



Town of Hilton Head Island Regular Design Review Board Meeting

**February 12, 2019 – 1:15 p.m.
Benjamin M. Racusin Council Chambers**

AGENDA

As a courtesy to others please turn off/silence all electronic devices 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 January 8, 2019**
- 6. New Business**
 - A. Alteration/Addition*
 - Oceanview, DRB-00001-2019
 - Summer House, DRB-000153-2019
 - Sharky's, DRB-000166-2019
 - New York City Pizza, DRB-000178-2019
 - Hargray Building, DRB-000000-2019
- 7. Appearance by Citizens**
- 8. Staff Report**
- 9. Adjournment**

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

Town of Hilton Head Island
Minutes of the Design Review Board Meeting
January 8, 2019 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

Board Members Present: Acting Chairman Michael Gentemann, Cathy Foss, Debbie Remke, Brian Witmer, Ron Hoffman, Kyle Theodore

Board Members Excused: Chairman Dale Strecker

Town Council Present: David Ames, Tamara Becker, Tom Lennox

Town Staff Present: Chris Darnell, Urban Designer; Taylor Ladd, Senior Planner; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Acting Chairman Gentemann called the meeting to order at 1:16 p.m.

2. Roll Call – See as noted above.

3. Freedom of Information Act Compliance

The Town has met all Freedom of Information Act requirements for this meeting.

4. Presentation of the Town’s Crystal Award to Mr. Ronald Hoffman

Mr. Darnell presented the award and expressed appreciation to Mr. Hoffman for his service to the community on behalf of the Town of Hilton Head Island.

5. Approval of the Agenda

The Board approved the agenda by general consent.

6. Approval of Minutes – Meeting of November 13, 2018

The Board approved the minutes of the November 13, 2018 regular meeting by general consent.

7. New Business

A. Alteration/Addition

- Monarch Magnolia DRB-002812-2018
- Monarch Dogwood DRB-002813-2018

Mr. Darnell asked the Board to review the two Monarch projects on the agenda together, but to make separate motions. The Board agreed to Mr. Darnell’s request. Mr. Darnell then presented the Monarch projects as described in the Board’s packet. Staff recommends approval of the applications as submitted.

Acting Chairman Gentemann asked the applicant to come forward. The applicant was not present.

Acting Chairman Gentemann asked if the Board had any comments and none were received.

Ms. Theodore made a motion to approve DRB-002812-2018 as submitted. Mr. Hoffman seconded. The motion passed with a vote of 6-0-0.

Ms. Theodore made a motion to approve DRB-002813-2018 as submitted. Ms. Remke seconded. The motion passed with a vote of 6-0-0.

- Island Club Reroof, DRB-002876-2018

Mr. Darnell introduced the project and described its location. Mr. Darnell presented the project as described in the Board's packet. Staff recommends denial of the application as submitted.

Acting Chairman Gentemann asked the applicant to come forward. The applicant presented statements regarding the project and answered questions by the Board.

Acting Chairman Gentemann asked the Board for comments. The Board agreed with the Staff comments. The proposal is to replace the roof of one building within a complex of buildings. The work has been started without proper approval. The Board is not opposed to a green color, however, the color chosen is not in keeping with overall island character and its surroundings. The Board expressed concern that the green roof is out of context with the roof color on the other buildings within the complex. Buildings within a complex need to maintain a consistent color palette. The Board inquired about the existing green metal railings on this building. Mr. Darnell explained that in February 2018, a color change was made to the building and the green metal railings were installed without proper DRB approval. The DRB then retroactively approved them. The Board expressed concern about this being the second time work has been done without proper approvals.

Mr. Darnell then explained to the applicant the options to proceed. The applicant indicated the desire to come back with a proposal to reroof the building in the existing color. The shingles have not been removed from the porte-cochere, so those will be used to match the roof color for the rest of the building. Mr. Darnell noted that if the application is to replace the existing in the same color, then it will not come to the DRB for approval, but for Staff approval.

The application was withdrawn at the applicant's request.

- McDonald's, DRB-002880-2018

Mr. Darnell introduced the project and described its location. Mr. Darnell presented the project as described in the Board's packet. Staff recommends denial of the application as submitted.

Acting Chairman Gentemann asked the applicant to come forward. The applicant thanked Mr. Darnell for his presentation and indicated the team is working on improvements to address the staff comments.

Acting Chairman Gentemann asked the Board for comments. The Board agreed with the Staff comments. The Board confirmed the 18" and 25" oaks that will be removed for site work and drainage purposes will be mitigated on site. The Board desires the mitigation to be more than required by the LMO. The landscaping and lighting plans need to be coordinated and submitted for review. The Board asked for the existing exterior roof light beams to be removed as they are not in keeping with island character. Regarding the brand wall, the Board asked the applicant to demonstrate the physical connection to the wall and the building itself. The applicant indicated the

sidewalk at the brand wall will be reconstructed. The new brick material is in keeping with the Design Guide, however the faux stone is not. The suggestion was made to stucco over the faux stone with a tabby, like small shell tabby. The Board asked for additional details on the brand wall, with the canopy, the canopy on the main entrance, the roof plan to show the requested changes, the drive-thru area, the menu board, and the color palette. All newly introduced elements need to be submitted for the Board's review.

The application was withdrawn at the applicant's request.

- Fishcamp Addition, DRB-002883-2018

Mr. Darnell introduced the project and described its location. Mr. Darnell presented the project as described in the Board's packet. Staff recommends denial of the application as submitted. Mr. Darnell provided an additional Staff comment regarding the proposed site plan. The proposed covering and patio extends up against the OCRM buffer. The LMO requires an additional 5' buffer to protect the OCRM buffer. Therefore, the structure needs to be set back an additional 5' to meet the LMO requirement.

Acting Chairman Gentemann asked the applicant to come forward. The applicant presented statements regarding the project and answered questions by the Board.

Acting Chairman Gentemann asked the Board for comments. The Board reiterated the proposal needs to be revised to show the LMO requirement of the additional 5' buffer. The Board generally preferred the double gable look previously presented. The existing building design and roof is simple and charming, and the addition should match. This proposal appears too busy. Once the site plan is revised to remove 5' from both sides, the remaining concerns should fall into place. The intersection of the two roofs appears awkward. The Board asked to see a revised plan with the double gable and cricket. The details need to match the existing. The proposed columns include caps, however, the existing columns are not capped.

The application was withdrawn at the applicant's request.

The following public comment was given regarding Fishcamp Addition, DRB-002883-2018: consideration should be given to parking ramifications when an applicant is considering covering outside dining.

8. Appearance by Citizens

Tom Toney, Director of Maintenance at Island Club, expressed his concerns regarding the roofing work performed at the Island Club.

9. Staff Report

A. Discussion of Overhead Lighting at Crosswalks on William Hilton Parkway

Mr. Darnell indicated the purpose of today's discussion is for the DRB to provide input on the design and aesthetics of overhead lighting to be installed at high speed unsignalized crosswalks on William Hilton Parkway. There are eleven crosswalks on US-278 that have been identified to be signalized. Mr. Darnell presented a diagram of the Yacht Cove crosswalk displaying the

safety features being added, signs on each side of the road and the noses of the islands will get reflective paint. The diagram proposes the addition of light poles on each side of the road at a 35' mounting height. The SCDOT requires a minimum level of lighting, which falls within the LMO standards. In order to meet the required light level, the number of light poles may vary at each location.

Mr. Darnell presented the DRB approved Autobahn fixture as a replacement for high pressure sodium parking lot lights. The approved fixture is bronze in color and 3000K color temperature. Mr. Darnell pointed out this lighting was approved specifically for parking lots and asked whether the DRB finds it appropriate for streetscape. The street lighting elements will comprise of: a breakaway mast pole, an arm extending out from the pole, and a light fixture. The standard pole and the arm are composite material.

The Board provided the following comments:

- The crosswalk lighting aesthetics shall be consistent with the existing standard traffic light aesthetics. Existing traffic lights consist of a straight pole and a horizontal arm. The overhead crosswalk lighting shall match. The color/finish also needs to match.
- The fixture is appropriate. It is unobtrusive and designed to blend in.
- The reflectorized posts for the signs are not in keeping with the Design Guide.
- Attach the signs to a wood panel, painted bronze or brown in color.
- Additional research needs to be done on signage, as well as the number of light poles, their locations, and height.
- Light poles taller than the standard traffic light are not desired.
- More light poles at a shorter height is preferred over fewer poles at taller heights. This would help create a pedestrian scale environment versus a lighted highway.
- Make pavement modifications to the driving lanes and the bicycle/pedestrian pathways to encourage all users to be more alert at those intersecting points.

Acting Chairman Gentemann asked for public comments and the following were received: the overhead lighting design should correspond with the Vision pillar Relentless Pursuit of Excellence; complimented the DRB for asking the right questions pertaining to height, site planning, etc.; this is a prototype for the other intersections and it needs to be correct; pedestrian signage has already been installed at the Yacht Cove intersection; the DRB should request that anytime there is a request for traffic signage on the Island, that it is backed with the bronze/brown color to be consistent; lower poles are preferred, however, putting more poles in the pedestrian refuge islands would minimize space and potentially create sight barriers; the proposed Autobahn fixture does not look like the type of design that the DRB has previously approved in the Design Guide; need to look for a fixture more in keeping with the Design Guide; and without delaying the project, ask Staff for more designs available and consider the height concerns discussed.

Mr. Darnell indicated Staff will take the comments presented today and submit an application for a future DRB meeting.

B. Minor Corridor Approvals

Mr. Darnell reported the Minor Corridor approvals since the last Board meeting.

10. Adjournment

The meeting was adjourned at 3:08 p.m.

Submitted by: Teresa Haley, Secretary

Approved:

Michael Gentemann, Acting Chairman

DRAFT



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

FOR OFFICIAL USE ONLY	
Date Received:	1-2-19
Accepted by:	[Signature]
DRB #:	0001-19
Meeting Date:	

Applicant/Agent Name: Ken Pfeifle Company: The Island Club/Ocean View
 Mailing Address: 85 Folly Field Rd. City: H. H. I. State: SC Zip: 29928
 Telephone: 843-785-6800 Fax: 843-785-7103 E-mail: kpfeifle@CapitalVacations.com
 Project Name: Porte Cochere color change Project Address: 85 Folly Field Rd; BLDG. 10
 Parcel Number [PIN]: R
 Zoning District: _____ Overlay District(s): COD

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

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

Project Category:
 Concept Approval – Proposed Development
 Final Approval – Proposed Development
 Alteration/Addition
 Sign

Submittal Requirements for *All* projects:

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

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

Additional Submittal Requirements:
Concept Approval – Proposed Development

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

Additional Submittal Requirements:

Final Approval – Proposed Development

_____ 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.

~~N/A~~ Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.

~~N/A~~ 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

1/2/2019
DATE

From: [Tom Toney](#)
To: [Darnell Chris](#)
Subject: Ocean View narrative letter
Date: Thursday, January 03, 2019 8:48:02 AM

To whom it may concern,

The Island Club building 10 Ocean View is seeking retro-actively approval of painting the main entrance porte cochere to match the green handrailing. The reason for the change of color is to brighten up the entranceway to make it more appealing for our owners and guests.

Thank you,

Tom Toney

Chief of Maintenance

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THE TOWN OF HILTON HEAD ISLAND
DESIGN REVIEW BOARD – NOTICE OF ACTION

PROJECT NAME: Island Club **PROJECT #:** DRB-000234-2018
PROJECT ADDRESS: 85 Folly Field Road
CATEGORY: Alteration/Addition
ACTION DATE: February 13, 2018 **NOTICE DATE:** February 16, 2018
APPLICANT/AGENT: Falko Langel, Ecotech Corporation
13 Gold Oak Court
Hilton Head Island, SC 29926
Email: office@ecotechnow.com

On the above meeting date your Application received the following action:

- APPROVED AS SUBMITTED
 APPROVED WITH THE SPECIFIC CONDITIONS LISTED BELOW
 DENIED
 WITHDRAWN AT THE APPLICANTS REQUEST

1. The existing new metal railings are approved as installed and painted to match the green color sample that was submitted.
2. The existing wooden railings and trim on the building shall be painted to match the metal railings.
3. No dark brown color should remain on the building, except for the porte cochere.

PURSUANT TO LMO 16-2-103-I.7, THIS APPROVAL WILL EXPIRE ONE YEAR FROM THE DATE OF THIS NOTICE UNLESS A DEVELOPMENT PLAN (SEE LMO 16-2-103.G) OR SMALL RESIDENTIAL DEVELOPMENT (SEE LMO 16-2-103.H) IS APPROVED OR, WHERE DEVELOPMENT PLAN REVIEW OR SMALL RESIDENTIAL DEVELOPMENT REVIEW IS NOT REQUIRED, THE APPROVED ACTIVITY IS COMPLETED. YOU HAVE THE RIGHT TO APPEAL THIS DECISION TO CIRCUIT COURT IN ACCORDANCE WITH LMO 16-2-103-I.4.c.ii.

NOTICE: APPROVAL BY THE DESIGN REVIEW BOARD MAY NOT CONSTITUTE AUTHORITY TO PROCEED. PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 843-341-4757 TO FIND OUT IF OTHER APPROVALS OR PERMITS ARE REQUIRED FROM THE DEVELOPMENT REVIEW AND ZONING, BUILDING, OR ENGINEERING DIVISIONS.

BY:  _____, Urban Designer



















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: Oceanview

DRB#: DRB-000001-2019

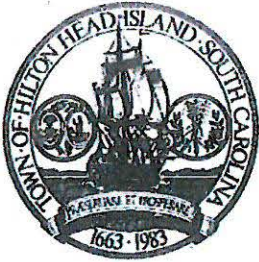
DATE: January 31, 2019

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

MISC COMMENTS/QUESTIONS

1. The DRB retro-actively approved the building color change on Feb. 13, 2018. As a condition of that approval the porte a cochere was to remain unpainted. See attached Notice of Action dated Feb. 16, 2018 The applicant is retro-actively requesting approval to paint the porte a cochere to match the building trim.
2. Staff recommends approval as submitted.



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www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY
 Date Received: 1/25/19
 Accepted by: Shen J.
 DRB #: 0153-209
 Meeting Date: _____

Applicant/Agent Name: Joseph Highsmith Company: Highsmith Construction, Inc.
 Mailing Address: 4 Executive Park Road City: Hilton Head State: SC Zip: 29928
 Telephone: 843-785-2743 Fax: 843-785-2575 E-mail: linnea@highsmithconstructioninc.com
 Project Name: Summer House Condos Project Address: 380 Marshland Road
 Parcel Number [PIN]: R 510 011 000 0178 0000
 Zoning District: _____ Overlay District(s): _____

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

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 Final Approval – Proposed Development
 Alteration/Addition
 Sign

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_____ 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.



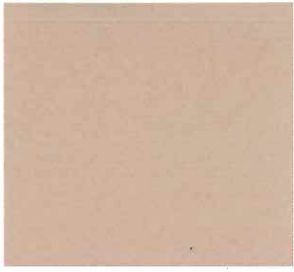
HIGHSMITH CONSTRUCTION

Summer House Condominium Renovation and Repairs

We have begun an 18-month project to correct various construction deficiencies at the Summer House Condominium complex located at 380 Marshland road. The project includes replacing the siding and stucco, re-roofing the buildings and replacing all exterior windows and doors with impact rated units.

We are removing the shutters from the buildings and propose a change to the exterior siding and stucco colors. The project began with Building A and will move to Building B, then will continue around the complex one building at a time. The last structures to be completed are the garage units and clubhouse.

Summer House Exterior Paint Review



Siding Color A



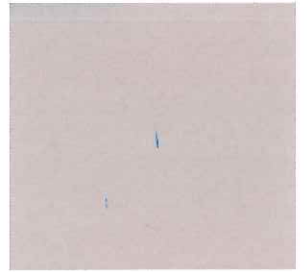
Siding Color B



Siding Color C



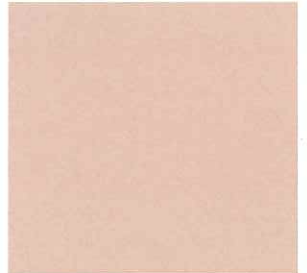
Siding Color D



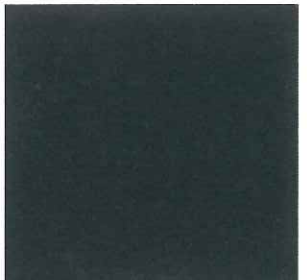
Wood Trim and Shakes



Stucco Trim

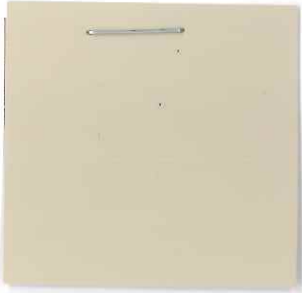


Stucco



Front Door

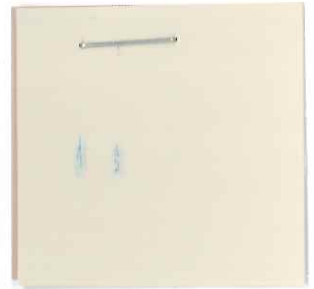
Summer House Exterior Paint Review



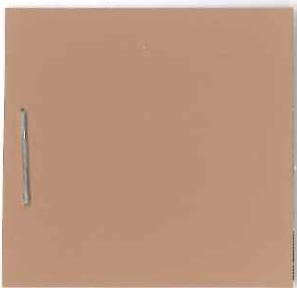
Siding Color A
SW 2822 Downing Sand



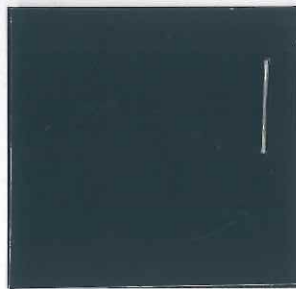
Roof Shingle
CertainTeed Landmark Weatherwood



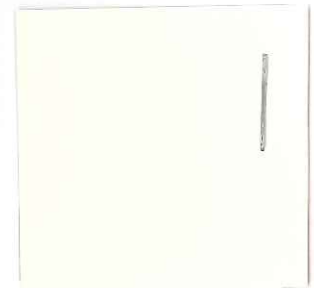
Stucco
SW 7569 Stucco



Siding Color B
SW 2804 Renwick Rose Beige



Front Door
SW 6237 Dark Night



Stucco Trim
SW 0050 Classic Light Buff



Siding Color C
SW9133 Jasper Stone



Siding Color D
SW 9140 Blustery Sky



Wood Trim Shakes
SW 7015 Repose Gray

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: Summer House- Building Color Scheme Alteration

DRB#: DRB-000153-2019

DATE: January 31, 2019

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Utilizes natural materials and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff is concerned about how sunlight will render these colors and the number of colors proposed.

MISC COMMENTS/QUESTIONS

Need additional information/photos for what specifically proposed for all buildings on the site, including the office building/pool area, individual porch areas/railings/storage room doors, garage buildings, mailbox kiosk, car wash station and dumpster enclosure.

The number of colors should be reduced. Suggest a more monochromatic scheme for siding colors and reduced number of accent colors/features. See Design Guide, page 16, "The number of colors shall be limited and must be compatible within the overall color scheme... Exterior color schemes must avoid placing together colors with values that are highly contrasting. Subtle levels of contrast are desirable to emphasize architectural elements or to provide visual interest."

Regarding specific colors of concern the proposed Blustry Sky will read more blue and the Jasper Stone could result in a more minty green look depending on the light and fading over time. The proposed door color is too dark. "Earth tones should be chosen as predominate colors. Colors shall not be used to cause the structure to stand out from others or its background." Pg. 16

Buildings on the north side of the site should be lighter color due to more limited sunlight on the rear of the buildings. "Colors that may be approved on sites with good tree coverage providing adequate shading may not be approved on a site with inadequate shading." Pg. 16



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:	<u>1/28/19</u>
Accepted by:	_____
DRB #:	<u>166-2019</u>
Meeting Date:	_____

Applicant/Agent Name: LENN LEZCANO Company: _____
 Mailing Address: PO Box 1878 City: Bluffton State: SC Zip: 29910
 Telephone: _____ Fax: _____ E-mail: _____
 Project Name: SHARKYS Project Address: 83 Pope Ave
 Parcel Number [PIN]: R552018000 172A 0000
 Zoning District: CR Overlay District(s): COD

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

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

Project Category:

<input type="checkbox"/> Concept Approval – Proposed Development	<input checked="" type="checkbox"/> Alteration/Addition
<input type="checkbox"/> Final Approval – Proposed Development	<input type="checkbox"/> Sign

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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.
- N/A Final site development plan meeting the requirements of Appendix D: D-6.F.
- N/A Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.
- N/A 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.
- N/A 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.
- N/A 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. *4 Pictures*

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.

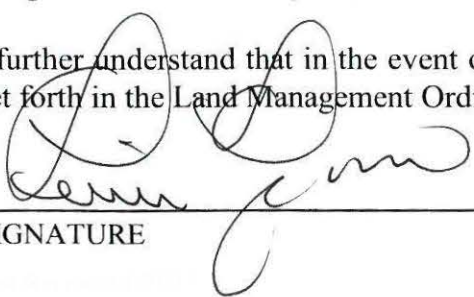
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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

1/28/19

DATE

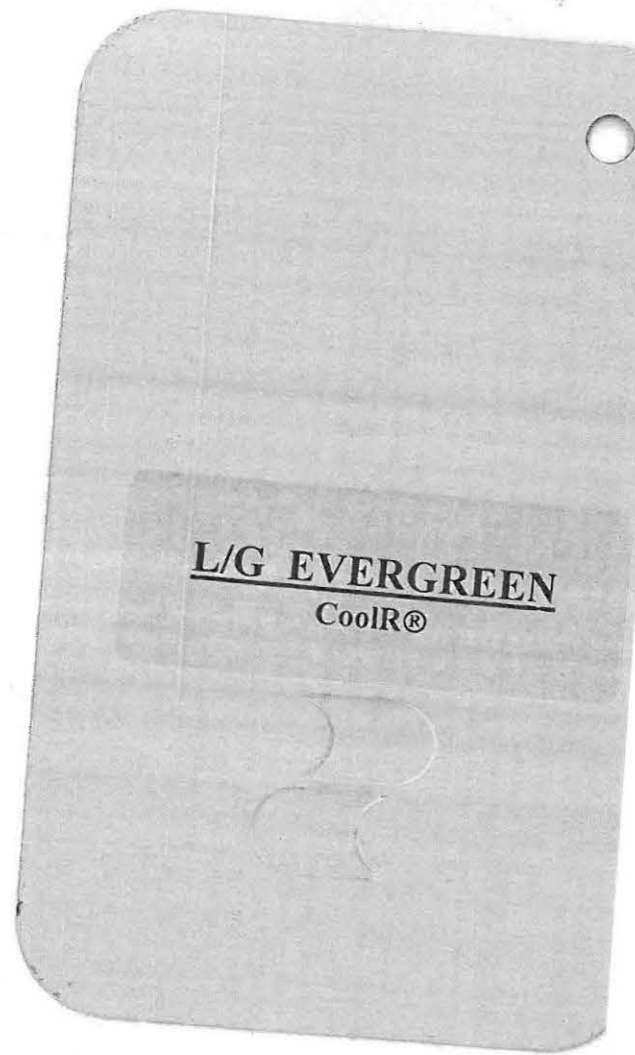
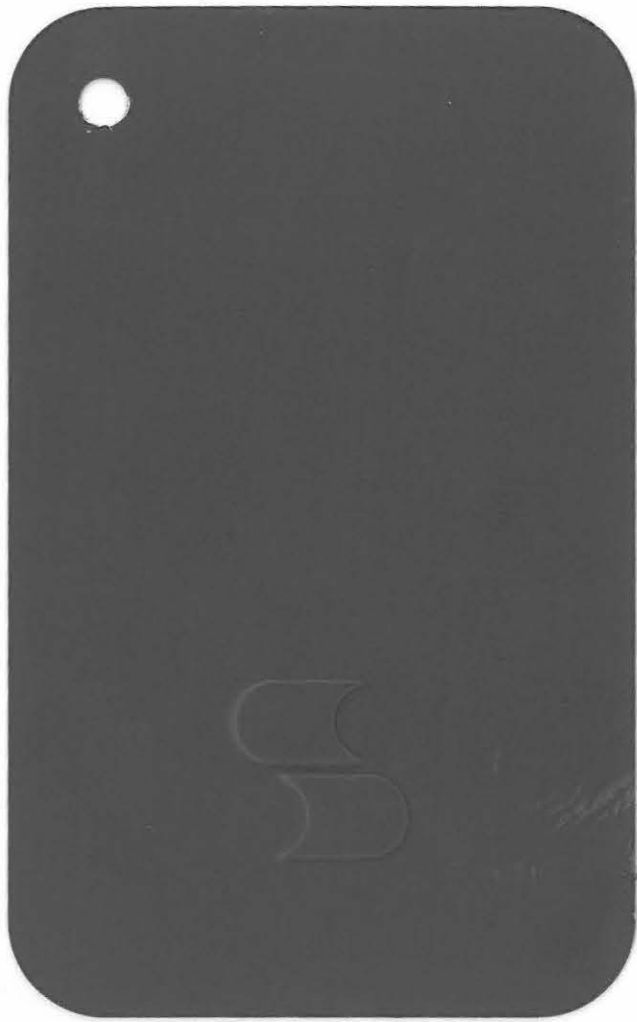


January 28, 2019

Re: Scope of work for 83 Pope Ave

We will be doing a re-roof job for the location of 83 Pope Ave (Sharky's Bike and Surf Shack). We will be tearing off the shingles (500 sq ft) (wood shake shingles) and installing 5v-Crimp Metal (Color – Evergreen).

P.O. BOX 1878
Bluffton, SC 29910
Phone (843) 815-5337 Fax (843) 815-5327



From: [Forest Beach Owners Association](#)
To: [REDACTED]
Cc: [Darnell Chris](#)
Subject: Forest Beach ARB Approval - Re-roof - 83 Pope Avenue
Date: Monday, January 28, 2019 12:27:16 PM

This email represents your Forest Beach ARB approval for the re-roof project at 83 Pope Avenue. This approval is based upon the application dated 1/28/19 and the specified scope of the project and the materials identified. Once completed, please notify us, in writing, of the completion so that we can perform our final inspection and close our files on this project. Only the scope of the project listed in the application is approved and any further changes/modifications/additions will require a separate ARB Application and appropriate fees.

If you have any questions on this approval, please contact us.

