



Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, September 22, 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 September 8, 2015

6. Staff Report

7. Board Business

8. Old Business

A. DRB-001583-2015 – Gullah Geechee Catering LLC – *Request to rescind previous DRB motion*

9. Unfinished Business

A. Alteration/Addition

1) DRB-001501-2015 – Engel + Volkers

B. New Development – Final

1) DRB-001268-2015 – Golf Academy

10. New Business

A. Alteration/Addition

1) DRB-001678-2015 – Outdoor Dining Patio (SCTC-Wren)

B. New Development – Final

1) DRB-001732-2015 – Sea Pines Trolley Stops

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
Minutes of the Tuesday, September 8, 2015 Meeting
1:15p.m. – Benjamin M. Racusin Council Chambers**

DRAFT

Board Members Present: Chairman Jake Gartner, Vice Chairman Dale Strecker, Michael Gentemann, Ron Hoffman, Debbie Remke, and Kyle Theodore, and Brian Witmer

Board Members Absent: None

Town Council Present: Marc Grant

Planning Commission Present: Alex Brown, Chairman

Town Staff Present: Jennifer Ray, Urban Designer
Teri Lewis, LMO Official
Heather Colin, Development Review Administrator
Richard Spruce, Plans Examiner
Kathleen Carlin, Administrative Assistant

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

The agenda was **approved** as submitted by general consent.

5. Approval of Minutes

The minutes of the August 25, 2015 meeting were **approved** as submitted by general consent.

6. Staff Report

Ms. Ray reported that the updated Design Guide will be reviewed by Town Council for first reading on September 15, 2015. After the updated Design Guide is approved by Town Council (hopefully in October), the staff will provide hardcopies to the Board for their use.

7. Board Business

None

8. Old Business

None

9. Unfinished Business

None

10. New Business

A. Alteration/Addition

1. Gullah Geechee Catering LLC DRB-001583-2015

Ms. Ray introduced the application and stated its location, 15 Marshland Road. The applicant proposes to create an outdoor dining area adjacent to an existing structure with a covered deck. Ms. Ray presented an in-depth overhead review of the application including an asbuilt survey and several photos of existing site conditions. The staff recommends approval of the application with conditions: (1) the roof of the covered deck should match the roof of the enclosed structure; (2) reconsider the use of lattice, which is typically not approved by the DRB, or stain it a muted color; (3) provide a landscape plan that will include foundation plantings at the fence/screen wall as well as buffer plantings as required by the LMO. Following the staff's presentation, Chairman Gardner requested that the applicant make his presentation.

Mr. Taiwan Scott presented statements in support of the application. Mr. Scott stated the intent of the project and discussed his concerns with the staff's recommendations for additional landscaping, matching color for the roof, and toning down the orange color. Mr. Scott distributed copies of a letter to the Board for their review. The (attached) letter dated September 2, 2015 states the staff's requirements for the project. Mr. Scott requested the Board's support for increasing new business opportunities for Native Islanders.

The Board stated that their review of the application is unique in that the project is already in place. The Board discussed their concerns with the vibrant orange color and the two roof colors because they are not compliant with the Design Guide.

Several Board members stated they are not concerned with the lattice based on the project's location and the type of lattice used (high quality). A couple of other members stated that they do not believe the lattice complies with the Design Guide. All Board members agreed that the vibrant orange color should be toned down to be more in keeping with the rest of the project and with the Design Guide. The Board agreed with the need for buffer plantings as required by the LMO. A few additional foundation plantings would be helpful as well.

Ms. Lewis presented a brief review of the Development Plan Review application associated with this project. The staff, including Mr. Richard Spruce, first met with Mr. Scott regarding to the project at a pre-application meeting held on October 14, 2013. The comments, including requirements for the application, provided by the staff at the pre-application meeting remain largely the same as those presented by staff today.

Ms. Lewis stated that since the use of the structure and the site are changing from an accessory storage structure for the single family home on the parcel to a commercial eating establishment, the site must be brought into compliance to the maximum extent practicable with current LMO standards for a commercial eating establishment.

In meetings since the 2013 pre-application meeting, the staff has informed the applicant that prior to any change to the use of the property for anything other than a single family use, the site must comply with the regulations for the new use. Typically the Board reviews this type

of project before the work has been done. In this case the process is reversed and the Board is reviewing the project after the fact. Chairman Gardner thanked Ms. Lewis for her comments. Following final discussion by the Board, Chairman Gardner requested that a motion be made.

Mr. Hoffman made a **motion to approve** application DRB-001583-2015 with the following conditions: (1) the orange color on the lattice, the fence, and the building is to be muted to bring it into compliance with the Design Guide; (2) the roof on the enclosed structure and the covered porch shall be the same color and consistent with the Design Guide; (3) basic landscaping shall be placed consistent with the LMO along the fence and the picnic area as recommended by the staff. Staff is to approve these conditions. Mrs. Theodore **seconded** the motion. Just before taking a vote on the motion, Mr. Scott stated that he may wish to withdraw his application. Following additional discussion with the staff and the Board, the applicant decided not to withdraw his application. Chairman Gardner requested a vote on the motion and the motion **passed** with a vote of 6-1-0.

B. New Development – Conceptual

1. **Sea Pines Trolley Stops** DRB-001591-2015

Ms. Ray presented an in-depth overhead review of the application including the six existing trolley stop locations. Sea Pines CSA plans to upgrade the trolley stop locations by adding new sheltered seating areas. The proposed colors, materials, and design details are in keeping with the Design Guide and with existing structures in Sea Pines. The Sea Pines Plantation ARB has approved the conceptual submittal. Staff recommends approval of the application with the condition that the applicant consider a pedestrian connection from the shelter to the adjacent bike path at Greenwood Drive/Lawton Stables stop. The staff also recommends that a landscape plan be provided. Following the staff's presentation, Chairman Gardner requested that the applicant make his presentation.

Mr. Mack Frasier, Southern Draw design + build, presented statements in support of the application. The Board discussed the application and complimented the project. The Board did note their concern with the solar panels as they are not very attractive. The applicant stated that he prefers to place the solar panels on the ground where they can be screened. If the solar panels are placed on the roof, they will be placed on the far side where they will be least visible.

The Board stated that they would like to receive additional drawing details for the Final submittal. Additional details are needed regarding the size and locations of the solar panels and the pedestrian path, as well as details regarding the Compass Rose and lights. A landscape plan should be provided.

Following final comments by the Board, Chairman Gardner made a **motion to approve** DRB-001591-2015 with the following conditions: (1) the applicant shall provide additional drawing details, solar panel details, pedestrian path details, Compass Rose and light details; (2) a landscape plan is also needed. Ms. Theodore **seconded** the motion and the motion **passed** with a vote of 7-0-0.

11. Appearance by Citizens

Ms. Dot Law, Chairman of the Marshland POA, presented statements in support of Mr. Taiwan Scott and the business that he is trying to start. Ms. Law encouraged the DRB to consider the culture of the Native Island community when reviewing these projects.

12. Adjournment

The meeting was adjourned at 2:30p.m.

Submitted By:

Approved By:

Kathleen Carlin
Secretary

Jake Gartner
Chairman

DRAFT



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Design Review Board
FROM: Jennifer B. Ray, ASLA, *Urban Designer*
DATE September 14, 2015
SUBJECT: Request to rescind motion

On September 8, 2015 the Design Review Board made a motion to approve DRB-001583-2015 Gullah Geechee Catering LLC with the following conditions: (1) the orange color on the lattice, the fence, and the building is to be muted to bring it into compliance with the Design Guide; (2) the roof on the enclosed structure and the covered porch shall be the same color and consistent with the Design Guide; (3) basic landscaping shall be placed consistent with the LMO along the fence and the picnic area as recommended by staff.

The applicant, Mr. Taiwan Scott, has submitted a request for the DRB to rescind their motion regarding development at 15 Marshland Road. Per to the DRB's Rules of Procedure, "rescind is the motion to use to quash or nullify a previously adopted motion." Mr. Scott has submitted additional written narrative and photos to support his request.

Request for DRB to Rescind the Motion Regarding Gullah Geechee Catering LLC

Please consider this letter as a formal request to rescind the motion regarding the use of the Cedar Natural Tone Stain for Gullah Geechee Catering. This establishment is located on MarshLand Road one of Hilton Head Island's Minor Arterial roads which is also within the **Corridor Overlay District**. It does not front William Hilton Parkway, Hilton Head's Major Arterial Road. Marshland Road is considered a secondary road. The Cedar Tone by definition is considered a natural tone. The Board previously voted 6-1 recommending the change of the Cedar stain because, **"it was too Orange and needed to be muted"**.

Please see attached photos of previously approved signs, artwork, logos, and Awnings located throughout William Hilton Parkway and (**The Corridor Overlay District**). The majority of board members considered my Cedar Natural Tone stain as "ORANGE". Taking that into account, I am requesting that whichever criteria used for these establishments to gain approval, for you to use that same criteria to approve my establishment. It's very obvious that the presence of an orange color tone has already been established throughout the Corridor Overlay District. I am not requesting anything that hasn't been previously approved by the Design Review board. My cedar stain is obviously already muted, in comparison to these approved structures.

Please take into account that Gullah Geechee Catering is located on a Minor Arterial **also within The Corridor Overlay District**. The Cedar Stain at its highest point throughout the development is only 8' tall. Please look at the picture of the AT&T building located at the entrance of The Town Center at Shelter Cove. This building displays ORANGE Awnings over the windows and front doors that are at least 20' high. The AT&T building is located direct frontage of William Hilton Parkway within **the same Corridor Overlay District**. AT &T is not the only exception to the rule Legendary Golf, Chow Daddy's, Capital Materials, Public Storage located on the same street as my establishment, and the entire TJ's building and roof located on Main Street are among others actually using the orange color, which is a lot brighter than my Cedar Stain. There are many others throughout the island using it. The town of HHI themselves has placed on town owned property a 20' + tall **Bright Orange** sculpture within this same Corridor Overlay District.

All of the previously mentioned approved establishments are using a brighter color than my cedar stain. For these very apparent reasons, I am requesting for you to rescind your motion regarding the Cedar Stain located within my development.



come in
and say
hello

34
BEE 04







BEHR 
PREMIUM
WOOD COATINGS

TRANSPARENT
**WEATHER
PROOFING**
ALL-IN-ONE
WOOD FINISH

Gran Impermeabilizante
Acabado Para Madera
Todo-En-Uno
Transparente

GUARANTEED* GARANTIZADA*
4 YEARS **6 YEARS**
ON DECKS **FENCES & SIDING**
4 AÑOS EN TERRAZAS • 6 AÑOS EN ENREJADOS Y REVESTIMIENTOS

CEDAR NATURALTONE
NO. 501

Legendary
GOLF







**CHOW
DADDY'S**

14B Executive Park





**CAPITOL
MATERIALS**

33 MATHEWS DR.

Public
Storage

CAPITAL
BUSINESS PARK

Drive



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: MICHAEL KRONIMUS Company: KRA, INC.
 Mailing Address: 2 VERDIER PLANTATION RD City: PAMPUNON State: SC Zip: 29910
 Telephone: 815-2021 Fax: NA E-mail: MWK@KRA, INC.
 Project Name: 800 MAIN STREET Project Address: ENHEL + VOLKERS
 Parcel Number [PIN]: R
 Zoning District: MAIN STREET 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.

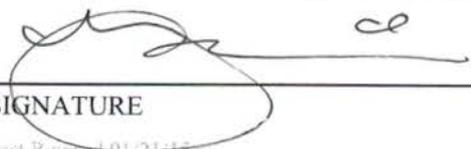
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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.



SIGNATURE

Sept 8, 2015

DATE



September 8, 2015

Town of Hilton Head
Design Review Board
Atten: Jennifer Ray

RE: Engel & Volkers - 800 Main Street Renovation

Jennifer,

This serves as a narrative to the proposed modifications by DRB. Enclosed is the revised site plan, color rendering, elevations, floor plan and necessary details.

- Both the new ramp and the existing shall be maintained per IBC section 1105 which requires 60% of all public entrances to be accessible. **We will keep the existing front ramp, just modify the handrail, and also add a new handicap ramp in the rear.**
- The change of use for the dwelling area does away with the grandfather clause per IBC section 3 408. The new residential occupancy is required to be accessible per IBC section 1107.6.1.1. **We have added a residential lift as part of the exterior stair component for the apartment.**
- The proposed floor plan shows the addition of a residential space in the building, making this a Mixed-Use Development. Per LMO Section 16-4-102.B.1.a..i, in a mixed-use development, separate parking spaces for use by the residential units shall be designated on site. The parking spaces designated for residential use shall not be included as part of a shared parking plan. The parking requirement is 2 parking spaces per dwelling unit. The applicant must submit a Minor Development Plan Review (Minor DPR) for staff to review the location of the designated parking spaces and to ensure the spaces are counted separately from the shared parking spaces for the development. **We have enclosed the site plan in this application, but are also submitting to DPR.**
- The Town's Land Management Ordinance (LMO) regulates commercial signage. Signs located within 3 feet of window glass are considered window signs. Window signs don't require a sign permit, but they must meet the following design standards in LMO Section 16-5-114.E: window signs are limited to four square feet (e.g. 2 feet by 2 feet) each in size; window signs cannot cover more than 25% of the area of the window in which they are placed; and window signs cannot be illuminated. **We have revised the front signage as per the new rendering. We are still waiting a response back from the town as far as how to proceed with the real estate listings.**
- LMO Section 16-5-114.G limits facade signs to one sign for each side of a building. The sign above the door, the signs on the awnings and the signs under the windows are all considered separate signs, so only one of the signs could be approved. Be sure to submit a sign permit application for the one facade sign you would like to display and for any directory panel signs or any other signage that can be seen outside of the building. Please be aware that the Town's Design Guide requires that only subdued shades of color be used for signs; the shade of orange used on the ampersand must be muted. For further information, contact Anne Cyran, Senior Planner, at (843) 341-4697 or at annec@hiltonheadislandsc.gov. **Please see the enclosed revised rendering, also the owner has submitted a separate sign application permit.**

- Front door should be white versus black to be consistent with collection of adjacent buildings. **As per direction at the initial meeting, we are proposing to keep the black door.**
- Aluminum storefront on rear of building appears foreign based on architectural style and detailing. Consider alternate window configuration to allow more light. **We have revised the rear windows as per comments from the first meeting. Please see the attached elevations.**

This concludes our changes.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael W. Kronimus". The signature is fluid and cursive, with a large loop at the end.

Michael W Kronimus
KRA architecture + design

ENGEL & VOLKERS REAL ESTATE

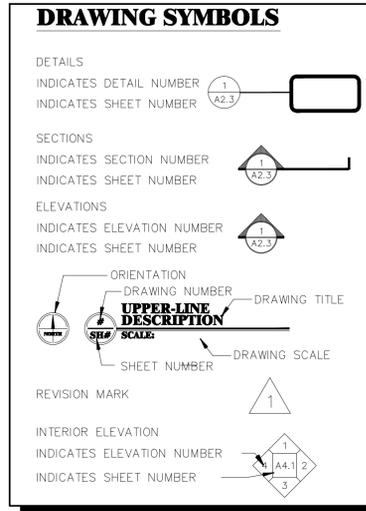
800 Main Street

Hilton Head Island, South Carolina

Engel & Volkers
Real Estate
Renovation
800 Main Street
Hilton Head Island, SC

MATERIAL SYMBOLS

	EARTH		SHIM LUMBER
	GRAVEL		GYPSUM BOARD/STUCCO
	CONCRETE		MASONRY- CMU
	PLYWOOD		BATT INSULATION
	FINISHED WOOD		FRAMING LUMBER



SCOPE NOTES

THIS SET OF DRAWINGS INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE STRUCTURAL SYSTEM, THE ELECTRICAL OUTLETS AND FIXTURE LOCATIONS, AND AN OUTLINE OF MAJOR ARCHITECTURAL ELEMENTS OF CONSTRUCTION. AS A "SCOPE" DOCUMENT THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL OF THE WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE PROJECT. PRICING WILL BE BASED ON THESE DOCUMENTS WITH THE UNDERSTANDING THAT THE CONTRACTOR, SUB-CONTRACTOR AND/OR MATERIALS SUPPLIERS ARE TO FURNISH ALL ITEMS REQUIRED FOR PROPER COMPLETION OF THE WORK WITHOUT ADJUSTMENT TO CONTRACT OR SUBCONTRACT PRICE. IT IS INTENDED THAT THE WORK BE OF SOUND, QUALITY CONSTRUCTION IN FULL COMPLIANCE WITH ALL GOVERNING CODES AND ORDINANCES. THE CONTRACTOR, SUBCONTRACTOR, AND MATERIAL SUPPLIERS SHALL BE SOLELY RESPONSIBLE FOR THE INCLUSION OF ADEQUATE AMOUNTS TO COVER INSTALLATION OF ALL ITEMS INDICATED, DESCRIBED OR IMPLIED.

THE ARCHITECT SHALL BE THE SOLE INTERPRETER OF THE SCOPE DOCUMENTS. DECISIONS OF THE ARCHITECT AS TO ITEMS OF WORK INCLUDED WITHIN THE "SCOPE" OF THESE DRAWINGS SHALL BE FINAL.

DIMENSIONS SHOWN ARE FTO FACE OF STUD, FACE OF CONCRETE OR FACE OF EXISTING WALL SURFACE UNLESS NOTED OTHERWISE. VERIFY ACTUAL CONDITIONS BEFORE BEGINNING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THE FRAMING DIMENSIONS WILL PRODUCE THE FINISH FLOOR PLANS AS SHOWN IN THE DRAWINGS. CONTRACTOR TO HAVE ALL CHANGES APPROVED IN WRITING BY ARCHITECT.

IN CASE OF DISCREPANCIES OR CONFLICTS, NOTIFY ARCHITECT PRIOR TO INSTALLATION.

ENVIRONMENTAL CONDITIONS NOTE:

OTHER HAZARDOUS SUBSTANCES, OR THE LIKELIHOOD OF THEIR PRESENCE ON THIS SET OF DRAWINGS IS NOT INTENDED TO MAKE RECOMMENDATIONS REGARDING THE DETECTION OR REMOVAL OF ASBESTOS, LEAD OR ANY AND ALL THE SITE. ASBESTOS AND LEAD DETECTION AND REMOVAL IS THE RESPONSIBILITY OF THE OWNER.

INDEX OF DRAWINGS

ISSUED FOR PERMIT 09.02.15

A0.0	COVER SHEET		
	SURVEY		
AS1.0	SITE PLAN		
A0.1	CODE REVIEW		
D1.1	DEMOLITION FLOOR PLANS		
A1.1	FIRST FLOOR PLAN		
A1.1	FIRST FLOOR PLAN		
A1.2	SECOND FLOOR PLAN		
A1.3	FIRST FLOOR REFLECTED CEILING PLAN		
A1.4	SECOND FLOOR REFLECTED CEILING PLAN		
A2.0	FRONT ELEVATIONS		
A2.1	SIDE ELEVATIONS		
A2.2	REAR ELEVATIONS		
A3.0	DETAILS		
A3.1	DETAILS		
A4.0	SCHEDULES		
R1.0	FAÇADE RENDERING		
S1.0	STRUCTURAL NOTES		
S1.1	FOUNDATION PLAN		
S1.2	SECOND FLOOR FRAMING		
S2.1	STRUCTURAL DETAILS		
M001	HVAC SCHEDULES AND DETAILS		
M101	FIRST FLOOR HVAC PLAN		
M102	SECOND FLOOR HVAC PLAN		
E001	ELECTRICAL SCHEDULES AND DETAILS		
E101	FIRST FLOOR POWER PLAN		
E102	SECOND FLOOR POWER PLAN		
E201	FIRST FLOOR LIGHTING PLAN		
E202	SECOND FLOOR LIGHTING PLAN		
P001	PLUMBING SCHEDULES AND DETAILS		
P101	FIRST FLOOR SANITARY SEWER PLAN		
P102	SECOND FLOOR SANITARY SEWER PLAN		
P201	FIRST FLOOR WATER DISTRIBUTION PLAN		
P202	SECOND FLOOR WATER DISTRIBUTION PLAN		

PROJECT DIRECTORY

MEP ENGINEER
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rlondono@londonoengineering.com

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(843) 815-2021
Fax: (843) 706-9480
E-mail: krg@krsac.com

STRUCTURAL ENGINEER
Southern Consulting Engineering
Tony Austin, PE
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Goose Creek, SC 29645
Phone: (843) 718-2525
Fax: (843) 351-7110
E-mail: tony.austin@sci-engr.com

CONSTRUCTION

CONSTRUCTION TYPE:
TYPE VB

-OCCUPANCY USE CLASSIFICATION:
B - BUSINESS

-ALLOWABLE HEIGHT AND AREA
2 STORY, 9,000 SF PER FLOOR

DESIGN: TWO STORY, 4,960 SF PER FLOOR

STRUCTURAL FRAME - NO RATING REQUIRED
BEARING WALLS - NO RATING REQUIRED
NONBEARING WALLS - NO RATING REQUIRED
FLOOR CONSTRUCTION - NO RATING REQUIRED
ROOF CONSTRUCTION - NO RATING REQUIRED

PROJECT SIZE & OCCUPANCY

AREA USAGE	OCC./S.F.	S.F. OF USAGE	TOTAL
BUSINESS (OFFICE)	1/100 SF	9,920 SF	100



CONTRACT ADMINISTRATION NOTE

SHOULD KRA, INC. NOT PERFORM CONSTRUCTION ADMINISTRATION SERVICES FOR THIS PROJECT, THEN THE OWNER ASSUMES ALL RESPONSIBILITY FOR INTERPRETATION OF THE CONTRACT DOCUMENTS AND FOR CONSTRUCTION OBSERVATION OR REVIEW AND WAIVES ANY CLAIMS AGAINST KRA, INC. THAT MAY BE IN ANY WAY CONNECTED THERETO.

EXISTING STRUCTURE

SECTION 3403.2.3.2 - ALTERATIONS: ALTERATIONS ARE PERMITTED TO BE MADE TO ANY STRUCTURE WITHOUT REQUIRING THE STRUCTURE TO COMPLY WITH SECTION 1613 (EARTHQUAKE LOADS), PROVIDED THE ALTERATIONS CONFORM TO THE REQUIREMENTS OF A NEW STRUCTURE.

THE EXISTING STRUCTURE IS NOT AFFECTED BY THE ALTERNATIONS PROPOSED HEREIN. THEREFORE, IT IS NOT REQUIRED FOR THE EXISTING BUILDING TO COMPLY WITH SECTION 1613.

ABBREVIATIONS

A	ANCHOR BOLT	E	EACH	L	LAVATORY	S	SUPPLY AIR
AB	ABOVE CEILING	EA	EXHAUST FAN	LAV	LONG	SC	SITE CAST CONCRETE PANEL
AC	ACUSTICAL DOWEL TIE	EF	EXT. INSUL. FINISH SYSTEM	LD	LIGHTING	SCH	SCHEDULE
ADJ	ADJUSTABLE	EU	EXPANSION JOINT	LTG		SD	STORM DRAIN
AD	ACCESS DOOR	ELEV	ELEVATION	M	METER	SECT	SECTION
AHU	AIR HANDLING UNIT	ELEV	ELEVATOR	M	MAINT	SFT	SQUARE FEET
ALT	ALTERNATE	ELEC	ELECTRIC	MAX	MAXIMUM	SH	SHEET
ALUM	ALUMINUM	ENGR	ENGINEER	MBM	METAL BLDG MANUF.	SPEC	SPECIFICATIONS
AMP	AMPERES	EQ	EQUAL	MDD	MEDIUM DENSITY OVERLAY	SS	SANITARY SEWER/STAINLESS STEEL
AMP	ACCESS OPENING	ETR	EXISTING TO REMAIN	MDD	MEDIUM DENSITY OVERLAY	STL	STIFFENER
APPROX	APPROXIMATELY	EW	ELECTRIC WATER HEATER	MEN	MECHANICAL	STR	STORAGE
ARCH	ARCHITECT	EXH	EXHAUST	MIS	MISCELLANEOUS	STR	STRAIGHT
ATF	ABOVE FINISHED FLOOR ASSEMBLY	EXT	EXTERIOR	MISC	MISCELLANEOUS	SUSP	SUSPENDED
B	BALANCE	EXIST	EXISTING	MD	MASONRY OPENING	SW	SERVICE SWITCH
BAL	BALANCE	FA	FIRE ALARM	MTL	METAL	T	TREAD (STAIR)/ THERMOSTAT TO BE SELECTED
BLK	BLOCK	FD	FLOOR DRAIN	N	NOT APPLICABLE	TEL	TELEPHONE
BLK	BLOCKING	FN	FINISH	NA	NOT APPLICABLE	TBS	TEMPERATURE/ TEMPORARY THRESHOLD THICKNESS/THICK
BM	BEAM	FLR/FL	FLOOR	NIC	NOT IN CONTRACT	TH	THICKNESS/THICK
BT	BOTTOM	FRT	FIRE RETARDANT TREATED	NO	NUMBER	TOC	TOP OF CONCRETE
BRC	BEARING	FTO	FOOTING	N/S	NOT TO SCALE	TOE	TOP OF SLAB
BTUH	BUILT UP ROOFING	FS	FLOOR SINK/FULL SIZE FILED VERIFY	O	OVER ALL	TYP	TYPICAL
BUR	BRITISH THERM UNIT/HR	FV		OA	ON CENTER	U	UNDERGROUND UNLESS NOTED OTHERWISE
C	CABINET	GA	GAUGE	OC	ON CENTER	UNG	UNDERGROUND UNLESS NOTED OTHERWISE
CAP	CAPACITY	GAL	GALLON	OD	OUTSIDE DIAMETER	V	VOLT/ VENT
CEM	CEMENT	GALV	GALVANIZED	OP	OFFICE	VCT	VENT COMPOSITION TILE
CFM	CUBIC FEET/MINUTE	GL	GLASS	OPN	OPENING	VENT	VENTILATION
CG	CORNER GUARD	GND	GROUND	OPP	OPPOSITE	VT	VENT TILE
CH	CIRCULATING	GPH	GALLONS/HR	P	PUBLIC ADDRESS	VTR	VENT THRU ROOF
CH	CORNER GUARD	GPM	GALLONS/MIN	PA	PARTITION	V	VOLT/ VENT
CKT	CIRCUIT	GWB	GYPSUM WALL BOARD	PER	PERIMETER	V	VOLT/ VENT
CKT	CIRCUIT	GYP	GYPSUM	PL	PLATE/ PROPERTY LINE	VNT	VENTILATION
CLG	CENTRAL LINE	H	HOLE	PLAM	PLASTIC LAMINATE	VT	VENT
CLQ	CENTRAL LINE	HB	HOSE BIBB	PLTW	PLASTER	VT	VENT
CMU	CONCRETE MASONRY UNIT	HCC	HOLLOW CORE CONCRETE	PN	PANEL	W	WATT
CO	CASED OPENING/ CLEAN CUT	HCM	HOLLOW CORE CONCRETE	PS	POUNDS/SQUARE FOOT	WC	WATER CLOSET
COL	COLUMN	HMC	HOLLOW CORE CONCRETE	PSI	POUNDS/SQUARE INCH	WD	WOOD
CONC	CONCRETE	HMP	HOLLOW CORE CONCRETE	PSIG	POUNDS/SQUARE INCH GAUGE	WF	WIDE FLANGE
COND	CONDENSATE	HR	HORIZONTAL	PT	PRESSURE TREATED PAINTED	W/	W/ WROUGHT IRON
CONN	CONNECTION	HTG	HEATING	Q	QUARTY	WF	W/ WROUGHT IRON
CONST	CONSTRUCTION	HTR	HEATER	QTR	QUARTY	WF	W/ WROUGHT IRON
CONT	CONTINUOUS	HW	HOT WATER	QTY	QUANTITY	W/	W/ WROUGHT IRON
CT	CERAMIC TILE	HWC	HOT WATER CIRCULATION	R	RISER (STAIR)/ RADIUS	W/	W/ WROUGHT IRON
CPT	CRAZE RAILS	HYO	HOT WATER RECIRCULATION	RA	RETURN AIR	W/	W/ WROUGHT IRON
CR	COLD WATER	I	INSIDE DIAMETER	RD	ROOF DRAIN	W/	W/ WROUGHT IRON
CW	COLD WATER	IE	INVERT ELEVATION	REC	RECESSED RECURCULATING	W/	W/ WROUGHT IRON
D	DETAIL	INSUL	INSULATION	RECIRC	RECURCULATING	W/	W/ WROUGHT IRON
DET	DETAIL	INT	INTERIOR	RECP	RECEPTACLE	W/	W/ WROUGHT IRON
DIA	DIAMETER	IN&CAN	INSULATION	REG	REGISTER	W/	W/ WROUGHT IRON
DIF	DIFFUSER	INT	INTERIOR	REIN	REINFORCING	W/	W/ WROUGHT IRON
DM	DIMENSION	JAN	JANITOR	RES	RESILIENT	W/	W/ WROUGHT IRON
DSC	DISCONNECT	JB	JUNCTION BOX	REV	REVISION	W/	W/ WROUGHT IRON
DN	DOWN	JCT	JUNCTION	RLC	RAILING	W/	W/ WROUGHT IRON
DR	DRAIN	JNT	JUNCTION	RM	ROOM	W/	W/ WROUGHT IRON
DS	DOWN SPOUT	K	KILOVOLT AMPERE	RPM	REVOLUTIONS/MINUTE	W/O	WITHOUT
DWG	DRAWING	KW	KILOWATT				

DEMOLITION GENERAL NOTES

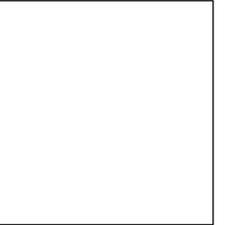
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, AND EQUIPMENT TO PERFORM ALL DEMOLITION WORK SHOWN, SPECIFIED OR AS REQUIRED TO ATTAIN THE FINISHED RESULT.
- THE CONTRACTOR SHALL PROTECT ALL WORK TO REMAIN. UNAFFECTED AREAS OR SECTIONS OF THE EXISTING BUILDING MUST BE SEALED OFF AS REQUIRED. PROVIDE PROTECTION FROM THE WEATHER AS REQUIRED DURING THE DEMOLITION PROCESS.
- THE BUILDING SHALL ALWAYS BE MAINTAINED IN A WEATHERTIGHT AND SECURE CONDITION THROUGHOUT THE DEMOLITION AND CONSTRUCTION PROCESS. THE SITE SHALL ALSO BE MAINTAINED IN A SAFE AND CLEAN CONDITION DURING THE ENTIRE DEMOLITION AND CONSTRUCTION PROCESS. ALL WRECKED MATERIALS, EXCEPT AS NOTED, SHALL BE REMOVED FROM THE PREMISES. IN NO CASE SHALL DANGEROUS OR EXCESSIVE DEBRIS BE ALLOWED TO ACCUMULATE. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF THE DEBRIS PER ALL GOVERNING CODES AND ORDINANCES. FINAL CLEAN UP OF ALL WORK AND MATERIALS SHALL BE TO THE ARCHITECT'S AND OWNER'S SATISFACTION PRIOR TO FINAL COMPLETION OF EACH PHASE OF THE PROJECT.
- CONTRACTOR SHALL STORE ITEMS IN AN ORDERLY ARRANGEMENT ALLOWING MAXIMUM ACCESS AND NOT IMPEDING THE CONSTRUCTION PROCESS OF ANY SUBCONTRACTOR. PROVIDE THE REQUIRED PROTECTION OF ALL MATERIALS.
- THE CONTRACTOR SHALL REVIEW THE EXISTING STRUCTURE AND MATERIAL ASSEMBLIES AT AREAS TO BE DEMOLISHED AND PROVIDE THE REQUIRED SHORING, BRACING OR OTHER TEMPORARY SUPPORT NECESSARY TO COMPLETE THE SPECIFIED WORK.
- ANY FRAMING MEMBER INDICATED TO BE DEMOLISHED, WHICH ACTUALLY MAY BE REUSED IN PLACE TO SIMPLIFY THE NEW CONSTRUCTION IS TO BE REVIEWED IN THE FIELD WITH THE ARCHITECT. ANY FINISH THAT IS LABELED TO BE REMOVED ONLY TO BE REPLACED BY THE SAME MATERIAL, EXCEPT FOR RATED ASSEMBLIES, WHICH MAY BE REUSED/PATCHED/REPAIRED TO SIMPLIFY THE NEW CONSTRUCTION, IS TO BE REVIEWED IN THE FIELD BY THE ARCHITECT.
- CONTRACTOR IS TO TAKE CAUTION NOT TO DAMAGE AND/OR DEFACE ANY PORTION OF ANY ADJOINING PROPERTIES DURING CONSTRUCTION. ANY ADJOINING PROPERTY THAT IS DAMAGED AND/OR DEFACTED DUE TO THE WORK OR NEGLIGENCE BY THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST OF THE OWNER OR ADJOINING PROPERTY OWNER.
- ANY AND ALL DEMOLITION SHALL BE COORDINATED WITH A LICENSED ELECTRICIAN TO SHUT DOWN EXISTING POWER WHEN APPROPRIATE AT WORK AREAS PRIOR TO DEMOLITION.
- ALL EXISTING CONDUIT, WIRING, LIGHTING, SWITCH BOXES, RECEPTACLES, ETC. MUST BE REVIEWED IN THE FIELD PRIOR TO DEMOLITION AND COORDINATED WITH THE PROPOSED ELECTRICAL DRAWINGS. EXISTING ITEMS DEEMED TO BE REMOVED AND NOT INTENDED TO BE REUSED OR MOVED, ARE TO BE ABANDONED AND CAPPED OFF AS NECESSARY.
- THE CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS AS SHOWN ON THE PLANS PRIOR TO ANY WORK COMMENCING.
- REVIEW ANY AND ALL DISCREPANCIES WITH THE ARCHITECT PRIOR TO ANY WORK COMMENCING.

