDs produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files (for 530mA and 700mA drive currents only).

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A) 120	208	240	277	347	480
10C	700	26W	0.25	0.15	0.13	0.11	–	–
	1000	37W	0.37	0.21	0.18	0.16	–	–
20C	350	25W	0.23	0.13	0.12	0.10	–	–
	530	37W	0.33	0.19	0.17	0.14	–	–
	700	46W	0.43	0.25	0.22	0.19	0.15	0.11
	1000	74W	0.68	0.39	0.34	0.29	–	–
30C	350	35W	0.33	0.19	0.16	0.14	–	–
	530	53W	0.50	0.29	0.25	0.22	–	–
	700	67W	0.66	0.38	0.33	0.29	0.23	0.17
	1000	107W	1.01	0.58	0.50	0.44	–	–

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSXSC LED 10C 1000			
	1.0	0.97	0.94	0.90
	DSXSC LED 30C 1000			
	1.0	0.93	0.89	0.80
	DSXSC LED 30C 700			
	1.0	0.98	0.97	0.95

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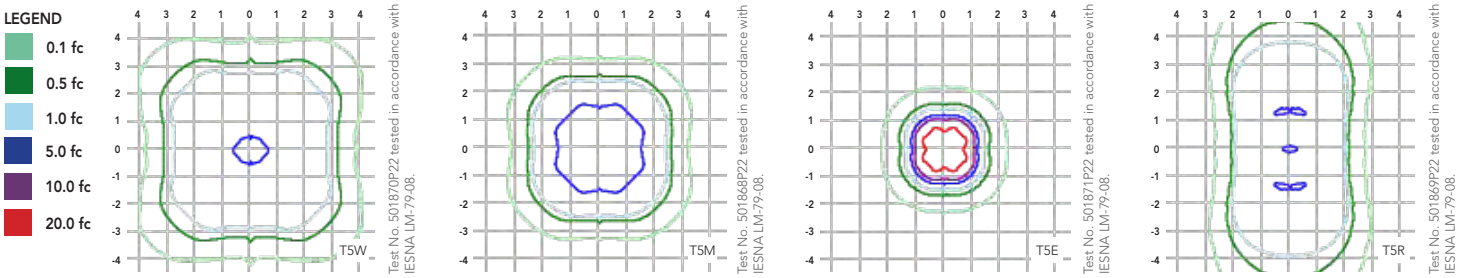
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Parking Garage homepage.

Isofootcandle plots for the DSXSC LED 30C 700 40K. Distances are in units of mounting height (8').



FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings, long life, and easy-to-install design of the D-Series LED Surface Canopy luminaire make it the smart choice for canopy lighting in commercial, industrial and institutional applications with mounting heights of 8-15'.

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP66) and is suitable for hose-down.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS
Precision-molded proprietary acrylic lenses provide five different photometric distributions suited to a variety of canopy and walkway applications. Light engines are available in 3000 K (80 min. CRI), 4000 K (70 min. CRI) or 5000 K (65 min. CRI) configurations.

ELECTRICAL
Light engines consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life. The electronic driver has a power factor of >90%, THD <20%, and a minimum 2.5 KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Mounts to a 4x4" recessed or surface mount outlet box using a quick-mount kit (included); kit contains galvanized steel luminaire and outlet box plates and a full pad gasket. Kit has an integral mounting support that allows the luminaire to hinge down for easy electrical connections. Luminaire and plates are secured with captive screws. Supply leads are 12" in length as standard. For longer supply leads, please consult factory.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines and luminaire are IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product — Fuel Pump Canopy Luminaires category. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.

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Mizu, Flowing *Light.*

design Nicolas Terzani
terzani.com

TERZANI
LA LUCE PENSATA

P1

Type | pendant
Materials | clear crystal (24% lead)

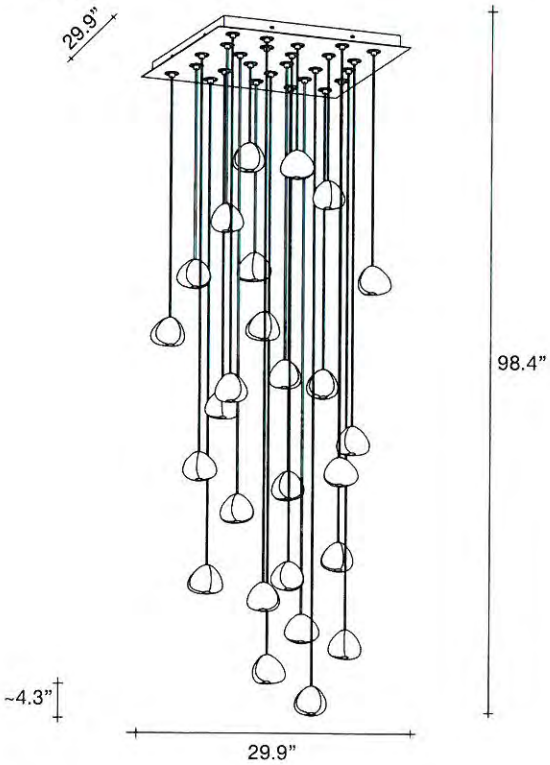
Finishes	**Code**
White/ Clear	0R26S E8 A9 Q
White/ Gold	0R26S E8 A4 Q

Light Source|

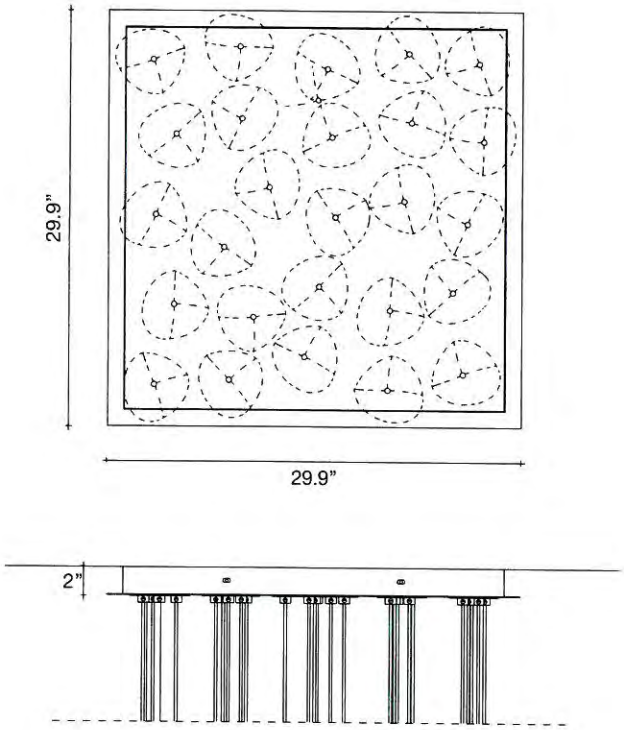
HALOGEN
12V
26x 10W G4

Inspired by the tranquil and mesmerizing light refractions created by water, Mizu is a customizable pendant light from Terzani. Like waterdroplets, no two Mizu are alike, each crystal shape is unique and made meticulously by hand. Using only the clearest crystal (24% lead), Mizu perfectly emulates water's refraction of light, casing amazing patterns around the room, reminiscent of flowing water. Also available in gold leaf. Design Nicolas Terzani

Body |



Canopy |



Intertek

187 lbs

163 lbs

38.2" x 36.2" x 21.2"

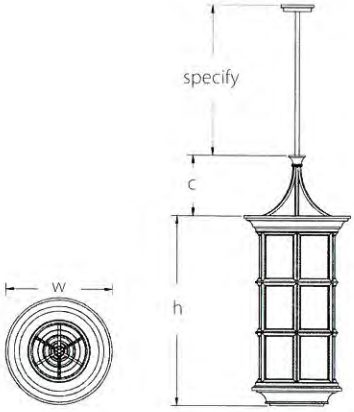
CRENSHAW

Contact

P2&P3

Tilton Lantern Pendant

Crenshaw Catalog



Provided with up to 10 ft suspension stem, cut to specification, with canopy and hardware suitable for mounting to a flat or angled ceiling. UL/CSA dry or damp location.

Tilton Lantern Pendant # PES 8001, 8002

Lamping | Finishes | Lenses | Specify

FINISHES
Painted - PT
Premium Painted - PTP
Satin Aluminum - SA

LENSES
White Acrylic - WA
Ivory Acrylic - IVA
Faux Alabaster Acrylic - FX
Honey Faux Alabaster Acrylic - HX
Ribbed Acrylic - RA
Custom Acrylic - CUA

PES 8001
17" w x 30" h + 9-1/2" c, specify suspension

LD:	12LED (158W, 16,000 lum, 3000K)
LD-D:	12LED 0-10V dim (170W, 17,300 lum, 3000K)
FLED:	(4) 40W BX CFL + (1) 50W LED (COB 4,400 lum, 3000K)
FLED-D:	(4) 40W BX CFL + (1) 62W LED (COB 5,700 lum, 3000K) 0-10V dim
FA:	(4) 40W BX CFL
FA-D:	(4) 40W BX CFL Adv Mark X dim
FD:	(4) 40W BX CFL + (1) 300W R40 equivalent
FD-D:	(4) 40W BX CFL Adv Mark X dim + (1) 300W R40 equivalent
NA:	(6) 75W A19 equivalent
ND:	(6) 75W A19 + (1) 300W R40 equivalent

P3

PES 8002
20" w x 37" h + 14" c, specify suspension

LD:	18LED/DOWN (198W, 21,800 lum, 3000K)
LD-D:	18LED/DOWN 0-10V dim (210W, 23,000 lum, 3000K)
FLED:	(6) 40W BX CFL + (1) 50W LED (COB 4,400 lum, 3000K)
FLED-D:	(6) 40W BX CFL + (1) 62W LED (COB 5,700 lum, 3000K) 0-10V dim
FA:	(6) 40W BX CFL
FA-D:	(6) 40W BX CFL Adv Mark X dim
FD:	(6) 40W BX CFL + (1) 300W R40 equivalent
FD-D:	(6) 40W BX CFL Adv Mark X dim + (1) 300W R40 equivalent
NA:	(9) 100W A19 equivalent
ND:	(9) 100W A19 + (1) 300W R40 equivalent

P2

MARK
ARCHITECTURAL LIGHTING

The **Slot 4 LED** Series

Slot 4 LED takes both form and function a step further by integrating a LED light source to provide a luminaire that is perfect where visually harmonious illumination and energy efficiency are desired. Through an optional Xicato® LED downlight component, Slot 4 LED integrates point-source lighting with general illumination.

A regressed lens option provides added dimension to the sleek, slender design. Slot 4 is a natural choice for spaces that emphasize basic lines and clean design.

Type: SL1

Project:

Catalog Number:
DO NOT TYPE HERE. Autopopulated field.

Specification Features

Housing
Nominal 4" x 2', 3', 4', 5', 6', 7' or 8' units fabricated from cold-rolled steel (Steel gauge sized to meet all code requirements). Ceiling trim is extruded aluminum. Downlight component (where applicable) is die-cast aluminum.

Finish
Matte white. MR16 trim is matte black (standard) or white.

Reflector
Precision-formed steel; white.

Shielding
Nominal 1/4"-thick P95 Opal acrylic with rabbeted ends to prevent light leaks against downlight components. Optional 90% transmissive poly carbonate lens with a textured surface provides diffuse illumination and a uniform appearance.

LED Components
Linear:
Nichia® - 757S LED chips (>80 CRI)
Normal Output: 6 W/LF, 70 LM/W**
Hi Output: 12 W/LF, 70 LM/W**

Downlight Module:
Xicato® - XSM 80 1 x 2 step MacAdam ellipse (>80 CRI)
L10: 14W, 1000 lumens*
L7: 10W, 700 lumens*

* Initial Lumens
** Delivered Lumens

Driver
AccuDrive LED Driver allows for 0-10V dimming, flicker-free from 2 to 100%. Universal input voltage 120-277VAC, 50/60Hz. Integrated thermal fold-back management to prevent over heating.

Color Consistency
The Acuity Brands circuit boards for the linear LED components use a precise binning algorithm which creates a consistent color temperature from board to board. The color a variation of no greater than a 2.5 Step MacAdam (2.5SDCM) along the black body locus from board to board.

The Xicato XSM 80 LED Series have a color consistency of no greater than a 1 x 2 step MacAdam ellipse along the black body locus from module to module.

Integrated Controls
Standard nLight® embedded controls make luminaire addressable- allowing it to digitally communicate with other nLight enabled controls such as dimmers, switches, occupancy sensors and photocontrols. Simply connect all the nLight enabled control devices using standard CAT5 Cabling.

Lumen Management
An optional lumen management system provides onboard intelligence that actively manages the LED light source so that constant lumen output is maintained over the system's life, creating a consistently illuminated environment while preventing energy waste. (Option: n80)

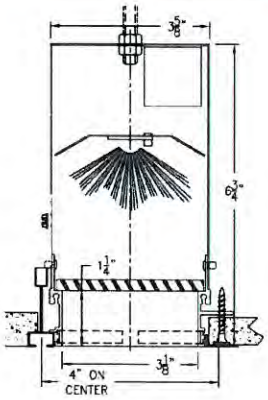
Mounting
Recessed. Available for sheetrock, 9/16" slot grid or 15/16" inverted tee ceilings, or 9/16" inverted tee. For Hunter Douglas Techstyle® or other ceiling types, consult factory.

Certification
CSA Certified to meet U.S. and Canadian standards, rated for Chicago Plenum, and IBEW (Local 3) Union-made in the USA.

Warranty
5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResorurces/Terms and conditions.aspx

Notes
1. *Specifications subject to change without notice*
2. *Actual performance may differ as a result of end-user environment and application*

Technical Drawing



Regressed Lens

Ordering

Example: S4LR 4FT FL N35HI 277 HT L1035 WHT N80

Series		Length		Ceiling Trim		Linear LED[5] Output		Linear LED Color Temp		Driver		Voltage	Shielding		Downlights[1,6,7]		LED Downlight Color Temp		LED Downlight Trim Color		Integrated Controls		Options	
S4LR	Regressed Lens	2FT	2'	FL	5/8" flange (sheetrock)	N	6 W/LF 70 LM/W	30	3000K	AD	100W constant Current Driver, 0 10V 10% Dimming	120	SW	1/4" P95 opal acrylic	(Blank)	Linear LED ONLY	27	2700K	WHT	White Trim	(Blank)	N100 nLight with outLumen mgt	CP	Chicago Plenum[8]
S4LF	Flush Lens	3FT	3'	TG	9/16" inverted tee gred with tegular itles	H	12 W/LF 70 LM/W	35	3500K	HI	100W constant Current Driver, 0 10V 1% Dimming to Off	277	HT	90% transmissive textured poly carbonate	L10	14W LED Module (1000lm)	30	3000K	BK	Black Trim	n80	N80 nLight with 80% Lumen mgt		
		4FT	4'	GB	Trimless[2] (sheetrock)			40	4000K			347[3]			L7	10W LED Module (700lm)	35	3500K			n80EMG	N80 nLight with 80% Lumen mgt for use with generator supply EM power		
		5FT	5'												LR	Retro-fit LED MR16[9]	41	4100K			n100EMG	N100 nLight with out Lumen mgt for use with generator supply EM power		
		6FT	6'																		NX	Dimming, No nLight		
		7FT	7'																		ECO	Lutron Ecosystem Interface module		
		8FT	8'																		OCS[4]	Integrated occupancy/ photocell		

DOWNLIGHT OPTIONS:
Only select these options for fixtures with integrated downlight components

Notes
1 MR16 modules are supplied at each end of individual unit. For other configurations, consult factory.
2 Not intended for post sheetrock installation.
3 Consult Factory
4 Occupancy/Photocell sensors are supplies at one end of individual Unit. Fixtures with downlights require a remote sensor locations by others.
5 Delivered lumens are variable and contingent on LED color temperature and fixture configuration.
6 2'-0"L fixtures are not available with downlights, 3'-0"L fixtures with downlights require a remote driver.
7 Downlights are not adjustable and are provided with a solite lens.
8 Chicago Plenum not available for fixtures with integrated downlights.
9 Retro-fit lamps by others

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LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — Suitable for applications requiring attractive edge-lit exit signage, universal installation and low energy consumption.

CONSTRUCTION — Extruded brushed aluminum finish.

Clear acrylic panels- letters measure 6" high with 3/4" stroke, with 100 ft viewing distance rating, based upon UL 924 standard.

Clear panel standard for single face signs. For single-face clear panels, EXIT is seen as a reversed image from the back.

Mirrored separator panel standard for double-face signs. Mirrored separator for single-face signs optional.

OPTICS — LEDs mounted on printed circuit board. The typical life of the exit LED lamp is 10 years.

Low energy consumption – less than 3 watts for AC only and less than 5 watts for battery back-up.

ELECTRICAL — Dual voltage input capacity (120/277V).

Battery: (EL Option) – Sealed, maintenance free nickel-cadmium battery delivers 90 minutes capacity to emergency lamps. Test switch provides manual activation of 30-second diagnostic testing for on-demand visual inspection.

Self-diagnostic testing (EL Option Only) for 5 minutes every 30 days and 30 minutes every 180 days. Diagnostic evaluation of LED light source, AC to DC transfer, charging and battery condition.

INSTALLATION — EDG – Universal surface (top, end or back) mounting. Canopy provided.

EDGR – Recessed mounting. Bar hanger and brackets provided for both new or restricted ceiling access installation applications. Back wall mount (WM) option.

Universal directional indicators. Field selected and attached.

LISTINGS — UL damp location listed 32°-122°F (0°-50°C) standard. Meets UL924, NFPA 101 (current Life Safety Code), NEC and OSHA illumination standards.

WARRANTY — 3-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

Note: Specifications subject to change without notice.

EDG (surface mount)

EDGR (recessed mount)

LED Edge-Lit Exits

EDG
EDGR

LED Lamps

Specifications

EDG (End Mount)
Length: 13-5/8 (34.6)
Depth: 5-1/2(14.0)
Height: 11-1/8 (28.3)
Shipping Weight : 4 lbs (1.8 kgs)

EDG (Top Mount)
Length: 13 (33.0)
Depth: 4-5/16 (11.0)
Height: 11-3/4 (29.8)
Shipping Weight : 4 lbs (1.8 kgs)

EDG (Back Mount)
Length: 13 (33.0)
Depth: 3 (7.6)
Height: 11-1/8 (28.3)
Shipping Weight : 4 lbs (1.8 kgs)

EDGR
Length: 13 (33.0)
Depth: 1-3/4 (4.4)
Height: 8 (20.3)
Shipping Weight : 6.8 lbs (3.1 kgs)
Shipping Weight (WM option) : 8.1 lbs (3.7 kgs)

All dimensions are inches (centimeters) unless otherwise noted.

ORDERING INFORMATION For shortest lead times, configure products using **bolded options**.

Example: EDG 1 R EL

Family	Housing color	Number of faces	Letter color	Operations	Options
EDG Surface mount LED edge-lit exit	**(blank)** Brushed aluminum	**1** Single face	**R** Red on clear (single face only)[1]	**(blank)** AC only	**(blank)** None
EDGR Recessed LED edge-lit exit	W White	**2** Double face	**G** Green on clear (single face only)[1]	**EL** Nickel-cadmium battery	WM Recessed wall mount[6]
			RMR Red on mirror[2]	X2 Provides primary and secondary AC input[4]	
			GMR Green on mirror[2]	SD Self-diagnostics[5]	
			RW Red on white[3]		
			GW Green on white[3]		

Accessories: Order as separate item.	
ELA US12	12" stem kit with brushed aluminum canopy[7]
ELA W US12	12" stem kit with white canopy[7]

Notes

1 For single-face clear panels, EXIT is seen as a reversed image from the back.
2 Mirror panel standard on double-face, and optional for single face.
3 White panel standard for double and single face. Only available with white housing.
4 Not available with EL and SD options.
5 Available with EL option only.
6 Available on EDGR single face only
7 See spec sheet ELA-StemKits. Only available for EDG.

EDG-EDGR LED, Surface and Recessed Mount Edge-Lit Exits

SPECIFICATIONS

ELECTRICAL						
Primary Circuit						
Type	Typical LED life[1]	Supply voltage	EDG		EDGR	
			Input Watts	Max amps.	Input Watts	Max amps.
Red LED AC only	10 years	120	2.5	0.020	3.8	0.030
		277	2.8	0.010	4.5	0.014
Green LED AC only	10 years	120	2.2	0.020	3.8	0.030
		277	2.2	0.010	4.5	0.020
Red LED emergency	10 years	120	3.0	0.030	3.8	0.031
		277	3.1	0.010	4.5	0.015
Green LED emergency	10 years	120	2.6	0.020	3.8	0.031
		277	2.8	0.010	4.5	0.020

BATTERY (included with EL option)			
Sealed Nickel-Cadmium			
Shelf life[2]	Typical life[2]	Maintenance[3]	Optimum temperature[4]
3 years	7-9 years	none	32-122°F (0-50°C)

Notes

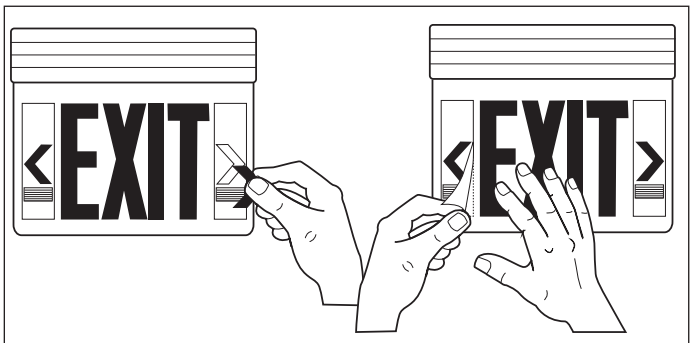
1 Based on continuous operation. The typical life of the exit LED lamp is 10 years.

2 At 77°F (25°C).

3 All life safety equipment, including emergency lighting for path of egress must be maintained, serviced, and tested in accordance with all National Fire Protection Association (NFPA) and local codes. Failure to perform the required maintenance, service, or testing could jeopardize the safety of occupants and will void all warranties.

4 Optimum ambient temperature range where unit will provide capacity for 90 minutes. Higher and lower temperatures affect life and capacity. Consult factory for detailed information.

KEY FEATURES



Universal chevron indicators for field selection/installation.

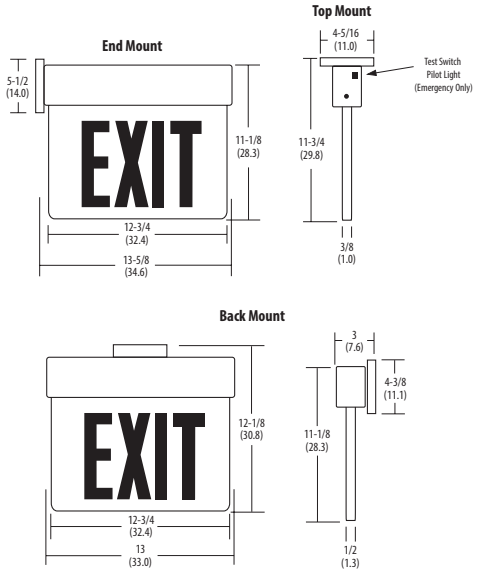
MOUNTING

All dimensions are inches (centimeters) unless otherwise noted.

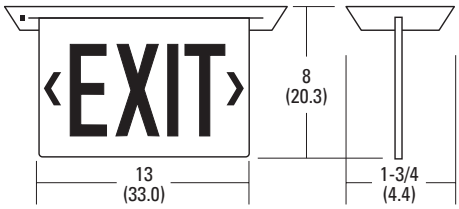
EDG
Shipping weight: 4 lbs (1.8 kgs)

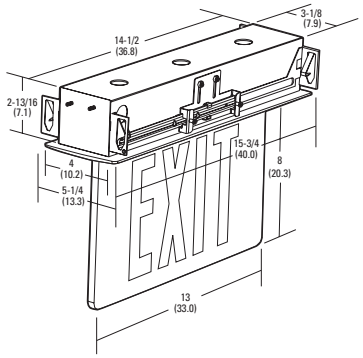
EDGR
Shipping weight: 6.8 lbs (3.1 kgs)
Shipping weight (WM option): 8.1 lbs (3.7 kgs)

EDG

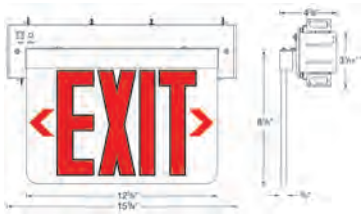


EDGR





EDGR WM option



EMERGENCY: One Lithonia Way Conyers, GA 30012 Phone: 800-334-8694 Fax: 770-981-8141 www.lithonia.com

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PUBLIC COMMENT RE: DRB-000144-2015 ADVENTURE INN REDEVELOPMENT

Re: Protest to Planning and Development Board of Hilton Head:

In addition to my previous protest concerning the proposed buildings on the old Adventure Inn property, please add these additional protests:

(1) The two 6 story buildings are 2 stories above any other buildings on South Forest Beach so new buildings should be limited to 4 stories.

(2) 250 new 2 bedroom units will provide too many people using a small beach area compared to the 84 units in Ocean Dunes using the same size beach area.

(3) Maintenance buildings outside my unit will be an eye sore whereas my view now is only the grassy area, pool, and beach.

(4) Pool planned for Ocean Dunes is too small (dimensions are not indicated), and there are no bath and shower facilities available.

(5) Poor access to the beach from Ocean Dunes. Owners of Ocean Dunes when purchased in 1982 were given access to pool and amenities on old Adventure Inn property and should be allowed to continue this access. New pool planned for new property extends in front of Ocean Dunes property causing our walkway to bend around the pool in order to get to the beach.

As a long time owner of Ocean Dunes, please consider these objections to the proposed property plans and disallow them as they now stand.

Thank you,

Jean L. Carey

Ocean Dunes Owner #404

Nicole, Thank you so much for sending me this information. When Dennis Lowes proposed this before, it was turned down by the development board because of the infringement on the adjoining property rights and building too close to the beach. I hope because of my ownership at Ocean Dunes that this plan will not be approved. This plan will block my view of the beach from my unit which I have owned since 1982 when it was built. Please pass on my protest to the other members of the board, and I would appreciate any response from the board. We have not been informed of this proposal and were told in the fall of 2014 that nothing was planned. Consequently, all other owners of Ocean Dunes should be notified of the impact of the proposed plans on the value of their properties.

Thank you,

Jean L. Carey

Marlee L. Carey

Cathy J. Carey

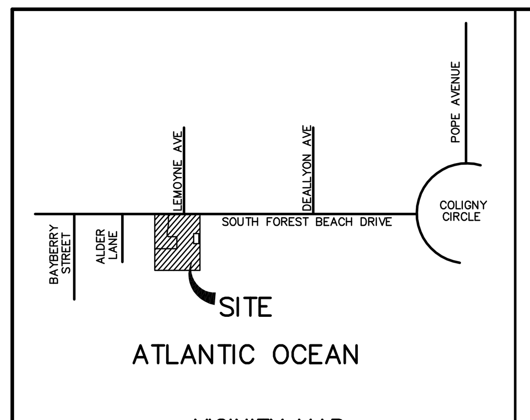
Owners of Ocean Dunes #404

Home phone # 864-269-7696

Six story height will destroy our view of the ocean and our property values! We own rental property in Ocean Dunes Villas on South Forest Beach next door to old Adventure Inn where new development is proposed.

Cathy Carey
106 River Creek Dr

VICINITY MAP



VICINITY MAP
N.T.S.

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.40'	N 79°44'22" W
L2	40.40'	N 26°16'21" W
L3	100.00'	N 63°43'39" E
	(103.00')	
L4	100.00'	S 63°43'39" W
	(103.00')	
L5	10.00'	N 63°43'39" E
L14	103.86'	N 12°26'14" W

20' RELOCATABLE ACCESS EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L6	119.24'	N 29°07'57" W
L7	47.02'	N 41°10'52" W
L8	209.32'	S 62°14'18" W
L9	52.38'	N 42°42'47" W
L10	46.48'	S 42°42'47" E
L11	209.32'	N 62°14'18" E
L12	49.13'	S 41°10'52" E
L13	122.35'	S 29°07'57" E

PARKING EASEMENT "A" LINE TABLE		
L14	37.07'	N 26°16'21" W
L15	25.74'	N 57°41'35" E

PARKING EASEMENT "B" LINE TABLE		
L16	14.03'	N 64°34'12" E
L17	24.50'	S 33°13'40" E
L18	16.09'	S 72°41'07" W

PARKING EASEMENT "C" LINE TABLE		
L19	13.20'	S 85°41'23" E
L20	13.52'	S 25°08'08" E
L21	11.35'	S 88°19'12" W

PARKING EASEMENT "D" LINE TABLE		
L22	5.34'	N 12°52'41" E
L23	8.87'	S 70°48'26" E
L24	18.30'	S 29°08'24" E
L25	26.91'	N 63°00'04" E
L26	62.94'	N 26°46'42" W
L27	27.92'	S 64°18'58" W
L28	21.20'	S 26°52'34" E
L29	7.93'	S 44°52'06" W
L30	6.26'	S 80°36'04" W

CAROLINA BUILDING ELEVATION DETAIL

- 5TH FLOOR = 58.8'
- 4TH FLOOR = 48.8'
- 3RD FLOOR = 38.8'
- 2ND FLOOR = 28.8'
- 1ST FLOOR = 18.8'
- GROUND FLOOR = 10.0'

OCEAN DUNES ① BUILDING ELEVATION DETAIL

- 4TH FLOOR = 44.2'
- 3RD FLOOR = 34.5'
- 2ND FLOOR = 24.8'
- 1ST FLOOR = 15.1'

OCEAN DUNES ② BUILDING ELEVATION DETAIL

- 4TH FLOOR = 44.1'
- 3RD FLOOR = 34.4'
- 2ND FLOOR = 24.7'
- 1ST FLOOR = 15.0'

OCEAN DUNES ③ BUILDING ELEVATION DETAIL

- 4TH FLOOR = 44.1'
- 3RD FLOOR = 34.4'
- 2ND FLOOR = 24.7'
- 1ST FLOOR = 15.0'

OCEAN DUNES ④ BUILDING ELEVATION DETAIL

- 4TH FLOOR = 44.1'
- 3RD FLOOR = 34.4'
- 2ND FLOOR = 24.7'
- 1ST FLOOR = 15.0'

REFERENCE PLATS:

1) FOREST BEACH SUBDIVISION, HILTON HEAD ISLAND, DATED: JANUARY, 1956, BY: FRED HACK, S.C.R.L.S. NO. 1377, RECORDED: P.B. 10, PG. 17.
2) ADVENTURE INN, PARCEL "A" 3.678 AC., PARCEL "B" AC., & PARCEL "C" 0.362 AC., FOREST BEACH AREA, DATED: MAY, 1956, REVISED: 2/4/1980, BY: E.H. FREIESLBEN, S.C.R.L.S. NO. 4624, RECORDED: P.B. 28, PG. 212.
3) 0.295 ACRE BUILDING SITE, THE ADVENTURE INN, SOUTH FOREST BEACH DRIVE, DATED: 10/26/82, LAST REVISED: 3/22/1983, BY: JERRY L. RICHARDSON, S.C.R.L.S. NO. 4784, RECORDED: P.B. 31, PG. 74, 3/25/83.
4) A RESUBDIVISION OF BLOCK OF FOREST BEACH SUBDIVISION, HILTON HEAD ISLAND, DATED: 10/21/1960, BY: FRED HACK, S.C.R.L.S. NO. 1377, RECORDED: P.B. 12, PG. 88.
5) 2.099 ACRES PARCEL, OCEAN DUNES VILLAS, SOUTH FOREST BEACH DRIVE, DATED: 9/18/1979, BY: E.H. FREIESLBEN, S.C.R.L.S. NO. 4624, RECORDED: P.B. 28, PG. 211, 7/22/1980.
6) OCEAN DUNES VILLAS LANDSCAPE DEVELOPMENT PLAN, SOUTH FOREST BEACH DRIVE, DATED: 10/18/1973, BY: DON M. GUSCIO, LANDSCAPE ARCHITECT, RECORDED: P.B. 28, PG. 213, 7/22/1980.
7) "OCEAN DUNES" THE ADVENTURE INN SOUTH FOREST BEACH DRIVE, DATED: 10/18/1973, BY: DON M. GUSCIO, LANDSCAPE ARCHITECT, RECORDED: P.B. 28, PG. 213, 7/22/1980.
8) BEACH ACT DISCLOSURE SURVEY OF GRANDE OCEAN RESORT HORIZONTAL PROPERTY REGIME DATED: 5/21/2003, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059,
9) BEACH MANAGEMENT ACT OF STRAND BLOCK 10–A–1 AND A PORTION OF BLOCK 10–A–2, A SECTION OF SOUTH FOREST BEACH SUBDIVISION, DATED: 3/12/2003, BY: MACK W.. THOMAS, S.C.R.L.S. NO. 14531.
10) 0.193 ACRE BUILDING SITE, THE ADVENTURE INN, SOUTH FOREST BEACH DRIVE, DATED: 10/26/82, BY: JERRY L. RICHARDSON, S.C.R.L.S. NO. 4784,
11) ASBUILT, BOUNDARY, TREE, TOPOGRAPHIC & BEACH ACT DISCLOSURE SURVEY OF ADVENTURE INN & FITZGERALDS RESTAURANT, SOUTH FOREST BEACH DRIVE, FOREST BEACH SUBDIVISION, DATED: 3/23/05; LAST REVISED: 3/6/06, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059,
12) ASBUILT & CONDOMINIUM SURVEY OF THE CAROLINA BUILDING, SOUTH FOREST BEACH DRIVE, A SECTION OF FOREST BEACH SUBDIVISION, DATED: 7/19/2005; BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: P.B. 108, PG. 31, 7/27/2005.
13) ASBUILT, & BEACH ACT DISCLOSURE SURVEY OF ADVENTURE INN & FITZGERALDS RESTURANT, SOUTH FOREST BEACH DRIVE, FOREST BEACH SUBDIVISON, DATED: 03/04/2013, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059,
14) APPENDIX A MAP 7: TRANSITION AREA & CRITICAL STORM PROTECTION AND DUNE ACCRETION AREA FROM CASSINA LANE TO COLIGNY CIRCLE DATED: DECEMBER, 2008, BY: TOWN OF HILTON HEAD ISLAND

LEGEND:

TREE SIZES ARE INCHES IN DIAMETER

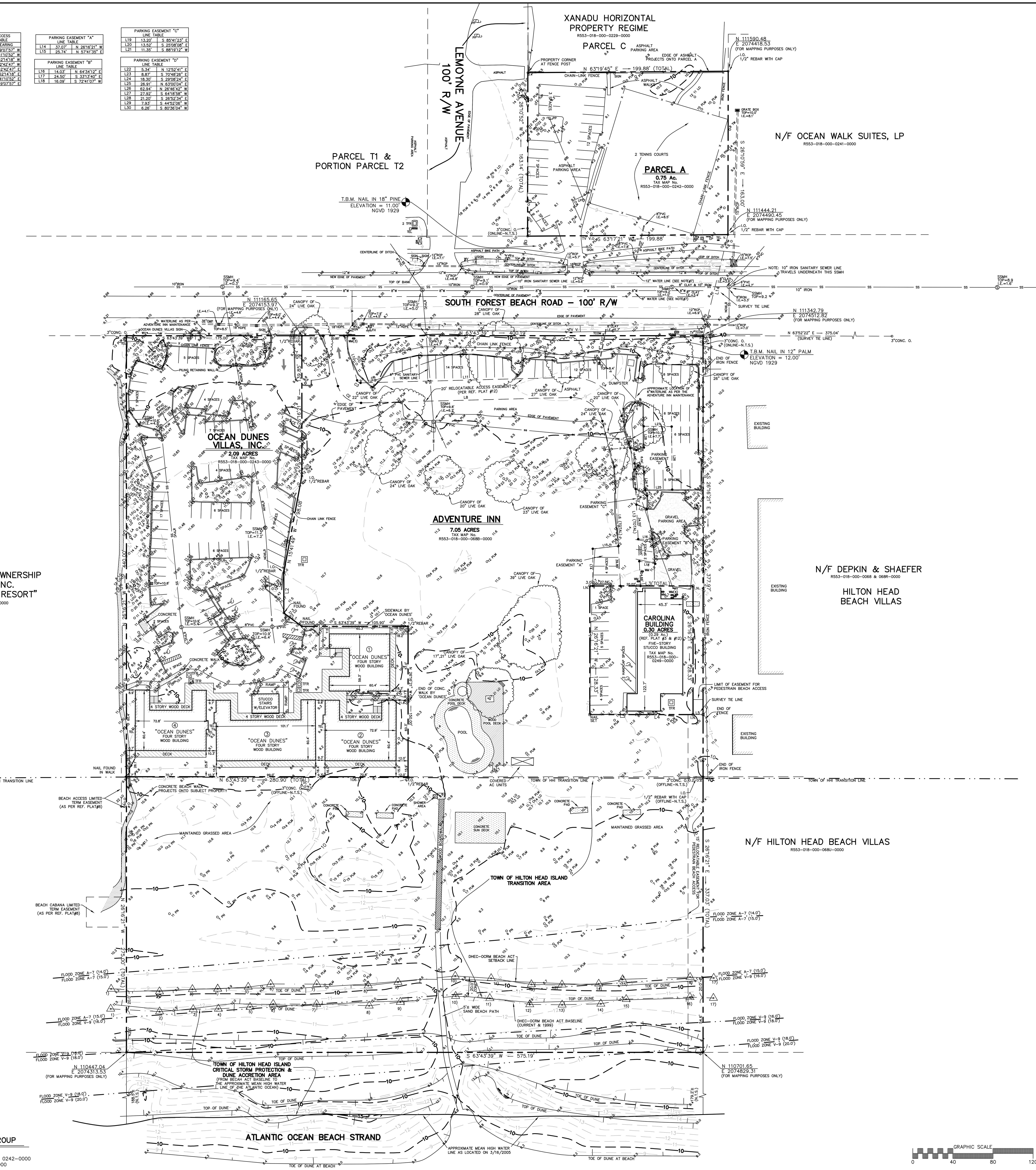
9.5	SPOT ELEVATION
—9—	CONTOUR
CONC. O.	CONCRETE MONUMENT, OLD (FOUND)
T.B.M.	TEMPORARY BENCH MARK
I.O.	IRON PIPE, OLD (FOUND)
BAY	BAY
HIC	HICKORY
LA	LAUREL OAK
LO	LIVE OAK
MAG	MAGNOLIA
ORN	ORNIMENTAL
PLM	PALMETTO
PN	PINE
RC	RED CEDAR
TAL	TALLO
TEL	TELEPHONE BOX
TEL V.	TELEPHONE VAULT
TV	CABLE TELEVISION BOX
TV V.	CABLE TELEVISION VAULT
TCOM	TELECOMMUNICATIONS BOX
TM	TRASH COMPACTOR METER
TFR	TRANSFORMER
CO	CLEAN–OUT
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
WV	WATER VALVE
WM	WATER METER
GL	GROUND LIGHT
LP	LIGHT POLE
GI	GRATE INLET
SSMH	SANITARY SEWER MANHOLE
GMH	GREASE MANHOLE
PT	UNDERGROUND PROPANE TANK
PP	POWER POLE
—P—	OVERHEAD POWERLINE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
HDPE	HIGH DENSITY POLYETHYLENE
PVC	POLYVINYL CHLORIDE PIPE

NOTES

1) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
2) AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE A–7, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 13–D, COMMUNITY NO. 450250, MAP DATED 9/29/86, BASE ELEVATION 14.0'. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
3) BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS. EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
4) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
5) SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. THIS DOCUMENT IS PROVIDED AS A BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
6) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.
7) FLOOD ZONE LINES SHOWN WERE SCALED FROM FIRM COMMUNITY PANEL NO. 450250 0013–D, WITH EFFECTIVE DATE OF 9/29/86. FLOOD LINES WERE APPROVED BY TRUDI JOHNSON OF THE HILTON HEAD ISLAND PLANNING DEPARTMENT.
8) ACREAGE AND DISTANCES IN PARENTHESIS ARE FROM REFERENCE PLAT #3.
9) WATERLINE LOCATION AND SIZE PER DIGITAL FILE OF DRAINAGE AND UTILITY STRUCTURES ALONG SOUTH FOREST BEACH ROAD PROVIDED BY ALESSANDRA DELFICO OF THE TOWN OF HILTON HEAD ISLAND ENGINEERING DEPARTMENT UNLESS OTHERWISE NOTED.
10) DRAINAGE STRUCTURES, SIZES AND DIRECTIONS ARE PER DIGITAL FILE OF DRAINAGE AND UTILITY STRUCTURES ALONG SOUTH FOREST BEACH ROAD PROVIDED BY ALESANDRA DELFICO OF THE TOWN OF HILTON HEAD ISLAND ENGINEERING DEPARTMENT.

SOUTH CAROLINA SURVEYING CONSULTANTS, INC. No.C00835 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED LAND SURVEYOR 11059 TERRY G. HATCHELL



BASELINE COORDINATES

1)	N 110479.02	E 2074280.28
2)	N 110498.17	E 2074325.28
3)	N 110515.09	E 2074354.28
4)	N 110526.59	E 2074376.65
5)	N 110542.29	E 2074404.15
6)	N 110555.13	E 2074423.53
7)	N 110574.15	E 2074462.40
8)	N 110595.94	E 2074510.03
9)	N 110613.04	E 2074536.28
10)	N 110642.77	E 2074583.15
11)	N 110655.88	E 2074614.78
12)	N 110668.04	E 2074653.15
13)	N 110681.99	E 2074682.28
14)	N 110699.95	E 2074716.40
15)	N 110715.30	E 2074737.16
16)	N 110745.26	E 2074793.28
17)	N 110754.88	E 2074814.66

SETBACK LINE COORDINATES

1)	N 110496.24	E 2074269.65
2)	N 110516.08	E 2074316.29
3)	N 110532.63	E 2074344.66
4)	N 110544.17	E 2074367.12
5)	N 110559.33	E 2074393.66
6)	N 110572.53	E 2074413.57
7)	N 110592.23	E 2074453.85
8)	N 110613.51	E 2074500.36
9)	N 110629.87	E 2074525.47
10)	N 110660.58	E 2074573.90
11)	N 110674.69	E 2074607.92
12)	N 110686.68	E 2074645.78
13)	N 110699.86	E 2074673.30
14)	N 110716.93	E 2074705.74
15)	N 110732.25	E 2074726.44
16)	N 110763.22	E 2074784.46
17)	N 110772.93	E 2074806.04

BEACH ACT DISCLOSURE STATEMENT:

THE SETBACK LINE IS __*__ FEET (OR FROM 74.6 FEET LANDWARD TO 62.5 FEET LANDWARD) FROM THE SEAWARD PROPERTY LINE; THE BASE LINE IS __*__ FEET (OR FROM 54.6 FEET LANDWARD TO 42.5 FEET LANDWARD) FROM THE SEAWARD PROPERTY LINE; THE VELOCITY ZONE, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT ACT, IS LOCATED APPROXIMATELY 75 FEET LANDWARD FROM THE SEAWARD PROPERTY LINE. IN RELATION TO THE PROPERTY. THE SEAWARD CORNERS OF HABITABLE STRUCTURES UPON THIS PROPERTY, IF ANY, ARE LOCATED N/A FEET MINIMUM FROM THE SEAWARD LINE, WHICH CORNERS ARE LOCATED AT E.N/A N. N/A AND E.N/A N.N/A UNDER THE SOUTH CAROLINA PLANE COORDINATE SYSTEM. THE PROPERTY HAS AN ANNUAL EROSION RATE THAT IS STABLE OR ACCRETIONAL PER YEAR ACCORDING TO THE MOST RECENTLY ADOPTED EROSION RATES OF THE SOUTH CAROLINA COASTAL COUNCIL.

BEACH ACT NOTES:

1) SOUTH CAROLINA COASTAL COUNCIL SETBACK LINE & BASELINE SHOWN HAVE BEEN SET BASED ON THE MOST RECENT DATA AVAILABLE AS OF 1/05/2012. DATA IS BASED ON S.C. COASTAL COUNCIL POINTS: 1430 & 1433.
2) THESE LINES ARE SUBJECT TO REVISION PERIODICALLY AS PROVIDED UNDER THE SOUTH CAROLINA BEACH PROTECTION ACT OF 1988.
3) BEARINGS & DISTANCES ARE BASED ON SOUTH CAROLINA STATE GRID COORDINATES.

PREPARED FOR: STRAND CAPITAL GROUP

ADDRESS: #41 SOUTH FOREST BEACH DRIVE
TAX PARCEL I.D. NO. R553–018–000–068B, 0249, 0243 & 0242–0000
& TAX PARCEL I.D. NO. R550–018–000–068T–0000

GRAPHIC SCALE 0 40 80 120

ASBUILT, TREE & TOPOGRAPHIC SURVEY WITH BEACH ACT DISCLOSURE OF

ADVENTURE INN SITE AND SURROUNDING AREAS SOUTH FOREST BEACH DRIVE

A SECTION OF

FOREST BEACH SUBDIVISION

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 40' DATE: 07/21/2014 JOB NO: SC050010D.3

SURVEYING CONSULTANTS
17 Sherington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815–3304 FAX: (843) 815–3305
GA Telephone: (912) 826–2775
CREW: JM/EH/TS/FS
CAD: AJ/ML

COPYRIGHT © BY SURVEYING CONSULTANTS

SITE KEY LEGEND:

SITE WORK:

- S1 — 4" OYSTER SHELL CONCRETE DETAIL 1/L300
- S2 — 4" COLOR CONCRETE W/ ROCK SALT FINISH DETAIL 4/L300
- S3 — 6" OYSTER SHELL CONCRETE DETAIL 2/L300
- S4 — OYSTER SHELL BANDING DETAIL 7/L33
- S5 — BRICK PAVERS AND BANDING (VEHICULAR) DETAIL 8/L300
- S6 — PERMEABLE BRICK PAVERS AND BANDING (VEHICULAR) DETAIL 9/L300
- S7 — DECORATIVE POOL DECK AND COPING DETAIL 11/L300
- S8 — CONCRETE POOL DECK & COPING (OCEAN DUNES) DETAIL 12/L300
- S9 — PLANK PAVER W/ OYSTER SHELL BANDING DETAIL 5/L300
- S10 — BRICK KNEE WALL AND POOL FENCE ENCLOSURE DETAIL 1/L302
- S11 — ADA DOME PAVERS DETAIL 6/L300
- S12 — 4' POOL FENCE ENCLOSURE AND GATE DETAIL 2/L302
- S13 — LOUVERED SCREEN FENCE DETAIL 6/L301
- S14 — BLANK DETAIL X/LX
- S15 — BRICK ENTRY COLUMNS DETAIL 3/L301
- S16 — BRICK PLANTER / SEAT WALL DETAIL 1/L301
- S17 — STUCCO RETAINING WALL DETAIL 2/L301
- S18 — CONCRETE STAIRS WITH STUCCO CHEEKWALL DETAIL 4/L301
- S19 — SMALL COLUMN DETAIL 5/L301
- S20 — SWING TRELLIS DETAIL2/L303
- S21 — LOUNGE POOL TRELLIS DETAIL 1/L303
- S22 — BOARDWALK DETAIL 5/L304
- S23 — BEACH SHOWER ZONE DETAIL 1/L304
- S24 — GRANITE FINES DETAIL 10/L300

SIGNAGE:

- SN1 — POOL RULES SIGN
- SN2 — NO LIFEGUARD ON DUTY SIGN
- SN3 — NO DIVING SIGN
- SN4 — SPA RULES SIGN
- SN5 — SPA TIMER
- SN6 — EMERGENCY POOL SHUTOFF

ARCHITECTURE:

- A1 — FOOD AND BEVERAGE BUILDING SEE ARCHITECTURE
- A2 — RESTROOM BUILDINGS SEE ARCHITECTURE
- A3 — BEACH PAVILION SEE ARCHITECTURE
- A4 — MAINTENANCE BUILDING AND DUMPSTER ENCLOSURE SEE ARCHITECTURE

PAVING SCHEDULE:

- 4" OYSTER SHELL CONCRETE
- 6" OYSTER SHELL CONCRETE
- 4" COLOR CONCRETE W/ ROCK SALT FINISH
- DECORATIVE PLANK STYLE PAVERS WITH OYSTER SHELL BANDING
- BRICK LANDSCAPE APRON
- ADA DETECTABLE WARNING
- DECORATIVE POOL DECKING (BISHOPS HAT PATTERN)
- BRICK PAVERS (VEHICULAR)
- PERMEABLE BRICK PAVERS (VEHICULAR)
- CONTROL JOINT
- EXPANSION JOINT

SITE FURNISHINGS SCHEDULE:

- CABANNAS (BY OTHERS)
- DECORATIVE PLANTER POTS (BY OTHERS)
- BENCH (BY OTHERS)
- BOLLARD (REMOVABLE) FAIRWEATHER B-3 6"Ø WITH LOCK WELL DETAIL 3/L303
- BOLLARD (FIXED) FAIRWEATHER B-3 6"Ø DETAIL 3/L303
- BIKE BOLLARD STRUCTURA UTYL BIKE RACK IPE, SURFACE MOUNT
- GRILL FIREMAGIC CHARCOAL #22-SC01C-06 IN-GROUND, STAINLESS
- HOSE BIBB MOST DEPENDABLE FOUNTAINS HYDRANT #MDP245SM SS, STAINLESS
- FOOTWASH/HOSEBIBB MOST DEPENDABLE FOUNTAINS #525 SM SS W/ HOSE BIBB, STAINLESS
- ADA SHOWER MOST DEPENDABLE FOUNTAINS #565 SM SS , STAINLESS
- DRINKING FOUNTAIN MOST DEPENDABLE FOUNTAINS #4405M SS, ADA COMPLIANT, STAINLESS
- SPA TIMER

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES AND FOR AVOIDING ALL CONFLICTS WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

2. ALL DISTURBED AREAS AND PROPOSED EARTH GRADING NOT TO BE COVERED BY OTHER SURFACES SHALL BE GRASSED BY SEEDING, FERTIZING, MULCHING AND WATERING AS REQUIRED TO OBTAIN AN ACCEPTABLE GROUND COVER, UNLESS SPECIFIED OTHERWISE ON THE

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5. DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL PIPE, STRUCTURES OR DEBRIS WITHIN THE AREA OF CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.

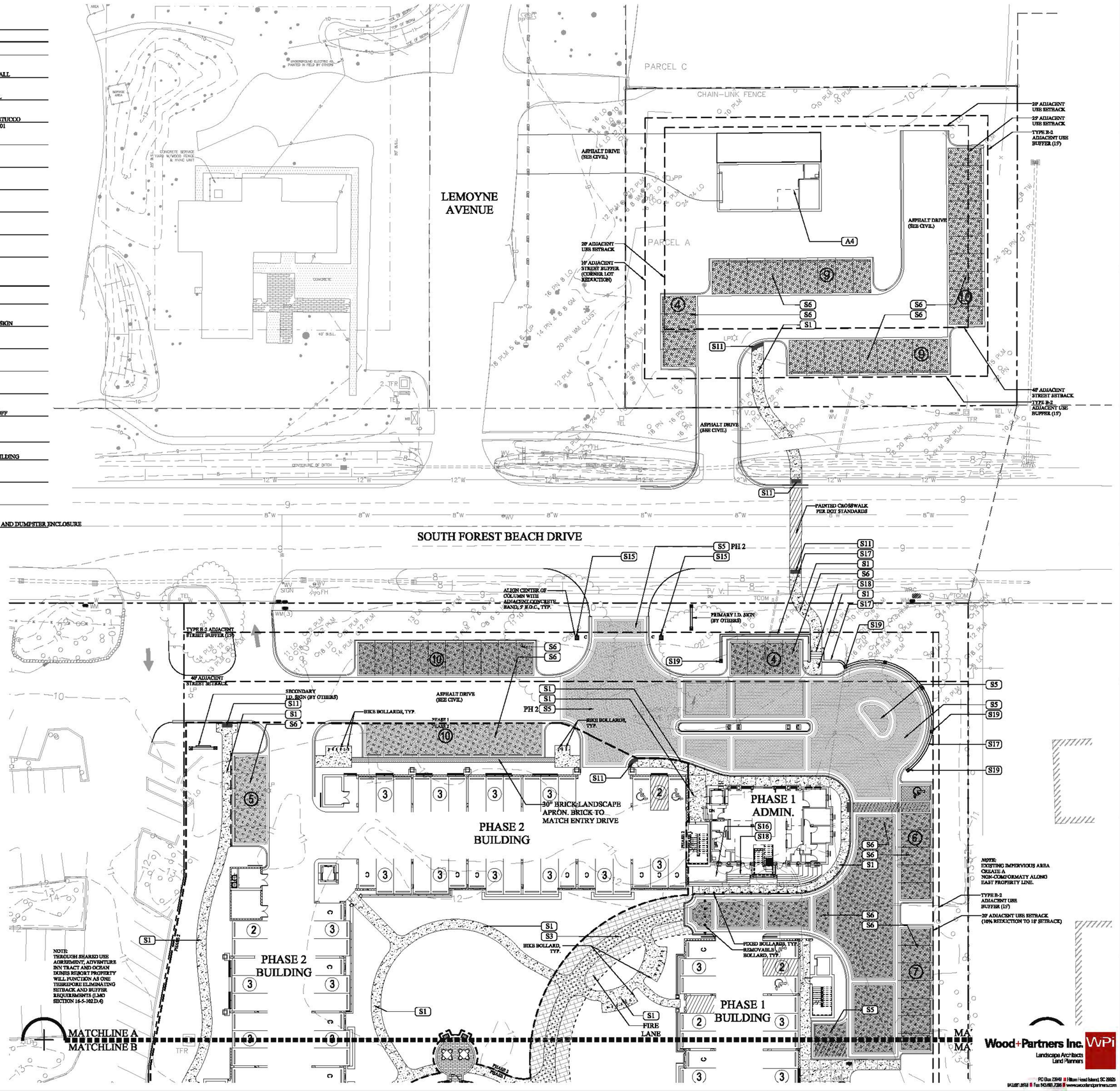
6. CONSTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER DRAINAGE OF ANY AND ALL AREAS WHICH ARE FIELD ADJUSTED DURING CONSTRUCTION.

7. CONTRACTOR SHALL RESTORE DAMAGED FINISHES AND REPLACE DAMAGED OR DEFECTIVE UNITS.

8. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR TIMING OF AND RESPONSIBILITY OF DEMOLITION OPERATIONS.

0' 10' 20' 40' 60' 80'

SCALE: 1" - 20'-0"
PLAN IS SUBJECT TO CHANGE.
SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY SURVEYING CONSULTANTS. FILE SC050010D.3EMAIL7.23.14.dwg, DATED JULY 21, 2014.



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Landscape Architects
Land Planners
PO Box 23949 // Hilton Head Island, SC 29925
843.681.8518 // Fax 843.681.2036 // www.woodandpartners.com

GARVINDESIGNGROUP
803.212.1032 p / 803.212.1074 f
1209 Lincoln Street P.O. Box 18 Columbia, SC 29202

tag

AIE SEAL

AIE SEAL
PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

PROJECT TITLE
Adventure Inn Redevelopment
South Forest Beach Road
Hilton Head, SC 29925

REVISIONS		
NO.	NAME	DATE

DRAWN BY: BH
CHECKED BY: TG

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DRAWING TITLE
Site Plan

PROJECT NO. X11.10
DATE 1-25-15
DRAWING NO. L-100

SITE KEY LEGEND:

SITE WORK:

- S1 — 4" OYSTER SHELL CONCRETE — DETAIL 1/L300
- S2 — 4" COLOR CONCRETE W/ ROCK SALT FINISH — DETAIL 4/L300
- S3 — 6" OYSTER SHELL CONCRETE — DETAIL 2/L300
- S4 — OYSTER SHELL BANDING — DETAIL 7/L300
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- S11 — ADA DOME PAVERS — DETAIL 6/L300
- S12 — 4' POOL FENCE ENCLOSURE AND GATE — DETAIL 2/L302
- S13 — LOUVERED SCREEN FENCE — DETAIL 6/L301
- S14 — BLANK — DETAIL X/LX
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- S22 — BOARDWALK — DETAIL 5/L304
- S23 — BEACH SHOWER ZONE — DETAIL 1/L304
- S24 — GRANITE FINES — DETAIL 10/L300

SIGNAGE:

- SN1 — POOL RULES SIGN
- SN2 — NO LIFEGUARD ON DUTY SIGN
- SN3 — NO DIVING SIGN
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- SN5 — SPA TIMER
- SN6 — EMERGENCY POOL SHUTOFF

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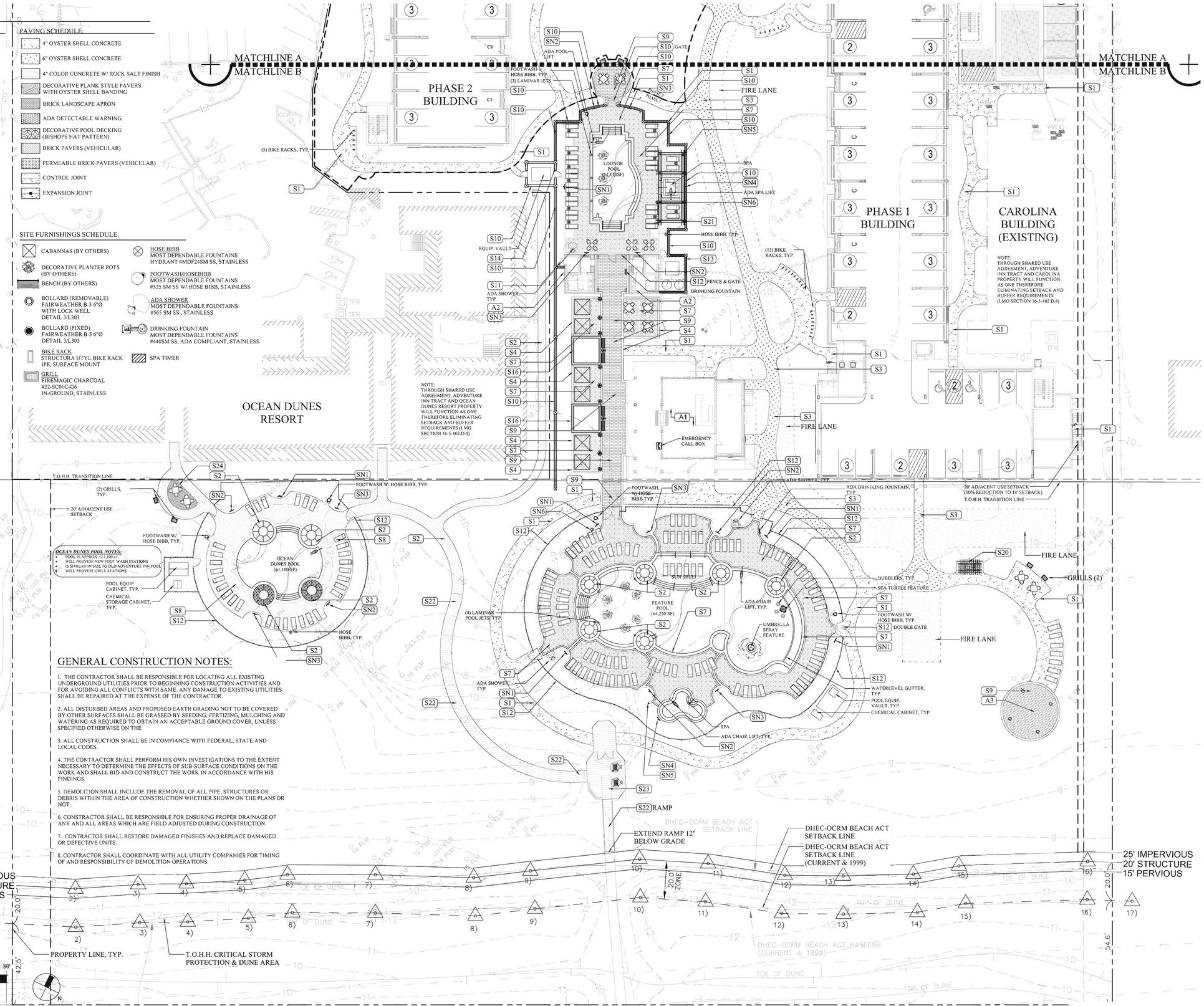
- GRILL FIREMAGIC CHARCOAL #22-SC01C-G6 IN-GROUND, STAINLESS
- HOSE BIBB MOST DEPENDABLE FOUNTAINS HYDRANT #MDF24SM SS, STAINLESS
- FOOTWASH/HOSEBIBB MOST DEPENDABLE FOUNTAINS #525 SM SS W/ HOSE BIBB, STAINLESS
- ADA SHOWER MOST DEPENDABLE FOUNTAINS #565 SM SS , STAINLESS
- DRINKING FOUNTAIN MOST DEPENDABLE FOUNTAINS #440SM SS, ADA COMPLIANT, STAINLESS
- SPA TIMER



GENERAL CONSTRUCTION NOTES:

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SCALE: 1" - 20'-0"
PLAN IS SUBJECT TO CHANGE.
SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY SURVEYING CONSULTANTS. FILE SC050010D.3EMAIL7.23.14.dwg, DATED JULY 21, 2014.

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Landscape Architects Land Planners
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GARVINDESIGNGROUP
803.212.1032 p / 803.212.1074 f
1209 Lincoln Street P.O. Box 18 Columbia, SC 29202

tag

A/E SEAL

A/E SEAL PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

PROJECT TITLE
Adventure Inn Redevelopment
South Forest Beach Road
Hilton Head, SC 29925

REVISIONS		
NO.	NAME	DATE

DRAWN BY: BH
CHECKED BY: TG

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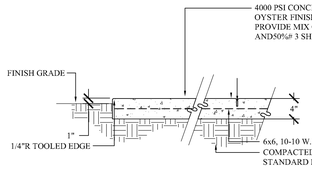
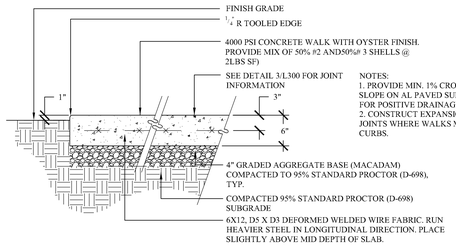
DRAWING TITLE
Site Plan

PROJECT NO. X111.10
DATE 1/15/15
SCALE 1"=20'
DRAWING NO. L-101



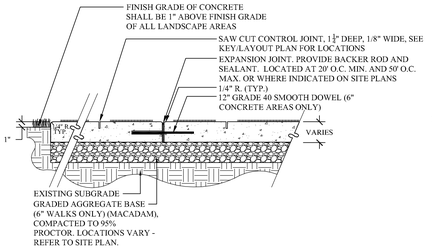
NOTES:
1. CONTRACTOR SHALL PROVIDE MIN 4'X4' SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION
2. PROVIDE MIN. 1% CROSS SLOPE ON AL PAVED SURFACES FOR POSITIVE DRAINAGE CONSTRUCT EXPANSION JOINTS WHERE WALKS MEET CURBS.

1 L300 4" OYSTER SHELL CONCRETE WALK
SCALE: 1" = 1'-00"

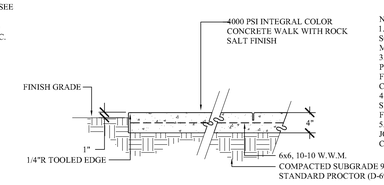


NOTES:
1. PROVIDE MIN. 1% CROSS SLOPE ON AL PAVED SURFACES FOR POSITIVE DRAINAGE
2. CONSTRUCT EXPANSION JOINTS WHERE WALKS MEET CURBS.

2 L300 6" OYSTER SHELL CONCRETE WALK
SCALE: 1" = 1'-00"

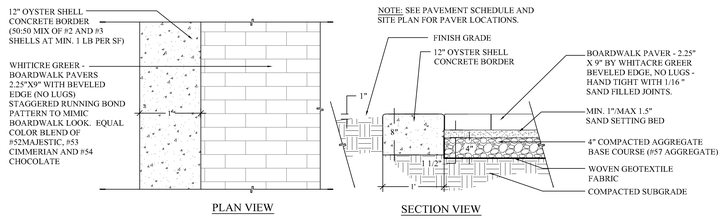


3 L300 CONTROL & EXPANSION JOINTS
SCALE: 1" = 1'-00"



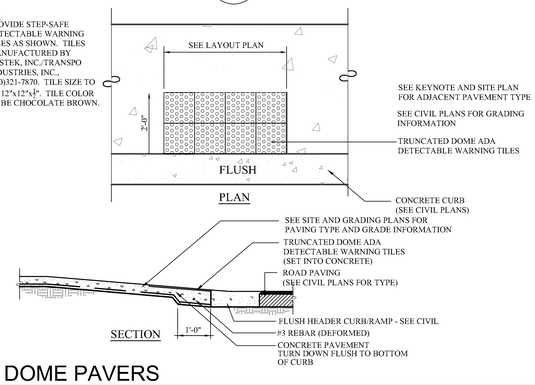
NOTES:
1. INTEGRAL COLOR SHALL BE SCOFIELD CHROMIX ADMIX, MESA BEIGE C-12
3. CONTRACTOR SHALL PROVIDE MIN 1 4'X4' SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION
4. PROVIDE MIN. 1% CROSS SLOPE ON AL PAVED SURFACES FOR POSITIVE DRAINAGE
5. CONSTRUCT EXPANSION JOINTS WHERE WALKS MEET CURBS.

4 L300 4" COLOR CONCRETE WALK
SCALE: 1" = 1'-00"

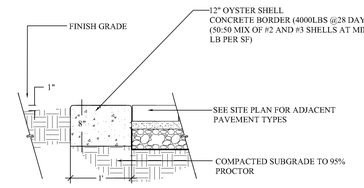


5 L300 DECORATIVE PLANK PAVERS WITH OYSTER SHELLCONC BANDING
SCALE: 1" = 1'-00"

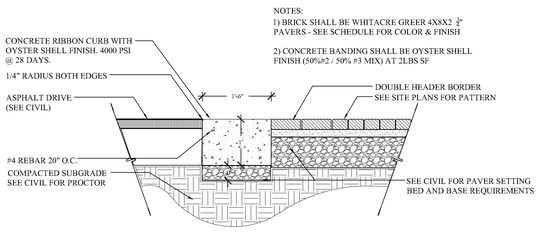
NOTES:
1. PROVIDE STEP-SAFE DETECTABLE WARNING TILES AS SHOWN. TILES MANUFACTURED BY CASTEK, INC./TRANSPO INDUSTRIES, INC., (800)321-7870. TILE SIZE TO BE: 12"x12"x¼". TILE COLOR TO BE CHOCOLATE BROWN.



6 L300 ADA DOME PAVERS
SCALE: 1/2" = 1'-00"

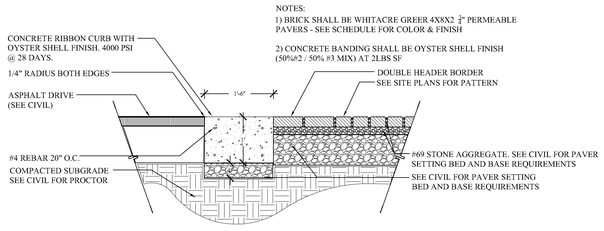


7 L300 12" OYSTER SHELL BANDING
SCALE: 1" = 1'-00"



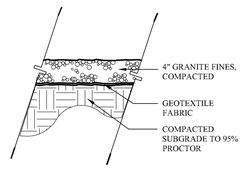
NOTES:
1) BRICK SHALL BE WHITACRE GREER 4X8X2 ¼" PAVERS - SEE SCHEDULE FOR COLOR & FINISH
2) CONCRETE BANDING SHALL BE OYSTER SHELL FINISH (50%#2 / 50% #3 MIX) AT 2LBS SF

8 L300 BRICK PAVERS AND BANDING (VEHICULAR)
SCALE: 3/4" = 1'-00"

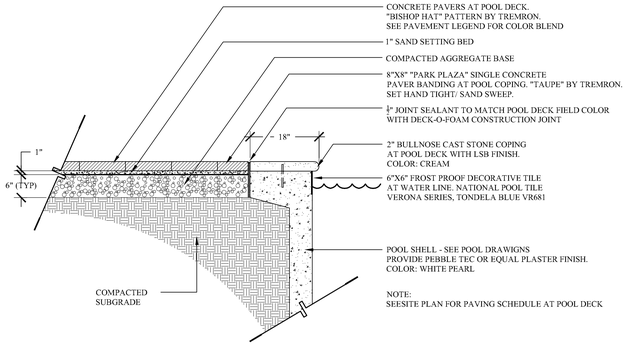


NOTES:
1) BRICK SHALL BE WHITACRE GREER 4X8X2 ¼" PERMEABLE PAVERS - SEE SCHEDULE FOR COLOR & FINISH
2) CONCRETE BANDING SHALL BE OYSTER SHELL FINISH (50%#2 / 50% #3 MIX) AT 2LBS SF

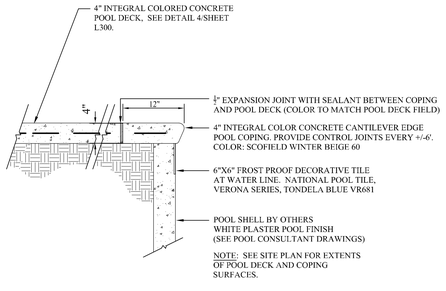
9 L300 PERMEABLE BRICK PAVERS AND BANDING (VEHICULAR)
SCALE: 3/4" = 1'-00"



10 L300 GRANITE FINES
SCALE: 1-1/2" = 1'-00"



11 L300 DECORATIVE POOL DECK & COPING
SCALE: 3/4" = 1'-00"



12 L300 CONCRETE POOL DECK & COPING (OCEAN DUNES POOL)
SCALE: 1" = 1'-00"

13 L300 BLANK
SCALE: 0" = 0'-00"

14 L300 BLANK
SCALE: 0" = 0'-00"

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PROJECT TITLE
Adventure Inn Redevelopment
South Forest Beach Road
Hilton Head, SC 29925

REVISIONS		
NO.	NAME	DATE

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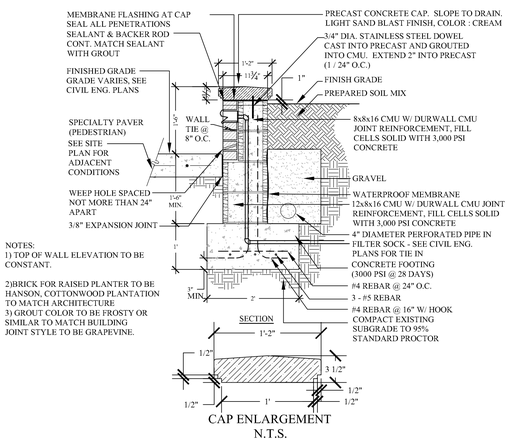
DRAWING TITLE
SITE DETAILS

PROJECT NO. X111.10
DATE 1-27-15

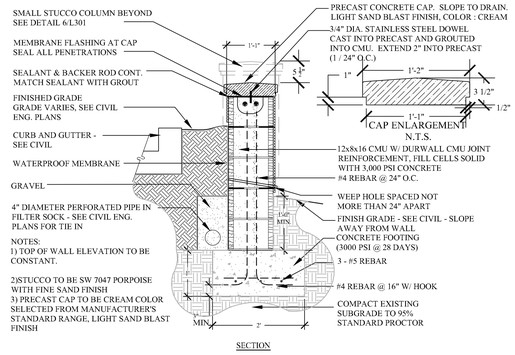
DRAWING NO.
L-300



NOTES:
1) TOP OF WALL ELEVATION TO BE CONSTANT.

2)BRICK FOR RAISED PLANTER TO BE HANSON, COTTONWOOD PLANTATION TO MATCH ARCHITECTURE
3) GROUT COLOR TO BE FROSTY OR SIMILAR TO MATCH BUILDING JOINT STYLE TO BE GRAPEVINE.

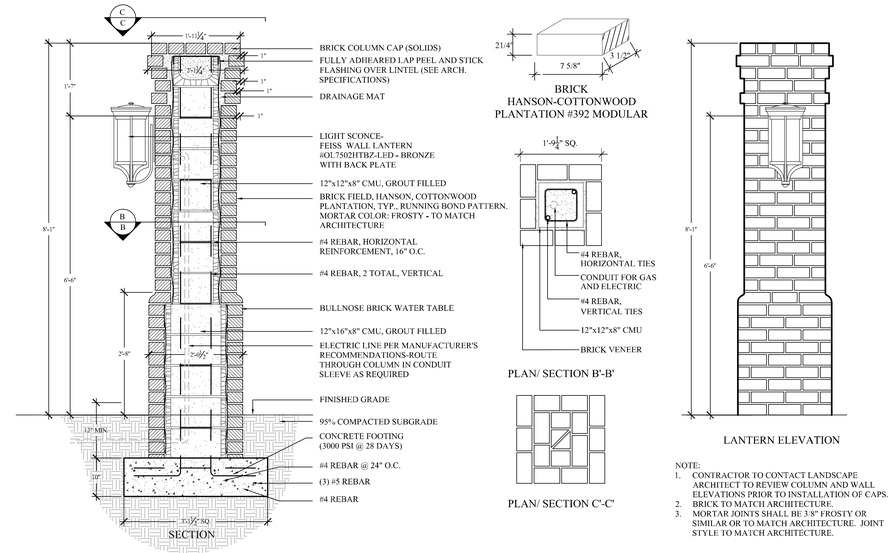
1 BRICK PLANTER/SEAT WALL
L301 SCALE: 3/4" = 1'-00"



NOTES:
1) TOP OF WALL ELEVATION TO BE CONSTANT.

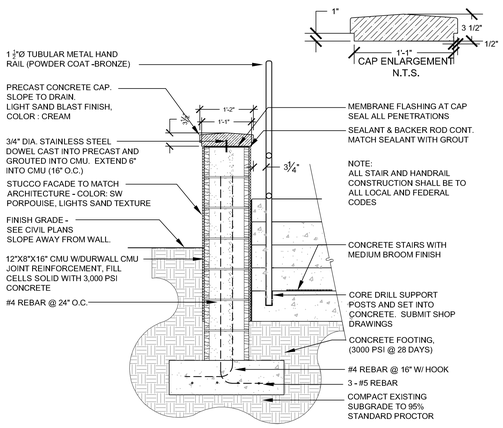
2)STUCCO TO BE SW 7047 PORPOISE WITH FINE SAND FINISH
3) PRECAST CAP TO BE CREAM COLOR SELECTED FROM MANUFACTURER'S STANDARD RANGE, LIGHT SAND BLAST FINISH

2 STUCCO RETAINING WALL
L301 SCALE: 3/4" = 1'-00"

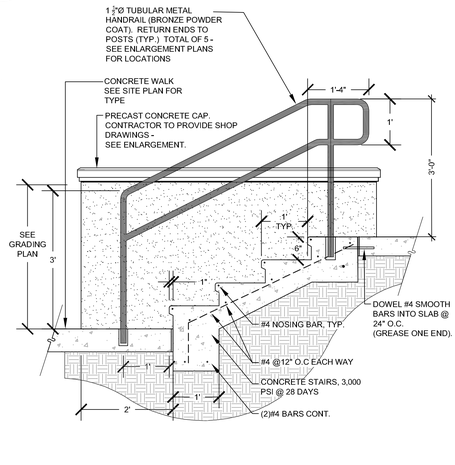


NOTE:
1. CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT TO REVIEW COLUMN AND WALL ELEVATIONS PRIOR TO INSTALLATION OF CAPS.
2. BRICK TO MATCH ARCHITECTURE.
3. MORTAR JOINTS SHALL BE 3/8" FROSTY OR SIMILAR OR TO MATCH ARCHITECTURE. JOINT STYLE TO MATCH ARCHITECTURE.