We have sent a copy of this approval to the Town for their records. Please pass along a copy to the property owners for their records as well.

John Snodgrass

John Snodgrass

Executive Director,
Forest Beach Owners' Association, Inc.

From: [John Delacruz](#)
To: [Darnell Chris](#)
Subject: Re: DRB 000166-2019 Sharky's
Date: Monday, February 04, 2019 10:56:28 AM

Hi Chris, The customer would like to go with Medium Bronze. Hope this is enough info needed.

Thanks,
John

On Thu, Jan 31, 2019 at 3:49 PM Darnell Chris <chrisda@hiltonheadislandsc.gov> wrote:

Per our phone conversation attached is Staff's recommendation for denial. Please let me know if you can make changes to the application that would meet Staff's recommendation.



Chris Darnell, RLA

Urban Designer

One Town Center Court

Hilton Head Island, SC 29928

(843) 341-4676 office

chrisda@hiltonheadislandsc.gov

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.



SHARKY
BIKE RENT

Mighty Mako Sport Fish
Owner/Operator
Phone: 843-288-0200
From Backwater Creeks to where Ocean Waves
Meet...
Saltwater Fish Rules!

SHARKY
BIKE RENT

DO





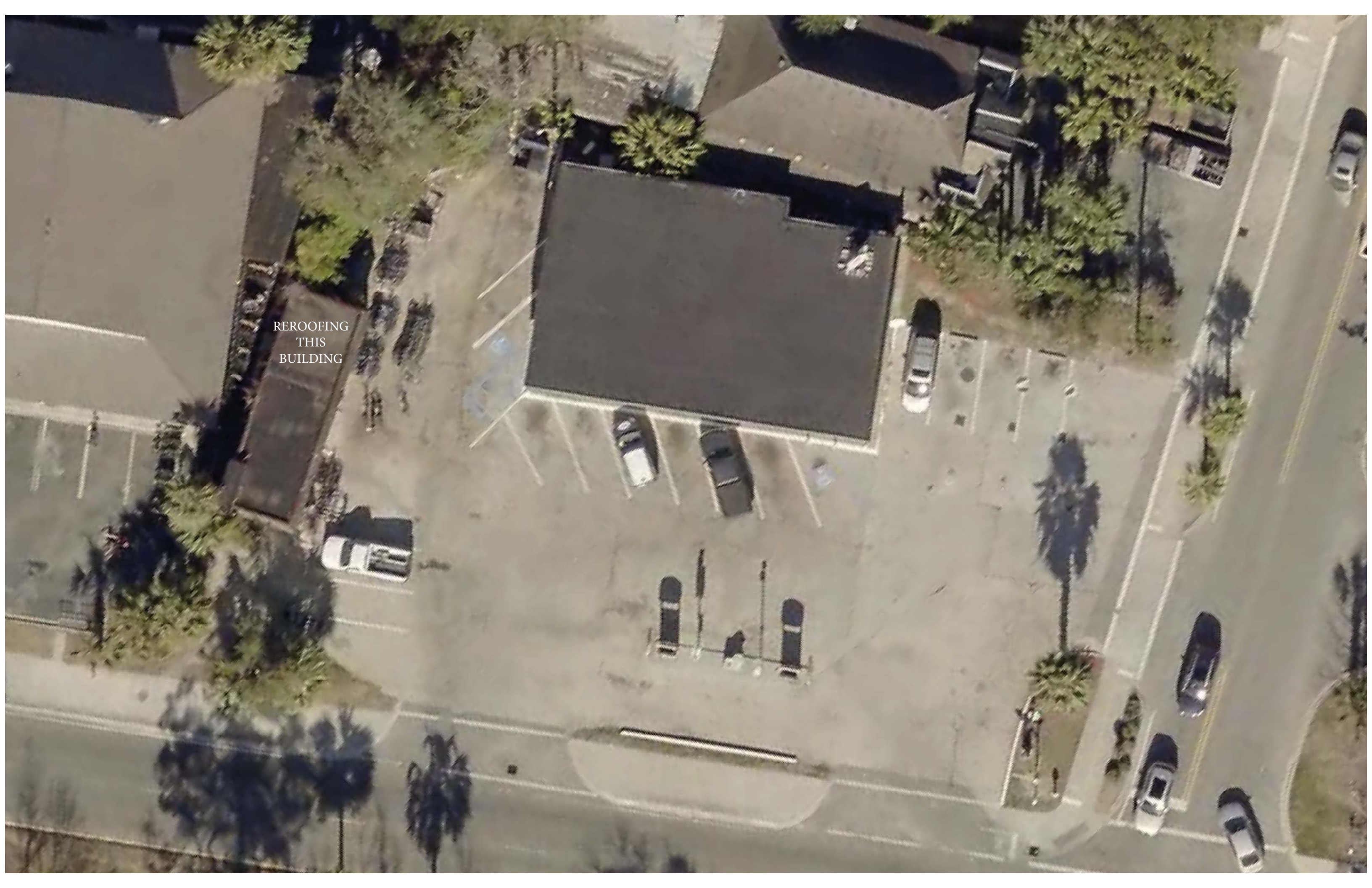


SHARKY'S
BIKE RENTALS





REROOFING
THIS
BUILDING



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: Sharkys

DRB#: DRB-000166-2019

DATE: 01/31/2019 (revised 02/04/2019)

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

Per email from the applicant (see Documents file) the proposed color has been changed to Medium Bronze. Based on this color change Staff recommends approval.

MISC COMMENTS/QUESTIONS

1. Per the Design Guide, page 16, "The overall exterior color scheme must be selected to be harmonious with the neighborhood..." and "Consideration must be given to the compatibility of colors with those existing in the vicinity." Given the development and renovation of the adjacent site, Staff recommends Sierra Tan Medium Bronze or Musket Grey for the metal roof color.



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: Timothy Probst Company: Parker Design Group Architects
 Mailing Address: 10 Palmetto Business Park Suite 201 City: Hilton Head Island State: S.C. Zip: 29928
 Telephone: 843-785-5171 Fax: 843-785-7471 E-mail: Tprobst@hargray.com
 Project Name: Heritage Plaza Project Address: 81 and 77 Pope Avenue
 Parcel Number [PIN]: R 5 5 2 0 1 8 0 0 0 0 0 0 1 0 0 0 0 0
 Zoning District: Coligny Resort Overlay District(s): Corridor Overlay

**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.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.
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Additional Submittal Requirements:

Alterations/Additions

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- 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.

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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.



1.29.19

SIGNATURE

DATE



Heritage Plaza Renovation Narrative

The following items are changes to the New York City Pizza building from our last submittal about 1 year ago.

Building B (New York City Pizza):

1. The gable on the front of the building will be demolished and replaced with an outdoor roof deck that has trellis roof structure. The detailing of this structure will be consistent with the renovation of the other (2) buildings.
2. The existing entry doors that encompass the whole front of the building will be removed and replaced with new storefront windows. A new entry will be created under the existing covered walkway in front of the existing stairs.
3. The existing stairs will be incorporated into the heated space. The trellis detail over the stairs will be kept, but we will enclose it with storefront and board and batten siding.
4. The new service yard will be expanded to under the covered walk.

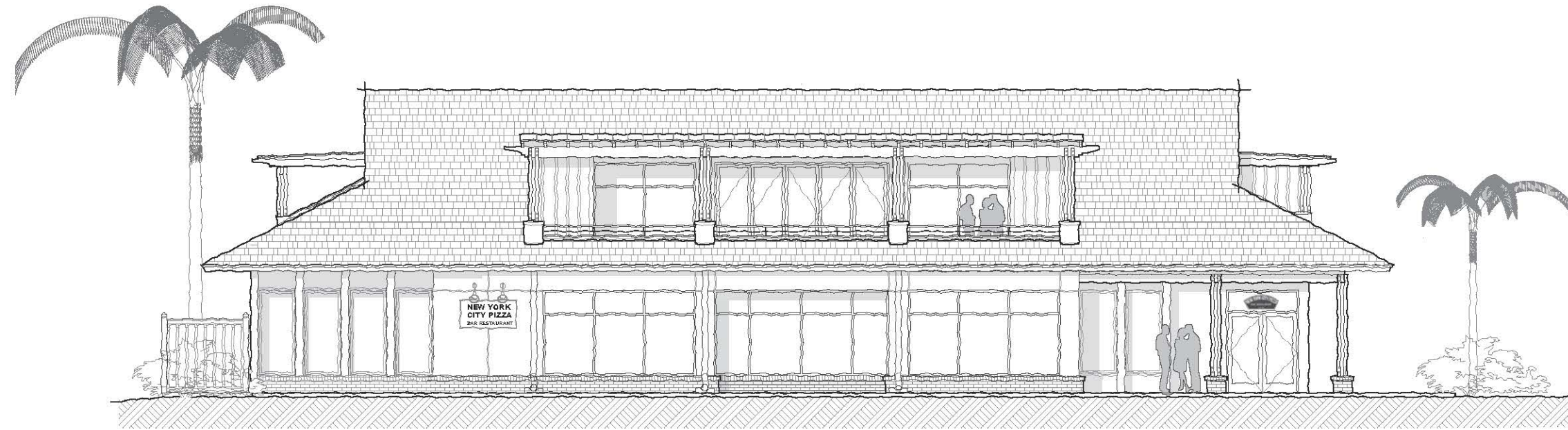




a e Plaza
Pope Avenue

SHARE REALES
CLE BILLY'S
RENTALS





ARTISTIC RENDERING-
NOT FOR REFERENCE

AN EXTERIOR RENOVATION FOR HERITAGE PLAZA

DESIGN CRITERIA FOR BUILDING "A"

DESCRIPTON:

BUILDING "B"
EXTERIOR RENOVATION WITH NEW ASPHALT ROOF, CEMENT BOARD AND BATTEN, EXISTING STUCCO ON EXISTING WOOD FRAMING.

SCOPE OF WORK:

1. ADDING A SPRINKLER SYSTEM TO THE BUILDING.
2. ENCLOSING THE STAIR ON THE PARKING LOT SIDE.
3. CREATING A NEW ENTRANCE BY ELIMINATING THE MULTIPLE DOORS IN THE FRONT AND CHANGING THEM TO STOREFRONTS.
4. REMOVING THE GABLE ON THE FRONT AND ADDING A TRELLIS ROOF STRUCTURE FOR A NEW ROOF DECK.
5. REMOVING THE CANVAS CANOPIES ON THE BOTH ENDS AND ADDING TRELLIS ROOF STRUCTURES. THE ONE OVER THE STAIRS WILL BE ENCLOSED.
6. EXTENDING THE SERVICE YARD TO ENCLOSE THE EXISTING BACK SERVICE DOOR.

Design Criteria for Code Compliance as of: 2015 IBC

BUILDING B:

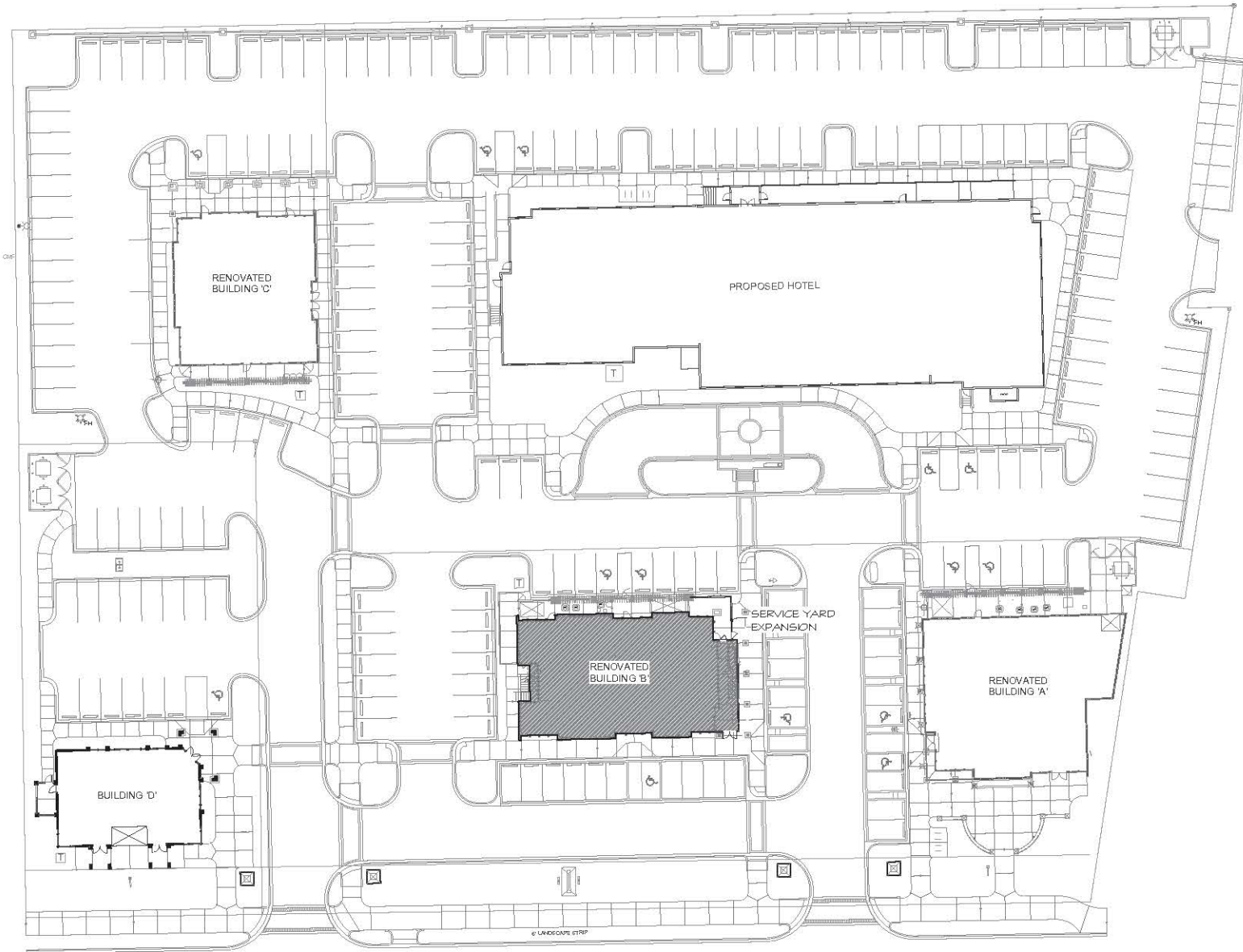
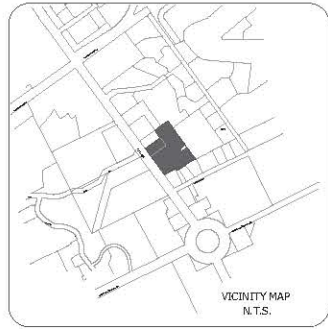
Type of Construction:	5B	
Sprinkler:	YES	
Occupancy:	ASSEMBLY A-2	
ALLOWABLE HEIGHT (Table 504.3):	Actual	Allowed
Building Height	27	60
ALLOWABLE NUMBER OF STORIES (Table 504.4):	Actual	Allowed
Building Stories	2	2
ALLOWABLE BUILDING AREAS (Table 506.2):	Building Floor Areas	
ASSEMBLY 1ST FL.	4,450 sqft	18,000 sqft
ASSEMBLY 2ND FL.	2,375 sqft	18,000 sqft
TOTAL	6,825 sqft	

INDEX OF DRAWINGS:

ARCHITECTURAL:

- S-1 SITE PLAN
- A-1 BUILDING "B" FLOOR PLANS
- A-2 BUILDING "B" ELEVATIONS
- A-3 STREET SCAPE AND DETAILS
- A-4 BUILDING "B" WALL SECTIONS

REVISIONS	DATE

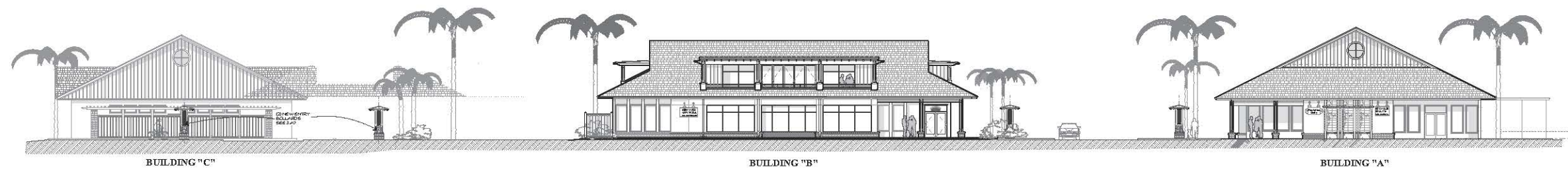


SITE PLAN
SCALE: 30'-0"=1'-0"

1
S-1

REVISIONS	DATE

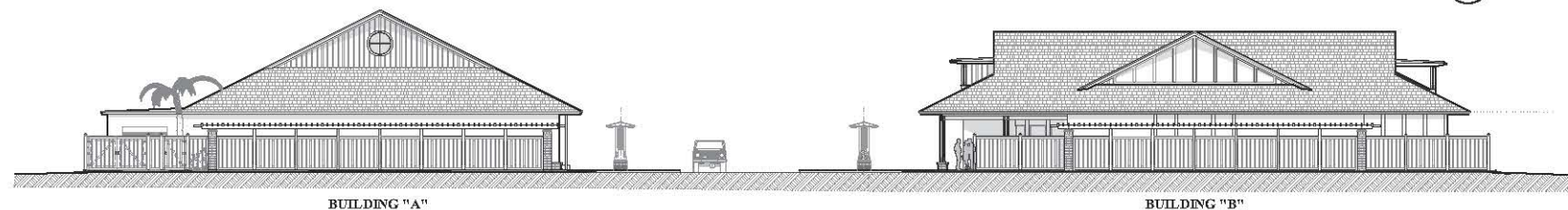
DRAWN BY tp
CHECKED BY
DATE 01/29/19
SCALE
JOB NO.
SHEET
S-1
OF SHEETS



STREETSCAPE ELEVATION

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

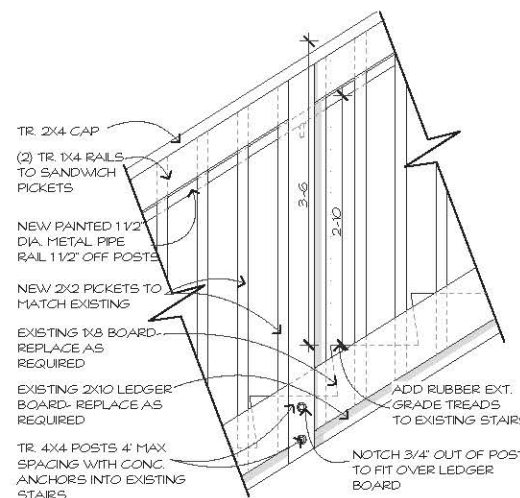
1
A-3



HOTEL VIEW ELEVATION

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

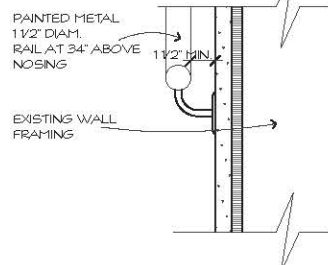
2
A-3



GUARD RAIL/STAIR DETAIL

SCALE: 1"=1'-0"

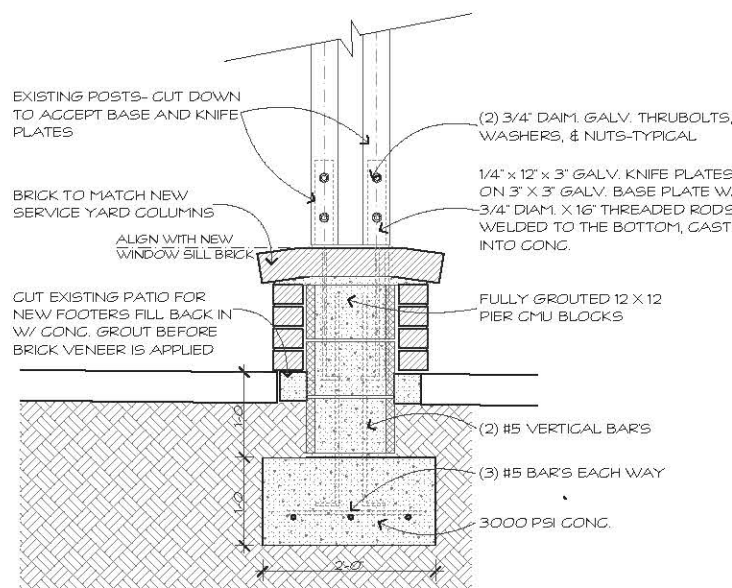
5
A-3



HAND RAIL DETAIL

SCALE: 3/4"=1'-0"

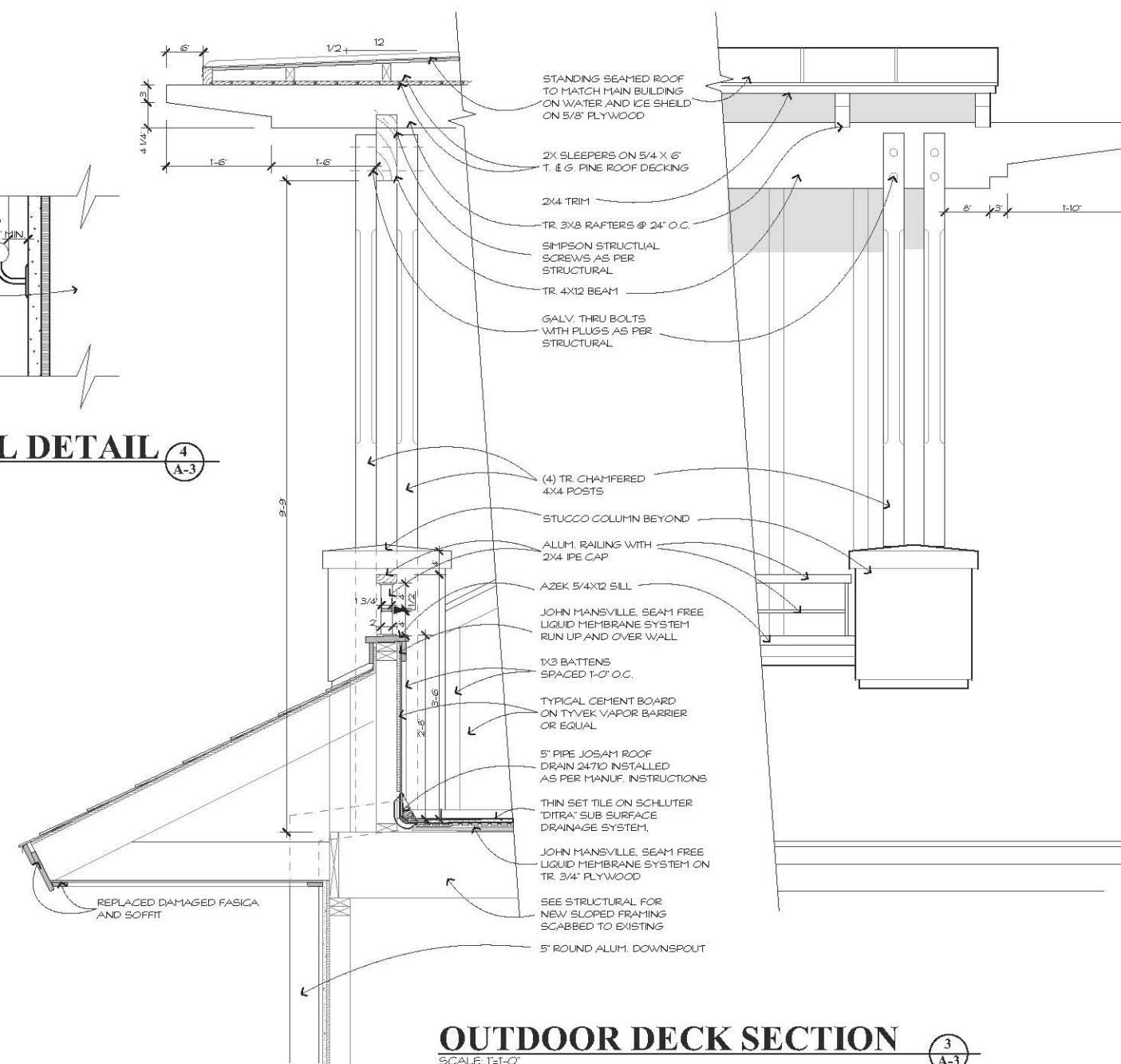
4
A-3



COLUMN DETAIL

SCALE: 3/4"=1'-0"

6
A-3

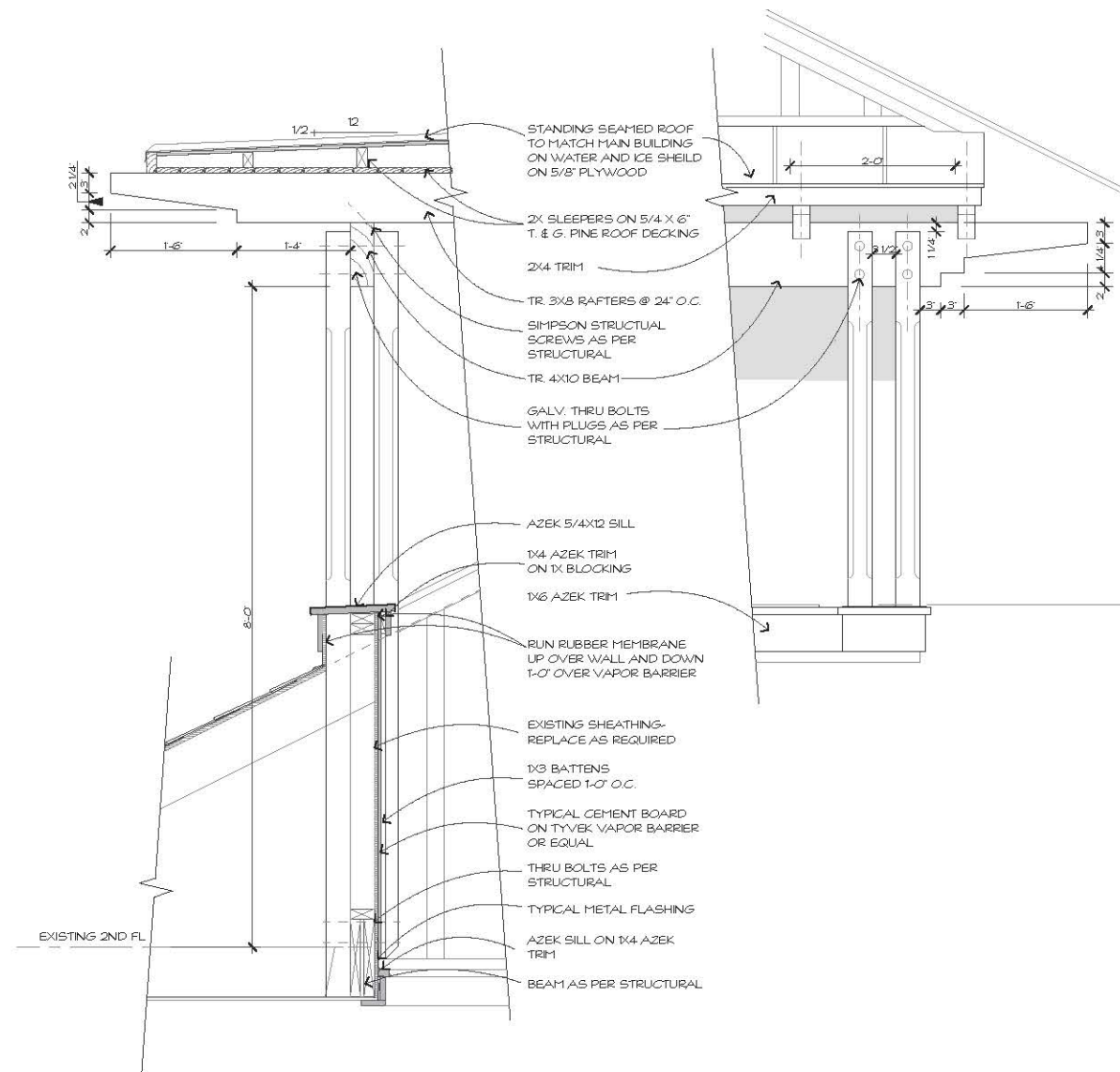


OUTDOOR DECK SECTION

SCALE: 1"=1'-0"