DEMOLITION NOTES

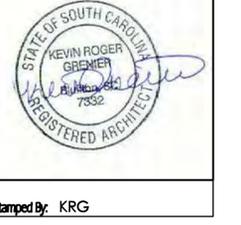
- CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES AND PLUMBING ROUGH-INS PRIOR TO COMMENCING THE WORK. THE CONTRACTOR SHALL DISCONNECT ALL POWER AND OTHER UTILITIES BEFORE DEMOLITION BEGINS.
- REMOVE ALL DEBRIS AND LEAVE SPACE BROOM CLEAN.
- ANY EXISTING AREAS TO REMAIN, WHICH ARE DAMAGED DUE TO DEMOLITION, ARE TO BE REPAIRED TO THEIR ORIGINAL CONDITION.
- DEMOLITION CONSISTS OF THE REMOVAL OF ALL EXISTING CONSTRUCTION WHICH, IN ITS PRESENT POSITION, WILL INTERFERE WITH THE COMPLETION OF THE NEW CONSTRUCTION. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL OF ALL FINISHES, PARTITIONS, PLUMBING, CONCRETE SLABS, DOORS AND WINDOWS, ETC. AS SHOWN ON THE DEMOLITION PLAN WHICH ARE WITHIN THE AREAS UNDER CONTRACT. IN ADDITION, THE CONTRACTOR IS TO PROVIDE AND PERFORM ANY ADDITIONAL CUTTING AND PATCHING OF EXISTING CONSTRUCTION NOT SHOWN ON THIS PLAN THAT MAY AFFECT THE PROPOSED NEW WORK.
- ALL SURFACES DISTURBED BY DEMOLITION, CUTTING OR PATCHING SHALL BE LEFT WITH A CLEAN CUT TO FACILITATE THE MATCHING OF EXISTING SURFACES WITH SUBSEQUENT NEW CONSTRUCTION. PATCHES SHALL MATCH EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL PROVIDE ANY NECESSARY SHORING OR TEMPORARY BRACING AS REQUIRED TO SUPPORT EXISTING CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL EXISTING STRUCTURAL BEARING WALLS, COLUMNS, ETC. TO ASSURE THAT NO STRUCTURAL COMPONENTS ARE BEING REMOVED.
- REMOVE EXISTING EXPOSED PLUMBING DRAINS, PIPES AND CONNECTIONS NOT PART OF THE NEW DESIGN AND CAP OFF BELOW SLAB.
- THIS PLAN SHOWS GENERAL DEMOLITION WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR FROM OTHER WORK REQUIRED TO PRODUCE THE BUILDING MODIFICATIONS SHOWN ON THE REMAINING CONTRACT DOCUMENTS, INCLUDING THE PLUMBING, ELECTRICAL AND MECHANICAL DRAWINGS.
- CONTRACTOR REMOVED ITEMS SHALL BE DISPOSED OF PROPERLY OFF-SITE AND IN AN EXPEDITIOUS MANNER.
- PROTECT ALL EXISTING CONSTRUCTION SHOWN TO REMAIN FROM DAMAGE DURING CONSTRUCTION FOR THE EXTENT OF THE DEMOLITION AND MODIFICATIONS. SHORE AND PROTECT AS REQUIRED.
- PROVIDE TEMPORARY DUST PROTECTION PARTITIONS TO PREVENT DUST AND DEBRIS FROM SETTLING ON ADJACENT AREAS NOT UNDER CONSTRUCTION.
- IF THE CONTRACTOR ENCOUNTERS HAZARDOUS MATERIALS OR BECOMES AWARE OF THE PRESENCE OF HAZARDOUS MATERIALS THEN THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF SUCH CONDITIONS. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK IN THESE AREAS UNTIL THE OWNER HAS RETAINED A QUALIFIED SPECIALIST TO ABATE, ENCAPSULATE OR OTHERWISE ADDRESS THE MATERIALS AND WARRANT TO THE CONTRACTOR THAT THE WORK CAN PROCEED IN FULL COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS.
- CONTRACTOR SHALL STORE SALVAGED ITEMS OFF-SITE IN A LOCATION APPROVED BY THE OWNER. COORDINATE WITH THE OWNER PRIOR TO DEMO FOR STORAGE OF SALVAGED ITEMS.
- ALL MECHANICAL UNITS AND TRUNK LINES ARE TO REMAIN. IT IS THE INTENT TO REUSE THE EXISTING SYSTEMS. ONLY REMOVE DUCTWORK FEEDING THE DIFFUSERS.

GENERAL NOTES

- PRIME G.C. IS RESPONSIBLE FOR HAVING ALL PROJECT PRIME CONTRACTORS AND SUBCONTRACTORS COORDINATE THEIR WORK WITH THE WORK OF THE OTHER TRADES AND IS RESPONSIBLE FOR THE COORDINATION OF ALL TRADES AND WORK INCLUDING WORK NOT IN THE CONTRACT AS WELL AS WORK PERFORMED BY SEPARATE SUB-CONTRACTORS RETAINED BY THE OWNER UNDER SEPARATE AGREEMENT. ALL SUCH WORK NOT IN CONTRACT SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ALL PRIME CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF THE SITE AND CONSTRUCTION DOCUMENTS PRIOR TO SUBMITTING A BID. ALL PRIME CONTRACTORS ARE TO VERIFY ALL CONDITIONS AT SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO STARTING THE WORK.
- ALL PRIME CONTRACTORS ARE TO FILE FOR AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED FROM ALL LOCAL, STATE, & NATIONAL GOVERNMENT AGENCIES.
- PRIME G.C. IS TO COORDINATE HIS ACTIVITIES DURING CONSTRUCTION WITH THE ARCHITECT AND TO PROVIDE THE ARCHITECT WITH A PROJECT SCHEDULE FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY WORK. THIS PROJECT SCHEDULE SHALL INCLUDE THE SCHEDULES OF ALL OTHER PRIME CONTRACTORS.
- ALL PRIME CONTRACTORS ARE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR SUCCESSFUL COMPLETION OF THE WORK AND AS REQUIRED BY LAW.
- PRIME G.C. IS RESPONSIBLE FOR SAFETY OF THE EXISTING STRUCTURE DURING THE ENTIRE DEMOLITION AND/OR CONSTRUCTION PROCESS. PRIME G.C. TO PROVIDE ADEQUATE TEMPORARY SHORING WHERE AND WHEN NECESSARY. PRIME G.C. IS RESPONSIBLE FOR VERIFYING STRUCTURAL INTEGRITY OF EXISTING FRAMING BEFORE THE REMOVAL OF ANY PARTITION OR STRUCTURAL ELEMENT.
- ALL PRIME CONTRACTORS ARE RESPONSIBLE FOR THE REMOVAL OF THEIR CONSTRUCTION DEBRIS AS PER ALL GOVERNING CODES AND ORDINANCES. FINAL CLEAN UP OF ALL WORK AND MATERIALS SHALL BE TO THE OWNER'S SATISFACTION PRIOR TO FINAL COMPLETION. THROUGHOUT THE DEMOLITION AND/OR CONSTRUCTION PERIOD, THE PRIME CONTRACTORS TO MAINTAIN THE BUILDING WHERE AND WHEN NECESSARY. PRIME G.C. IS RESPONSIBLE FOR ARRANGEMENT ALLOWING MAXIMUM ACCESS, NOT IMPEDING THE CONSTRUCTION PROCESS OF ANY SUBCONTRACTOR AND PROVIDING THE REQUIRED PROTECTION OF MATERIALS. THE PRIME CONTRACTORS SHALL NOT ALLOW THE ACCUMULATION OF SCRAP, DEBRIS, AND WASTE MATERIAL. AT THE END OF THE PROJECT, THE PRIME CONTRACTORS ARE TO REMOVE DUST, DEBRIS, OILS, STAINS, FINGERPRINTS AND LABELS FROM EXPOSED FINISHED SURFACES, INCLUDING GLAZING.
- PROVIDE TEMPORARY FACILITIES AND CONTROLS REQUIRED FOR THE WORK, INCLUDING, BUT NOT LIMITED TO TEMPORARY UTILITIES SUCH AS HEAT OR A/C, WATER, ELECTRICITY, TELEPHONE, FIELD OFFICE, SANITARY FACILITIES, ENCLOSURES SUCH AS TARPAPULINS, BARRICADES AND CANOPIES. G.C. TO PROVIDE NECESSARY SAFETY PROTECTIONS FOR GENERAL PUBLIC AT ALL TIMES.



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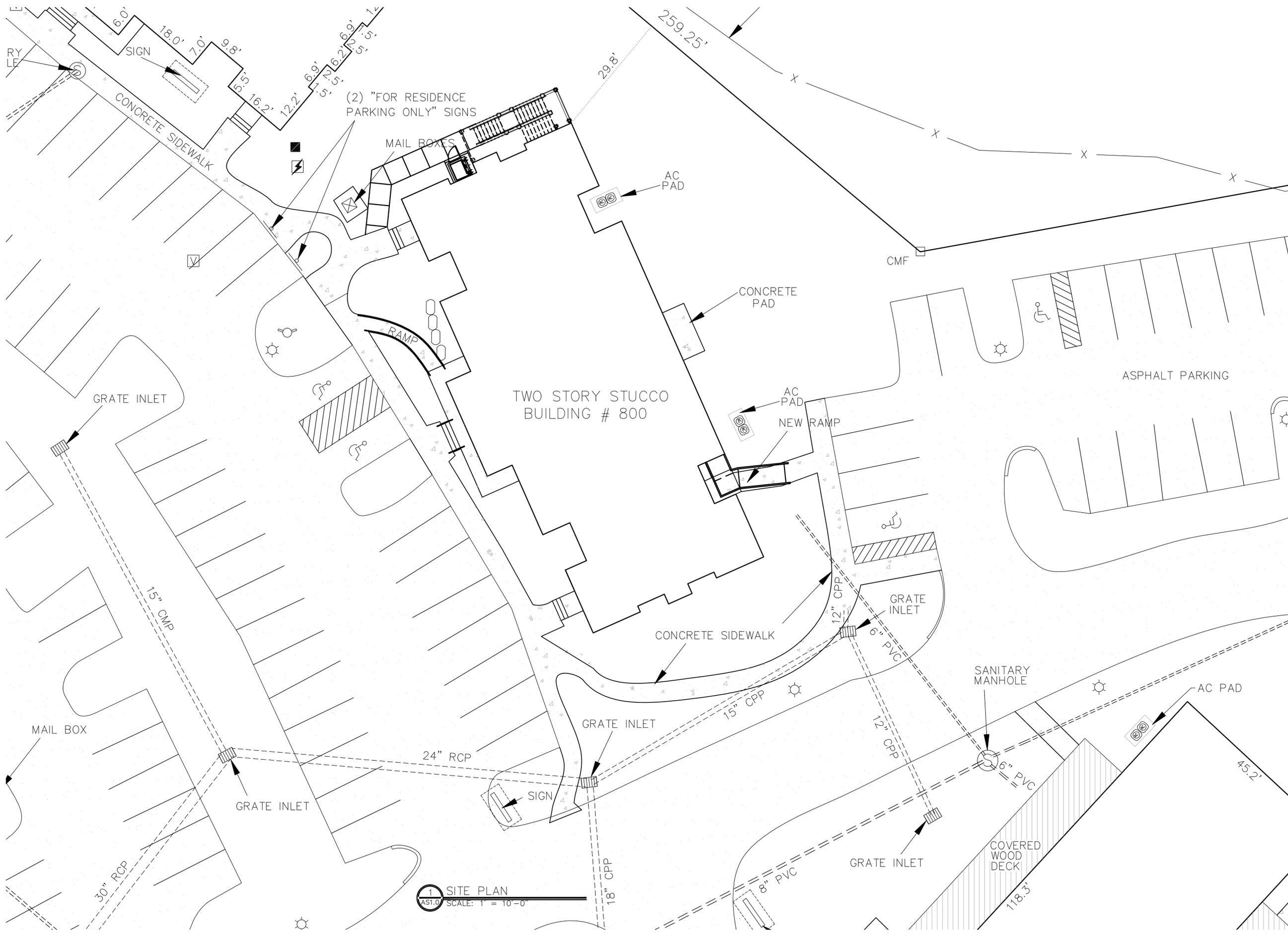
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Checked By:
Date: 09.02.15

Revisions

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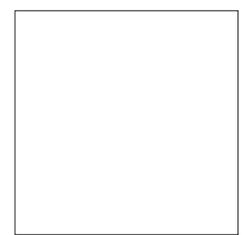
COVER SHEET
FLOOR PLANS

Sheet No. **A0.0**
Scale: AS NOTED



1 SITE PLAN
 AS1.0 SCALE: 1" = 10'-0"

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 Real Estate
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 800 Main Street
 Hilton Head Island, SC



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**SITE PLAN
 PLAN**

Sheet No: **AS1.0**

Scale: AS NOTED

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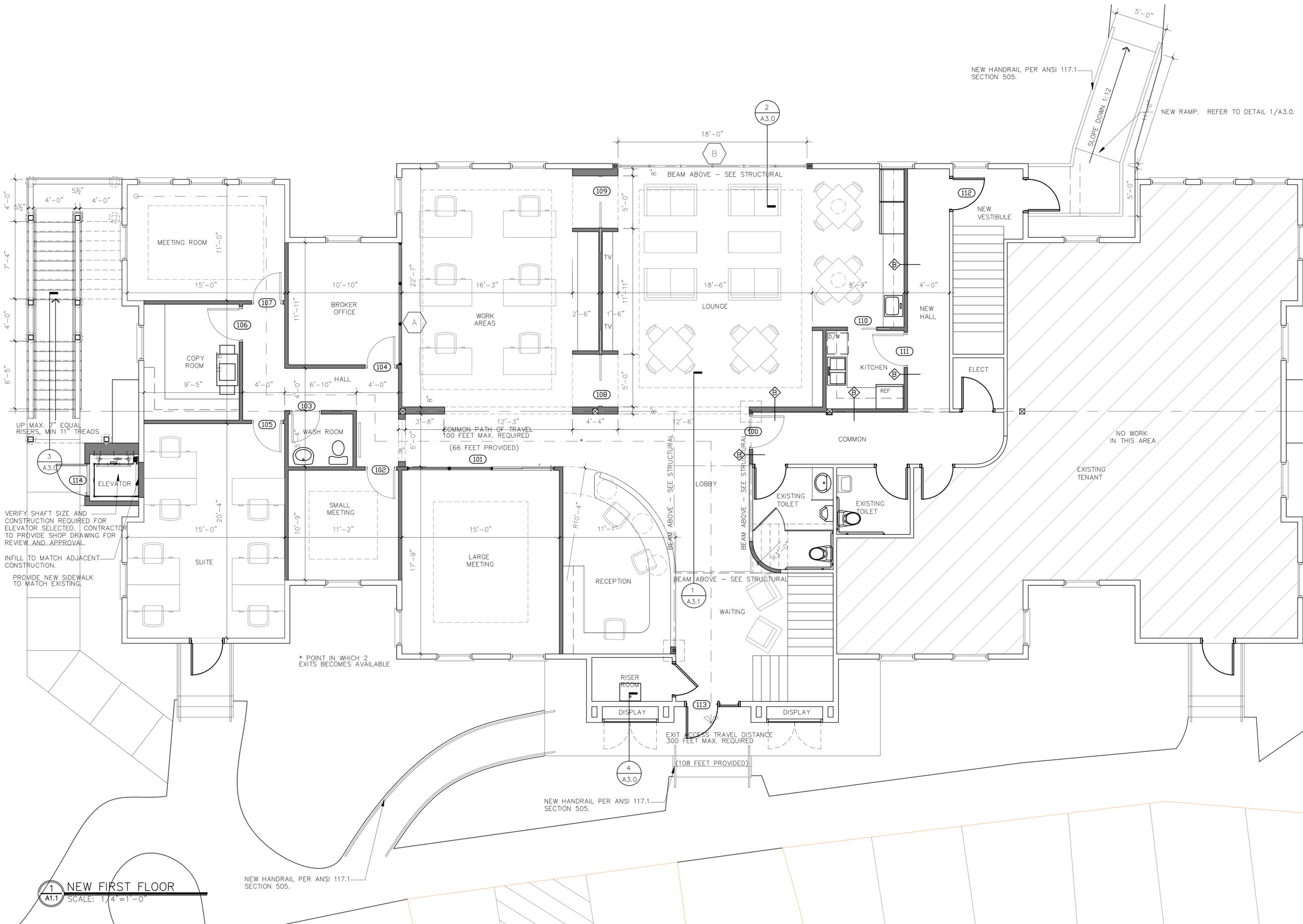
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**FIRST FLOOR
PLAN**

Sheet No. **A1.1**

Scale: AS NOTED



1
A1.1 **NEW FIRST FLOOR**
SCALE: 1/4"=1'-0"

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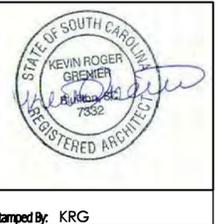
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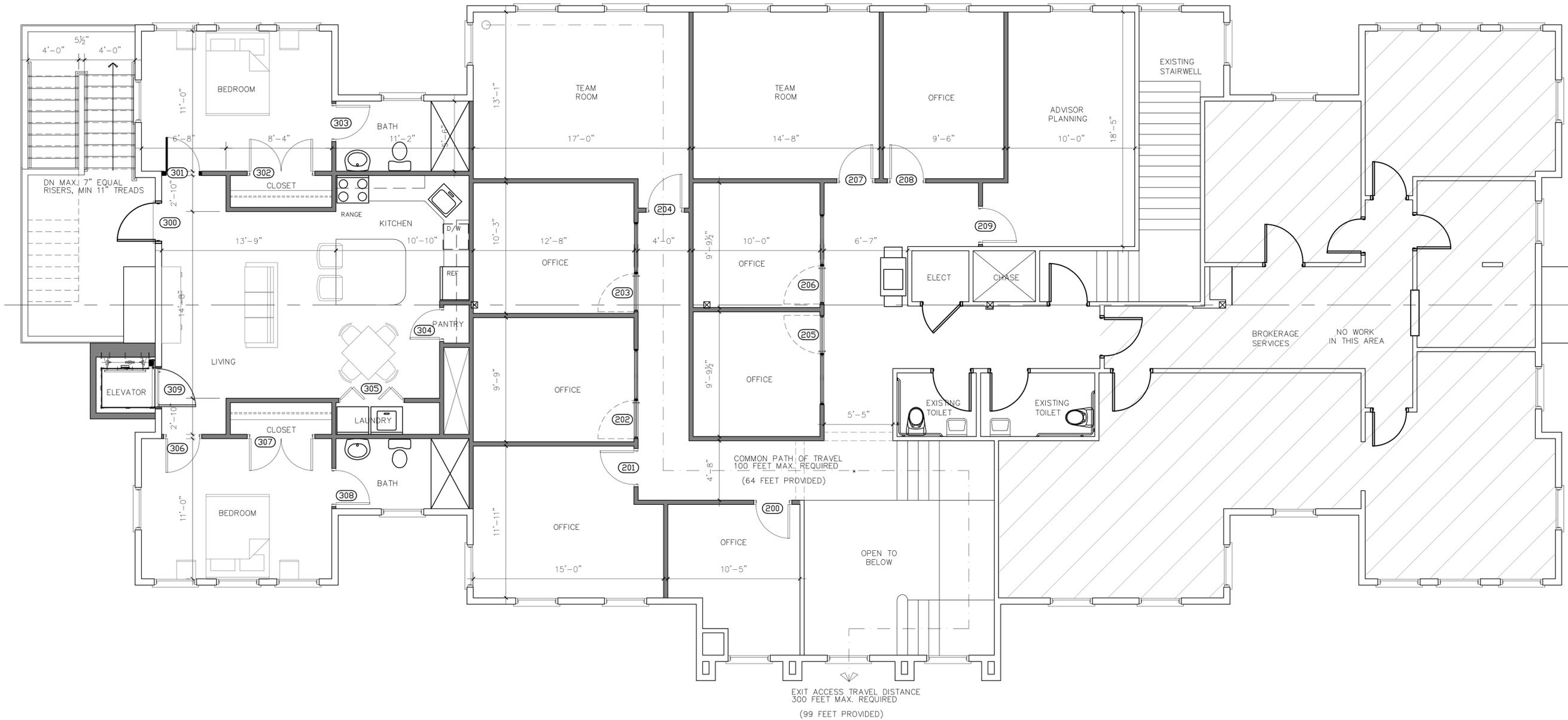
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SECOND FLOOR
PLAN

Sheet No. **A1.2**

Scale: AS NOTED



1 SECOND FLOOR PLAN
A1.2 SCALE: 1/4"=1'-0"



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No.	Description

Project No. 15130

File Name:

Drawing Title:

FRONT
ELEVATIONS

Sheet No. **A2.0**

Scale: AS NOTED



1
A2.0 **DEMOLITION ELEVATION**
SCALE: 1/4" = 1'-0"

REMOVE EXISTING RAILINGS IN THEIR ENTIRETY.
REMOVE DOOR IN IT'S ENTIRETY.
REMOVE EXISTING LIGHT FIXTURES



2
A2.0 **NEW FRONT ELEVATION**
SCALE: 1/4" = 1'-0"

NEW ELEVATOR SHAFT.
NEW HANDRAIL PER ANSI 117.1 SECTION 505.
NEW GLASS AND ALUMINUM FRAMED DISPLAY CABINETS.
NEW HANDRAIL PER ANSI 117.1 SECTION 505.
RE-PAINT TO MATCH EXISTING THIS AREA
NEW CUSTOM CANVAS AWNINGS ON ALUMINUM FRAME.
NEW STAINED WOOD DOOR, SIDELITE AND TRANSOM.



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File Name:

Drawing Title:

SIDE
 ELEVATIONS

Sheet No. **A2.1**

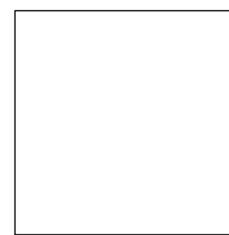
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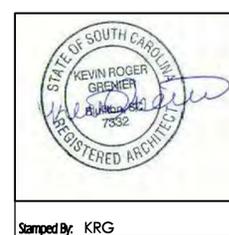
1 DEMOLITION ELEVATION
 SCALE: 1/4" = 1'-0"



2 NEW SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



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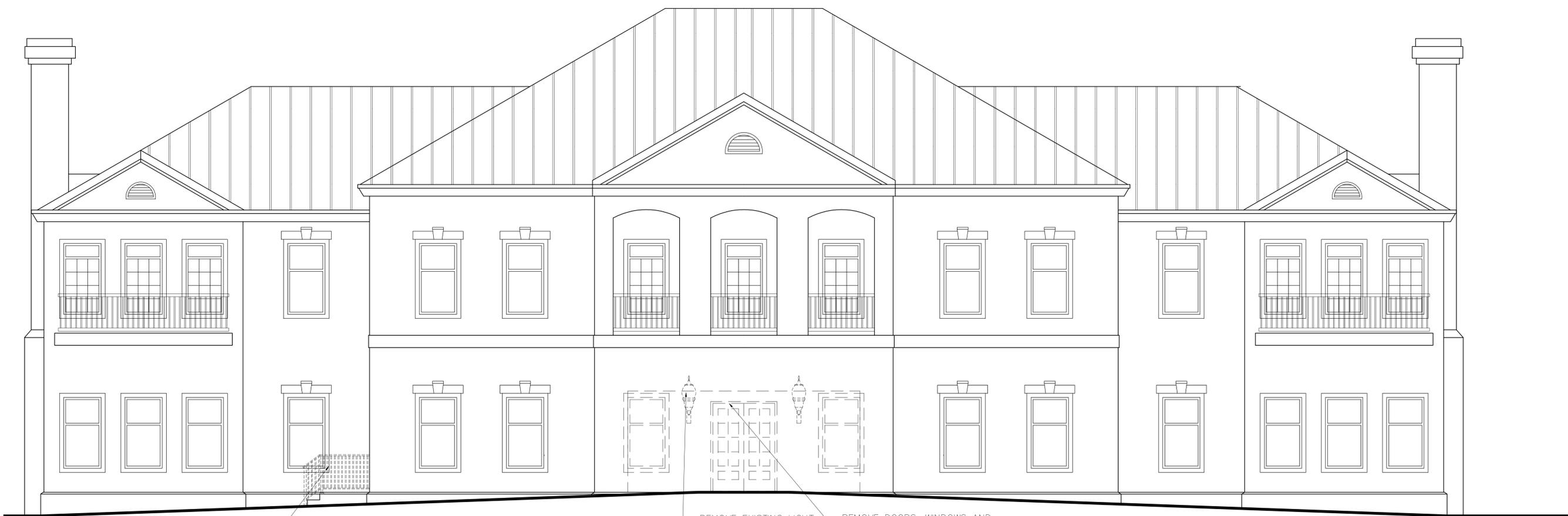
Revisions

No.	Description

Project No. 15130
File Name:
Drawing Title:

REAR
ELEVATIONS

Sheet No. **A2.2**
Scale: AS NOTED



1
A2.2 **DEMOLITION ELEVATION**
SCALE: 1/4" = 1'-0"

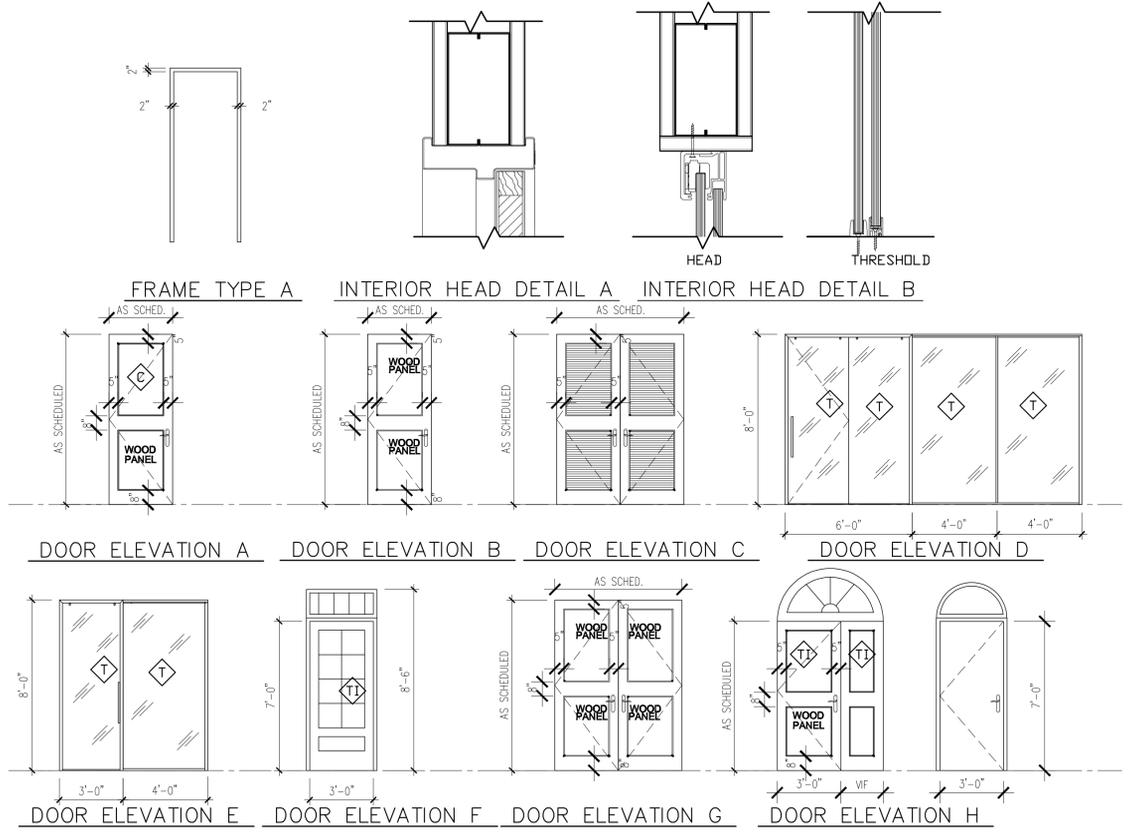
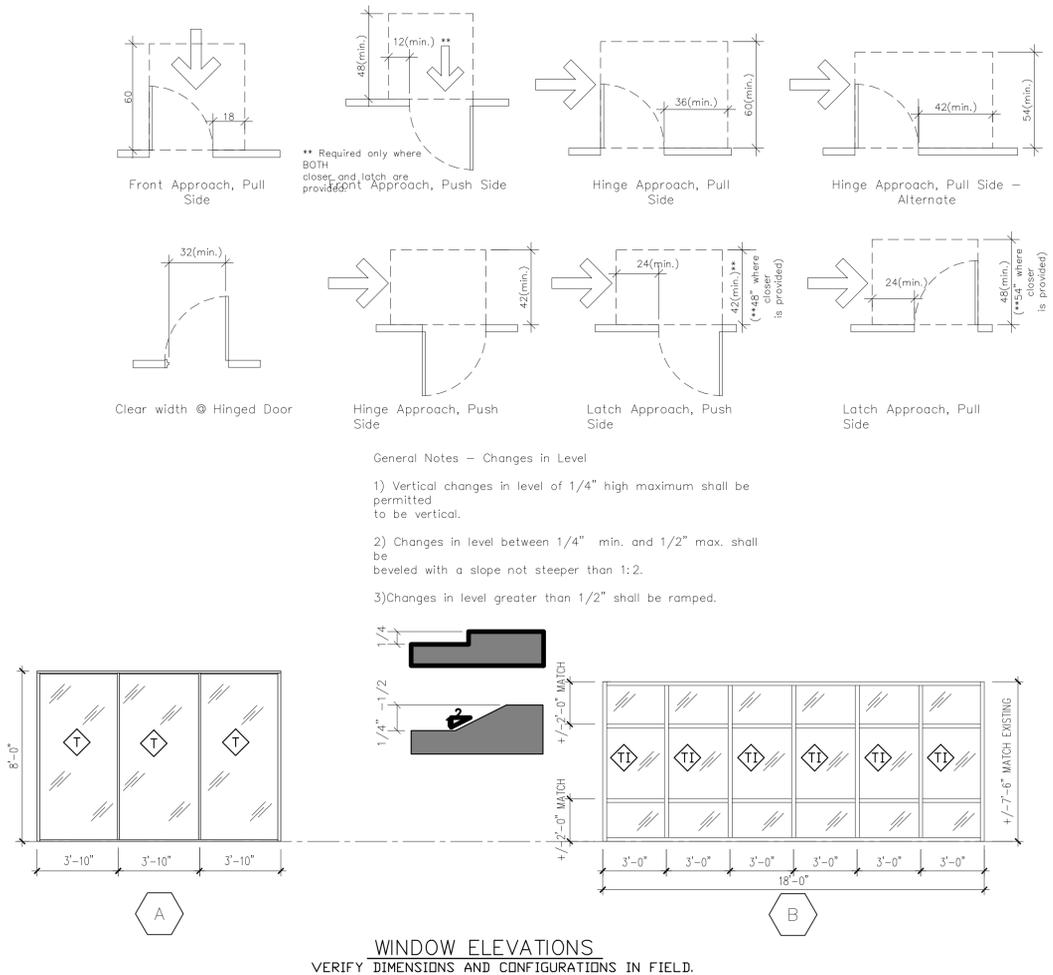


2
A2.2 **NEW REAR ELEVATION**
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE								
DOOR				FRAME		HARD	REMARKS	
MARK	WIDTH	HEIGHT	ELEV.	MATERIAL	TYPE	MATERIAL	SET	
100	3'-0"	8'-0"	B	SOLID CORE	A	H.M.	ENTRY	CODE REQUIRED ADA HARDWARE, 45 MIN.
101	6'-0"	8'-0"	D	TEMPERED GLASS	B		SLIDING	CODE REQUIRED ADA HARDWARE
102	3'-0"	8'-0"	A	SOLID CORE	A	H.M.	OFFICE	CODE REQUIRED ADA HARDWARE
103	3'-0"	8'-0"	B	SOLID CORE	A	H.M.	PRIVACY	CODE REQUIRED ADA HARDWARE
104	3'-0"	8'-0"	A	SOLID CORE	A	H.M.	OFFICE	CODE REQUIRED ADA HARDWARE
105	3'-0"	8'-0"	A	SOLID CORE	A	H.M.	OFFICE	CODE REQUIRED ADA HARDWARE
106	3'-0"	8'-0"	B	SOLID CORE	A	H.M.	PASSAGE	CODE REQUIRED ADA HARDWARE
107	3'-0"	8'-0"	A	SOLID CORE	A	H.M.	OFFICE	CODE REQUIRED ADA HARDWARE
108	5'-0"	8'-0"	B sim.	SOLID CORE	POCKET	WOOD		
109	5'-0"	8'-0"	B sim.	SOLID CORE	POCKET	WOOD		
110	3'-0"	8'-0"	B	SOLID CORE	POCKET	WOOD		
111	3'-0"	8'-0"	B	SOLID CORE	A	H.M.	PASSAGE	CODE REQUIRED ADA HARDWARE, 45 MIN.
112	3'-0"	8'-0"	B	SOLID CORE	A	H.M.	PASSAGE	CODE REQUIRED ADA HARDWARE, 45 MIN.
113	3'-0"	7'-0"	H	SOLID CORE	WOOD	WOOD	ENTRY	CODE REQUIRED ADA HARDWARE, 45 MIN.
114	3'-0"	7'-0"	G	METAL	A	H.M.	ENTRY	CODE REQUIRED ADA HARDWARE, 45 MIN.
200	3'-0"	8'-0"	A	SOLID CORE	A	H.M.	OFFICE	CODE REQUIRED ADA HARDWARE
201	3'-0"	8'-0"	A	SOLID CORE	A	H.M.	OFFICE	CODE REQUIRED ADA HARDWARE
202	3'-0"	8'-0"	E	TEMPERED GLASS	B		PASSAGE	CODE REQUIRED ADA HARDWARE
203	3'-0"	8'-0"	E	TEMPERED GLASS	B		PASSAGE	CODE REQUIRED ADA HARDWARE
204	3'-0"	8'-0"	A	SOLID CORE	A	H.M.	OFFICE	CODE REQUIRED ADA HARDWARE
205	3'-0"	8'-0"	E	TEMPERED GLASS	B		PASSAGE	CODE REQUIRED ADA HARDWARE
206	3'-0"	8'-0"	E	TEMPERED GLASS	B		PASSAGE	CODE REQUIRED ADA HARDWARE
207	3'-0"	8'-0"	A	SOLID CORE	A	H.M.	OFFICE	CODE REQUIRED ADA HARDWARE
208	3'-0"	8'-0"	A	SOLID CORE	A	H.M.	OFFICE	CODE REQUIRED ADA HARDWARE
209	3'-0"	8'-0"	A	SOLID CORE	A	H.M.	OFFICE	CODE REQUIRED ADA HARDWARE
300	3'-0"	MATCH	F	MATCH EXIST'G	MATCH EXIST'G		ENTRY	CODE REQUIRED ADA HARDWARE
301	3'-0"	8'-0"	B	SOLID CORE	A	H.M.	PRIVACY	
302	PR. 2'-6"	8'-0"	G	SOLID CORE	A	H.M.	PASSAGE	
303	3'-0"	8'-0"	B	SOLID CORE	A	H.M.	PRIVACY	
304	2'-4"	8'-0"	B	SOLID CORE	A	H.M.	PASSAGE	
305	PR. 3'-0"	8'-0"	C SIM.	LOUVERED	A		BI-FOLD	
306	3'-0"	8'-0"	B	SOLID CORE	A	H.M.	PRIVACY	
307	PR. 2'-6"	8'-0"	G	SOLID CORE	A	H.M.	PASSAGE	
308	3'-0"	8'-0"	B	SOLID CORE	A	H.M.	PRIVACY	
308	3'-0"	8'-0"	B	SOLID CORE	A	H.M.	PASSAGE	CODE REQUIRED ADA HARDWARE

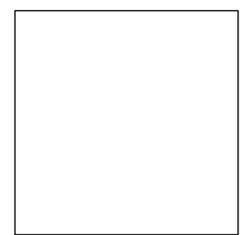
- ALL EXTERIOR DOORS: DOOR HARDWARE MUST MEET SECTION 1008.1.8.3 LOCKS AND LATCHES. SEE DOOR GENERAL NOTE #9.
- DOOR HARDWARE NOTED WITHIN THE NOTES COLUMN MUST MEET SECTIONS 1001.8.1 AND 1001.1.8.2 REGARDING ADA HARDWARE AND HARDWARE HEIGHT.
- SOLID CORE DOORS TO BE FLUSH AND STAIN GRADE.
- ALL HARDWARE TO BE BRUSHED NICKEL.
- COORDINATE HARDWARE REQUIRED FOR ELEVATOR DOORS.