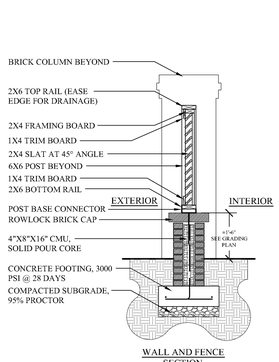
3 BRICK ENTRY COLUMNS
L301 SCALE: 3/4" = 1'-00"

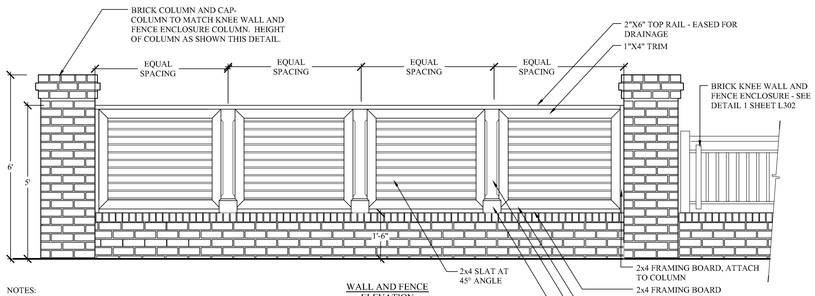


4 CONCRETE STAIR WITH STUCCO CHEEKWALL
L301 SCALE: 3/4" = 1'-00"



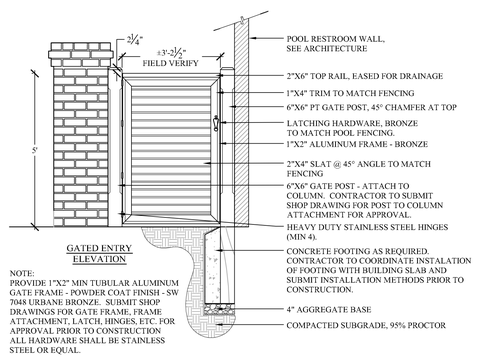
5 SMALL STUCCO COLUMN
L301 SCALE: 3/4" = 1'-00"





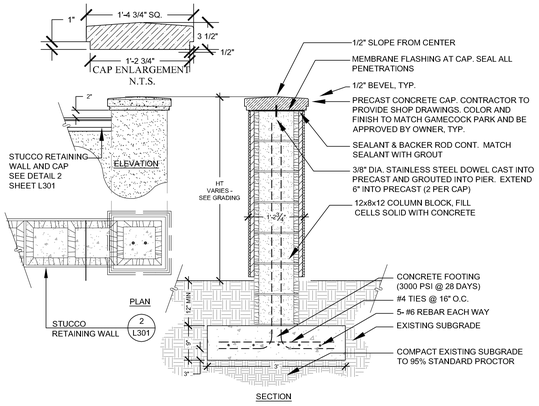
NOTES:
1. ALL WOOD SHALL BE PRESSURE TREATED #1 SELECT SYP.
2. ALL WOOD TO BE STAINED. STAIN COLOR SHALL BE SW SW7029 AGREEABLE GRAY.
3. ALL HARDWARD SHALL BE STAINLESS STEEL OR EQUAL.
4. PROVIDE 1"X2" TUBULAR ALUMINUM FRAME SYSTEM FOR PEDESTRIAN GATE, POWDER COAT AND PAINT TO MATCH WOOD COLOR.
5. PROVIDE HEAVY DUTY HINES AT GATE. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL HINGE AND LATCH SYSTEMS FOR APPROVAL PRIOR TO CONSTRUCITON.
6. ALL BRICK TO BE HANSON, COTTONWOOD PLANTATION TO MATCH ARCHITECTURE. GROUT COLOR TO BE FROSTY OR EQUAL. JOINT STYLES TO BE GRAPEVINE OR TO MATCH ARCHITECTURE.

6 LOUVERED SCREEN FENCE
L301 SCALE: 1/2" = 1'-00"



NOTE:
PROVIDE 1"X2" MIN TUBULAR ALUMINUM GATE FRAME - POWDER COAT FINISH - SW 7048 URBANE BRONZE. SUBMIT SHOP DRAWINGS FOR GATE FRAME, FRAME ATTACHMENT, LATCH, HINGES, ETC. FOR APPROVAL PRIOR TO CONSTRUCTION ALL HARDWARE SHALL BE STAINLESS STEEL OR EQUAL.

7 BLANK
L301 SCALE: N.T.S.



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Hilton Head, SC 29925

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NO.	NAME	DATE

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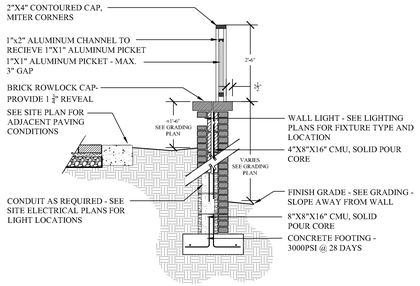
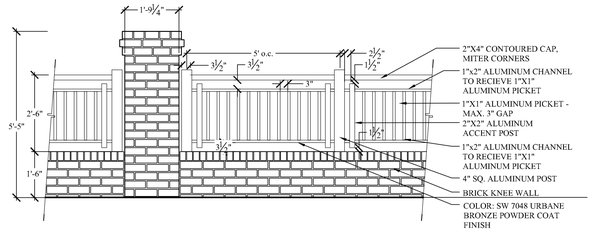
SITE DETAILS

PROJECT NO. X111.10
DATE 1-27-15
DRAWING NO. L-301

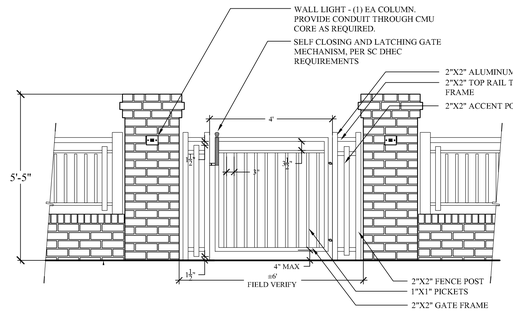


WALL AND FENCE SECTION

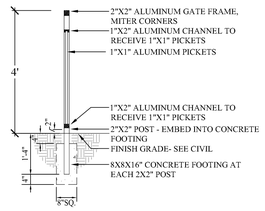


WALL AND FENCE ELEVATION
AS VIEWED FROM POOL

NOTES:
1. BRICK VENEER SHALL BE COTTONWOOD PLANTATION, MODULAR BY HANSON BRICK. SIZE 3-5/8" X 2 ¼" X 7 5/8".
2. MORTAR JOINTS SHALL BE ¾" FROSTY OR SIMILAR. JOINT STYLE TO BE GRAPEVINE OR TO MATCH ARCHITECTURE
3.CONTRACTOR TO SUBMIT SHOP DRAWINGS OF ALUMINUM FENCE AND FENCE CONNECTIONS TO KNEE WALL FOR APPROVAL PRIOR TO CONSTRUCTION.
4. FENCE COLOR SHALL BE SW 7048 URBANE BRONZE. SUBMIT COLOR SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.
5. FOR POOL FENCE ENCLOSURE, CONTRACTOR TO ENSURE THAT A MINIMUM 4' HEIGHT FOR WALL AND FENCE IS MET.
6. CONTRACTOR TO FIELD VERIFY POST SPACING NEEDS AND SUBMIT SHOP DRAWING FOR APPROVAL..



SINGLE GATE ELEVATION
W/ COLUMNS

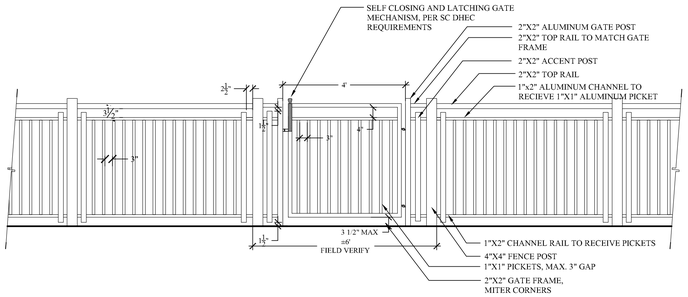


SECTION

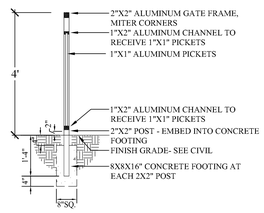
NOTES:
1. GATES TO BE SELF CLOSING, LATCHING AND LOCKABLE PER SC DHEC POOL REQUIREMENTS . CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL GATE HARDWARE (HINGES, LATCHES, LOCKS, ETC.) FOR APPROVAL PRIOR TO CONSTRUCTION.
2. FENCING TO HAVE POWDER COAT FINISH, COLOR: SW 7048 URBANE BRONZE. SUBMIT SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.

1 L302 BRICK KNEEWALL AND POOL FENCE ENCLOSURE (4' HT) WITH ACCENT COLUMN AND GATING

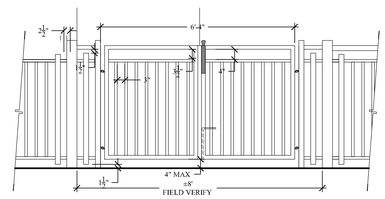
SCALE: 1/2" = 1'-00"



SINGLE GATE ELEVATION W/ FENCE



SECTION



DOUBLE GATE ELEVATION W/
FENCE

NOTES:
1. CONTRACTOR TO ENSURE THAT A MINIMUM 4' ENCLOSURE IS MAINTAINED TO MEET ALL SC DHEC POOL ENCLOSURE REQUIREMENTS.
2. GATES TO BE SELF CLOSING, LATCHING AND LOCKABLE PER SC DHEC POOL REQUIREMENTS . CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL GATE HARDWARE (HINGES, LATCHES, LOCKS, ETC.) FOR APPROVAL PRIOR TO CONSTRUCTION.
3. FENCING TO HAVE POWDER COAT FINISH, COLOR: SW 7048 URBANE BRONZE. SUBMIT SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO FIELD VERIFY POST SPACING REQUIREMENTS.

2 L302 4' POOL FENCE ENCLOSURE AND GATE

SCALE: 1/2" = 1'-00"

3 L302 BLANK

SCALE: N.T.S.

4 L302 BLANK

SCALE: N.T.S.

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PROJECT TITLE

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South Forest Beach Road
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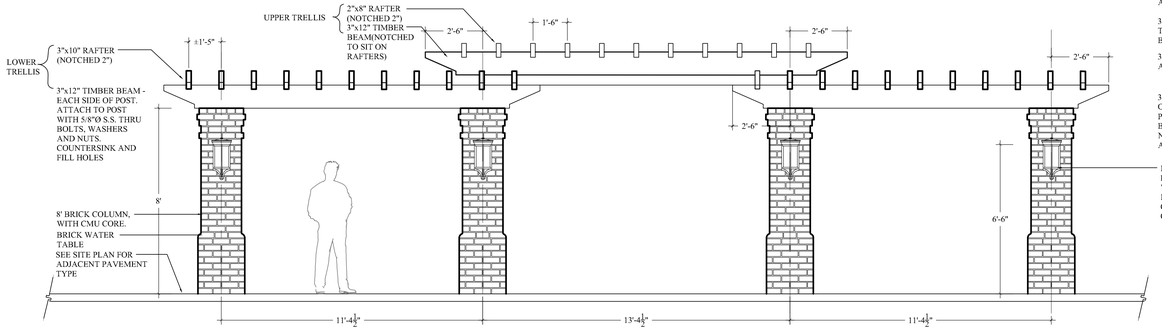
SITE DETAILS

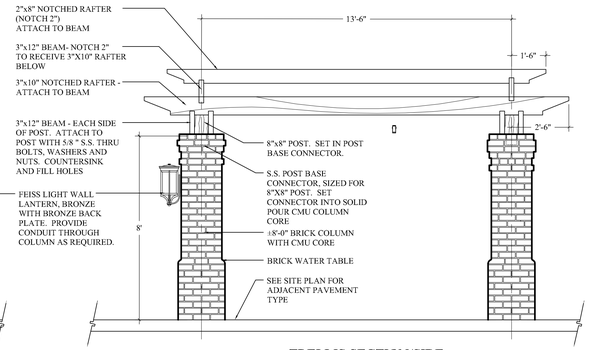
PROJECT NO. X111.10

DATE 1-27-15

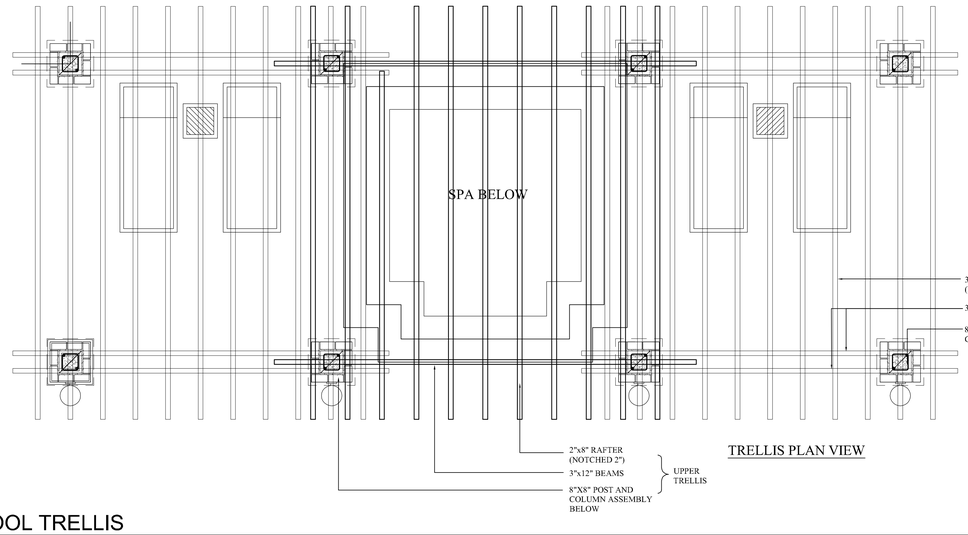
DRAWING NO. L-302



TRELLIS ELEVATION



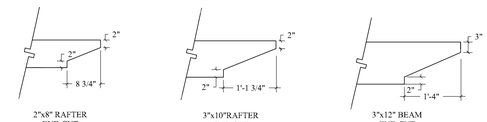
TRELLIS SECTION/SIDE ELEVATION



TRELLIS PLAN VIEW

BRICK NOTES:
1. BRICK VENEER SHALL BE COTTONWOOD PLANTATION, MODULAR BY HANSON BRICK. SIZE 3-5/8" X 2 1/4" X 7 5/8".
2. MORTAR JOINTS SHALL BE 3/8" FROSTY OR SIMILAR. JOINT STYLE TO BE GRAPEVINE OR TO MATCH ARCHITECTURE.
3.CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR POST BASE CONNECTION FOR APPROVAL PRIOR TO CONSTRUCTION.

WOOD NOTES:
1. ALL WOOD SHALL BE PRESSURE TREATED #1 SELECT SYP.
2. ALL WOOD TO BE STAINED. STAIN COLOR SHALL BE SW SW7046 ANONYMOUS.
3. ALL HARDWARE AND FASTNERS SHALL BE STAINLESS STEEL.



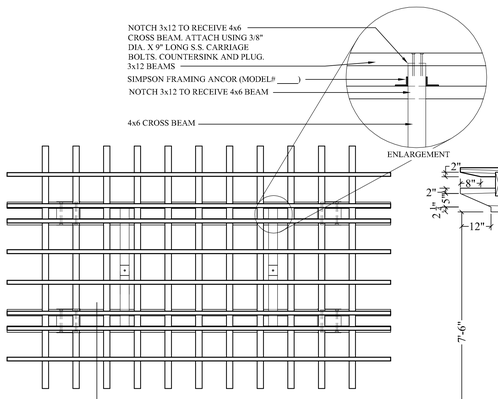
2"x8" RAFTER END CUT ENLARGEMENT N.T.S.

3"x10"RAFTER END CUT ENLARGEMENT N.T.S.

3"x12" BEAM END CUT ENLARGEMENT N.T.S.

1 L303 LOUNGE POOL TRELLIS

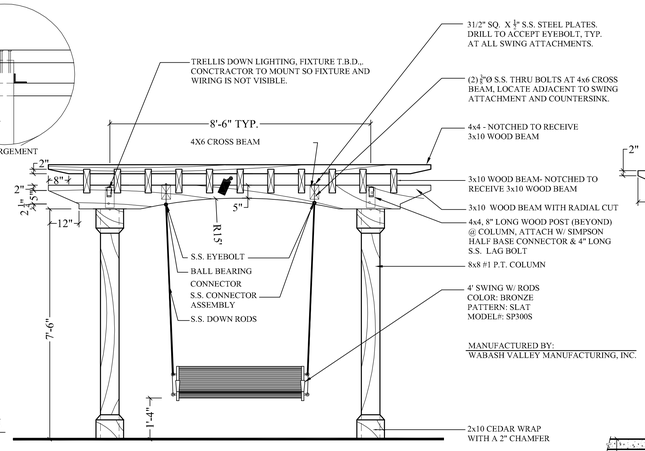
SCALE: $\frac{1}{2}$" = 1'-00"



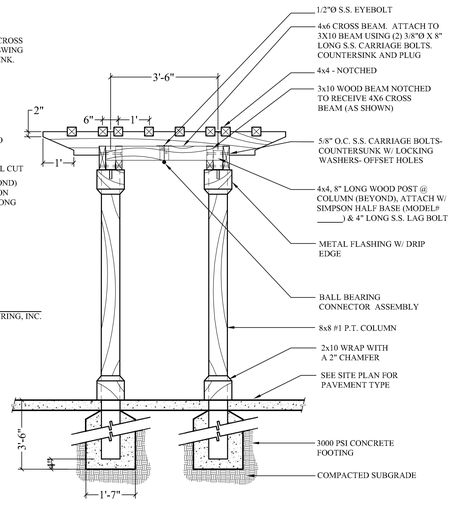
A PLAN VIEW

2 L11 FRONT ELEVATION

NOTE:
1. ALL WOOD TO BE #1 P.T. SOUTHERN YELLOW PINE UNLESS NOTED OTHERWISE.
2. ALL WOOD FINISH TO HAVE 2 COATS STAIN AND 1 COAT CLEAR SEALER. STAIN COLOR TO BE SW7029 AGREEABLE GRAY
3. ALL FASTNERS SHALL BE STAINLESS STEEL.
4. ALL WOOD ATTACHMENT SHALL BE STAINLESS STEEL.
5. ALL HARDWARE SHALL BE STAINLESS STEEL.



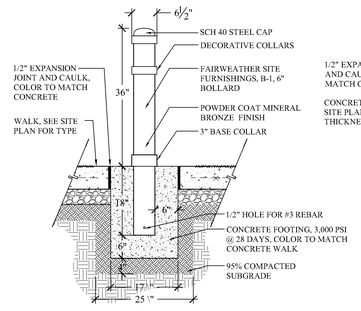
FRONT ELEVATION



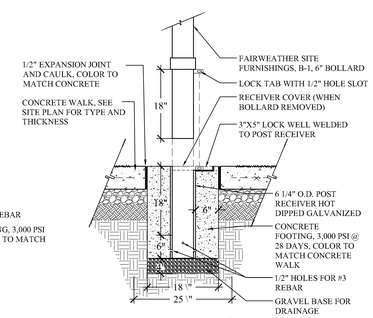
SECTION A

2 L303 SWING TRELLIS

SCALE: 1/2" = 1'-00"



EMBEDDED MOUNTING (TYPICAL)



REMOVABLE MOUNTING

NOTE:
1. FAIRWEATHER SITE FURNISHINGS B-1, 6", BOLLARD OR APPROVED EQUAL, POWDER COATED MINERAL BRONZE.
2. DEPTH AND DIAMETER OF INSTALLATION HOLE MAY VARY WITH SOIL CONDITIONS. CONSULT PROJECT ENGINEER FOR CORRECT DIMENSIONS. (NOTE PER MANUFACTURER)

3 L303 STANDARD BOLLARD (FIXED & REMOVABLE)

SCALE: 3/4" = 1'-00"

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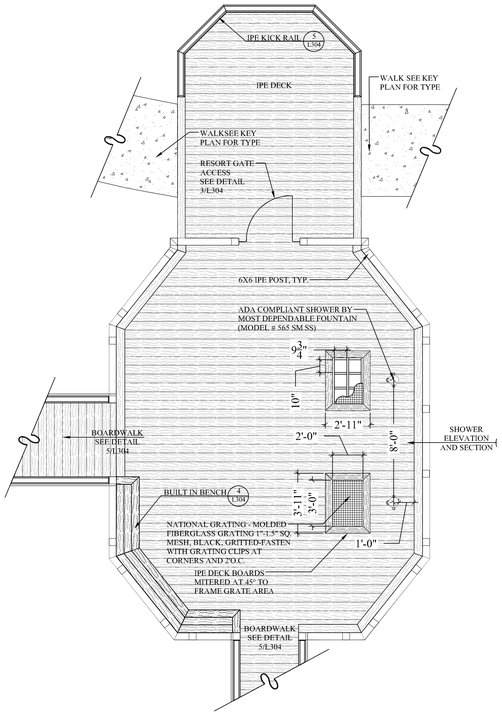
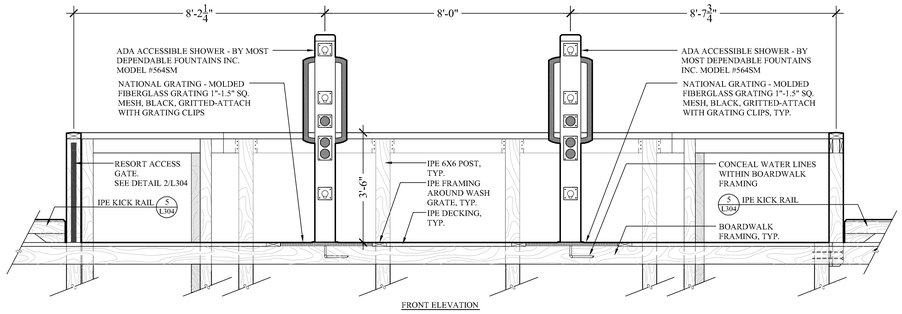
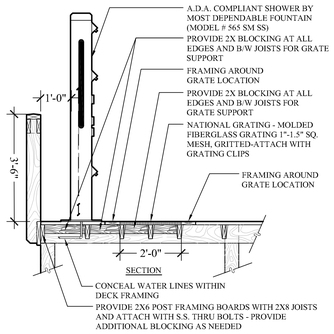
PROJECT NO. X11110
DATE 1-27-15
DRAWING NO. L-303

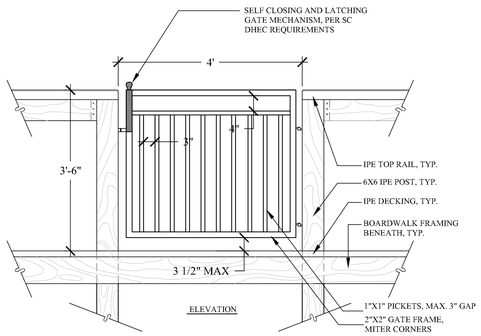


1 L304 BEACH SHOWER ZONE PLAN
SCALE: 1/4" = 1'-00"

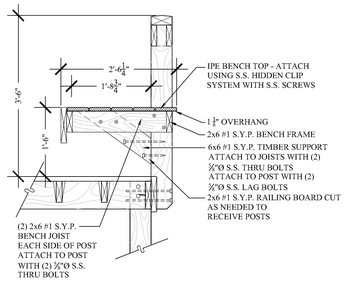


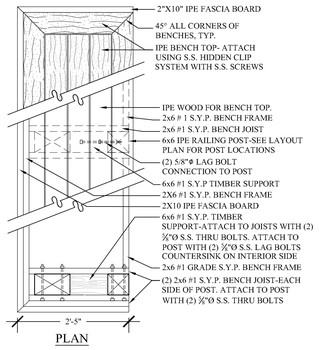


2 L304 BEACH SHOWER ELEVATION AND SECTION
SCALE: 1/2" = 1'-00"

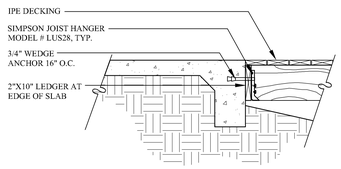


3 L304 BEACH SHOWER GATE ELEVATION
SCALE: 3/4" = 1'-00"

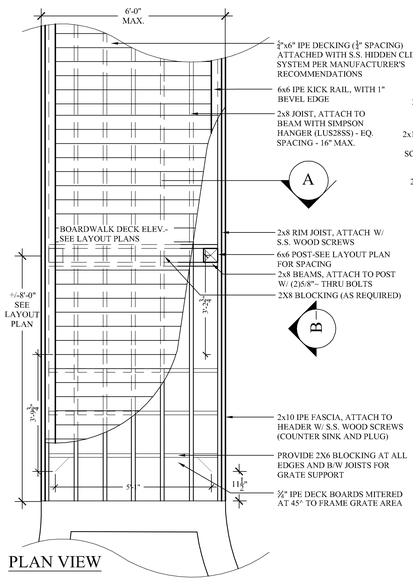




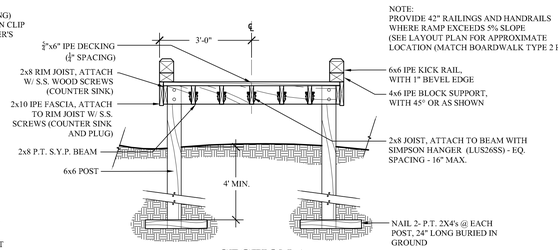
4 L304 BUILT IN BENCH
SCALE: 3/4" = 1'-00"



5 L304 BOARDWALK TO CONCRETE LEDGER
SCALE: 3/4" = 1'-00"

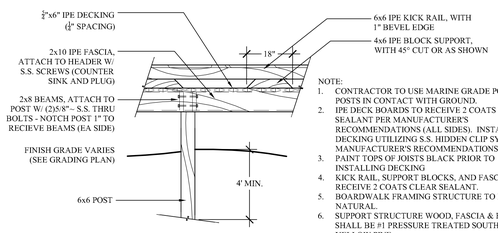


PLAN VIEW



NOTE:
PROVIDE 42" RAILINGS AND HANDRAILS WHERE RAMP EXCEEDS 5% SLOPE (SEE LAYOUT PLAN FOR APPROXIMATE LOCATION (MATCH BOARDWALK TYPE 2 RAIL)

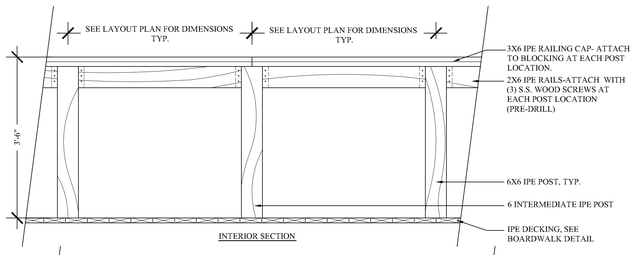
SECTION A



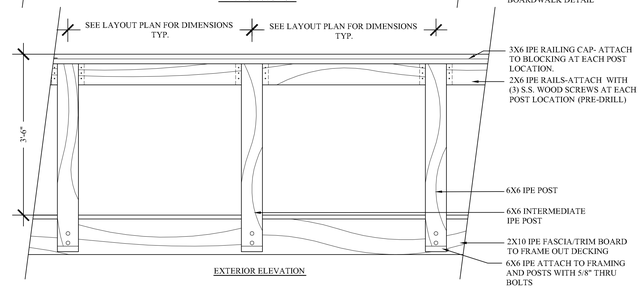
NOTE:
1. CONTRACTOR TO USE MARINE GRADE POSTS FOR POSTS IN CONTACT WITH GROUND.
2. IPE DECK BOARDS TO RECEIVE 2 COATS CLEAR SEALANT PER MANUFACTURER'S RECOMMENDATIONS (ALL SIDES). INSTALL IPE DECKING UTILIZING S.S. HIDDEN CLIP SYSTEM PER MANUFACTURER'S RECOMMENDATIONS.
3. PAINT TOPS OF JOISTS BLACK PRIOR TO INSTALLING DECKING
4. KICK RAIL, SUPPORT BLOCKS, AND FASCIA TO RECEIVE 2 COATS CLEAR SEALANT.
5. BOARDWALK FRAMING STRUCTURE TO REMAIN NATURAL.
6. SUPPORT STRUCTURE WOOD. FASCIA & KICKRAIL SHALL BE #1 PRESSURE TREATED SOUTHERN YELLOW PINE.
7. ALL HARDWARE AND FASTNERS SHALL BE STAINLESS STEEL.

ELEVATION B

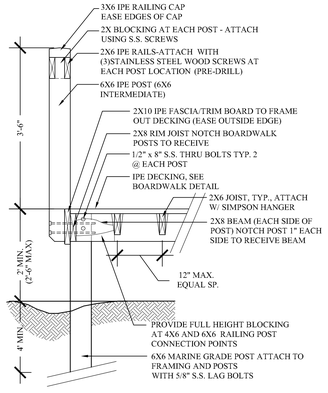
6 L304 BOARDWALK
SCALE: 1/2" = 1'-00"



INTERIOR SECTION



EXTERIOR ELEVATION



SECTION

7 L304 BOARDWALK RAILING ELEVATIONS AND SECTION
SCALE: 3/4" = 1'-00"

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PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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PROJECT TITLE
Adventure Inn Redevelopment
South Forest Beach Road
Hilton Head, SC 29925

REVISIONS		
NO.	NAME	DATE

DRAWN BY: BH
CHECKED BY: TG

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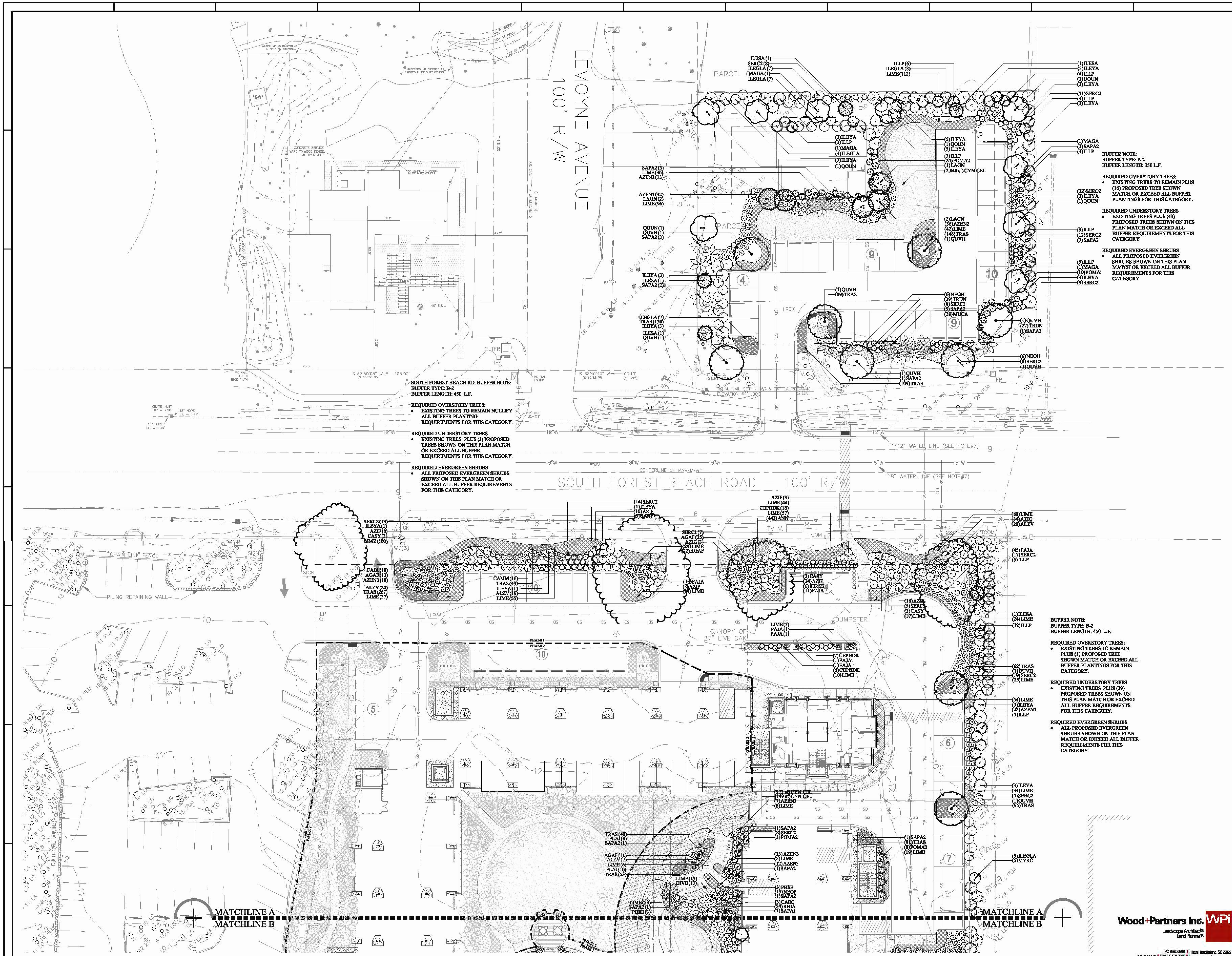
DRAWING TITLE
SITE DETAILS

PROJECT NO. X11L10
DATE 1-27-15

DRAWING NO.
L-304



SOUTH FOREST BEACH RD. BUFFER NOTE:
BUFFER TYPE: B-2
BUFFER LENGTH: 450 L.F.

REQUIRED OVERSTORY TREES:
- EXISTING TREES TO REMAIN NULLIFY ALL BUFFER PLANTING REQUIREMENTS FOR THIS CATEGORY.

REQUIRED UNDERSTORY TREES
- EXISTING TREES PLUS (3) PROPOSED TREES SHOWN ON THIS PLAN MATCH OR EXCEED ALL BUFFER REQUIREMENTS FOR THIS CATEGORY.

REQUIRED EVERGREEN SHRUBS
- ALL PROPOSED EVERGREEN SHRUBS SHOWN ON THIS PLAN MATCH OR EXCEED ALL BUFFER REQUIREMENTS FOR THIS CATEGORY.

BUFFER NOTE:
BUFFER TYPE: B-2
BUFFER LENGTH: 350 L.F.

REQUIRED OVERSTORY TREES:
- EXISTING TREES TO REMAIN PLUS (16) PROPOSED TREE SHOWN MATCH OR EXCEED ALL BUFFER PLANTINGS FOR THIS CATEGORY.

REQUIRED UNDERSTORY TREES
- EXISTING TREES PLUS (43) PROPOSED TREES SHOWN ON THIS PLAN MATCH OR EXCEED ALL BUFFER REQUIREMENTS FOR THIS CATEGORY.

REQUIRED EVERGREEN SHRUBS
- ALL PROPOSED EVERGREEN SHRUBS SHOWN ON THIS PLAN MATCH OR EXCEED ALL BUFFER REQUIREMENTS FOR THIS CATEGORY

BUFFER NOTE:
BUFFER TYPE: B-2
BUFFER LENGTH: 450 L.F.

REQUIRED OVERSTORY TREES:
- EXISTING TREES TO REMAIN PLUS (1) PROPOSED TREE SHOWN MATCH OR EXCEED ALL BUFFER PLANTINGS FOR THIS CATEGORY.

REQUIRED UNDERSTORY TREES
- EXISTING TREES PLUS (29) PROPOSED TREES SHOWN ON THIS PLAN MATCH OR EXCEED ALL BUFFER REQUIREMENTS FOR THIS CATEGORY.

REQUIRED EVERGREEN SHRUBS
- ALL PROPOSED EVERGREEN SHRUBS SHOWN ON THIS PLAN MATCH OR EXCEED ALL BUFFER REQUIREMENTS FOR THIS CATEGORY.

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PROGRESS DOCUMENTS
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PROJECT TITLE
Adventure Inn Redevelopment
South Forest Beach Road
Hilton Head, SC 29925

REVISIONS

NO.	NAME	DATE

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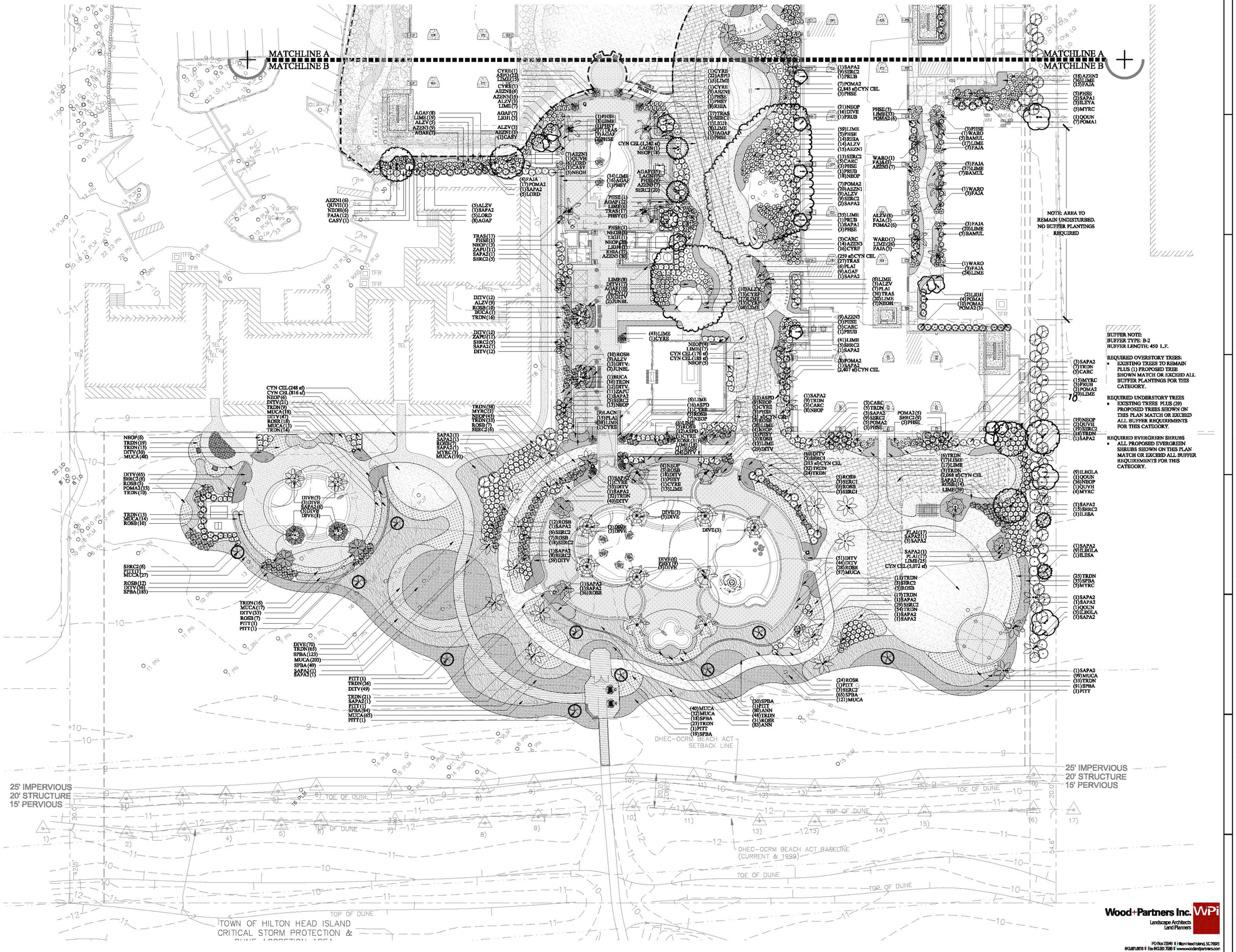
DRAWING TITLE
Landscape Plan Phase 1

PROJECT NO. X111.10
DATE 1-27-15
DRAWING NO. L-400



BUFFER NOTE:
BUFFER TYPE: B-2
BUFFER LENGTH: 450 L.F.

REQUIRED OVERSTORY TREES:
- EXISTING TREES TO REMAIN PLUS (1) PROPOSED TREE SHOWN MATCH OR EXCEED ALL BUFFER PLANTINGS FOR THIS CATEGORY.

REQUIRED UNDERSTORY TREES
- EXISTING TREES PLUS (29) PROPOSED TREES SHOWN ON THIS PLAN MATCH OR EXCEED ALL BUFFER REQUIREMENTS FOR THIS CATEGORY.

REQUIRED EVERGREEN SHRUBS
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South Forest Beach Road
Hilton Head, SC 29925

REVISIONS		
NO.	NAME	DATE

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DRAWING TITLE
Landscape Plan
Phase 1

PROJECT NO. X111.10
DATE 1-27-15
DRAWING NO. L-401

PLANT SCHEDULE (Phase 1)

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	HEIGHT	SPREAD	
ILESA	7	Ilex x attenuata `Savannah`	Savannah Holly	B & B or Cont.	1.5"Cal	8` - 10`	8`-10`	6`-8`	
LAGN	7	Lagerstroemia x `Natchez` Min 3-5 canes	Crape Myrtle	B & B or Cont.	1.5"Cal	8` - 10`	12` Min.	4`-5`	
LIGJ1	8	Ligustrum japonicum Trees Form	Japanese Privet	B & B or Cont.	1.5"Cal		6`-8`	3`-4`	
MAGA	4	Magnolia grandiflora `Alta` Full to ground	Alta Magnolia	B & B	2" Cal	10` Min.			
PITT	10	Pinus thunbergii `Thunderhead` Strong central leader	Thunderhead Scotch Pine	B & B or Cont.	1.5"Cal		7`-8`	4`-5`	
PRUB	8	Prunus caroliniana `Bright `N Tight` TM	Bright `N Tight Carolina Laurel	B & B or Cont.	2"Cal		6`	3`-4`	
QOUN	8	Quercus nuttallii	Nuttall Oak	B & B	2 1/2" Cal	10` Min.	8`-12`	8`-10`	
QUVH	14	Quercus virginiana `High Rise` 5" caliper minimum, strong central leader	High Rise Live Oak	B & B or Cont.	5"Cal		16`-18`	8`-10`	

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	HEIGHT	SPREAD	
BUCA	2	Butia capitata 8-10` CT	Pindo Palm	B & B			8`-10`		
PHSY	15	Phoenix sylvestris Specimen, 10` clear trunk	Sylvester Palm	B & B or Cont.			8`-10`	6`-8`	
SAPA1	4	Sabal palmetto Refoliated	Cabbage Palmetto	B & B or Cont.			16`-18`		
SAPA2	79	Sabal palmetto Height varies, smooth trunk, hurricane cut	Cabbage Palmetto	B & B			16`-18`		
WARO	5	Washingtonia robusta Matched specimens	Mexican Fan Palm	B & B			14` C.T.		

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD			
ALZV	151	Alpinia zerumbet `Variegata` Full	Variegated Shell Ginger	3 gal	24"-30"	24"-30"			
AEZN1	66	Azalea Encore `Autumn Embers` Full	Autumn Embers Encore Azalea	7 gal	24"-30"	24"-30"			
AZEN2	67	Azalea Encore `Autumn Sangria` TM	Encore Azalea	7 gal	24"-30"	24"-30"			
AZEN3	195	Azalea hybrid `Rebler` Full	Autumn Moonlight Azalea	7 gal	24"-30"	24"-30"			
AZIF	71	Azalea indica `Formosa` Full	Formosa Azalea	7 gal	24"-30"	24"-30"			
AZIG	37	Azalea indica `Mrs. G.G. Gerbing` Full	Mrs. G.G. Gerbing Azalea	7 gal	24"-30"	24"-30"			
BAMUL	17	Bambusa multiplex	Hedge Bamboo	3 gal	16"-18"	20"-24"			
CARC	25	Callistemon rigidus `Clemson Hardy`	Clemson Hardy Bottlebrush	15 gal	30"-36"	24"-36"			
CAMM	16	Camellia sasanqua `Mine-No-Yuki` Full	Camellia	7 gal	18" - 24"	18"-24"			
CASY	15	Camellia sasanqua `Yuletide`	Yuletide Camellia	7 gal	36"-48"	24"-28"			
CEPHDK	30	Cephalotaxus harringtonia `Duke`s Garden`	Duke`s Garden Plum Yew	3 gal	18" - 24"	24"-36"			
CYRE	11	Cycas revoluta Full, specimen	Sago Palm	15 gal	3`-4`	3`-4`			
FAJA	146	Fatsia japonica	Japanese Fatsia	7 gal	36"	24"			
ILEGLA	61	Ilex glabra	Inkberry Holly	3 gal	30"-36"	24"-36"			
ILEYA	49	Ilex vomitoria `Pride of Houston`	Pride of Houston Yaupon	7 gal	36"-42"	24-36"			
ILLP	50	Illicium floridanum Full pot	Purple Anise	7 gal	36"-42"	30"-36"			
LORD	16	Loropetalum chinense `Daruma` Full	Dwarf Loropetalum	3 gal	18"-24"	18"-24"			
MYRC	40	Myrica cerifera	Wax Myrtle	7 gal	30"-36"	20"-24"			
NEOH	33	Nerium oleander `Hardy Red` Full	Hardy Red Oleander	7 gal	42"-48"	24"-36"			
NEOP	269	Nerium oleander `Petite Pink`	Petite Pink Oleander	7 gal	30"-36"	24"-36"			
PHSE	62	Philodendron selloum Full	Split Leaf Philodendron	7 gal	30"-36"	24"-36"			
POMA2	139	Podocarpus macrophyllus	Japanese Yew	15 gal	48" min	30"			
POMA1	7	Podocarpus macrophyllus Full	Japanese Yew	30 gal	96" min.	36" min.			
RHIA	63	Rhaphiolepis indica `Alba`	Alba Indian Hawthorn	7 gal	18" - 24"	18"-24"			
ROSB	129	Rosmarinus officinalis `Athens Blue Spires`	Rosemary	3 gal	18"-24"	18"-24"			
SERC1	19	Serenoa repens `Cinerea` Full	Silver Saw Palmetto	15 gal	24"-36"	24"-30"			
SERC2	383	Serenoa repens `Cinerea`	Silver Saw Palmetto	7 gal	18"	18" - 20"			

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD			SPACING
AGAF	187	Agapanthus africanus	Lily of the Nile	3 gal	12"-18"	12"-18"			24" o.c.
ANN	606	Annuals .	Annuals	flat	12"-18"	12"-18"			8" o.c.
ASPD	84	Asparagus densiflorus `Myers` Full pot	Myers Asparagus	3 gal	16"-18"	18"-24"			18" o.c.
CYRF	42	Cyrtomium falcatum Full pot	Holly Fern	3 gal	8"-12"	12"-18"			24" o.c.
DITV	750	Dianella tasmanica `Variegata` Full pot	Variegated Flax Lily	1 gal	12"-18"	10"-12"			18" o.c.
DIVE	132	Dietes vegeta Full	African Iris	3 gal	18-24"	12"-18"			36" o.c.
JUNBL	4	Juniperus horizontalis `Blue Rug`	Blue Rug Juniper	1 gal	16"-18"	18"-20"			48" o.c.
LACN	9	Lantana camara `New Gold` Full	Gold Mound Lantana	1 gal	10"-12"	10"-12"			24" o.c.
LIME	1,873	Liriope muscari `Evergreen Giant` Full pot	Evergreen Giant Liriope	1 gal	12"-14"	6"-8"			24" o.c.
MUCA	975	Muhlenbergia capillaris	Muhly Grass	3 gal	12"-18"	8"-12"			36" o.c.
PLAI	80	Plumbago auriculata `Imperial Blue` Full pot	Plumbago	1 gal	12"-18"	10"-12"			24" o.c.
ROSR	199	Rosmarinus officinalis `Roman Beauty`	Roman Beauty Rosemary	3 gal	18-24"	18-24"			18" o.c.
SPBA	697	Spartina bakeri Full pot	Sand Cord Grass	3 gal	18-24"	12"-18"			36" o.c.
TRAS	1,244	Trachelospermum asiaticum `Asiatic`	Asiatic Jasmine	1 gal	18"-20"	12-24"			12" o.c.
TRDN	752	Tripsacum dactyloides nana Full pot	Dwarf Fakahatchee Grass	3 gal	12"-18"	10"-12"			36" o.c.
ZAPU	33	Zamia pumila Full	Coontie	3 gal	12"-18"	12-18"			24" o.c.

SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD			SPACING
CYN CEL	18,827 sf	Cynodon dactylon `Celebration`	Celebration Bermuda Grass	sod					

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	HEIGHT	SPREAD	
LAGN	2	Lagerstroemia x `Natchez` Min 3-5 canes	Crape Myrtle	B & B or Cont.	1.5"Cal	8` - 10`	12` Min.	4`-5`	
LIGJ1	7	Ligustrum japonicum Trees Form	Japanese Privet	B & B or Cont.	1.5"Cal		6`-8`	3`-4`	
PRUB	8	Prunus caroliniana `Bright `N Tight` TM	Bright `N Tight Carolina Laurel	B & B or Cont.	2"Cal		6`	3`-4`	
QOUN	4	Quercus nuttallii	Nuttall Oak	B & B	2 1/2" Cal	10` Min.	8`-12`	8`-10`	
QUVH	6	Quercus virginiana `High Rise` 5" caliper minimum, strong central leader	High Rise Live Oak	B & B or Cont.	5"Cal		16`-18`	8`-10`	

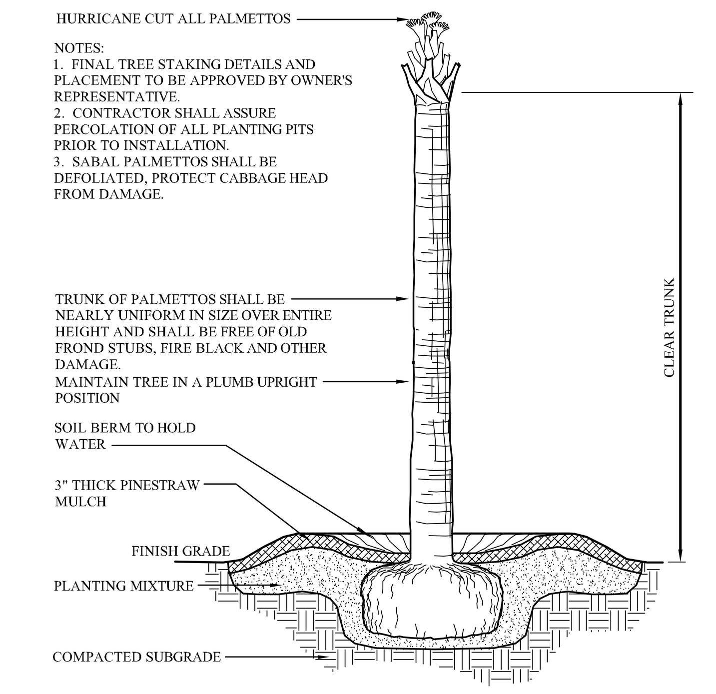
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	HEIGHT	SPREAD	
SAPA1	3	Sabal palmetto Refoliated	Cabbage Palmetto	B & B or Cont.			16`-18`		
SAPA2	33	Sabal palmetto Height varies, smooth trunk, hurricane cut	Cabbage Palmetto	B & B			16`-18`		

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD			
ALZV	40	Alpinia zerumbet `Variegata` Full	Variegated Shell Ginger	3 gal	24"-30"	24"-30"			
AEZN1	66	Azalea Encore `Autumn Embers` Full	Autumn Embers Encore Azalea	7 gal	24"-30"	24"-30"			
AZEN2	23	Azalea Encore `Autumn Sangria` TM	Encore Azalea	7 gal	24"-30"	24"-30"			
AZEN3	53	Azalea hybrid `Rebler` Full	Autumn Moonlight Azalea	7 gal	24"-30"	24"-30"			
CARC	37	Callistemon rigidus `Clemson Hardy`	Clemson Hardy Bottlebrush	15 gal	30"-36"	24"-36"			
CAMM	9	Camellia sasanqua `Mine-No-Yuki` Full	Camellia	7 gal	18" - 24"	18"-24"			
CASY	13	Camellia sasanqua `Yuletide`	Yuletide Camellia	7 gal	36"-48"	24"-28"			
FAJA	22	Fatsia japonica	Japanese Fatsia	7 gal	36"	24"			
LORD	49	Loropetalum chinense `Daruma` Full	Dwarf Loropetalum	3 gal	18"-24"	18"-24"			
NEOH	22	Nerium oleander `Hardy Red` Full	Hardy Red Oleander	7 gal	42"-48"	24"-36"			
NEOP	37	Nerium oleander `Petite Pink`	Petite Pink Oleander	7 gal	30"-36"	24"-36"			
PHSE	12	Philodendron selloum Full	Split Leaf Philodendron	7 gal	30"-36"	24"-36"			
POMA2	81	Podocarpus macrophyllus	Japanese Yew	15 gal	48" min	30"			
POMA1	10	Podocarpus macrophyllus Full	Japanese Yew	30 gal	96" min.	36" min.			
RHIA	92	Rhaphiolepis indica `Alba`	Alba Indian Hawthorn	7 gal	18" - 24"	18"-24"			
SERC1	53	Serenoa repens `Cinerea` Full	Silver Saw Palmetto	15 gal	24"-36"	24"-30"			
SERC2	14	Serenoa repens `Cinerea`	Silver Saw Palmetto	7 gal	18"	18" - 20"			

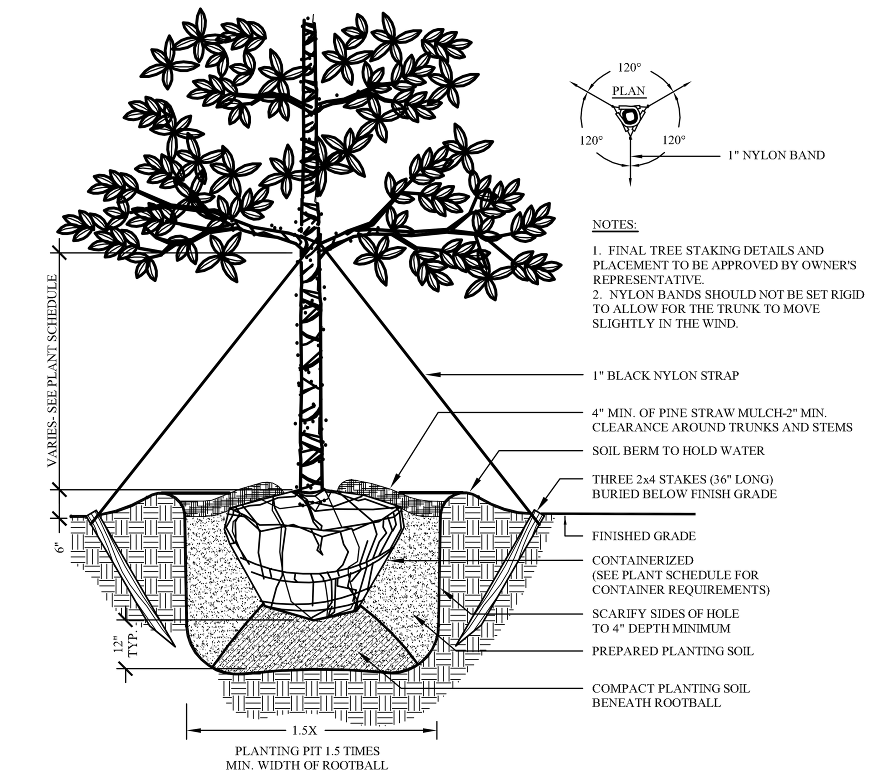
VINE/ESPALIER	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD			
TRACO	5	Trachelospermum jasminoides `Confederate`	Confederate Jasmine	3 gal	18" - 20"	20"-24"			
FAAN	20	x Fatshedera lizei `Annemieke`	Golden Variegated Fatshedera	3 gal	18" - 24"	18" - 20"			

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD			SPACING
AGAF	151	Agapanthus africanus	Lily of the Nile	3 gal	12"-18"	12"-18"			24" o.c.
ASPE	61	Aspidistra elatior Full Pot	Cast Iron Plant	3 gal	18-24"	12"-18"			18" o.c.
CYRF	59	Cyrtomium falcatum Full pot	Holly Fern	3 gal	8"-12"	12"-18"			24" o.c.
LACN	32	Lantana camara `New Gold` Full	Gold Mound Lantana	1 gal	10"-12"	10"-12"			24" o.c.
LIME	467	Liriope muscari `Evergreen Giant` Full pot	Evergreen Giant Liriope	1 gal	12"-14"	6"-8"			24" o.c.
PLAI	20	Plumbago auriculata `Imperial Blue` Full pot	Plumbago	1 gal	12"-18"	10"-12"			24" o.c.
TRAS	624	Trachelospermum asiaticum `Asiatic`	Asiatic Jasmine	1 gal	18"-20"	12-24"			12" o.c.

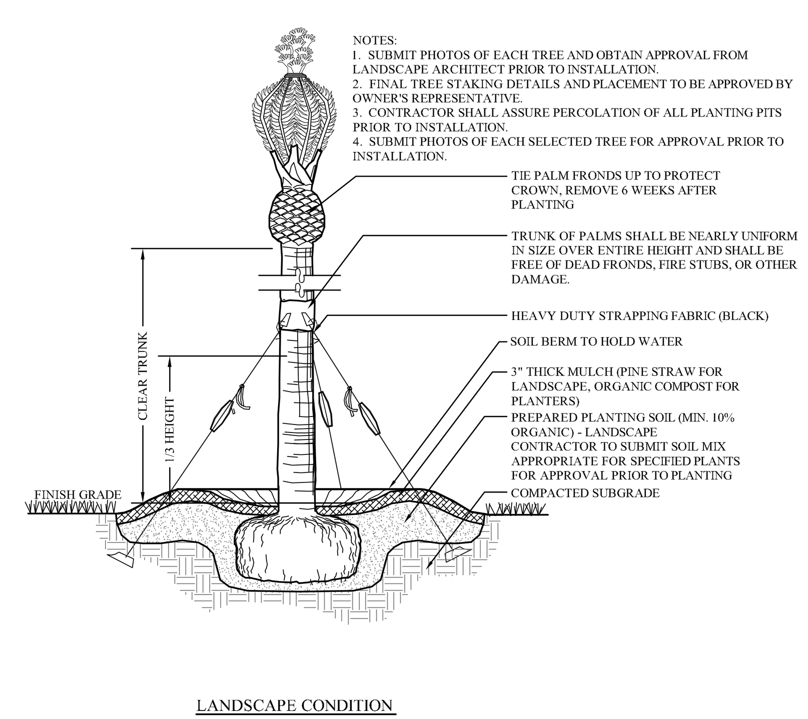
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD			SPACING
CYN CEL	6,205 sf	Cynodon dactylon `Celebration`	Celebration Bermuda Grass	sod					



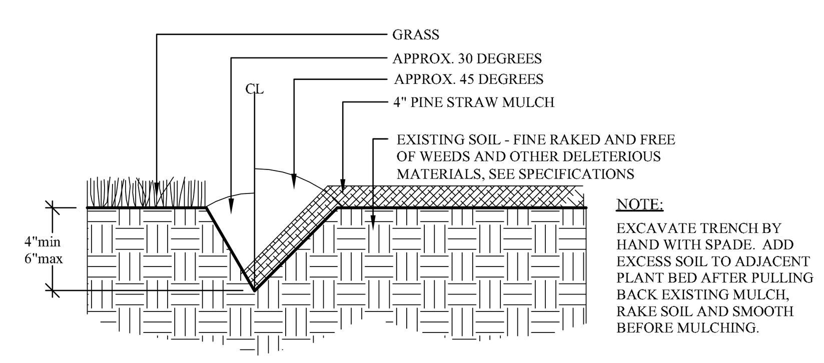
1 PALM TREE
L402 SCALE: N.T.S.



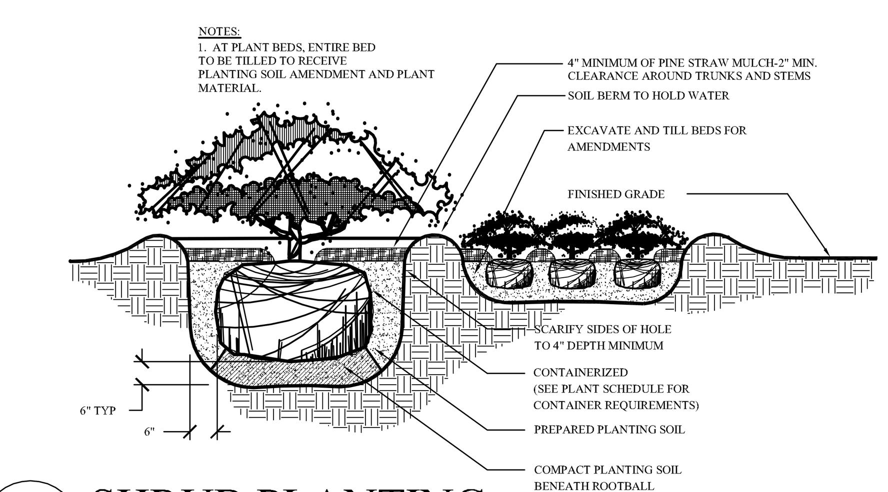
2 SHADE TREE PLANTING
L402 SCALE: N.T.S.



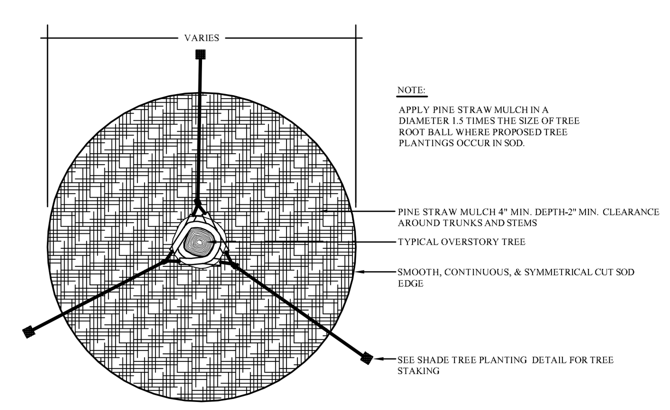
3 SPECIMEN PALM PLANTING
L402 SCALE: N.T.S.



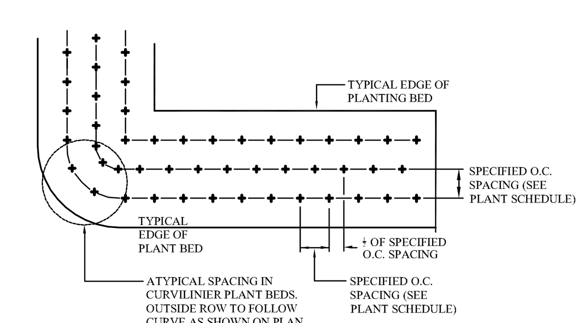
4 TRENCHED EDGE
L402 SCALE: N.T.S.



5 SHRUB PLANTING
L402 SCALE: N.T.S.



6 MULCH TREE RING
L402 SCALE: N.T.S.



7 GROUNDCOVER SPACING
L402 SCALE: N.T.S.

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843.681.6618 ■ Fax 843.681.7086 ■ www.woodandpartners.com

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1209 Lincoln Street P.O. Box 18 Columbia, SC 29202
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PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION

PROJECT TITLE
Adventure Inn Redevelopment
South Forest Beach Road
Hilton Head, SC 29925

REVISIONS
NO. | NAME | DATE

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CHECKED BY: TG

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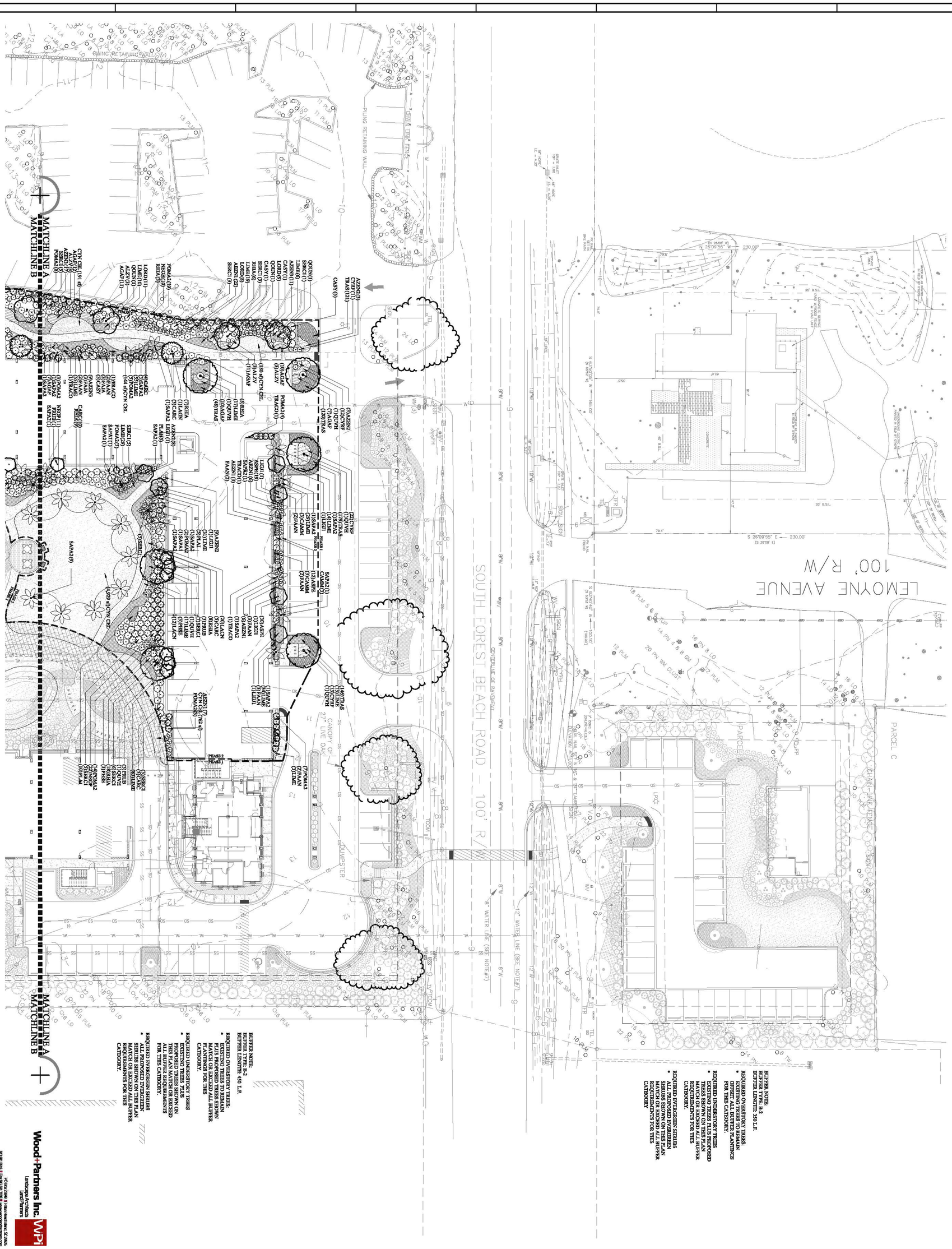
DRAWING TITLE
Landscape Schedule & Planting Details

PROJECT NO. X111.10
DATE 1-27-15
DRAWING NO. L-402



PROJECT NO.	DRAWING TITLE	DRAWN BY: BH	REVISIONS	PROJECT TITLE	A/E SEAL	A/E SEAL
X111.10	LANDSCAPE PLAN PHASE 2	CHECKED BY: TG	NO. / NAME / DATE	Adventure Inn Redevelopment	PROGRESS DOCUMENTS NOT FOR CONSTRUCTION	
DATE 1-27-15				South Forest Beach Road Hilton Head, SC 29925		
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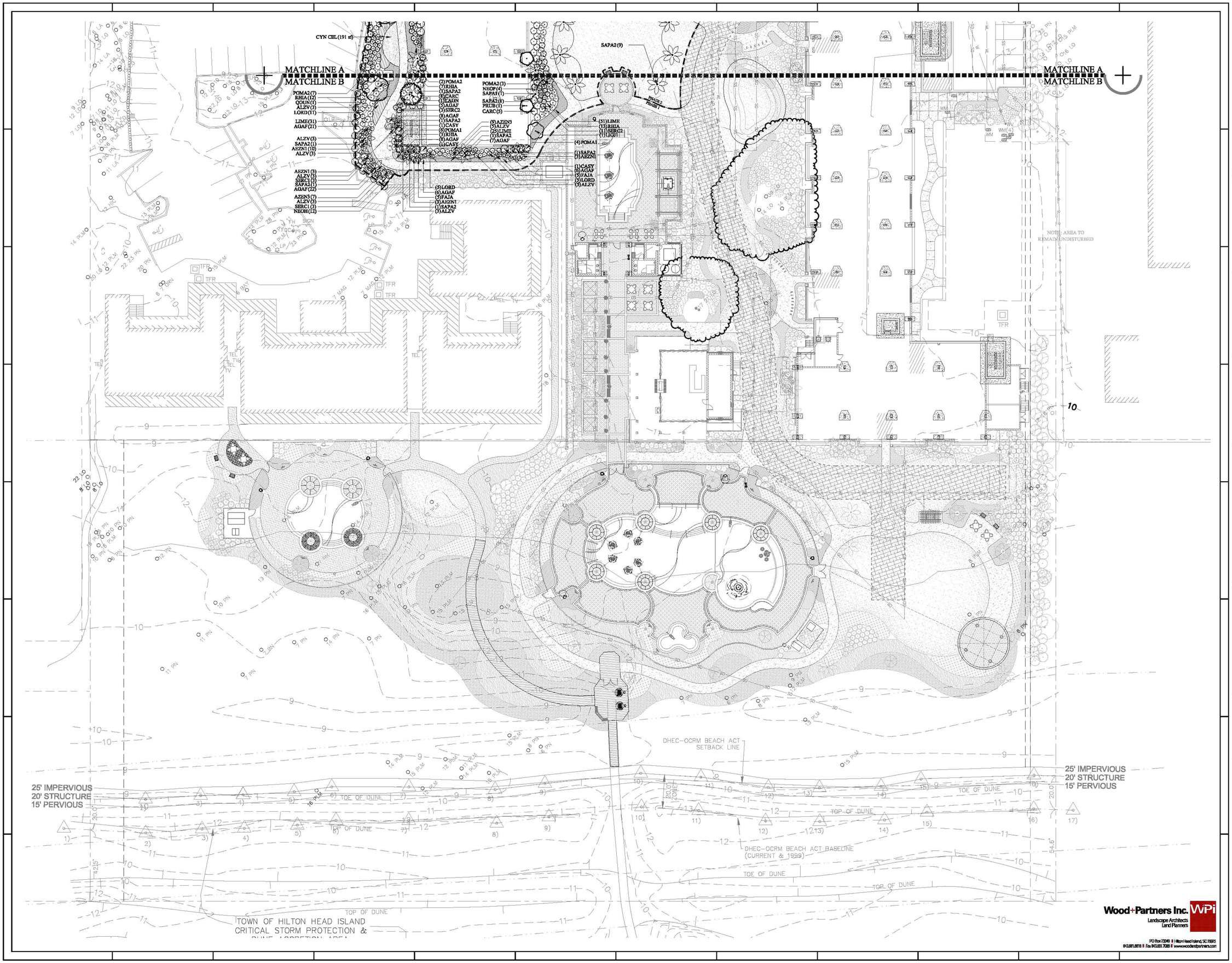

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Hilton Head, SC 29925

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DRAWING TITLE
LANDSCAPE PLAN PHASE 2

PROJECT NO. X111.10
DATE 1-27-15
DRAWING NO. L-404

ADVENTURE INN REDEVELOPMENT

PHASE 1 TREE REMOVAL AREA

CATEGORY	SPECIES	SIZE	TOTAL INCHES
CATEGORY I	LIVE OAK	18"	371"
TREES REMOVED	LIVE OAK	20"	
	LIVE OAK	16"	
	LIVE OAK	12"	
	LIVE OAK	9"	
	LIVE OAK	12"	
	LIVE OAK	15"	
	LIVE OAK	13"	
	LIVE OAK	13"	
	LIVE OAK	12"	
	LIVE OAK	13"	
	LIVE OAK	13"	
	LIVE OAK	14"	
	LIVE OAK	14"	
	LIVE OAK	14"	
	LIVE OAK	14"	
	LIVE OAK	24"	
	LIVE OAK	12"	
	LIVE OAK	9"	
	LIVE OAK	10"	
	LAUREL OAK	11"	
	LAUREL OAK	11"	
	HOLLY	11"	
	HOLLY	8"	
	HOLLY	11"	
	HOLLY	10"	
	HOLLY	10"	
	HOLLY	6"	
	HOLLY	4"	
	LAUREL OAK	12"	
CATEGORY II	WAX	8"	20"
TREES REMOVED	TUP	12"	
CATEGORY III	PINE	14"	69"
TREES REMOVED	PINE	22"	
	PINE	20"	
	PINE	13"	
	PALM	15"	80 (TOTAL)
	PALM	12"	
	PALM	14"	
	PALM	13"	
	PALM	14"	
	PALM	15"	
	PALM	12"	
	PALM	15"	
	PALM	13"	
	PALM	14	
	PALM	13"	
	PALM	15"	
	PALM	16"	
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	PALM	12"	
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	PALM	16"	
	PALM	10"	
	PALM	13"	
	PALM	14"	
	PALM	10"	
	PALM	14"	
	PALM	14"	
	PALM	12"	
	PALM	23"	
CATEGORY IV			
TREES REMOVED	----------		

PHASE 2 TREE REMOVAL AREA

CATEGORY	SPECIES	SIZE	TOTAL INCHES
CATEGORY I	LIVE OAK	18"	213"
TREES REMOVED	LIVE OAK	22"	
	LIVE OAK	18"	
	LIVE OAK	24"	
	LIVE OAK	18"	
	LIVE OAK	20"	
	LIVE OAK	17"	
	LIVE OAK	18"	
	LIVE OAK	15"	
	LIVE OAK	23"	
	LIVE OAK	20"	
CATEGORY II	----------		
TREES REMOVED			
CATEGORY III	PINE	30"	30"
TREES REMOVED	PALM	12"	28 (TOTAL)
	PALM	13"	
	PALM	13"	
	PALM	15"	
	PALM	16"	
	PALM	18"	
	PALM	10"	
	PALM	13"	
	PALM	16"	
	PALM	8"	
	PALM	12"	
	PALM	16"	
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	PALM	14"	
	PALM	14"	
	PALM	14"	
	PALM	11"	
	PALM	12"	
	PALM	12"	
	PALM	14"	
	PALM	15"	
	PALM	24"	
CATEGORY IV			
TREES REMOVED	----------		

TREE REMOVAL SUMMARY

CATEGORY	PHASE 1	PHASE 2	TOTAL INCHES	TOTAL REPLACEMENT NEEDED:
CATEGORY I TREES REMOVED	371"	213"	584"	59 TREES
CATEGORY II TREES REMOVED	20"	-	20"	2 TREES
CATEGORY III TREES REMOVED	69" 80	30" 28	99" 108	10 PINE TREES 108 PALM TREES
CATEGORY IV TREES REMOVED	-	-	-	-

TREE REPLACEMENT SUMMARY (TOTAL)

TREE REPLACEMENT 1 PER 10" REMOVED FOR EACH CATEGORY*

TREE CATEGORY	INCHES REMOVED	# REPLACEMENT TREES REQUIRED	# REPLACEMENT TREES PROVIDED
I	500" LIVE OAK 34" LAUREL OAK 50" HOLLY	59	59 CAT I TREES PROVIDED TO SATISFY MITIGATION NUMBERS
II	8" WAX MYRTLE 12" TUPELO	2	2 UPRIGHT YAUPONS PROVIDED TO SATISFY MITIGATION NUMBERS
III	99" PINE 108 PALM	10 PINE 108 PALM	10 PINES PROVIDED TO SATISFY MITIGATION NUMBERS 124 PALMS PROVIDED TO SATISFY MITIGATIONNUMBERS
IV	----------	----------	NO CATEGORY IV TREES REMOVED DURING THIS PROJECT.