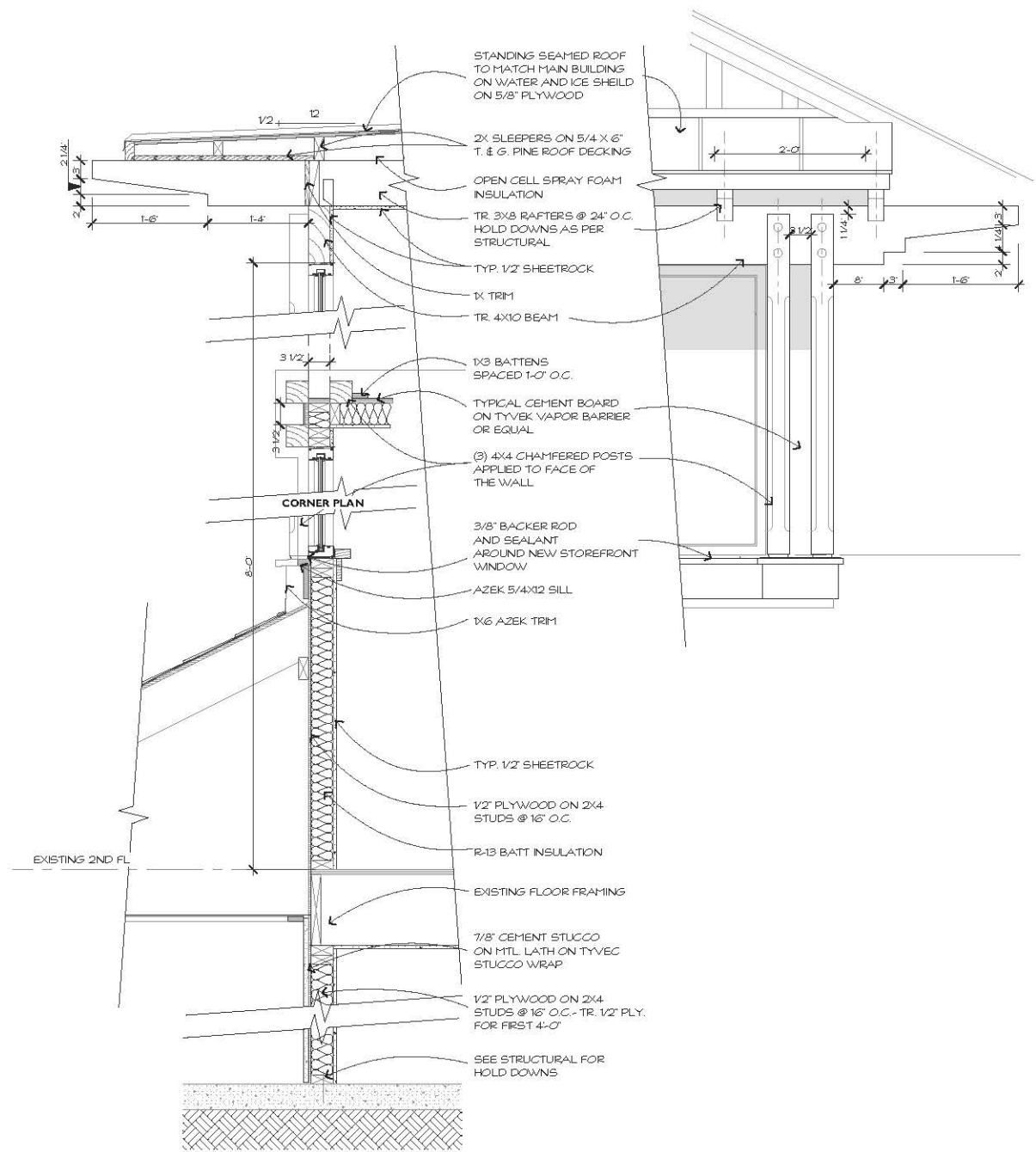
3
A-3

REVISIONS	DATE



BACK STAIR SECTION
SCALE: 1/4"=1'-0"

2
A-4



ENCLOSED STAIR SECTION
SCALE: 1/4"=1'-0"

1
A-4

REVISIONS	DATE

DRAWN BY
tp

CHECKED BY

DATE
01/29/19

SCALE

JOB NO.

SHEET

A-4

OF SHEETS

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: New York City Pizza

DRB#: DRB-000178-2019

DATE: 02/31/2019

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. Plans shall be revised to specify the color of the aluminum hand rail.
2. Plans shall specify all electrical wiring for lighting, ceiling fans, etc. shall be concealed in architectural elements.

APPLICATION MATERIAL				
DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Detail Illustrating Connection to Existing Structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	How is trellis roof connected to the asphalt shingle roof?

ARCHITECTURAL DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Minimum roof pitch of 6/12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	But proposed trellis roof slope is consistent with other roof elements on the building.

MISC COMMENTS/QUESTIONS
1. The initial renovations to this building (New York City Pizza) were approved by the DRB on Oct. 11, 2016. The roof change from metal to asphalt shingle was approved by the DRB on Feb. 13, 2018.
2. For DRB reference, the approved standing seam metal roof color is Medium Bronze and the asphalt shingle color is Landmark Weathered Wood.
3. Applicant should specify the color of the metal hand rail.
4. Applicant should clarify how trellis is wired. Plans should note all electrical wiring for lighting, ceiling fans, etc. shall be concealed in architectural elements.

Additional Submittal Requirements:

Final Approval – Proposed Development

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Additional Submittal Requirements:

Signs

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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.



January 29, 2019

SIGNATURE

DATE



2514 ABERCORN STREET ○ SUITE 110 ○ SAVANNAH GEORGIA 31401 ○ 912-777-3979
GA 8847 SC 5791 FL 17550 AL 6279

January 29, 2019

Chris Darnell
Urban Designer, Town of Hilton Head
Developmental Review and Zoning Division
Town of Hilton Head, SC
chrisda@hiltonheadislandsc.gov
843-341-4676

Re: Hargray Retail - Building A (Revisions)
Project #: DRB-002572-2018
862 William Hilton Parkway.

Mr. Darnell,

Please find attached revised drawings for exterior improvements to 862 William Hilton Parkway. As you may remember, our project was reviewed by the design review board on November 13, 2018. The project was approved with conditions. We have updated our drawings to reflect each of the required conditions to meet your approval. These were submitted to your office January 8, 2019.

The contractor, West Construction, has been finalizing pricing and partial demolition for the approved exterior work. The existing steel was inspected after one member failed and fell on the sidewalk. Unfortunately, it appears that most of the existing steel is failing and has become a life safety concern. In our budget, we had anticipated some structural repairs but the scope has increased significantly and therefore we have been asked to reduce the scope of work. This submittal is for the approval of those revisions to the approved design.

Per our last submission, the proposed exterior modifications are limited to the one-story portico along the façade facing William Hilton Parkway. The existing portico is currently broken up into three sections. The existing structure is comprised of stucco columns supporting a deteriorating glass roof structure.

Revisions to the approved design include the removal of the existing center portico to reduce the cost of repairs. The door located in this area is an emergency exit only. I am attaching existing photos of the damage, existing conditions and updated drawings.

The porticos on the two corners will remain to keep a balanced elevation. The east covered entryway with the new entrance portal (skinned in Nichiha architectural wall panels) will remain and define the retail entrance. The canopy at the entrance portal will be a pre-manufactured aluminum canopy in lieu of the Kalwall system. The updated porticos (to remain) will include new roofing, structural repairs/replacement, updated stucco finish and new paint. The existing stucco will be painted to create a cohesive façade. We have not made any revision to the previously approved colors.

With regard to the conditions within the approved design:

1. The red panels along the existing porticos were replaced with stucco. The Nichiha panels will be located on the new portal only.
2. The height of the fascia along the porticos were reduced.
3. The stucco on the existing porticos will match the building.
4. A note has been added for new standing seam metal roofing to match the (green) existing faux copper roof.
5. The existing sidewalk will be replaced at the visitor entrance sidewalk to a complementary element. We have increased the sidewalk replacement to cover all areas where the existing sidewalk is disturbed to avoid a patchy look.
6. We have provided an exterior lighting plan. All exterior lighting will be 3,000K. I have clouded K2 (recessed fixtures) and GRI (in ground up lights) on the electrical sheets. The sign lights (SP-1) has been removed from the scope of work. Final signage and sign lighting will be submitted by others.

This application is accompanied by all required information. We trust that you and members of the Design Review Board will find our presentation acceptable and along with our clients, we look forward to working you on this project. Please call if you have any questions or if additional information is required.

Thanks so much,



Gretchen O Callejas, AIA
Project Architect
Felder & Associates

Cc: Owner, Design Team, File

Attachments:

- Application
- DRB – Notice of Action
- Photos of Existing Conditions
- Architectural Drawings of Proposed Changes



**THE TOWN OF HILTON HEAD ISLAND
DESIGN REVIEW BOARD – NOTICE OF ACTION**

PROJECT NAME: Hargray Bldg. **PROJECT #:** DRB-002572-2018
PROJECT ADDRESS: 862 William Hilton Parkway
CATEGORY: Alteration/Addition
ACTION DATE: November 13, 2018 **NOTICE DATE:** November 16, 2018
APPLICANT/AGENT: Gretchen Callejas, Felder & Associates
2514 Abercorn Street, Suite 110
Savannah, GA 31401
Email: gretchen@felderassociates.net

On the above meeting date your Application received the following action:

- APPROVED AS SUBMITTED**
 APPROVED WITH THE SPECIFIC CONDITIONS LISTED BELOW
 DENIED
 WITHDRAWN AT THE APPLICANTS REQUEST

1. Replace the red panels with stucco on the non-visitor entrances.
2. Reduce the height of the face on the side porticos to match what comes off the front entrance.
3. Make those porticos stucco to match the building.
4. The standing seam metal roof shall be green to match the existing lower roof.
5. Replace the visitor entrance sidewalk to a complementary element.
6. Provide an exterior lighting plan.
7. All conditions shall be submitted to Staff for review and approval.

PURSUANT TO LMO 16-2-103-I.7, THIS APPROVAL WILL EXPIRE ONE YEAR FROM THE DATE OF THIS NOTICE UNLESS A DEVELOPMENT PLAN (SEE LMO 16-2-103.G) OR SMALL RESIDENTIAL DEVELOPMENT (SEE LMO 16-2-103.H) IS APPROVED OR, WHERE DEVELOPMENT PLAN REVIEW OR SMALL RESIDENTIAL DEVELOPMENT REVIEW IS NOT REQUIRED, THE APPROVED ACTIVITY IS COMPLETED. YOU HAVE THE RIGHT TO APPEAL THIS DECISION TO CIRCUIT COURT IN ACCORDANCE WITH LMO 16-2-103-I.4.c.ii.

NOTICE: APPROVAL BY THE DESIGN REVIEW BOARD MAY NOT CONSTITUTE AUTHORITY TO PROCEED. PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 843-341-4757 TO FIND OUT IF OTHER APPROVALS OR PERMITS ARE REQUIRED FROM THE DEVELOPMENT REVIEW AND ZONING, BUILDING, OR ENGINEERING DIVISIONS.

BY:  _____, Urban Designer







REINFORCED CONCRETO
CAUTION
REINFORCED CONCRETO
REINFORCED CONCRETO
CAUTION
REINFORCED CONCRETO

REAL UNLIMITED
UNREAL SAVINGS

cricket
wireless



REAL UNLIM
UNREAL SALES

CAUTION
UNSAFE SURFACE

EXTERIOR MODIFICATIONS TO HARGRAY RETAIL BUILDING 'A'

862 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29928



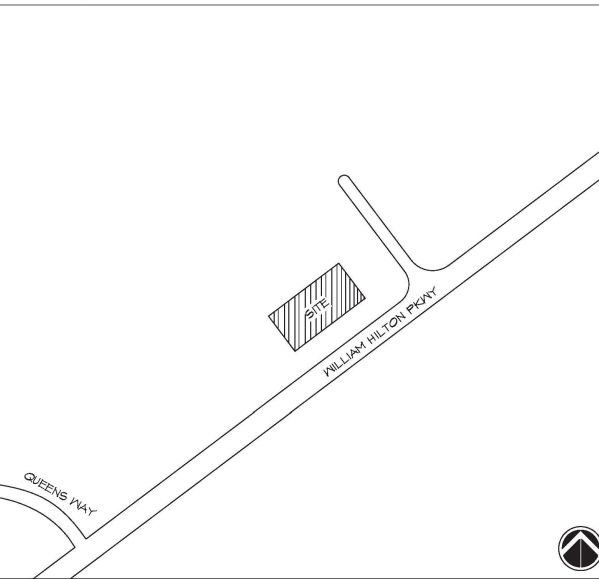
CODE REVIEW DATA

PROPERTY ADDRESS	862 WILLIAM HILTON PARKWAY HILTON HEAD ISLAND, SC 29928		
PROPERTY PIN #	R550-011-000-153-0000		
ZONING DISTRICT	LC		
PARKING REQUIREMENTS	EXISTING TO REMAIN		
GROSS PROJECT AREA	NO NEW S.F.		
APPLICABLE CODES	2015 INTERNATIONAL RESIDENTIAL CODE 2015 INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL FIRE CODE 2015 INTERNATIONAL PLUMBING CODE 2015 INTERNATIONAL MECHANICAL CODE 2015 INTERNATIONAL FUEL GAS CODE 2004 INTERNATIONAL ENERGY CODE 2017 ANSI A 117.1 (ACCESSIBILITY CODE) 2017 NATIONAL ELECTRIC CODE		
OCCUPANCY CLASSIFICATION	MERCANTILE / BUSINESS		
SPECIAL INSPECTIONS REQUIRED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A		
TYPE OF CONSTRUCTION	ALLOWABLE: 40' 3T PROVIDED: 2 (B) / 1(M) MAX. ALLOWABLE HEIGHT: 40' MAX. ALLOWABLE STORIES: 2 (B) / 1(M) MAX. ALLOWABLE AREA/FLOOR: 9,000 4,500		
OCCUPANCY REQUIREMENTS	SQ. FOOTAGE NET PER FLR X FLRS TOTAL EXTERIOR ONLY		
CONSTRUCTION REQUIREMENTS	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A		
SPRINKLERED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A		
BUILDING DESIGN WIND LOAD	142 MPH		
FIRE SEPARATION FIRE RATINGS	RESISTANCE HOURS	UL #	SEPARATION HOURS
UNIT SEPARATION WALLS	0		
BEARING WALLS (EXTERIOR)	0		
BEARING WALLS (INTERIOR)	0		
CORRIDOR WALLS	0		
STRUCTURAL BEAMS	0		
STRUCTURAL COLUMNS	0		
FLOOR/CEILING ASSEMBLY	0		
ROOF ASSEMBLY	0		
MEANS OF EGRESS	PER BUILDING:	2 (5 PROVIDED)	
	PER FLOOR:	2 (2 PROVIDED MIN.)	
PER ROOM (> 50 OCCUPANTS)	N/A		
HORIZONTAL EXITS	N/A		
EXIT WIDTHS	44"		
TRAVEL DISTANCE TO EXIT	MAX. ALLOWED	200'	
	MAX. PROVIDED	81' +/-	
DEAD END CORRIDOR	MAX. DIST. ALLOWED	20'	
	MAX. DIST. PROVIDED	NONE	
UNITS OF EGRESS	REQ.: .2 / PERSON (HORIZ) -	.3 / PERSON (VERT.)	
	PROVIDED: 196		
FIRE PROTECTION SYSTEM (ALARM PROVIDED)	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> EXISTING		
SMOKE SEPARATION / DRAFTSTOPPING	REQUIRED: N/A	PROVIDED: N/A	
ATTIC VENTILATION REQUIRED	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
	<input type="checkbox"/> PASSIVE <input type="checkbox"/> MECHANICAL <input checked="" type="checkbox"/> N/A		
HIGH IMPACT GLAZING	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
SEISMIC CLASSIFICATION OF SITE	B		
RISK CATEGORY	II		
INTERIOR FINISHES	EXITS	EXIT ACCESS	OTHER SPACES FLOORING CLASS II
	A	B	C

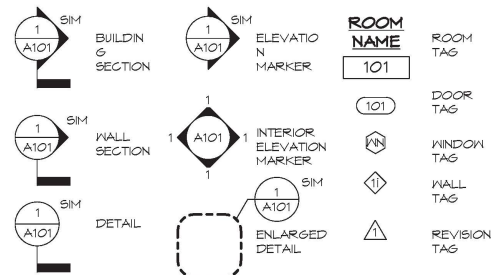
PROJECT CONSULTANTS

OWNER HARGRAY COMMUNICATIONS GROUP 104 BLUFFTON RD. BLUFFTON, SC 29910 TEL: 843.815.1607 CONTACT: JONATHAN MULLEN jonathan.mullen@tc.hargray.com	MECHANICAL DULOHERY WEEKS 7402 HODGSON MEMORIAL DRIVE, SUITE 100 SAVANNAH, GA 31406 TEL: 912.955.0235 CONTACT: BEN NEWKIRK, P.E. bnewkirk@dulohery.com
ARCHITECT FELDER & ASSOCIATES, LLC 2514 ABERCORN ST., SUITE 110 SAVANNAH, GA 31401 TEL: 912.777.3979 CONTACT: GRETCHEN CALLEJAS gretchen@felderassociates.net	ELECTRICAL DULOHERY WEEKS 7402 HODGSON MEMORIAL DRIVE, SUITE 100 SAVANNAH, GA 31406 TEL: 912.955.0235 CONTACT: BRIAN NEWLAND, P.E. bnewland@dulohery.com
STRUCTURAL (IF REQUIRED) THARPE ENGINEERING GROUP 321 N. CONGRESS ST., SUITE 307C SAVANNAH, GA 31401 TEL: 912.944.1603 CONTACT: BRIAN K. SAPP, PE bsapp@tharpeengineering.com	PLUMBING DULOHERY WEEKS 7402 HODGSON MEMORIAL DRIVE, SUITE 100 SAVANNAH, GA 31406 TEL: 912.955.0235 CONTACT: BEN NEWKIRK, P.E. bnewkirk@dulohery.com

STREET MAP



SYMBOLS



GENERAL NOTES

- FELDER & ASSOCIATES IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THESE CONSTRUCTION DOCUMENTS. INCLUDING ANY MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE. THE ABOVE NAMED COMPANY AND ARCHITECT OF RECORD ARE NOT LIABLE FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL TRADES. DO NOT DISTRIBUTE PARTIAL SETS OF DRAWINGS OR SPECIFICATIONS. INFORMATION AFFECTING THE WORK OF OTHER TRADES MAY BE COVERED ON OTHER DRAWING SHEETS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. ALL WORK REQUIRING MEASURING SHALL BE DONE ACCORDING TO FIGURES ON DRAWINGS AND NOT SCALED FROM DRAWINGS. THE ARCHITECT SHALL FURNISH ANY MISSING DIMENSIONS UPON REQUEST.
- ALL WORK SHALL CONFORM TO PREVAILING CODES, ORDINANCES AND REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION AND SHALL PAY ALL APPLICABLE FEES.

ABBREVIATIONS

ACPS	ACOUSTICAL PANEL CEILING SYSTEM	JT	JOINT
AB	ABOVE	LAM	LAMINATE
ABV	ADJUSTABLE	LAV	LAVATORY
ADJ	ADJUSTABLE	LL	LIVE LOAD
AFF	ADJUSTABLE	LT	LIGHT
A/C	AIR CONDITIONING	LT	LINEN
AHU	AIR HANDLING UNIT	MAX	MAXIMUM
ALUM	ALUMINUM	MECH	MECHANICAL
ALT	ALTERNATE	MED	MEDIUM
APPL	APPLIANCE	MEMBR	MEMBRANE
APPROX	APPROXIMATE	MFR	MANUFACTURER
ARCH	ARCHITECT	MICRO	MICROFILM
ASBO	AS SELECTED BY OWNER	MIN	MINIMUM
BD	BOARD	MISC	MISCELLANEOUS
BF	BIFOLD	MO	MASONRY OPENING
BTUM	BITUMINOUS	MSL	MEAN SEA LEVEL
BUILDG	BUILDING	MTD	MOUNTED
BRG	BEARING	MUL	MULLION
BTWN	BETWEEN	N/A	NOT APPLICABLE
BLV	BEVELED	MIC	NOT IN CONTRACT
CAB	CABINET	NOM	NOMINAL
CANT	CANTILEVER	MTS	NOT TO SCALE
C/G	CENTER TO CENTER	OC	ON CENTER
CEN	CENTER	OPNG	OPENING
CJ	CONTROL JOINT	OSB	ORIENTED STRAND BOARD
CL	CENTERLINE	PERF	PERFORATED
CLG	CEILING	PL	PLATE
CMU	CONCRETE MASONRY UNIT	FLAM	PARALLAM
CO	CASED OPENING	PL LAM	PLASTIC LAMINATE
COL	COLUMN	PNL	PANEL
CONC	CONCRETE	PNTD	PAINTED
CONT	CONTINUOUS	FR	FAIR
CT	CERAMIC TILE	FR	PRESURE TREATED
CTR	CENTER	PVMT	PAVEMENT
CU	CONDENSOR UNIT	FLYWD	PLYWOOD
DBL	DOUBLE	PDR	POWDER ROOM
DEMO	DEMOLISH	R	RISER
DH	DOUBLE HUNG	R4S	ROD & SHELF
DIA	DIAMETER	R4G	RETURN AIR GRILL
DM	DIMENSION	REF	REFRIGERATOR
DIST	DISTANCE	REIN	REINFORCEMENT
DN	DOWN	REQD	REQUIRED
DR	DOOR	RM	ROOM
DW	DISHWASHER	RS	ROUGH SAVIN
DWG	DRAWING	RV	RIDGE VENT
DWR	DRAWER	SCHED	SCHEDULE
EA	EACH	SECT	SECTION
ELEV	ELEVATION	SF	SQUARE FEET
ELEC	ELECTRICAL	SH	SHELF
EMBED	EMBEDMENT	SIM	SIMILAR
EQ	EQUAL	SPEC	SPECIFICATION
EQUIP	EQUIPMENT	SQ	SQUARE
ETR	EXISTING TO REMAIN	STD	STANDARD
EXT	EXTERIOR	SS	STAINLESS STEEL
FD	FLOOR DRAIN	STC	SOUND TRANS. CLASS
FF	FINISH FLOOR	STL	STEEL
FFE	FINISH FLOOR ELEV.	STOR	STORAGE
FIN	FINISH	STRUCT	STRUCTURAL
FIXT	FIXTURE	SUSP	SUSPENDED
FLOR	FLORESCENT FLOOR	SYS	SYSTEM
FOB	FACE OF BLOCK	TBD	TO BE DETERMINED
FOS	FACE OF STUDS	TBM	TOP OF BENCH MARK
FT	FEET	TBS	TO BE SELECTED
FTG	FOOTING	TDL	TRUE DIVIDED LITE
GA	GAUGE	TR	TREAD
GALV	GALVANIZED	T&G	TONGUE & GROOVE
GL	GLASS	TEL	TELEPHONE
GYP	GYPSONUM	TEMP	TEMPORARY
HB	HOSE BIBB	THK	THICKNESS
HDR	HEADER	TJI	TRUSS JOIST, 1 JOIST
HDN	HARDWARE	TRTD	TREATED
HDND	HARDWOOD	TV	TELEVISION
HORIZ	HORIZONTAL	TYP	TYPICAL
HR	HANDRAIL	UN	UNDER COUNTER
HT	HEIGHT	UNFIN	UNFINISHED
IN	INCH	VB	VAPOR BARRIER
INCL	INCLUDE	VERT	VERTICAL
INSUL	INSULATION	W/D	WASHER/DRYER
INT	INTERIOR	WD	WOOD
JST	JOIST	WH	WATER HEATER

SCHEDULE OF DRAWINGS

TITLE SHEET	REVISED	ADDED TO SET
T1.1		
CIVIL		
A61.1		
STRUCTURAL		
S0.1		
S0.2		
S1.0		
S1.1		
S2.1		
S2.2		
ARCHITECTURAL		
D1.1		
A1.1		
A1.3		
A3.0		
A3.1		
A3.1b		
A3.2		
A5.2		
ELECTRICAL		
E1.0		
E5.0		