- ### GENERAL DOOR NOTES
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING THAT THE DOORS ORDERED ON BEHALF OF THIS PROJECT CONFORM WITH THE INTENT OF THESE DRAWINGS, ESPECIALLY WITH REGARDS TO SIZE, TYPE, DIRECTION, OF SWING AND OPERATION.
 - THE CONTRACTOR SHALL INSTALL THE DOORS AT THE PROPER ELEVATIONS AND IN ALIGNMENT WITH THE OTHER WORKS PER THE DRAWINGS AND DETAILS AND SHALL LEVEL, SQUARE AND PLUMB IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND SHOP DRAWINGS. UPON COMPLETION OF INSTALLATION, THE CONTRACTOR SHALL MAKE ALL NECESSARY FINAL ADJUSTMENTS TO ATTAIN NORMAL OPERATION OF THE DOORS AND THEIR HARDWARE. AFTER INSTALLATION THE CONTRACTOR SHALL PROTECT ALL EXPOSED PORTIONS OF THE WORK FROM DAMAGE.
 - ALL DOOR HARDWARE SHALL COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT AND ANY OTHER JURISDICTION. THE MOST STRINGENT OF THE ABOVE STANDARDS SHALL APPLY. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO OPERATING MECHANISM DESIGN AND REQUIRED OPENING FORCE.
 - SIGNAGE ON RESTROOM DOORS SHALL BE RAISED AND BRAILLE CHARACTERS AND PICTORIAL SYMBOL SIGNS IN ACCORDANCE WITH RELEVANT CODES.
 - LOCKSETS SHALL BE L-SERIES STYLE "17" WITH SATIN CHROMIUM FINISH (626), MANUFACTURED BY SCHLAGE LOCK CO. OR APPROVED EQUAL.
 - INSTALL HAGER HINGES IN STAINLESS STEEL BRIGHT FINISH (US32, BHMA 629). SELF CLOSING DOORS SHALL HAVE BALL BEARING HINGES.
 - CLOSERS TO BE GRADE 2 OR BETTER, 50% ADJUSTABLE, BHMA ALUMINUM FINISH (686) SUBJECT TO DISABLED ACCESSIBILITY AND OTHER CODE REQUIREMENTS.
 - PUSH/PULL SETS AND PROTECTION PLATES IN INTERIOR H.M. DOORS SHALL BE BY HAGER OR APPROVED EQUAL.
 - PER 1008.1.9.3, IN BUILDINGS OF B OCCUPANCY, THE MAIN EXTERIOR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED THAT:
 - THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED.
 - A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND.
 - ALL EXTERIOR GLAZING TO BE CLEAR, LOW-E INSULATED DOUBLE PANE, TEMPERED GLASS AT DOORS.



LEGEND: ◊ CLEAR GLASS ◊ TEMPERED CLEAR GLASS ◊ TEMPERED, INSULATED GLASS

Engel & Volkers
 Real Estate
 Renovation
 800 Main Street
 Hilton Head Island, SC



KRA
 KRA architecture + design
 KRA architecture + design
 2 Verdier Plantation Road
 Bluffton, SC 29910
 t 848.915.2021
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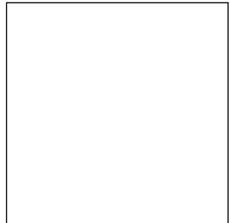
Stamped By: KRG
 Drawn By: MWK
 Checked By:
 Date: 09.02.15
 Revisions:
 Project No: 15130
 File Name:
 Drawing Title:

SCHEDULES
 Sheet No. **A4.0**
 Scale: AS NOTED



2 EXISTING BUILDING
 R1.0 SCALE: NOT TO SCALE

2 PROPOSED FACADE
 R1.0 SCALE: NOT TO SCALE



KRA architecture + design

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 2 Verdier Plantation Road
 Bluffton, SC 29910



Stamped By: KRG

Drawn By: MWK

Checked By:

Date: 09.02.15

Revisions

Project No. 15130

File Name:

Drawing Title:

FACADE
 RENDERING

Sheet No. **R1.0**

Scale: AS NOTED

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: Engels + Volkers – ALTERATION/ADDITION

DRB#: DRB-001501-2015

DATE: September 22, 2015

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. Specify color of new handrail.
2. Provide landscape plan for area between mail boxes and new sidewalk, steps, and lift.

Applicant has revised plans for renovation of 800 Main Street per DRB's comments. Revisions include keeping existing front ramp and modifying the handrail, adding a residential lift for second floor access, modifying front signage, and modifying the rear window.

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

2015.09.08

DATE

Site

The 1.18 acre site (Lot 1) is located at the south-west corner of Beach City Road and Finch Street. The Junior Players Golf Academy (JPGA) is proposing to re-locate its facility, currently located at 154 Beach City Road and to expand its program and campus.

The entrance/drive for the campus is off Finch Street, where parking spaces for 18 cars, including 2 handicapped spaces, are arranged along the perimeter edge of the property along Finch Street (15 cars) and a portion of Beach City Road (3 spaces). All required parking has been carefully planned and designed to minimize vehicular traffic on the site and to encourage campus pedestrian circulation.

Deferred Parking

An alternative parking plan is proposed to defer *construction* of up to 20 percent of the required minimum number of off-street parking spaces, in accordance with the following standards:

a. Justification

The alternative parking plan shall include an assessment demonstrating that because of the location, nature, or mix of *uses*, there is a reasonable probability the number of parking spaces actually needed to serve the *development* is less than the minimum required by the Minimum Number of Parking Spaces table in Sec. 16-5-107.D.1.

The minimum parking requirement of (18) spaces has been provided. Additionally, there are (11) bicycle parking spaces required, with (12) spaces provided.

JPGA students are transported to and from school, golf and fitness. They train at Palmetto Hall Golf Club and reside at The Mitchellville Golf Cottages less than a mile away from the proposed project. Some students walk, ride bikes and/or get transported in JPGA vans. The JPGA vans are parked and kept at the Mitchellville Golf Cottages.

Perimeter Fence & Gates

A simple, low 4-foot high wood post and rail fence is also proposed along the Beach City Road and Finch Street property boundaries, with two (2) fixed/non-operable gates (in the “open” position) at the entrance to the campus. The fence design and construction is the same as the one used for JPGA’s Mitchellville Golf Cottages at No.195 – 205 Beach City Road. See Fence Detail Sheet L3 or C1.1

Building & Site Arrangement

The three principle buildings for the JPGA campus include: the JPGA Offices Building (No.128) at 3,083 GSF; a Fitness & Training Center Building (No.126) at 4,804 GSF; and a Classroom Building (No.124) at 3,083 GSF. All three buildings total 10,970 GSF, with an allowable permitted density of 11,800 GSF of non-residential use.

The buildings are arranged and organized in a “U-shaped” configuration around a central outdoor courtyard that is at the same level as the buildings. While the buildings are physically separated from one another, they are linked together by an exterior porch with continuous shed roof. Exposed wood post-beams and brick pavers define the perimeter edge of the porch and the transition to the courtyard.

Building Layout

The building’s design are based on the Low-Country vernacular/regional architecture of the traditional “Dog Trot” house. The dog trot house is characterized by two separated cabin rooms on either side, with a central connecting open passageway and a roof built to connect the two cabin rooms.

Each JPGA building is organized around a central “passageway” that includes the building entrance, Lobby and a glass walled room beyond, all of which allow natural light and views through the building – from front to back. Building space program requirements are organized around the central open Lobby space.

Building Materials & Details

Exterior materials include the use of various JamesHardi products including horizontal lap siding, vertical board and batten and base and trim boards. Large French door-type windows and the use of glass and transom windows at each of the building entrances and lobby, help to provide natural light, openness and a sense of welcome.

The building roofs are a gray asphalt/composite shingle. The 3-foot deep roof overhangs and porches help to provide shade to the interior. The gable-form roofs are accented by low clerestory shed-roof dormers that are located above each entrance/lobby space and provide natural light throughout the day. The dormers and porch shed-roof are metal standing-seam.

Outside, around the perimeter of the building facades facing the courtyard and exits, lantern-style light fixtures provide “points-of-light” at night that reinforce the arrangement of the buildings and the pedestrian circulation along the porch around the central outdoor courtyard. Each building has eight (8) wall-mounted lantern-style lights with recessed can-lights in soffits at all building porch entrances.

Ray Jennifer

From: Christopher Bach <chrisbach@windstream.net>
Sent: Friday, September 11, 2015 12:52 PM
To: Ray Jennifer
Cc: Mike Thomas; keithbach@pga.com
Subject: JGPA DRB Submittal - Items Addressed List
Attachments: JPGA_Palmetto Bluffs Dormer Precedent.pdf

Jennifer,

Please let this email serve as our official response to the Town Staff and Boards comments, questions and concerns during our last review and these items were addressed in the current drawings:

1. Site Plans have been separated out into three individual plans, each showing their respective discipline content:
 - Civil Site Plan
 - Site Plan (architectural and material elements and keynoted identifying these items
 - Landscape Planting Plan
 -
2. Circle Drop-off has been identified with keynotes and dimensions to explain this area. This is a one-way, single lane drop-off area for transported students and guests. The "corners" of the sidewalk intersection with the curved curb/sidewalk have been "softened" by adding a radius. Please note that a preliminary meeting with the Fire Department, confirmed that the drop-off circle and the entrance approach off of Finch Street was adequate for a fire truck entering/exiting the property.

The ground/monument sign shown in the "island" is dashed-in and is not part of this submittal. This sign, along with one located at the north-east corner of the property will be submitted separately for review and consideration.

3. The perimeter property fence proposed a long Beach City Road and Finch Street has been represented correctly on all drawings with a detail sheet created for review and clarification purposes. There are no gates.
4. The Deferred Parking plan has been carefully analyzed, studied and drawn to reflect the required minimum parking spaces of (18), as well as the required bicycle parking space requirement of (11) bikes. Please see additional information regarding Deferred Parking on our 11x17 Project Narrative sheet.
5. The Lighting Plan has been updated to reflect the wall-mounted lantern lighting that occurs around each of the buildings, particularly at the door entrances/exits and along the porch areas facing the Courtyard. Cut Sheets have also been provided. There are no ground/surface/pathway lights proposed, as the lighting currently shown adequately covers the pedestrian circulation paths of travel.
6. Keynotes were inadvertently "turned-off" when the documents were sent on Tuesday. These are shown on the Site Plan, Building Elevation and Building Section Sheets. The Keynotes clearly identify major components and materials for the project. We would be happy to forward the Structural Drawings to you as well, if needed or required.
7. Proposed Bike Rack is shown on all Site Plans and a specification/cut-sheet has been added for reference and information. We are providing bike spaces/storage for (12) bikes, with the capacity for 2-4 more bikes, if needed in the future. The requirement was (11).

8. The Courtyard is no longer sunken into the ground, but is "flush" with the building floor elevations. This eliminated the required handrails and ramps needed to get down 12". The perimeter edge of the Porch is lined with recessed brick pavers that are "flush" with the porch floor surface as well as the Courtyard Turf Lawn. Cut-sheets for the Artificial Turf Lawn and the proposed brick pavers are included. We believe this to be a great improvement to the earlier Courtyard design.
9. In keeping with the Beach City Road area and the Boards suggestions of considering darker (i.e. beige) colors for the overall "field" of the building surfaces, as well as the trim color, we have updated the color scheme. These colors are shown in our Building Materials & Palette sheet at the end of the 11x17 packet.
10. The Landscape Plan reflects improved planting locations, placement and selection of native plants, as suggested by the Town Planning Staff and the Board. Every effort was made to maintain as many existing trees on the property as possible and planting has been laid out to complement the existing trees and their locations.
11. The 5:12 roof slope on the major sloping roofs of all three buildings have been maintained, as approved by the Board.
12. A suggestion was made by a Board member to look at the west exterior wall of the Fitness & Training Center Building to the west, and perhaps add additional windows and look at the detailing of the shed dormers and how they transition from the wall surface to the dormer and window itself above. There are several great precedents at Palmetto Bluffs that support the use of the dormers as drawn. We have attached one image for your reference and information and would be happy to provide others, if required. As for the addition of more windows along the west wall, the function and operate of the Fitness and Training Center would be greatly compromised with "openings" along this wall, as there is extensive mirrored glass walls inside that are planned. These 8'-10" high mirrored glass walls are important to the function of the Fitness program planned for this facility.

If there are any questions regarding the notes above, or items we may have missed, please contact me and I will be happy to address the item/issue prior to the Board Meeting.

Thank you again for your time and consideration. We greatly appreciate your guidance.

We look forward to continue working with you and the Town Staff on the completion of this important project.

Best regards,
Chris

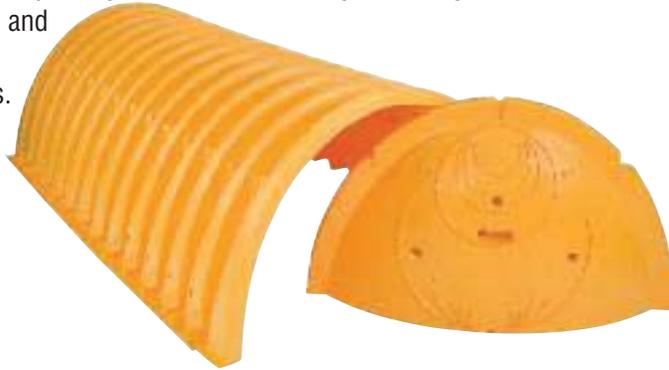
Christopher J. Bach
Peninsula Architects
6745 St. James Circle
Hudson, OH 44236
330.653.9612 (T)
330.687.1604 (C)
chrisbach@windstream.net





StormTech SC-740 Chamber

Designed to meet the most stringent industry performance standards for superior structural integrity while providing designers with a cost-effective method to save valuable land and protect water resources. The StormTech system is designed primarily to be used under parking lots thus maximizing land usage for commercial and municipal applications.



StormTech SC-740 Chamber (not to scale)

Nominal Chamber Specifications

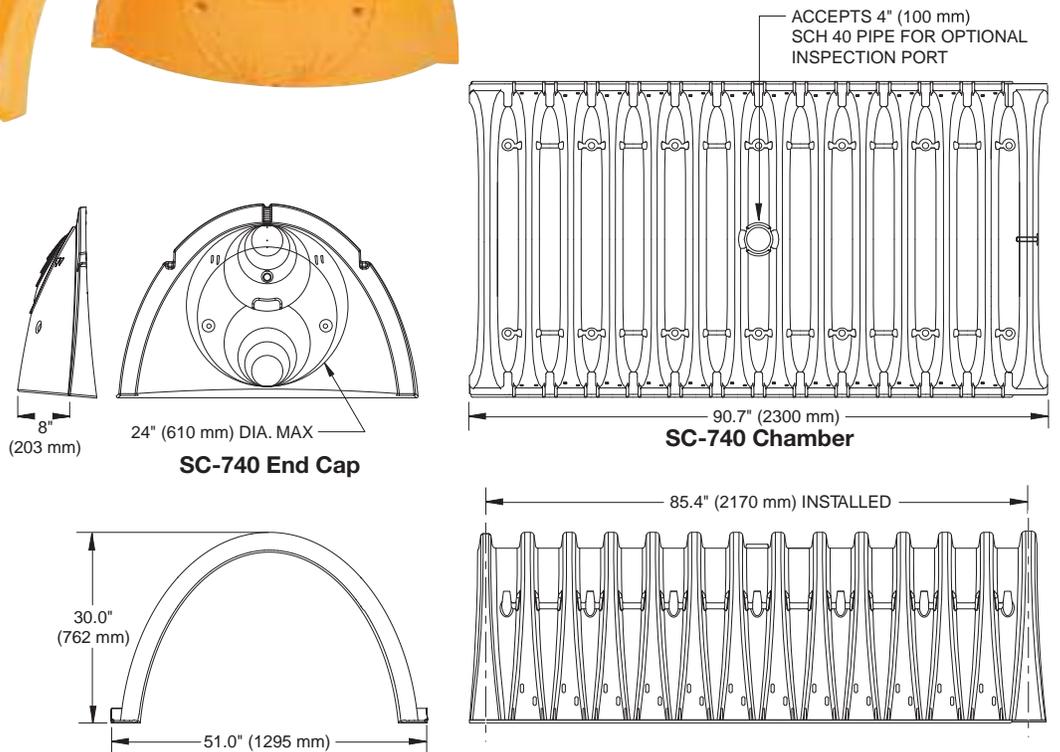
Size (L x W x H)
85.4" x 51.0" x 30.0"
(2170 x 1295 x 762 mm)

Chamber Storage
45.9 ft³ (1.30 m³)

Minimum Installed Storage*
74.9 ft³ (2.12 m³)

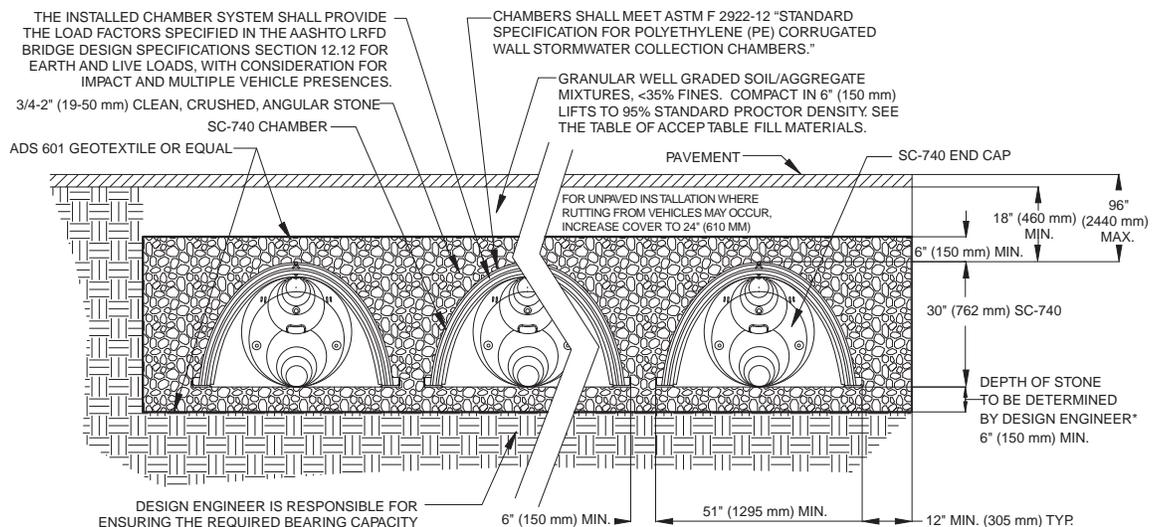
Weight
74.0 lbs (33.6 kg)

Shipping
30 chambers/pallet
60 end caps/pallet
12 pallets/truck



Typical Cross Section Detail

(not to scale)



THIS CROSS SECTION DETAILS THE REQUIREMENTS NECESSARY TO SATISFY THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS USING STORMTECH CHAMBERS



SC-740 Cumulative Storage Volumes Per Chamber

Assumes 40% Stone Porosity. Calculations are Based Upon a 6" (152 mm) Stone Base Under the Chambers.

Depth of Water in System Inches (mm)	Cumulative Chamber Storage Ft ³ (m ³)	Total System Cumulative Storage Ft ³ (m ³)
42 (1067)	45.90 (1.300)	74.90 (2.121)
41 (1041)	45.90 (1.300)	73.77 (2.089)
40 (1016)	Stone 45.90 (1.300)	72.64 (2.057)
39 (991)	Cover 45.90 (1.300)	71.52 (2.025)
38 (965)	45.90 (1.300)	70.39 (1.993)
37 (948)	45.90 (1.300)	69.26 (1.961)
36 (914)	45.90 (1.300)	68.14 (1.929)
35 (889)	45.85 (1.298)	66.98 (1.897)
34 (864)	45.69 (1.294)	65.75 (1.862)
33 (838)	45.41 (1.286)	64.46 (1.825)
32 (813)	44.81 (1.269)	62.97 (1.783)
31 (787)	44.01 (1.246)	61.36 (1.737)
30 (762)	43.06 (1.219)	59.66 (1.689)
29 (737)	41.98 (1.189)	57.89 (1.639)
28 (711)	40.80 (1.155)	56.05 (1.587)
27 (686)	39.54 (1.120)	54.17 (1.534)
26 (660)	38.18 (1.081)	52.23 (1.479)
25 (635)	36.74 (1.040)	50.23 (1.422)
24 (610)	35.22 (0.977)	48.19 (1.365)
23 (584)	33.64 (0.953)	46.11 (1.306)
22 (559)	31.99 (0.906)	44.00 (1.246)
21 (533)	30.29 (0.858)	41.85 (1.185)
20 (508)	28.54 (0.808)	39.67 (1.123)
19 (483)	26.74 (0.757)	37.47 (1.061)
18 (457)	24.89 (0.705)	35.23 (0.997)
17 (432)	23.00 (0.651)	32.96 (0.939)
16 (406)	21.06 (0.596)	30.68 (0.869)
15 (381)	19.09 (0.541)	28.36 (0.803)
14 (356)	17.08 (0.484)	26.03 (0.737)
13 (330)	15.04 (0.426)	23.68 (0.670)
12 (305)	12.97 (0.367)	21.31 (0.608)
11 (279)	10.87 (0.309)	18.92 (0.535)
10 (254)	8.74 (0.247)	16.51 (0.468)
9 (229)	6.58 (0.186)	14.09 (0.399)
8 (203)	4.41 (0.125)	11.66 (0.330)
7 (178)	2.21 (0.063)	9.21 (0.264)
6 (152)	0	6.76 (0.191)
5 (127)	0	5.63 (0.160)
4 (102)	Stone Foundation 0	4.51 (0.125)
3 (76)	0	3.38 (0.095)
2 (51)	0	2.25 (0.064)
1 (25)	0	1.13 (0.032)

Note: Add 1.13 cu. ft. (0.032 m³) of storage for each additional inch (25 mm) of stone foundation.

Storage Volume Per Chamber

	Bare Chamber Storage ft ³ (m ³)	Chamber and Stone Stone Foundation Depth in. (mm)		
		6 (150)	12 (305)	18 (460)
StormTech SC-740	45.9 (1.3)	74.9 (2.1)	81.7 (2.3)	88.4 (2.5)

Note: Storage volumes are in cubic feet per chamber. Assumes 40% porosity for the stone plus the chamber volume.

Amount of Stone Per Chamber

ENGLISH TONS (CUBIC YARDS)	Stone Foundation Depth		
	6"	12"	18"
StormTech SC-740	3.8 (2.8 yd ³)	4.6 (3.3 yd ³)	5.5 (3.9 yd ³)
METRIC KILOGRAMS (METER ³)	150 mm	305 mm	460 mm
StormTech SC-740	3450 (2.1 m ³)	4170 (2.5 m ³)	4490 (3.0 m ³)

Note: Assumes 6" (150 mm) of stone above, and between chambers.

Volume of Excavation Per Chamber

	Stone Foundation Depth		
	6" (150 mm)	12" (305 mm)	18" (460 mm)
StormTech SC-740	5.5 (4.2)	6.2 (4.7)	6.8 (5.2)

Note: Volumes are in cubic yards (cubic meters) per chamber. Assumes 6" (150 mm) of separation between chamber rows and 18" (460 mm) of cover. The volume of excavation will vary as the depth of the cover increases.

STANDARD LIMITED WARRANTY OF STORMTECH LLC ("STORMTECH"): PRODUCTS

- (A) This Limited Warranty applies solely to the StormTech chambers and endplates manufactured by StormTech and sold to the original purchaser (the "Purchaser"). The chambers and endplates are collectively referred to as the "Products."
- (B) The structural integrity of the Products, when installed strictly in accordance with StormTech's written installation instructions at the time of installation, are warranted to the Purchaser against defective materials and workmanship for one (1) year from the date of purchase. Should a defect appear in the Limited Warranty period, the Purchaser shall provide StormTech with written notice of the alleged defect at StormTech's corporate headquarters within ten (10) days of the discovery of the defect. The notice shall describe the alleged defect in reasonable detail. StormTech agrees to supply replacements for those Products determined by StormTech to be defective and covered by this Limited Warranty. The supply of replacement products is the sole remedy of the Purchaser for breaches of this Limited Warranty. StormTech's liability specifically excludes the cost of removal and/or installation of the Products.
- (C) **THIS LIMITED WARRANTY IS EXCLUSIVE. THERE ARE NO OTHER WARRANTIES WITH RESPECT TO THE PRODUCTS, INCLUDING NO IMPLIED WARRANTIES OF MERCHANTABILITY OR OF FITNESS FOR A PARTICULAR PURPOSE.**
- (D) This Limited Warranty only applies to the Products when the Products are installed in a single layer. **UNDER NO CIRCUMSTANCES, SHALL THE PRODUCTS BE INSTALLED IN A MULTI-LAYER CONFIGURATION.**
- (E) No representative of StormTech has the authority to change this Limited Warranty in any manner or to extend this Limited Warranty. This Limited Warranty does not apply to any person other than to the Purchaser.
- (F) Under no circumstances shall StormTech be liable to the Purchaser or to any third party for product liability claims; claims arising from the design, shipment, or installation of the Products, or the cost of other goods or services related to the purchase and installation of the Products. For this Limited Warranty to apply, the Products must be installed in accordance with all site conditions required by state and local codes; all other applicable laws; and StormTech's written installation instructions.
- (G) **THE LIMITED WARRANTY DOES NOT EXTEND TO INCIDENTAL, CONSEQUENTIAL, SPECIAL OR INDIRECT DAMAGES. STORMTECH SHALL NOT BE LIABLE FOR PENALTIES OR LIQUIDATED DAMAGES, INCLUDING LOSS OF PRODUCTION AND PROFITS; LABOR AND MATERIALS; OVERHEAD COSTS; OR OTHER LOSS OR EXPENSE INCURRED BY THE PURCHASER OR ANY THIRD PARTY. SPECIFICALLY EXCLUDED FROM LIMITED WARRANTY COVERAGE ARE DAMAGE TO THE PRODUCTS ARISING FROM ORDINARY WEAR AND TEAR; ALTERATION, ACCIDENT, MISUSE, ABUSE OR NEGLIGENCE; THE PRODUCTS BEING SUBJECT TO VEHICLE TRAFFIC OR OTHER CONDITIONS WHICH ARE NOT PERMITTED BY STORMTECH'S WRITTEN SPECIFICATIONS OR INSTALLATION INSTRUCTIONS; FAILURE TO MAINTAIN THE MINIMUM GROUND COVERS SET FORTH IN THE INSTALLATION INSTRUCTIONS; THE PLACEMENT OF IMPROPER MATERIALS INTO THE PRODUCTS; FAILURE OF THE PRODUCTS DUE TO IMPROPER SITING OR IMPROPER SIZING; OR ANY OTHER EVENT NOT CAUSED BY STORMTECH. THIS LIMITED WARRANTY REPRESENTS STORMTECH'S SOLE LIABILITY TO THE PURCHASER FOR CLAIMS RELATED TO THE PRODUCTS, WHETHER THE CLAIM IS BASED UPON CONTRACT, TORT, OR OTHER LEGAL THEORY.**

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Lawn &
Landscape



PROPERTY

Primary/Stalk Yarn Polymer

Secondary/Thatch Yarn Polymer

Yarn Cross Section

Standard Colors

UV Stabilized

Fabric Construction

Primary Backing

Coating Type(s)

Perforations

Recommended Infill

Pile Height

Total Weight

ISO 9001 Quality Assured

Roll Width

DESCRIPTION

Polyethylene

Polypropylene

Polyethylene Monofilament Classic Spine/
Texturized Polypropylene

Field/Olive; Field with Forest/Olive Thatch

Yes

Tufted

Dual layered woven polypropylene

SilverBack™ Polyurethane

Yes

2-3 lbs. Silica Sand

1 3/4"

82 oz.

Yes

15 Ft.

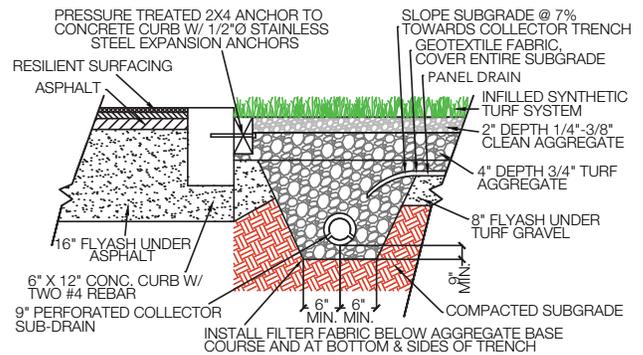
ADVANTAGES

- Requires no water
- Virtually maintenance-free
- Fresh cut appearance
- Needs no chemicals or fertilizer
- Never needs mowing or insecticides
- Clean and can be cleaned - Unlike mulch and shredded rubber
- ADA/ABA compliant - Crutches won't sink in and wheelchairs roll
- Safety - No more buried glass or other harmful objects
- Lead Free
- Provides excellent drainage
- Recyclable components
- Does not support stain or odor causing bacteria, mold or mildew

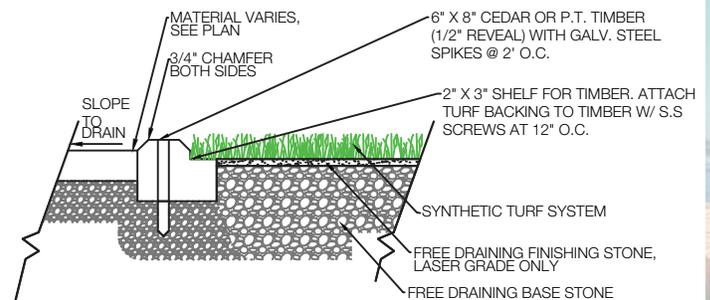
SOFTLAWN® BLUEGRASS BLEND

BENEFITS

SoftLawn® Bluegrass Blend is an excellent landscape product, with a thatch layer for added body, reducing the amount of infill needed. The four color blend of this product provides an authentic look and feel that truly resembles a natural lawn. Bluegrass Blend can be used for landscapes, putting green fringes, playgrounds and pet areas.



CURB



NAILER BOARD

It is the policy of Synthetic Turf International to continuously improve their line of products. Therefore, Synthetic Turf International reserves the right to change, modify or discontinue systems, specifications and accessories of all products at any time without notice or obligation to purchaser. These are standard specifications subject to manufacturing tolerances and consumer requests.



Old Carolina Brick Company

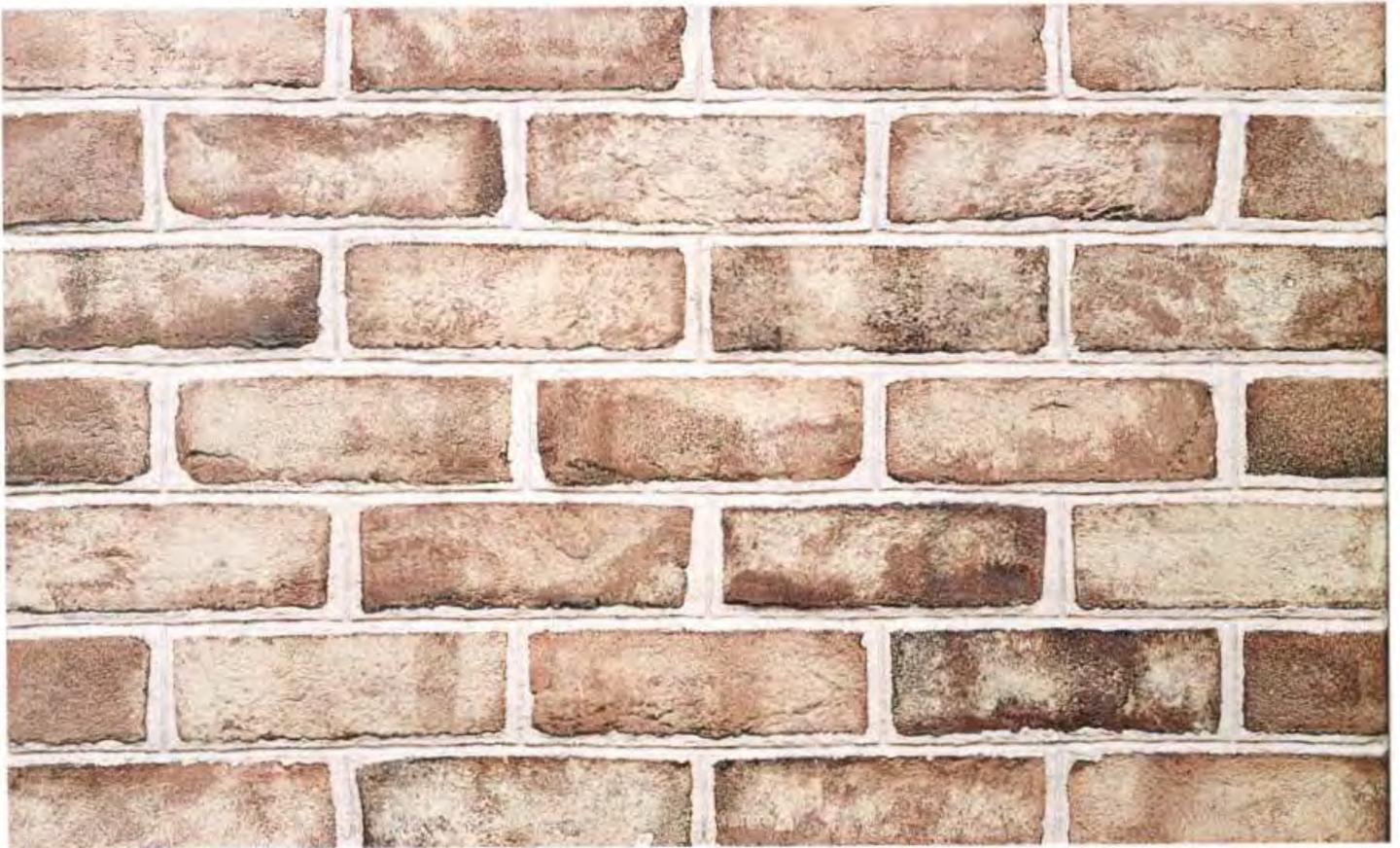
GENUINE HANDMADE BRICK



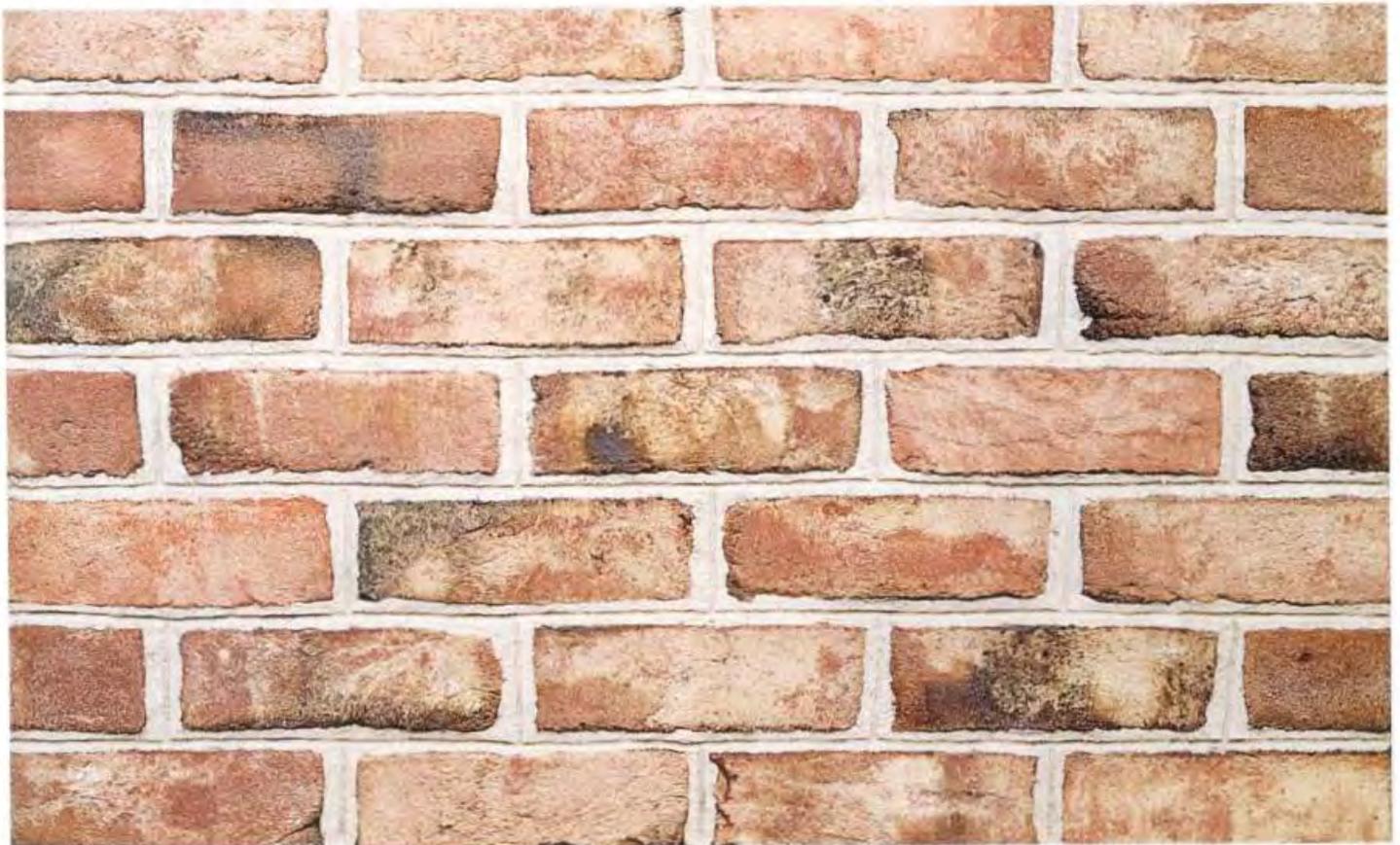
Founded on a Heritage of Authentic Brick Making Skill

475 Majolica Road • Salisbury, North Carolina 28147
phone: 704.636.8850 • fax: 704.636.0000 • email: ocb@salisbury.net
visit our website: www.handmadebrick.com

Old Carolina Brick Company



Savannah Grey #420



Georgetowne #800

Old Carolina Brick Company

Elegance in Genuine Handmade Brick

The classic, antique beauty of Old Carolina brick is created by hand. Each brick is hand moulded in the colonial tradition of craftsmanship and lasting beauty. Used on numerous historical restorations in Monticello, Williamsburg, Mount Vernon, and Charleston, Old Carolina brick adds a characteristic warmth and flavor of history to any design.