*PALM REPLACEMENT IS 1 PALM PER 1 TREE REMOVED

LIGHTING SCHEDULE

NO. REQ'D.	SYMBOL	FIXTURE/MANUFACT./CAT. NO.	LAMP TYPE	MOUNTING	CONTROL
11		PARKING LOT / AREA LIGHT BEACON LIGHTING MODEL # URBAN MRDS-26-3K BLACK FINISH	LED (3000K)	20' HT. ON DECORATIVE MOUNT BRACKET. MOUNT ON 5" Ø ORNAMENTAL LIGHT POLE WITH DECORATIVE BASE (BLACK FINISH)	TIMER / PHOTOCELL
6		PEDESTRIAN AREA LIGHT BEACON URBAN MODEL # URBAN MRDS-21 BLACK FINISH	AMBER LED (TURTLE FRIENDLY)	10' HT. ON DECORATIVE RAILROAD STRAP. MOUNT ON 4" Ø ORNAMENTAL POLE WITH DECORATIVE BASE (BLACK FINISH)	TIMER / PHOTOCELL
12		ENTRY COLUMN LIGHT FEISS MODEL # OL7502HTB2 HERITAGE BRONZE FINISH	100w A-19	WALL / COLUMN MOUNT PER MANUFACTURERS RECOMMENDATIONS	TIMER
67		BOLLARD LIGHT BEACHSIDE LIGHTING MODEL #MB7 BLACK FINISH	AMBER 5W (1500K) (TURTLE FRIENDLY)	GROUND MOUNT ON BASE PER MANUFACTURERS RECOMMENDATIONS	TIMER
3		SIGN LIGHT FOCUS INDUSTRIES MODEL #LFL-02-HE BLACK FINISH	27W, 2700K LED	GROUND MOUNT PER MANUFACTURER'S RECOMMENDATIONS	TIMER / PHOTOCELL
29		ACCENT TREE UPLIGHT BEACHSIDE LIGHTING MODEL # E16 BLACK FINISH	4W_A_NFL_BGSF BEACHSIDE CONDITIONS (1350K) 12W_NFL_BGSF FOR NON BEACHSIDE CONDITIONS (3000K)	GROUND MOUNT PER MANUFACTURER'S RECOMMENDATIONS	TIMER / SWITCH
4		ACCENT DOWNLIGHT BEACHSIDE LIGHTING MODEL # E1 BLACK FINISH	2W AMBER (1350K) WITH 50° FLOOD	POST / SURFACE MOUNT PER MANUFACTURERS RECOMMENDATIONS	TIMER / SWITCH
16		WALL MOUNTED STEPLYGHT BEACHSIDE LIGHTING MODEL #E9-RCL & E9-RCL-CR BLACK FINISH	9W LED STREETSIDE 4 WATT AMBER (BEACHSIDE)	RECESSED WALL MOUNT PER MANUFACTURER'S RECOMMENDATIONS	TIMER / SWITCH
10		POST / HALFDOME (SM.) CAST LIGHTING LLC. MODEL # CDL1LED1 BRONZE FINISH	3W AMBER LED (2700K)	SURFACE MOUNT PER MANUFACTURER'S RECOMMENDATIONS	TIMER

GENERAL SITE ELECTRICAL NOTES:
1. QUANTITIES LISTED ON SCHEDULE INDICATE TOTAL QUANTITIES FOR THE SITE. SCHEDULE IS DUPLICATED ON SHEET SE-101.

GENERAL SITE ELECTRICAL NOTES:
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3. CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE AND PROPERTY ENGINEER FOR CONNECTION AND CIRCUITING TO EXISTING EQUIPMENT/ELECTRICAL PANELS.
4. THE INTENT OF THIS PLAN IS TO PROVIDE LOW LEVEL UNOBTRUSIVE SITE LIGHTING FOR PEDESTRIAN FLOW AND LIGHTING OF SELECTED ARCHITECTURAL ELEMENTS. FINAL AIMING AND ADJUSTING SHALL BE MADE AT NIGHT.
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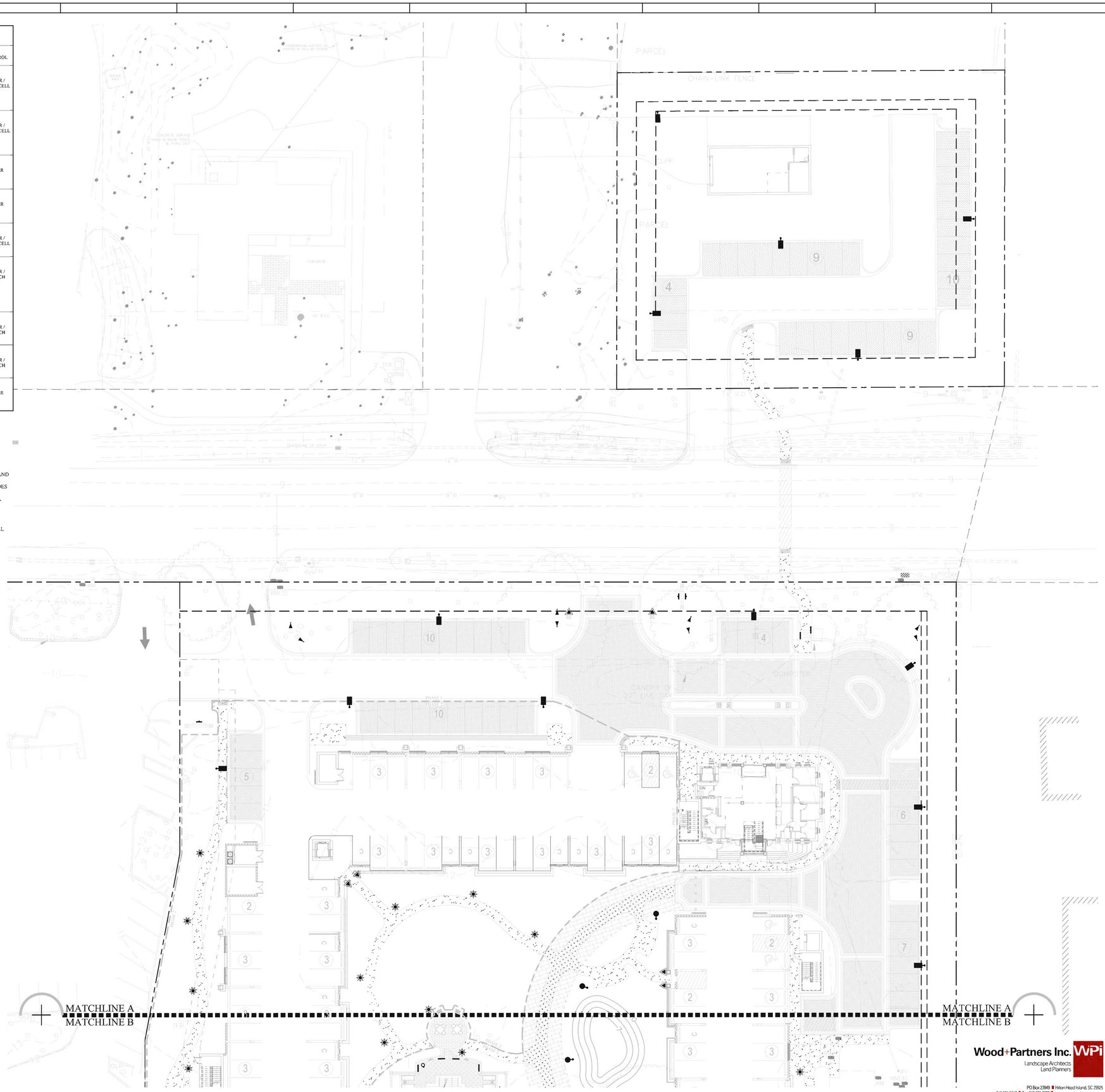

0' 10' 20' 40' 60' 80'

N

SCALE: 1" - 20'-0"
PLAN IS SUBJECT TO CHANGE.
SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY SURVEYING CONSULTANTS. FILE SC050010D.3EMAIL7.23.14.dwg, DATED JULY 21, 2014.

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South Forest Beach Road
Hilton Head, SC 29925

REVISIONS		
NO.	NAME	DATE

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DRAWING TITLE
Lighting Plan

PROJECT NO. X111.10
DATE 1-27-15
DRAWING NO. SE-100

LIGHTING SCHEDULE

NO. REQ'D.	SYMBOL	FIXTURE/MANUFACT./CAT. NO.	LAMP TYPE	MOUNTING	CONTROL
11		PARKING LOT / AREA LIGHT BEACON LIGHTING MODEL # URBAN MRDS-26-3K BLACK FINISH	LED (3000K)	20' HT. ON DECORATIVE MOUNT BRACKET. MOUNT ON 5" Ø ORNAMENTAL LIGHT POLE WITH DECORATIVE BASE (BLACK FINISH)	TIMER / PHOTOCELL
6		PEDESTRIAN AREA LIGHT BEACON URBAN MODEL # URBAN MRDS-21 BLACK FINISH	AMBER LED (TURTLE FRIENDLY)	10' HT. ON DECORATIVE RAILROAD STRAP. MOUNT ON 4" Ø ORNAMENTAL POLE WITH DECORATIVE BASE (BLACK FINISH)	TIMER / PHOTOCELL
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4		ACCENT DOWNLIGHT BEACHSIDE LIGHTING MODEL # E1 BLACK FINISH	2W AMBER (1350K) WITH 50° FLOOD	POST / SURFACE MOUNT PER MANUFACTURERS RECOMMENDATIONS	TIMER / SWITCH
16		WALL MOUNTED STEPLYGHT BEACHSIDE LIGHTING MODEL #E9-RCL & E9-RCL-CR BLACK FINISH	9W LED STREETSIDE 4 WATT AMBER (BEACHSIDE)	RECESSED WALL MOUNT PER MANUFACTURER'S RECOMMENDATIONS	TIMER / SWITCH
10		POST / HALFDOME (SM.) CAST LIGHTING LLC. MODEL # CDL1LED1 BRONZE FINISH	3W AMBER LED (2700K)	SURFACE MOUNT PER MANUFACTURER'S RECOMMENDATIONS	TIMER

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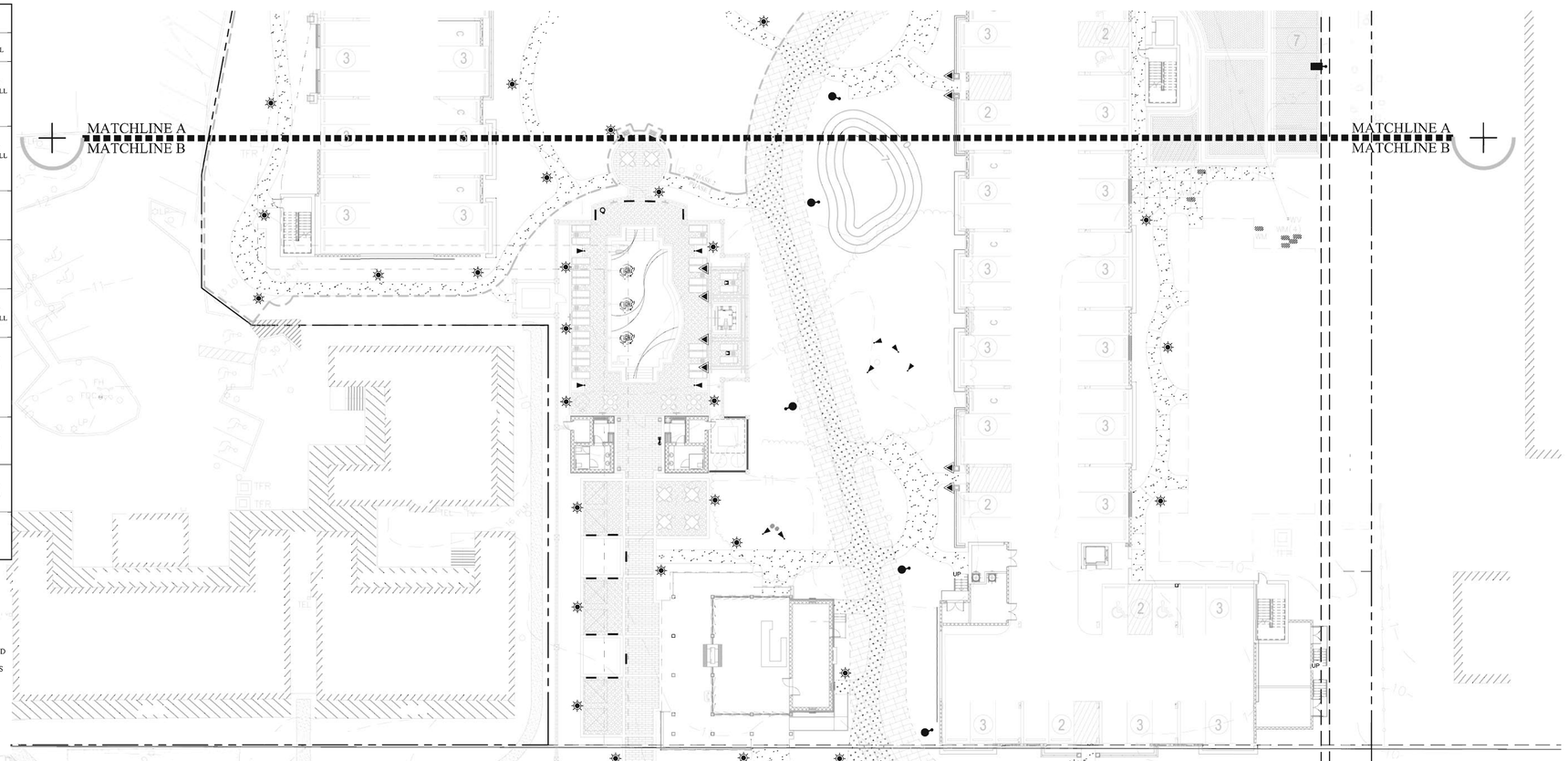

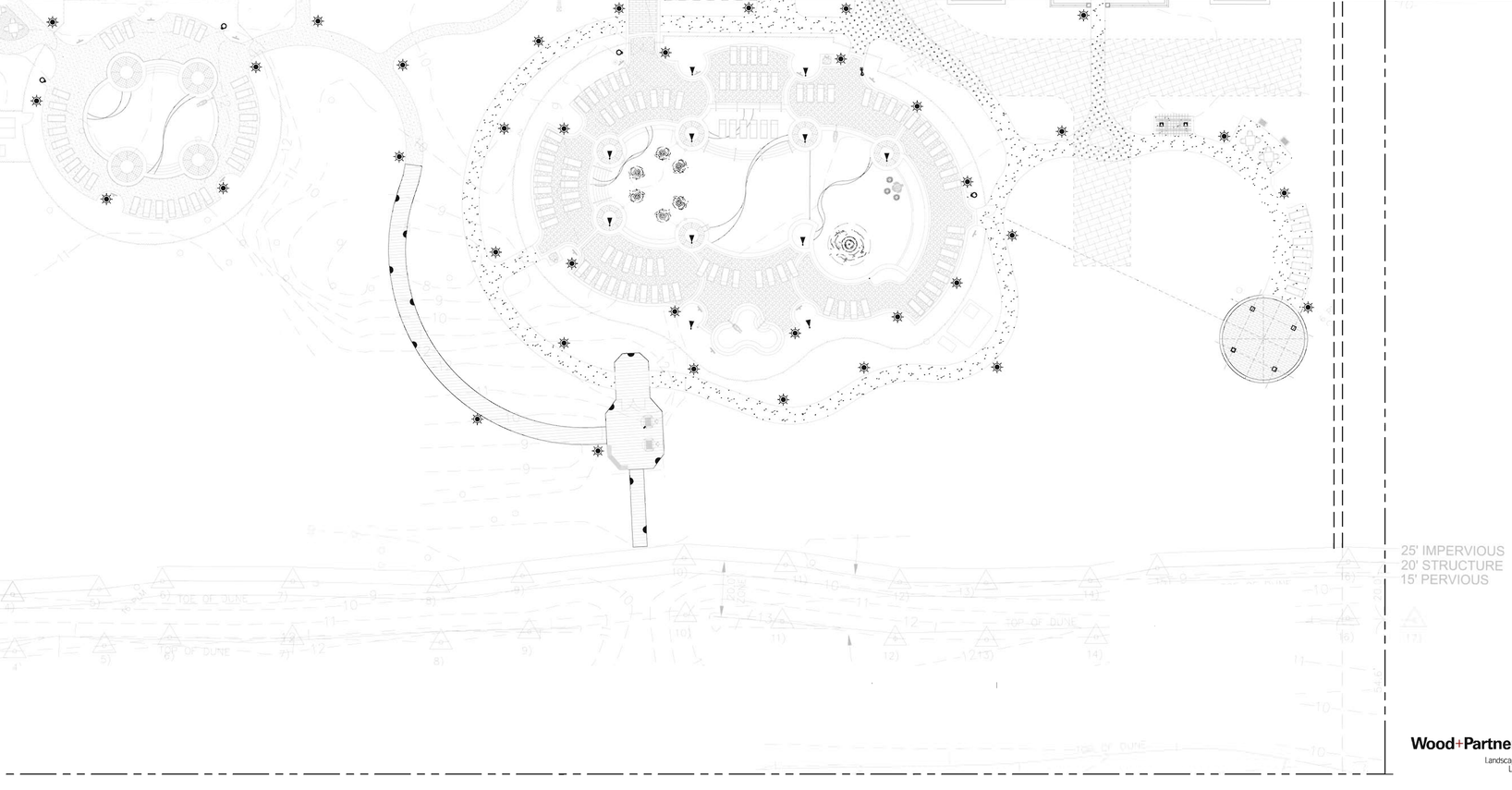

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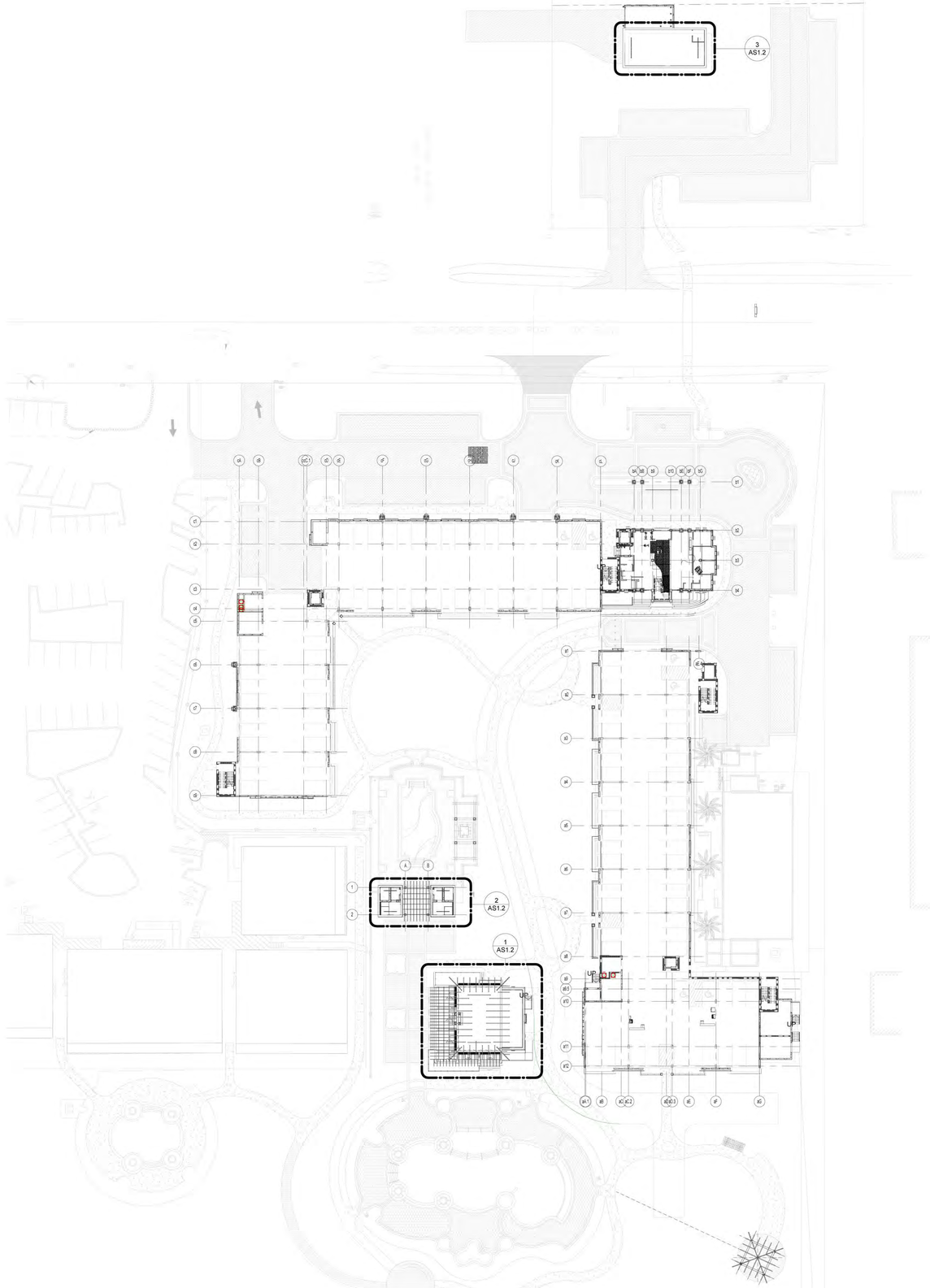
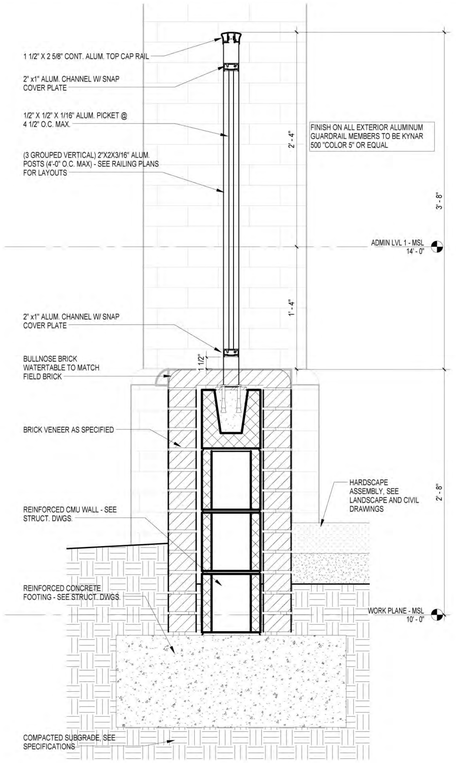
DRAWING TITLE
Lighting Plan

PROJECT NO. X111.10
DATE 1-27-15

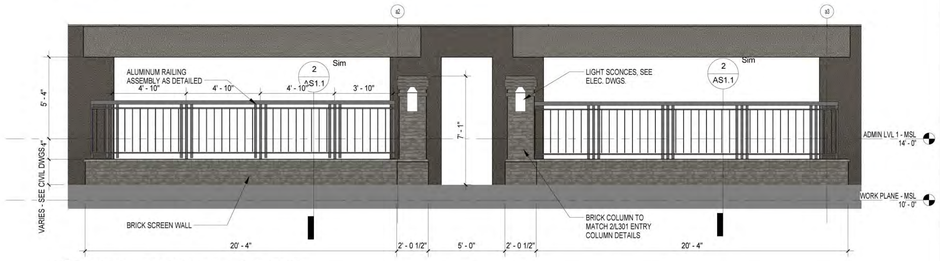
DRAWING NO.
SE-101



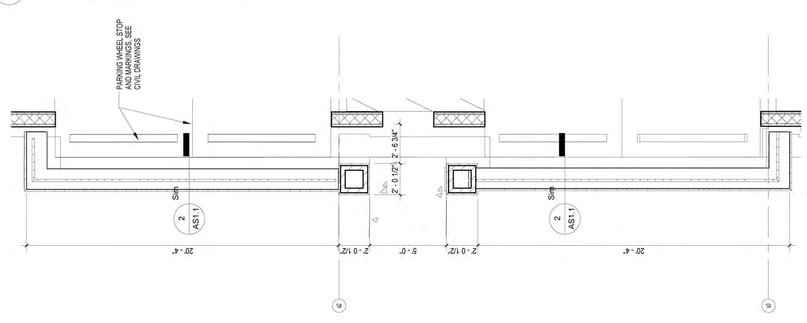
1 AS1.1 0X_AS-SITE PLAN
1/32" = 1'-0" REFERENCED ON A4.1



2 AS1.1 SECTION DETAIL - SITE FENCE WALL-C
1 1/2" = 1'-0" REFERENCED ON A8.1



3 AS1.1 ENLARGED ELEVATION - SITE FENCE WALL-C
1/4" = 1'-0" REFERENCED ON A4.2



4 AS1.1 ENLARGED PLAN - SITE FENCE WALL-C
1/4" = 1'-0" REFERENCED ON A1.9A

GENERAL NOTES - SITE PLAN

1. SEE REFERENCE PLANS AS1.1 FOR BUILDING SECTION AND FULL ELEVATION REFERENCES.
2. SEE T1.1 FOR MINIMUM REQUIRED ADA MANEUVERING CLEARANCES. VERIFY EXACT FEB AND FEC LOCATIONS WITH ARCHITECT - CENTER FEC'S ON VERTICAL MORTAR JOINTS IN EXPOSED CMU WALLS.
3. SEE T1.1 FOR REQUIRED UL ASSEMBLIES OF ALL BUILDING SYSTEMS. ALL PENETRATIONS THROUGH RATED WALL AND FLOOR ASSEMBLIES MUST COMPLY WITH UL DESIGN FOR PENETRATIONS.
4. DIMENSIONS INDICATED ON THESE DRAWINGS ARE TO FACE OF CMU WALL, FACE OF EXTERIOR VENEER, FACE OF STUD WALL, OR CENTERLINE OF COLUMN UNLESS OTHERWISE INDICATED. COORDINATE ALL DIMENSIONS WITH STRUCTURAL DIMENSION PLANS, ENLARGED PLANS, SECTION AND DETAIL DRAWINGS, AND STRUCTURAL DRAWINGS AND VERIFY EXACT LOCATIONS. COORDINATE ALL FLOOR SLAB PENETRATIONS WITH SYSTEM DRAWINGS (ES, M'S, P'S, FP'S, AND E'S) AND ACTUAL PRODUCT TO BE INSTALLED AND VERIFY LOCATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO INSTALLATION.
5. SEE ENLARGED PLANS AND FINISH SCHEDULES (AS1.1 & AS8.1) FOR FLOOR PATTERNS AND FLOOR FINISH REFERENCES.
6. SEE EXTERIOR ELEVATIONS TO VERIFY EXACT LOCATIONS OF EXTERIOR FINISH CONTROL JOINTS.
7. EXTERIOR & INTERIOR MASONRY OPENINGS TO RECEIVE CURTAIN WALL, DOORS, WINDOWS, LOUVERS, OR OTHER ELEMENTS SHALL BE FIELD VERIFIED PRIOR TO MANUFACTURE OF SYSTEM.
8. ON EXTERIOR WALLS, ALIGN FINISH CONTROL JOINTS WITH CHANGES IN MATERIAL OR SUBSTRATE U.N.O. MASONRY CONTROL JOINTS SHALL ALIGN WITH THE NEAREST FINISH CONTROL JOINTS AS SHOWN ON THE ELEVATIONS U.N.O. SEE PLAN AND JAMB DETAILS FOR ADDITIONAL CMU CONTROL JOINTS.
9. INTERIOR METAL STUD OPENINGS TO RECEIVE STOREFRONT, DOORS, GRILLS, LOUVERS, OR OTHER ELEMENTS SHALL BE FIELD VERIFIED PRIOR TO MANUFACTURE OF SYSTEM. LOCATION OF ALL RECESSED CABINETS AND EQUIPMENT WALL PENETRATIONS MUST BE VERIFIED PRIOR TO INSTALLATION OF CMU WALLS TO ENSURE INDICATED LOCATION AND EVEN COURSING. ANY CONFLICTS WITH INDICATED DIMENSIONS OR LOCATIONS SHALL BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
10. SEE ROOF PLANS AS1.3 FOR ROOF AND PARAPET DETAIL REFERENCES, GENERAL ROOF NOTES AND ROOF LEGEND.
11. POOL CONSTRUCTION, SPA, POOL DECK, POOL EQUIPMENT, AND ALL ASSOCIATED UTILITIES ARE PART OF THE GENERAL CONTRACTOR'S BASE CONTRACT. CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS TO THE OWNER/ARCHITECT FOR APPROVAL. CONTRACTOR IS RESPONSIBLE FOR ALL SUBMITTALS AND DOCUMENTS NECESSARY TO OBTAIN ALL AGENCY REVIEWS AND APPROVALS, INCLUDING BUT NOT LIMITED TO, DHEC, CITY OF HILTON HEAD, ETC. WITH REGARD TO THE POOL/SPA SCOPE.

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PROJECT TITLE
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DRAWING TITLE
ARCHITECTURAL SITE PLAN

PROJECT NO. H373.14
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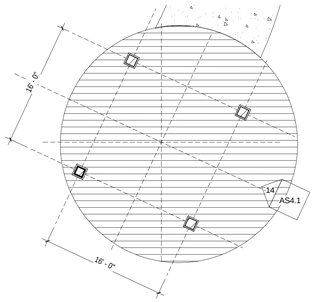
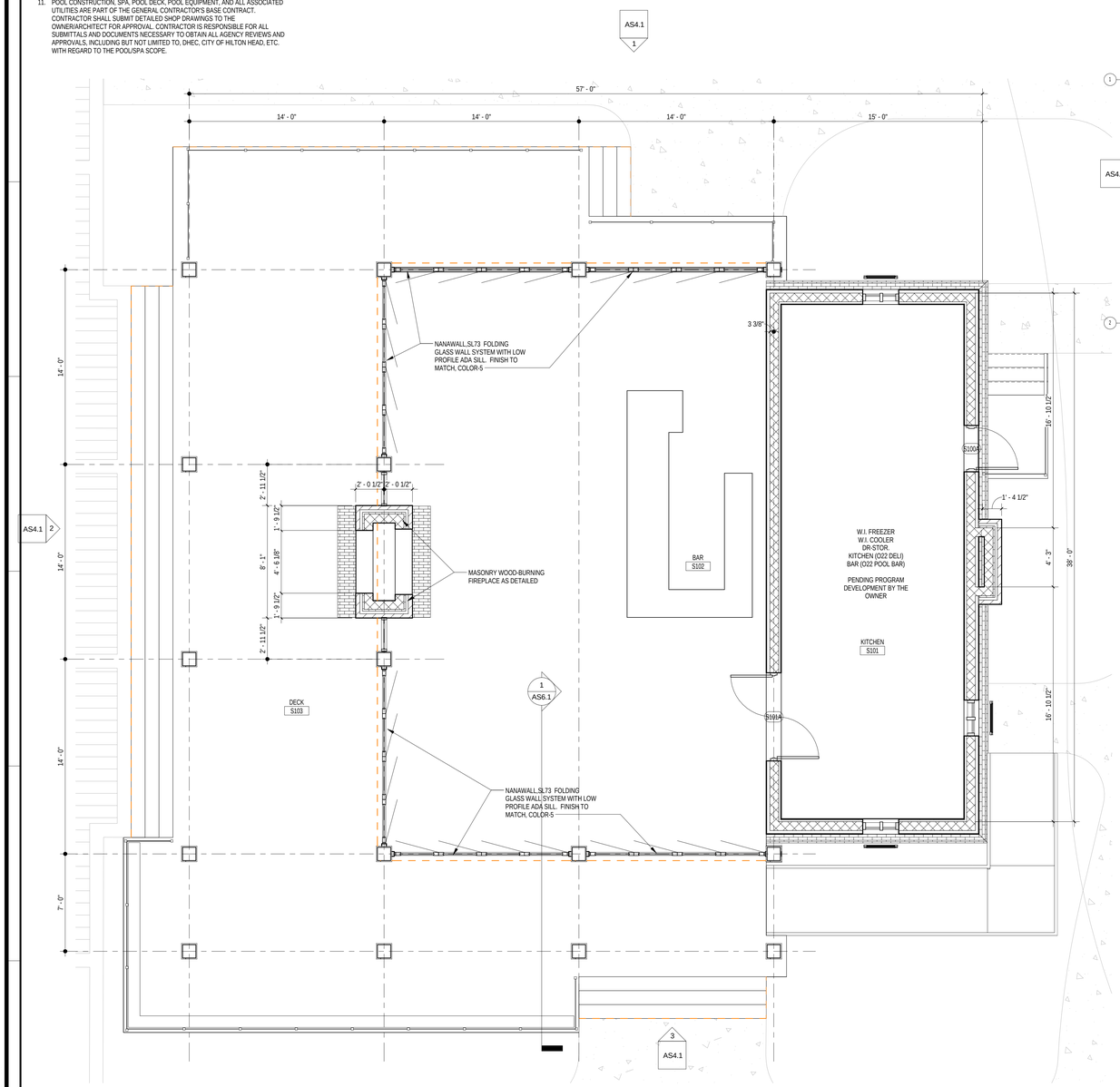
GENERAL NOTES - SITE PLAN

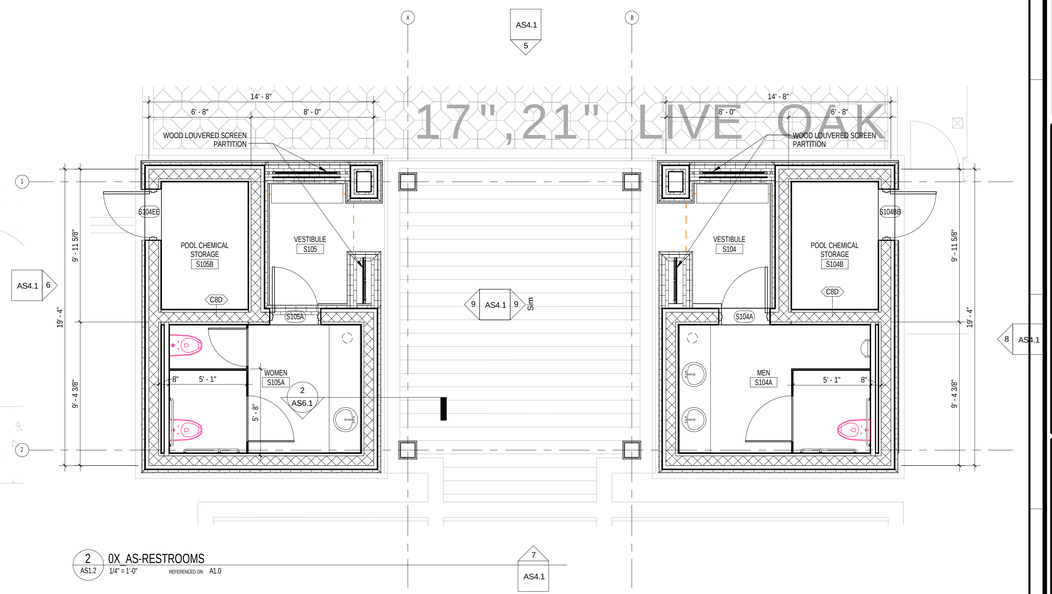
1. SEE REFERENCE PLANS AS1.1 FOR BUILDING SECTION AND FULL ELEVATION REFERENCES.
2. SEE T1.1 FOR MINIMUM REQUIRED ADA MANEUVERING CLEARANCES. VERIFY EXACT FEB AND FEC LOCATIONS WITH ARCHITECT - CENTER FEC'S ON VERTICAL MORTAR JOINTS IN EXPOSED CMU WALLS.
3. SEE T1.1 FOR REQUIRED UL ASSEMBLIES OF ALL BUILDING SYSTEMS. ALL PENETRATIONS THROUGH RATED WALL AND FLOOR ASSEMBLIES MUST COMPLY WITH UL DESIGN FOR PENETRATIONS.
4. DIMENSIONS INDICATED ON THESE DRAWINGS ARE TO FACE OF CMU WALL, FACE OF EXTERIOR VENEER, FACE OF STUD WALL, OR CENTERLINE OF COLUMN UNLESS OTHERWISE INDICATED. COORDINATE ALL DIMENSIONS WITH STRUCTURAL DIMENSION PLANS, ENLARGED PLANS, SECTION AND DETAIL DRAWINGS, AND STRUCTURAL DRAWINGS AND VERIFY EXACT LOCATIONS. COORDINATE ALL FLOOR SLAB PENETRATIONS WITH SYSTEM DRAWINGS (S'S, M'S, P'S, FP'S, AND E'S) AND ACTUAL PRODUCT TO BE INSTALLED AND VERIFY LOCATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO INSTALLATION.
5. SEE ENLARGED PLANS AND FINISH SCHEDULES (AS1.1 & AS8.1) FOR FLOOR PATTERNS AND FLOOR FINISH REFERENCES.
6. SEE EXTERIOR ELEVATIONS TO VERIFY EXACT LOCATIONS OF EXTERIOR FINISH CONTROL JOINTS.
7. EXTERIOR & INTERIOR MASONRY OPENINGS TO RECEIVE CURTAIN WALL, DOORS, WINDOWS, LOUVERS, OR OTHER ELEMENTS SHALL BE FIELD VERIFIED PRIOR TO MANUFACTURE OF SYSTEM.
8. ON EXTERIOR WALLS, ALIGN FINISH CONTROL JOINTS WITH CHANGES IN MATERIAL OR SUBSTRATE U.N.O. MASONRY CONTROL JOINTS SHALL ALIGN WITH THE NEAREST FINISH CONTROL JOINTS AS SHOWN ON THE ELEVATIONS U.N.O. SEE PLAN AND JAMB DETAILS FOR ADDITIONAL CMU CONTROL JOINTS.
9. INTERIOR METAL STUD OPENINGS TO RECEIVE STOREFRONT, DOORS, GRILLS, LOUVERS, OR OTHER ELEMENTS SHALL BE FIELD VERIFIED PRIOR TO MANUFACTURE OF SYSTEM. LOCATION OF ALL RECESSED CABINETS AND EQUIPMENT WALL PENETRATIONS MUST BE VERIFIED PRIOR TO INSTALLATION OF CMU WALLS TO ENSURE INDICATED LOCATION AND EVEN COURSING. ANY CONFLICTS WITH INDICATED DIMENSIONS OR LOCATIONS SHALL BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
10. SEE ROOF PLANS AS1.3 FOR ROOF AND PARAPET DETAIL REFERENCES, GENERAL ROOF NOTES AND ROOF LEGEND.
11. POOL CONSTRUCTION, SPA, POOL DECK, POOL EQUIPMENT, AND ALL ASSOCIATED UTILITIES ARE PART OF THE GENERAL CONTRACTOR'S BASE CONTRACT. CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS TO THE OWNER/ARCHITECT FOR APPROVAL. CONTRACTOR IS RESPONSIBLE FOR ALL SUBMITTALS AND DOCUMENTS NECESSARY TO OBTAIN ALL AGENCY REVIEWS AND APPROVALS, INCLUDING BUT NOT LIMITED TO, DHEC, CITY OF HILTON HEAD, ETC. WITH REGARD TO THE POOL/SPA SCOPE.



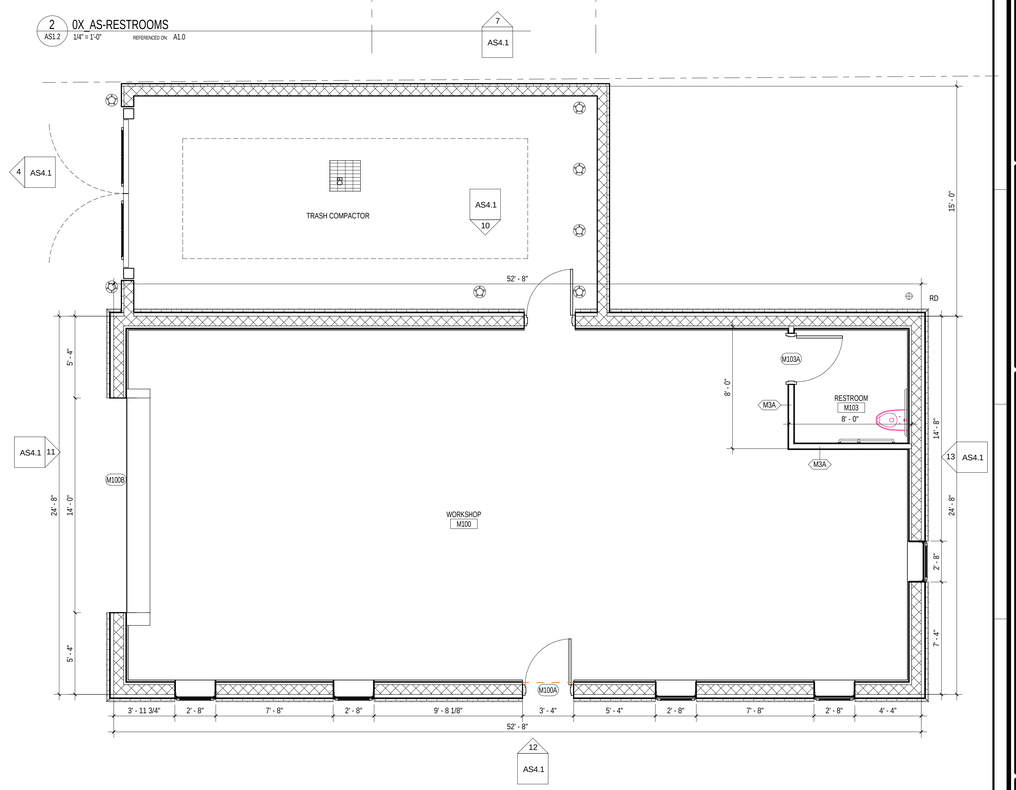
4 / AS1.2 0X_AS-BEACH PAVILION PLAN
1/8" = 1'-0" REFERENCED ON: A1.0



1 / AS1.2 0X_AS-POOL BLDG
1/4" = 1'-0" REFERENCED ON: A1.0



2 / AS1.2 0X_AS-RESTROOMS
1/4" = 1'-0" REFERENCED ON: A1.0



3 / AS1.2 0X_AS-MAINTENANCE
1/4" = 1'-0" REFERENCED ON: A1.0

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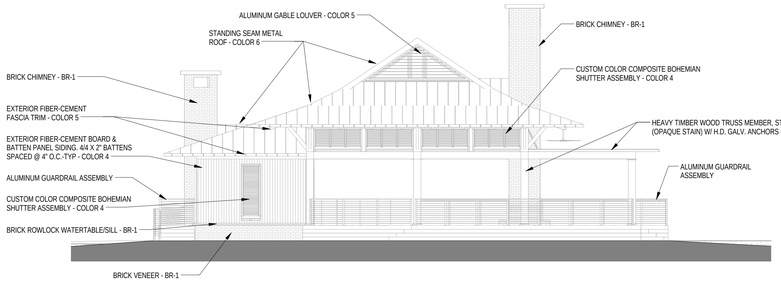
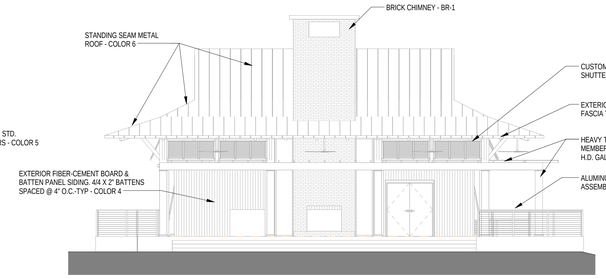
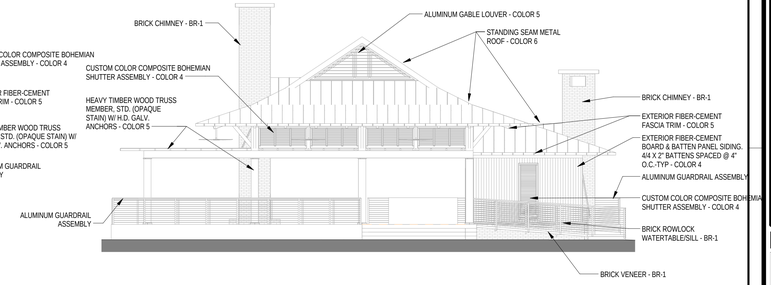


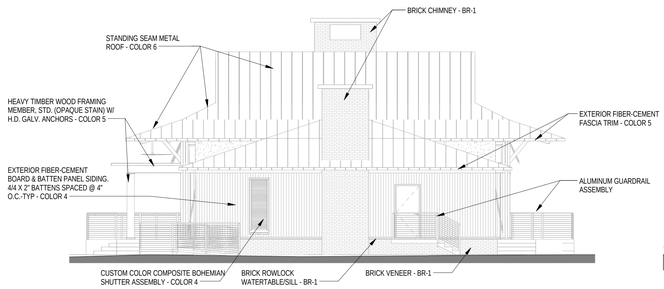
1 AS4.1 AS_POOL BLDG - NORTH ELEVATION
1/8" = 1'-0" REFERENCED ON: A1.0



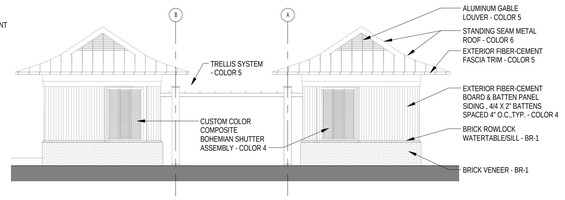
2 AS4.1 AS_POOL BLDG - WEST ELEVATION
1/8" = 1'-0" REFERENCED ON: A1.0



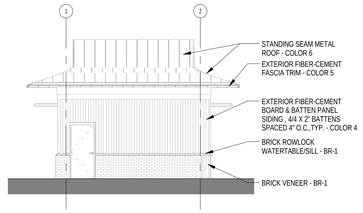
3 AS4.1 AS_POOL BLDG - SOUTH ELEVATION
1/8" = 1'-0" REFERENCED ON: A1.0



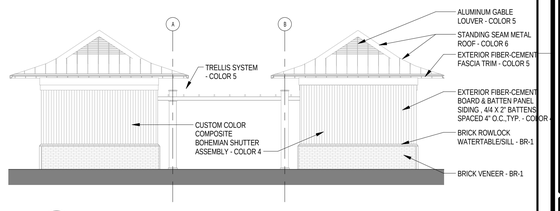
4 AS4.1 AS_POOL BLDG - EAST ELEVATION
1/8" = 1'-0" REFERENCED ON: A1.0



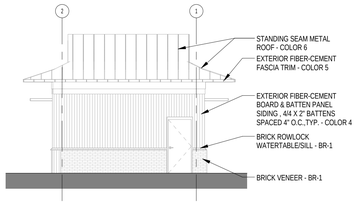
5 AS4.1 AS_RESTROOM - NORTH ELEVATION
1/8" = 1'-0" REFERENCED ON: A1.0



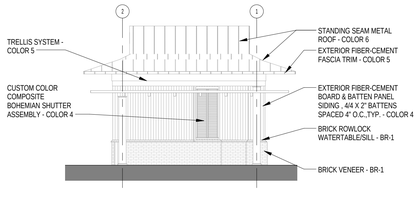
6 AS4.1 AS_RESTROOM - WEST ELEVATION
1/8" = 1'-0" REFERENCED ON: A1.0



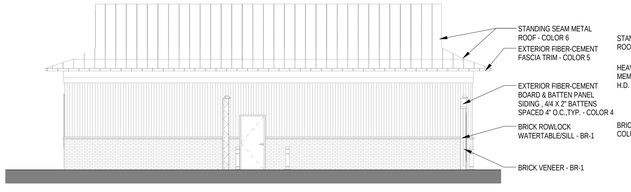
7 AS4.1 AS_RESTROOM - SOUTH ELEVATION
1/8" = 1'-0" REFERENCED ON: A1.0



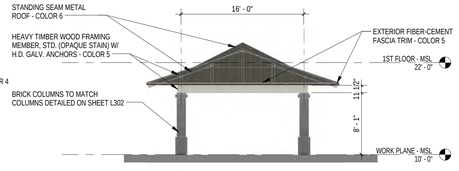
8 AS4.1 AS_RESTROOM - EAST ELEVATION
1/8" = 1'-0" REFERENCED ON: A1.0



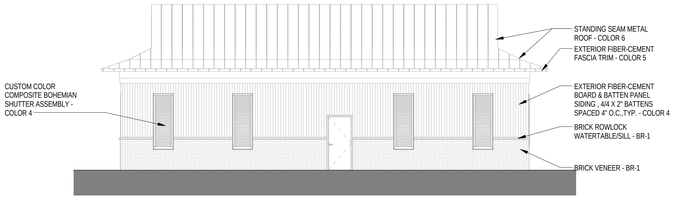
9 AS4.1 AS_RESTROOM - INNER EAST ELEVATION
1/8" = 1'-0" REFERENCED ON: A1.0



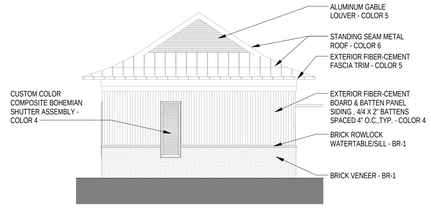
10 AS4.1 AS_MAINTENANCE - NORTH ELEVATION
1/8" = 1'-0" REFERENCED ON: AS1.2



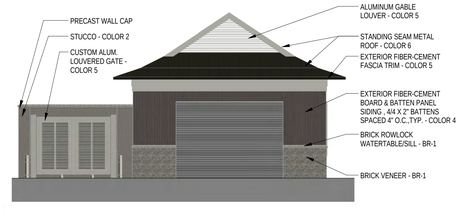
14 AS4.1 AS_PAVILION - TYPICAL
1/8" = 1'-0" REFERENCED ON: A1.0



12 AS4.1 AS_MAINTENANCE - SOUTH ELEVATION
1/8" = 1'-0" REFERENCED ON: AS1.2



13 AS4.1 AS_MAINTENANCE - EAST ELEVATION
1/8" = 1'-0" REFERENCED ON: AS1.2



11 AS4.1 AS_MAINTENANCE - WEST ELEVATION
1/8" = 1'-0" REFERENCED ON: AS1.2

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ARCHITECTURAL SITE BUILDINGS ELEVATIONS

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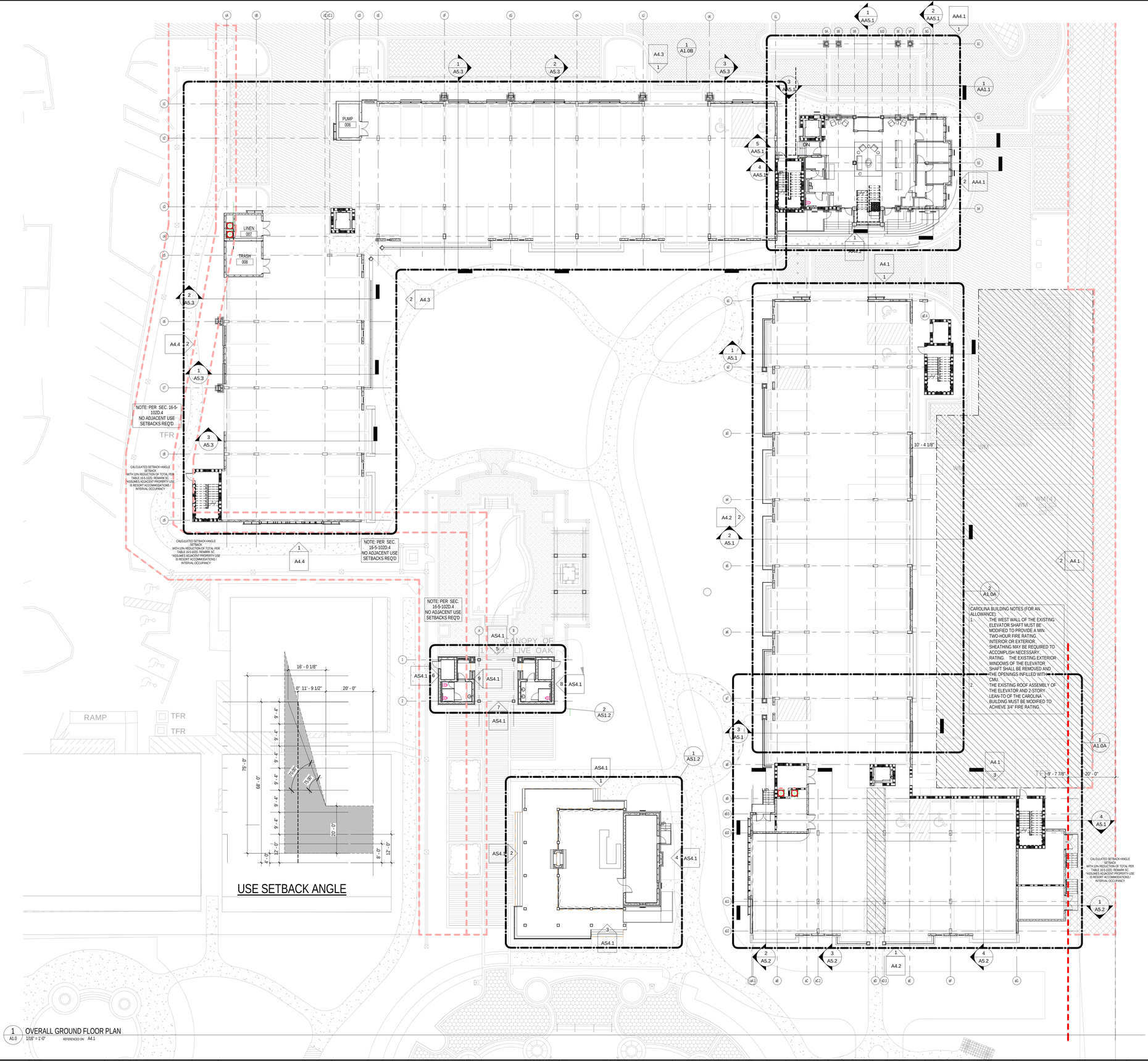

1 A1.0 OVERALL GROUND FLOOR PLAN
1/16" = 1'-0" REFERENCED ON: A4.1

GENERAL NOTES - FLOOR PLAN

1. SEE REFERENCE PLANS A1.0 - A1.5 FOR BUILDING SECTION AND FULL ELEVATION REFERENCES. SEE SHEETS A3.2 & A3.3 FOR ENLARGED UNIT TYPE PLANS.
2. SEE T1.1 FOR MINIMUM REQUIRED ADA MANEUVERING CLEARANCES. VERIFY EXACT FEB AND FEC LOCATIONS WITH ARCHITECT - CENTER FEC'S ON VERTICAL MORTAR JOINTS IN EXPOSED CMU WALLS.
3. SEE T1.1 FOR REQUIRED UL ASSEMBLIES OF ALL BUILDING SYSTEMS. ALL PENETRATIONS THROUGH RATED WALL AND FLOOR ASSEMBLIES MUST COMPLY WITH UL DESIGN FOR PENETRATIONS.
4. DIMENSIONS INDICATED ON THESE DRAWINGS ARE TO FACE OF CMU WALL, FACE OF EXTERIOR VENEER, FACE OF STUD WALL, OR CENTERLINE OF COLUMN UNLESS OTHERWISE INDICATED. COORDINATE ALL DIMENSIONS WITH STRUCTURAL DIMENSION PLANS, ENLARGED PLANS, SECTION AND DETAIL DRAWINGS, AND STRUCTURAL DRAWINGS AND VERIFY EXACT LOCATIONS. COORDINATE ALL FLOOR SLAB PENETRATIONS WITH SYSTEM DRAWINGS (S'S, M'S, P'S, FP'S, AND E'S) AND ACTUAL PRODUCT TO BE INSTALLED AND VERIFY LOCATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO INSTALLATION.
5. SEE ENLARGED UNIT PLANS ON SHEETS A3.2 & A3.3 FOR UNIT TYPE DIMENSIONS AND DETAILS. SEE UNIT LOCATOR KEY ON SHEET A1.2 FOR EACH UNIT TYPE AND RESPECTIVE LOCATION WITHIN COMPLEX.
6. SEE ENLARGED PLANS AND FINISH SCHEDULES (A3.2 & A3.3; A8.1) FOR FLOOR PATTERNS AND FLOOR FINISH REFERENCES.
7. SEE EXTERIOR ELEVATIONS TO VERIFY EXACT LOCATIONS OF EXTERIOR FINISH CONTROL JOINTS.
8. EXTERIOR & INTERIOR MASONRY OPENINGS TO RECEIVE CURTAIN WALL, DOORS, WINDOWS, LOUVERS, OR OTHER ELEMENTS SHALL BE FIELD VERIFIED PRIOR TO MANUFACTURE OF SYSTEM.
9. ON EXTERIOR WALLS, ALIGN FINISH CONTROL JOINTS WITH CHANGES IN MATERIAL OR SUBSTRATE U.N.O. MASONRY CONTROL JOINTS SHALL ALIGN WITH THE NEAREST FINISH CONTROL JOINTS AS SHOWN ON THE ELEVATIONS U.N.O. SEE PLAN AND JAMB DETAILS FOR ADDITIONAL CMU CONTROL JOINTS.
10. INTERIOR METAL STUD OPENINGS TO RECEIVE STOREFRONT, DOORS, GRILLS, LOUVERS, OR OTHER ELEMENTS SHALL BE FIELD VERIFIED PRIOR TO MANUFACTURE OF SYSTEM. LOCATION OF ALL RECESSED CABINETS AND EQUIPMENT WALL PENETRATIONS MUST BE VERIFIED PRIOR TO INSTALLATION OF CMU WALLS TO ENSURE INDICATED LOCATION AND EVEN COURSING. ANY CONFLICTS WITH INDICATED DIMENSIONS OR LOCATIONS SHALL BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
11. SEE ROOF PLANS A1.5 FOR ROOF AND PARAPET DETAIL REFERENCES, GENERAL ROOF NOTES AND ROOF LEGEND.
12. POOL CONSTRUCTION, SPA, POOL DECK, POOL EQUIPMENT, AND ALL ASSOCIATED UTILITIES ARE PART OF THE GENERAL CONTRACTOR'S BASE CONTRACT. CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS TO THE OWNER/ARCHITECT FOR APPROVAL. CONTRACTOR IS RESPONSIBLE FOR ALL SUBMITTALS AND DOCUMENTS NECESSARY TO OBTAIN ALL AGENCY REVIEWS AND APPROVALS, INCLUDING BUT NOT LIMITED TO, DHEC, CITY OF MYRTLE BEACH, ETC. WITH REGARD TO THE POOL/SPA SCOPE.
13. SEE ENLARGED UNIT PLANS AND SHEET A3.1 FOR SHOWER TYPES AND DETAILS

LEGEND - FLOOR PLAN

- ONE-HOUR FIRE-RATED WALL ASSEMBLY
- TWO-HOUR FIRE-RATED WALL ASSEMBLY
- FOUR-HOUR FIRE-RATED WALL ASSEMBLY
- HALF-HOUR FIRE-RATED WALL ASSEMBLY

SEE PARTITION TYPES FOR UL DESIGN NO'S.

- EXPANSION JOINT - SEE SHEET A3.16 FOR TYPES AND DETAILS
- CMU CONTROL JOINT
- FE-C FE-C FIRE EXTINGUISHER RECESSED IN WALL CABINET
- FE-E FIRE EXTINGUISHER MOUNTED ON WALL BRACKETS
- FD - FLOOR DRAIN

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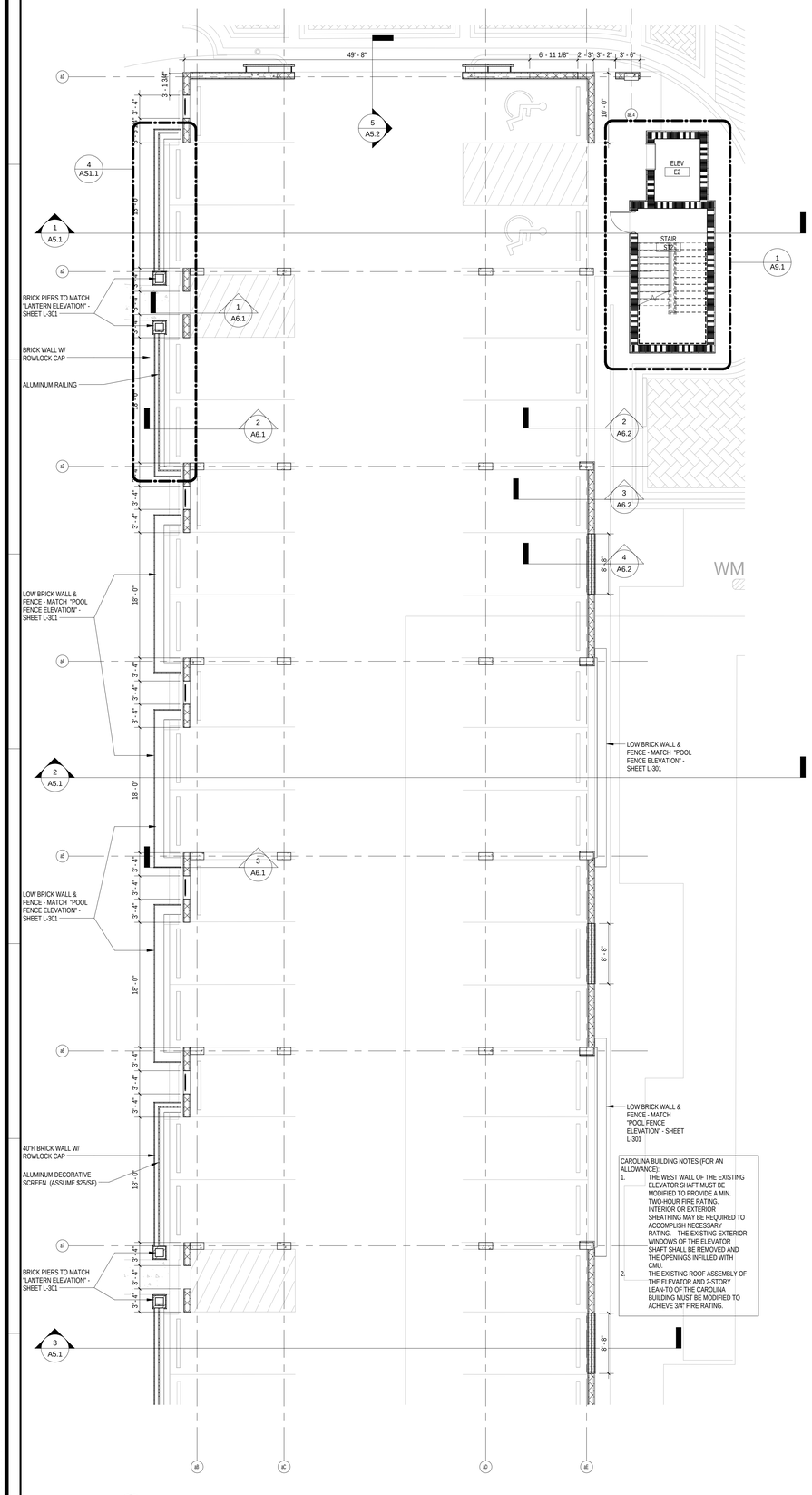
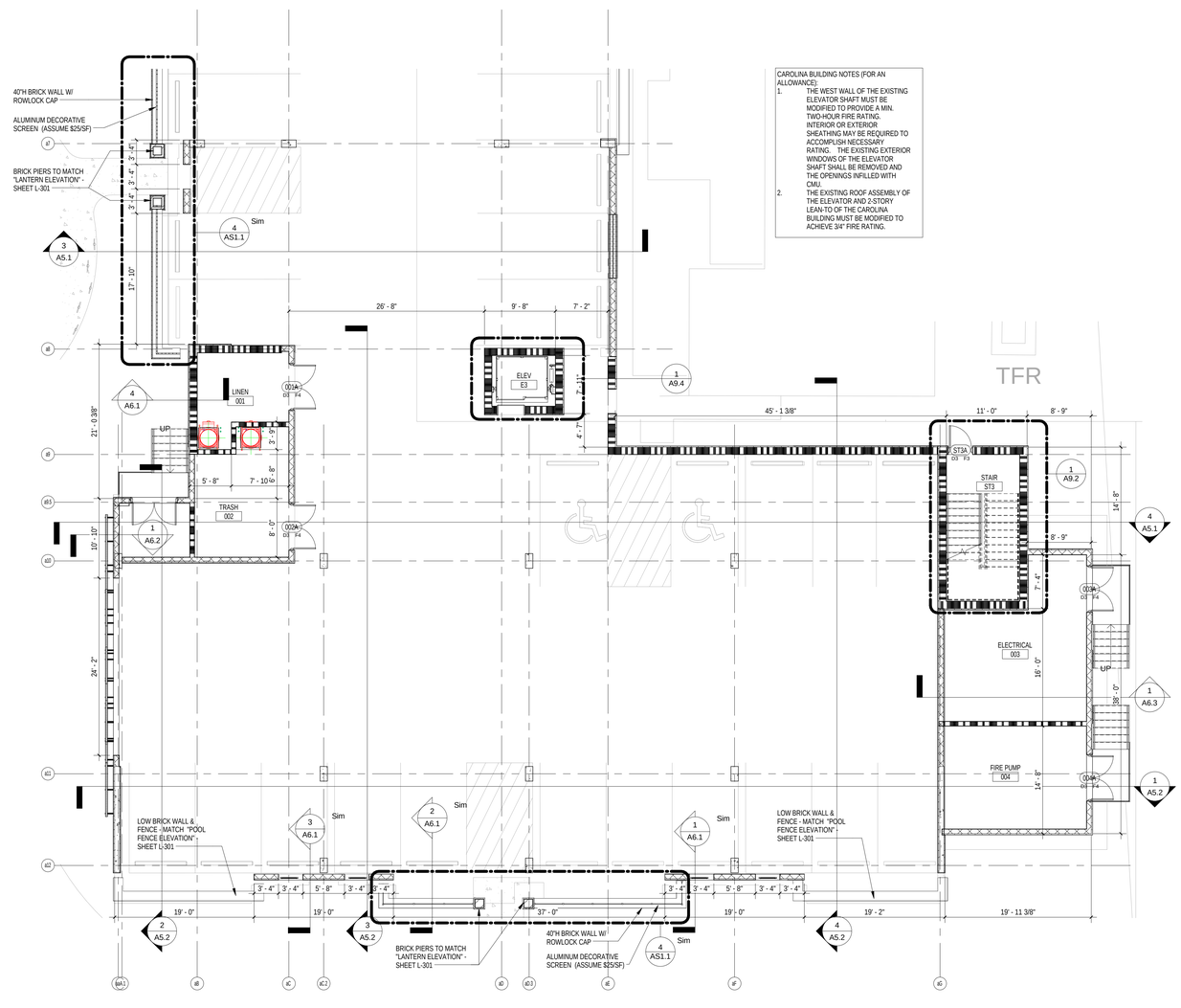


2 A1.0A 0X_0-Ground Floor - Ocean View
1/8" = 1'-0" REFERENCED ON: A1.0



1 A1.0A 0X_0-Ground Floor - Ocean Front
1/8" = 1'-0" REFERENCED ON: A1.0

LEGEND - FLOOR PLAN

- ONE-HOUR FIRE-RATED WALL ASSEMBLY
- TWO-HOUR FIRE-RATED WALL ASSEMBLY
- FOUR-HOUR FIRE-RATED WALL ASSEMBLY
- HALF-HOUR FIRE-RATED WALL ASSEMBLY

SEE PARTITION TYPES FOR UL DESIGN NO'S.

- EXPANSION JOINT - SEE SHEET A3.16 FOR TYPES AND DETAILS
- CMU CONTROL JOINT
- FE-C FIRE EXTINGUISHER RECESSED IN WALL CABINET
- FE-E FIRE EXTINGUISHER MOUNTED ON WALL BRACKETS
- FD - FLOOR DRAIN

GENERAL NOTES - FLOOR PLAN

1. SEE REFERENCE PLANS A1.0 - A1.5 FOR BUILDING SECTION AND FULL ELEVATION REFERENCES. SEE SHEETS A3.2 & A3.3 FOR ENLARGED UNIT TYPE PLANS.
2. SEE T1.1 FOR MINIMUM REQUIRED ADA MANEUVERING CLEARANCES. VERIFY EXACT FEB AND FEC LOCATIONS WITH ARCHITECT - CENTER FEC'S ON VERTICAL MORTAR JOINTS IN EXPOSED CMU WALLS.
3. SEE T1.1 FOR REQUIRED UL ASSEMBLIES OF ALL BUILDING SYSTEMS. ALL PENETRATIONS THROUGH RATED WALL AND FLOOR ASSEMBLIES MUST COMPLY WITH UL DESIGN FOR PENETRATIONS.
4. DIMENSIONS INDICATED ON THESE DRAWINGS ARE TO FACE OF CMU WALL, FACE OF EXTERIOR VENEER, FACE OF STUD WALL, OR CENTERLINE OF COLUMN UNLESS OTHERWISE INDICATED. COORDINATE ALL DIMENSIONS WITH STRUCTURAL DIMENSION PLANS, ENLARGED PLANS, SECTION AND DETAIL DRAWINGS, AND STRUCTURAL DRAWINGS AND VERIFY EXACT LOCATIONS. COORDINATE ALL FLOOR SLAB PENETRATIONS WITH SYSTEM DRAWINGS (SS, MS, PS, FP'S, AND ES) AND ACTUAL PRODUCT TO BE INSTALLED AND VERIFY LOCATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO INSTALLATION.
5. SEE ENLARGED UNIT PLANS ON SHEETS A3.2 & A3.3 FOR UNIT TYPE DIMENSIONS AND DETAILS. SEE UNIT LOCATOR KEY ON SHEET A1.2 FOR EACH UNIT TYPE AND RESPECTIVE LOCATION WITHIN COMPLEX.
6. SEE ENLARGED PLANS AND FINISH SCHEDULES (A3.2 & A3.3; A8.1) FOR FLOOR PATTERNS AND FLOOR FINISH REFERENCES.
7. SEE EXTERIOR ELEVATIONS TO VERIFY EXACT LOCATIONS OF EXTERIOR FINISH CONTROL JOINTS.
8. EXTERIOR & INTERIOR MASONRY OPENINGS TO RECEIVE CURTAIN WALL, DOORS, WINDOWS, LOUVERS, OR OTHER ELEMENTS SHALL BE FIELD VERIFIED PRIOR TO MANUFACTURE OF SYSTEM.
9. ON EXTERIOR WALLS, ALIGN FINISH CONTROL JOINTS WITH CHANGES IN MATERIAL OR SUBSTRATE U.N.O. MASONRY CONTROL JOINTS SHALL ALIGN WITH THE NEAREST FINISH CONTROL JOINTS AS SHOWN ON THE ELEVATIONS U.N.O. SEE PLAN AND JAMB DETAILS FOR ADDITIONAL CMU CONTROL JOINTS.
10. INTERIOR METAL STUD OPENINGS TO RECEIVE STOREFRONT, DOORS, GRILLS, LOUVERS, OR OTHER ELEMENTS SHALL BE FIELD VERIFIED PRIOR TO MANUFACTURE OF SYSTEM. LOCATION OF ALL RECESSED CABINETS AND EQUIPMENT WALL PENETRATIONS MUST BE VERIFIED PRIOR TO INSTALLATION OF CMU WALLS TO ENSURE INDICATED LOCATION AND EVEN COURSING. ANY CONFLICTS WITH INDICATED DIMENSIONS OR LOCATIONS SHALL BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
11. SEE ROOF PLANS A1.5 FOR ROOF AND PARAPET DETAIL REFERENCES, GENERAL ROOF NOTES AND ROOF LEGEND.
12. POOL CONSTRUCTION, SPA, POOL DECK, POOL EQUIPMENT, AND ALL ASSOCIATED UTILITIES ARE PART OF THE GENERAL CONTRACTOR'S BASE CONTRACT. CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS TO THE OWNER/ARCHITECT FOR APPROVAL. CONTRACTOR IS RESPONSIBLE FOR ALL SUBMITTALS AND DOCUMENTS NECESSARY TO OBTAIN ALL AGENCY REVIEWS AND APPROVALS, INCLUDING BUT NOT LIMITED TO, DHEC, CITY OF MYRTLE BEACH, ETC. WITH REGARD TO THE POOL/SPA SCOPE.
13. SEE ENLARGED UNIT PLANS AND SHEET A3.1 FOR SHOWER TYPES AND DETAILS

CAROLINA BUILDING NOTES (FOR AN ALLOWANCE):

1. THE WEST WALL OF THE EXISTING ELEVATOR SHAFT MUST BE MODIFIED TO PROVIDE A MIN. TWO-HOUR FIRE RATING. INTERIOR OR EXTERIOR SHEATHING MAY BE REQUIRED TO ACCOMPLISH NECESSARY RATING. THE EXISTING EXTERIOR WINDOWS OF THE ELEVATOR SHAFT SHALL BE REMOVED AND THE OPENINGS INFILLED WITH CMU.
2. THE EXISTING ROOF ASSEMBLY OF THE ELEVATOR AND 2-STORY LEAN-TO OF THE CAROLINA BUILDING MUST BE MODIFIED TO ACHIEVE 3/4" FIRE RATING.