FELDER & ASSOCIATES
ARCHITECTS
INTERIOR DESIGN

2514 ABERCORN STREET
SUITE 110
SAVANNAH, GA 31401
912.777.3979

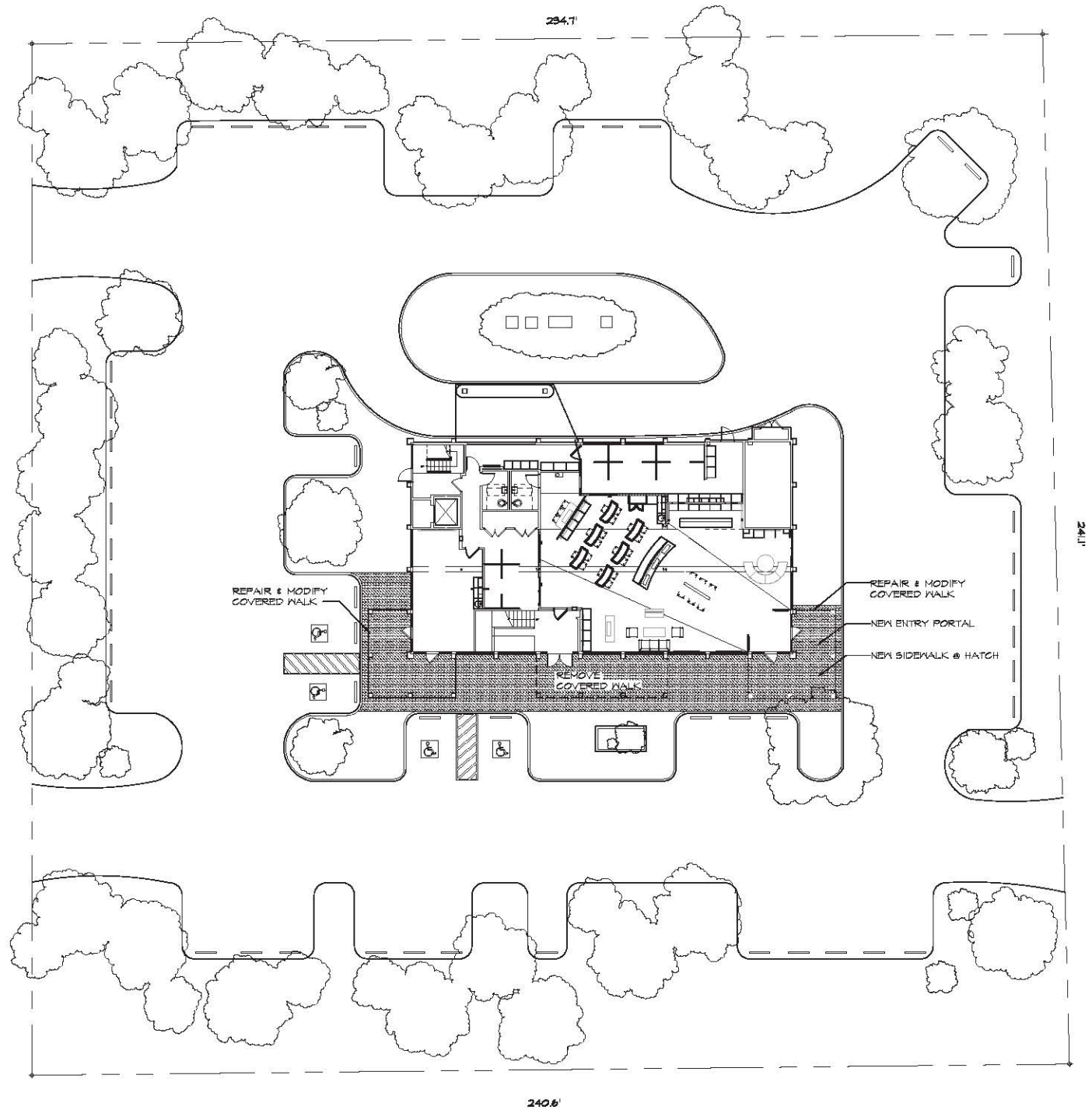
EXTERIOR MODIFICATIONS TO
HARGRAY RETAIL BUILDING 'A'
862 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29928

REVISIONS	DESCRIPTION
ADDL DATE	PERMIT REV.
1	10.03.18

ISSUED FOR CONSTRUCTION
1.29.19

JOB NO: 18.013
ISSUE DATE: 1.29.19
DRAWN: CAT

T1.1



AS1.1 ARCHITECTURAL SITE PLAN -
SCALE: 1/16"=1'-0"



2514 ABERCORN ST.
SUITE 110
SAVANNAH GA 31401
(912) 777-3979

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EXTERIOR MODIFICATIONS TO
HARGRAY RETAIL BUILDING "A"
862 WILLIAM HILTON PKWY
HILTON HEAD ISLAND, SC 29928

REVISIONS
ARCHITECTURAL
SITE PLAN - PROPOSED

ISSUED FOR REVIEW
1.29.19
JOB NO: 18.013
ISSUE DATE: 1.29.19
DRAWN: AJ

AS1.1

STRUCTURAL DESIGN CRITERIA

BUILDING CODE
2015 INTERNATIONAL BUILDING CODE (IBC)

DEAD LOAD

DESIGN DEAD LOAD TABLE	
CONSTRUCTION	DEAD LOAD
EXTERIOR ROOF	5 PSF

FLOOR LIVE LOAD

NOT APPLICABLE

ROOF LIVE LOAD

ROOF LIVE LOAD TABLE		
ROOF TYPE	UNIFORM LIVE LOADING	CONCENTRATED LIVE LOADING
ORDINARY FLAT AND PITCHED ROOF	20 PSF	300 LBS

ROOF SNOW LOAD DATA

GROUND SNOW LOAD, $p_g = 0$ PSF

WIND DESIGN DATA

ULTIMATE DESIGN WIND SPEED, $V_{ult} = 142$ MPH
NOMINAL DESIGN WIND SPEED, $V_{nom} = 110$ MPH
RISK CATEGORY = II
WIND EXPOSURE = C
INTERNAL PRESSURE COEFFICIENT, $(C_{pi}) = 0.00$ (OPEN)
COMPONENTS AND CLADDING ULTIMATE WIND PRESSURES = 25.4 PSF / -53.9 PSF

EARTHQUAKE DESIGN DATA

RISK CATEGORY = II
SEISMIC IMPORTANCE FACTOR, $I_e = 1.00$
SITE CLASS = D
 $S_s = 0.399g$
 $S_1 = 0.143g$
 $S_m = 0.394g$
 $S_w = 0.212g$
 $T_L = 8$ sec
SEISMIC DESIGN CATEGORY = C (PERMITTED FROM S_{ms} ALONE PER ASCE7-10 SECTION 11.6)

SEISMIC FORCE RESISTING SYSTEM

SEISMIC FORCE RESISTING SYSTEM	DETAILING SECTION	R	Ω	C_u	h_n LIMIT
H STEEL SYSTEMS NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE	14.1	3	3	3	SDC C = NL

RESPONSE MODIFICATION COEFFICIENT, $R = 3$
ANALYSIS PROCEDURE UTILIZED = EQUIVALENT LATERAL FORCE PROCEDURE (ASCE 7-10 12.8)
SEISMIC RESPONSE COEFFICIENT, $C_s = 0.131$
SEISMIC BASE SHEAR, $V = 1.4$ KIPS

GEOTECHNICAL INFORMATION

PROJECT GEOTECHNICAL REPORT = PRESUMPTIVE VALUES PER IBC 2012 TABLE 1806.2
ALLOWABLE VERTICAL BEARING PRESSURE = 1,500 PSF
ALLOWABLE LATERAL BEARING PRESSURE = 100 PSF/FT BELOW NATURAL GRADE
FOOTING-SOIL COEFFICIENT OF FRICTION = 0.10

FLOOD DESIGN DATA

FLOOD ZONE = A7

SPECIAL LOADS

NOT APPLICABLE

GENERAL REQUIREMENTS

- THE INTENT OF THESE DRAWINGS IS TO SHOW ALL ITEMS NECESSARY TO COMPLETE THE STRUCTURE. FOR ITEMS, METHODS AND/OR MATERIALS NOT SHOWN, THE MINIMUM REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE SHALL GOVERN, AS AMENDED BY THE STATE AND LOCAL GOVERNING AGENCIES OF THE PROJECT LOCATION.
- ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE PROVIDED.
- ANY WORK NOT PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER, ARCHITECT OR ENGINEER.
- DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS SHALL GOVERN CONSTRUCTION. THE CONTRACTOR SHALL VERIFY DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS AND THE SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE ENGINEER SO THAT CLARIFICATION CAN BE PROVIDED.
- THE STRUCTURAL CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OR SEQUENCE OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. THE STRUCTURAL ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES AND SEQUENCES FOR THE PROCEDURE OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERETO. (NO RISK OBSERVATION VISITS TO THE SITE INCLUDE INSPECTION OF THESE ITEMS), THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SCAFFOLDING, BRACING AND SHORING.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.
- WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL CONTRACTOR NOTES AND SPECIFICATIONS, THE REQUIREMENTS SHALL GOVERN.
- ANY DELEGATED ENGINEERING DESIGN TO BE PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL MEET THE CRITERIA HEREIN, AND SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN THE STATE OF THE PROJECT.
- ALTERNATE PRODUCTS OF SIMILAR STRENGTH, NATURE AND FORM FOR SPECIFIED ITEMS MAY BE SUBMITTED WITH ADEQUATE TECHNICAL DOCUMENTATION TO THE ARCHITECT/ENGINEER FOR REVIEW. ALTERNATE MATERIALS THAT ARE SUBMITTED WITHOUT ADEQUATE TECHNICAL DOCUMENTATION OR THAT SIGNIFICANTLY DEVIATE FROM THE DESIGN INTENT OF MATERIALS SPECIFIED MAY BE RETURNED WITHOUT REVIEW.
- NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED OR OTHERWISE REDUCED IN STRENGTH UNLESS APPROVED BY THE STRUCTURAL ENGINEER.
- DESIGNER METALS MUST BE SHIP COATING SUCH AS ECKO PROSDIN COATING OR APPROVED EQUIVALENT OR RENEWABLE GASKET MATERIAL TO PREVENT GALVANIC ACTION.
- ELECTRONIC DRAWING FILES WILL NOT BE PROVIDED TO THE CONTRACTOR REPRODUCTION OF STRUCTURAL DRAWINGS FOR SHOP DRAWINGS IS NOT PERMITTED.
- REVISIONS OF SUBMITTALS OR SHOP DRAWINGS BY THE DESIGN PROFESSIONAL DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW TO REVIEW AND CHECK ALL SUBMITTALS AND SHOP DRAWINGS BEFORE SUBMISSION TO THE DESIGN PROFESSIONAL. CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATIONS OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACTOR DOCUMENTS.
- STRUCTURAL DESIGN PROFESSIONAL IS NOT RESPONSIBLE FOR THE DESIGN OF STEEL STAIRS, HANDRAILS, CURTAIN WALL WINDOW WALL SYSTEMS, COLD-FORMED METAL FRAMING, OR OTHER SYSTEMS NOT SHOWN IN THE STRUCTURAL DOCUMENTS. SUCH SYSTEMS SHALL BE DESIGNED, FURNISHED, AND INSTALLED AS REQUIRED BY OTHER PORTIONS OF THE CONTRACT DOCUMENTS.
- STANDARDS REFERENCED HEREIN SHALL BE TAKEN FROM THE BUILDING CODE INDICATED ON THE STRUCTURAL NOTES.

STRUCTURAL SPECIAL INSPECTIONS

- SPECIAL STRUCTURAL TESTS AND INSPECTIONS SHALL BE PERFORMED ON THIS PROJECT IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE (IBC). THE FOLLOWING DOCUMENTS HAVE BEEN PREPARED FOR THIS PROJECT AS A PART OF THESE CONSTRUCTION DOCUMENTS:
 - STATEMENT OF SPECIAL INSPECTIONS
 - SCHEDULE OF SPECIAL INSPECTIONS
 - STATEMENT OF SPECIAL INSPECTIONS REQUIREMENTS FOR WIND RESISTANCE
 - STATEMENT OF SPECIAL INSPECTIONS REQUIREMENTS FOR SEISMIC RESISTANCE
- SPECIAL STRUCTURAL TESTS AND INSPECTIONS SHALL BE PERFORMED BY AN AGENCY SELECTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER OF RECORD. THE AGENCY SHALL MEET ALL THE REQUIREMENTS FOR APPROVAL INDICATED IN IBC SECTION 1703.1. SPECIAL INSPECTORS SHALL BE QUALIFIED PERSONS WHO SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION. THE CONTRACTOR SHALL COORDINATE THE INSPECTION SERVICES IN ACCORDANCE WITH THE PROGRESS OF THE WORK. THE CONTRACTOR SHALL PROVIDE SUFFICIENT NOTICE TO THE INSPECTOR TO ALLOW PROPER SCHEDULING OF PERSONNEL.
- ALL REPORTS AND SHOP CERTIFICATION OF SPECIAL INSPECTIONS TO BE PERFORMED ON THE PREMISES OF A FABRICATOR'S SHOP SHALL BE SUBMITTED TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING THESE REPORTS TO THE SPECIAL INSPECTOR, THE ARCHITECT, AND THE ENGINEER OF RECORD IN A TIMELY MANNER.
- THE COSTS OF THE SPECIAL INSPECTOR'S SERVICES SHALL BE PAID FOR BY THE OWNER. SPECIAL INSPECTIONS REPORTS AND A FINAL REPORT IN ACCORDANCE WITH IBC SECTION 1704.2 SHALL BE SUBMITTED TO THE BUILDING OFFICIAL PRIOR TO THE TIME THAT PHASE OF THE WORK IS APPROVED FOR OCCUPANCY.
- REPORTS SHALL INDICATE THAT THE WORK WAS PERFORMED AND CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. WORK NOT IN CONFORMANCE SHALL BE IDENTIFIED IN THE REPORT AND SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR.
- A FINAL REPORT OF INSPECTIONS DOCUMENTING REQUIRED SPECIAL INSPECTIONS, INCLUDING ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL, THE ARCHITECT, AND THE ENGINEER OF RECORD PRIOR TO COMPLETION OF THE STRUCTURAL SYSTEMS BUT AT A FREQUENCY NOT TO EXCEED 60 DAYS.

REQUIRED SUBMITTALS

SECTION	SUBMITTAL TYPE	SUBMITTAL DESCRIPTION
03- CONCRETE	ACTION	a. PRODUCT DATA
		b. DESIGN MIXTURES
		c. STEEL REINFORCEMENT SHOP DRAWINGS
		d. FLOOR SURFACE FLATNESS/LEVELNESS MEASUREMENTS
033000: CAST-IN-PLACE CONCRETE	INFORMATIONAL	a. MATERIAL CERTIFICATES
		b. MATERIAL TEST REPORTS
		c. FORMWORK SHOP DRAWINGS
		d. FLOOR SURFACE FLATNESS/LEVELNESS MEASUREMENTS
05- METALS	ACTION	a. PRODUCT DATA
		b. SHOP DRAWINGS
		c. MILL TEST REPORTS
		d. SOURCE QUALITY CONTROL REPORTS
051200: STRUCTURAL STEEL FRAMING	INFORMATIONAL	a. PRODUCT DATA
		b. WELDING CERTIFICATES
		c. MILL TEST REPORTS
		d. SOURCE QUALITY CONTROL REPORTS
054000: COLD-FORMED METAL FRAMING	ACTION	a. PRODUCT DATA
		b. SHOP DRAWINGS
		c. DELEGATED-DESIGN SUBMITTAL
		d. RESEARCH REPORTS
06- WOOD, PLASTICS, COMPOSITES	ACTION	a. PRODUCT DATA
		b. SHOP DRAWINGS
		c. DELEGATED-DESIGN SUBMITTAL
		d. RESEARCH REPORTS
061600: SHEATHING	INFORMATIONAL	a. PRODUCT DATA
		b. EVALUATION REPORTS

EXISTING CONDITIONS

- BECAUSE EXISTING STRUCTURAL DRAWINGS ARE NOT AVAILABLE OR UNVERIFIED, THE DESIGN IS BASED ON BASIC FIELD MEASUREMENTS AND ASSUMED CONDITIONS. AS SUCH, THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS THAT MAY AFFECT THE STRUCTURAL DESIGN. IF ANY DEVIATIONS ARE DISCOVERED BETWEEN ACTUAL CONDITIONS AND THE CONDITIONS SHOWN ON THE STRUCTURAL DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY. AS MODIFICATIONS MAY BE REQUIRED.
 - PLAN DIMENSIONS
 - CONSTRUCTION MATERIALS
 - ROOF ELEVATIONS
 - SPAN DIRECTIONS
 - FRAMING AND COLUMN SIZES
 - BEARING CONDITIONS
 - FOUNDATION ELEVATIONS
- CONTRACTOR SHALL CONTACT ARCHITECT AND ENGINEER OF SIGNIFICANT DECAY, SPALLS, CORROSION, OR ANY DEFECT OF EXISTING STRUCTURAL MEMBERS AND CONNECTIONS.

ALTERATIONS

- ALTERATIONS TO ANY EXISTING STRUCTURE SHALL COMPLY WITH THE BUILDING CODE REQUIREMENTS FOR NEW CONSTRUCTION.
- ALTERATIONS TO THE EXISTING STRUCTURE SHALL MAKE THE EXISTING STRUCTURE NO LESS CONFORMING WITH BUILDING CODE PROVISIONS THAN PRIOR TO THE ALTERATION.
- FOR ANY ALTERATION OF THE EXISTING STRUCTURE IN FLOOD HAZARD AREAS THAT CONSTITUTES SUBSTANTIAL IMPROVEMENT COST GREATER THAN 50% OF PRIOR MARKET VALUE, THE EXISTING STRUCTURE SHALL BE MADE TO COMPLY WITH THE FLOOD DESIGN REQUIREMENTS FOR NEW CONSTRUCTION AND ALL ASPECTS OF THE EXISTING STRUCTURE SHALL BE BROUGHT INTO COMPLIANCE WITH THE BUILDING CODE REQUIREMENTS FOR NEW CONSTRUCTION FOR FLOOD DESIGN.
- ANY EXISTING GRAVITY LOAD-CARRYING STRUCTURAL ELEMENT FOR WHICH ALTERATIONS CAUSE AN INCREASE IN GRAVITY DESIGN LOAD OF MORE THAN 5% SHALL BE STRENGTHENED, SUPPLEMENTED, REPLACED OR OTHERWISE ALTERED AS REQUIRED TO CARRY THE GRAVITY LOAD INCREASE TO COMPLY WITH THE BUILDING CODE REQUIREMENTS FOR NEW CONSTRUCTION.
- FOR ANY ALTERATION THAT EFFECTS THE LATERAL LOAD IMPACT, THE EXISTING STRUCTURE SHALL BE MADE TO COMPLY WITH THE WIND AND SEISMIC DESIGN REQUIREMENTS FOR NEW CONSTRUCTION UNLESS THE LATERAL LOAD IMPACT FROM THE ALTERATIONS IS LESS THAN 10% FROM THE ORIGINAL CONSTRUCTION.

SUBGRADE PREPARATION

- EXPOSED SOILS SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY (#STM D-1557).

FOUNDATIONS

- IN ABSENCE OF A PROJECT GEOTECHNICAL REPORT, THE FOUNDATION IS DESIGNED BASED UPON PRESUMPTIVE LOAD-BEARING VALUES OF IBC TABLE 1806.2. THE GEOTECHNICAL ENGINEER SHALL BE OBTAINED BY THE CONTRACTOR TO VERIFY THE SUITABILITY OF SHALLOW FOUNDATIONS. THE SOIL PRESSURE NOTES BELOW SHALL ALSO BE CONFIRMED BY FIELD TESTING USING A DYNAMIC CONE PENETROMETER TEST (#STM ST7-300) AT EACH COLUMN FOUNDATION EXCAVATION AND 25 FEET MAXIMUM SPACING ON WALL FOOTING AND THICKENED SLAB EXCAVATIONS.
- SOIL PRESSURES USED FOR FOUNDATION DESIGN:
 - ALLOWABLE BEARING PRESSURE = 1500 PSF
 - ALLOWABLE PASSIVE PRESSURE = 100 PCF
- ALL FOUNDATIONS SHALL BE PLACED ON COMPACTED SUBGRADE. SEE SUBGRADE PREPARATION NOTES.
- THE BOTTOM OF ALL EXTERIOR FOUNDATIONS SHALL BE A MINIMUM OF 18 INCHES BELOW FINISHED GRADE UNLESS NOTED OTHERWISE.
- REMOVE ALL WATER-SOFTENED SOILS FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE. FILL REMAINING VOIDS WITH ADDITIONAL CONCRETE.
- ALL FOUNDATION REINFORCEMENT SHALL BE PROPERLY TIED IN PLACE PRIOR TO PLACEMENT OF CONCRETE.
- WHERE FINISHED GRADES DIFFER ON OPPOSITE SIDES OF FOUNDATION WALLS, PROVIDE TEMPORARY BRACING TO PREVENT LATERAL MOVEMENT UNTIL ALL ADJACENT FILL, COMPACTION, FLOOR SLABS, AND FRAMING AT NEXT LEVEL HAS BEEN COMPLETED.
- WHERE GRAVITY PLUMBING LINES OCCUR BELOW TOP OF WALL FOOTING, STEP FOOTING DOWN TO PROVIDE CLEARANCES INDICATED ON DETAIL "WALL FOOTING DETAILS - INTERFERENCE OFFSET AT GRAVITY SEWER" UNLESS OTHERWISE SPECIFIED. COORDINATE WITH PLUMBING DRAWINGS FOR LOCATIONS, SIZES, AND INVERTS.

CAST-IN-PLACE CONCRETE

- ALL CAST-IN-PLACE CONCRETE CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING ACI PUBLICATIONS:
 - ACI 301-10 - GENERAL CONSTRUCTION REQUIREMENTS
 - ACI 117-10 - TOLERANCES FOR CONCRETE CONSTRUCTION
- CONCRETE SHALL BE NORMAL WEIGHT (145 PCF) WITH MIXES MEETING THE FOLLOWING CRITERIA:
 - FOUNDATION ELEMENTS & SLAB ON GRADE
 - MINIMUM 28-DAY COMPRESSIVE STRENGTH = 3000 PSI
 - COARSE AGGREGATE SIZE = #56 STONE
 - MAXIMUM WATER-TO-CEMENT RATIO = 0.50
 - SUMP LIMIT = 3 INCHES (6 INCH)
 - AIR CONTENT = 4.5% (4-15%)
 - ACCEPTABLE CEMENTitious MATERIALS:
 - PORTLAND CEMENT - ASTM C 150, TYPE II
 - FLY ASH - ASTM C 618
 - SLAG CEMENT - ASTM C 99
 - BLENDED HYDRAULIC CEMENT - ASTM C 595, TYPE IS OR TYPE IP
 - ALL EXPOSED CONCRETE EDGES SHALL HAVE A 3/4-INCH CHAMFER.
 - OPENINGS, POCKETS, ETC., LARGER THAN 6" SHALL NOT BE PLACED IN CONCRETE SLABS, DECKS, WALLS, UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., LARGER THAN 6" NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS. FOR ANY FURTHER RESTRICTIONS ON OPENINGS IN STRUCTURAL ELEMENTS, SEE APPLICABLE SECTIONS BELOW.
 - REBAR LARGER THAN 1/2" DIAMETER SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHEN WHERE SPECIFICALLY APPROVED. NO CONDUITS SHALL BE PLACED IN CONCRETE FILL OVER METAL DECKING.
 - REQUIRED CAST-IN-PLACE CONCRETE SUBMITTALS TO ENGINEER:
 - PRODUCT DATA - SUBMIT TECHNICAL PRODUCT DATA FOR ANY ADMIXTURES OR CONCRETE-RELATED CONSTRUCTION PRODUCTS.
 - DESIGN MIXTURES - THE FOLLOWING ITEMS ARE REQUIRED:
 - MIX IDENTIFICATION BY MEANS OF CLASS OR LOCATION WHERE MIX WILL BE USED.
 - STRENGTH OF CONCRETE
 - TARGET SLUMP, WATER-TO-CEMENT RATIO, DENSITY, AND AIR CONTENT.
 - LIST OF ALL MATERIALS, ADMIXTURES, AND ADDITIVES ALONG WITH THEIR PROPORTIONS.
 - NOMINAL MAXIMUM AGGREGATE SIZE AND COMBINED AGGREGATE GRADATION.
 - CALCULATIONS AND TEST RESULTS REQUIRED BY ACI 318-14 CHAPTER 26.
 - TEST RESULTS OF TOTAL CHLORIDE CONTENT.
 - INFORMATION ON CONCRETE MATERIALS AS PER ACI 301-14 SECTION 26.4.
 - TEST RESULTS PER ASTM C 33, INCLUDING THE CLEANNESS VALUE, SAND EQUIVALENT, AND ALKALI-SILICA REACTIVITY (ASR) POTENTIAL AND MITIGATION, IF REQUIRED.
 - MILL CERTIFICATE FOR THE CEMENT INDICATING THE SOURCE OF THE CEMENT AND COMPLIANCE WITH THE PROJECT SPECIFICATION.
 - MILL ANALYSIS FOR SUPPLEMENTARY CEMENTitious MATERIALS (INCLUDING FLY ASH AND SLAG CEMENT) AND AGGREGATES FROM THE MANUFACTURER.
 - CERTIFICATION BY THE MANUFACTURERS THAT MIXTURES CONFORM TO THE SPECIFIED STANDARDS.
 - WHETHER MIX IS APPROPRIATE FOR PUMPING.
 - THERMAL CONTROL PLAN, INCLUDING HOT WEATHER AND COLD WEATHER PLACEMENT.