Based on a commitment to quality and authenticity, Old Carolina brick are each hand moulded and then fired with coal to provide the beautiful bisques and unique colors identical to those seen in brick made over 200 years ago. Our hand moulding operation imparts distinctive folds, finger marks, and other surface irregularities which make each brick individually characterized. From the largest architectural project to the smallest do-it-yourself fireplace, Old Carolina handmade brick will give that unique appearance unequalled by conventional machine made brick.



The photo samples in this brochure are intended to represent general color range and texture. Precise color fidelity is difficult to obtain in print. Brick selection should be made from product samples.

● HardiePlank® Lap Siding

HardiePanel® Vertical Siding

HardieShingle® Siding



HardiePlank® Lap Siding

Sleek and strong, HardiePlank lap siding is not just our best-selling product – it's the most popular brand of siding in America.



With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.

PREV SECTION



A classic look for
THE HOME OF THEIR DREAMS.



ABOUT JAMES HARDIE

PRODUCTS

COLOR



SMOOTH

Countrylane Red

Thickness	5/16 in.			
Length	12 ft. planks			
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.
Exposure	4 in.	5 in.	6 in.	7 in.
ColorPlus Pcs./Pallet	324	280	252	210
Prime Pcs./Pallet	360	308	252	230
Pcs./Sq.	25.0	20.0	16.7	14.3

Available Colors



[View all HardiePlank Lap Siding Products](#)

Siding

Trim

Soffit

HardieWrap®

Finishing Touches

● HardieTrim® Boards

HardieTrim® Batten Boards

HardieTrim® Boards

Form meets function at every angle with HardieTrim boards. With an authentic look, HardieTrim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

Unlike wood, it complements your long-lasting, lower maintenance James Hardie siding – adding punctuation to your design statement.



The performance you require
THE DISTINCTIVENESS YOU DESIRE.



ABOUT JAMES HARDIE

PRODUCTS

COLOR



4/4 NT3° SMOOTH

Arctic White

Thickness	.75 in.			
Length	12 ft. boards			
Width	3.5 in.	5.5 in.	7.25 in.	11.25 in.
Pcs./Pallet	322	184	138	92

Available Colors



[View all HardieTrim Boards](#)



5/4 NT3® SMOOTH

Arctic White

Thickness	1 in.				
Length	12 ft. boards				
Width	3.5 in.	4.5 in.	5.5 in.	7.25 in.	11.25 in.
Pcs./Pallet	240	200	160	120	80

Available Colors



[View all HardieTrim Boards](#)

RUSTIC GRAIN®

Arctic White



SMOOTH

Arctic White



HardieTrim Batten Boards are available primed or with ColorPlus Technology finishes. For more details, visit jameshardie.com



SMOOTH

Arctic White

Thickness .75 in.
 Length 12 ft. boards
 Width 2.5 in.
 Pcs./Pallet 437

Available Colors

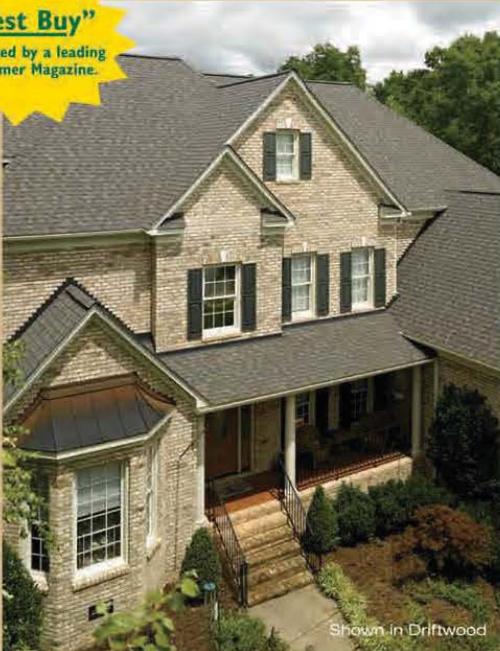


[View all HardieTrim Batten Boards](#)

LANDMARK

"Best Buy"

As ranked by a leading
Consumer Magazine.



takes roofing to a higher level

Durable, beautiful color-blended line of shingles. The widest array of colors to suit any trim, stucco or siding color. Manufactured with self-sealing adhesive strips and a wide nailing zone, larger than competitors for ease of installation so your roofing job is complete in no time.

specifications

- Two-piece laminated fiber glass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- 240 lbs. per square

For U.S. building code compliance, see product specification sheets.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance

Quality Standards:

- ICC-ES-ESR-1389

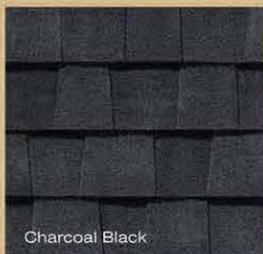
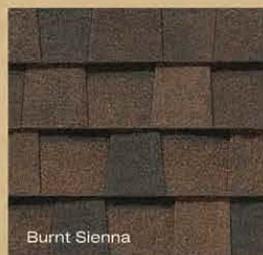
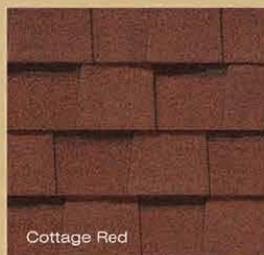
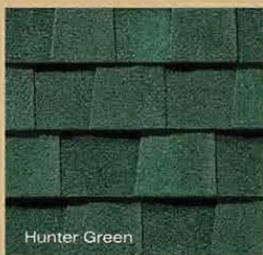
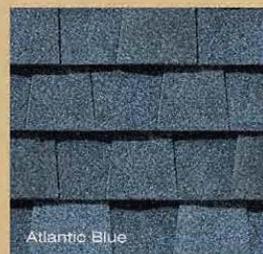
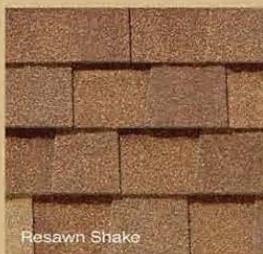
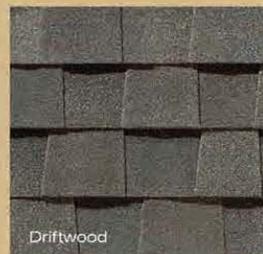
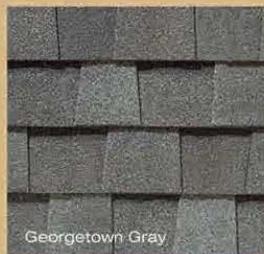
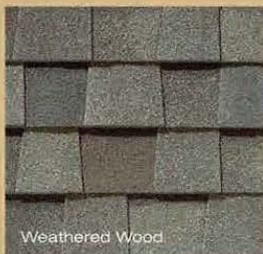
Landmark Silver Birch is an ENERGY STAR® rated product and may qualify for a federal tax credit.

warranty

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 10-year StreakFighter™ warranty
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

See actual warranty for specific details and limitations.

LANDMARK color palette



Shown in Weathered Wood





12 & 16oz COPPER
 .019-.090 ALUMINUM
 KYNAR PAINTED STEEL
 G-90 GALVANIZED
 304-316-2B STAINLESS

CUSTOM ITEMS

- WINDSCREENS
- CHIMNEY CAPS
- HALF ROUND GUTTERS
- DOWNSPOUTS
- MITER CORNERS
- LOUVERS
- COUPOLAS
- BACKSPLASH
- COUNTER TOPS

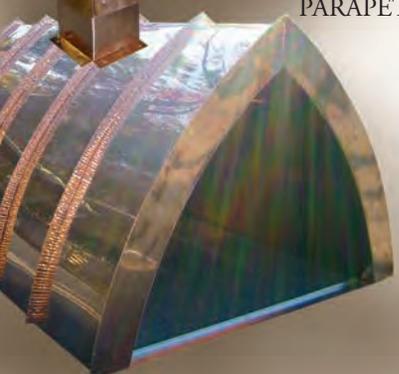
FABRICATED TRIM FLASHING

- DRIP EDGE
- RIDGE CAP
- VALLEY
- WALL METAL
- SKYLIGHT FLASHING
- WINDOW HEAD & SILL
- DOOR PANS



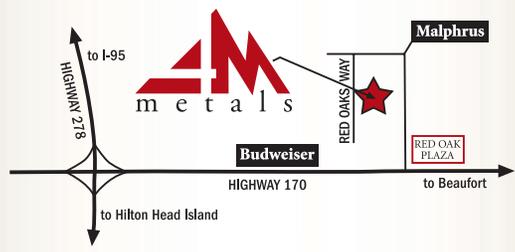
- ROOF CURBS**
- HVAC DUCT
- TERMINATION CAPS
- PARAPET WALL SYSTEMS

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- NS100 & NS150 - Snaplock w/Nail Flange
- ML100 & ML150 - Double Mechanical Lock

Convex and Concave Radius Panels

Engineer Tested

Copper, Painted Steel, Aluminum, Stainless

26 & 24 gauge

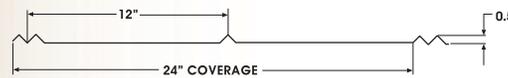
Trim Packages fabricated to order



COMMERCIAL/RESIDENTIAL METAL ROOFING

on-site fabrication available

5V Crimp



Standing Seam

The Schleback Quadro rollformer is a machine designed for the utmost in versatility and speed. It can be used either on-site or in-shop. Technical drawings are available for these panels.

Mechanical Lock 1 & 1 1/2 inch



Snap Seam 1 & 1 1/2 inch



Nail Strip 1 & 1 1/2 inch



U-Panel 1 & 1 1/2 inch



2-inch Structural Panel



AUTHORIZED DISTRIBUTOR



Sealoflex* Waterproofing Systems create tough, seamless membranes that repel moisture, resist chemical and environmental challenges and deliver dependable service on virtually any building surface. When properly maintained, Sealoflex* Waterproofing Systems will last indefinitely. Products are **formulated for roofs and green-roof systems, walls, decks, below-grade surfaces** and a wide range of specialty applications. Safe and easy to apply, these proven systems have been setting industry waterproofing standards for over 30 years.

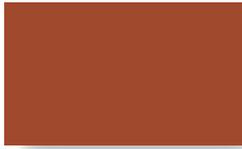
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TERRA COTTA



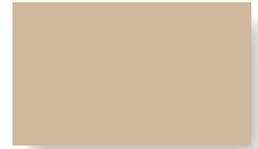
AGED COPPER



SOLAR WHITE



SANDSTONE



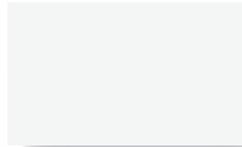
SURREY BEIGE



COLONIAL RED



PATINA GREEN



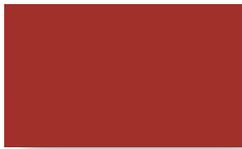
REGAL WHITE



ASH GRAY



SIERRA TAN



*REGAL RED



*HEMLOCK GREEN



STONE WHITE



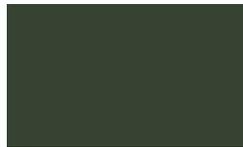
DOVE GRAY



MEDIUM BRONZE



*BURGUNDY



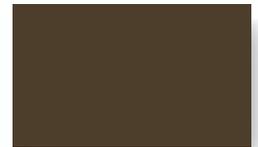
*HARTFORD GREEN



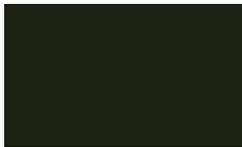
SLATE BLUE



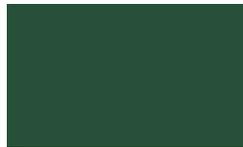
SLATE GRAY



MANSARD BROWN



MATTE BLACK



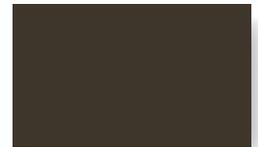
EVERGREEN



*REGAL BLUE



CHARCOAL GRAY



DARK BRONZE

METALLIC COLORS



*SILVER



*COPPER



*CHAMPAGNE



*PRE-WEATHERED GALVALUME[®]

NON-PAINTED



ACRYLIC COATED GALVALUME[®]

WEATHERED METAL COLORS



*GALV-TEN[™] RAW



*COPPER-TEN[™] RAW



*COR-TEN AZP[®] RAW



Sheffield Metals International

CLEVELAND: 800.283.5262

ATLANTA: 800.929.9359

DALLAS: 877.853.4904

DENVER: 877.375.1477

SAN JOSE: 408.916.3262

www.WhyItsCooler.com

*Available at a slight price premium.

Colors shown are matched as accurately as possible, but may vary slightly from finished product. These rich and vibrant colors are produced with either Kynar 500[®] or Hylar 5000[®] resins, which provide superior color retention, and allow us to offer non-prorated coating warranties for most applications. Coating warranty varies for Regal Red, Matte Black, Copper, Silver, Champagne, and Pre-Weathered Galvalume. Metallics are warranted for chip, crack, and peel only. Please contact your representative for more information.

*Also available in Robust.



STOCK AVAILABILITY MATRIX

							GALVALUME			ALUMINUM			
							24 ga.	24 ga.	24 ga.	.032 nom.	.032 nom.	.040 nom.	.050 nom.
							40.375"	44.375"	48.375"	40.500"	48.000"	48.000"	48.000"
		ISR	EMI	3yr.	SRI								
Aged Copper	★	L	0.47	0.85	0.46	53	●		●				
Ash Gray	★	L	0.39	0.84	0.39	41	●		●				
Burgundy	★		0.25	0.85	0.23	23	●		●				
Champagne Metallic	★	L	0.37	0.80	0.35	37	●		●				
Charcoal Gray	★		0.29	0.84	0.28	28	●		●				
Colonial Red	★	L	0.30	0.85	0.29	30	●	●	●	●	●	●	
Copper Metallic	★	L	0.49	0.86	0.47	56	●		●	●			
Dark Bronze	★		0.26	0.84	0.25	24	●	●	●	●	●	●	●
Dove Gray	★	L	0.49	0.86	N/A	56	●		●				
Evergreen	★		0.27	0.86	0.26	26	●	●	●	●	●	●	
Hartford Green	★		0.26	0.85	0.25	24	●		●	●	●		
Hemlock Green	★	L	0.29	0.86	0.29	29	●		●				
Mansard Brown	★		0.27	0.86	0.25	26	●		●		●	●	
Matte Black	★		0.29	0.83	0.27	27	●		●		●		
Medium Bronze	★	L	0.30	0.87	0.28	31	●	●	●	●	●	●	●
Patina Green	★		0.28	0.87	0.28	28	●		●				
Pre-weathered Galvalume®	★		0.30	0.79	0.28	27	●		●				
Regal Blue	★		0.26	0.85	0.25	24	●		●				
Regal Red	★	L	0.42	0.83	0.41	45	●		●				
Regal White	★	L	0.67	0.86	0.67	81	●	●	●	●	●	●	●
Sandstone	★	L	0.54	0.86	0.53	63	●	●	●	●	●	●	●
Sierra Tan	★	L	0.35	0.86	0.34	37	●	●	●	●	●	●	●
Silver Metallic	★	L	0.59	0.79	0.60	67	●		●	●		●	●
Slate Blue	★		0.29	0.85	0.28	28	●		●				
Slate Gray	★	L	0.33	0.84	0.33	33	●	●	●	●	●	●	●
Solar White	★	L	0.68	0.85	0.66	82	●		●	●	●	●	●
Stone White	★	L	0.60	0.86	0.56	71	●		●			●	
Surrey Beige	★	L	0.42	0.85	0.41	46	●		●				
Terra Cotta	★	L	0.35	0.86	0.35	37	●		●	●	●		
Acrylic Coated Galvalume®	★	L	0.67	0.14	0.55	56	●		●				
Cor-Ten AZP® Raw			0.32	0.89	N/A	34			●				
Copper-Ten™ Raw			0.45	0.88	N/A	51			●				
Galv-Ten™ Raw			0.49	0.84	N/A	55			●				
Bonderized/Paint Grip													
Custom Colors							▲	▲	▲	▲	▲	▲	▲

NOTES

- All of Sheffield's CoolR metal is painted with a .20 mil primer and .70 -.90 mil Top Coat of 70% Kynar 500 or Hylar 5000. The reverse side has a .20 primer and .30 - .40 backer coating.
- 22 gauge steel available in 44.375" and 48.375" widths upon request.
- .050 aluminum available in 48.000" width upon request.
- For low slope roofing to meet Energy Star requirements the ISR must be ≥0.65. After 3 years, the solar reflectance must be ≥0.50.
- For steep slope roofing to meet Energy Star requirements the ISR must be ≥0.25. After 3 years, the solar reflectance must be ≥0.15.
- For low slope roofing to meet LEED 2009 requirements the SRI must be ≥78.
- For steep slope roofing to meet LEED 2009 requirements the SRI for 100% of the roof must be ≥29.
- Low slope is defined as ≤2:12.
- Steep slope is defined as >2:12.

KEY

●	Stocked Item
▲	Available on Custom Order Basis
★	Energy Star Compliant
L	LEED 2009 Compliant
ISR	Initial Solar Reflectance
EMI	Emissivity
SRI	Solar Reflectance Index

Oil canning is an aesthetic issue and is an inherent part of light gauge cold formed metal products. By using coil that has been processed properly, designing for thermal movement, following stringent specifications for installation and proper handling most oil canning can be eliminated. Oil canning is not grounds for coil/panel rejection.

Galvalume® is a registered trademark of BIEC. Hylar 5000® is a registered trademark of Solvay Solexis, Inc. Kynar 500® is a registered trademark of Atofina, Inc.



valspar

Sheffield Metals International



Wall Lanterns

Product 46/157

[prev](#) [listing](#) [next](#)



larger image

Georgian Colonial Lantern - Model No. O1013G

Starting at: \$444.00

Georgian Colonial Lantern in antique brass, 2 lights, clear glass. Size shown: 8-1/2"wide x 18-1/2"high, extends 8-1/4". Available in other finishes, sizes and glass.

An outstanding example of an 18th century lantern from the Federal Period, 1780 to 1830, this lantern could be found from Salem, Massachusetts to the quiet splendor of the old south. The origins of this lantern can be traced back to Louis Prince, a quality lamp maker in Boston.

All of our handcrafted lanterns are made of a heavy gauge copper or brass with cast brass structural supports (no punch riveting, all hand-soldered, no steel parts). Custom sizing and custom trim are available. We can change any lantern to gas. All lanterns come in wall mount, post top or hanging versions. We can make sconces to match or smaller garden models. We can make any of our lanterns ADA compliant. Several aging processes are applied to the copper or brass to give rich, interesting patinas. You can choose the light cluster option and glass to meet your needs. Our lanterns are well suited for interior as well as exterior applications and hold up in extreme climates and salt-water conditions.

Made in the USA and built to last a life time!

UL APPROVED

- Model: O1013G

Please Choose:

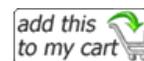
Glass Options

Finishes

Size (W x H x Extension)

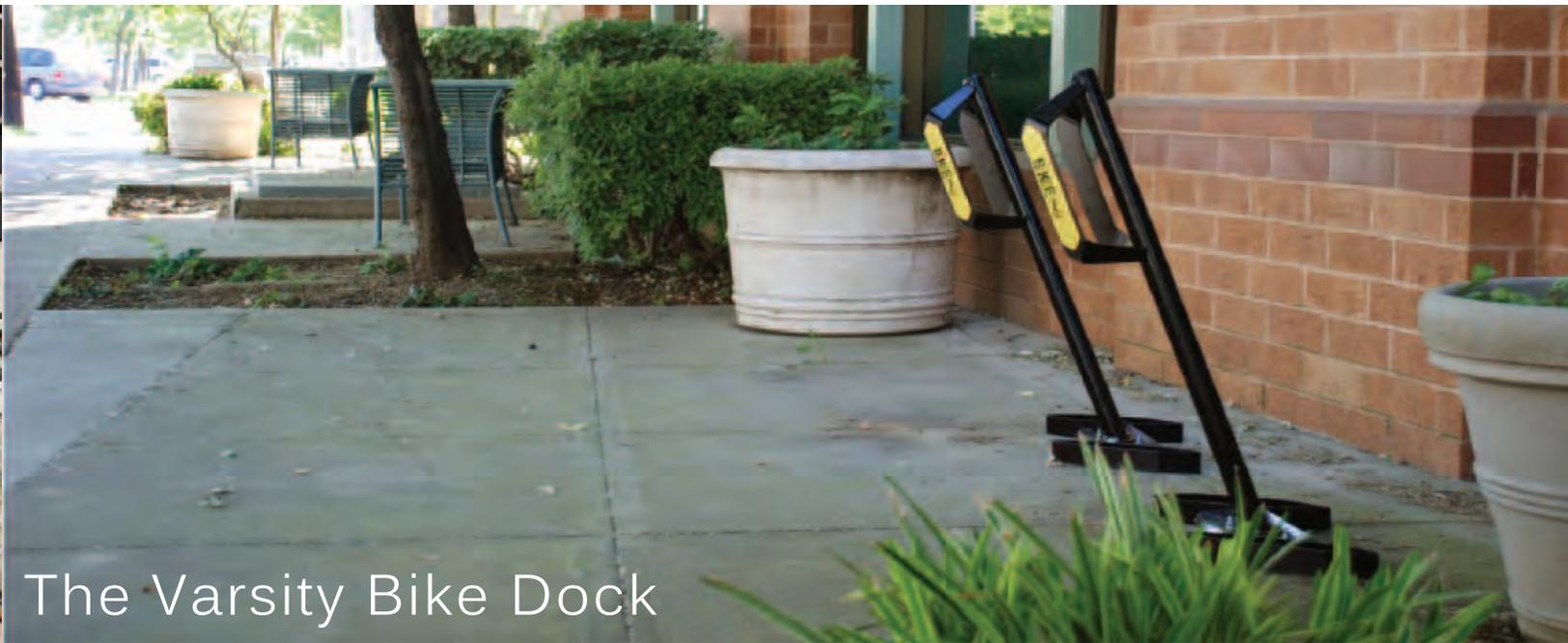
Customers who bought this product also purchased...

Add to Cart:



Georgian Colonial Lantern - Model No. H1074G





The Varsity Bike Dock

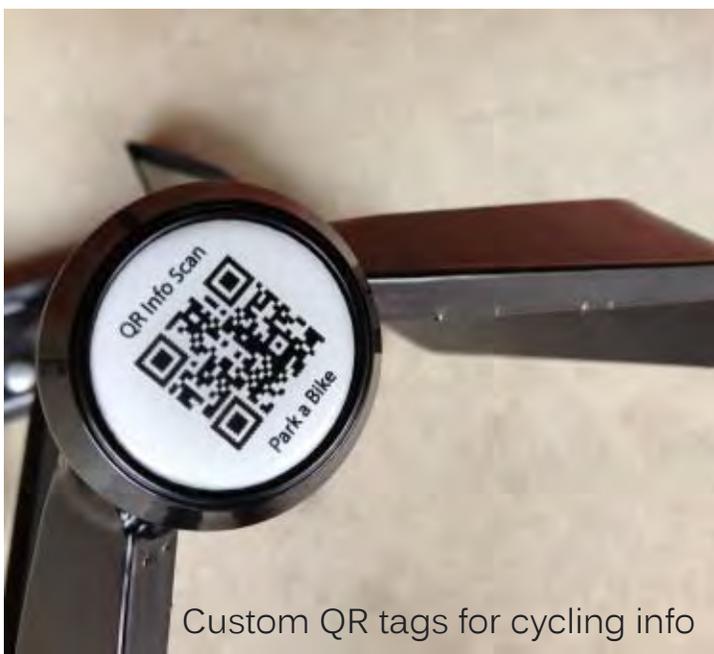


Custom branding

At Park a Bike we believe a bike rack should be more than just a bent piece of metal that you lean your bike against. It can be safe, secure, it can educate, and we have built just that.



High density



Custom QR tags for cycling info



Wheel troughs to contain the wheel

specs

MATERIALS

ASTM A36 Steel for all structural steel plate (standard)

ASTM A53 Steel for all Pipe (standard)

FINISH

Galvanized

A zinc oxide coating protects from elements that can lead to oxidation, corrosion and rust that can cause the eventual weakening of the steel.

Black Powder Coat

Final Coat- Polyester based Powder Coating – this offers a hard shell finish to the product to protect the metal substrate from oxidizing. Our finishes withstand harsh conditions with a strong polyester UV-stable coating with superior salt spray protection.

MOUNTING

Surface Mount- Varsity Bike Dock DV211

Each DV211 mounts with two 3/8" x 4 1/2" wedge sleeve anchors.

In-ground Mount- Varsity Bike Dock DV212

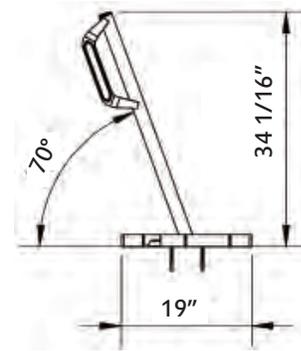
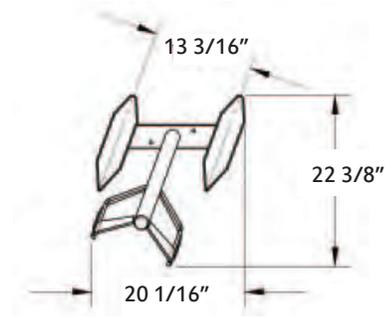
Each DV212 is secured to the below ground mounting base using two 1/2" carriage bolts.

Rail Mount

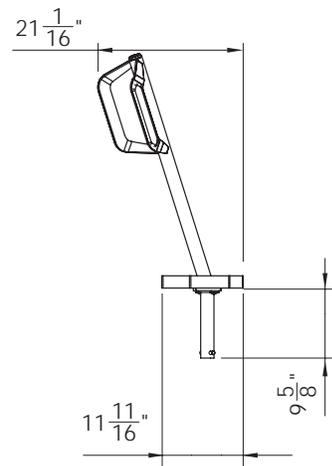
Varsity Bike Docks can be welded to a rail for special requests.

SPACING

Units can be installed together with a 24" or 18" aisle for high density bike parking. The units are modular so they can be installed as angled or perpendicular bike parking. Sample layouts can be downloaded from our website.



surface mount
DV211



in-ground mount
DV212

features

- Each individual dock secures two bikes
- U-lock and cable lock compatible
- 3 contact points with a U-lock
- 2 points of contact with the bike
- Single unit replacability
- No wheel bending
- Case hardened locking loop for added theft protection
- Built for maximum space efficiency
- Smart Guards, the first of their kind that uses an injection molded Polyurethane that coats and protects the bike finish when leaning the bike against the locking loop
- Buddy locking system allows for two bikes to be locked up simultaneously with one cable lock
- Patented angle bike cradles capture your wheel and also allows for a tighter fit with minimal contact
- Specs, SketchUp, and CAD files are available for download on our website.



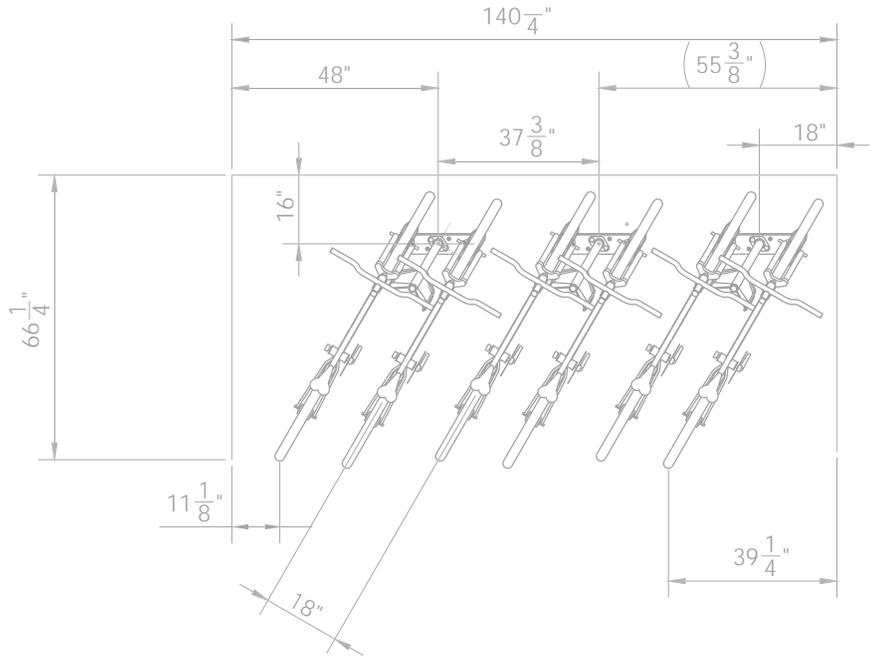
planning



The Varsity Bike Dock™ is designed to work for angled or perpendicular parking. Any number of racks can be installed together with 18" aisles for high density bike parking, or 24" aisles for bicycle friendly parking. Call us for help with site planning, layouts or layout review and download specs, SketchUp and CAD files from our website.