CAROLINA BUILDING NOTES (FOR AN ALLOWANCE):

1. THE WEST WALL OF THE EXISTING ELEVATOR SHAFT MUST BE MODIFIED TO PROVIDE A MIN. TWO-HOUR FIRE RATING. INTERIOR OR EXTERIOR SHEATHING MAY BE REQUIRED TO ACCOMPLISH NECESSARY RATING. THE EXISTING EXTERIOR WINDOWS OF THE ELEVATOR SHAFT SHALL BE REMOVED AND THE OPENINGS INFILLED WITH CMU.
2. THE EXISTING ROOF ASSEMBLY OF THE ELEVATOR AND 2-STORY LEAN-TO OF THE CAROLINA BUILDING MUST BE MODIFIED TO ACHIEVE 3/4" FIRE RATING.

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PROJECT TITLE
Adventure Inn Redevelopment
South Forest Beach Road
Hilton Head, SC 29925

REVISIONS		
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DRAWING TITLE
ENLARGED GROUND FLOOR PLANS

PROJECT NO. H373.14
DATE 01.27.2015
DRAWING NO. A1.0A

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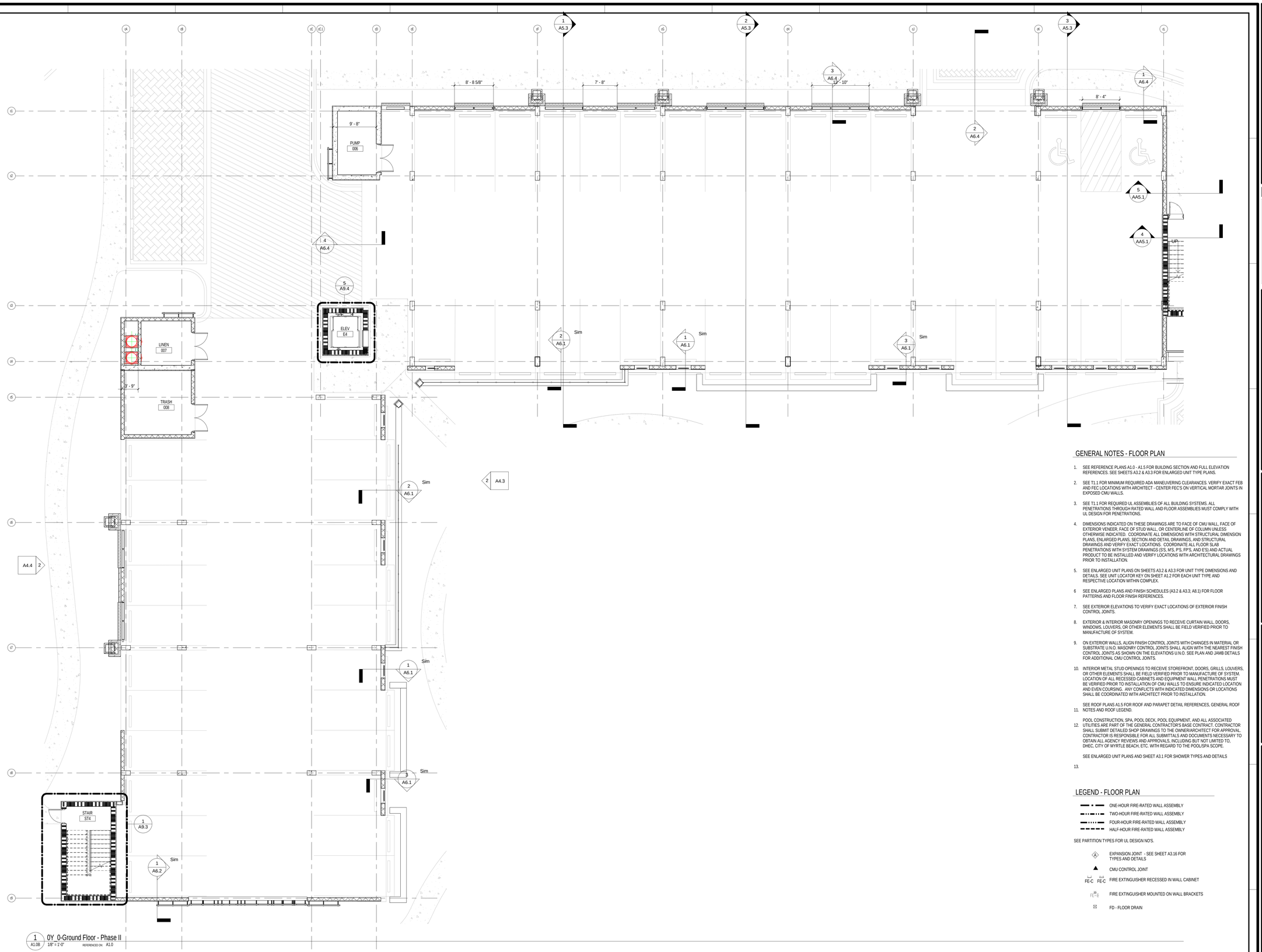

1 A1.0B 0Y_0-Ground Floor - Phase II
1/8" = 1'-0" REFERENCED ON: A1.0

GENERAL NOTES - FLOOR PLAN

1. SEE REFERENCE PLANS A1.0 - A1.5 FOR BUILDING SECTION AND FULL ELEVATION REFERENCES. SEE SHEETS A3.2 & A3.3 FOR ENLARGED UNIT TYPE PLANS.
2. SEE T1.1 FOR MINIMUM REQUIRED ADA MANEUVERING CLEARANCES. VERIFY EXACT FEB AND FEC LOCATIONS WITH ARCHITECT - CENTER FEC'S ON VERTICAL MORTAR JOINTS IN EXPOSED CMU WALLS.
3. SEE T1.1 FOR REQUIRED UL ASSEMBLIES OF ALL BUILDING SYSTEMS. ALL PENETRATIONS THROUGH RATED WALL AND FLOOR ASSEMBLIES MUST COMPLY WITH UL DESIGN FOR PENETRATIONS.
4. DIMENSIONS INDICATED ON THESE DRAWINGS ARE TO FACE OF CMU WALL, FACE OF EXTERIOR VENEER, FACE OF STUD WALL, OR CENTERLINE OF COLUMN UNLESS OTHERWISE INDICATED. COORDINATE ALL DIMENSIONS WITH STRUCTURAL DIMENSION PLANS, ENLARGED PLANS, SECTION AND DETAIL DRAWINGS, AND STRUCTURAL DRAWINGS AND VERIFY EXACT LOCATIONS. COORDINATE ALL FLOOR SLAB PENETRATIONS WITH SYSTEM DRAWINGS (S'S, M'S, P'S, FP'S, AND E'S) AND ACTUAL PRODUCT TO BE INSTALLED AND VERIFY LOCATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO INSTALLATION.
5. SEE ENLARGED UNIT PLANS ON SHEETS A3.2 & A3.3 FOR UNIT TYPE DIMENSIONS AND DETAILS. SEE UNIT LOCATOR KEY ON SHEET A1.2 FOR EACH UNIT TYPE AND RESPECTIVE LOCATION WITHIN COMPLEX.
6. SEE ENLARGED PLANS AND FINISH SCHEDULES (A3.2 & A3.3; A8.1) FOR FLOOR PATTERNS AND FLOOR FINISH REFERENCES.
7. SEE EXTERIOR ELEVATIONS TO VERIFY EXACT LOCATIONS OF EXTERIOR FINISH CONTROL JOINTS.
8. EXTERIOR & INTERIOR MASONRY OPENINGS TO RECEIVE CURTAIN WALL, DOORS, WINDOWS, LOUVERS, OR OTHER ELEMENTS SHALL BE FIELD VERIFIED PRIOR TO MANUFACTURE OF SYSTEM.
9. ON EXTERIOR WALLS, ALIGN FINISH CONTROL JOINTS WITH CHANGES IN MATERIAL OR SUBSTRATE U.N.O. MASONRY CONTROL JOINTS SHALL ALIGN WITH THE NEAREST FINISH CONTROL JOINTS AS SHOWN ON THE ELEVATIONS U.N.O. SEE PLAN AND JAMB DETAILS FOR ADDITIONAL CMU CONTROL JOINTS.
10. INTERIOR METAL STUD OPENINGS TO RECEIVE STOREFRONT, DOORS, GRILLS, LOUVERS, OR OTHER ELEMENTS SHALL BE FIELD VERIFIED PRIOR TO MANUFACTURE OF SYSTEM. LOCATION OF ALL RECESSED CABINETS AND EQUIPMENT WALL PENETRATIONS MUST BE VERIFIED PRIOR TO INSTALLATION OF CMU WALLS TO ENSURE INDICATED LOCATION AND EVEN COURSING. ANY CONFLICTS WITH INDICATED DIMENSIONS OR LOCATIONS SHALL BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
11. SEE ROOF PLANS AL5 FOR ROOF AND PARAPET DETAIL REFERENCES, GENERAL ROOF NOTES AND ROOF LEGEND.
12. POOL CONSTRUCTION, SPA, POOL DECK, POOL EQUIPMENT, AND ALL ASSOCIATED UTILITIES ARE PART OF THE GENERAL CONTRACTOR'S BASE CONTRACT. CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS TO THE OWNER/ARCHITECT FOR APPROVAL. CONTRACTOR IS RESPONSIBLE FOR ALL SUBMITTALS AND DOCUMENTS NECESSARY TO OBTAIN ALL AGENCY REVIEWS AND APPROVALS, INCLUDING BUT NOT LIMITED TO, DHEC, CITY OF MYRTLE BEACH, ETC. WITH REGARD TO THE POOL/SPA SCOPE.
13. SEE ENLARGED UNIT PLANS AND SHEET A3.1 FOR SHOWER TYPES AND DETAILS

LEGEND - FLOOR PLAN

- ONE-HOUR FIRE-RATED WALL ASSEMBLY
- TWO-HOUR FIRE-RATED WALL ASSEMBLY
- FOUR-HOUR FIRE-RATED WALL ASSEMBLY
- HALF-HOUR FIRE-RATED WALL ASSEMBLY

SEE PARTITION TYPES FOR UL DESIGN NO'S.

- EXPANSION JOINT - SEE SHEET A3.16 FOR TYPES AND DETAILS
- CMU CONTROL JOINT
- FE-C FE-C FIRE EXTINGUISHER RECESSED IN WALL CABINET
- FE FIRE EXTINGUISHER MOUNTED ON WALL BRACKETS
- FD - FLOOR DRAIN

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PROJECT TITLE
Adventure Inn Redevelopment
South Forest Beach Road
Hilton Head, SC 29925

REVISIONS		
NO.	NAME	DATE

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DRAWING TITLE
ENLARGED GROUND FLOOR PLAN - PHASE II

PROJECT NO. H373.14
DATE 01.27.2015
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GENERAL NOTES - FLOOR PLAN

1. SEE REFERENCE PLANS A1.0 - A1.5 FOR BUILDING SECTION AND FULL ELEVATION REFERENCES. SEE SHEETS A3.2 & A3.3 FOR ENLARGED UNIT TYPE PLANS.
2. SEE T1.1 FOR MINIMUM REQUIRED ADA MANEUVERING CLEARANCES. VERIFY EXACT FEB AND FEC LOCATIONS WITH ARCHITECT - CENTER FEC'S ON VERTICAL MORTAR JOINTS IN EXPOSED CMU WALLS.
3. SEE T1.1 FOR REQUIRED UL ASSEMBLIES OF ALL BUILDING SYSTEMS. ALL PENETRATIONS THROUGH RATED WALL AND FLOOR ASSEMBLIES MUST COMPLY WITH UL DESIGN FOR PENETRATIONS.
4. DIMENSIONS INDICATED ON THESE DRAWINGS ARE TO FACE OF CMU WALL, FACE OF EXTERIOR VENEER, FACE OF STUD WALL, OR CENTERLINE OF COLUMN UNLESS OTHERWISE INDICATED. COORDINATE ALL DIMENSIONS WITH STRUCTURAL DIMENSION PLANS, ENLARGED PLANS, SECTION AND DETAIL DRAWINGS, AND STRUCTURAL DRAWINGS AND VERIFY EXACT LOCATIONS. COORDINATE ALL FLOOR SLAB PENETRATIONS WITH SYSTEM DRAWINGS (SS, MS, PS, FP'S, AND ES) AND ACTUAL PRODUCT TO BE INSTALLED AND VERIFY LOCATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO INSTALLATION.
5. SEE ENLARGED UNIT PLANS ON SHEETS A3.2 & A3.3 FOR UNIT TYPE DIMENSIONS AND DETAILS. SEE UNIT LOCATOR KEY ON SHEET A1.2 FOR EACH UNIT TYPE AND RESPECTIVE LOCATION WITHIN COMPLEX.
6. SEE ENLARGED PLANS AND FINISH SCHEDULES (A3.2 & A3.3; A8.1) FOR FLOOR PATTERNS AND FLOOR FINISH REFERENCES.
7. SEE EXTERIOR ELEVATIONS TO VERIFY EXACT LOCATIONS OF EXTERIOR FINISH CONTROL JOINTS.
8. EXTERIOR & INTERIOR MASONRY OPENINGS TO RECEIVE CURTAIN WALL, DOORS, WINDOWS, LOUVERS, OR OTHER ELEMENTS SHALL BE FIELD VERIFIED PRIOR TO MANUFACTURE OF SYSTEM.
9. ON EXTERIOR WALLS, ALIGN FINISH CONTROL JOINTS WITH CHANGES IN MATERIAL OR SUBSTRATE U.N.O. MASONRY CONTROL JOINTS SHALL ALIGN WITH THE NEAREST FINISH CONTROL JOINTS AS SHOWN ON THE ELEVATIONS U.N.O. SEE PLAN AND JAMB DETAILS FOR ADDITIONAL CMU CONTROL JOINTS.
10. INTERIOR METAL STUD OPENINGS TO RECEIVE STOREFRONT, DOORS, GRILLS, LOUVERS, OR OTHER ELEMENTS SHALL BE FIELD VERIFIED PRIOR TO MANUFACTURE OF SYSTEM. LOCATION OF ALL RECESSED CABINETS AND EQUIPMENT WALL PENETRATIONS MUST BE VERIFIED PRIOR TO INSTALLATION OF CMU WALLS TO ENSURE INDICATED LOCATION AND EVEN COURSING. ANY CONFLICTS WITH INDICATED DIMENSIONS OR LOCATIONS SHALL BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
11. SEE ROOF PLANS A1.5 FOR ROOF AND PARAPET DETAIL REFERENCES, GENERAL ROOF NOTES AND ROOF LEGEND.
12. POOL CONSTRUCTION, SPA, POOL DECK, POOL EQUIPMENT, AND ALL ASSOCIATED UTILITIES ARE PART OF THE GENERAL CONTRACTOR'S BASE CONTRACT. CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS TO THE OWNER/ARCHITECT FOR APPROVAL. CONTRACTOR IS RESPONSIBLE FOR ALL SUBMITTALS AND DOCUMENTS NECESSARY TO OBTAIN ALL AGENCY REVIEWS AND APPROVALS, INCLUDING BUT NOT LIMITED TO, DHEC, CITY OF MYRTLE BEACH, ETC. WITH REGARD TO THE POOL/SPA SCOPE.

    SEE ENLARGED UNIT PLANS AND SHEET A3.1 FOR SHOWER TYPES AND DETAILS
13.

LEGEND - FLOOR PLAN

- ONE-HOUR FIRE-RATED WALL ASSEMBLY
- TWO-HOUR FIRE-RATED WALL ASSEMBLY
- FOUR-HOUR FIRE-RATED WALL ASSEMBLY
- HALF-HOUR FIRE-RATED WALL ASSEMBLY

SEE PARTITION TYPES FOR UL DESIGN NO'S.

- EXPANSION JOINT - SEE SHEET A3.16 FOR TYPES AND DETAILS
- CMU CONTROL JOINT
- FE-C FEC — FIRE EXTINGUISHER RECESSED IN WALL CABINET
- FE — FIRE EXTINGUISHER MOUNTED ON WALL BRACKETS
- FD - FLOOR DRAIN

1 A1.1 0X_1-First Floor
1/16" = 1'-0" REFERENCED ON A4.1

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PROJECT TITLE
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South Forest Beach Road
Hilton Head, SC 29925

REVISIONS		
NO.	NAME	DATE

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DRAWING TITLE
OVERALL FIRST FLOOR PLAN

PROJECT NO. H373.14
DATE 01.27.2015
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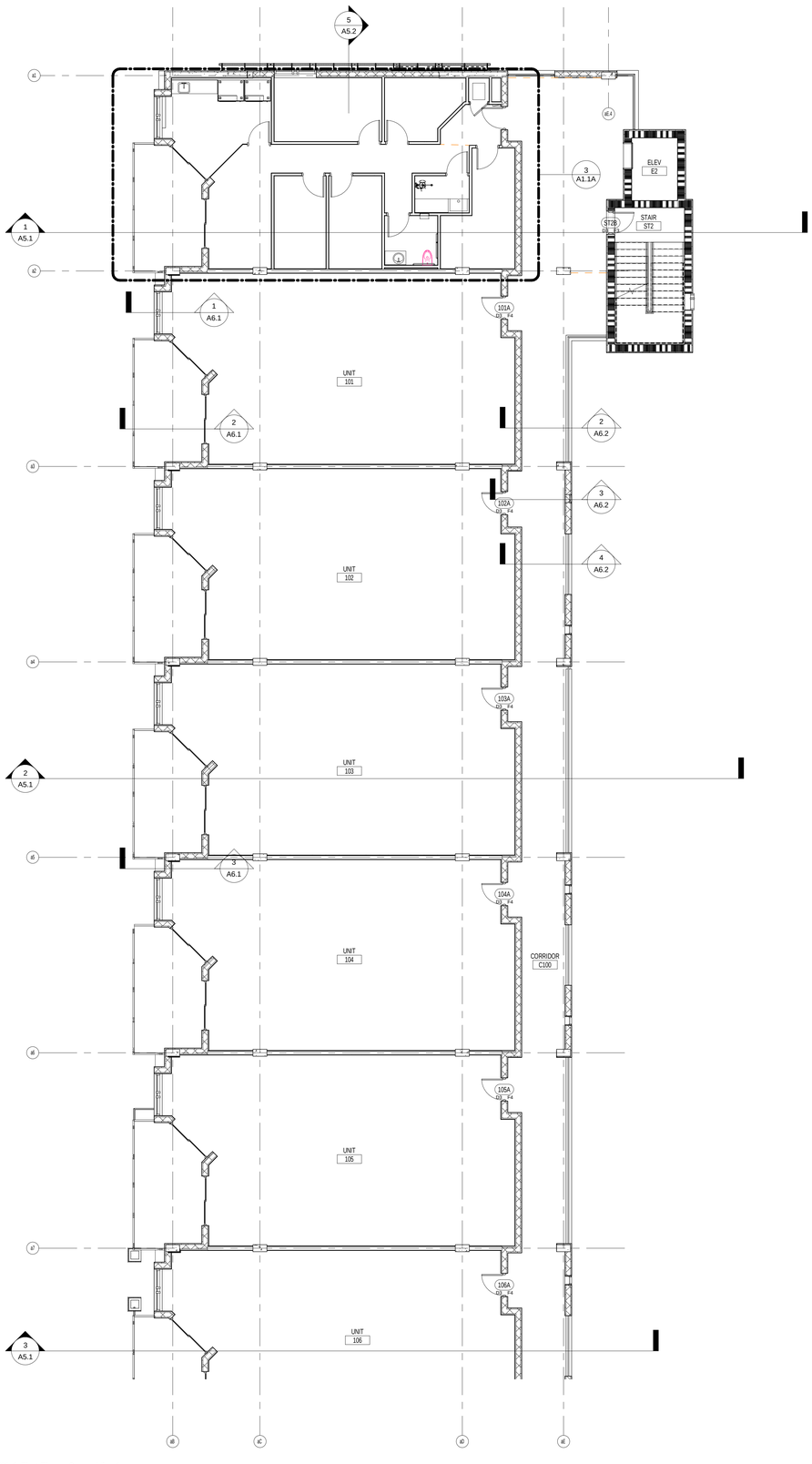
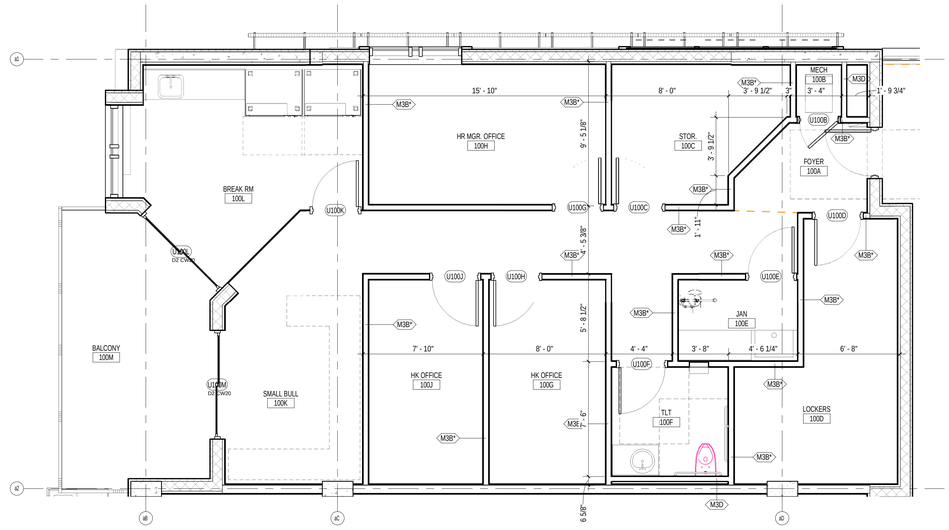
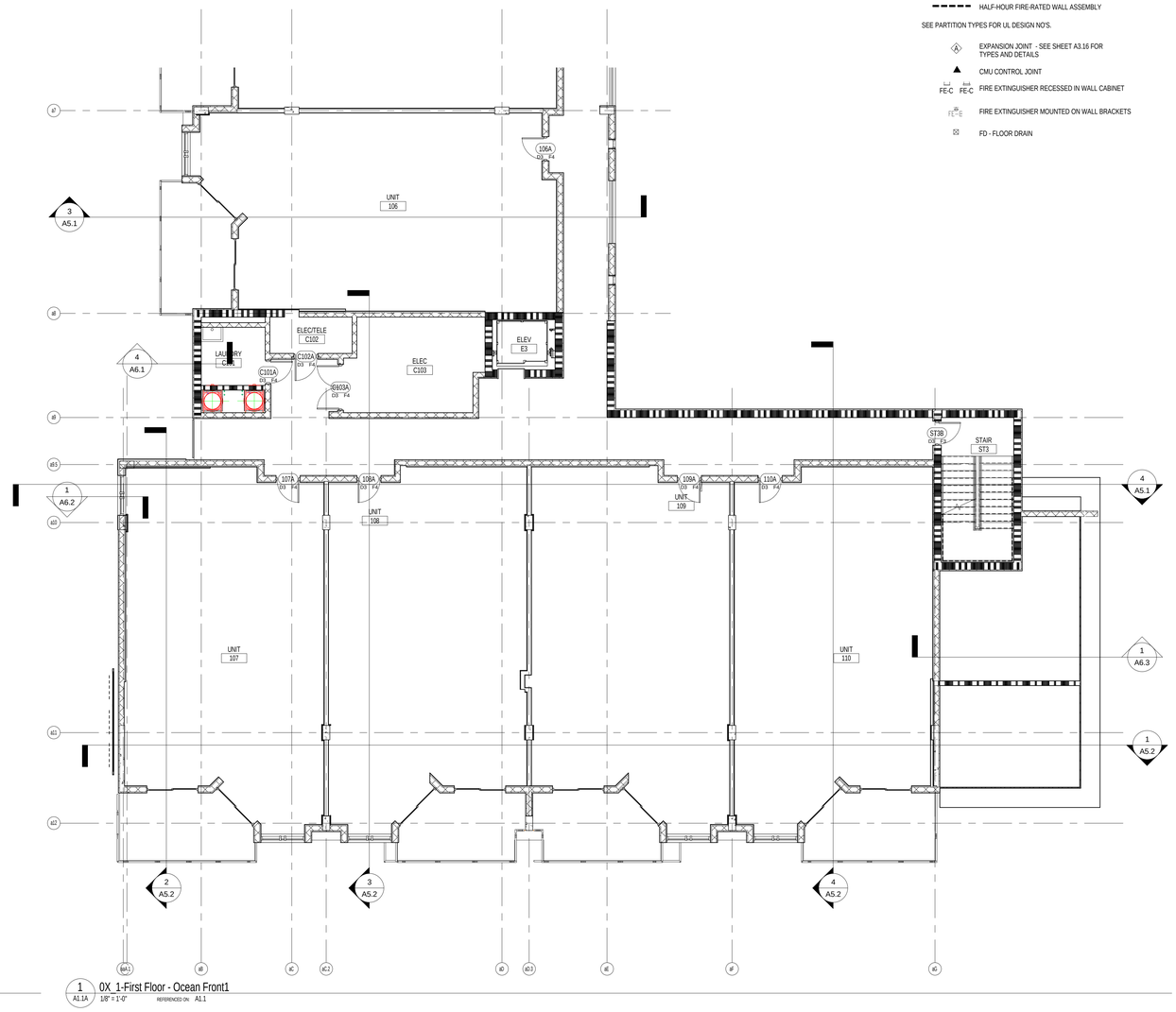


2 A1.1A 0X_1-First Floor - Ocean View1
1/8" = 1'-0" REFERENCED ON A1.1



3 A1.1A OFFICE LAYOUT FOR 100A ONLY
1/4" = 1'-0" REFERENCED ON A1.1A



1 A1.1A 0X_1-First Floor - Ocean Front1
1/8" = 1'-0" REFERENCED ON A1.1

GENERAL NOTES - FLOOR PLAN

1. SEE REFERENCE PLANS A1.0 - A1.5 FOR BUILDING SECTION AND FULL ELEVATION REFERENCES. SEE SHEETS A3.2 & A3.3 FOR ENLARGED UNIT TYPE PLANS.
2. SEE T1.1 FOR MINIMUM REQUIRED ADA MANEUVERING CLEARANCES. VERIFY EXACT FEB AND FEC LOCATIONS WITH ARCHITECT - CENTER FEC'S ON VERTICAL MORTAR JOINTS IN EXPOSED CMU WALLS.
3. SEE T1.1 FOR REQUIRED UL ASSEMBLIES OF ALL BUILDING SYSTEMS. ALL PENETRATIONS THROUGH RATED WALL AND FLOOR ASSEMBLIES MUST COMPLY WITH UL DESIGN FOR PENETRATIONS.
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5. SEE ENLARGED UNIT PLANS ON SHEETS A3.2 & A3.3 FOR UNIT TYPE DIMENSIONS AND DETAILS. SEE UNIT LOCATOR KEY ON SHEET A1.2 FOR EACH UNIT TYPE AND RESPECTIVE LOCATION WITHIN COMPLEX.
6. SEE ENLARGED PLANS AND FINISH SCHEDULES (A3.2 & A3.3; A8.1) FOR FLOOR PATTERNS AND FLOOR FINISH REFERENCES.
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11. SEE ROOF PLANS A1.5 FOR ROOF AND PARAPET DETAIL REFERENCES, GENERAL ROOF NOTES AND ROOF LEGEND.
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13. SEE ENLARGED UNIT PLANS AND SHEET A3.1 FOR SHOWER TYPES AND DETAILS

LEGEND - FLOOR PLAN

- ONE-HOUR FIRE-RATED WALL ASSEMBLY
- TWO-HOUR FIRE-RATED WALL ASSEMBLY
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SEE PARTITION TYPES FOR UL DESIGN NO'S.

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- CMU CONTROL JOINT
- FE-C FIRE EXTINGUISHER RECESSED IN WALL CABINET
- FE-E FIRE EXTINGUISHER MOUNTED ON WALL BRACKETS
- FD - FLOOR DRAIN

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PROJECT TITLE
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South Forest Beach Road
Hilton Head, SC 29925

REVISIONS		
NO.	NAME	DATE

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DRAWING TITLE
ENLARGED FIRST FLOOR PLAN

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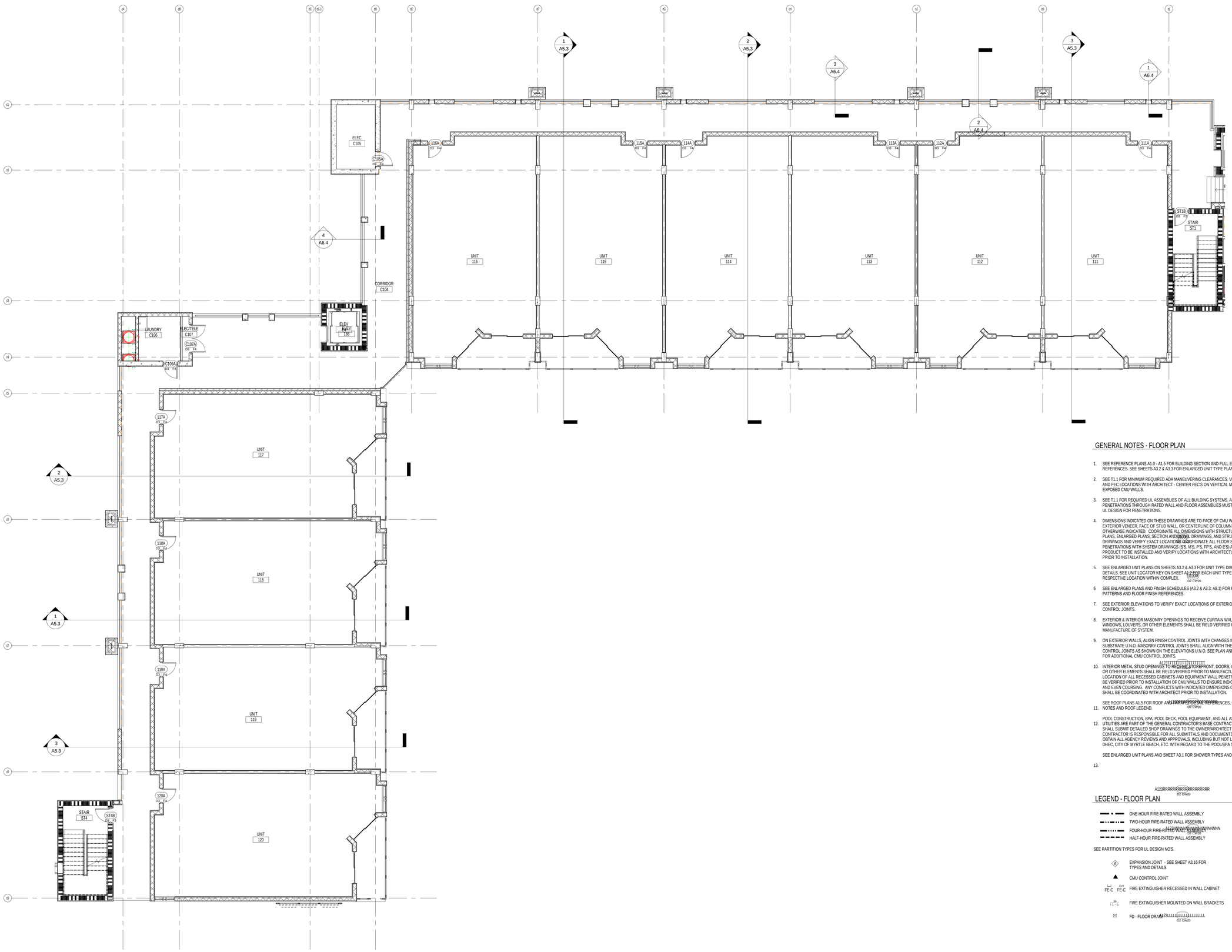

GENERAL NOTES - FLOOR PLAN

1. SEE REFERENCE PLANS A1.0 - A1.5 FOR BUILDING SECTION AND FULL ELEVATION REFERENCES. SEE SHEETS A3.2 & A3.3 FOR ENLARGED UNIT TYPE PLANS.
2. SEE T1.1 FOR MINIMUM REQUIRED ADA MANEUVERING CLEARANCES. VERIFY EXACT FEB AND FEC LOCATIONS WITH ARCHITECT - CENTER FEC'S ON VERTICAL MORTAR JOINTS IN EXPOSED CMU WALLS.
3. SEE T1.1 FOR REQUIRED UL ASSEMBLIES OF ALL BUILDING SYSTEMS. ALL PENETRATIONS THROUGH RATED WALL AND FLOOR ASSEMBLIES MUST COMPLY WITH UL DESIGN FOR PENETRATIONS.
4. DIMENSIONS INDICATED ON THESE DRAWINGS ARE TO FACE OF CMU WALL, FACE OF EXTERIOR VENEER, FACE OF STUD WALL, OR CENTERLINE OF COLUMN UNLESS OTHERWISE INDICATED. COORDINATE ALL DIMENSIONS WITH STRUCTURAL DIMENSION PLANS, ENLARGED PLANS, SECTION AND DETAIL DRAWINGS, AND STRUCTURAL DRAWINGS AND VERIFY EXACT LOCATIONS. COORDINATE ALL FLOOR SLAB PENETRATIONS WITH SYSTEM DRAWINGS (S'S, M'S, P'S, FP'S, AND E'S) AND ACTUAL PRODUCT TO BE INSTALLED AND VERIFY LOCATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO INSTALLATION.
5. SEE ENLARGED UNIT PLANS ON SHEETS A3.2 & A3.3 FOR UNIT TYPE DIMENSIONS AND DETAILS. SEE UNIT LOCATOR KEY ON SHEET A1.2 FOR EACH UNIT TYPE AND RESPECTIVE LOCATION WITHIN COMPLEX. U1CW1 D2 CW20
6. SEE ENLARGED PLANS AND FINISH SCHEDULES (A3.2 & A3.3; A8.1) FOR FLOOR PATTERNS AND FLOOR FINISH REFERENCES.
7. SEE EXTERIOR ELEVATIONS TO VERIFY EXACT LOCATIONS OF EXTERIOR FINISH CONTROL JOINTS.
8. EXTERIOR & INTERIOR MASONRY OPENINGS TO RECEIVE CURTAIN WALL, DOORS, WINDOWS, LOUVERS, OR OTHER ELEMENTS SHALL BE FIELD VERIFIED PRIOR TO MANUFACTURE OF SYSTEM.
9. ON EXTERIOR WALLS, ALIGN FINISH CONTROL JOINTS WITH CHANGES IN MATERIAL OR SUBSTRATE U.N.O. MASONRY CONTROL JOINTS SHALL ALIGN WITH THE NEAREST FINISH CONTROL JOINTS AS SHOWN ON THE ELEVATIONS U.N.O. SEE PLAN AND JAMB DETAILS FOR ADDITIONAL CMU CONTROL JOINTS.
10. INTERIOR METAL STUD OPENINGS TO RECEIVE STOREFRONT, DOORS, GRILLS, LOUVERS, OR OTHER ELEMENTS SHALL BE FIELD VERIFIED PRIOR TO MANUFACTURE OF SYSTEM. LOCATION OF ALL RECESSED CABINETS AND EQUIPMENT WALL PENETRATIONS MUST BE VERIFIED PRIOR TO INSTALLATION OF CMU WALLS TO ENSURE INDICATED LOCATION AND EVEN COURSING. ANY CONFLICTS WITH INDICATED DIMENSIONS OR LOCATIONS SHALL BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
11. SEE ROOF PLANS A1.5 FOR ROOF AND DOWNSPOUT LOCATIONS, REFERENCES, GENERAL ROOF NOTES AND ROOF LEGEND.
12. POOL CONSTRUCTION, SPA, POOL DECK, POOL EQUIPMENT, AND ALL ASSOCIATED UTILITIES ARE PART OF THE GENERAL CONTRACTOR'S BASE CONTRACT. CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS TO THE OWNER/ARCHITECT FOR APPROVAL. CONTRACTOR IS RESPONSIBLE FOR ALL SUBMITTALS AND DOCUMENTS NECESSARY TO OBTAIN ALL AGENCY REVIEWS AND APPROVALS, INCLUDING BUT NOT LIMITED TO, DHEC, CITY OF MYRTLE BEACH, ETC. WITH REGARD TO THE POOL/SPA SCOPE.

    SEE ENLARGED UNIT PLANS AND SHEET A3.1 FOR SHOWER TYPES AND DETAILS
13.

LEGEND - FLOOR PLAN

- ONE-HOUR FIRE-RATED WALL ASSEMBLY
- TWO-HOUR FIRE-RATED WALL ASSEMBLY
- FOUR-HOUR FIRE-RATED WALL ASSEMBLY
- HALF-HOUR FIRE-RATED WALL ASSEMBLY

SEE PARTITION TYPES FOR UL DESIGN NO'S.

- EXPANSION JOINT - SEE SHEET A3.16 FOR TYPES AND DETAILS
- CMU CONTROL JOINT
- FE-C FE-C — FIRE EXTINGUISHER RECESSED IN WALL CABINET
- FE — FIRE EXTINGUISHER MOUNTED ON WALL BRACKETS
- FD - FLOOR DRAIN

1 / A1.1B — 0Y_1-First Floor - Phase II
1/8" = 1'-0" REFERENCED ON: A1.1

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DRAWING TITLE
ENLARGED FIRST FLOOR PLAN - PHASE II

PROJECT NO. H373.14
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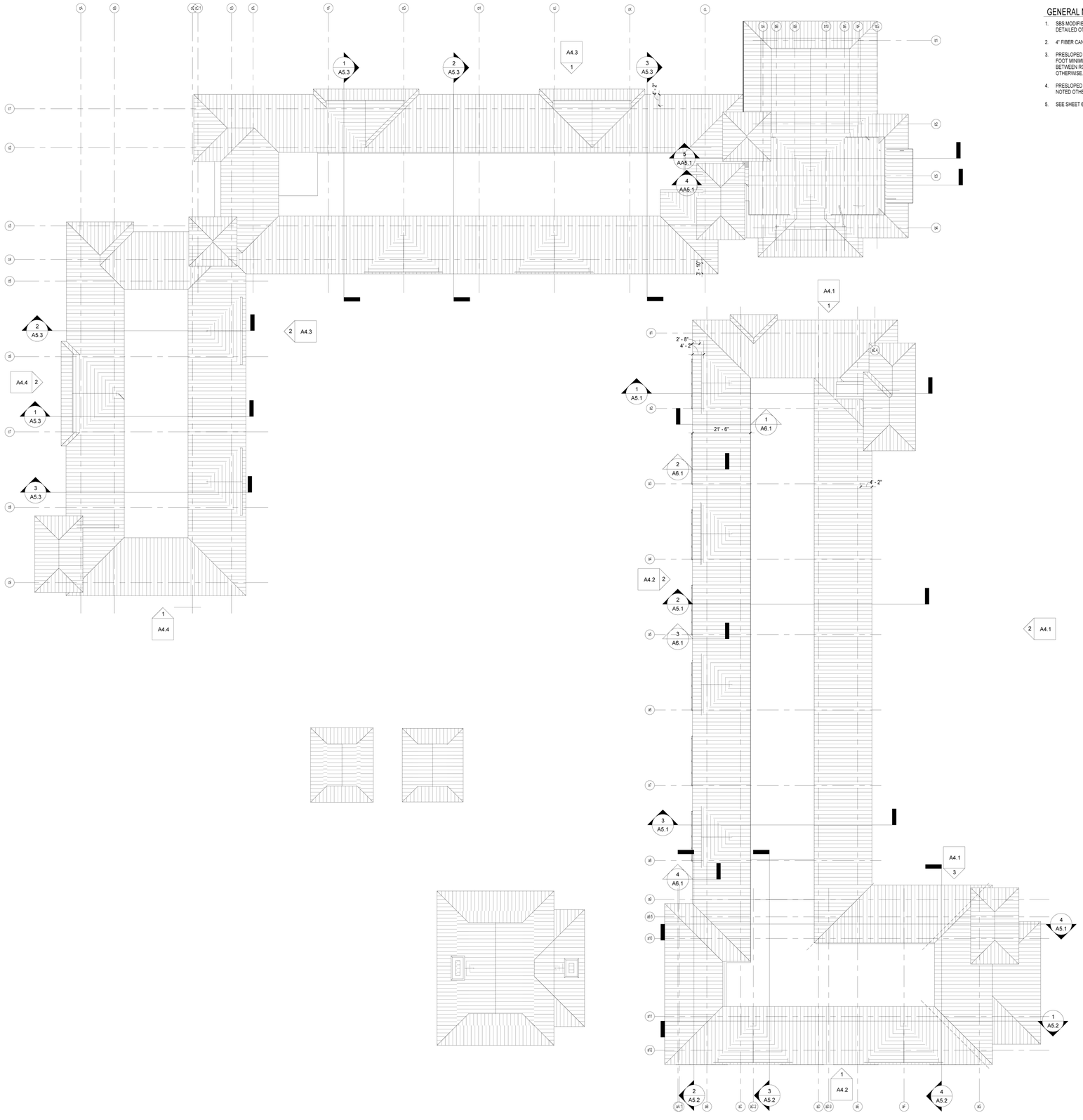

GENERAL NOTES - ROOF PLAN

1. SBS MODIFIED ROOF SYSTEM WITH CAP SHEET EXCEPT WHERE NOTED OR DETAILED OTHERWISE.
2. 4" FIBER CANTS ALONG PARAPET AND VERTICAL WALL PERIMETER TYPICAL.
3. PRESLOPED RIGID INSULATION AT CRICKETS TO DRAINS WITH SLOPE OF 1/4" PER FOOT MINIMUM. MEASURED AT VALLEY CONDITIONS - SLOPE OF INSULATION BETWEEN ROOF DRAIN AND SCUPPER 1/2 INCH PER FOOT MIN. UNLESS NOTED OTHERWISE.
4. PRESLOPED RIGID INSULATION (1/4 INCH MINIMUM PER FOOT SLOPE UNLESS NOTED OTHERWISE) AT FLAT ROOF DECKS WITH MIN. THICKNESS OF 2-1/4".
5. SEE SHEET 6/A6.6 FOR THRU-WALL SCUPPER DETAIL.

1 A1.5 0X_8-High Roof
1/16" = 1'-0" REFERENCED ON: A4.1

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DRAWING TITLE
OVERALL HIGH ROOF PLAN

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DATE 01.27.2015
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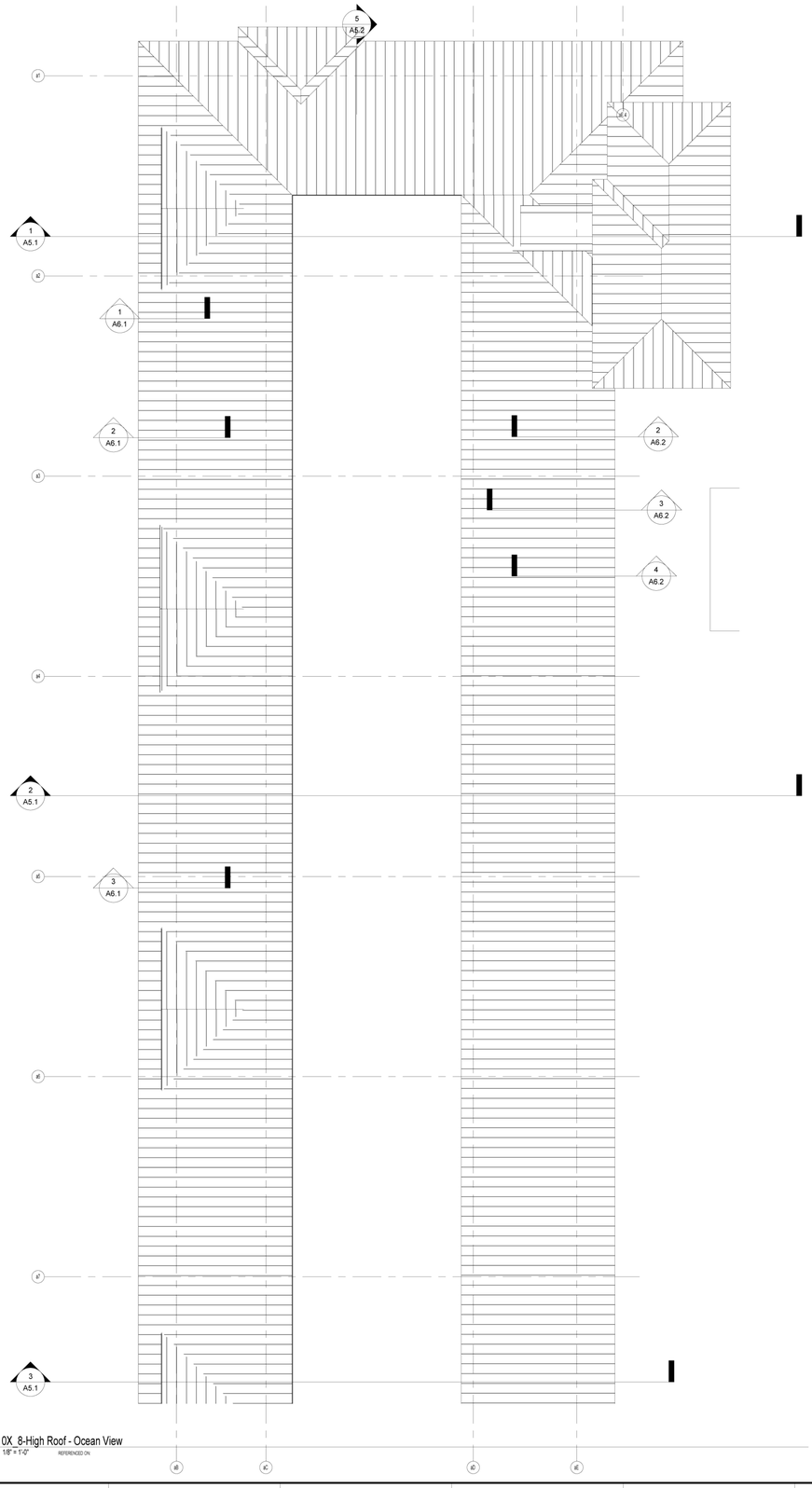
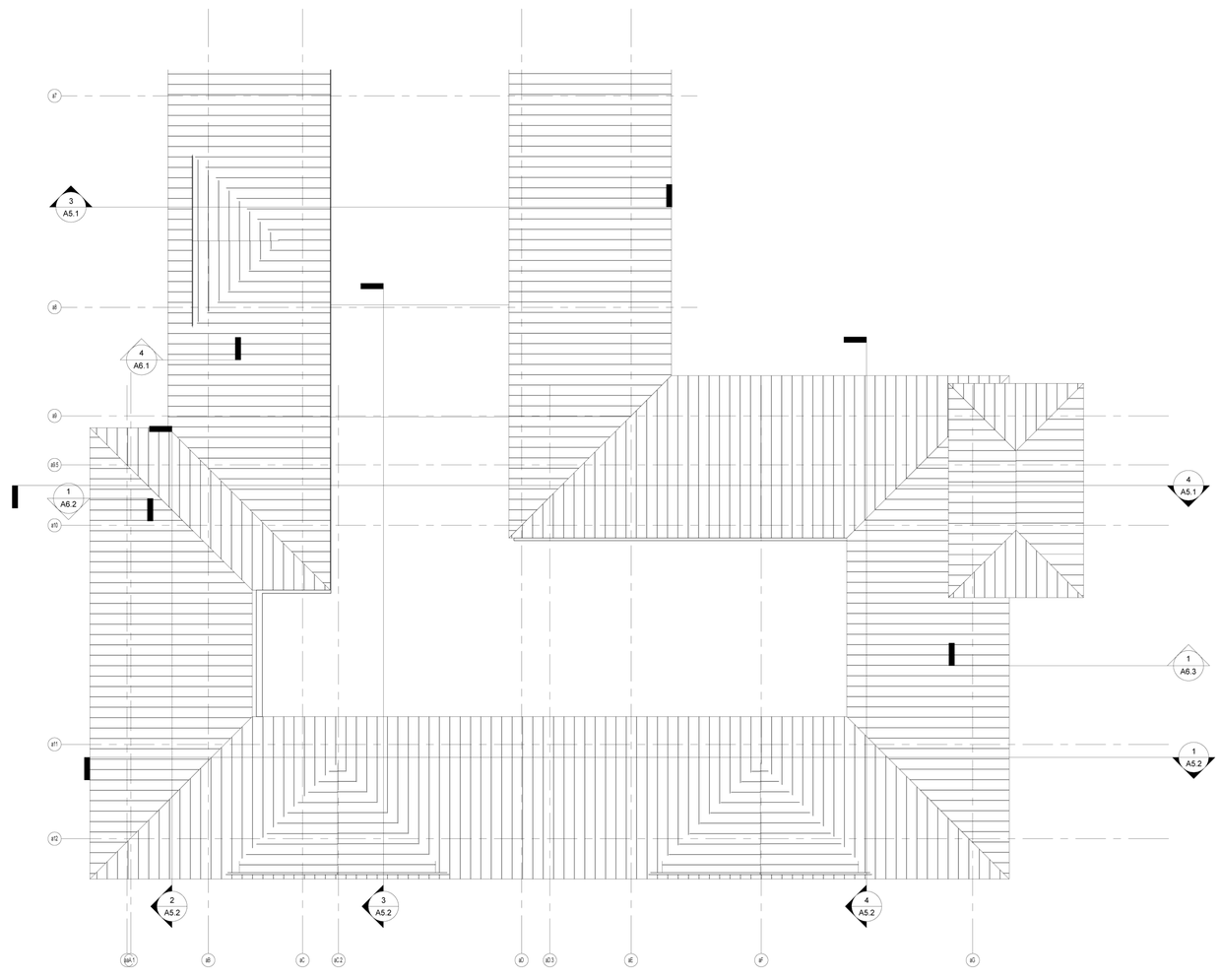
2. 4" FIBER CANTS ALONG PARAPET AND VERTICAL WALL PERIMETER TYPICAL.
3. PRESLOPED RIGID INSULATION AT CRICKETS TO DRAINS WITH SLOPE OF 1/4" PER FOOT MINIMUM. MEASURED AT VALLEY CONDITIONS - SLOPE OF INSULATION BETWEEN ROOF DRAIN AND SCUPPER 1/2 INCH PER FOOT MIN. UNLESS NOTED OTHERWISE.
4. PRESLOPED RIGID INSULATION (1/4 INCH MINIMUM PER FOOT SLOPE UNLESS NOTED OTHERWISE) AT FLAT ROOF DECKS WITH MIN. THICKNESS OF 2-1/4".
5. SEE SHEET 6/A6.6 FOR THRU-WALL SCUPPER DETAIL



2 A1.5A 0X_8-High Roof - Ocean View
1/8" = 1'-0" REFERENCED ON



1 A1.5A 0X_8-High Roof - Ocean Front1
1/8" = 1'-0" REFERENCED ON

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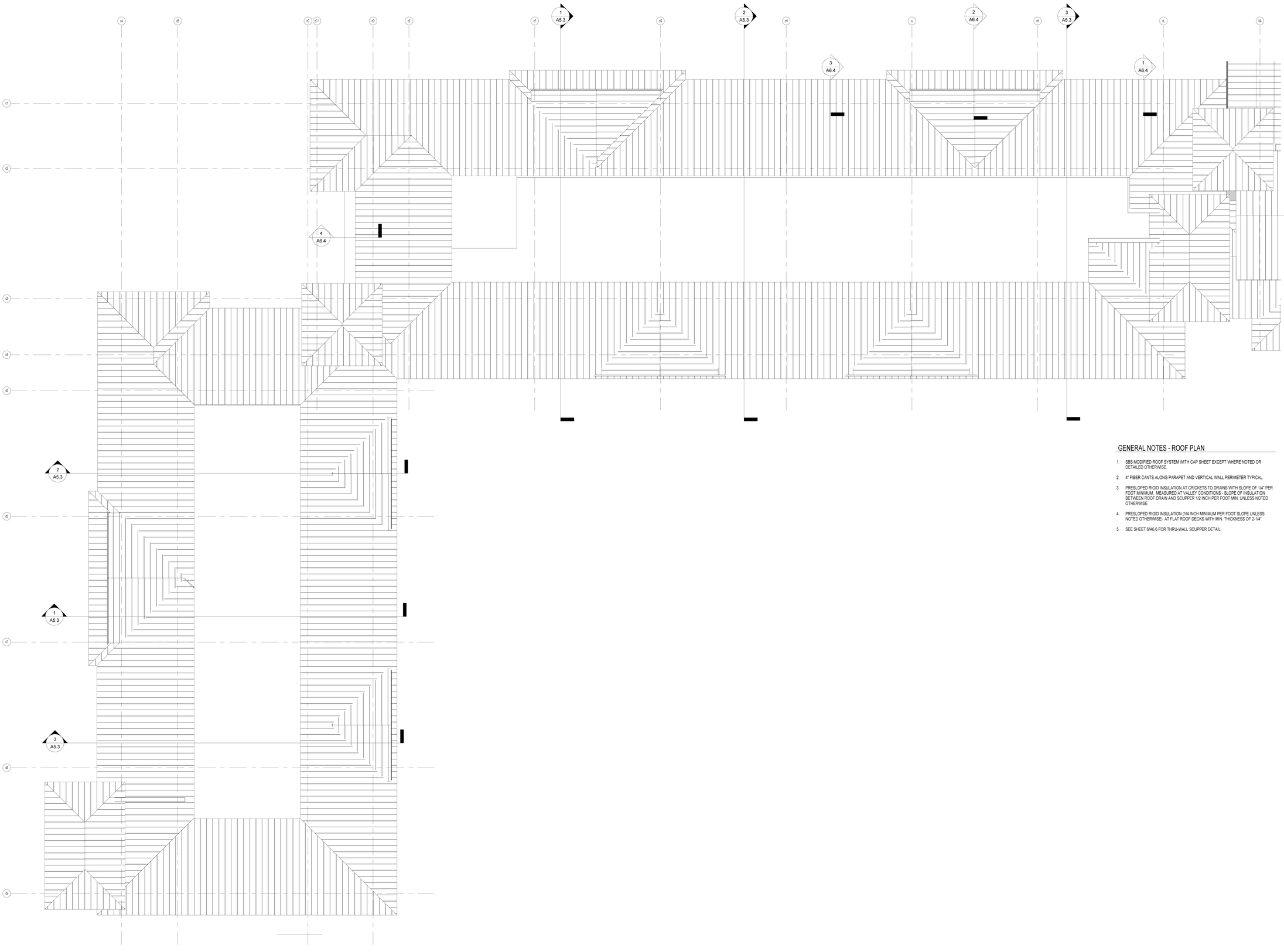

1 / A1.5B — 0Y_8-High Roof - Phase II
1/8" = 1'-0" REFERENCED ON:

GENERAL NOTES - ROOF PLAN

1. SBS MODIFIED ROOF SYSTEM WITH CAP SHEET EXCEPT WHERE NOTED OR DETAILED OTHERWISE.
2. 4" FIBER CANTS ALONG PARAPET AND VERTICAL WALL PERIMETER TYPICAL.
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4. PRESLOPED RIGID INSULATION (1/4 INCH MINIMUM PER FOOT SLOPE UNLESS NOTED OTHERWISE) AT FLAT ROOF DECKS WITH MIN. THICKNESS OF 2-1/4".
5. SEE SHEET 6/A6.6 FOR THRU-WALL SCUPPER DETAIL.

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ENLARGED HIGH ROOF PLAN - PHASE II

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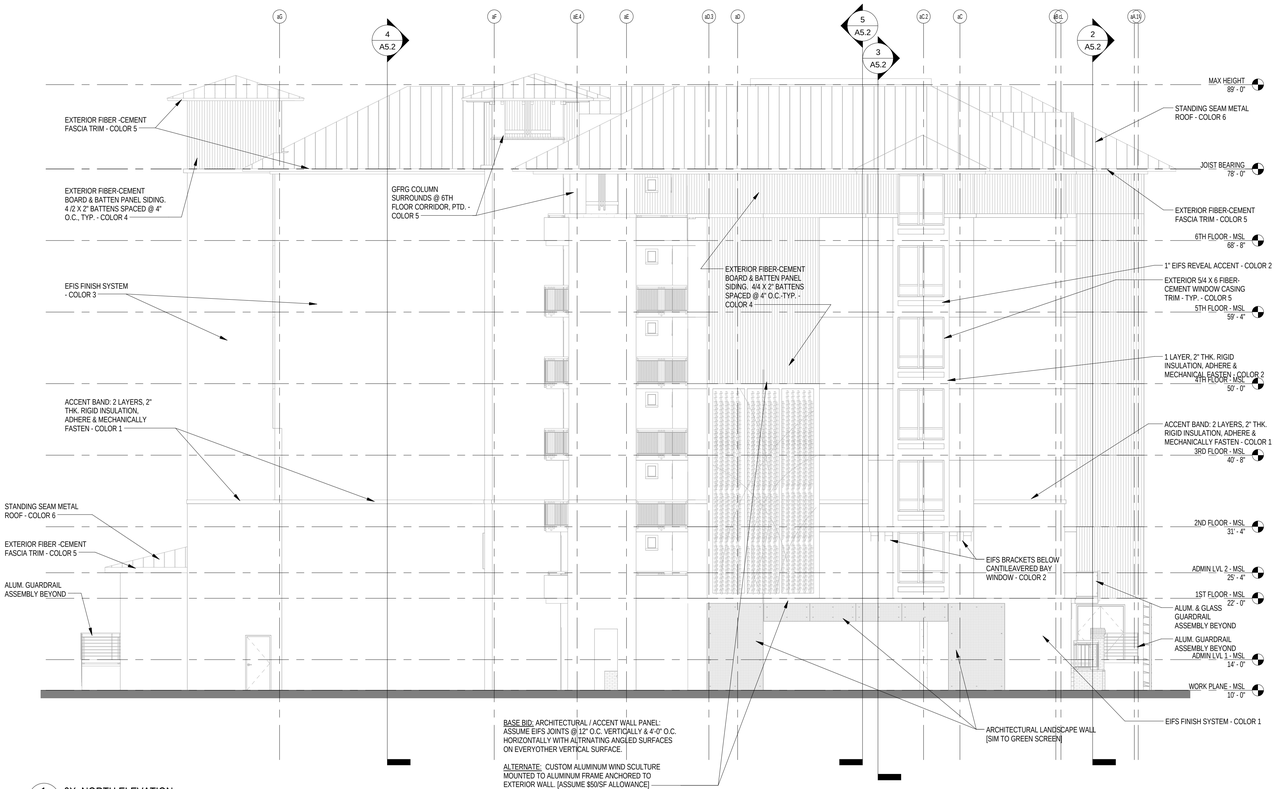
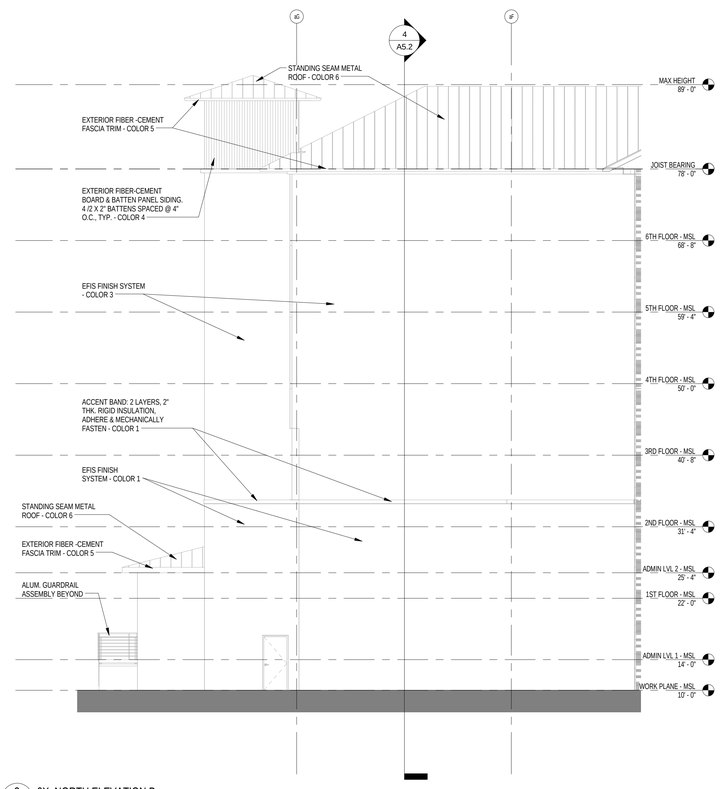
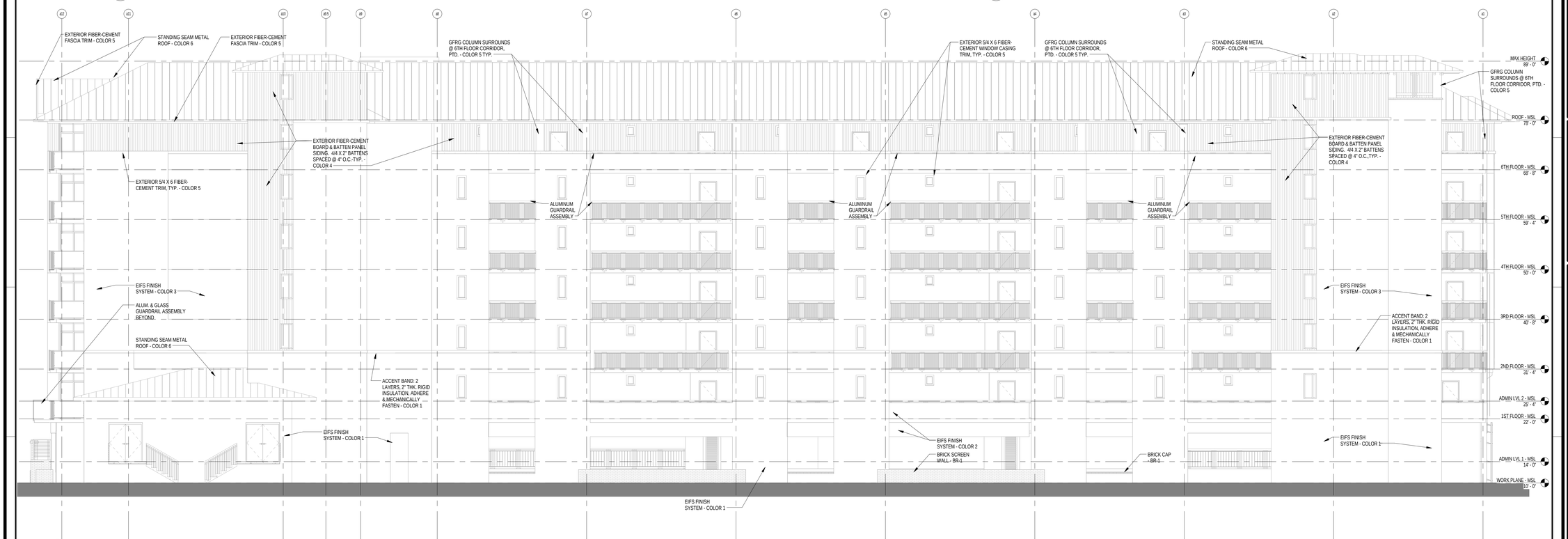


1 A4.1 0X_NORTH ELEVATION
1/8" = 1'-0" REFERENCED ON: A1.0



3 A4.1 0X_NORTH ELEVATION B
1/8" = 1'-0" REFERENCED ON: A1.0



2 A4.1 0X_EAST ELEVATION
1/8" = 1'-0" REFERENCED ON: A1.0

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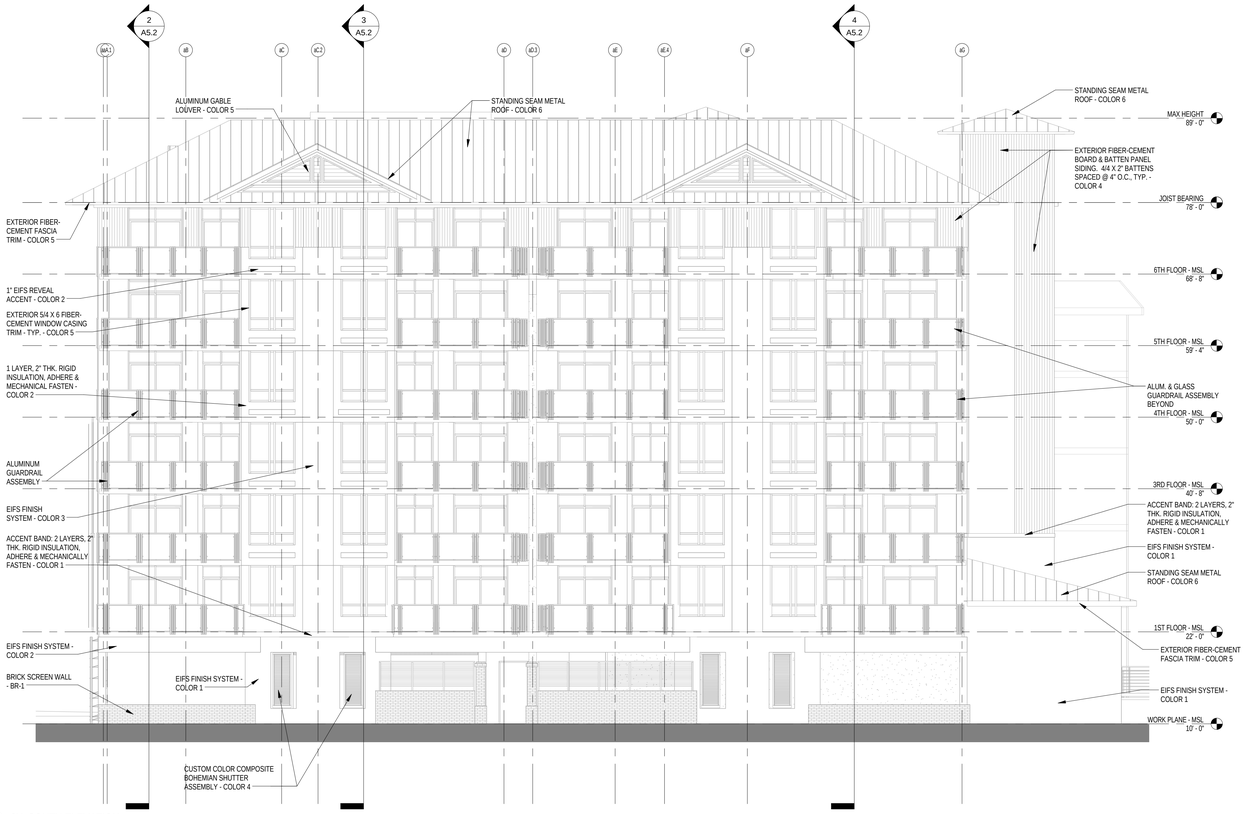
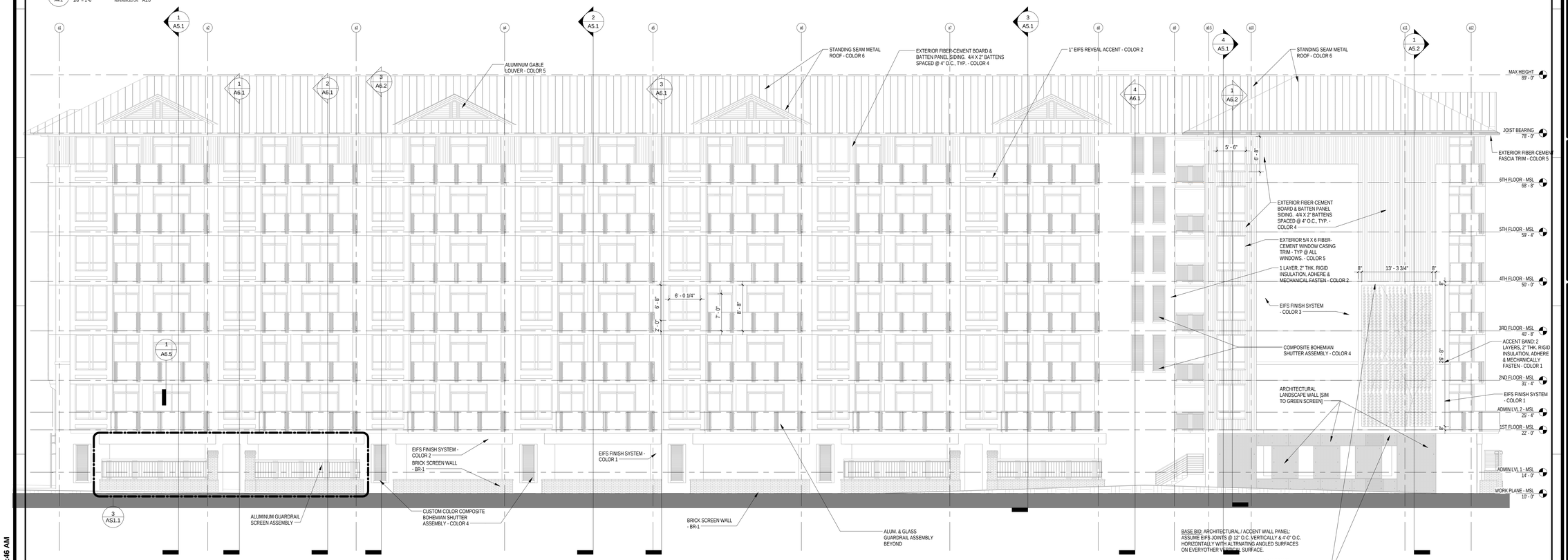


1 A4.2 **0X_SOUTH ELEVATION**
1/8" = 1'-0" REFERENCED ON: A1.0



2 A4.2 **0X_WEST ELEVATION**
1/8" = 1'-0" REFERENCED ON: A1.0

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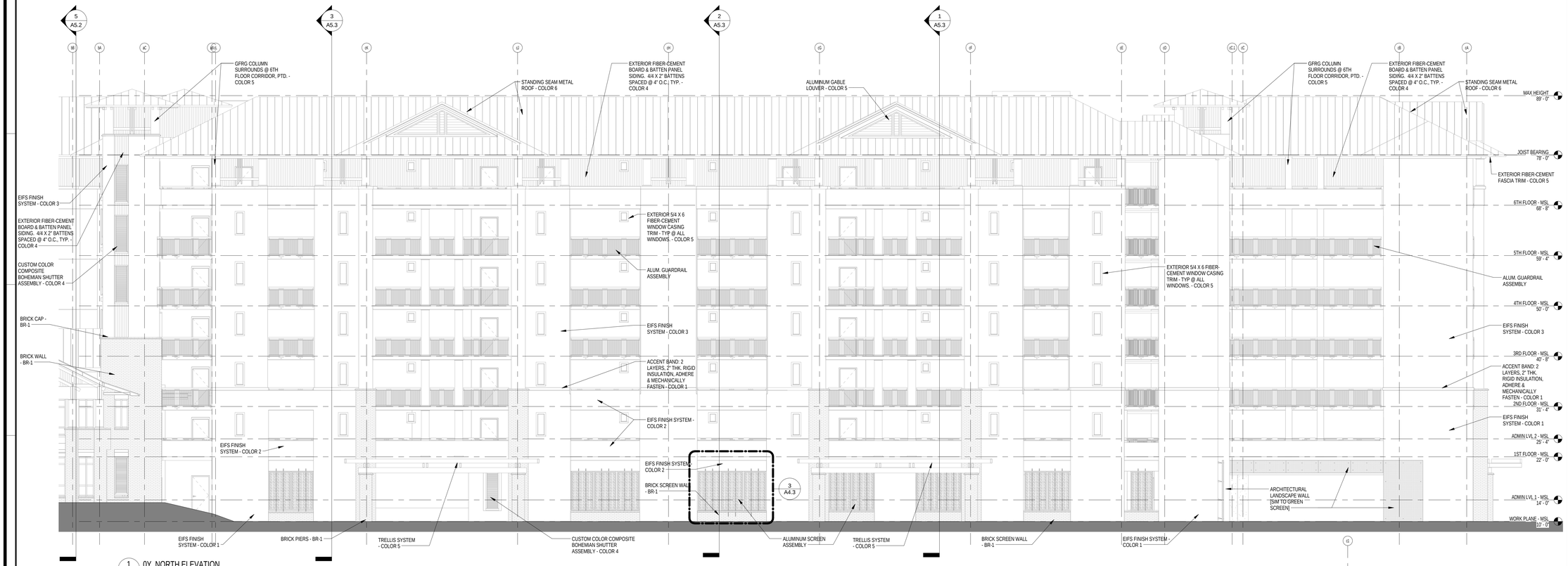
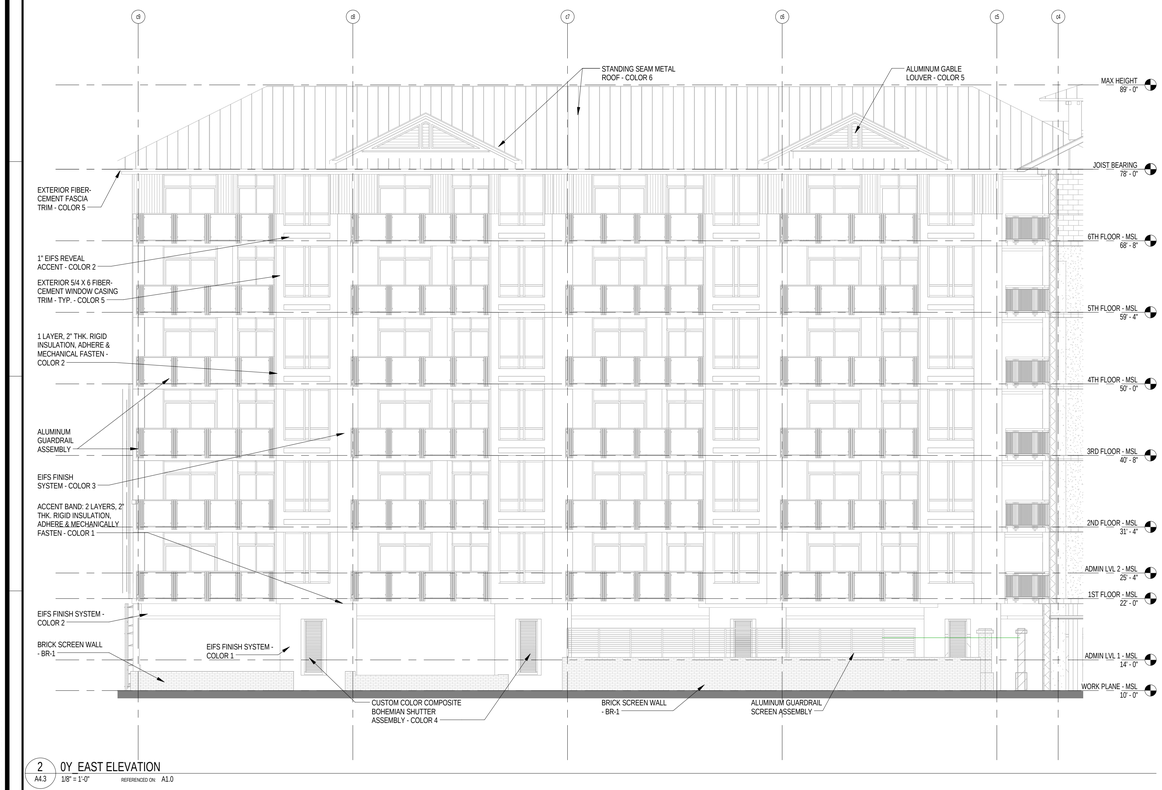
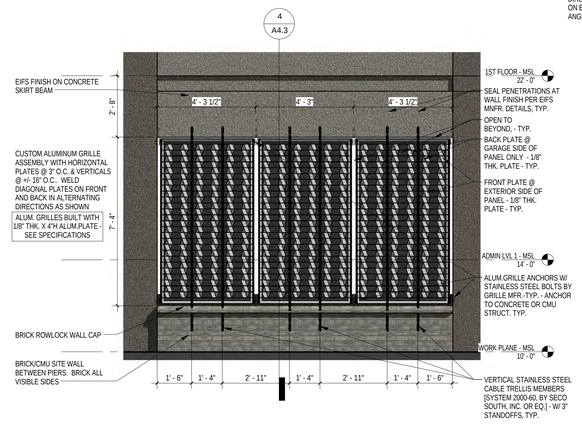