REINFORCING STEEL

- FABRICATING, PLACING, AND SUPPORTING REINFORCEMENT SHALL COMPLY WITH CRISIS MANUAL OF STANDARD PRACTICE.
- REINFORCING BARS SHALL BE ASTM A615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE.
- REINFORCING BARS IN WELDED CONDITIONS, WHERE PERMITTED, SHALL BE ASTM A106, DEFORMED.
- STEEL WELDED-WIRE REINFORCEMENTS SHALL BE ASTM A106 WITH 70 KSI MINIMUM YIELD STRENGTH.
- NO REINFORCEMENT SHALL BE FLAME-CUT OR BENT IN FIELD WITHOUT GUIDANCE FROM STRUCTURAL ENGINEER.
- REINFORCING STEEL SHALL HAVE COVER PROTECTION AS FOLLOWS:

CONCRETE COVER PROTECTION TABLE

CONDITION	MINIMUM COVER
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3 INCHES
CONCRETE EXPOSED TO EARTH OR WEATHER:	
WALL PANELS, SLABS, JOISTS	1 INCH
OTHER MEMBERS	1 1/2 INCHES
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLABS, WALLS, JOISTS	3/4 INCHES
BEAMS, COLUMNS	1 1/2 INCHES
PRIMARY REINFORCEMENT	1 1/2 INCHES
TIES, STIRRUPS, SPIRALS	1 INCH

POST-INSTALLED REBAR, ANCHORS, AND FASTENERS

- THE PRODUCTS BELOW ARE THE DESIGN BASIS FOR THIS PROJECT. PRODUCT DIAMETER AND EMBEDMENT SHALL BE AS SHOWN IN THE DETAILS. INSTALL PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS. CONTRACTOR SHALL CONTACT MANUFACTURER'S REPRESENTATIVE FOR PRODUCT INSTALLATION TRAINING AND A LETTER SHALL BE SUBMITTED TO THE ENGINEER OF RECORD INDICATING THAT TRAINING HAS TAKEN PLACE. REFER TO THE PROJECT BUILDING CODE AND/OR EVALUATION REPORT FOR SPECIAL INSPECTIONS AND PROOF LOAD REQUIREMENTS. SUBSTITUTE REQUESTS FOR PRODUCTS OTHER THAN THOSE BELOW MAY BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER OF RECORD FOR REVIEW. SUBSTITUTE SHALL ONLY BE CONSIDERED FOR PRODUCTS HAVING A RESEARCH REPORT RECOGNIZING THE PRODUCT FOR THE APPROPRIATE APPLICATION UNDER THE PROJECT BUILDING CODE. SUBSTITUTE REQUESTS SHALL INCLUDE CALCULATIONS THAT DEMONSTRATE THE SUBSTITUTE PRODUCT IS CAPABLE OF ACHIEVING THE EQUIVALENT PERFORMANCE VALUES OF THE DESIGN BASIS PRODUCT.

FOR ANCHORING INTO CONCRETE:

- MECHANICAL ANCHORS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ACI 308.2 AND ICC-ES AC109 FOR CRACKED CONCRETE AND SEISMIC APPLICATIONS. PRE-APPROVED PRODUCTS INCLUDE:
 - SCREW ANCHORS
 - SIMPSON STRONG-TIE TITEN-10 (ICC-ES ESR-2113)
 - DBMALT SCREW-HOLT+ (ICC-ES ESR-3889)
 - HILTI HIT-HUS ECG SCREW ANCHORS (ICC-ES ESR-3027)
- ADHESIVE FOR REBAR AND ANCHORS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ACI 308.4 AND ICC-ES AC308 FOR CRACKED CONCRETE AND SEISMIC APPLICATIONS. DESIGN BOND STRENGTH HAS BEEN BASED ON CRACKED CONCRETE, ACI 308.4 TEMPERATURE CATEGORY B, AND INSTALLATIONS INTO DRY HOLES DRILLED USING A HAMMER DRILL INTO CONCRETE THAT HAS CURED FOR AT LEAST 21 DAYS. ADHESIVE ANCHORS SHALL BE INSTALLED BY A CERTIFIED ADHESIVE ANCHOR INSTALLER PER ACI 308-14 11.8.2.2 WHERE INDICATED ON THE CONTRACT DOCUMENTS. INSTALLATIONS REQUIRING CERTIFIED INSTALLERS SHALL BE INSPECTED PER ACI 318-14 11.8.2.4. PRE-APPROVED PRODUCTS INCLUDE:
 - SIMPSON STRONG-TIE SET-3G (AP MD-VES ER-4057)
 - SIMPSON STRONG-TIE AT-XR (AP MD-VES ER-265)
 - DBMALT PURE 110 + (ICC-ES ESR-2926)
 - DBMALT AC 200-A (ICC-ES ESR-4027)
 - HILTI HIT-HY 200-B (ICC-ES ESR-3187)
 - HILTI HIT-HY 200-A (ICC-ES ESR-3187)
- POWER-POWER-ACTUATED FASTENERS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ICC-ES ACTO. PRE-APPROVED PRODUCTS INCLUDE:
 - SIMPSON STRONG-TIE GAS ACTUATED PINS (ICC-ES ESR-2811)
 - SIMPSON STRONG-TIE POWDER ACTUATED PINS (ICC-ES ESR-2138)
 - DBMALT GAS ACTUATED FASTENERS (ICC-ES ESR-3215)
 - DBMALT POWDER ACTUATED FASTENERS (ICC-ES ESR-2824)
 - HILTI-U (ICC-ES ESR-2269)

FOR FASTENING INTO STEEL:

- POWER-ACTUATED FASTENERS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ICC-ES ACTO. PRE-APPROVED PRODUCTS INCLUDE:
 - SIMPSON STRONG-TIE "GAS ACTUATED PINS" (ICC-ES ESR-2811)
 - SIMPSON STRONG-TIE "POWDER ACTUATED PINS" (ICC-ES ESR-2138)
 - DBMALT GAS ACTUATED FASTENERS (ICC-ES ESR-3215)
 - DBMALT POWDER ACTUATED FASTENERS (ICC-ES ESR-2824)
 - HILTI-U (ICC-ES ESR-2269)



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A RENOVATION FOR THE
HARGRAY RETAIL BUILDING "A"
862 WILLIAM HILTON PKWY
HILTON HEAD ISLAND, SC 29928

REVISIONS	DESCRIPTION
ADD	DATE

STRUCTURAL NOTES



ISSUED FOR CONSTRUCTION
11/14/2018

JOB NO: 18.099
ISSUE DATE: 11/14/2018
DRAWN: BTH

SO.1

STRUCTURAL STEEL FRAMING

- ALL DESIGN, FABRICATION, AND ERECTION SHALL CONFORM TO THE APPLICABLE STRUCTURAL STEEL CODES AND STANDARDS:
 - ASC 303-10 - ASC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES
 - ASC 308-10 - SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS
 - ASC 360-10 - SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS
- ALL STEEL FABRICATION AND ERECTION SHALL BE PERFORMED BY AN APPROVED FABRICATOR AND ERECTOR SUCH THAT QUALITY ASSURANCE INSPECTIONS MAY BE WAIVED AS STATED IN ASC 360 CHAPTER 11.
- MATERIAL REQUIREMENTS FOR STRUCTURAL SHAPES AND PLATES:

STRUCTURAL SHAPES AND PLATES	
SHAPE SERIES	ASTM DESIGNATION
L	ASTM A36
HSS RECTANGULAR	ASTM A600, GR. B
PLATES	ASTM A36

- MATERIAL REQUIREMENTS FOR STRUCTURAL FASTENERS AND WELDING:

STRUCTURAL FASTENERS AND WELDING	
FASTNER TYPE	ASTM DESIGNATION
NUTS	ASTM A663
WASHERS	ASTM F436
ANCHOR RODS	ASTM F1554, GR. 36
WELDING ELECTRODES	AWS D1.1, E70 SERIES

- STEEL COATING REQUIREMENTS:
 - ALL EXTERIOR ELEMENTS AND THOSE ELEMENTS NOTED TO BE GALVANIZED SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123 AFTER SANDBLAST CLEANING PER SSPC-SP 10. USE HOT-DIPPED GALVANIZED BOLTS, GALVANIZED HARDENED WASHERS, AND GALVANIZED HEAVY HEX NUTS FOR BOLTING OF GALVANIZED ITEMS.
 - REPAIR DAMAGED GALVANIZED COATINGS ON GALVANIZED ITEMS WITH GALVANIZED REPAIR PAINT ACCORDING TO ASTM A123 AND MANUFACTURER'S WRITTEN INSTRUCTIONS.
- TEMPORARY BRACING OF STEEL STRUCTURAL ELEMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.
- NON-SHRINK, NON-METALLIC GROUT WITH A 28 DAY COMPRESSIVE STRENGTH OF 5000 PSI SHALL BE USED UNDER BASE PLATES.
- STEEL COLUMNS, BASE PLATES, AND ALL STEEL BELOW GRADE SHALL HAVE A MINIMUM 3" CONCRETE COVER PROTECTION.
- ENGINEER SHALL BE CONTACTED FOR APPROVAL OF ANY FIELD MODIFICATIONS OF ANCHOR BOLTS OR RODS AND COLUMN BASE PLATES.
- NO WORK OR FABRICATION SHALL BE COMMENCED OR MATERIAL DELIVERED TO THE PROJECT SITE UNTIL THE ENGINEER HAS REVIEWED AND APPROVED THE SHOP DRAWINGS.
- REQUIRED STRUCTURAL STEEL SUBMITTALS TO THE ENGINEER:
 - PRODUCT DATA - SUBMIT TECHNICAL DATA FOR ANY STEEL-RELATED CONSTRUCTION PRODUCTS.
 - SHOP DRAWINGS - SHOWING FABRICATION OF STRUCTURAL-STEEL COMPONENTS WITH THE FOLLOWING ITEMS REQUIRED:
 - DIMENSIONED LAYOUT PLAN, INCLUDING PIECE MARK LABELS, AT A DRAWING SCALE NOT LESS THAN THE REFERENCED PLAN ON THE CONTRACT DOCUMENTS.
 - DIMENSIONED ANCHOR ROD LAYOUT.
 - SECTIONS AND DETAILS TO ADEQUATELY DETAIL CONNECTIONS.
 - PIECE MARK DETAILS SHALL INCLUDE CUTS, CONNECTIONS, SPLICES, CAMBER, HOLES, AND OTHER PERTINENT DATA.
 - INCLUDE EMBEDMENT DRAWINGS.
 - INDICATE WELDS BY STANDARD AWS SYMBOLS, DISTINGUISHING BETWEEN SHOP AND FIELD WELDS, AND SHOW SIZE, LENGTH, AND TYPE OF EACH WELD.
 - INDICATE TYPE, SIZE, AND LENGTH OF BOLTS, DISTINGUISHING BETWEEN SHOP AND FIELD BOLTS. IDENTIFY PRETENSIONED AND SLIP-CRITICAL HIGH-STRENGTH BOLTED CONNECTIONS.
 - WELDING CERTIFICATES.
 - QUALIFICATION DATA - SHOWING FABRICATOR AND ERECTOR QUALIFICATIONS SUCH THAT QUALITY ASSURANCE INSPECTIONS MAY BE WAIVED AS STATED IN ASC 360 CHAPTER 11.
 - MILL TEST REPORTS - SIGNED BY MANUFACTURERS CERTIFYING THAT THE FOLLOWING PRODUCTS COMPLY WITH THE REQUIREMENTS:
 - STRUCTURAL STEEL, INCLUDING CHEMICAL AND PHYSICAL PROPERTIES
 - BOLTS, NUTS, AND WASHERS, INCLUDING MECHANICAL PROPERTIES AND CHEMICAL ANALYSIS.
 - DIRECTION INDICATORS
 - SHEAR STUD CONNECTORS
 - SHOP PRIMERS
 - NON-SHRINK GROUT

WOOD STRUCTURAL PANELS

- ALL WOOD STRUCTURAL PANELS SHALL BE APA TRADEMARKED STRUCTURAL-USE PANELS QUALIFIED AND MANUFACTURED IN ACCORDANCE WITH APA PRF-108 PERFORMANCE STANDARDS AND QUALIFICATION POLICY FOR STRUCTURAL-USE PANELS AND U.S. DEPARTMENT OF COMMERCE VOLUNTARY PRODUCT STANDARDS PS 149 (STRUCTURAL FLOORING) AND PS 244 (PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USE PANELS) AND SHALL BE IDENTIFIED BY THE MARK OF AN APPROVED TESTING AND GRADING AGENCY.

WOOD STRUCTURAL PANELS					
USAGE	THICKNESS	CONSTRUCTION	BOND CLASSIFICATION	PANEL GRADE	SPAN RATING
ROOF	3/4 IN.	OSB	EXP. I	SHEATHING	3/8

- INSTALL ALL PANELS WITH THE LONG DIMENSIONS OF THE PANEL ACROSS SUPPORTS AND WITH PANEL CONTINUOUS OVER TWO OR MORE SPANS. STAGGER PANEL END JOINTS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.
- PROVIDE BLOCKING AT UNSUPPORTED PANEL EDGES AS FOLLOWS:
 - ROOFS - FULLY BLOCKED; WHERE BLOCKING IS NOT SPECIFICALLY REQUIRED FOR THE ROOF SHEATHING, PLY CLIPS OR TOE AND GROOVE PLYWOOD SHALL BE USED.
- ALL FASTENERS FOR PANEL ATTACHMENT SHALL NOT BE OVERDRIVEN.
- WHERE EITHER 2" OR 2 1/2" FASTENER SPACINGS ARE USED FOR WOOD STRUCTURAL PANELS USED AT ROOF OR FLOOR, THE FRAMING MEMBER AT THE ADJOINING PANELS SHALL BE 3" NOMINAL WIDTH AND THE NAILS AT PANEL EDGES SHALL BE STAGGERED IN TWO LINES.
- FASTENERS AT ABUTTING PANEL EDGES MUST PENETRATE THE SAME PIECE OF FRAMING OR BLOCKING.

COLD-FORMED METAL FRAMING

- THE STRUCTURAL DESIGN, FRAMING, FABRICATION, AND ITS INSTALLATION SHALL MEET THE FOLLOWING SPECIFICATIONS AND STANDARDS UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED:
 - ASIS S100: NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS, WITH SUPPLEMENT 1, DATED 2010
 - ASIS S200: NORTH AMERICAN STANDARD FOR COLD-FORMED STEEL FRAMING - GENERAL PROVISIONS
- COLD-FORMED MEMBERS AND CONNECTIONS SHALL BE DESIGNED AND DETAILED BY A SPECIALTY ENGINEER IN ACCORDANCE WITH THE REQUIREMENTS HEREIN.
- DESIGN CONSTRAINTS SUCH AS DEPTH AND WIDTH LIMITATIONS, MINIMUM STEEL THICKNESSES, AND CRITICAL DIMENSIONING ARE PROVIDED WITHIN THE PLANS AND DETAILS OF THE CONSTRUCTION DOCUMENTS.
- OUT-OF-PLANE DESIGN LOADING SHALL BE DETERMINED FROM THE COMBINATIONS AND CLADDING WIND PRESSURE TABLES AND THE SEISMIC INFORMATION LISTED UNDER THE STRUCTURAL DESIGN CRITERIA.
- GRAVITY LOADINGS FOR LOAD-BEARING MEMBERS ARE PROVIDED WITHIN THE PLANS AND DETAILS OF THE CONSTRUCTION DOCUMENTS.
- THE DEFLECTION LIMITS FOR THE DESIGN MEMBERS SHALL BE AS FOLLOWS:

CONSTRUCTION	DEFLECTION LIMITS			
	LIVE LOAD	SNOW LOAD	WIND LOAD	DEAD + LIVE
ROOF MEMBERS	L/360	L/360	L/360	L/240
WALL MEMBERS	--	--	L/240	--

- THE FRAMING PROVIDER SHALL BE A SEISMIC CERTIFIED MANUFACTURER SPECIALIZING IN FABRICATION OF STRUCTURAL FRAMING COMPONENTS.
- THE CHEMICAL COMPOSITION, COATING, AND PROPERTIES OF THE SHEET STEEL USED TO FORM STEEL FRAMING MEMBERS AND ACCESSORIES SHALL MEET THE FOLLOWING STANDARDS:
 - ASTM A1003: STANDARD SPECIFICATION FOR STEEL SHEET, CARBON, METALLIC- AND NONMETALLIC-COATED FOR COLD-FORMED FRAMING MEMBERS

SHEET MATERIAL			
SHEET THICKNESS	GAUGE	GRADE	COATING
33	20	STRUCTURAL GRADE 33 TYPE H (ST33H)	G60 (Z180) METALLIC
43	18	STRUCTURAL GRADE 33 TYPE H (ST33H)	G60 (Z180) METALLIC
54	16	STRUCTURAL GRADE 50 TYPE H (ST50H)	G60 (Z180) METALLIC
68	14	STRUCTURAL GRADE 50 TYPE H (ST50H)	G60 (Z180) METALLIC
97	12	STRUCTURAL GRADE 50 TYPE H (ST50H)	G60 (Z180) METALLIC
118	10	STRUCTURAL GRADE 50 TYPE H (ST50H)	G60 (Z180) METALLIC

- THE FRAMING MEMBERS AND MANUFACTURING TOLERANCES SHALL MEET THE FOLLOWING STANDARDS:
 - ASTM C995: STANDARD SPECIFICATION FOR LOAD-BEARING (TRANSVERSE AND AXIAL) STEEL STUDS, RUNNERS (TRACKS), AND BRACING OR BRIDGING FOR SCREW APPLICATION OF GYPSUM PANEL PRODUCTS AND METAL PLASTER BASES
- THE FRAMING MEMBERS SHALL CONFORM TO THE FOLLOWING GEOMETRICAL REQUIREMENTS:

FRAMING GEOMETRICAL REQUIREMENTS				
FRAMING TYPE	SHAPE	WEBS	FLANGES	NOTES
STUDS	STANDARD C-SHAPE	PUNCHED	STIFFENED	--
TRACKS	STANDARD U-SHAPE	UNPUNCHED	STRAIGHT	STEEL THICKNESS TO MATCH MINIMUM BASE METAL THICKNESS OF STEEL STUDS
BOX OR BACK-TO-BACK HEADERS	STANDARD C-SHAPES	UNPUNCHED	STIFFENED	--

- THE FRAMING MEMBERS SHALL HAVE A LEGIBLE LABEL, STAMP, STENCIL, OR EMBOSSEMENT AT A MINIMUM OF 48 INCHES ON CENTER INCLUDING THE FOLLOWING INFORMATION:
 - MANUFACTURER IDENTIFICATION
 - MINIMUM UNCOATED STEEL THICKNESS
 - MINIMUM YIELD STRENGTH
 - GRADE
 - COATING
- THE FRAMING MEMBERS SHALL BE IN ONE-PIECE LENGTHS. SPLICING OF FRAMING COMPONENTS, OTHER THAN THE CONTINUOUS TRACK AT THE TOP AND BOTTOM OF WALLS, IS NOT PERMITTED. SPLICING OF TRACK USED FOR THE JAMB, HEAD, OR SILL ASSEMBLIES OF FRAMED WALL OPENINGS IS NOT PERMITTED.
- THE INSTALLATION OF MEMBERS SHALL MEET THE FOLLOWING STANDARDS:
 - ASTM C1001: SPECIFICATION FOR INSTALLATION OF LOAD-BEARING (TRANSVERSE AND AXIAL) STEEL STUDS AND RELATED ACCESSORIES
- THE INSTALLER SHALL INSTALL TEMPORARY BRACING AND SUPPORTS TO SECURE FRAMING AND SUPPORT LOADS COMPARABLE IN INTENSITY TO THOSE FOR WHICH STRUCTURE WAS DESIGNED. MAINTAIN BRACES AND SUPPORTS IN PLACE UNTIL THE ENTIRE INTEGRATED SUPPORTING STRUCTURE HAS BEEN COMPLETED AND PERMANENT CONNECTIONS TO FRAMING ARE SECURED.
- PUNCHOUTS, CUTTING, OR NOTCHING OF JOISTS, STUDS, HEADERS, AND OTHER STRUCTURAL MEMBERS SHALL NOT BE PERFORMED WITHOUT AN APPROVED DESIGN.
- THE FRAMING MEMBERS SHALL HAVE ENDS SQUARELY CUT BY SNEARING OR SAWING, BE INSTALLED PLUMB, SQUARE, TRUE TO LINE AND SECURELY FASTENED PER THE CONTRACT DOCUMENTS OR APPROVED CONNECTION DETAILS.
- INSTALL HORIZONTAL BRIDGING IN STUD SYSTEM, SPACED VERTICALLY 48 INCHES AND FASTENED AT EACH STUD INTERSECTION USING ONE OF THE METHODS BELOW:
 - COLD-ROLLED CHANNEL, WELDED OR MECHANICALLY FASTENED TO WEBS OF PUNCHED STUD WITH A MINIMUM OF TWO SCREWS INTO EACH FLANGE OF THE CLIP ANGLE FOR FRAMING MEMBERS UP TO 6 INCHES DEEP.
 - COMBINATION OF FLAT, TAUT, STEEL SHEET TRAPS OF WIDTH AND THICKNESS INDICATED AND STUD-TRACK SOLID BLOCKING OF WIDTH AND THICKNESS TO MATCH STUDS. FASTEN FLAT STRAPS TO STUD FLANGES AND SECURE SOLID BLOCKING TO STUD WEBS OR FLANGES.
 - PROPRIETARY BRIDGING BARS INSTALLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
- THE SCREWS USED FOR ATTACHING FRAMING MEMBERS AND FOR ATTACHING SHEATHING TO FRAMING SHALL MEET THE FOLLOWING STANDARDS:
 - ASTM C1513: STANDARD SPECIFICATION FOR STEEL TAPPING SCREWS FOR COLD-FORMED STEEL FRAMING CONNECTIONS
 - ASTM C954: STANDARD SPECIFICATION FOR STEEL DRILL SCREWS FOR THE APPLICATION OF GYPSUM PANEL PRODUCTS OR METAL PLASTER BASES TO STEEL STUDS FROM 0.031 INCH (0.031 IN) TO 0.112 INCH (2.94 MM) IN THICKNESS
 - ASTM C1002: STANDARD SPECIFICATION FOR STEEL SELF-PIERCING TAPPING SCREWS FOR THE APPLICATION OF GYPSUM PANEL PRODUCTS OR METAL PLASTER BASES TO WOOD STUDS OR STEEL STUDS
- WELDING PROCEDURE AND PERSONNEL QUALIFICATIONS FOR ATTACHING FRAMING MEMBERS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 - AWS D1.3: STRUCTURAL WELDING CODE - SHEET STEEL
- ANY WELDING OR REPAIRS OF THE GALVANIZED COATING SHALL BE PAINT REPAIRED IN ACCORDANCE WITH ASTM A780: STANDARD PRACTICE FOR REPAIR OF DAMAGED AND UNCOATED AREAS OF HOT-DIP GALVANIZED COATINGS.
- THE MANUFACTURER SHALL SUBMIT PRODUCT DATA, SHOP DRAWINGS, AND STRUCTURAL CALCULATIONS INCLUDING THE FOLLOWING:
 - PRODUCT DATA: FOR EACH TYPE OF COLD-FORMED STEEL FRAMING PRODUCT AND ACCESSORY UTILIZED FOR THE PROJECT
 - SHOP DRAWINGS INCLUDING THE FOLLOWING:
 - MEMBER LAYOUT, SPACINGS, SIZES, THICKNESSES, AND TYPES OF COLD-FORMED STEEL FRAMING, FABRICATION, AND FASTENING AND ANCHORAGE DETAILS, INCLUDING MECHANICAL FASTENERS
 - INDICATE REINFORCING CHANNELS, OPENING FRAMING, SUPPLEMENTAL FRAMING, STRAPPING, BRACING, BRIDGING, SPLICES, ACCESSORIES, CONNECTION DETAILS, AND ATTACHMENT TO ADJOINING WORK
 - STRUCTURAL CALCULATIONS: CONTRACTOR SHALL PROVIDE CALCULATIONS FOR ALL MEMBERS AND CONNECTIONS BEARING THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT SHALL BE CONSTRUCTED.