Angled Parking

- Our bike docks are designed to work as either a right facing or left facing dock
- Angled wheel troughs angle the bikes for space saving, high density bike parking
- We recommend allowing 24" separation between aisles, but our docks allow for up to 18".
- More sample layouts can be downloaded from our website



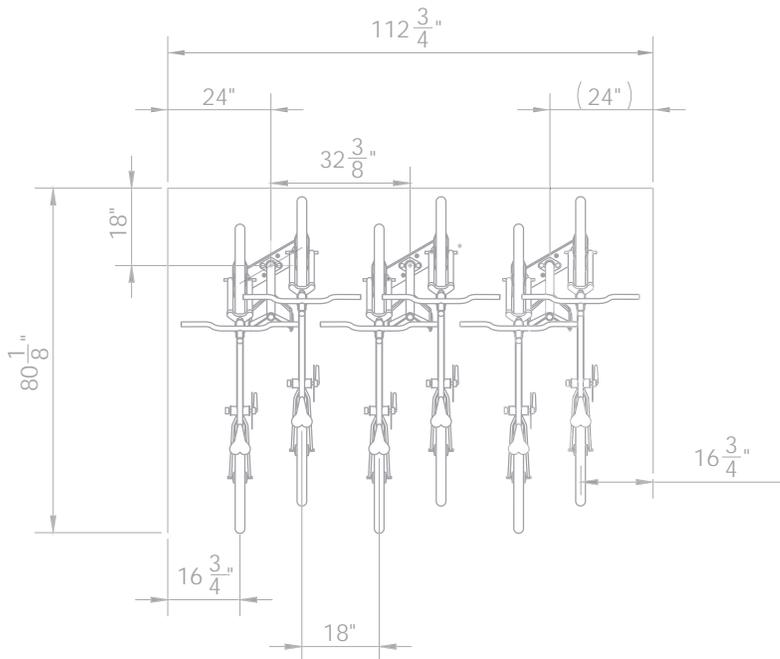
Right facing



Left facing

Perpendicular Parking

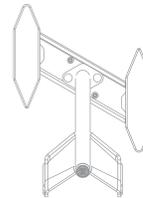
- The angled wheel troughs will offset handlebars which prevents handlebar and chain conflicts between bikes
- Docks can be reversed so either the right wheel or left wheel is forward
- More sample layouts can be downloaded from the downloads section of our website

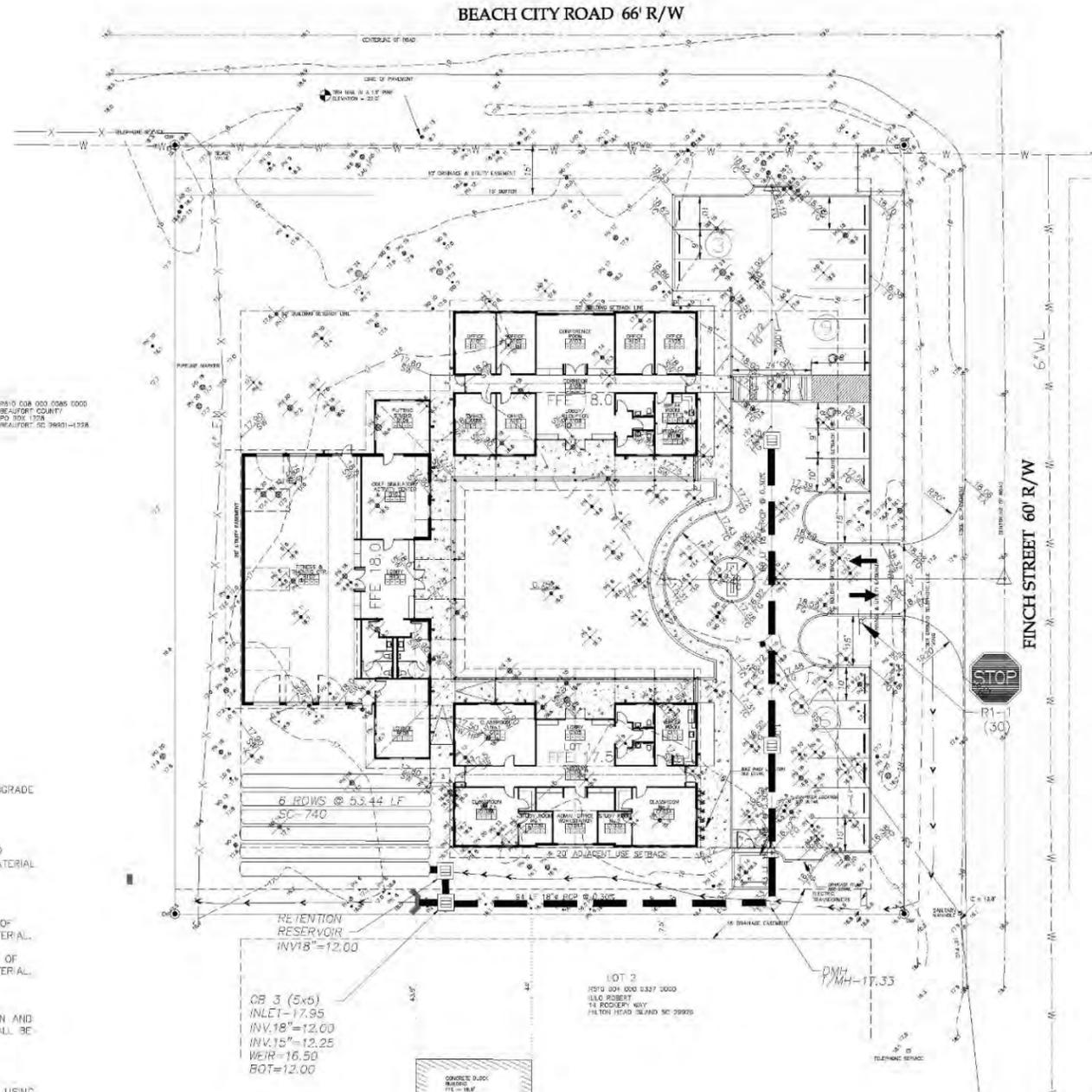


Right wheel forward



Left wheel forward





SITE DATA: JPGA TRAINING FACILITY	
TOTAL SITE ACREAGE	1.18 AC
TOTAL DISTURBED AREA	0.66 AC
ZONING	LC
TMS#	510-0004-0336
EX. PERVIOUS AREA	31,400 SF 1.16 AC
PROPOSED LOT COVERAGE	28,880 SF 1.06 AC
PERCENT LOT COVERAGE	55.9%
PROP. IMPERVIOUS AREA	20,890 SF 0.66 AC
PERCENT IMPERVIOUS	58.0%
PROP. PERVIOUS PAVERS	
TOTAL BUILDING SQUARE FOOTAGE	10,970 S.F.
MAXIMUM ALLOWABLE DENSITY	27,000 S.F.
PROPOSED DENSITY	10,970 S.F.
PARKING	
MINIMUM PARKING REQUIRED	18 SPACES
PARKING PROVIDED	18 SPACES
BICYCLE PARKING REQUIRED	11 SPACES
BICYCLE PARKING PROVIDED	12 SPACES
BUILDING SETBACKS	
ALONG MENDR. ARTERIAL (BEACH CITY)	50 FEET
ALONG OTHER STREETS (FINCH)	20 FEET
SIDE YARD	20 FEET
BUILDING HEIGHT -	
MAXIMUM BUILDING HEIGHT ALLOWED	45 FEET
BUILDING HEIGHT PROPOSED	26.5 FEET

LOT 13
 8510 004 000 0348 0000
 1821 CURTIS DRIVE, NORTH AUGUSTA, SC 29841
 225 BRACE BLVD
 29828-1024, NO. C166

GENERAL GRADING NOTES:

REFER TO SECTION 02110, 02210 & 02222 OF THE SPECIFICATIONS

COMPACTION & TESTING REQUIREMENTS:

STRIPPING:

UPON COMPLETION OF STRIPPING OPERATIONS, PROOFROLL THE EXPOSED SUBGRADE WITH A LOADED DUMPTRUCK WITH A MINIMUM LOADED WEIGHT OF 20 TONS.

FILLING:

PLACE FILL MATERIAL IN LOOSE 8" LAYERS AND COMPACT TO 95% STANDARD PROCTOR (100% FOR BUILDING PAD AREAS) WITH THE UPPERMOST 12" OF MATERIAL COMPACTED TO 100% STANDARD PROCTOR.

COMPACTION TESTING:

BUILDING PAD AREAS: ONE DENSITY TEST PER 5,000 SQUARE FEET OF FILL PLACEMENT, PER ONE FOOT OF FILL MATERIAL.

PARKING AREAS: ONE DENSITY TEST PER 10,000 SQUARE FEET OF FILL PLACEMENT, PER ONE FOOT OF FILL MATERIAL.

BORROW AREA:

THE BORROW MATERIAL SHALL BE CHECKED FOR SUITABILITY FOR COMPACTION AND APPROVED BY THE SOILS TESTING LABORATORY. ALL BORROW MATERIAL SHALL BE AT THE CONTRACTOR'S EXPENSE.

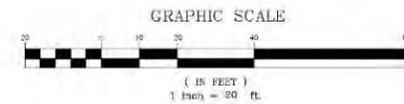
SUBGRADE FOR STONE BASE:

THE SUBGRADE SHALL BE PROOFROLLED IN THE PRESENCE OF THE ENGINEER USING A LOADED DUMPTRUCK WITH A MINIMUM LOADED WEIGHT OF 25 TONS.

STONE BASE:

STONE BASE SHALL BE COMPACTED TO A DENSITY EQUAL TO AT LEAST 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T180. THE THICKNESS OF THE BASE SHALL BE WITHIN A TOLERANCE OF PLUS OR MINUS 0.1" OF THE BASE THICKNESS SPECIFIED ON THE PLAN.

SITE GRADING DRAINAGE & EROSION CONTROL PLAN



Know what's below.
 Call before you dig.

THE PRESENCE, SIZE, AND LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON INFORMATION OBTAINED FROM PREVIOUS CONSTRUCTION PLANS AND RECORDS ABOUT GROUND STRUCTURES. THE ACTUAL LOCATION, SIZE, AND TYPE OF UTILITIES MAY VARY FROM INDICATED. THERE MAY BE OTHER EXISTING UTILITIES ON THIS SITE NOT SHOWN ON THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION, EXCAVATION, AND FOR CONSTRUCTION. THE CONTRACTOR IS ADVISED TO CONTACT THE LOCAL UNDERGROUND UTILITY LOCATION SERVICE PRIOR TO ANY EXCAVATION, EXCAVATION, AND/OR CONSTRUCTION.



RELEASE FOR CONSTRUCTION DATE: _____
 RELEASE FOR PERMIT DATE: _____
 Other: _____

TATE DESIGN GROUP
 SITE DESIGN ENGINEERS
 1821 CURTIS DRIVE, NORTH AUGUSTA, SC 29841
 803.226.7979 Fax 803.310.6044
 tatedesigngroup@gmail.com

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NO.	DATE	REVISION
8-5-15		

JPGA GOLF FITNESS & TRAINING FACILITY
 124 BEACH CITY ROAD
 HILTON HEAD ISLAND, SC
 PREPARED FOR:
JUNIOR PLAYERS GOLF ACADEMY

PROJECT NO: 15078.05-14
 DRAWN BY: MST
 CHECKED BY: MST

GRADING PLAN

SHEET NO. **3** OF 15

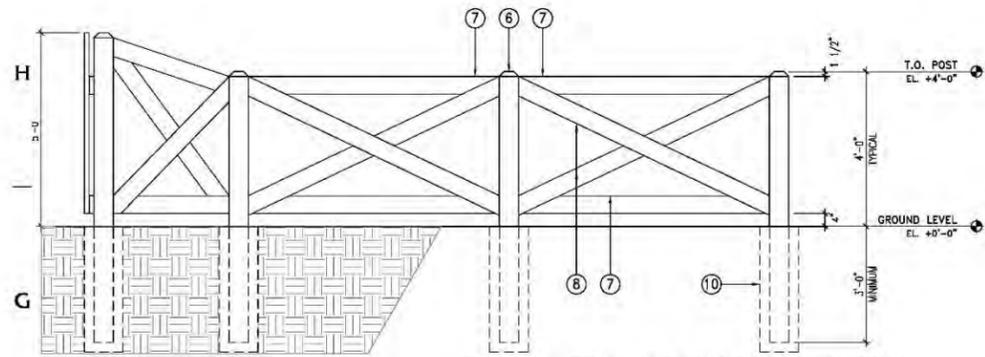
NOT FOR CONSTRUCTION

JPGA TRAINING FACILITY

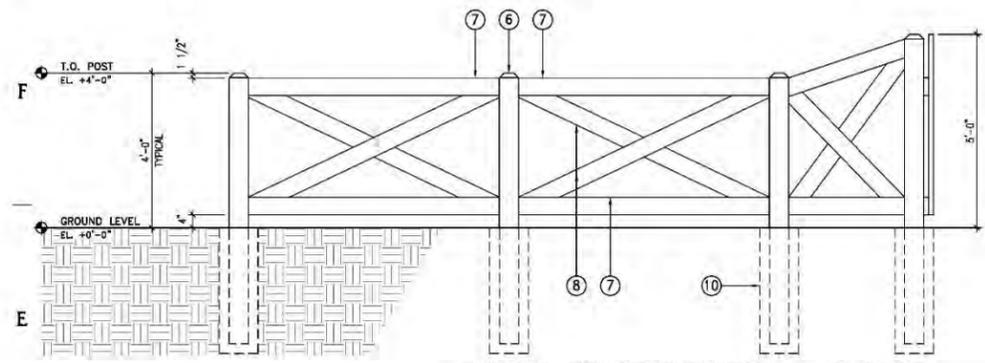


CIVIL – SITE GRADING & EROSION CONTROL PLAN

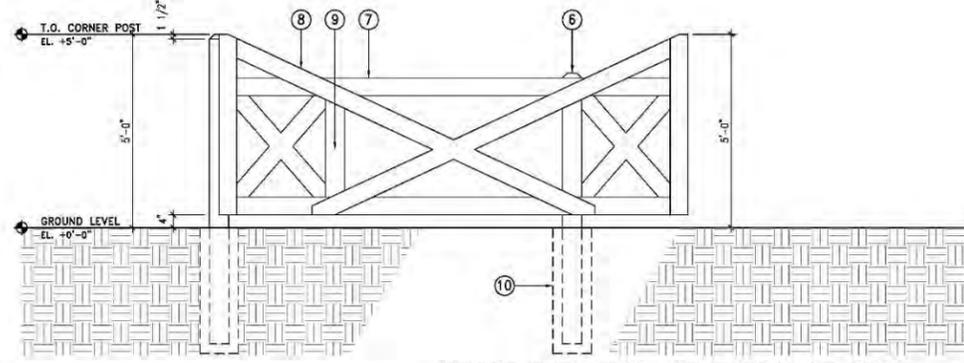




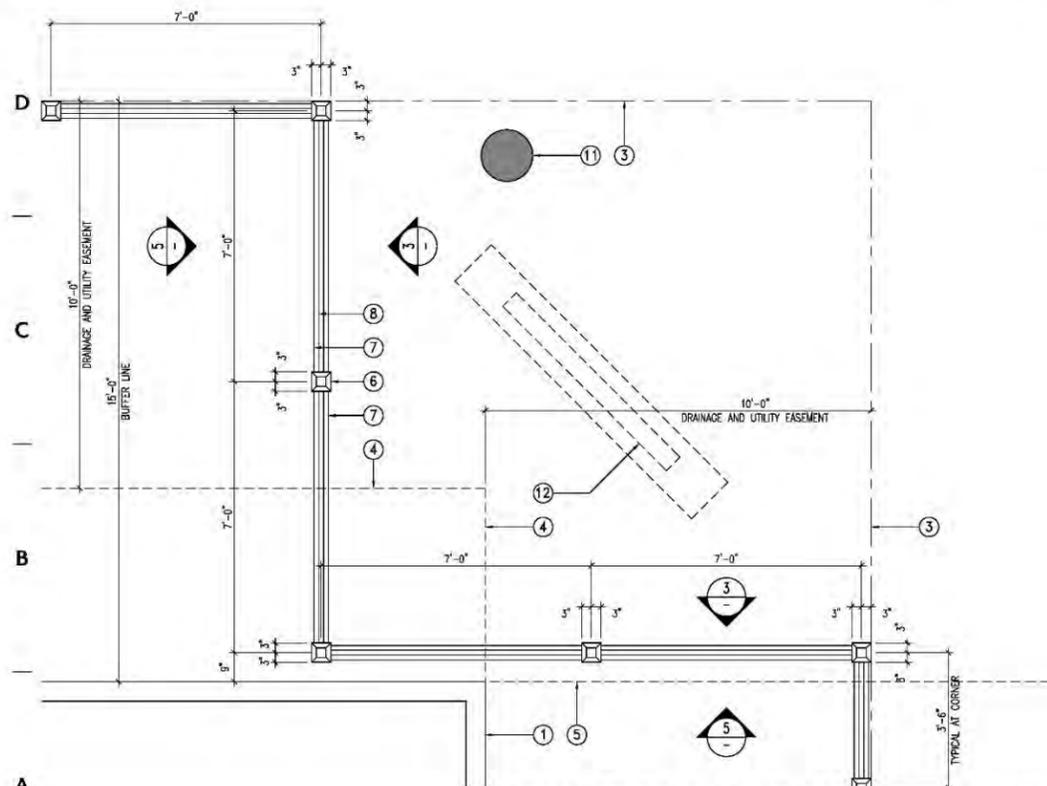
TYPICAL FENCE ELEVATION - INSIDE
SCALE: 1/2" = 1'-0"
JPGA-SITE-DTL.dwg 5



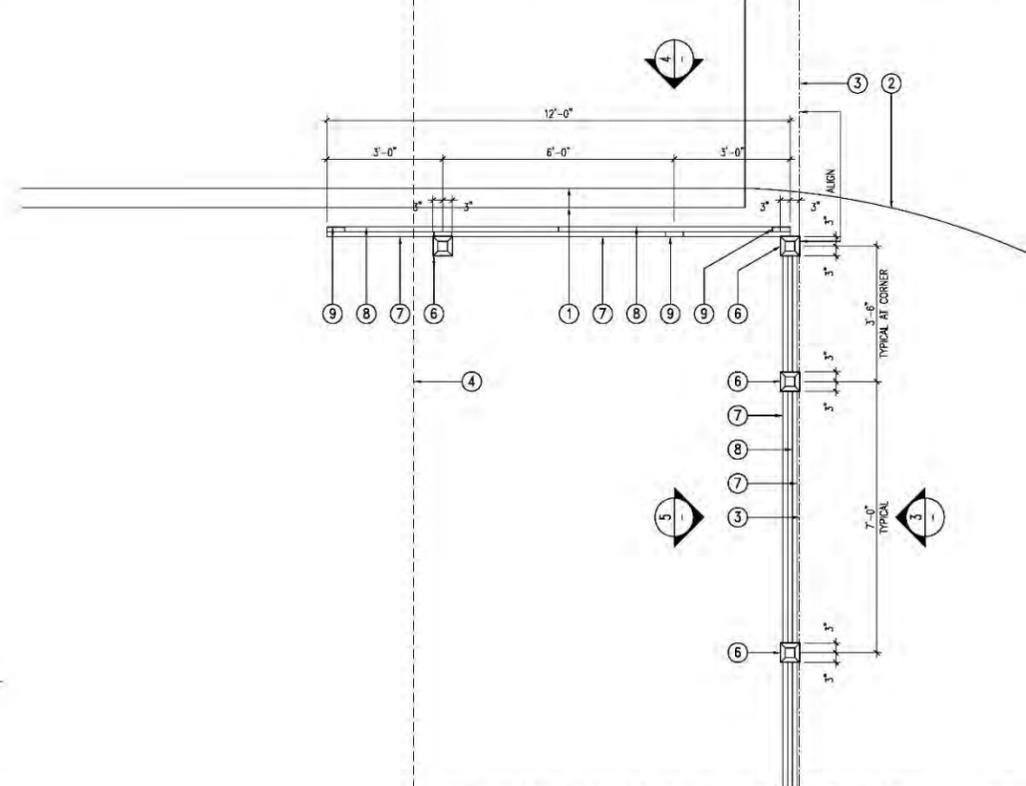
TYPICAL FENCE ELEVATION - OUTSIDE
SCALE: 1/2" = 1'-0"
JPGA-SITE-DTL.dwg 3



FENCE ELEVATION AT ENTRANCE DRIVE
SCALE: 1/2" = 1'-0"
JPGA-SITE-DTL.dwg 4



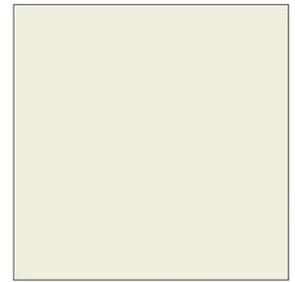
ENLARGED FENCE PLAN AT CORNER
SCALE: 1/2" = 1'-0"
JPGA-SITE-DTL.dwg 2



ENLARGED FENCE PLAN AT ENTRANCE
SCALE: 1/2" = 1'-0"
JPGA-SITE-DTL.dwg 1

KEYNOTES:

1. NEW CONCRETE CURB. SEE CIVIL PLAN
2. LINE OF DRIVEWAY. SEE CIVIL PLAN
3. PROPERTY LINE. SEE CIVIL PLAN
4. 10' DRAINAGE AND UTILITY EASEMENT
5. 16' BUFFERLINE. SEE CIVIL PLAN
6. PRESSURE TREATED 6"X6" WOOD POST WITH CHAMFER TOP, PAINTED.
7. PRESSURE TREATED 2"X6" HORIZONTAL BOARD, PAINTED.
8. PRESSURE TREATED 2"X6" DIAGONAL BOARD, PAINTED.
9. PRESSURE TREATED 2"X6" VERTICAL BOARD, PAINTED.
10. COMPACTED EARTH OR CONCRETE FILL AROUND POST (BELOW GRADE), AS REQUIRED.
11. EXISTING TREE TO REMAIN. SEE CIVIL PLAN
12. PROPOSED GROUND SIGN. SEPARATE SUBMITTAL.



Fence color to match building trim color:
Sherwin Williams
SW 6385, Dover White

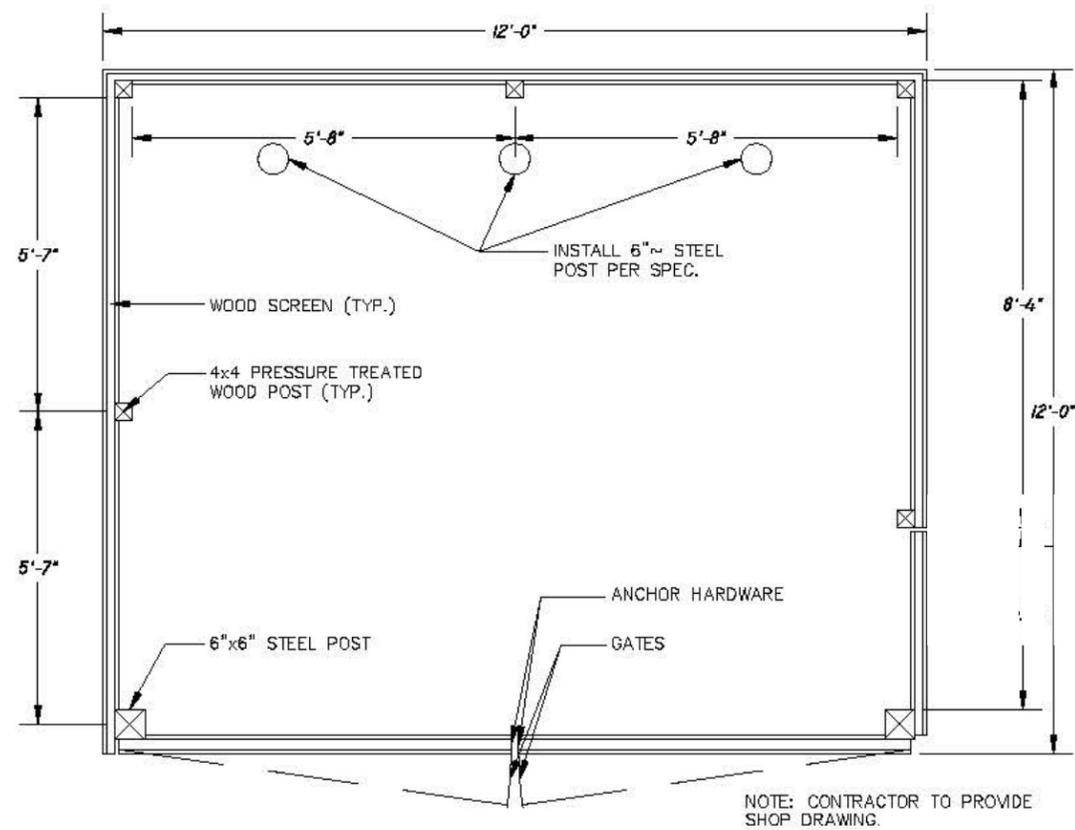
PENINSULA ARCHITECTS
P.O. Box 235 | 1775 Main Street | Peninsula, Ohio 44264
Tel: 330.929.2419
www.peninsulaarch.com

JPGA GOLF FITNESS & TRAINING CENTER
124 Beach City Road
Hilton Head Island, SC 29926
LOT #1 Beach City Commercial Center

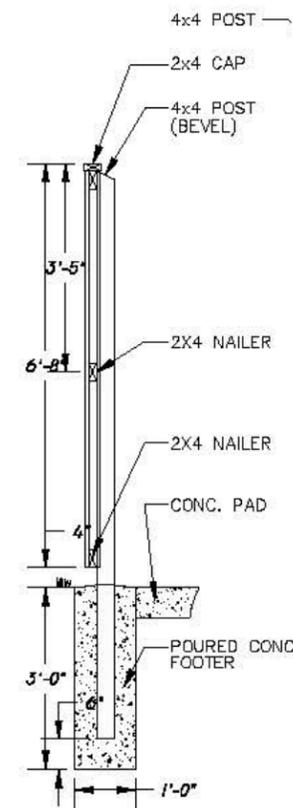
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9/8/15	DRB SUBMITTAL
Scale	As Noted

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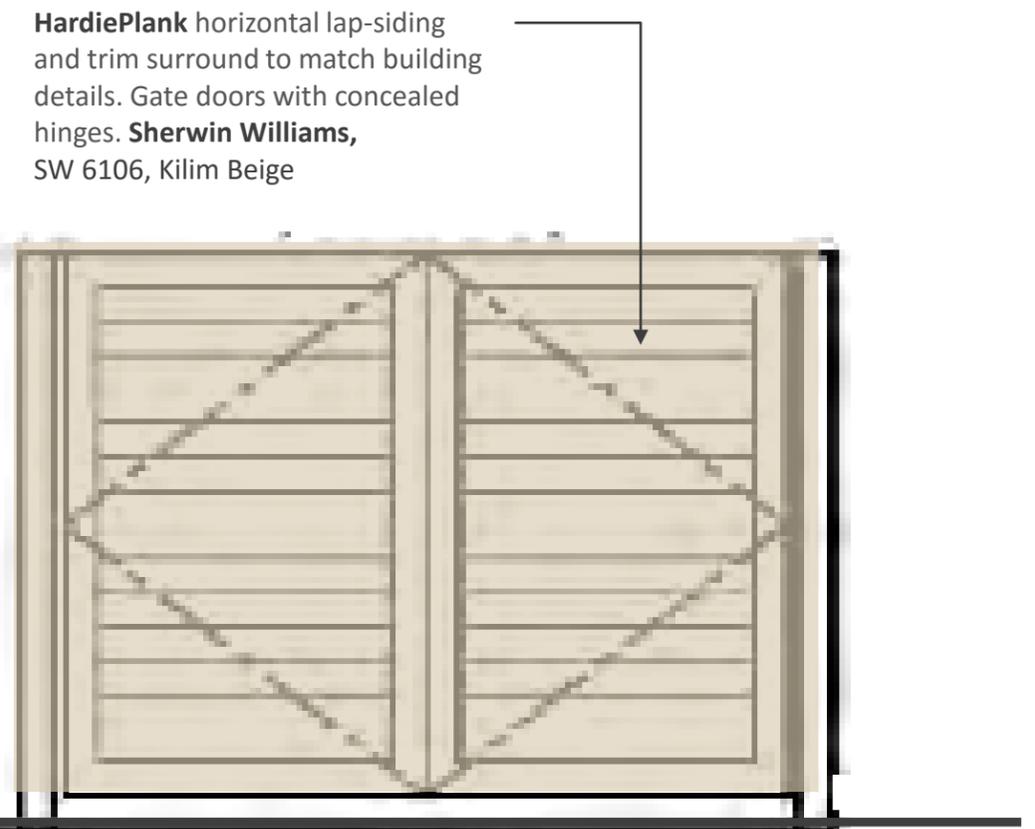
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DUMPSTER SCREEN PLAN



DUMPSTER SCREEN SECTION



DUMPSTER SCREEN ELEVATION

NOT FOR CONSTRUCTION

HILTON HEAD ISLAND, SC
PREPARED FOR:
JUNIOR PLAYERS GOLF ACADEMY

SITE DESIGN ENGINEERS
1821 Curtis Drive, North Augusta SC 29841
803.226.7979 Fax 803.310.6044
tatedesigngroup@gmail.com

3 OF 15

JPGA TRAINING FACILITY

GENERAL GRADING NOTES:

1. TO SECTION 02110, 02210 & 02220 OF THE SPECIFICATIONS.

ACTION & TESTING REQUIREMENTS:

FILL:

COMPLETION OF STRIPPING OPERATIONS, PROOFROLL THE EXPOSED SUBGRADE A LOADED DUMPTRUCK WITH A MINIMUM LOADED WEIGHT OF 20 TONS.

G:

FILL MATERIAL IN LOOSE 8" LAYERS AND COMPACT TO 95% STANDARD TOR (100% FOR BUILDING PAD AREAS) WITH THE UPPERMOST 12" OF MATERIAL ACTED TO 100% STANDARD PROCTOR.

ACTION TESTING:

BUILDING PAD AREAS: ONE DENSITY TEST PER 5,000 SQUARE FEET OF FILL PLACEMENT, PER ONE FOOT OF FILL MATERIAL.

PARKING AREAS: ONE DENSITY TEST PER 10,000 SQUARE FEET OF FILL PLACEMENT, PER ONE FOOT OF FILL MATERIAL.

OW AREA:

BORROW MATERIAL SHALL BE CHECKED FOR SUITABILITY FOR COMPACTION AND OILED BY THE SOILS TESTING LABORATORY. ALL BORROW MATERIAL SHALL BE AT CONTRACTOR'S EXPENSE.

PADE FOR STONE BASE:

SUBGRADE SHALL BE PROOFROLLED IN THE PRESENCE OF THE ENGINEER USING A LOADED DUMPTRUCK WITH A MINIMUM LOADED WEIGHT OF 35 TONS.

BASE:

BASE SHALL BE COMPACTED TO A DENSITY EQUAL TO AT LEAST 100% OF OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH TD 1180. THE THICKNESS OF THE BASE SHALL BE WITHIN A TOLERANCE OF +/- 0.10" OF THE BASE THICKNESS SPECIFIED ON THE PLAN.

Plant Schedule				
Botanical Name	Common Name	Quantity	Size	Installed Size
Sabal Palm	Palmetto	9	14' - 15' ct	
Lagerstroemia indica	Crape Myrtle	2	30 gal	8-10' x 3-4'
Myrica cerifera	Wax Myrtle	27	7 gal	36-42" x 24-30"
Ilidium floridanum	Yellow Anise	9	7 gal	36-42" x 24-30"
Viburnum odoratissimum	Sweet Viburnum	3	7 gal	30-36" x 18-24"
Ilex vomitoria	Yaupon Holly	11	7 gal	36-42" x 24-30"
Ligustrum japonica	Waxleaf Ligustrum	8	7 gal	30-36" x 18-24"
Ilex cornuta 'Carissa'	Carissa Holly	22	7 gal	18-20" x 15-18"
Loropetalum chinense 'Ruby'	Ruby Loropetalum	9	7 gal	24-30" x 18-24"
Buxus microphylla 'Wintergreen'	Wintergreen Boxwood	18	3 gal	18-24" x 12-15"
Azalea encore	Encore Azalea 'Twist'	18	3 gal	18-24" x 18-24"
Viburnum coccineum	Ms. Schillers Viburnum	30	3 gal	18-24" x 12-15"
Ligustrum japonica	Waxleaf Ligustrum	29	3 gal	24-30" x 18-24"
Viburnum odoratissimum	Sweet Viburnum	45	3 gal	18-24" x 18-24"
Juniperus chinensis 'parsoni'	Parson's Juniper	30	3 gal	12-15" x 15-18"
Ophiopogon japonicus	Mondo Grass	25	1 gal	6-8" x 6-8"



Landscape Plan

SUNSHINE HARDSCAPE
LANDSCAPE & NURSERY

SITE DATA: JPGA TRAINING FACILITY

TOTAL SITE ACREAGE	1.10 AC
TOTAL DISTURBED AREA	0.60 AC
zoning	LC
FPGA 510-0004-0336	
EX. PERVIOUS AREA	51,400 SF 1.10 AC
PROPOSED LOT COVERAGE	29,880 SF 0.66 AC
PERCENT LOT COVERAGE	58%
PROP. IMPERVIOUS AREA	29,880 SF 0.66 AC
PERCENT IMPERVIOUS	58%
TOTAL BUILDING SQUARE FOOTAGE	10,970 SF
MAXIMUM ALLOWABLE DENSITY	27,800 SF
PROPOSED DENSITY	18,970 SF
PARKING	
MINIMUM PARKING REQUIRED	18 SPACES
PARKING PROVIDED	20 SPACES
BICYCLE PARKING (REQUIRED)	11 SPACES
BICYCLE PARKING PROVIDED	12 SPACES
BUILDING SETBACKS:	
ALONG MAIN ARTERIAL (BEACH CITY)	30 FEET
ALONG OTHER STREETS (FINCH)	20 FEET
SIDE YARD	20 FEET
BUILDING HEIGHT:	
MAXIMUM BUILDING HEIGHT ALLOWED	45 FEET
BUILDING HEIGHT PROPOSED	26.5 FEET

LOT 13
3015 104 000 0248 0003
4075 104 000 0248 0003
325 104 000 0248 0003
3745 104 000 0248 0003



THE PRELIMINARY SITE AND LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON INFORMATION OBTAINED FROM PREVIOUS ENGINEERING PLANS AND PUBLIC WORKS RECORDS. THE EXACT LOCATION, SIZE, AND TYPE OF UTILITIES MAY VARY FROM INDICATED. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR IS ADVISED TO CONTACT THE LOCAL UTILITY LOCATOR SERVICE (811) PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES INVOLVED IN THE CONSTRUCTION PROCESS.