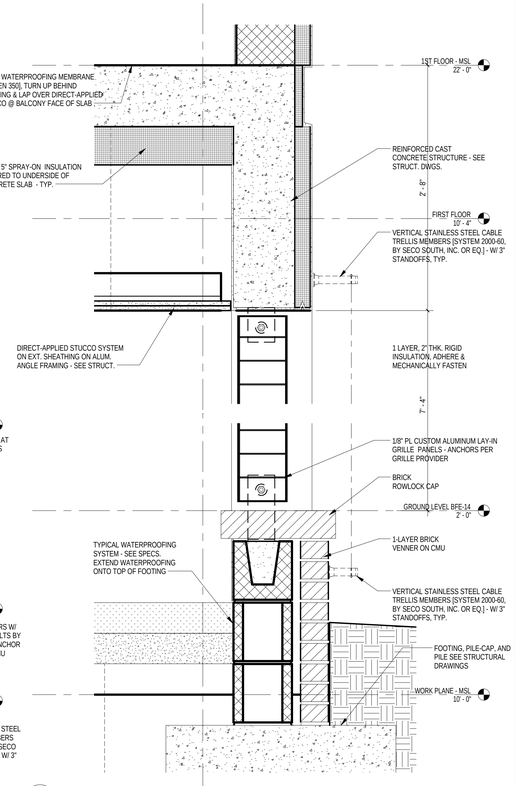
1 A4.3 0Y_NORTH ELEVATION 1/8" = 1'-0" REFERENCED ON: A1.0



2 A4.3 0Y_EAST ELEVATION 1/8" = 1'-0" REFERENCED ON: A1.0



3 A4.3 TYPICAL ALUM. SCREEN WALL ELEVATION 3/8" = 1'-0" REFERENCED ON: A4.3



4 A4.3 SECTION DETAIL - ALUM. SCREEN WALL 1 1/2" = 1'-0" REFERENCED ON: A4.3

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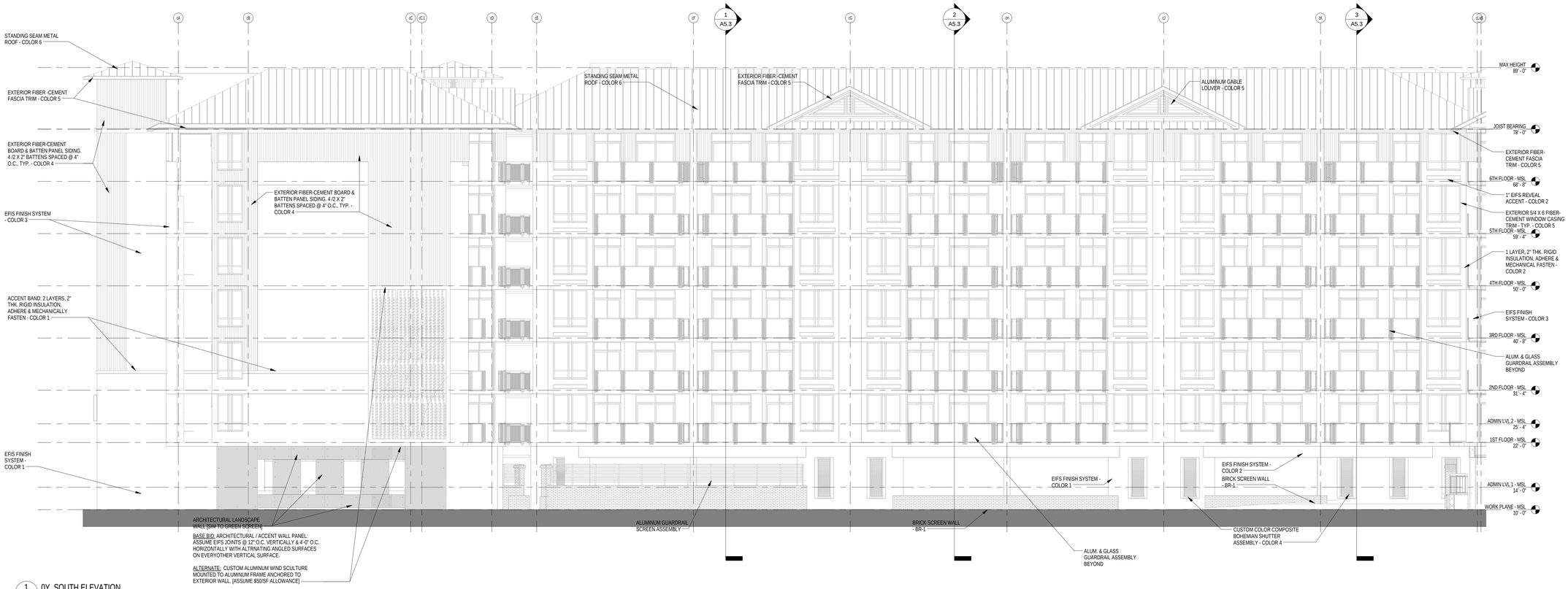
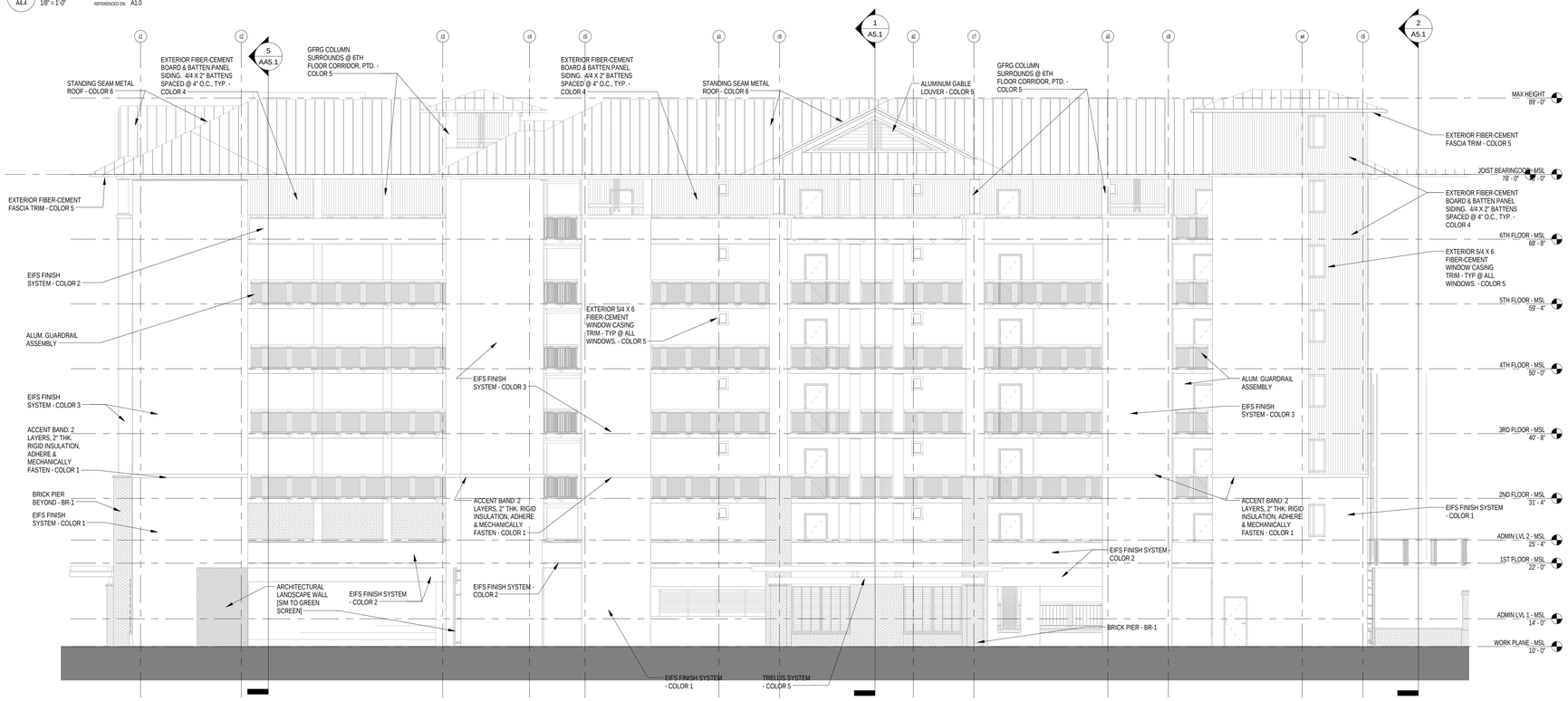


1 A4.4 0Y SOUTH ELEVATION
1/8" = 1'-0" REFERENCED ON: A1.0



2 A4.4 0Y WEST ELEVATION
1/8" = 1'-0" REFERENCED ON: A1.0

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BUILDING ELEVATIONS - PHASE II

PROJECT NO. H373.14
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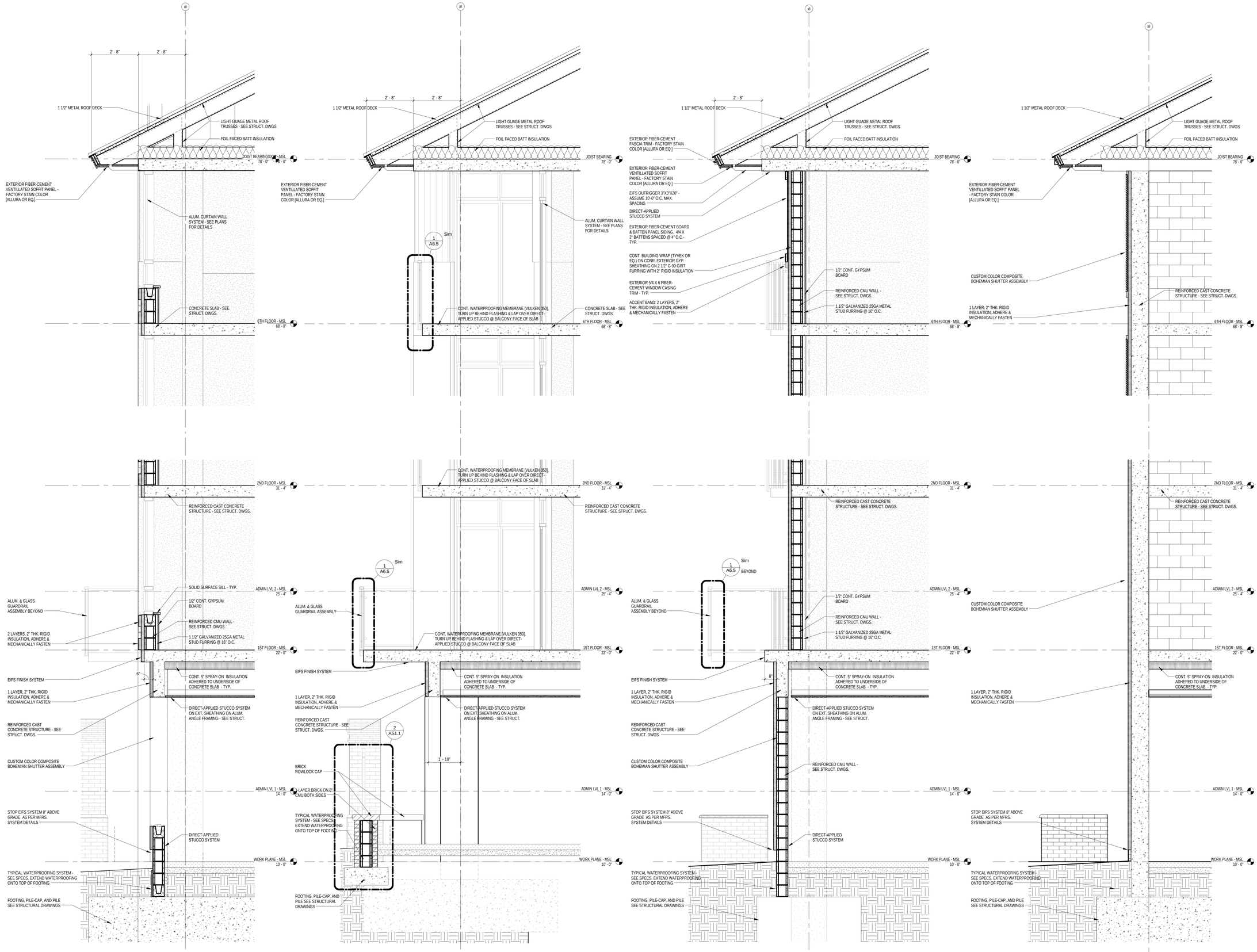
DRAWING NO. A4.4



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DRAWING TITLE
WALL SECTIONS

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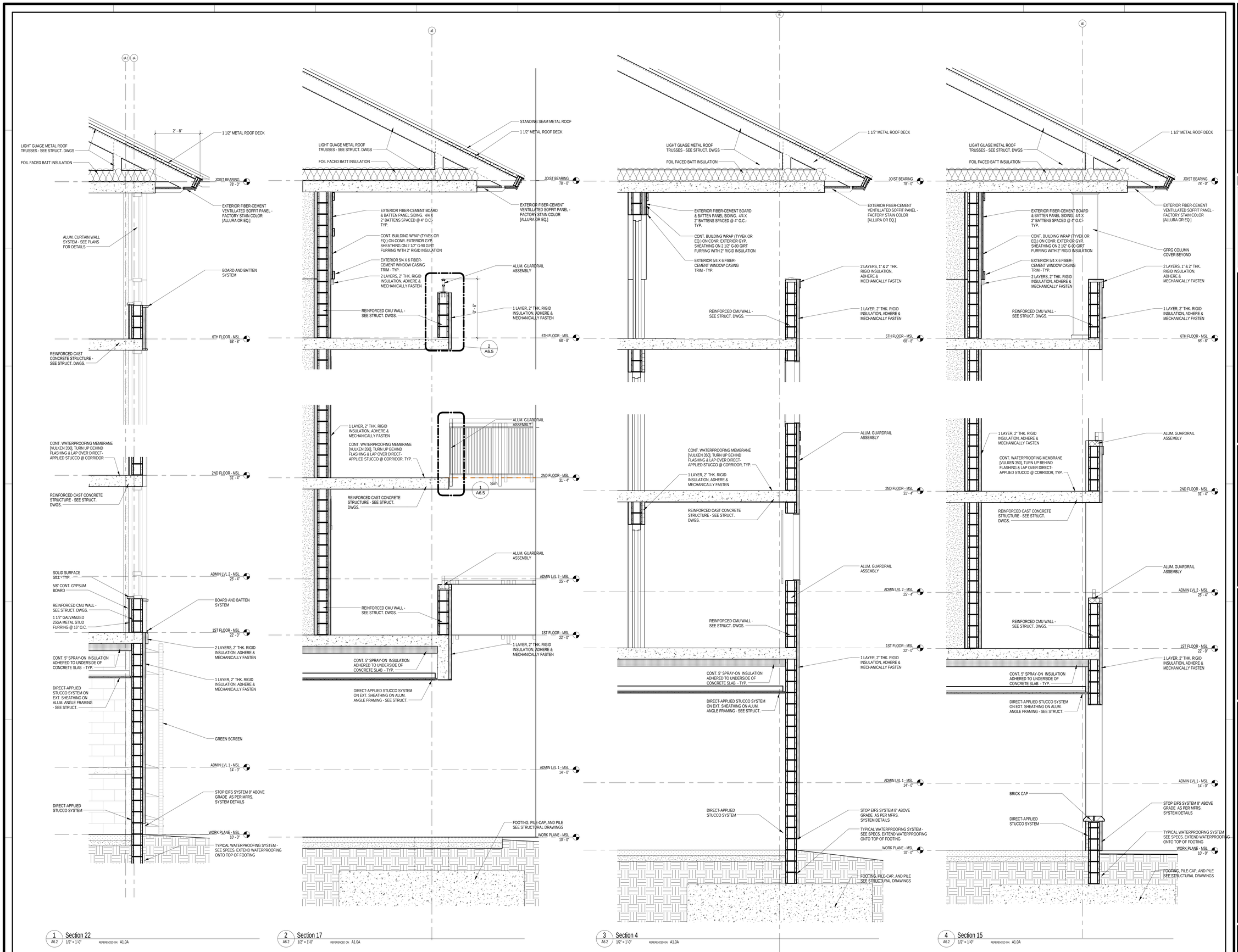

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DRAWING TITLE
WALL SECTIONS

PROJECT NO. H373.14
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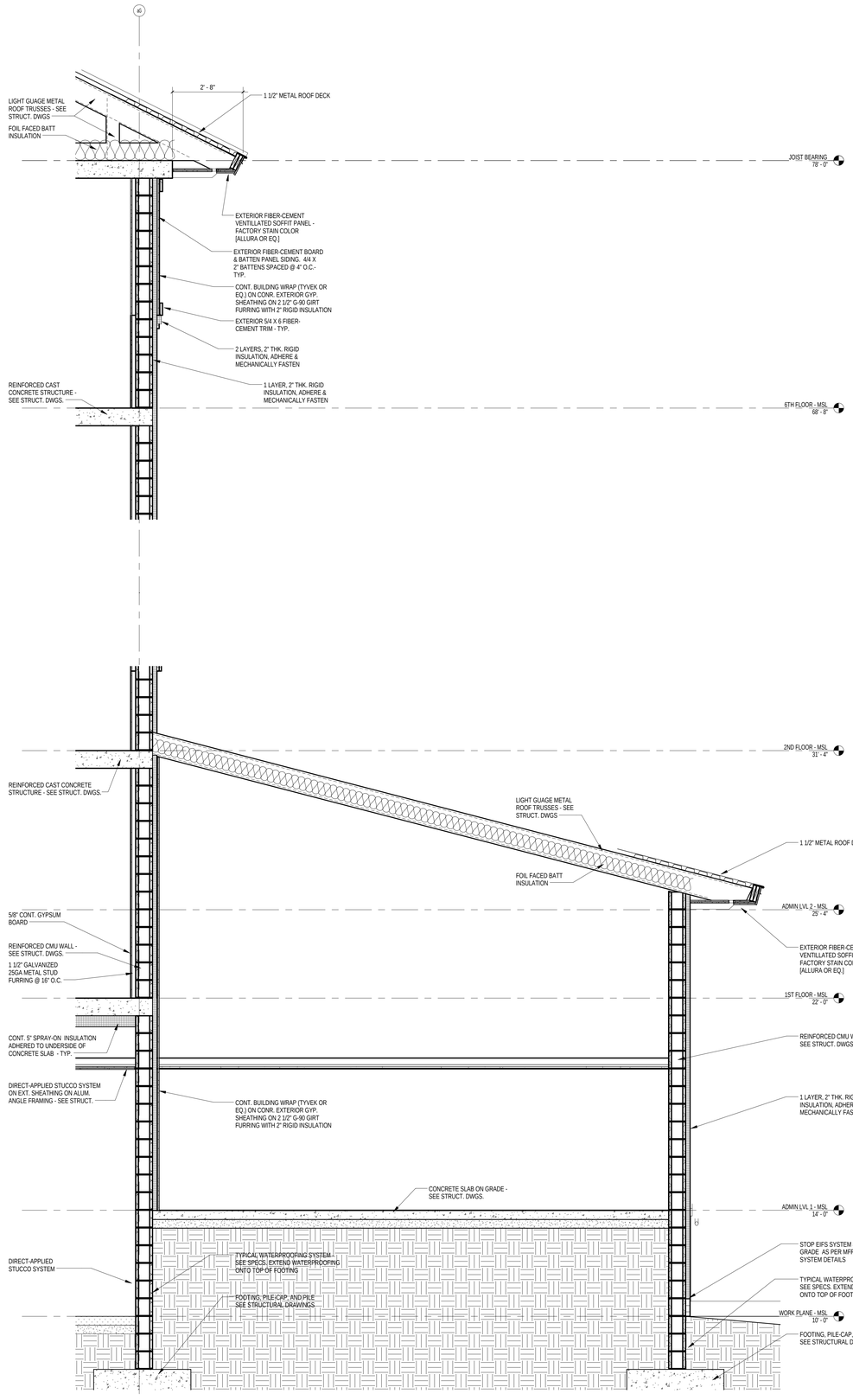

1 / A6.3 Section 23 1/2" = 1'-0" REFERENCED ON: A1.0A

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DRAWING TITLE
WALL SECTIONS

PROJECT NO. H373.14
DATE 01.27.2015

DRAWING NO.
A6.3

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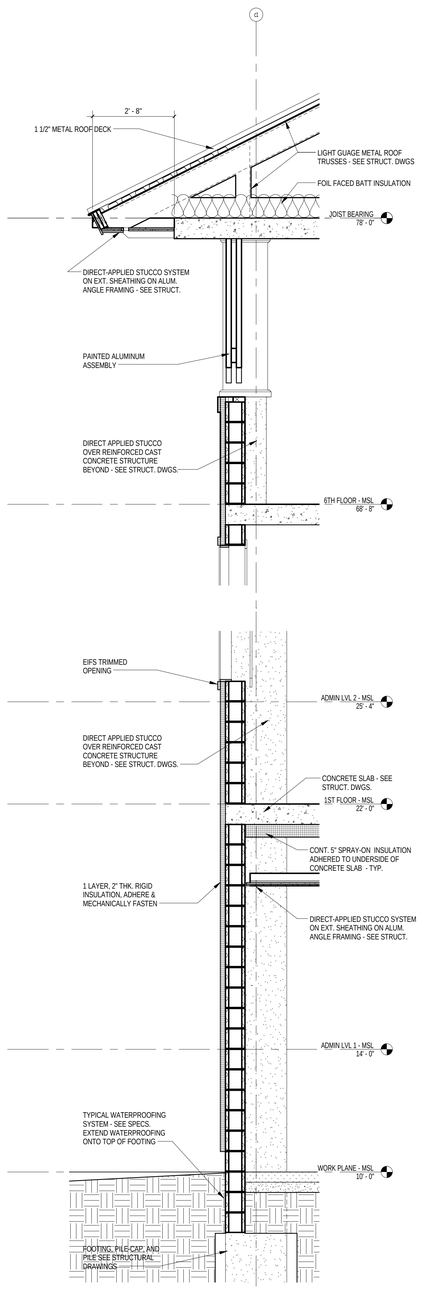
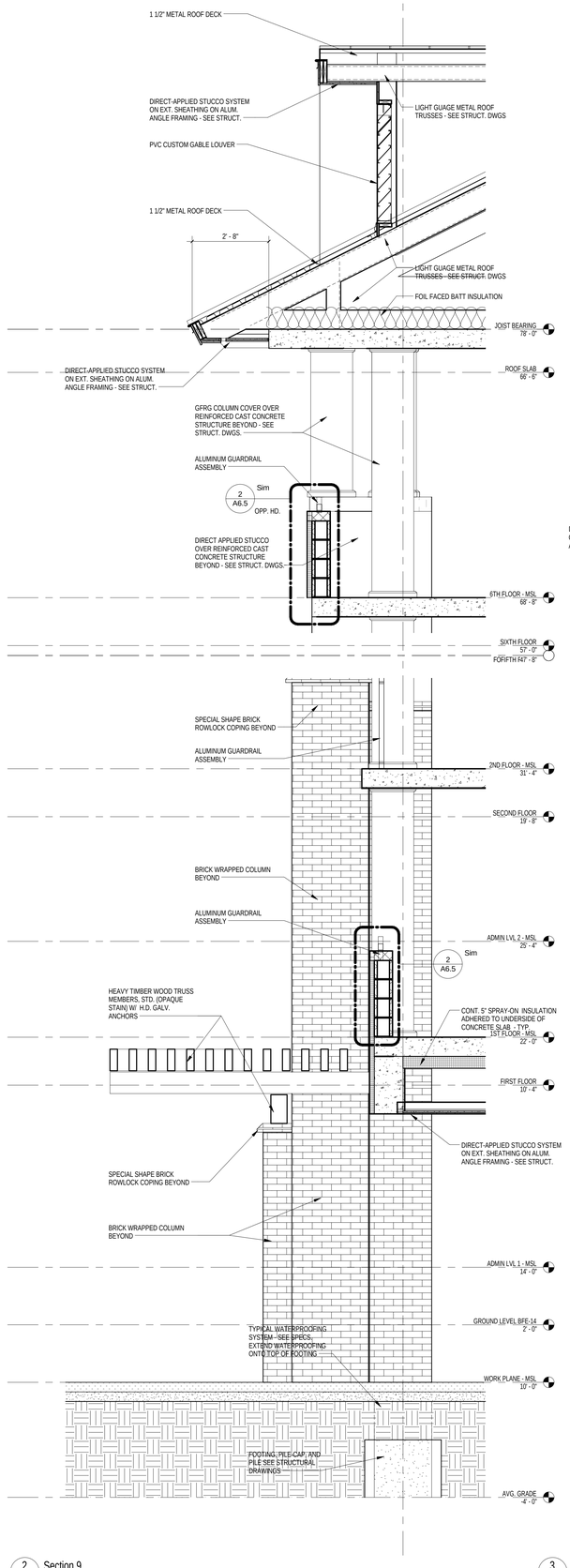
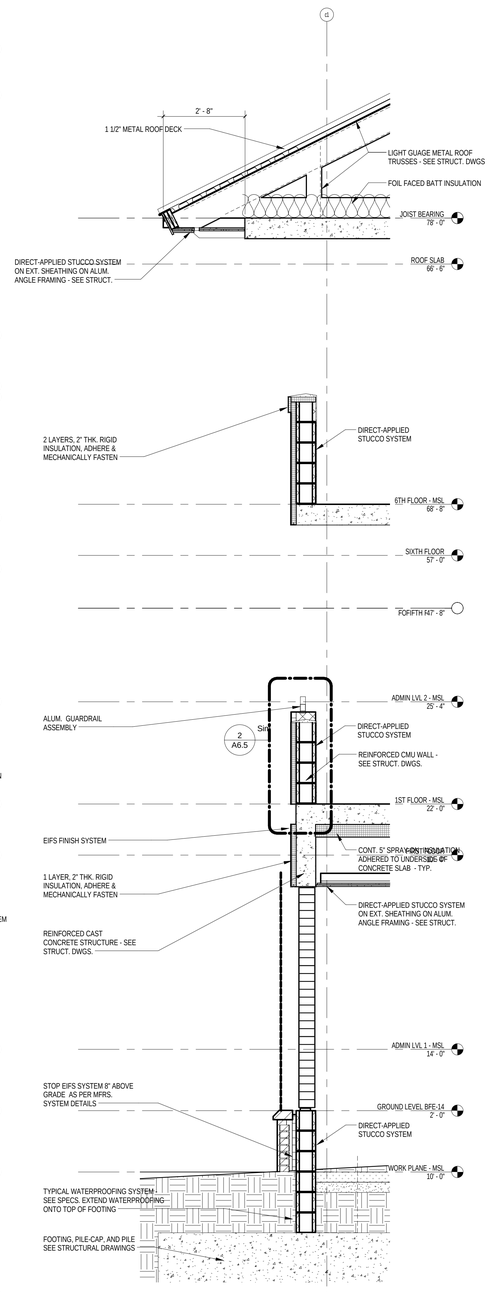


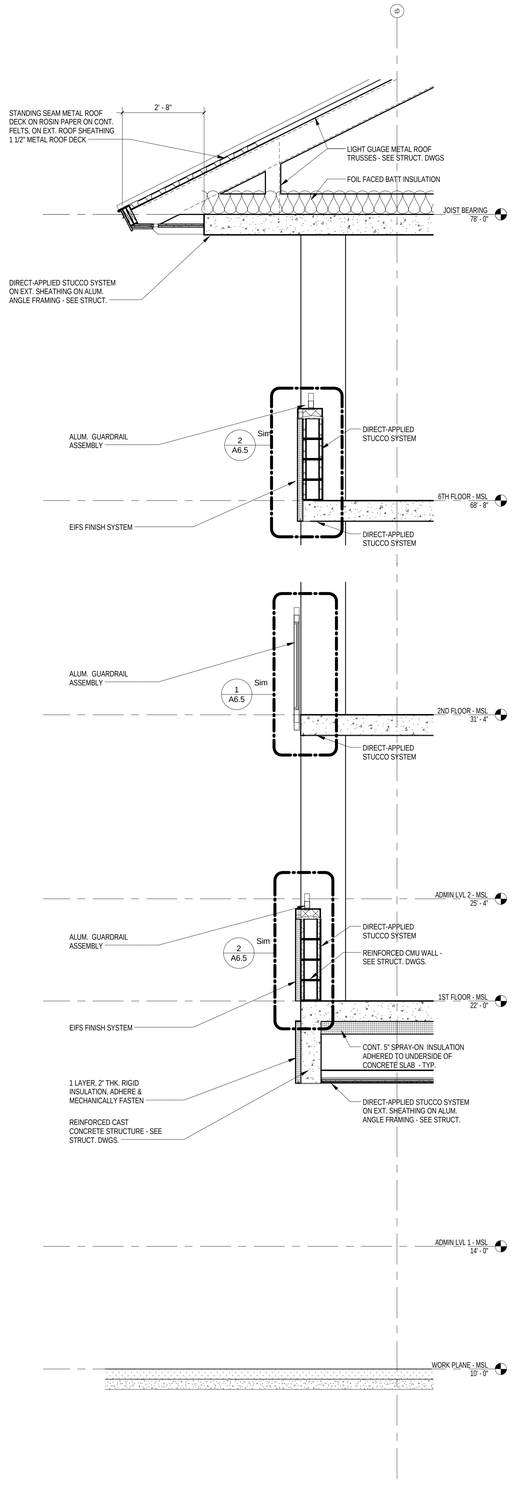
1 Section 24
A6.4 1/2" = 1'-0" REFERENCED ON: A1.0B



2 Section 9
A6.4 1/2" = 1'-0" REFERENCED ON: A1.0B



3 Section 6
A6.4 1/2" = 1'-0" REFERENCED ON: A1.0B



4 Section 7
A6.4 1/2" = 1'-0" REFERENCED ON: A1.0B

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1209 Lincoln Street P.O. Box 18 Columbia, SC 29202
803.212.1032 p / 803.212.1074 f

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A/E SEAL

PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION

PROJECT TITLE
Adventure Inn Redevelopment
South Forest Beach Road
Hilton Head, SC 29925

REVISIONS

NO.	NAME	DATE

DRAWN BY: Author
CHECKED BY: Checker

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DRAWING TITLE
WALL SECTIONS - PHASE II

PROJECT NO. H273.14
DATE 01.27.2015

DRAWING NO.
A6.4

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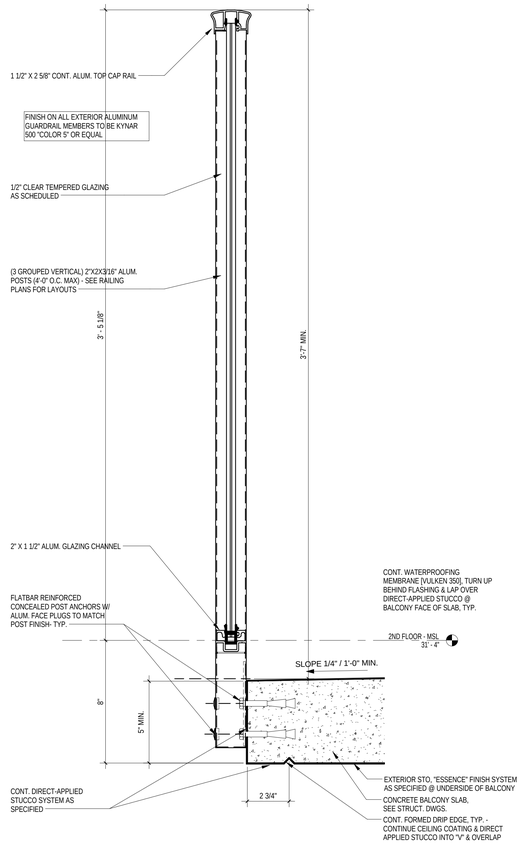
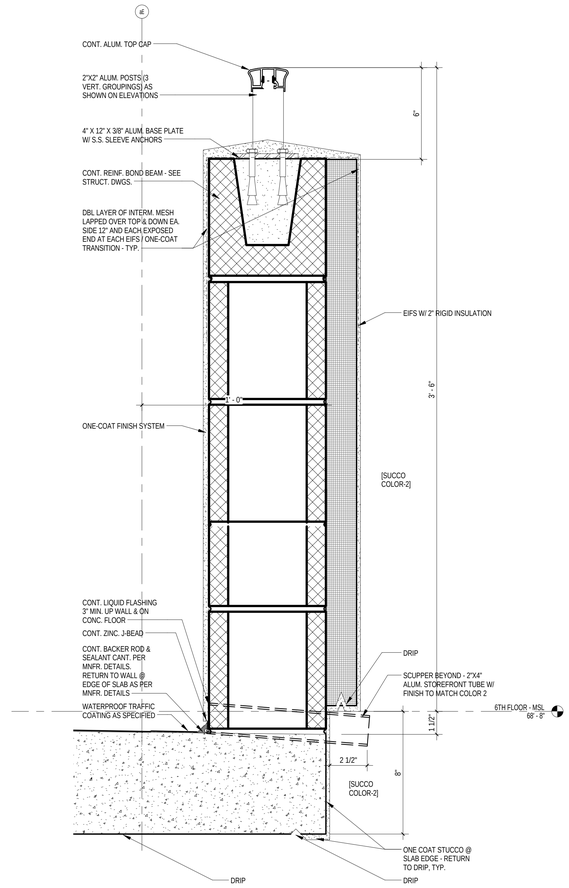


1 A6.5 SECTION DETAIL - TYP. UNIT BALCONY RAILING
3" = 1'-0" REFERENCED ON: A1.2A



2 A6.5 SECTION DETAIL - EGRESS CORRIDOR SOLID RAIL
3" = 1'-0" REFERENCED ON: A6.2

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PROGRESS DOCUMENTS
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A/E SEAL

PROJECT TITLE
Adventure Inn Redevelopment

South Forest Beach Road
Hilton Head, SC 29925

REVISIONS

NO.	NAME	DATE

DRAWN BY: Author
CHECKED BY: Checker

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DRAWING TITLE
SECTION DETAILS

PROJECT NO. H373.14
DATE 01.27.2015

DRAWING NO.
A6.5

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0 30 60 90 120

N

ADVENTURE INN TRACT

Hilton Head Island, South Carolina

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WPi

NORTH ELEVATION - PHASE 1

NORTH ELEVATION - PHASE 2

WPi

tag

GARVINDESIGNGROUP

TRACT

ADVENTURE INN

Hilton Head Island, South Carolina

WEST ELEVATION - PHASE 1

WEST ELEVATION - PHASE 2

WPi

tag

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ADVENTURE INN TRACT

Hilton Head Island, South Carolina

SOUTH ELEVATION - PHASE 1

SOUTH ELEVATION - PHASE 2

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ADVENTURE INN TRACT

Hilton Head Island, South Carolina

EAST ELEVATION - PHASE 1

EAST ELEVATION - PHASE 2

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ADVENTURE INN TRACT

Hilton Head Island, South Carolina

PAVILION NORTH ELEVATION

ADVENTURE INN TRACT

Hilton Head Island, South Carolina

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PAVILION WEST ELEVATION

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ADVENTURE INN TRACT

Hilton Head Island, South Carolina

PAVILION SOUTH ELEVATION

ADVENTURE INN TRACT

Hilton Head Island, South Carolina

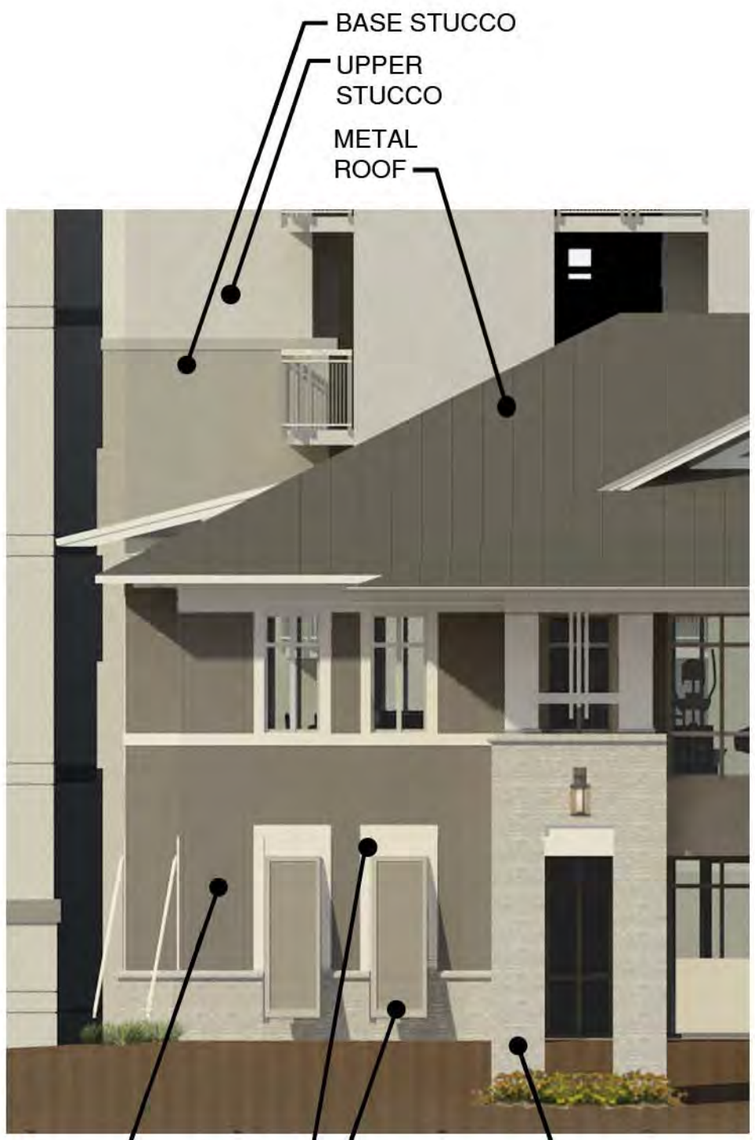
PAVILION EAST ELEVATION

ADVENTURE INN TRACT

Hilton Head Island, South Carolina

COLOR - 7: SW6497
BLUE HORIZON

PORTE-COCHERE CEILING



COLOR - 6: SW7048
URBANE BRONZE

METAL ROOF

COLOR - 4: SW7046
ANONYMOUS

COLOR - 5: SW7029
AGREEABLE GRAY
TRIM

BOARD & BATTEN WITH TRIM

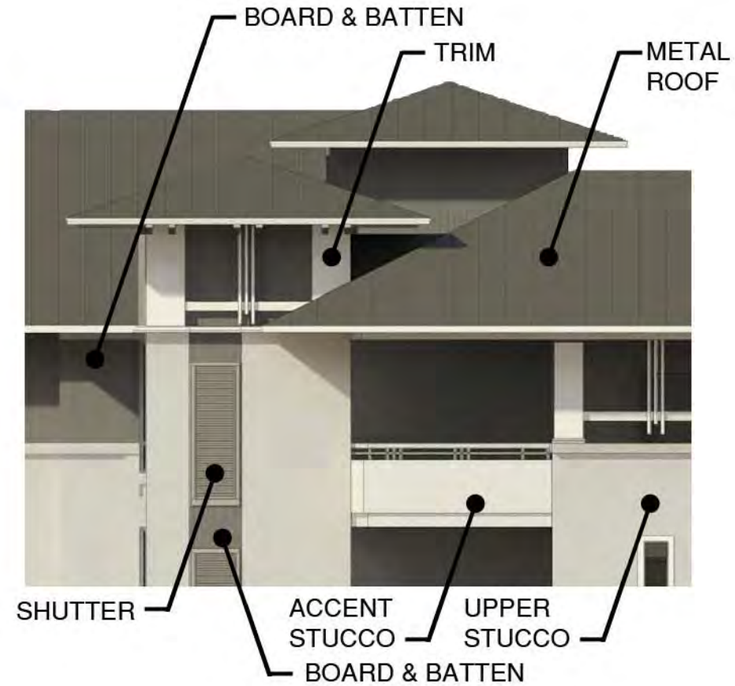
COLOR - 3: SW7045
INTELLECTUAL GRAY
UPPER STUCCO

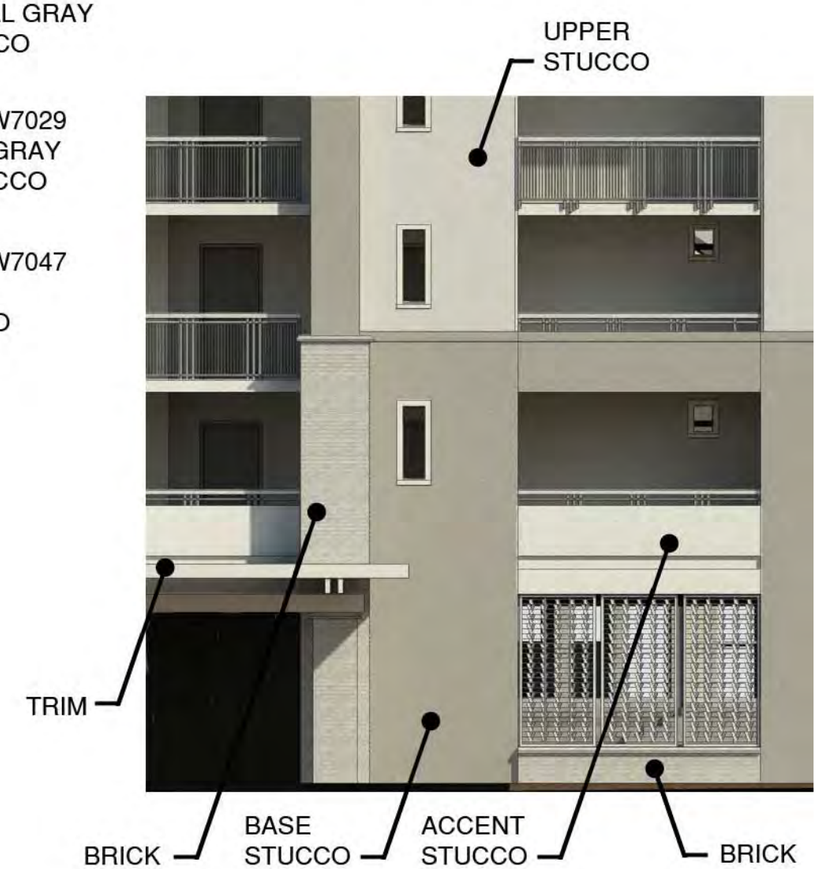
COLOR - 2: SW7029
AGREEABLE GRAY
ACCENT STUCCO

COLOR - 1: SW7047
PORPOISE
BASE STUCCO

STUCCO - FINE SAND FINISH

BRICK [BR-1]





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Hilton Head Island, South Carolina

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BRICK AND MORTAR SAMPLES

CUSTOM STUCCO SAMPLES

PAINT SELECTION – ACTUAL SAMPLES

Adventure Inn Redevelopment: **COLOR SAMPLE EXHIBIT**

01.27.1015

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Hilton Head Island, South Carolina

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VIEW FROM SOUTH FOREST BEACH - PHASE II

ADVENTURE INN TRACT

Hilton Head Island, South Carolina

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VIEW OF OCEAN DUNES ENTRY - PHASE 2

WPi

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ADVENTURE INN TRACT

Hilton Head Island, South Carolina

VIEW OF ENTRY - PHASE 1

ADVENTURE INN TRACT

Hilton Head Island, South Carolina

WPi

tag

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VIEW OF ENTRY - PHASE 2

WPi

tag

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ADVENTURE INN TRACT

Hilton Head Island, South Carolina

ADMINISTRATION ENTRY

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ADVENTURE INN TRACT

Hilton Head Island, South Carolina

ADMINISTRATION REAR

WPi

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ADVENTURE INN TRACT

Hilton Head Island, South Carolina

VIEW OF SCREEN WALL

ADVENTURE INN TRACT

Hilton Head Island, South Carolina

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PAVILION FRONT

ADVENTURE INN TRACT

Hilton Head Island, South Carolina

VIEW FROM BEACH

ADVENTURE INN TRACT

Hilton Head Island, South Carolina

VIEW FROM BEACH - PHASE 1

ADVENTURE INN TRACT

Hilton Head Island, South Carolina

VIEW FROM BEACH - PHASE 2

ADVENTURE INN TRACT

Hilton Head Island, South Carolina

DESIGN TEAM/DRB COMMENT SHEET

The comments below are staff recommendations to the Design Review Board (DRB) and do NOT constitute DRB approval or denial.

PROJECT NAME: Adventure Inn Redevelopment – NEW DEVELOPMENT FINAL DRB#: DRB-000144-2015

DATE: February 10, 2015

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	☒	☐	☐	
Promotes pedestrian scale and circulation	☒	☐	☐	
Design is unobtrusive and set into the natural environment	☐	☐	☒	Redevelopment
Utilizes natural materials and colors	☒	☐	☐	Materials include brick, stucco, and board-and-batten. Colors include bronze, cream, gray, etc.
Avoids distinctive vernacular styles	☒	☐	☐	
Design is appropriate for its use	☒	☐	☐	
All facades are have equal design characteristics	☒	☐	☐	
Avoids monotonous planes or unrelieved repetition	☒	☐	☐	
Has a strong roof form with enough variety to provide visual interest	☒	☐	☐	
Minimum roof pitch of 6/12	☒	☐	☐	
Overhangs are sufficient for the façade height.	☒	☐	☐	
Forms an details are sufficient to reduce the mass of the	☒	☐	☐	

structure				
Human scale is achieved by the use of proper proportions and architectural elements	☒	☐	☐	
Utilizes a variety of materials, textures and colors	☒	☐	☐	
Incorporates wood or wood simulating materials	☒	☐	☐	
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	
Utilities and equipment are concealed from view	☒	☐	☐	
Decorative lighting is limited and low wattage and adds to the visual character	☒	☐	☐	Clarify finish of proposed site lighting (some id'd as "black", some "bronze", some "natural"). Clarify location of proposed architectural lighting. LED lighting is not allowed per LMO.
Accessory elements are design to coordinate with the primary structure	☒	☐	☐	

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	☒	☐	☐	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☒	☐	☐	15-gallon & 30-gallon evergreen shrubs are used as foundation material. Landscape material "sized to create mature appearance at time of installation & eliminate typical grow-in period."
Landscape is designed so that it may be maintained in its natural shape and size	☒	☐	☐	
Preserves a variety of existing native trees and shrubs	☒	☐	☐	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☒	☐	☐	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	☒	☐	☐	
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	☒	☐	☐	
A variety of species is selected for texture and color	☒	☐	☐	
Provides overall order and continuity of the	☒	☐	☐	

Landscape plan				
Native plants or plants that have historically been prevalent on the Island are utilized	☒	☐	☐	
A variety of sizes is selected to create a “layered” appearance for visual interest and a sense of depth	☒	☐	☐	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	☒	☐	☐	Existing Live Oaks heavily under planted.
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	☒	☐	☐	
Proposed groundcovers are evergreen species with low maintenance needs	☒	☐	☐	
Large grassed lawn areas encompassing a major portion of the site are avoided	☒	☐	☐	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	☒	☐	☐	
Ornamentals and Annuals are limited to entrances and other focal points	☒	☐	☐	Annuals at monument sign near entrance and at spa.

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	☒	☐	☐	
Supplemental and replacement trees meet LMO requirements for size, species and number	☐	☐	☒	TBD during Development Plan Review
Wetlands if present are avoided and the required buffers are maintained	☐	☐	☒	
Sand dunes if present are not disturbed	☒	☐	☐	

MISC COMMENTS/QUESTIONS

Project requires written notice of action from Forest Beach Owners Association ARB.

5 Copies & CD 2/10/15

Town of Hilton Head Island

Community Development Department
One Town Center Court
Hilton Head Island, SC 29928
Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY
Date Received: 2.10.15
Accepted by: J Ray
DRB #: 290-2015
Meeting Date:

Applicant/Agent Name: Agent - Trey Griffin Company: Wood+Partners, Inc.
Mailing Address: POB 23949 City: HHI State: SC Zip: 29925
Telephone: 681-6618 Fax: 681-2319 E-mail: tgriffin@woodandpartners.com
Project Name: The Bayshore on Hilton Head Island Project Address: 421 Squire Pope Road
Parcel Number [PIN]: R 510 003 000 089A, 0127, 0128, 0126, 0121, 0000
Zoning District: PD-1 Overlay District(s): COR

CORRIDOR REVIEW, MAJOR
DESIGN REVIEW BOARD (DRB) SUBMITTAL REQUIREMENTS

Digital Submissions may be accepted via e-mail by calling 843-341-4757.

Project Category:

X Concept Approval – Proposed Development
____ Final Approval – Proposed Development
____ Alteration/Addition
____ Sign

Submittal Requirements for ***All*** projects:

____ Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

X Filing Fee: Concept Approval-Proposed Development $175, Final Approval – Proposed Development, Alterations/Additions $100, Signs $25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

Concept Approval – Proposed Development

X A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
X A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.
X A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.
X Context photographs of neighboring uses and architectural styles.
X Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
X Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

DRB- 2015

Additional Submittal Requirements:

Final Approval – Proposed Development

_____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.

_____ Final site development plan meeting the requirements of Appendix D: D-6.F.

_____ Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.

_____ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.

_____ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

_____ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions

_____ All of the materials required for final approval of proposed development as listed above, plus the following additional materials.

_____ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.

_____ Photographs of existing structure.

Additional Submittal Requirements:

Signs

_____ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

For freestanding signs:

_____ Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.

_____ Proposed landscaping plan.

For wall signs:

_____ Photograph or drawing of the building depicting the proposed location of the sign.

_____ Location, fixture type, and wattage of any proposed lighting.

Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

A representative for each agenda item is strongly encouraged to attend the meeting.

Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. ☐YES ☒NO

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.

Thomas [signature] _____ 2.10.15 _____

SIGNATURE DATE

The Bayshore on Hilton Head

421 Squire Pope Road
Hilton Head Island, SC

Project Narrative
DRB Conceptual Review

February 10, 2015

Bayshore Retirement Partners is proposing to construct a new senior housing community to be located on the approximate four acre site on the west side of Squire Pope Road known as Salty Fare. The community will consist of a single five-story building set on the west side of the site, well away from Squire Pope Road. The position of the structure respects the northern and southern setbacks, and strives to work with the existing trees in spite of the encroachment of the existing improvements. The structure is comprised of 126 senior housing units and associated interior amenities, which include table service dinning facilities, a café and reading room, a full service bar and lounge, fitness facilities and virtual sports venues, a full service spa and salon, and game rooms.

The architectural design philosophy of the development is well expressed by Charles Fraser when he stated *"…the buildings should be unobtrusive in form and color in order to complement their natural setting. The main concern is that the total community be homogeneous in feeling in a park-like setting…"* This theme is incorporated into all aspects of the design from building placement to final detailing. As a result of the site analysis, the building placement is located within the existing "architectural elements zone" and placed well back from Squire Pope Road. To further minimize the impact from the road, one (instead of two) center access drive is provided. This tree lined entry drive is on the building's primary axis as it leads to a covered entry porte-cochere and establishes the simple and elegant symmetry of the East Entry facade. A ceremonial hardscape feature will be located at the terminus of the entry drive creating a pedestrian scale focal point in front of the building entry. The hardscape feature will anchor a small motor court where the pick-up and delivery of our senior residents can occur under cover created by the entry porte-cochere. The community provides 108 onsite parking spaces that are located on the north and south side of the site, hidden from Pope Squire Road and our main entry drive by a series of low garden walls, landscaping and a street tree program. Additional overflow and employee parking is located at the adjacent 6 acre site on the east side of Pope Squire Road.

The 'U' shaped building configuration opens to the primary water views to the northwest. To minimize the impact to the residential neighbors to the north, the service drive, kitchen, dining, and club functions are located on the south side (the same side as the adjacent boat house), while the quieter residential type functions only are placed along the north.

Continuing the theme of complementing the natural setting, the architecture is harmonious with the Island character and utilizes the principles of good design with the building's form, mass, scale, materials, detail, and color. The form and mass of the structure are modulated through a variety of methods: building steps, offsets, inset and projected balconies, trellised pergolas, arched colonnades, varied roof planes, generous and varied roof overhangs, varied massing heights with tower elements and gabled end features all assist in breaking down the form and mass to create visual interest and appeal consistent with the Island. The material pallete and simple detailing provide additional compatible interest and scale: painted stucco of medium and light texture; precast and faux precast trim; wood and faux wood fascia, eave extension brackets, railings, door and window frames, and Bahama shutters; shake concrete roof tile, and a metal standing seam roof at the porte-cochere. These elements will maintain the neutral toned colors to blend with and preserve the natural Island setting.

Site features will include a range of exterior amenities for resident's and include walled courtyards with a pool and shade trellis feature, garden fountains, seating terraces and access to Broad Creek through an existing dock. A fire pit and swing trellis area will also provide views to Broad Creek while a multi-use lawn will provide a sunny event and gathering space. Permeable parking fields with decorative pavers will be used to improve water quality and aid in storm water requirements for the site.

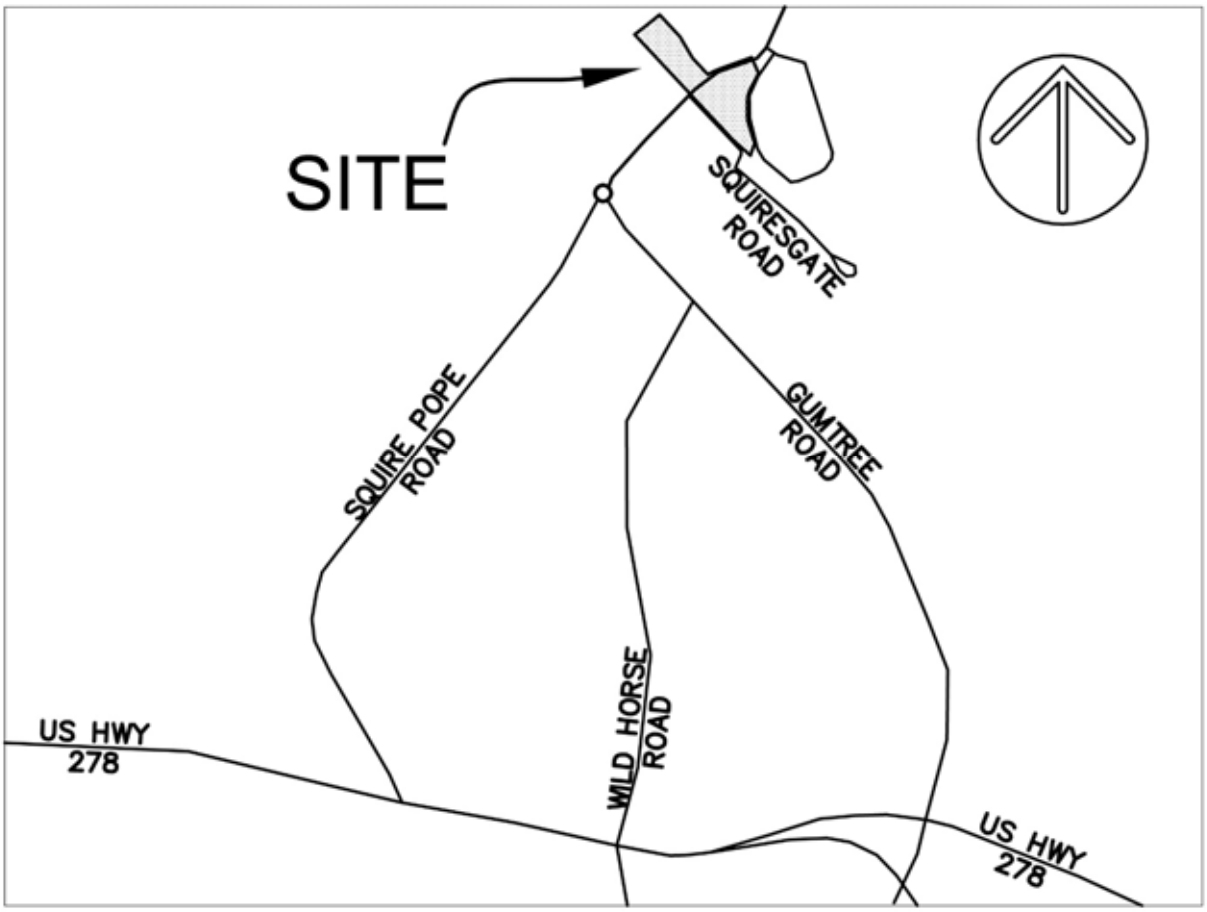
The site and amenities will be landscaped to enhance the different characteristics of each area and will include a tree lined and landscaped entry drive with garden wall elements, a garden style pool area with lush plantings and a shade garden along Broad Creek. Buffers will be landscaped to Town requirements to screen adjacent uses.

Natural grades on the site generally range between 11 and 15. The proposed building is to be slab on grade construction, with finish floor elevation set at 14.25'. Existing storm water management and utilities will be upgraded as required.

The Bayshore on Hilton Head Island

421 Squire Pope Road
Hilton Head Island, SC 29926
January 13, 2015

Location Map



Vicinity Map – Not to Scale

Bayshore Retirement Living
Existing Site Photos

Entrance

View of Parking Lot Across Squire Pope Road

View of West Propety Line - Boat Storage

View of North Property Line – Skull Creek

View of North Property Line – Existing Dock & Dock Master's Office

View of High Canopy/Dense Shade Open Space

Existing Deck

View of East Property Line - Residence

View of East Property Line – Specimen Live Oak

Bayshore Retirement Living

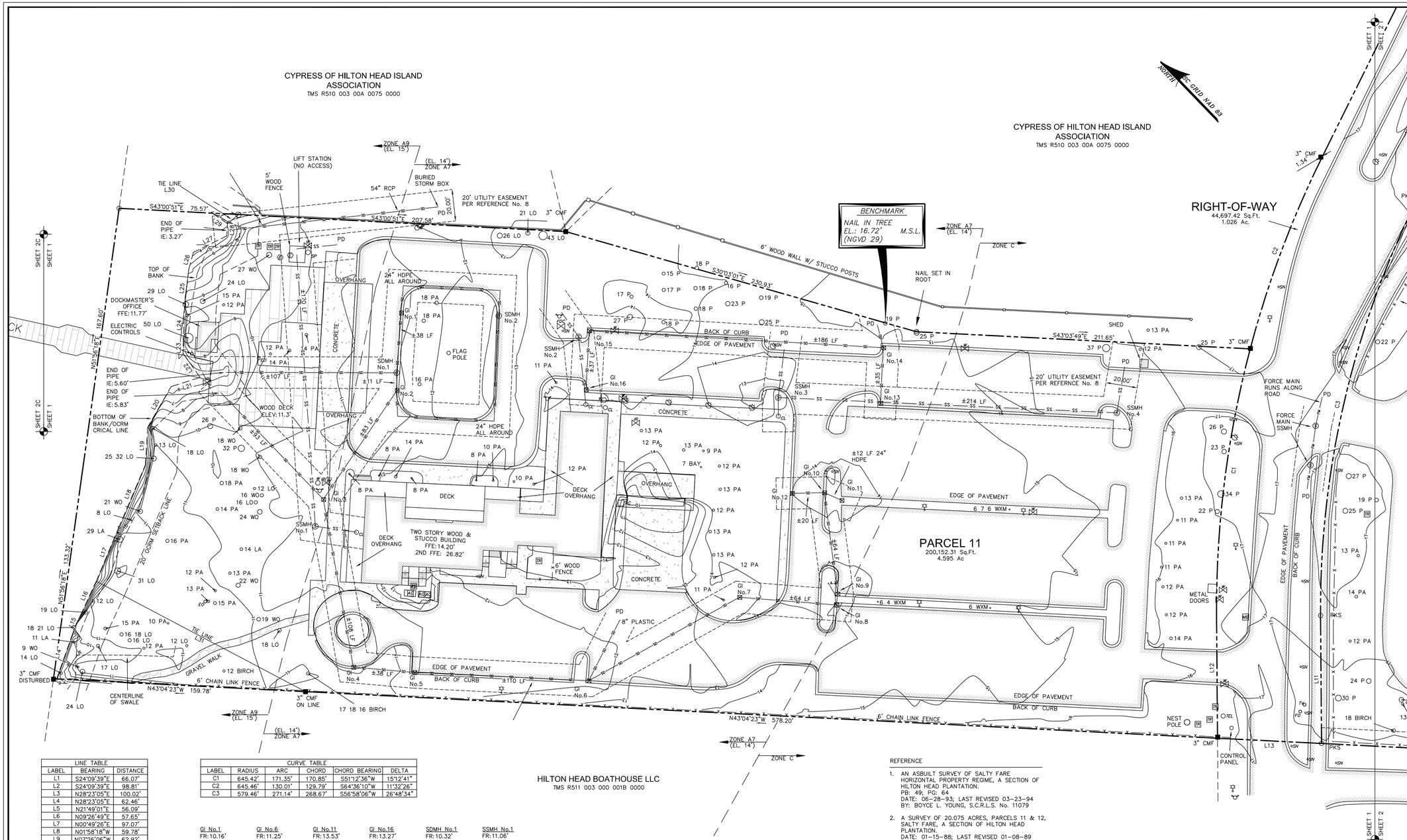
Neighboring Uses and Architectural Styles

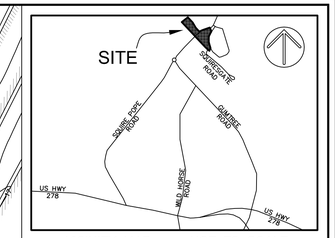
Adjacent Property West - Skull Creek Boathouse

Adjacent Property West - Skull Creek Boathouse Dry Stack Storage

Adjacent Property East - The Cypress

Bluewater Resort and Marina





VICINITY MAP NOT TO SCALE

LEGEND

CMF	CONCRETE MONUMENT FOUND
RBF	IRON REBAR FOUND
PKF	PK NAIL FOUND
RBS	5/8" IRON REBAR SET
PKS	PK NAIL SET
CATV	CABLE JUNCTION BOX
CL	SANITARY SEWER CLEANOUT
	ELECTRIC METER
	ELECTRIC OUTLET
FO	FIBER OPTIC JUNCTION BOX
	FIRE HYDRANT
	GRATE INLET
	GROUND LIGHT
	IRRIGATION CONTROL VALVE
	JUNCTION BOX
	LIGHT POLE
MB	MAIL BOX
MV MKR	MAIN VALVE MARKER
D	STORM DRAIN MANHOLE
S	SANITARY SEWER MANHOLE
SN	SIGN
SP	SPIGOT
TEL	TELEPHONE JUNCTION BOX
TR	TRANSFORMER
	WATER VALVE
CED	CEDAR
CH	CHERRY
CYP	CYPRESS
G	SWEET GUM
LA	LAUREL OAK
LO	LIVE OAK
MAP	RED MAPLE
P	PINE
PA	PALMETTO
PEC	PECAN
SB	SUGAR BERRY
WO	WATER OAK
WXM	WAX MYRTLE
IE	INVERT ELEVATION
PD	PIPE DIRECTION
FFE	FINISHED FLOOR ELEVATION
OCRM	OCEAN COSTAL & RESOURCE MANAGEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
FM	FORCE MAIN LINE
SD	STORM DRAIN LINE
SS	SANITARY SEWER LINE
16	CONTOUR LINE

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	S24°09'39"E	66.07'
L2	S24°09'39"E	98.81'
L3	N28°23'05"E	100.02'
L4	N28°23'05"E	62.46'
L5	N21°49'01"E	56.09'
L6	N09°26'49"E	57.65'
L7	N00°49'26"E	97.07'
L8	N01°58'18"W	59.78'
L9	N07°26'06"W	62.92'
L10	N18°46'09"W	73.60'
L11	N43°33'18"E	81.00'
L12	N43°33'18"E	77.17'
L13	S43°07'25"E	65.96'
L14	S63°21'07"W	30.21'
L15	S67°07'52"W	13.62'
L16	S68°56'05"W	23.01'
L17	S66°41'56"W	37.26'
L18	S67°03'06"W	42.73'
L19	S47°24'06"W	23.91'
L20	S74°02'52"W	29.72'
L21	N63°38'54"W	19.26'
L22	S08°37'25"W	18.55'
L23	S44°21'13"W	7.07'
L24	S46°05'30"W	21.88'
L25	S50°15'05"W	24.42'
L26	S59°22'44"W	11.27'
L27	N72°16'23"W	23.61'
L28	S46°37'41"W	7.77'
L29	S11°13'53"E	11.65'
L30	N85°15'18"W	8.90'
L31	N18°09'53"W	149.81'

CURVE TABLE					
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	645.42'	171.35'	170.85'	S51°12'36"W	15°12'41"
C2	645.46'	130.01'	129.79'	S64°36'10"W	11°32'26"
C3	579.46'	271.14'	268.67'	S56°58'06"W	26°48'34"

GI No.1
FR: 10.16'
IE: 5.41'

GI No.2
FR: 10.16'
IE: 5.62'

GI No.3
FR: 10.65'
IE(N): 5.76'
IE(E): 5.57'
IE(S): 5.74'

GI No.4
FR: 9.40'
IE(N): 5.88'
IE(S): 5.91'

GI No.5
FR: 10.96'
IE: 6.12'

GI No.6
FR:11.25'
IE(NW):6.27'
IE(E): 7.15'
IE(SE):6.27'

GI No.7
FR: 13.10'
IE(W): 6.68'
IE(S): 6.70'

GI No.8
FR: 13.61'
IE(NW):6.69'
IE(NE):6.62'

GI No.9
FR: 13.56'
IE(SW): 6.73'
IE(NE): 6.85'

GI No.10
FR: 13.87'
IE:
UNACCESSABLE

GI No.11
FR: 13.53'
IE: 9.38'

GI No.12
FR: 13.94'
IE: 6.26'

GI No.13
FR:14.22'
IE: 6.87'

GI No.14
FR:14.30'
IE(NW): 6.53'
IE(NE):6.64'
IE(SW): 6.86'

GI No.15
FR:13.27'
IE(SE): 6.07'
IE(SW): 6.02'

GI No.16
FR:13.27'
IE(SE): 6.07'
IE(SW): 6.02'

GI No.17
FR: 13.35'
IE: 10.01'

GI No.18
FR: 14.79'
IE(NW): 4.57'
IE(NE): 4.99(LEAN)
IE(S): 4.49'

GI No.19
FR: 13.41'
IE(N): 9.90'
IE(S): 9.86'

GI No.20
FR: 13.86'
IE(N): 10.19'
IE(S): 10.17'

GI No.21
FR:13.82'
IE: 10.28'

SDMH No.1
FR: 10.32'
IE: 6.28'

SDMH No.2
FR: 12.63'
IE: 5.99'

SDMH No.3
FR: 15.97'
TR: 15.07'

SDMH No.4
FR: 15.12'
TR: 14.35'

SDMH No.5
FR: 14.10'
TR: 13.44'

SDMH No.6
FR: 13.24'
TR: 12.45'

SDMH No.7
FR: 12.58'
IE: 6.13'

SSMH No.1
FR: 11.06'
IE: 3.22'

SSMH No.2
FR: 13.95'
IE: 2.72'

SSMH No.3
FR: 14.56'
IE: 3.34'

SSMH No.4
FR: 15.81'
IE: 4.21'

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONES A9, A7 AND C (MINIMUM EL. 14.0'), FIRM PANEL 0002-D COMMUNITY 450250.
2. ELEVATIONS ARE BASED ON NGVD 29 DATUM.
3. APPROXIMATE LOCATION OF FLOOD ZONE LINES ARE FROM FLOOD INSURANCE RATE MAP, LAST REVISED 09-29-86. (SEE NOTE 1).
4. DRAINAGE AND SEWER PIPE SIZE AND DETAIL, RESPECTIVELY, ARE 24" METAL CORRUGATED AND 8" PVC TYPICAL UNLESS OTHERWISE NOTED.
5. THE OFF-SITE CONNECTING STRUCTURES FOR SSMH No.2, SSMH No.3, SSMH No.4, GI No. 18, AND THE FORCE MAIN MANHOLES WERE SEARCHED FOR BUT NOT RECOVERED.

REFERENCE

1. AN ASBUILT SURVEY OF SALTY FARE HORIZONTAL PROPERTY REGIME, A SECTION OF HILTON HEAD PLANTATION.
   PB: 49; PG: 64
   DATE: 06-28-93; LAST REVISED 03-23-94
   BY: BOYCE L. YOUNG, S.C.R.L.S. No. 11079
2. A SURVEY OF 20.075 ACRES, PARCELS 11 & 12, SALTY FARE, A SECTION OF HILTON HEAD PLANTATION.
   DATE: 01-15-88; LAST REVISED 01-08-89
   BY: TERRY G. HATCHELL, S.C.R.L.S. No. 11059
3. A BOUNDARY PLAT OF TAX PARCEL No. 510-3-1B, SQUIRE POPE ROAD.
   PB: 83; PG: 85
   DATE: 10-11-01
   BY: DONALD R. COOP, JR., S.C.R.L.S. No. 19010
4. A SUBDIVISION PLAT OF LOTS: 24,26 & 28 BAY CLUB, A SECTION OF HILTON HEAD PLANTATION.
   PB: 54; PG: 11
   DATE: 03-17-05; LAST REVISED 08-07-95
   BY: MICHAEL R. DUNIGAN, S.C.R.L.S. No. 11905
5. A SUBDIVISION PLAT OF THE BAY CLUB, A SECTION OF HILTON HEAD PLANTATION.
   PB: 40; PG: 122
   DATE: 09-24-90; LAST REVISED 10-19-90
   BY: TERRY G. HATCHELL, S.C.R.L.S. No. 11059
6. AN ASBUILT AND BOUNDARY SURVEY OF PARCEL 12, SALTY FARE, A SECTION OF HILTON HEAD PLANTATION.
   PB: 49; PG: 63
   DATE: 05-20-93; LAST REVISED 11-22-93
   BY: TERRY G. HATCHELL, S.C.R.L.S. No. 11059
7. BIKE PATH EASEMENT OVER PARCEL R510-003A-0114, CYPRESS OF HILTON HEAD ISLAND, A SECTION OF HILTON HEAD PLANTATION
   PB: 122; PG: 63
   DATE: 07-31-07
   BY: MARK R. RENEW, S.C.R.L.S. No. 25437
8. DEED BOOK 553; PAGE 1009

THE AREA SHOWN HEREON IS A GENERAL REPRESENTATION OF DHEC-OCRM PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DELINEATING THE PERMIT AUTHORITY OF THE DHEC-OCRM, THE OFFICE OF OCRM IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION IN ANY CRITICAL AREA OF THE SUBJECT PROPERTY WHETHER SHOWN OR NOT.