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A RENOVATION FOR THE
HARGRAY RETAIL BUILDING "A"
862 WILLIAM HILTON PKWY
HILTON HEAD ISLAND, SC 29928

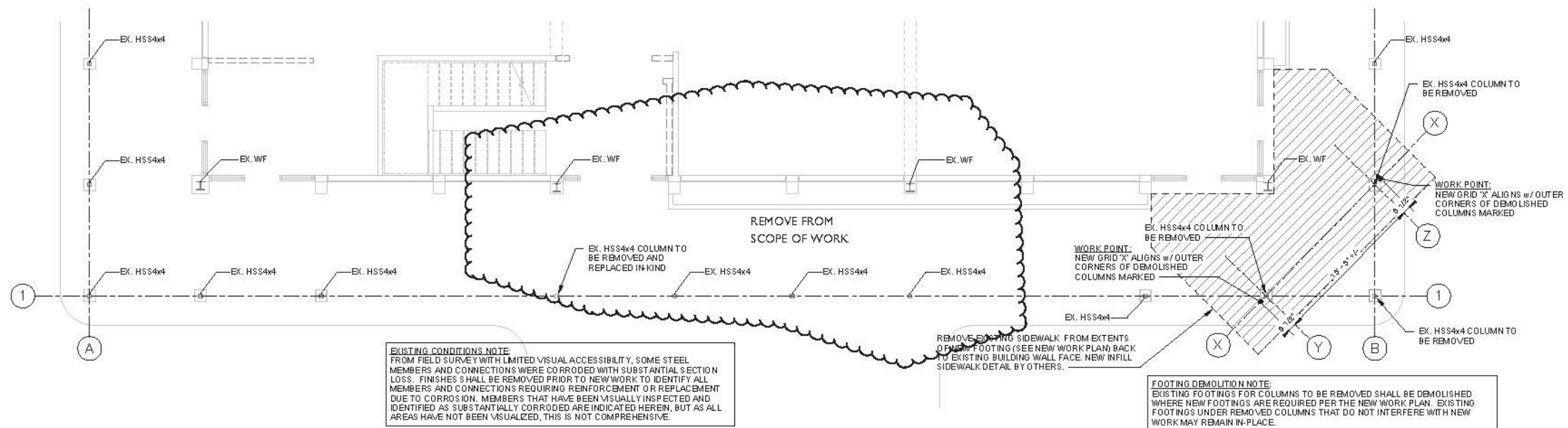
REVISIONS	
NO.	DESCRIPTION



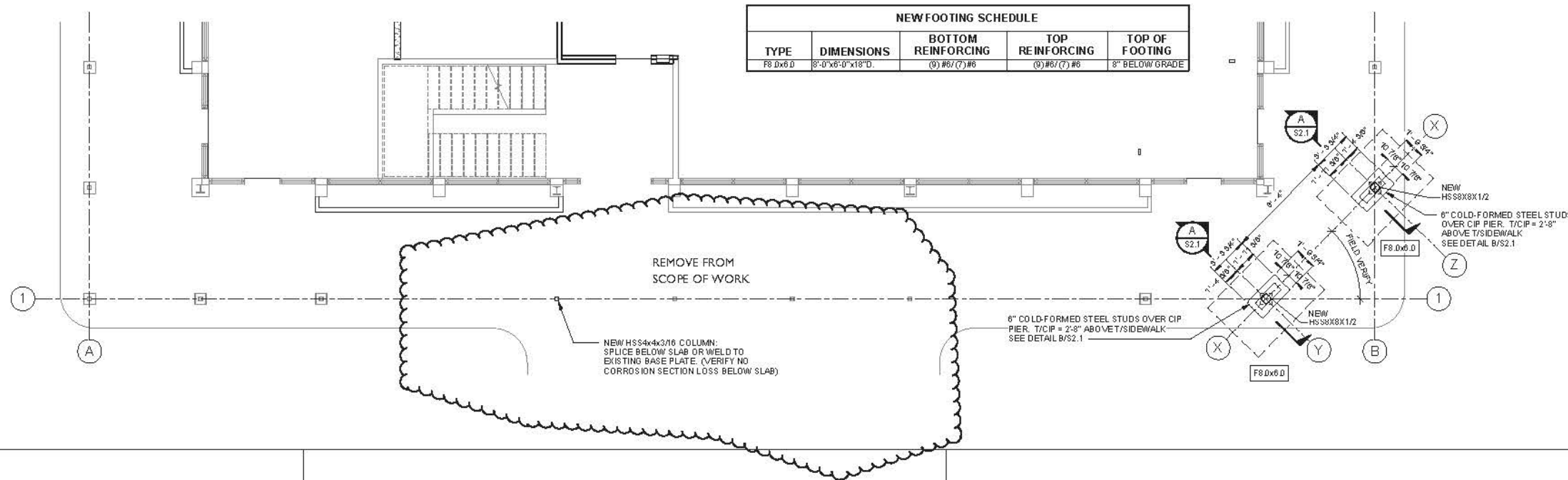
ISSUED FOR CONSTRUCTION
11/14/2018

JOB NO: 18.099
ISSUE DATE: 11/14/2018
DRAWN: BTH

S0.2



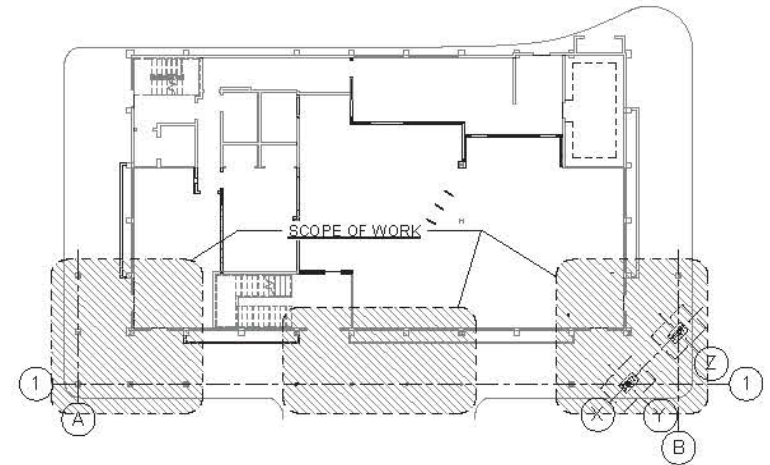
1 S1.0 FOUNDATION PLAN - DEMOLITION
3/16" = 1'-0"



2 S1.0 FOUNDATION PLAN - NEW WORK
3/16" = 1'-0"

PLAN LEGEND

- EXISTING STUD WALL - REMOVAL EXTENTS PER ARCH.
- NEW COLD-FORMED STEEL STUD WALL
- FB# - INDICATES WALL OR COLUMN FOOTING. SEE SCHEDULE
- (AFT-IN) - INDICATES ELEVATION OF TOP OF FOOTING
- EX. STEEL SIZE - EXISTING STEEL COLUMN - SIZE AS MARKED
- EX. STEEL SIZE T.B.R. - EXISTING STEEL COLUMN - SIZE AS MARKED TO BE REMOVED
- STEEL SIZE - NEW STEEL COLUMN - SIZE AS MARKED



3 S1.0 KEY PLAN
1/16" = 1'-0"



2514 ABERCORN STREET
SUITE 110
SAVANNAH, GA 31401
912.777.3979

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A RENOVATION FOR THE
HARGRAY RETAIL BUILDING "A"
862 WILLIAM HILTON PKWY
HILTON HEAD ISLAND, SC 29928

REVISIONS	DESCRIPTION
ADD	DATE

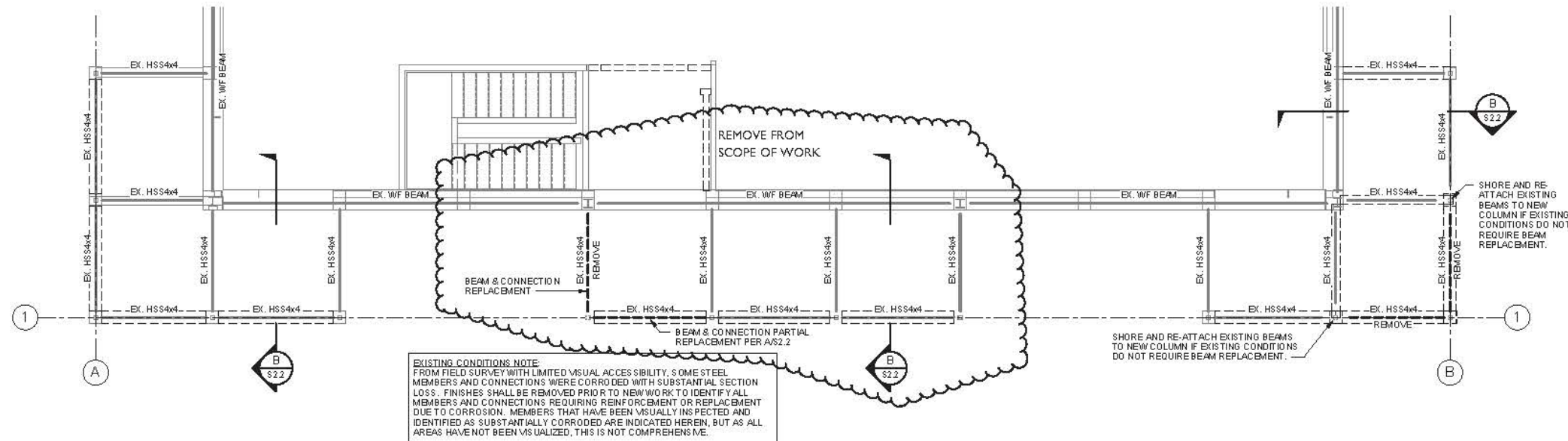
FOUNDATION PLANS



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11/14/2018

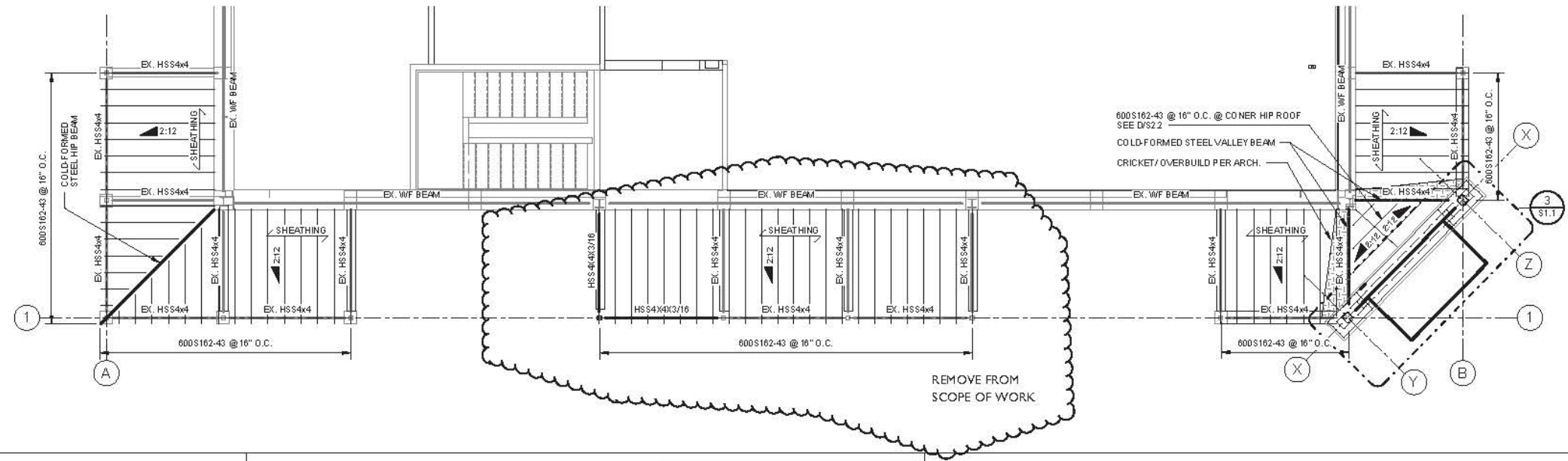
JOB NO: 18.099
ISSUE DATE: 11/14/2018
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S1.0



EXISTING CONDITIONS NOTE:
 FROM FIELD SURVEY WITH LIMITED VISUAL ACCESSIBILITY, SOME STEEL MEMBERS AND CONNECTIONS WERE CORRODED WITH SUBSTANTIAL SECTION LOSS. FINISHES SHALL BE REMOVED PRIOR TO NEW WORK TO IDENTIFY ALL MEMBERS AND CONNECTIONS REQUIRING REINFORCEMENT OR REPLACEMENT DUE TO CORROSION. MEMBERS THAT HAVE BEEN VISUALLY INSPECTED AND IDENTIFIED AS SUBSTANTIALLY CORRODED ARE INDICATED HEREIN, BUT AS ALL AREAS HAVE NOT BEEN VISUALIZED, THIS IS NOT COMPREHENSIVE.

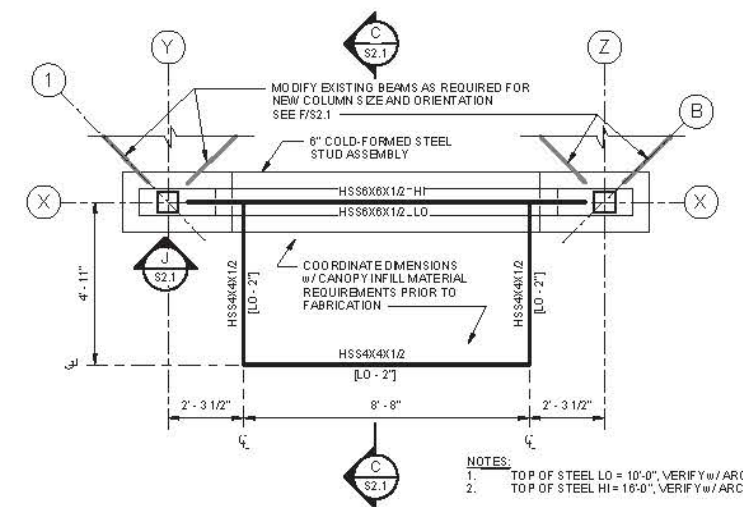
1 S1.1
 3/16" = 1'-0"
 CANOPY FRAMING PLAN - DEMOLITION



2 S1.1
 3/16" = 1'-0"
 CANOPY FRAMING PLAN - NEW WORK

PLAN LEGEND

	EXISTING STUD WALL REMOVAL EXTENTS PER ARCH.
	NEW COLD-FORMED STEEL STUD WALL
	EXISTING STEEL COLUMN - SIZE AS MARKED
	EXISTING STEEL COLUMN - SIZE AS MARKED TO BE REMOVED
	NEW STEEL COLUMN - SIZE AS MARKED
	BEAM SIZE DESIGNATION
	NEW BEAM EXTENTS
	CHANGE IN TO S ELEVATION FROM TYP. (IF DIFFERENT)
	EXISTING BEAM - REMOVE OR REPAIR AS NOTED IN PLAN
	EXISTING BEAM - SIZE AS NOTED IN PLAN
	NEW RAFTER OR JOIST - SIZE AND SPACING AS NOTED
	DECK SPAN INDICATOR
	FRAMING SLOPE MARKER RISE/RUN



NOTES:
 1. TOP OF STEEL LO = 10'-0", VERIFY w/ ARCH.
 2. TOP OF STEEL HI = 16'-0", VERIFY w/ ARCH.

3 S1.1
 3/8" = 1'-0"
 ENLARGED CANOPY FRAMING PLAN - NEW WORK



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 3. Do not work dimensions from plan, then and check all dimensions showing in all views and make sure they agree with the dimensions shown in the plan and the elevation drawings.



321 W. Congress St. | Suite 207-C | Savannah, GA 31401 | 912.349.7603 | www.tharpeengineering.com

A RENOVATION FOR THE
HARGRAY RETAIL BUILDING "A"
 862 WILLIAM HILTON PKWY
 HILTON HEAD ISLAND, SC 29928

REVISIONS	DESCRIPTION
ADD	DATE

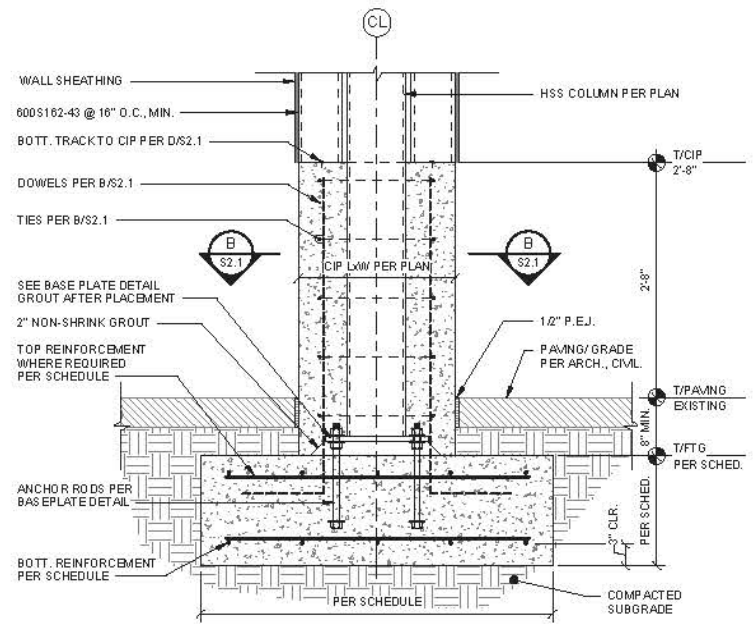
FRAMING PLANS



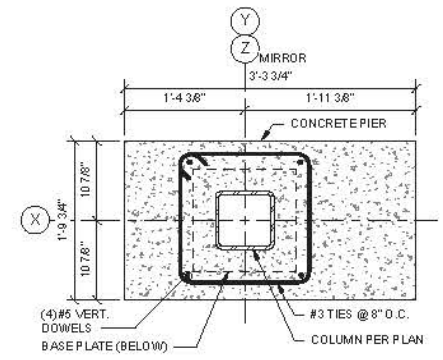
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JOB NO: 18.099
 ISSUE DATE: 11/14/2018
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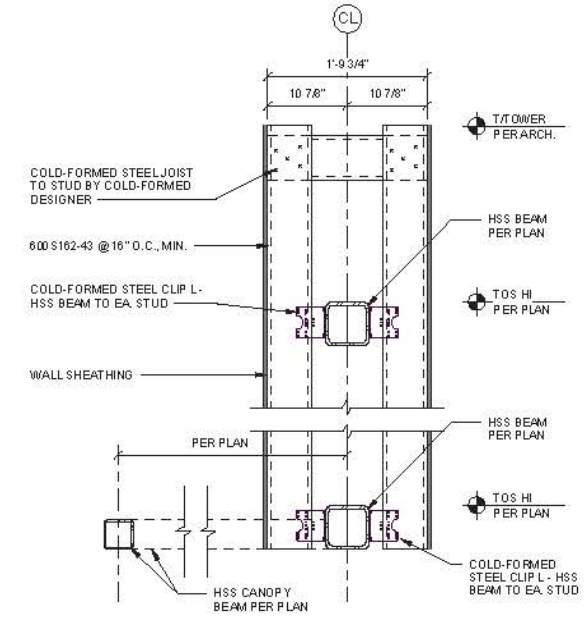
S1.1



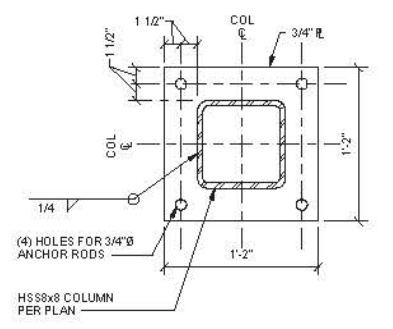
A S2.1
1" = 1'-0" STEEL COLUMN FOOTING @ PORTE COCHERE



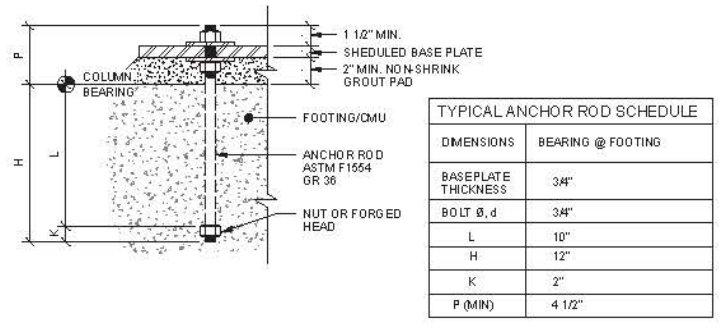
B S2.1
1" = 1'-0" CIP PIER PLAN



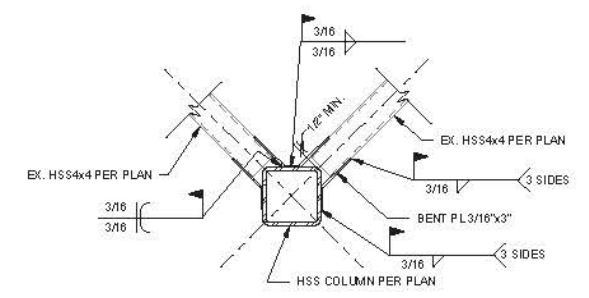
C S2.1
1" = 1'-0" STEEL COLUMN FOOTING @ PORTE COCHERE



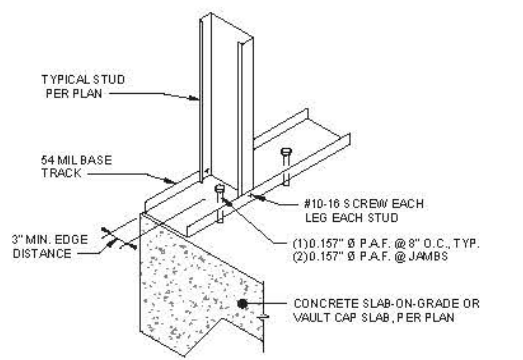
D S2.1
1 1/2" = 1'-0" NEW COLUMN BASEPLATE DETAIL



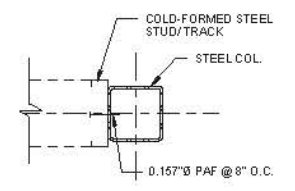
E S2.1
3" = 1'-0" TYPICAL ANCHOR ROD DETAIL



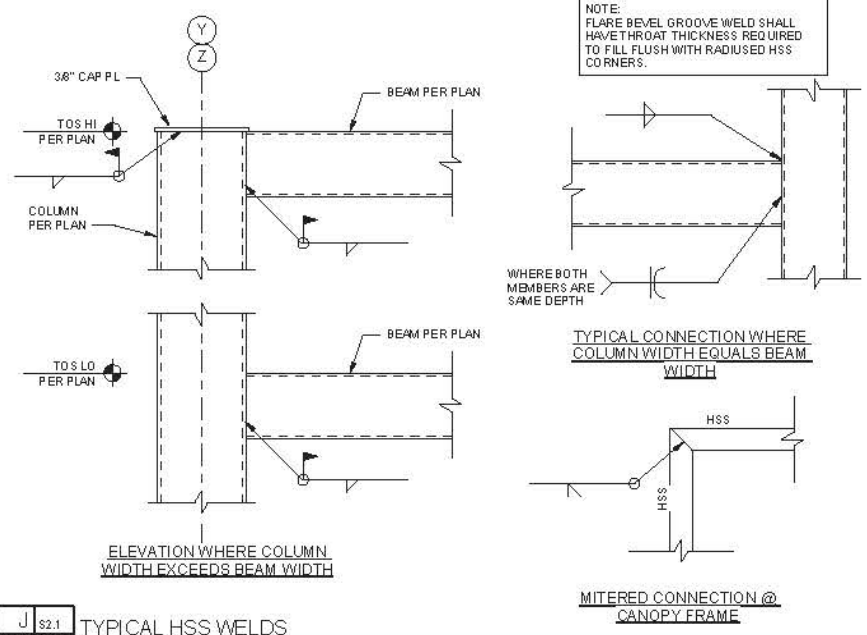
F S2.1
1" = 1'-0" EXISTING BEAM TO NEW COLUMN CONNECTION DETAIL



G S2.1
3/4" = 1'-0" COLD-FORMED STEEL SILL ANCHOR DETAIL



H S2.1
1 1/2" = 1'-0" COLD-FORMED STUD TO HSS CONNECTION



J S2.1
1 1/2" = 1'-0" TYPICAL HSS WELDS



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SUITE 110
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A RENOVATION FOR THE
HARGRAY RETAIL BUILDING "A"
862 WILLIAM HILTON PKWY
HILTON HEAD ISLAND, SC 29928

REVISIONS	DESCRIPTION
ADD	DATE

FOUNDATION & FRAMING DETAILS



ISSUED FOR CONSTRUCTION
11/14/2018

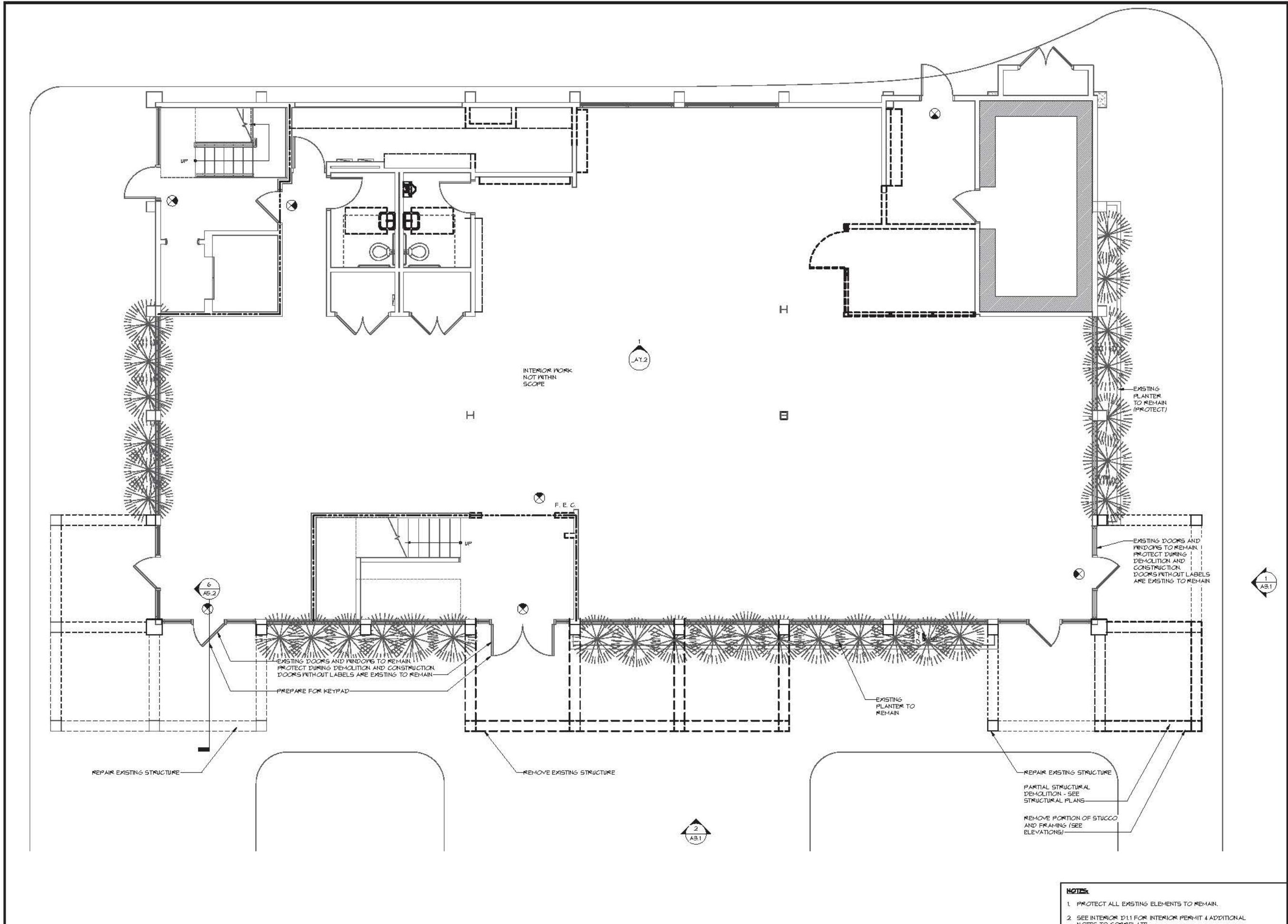
JOB NO: 18.099
ISSUE DATE: 11/14/2018
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S2.1



251 4 ABERCORN STREET
SUITE 110
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EXTERIOR MODIFICATIONS TO
HARGRAY RETAIL BUILDING 'A'
862 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29928

REVISIONS	EXTERIOR DEMO PLAN
-----------	--------------------

ISSUED FOR CONSTRUCTION
1.29.19

JOB NO: 18.013
ISSUE DATE: 1.29.19
DRAWN: CAT

- NOTES:**
1. PROTECT ALL EXISTING ELEMENTS TO REMAIN.
 2. SEE INTERIOR D1.1 FOR INTERIOR PERMIT 4 ADDITIONAL NOTES TO CORRELATE.