NOT FOR CONSTRUCTION

JPGA TRAINING FACILITY

TATE DESIGN GROUP
SITE DESIGN ENGINEERS
1821 Curtis Drive, North Augusta SC 29841
803.226.7979 Fax 803.310.6044
tatedesigngroup@gmail.com

PROJECT NO: 150800-01
DRAWN BY: MS
CHECKED BY: MS

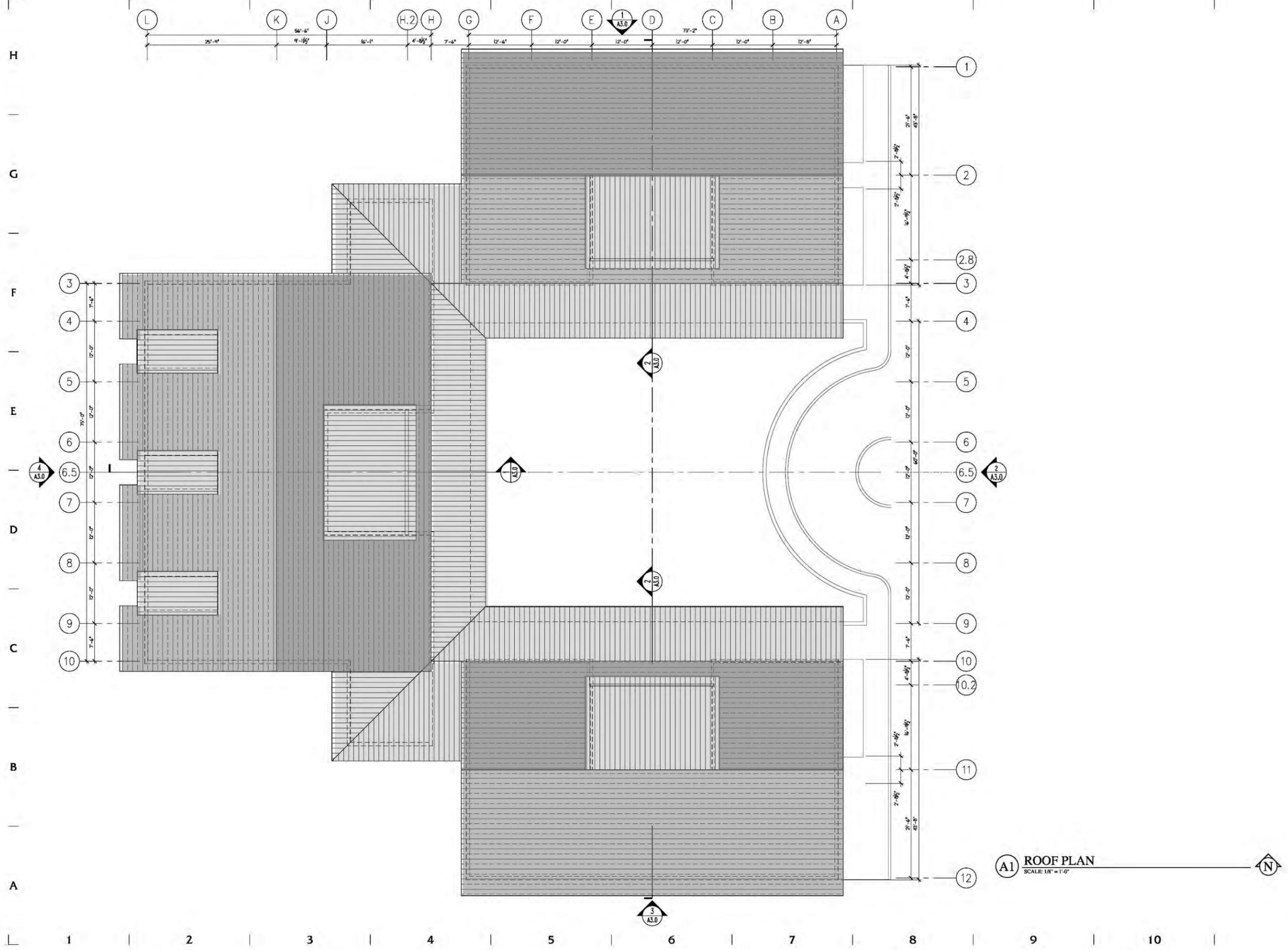
GRADING PLAN

SHEET NO.
3
OF 15

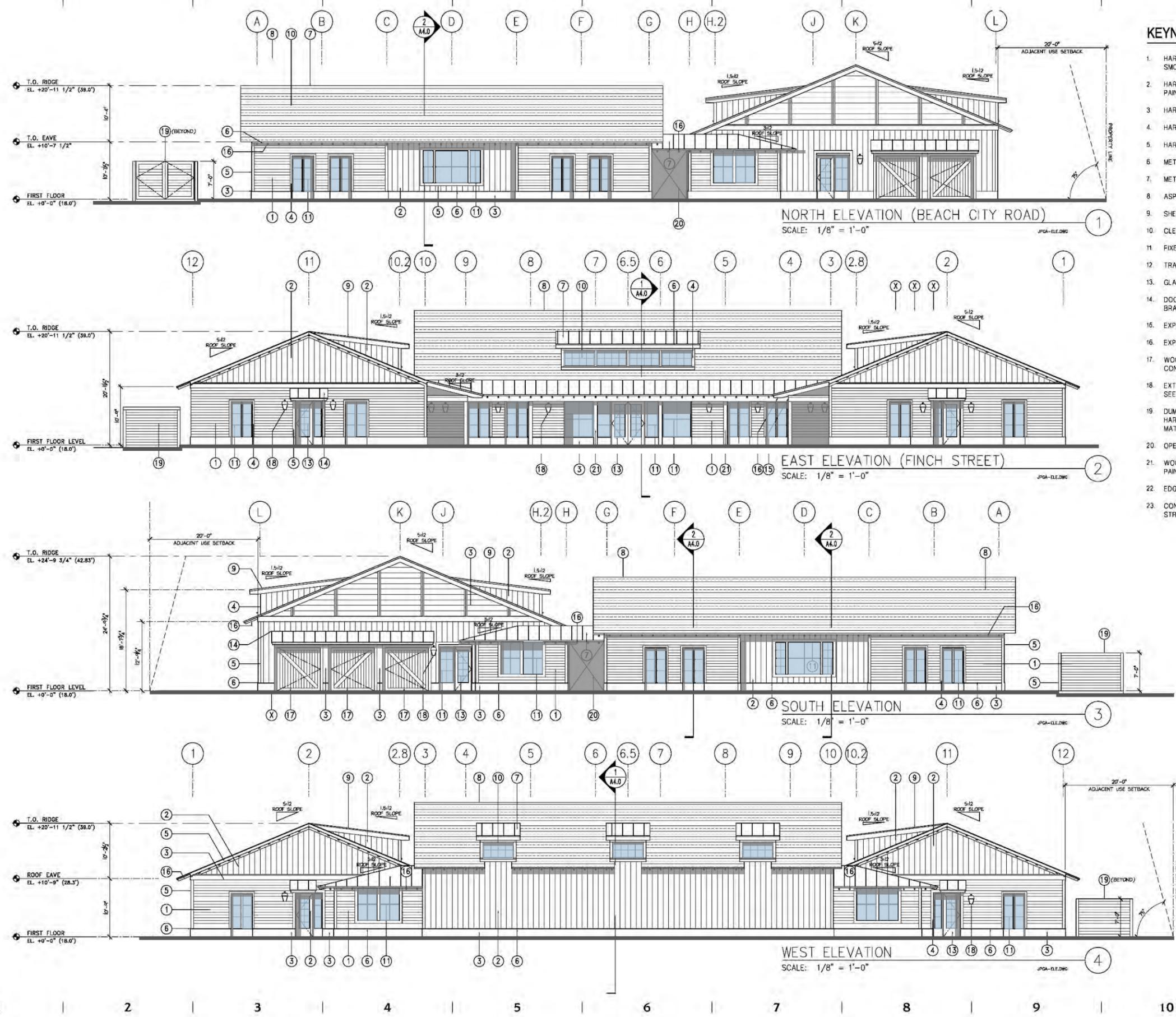


LANDSCAPE PLANTING PLAN

Date	
09/08/15	DRB SUBMITTAL
Scale	As Noted



A1 ROOF PLAN
 SCALE: 1/8" = 1'-0"

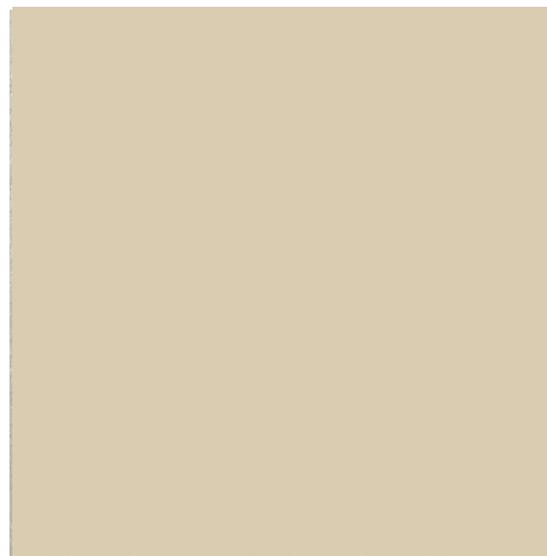
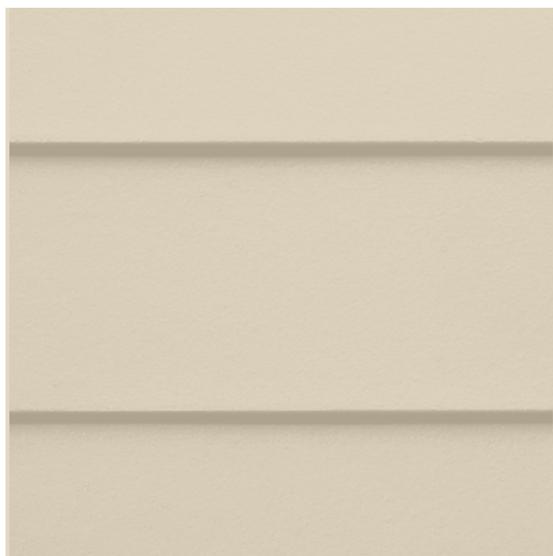
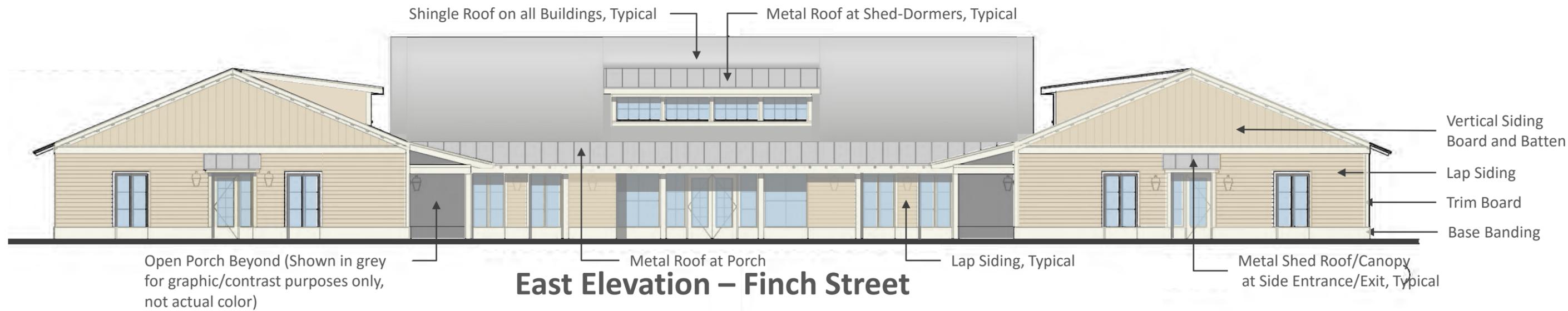


- KEYNOTES:** ①
1. HARDIE LAP SIDING W/ 6" EXPOSURE, SMOOTH, PAINTED
 2. HARDIE BOARD AND BATTEN, SMOOTH, PAINTED
 3. HARDIE-PLANK BOARD, SMOOTH, PAINTED
 4. HARDIE-TRIM (4"), SMOOTH
 5. HARDIE-TRIM (6"), SMOOTH
 6. METAL FLASHING/DRIP EDGE
 7. METAL STANDING SEAM ROOF
 8. ASPHALT SHINGLE ROOF
 9. SHED DORMER
 10. CLERESTORY WINDOW, KOLBE ULTRA SERIES
 11. FIXED WINDOW, KOLBE ULTRA SERIES
 12. TRANSOM WINDOW, KOLBE ULTRA SERIES
 13. GLASS DOOR AND METAL FRAME
 14. DOOR CANOPY WITH WOOD TIMBER BRACKETS, PAINTED
 15. EXPOSED WOOD TIMBER BEAM, PAINTED
 16. EXPOSED WOOD ROOF RAFTERS
 17. WOOD paneled door and frame with CONCEALED PIVOT HINGES, PAINTED
 18. EXTERIOR WALL-MOUNTED LANTERN LIGHTS, SEE SPECIFICATION/CUT-SHEET
 19. DUMPSTER ENCLOSURE/SCREEN WALL, HARDIE LAP SIDING AND TRIM BORARDS TO MATCH BUILDING DETAILS
 20. OPEN BREEZE-WAY BEYOND
 21. WOOD TIMBER PORCH POST/COLUMN, PAINTED
 22. EDGE OF BRICK PAVERS
 23. CONTINUOUS CONCRETE FOOTER/SLAB, SEE STRUCTURAL DRAWINGS

PENINSULA ARCHITECTS
 P.O. Box 235 | 1775 Main Street | Peninsula, Ohio 44204
 P 330.657.2600 | F 330.657.2419
 www.ppa-architects.com

JPGA GOLF FITNESS & TRAINING CENTER
 124 Beach City Road
 Hilton Head Island, SC 29926
 LOT #1 Beach City Commercial Center

Date	
09/08/15	DRB SUBMITTAL
Scale	As Noted
A3.0	
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Note:
Due to limitations and inconsistency in the printing and reproduction process, actual colors shown may not be entirely accurate. Actual color chips will be provided.

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 FINAL

DRB#: DRB-001268-2015

DATE: September 22, 2015

RECOMMENDATION: Approval Approval with Conditions Denial

<i>ARCHITECTURAL DESIGN</i>				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Promotes pedestrian scale and circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is unobtrusive and set into the natural environment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Few existing trees are being saved.
Utilizes natural materials and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A darker color more in keeping with Beach City Road was selected.
Avoids distinctive vernacular styles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is appropriate for its use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All facades are have equal design characteristics	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rear façade of Fitness Building has little detail. Board suggested consideration for the addition of windows. Consider shuttered windows if issue with interior space/use.
Avoids monotonous planes or unrelieved repetition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has a strong roof form with enough variety to provide visual interest	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Minimum roof pitch of 6/12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roof pitch is 5/12 but appears appropriate for building design.

Overhangs are sufficient for the façade height.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Forms and details are sufficient to reduce the mass of the structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human scale is achieved by the use of proper proportions and architectural elements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes a variety of materials, textures and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lap siding, vertical/board & batten siding, standing seam metal roof, asphalt shingles
Incorporates wood or wood simulating materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood timber porch post/columns, hardie siding & trim
Windows are in proportion to the facade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Details are clean, simple and appropriate while avoiding excessive ornamentation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No building details were provided. Detail for fence/gate and dumpster are appropriate.
Utilities and equipment are concealed from view	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Decorative lighting is limited and low wattage and adds to the visual character	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	'Salem' light fixture in black used in parking lot. 'Georgian Colonial Lantern' in antique brass used on buildings.
Accessory elements are design to coordinate with the primary structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

LANDSCAPE DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Landscape is designed so that it may be maintained in its natural shape and size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Preserves a variety of existing native trees and shrubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Consider use of some overstory/shade trees especially in parking lot versus majority palms. Consider shifting some palms from courtyard entrance to courtyard sides to break up mass of buildings.
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Add shrubs (i.e. Viburnum) on side of dumpster viewed from Finch Street.
A variety of species is selected for texture and color	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Provides overall order and continuity of the Landscape plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Native plants or plants that have historically been prevalent on the Island are utilized	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sabal palmetto, wax myrtle, anise, yaupon holly
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed groundcovers are evergreen species with low maintenance needs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Large grassed lawn areas encompassing a major portion of the site are avoided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Use of artificial turf should be isolated for special purposes rather than typical sod areas.
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ornamentals and Annuals are limited to entrances and other focal points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Supplemental and replacement trees meet LMO requirements for size, species and number	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands if present are avoided and the required buffers are maintained	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sand dunes if present are not disturbed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: Don Baker, AIA Company: SQUARE FEET ISLAND ARCHITECTS
 Mailing Address: 10 E Garrison Place City: HHI State: SC Zip: 29928
 Telephone: 290 6666 Fax: _____ E-mail: donl@squarefeethhi.com
 Project Name: Outdoor Dining Patio Project Address: 28 Shelter Cove La, Suite 109
 Parcel Number [PIN]: R _____
 Zoning District: PD-1 Overlay District(s): COR

*** CHANGES TO HHI DRB-000827-2015 ***

**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 Alteration/Addition
 _____ Final Approval – Proposed Development _____ 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 16-2-103.1.4.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.

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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.
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- 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

01 SEPT 2015

DATE

NARRATIVE

WREN

A new restaurant is coming to Shelter Cove Towne Center. In expectation of it, we offer this Narrative of the site improvements.

The site is approximately 1,035 gsf, situated between the front and side entry doors; 550 sf pf it is to be under an awning. The intent of the design is to define the Restaurant's outdoor space comprised of building materials already included in the existing adjacent construction, including:

Brick Planters using same color brick at the building's wainscot.

Anchor points of the perimeter, finished with stucco and brick tops to match existing site conditions.

Brushed concrete patio, finished light green to match the color at the adjacent Belk's entrance.

The perimeter vertical supports for the awning are to match those seen in the picture below.



Photos of existing conditions

Submitted by

A handwritten signature in black ink, appearing to read "Don Baker".

Don Baker, AIA
Square Feet Island Architects



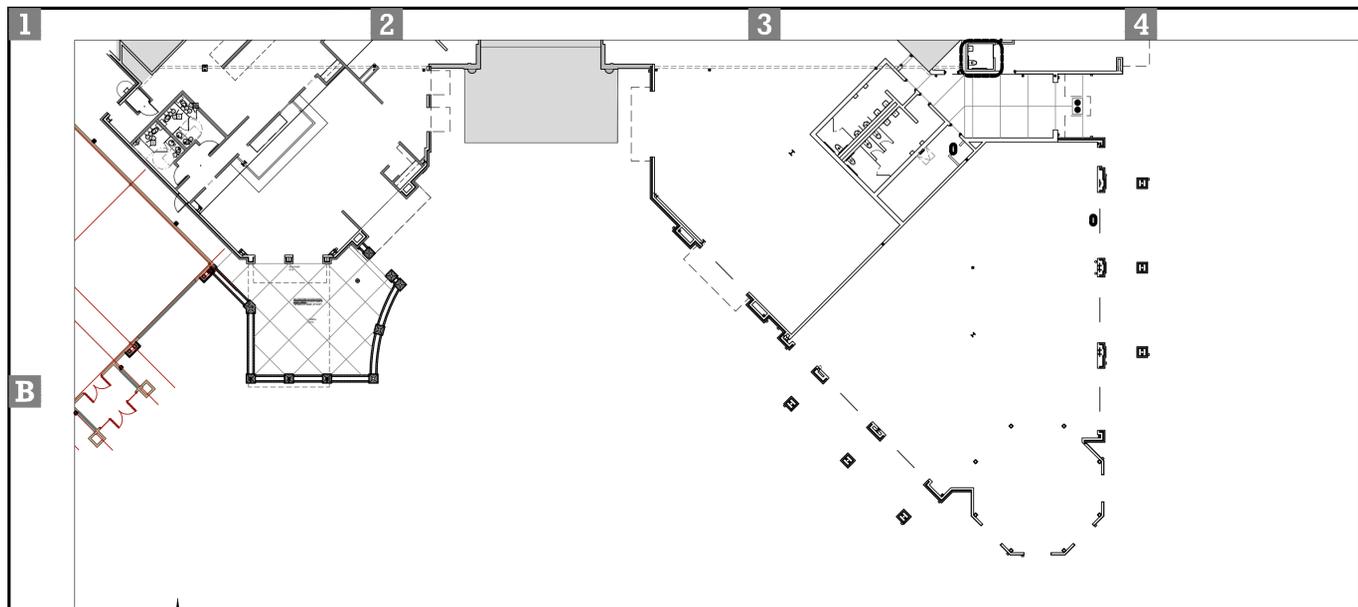
HHI DRB-000827-2015

WREN

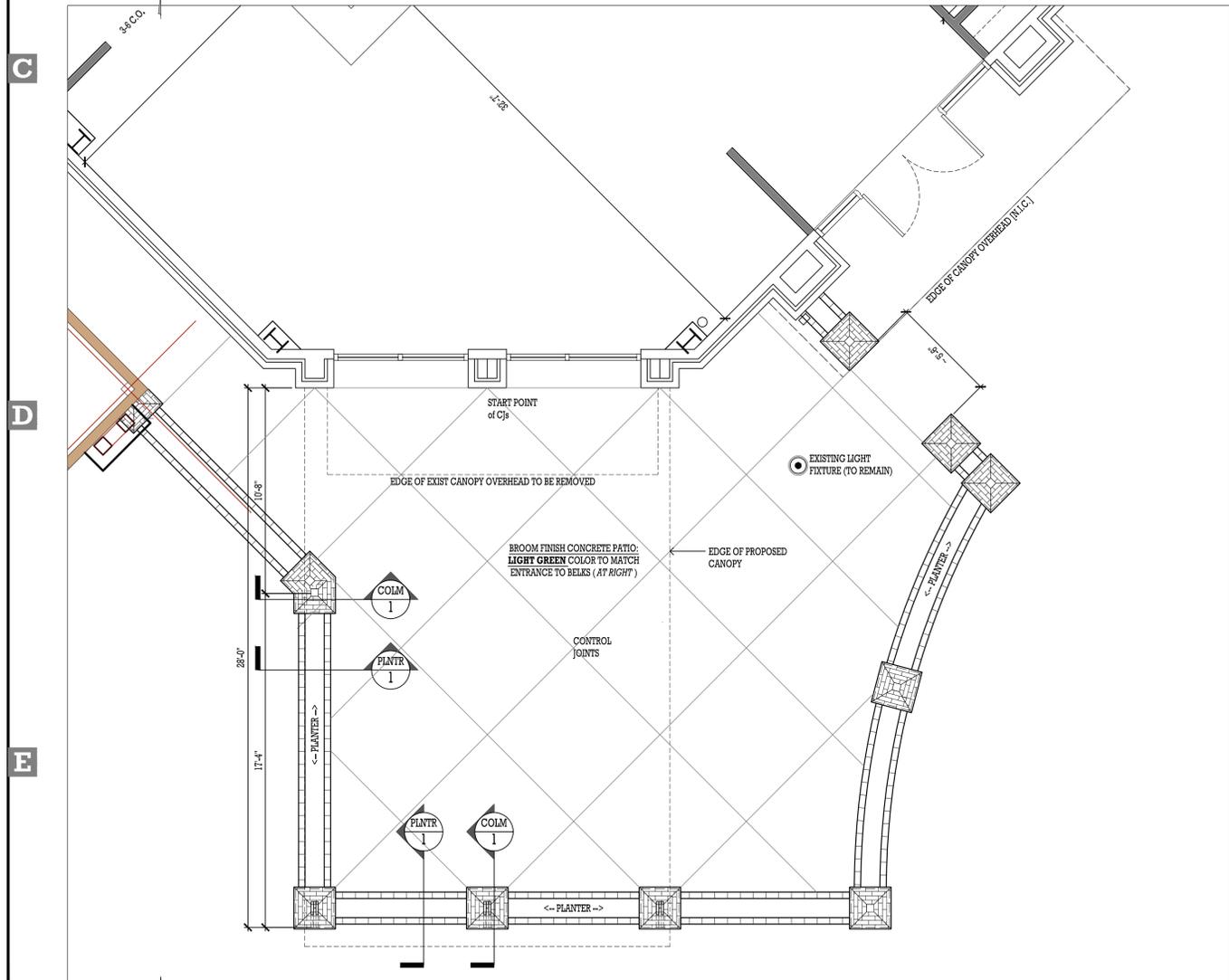


PICTURES OF EXISTING CONDITIONS





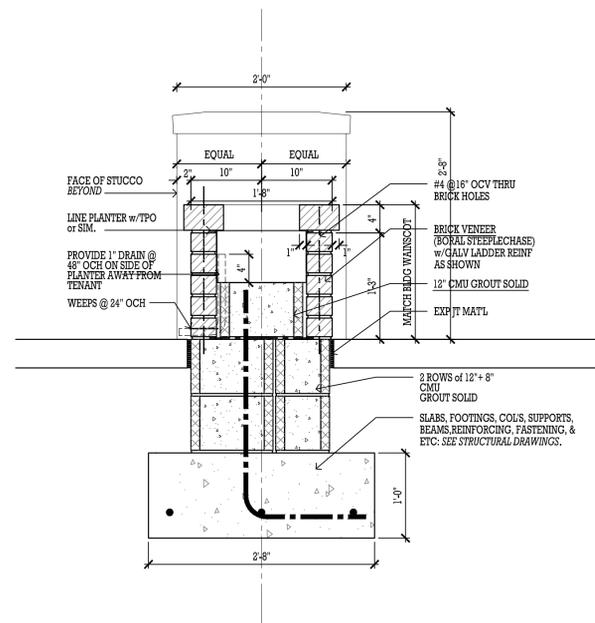
AREA PLAN
SCALE: 1"=20'-0"



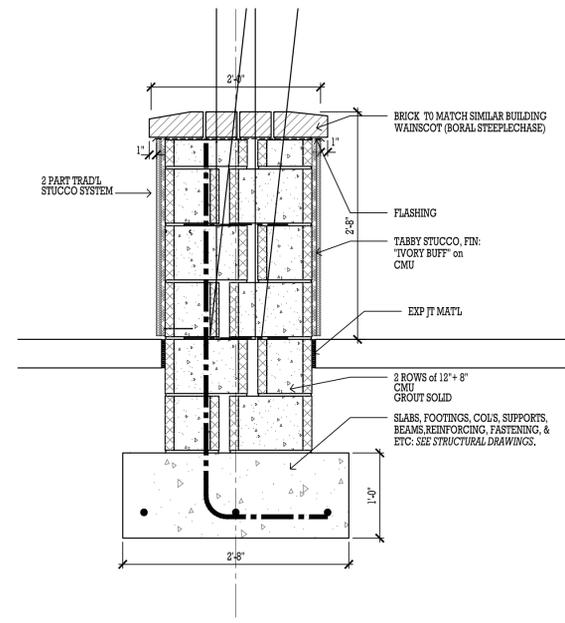
ENLARGED PLAN
SCALE: 1/4"=1'-0"



PRE-EXISTING CONDITIONS



SECTION THRU PLANTER
SCALE: 1"=1'-0"



SECTION THRU PILASTER
SCALE: 1"=1'-0"

SQUARE FEET
Square Feet Island Architects
Don Baker, AIA
10 East Garrison Place
Hilton Head, SC 29928
843-290-6666
843-363-3663
don1@squarefeethhi.com
HHI Bus Lic. # BLN0400739

PRELIMINARY INFORMATION
Not For Construction

A New Restaurant:
WREN
Building 110 Shelter Cove Towne Center
38 Shelter Cove Lane
Hilton Head Island, SC 29928
PROP. I.D.:

Copyright 2015, by Square Feet
Note: All ideas, concepts, and designs described herein belong solely to the designer named on this page. These ideas, concepts, and designs are to be used only on this project. Any other use constitutes fraud, and the author of these drawings will prosecute any violators to the fullest extent of the law. Likewise the author of these drawings can not be held responsible for any unauthorized use of these drawings.

Project Number WRN
Issue Date 01 SEPT 2015
Issuance HHI DRB REVISION OF HHI PROJECT #: DRB-000827-2015

Drawing History:
1. 14 APRIL 2015 HHI DRB
2. 05 MAY 2015 HHI DRB STAFF CMNTS
01 SEPT 2015 HHI DRB

Sheet Title:
PLANS AND SECTIONS

SHEET

PRELIMINARY INFORMATION
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WREN
 Building 110 Shelter Cove Towne Center
 38 Shelter Cove Lane
 Hilton Head Island, SC 29928
 PROP. I.D.:

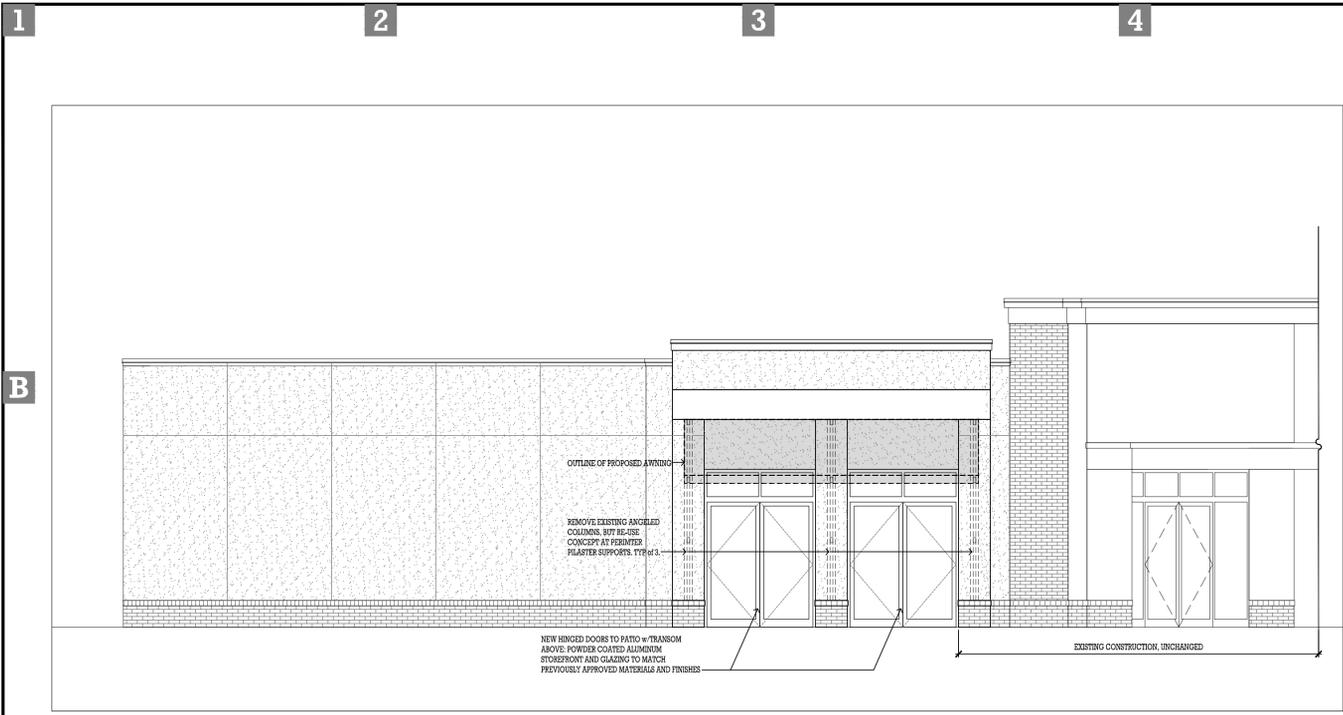
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 HHI PROJECT #:
 DRB-000827-2015

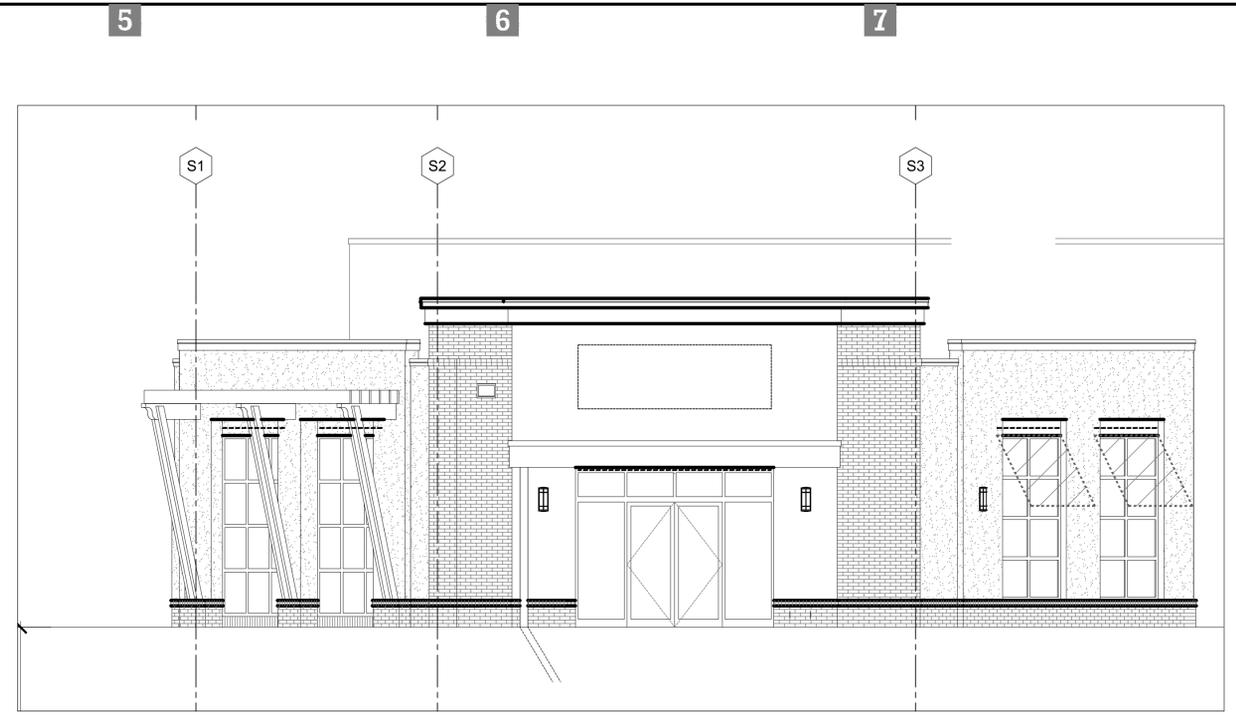
Drawing History:
 1. 14 APRIL 2015 HHI DRB
 2. 05 MAY 2015 HHI DRB STAFF CMNTS
 01 SEPT 2015 HHI DRB

Sheet Title:
 EXTERIOR ELEVATIONS
 & SECTION

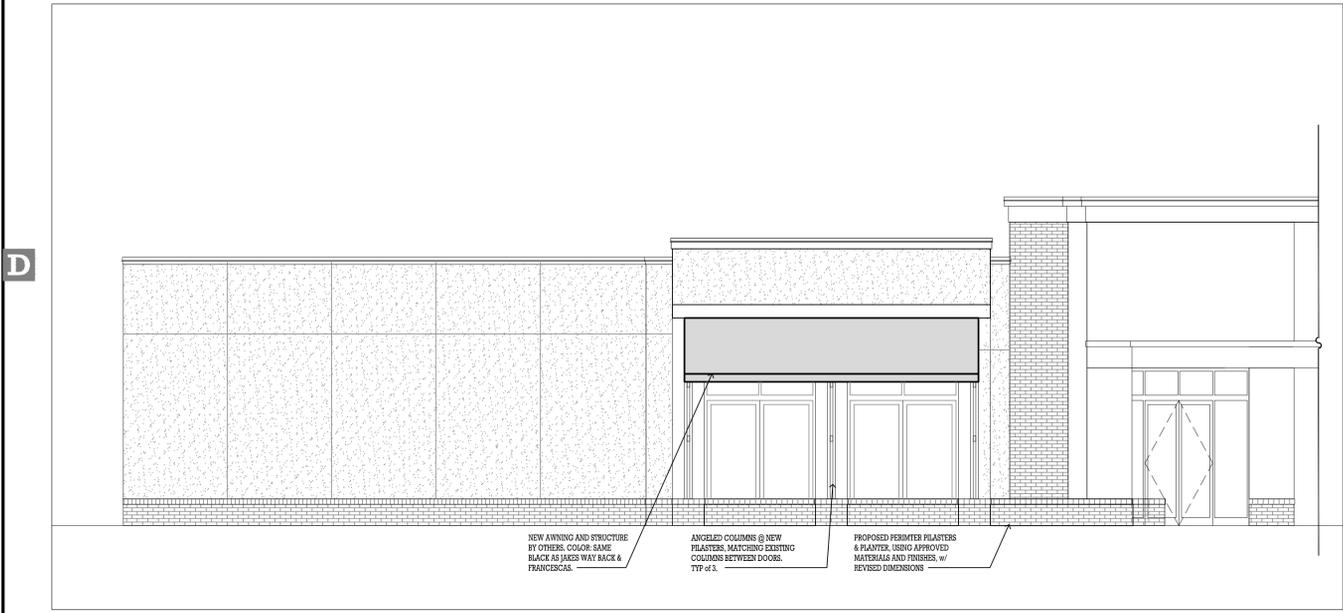
SHEET



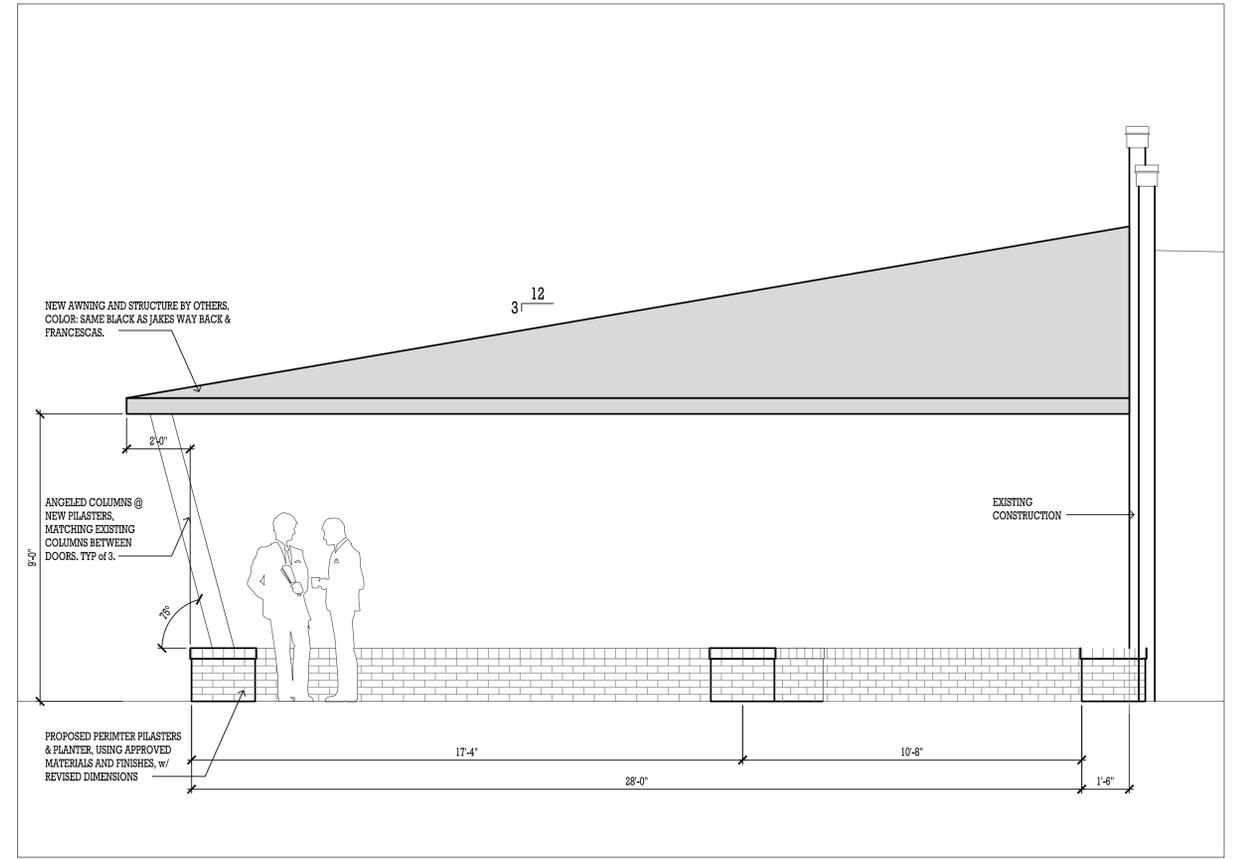
EXTERIOR ELEVATION SOUTH: @ WALL (PROPOSED)
 S1p
 2
 SCALE: 3/16"=1'-0"