SIGNATURE *DATE*

The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

GRAPHIC SCALE
30 15 0 30 60

PREPARED FOR:
BAYSHORE RETIREMENT LIVING

A BOUNDARY,
TREE AND TOPOGRAPHICAL & ASBUILT SURVEY OF

PARCEL 11-A, PARCEL 11-C, PARCEL 11-D, PARCEL 11-E, PARCEL 11-F, PARCEL 12 AND PARCEL 12A OF THE SALTY FARE HORIZONTAL PROPERTY REGIME, A SECTION OF HILTON HEAD PLANTATION

TAX PARCEL No. R510 003 000 089A 0000
TAX PARCEL No. R510 003 000 0127 0000
TAX PARCEL No. R510 003 000 0128 0000
TAX PARCEL No. R510 003 000 0126 0000
TAX PARCEL No. R510 003 000 0121 0000

THE TOWN OF HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK:	DBL
FIELD CHECK:	WHG
DRAWN BY:	JMB
DATE:	02-26-14
SCALE:	1"=30'
PROJECT No.:	14014
FILE:	14014 TA1.DWG

SHEET 1 OF 2

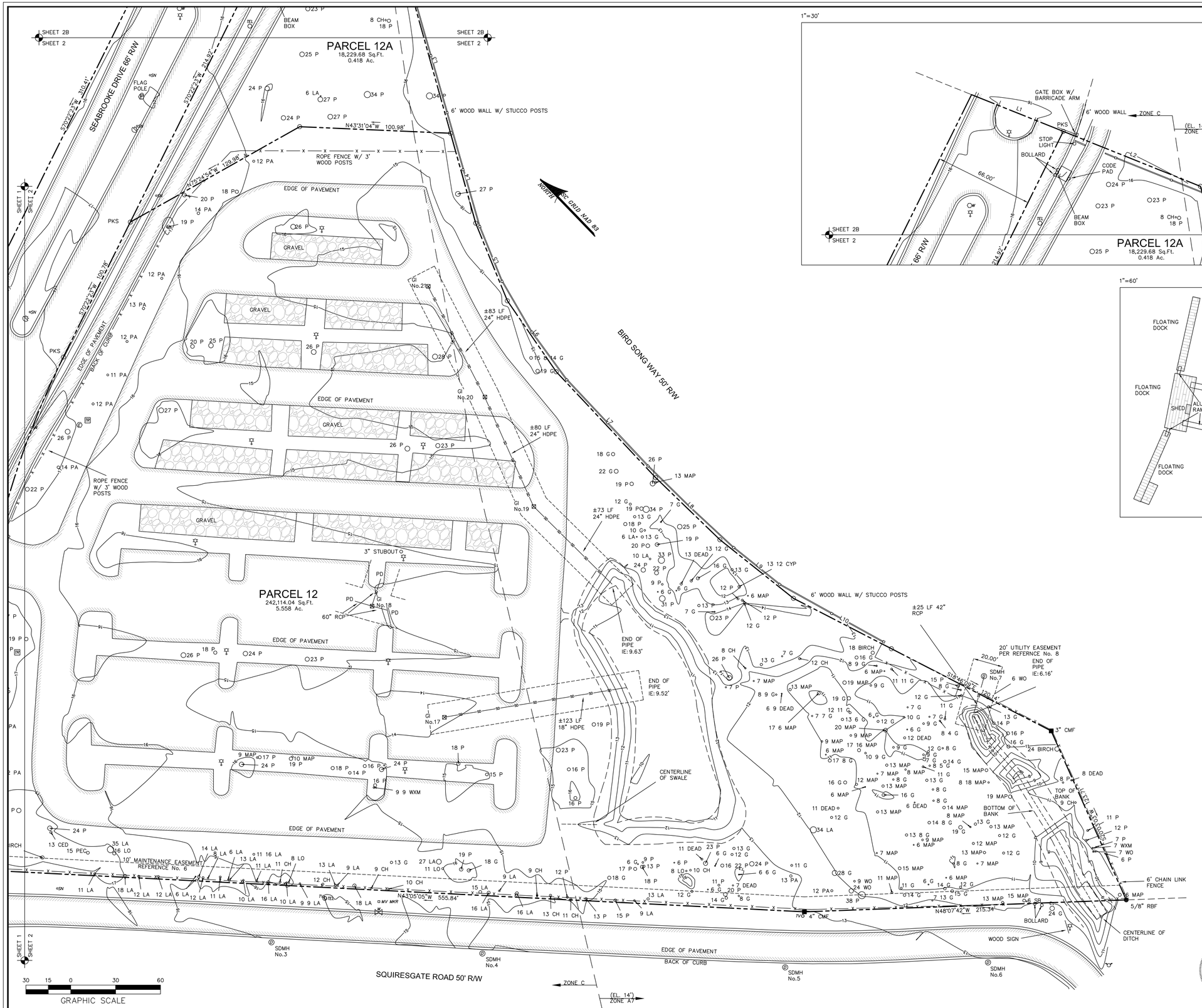
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

WILLIAM H. GRAY, JR.
S.C.P.L.S. No. 22744
NOT VALID UNLESS CRIMPED WITH SEAL

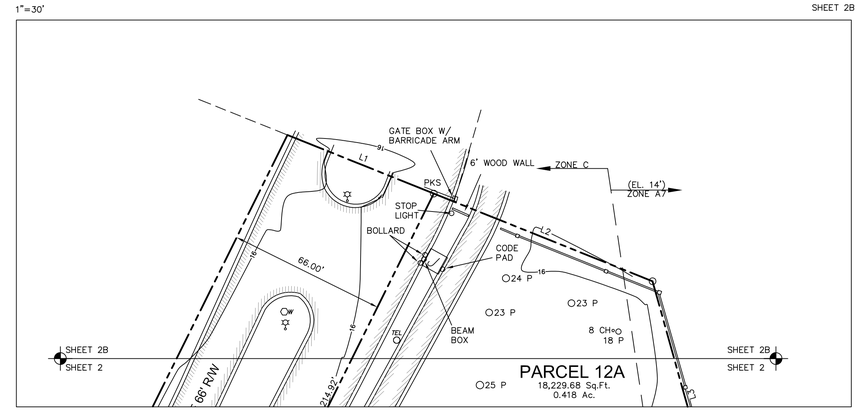
ATLAS SURVEYING INC.
49 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645-9277
FAX: (843) 645-9267
WEBSITE: WWW.ATLASSURVEYING.COM

SOUTH CAROLINA ATLAS SURVEYING,INC. No. C04285 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL LAND SURVEYOR WILLIAM H. GRAY No. 22744



1"=30'



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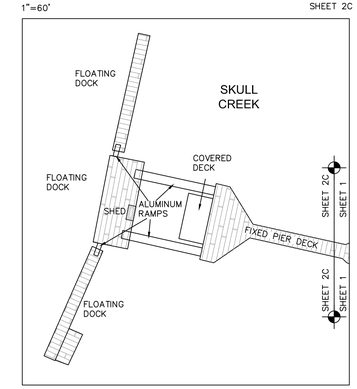

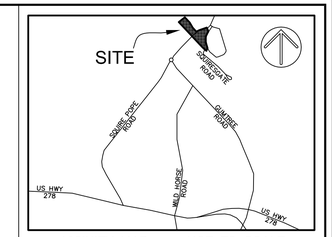

VICINITY MAP NOT TO SCALE

LEGEND

CMF	CONCRETE MONUMENT FOUND
RBF	IRON REBAR FOUND
PKF	PK NAIL FOUND
RBS	5/8" IRON REBAR SET
PKS	PK NAIL SET
CTV	CABLE JUNCTION BOX
CL	SANITARY SEWER CLEANOUT
	ELECTRIC METER
EO	ELECTRIC OUTLET
FO	FIBER OPTIC JUNCTION BOX
	FIRE HYDRANT
	GRATE INLET
	GROUND LIGHT
IV	IRRIGATION CONTROL VALVE
	JUNCTION BOX
	LIGHT POLE
MB	MAIL BOX
MV MKR	MAIN VALVE MARKER
D	STORM DRAIN MANHOLE
S	SANITARY SEWER MANHOLE
SN	SIGN
SP	SPIGOT
TEL	TELEPHONE JUNCTION BOX
TR	TRANSFORMER
WV	WATER VALVE
CED	CEDAR
CH	CHERRY
CYP	CYPRESS
G	SWEET GUM
LA	LAUREL OAK
LO	LIVE OAK
MAP	RED MAPLE
P	PINE
PA	PALMETTO
PEC	PECAN
SB	SUGAR BERRY
WO	WATER OAK
WXM	WAX MYRTLE
IE	INVERT ELEVATION
PD	PIPE DIRECTION
FFE	FINISHED FLOOR ELEVATION
OCRM	OCEAN COSTAL & RESOURCE MANAGEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
FM	FORCE MAIN LINE
SD	STORM DRAIN LINE
SS	SANITARY SEWER LINE
16	CONTOUR LINE

PREPARED FOR:
BAYSHORE RETIREMENT LIVING

A BOUNDARY, TREE AND TOPOGRAPHICAL & ASBUILT SURVEY OF

PARCEL 11-A, PARCEL 11-C, PARCEL 11-D, PARCEL 11-E, PARCEL 11-F, PARCEL 12 AND PARCEL 12A OF THE SALTY FARE HORIZONTAL PROPERTY REGIME, A SECTION OF HILTON HEAD PLANTATION

TAX PARCEL No. R510 003 000 089A 0000
TAX PARCEL No. R510 003 000 0127 0000
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TAX PARCEL No. R510 003 000 0121 0000

THE TOWN OF HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK:	DBL
FIELD CHECK:	WHG
DRAWN BY:	JMB
DATE:	02-26-14
SCALE:	1"=30'
PROJECT No.:	14014
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SHEET 2 OF 2

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

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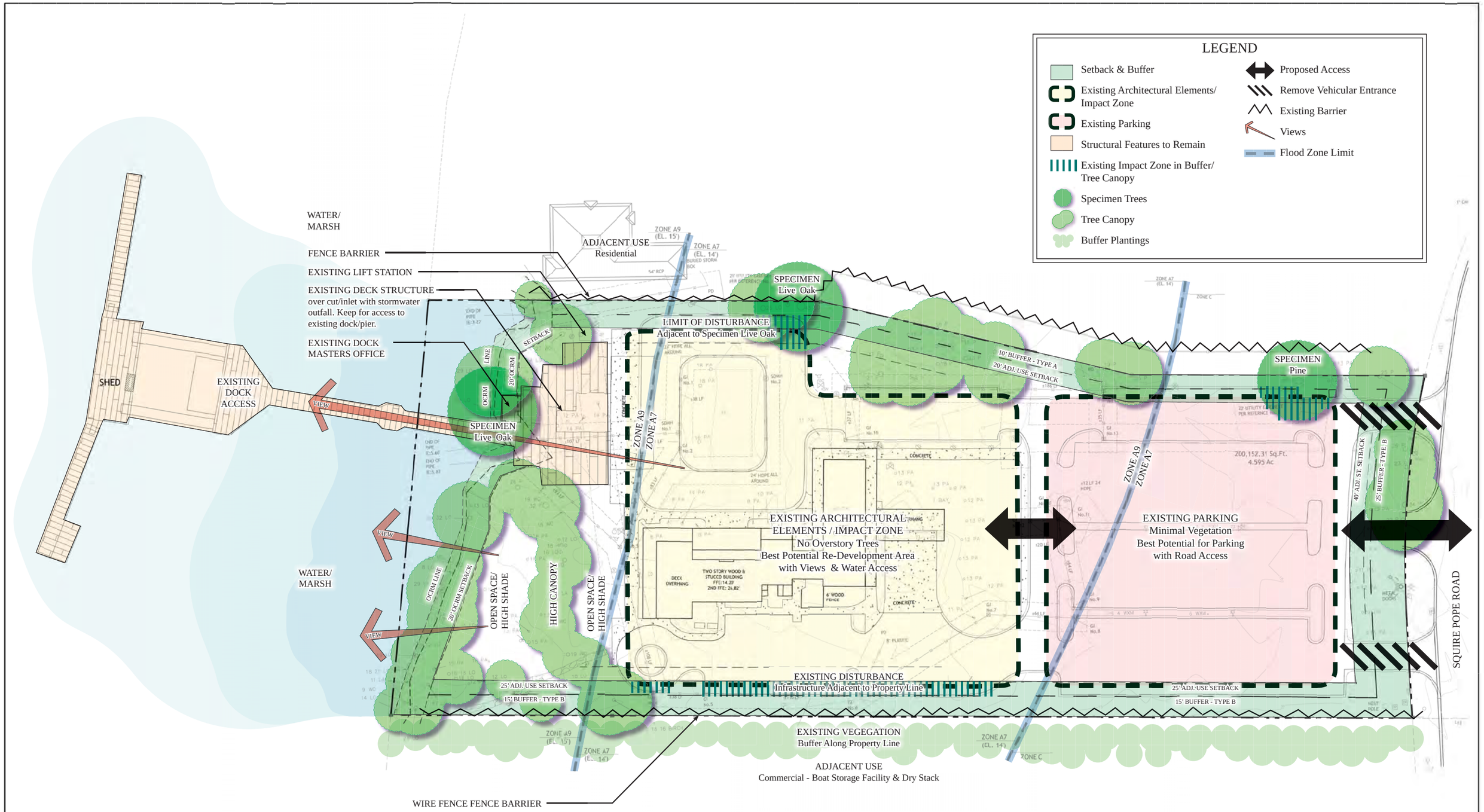

Project No: 01-14028	*Date:* 01-13-15	*Scale:* 1"=30'	*Page Title:* Site Analysis

N 0' 30' 60' 120'

Document is preliminary and subject to change.

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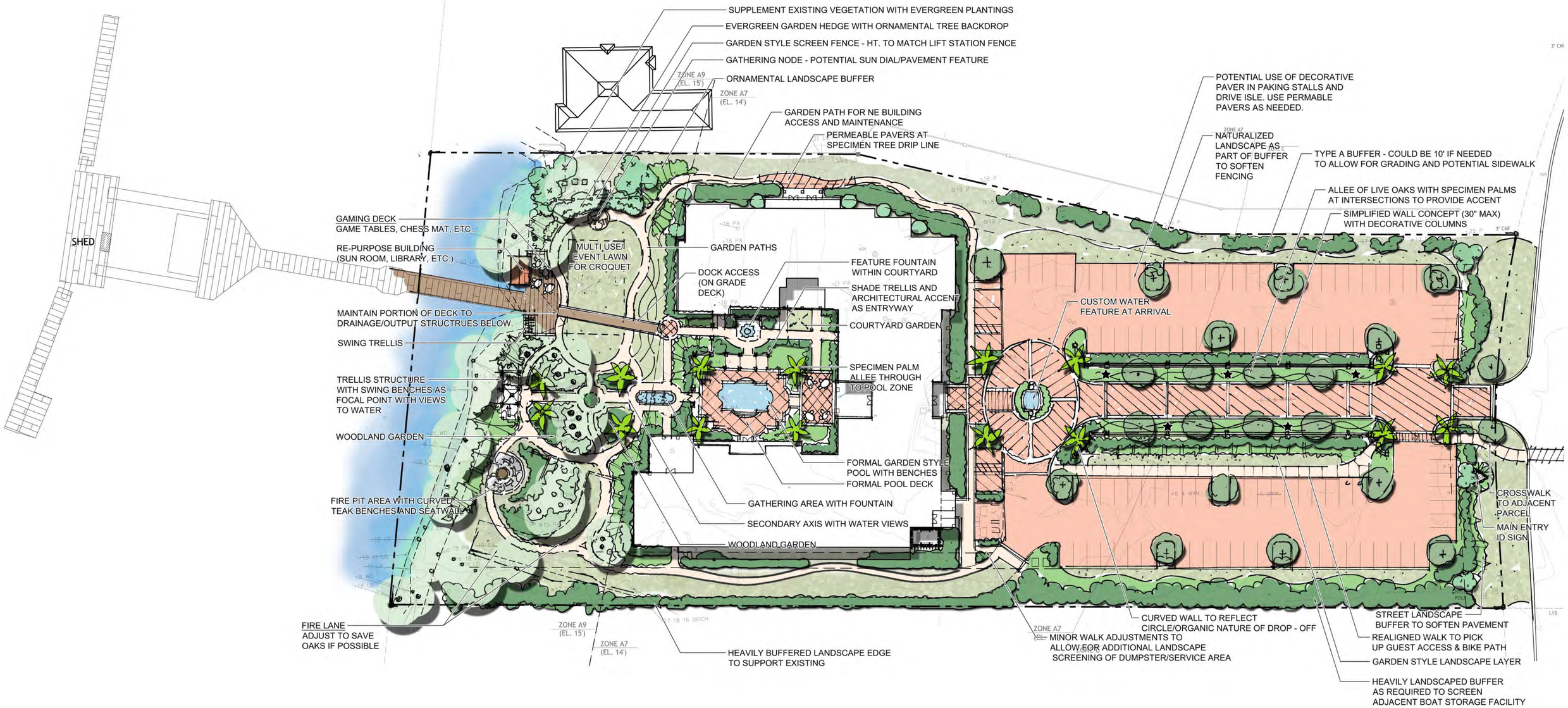
THE BAYSHORE ON HILTON HEAD ISLAND

Hilton Head Island, South Carolina

WPi Wood+Partners Inc. Landscape Architects Land Planners



Project No: 01-14028 | *Scale:* 1"=30' | *Page Title:* Conceptual Plan

N 0' 30' 60' 120'

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THE BAYSHORE ON HILTON HEAD ISLAND

Hilton Head Island, South Carolina

WPi
Wood+Partners Inc.
Landscape Architects
Land Planners

Landscape Concepts

- Ground covers & accents
- Sun &shade

Left: Shade plantings

Right: Sun plantings

Project No: 01-14028	*Date: 02-10-15*	*Scale:*	*Page Title: Conceptual Images - Ground Covers & Accents*

THE BAYSHORE ON HILTON HEAD

Hilton Head Island, South Carolina

WPi Wood+Partners Inc.
Landscape Architects
Land Planners

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Shrubs & Grasses Concepts

- Seasonal color
- Garden style

- Palms and Canopy
- Year-round foliage and interest
- Vertical accents

Project No: 01-14028	*Date: 02-10-15*	*Scale:*	*Page Title: Conceptual Images - Shrubs, Grasses, & Trees*

THE BAYSHORE ON HILTON HEAD

Hilton Head Island, South Carolina

WPi

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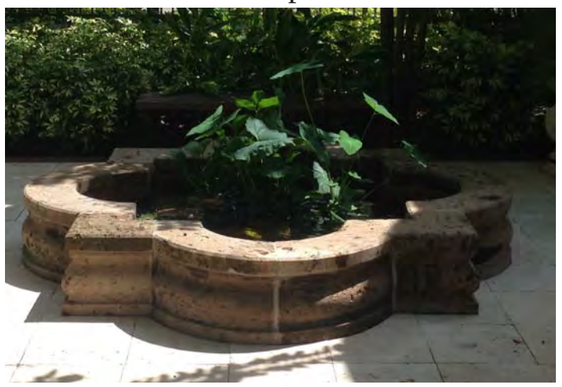
Site Furnishings & Hardscape Concepts

- Permeable paving
- Trellis swings
- Firepit

Travertine pool deck



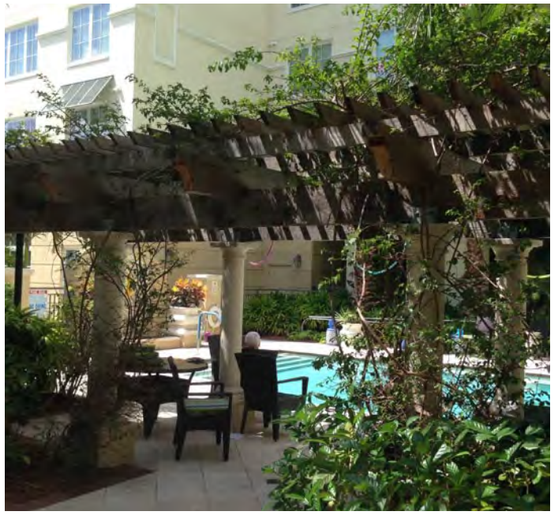
Garden fountain

Permeable pavers

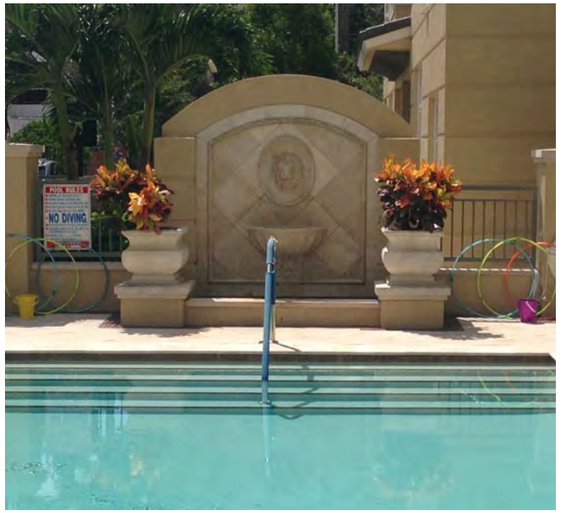
Swing trellis

Fire pit

Garden walls



Pool trellis



Pool

Garden fountain

Garden furniture

Project No: 01-14028	*Date: 02-10-15*	*Scale:*	*Page Title: Conceptual Images - General Site Features*

THE BAYSHORE ON HILTON HEAD

Hilton Head Island, South Carolina

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Project No: 1415		*Date: 02.10.2015*	

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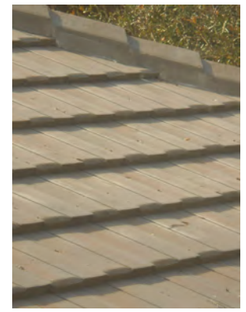
THE BAYSHORE ON HILTON HEAD ISLAND

Hilton Head Island, South Carolina

BAYSHORE RETIREMENT LIVING

GERALD G. CURTS Architect



Shake Concrete Roof Tile - Onyx

SW 7060 Attitude Gray Brackets, Shutters, Railing, Trllis

SW 7036 Accessible Beige Upper Stucco

SW 7011 Natural Choice Trim Band and Precast

SW 7045 Intellectual Gray Base Stucco

Project No: 1415		Date: 02.10.2015	

N

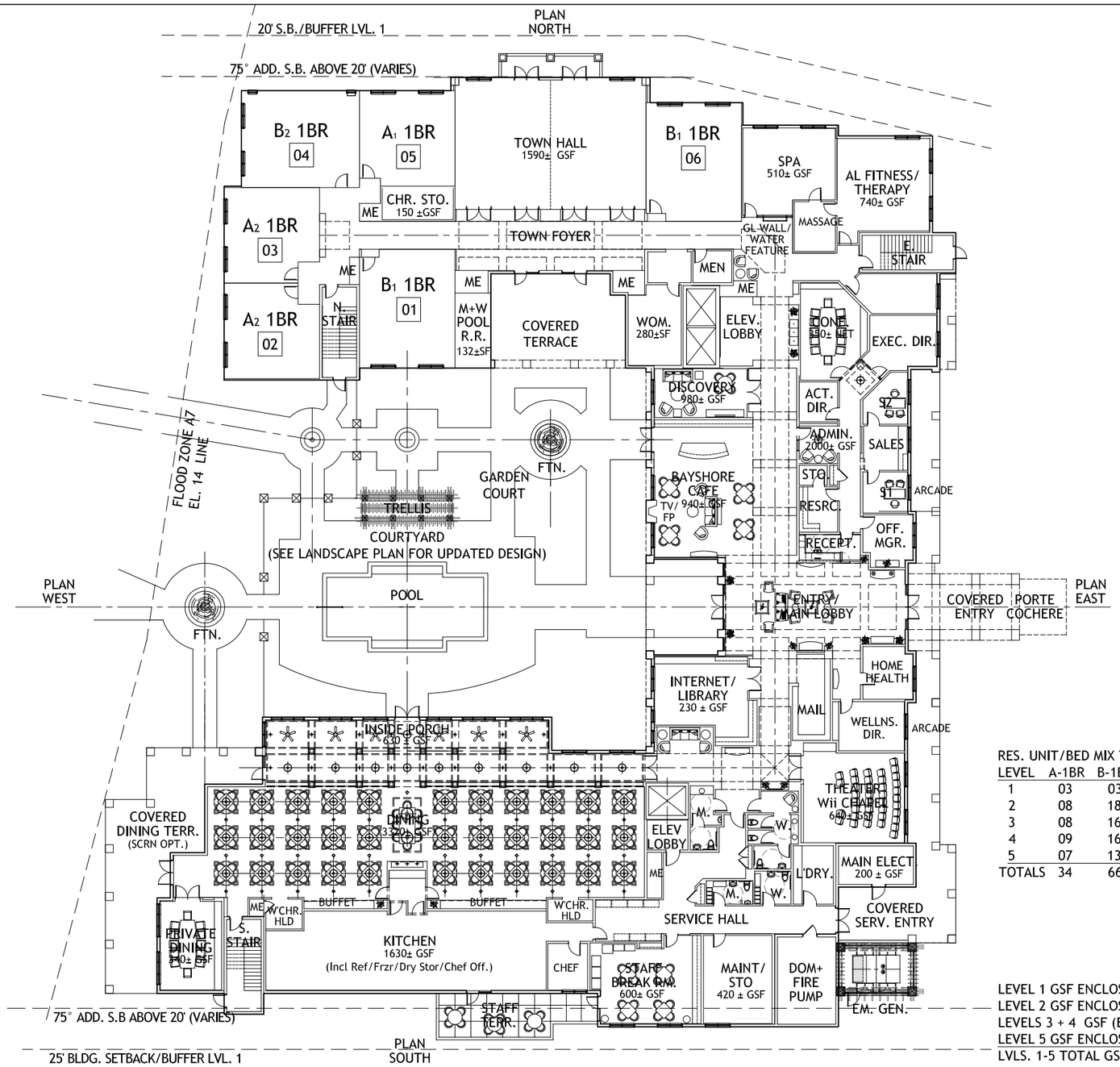
Document is preliminary and subject to change.

THE BAYSHORE ON HILTON HEAD ISLAND

Hilton Head Island, South Carolina

BAYSHORE RETIREMENT LIVING

GERALD G. CURTS Architect



RES. UNIT/BED MIX TABLE:

LEVEL	A-1BR	B-1BR	C-1BR/DEN	D-2BR/BEDS	UNITS	BEDS
1	03	03	-	- / -	06	06
2	08	18	03	03 / 06	32	35
3	08	16	-	07 / 14	31	38
4	09	16	01	07 / 14	32	39
5	07	13	01	04 / 08	25	29
TOTALS	34	66	05	21 / 42	126	147

LEVEL 1 GSF ENCLOSED =	29,000±
LEVEL 2 GSF ENCLOSED =	30,100±
LEVELS 3 + 4 GSF (EA. = 30,010±)	60,020±
LEVEL 5 GSF ENCLOSED =	29,080±
LVLS. 1-5 TOTAL GSF ENCLOSED =	148,200±

Project No: 1415		*Date: 02.10.2015*	

N

0' 30' 60'

Document is preliminary and subject to change.

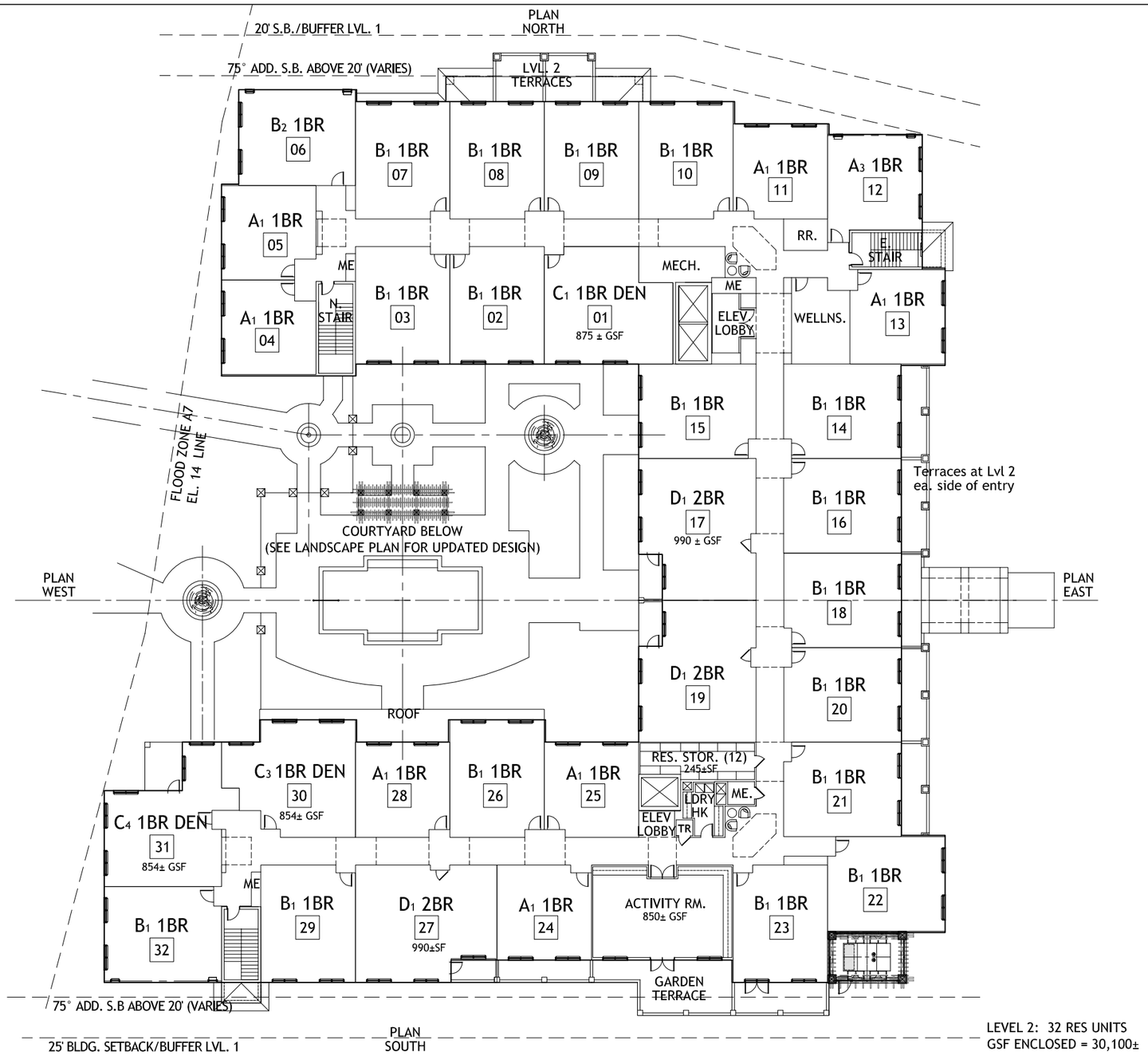
THE BAYSHORE ON HILTON HEAD ISLAND

Hilton Head Island, South Carolina

LEVEL 1 BUILDING PLAN

BAYSHORE RETIREMENT LIVING

GERALD G. CURTS Architect



LEVEL 2: 32 RES UNITS
GSF ENCLOSED = 30,100±

Project No: 1415		Date: 02.10.2015	

N

0' 30' 60'

Document is preliminary and subject to change.

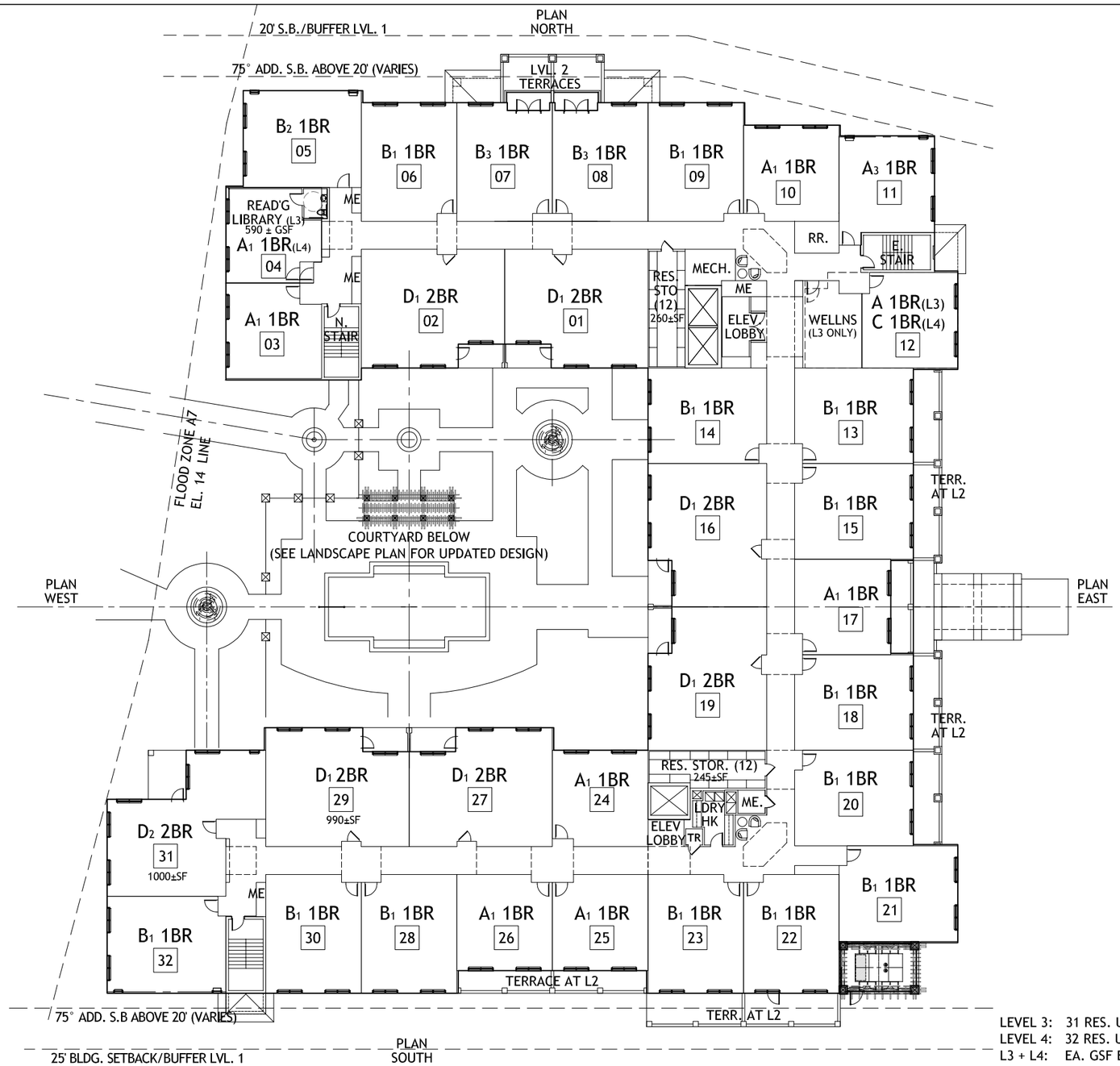
THE BAYSHORE ON HILTON HEAD ISLAND

Hilton Head Island, South Carolina

LEVEL 2 BUILDING PLAN

BAYSHORE RETIREMENT LIVING

GERALD G. CURTS Architect



LEVEL 3: 31 RES. UNITS (READING RM. at 04)
LEVEL 4: 32 RES. UNITS
L3 + L4: EA. GSF ENCLOSED = 30,010±

Project No: 1415		Date: 02.10.2015	

N

0' 30' 60'

Document is preliminary and subject to change.

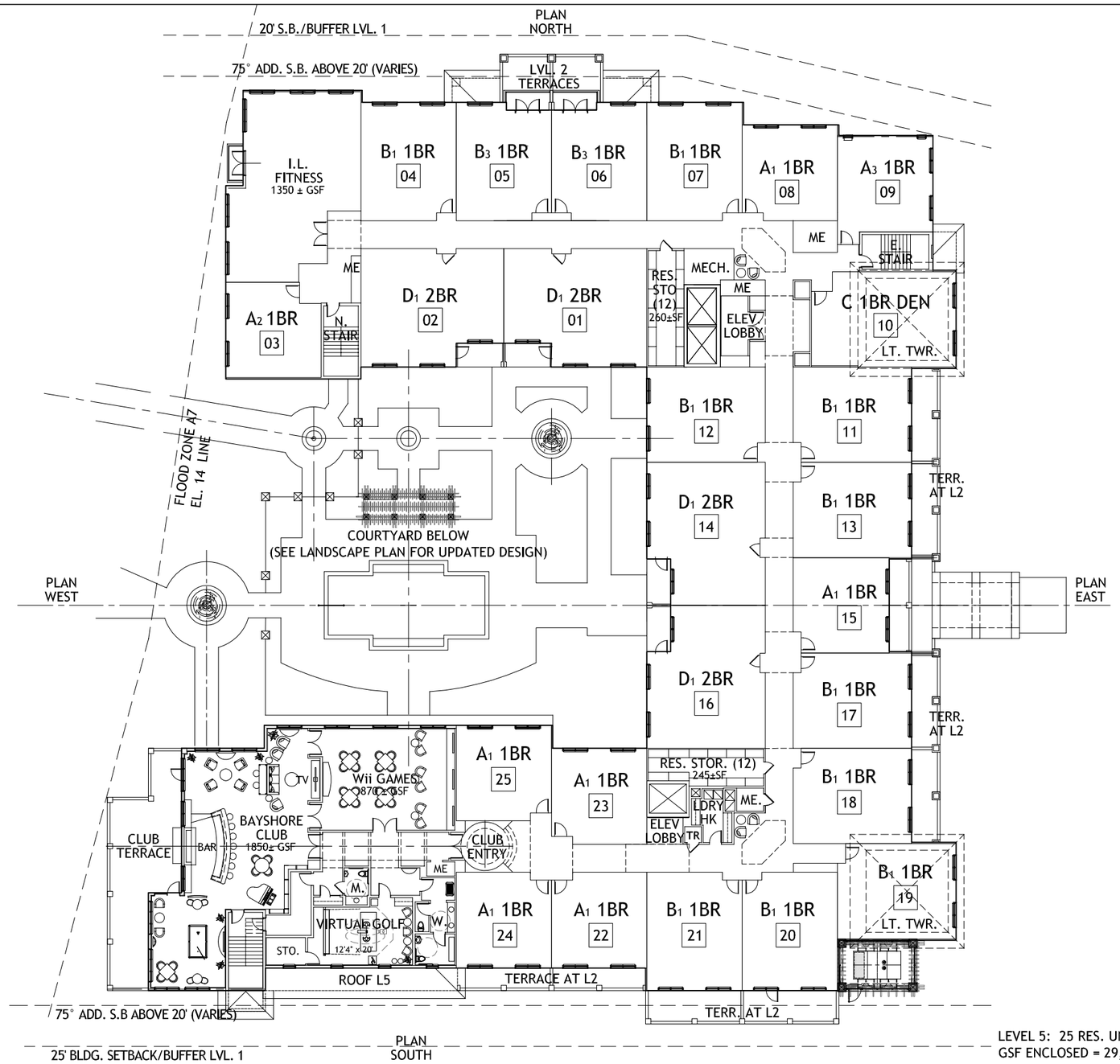
THE BAYSHORE ON HILTON HEAD ISLAND

Hilton Head Island, South Carolina

LEVEL 3 +4 BUILDING PLAN

BAYSHORE RETIREMENT LIVING

GERALD G. CURTS Architect



LEVEL 5: 25 RES. UNITS
GSF ENCLOSED = 29,080±

Project No: 1415		*Date: 02.10.2015*	

N

0' 30' 60'

Document is preliminary and subject to change.

THE BAYSHORE ON HILTON HEAD ISLAND

Hilton Head Island, South Carolina

LEVEL 5 BUILDING PLAN

BAYSHORE RETIREMENT LIVING

GERALD G. CURTS Architect

ENTRY/EAST ELEVATION

Project No: 1415		*Date: 02.10.2015*	

N

Not to Scale

Document is preliminary and subject to change.

THE BAYSHORE ON HILTON HEAD ISLAND

Hilton Head Island, South Carolina

BAYSHORE RETIREMENT LIVING

GERALD G. CURTS Architect

NORTH ELEVATION

Project No: 1415		*Date: 02.10.2015*	

N

Not to Scale

Document is preliminary and subject to change.

THE BAYSHORE ON HILTON HEAD ISLAND

Hilton Head Island, South Carolina

BAYSHORE RETIREMENT LIVING

GERALD G. CURTS Architect

WEST ELEVATION

Project No: 1415		*Date: 02.10.2015*	

Not to Scale

Document is preliminary and subject to change.

THE BAYSHORE ON HILTON HEAD ISLAND

Hilton Head Island, South Carolina

BAYSHORE RETIREMENT LIVING

GERALD G. CURTS Architect

SOUTH ELEVATION

Project No: 1415		*Date: 02.12.2015*	

Supplement

N

Not to Scale

Document is preliminary and subject to change.

THE BAYSHORE ON HILTON HEAD ISLAND

Hilton Head Island, South Carolina

BAYSHORE RETIREMENT LIVING

GERALD G. CURTS Architect

DESIGN TEAM/DRB COMMENT SHEET

The comments below are staff recommendations to the Design Review Board (DRB) and do NOT constitute DRB approval or denial.

PROJECT NAME: The Bayshore on Hilton Head Island – NEW DEVELOPMENT CONCEPTUAL DRB#: DRB-000290-2015

DATE: February 24, 2015

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

RECOMMENDED CONDITIONS:

1. Consider ways to break up the scale/mass of the building with changes in horizontal and/or vertical plane.
2. Consider additional detailing, color changes, etc. to make building appear less flat.

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	☐	☐	☐	
Promotes pedestrian scale and circulation	☒	☐	☐	Site plan and first floor building (arcade, covered dining, covered terrace, etc.) promote pedestrian scale.
Design is unobtrusive and set into the natural environment	☐	☒	☐	
Utilizes natural materials and colors	☒	☐	☐	
Avoids distinctive vernacular styles	☒	☐	☐	
Design is appropriate for its use	☒	☐	☐	
All facades are have equal design characteristics	☒	☐	☐	
Avoids monotonous planes or unrelieved repetition	☐	☒	☐	

Has a strong roof form with enough variety to provide visual interest	☒	☐	☐	
Minimum roof pitch of 6/12	☐	☐	☐	
Overhangs are sufficient for the façade height.	☒	☐	☐	
Forms an details are sufficient to reduce the mass of the structure	☐	☒	☐	Building reads as large, relatively flat box. Consider additional stepping back and/or down of the building.
Human scale is achieved by the use of proper proportions and architectural elements	☒	☐	☐	Arcade, covered dining, covered terrace, balcony, trellis
Utilizes a variety of materials, textures and colors	☒	☐	☐	Materials include stucco, precast, wood, shake, and metal. Colors are neutral toned including beige, tan, cream, and grey.
Incorporates wood or wood simulating materials	☒	☐	☐	Wood and faux wood fascia, eave extension brackets, railings, door and window frames, and Bahama shutters
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	
Utilities and equipment are concealed from view	☒	☐	☐	Dumpster/service area screened at front/left building corner.
Decorative lighting is limited and low wattage and adds to the visual character	☐	☐	☐	None shown. Lighting plans including cut sheets for site, landscape/decorative and building lighting are required for Final submittal.
Accessory elements are design to coordinate with the primary structure	☒	☐	☐	

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	☒	☐	☐	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☒	☐	☐	
Landscape is designed so that it may be maintained in its natural shape and size	☒	☐	☐	
Preserves a variety of existing native trees and shrubs	☒	☐	☐	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☒	☐	☐	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an	☒	☐	☐	

architectural complement that visually mitigates between parking lots and building(s)				
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	☒	☐	☐	
A variety of species is selected for texture and color	☒	☐	☐	
Provides overall order and continuity of the Landscape plan	☒	☐	☐	
Native plants or plants that have historically been prevalent on the Island are utilized	☐	☐	☒	Complete landscape plan, including plant schedule, required for Final submittal.
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth	☒	☐	☐	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	☐	☐	☒	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	☐	☐	☒	
Proposed groundcovers are evergreen species with low maintenance needs	☐	☐	☒	
Large grassed lawn areas encompassing a major portion of the site are avoided	☒	☐	☐	Multi-use/event lawn for croquet
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	☐	☐	☒	
Ornamentals and Annuals are limited to entrances and other focal points	☐	☐	☒	

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	☒	☐	☐	
Supplemental and replacement trees meet LMO requirements for size, species and number	☐	☐	☒	
Wetlands if present are avoided and the required buffers are maintained	☐	☐	☒	
Sand dunes if present are not disturbed	☐	☐	☒	

MISC COMMENTS/QUESTIONS

Town of Hilton Head Island

Community Development Department
One Town Center Court
Hilton Head Island, SC 29928
Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY
Date Received: 1/28/15
Accepted by: JR
DRB #: 150-15
Meeting Date: 2/24/15

Applicant/Agent Name: DALE JOHNSON Company: THE JOHNSON PARTNERSHIP
Mailing Address: 32 OFFICE PARK RD. #104 City: H.H.I State: SC Zip: 29928
Telephone: 785-4666 Fax: — E-mail: drjarchitect@aol.com
Project Name: GOLF ACADEMY Project Address: LOT 1 BEACH CITY COMM. CNTR.
Parcel Number [PIN]: R510 004 000 0336 0000
Zoning District: LC Overlay District(s): DRB

CORRIDOR REVIEW, MAJOR
DESIGN REVIEW BOARD (DRB) SUBMITTAL REQUIREMENTS

Digital Submissions may be accepted via e-mail by calling 843-341-4757.

Project Category:

✓ Concept Approval – Proposed Development
____ Final Approval – Proposed Development
____ Alteration/Addition
____ Sign

Submittal Requirements for *All* projects:

N/A Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

✓ Filing Fee: Concept Approval-Proposed Development $175, Final Approval – Proposed Development, Alterations/Additions $100, Signs $25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

Concept Approval – Proposed Development

✓ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
____ A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.
✓ A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.
____ Context photographs of neighboring uses and architectural styles.
✓ Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
✓ Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

Final Approval – Proposed Development

_____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.

_____ Final site development plan meeting the requirements of Appendix D: D-6.F.

_____ Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.

_____ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.

_____ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

_____ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions

_____ All of the materials required for final approval of proposed development as listed above, plus the following additional materials.

_____ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.

_____ Photographs of existing structure.

Additional Submittal Requirements:

Signs

_____ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

For freestanding signs:

_____ Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.

_____ Proposed landscaping plan.

For wall signs:

_____ Photograph or drawing of the building depicting the proposed location of the sign.

_____ Location, fixture type, and wattage of any proposed lighting.

Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

A representative for each agenda item is strongly encouraged to attend the meeting.

Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. ☐YES ☐NO

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.

[signature]	10 FEB 15
SIGNATURE	DATE

NARRATIVE IN SUPPORT OF DEVELOPMENT OF LOT 1 BEACH CITY COMMERCIAL CENTER

Applicant desires to construct three structures on the 1.18 acre site at the corner of Beach City Road and Finch Street.

The principle building houses the offices of the Junior Players Golf Accademy. The second contains the fitness center for the academy. The third will be leased office space. Total enclosed area +/- 11,000 sf.

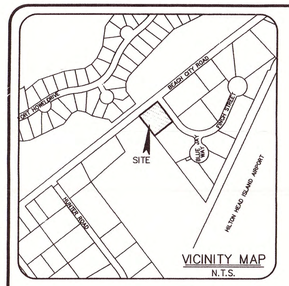
The structures will be slab on grade and wood framed with Hardiplank siding. Roofing shown is asphalt, but standing seam is under discussion.

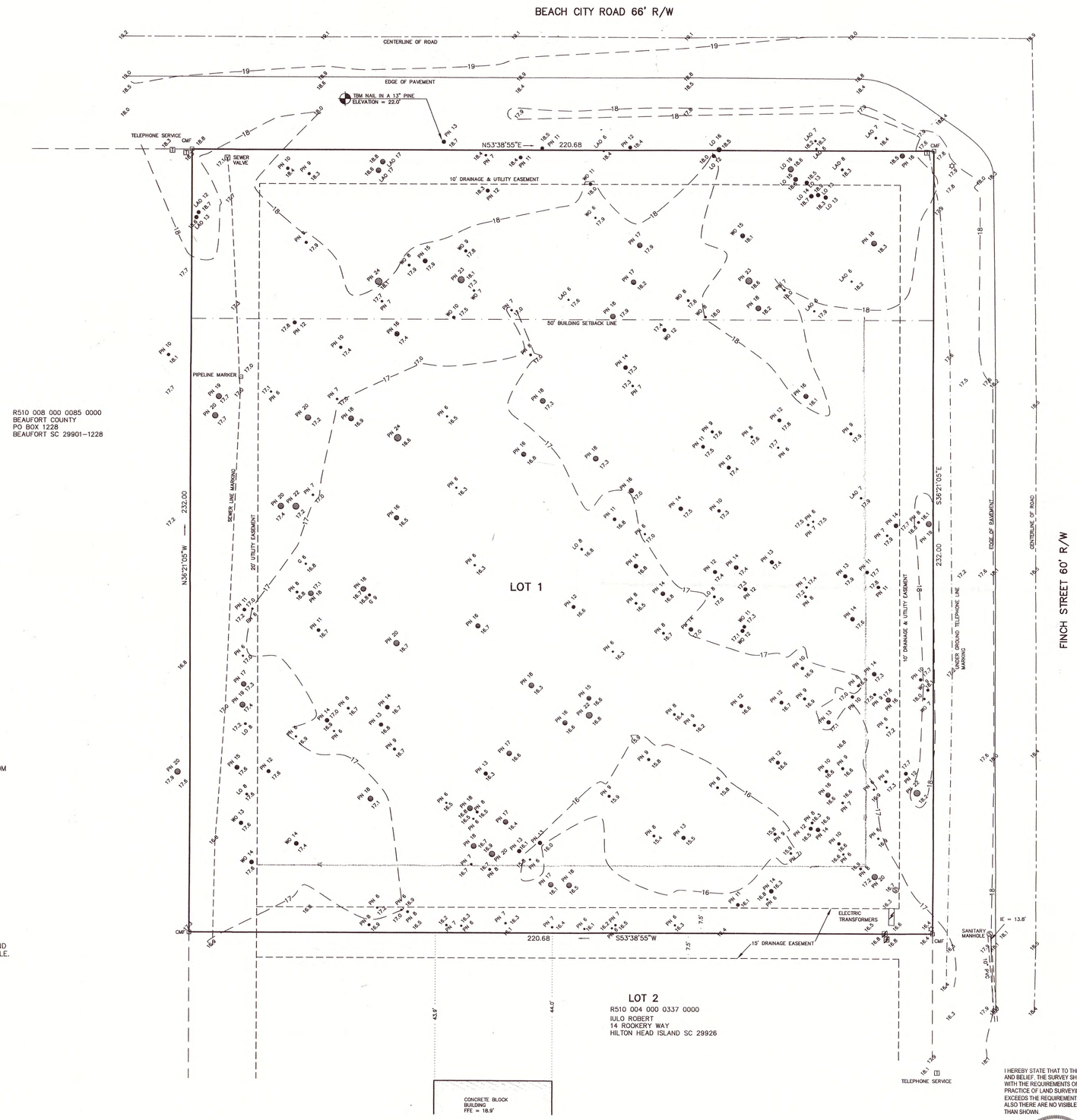
In lieu of a site analysis: there are no specimine trees, the site is flat at +/- 17'MSL, and there are no wetlands. Buffers are shown on the site plan.

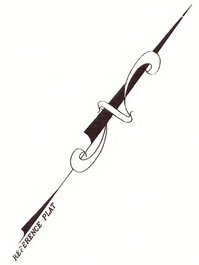
There are no neighboring uses that influence the project.

Complete
Cleaning

LAND SPEED AUTOMOTIVE







LEGEND & SYMBOLS:

TREE SIZES ARE INCHES IN DIAMETER

9.5	SPOT ELEVATION
9	CONTOUR
CMF	3" CONCRETE MONUMENT FOUND
TBM	TEMPORARY BENCH MARK
IE	INVERT ELEVATION
FFE	FINISHED FLOOR ELEVATION
PVC	POLYVINYL CHLORIDE
LO	LIVE OAK
LAO	LAUREL OAK
PN	PINE
WO	WATER OAK
	ELECTRIC TRANSFORMER
	TELEPHONE SERVICE
	LIGHT POLE
	SEWER LATERAL
	VALVE BOX
	SANITARY MANHOLE

NOTES:

1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
2) SEA ISLAND LAND SURVEY, LLC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF SEA ISLAND LAND SURVEY, LLC. A HARD COPY AVAILABLE FROM SEA ISLAND LAND SURVEY, LLC. WILL BE THE ONLY OFFICIAL DOCUMENT.
3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
4) HORIZONTAL DATUM IS LOCAL.
5) VERTICAL DATUM IS NGVD29.
6) CONTOUR INTERVAL IS 1'.
7) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED COMMERCIAL DEVELOPMENT.
8) BUILDING SETBACKS, TAKEN FROM REFERENCE PLAT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY.
9) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
10) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.
11) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.
12) THIS PROPERTY LIES EITHER PARTIALLY OR WHOLLY WITHIN THE HILTON HEAD ISLAND AIRPORT OVERLAY DISTRICT AND IS SUBJECT TO NOISE THAT MAY BE OBJECTIONABLE.

REFERENCE PLAT

1) A PLAT OF BEACH CITY COMMERCIAL CENTER, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA.
DRAWN: 12/13/90, LAST REVISED: 6/19/95
RECORDED IN BOOK 53, PAGE 78, DATED 7/03/95
ROD. BEAUFORT COUNTY, SC
BY: JAMES M. SIMS S.C.R.L.S. # 13169

PROPERTY AREA = 1.18 AC. 51,198 S.F.
ADDRESS: 128 BEACH CITY ROAD

DISTRICT: 510, MAP: 4, PARCEL: 336

THIS PROPERTY LIES IN F.E.M.A. ZONE C
BASE FLOOD ELEVATION = NO MINIMUM ELEVATION
COMMUNITY NO. 450250, PANEL 0009D, DATED: 9/29/86

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN: ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SOUTH CAROLINA SEA ISLAND LAND SURVEY No.C02180 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR 25431 MARK R. RENEAU

NOT VALID UNLESS EMBOSSED.

BOUNDARY, TREE AND TOPOGRAPHIC SURVEY OF:
LOT 1, BEACH CITY COMMERCIAL CENTER,
HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR: KEITH BACH

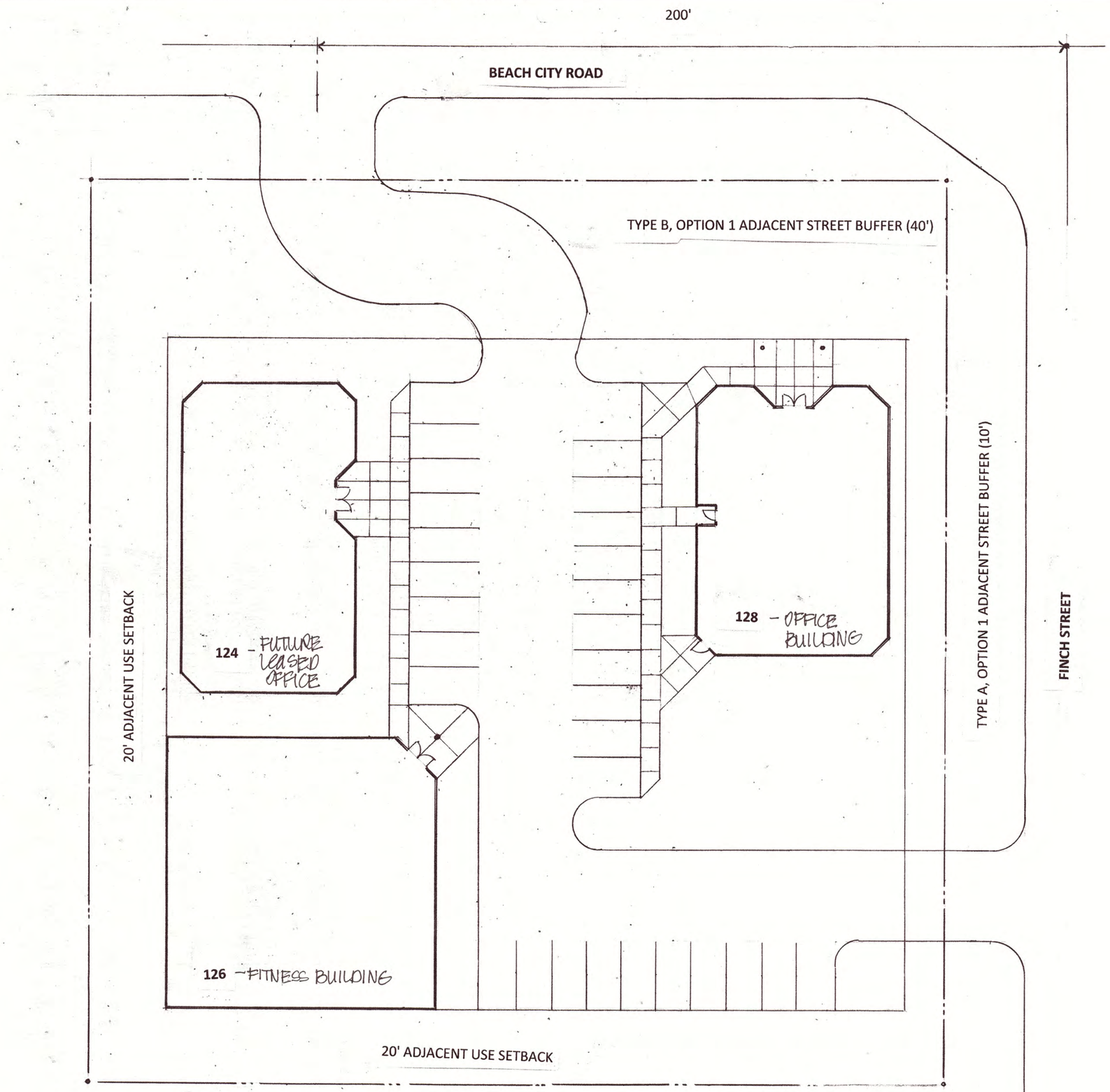
DATE : 7/02/14 SCALE : 1" = 16'

GRAPHIC SCALE 0 16 32 48

SIS Sea Island Land Survey, LLC.
4D Mathews Court,
Hilton Head Island,
SC 29926
Tel (843) 681-3248
Fax (843) 689-3871
E-mail: sils@sprynet.com

FILE No : 14117 DWG No. : 4-1763

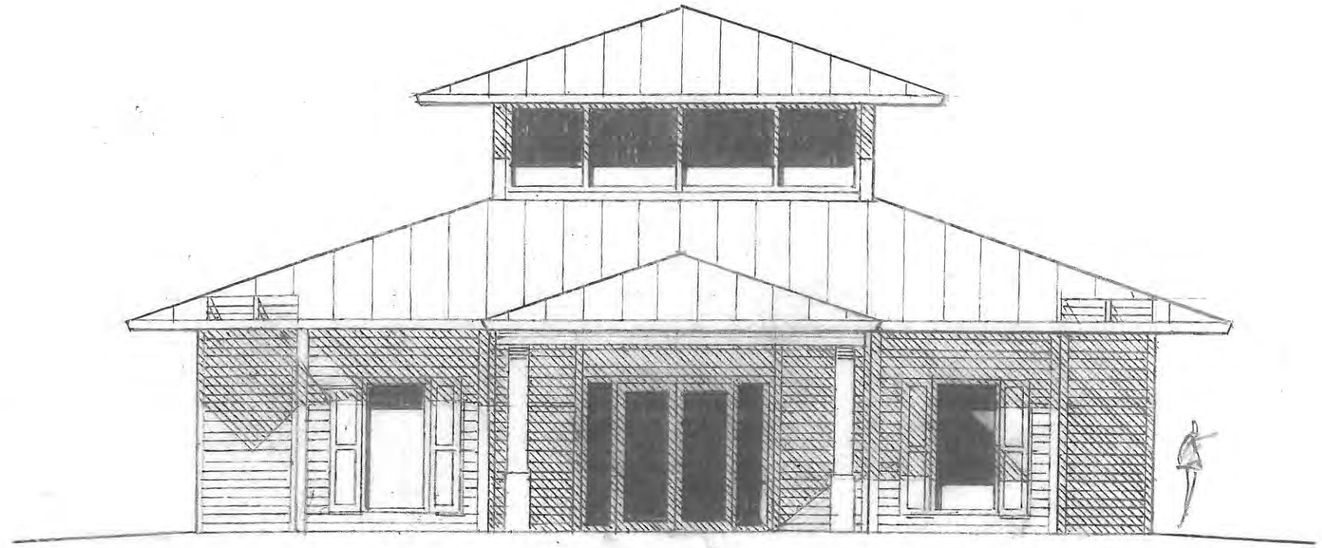
COPYRIGHT © BY SEA ISLAND LAND SURVEY, LLC. CAD: BA, FLD: VRO



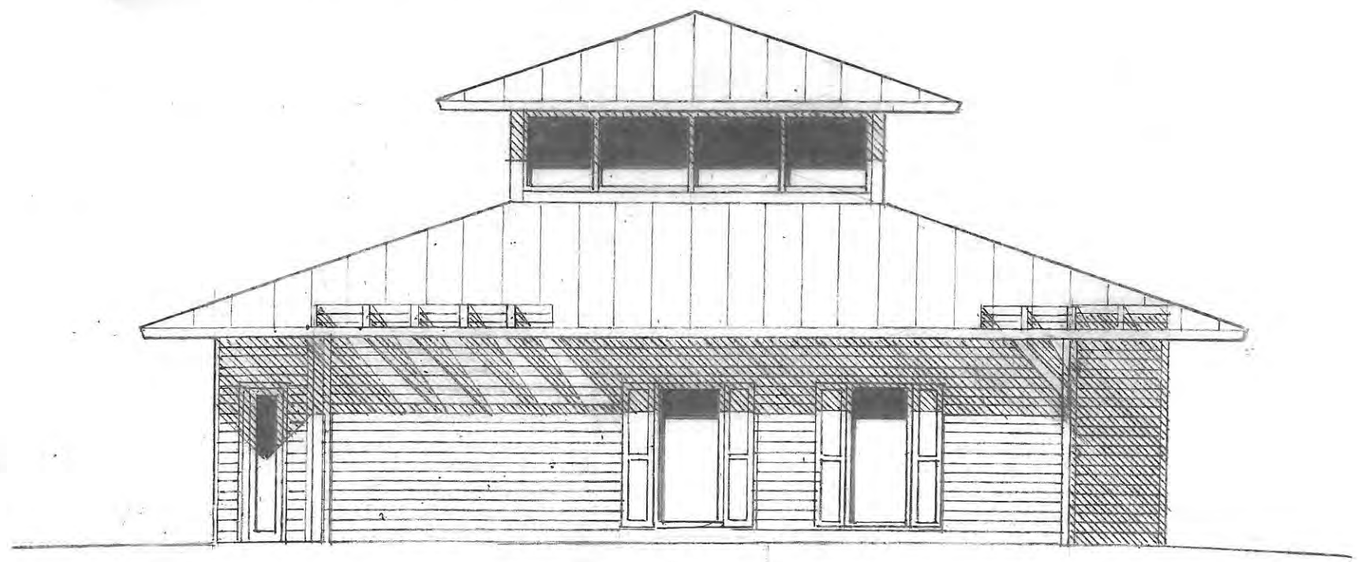
JUNIOR PLAYERS GOLF ACADEMY
SITE PLAN

0 20'

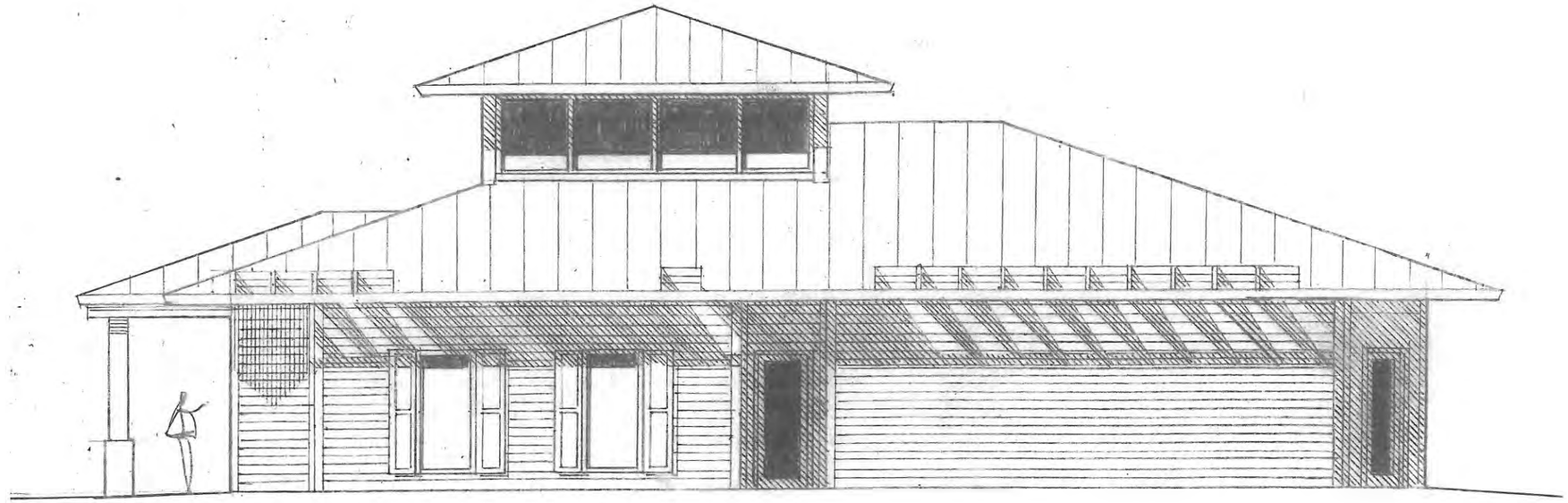
FEB. 10, 2015



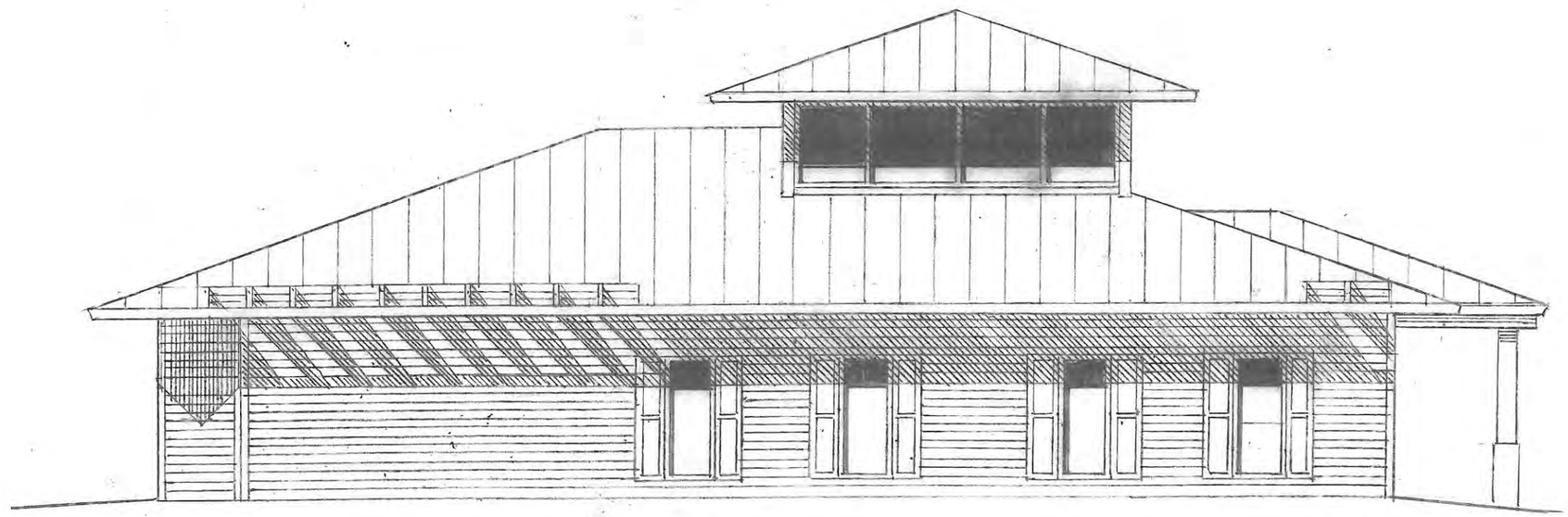
128- OFFICE BUILDING BEACH CITY ELEVATION



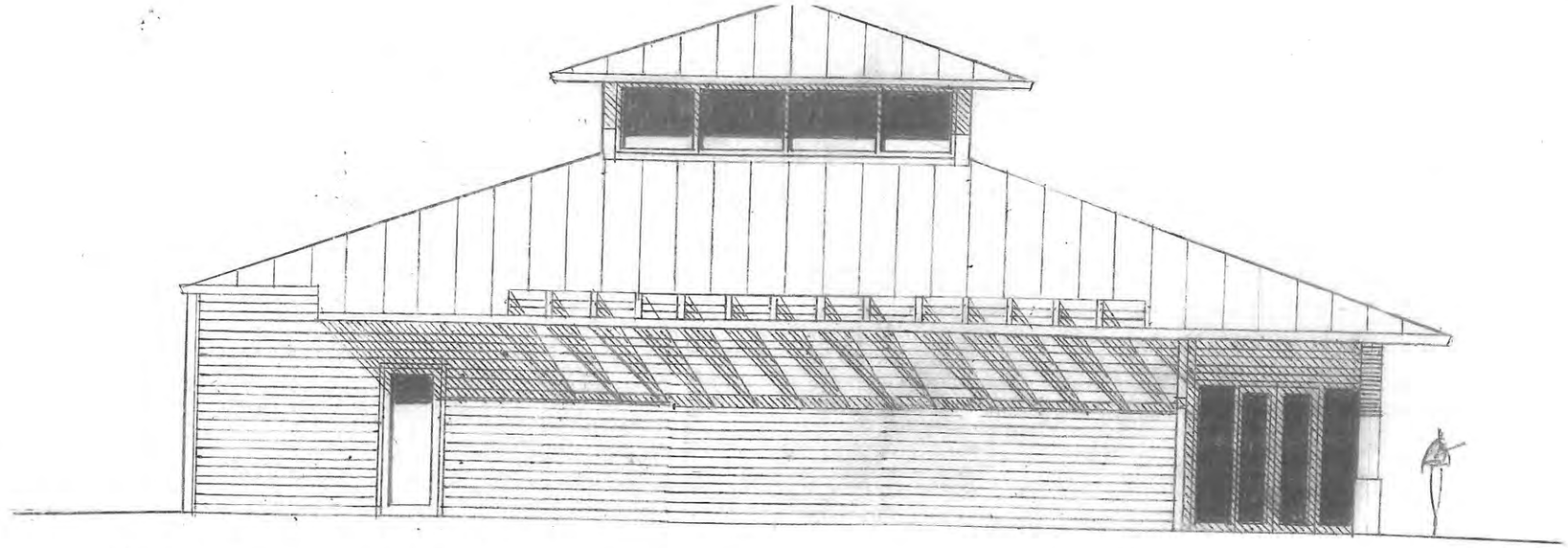
128- OFFICE BUILDING REAR ELEVATION



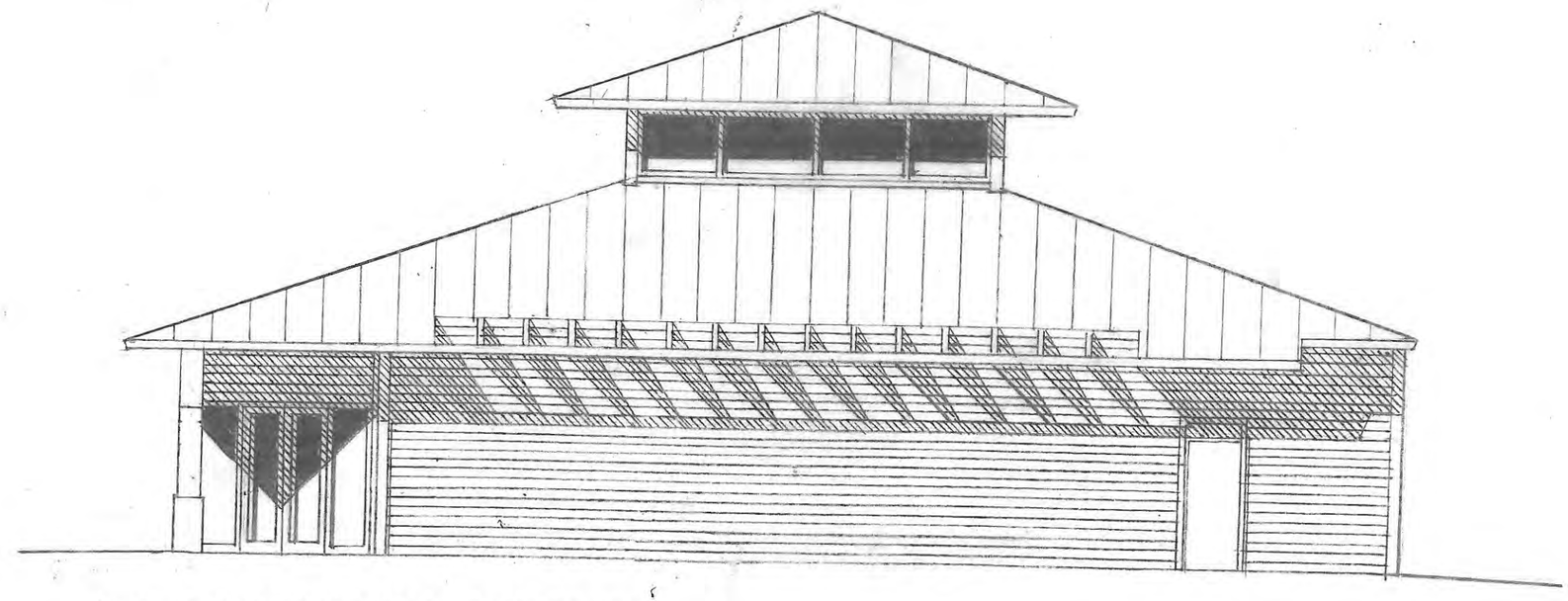
128- OFFICE BUILDING PARKING LOT ELEVATION



128- OFFICE BUILDING FINCH STREET ELEVATION



126- FITNESS BUILDING FINCH STREET ELEVATION



126- FITNESS BUILDING BEACH CITY ROAD ELEVATION

DESIGN TEAM/DRB COMMENT SHEET

The comments below are staff recommendations to the Design Review Board (DRB) and do NOT constitute DRB approval or denial.

PROJECT NAME: Golf Academy – NEW DEVELOPMENT CONCEPTUAL DRB#: DRB-000150-2015

DATE: February 24, 2015

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

RECOMMENDED CONDITIONS:

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	☒	☐	☐	
Promotes pedestrian scale and circulation	☒	☐	☐	
Design is unobtrusive and set into the natural environment	☒	☐	☐	
Utilizes natural materials and colors	☒	☐	☐	
Avoids distinctive vernacular styles	☒	☐	☐	
Design is appropriate for its use	☒	☐	☐	
All facades are have equal design characteristics	☒	☒	☐	All sides of 128 - Office Building (viewed from all 4 sides) have similar design characteristics. Consider additional detailing on back ½ of side elevations (view from parking lot and from Finch Street). Only two elevations are shown for 126 - Fitness Building. Majority of view from Beach City Road will be blocked by building 124. Consider additional detailing on “flat” area between doors, especially

				view from Finch Street since on axis with secondary entry/exit.
Avoids monotonous planes or unrelieved repetition	☒	☒	☐	
Has a strong roof form with enough variety to provide visual interest	☒	☐	☐	
Minimum roof pitch of 6/12	☐	☐	☐	Not specified.
Overhangs are sufficient for the façade height.	☒	☐	☐	
Forms an details are sufficient to reduce the mass of the structure	☒	☐	☐	
Human scale is achieved by the use of proper proportions and architectural elements	☒	☐	☐	
Utilizes a variety of materials, textures and colors	☒	☐	☐	Wood, glass, standing seam metal.
Incorporates wood or wood simulating materials	☒	☐	☐	Wood framed buildings with Hardiplank siding.
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	
Utilities and equipment are concealed from view	☐	☐	☐	
Decorative lighting is limited and low wattage and adds to the visual character	☐	☐	☐	None shown. Lighting plan including cut sheets for building and site lighting required for final submittal.
Accessory elements are design to coordinate with the primary structure	☐	☐	☒	

LANDSCAPE DESIGN – Site is currently predominantly wooded with pine trees. Applicant proposes to retain existing trees with the exception of the building footprint and required parking. Existing trees will be supplemented with appropriate foundation plantings. Full landscape plan including plant schedule is required for final submittal.