1 D1.1 EXTERIOR DEMOLITION PLAN

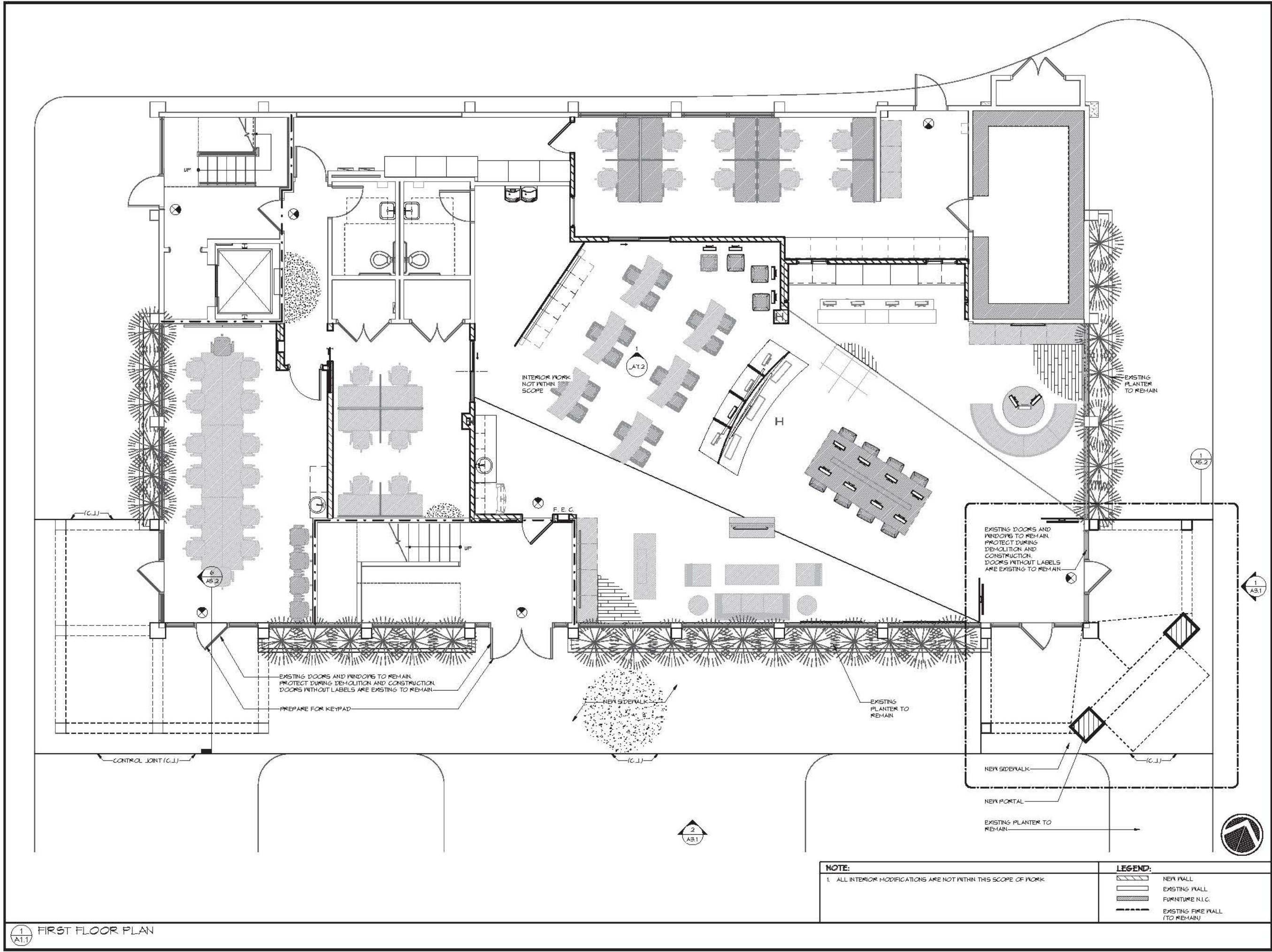
D1.1



251 4 ABERCORN STREET
SUITE 110
SAVANNAH, GA 31401
912.777.3979

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3. Do not scale dimensions from plans, elevations or sections. Dimensions shall be taken from the drawing unless otherwise indicated.
4. The architect is not responsible for the accuracy of the information provided by others.

EXTERIOR MODIFICATIONS TO
HARGRAY RETAIL BUILDING 'A'
862 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29928



NOTE:
1. ALL INTERIOR MODIFICATIONS ARE NOT WITHIN THIS SCOPE OF WORK.

LEGEND:	
	NEW WALL
	EXISTING WALL
	FURNITURE N.I.C.
	EXISTING FIRE WALL (TO REMAIN)

1 A1.1 FIRST FLOOR PLAN

REVISIONS	

FIRST FLOOR PLAN

ISSUED FOR CONSTRUCTION
1.29.19

JOB NO: 18.013
ISSUE DATE: 1.29.19
DRAWN: CAT

A1.1



2514 ABERCORN STREET
SUITE 110
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2. Scale is indicated on or adjacent to the original drawing only and may be changed in preparation of the office plot and between the plot and the original drawing.
3. Do not scale dimensions from plans, elevations or sections. All dimensions given on this drawing are final dimensions unless otherwise noted.

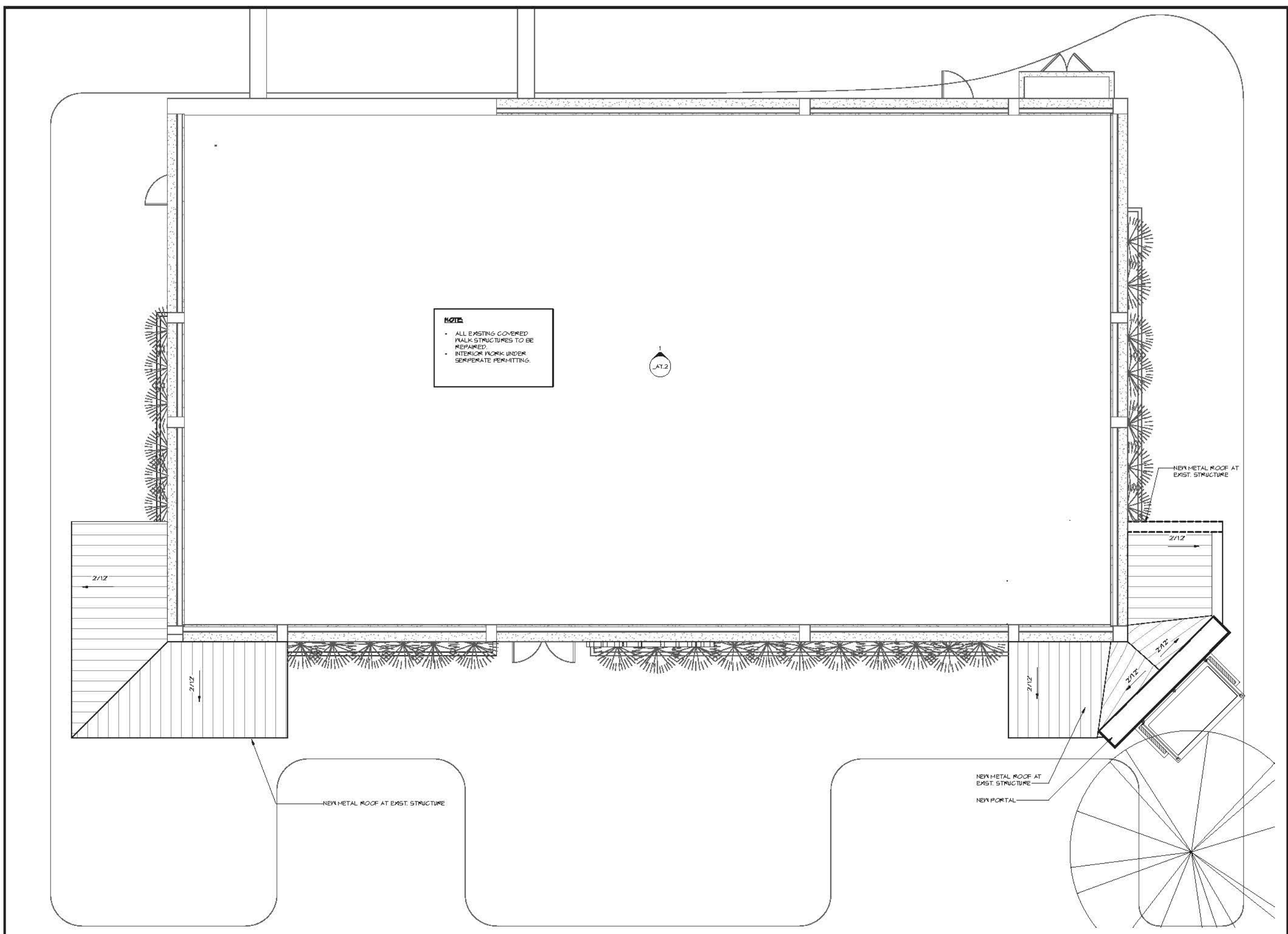
EXTERIOR MODIFICATIONS TO
HARGRAY RETAIL BUILDING 'A'
862 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29928

REVISIONS	ROOF PLAN PARTIAL

ISSUED FOR CONSTRUCTION
1.29.19

JOB NO: 18.013
ISSUE DATE: 1.29.19
DRAWN: CAT

A1.3



1
A1.3 ROOF PLAN - PARTIAL



3
A3.0 EXISTING FRONT ELEVATION PERSPECTIVE



2
A3.0 EXISTING EAST CORNER PERSPECTIVE



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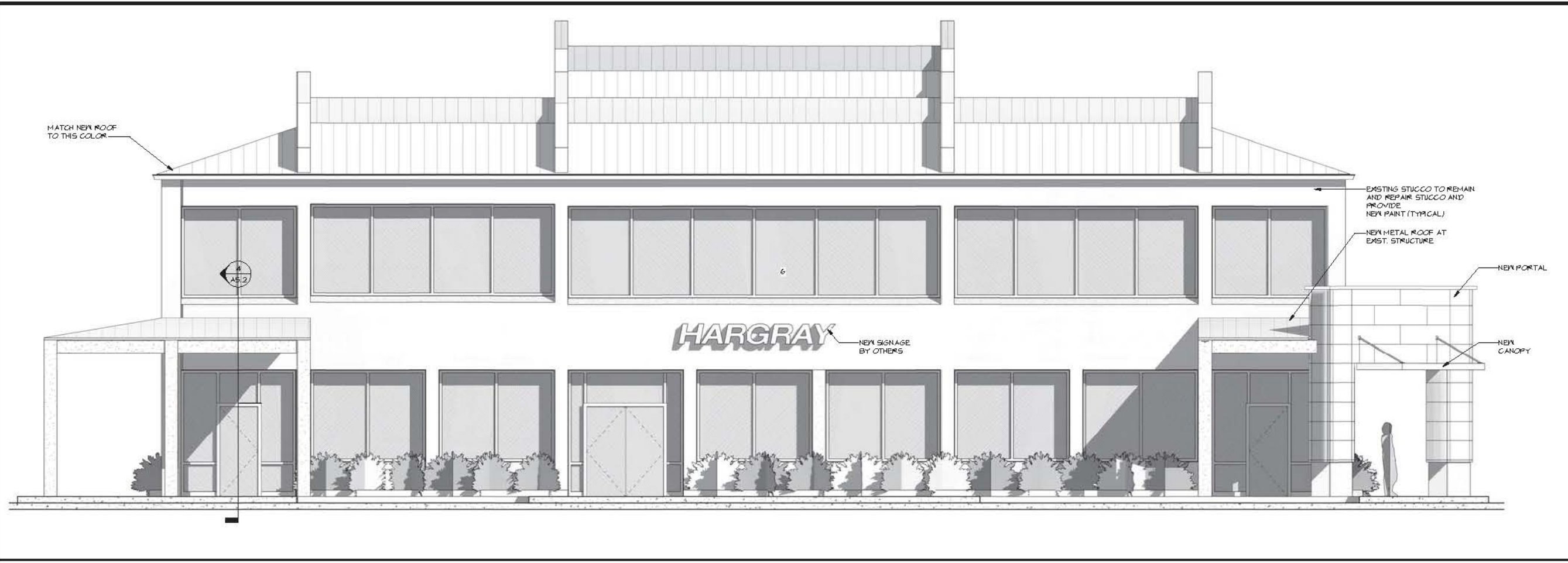
EXTERIOR MODIFICATIONS TO
HARGRAY RETAIL BUILDING 'A'
862 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29928

REVISIONS	EXIST. EXT. ELEVATIONS

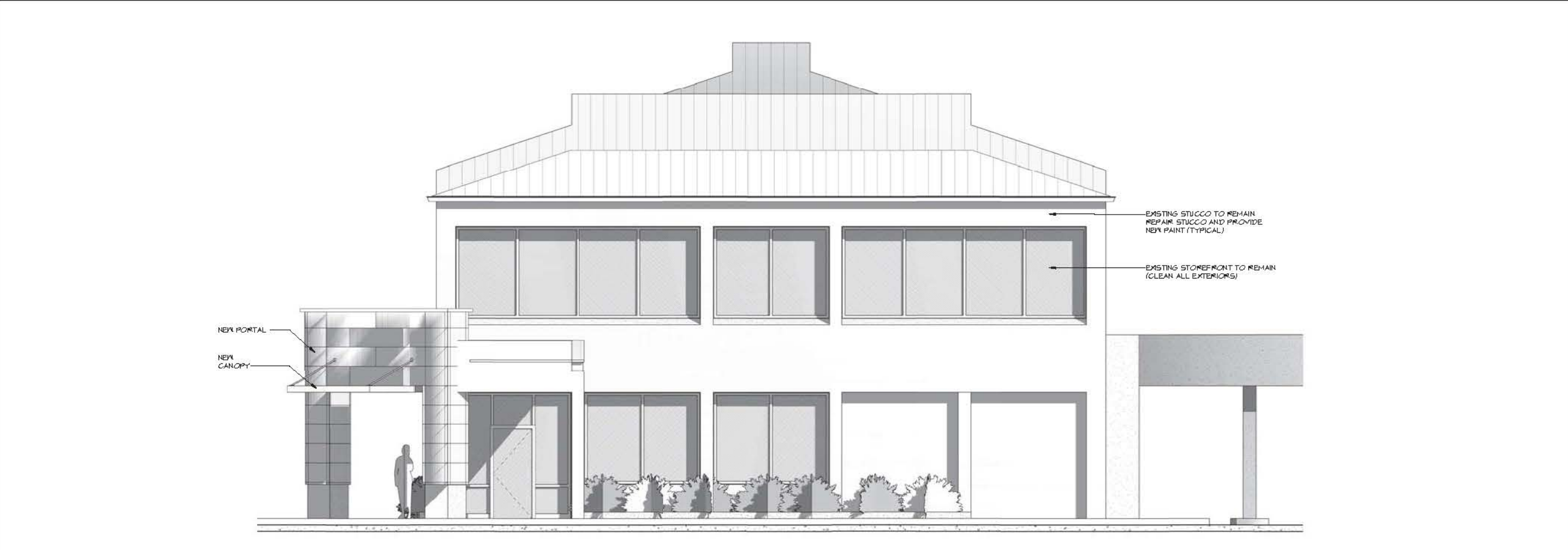
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ISSUE DATE: 1.29.19
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A3.0



2 SOUTH ELEVATION
A3.1



1 EAST ELEVATION
A3.1

EXTERIOR MODIFICATIONS TO
HARGRAY RETAIL BUILDING 'A'
862 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29928

REVISIONS	PROPOSED EXT. ELEVATIONS

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1.29.19

JOB NO: 18.013
ISSUE DATE: 1.29.19
DRAWN: CAT

A3.1



9 FRONT ELEVATION
A3.2 N.T.S.



2 FRONT ELEVATION W/O TREE
A3.2 N.T.S.



1 EAST CORNER PERSPECTIVE
A3.2



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SUITE 110
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3. No work shall be done on the project without the written consent of FA & FA, INC.

EXTERIOR MODIFICATIONS TO
HARGRAY RETAIL BUILDING 'A'
862 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29928

REVISIONS

EXTERIOR PERSPECTIVES

ISSUED FOR CONSTRUCTION
1.29.19

JOB NO: 18.013
ISSUE DATE: 1.29.19
DRAWN: CAT

A3.2



2514 ABERCORN ST.
SUITE 110
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It is the responsibility of the contractor to verify all dimensions and conditions on the site. If there are any discrepancies, the contractor shall notify the architect immediately. The architect shall not be responsible for any errors or omissions on the part of the contractor.

Do not make dimensions from this drawing. Refer to details and all change orders to scale. Use dimensions given or consult the architect for further clarification.

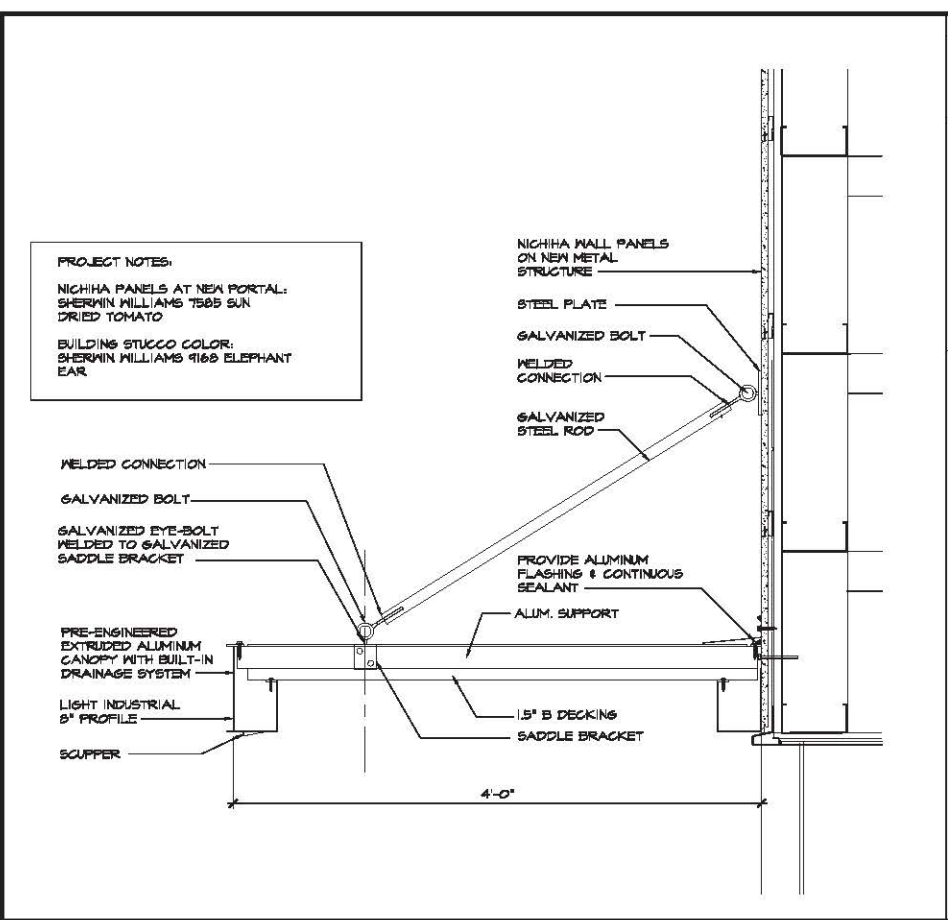
EXTERIOR MODIFICATIONS TO
HARGRAY RETAIL BUILDING 'A'
862 WILLIAM HILTON PKWY,
HILTON HEAD ISLAND, SC 29928

ENTRANCE PORTAL
DETAILS

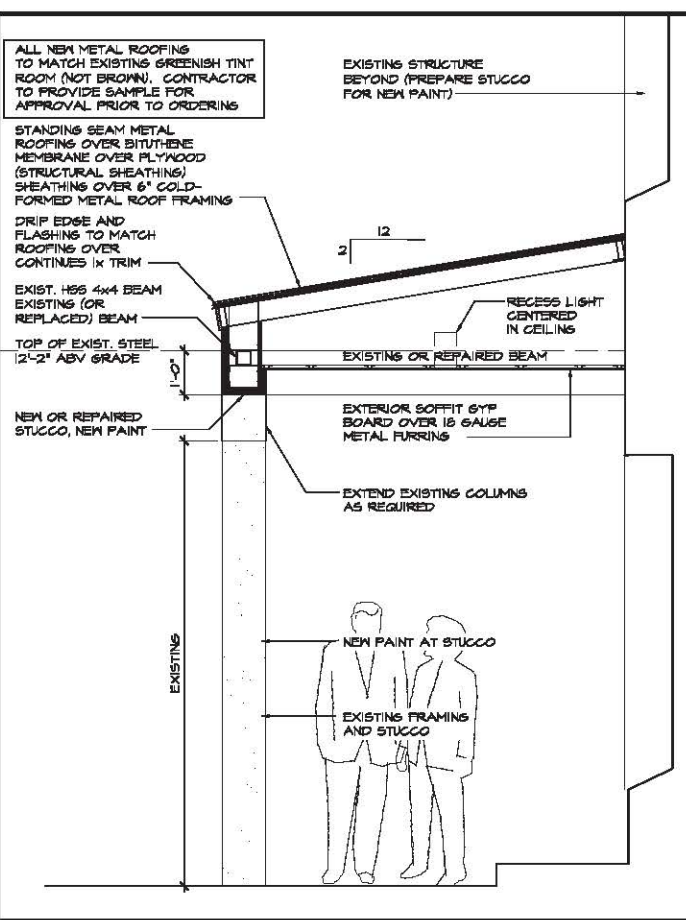
ISSUED FOR
CONSTRUCTION
1.29.18

JOB NO: 18.013
ISSUE DATE: 1.29.19
DRAWN: GOC

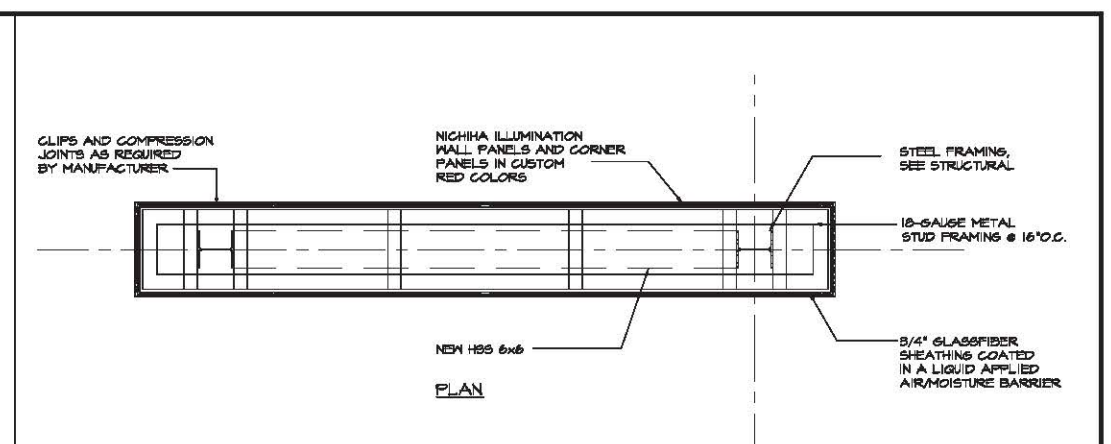
A5.2



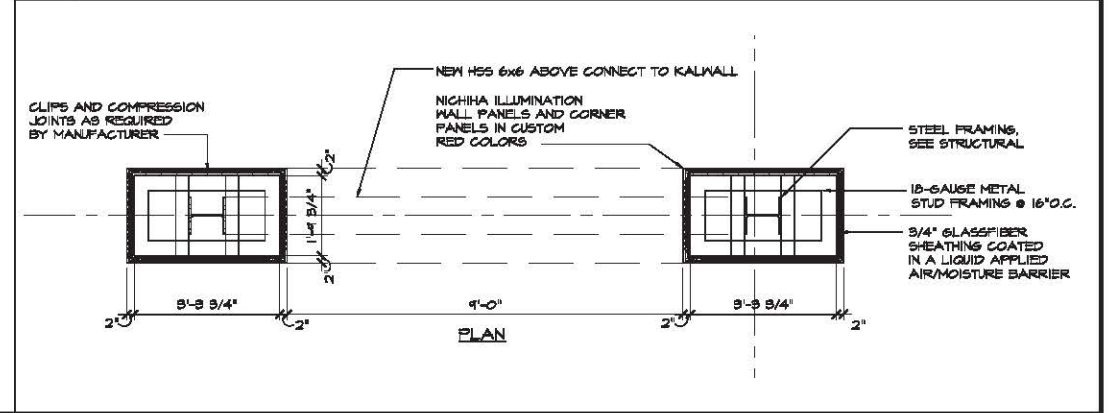
7 SECTION @ NEW CANOPY
SCALE: 1/2"=1'-0"



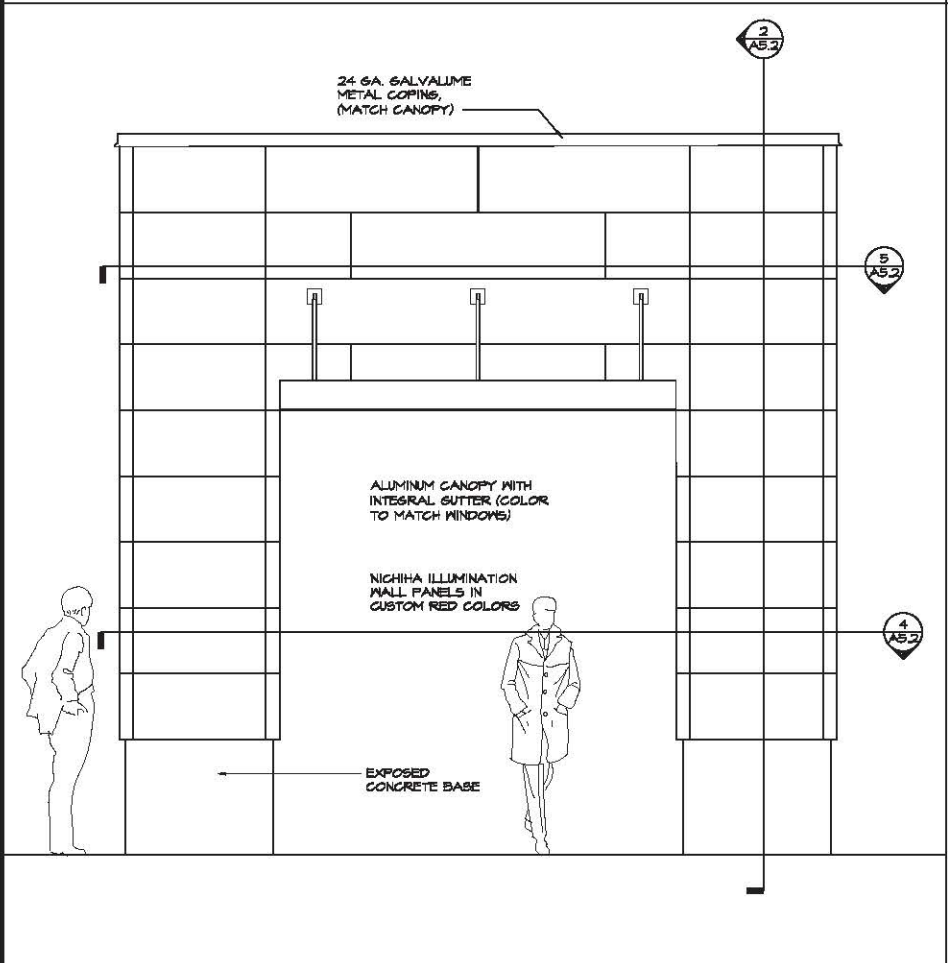
6 SECTION @ EXISTING STRUCTURE
SCALE: 1/2"=1'-0"