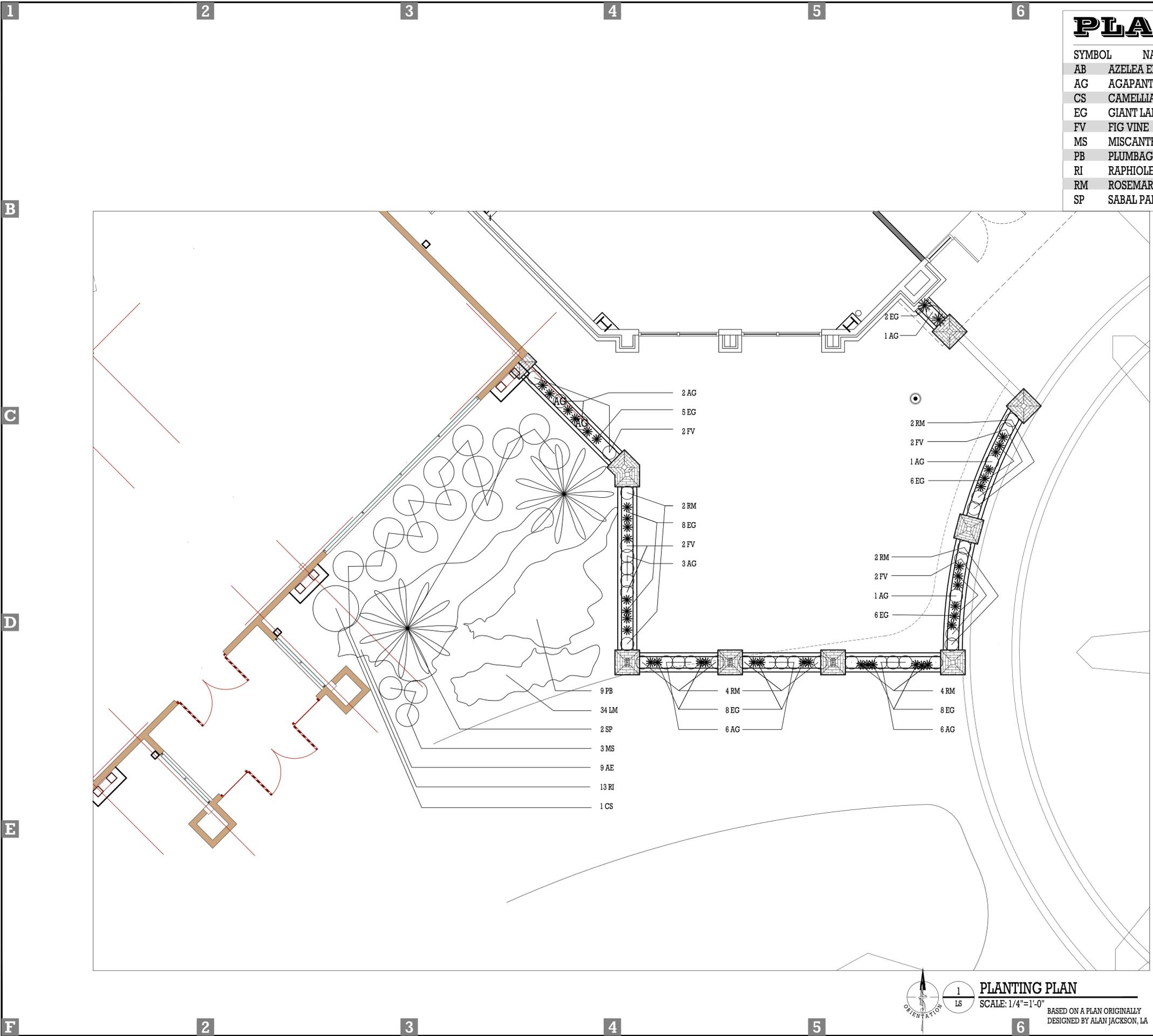
EXTERIOR ELEVATION SOUTH EAST (EXISTING)
 SEx
 2
 SCALE: 3/16"=1'-0"



EXTERIOR ELEVATION SOUTH: @ PERIMETER (PROPOSED)
 S2p
 2
 SCALE: 3/16"=1'-0"



SECTION DETAIL
 Xp
 2
 SCALE: 3/8"=1'-0"



PLANT LIST

SYMBOL	NAME	QUAN	SIZE	NOTE
AB	AZELEA ENCORE	9	1-1.5' Ht	Autumn Embers
AG	AGAPANTHUS	17	1-1.5' Ht	Blue
CS	CAMELLIA SASANQUA	1	1-1.5' Ht	Yuletide
EG	GIANT LARIOPE	82	1-1.5' Ht	-
FV	FIG VINE	8	1-1.5' Ht	-
MS	MISCANTHUS	3	1-1.5' Ht	Adagio Dwarf
PB	PLUMBAGO	9	1-1.5' Ht	Imperial Blue
RI	RAPHIOLEPSIS	13	1.5-2' Ht	Alba
RM	ROSEMARY	11	1-1.5' Ht	-
SP	SABAL PALM	2	16-18' Ht	-

SQUARE FEET
 Square Feet Island Architects
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 843-363-3663
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Project Number WRN
 Issue Date 01 SEPT 2015
 Issuance HHI DRB REVISION of HHI PROJECT #: DRB-000827-2015

Drawing History:
 1. 14 APRIL 2015 HHI DRB
 2. 05 MAY 2015 HHI DRB STAFF CMNTS
 01 SEPT 2015 HHI DRB

Sheet Title:
 LANDSCAPE PLAN

PLANTING PLAN
 SCALE: 1/4"=1'-0"
 BASED ON A PLAN ORIGINALLY DESIGNED BY ALAN JACKSON, LA

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: Outdoor Dining Patio (SCTC-Wren)

DRB#: DRB-001678-2015

DATE: September 22, 2015

RECOMMENDATION: Approval Approval with Conditions Denial

Applicant proposes to revise previously approved patio to shift away from front of adjacent building. Patio design including enclosure walls are in keeping with Design Guide and previous approvals. Per previous DRB conditions of approval a more consistent small hedge is to be planted in planters surrounding patio. A large awning is proposed to extend from building across a portion of the patio. Consider form and extent of awning relative to use of other awnings within SCTC.



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: MACK FRASER / SPCSA Company: SOUTHERN DRAIN, PULL
 Mailing Address: 31 B MATTHEWS DR City: HILTON HEAD State: SC Zip: 29926
 Telephone: 800-930-9110 Fax: --- E-mail: MACK@SODBULLC.COM
 Project Name: SEA PINES TROUENY STOPS Project Address: TBD
 Parcel Number [PIN]: R
 Zoning District: _____ Overlay District(s): _____

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

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 Concept Approval – Proposed Development Alteration/Addition
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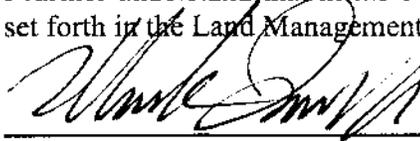
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SIGNATURE

09/10/15

DATE



Town of Hilton Head Island
Community Development Department
One Town Center Court
Hilton Head Island, SC 29928
Attention Jennifer B. Ray

Southern Draw, PLLC
31 B Mathews Drive
Hilton head SC 29926
(843) 930-9660

Sea Pines Community Services Associates (CSA)
175 Greenwood Drive
Hilton Head Island, SC 29928
(843) 671-1343

To Whom It May Concern,

Sea Pines CSA and Southern Draw received "conceptual approval" from the Hilton Head Design Review Board on September 8th for the Trolley Stop design planned for Sea Pines Plantation. In reviewing our timeline for the project and taking into consideration production times on the frame, final approvals and installation, we are requesting the DRB take a phased approach to the approval process.

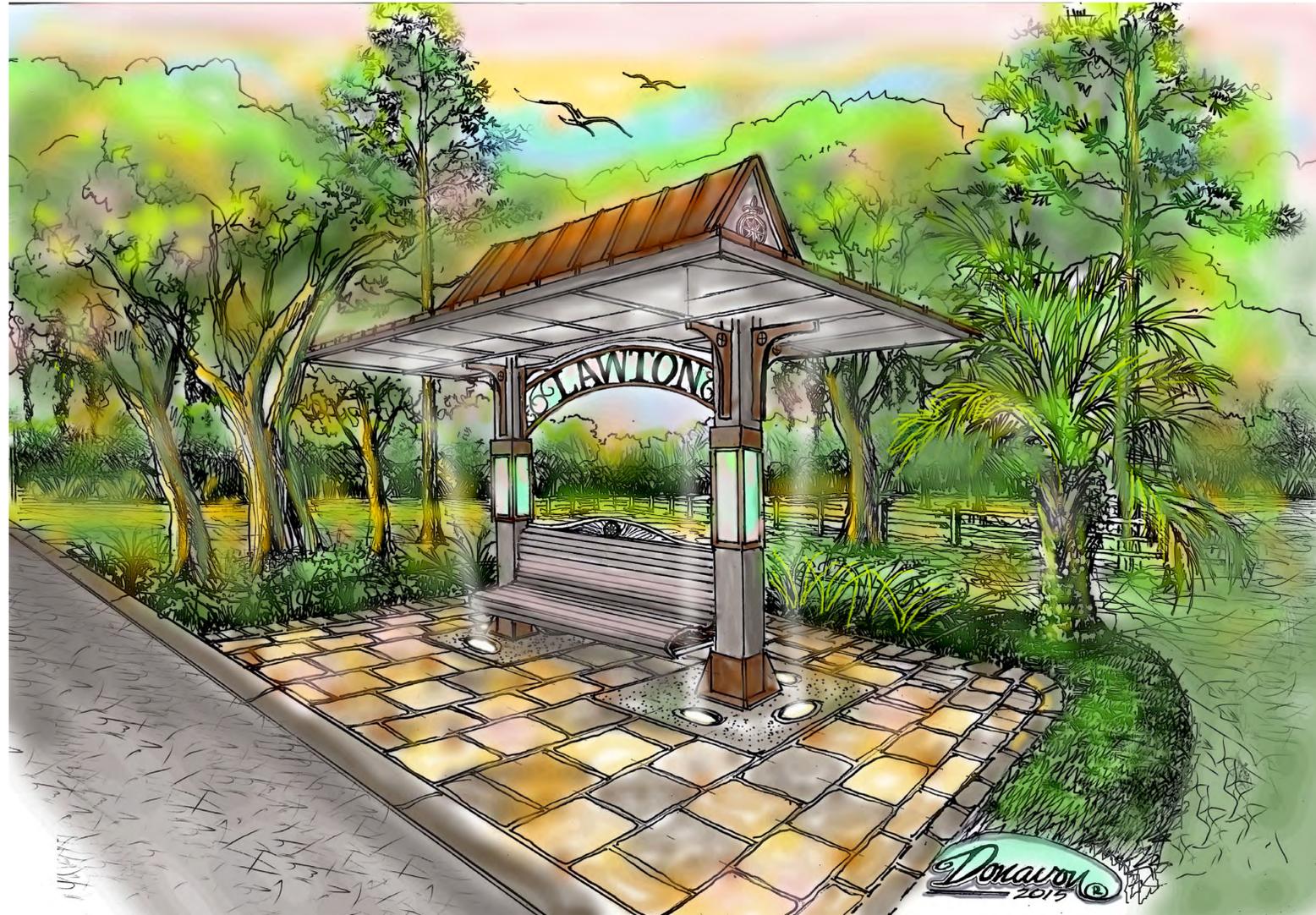
We are requesting this due to the lengthy lead time on the frame production (6 weeks) in hopes that we can keep the process moving along and be ready for installation of 2-3 structures prior to Thanksgiving. At this time we are simply asking for approval on "the frame design only" so that we may begin the fabrication process. In October we will submit our final plans to the DRB that will include the additional detail concerning signage, solar power, landscaping and site planning.

Respectfully Yours,

A handwritten signature in black ink that reads "Mack Fraser". The signature is written in a fluid, cursive style.

Mack Fraser
Owner
Southern Draw, pllc

SEA PINES TROLLEY STOP TIMBER FRAME CONSTRUCTION DOCUMENTS



BY

southern *draw*

southern *draw*

31 MATHEWS DRIVE HILTON HEAD S.C. 29926 865.388.9324 724 TAYLOR RD KNOXVILLE TENNESSEE 37921 865.573.1148

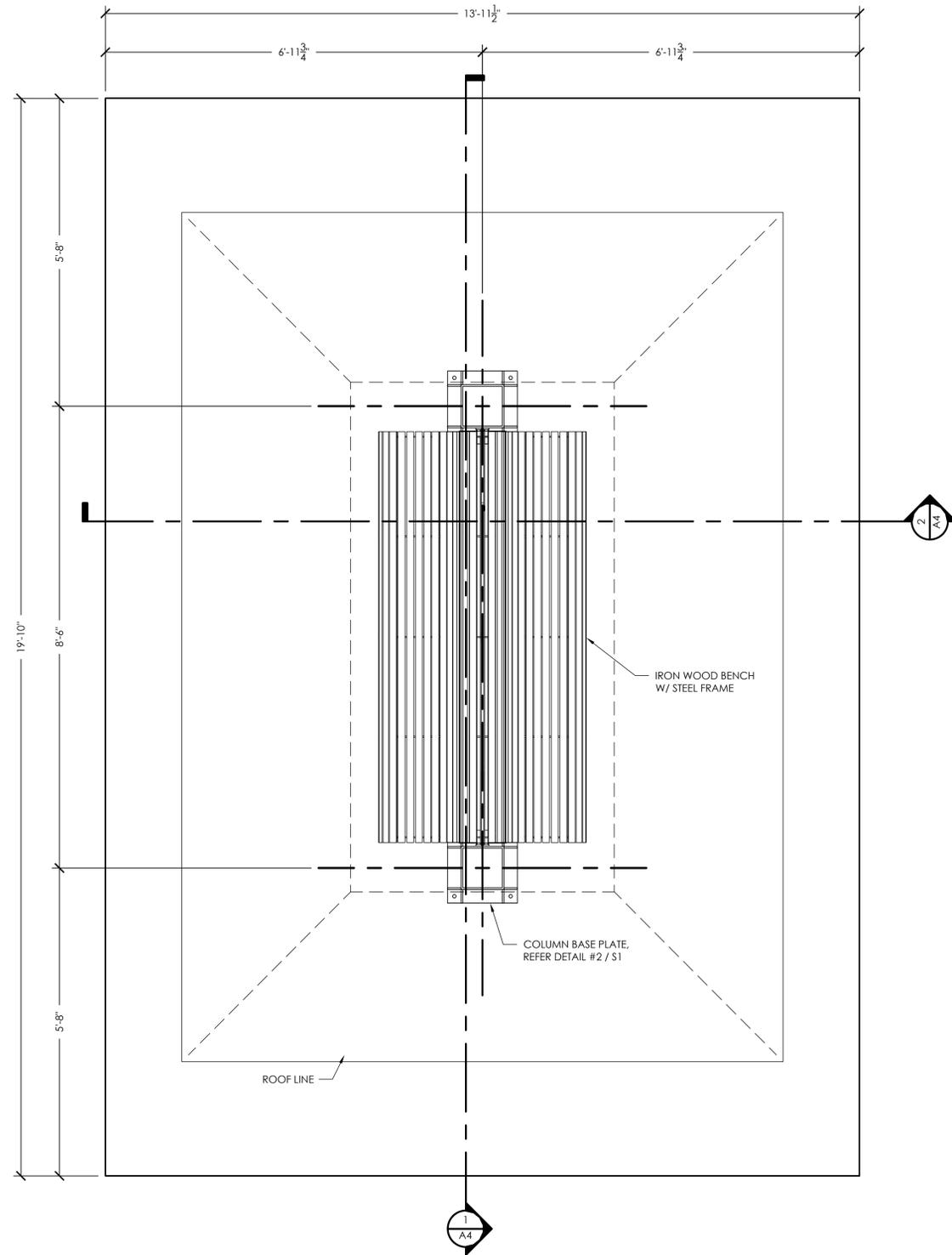
SEA PINES
TROLLEY STOP
TIMBER FRAME
CONSTRUCTION
DOCUMENTS

SHEET INDEX

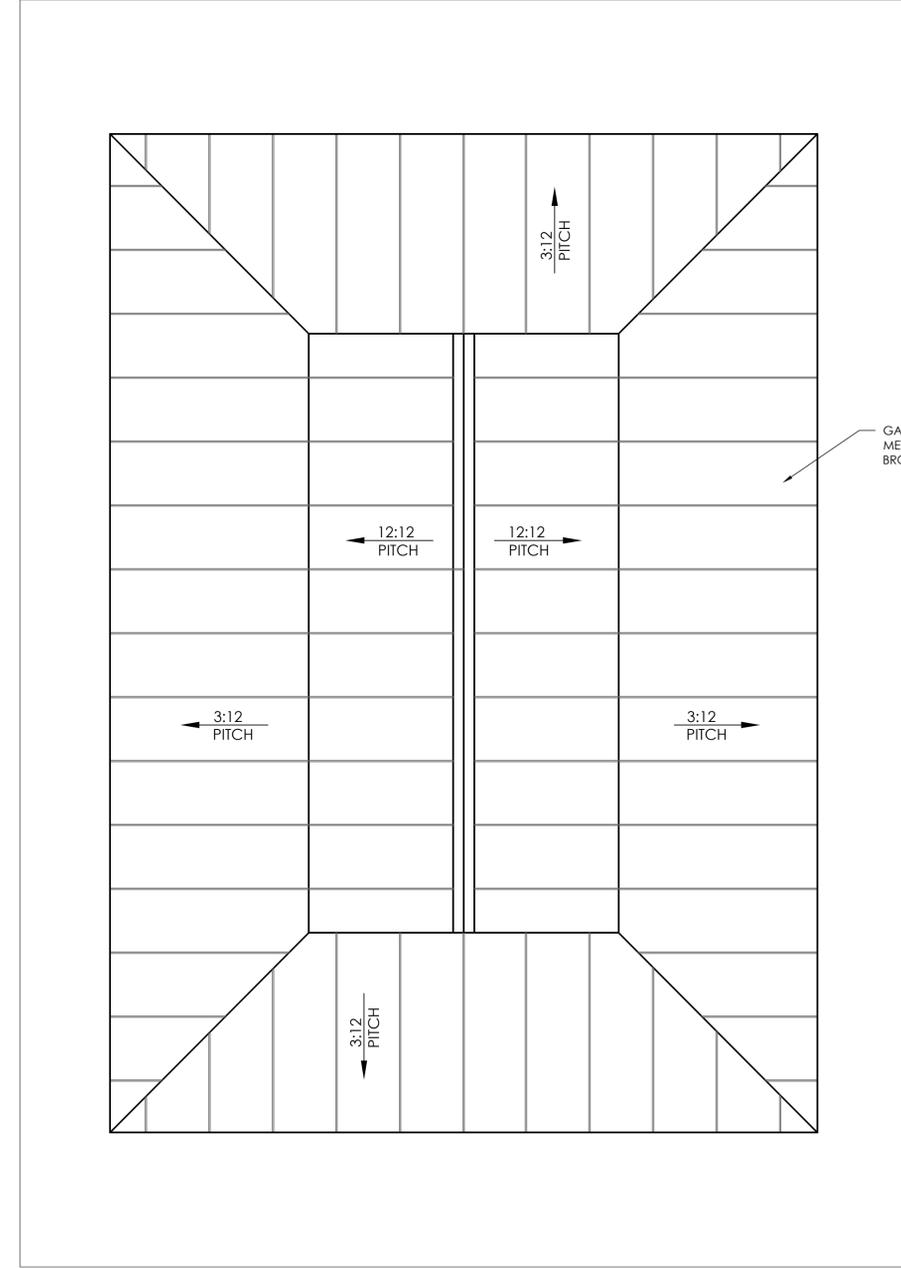
- A1 FLOOR PLAN & ROOF PLAN
- A2 ELEVATIONS
- A3 ELEVATIONS
- A4 SECTIONS
- A5 FRAMING
- A6 PERSPECTIVE VIEWS

COVER SHEET

Project number	
Date	09.10.15
Drawn by	BH
Checked by	MF
CS	
Scale	N.T.S.



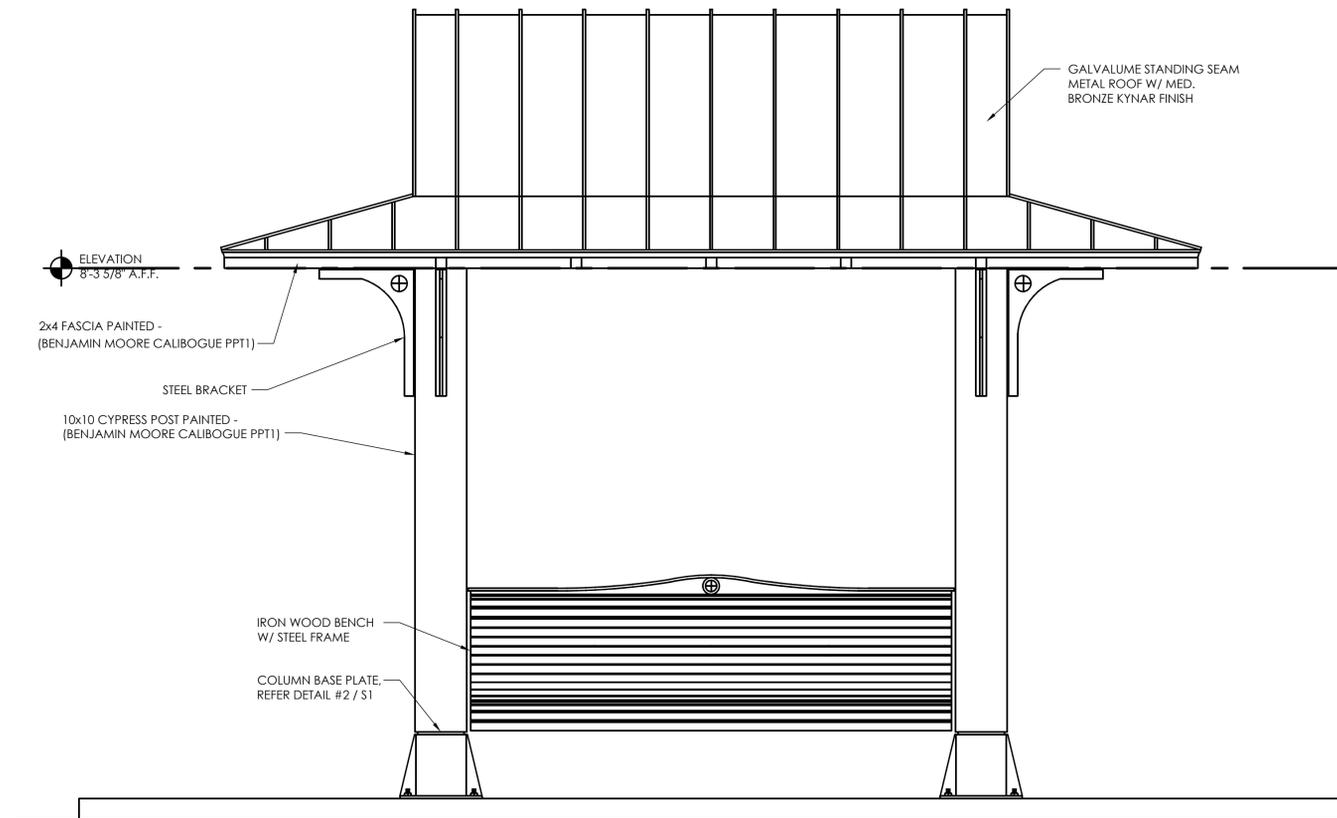
1
A1 FLOOR PLAN
3/4" = 1'-0"



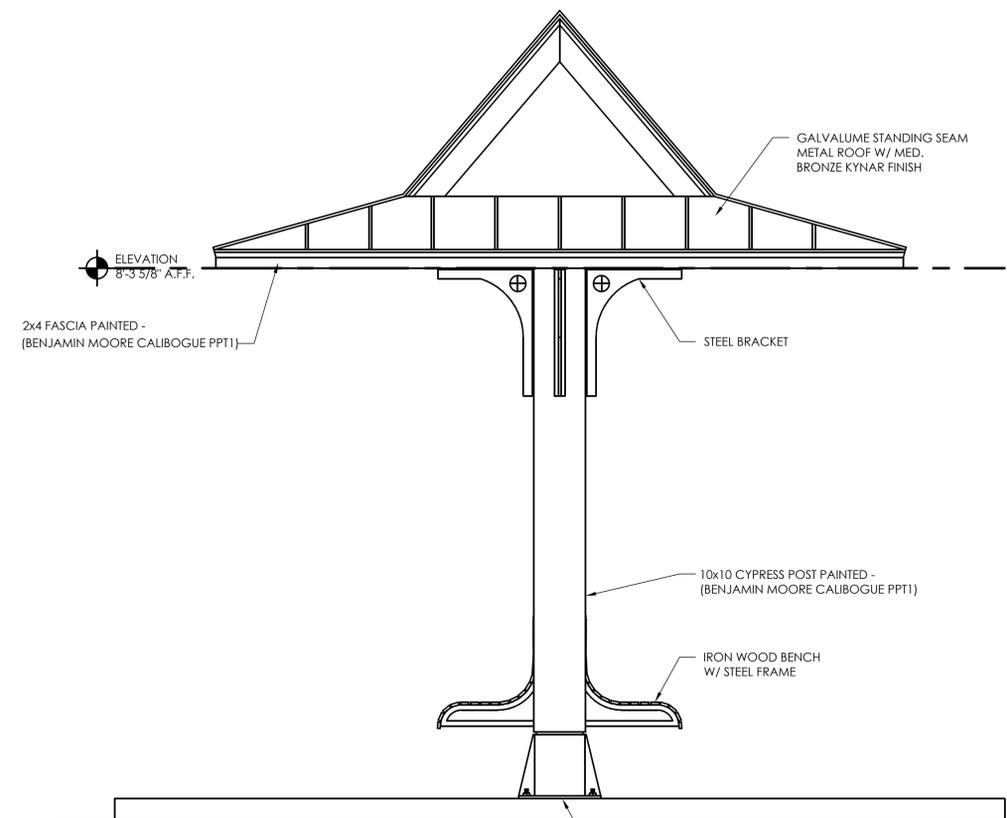
2
A1 ROOF PLAN
3/4" = 1'-0"

SEA PINES
TROLLEY STOP
TIMBER FRAME
CONSTRUCTION
DOCUMENTS

Floor & Roof Plan	
Project number	
Date	09.10.15
Drawn by	BH
Checked by	MF
A1	
Scale	3/4" = 1'-0"



1 REAR ELEVATION
A2 3/4" = 1'-0"

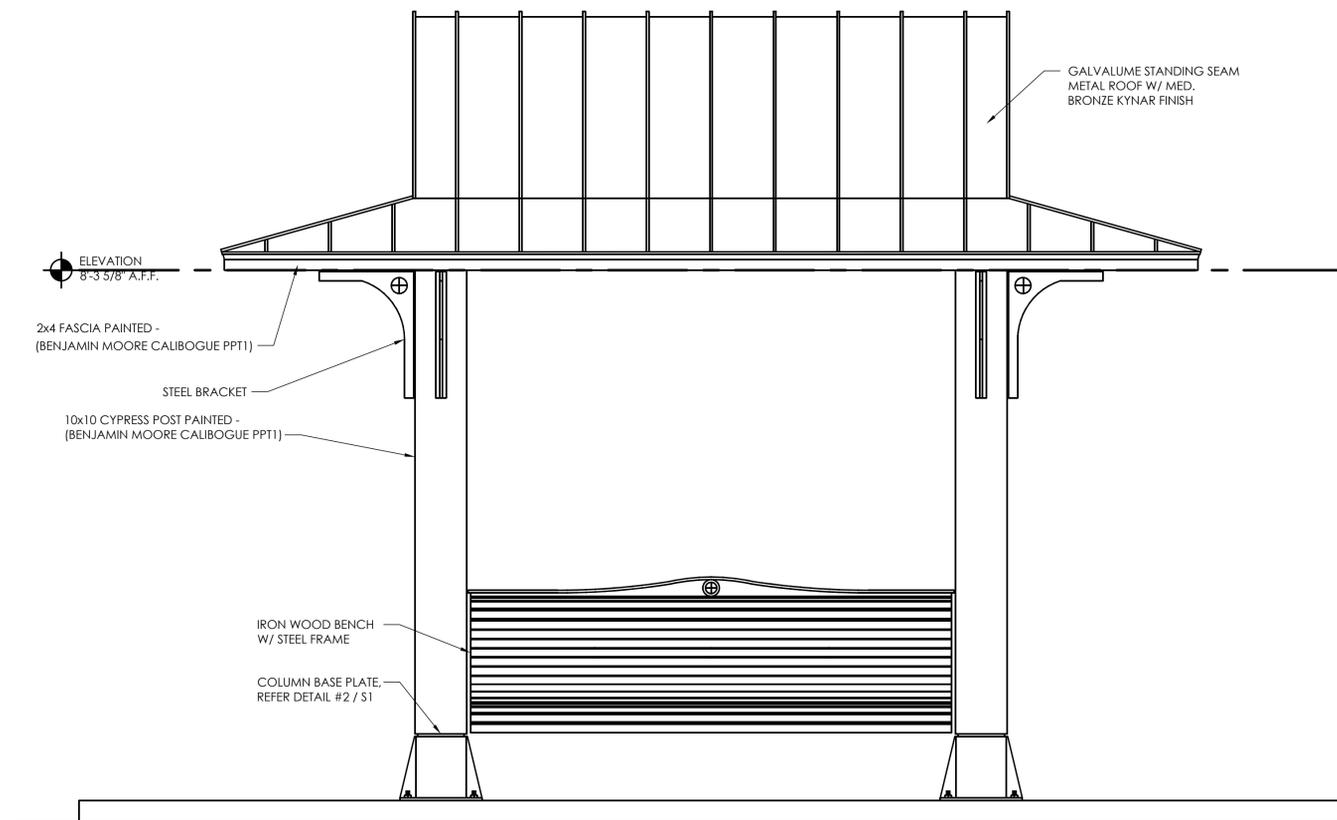


2 LEFT SIDE ELEVATION
A2 3/4" = 1'-0"

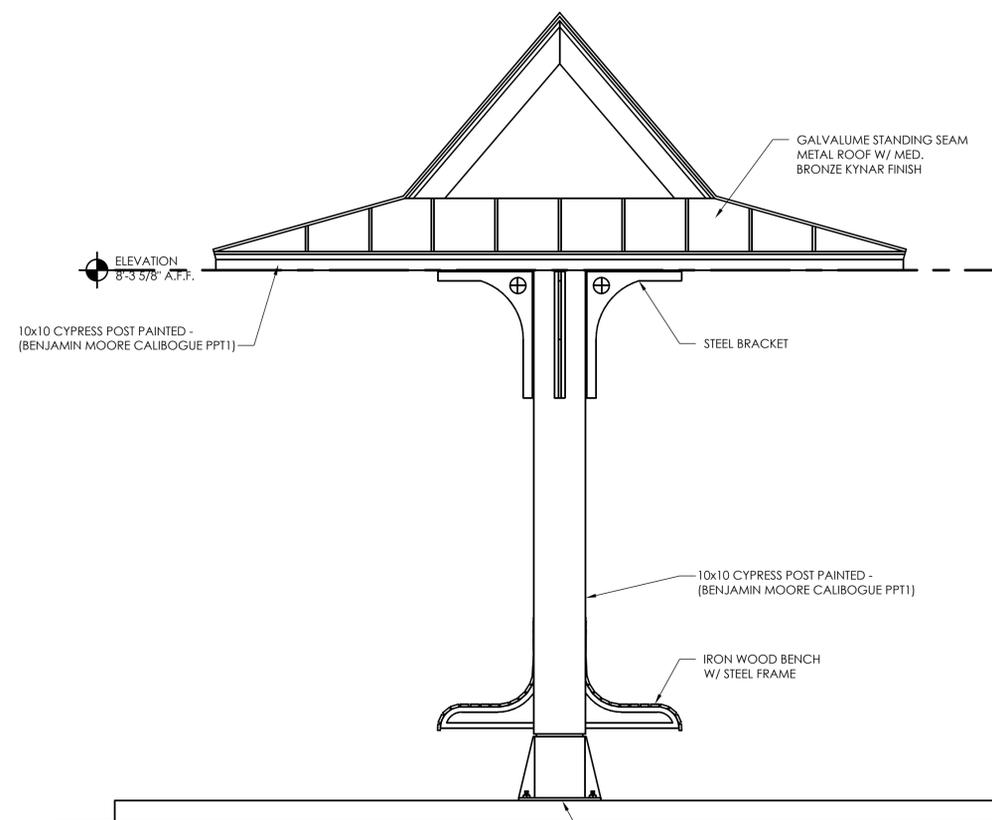


SEA PINES
TROLLEY STOP
TIMBER FRAME
CONSTRUCTION
DOCUMENTS

Lawton Stables Stop	
Elevations	
Project number	
Date	09.10.15
Drawn by	BH
Checked by	MF
A2	
Scale	3/4" = 1'-0"