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	☐	☐	☐	
Supplemental and replacement trees meet LMO requirements for size, species and number	☐	☐	☒	T.B.D. during Development Plan Review.
Wetlands if present are avoided and the required buffers are maintained	☐	☐	☒	
Sand dunes if present are not disturbed	☐	☐	☒	

MISC COMMENTS/QUESTIONS
Site plan attempts to add curb cut on Beach City Road that's centerline is at least 200' from the centerline of Finch Street. Geometry and length of "s" curve appear too constricted. Applicant should coordinate with Engineering Department before Final submittal.
Consider site plan modifications to provide parking at and direct access to primary entrance.

Town of Hilton Head Island

Community Development Department
One Town Center Court
Hilton Head Island, SC 29928
Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY
Date Received: _____
Accepted by: _____
DRB #: _____
Meeting Date: _____

Applicant/Agent Name: JAMES ATKINS Company: COURT ATKINS ARCHITECTS
Mailing Address: P.O. BOX 3978 City: BLUFFTON State: SC Zip: 29910
Telephone: 843 · 815 2557 Fax: 843 · 815 2547 E-mail: james.atkins@courtatkins.com
Project Name: SEA TURTLE MARKETPLACE Project Address: 830 WILLIAM HILTON PARKWAY
Parcel Number [PIN]: R511 008 000 098E 0000
Zoning District: COMMUNITY COMMERCIAL Overlay District(s): CORRIDOR + AIRPORT
*0988 0000 *0249 0000 *0156 0000 *PARCELS PURCHASED FROM TOWN
*0247 0000 *0248 0000

CORRIDOR REVIEW, MAJOR
DESIGN REVIEW BOARD (DRB) SUBMITTAL REQUIREMENTS

Digital Submissions may be accepted via e-mail by calling 843-341-4757.

Project Category:

_____ Concept Approval – Proposed Development
_X_ Final Approval – Proposed Development
_____ Alteration/Addition
_____ Sign

Submittal Requirements for *All* projects:

_____ Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

_X_ Filing Fee: Concept Approval-Proposed Development $175, Final Approval – Proposed Development $175, Alterations/Additions $100, Signs $25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

Concept Approval – Proposed Development

_____ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
_____ A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.
_____ A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.
_____ Context photographs of neighboring uses and architectural styles.
_____ Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
_____ Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

Final Approval – Proposed Development STEINMART ONLY

X A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.

____ Final site development plan meeting the requirements of Appendix D: D-6.F. BUILDING ONLY

____ Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I. BUILDING ONLY

X Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.

X A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

X Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions

____ All of the materials required for final approval of proposed development as listed above, plus the following additional materials.

____ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.

____ Photographs of existing structure.

Additional Submittal Requirements:

Signs

____ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

For freestanding signs:

____ Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.

____ Proposed landscaping plan.

For wall signs:

X Photograph or drawing of the building depicting the proposed location of the sign.

X Location, fixture type, and wattage of any proposed lighting.

Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

A representative for each agenda item is strongly encouraged to attend the meeting.

Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. ☐**YES** ☒**NO**

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.

SIGNATURE _____ DATE 2.10.2015

DESIGN REVIEW BOARD CORRIDOR
PROJECT NARRATIVE
FINAL SUBMITTAL (STEIN MART BUILDING ONLY)

Project Information:

Project Name: Sea Turtle Marketplace (Pineland Station) Redevelopment

Location: 430 William Hilton Parkway

Parcels: R511 008 000 098E 0000, R511 008 000 0247 0000, R511 008 000 0248 0000, R511 008 000 0249 0000, R511 008 000 098B 0000, R511 008 000 0156 0000.

Pre-Application Number: PAPP-002083-2014

Project Contacts:

Developer:
Wheeler Development
Virginia Beach, VA 23452
757-627-9088

Architect:
Court Atkins Architects, Inc.
P.O. Box 3978
Bluffton, SC 29910
843-815-2557

Civil Engineer:
Ward Edwards Engineering
P.O. Box 381
Bluffton, SC 29910
843-837-5250

Landscape:
Wood+Partners, Inc.
P.O. Box 23949
Hilton Head Island, SC 29925
843-681-6618

Project Description:

The project is proposing the redevelopment of the existing Pineland Station Shopping Center. The existing Starbucks and Steinmart buildings will remain in their current locations while the remainder of the site will be redeveloped with new anchor buildings, tenant spaces, parking, pedestrian circulation, and landscaping. Architectural design will include the re-design / renovation for the Stein Mart front facade, a Junior Anchor Store (+/- 13,000 sqft.), an Anchor Store (+/- 46,500 sqft.), and additional +/- (23) leasable tenant spaces (+/- 53,747 sqft.).
The Pineland Station Shopping Center has been in the state of decline and is in need of a revitalization. As part of the redevelopment, the architectural design and character would provide an updated, beach inspired aesthetic to the center.

The Design Review Board Submittals for this project will be conducted in phases. The attached Conceptual Submittal includes the following buildings: #101 (Stein Mart), #105 (Jr. Anchor), #107 (Anchor), #110-125 (Retail Shops and Restaurants). A conceptual Design Review Board submittal was approved for buildings 101, 105, 107, and 110-125 on December 13, 2014. The documents being submitted in this final submittal are for final review for the Stein Mart building only. The submittal does not include final landscaping or site plans as this will be included with the final submittal for the remaining buildings as one package. The Stein Mart building façade renovations is being submitted separately because the Owner has a constricted window of time to complete the exterior renovations for the existing building. This submittal includes a new front façade and new finishes to the rear and side elevations.

Other Review Board Approvals:

None.

KICHLER.

Style to live by.

Project

Type

Ordering #

Comments

2 Light Outdoor Wall Cylinder - AZ

9246AZ (Architectural Bronze)

Product Description:

This Wall Cylinder features a unique two light design that shoots light both up and down your walls. It includes our Architectural Bronze finish and uses BR-40 bulbs which produce 120-watts (max.) of pure light. It measures 15" high and is U.L. listed for damp location.

Available Finishes
Architectural Bronze
White

Technical Information

Lamp Included:	Not Included
Extension:	8.5
Safety Rated:	Damp
HCWO:	7.5
Base Backplate:	4 7/8 X 4.5 X 7/8
CFL Bulb Type:	HYBRID (23-30W)
Dual Mount:	No
Light Source:	Incandescent
Socket Base:	Medium
Number of Bulbs:	2
Lamp Type:	BR-40
Max Watt:	120W
Width:	6"
Height:	15"
Finish:	Architectural Bronze

BUILDING ENTRY FEATURE FIXTURE

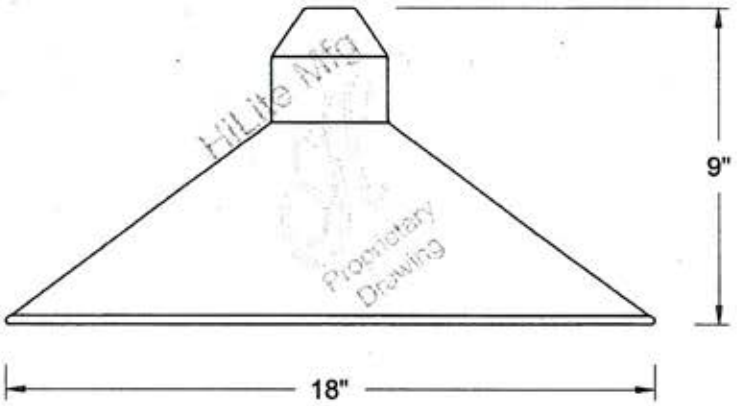
H-94718
Umbrella Collection

Job Name:
Type:
Quantity:

HI-LITE MFG. CO., INC

13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
web: www.hilitemfg.com
e-mail: sales@hilitemfg.com

COVERED WALKWAY FIXTURE



FINISH -Offered in exceptional finishes, comprised of: polyester/polished powder coat, baking enamal liquid, raw metal, or galvanized finishes.

Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).

Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 98, 101, 102, 137, 138, 139, 140, 121, 122, 123, 124, 125, 126, 11, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49.

For interior finish of fixture refer to color chart on pages 344-348.

MOUNTING - Cord, Stem, Arm, Post and Flush mounting available.

ACCESSORIES - CGU(Cast Guard and Glass), LCGU(Large Cast Guard and Glass), WGU(Wire Guard and Glass), LWGU(Large Wire Guard and Glass), ARN(Acorn Globe), LARN(Large Acorn Globe), WGR(Wire Guard), SK(Swivel Knuckle), FX(Flexible tubing for cord mounted fixture only) and 3PTLCGU available.

REFLECTOR - Heavy duty, spun shade, aluminum 6061-0 and/or 1100-0, galvanized 22 gauge, steel 20/22 gauge, copper 032/040 and brass 032/040 construction. Dependant on finish.

SOCKETS/LAMPS - Available in:

Incandescent
- rated 200 watt max/120 volt, medium base.

Compact Fluorescent(CFL)
- rated 13/18/26/32/42/57 watt max/120/277 volt, GX24Q base.

Metal Halide(MH)
- rated 35/50/70/100/150/175 watt max/120/208/240/277 volt, medium base, 4KV socket.

High Pressure Sodium(HPS)
- rated 50/70/100/150 watt max/120/277 volt, medium base.

Light-Emitted Diode (LED)
- rated 20w or 30w LED. See LED specifications for complete part number.

c UL us LISTED

MADE IN THE U.S.A.

Suitable for wet location.
(Except when cord mounted)

AMETRIX™

DESCRIPTION

- Asymmetric distribution
- Extruded aluminum housing
- Die-cast aluminum end-caps
- Die-cast adjustable mounting knuckles
- 6", 12" or 18" nominal mounting arms
- Alanod 2000GS aluminum reflector
- Extruded, clear acrylic lens (optional)
- Electrostatically applied polyester powder coat paint finish

		Type
Catalog #		
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Housing is corrosion-resistent Type 6063-T6 aluminum extrusion with die-cast aluminum end caps. End caps are secured by concealed stainless steel fasteners. Housing, end caps and lens are sealed with single, closed cell slicone gaskets. Stainless steel hardware.

Reflector
Fixture includes the Opti-LockTM asymmetric reflector system, constructed of specular Alanod 2000GS aluminum. Reflector provides for tool-less removal for easy access to ballast and wire connections.

Aiming
Fixture includes the PointGrab2TM lockable aiming system, providing minimum 180° vertical adjustment of the fixture housing in 5° increments. The aiming feature locks securely in place by means of a stainless steel locking mechanism.

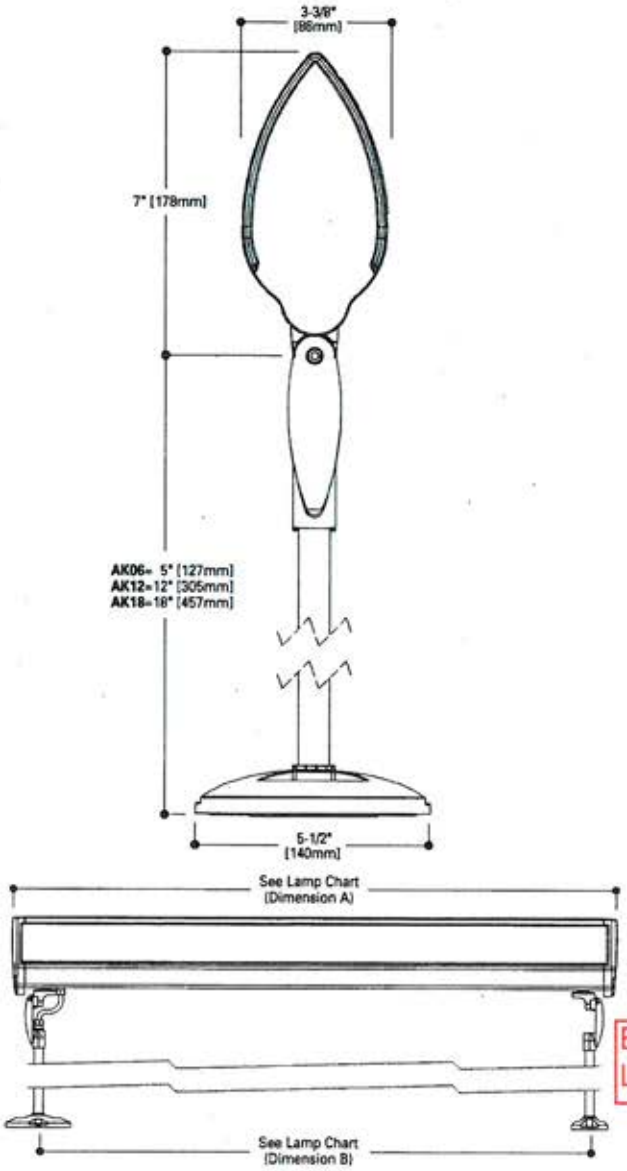
Lens
Fixture is available with optional clear acrylic lens, constructed of impact-resistent, U.V. stabalized virgin acrylic to prevent discoloration. Lens, in conjuction with a single, continuous closed cell silicone gasket, provides a watertight seal. Fixture may be specified without lens for indoor applications only.

Electrical
Use 90° supply wire (provided by others). Linear Fluorescent - Medium Bi-Pin and Mini Bi-Pin. Ballast is integral to the luminaire and includes quick-disconnect to meet NEC and CEC code requirements for disconnecting power to the fixture during service and maintenance. Lamps available from Ametrix at additional cost. Fifthlight is not available in all options; consult factory for more information.

Mounting
Fixture includes Slide-N-MountTM adjustable, lockable mounting arms, constructed from Type 383 die-cast aluminum. Support structure by others.

Finish
Fixture housing is finished using electrostactically applied polyester powdercoat paint. Consult factory for custom colors.

Labels
When specified with Outdoor option and acrylic lens, fixture is UL / cUL listed for use in wet locations. When specified with no lens, fixture is UL / cUL listed for use in dry locations.



BUILDING SIGN AND LOGO FIXTURE

ARROWLINEAR

Extra Small Integral Individual Linear

BASE

IP66

powered by fifthlight

COOPER Lighting
www.cooperlighting.com

Specifications and Dimensions subject to change without notice.
Consult your representative for additional options and finishes.

ADY090584
09/25/2013 12:28:29 PM

EXAMPLE OF STEIN MART BRAND BUILDING SIGN

METAL ROOFING & COPING
MCELROY METAL (PATRICIAN BRONZE)

HARDIE SOFFIT & FASCIA
SHERWIN WILLIAMS CUSTOM MATCH (DRYVIT: MOONLIGHT 612)

HARDIE CEILING PANEL
SHERWIN WILLIAMS SW6504 (SKY HIGH)

HARDIE WAINSCOT
SHERWIN WILLIAMS CUSTOM MATCH (DRYVIT SMOKE SIGNAL 614)

HARDIE LAP SIDING
SHERWIN WILLIAMS SW7040 (SMOKEHOUSE)

STUCCO VENEER BASE
DRYVIT (OVERCAST 6138)

TABBY STUCCO VENEER

STUCCO TRIM #1
DRYVIT (SMOKE SIGNAL 614)

STUCCO TRIM #2
DRYVIT (MOONLIGHT 612)

HEAVY TIMBER WOOD BEAM
SHERWIN WILLIAMS CUSTOM MATCH (DRYVIT MOONLIGHT 612)

BRICK
CHEROKEE BRICK (BOSSTOWN)

EXISTING CMU & HOLLOW METAL DOORS
SHERWIN WILLIAMS CUSTOM MATCH (DRYVIT OVERCAST 6138)

BERMUDA SHUTTER
SHERWIN WILLIAMS CUSTOM MATCH (MCELROY PATRICIAN BRONZE)

CANOPY COLUMNS
SHERWIN WILLIAMS CUSTOM MATCH (DRYVIT MOONLIGHT 612)

STEIN MART
SEA TURTLE MARKETPLACE
WILLIAM HILTON PARKWAY, HILTON HEAD ISLAND, SC

PROPOSED EXTERIOR MATERIALS & COLORS

FEBRUARY 10, 2015

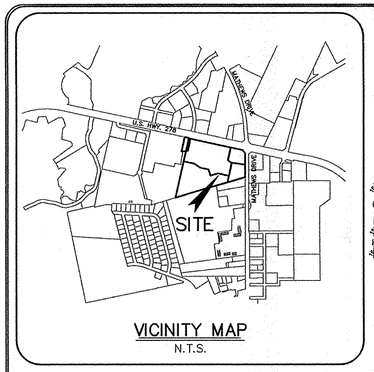
COURT ATKINS ARCHITECTS
P.O. Box 3978 Bluffton, SC 29910
P: 843.815.2557 F: 843.815.2587

FRONT ELEVATION (NORTH)

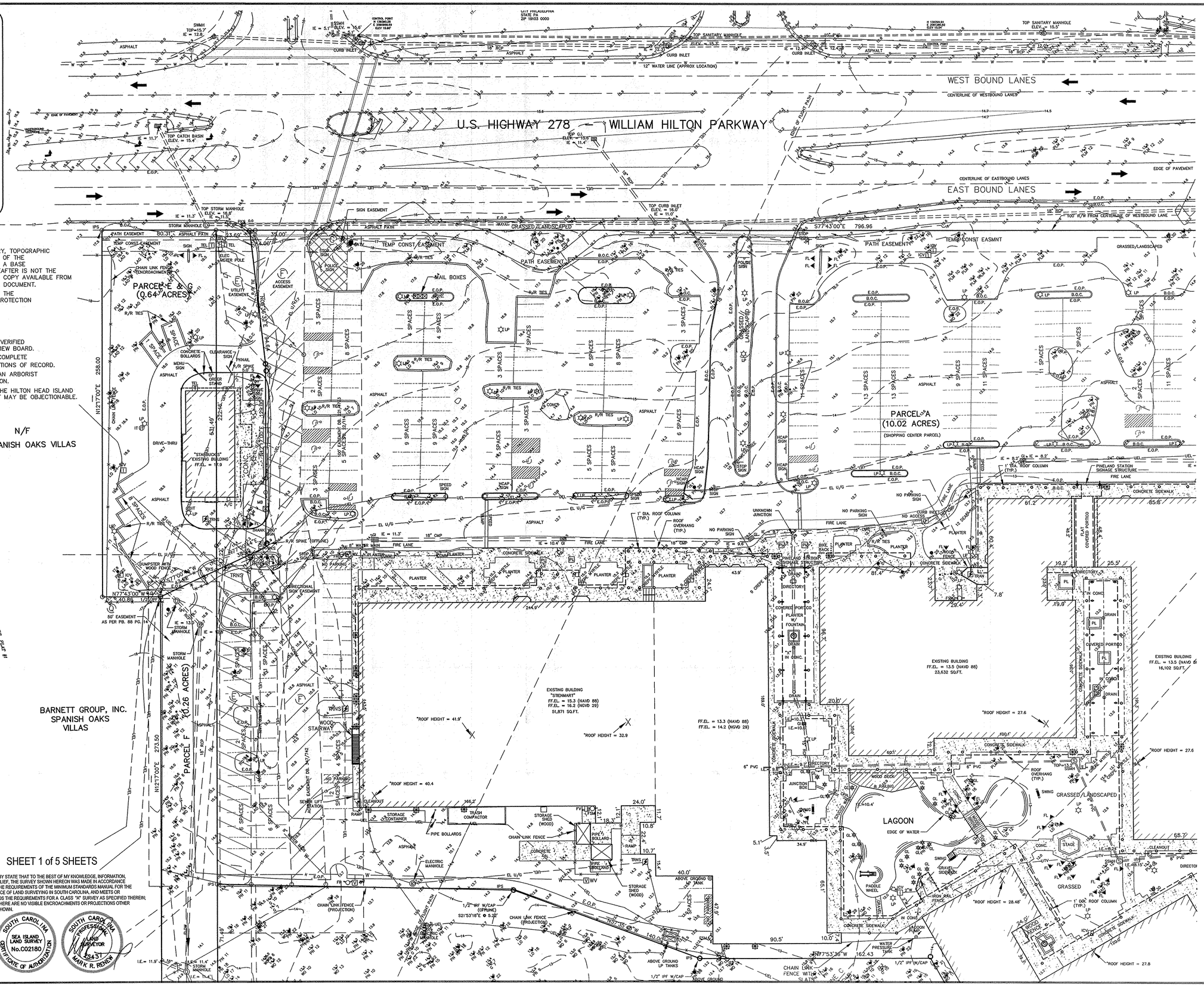
FRONT ENTRY

SIDE ELEVATION (WEST)

SIDE ELEVATION (WEST)



VICINITY MAP
N.T.S.



NOTES:

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2) SEA ISLAND LAND SURVEY, LLC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF SEA ISLAND LAND SURVEY, LLC. A HARD COPY AVAILABLE FROM SEA ISLAND LAND SURVEY, LLC. WILL BE THE ONLY OFFICIAL DOCUMENT.
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4) HORIZONTAL DATUM IS LOCAL S.C STATE PLANES NAD 83
5) VERTICAL DATUM IS NAVD88
6) CONTOUR INTERVAL IS 1'
7) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
8) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
9). IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.
10) THIS PROPERTY LIES EITHER PARTIALLY OR WHOLLY WITHIN THE HILTON HEAD ISLAND AIRPORT OVERLAY DISTRICT AND IS SUBJECT TO NOISE THAT MAY BE OBJECTIONABLE.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	40.27	148.29	40.15	S46°57'30"E	15°33'38"
C2	52.68	164.37	52.45	S64°34'56"E	18°21'41"
C3	25.80	164.37	25.77	S78°15'33"E	8°59'30"

LINE TABLE

LINE	LENGTH	BEARING
L1	7.00	S89°53'00"E

1	2	5
SHEET LAYOUT		
4	3	

AREA TABLE

PARCEL A = 10.02 Ac.
PARCEL B = 1.90 Ac.
PARCEL C = 2.04 Ac.
PARCEL D = 8.35 Ac.
PARCEL F = 0.26 Ac.
PARCEL G = 0.64 Ac.
TOTAL = 23.264 Ac.
WETLANDS = 3.197 Ac.

ADDRESS: 340 WILLIAM HILTON PARKWAY
DISTRICT: 511, MAP: 8,
PARCELS: 98B, 98E, 156, 247, 248 & 249

THIS PROPERTY LIES IN F.E.M.A.
COMMUNITY #: 450250
PANEL #: 0008D & 0009D
DATE: 09/29/86
FLOOD ZONE: A7-14.0' (NGVD 29), B & C

ASBUILT, BOUNDARY, TREE AND TOPOGRAPHIC SURVEY OF:
PARCELS: 98B, 98E, 156, 247, 248 & 249
MAP 8, DISTRICT 511, HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:
PINELAND

DATE : 9/9/2013 SCALE : 1" = 30'

GRAPHIC SCALE 0 30 60 90

SHEET 1 of 5 SHEETS

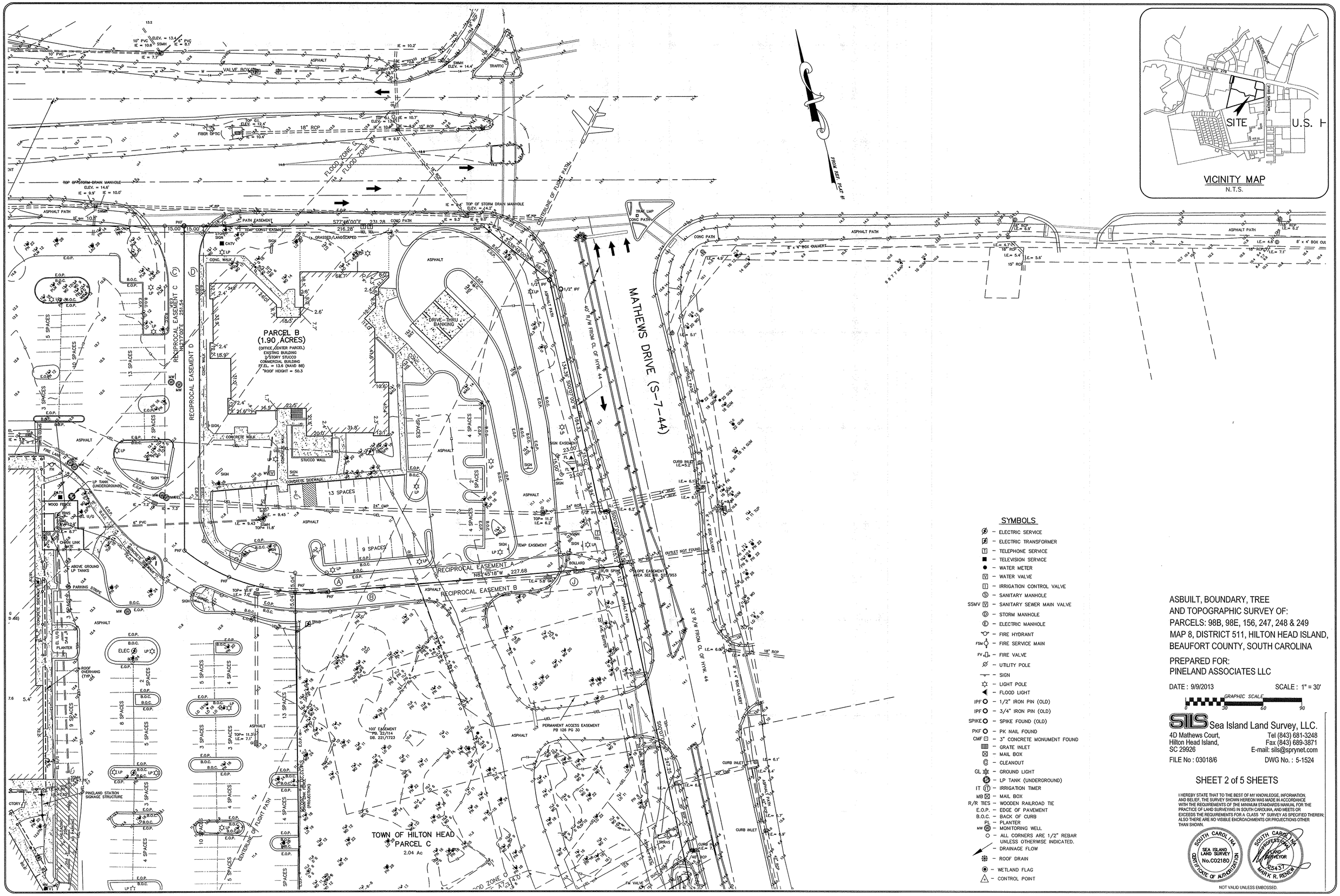
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SOUTH CAROLINA SEA ISLAND LAND SURVEY No.C02180 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR 19437 MARK R. RENEW

SIS Sea Island Land Survey, LLC.
4D Mathews Court,
Hilton Head Island,
SC 29926
Tel (843) 681-3248
Fax (843) 689-3871
E-mail: sils@sprynet.com

FILE No : 03018/6 DWG No. : 5-1524



SYMBOLS

- E – ELECTRIC SERVICE
- ET – ELECTRIC TRANSFORMER
- T – TELEPHONE SERVICE
- TV – TELEVISION SERVICE
- WM – WATER METER
- WV – WATER VALVE
- IV – IRRIGATION CONTROL VALVE
- SS – SANITARY MANHOLE
- SSMV – SANITARY SEWER MAIN VALVE
- D – STORM MANHOLE
- E – ELECTRIC MANHOLE
- FH – FIRE HYDRANT
- FSM – FIRE SERVICE MAIN
- FV – FIRE VALVE
- PU – UTILITY POLE
- S – SIGN
- LP – LIGHT POLE
- FL – FLOOD LIGHT
- IPF – 1/2" IRON PIN (OLD)
- IPF – 3/4" IRON PIN (OLD)
- SPIKE – SPIKE FOUND (OLD)
- PKF – PK NAIL FOUND
- CMF – 3" CONCRETE MONUMENT FOUND
- GI – GRATE INLET
- MB – MAIL BOX
- CO – CLEANOUT
- GL – GROUND LIGHT
- LP – LP TANK (UNDERGROUND)
- IT – IRRIGATION TIMER
- MB – MAIL BOX
- R/R TIES – WOODEN RAILROAD TIE
- E.O.P. – EDGE OF PAVEMENT
- B.O.C. – BACK OF CURB
- PL – PLANTER
- MW – MONITORING WELL
- ○ – ALL CORNERS ARE 1/2" REBAR UNLESS OTHERWISE INDICATED.
- DRAINAGE FLOW
- ROOF DRAIN
- WETLAND FLAG
- CONTROL POINT

ASBUILT, BOUNDARY, TREE
AND TOPOGRAPHIC SURVEY OF:
PARCELS: 98B, 98E, 156, 247, 248 & 249
MAP 8, DISTRICT 511, HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:
PINELAND ASSOCIATES LLC

DATE : 9/9/2013 SCALE : 1" = 30'

GRAPHIC SCALE
0 30 60 90

Sea Island Land Survey, LLC.
4D Mathews Court, Tel (843) 681-3248
Hilton Head Island, Fax (843) 689-3871
SC 29926 E-mail: sils@sprynet.com

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SHEET 2 of 5 SHEETS

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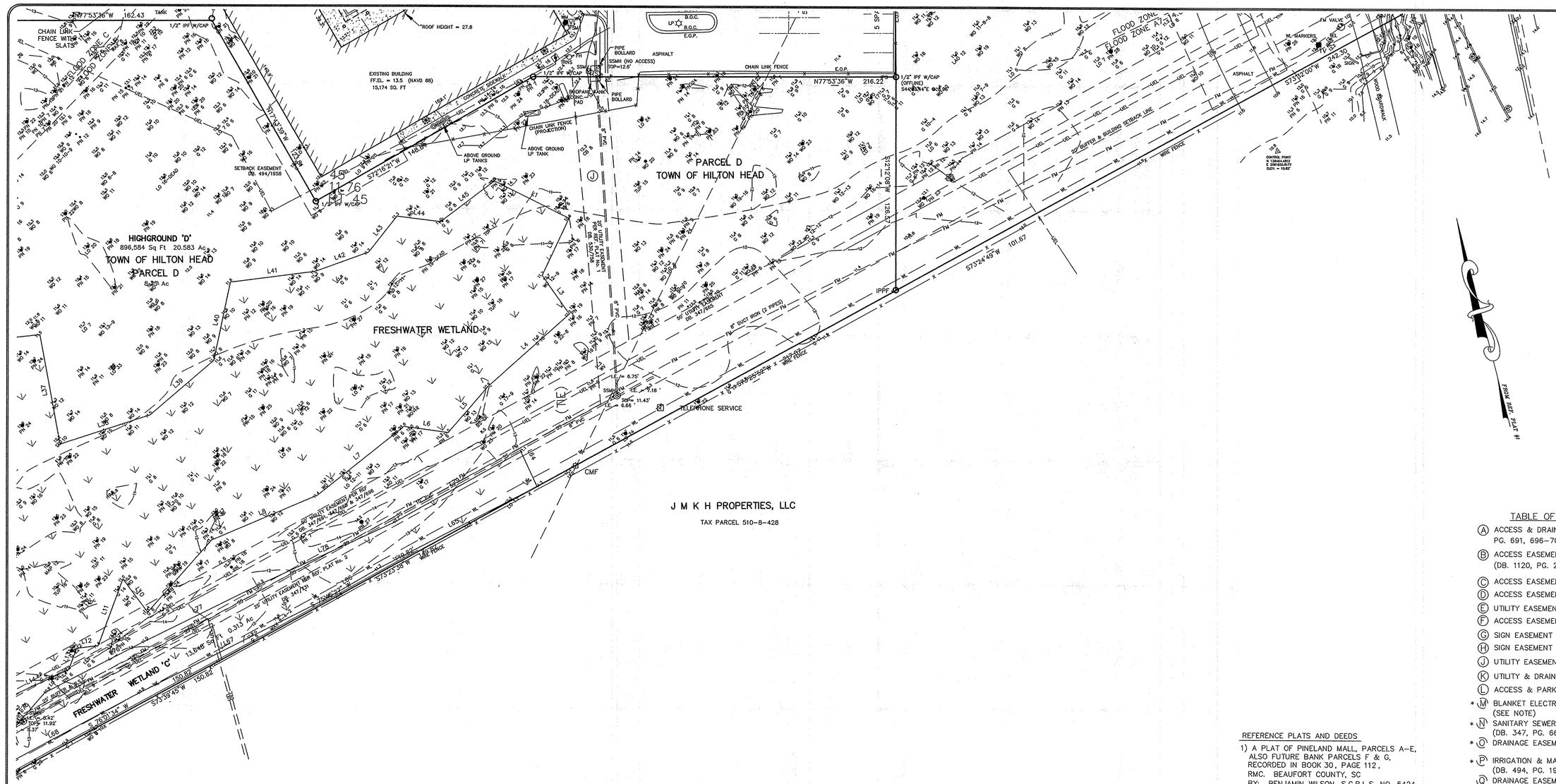

VILLAS – PLACE

PARCEL 510-8-88

SYMBOLS

- ELECTRIC SERVICE
- ELECTRIC TRANSFORMER
- TELEPHONE SERVICE
- TELEVISION SERVICE
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- SANITARY MANHOLE
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- ROOF DRAIN
- WETLAND FLAG
- CONTROL POINT

TABLE OF EASEMENTS

- (A) ACCESS & DRAINAGE EASEMENT (DB. 347, PG. 691, 696–706, 743, 744), (DB. 1120, PG. 2052)
- (B) ACCESS EASEMENT (DB. 347, PG. 691 – 744), (DB. 1120, PG. 2052) (DB. 1892 PG. 916)
- (C) ACCESS EASEMENT (DB. 1120, PG. 2052)
- (D) ACCESS EASEMENT (DB. 1120, PG. 2052)
- (E) UTILITY EASEMENT (DB. 347, PG. 678 – 679)
- (F) ACCESS EASEMENT (PB. 30, PG. 112)
- (G) SIGN EASEMENT (DB. 347, PG. 746)
- (H) SIGN EASEMENT (DB. 347, PG. 742)
- (J) UTILITY EASEMENT (DB. 347, PG. 731)
- (K) UTILITY & DRAINAGE EASEMENT
- (L) ACCESS & PARKING (DB. 1140, PG. 1052–1053)
- * (M) BLANKET ELECTRICAL EASEMENT (DB.179, PG. 63) (SEE NOTE)
- * (N) SANITARY SEWER & FORCED MAIN EASEMENT (DB. 347, PG. 665 – 684)
- * (O) DRAINAGE EASEMENT (DB. 347, PG. 685)
- * (P) IRRIGATION & MAINTAINENCE EASEMENT (DB. 494, PG. 1963)
- (Q) DRAINAGE EASEMENT (DB. 1603, PG. 2411)

* THIESE EASEMENTA ARE BLANKET IN NATURE AND UNABLE TO SPECIFICALLY LOCATE ON THESE PREMISES.

REFERENCE PLATS AND DEEDS

1) A PLAT OF PINELAND MALL, PARCELS A–E, ALSO FUTURE BANK PARCELS F & G, RECORDED IN BOOK 30, PAGE 112, RMC. BEAUFORT COUNTY, SC BY: BENJAMIN WILSON, S.C.R.L.S. NO. 5424
2) A PLAT FOR PINELAND MALL ASSOCIATES, PARCELS 1–7, RECORDED IN BOOK 29, PAGE 48, RMC. BEAUFORT COUNTY, SC BY: ERIC H. FREIESLEBEN, S.C.R.L.S. NO. 4624
3) A PORTION OF 50' DRAINAGE EASEMENT, RECORDED IN BOOK 88, PAGE 13, RMC. BEAUFORT COUNTY, SC BY: DONALR R. COOK, JR., S.C.R.L.S. NO. 19010
4) A PORTION OF 50' DRAINAGE EASEMENT, RECORDED IN BOOK 88, PAGE 14, RMC. BEAUFORT COUNTY, SC BY: DONALR R. COOK, JR., S.C.R.L.S. NO. 19010
5) PARCELS A & B, ADJACENT TO PINELAND MALL, RECORDED IN BOOK 26, PAGE 208, RMC. BEAUFORT COUNTY, SC ERIC H. FREIESLEBEN, S.C.R.L.S. NO. 4624
6) REVISED PARCEL G, PINELAND STATION, RECORDED IN BOOK , PAGE 1057, RMC. BEAUFORT COUNTY, SC BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059
7) PERPETUAL UTILITY EASEMENT FOR: CENTRAL ELECTRIC POWER COOPERATIVE, RECORDED IN BOOK , PAGE 63, RMC. BEAUFORT COUNTY, SC
8) A PORTION OF PROPOSED 50' DRAINAGE EASEMENT, WITHIN TAX PARCEL NO. 510–8–249, DRAWN: 02/13/01, RECORDED IN BOOK 89, PAGE 13, BY: DONALD R. COOK, JR., S.C.R.L.S. NO. 19010
9) AN ALTA/ACSM LAND TITLE SURVEY OF PINELAND STATION, PARCELS A, B, F & G, DRAWN: 02/13/03, REVISED: 04/17/03 BY: SEA ISLAND LAND SURVEY, LLC.
10) S.C. DEPT. OF TRANSPORTATION DEED, RECORDED IN BOOK 538, PAGE 936,

SHEET 3 of 5 SHEETS

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SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR 19437 MARK R. RENEN

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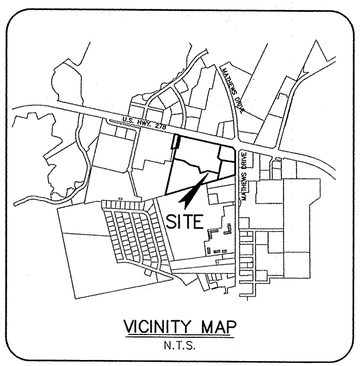
5) VERTICAL DATUM IS NAVD88
6) CONTOUR INTERVAL IS 1'
7) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
8) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
9). IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.
10) THIS PROPERTY LIES EITHER PARTIALLY OR WHOLLY WITHIN THE HILTON HEAD ISLAND AIRPORT OVERLAY DISTRICT AND IS SUBJECT TO NOISE THAT MAY BE OBJECTIONABLE.

ADDRESS: 340 WILLIAM HILTON PARKWAY

DISTRICT: 511, MAP: 8,

PARCELS: 98B, 98E, 156, 247, 248 & 249

THIS PROPERTY LIES IN F.E.M.A.
COMMUNITY #: 450250
PANEL #: 0008D & 0009D
DATE: 09/29/86
FLOOD ZONE: A7-14.0' (NGVD29), B & C



VICINITY MAP
N.T.S.

ASBUILT, BOUNDARY, TREE AND TOPOGRAPHIC SURVEY OF:
PARCELS: 98B, 98E, 156, 247, 248 & 249
MAP 8, DISTRICT 511, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

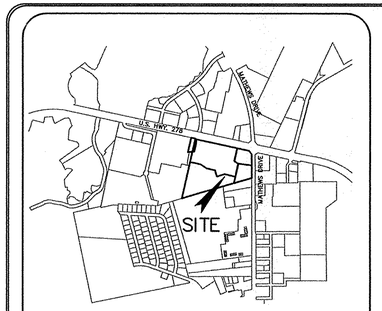
PREPARED FOR:
PINELAND ASSOCIATES LLC

DATE : 9/9/2013 SCALE : 1" = 30'

GRAPHIC SCALE 0 30 60 90

Sea Island Land Survey, LLC.
4D Mathews Court, Hilton Head Island, SC 29926
Tel (843) 681-3248
Fax (843) 689-3871
E-mail: sils@sprynet.com

FILE No : 03018/6 DWG No. : 5-1524



VICINITY MAP

N.T.S.

REFERENCE PLATS AND DEEDS

1) A PLAT OF PINELAND MALL, PARCELS A–E, ALSO FUTURE BANK PARCELS F & G, RECORDED IN BOOK 30, PAGE 112, RMC. BEAUFORT COUNTY, SC BY: BENJAMIN WILSON, S.C.R.L.S. NO. 5424
2) A PLAT FOR PINELAND MALL ASSOCIATES, PARCELS 1–7, RECORDED IN BOOK 29, PAGE 48, RMC. BEAUFORT COUNTY, SC BY: ERIC H. FREIESLEBEN, S.C.R.L.S. NO. 4624
3) A PORTION OF 50' DRAINAGE EASEMENT, RECORDED IN BOOK 88, PAGE 13, RMC. BEAUFORT COUNTY, SC BY: DONALR R. COOK, JR., S.C.R.L.S. NO. 19010
4) A PORTION OF 50' DRAINAGE EASEMENT, RECORDED IN BOOK 88, PAGE 14, RMC. BEAUFORT COUNTY, SC BY: DONALR R. COOK, JR., S.C.R.L.S. NO. 19010
5) PARCELS A & B, ADJACENT TO PINELAND MALL, RECORDED IN BOOK 26, PAGE 208, RMC. BEAUFORT COUNTY, SC ERIC H. FREIESLEBEN, S.C.R.L.S. NO. 4624
6) REVISED PARCEL G, PINELAND STATION, RECORDED IN BOOK , PAGE 1057, RMC. BEAUFORT COUNTY, SC BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059
7) PERPETUAL UTILITY EASEMENT FOR: CENTRAL ELECTRIC POWER COOPERATIVE, RECORDED IN BOOK , PAGE 63, RMC. BEAUFORT COUNTY, SC
8) A PORTION OF PROPOSED 50' DRAINAGE EASEMENT, WITHIN TAX PARCEL NO. 510–8–249, DRAWN: 02/13/01, RECORDED IN BOOK 89, PAGE 13, BY: DONALD R. COOK, JR., S.C.R.L.S. NO. 19010
9) AN ALTA/ACSM LAND/TITLE SURVEY OF PINELAND STATION, PARCELS A, B, F & G, DRAWN: 02/13/03, REVISED: 04/17/03 BY: SEA ISLAND LAND SURVEY, LLC.
10) S.C. DEPT. OF TRANSPORTATION DEED, RECORDED IN BOOK 538, PAGE 936,

TABLE OF EASEMENTS

(A) ACCESS & DRAINAGE EASEMENT (DB. 347, PG. 691, 696–706, 743, 744), (DB. 1120, PG. 2052)
(B) ACCESS EASEMENT (DB. 347, PG. 691 – 744), (DB. 1120, PG. 2052) (DB. 1892 PG. 916)
(C) ACCESS EASEMENT (DB. 1120, PG. 2052)
(D) ACCESS EASEMENT (DB. 1120, PG. 2052)
(E) UTILITY EASEMENT (DB. 347, PG. 678 – 679)
(F) ACCESS EASEMENT (PB. 30, PG. 112)
(G) SIGN EASEMENT (DB. 347, PG. 746)
(H) SIGN EASEMENT (DB. 347, PG. 742)
(J) UTILITY EASEMENT (DB. 347, PG. 731)
(K) UTILITY & DRAINAGE EASEMENT
(L) ACCESS & PARKING (DB. 1140, PG. 1052–1053)
* (M) BLANKET ELECTRICAL EASEMENT (DB.179, PG. 63) (SEE NOTE)
* (N) SANITARY SEWER & FORCED MAIN EASEMENT (DB. 347, PG. 665 – 684)
* (O) DRAINAGE EASEMENT (DB. 347, PG. 685)
* (P) IRRIGATION & MAINTAINENCE EASEMENT (DB. 494, PG. 1963)
(Q) DRAINAGE EASEMENT (DB. 1603, PG. 2411)

* THIESE EASEMENTA ARE BLANKET IN NATURE AND UNABLE TO SPECIFICALLY LOCATE ON THESE PREMISES.

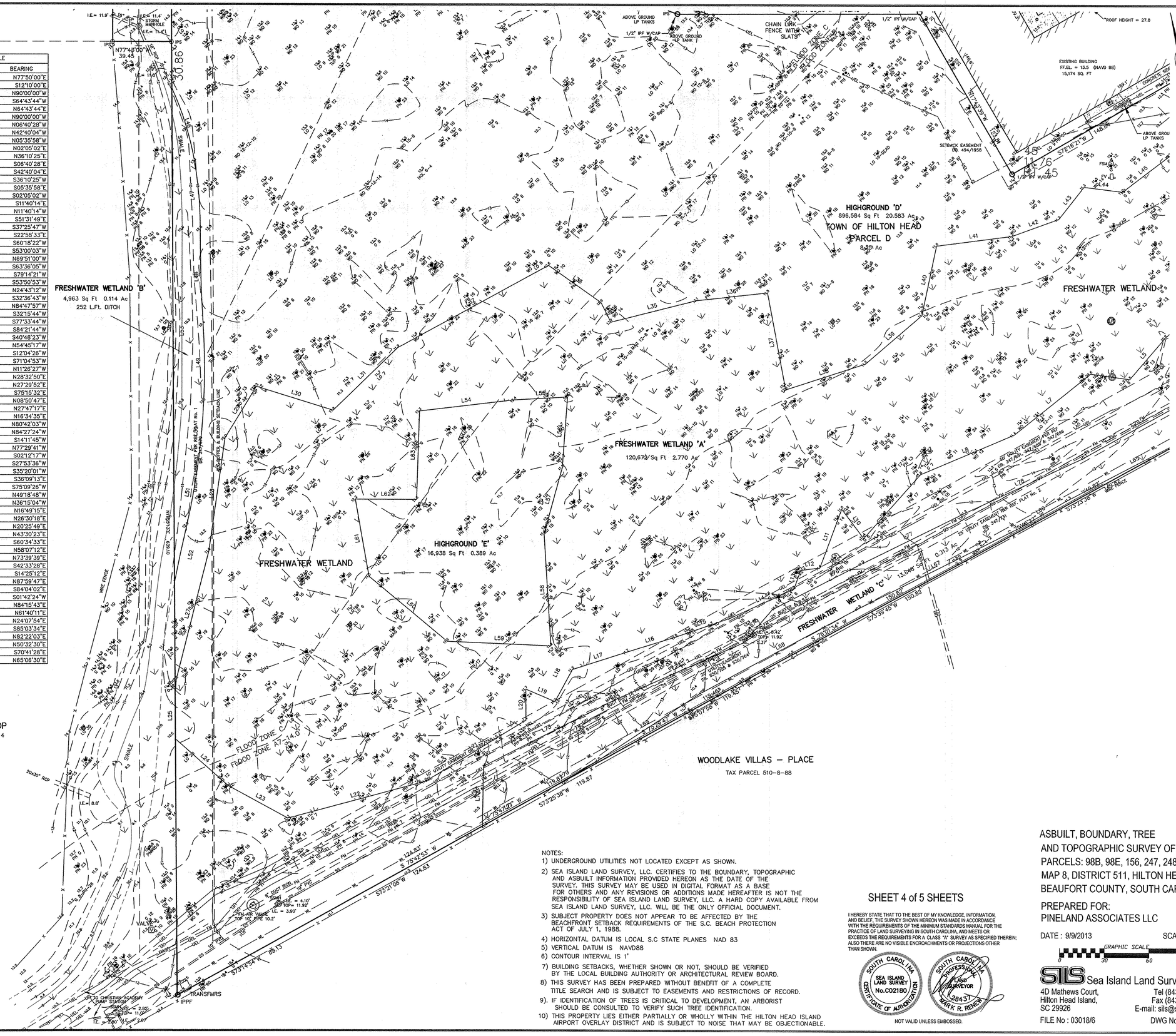
ADDRESS: 340 WILLIAM HILTON PARKWAY

DISTRICT: 511, MAP: 8,

PARCELS: 98B, 98E, 156, 247, 248 & 249

THIS PROPERTY LIES IN F.E.M.A.
COMMUNITY #: 450250
PANEL #: 0008D & 0009D
DATE: 09/29/86
FLOOD ZONE: A7-14.0' (NGVD 29), B & C

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.00	N77°50'00"E
L2	44.15	S12°10'00"E
L3	39.45	N90°00'00"W
L4	43.62	S64°43'44"W
L5	38.35	N64°43'44"E
L6	40.86	N90°00'00"W
L7	65.01	N06°40'28"W
L8	43.70	N42°40'04"W
L9	5.34	N05°35'58"W
L10	72.25	N02°05'02"E
L11	59.39	N36°10'25"E
L12	53.79	S06°40'28"E
L13	47.05	S42°40'04"E
L14	58.91	S36°10'25"W
L15	102.50	S05°35'58"E
L16	82.52	S02°05'02"W
L17	45.62	S11°40'14"E
L18	45.29	N11°40'14"W
L101	49.62	S51°31'49"E
L102	37.47	S37°25'47"W
L103	28.12	S22°58'33"E
L104	64.89	S60°18'22"W
L105	36.28	S53°00'03"W
L106	26.48	N69°51'00"W
L107	65.63	S63°36'05"W
L108	68.38	S79°14'21"W
L109	57.30	S53°50'53"W
L110	24.54	N24°43'12"W
L111	42.14	S32°36'43"W
L112	12.94	N84°47'57"W
L113	13.56	S32°15'44"W
L114	46.26	S77°33'44"W
L115	38.61	S84°21'44"W
L116	24.51	S40°48'23"W
L117	21.31	N54°45'17"W
L118	20.77	S12°04'26"W
L119	78.93	S71°04'53"W
L120	18.09	N11°26'27"W
L121	44.60	N28°32'50"E
L122	35.58	N27°29'52"E
L123	69.75	S75°15'32"E
L124	75.67	N08°50'47"E
L125	45.69	N27°47'17"E
L126	47.77	N16°34'35"E
L127	35.67	N80°42'03"W
L128	64.33	N84°27'24"W
L129	59.62	S14°11'45"W
L130	41.15	N77°29'41"W
L131	52.61	S02°12'17"W
L132	70.46	S27°53'36"W
L133	22.46	S35°20'01"W
L134	57.07	S36°09'13"E
L135	78.02	S75°09'26"W
L136	45.39	N49°18'48"W
L137	50.61	N36°15'04"W
L138	37.80	N16°49'15"E
L139	88.75	N26°30'18"E
L140	76.88	N20°25'49"E
L141	40.43	N43°30'23"E
L142	53.98	S60°34'33"E
L143	60.32	N58°07'12"E
L144	115.59	N73°39'39"E
L145	43.16	S42°33'28"E
L146	14.74	S14°25'12"E
L147	59.32	N87°59'47"E
L148	48.03	S84°04'02"E
L149	66.09	S01°42'24"W
L150	56.31	N84°15'43"E
L151	49.79	N61°40'11"E
L152	47.79	N24°07'54"E
L153	50.83	S85°03'34"E
L154	33.62	N82°22'03"E
L155	27.26	N50°32'30"E
L156	26.03	S70°41'28"E
L157	40.06	N65°06'30"E



NOTES:
1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
2) SEA ISLAND LAND SURVEY, LLC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF SEA ISLAND LAND SURVEY, LLC. A HARD COPY AVAILABLE FROM SEA ISLAND LAND SURVEY, LLC. WILL BE THE ONLY OFFICIAL DOCUMENT.
3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
4) HORIZONTAL DATUM IS LOCAL S.C STATE PLANES NAD 83
5) VERTICAL DATUM IS NAVD88
6) CONTOUR INTERVAL IS 1'
7) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
8) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
9). IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.
10) THIS PROPERTY LIES EITHER PARTIALLY OR WHOLLY WITHIN THE HILTON HEAD ISLAND AIRPORT OVERLAY DISTRICT AND IS SUBJECT TO NOISE THAT MAY BE OBJECTIONABLE.

SHEET 4 of 5 SHEETS

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SOUTH CAROLINA SEA ISLAND LAND SURVEY No.C02180 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR 25437 MARK R. RENEW

NOT VALID UNLESS EMBOSSED.

ASBUILT, BOUNDARY, TREE AND TOPOGRAPHIC SURVEY OF:
PARCELS: 98B, 98E, 156, 247, 248 & 249
MAP 8, DISTRICT 511, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

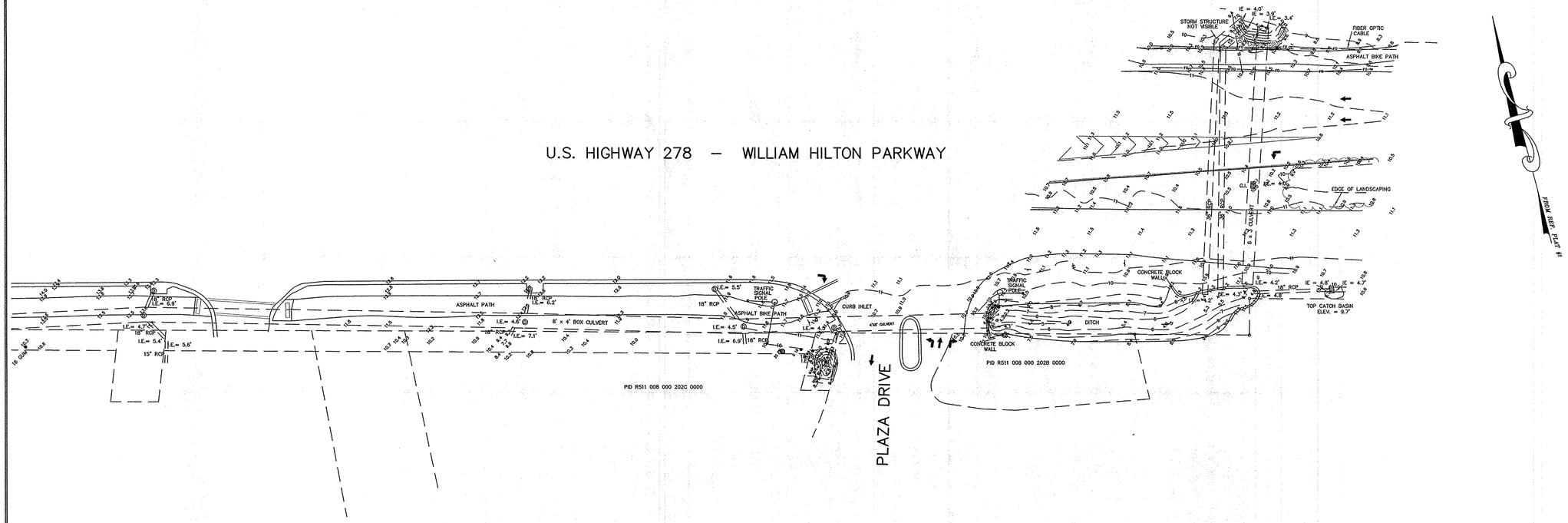
PREPARED FOR:
PINELAND ASSOCIATES LLC

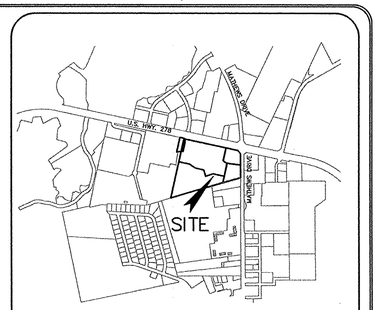
DATE : 9/9/2013 SCALE : 1" = 30'

GRAPHIC SCALE 0 30 60 90

SILS Sea Island Land Survey, LLC.
4D Mathews Court, Hilton Head Island, SC 29926
Tel (843) 681-3248
Fax (843) 689-3871
E-mail: sils@sprynet.com

FILE No : 03018/6 DWG No. : 5-1524





VICINITY MAP
N.T.S.

SYMBOLS

- ELECTRIC SERVICE
- ELECTRIC TRANSFORMER
- TELEPHONE SERVICE
- TELEVISION SERVICE
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- SANITARY MANHOLE
- SSMV – SANITARY SEWER MAIN VALVE
- STORM MANHOLE
- ELECTRIC MANHOLE
- FIRE HYDRANT
- FSM – FIRE SERVICE MAIN
- FV – FIRE VALVE
- UTILITY POLE
- SIGN
- LIGHT POLE
- FLOOD LIGHT
- IPF – 1/2" IRON PIN (OLD)
- IPF – 3/4" IRON PIN (OLD)
- SPIKE – SPIKE FOUND (OLD)
- PKF – PK NAIL FOUND
- CMF – 3" CONCRETE MONUMENT FOUND
- GRATE INLET
- MAIL BOX
- CLEANOUT
- GL – GROUND LIGHT
- LP TANK (UNDERGROUND)
- IT – IRRIGATION TIMER
- MB – MAIL BOX
- R/R TIES – WOODEN RAILROAD TIE
- E.O.P. – EDGE OF PAVEMENT
- B.O.C. – BACK OF CURB
- PL – PLANTER
- MW – MONITORING WELL
- ALL CORNERS ARE 1/2" REBAR UNLESS OTHERWISE INDICATED.
- DRAINAGE FLOW
- ROOF DRAIN
- WETLAND FLAG
- CONTROL POINT

SHEET 5 of 5 SHEETS

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SOUTH CAROLINA SEA ISLAND LAND SURVEY No.C02180 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR 24371 MARK R. RENEW

NOT VALID UNLESS EMBOSSED.

ASBUILT, BOUNDARY, TREE
AND TOPOGRAPHIC SURVEY OF:
PARCELS: 98B, 98E, 156, 247, 248 & 249
MAP 8, DISTRICT 511, HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:
PINELAND ASSOCIATES LLC

DATE : 9/9/2013 SCALE : 1" = 30'

GRAPHIC SCALE
0 30 60 90

SILS Sea Island Land Survey, LLC.
4D Mathews Court,
Hilton Head Island,
SC 29926
Tel (843) 681-3248
Fax (843) 689-3871
E-mail: sils@sprynet.com

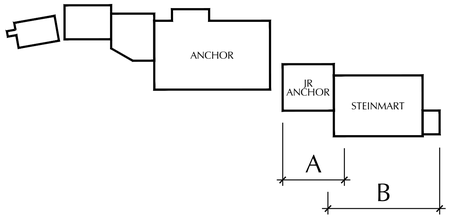
FILE No : 03018/3 DWG No. : 5-1524

SEA TURTLE MARKETPLACE

Enlarged Elevations

November 25, 2014

5' 0' 5' 10' 20'



(A) Enlarged Elevation @ Jr. Anchor
Scale: ⅛" = 1'-0"

(B) Enlarged Elevation @ Steinmart
Scale: ⅛" = 1'-0"

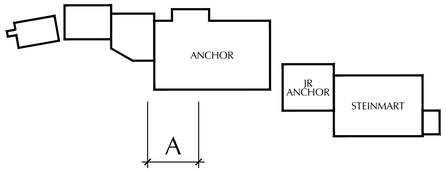
COURT ATKINS ARCHITECTS

SEA TURTLE MARKETPLACE

Material Elevation

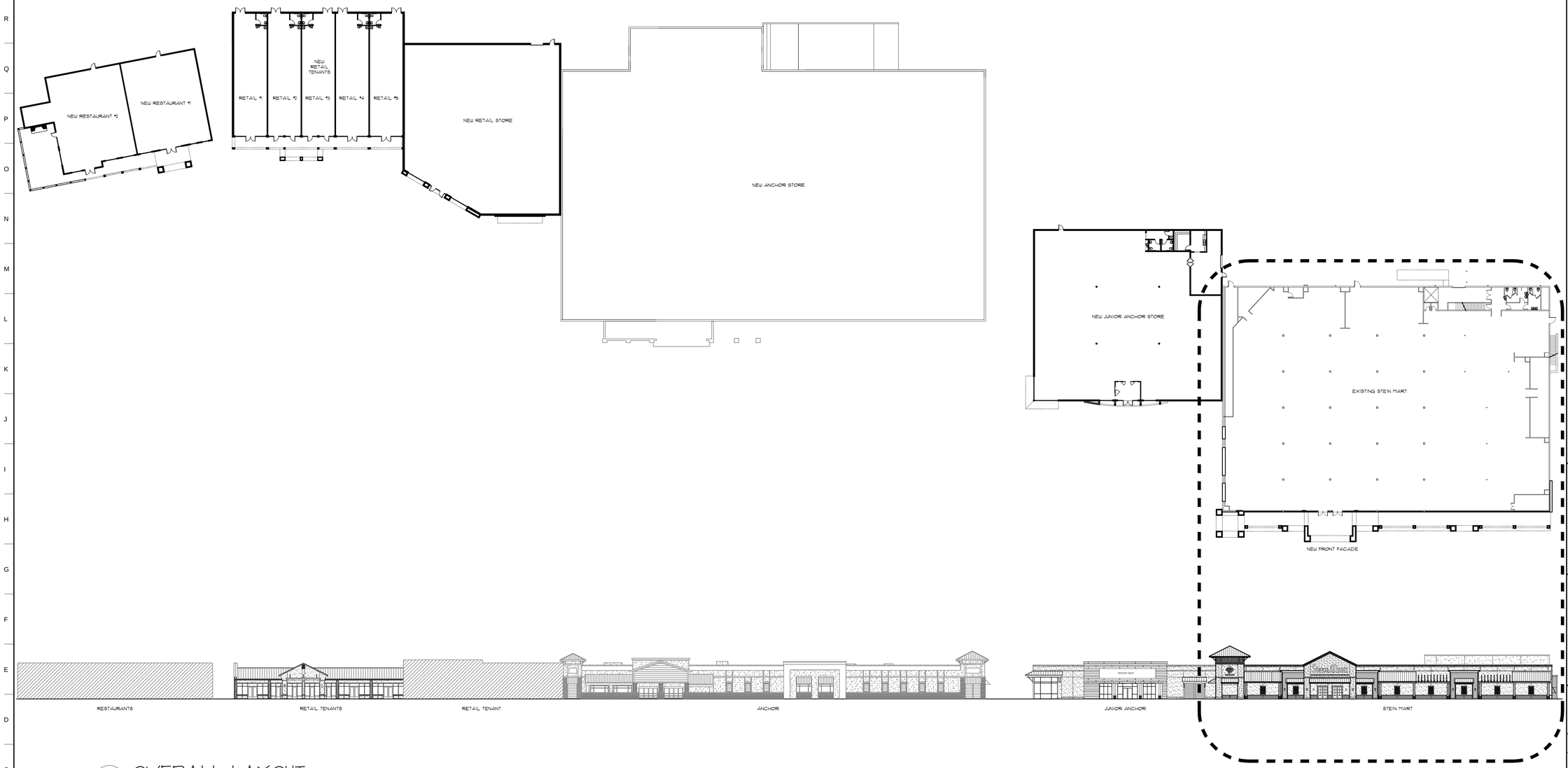
November 25, 2014

1' 0' 5' 10'



(A) Partial Elevation @ Anchor
Scale: 3/8" = 1'-0"

COURT ATKINS ARCHITECTS



1 / A1.1 OVERALL LAYOUT
SCALE 1/32" = 1'-0"

COURT ATKINS ARCHITECTS
P.O. Box 3978 Bluffton, SC 29910
P: 843.815.2557 F: 843.815.2547

OVERALL LAYOUT
SEA TURTLE MARKETPLACE
PINELAND STATION, HILTON HEAD ISLAND, SC

REVISIONS

SEAL

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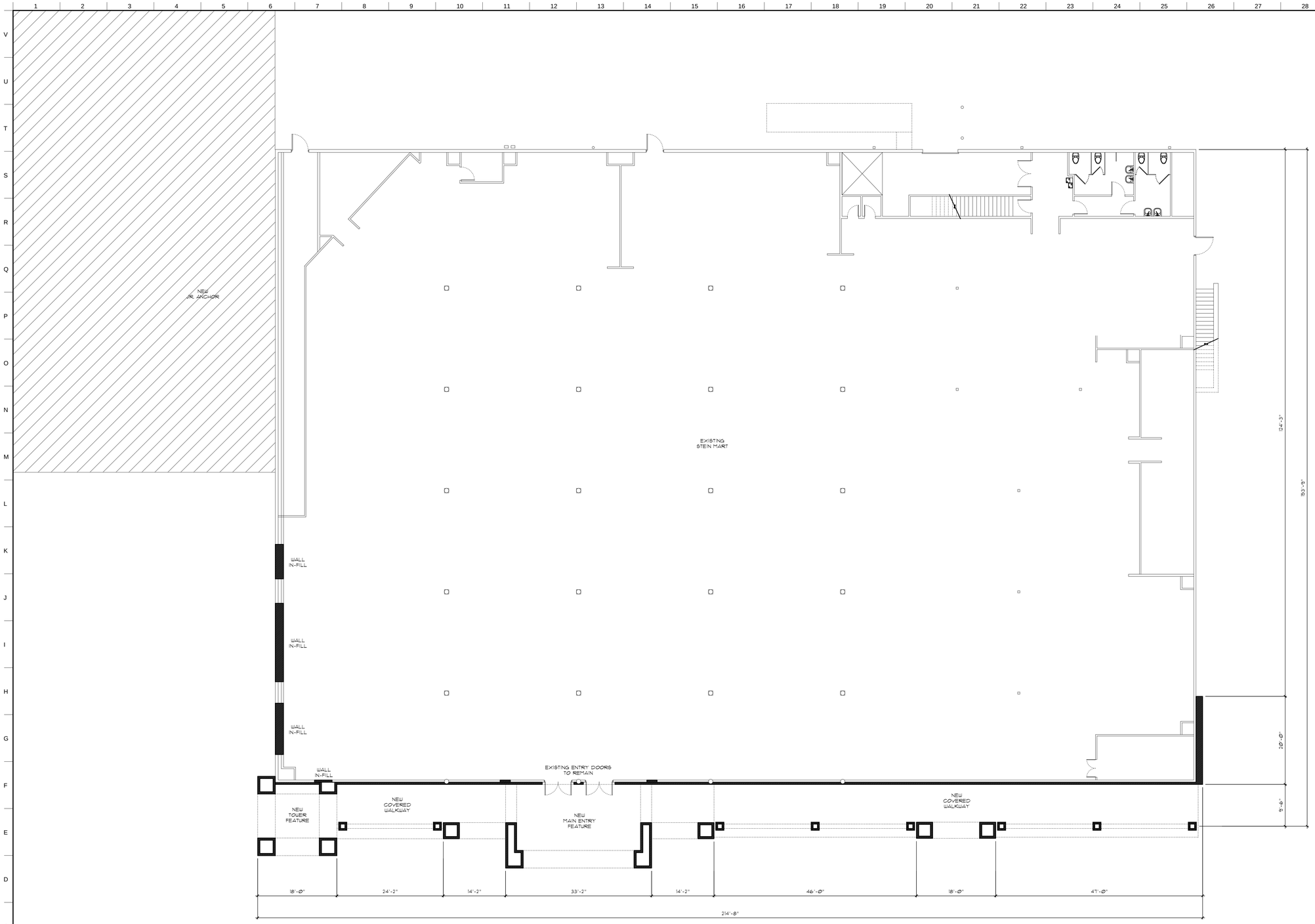
OVERALL LAYOUT



1 / A2.1 FLOOR PLAN - STEIN MART

SCALE 3/32" = 1'-0"

WALL LEGEND

- 12" CMU COLUMN
- 6" MTL STUD WALL / FRAMING
- EXISTING TO REMAIN

PLAN NORTH

COURT ATKINS ARCHITECTS

P.O. Box 3978 Bluffton, SC 29910
P: 843.815.2557 F: 843.815.2547

STEIN MART
SEA TURTLE MARKETPLACE
PINELAND STATION, HILTON HEAD ISLAND, SC

REVISIONS

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DATE 02/10/2015

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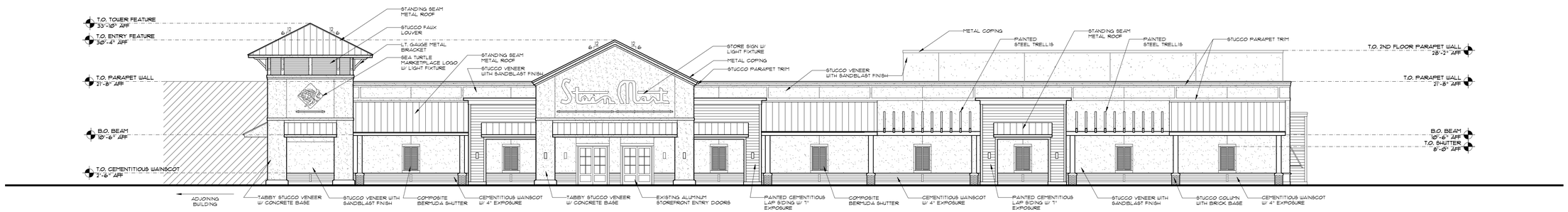
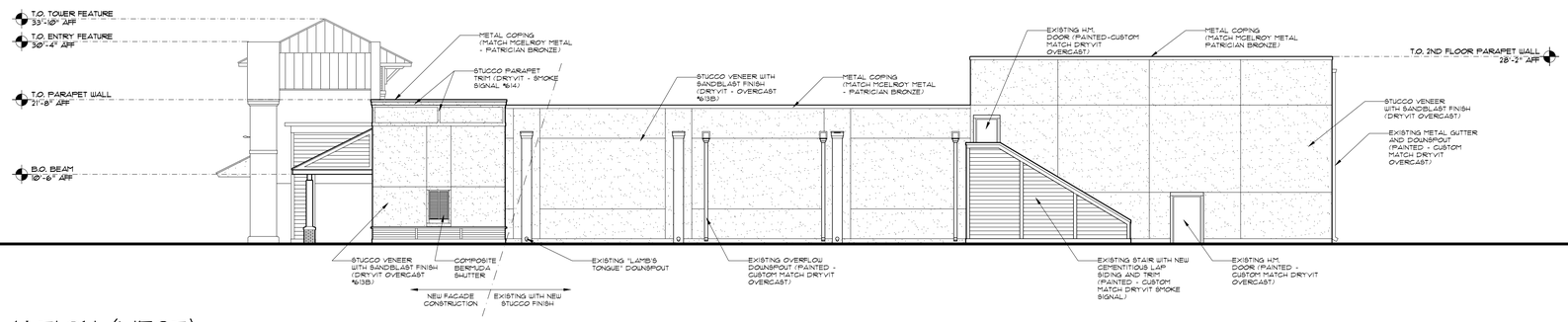
FLOOR PLAN



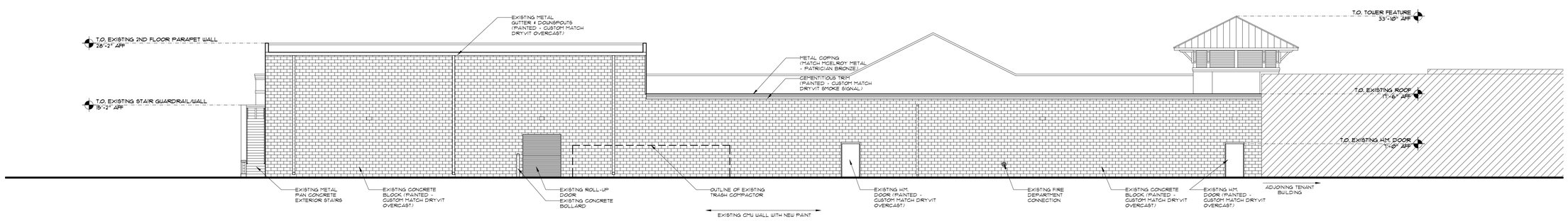
1 A3.0 FRONT ELEVATION (NORTH)

SCALE 3/32" = 1'-0"



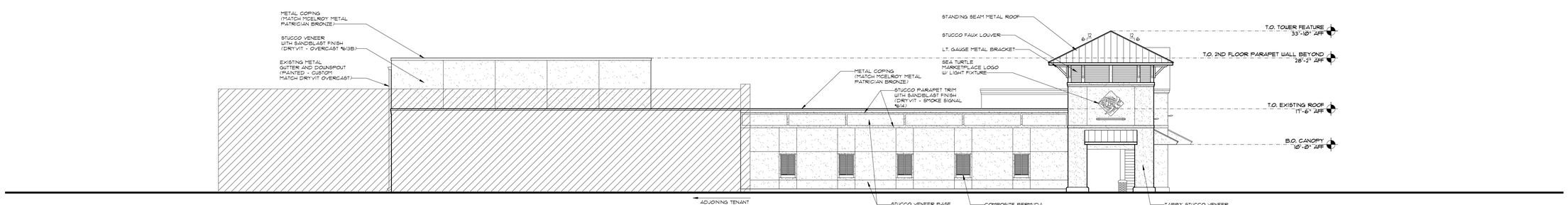
2 A3.0 RIGHT ELEVATION (WEST)

SCALE 3/32" = 1'-0"



3 A3.0 REAR ELEVATION (SOUTH)

SCALE 3/32" = 1'-0"



4 A3.0 LEFT SIDE ELEVATION (EAST)

SCALE 3/32" = 1'-0"

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P.O. Box 3978 Bluffton, SC 29910
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STEIN MART
SEA TURTLE MARKETPLACE
PINELAND STATION, HILTON HEAD ISLAND, SC

REVISIONS

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PROJECT NO. 14-168
DATE 02/10/2015
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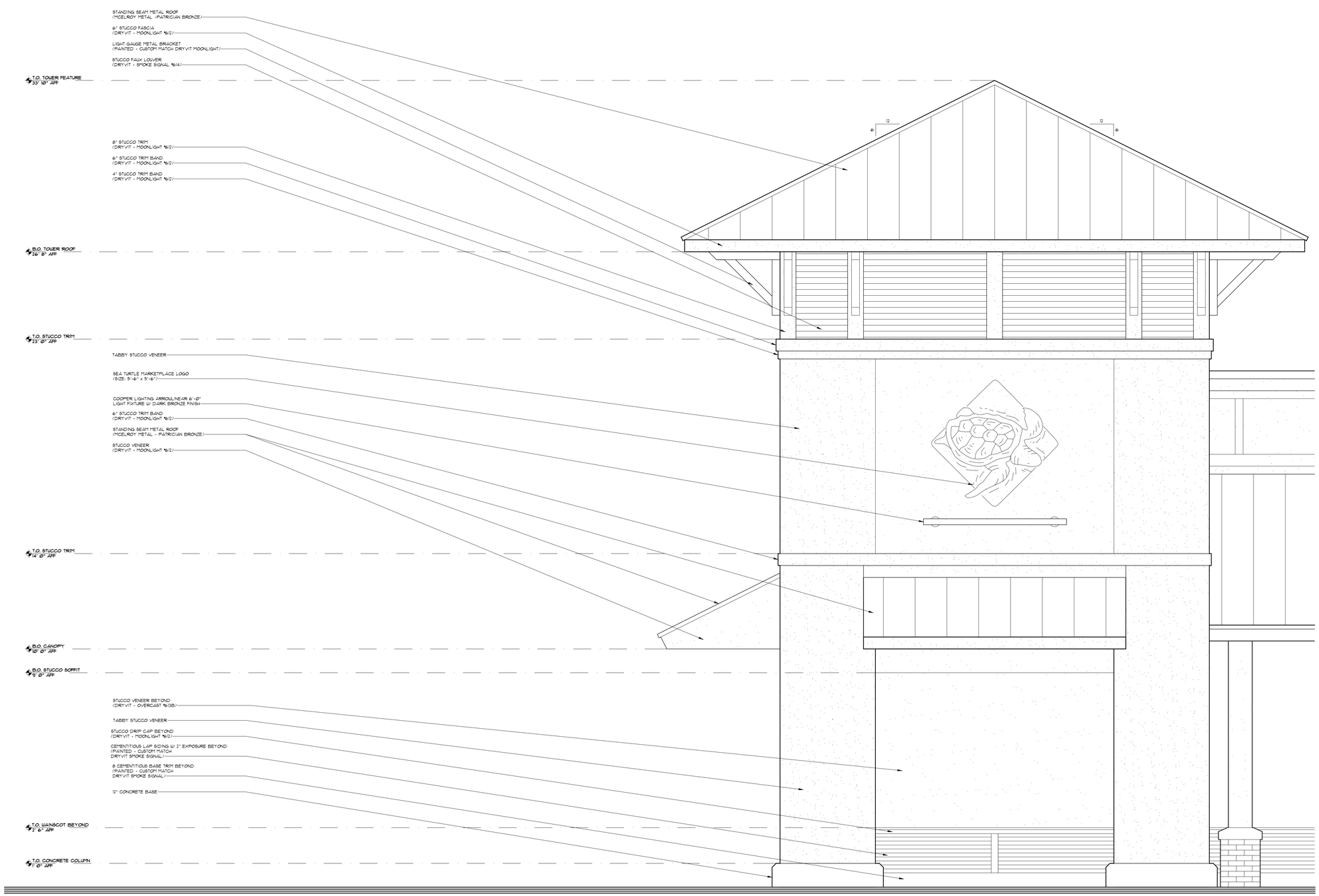
SHEET NO. A3.0

EXTERIOR ELEVATIONS



1
A3.1

ENLARGED TOWER FEATURE ELEVATION

SCALE 1/2" = 1'-0"

COURT ATKINS ARCHITECTS
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P: 843.815.2557 F: 843.815.2547

STEIN MART
SEA TURTLE MARKETPLACE
PINELAND STATION, HILTON HEAD ISLAND, SC

REVISIONS

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PROJECT NO. 14-168
DATE 02/10/2015
DRAWN BY
CHECKED BY
SHEET NO. A3.1

ENLARGED ELEVATIONS

1 / A3.2 ENLARGED MAIN ENTRY FEATURE ELEVATION

SCALE 1/2" = 1'-0"

COURT ATKINS ARCHITECTS
P.O. Box 3978 Bluffton, SC 29910
P: 843.815.2557 F: 843.815.2547

STEIN MART
SEA TURTLE MARKETPLACE
PINELAND STATION, HILTON HEAD ISLAND, SC

REVISIONS

SEAL

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PROJECT NO. 14-168

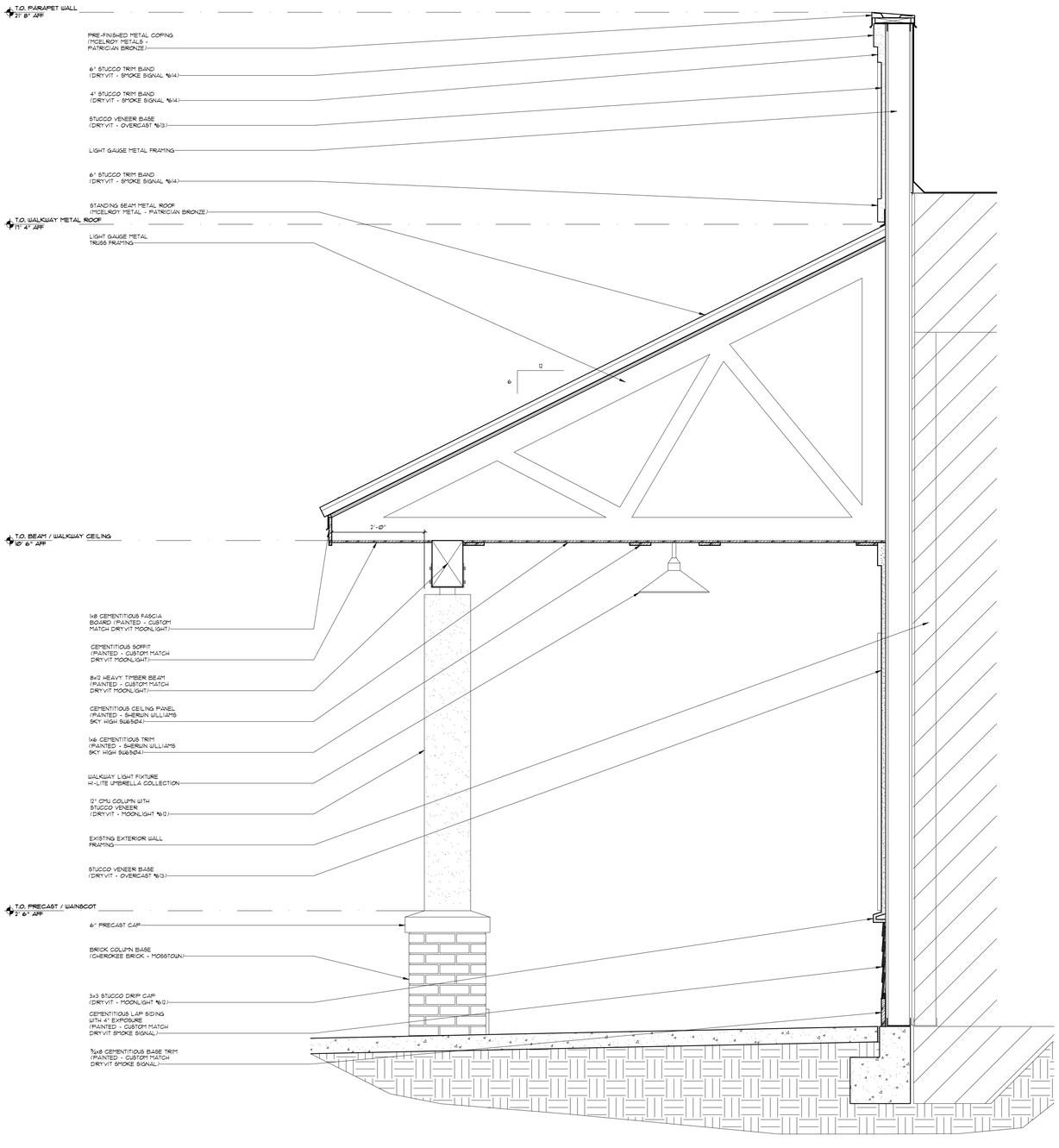
DATE 02/10/2015

DRAWN BY

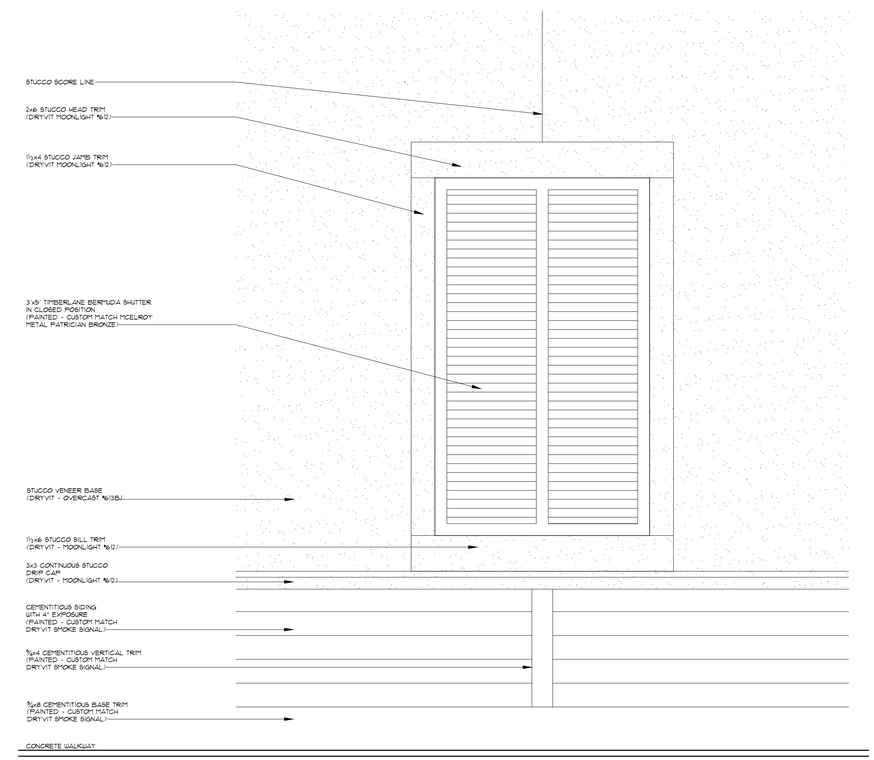
CHECKED BY

SHEET NO. A3.2

ENLARGED ELEVATIONS



1 A5.0 COVERED WALKWAY WALL SECTION
SCALE 3/4" = 1'-0"



2 A5.0 SHUTTER DETAIL @ COVERED WALKWAY
SCALE 1" = 1'-0"

COURT ATKINS ARCHITECTS
P.O. Box 3978 Bluffton, SC 29910
P: 843.815.2557 F: 843.815.2547

STEIN MART
SEA TURTLE MARKETPLACE
PINELAND STATION, HILTON HEAD ISLAND, SC

REVISIONS

SEAL

SEAL

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PROJECT NO. 14-168
DATE 02/10/2015
DRAWN BY
CHECKED BY
SHEET NO. A5.0

WALL SECTION

Town of Hilton Head Island

Community Development Department
One Town Center Court
Hilton Head Island, SC 29928
Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY
Date Received: _____
Accepted by: _____
DRB #: _____
Meeting Date: _____

Applicant/Agent Name: Daniel L. Ogden Company: D.L. Ogden Architecture
Mailing Address: 14 Westbury Park Way, #202 City: Bluffton State: SC Zip: 29910
Telephone: (843) 815-4780 Fax: _____ E-mail: mfrye@dloarch.com
Project Name: Fidelity Building Project Address: 807 Wm. Hilton Parkway
Parcel Number [PIN]: R 5 2 0 0 1 2 0 0 0 0 1 6 A 0 0 0 0
Zoning District: _____ Overlay District(s): _____

CORRIDOR REVIEW, MAJOR
DESIGN REVIEW BOARD (DRB) SUBMITTAL REQUIREMENTS

Digital Submissions may be accepted via e-mail by calling 843-341-4757.