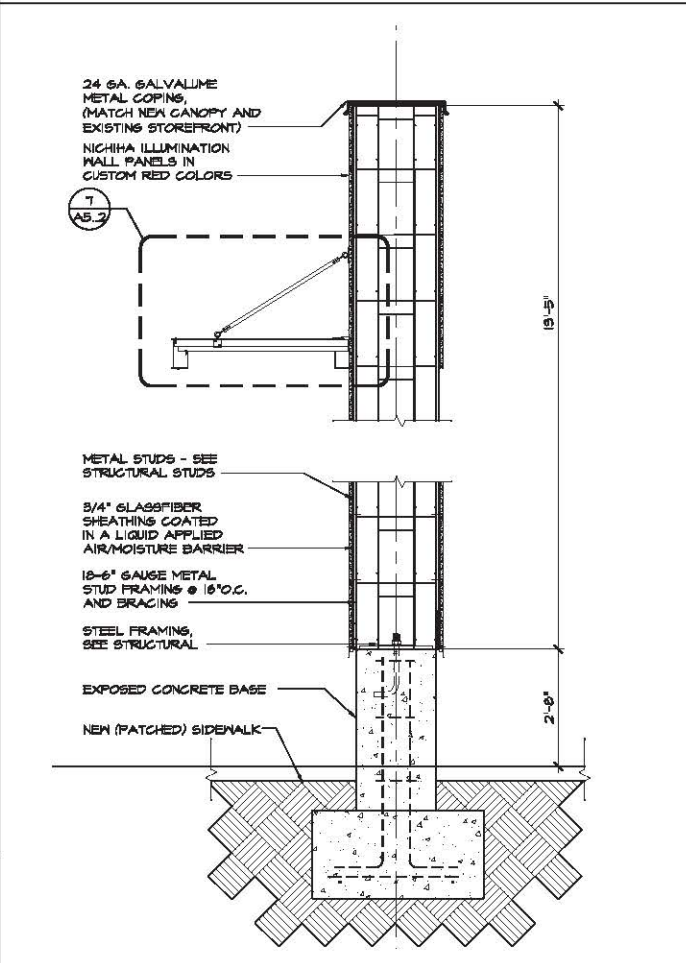
5 ENLARGED PLAN
SCALE: 1/2"=1'-0"



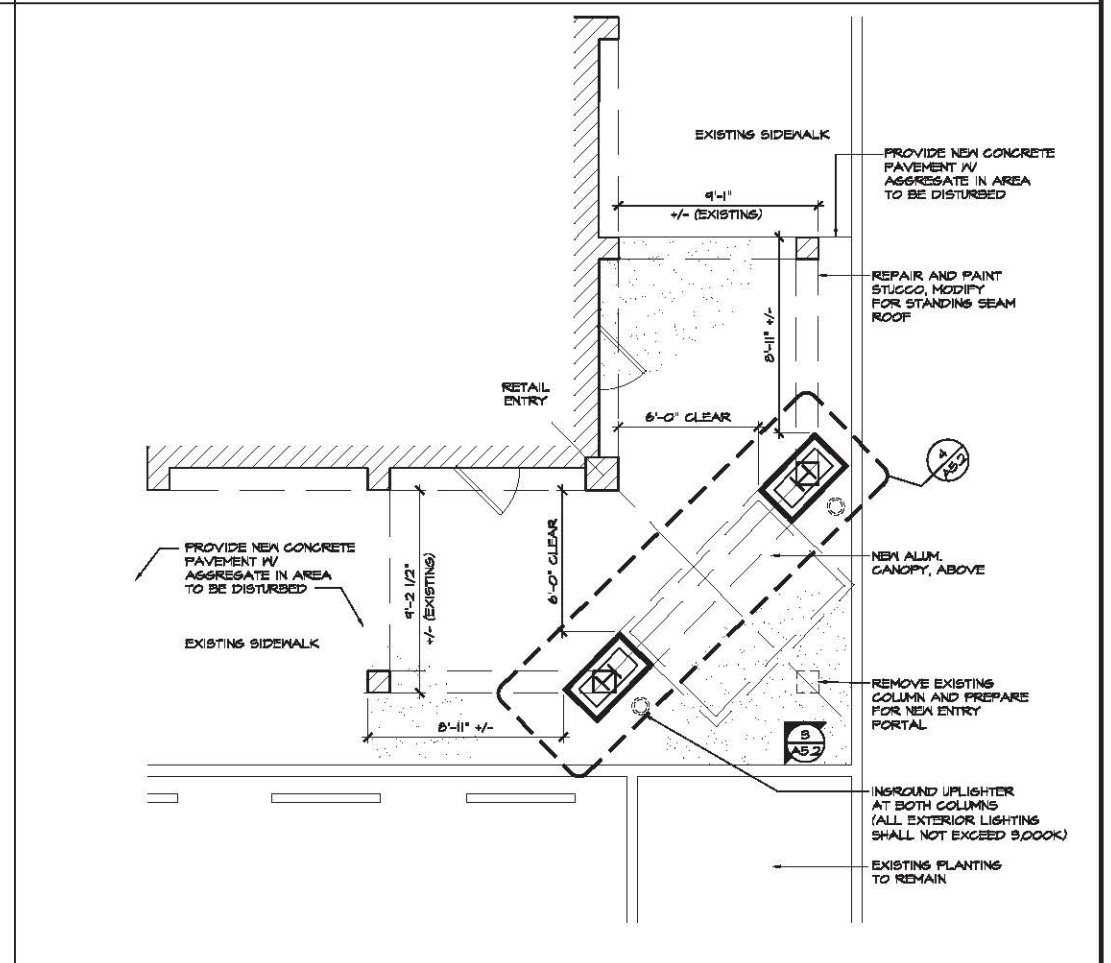
4 ENLARGED PLAN
SCALE: 1/2"=1'-0"



3 PARTIAL ELEVATION (@ ENTRY PORTAL)
SCALE: 1/2"=1'-0"



2 SECTION @ NEW ENTRY PORTAL
SCALE: 1/2"=1'-0"



1 PARTIAL PLAN AT ENTRANCE
SCALE: 1/4"=1'-0"

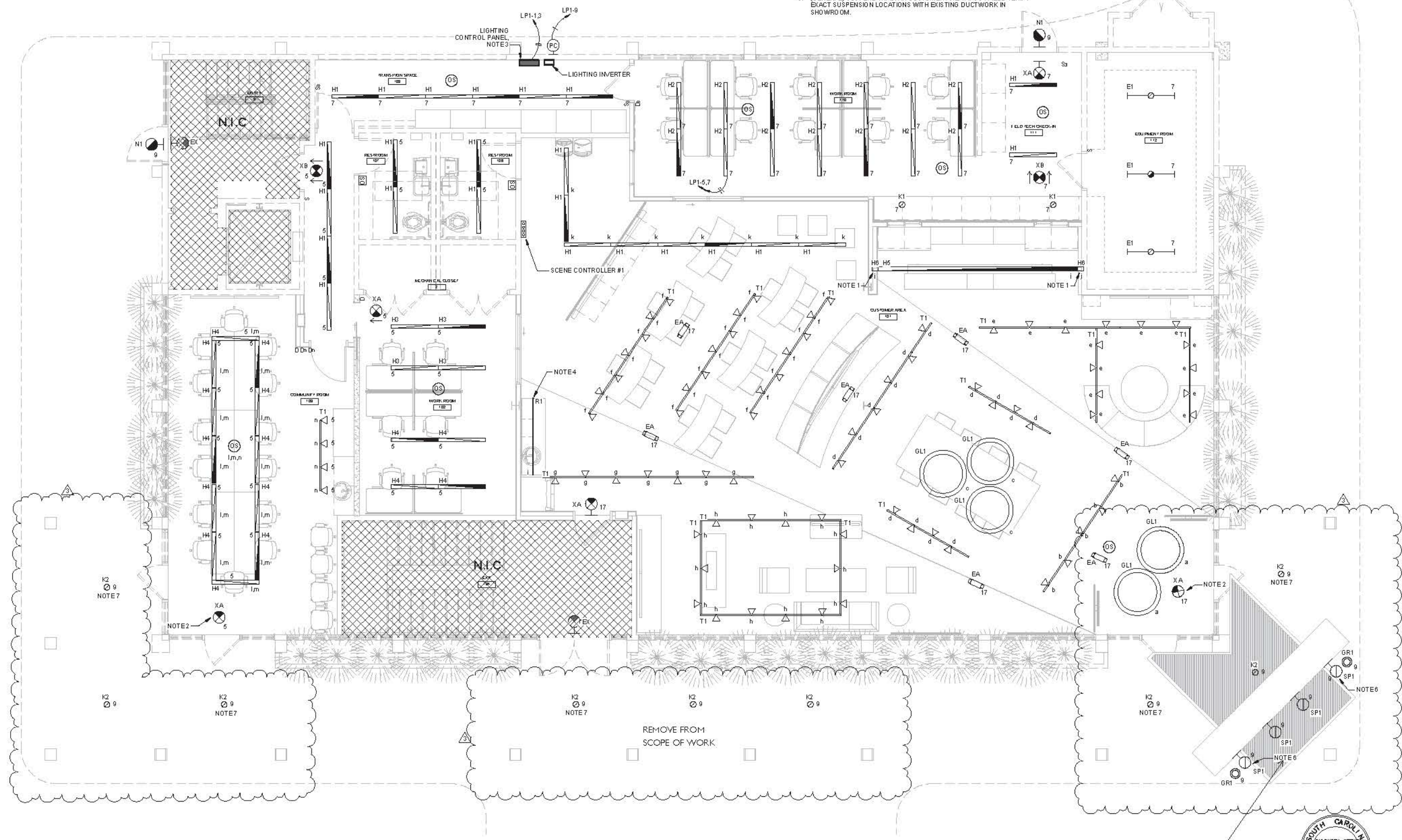


251 4 ABERCORN STREET
SUITE 110
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2. Notes on drawings take precedence over notes on sheets.
3. Do not scale dimensions from plan. Refer and check all dimensions against notes. All dimensions are to center unless otherwise noted.
4. The architect is responsible for the coordination of all trades and for the completion of the project.

NOTES:

1. LIGHT FIXTURE H6 TO BE INSTALLED ON WALL ADJACENT TO LIGHT FIXTURE H5 TO MAKE A CONTINUOUS RUN. SEE 1/E4.0 FOR ADDITIONAL DETAILS.
2. EXIT LIGHTS TO BE MOUNTED 104" AFF. SEE DETAIL 2/E4.0 FOR MOUNTING CONFIGURATION.
3. LIGHTING CONTROL PANEL FOR CUSTOMER AREA LIGHTS. ALL LIGHTS IN CUSTOMER AREA SHALL BE CIRCUITED FROM LIGHTING CONTROL PANEL LCP BASED ON ZONES. PROVIDE #8, #10G, 3/4" FROM PANEL LP1 TO FEED LIGHTING CONTROL PANEL LCP. SEE DETAIL 2/E4.1.
4. MOUNT RIBBON LIGHT UNDERNEATH UPPER CABINETS. COORDINATE EXACT MOUNTING LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.
5. (GENERAL) SUSPEND TRACK IN CUSTOMER AREA AT 96". FIELD VERIFY EXACT SUSPENSION LOCATIONS WITH EXISTING DUCTWORK IN SHOWROOM.
6. OUTER EXTERIOR SIGNAGE LIGHTS TO BE POINTED INWARD TO ILLUMINATE SIGN.
7. LIGHTING FIXTURES TO BE POWERED FROM LIGHTING INVERTER LOCATED IN TRANSITION SPACE 109.
8. PROVIDE 100VA LIGHTING INVERTER. BASIS OF DESIGN IS BODINE ELI-S-100 OR EQUAL BY IOTA.



1 LIGHTING PLAN
E1.0 SCALE: 1/4" = 1'-0"

REMOVE SIGN LITES FROM SCOPE OF WORK.



MODIFICATIONS TO
HARGRAY RETAIL BUILDING 'A'
862 William Hilton Pkwy,
Hilton Head Island, SC 29928

REVISIONS	DATE	DESCRIPTION
1	10.03.18	PERMIT REV.
2	11.14.18	EXHIBIT DRS



ISSUED FOR CONSTRUCTION
08.24.18

JOB NO: 18.013
ISSUE DATE: 07/18/18
DRAWN: BAP

E1.0

LIGHTING PLAN

LIGHTING FIXTURE SCHEDULE								
TYPE	DESCRIPTION	MANUFACTURER/SERIES	REFLECTOR/DIFFUSER	FINISH	MOUNTING	LAMPS	NOTES	
E1	4' LONG STANDARD STRIPS	METALUX SNLED SERIES COLUMBIALCL SERIES HE WILLIAMS 75L SERIES OR PRIOR APPROVED EQUAL	FROSTED LENS	WHITE (HOUSING)	SURFACE OR SUSPENDED	>5000 LUMENS, <80W		
GL1	48" LED RING	OCL BLOWRING SERIES ALW MOORING 1.5 SERIES OR PRIOR APPROVED EQUAL	SEAMLESS MOLDED DIFFUSER	HOUSING AND EXPOSED PARTS - ALUMINUM	PENDANT	>7500 LUMENS, <100W, 3500K		
GR1	IN-GROUND LUMINAIRE	LUMASCAPE EVOCA EVO SERIES OR PRIOR APPROVED EQUAL	NARROW/MEDIUM DISTRIBUTION - SLIP REDUCTION LENS	HOUSING AND EXPOSED PARTS - STAINLESS	RECESSED IN GROUND	>1700 LUMENS, <21W, 5000K		
H1	4' X 4' LINEAR LED	NULITE RQ4 SERIES OR PRIOR APPROVED EQUAL	HIGH REFLECTANCE WHITE - FLUSH FROSTED LENS	WHITE	RECESSED CEILING	>1500 LUMENS, <15W, 3500K		
H2						>2200 LUMENS, <20W, 3500K		
H3		NULITE RM4 SERIES OR PRIOR APPROVED EQUAL				>1500 LUMENS, <15W, 3500K		
H4		NULITE RP4 SERIES OR PRIOR APPROVED EQUAL				>1500 LUMENS, <15W, 3500K		
H5		4' X 17' LINEAR LED				NULITE RM4 SERIES OR PRIOR APPROVED EQUAL	>1500 LUMENS, <15W, 3500K	
H6		4' X 10' LINEAR LED				NULITE RM4 SERIES OR PRIOR APPROVED EQUAL	>1500 LUMENS, <15W, 3500K	
K1	6" ROUND LED DOWN LIGHT	HALO COMMERCIAL PD6 SERIES PRES COLITE LC6 SERIES INTENSE ML6 SERIES OR PRIOR APPROVED EQUAL	OPEN SEMI-SPECULAR CLEAR ALZAK CONE, MEDIUM BEAM SPREAD.	TRM RING - WHITE	RECESSED CEILING	>1500 LUMENS, <25W, 3500K		
K2	6" ROUND LED DOWN LIGHT	HALO COMMERCIAL PD6 SERIES PRES COLITE LC6 SERIES INTENSE ML6 SERIES OR PRIOR APPROVED EQUAL	OPEN SEMI-SPECULAR CLEAR ALZAK CONE, MEDIUM BEAM SPREAD.	TRM RING - WHITE	RECESSED CEILING	>1400 LUMENS, <18W, 3000K	DAMP LISTED	
N1	LED EXTERIOR WALL PACK	HUBBELL SLING S02 SERIES OR PRIOR APPROVED EQUAL	FORWARD THROW DISTRIBUTION	HOUSING AND EXPOSED PARTS - TEXTURED DARK BRONZE	WALL	>5500 LUMENS, <50W		
R1	1" LED STRIP LIGHT	LIARIBONBYTE LINE VOLTAGE SERIES OR PRIOR APPROVED EQUAL	N/A	N/A	UNIVERSAL	>370 LUMENS/FT., 4W/FT., 3500K		
REMOVED FROM SCOPE OF WORK								
SP1	EXTERIOR DIRECTIONAL DOWN/UP LIGHT	HOLM DBEAM-8 SERIES OR PRIOR APPROVED EQUAL	ANGLE SPREAD SHROUD - LINEAR SPREAD LENS	HOUSING AND EXPOSED PARTS - BRONZE	WALL	>300 LUMENS, <12W, 5000K		
T1	TRACK HEAD	ELITE LIGHTING ET-LED-374 SERIES OR PRIOR APPROVED EQUAL	MOUNTED ON ET TRACK	BLACK	TRACK MOUNTED	>900 LUMENS, <20W, 3500K		
XA	SINGLE FACE EDGE-LIT EXIT	LITHONIA LRP SERIES BEHELLI O L2 SERIES HUBBELL LE SERIES SURE-LITE ES SERIES EMERGILITELXN SERIES	GREEN LETTERS "EXIT", NICKEL CADMIUM BATTERY.	INJECTION MOLDED CLEAR ACRYLIC LENS W/ RECESSED HOUSING	CEILING OR WALL PER THE PLANS	LED		
XB	DOUBLE FACE EDGE-LIT EXIT							
EA	EMERGENCY LIGHT	SURE-LITE SEL60 SERIES	TWO ROTABLE HEADS, NICKEL CADMIUM BATTERY.	HOUSING AND EXPOSED PARTS - BLACK	SURFACE - CEILING	>200 LUMENS/HEAD, <2W		

EX. PANEL: P1

VOLTAGE: 120/208 WYE MAINS RATING: 225 A LOCATION: EXISTING TELLER ROOM 14
 PHASE: 3 MAINS TYPE: M.L.O MOUNTING: Flush
 WIRES: 4 FED BY: MDP RATING: Indoor
 A.I.C. RATING: 10 000 TOTAL LOA D: 29120 VA

CKT	TRIP	P	CIRCUIT DESCRIPTION	A	B	C	CIRCUIT DESCRIPTION	P	TRIP	CKT	
1	20 A	1	RECEPTACLES TRANSITION...	1280	1440		RECEPTACLES CUSTOMER...	1	20 A	2	
3	20 A	1	RECEPTACLES WORK ROOM		1440	1440	RECEPTACLES CUSTOMER...	1	20 A	4	
5	20 A	1	RECEPTACLES WORK ROOM			1440	1440	RECEPTACLES CUSTOMER...	1	20 A	6
7	20 A	1	RECEPTACLES WORK ROOM	720	540		RECEPTACLES CUSTOMER...	1	20 A	8	
9	20 A	1	RECEPTACLES CHECK-IN		900	1080	RECEPTACLES ENTRY	1	20 A	10	
11	20 A	1	RECEPTACLES CHECK-IN			1200	720	RECEPTACLES HOME ENT	1	20 A	12
13	20 A	1	EXISTING FIRE ALARM	500	1080		RECEPTACLES HOME ENT	1	20 A	14	
15	20 A	1	SPARE		0	1440	RECEPTACLES CUSTOMER...	1	20 A	16	
17	20 A	1	RECEPTACLES CUSTOMER...			900	1080	RECEPTACLES HOME ENT TV	1	20 A	18
19	20 A	1	RECEPTACLES CUSTOMER...	1440	1440		RECEPTACLES WORK ROOM	1	20 A	20	
21	20 A	1	RECEPTACLES EQUIP...		900	1080	RECEPTACLES WORK ROOM	1	20 A	22	
23	20 A	1	RECEPTACLES CUSTOMER...			1080	0	SPARE	1	20 A	24
25	20 A	1	SPARE	0	0			SPARE	1	20 A	26
27	20 A	1	SPARE	0	0			SPARE	1	20 A	28
29	20 A	1	REFRIGERATOR		0	0		RECEPTACLES RESTROOM	1	20 A	30
31	20 A	1	RECEPTACLES CHECK-IN...	720	1200			WATER COOLER	1	20 A	32
33	20 A	1	RECEPTACLES CHECK-IN...		1080	0		SPARE	1	20 A	34
35	20 A	1	SPARE			0	0	SPARE	1	20 A	36
37	20 A	1	SPARE	0	0			SPARE	1	20 A	38
39	--	--	SPACE			0	0	SPACE	--	--	40
41	--	--	SPACE			0	0	SPACE	--	--	42
				10340 VA	9260 VA	9420 VA					
				86 A	78 A	79 A					

NOTES:

EX. PANEL: LP1

VOLTAGE: 120/208 WYE MAINS RATING: 225 A LOCATION: EXISTING TELLER ROOM 14
 PHASE: 3 MAINS TYPE: M.L.O MOUNTING: Flush
 WIRES: 4 FED BY: MDP RATING: Indoor
 A.I.C. RATING: 10 000 TOTAL LOA D: 20516 VA

CKT	TRIP	P	CIRCUIT DESCRIPTION	A	B	C	CIRCUIT DESCRIPTION	P	TRIP	CKT	
1	40 A	2	LIGHTING CONTROL PANEL LCP	972	2080		DHP-1/DAH-1	2	30 A	2	
3	20 A	1	LIGHTING		907	2080	RECEPTACLES COMMUNITY...	1	20 A	4	
5	20 A	1	LIGHTING	622	1260		RECEPTACLES COMMUNITY...	1	20 A	6	
7	20 A	1	LIGHTING EXTERIOR		340	1200	BLENDER	1	20 A	8	
9	20 A	1	KALWALL LIGHTING			1200	1200	REFRIGERATOR	1	20 A	10
11	20 A	1	ENTRANCE SIGNAGE	1000	1500		COFFEEMACHINE	1	20 A	12	
13	20 A	1	EAST ENTRANCE SIGNAGE		400	0	SPARE	1	20 A	14	
15	20 A	1	EM LIGHTING CUSTOMER ARE...			72	0	SPARE	1	20 A	16
17	20 A	1	SPARE	0	0			SPARE	1	20 A	18
19	20 A	1	SPARE		0	240		SPARE	1	20 A	20
21	20 A	1	SPARE			0	0	EF-1/EF-2	1	15 A	22
23	--	--	SPACE			0	0	SPARE	1	20 A	24
25	--	--	SPACE	0	0			SPARE	1	20 A	26
27	--	--	SPACE			0	1800	RECEPTACLE RESTROOM 107	1	20 A	28
29	--	--	SPACE			0	1800	RECEPTACLE RESTROOM 106	1	20 A	30
31	--	--	SPACE	0	0			SPACE	--	--	32
33	--	--	SPACE			0	0	SPACE	--	--	34
35	--	--	SPACE			0	0	SPACE	--	--	36
37	--	--	SPACE	0	0			SPACE	--	--	38
39	--	--	SPACE			0	0	SPACE	--	--	40
41	--	--	SPACE			0	0	SPACE	--	--	42
				7415 VA	6933 VA	6170 VA					
				63 A	59 A	51 A					

NOTES:

MECHANICAL EQUIPMENT RATINGS AND CONNECTIONS

ITEM	VOLT	PH	TTLAMPS	MCA	MOCP	CONTROL/ DISCONNECT BY DIV 23	CONTROL/ DISCONNECT BY DIV 26	WIRE SIZE
AH-1	208 V	3	52 A	71.7	80/3	--	100/3/1	3#3, #8G, 1-1/4" C.
HP-1	208 V	3	35 A	39.0	50/3	--	60/3/3R	3#6, #10G, 3/4" C.
AH-2	208 V	1	36 A	53.8	60/2	--	60/2/1	2#4, #10G, 1" C.
DHP-1/DAH-1, NOTE 4	208 V	1	20 A	25	30/2	--	30/2/3R	2#10, #10G, 1/2" C.
HP-2	208 V	1	26 A	32.0	50/2	--	60/2/3R	2#6, #10G, 3/4" C.
EF-2	120 V	1	1 A	1.25	15/1	YES	--	2#12, #12G, 1/2" C.
EF-2	120 V	1	1 A	1.25	15/1	YES	--	2#12, #12G, 1/2" C.

MECHANICAL EQUIPMENT RATINGS AND CONNECTION SCHEDULE NOTES:

- REFER TO SECTION 260120 FOR THE COORDINATION AFFIDAVIT THAT MUST BE SUBMITTED AND APPROVED BEFORE MATERIALS MAY BE ORDERED.
- THE DESIGN IS BASED ON SINGLE POINT CONNECTIONS TO ALL EQUIPMENT, UNLESS NOTED OTHERWISE.
- WHERE STARTER IS REQUIRED BY DIV 26, IT IS SHOWN AS SIZE 1, ETC. ALL STARTERS SHALL BE COMBINATION TYPE UNLESS INDICATED OTHERWISE. DISCONNECTS ARE SHOWN AS 300/1, ETC.
- THE INDOOR UNIT RECEIVES POWER FROM THE OUTDOOR UNIT. PROVIDE 30 AMP, 3 POLE TOGGLE SWITCH ON LINE SIDE OF INDOOR UNIT. REFER TO UNIT CUT-SHEETS FOR CONNECTION REQUIREMENTS. DIVISION 26 CONTRACTOR IS RESPONSIBLE FOR ALL WIRING COMPONENTS AND INSTALLATION.



DW DULOHERY ENGINEERS



251 4 ABERCORN STREET
SUITE 110
SAVANNAH, GA 31401
912.777.3979

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MODIFICATIONS TO
HARGRAY RETAIL BUILDING 'A'
862 William Hilton Pkwy.,
Hilton Head Island, SC 29928

REV	DATE	DESCRIPTION
1	10/03/15	Permit Rev.
2	11/06/15	VE Changes
3	11/14/15	EXTERIOR DRS

ELECTRICAL SCHEDULES



ISSUED FOR CONSTRUCTION
08.24.18

JOB NO: 18.013
ISSUE DATE: 08/22/18
DRAWN: Author

E5.0

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: Hargray Retail Store Modifications

DRB#: DRB-000192-2019

DATE: January 31, 2019

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

MISC COMMENTS/QUESTIONS

1. Renovations on this building were approved on Nov. 13, 2018. This application is to modify that approval based on advanced deterioration of the covered walks.
2. Staff recommends approval as submitted.