1 FRONT ELEVATION
A3 3/4" = 1'-0"



2 RIGHT SIDE ELEVATION
A3 3/4" = 1'-0"

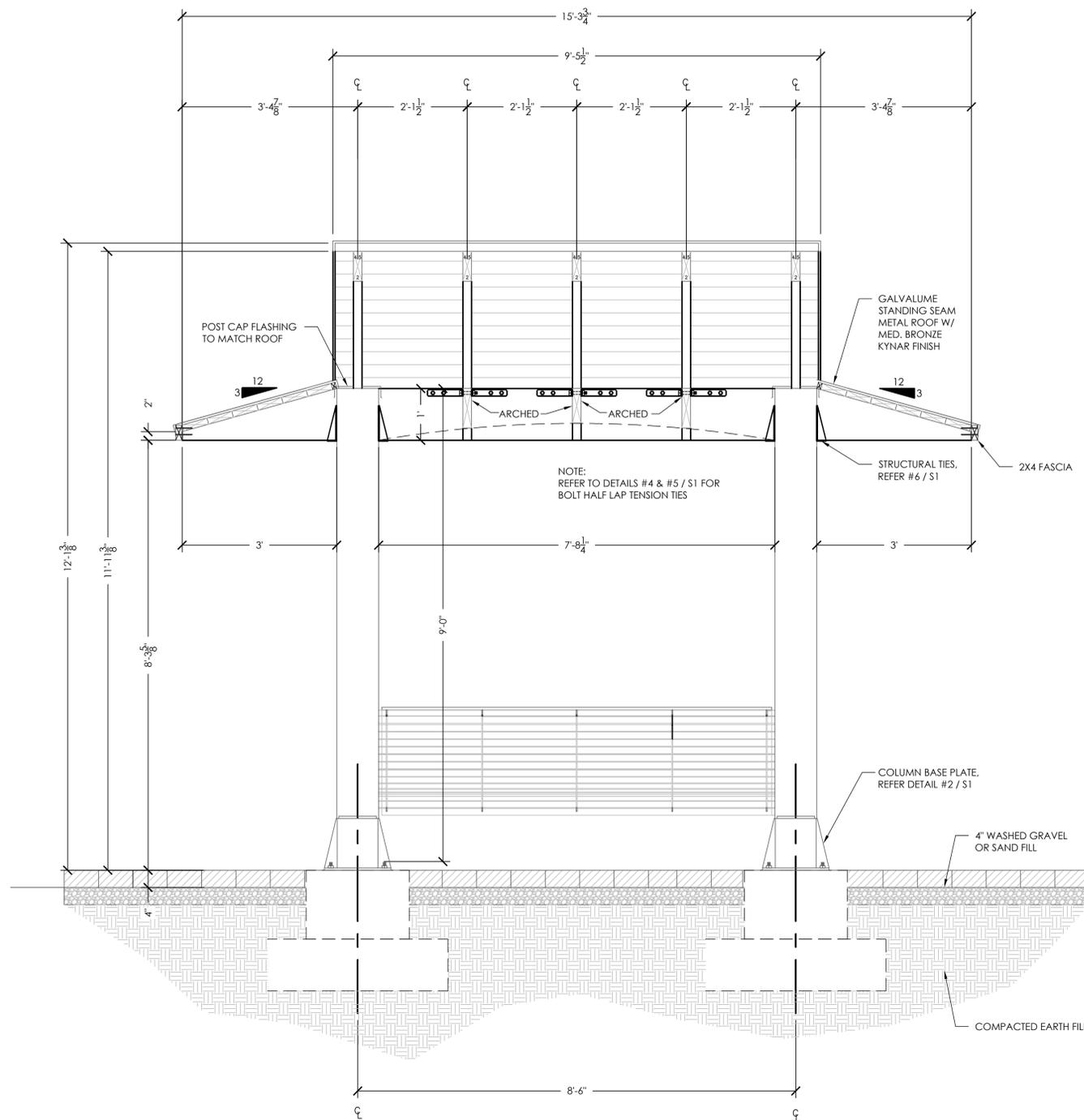
SEA PINES
TROLLEY STOP
TIMBER FRAME
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DOCUMENTS

ELEVATIONS

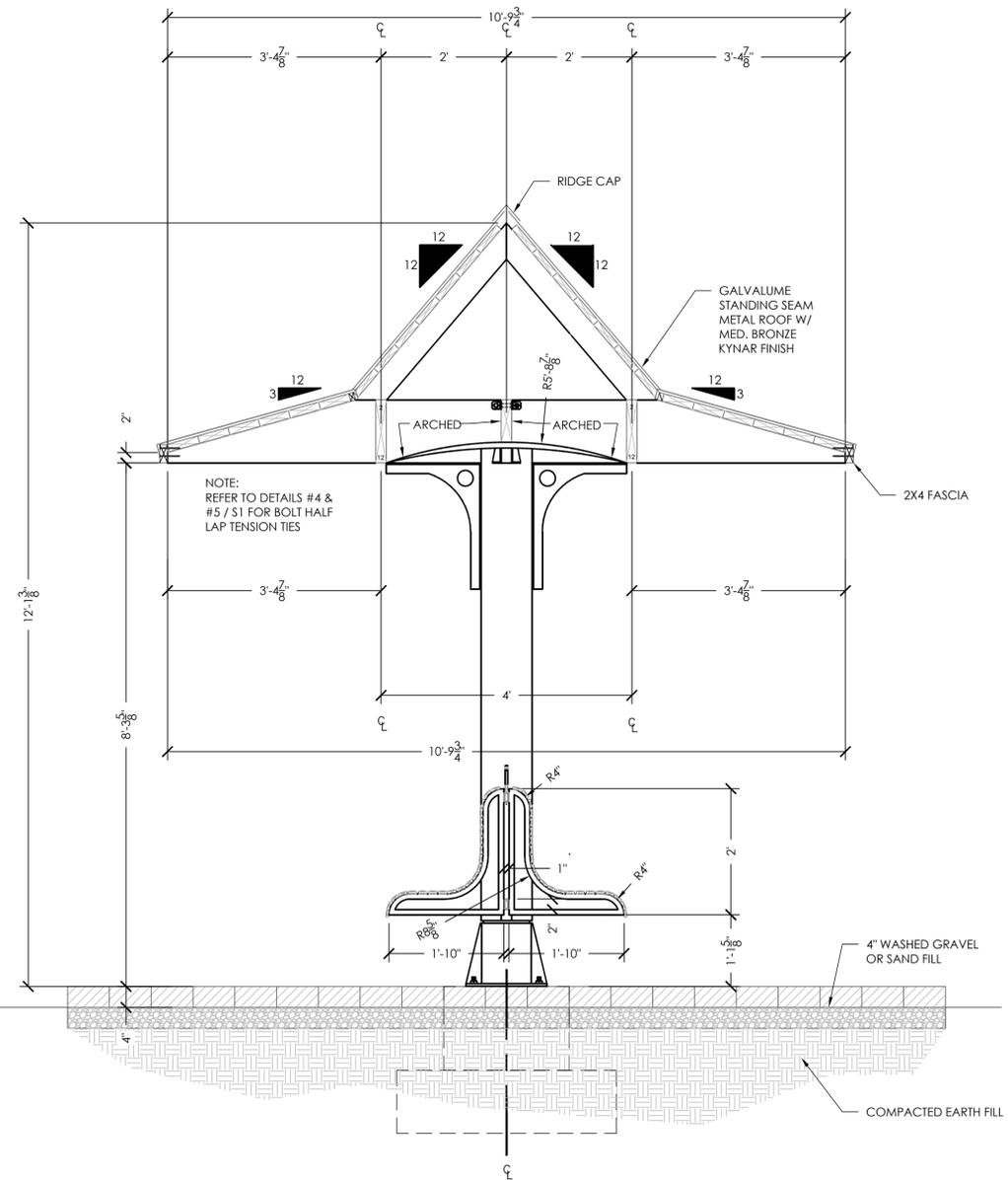
Project number	
Date	09.10.15
Drawn by	BH
Checked by	MF

A3

Scale 3/4" = 1'-0"



1
A4 LONGITUDINAL SECTION
3/4" = 1'-0"



1
A4 CROSS SECTION
3/4" = 1'-0"

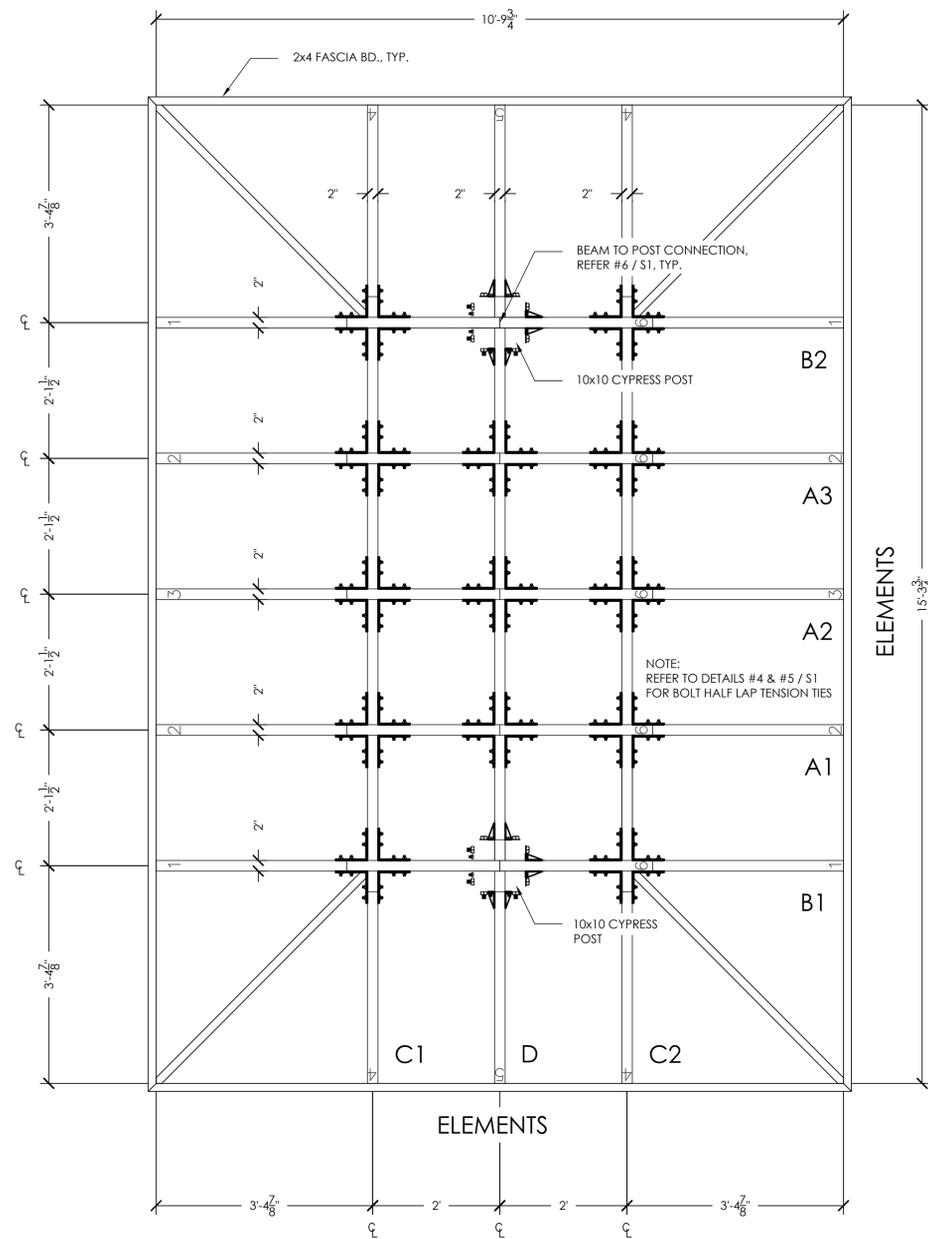
SEA PINES
TROLLEY STOP
TIMBER FRAME
CONSTRUCTION
DOCUMENTS

Sections

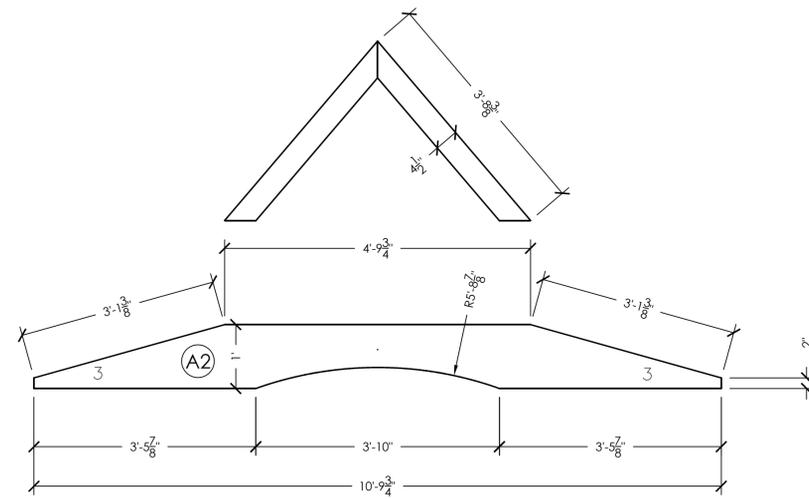
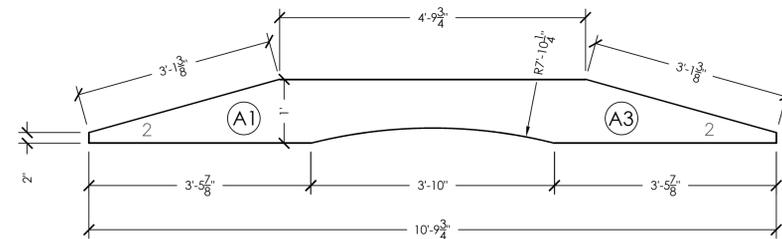
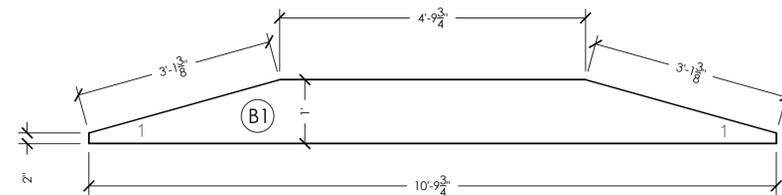
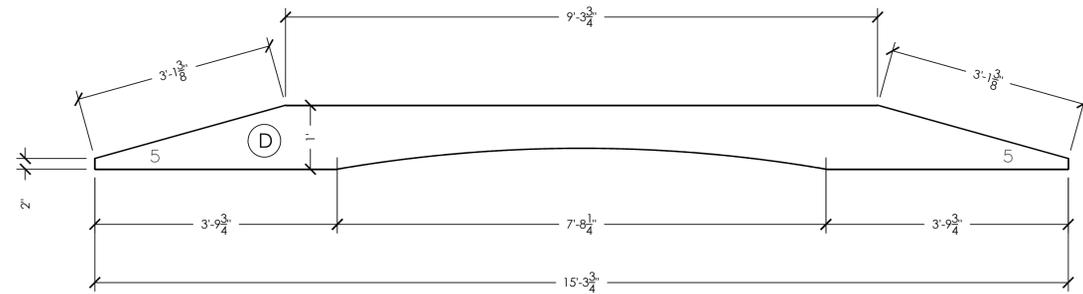
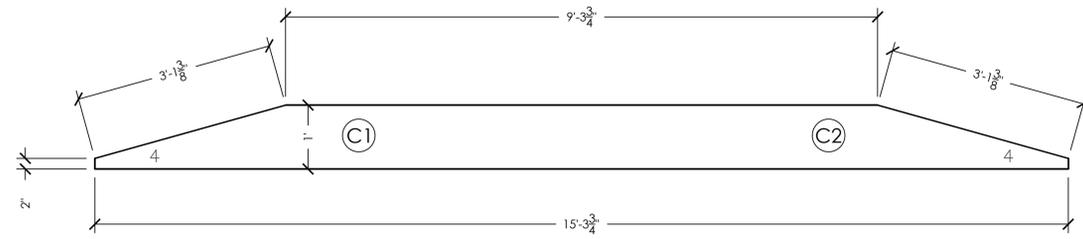
Project number	
Date	09.10.15
Drawn by	BH
Checked by	MF

A4

Scale 3/4" = 1'-0"



1 ROOF FRAMING PLAN
3/4" = 1'-0"



2 FRAMING MEMBER DETAILS
3/4" = 1'-0"

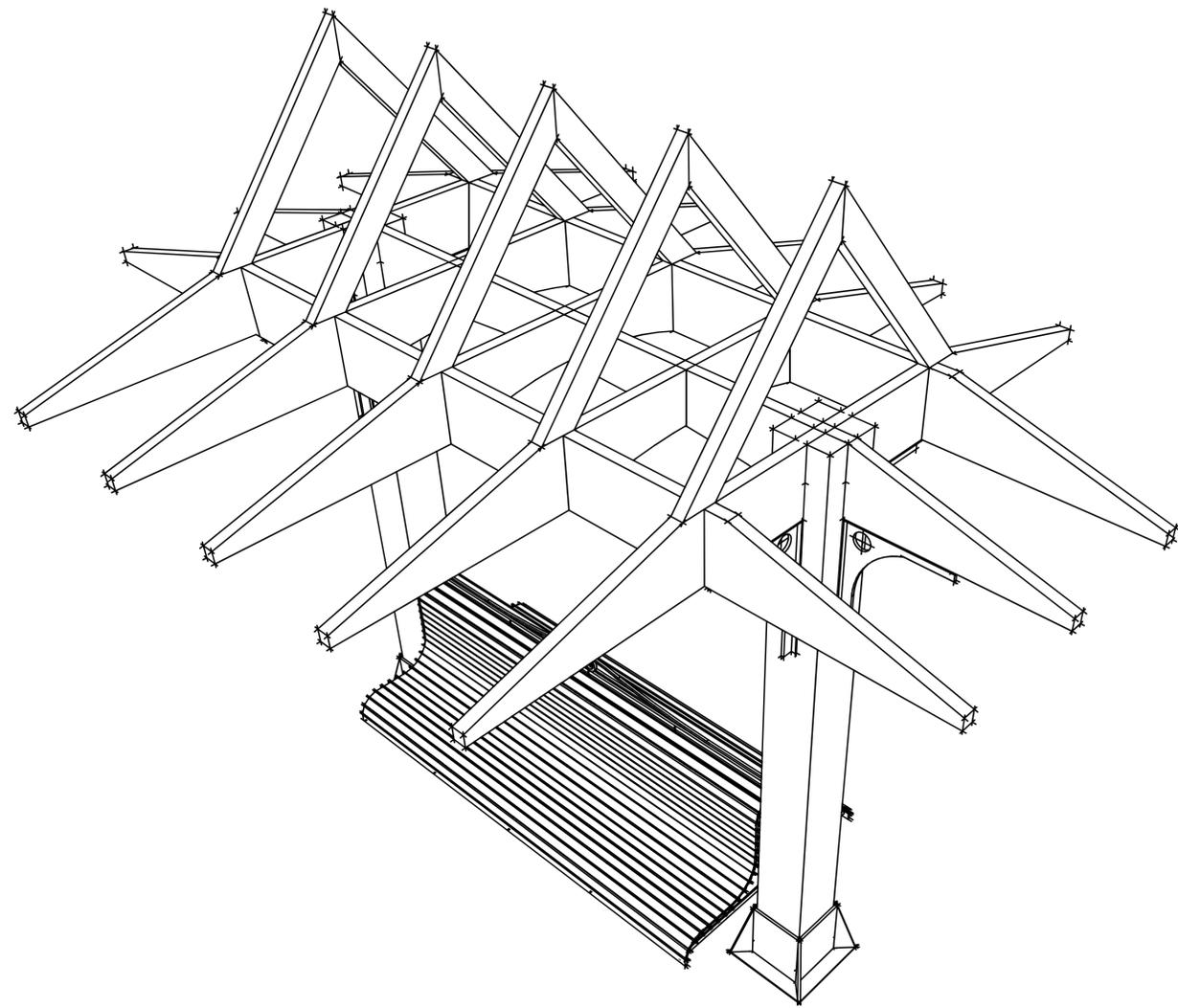
SEA PINES
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Framing

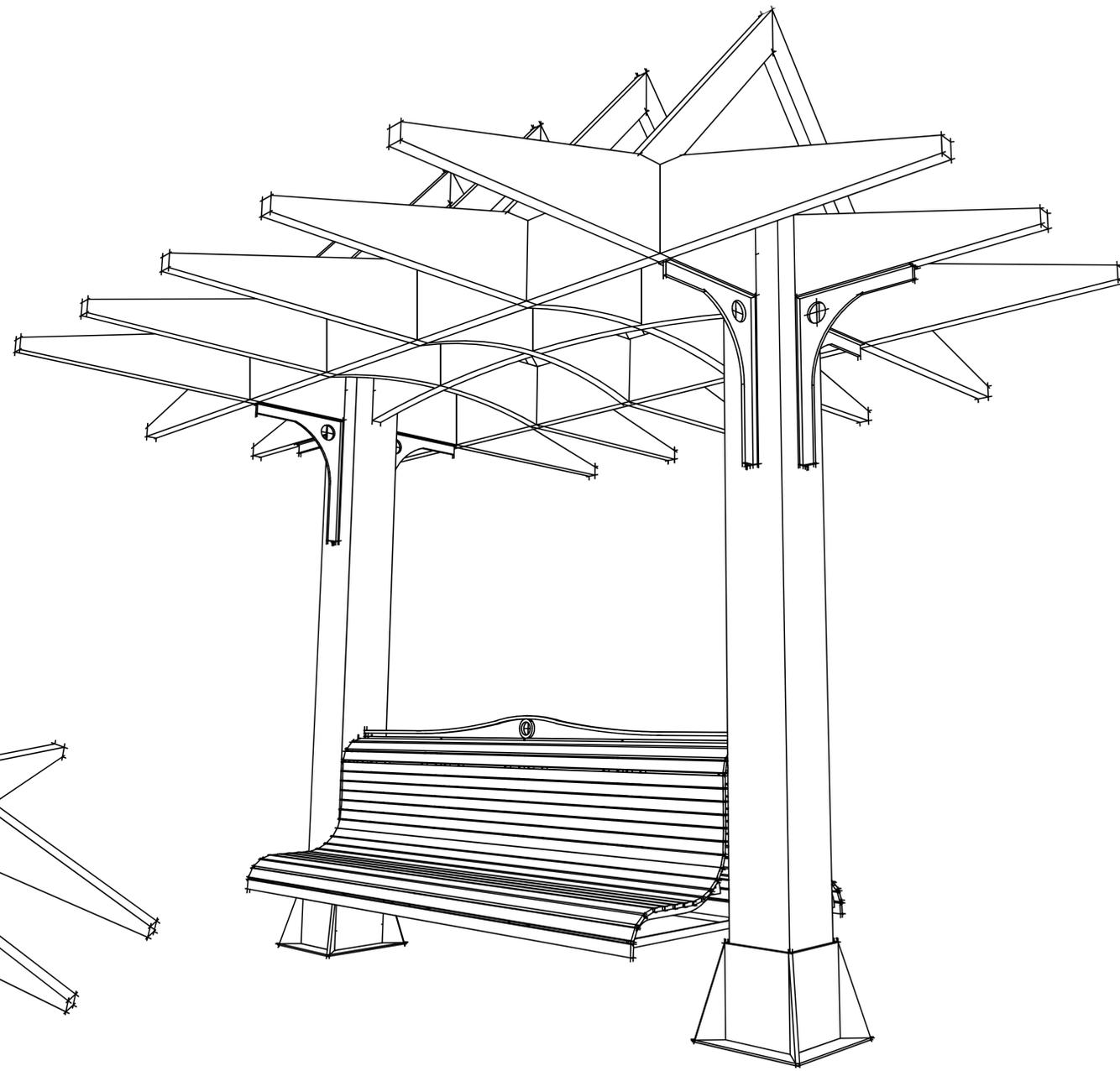
Project number	
Date	09.10.15
Drawn by	BH
Checked by	MF

A5

Scale 3/4" = 1'-0"



1
A6
FRAME PERSPECTIVE FROM ABOVE
N.T.S.



2
A6
FRAME PERSPECTIVE FROM BELOW
N.T.S.

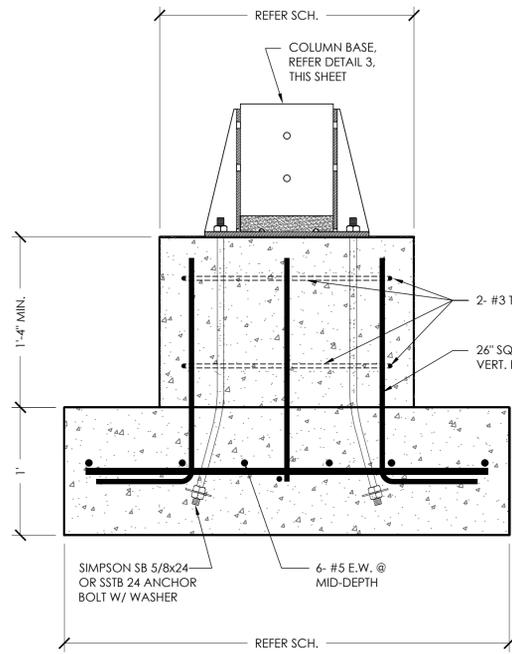
SEA PINES
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Perspective Views

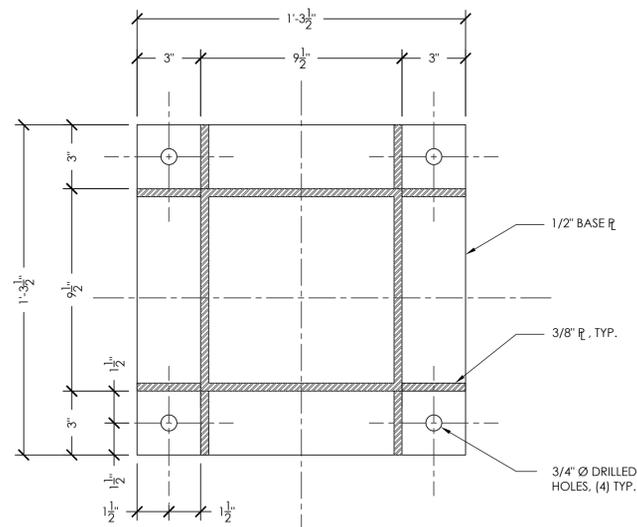
Project number	
Date	09.10.15
Drawn by	BH
Checked by	MF

A6

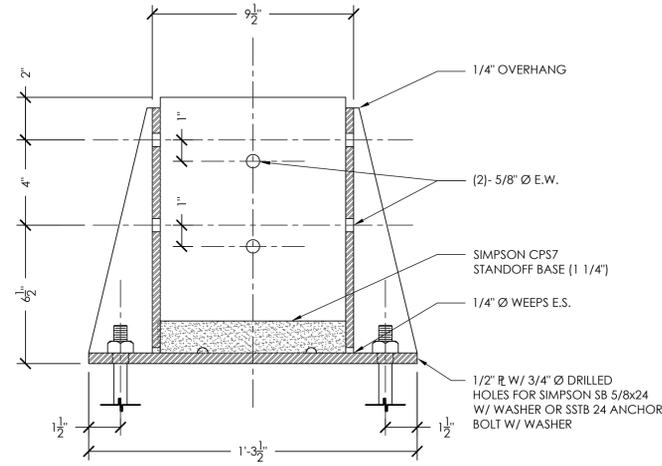
Scale N.T.S.



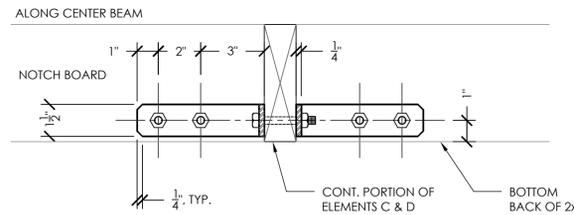
1 FOOTINGS, TYP
S1 1 1/2" = 1'-0"



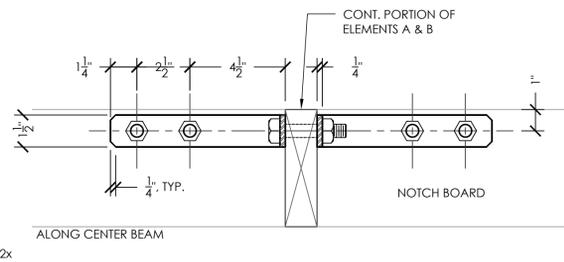
2 COLUMN BASE PLATE PLAN
S1 3" = 1'-0"



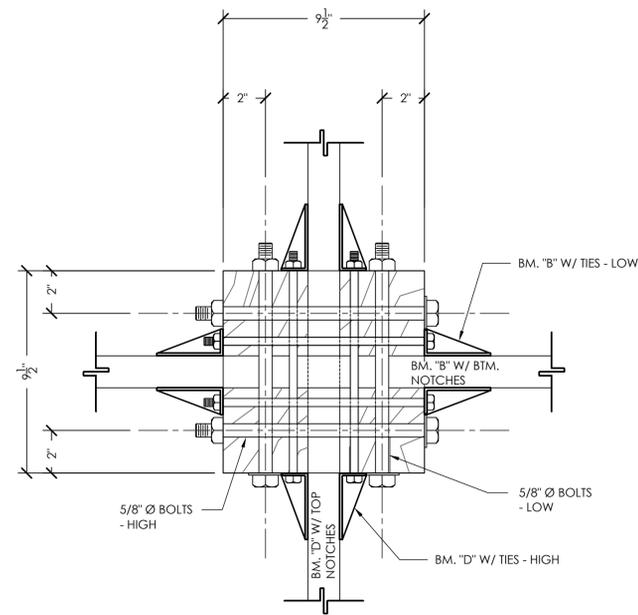
3 CORNER BASE SECTION
S1 3" = 1'-0"



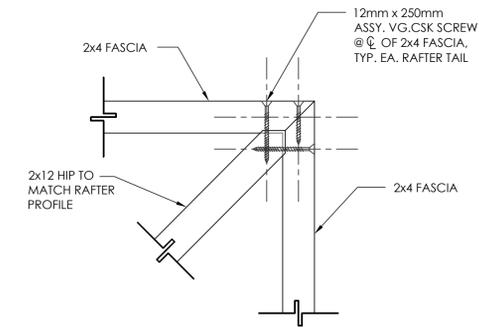
4 3/8" BOLT HALF LAP TENSION TIE SIDE ELEV.
S1 3" = 1'-0"



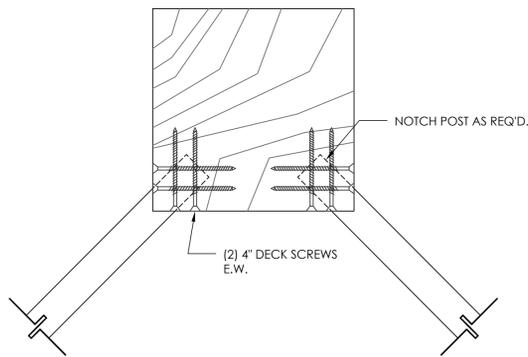
5 5/8" BOLT HALF LAP TENSION TIE SIDE ELEV.
S1 3" = 1'-0"



6 BEAM TO POST DETAIL, TYP.
S1 3" = 1'-0"



7 CORNER DETAIL
S1 3" = 1'-0"



8 HIP TO BEAM DETAIL
S1 3" = 1'-0"

STRUCTURAL SYSTEM GENERAL NOTES (As of 24 August 2015)

APPLICABLE STRUCTURAL CODES: ASCE 7-10, AF&PA NDS 2012 (These codes are all referenced for use in the structural design by the International Building Code)

DESIGN CRITERIA:

WIND LOADS:
Design Wind Speed: 150 MPH, 3-Second Gust
Exposure Category: C
Building Classification: II
Wind Importance Factor: 1.0
Enclosure Classification: Enclosed with protected openings.
SEISMIC LOADS: Not Applicable/Not Controlling
ROOF SNOW LOAD: Not Applicable/Not Controlling
ROOF LIVE LOAD: 20 PSF
ROOF DEAD LOAD: 20 PSF Horizontal Projection Plus Weight Of Timber

NOTE: Concentrated Loads and Construction Loads must not exceed design loads above.

FOUNDATION PREPARATION:

Remove all organic material and top soil around the structure and provide at least five feet (5') of clearance to any roof structure.
Consult architect for any required roof treatment.
Place concrete on soil compacted to at least 98% of the standard proctor bearing value and not less than 2,500 pounds per square foot, whichever is greater.

CONCRETE:

Footings: 3,000 PSI, 28 days
Slabs: 4,000 PSI, 28 days
Reinforcing: ASTM Grade 60
Mixing, placing and finishing: ACI 318

TIMBER:

Bald Cypress, #2, TP Grading Rules, "Green" at time of fabrication and expected to be less than 19% moisture content in service, free of heart of heart center, 2x material to be full sized, posts to be S4S in accordance with NDS 2012 Table 1B.
Timbers to be cut, kiln dried, sanded and receive one (1) coat of Watco Danish Oil or LandArk (or equal) and shipped F.O.B. jobsite for on site final surface treatment by others. Installation by Southern Draw Builders.
Note: Some warping, twisting, checking, and splitting of timbers as they reach equilibrium moisture content can be expected.

CONNECTORS:

1. BOLTS: ASTM Grade A307 (Galvanized or Powder Coated) or Grade 316 Stainless Steel (Installer Note: At least two full threads shall extend past the face of any nuts.) Bolt holes in timber shall be drilled to yield a tight fit requiring "moderate" driving force with a mallet to seat the bolts. To compensate for the effects of cross grain shrinkage on bolted connections in "green" timber, re-tighten all bolts: a) immediately prior to completion; and, b) 12 months after in-service use.
2. STEEL ANGLES, PLATES AND FABRICATED CONNECTIONS: ASTM Grade A36 or A316 Stainless steel.
3. FINISHES: All steel connections and hardware to be stainless steel, hot-dip galvanized or electrostatically powder coated.

TF JOINERY/CONNECTIONS: As noted on the drawings and details

RESPONSIBILITY FOR DIMENSIONS

The engineering design is based on drawings provided by others. These drawings are FOR DESIGN REVIEW AND PERMITTING ONLY UNTIL ALL DIMENSIONS HAVE ALL BEEN VERIFIED. It is the responsibility of the timber frame system fabricator and purchaser (owner and/or contractor and/or subcontractor) to verify all dimensions indicated on the timber frame system drawings.

GENERAL PROVISIONS

The information on these drawings applies solely to this project.

Do not scale the drawings. If a required dimension is not indicated, please request the missing information.

Timbers will shrink after installation until they reach the EMC (Equilibrium Moisture Content) which will result in the loosening of bolts and threaded connectors. Periodic tightening of these connectors during the first several years of the structure's service life may be required.

Normal construction tolerances/dimensional variations can be expected in the completed structure as well as dimensional changes due to shrinkage and swelling throughout the life of the structure. For these reasons, details of adjoining surfaces and materials must be able to accommodate these variations and changes. Expect joinery to "open" somewhat due to shrinkage from initial moisture content at the time of fabrication until EMC (Equilibrium Moisture Content) is reached.

The key to the long-term survivability of the structure depends on keeping the timbers sealed, dry and well ventilated. These design details are the responsibility of others.

SOLID WOOD DECKING REQUIREMENTS

Material: Tongue and Groove 2x6 #2 Western Red Cedar, WCLUB Grading Rules, S4S, controlled random layout, groove side down, installed where noted.
Design and installation standards: "Tongue and Groove Roof Decking" (copyright 2003) by the American Forest & Paper Association, Inc. and the American Wood Council.
Material to be furnished and installed unless otherwise agreed in writing.
Fasten decking to each timber rafter, purlin or other support with two (2) 3 1/2" deck screws or 16d common nails in each board at each support unless otherwise indicated.
Overlay solid wood decking with a minimum of one layer of properly 15# rolled felt to protect wood decking from the elements and provide a vapor barrier under any OSB/CDX/Nail Base overlayment. Alternatively, recommend "synthetic" membrane under metal roofing, hard tile or slate designed and installed by others.



724 TAYLOR RD KNOXVILLE TENNESSEE 37921 865.573.1148
31 MATTHEWS DRIVE HILTON HEAD S.C. 29926 865.888.9324

SEA PINES
TROLLEY STOP
TIMBER FRAME
CONSTRUCTION
DOCUMENTS

Structural
Details

Project number	
Date	08.20.15
Drawn by	
Checked by	S1
Scale	

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: Sea Pines Trolley Stops – NEW DEVELOPMENT FINAL

DRB#: DRB-001732-2015

DATE: September 22, 2015

RECOMMENDATION: Approval Approval with Conditions Denial

Applicant is requesting approval for frame only in order to start production of a long lead time item. The project is in keeping with the Design Guide and Sea Pines.

The remainder of the project including lighting, landscape, site plans, etc. will return to the Board for Final review.