Project Category:

- ___ Concept Approval – Proposed Development
- ✓ Final Approval – Proposed Development
- ___ Alteration/Addition
- ___ Sign

Submittal Requirements for ***All*** projects:

___ Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

✓ Filing Fee: Concept Approval-Proposed Development $175, Final Approval – Proposed Development $175, Alterations/Additions $100, Signs $25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

Concept Approval – Proposed Development

___ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.

___ A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.

___ A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.

___ Context photographs of neighboring uses and architectural styles.

___ Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.

___ Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

Final Approval – Proposed Development

✓ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.

✓ Final site development plan meeting the requirements of Appendix D: D-6.F.

✓ Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.

✓ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.

✓ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

✓ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions

_____ All of the materials required for final approval of proposed development as listed above, plus the following additional materials.

_____ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.

✓ Photographs of existing structure.

Additional Submittal Requirements:

Signs

_____ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

For freestanding signs:

_____ Site plan (1”=30’ minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.

_____ Proposed landscaping plan.

For wall signs:

_____ Photograph or drawing of the building depicting the proposed location of the sign.

_____ Location, fixture type, and wattage of any proposed lighting.

Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

A representative for each agenda item is strongly encouraged to attend the meeting.

Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. ☐ YES ☑ NO

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.

Daniel L. Ogden — 02/10/2015

SIGNATURE — DATE

D.L.OGDEN
architecture

"Fidelity Building"
807 Wm. Hilton Pkwy.
Hilton Head Island, SC 29928

February 9, 2015

Project Description:

The project is an expansion to the existing building at the side entry, which will contain a new elevator for Second Floor Access and a Sprinkler Room for the intended second floor tenant usage.

The exterior design coordinates with the existing building massing and vernacular. The expansion area consists of stucco veneer and associated structural massing to add the required elevator shaft and riser area for the Fire Sprinkler protection intended for the 2nd floor tenant area. It is the intent to blend the new expansion building elements with the existing architectural aesthetics, in color, texture and materials. The overall expansion is compatible with the architecture and does not have a negative impact on the visual experience.

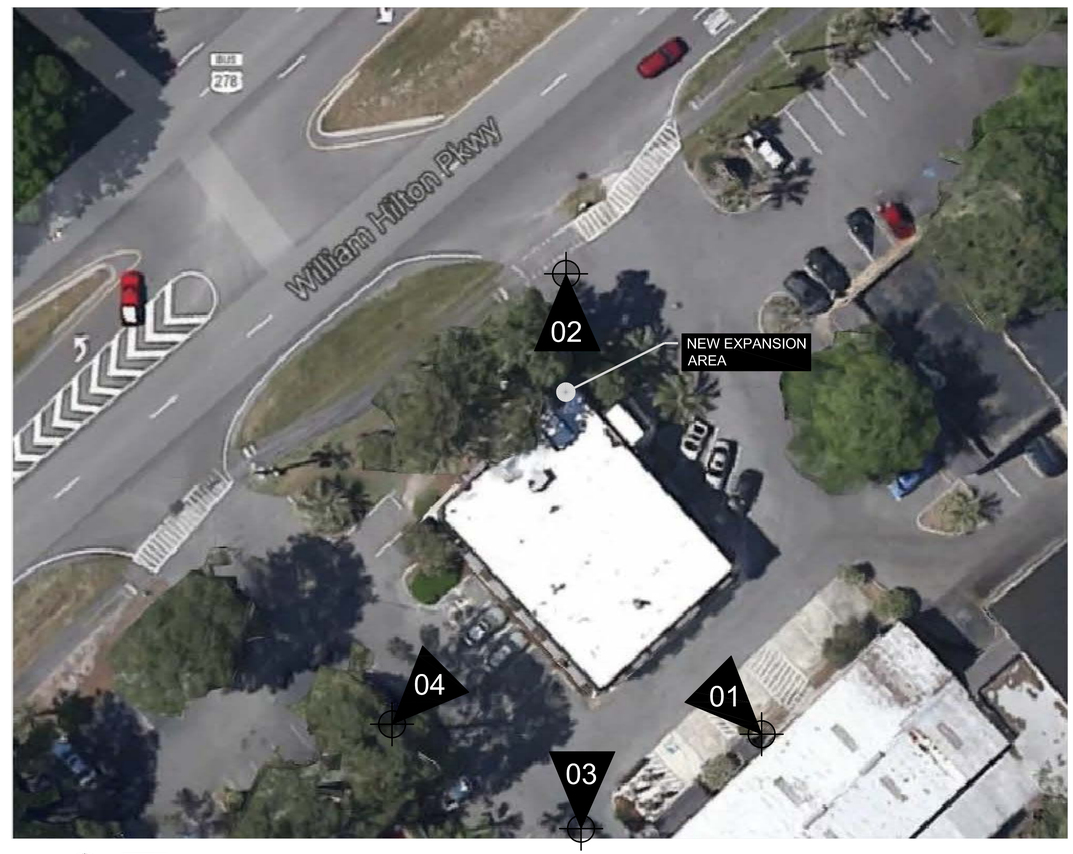
14 Westbury Park Way Suite 202 | Bluffton, SC 29910 | p 843.815.4780 | f 843.815.3192 | www.dloarch.com

01 BACK SIDE VIEW
SCALE : N.T.S.

02 FRONT/LEFT SIDE VIEW
SCALE : N.T.S.

03 BACK/RIGHT SIDE VIEW
SCALE : N.T.S.

04 RIGHT SIDE VIEW
SCALE : N.T.S.



NORTH

05 LOCATION MAP
SCALE : N.T.S.

ARCHITECT:
D.L.OGDEN architecture
14 Westbury Park Way, Suite 202
Bluffton, SC 29910
p 843.815.4780 f 843.815.3192
www.dloarch.com

MECHANICAL / PLUMBING ENGINEER:

ELECTRICAL ENGINEER:

CONTRACTOR:

FIDELITY BUILDING RENOVATIONS

807 WM. HILTON PKWY
HILTON HEAD ISLAND, SC 29928

REGISTERED SEAL

REGISTERED SEAL

Δ	Issue	Date	Description
		02/09/2015	FINAL DRB REVIEW

PROJECT # : 15101
PROJECT MANAGER : DLO
DRAWN BY: DLO

EXTERIOR EXISTING VIEWS
V1.0

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FIDELITY BUILDING ELEVATOR ADDITION

807 WM. HILTON PKWY
HILTON HEAD ISLAND, SC 29928

GENERAL NOTES:

1. ALL ITEMS DRAWN, NOTED, SCHEDULED, OR SPECIFIED, INCLUDING WORK NOT SPECIFICALLY CALLED FOR OR DRAWN BUT THAT IS NECESSARY TO COMPLETE THE WORK, ARE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE.
2. SHOULD INCONSISTENCIES OR DISCREPANCIES OCCUR WITHIN THE CONTRACT DOCUMENTS, THE BETTER QUALITY, GREATER QUANTITY, AND MOST EXPENSIVE PRODUCT OR TASK SHALL BE FURNISHED OR PER- FORMED, UNLESS INSTRUCTED OTHERWISE BY THE ARCHITECT. DISCREPANCIES BETWEEN SPECIFIED ITEMS OR INSTALLATION METHODS SHALL NOT BE CAUSE FOR MODIFICATION TO THE CONTRACT SUM.
3. ALL DIMENSIONS ARE TO FACE OF FRAMING, FACE OF CMU, OR COLUMN CENTERLINE UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. GC SHALL VERIFY ALL MEASUREMENTS AT SITE AND BE RESPONSIBLE FOR ACCURACY AND CORRECTIONS OF SAME.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND THE ACCEPTED STANDARDS AND PRACTICES OF EACH TRADE INVOLVED.
6. CONTRACTOR TO SUPPLY ALL LABOR, EQUIPMENT, AND MATERIALS NECESSARY TO COMPLETE ALL WORK EXCEPT AS INDICATED.
7. DUCTWORK, PIPING AND MECHANICAL EQUIPMENT SHALL NOT BE UTILIZED AS LADDERS, SCAFFOLDING, WORK PLATFORMS OR THE LIKE.
8. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR WORK INSTALLED WHICH SUBSEQUENTLY IS REJECTED BY THE OWNER IF REQUIRED SUBMITTALS HAVE NOT BEEN SUBMITTED AND/OR APPROVED BY THE OWNER.
9. SUBMITTALS REQUIRED OR AS REQUESTED BY THE CONTRACTOR/OWNER FOR THIS PROJECT SHALL BE SUBMITTED IN A MANNER TO MINIMALLY INCLUDE PROJECT TITLE, DATE, CONTRACTOR'S NAME AND ADDRESS ON EACH SUBMITTAL.
10. THE ARCHITECT SHALL BE PROVIDED A FULL COPY OF THE "PERMITTED" DRAWINGS AS COMMENTED BY THE LOCAL BUILDING AUTHORITIES UPON COMPLETION OF THEIR REVIEW. THE ARCHITECT, AS REQUIRED WILL PROVIDE ANY ADDITIONAL DETAILS, CLARIFICATIONS AND COMMENTS IN DIRECT RESPONSE TO THOSE ON THE ISSUED "PERMIT" DRAWINGS. THE ARCHITECT, IN THESE DOCUMENTS, DOES NOT WARRANT OR IMPLY COMPLETE COMPLIANCE OR ADHERENCE TO THE CURRENT AND APPLICABLE BUILDING CODES OR ORDINANCES AS THESE ITEMS ARE SUBJECT TO INDIVIDUAL INTERPRETATION.
11. ANY DEVIATION OR MODIFICATION FROM THESE DOCUMENTS WITHOUT THE WRITTEN NOTIFICATION AND SUBSEQUENT ACKNOWLEDGMENT FROM THE ARCHITECT SHALL RELEASE THE ARCHITECT FROM ALL SUBSEQUENT LIABILITY ASSOCIATED WITH THE PROJECT AND THE CONSTRUCTION DOCUMENTS. THESE DOCUMENTS ARE INTENDED AS AN INSTRUMENT OF SERVICE AND THEREFORE SHALL BE FOLLOWED UNLESS DIRECTED OTHERWISE, IN WRITING, BY THE ARCHITECT.

GENERAL CONSTRUCTION INFO:

FIELD ENGINEERING

REQUIREMENTS INCLUDED:
A. FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND SERVICES NECESSARY FOR AND REASONABLY INCIDENTAL TO COMPLETE THE FIELD ENGINEERING WORK AS SHOWN ON THE DRAWINGS, OR SPECIFIED, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
1. SURVEY WORK REQUIRED IN EXECUTION OF THE PROJECT.
2. STRUCTURAL, MECHANICAL, ELECTRICAL OR OTHER PROFESSIONAL ENGINEERING SERVICES SPECIFIED OR REQUIRED TO EXECUTE CONTRACTOR'S CONSTRUCTION MEANS AND METHODS.

QUALITY ASSURANCE:
A. PROVIDE AN EXPERIENCED AND QUALIFIED EMPLOYEE OF THE CONTRACTOR TO PERFORM LAYOUT WORK.

SURVEY REFERENCE POINTS:
A. EXISTING BASIC HORIZONTAL AND VERTICAL CONTROL POINTS FOR THE PROJECT ARE THOSE DESIGNATED ON DRAWINGS OR ESTABLISHED IN THE FIELD.

PROJECT SURVEY REQUIREMENTS:
A. ESTABLISH LINES AND LEVELS, LOCATE AND LAY OUT, BY INSTRUMENTATION AND SIMILAR APPROPRIATE MEANS:
1. PERIODICALLY VERIFY LAYOUTS BY THE SAME METHODS.
2. INTERIOR PARTITION LAYOUT.

RECORDS:
A. MAINTAIN A COMPLETE, ACCURATE LOG OF ALL CONTROL AND SURVEY WORK AS IT PROGRESSES.

SUBMITTALS:
A. ON REQUEST OF ARCHITECT, SUBMIT DOCUMENTATION TO VERIFY ACCURACY OF FIELD ENGINEERING WORK.
B. SUBMIT ALL SURVEY DATA REQUIRED BY THE LOCAL JURISDICTION HAVING AUTHORITY.

GEN. SUMMARY / JOB SCOPING

PROJECT / WORK IDENTIFICATION:
A. GENERAL: NAME OF PROJECT IS "FIDELITY BUILDING - ELEVATOR ADDITION"

B. CONTRACT DOCUMENTS INDICATE THE WORK TO BE INCLUDED IN THE CONTRACT, AND RELATED PROVISIONS OF PROJECT.

C. EXISTING SITE CONDITIONS RESTRICTIONS, DURING CONSTRUCTION AND PRIOR TO SUBSTANTIAL COMPLETION.

MATERIAL SYMB.:

- BATT INSULATION
- CONCRETE
- EARTH
- FINISHED WOOD
- FRAMING LUMBER
- GRAVEL
- GYPSUM BOARD
- MASONRY - CMU
- PLYWOOD
- SHIM LUMBER

GRAPHIC SYMB.:

- A3.0/01 — SECTION MARK
- A2.0/01 — ELEVATION
- A5.0/01 — DETAIL REFERENCE
- OFFICE 110 — ROOM/SPACE NUMBER
- 200 — DOOR NUMBER
- 6'-0" — ELEVATION MARK
- PT-1 — FINISH/PAINT REFERENCE
- 3 — DRAWING REVISION
- 1 — WALL TYPE TAG

ABBREVIATIONS:

AFF	ABOVE FINISH FLOOR	F.A.U.	FORCED AIR UNIT	REINF.	REINFORCE (D) (ING)
ADJ.	ADJUSTABLE	F.O.S.	FACE OF STUD	R.A.	RETURN AIR
A/C	AIR CONDITIONING	F.G.	FINISH GRADE	RM.	ROOM
ALT.	ALTERNATE	F.J.	FLOOR JOIST	R.O.	ROUGH OPENING
A.B.	ANCHOR BOLT	G.A.	GAUGE	SCH.	SCHEDULE
ANOD.	ANODIZED	GALV.	GALVANIZED	SHT.	SHEET
ARCH.	ARCHITECTURAL	G.C.	GENERAL CONTRACTOR	SIM.	SIMILAR
AUTO.	AUTOMATIC	GL.	GLASS, GLAZING	S.C.	SOLID CORE
A.C.	ASPHALT CONCRETE	GL. BLK.	GLASS BLOCK	SPK.	SPEAKER
ASPH.	ASPHALT	GYP. BD.	GYPSUM BOARD	SPEC.	SPECIFICATION
BM.	BEAM	GYP.	GYPSUM	SQ.	SQUARE
BRG.	BEARING	G.I.	GALVANIZED IRON	S.Y.	SQUARE YARD
BET.	BETWEEN	HDW.	HARDWARE	STD.	STANDARD
B.L.	BUILDING LINE	HDWD.	HARDWOOD	STL.	STEEL
BLK.	BLOCK	HDR.	HEADER	STOR.	STORAGE
BLKG.	BLOCKING	H.V.A.C.	HEATING/VENTING/AIR CONDITIONING	STRUCT.	STRUCTURAL
BD.	BOARD			SUSP.	SUSPENDED
BOT.	BOTTOM	HT.	HEIGHT	SYM.	SYMMETRY (ICAL)
BLDG.	BUILDING	H.C.	HOLLOW CORE	SYS.	SYSTEM
CAB.	CABINET	H.M.	HOLLOW METAL	SHTG.	SHEATING
CPT.	CARPET	HORIZ.	HORIZONTAL	S & P	SHELF AND POLE
CLG.	CEILING	H.B.	HOSE BIBB	TEL.	TELEPHONE
CLG. HT.	CEILING HEIGHT	H.W.H.	HOT WATER HEATER	T.B.	TELEVISION
CEM.	CEMENT	HR.	HOUR	TEMP.	TEMPERED
CTR.	CENTER	HYD.	HYDRANT	THK.	THICK (NESS)
C.T.	CERAMIC TILE	IN.	INCH	THRES.	THRESHOLD
CLR.	CLEAR (ANCE)	INCL.	INCLUDE (ED) (ING)	T&G	TONGUE AND GROOVE
CLOS.	CLOSET	INSUL.	INSULATE	T.O.S.	TOP OF SLAB
COL.	COLUMN	INT.	INTERIOR	T.O.P	TOP OF PLATE
CONC.	CONCRETE (CAST-IN-PLACE)	KIT.	KITCHEN	TYP.	TYPICAL
CMU	CONCRETE MASONRY UNIT	LAM.	LAMINATE	T.BM.	TOP OF BEAM
CONDT.	CONSTRUCTION	LAV.	LAVATORY	TPL.	TOP PLATE
CONT.	CONTINUOUS OR CONTINUE	LVR.	LOUVER	U.N.O.	UNLESS OTHERWISE NOTED
CJT	CONTROL JOINT	LTG.	LIGHTING	VEST.	VESTIBULE
CORR.	CORRIDOR	M.B.	MACHINE BOLT	S.C.T.	VINYL COMPOSITION TILE
C.W.	COLD WATER	MFR.	MANUFACTURE (R)	V.I.F.	VERIFY IN FIELD
CER.	CERAMIC	MAS.	MASONRY	W.C.	WATER CLOSET
CIR.	CIRCLE	M.O.	MASONRY OPENING	WP.	WATER PROOFING
CLKGH	CAULKING	MATL.	MATERIAL	WT.	WEIGHT
C.J.	CEILING JOIST	MAX.	MAXIMUM	W.W.F.	WELDED WIRE FABRIC
DET.	DETAIL	MECH.	MECHANIC (AL)	w/	WITH
DIAG.	DIAGONAL	MED.	MEDIUM	WIN.	WINDOW
DIA.	DIAMETER	MEMB.	MEMBRANE	w/o	WITHOUT
DIF.	DIFFUSER	MTL.	METAL	WD.	WOOD
DIM.	DIMENSION	MIR.	MIRROR	W.G.	WATER HEATER
DISP.	DISPENSER	MISC.	MISCELLANEOUS	W.R.G.B.	WATER RESISTANT GYPSUM BOARD
DR.	DOOR	MLD.	MOLDING		
DWR	DRAWER	N.T.S.	NOT TO SCALE		
DWG.	DRAWING	OFF.	OFFICE		
DIV.	DIVISION	O.C.	ON CENTER		
DN.	DOWN	OPG.	OPENING		
DS.	DOWNSPOUT	OPP.	OPPOSITE		
ELEC.	ELECTRICAL	OBS.	OBSCURE		
EA.	EACH	PNL	PANEL		
EQ.	EQUAL	P.BD.	PARTICLE BOARD		
EQUIP.	EQUIPMENT	PLAS.	PLASTER		
EXH.	EXHAUST	PL.	PLATE		
EXIST.	EXISTING	PLMB.	PLUMBING		
EXT.	EXTERIOR	PLWD.	PLYWOOD		
FIN.	FINISH	PVC.	POLYVINYL CHLORIDE		
FLR	FLOOR	P.S.F.	POUNDS PER SQUARE FOOT		
F.D.	FLOOR DRAIN	P.S.I.	POUNDS PER SQUARE INCH		
FLUOR.	FLUORESCENT	P.L.	PROPERTY LINE		
FT.	FOOT	PR.	PAIR		
FTG.	FOOTING	RAD.	RADIUS		
FND.	FOUNDATION	RECP.	RECEPTACLE		
FURR.	FURRED (ING)	REF.	REFERENCE		
FUT.	FUTURE				

CONTRACTOR RESPONSIBILITIES:

1. COORDINATE DELIVERY DATE FOR EACH PRODUCT IN THE CONSTRUCTION SCHEDULE.
2. REVIEW SHOP DRAWINGS, PRODUCT DATA AND SAMPLES AND SUBMIT TO THE OWNER, NOTIFY OWNER OF ANY DISCREPANCIES OR PROBLEMS ANTICIPATED IN THE USE OR INSTALLATION OF THE PRODUCT.
3. RECEIVE AND UNLOAD PRODUCTS AT THE SITE.
4. PROMPTLY INSPECT DELIVERED PRODUCTS AND EQUIPMENT, RECORD SHORTAGES, DAMAGED OR DEFECTIVE ITEMS.
5. HANDLE PRODUCTS AT THE SITE INCLUDING, UNCRATING AND NECESSARY STORAGE.
6. PROTECT PRODUCTS FROM EXPOSURE TO ELEMENTS AND DAMAGE.
7. ASSEMBLE, INSTALL, CONNECT, ADJUST AND FINISH PRODUCTS, AS STIPULATED ELSEWHERE IN THESE DOCUMENTS.
8. REPAIR OR REPLACE DAMAGE ITEMS.
9. CLEAN UP SITE ON A DAILY BASIS.
10. GENERAL CONTRACTOR TO COORDINATE WITH THE ELECTRICAL SUBCONTRACTOR TO PROVIDE ANY ADDITIONAL DRAWINGS OR INFORMATION REQUESTED BY THE LOCAL BUILDING AUTHORITIES OR INSPECTORS DURING THE COURSE OF CONSTRUCTION. IF ANY SIGNIFICANT CHANGES OCCUR OR ANY OTHER UNFORESEEN CHANGE/MODIFICATION IS REQUIRED, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR REVIEW.

SITE MAP:

807 WILLIAM HILTON PARKWAY

HILTON HEAD ISLAND, SC

N TRUE

CONTRACT QUALITY CONTROL:

GENERAL:
1. MAINTAIN QUALITY CONTROL OVER SUPERVISION, SUBCONTRACTORS, SUPPLIERS, MANUFACTURERS, PRODUCTS, SERVICES, WORKMANSHIP, AND SITE CONDITIONS, TO PRODUCE WORK IN ACCORDANCE WITH CONTRACT DOCUMENTS.
2. COMPLY WITH INDUSTRY STANDARDS OF THE REGION EXCEPT WHEN MORE RESTRICTIVE TOLERANCES OR SPECIFIED REQUIREMENTS INDICATE MORE RIGID STANDARDS OR MORE PRECISE WORKMANSHIP.
3. PROVIDE SUITABLY QUALIFIED PERSONNEL TO PRODUCE WORK OF SPECIFIED QUALITY.
4. SECURE PRODUCTS IN PLACE WITH POSITIVE ANCHORAGE DEVICES DESIGNED AND SIZED TO WITHSTAND STRESSES, VIBRATION, AND RACKING.
5. PROVIDE FINISHES TO MATCH APPROVED SAMPLES.
6. WHEN CONTRACT DOCUMENTS REQUIRE THAT THE INSTALLATION OF PRODUCTS SHALL CONFORM TO MFR'S PRINTED INSTRUCTIONS, OBTAIN AND DISTRIBUTE COPIES OF SUCH INSTRUCTIONS TO PARTIES INVOLVED IN THE INSTALLATION, INCLUDING ONE COPY TO THE ARCHITECT AND ONE COPY TO THE OWNER. MAINTAIN ONE SET OF COMPLETE INSTRUCTIONS AT THE JOB SITE DURING INSTALLATION AND UNTIL COMPLETION.
7. HANDLE, INSTALL, CONNECT, CLEAN, CONDITION AND ADJUST PRODUCTS IN ACCORD WITH SUCH INSTRUCTIONS AND IN CONFORMITY WITH SPECIFIED REQUIREMENTS. COMPLY WITH INSTRUCTIONS IN FULL DETAIL, INCLUDING EACH STEP IN SEQUENCE.
8. SHOULD JOB CONDITIONS OR SPECIFIED REQUIREMENTS CONFLICT WITH THE MANUFACTURER'S INSTRUCTIONS, CONSULT WITH THE ARCHITECT FOR FURTHER INSTRUCTIONS.
9. WHEN REQUIRED BY THE CONTRACT DOCUMENTS, HAVE MANUFACTURER PROVIDE A QUALIFIED REPRESENTATIVE TO OBSERVE FIELD CONDITIONS, CONDITIONS OF SURFACES AND INSTALLATION AND QUALITY OF WORKMANSHIP, TO START-UP EQUIPMENT AND TO TEST, ADJUST AND BALANCE EQUIPMENT AS APPLICABLE.
10. REQUIRE INSTALLER OF EACH MAJOR UNIT OF WORK TO INSPECT SUBSTRATE TO RECEIVE WORK, AND CONDITIONS UNDER WHICH WORK WILL BE PERFORMED, AND TO REPORT (IN WRITING TO THE G.C.) ANY UNSATISFACTORY CONDITIONS. DO NOT PROCEED WITH THE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN A MANNER ACCEPTABLE TO INSTALLER.
11. WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT INDIVIDUAL UNITS OF WORK AT CODE AND INDUSTRY-RECOGNIZED STANDARD MOUNTING HEIGHTS FOR APPLICATIONS INDICATED. REFER QUESTIONABLE MOUNTING HEIGHT CHOICES TO THE ARCHITECT FOR A FINAL DECISION.

COORDINATION:
A. COORDINATE ALL WORK WITHIN THE CONSTRUCTION DOCUMENTS TO ENSURE EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF CONSTRUCTION ELEMENTS, WITH PROVISIONS FOR ACCOMMODATING ITEMS TO BE INSTALLED LATER.
B. VERIFY THAT CHARACTERISTICS OF ELEMENTS OF INTERRELATED OPERATING EQUIPMENT ARE COMPATIBLE; COORDINATE WORK OF VARIOUS SECTIONS AND TRADES HAVING INTERDEPENDENT RESPONSIBILITIES FOR INSTALLING, CONNECTING TO, AND PLACING IN SERVICE SUCH EQUIPMENT.
C. CONCEAL PIPES, DUCTS AND WIRING IN FINISHED AREAS. COORDINATE LOCATIONS OF FIXTURES AND OUTLETS WITH FINISH ELEMENTS.
D. COORDINATE SPACE REQUIREMENTS AND INSTALLATION OF MECHANICAL AND ELECTRICAL WORK WHICH ARE LOCATED OR INDICATED DIAGRAMMATICALLY ON DRAWINGS. FOLLOW ROUTING SHOWN FOR PIPES, DUCTS, AND CONDUITS AS CLOSELY AS PRACTICABLE; MAKE ALL RUNS PARALLEL WITH LINES OF BUILDING.
E. COORDINATE THE WORK OF ALL SUBCONTRACTORS INVOLVED IN THE PROJECT AND MAKE CERTAIN THAT, WHERE THE WORK OF ONE TRADE IS DEPENDENT UPON THE WORK OF ANOTHER TRADE, THE WORK FIRST INSTALLED IS PROPERLY PLACED, INSTALLED, ALIGNED, AND FINISHED AS SPECIFIED OR REQUIRED TO PROPERLY RECEIVE SUBSEQUENT MATERIALS APPLIED OR ATTACHED THERETO.
F. SUBCONTRACTORS SHALL ACCEPT SUBSTRATE PRIOR TO INSTALLATION OF THEIR FINISH WORK OR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OR CORRECTION OF ALL NON-ACCEPTABLE OR NON-CONFORMING SUBSTRATE WORK.
G. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND CLEANING OF THEIR WORK UNTIL FINAL COMPLETION OF THE BUILDING.
H. COORDINATE WITH OWNER FOR WORK TO BE DONE UNDER SEPARATE CONTRACTS AND WORK FURNISHED BY MUVICO AND INSTALLED BY CONTRACTOR AND WORK FURNISHED AND INSTALLED BY MUVICO.
1. COORDINATE MATERIAL DELIVERY, STORAGE, SCHEDULES, AND RELATED SERVICES.

MISCELLANEOUS AND GENERAL PROVISIONS:
A. CUTTING AND PATCHING: INFORMATION FOR SELECTIVE DEMOLITION IS INDICATED ON DRAWINGS.

CONDUCT OF OPERATIONS:
A. THE CONTRACTOR SHALL, AT ALL TIMES, CONDUCT OPERATIONS AT THE SITE AND AT THE ACCESS TO THE SITE IN SUCH A MANNER SO AS NOT TO ENDANGER, INCONVENIENCE OR INTERFERE WITH OCCUPANTS OF ADJOINING BUILDINGS OR PROPERTIES AND PUBLIC STREETS AND SIDEWALKS; THIS INCLUDES ALL TRUCKING OPERATIONS AND PARKING OF WORKMEN'S AUTOMOBILES.

CONTRACTOR'S USE OF PREMISES:
A. CONFINE OPERATIONS AT SITE TO AREAS PERMITTED BY:
1. LAWS, ORDINANCES AND PERMITS
2. CONTRACT DOCUMENTS, INCLUDING STAGING AREA
B. DO NOT UNREASONABLY ENCUMBER SITE WITH MATERIALS OR EQUIPMENT.
C. DO NOT LOAD STRUCTURE WITH WEIGHT THAT WILL ENDANGER STRUCTURE.
D. ASSUME FULL RESPONSIBILITY FOR PROTECTION AND SAFEKEEPING OF PRODUCTS STORED ON PREMISES.
E. MOVE ANY STORED PRODUCTS WHICH INTERFERE WITH OPERATIONS OF OWNER OR OTHER CONTRACTORS.
F. COORDINATE WITH OWNER FOR ACCESS TO THE EXISTING FACILITY AND USE OF SITE UTILITIES.
G. USE OF SITE: AS INDICATED FOR EXECUTION OF WORK.
H. DO NOT INSTALL ANY SIGN, POSTERS, TRADEMARKS OR ADVERTISING WITHOUT OWNER'S WRITTEN APPROVAL OF SIGN AND DESIGN.
1. COORDINATE WITH OWNER AND ARCHITECT IN INSTALLATION OF PROJECT SIGN.

VERIFICATION OF MEASUREMENTS:
A. BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK, VERIFY ALL MEASUREMENTS AT THE SITE. NO EXTRA COMPENSATION WILL BE ALLOWED BECAUSE OF DIFFERENCES BETWEEN ACTUAL MEASUREMENTS AND DIMENSIONS SHOWN. REFER SUCH DIFFERENCES TO THE ARCHITECT FOR CONSIDERATION BEFORE BEGINNING WORK.
B. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROPERLY LAYING OUT THE WORK AND FOR LINES AND MEASUREMENTS FOR THE WORK EXECUTED UNDER THE CONTRACT DOCUMENTS. THE ARCHITECT OR OWNER WILL IN NO CASE ASSUME THE RESPONSIBILITY FOR LAYING OUT THE WORK.
C. ESTABLISH ON THE SITE THE NECESSARY REFERENCE LINES AND PERMANENT BENCH MARKS FROM WHICH BUILDING LINES AND ELEVATIONS SHALL BE ESTABLISHED.

CONCEALED UTILITIES:
A. WHEN CONCEALED UTILITIES OR SERVICES WHICH ARE NOT SHOWN ON THE DRAWINGS ARE ENCOUNTERED DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL TRACE THE SERVICES AND DETERMINE WHICH ARE ACTIVE AND WHICH ARE ABANDONED. ABANDONED LINES SHALL BE REMOVED AND PIPING SHALL BE CAPPED OR PLUGGED AS REQUIRED. ACTIVE LINES SHALL BE RELOCATED AS REQUIRED. THE CONTRACTOR SHALL SUBMIT A DRAWING INDICATING THE PROPOSED RELOCATIONS OF SUCH ACTIVE LINES TO THE ARCHITECT FOR REVIEW AND APPROVAL. MATERIALS TO BE USED SHALL BE THOSE SPECIFIED IN THE APPLICABLE SECTIONS, WHERE POSSIBLE, AND SHALL MATCH THE EXISTING INSTALLATIONS WHERE SUITABLE MATERIALS ARE NOT SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ABANDONED LINES AND RELOCATING ACTIVE LINES WHICH INTERFERE WITH NEW WORK. THE CONTRACTOR SHALL SUBMIT A PROPOSAL FOR ANY RELOCATION OF CONCEALED UTILITY LINES, NOT INDICATED ON THE DRAWINGS TO BE REMOVED OR RELOCATED, AS SPECIFIED FOR CHANGES IN THE WORK.

INDEX OF DRAWINGS

ARCHITECTURAL

ACOV	COVER SHEET
LSP	LANDSCAPE PLAN (THE GREENERY)
SP1.0	ARCHITECTURAL SITE PLAN
A1.0	ELEV. / STAIR PLANS & ELEVATIONS
A2.0	ENLARGED EXTERIOR ELEVATIONS
V1.0	EXTERIOR EXISTING VIEWS

CONTACT INFO

PROJECT: FIDELITY BUILDING - ELEVATOR ADDITION

ARCHITECT: D.L. OGDEN ARCHITECTURE
14 WESTBURY PARK WAY
SUITE 202
BLUFFTON, SC 29910
843-815-4780

POINT OF CONTACT:
MR. LLOYD MILLER
BOSLEY GROUP MANAGEMENT CO.

SUMMARY OF WORK:

PROJECT / WORK IDENTIFICATION:

A. NAME OF PROJECT IS: "FIDELITY BUILDING - ELEVATOR ADDITION"

B. WORK INCLUDES REMOVAL OF (1) EXISTING, DISEASED TREE, LIMITED DEMOLITION WORK / AND CONSTRUCTION OF A NEW TWO-STORY ELEVATOR AND ASSOCIATED MACHINE ROOM (2ND FLOOR).

C. BUILDING CURRENTLY HAS AN EXISTING BARRIER-FREE ACCESSIBLE ENTRANCE.

THE WORK IN GENERAL CONSISTS OF WORK INVOLVING THE FOLLOWING TRADES:

- EXISTING CONDITIONS - SELECTIVE DEMOLITION
- CONCRETE - NEW FOUNDATIONS / ELEVATOR PIT
- MASONRY
- METALS (HOIST BEAM, STEEL FRAMING, METAL DECKING)
- ROUGH CARPENTRY
- THERMAL & MOISTURE PROTECTION (STUCCO, JOINT SEALANTS, ROOFING, FLASHINGS)
- OPENINGS (HOLLOW METAL DOORS & FRAMES, HARDWARE)
- FINISHES (GYPSUM BOARD, CEILING, PAINTING)
- SPECIALTIES (FIRE PROTECTION MODIFICATIONS, SIGNAGE)
- LANDSCAPING (TREE REMOVAL, LIMITED FINISH GRADING, SEEDING)
- CONVEYING EQUIPMENT (ELEVATOR)
- MECHANICAL / PLUMBING / ELECTRICAL CONNECTIONS / MODIFICATIONS

CONTRACT ADMINISTRATION NOTE:

IN THE EVENT DLO ARCHITECTURE DOES NOT ADMINISTER CONSTRUCTION ADMINISTRATION FOR THE PROJECT, THE OWNER / CLIENT ANSWERS ALL RESPONSIBILITY FOR INTERPRETATION OF THE CONTRACT DOCUMENTS / PERMITTED DRAWINGS FOR CONSTRUCTION BY THE GENERAL CONTRACTOR, SUB CONTRACTORS AND MATERIAL MEN AND FOR CONSTRUCTION OBSERVATION OR REVIEW OF ASSOCIATED DOCUMENTS AND WAIVES ANY CLAIMS AGAINST DLO ARCHITECTURE THAT MAY BE IN ANY WAY CONNECTED THERETO.

BUILDING CODE INFO:

ELEVATOR ADDITION TO: FIDELITY BUILDING @ PLANTATION CENTER

OCCUPANCY GROUP: BUSINESS OCCUPANCY- GROUP B (PER SECTION 304)

CONSTRUCTION TYPE: TYPE - VB; SPRINKLERED

GROSS BUILDING AREA:

EXISTING AREA: 4,481 SF PER FLOOR (TWO FLOOR TOTAL = 8,962 SF TOTAL)
PROPOSED ADD'N: 80 SF (ELEVATOR SHAFT)

NEW SHAFT HEIGHT: APPROXIMATELY 25'-0" (EXISTING BUILDING: 24'-0")

OCCUPANCY LOAD
TABLE 1004.1.2
BASED ON EFFICIENCY OF 70% OFFICE AREA; THEREFORE
6274 SF DIVIDED BY 100 GROSS SF/OCC = 63 TOTAL OCCUPANTS.

TRAVEL DISTANCE
TABLE 1016.2
MAXIMUM FOR (NON-SPRINKLERED) BUILDING IS 200 FT. for 'B'
MAXIMUM DESIGNED - UNCHANGED

COMMON PATH
TABLE 1014.3
BUSINESS; NON-SPRINKLERED: SHALL NOT EXCEED 75 FT.
MAXIMUM DESIGNED - UNCHANGED

TOWN OF HILTON HEAD
BEAUFORT COUNTY AND
SOUTH CAROLINA STATE
BUILDING CODES

CODE	PUBLISHER
2012 INTERNATIONAL BUILDING CODE	ICC
2012 INTERNATIONAL FIRE CODE	ICC
2012 INTERNATIONAL MECHANICAL CODE	ICC
2012 INTERNATIONAL PLUMBING CODE	ICC
2011 NATIONAL ELECTRICAL CODE	NFPA
2009 INTERNATIONAL ENERGY CONSERVATION CODE	IECC
2003 ICC/ANSI A117.1 AMERICANS WITH DISABILITIES ACT OF 1990 ACCESIBILITY GUIDLINES FOR BUILDINGS AND FACILITIES, REV. JULY 2004	

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES AND ORDINANCES INCLUDING THOSE SHOWN ABOVE AND OTHER ORDINANCES AS ADOPTED BY THE TOWN OF HILTON HEAD ISLAND, SC.

ARCHITECT:
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14 Westbury Park Way, Suite 202
Bluffton, SC 29910
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www.dloarch.com

MECHANICAL / PLUMBING ENGINEER:

ELECTRICAL ENGINEER:

CONTRACTOR:

FIDELITY BUILDING RENOVATIONS
807 WM. HILTON PKWY
HILTON HEAD ISLAND, SC 29928

REGISTERED SEAL

REGISTERED SEAL

△	ISSUE	DATE	DESCRIPTION
		01/09/2015	LAYOUT/SCOPE
		02/05/2015	OWNER REVIEW
		02/17/2015	DRB REVIEW
		02/09/2015	FINAL DRB REVIEW

PROJECT # : 15101
PROJECT MANAGER : DLO
DRAWN BY: DLO

COVER SHEET

ACOV

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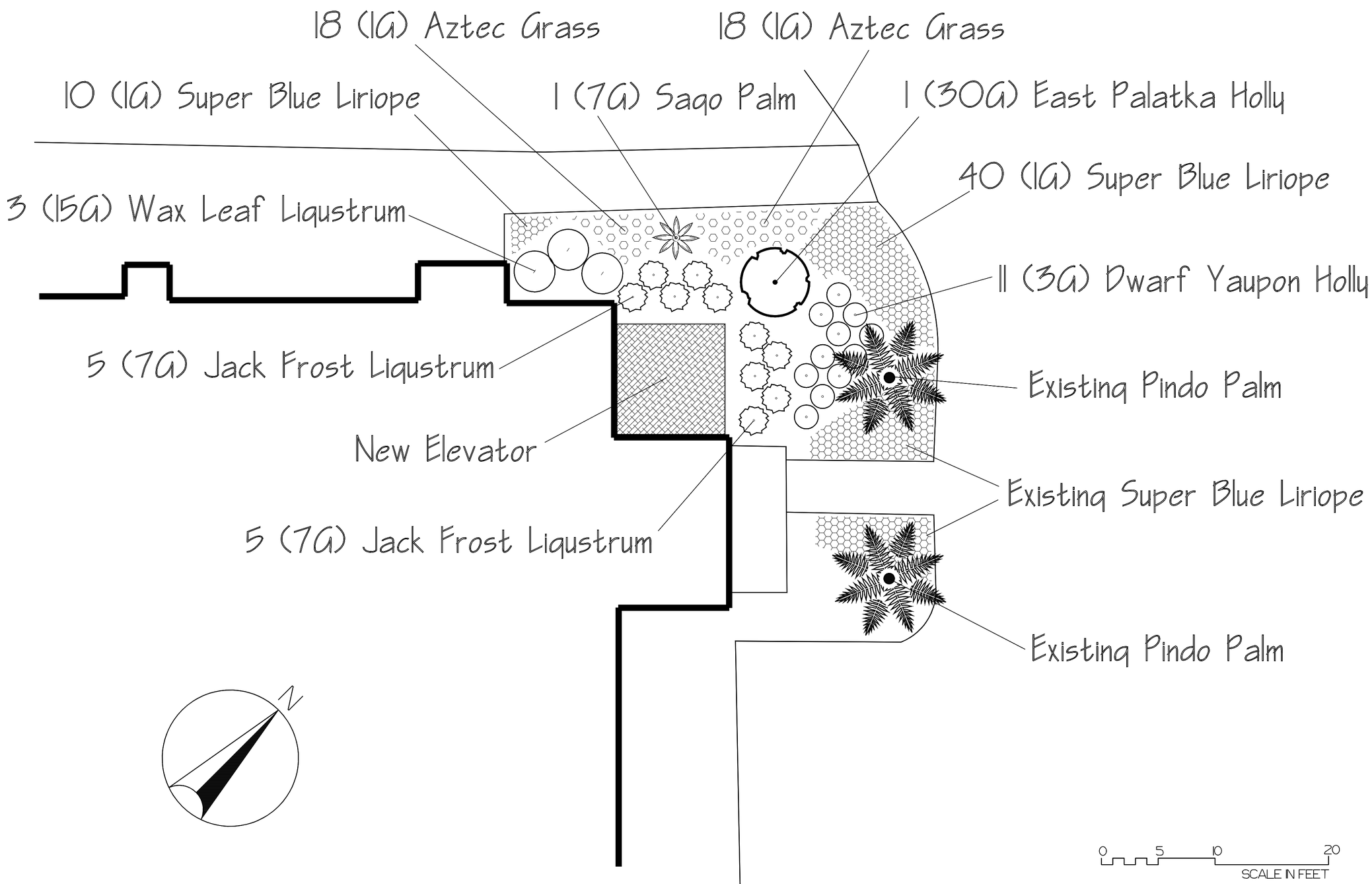
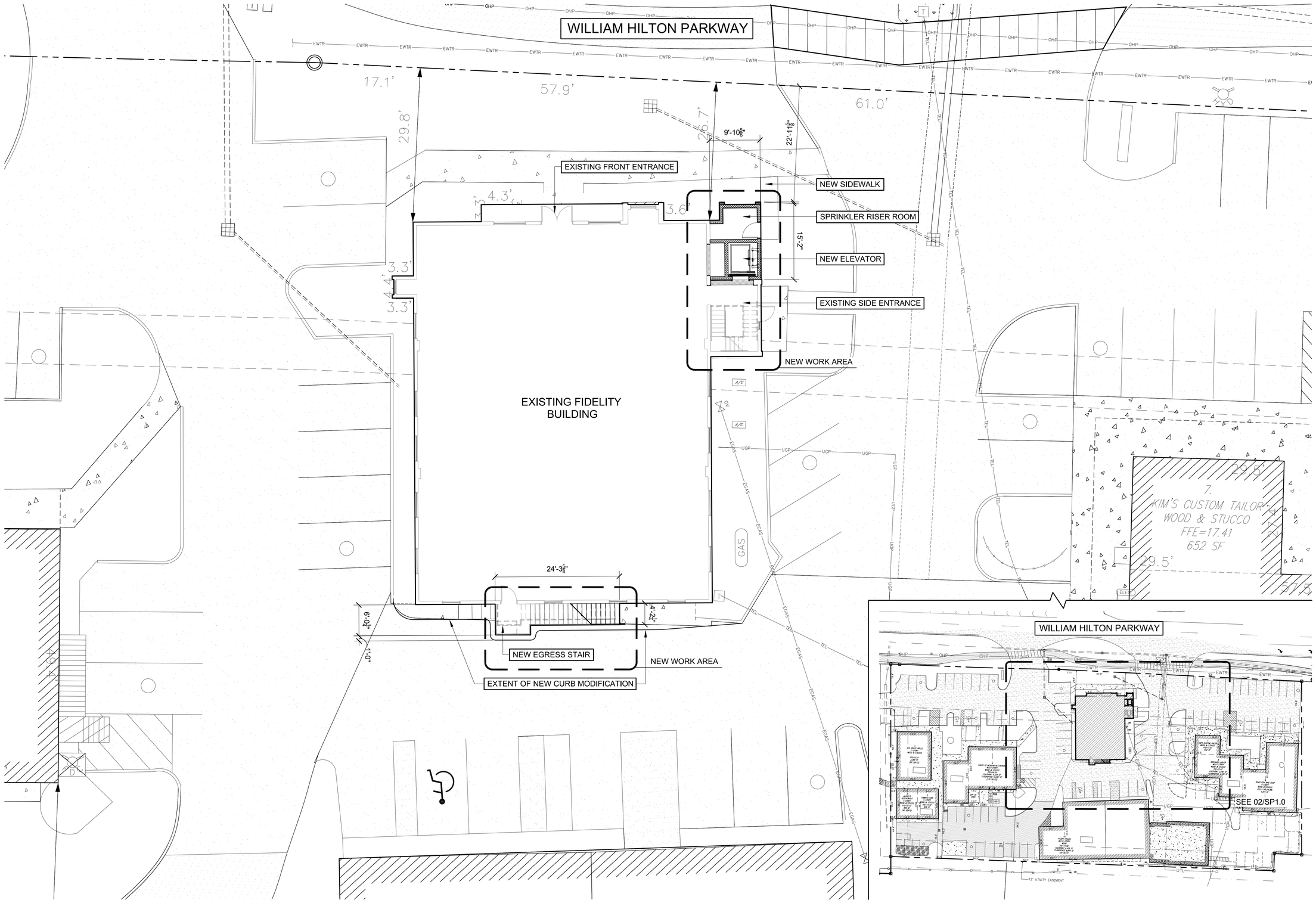


The Greenery, Inc.
PO Box 6569
Hilton Head Island SC

the greenery, inc.
– EMPLOYEE OWNED –

The Fidelity Building Landscape Plan
Post Elevator Installation February 2015



NORTH 02 ARCHITECTURAL SITE PLAN
SCALE : 1:100

NORTH 01 ARCHITECTURAL SITE KEY PLAN
SCALE : 1:600

ARCHITECT:
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MECHANICAL / PLUMBING ENGINEER:

ELECTRICAL ENGINEER:

CONTRACTOR:

FIDELITY BUILDING RENOVATIONS

807 WM. HILTON PKWY
HILTON HEAD ISLAND, SC 29928

Registered Seal

Registered Seal

Issue	Date	Description
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PROJECT # : 15101
PROJECT MANAGER : DLO
DRAWN BY: DLO

ARCHITECTURAL SITE PLAN

SP1.0

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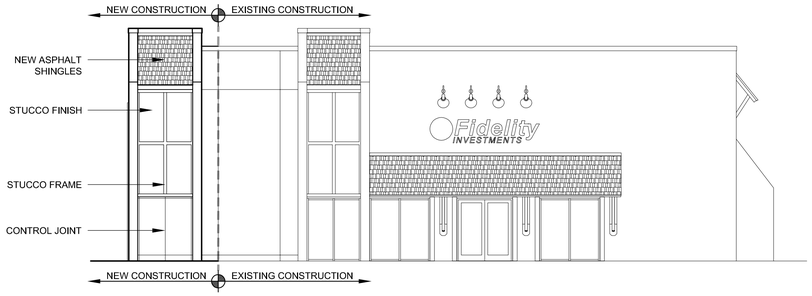
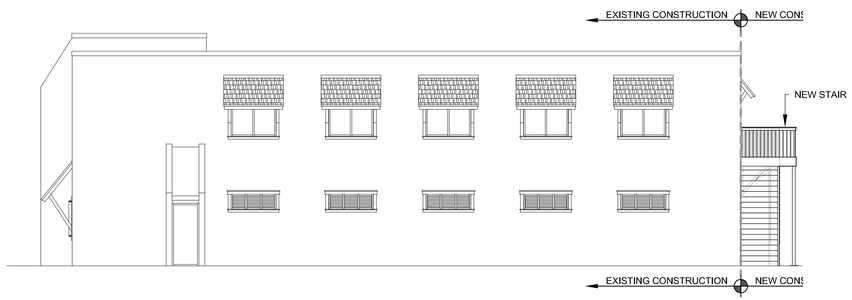
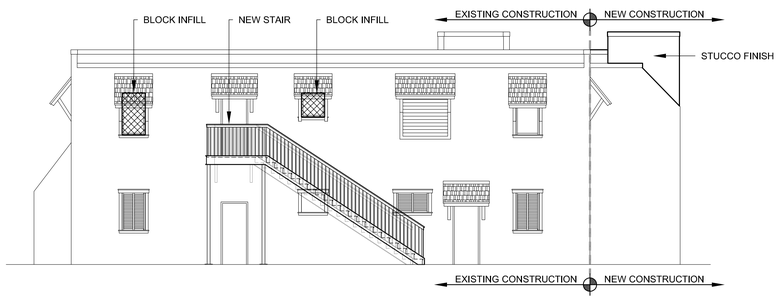


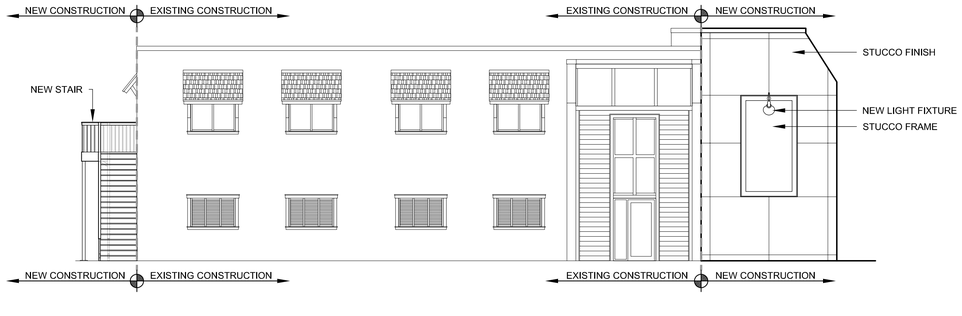
05 FRONT ELEVATION
SCALE : 1/8" = 1'-0"



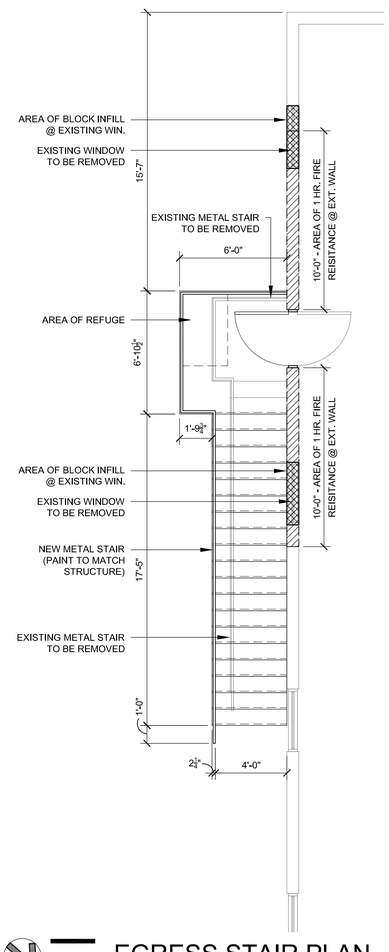
06 RIGHT SIDE ELEVATION
SCALE : 1/8" = 1'-0"



07 REAR ELEVATION
SCALE : 1/8" = 1'-0"

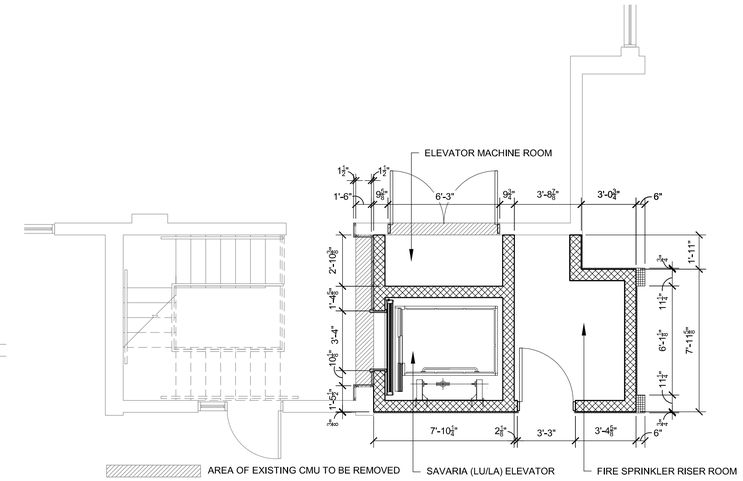


08 LEFT SIDE ELEVATION
SCALE : 1/8" = 1'-0"



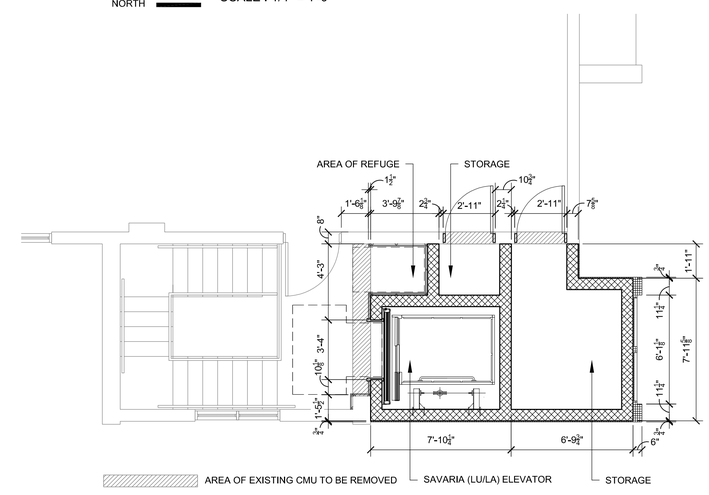
NORTH

04 EGRESS STAIR PLAN
SCALE : 1/4" = 1'-0"



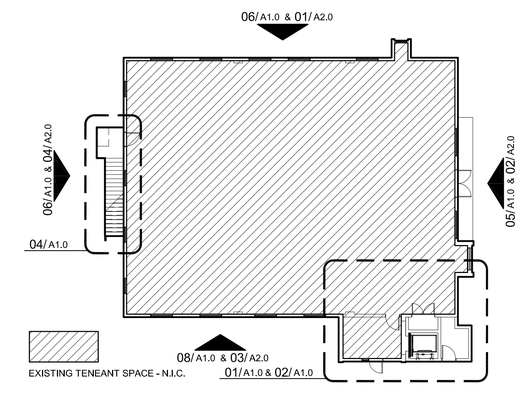
NORTH

01 PARTIAL 1ST FLOOR / ELEVATOR PLAN
SCALE : 1/4" = 1'-0"



NORTH

02 PARTIAL 2ND FLOOR / ELEVATOR PLAN
SCALE : 1/4" = 1'-0"



NORTH

03 KEY PLAN
SCALE : N.T.S.

ARCHITECT:
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MECHANICAL / PLUMBING ENGINEER:

ELECTRICAL ENGINEER:

CONTRACTOR:

FIDELITY BUILDING RENOVATIONS

807 WM. HILTON PKWY
HILTON HEAD ISLAND, SC 29928

Registered Seal

Registered Seal

Δ	Issue	Date	Description
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		02/09/2015	FINAL DRB REVIEW

PROJECT # : 15101
PROJECT MANAGER : MPF
DRAWN BY: MPF

ELEV. / STAIR PLANS & ELEVATIONS
A1.0

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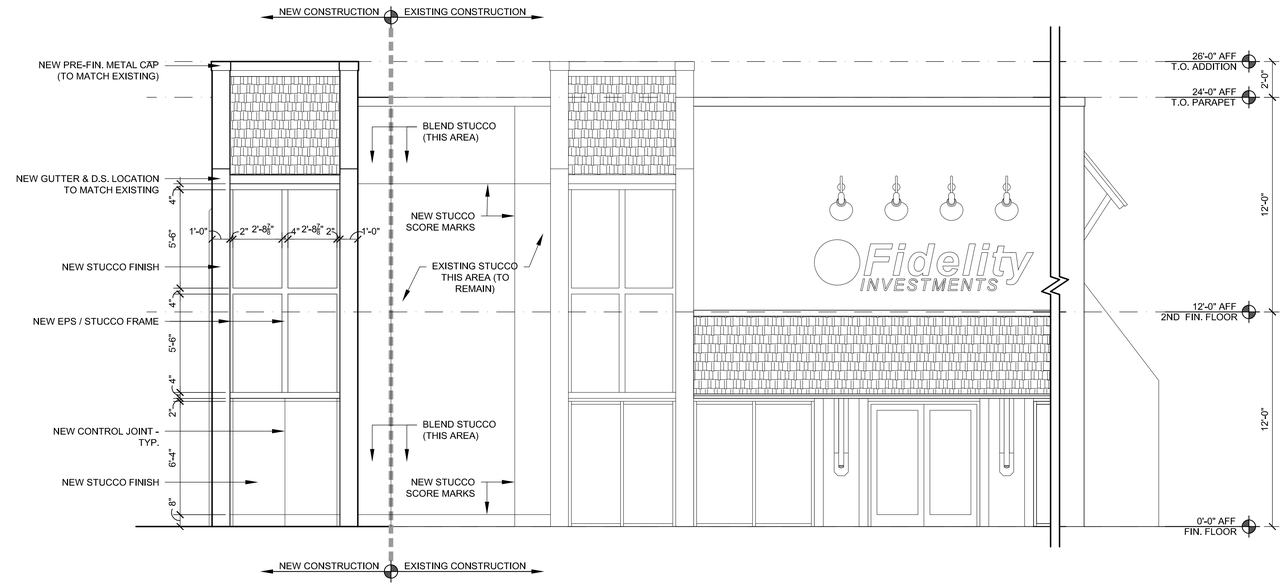
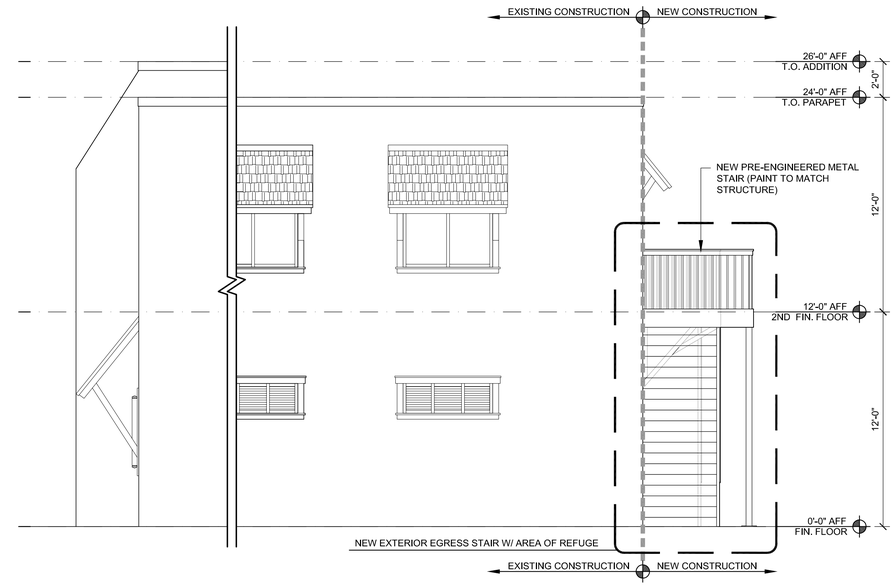
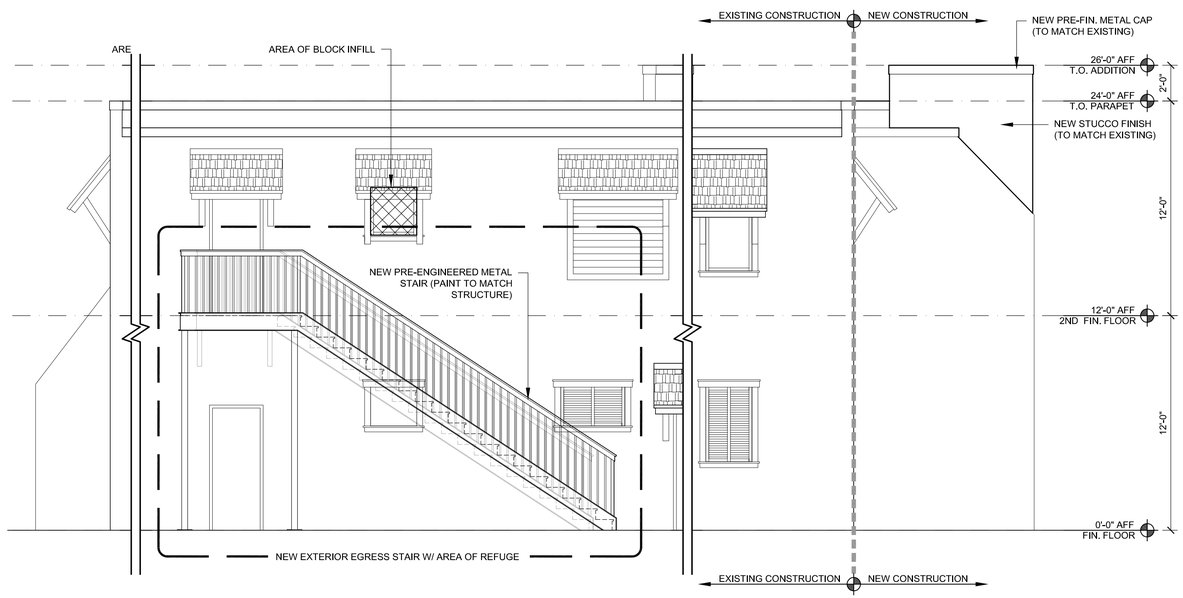


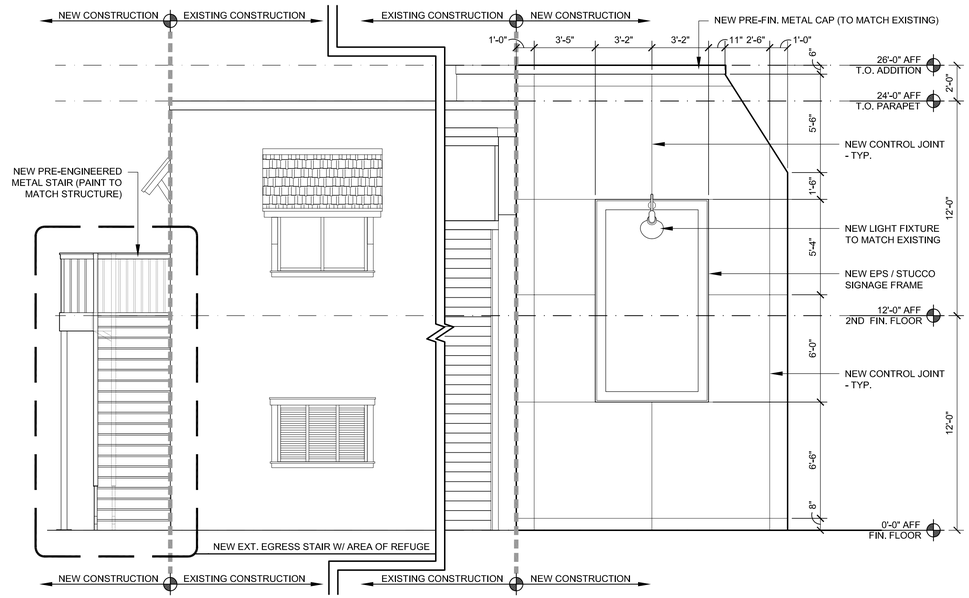
02 FRONT ELEVATION
SCALE : 1/4" = 1'-0"



01 RIGHT SIDE ELEVATION
SCALE : 1/4" = 1'-0"



04 REAR ELEVATION
SCALE : 1/4" = 1'-0"



03 LEFT SIDE ELEVATION
SCALE : 1/4" = 1'-0"

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MECHANICAL / PLUMBING ENGINEER:

ELECTRICAL ENGINEER:

CONTRACTOR:

FIDELITY BUILDING RENOVATIONS

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REGISTERED SEAL

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PROJECT # : 15101
PROJECT MANAGER : MPF
DRAWN BY: MPF

ENLARGED EXTERIOR ELEVATIONS

A2.0

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STUCCO COLOR

TO MATCH
EXISTING

ROOF SHINGLES

TO MATCH
EXISTING

ALUM. FLASHING

COLOR TO MATCH
EXISTING

EXTERIOR LIGHT FIXTURES

STYLE & FINISH
TO MATCH
EXISTING

EXTERIOR METAL
STAIR

PAINTED TO
MATCH STUCCO
COLOR

FIDELITY INVESTMENT BUILDING

807 WM. HILTON PKWY
HILTON HEAD ISLAND, SC

ARCHITECT:

D.L.OGDEN
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CONTRACTOR:

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PROJECT # : 15101
PROJECT MANAGER : MPF
DRAWN BY: MPF

EXTERIOR
COLORED
ELEVATION

CE-1

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DESIGN TEAM/DRB COMMENT SHEET

The comments below are staff recommendations to the Design Review Board (DRB) and do NOT constitute DRB approval or denial.

PROJECT NAME: Fidelity Building – ALTERATION/ADDITION DRB#: DRB-000311-2015

DATE: February 24, 2015

RECOMMENDATION: Approval ☒ Approval with Conditions ☐ Denial ☐

The Applicant proposes to install a new two-story elevator and provide new egress stairs at the existing Fidelity Building. Minor landscape changes are required (remove one tree and a few shrubs); a landscape plan indicating proposed changes has been submitted for review/approval. The proposed elevation matches the existing building in color, materials, and architectural character.