



Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, July 23, 2013

1:15 p.m. – Benjamin M. Racusin Council Chambers

AGENDA

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

1. **Call to Order**
2. **Roll Call**
3. **Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements
4. **Swearing in Ceremony for Ms. Deborah Welch performed by Mayor Drew Laughlin**
5. **Approval of Agenda**
6. **Approval of Minutes** – Meeting of June 25, 2013
7. **Staff Report**
8. **Board Business** – Election of Officers for term July 1, 2013 – June 30, 2014
9. **Unfinished Business**
10. **New Business**
 - A. Alteration/Addition
 - 1) DR 130027 – Stacks Pancakes
 - 2) DR 130028 – Kangaroo Express 400
11. **Appearance by Citizens**
12. **Adjournment**

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

**Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, June 25, 2013 Meeting
1:15p.m – Benjamin M. Racusin Council Chambers**

DRAFT

Board Members Present: Acting Chairman Deborah Welch, Jennifer Moffett,
Tom Parker and Galen Smith

Board Members Absent: Chairman Scott Sodemann, Jake Gartner and Todd Theodore

Council Members Present: Mayor Pro Tem Bill Harkins

Town Staff Present: Jennifer Ray, Urban Designer
Nicole Dixon, Senior Planner
Kathleen Carlin, Secretary

1. Call to Order

Acting Chairman Deborah Welch called the meeting to order at 1:15p.m.

2. Roll Call

3. Freedom of Information Act Compliance

4. Approval of the Agenda

The Board **approved** the agenda as presented by general consent.

5. Approval of the Minutes

The Board **approved** the minutes of the June 11, 2013 meeting as amended by general consent.

6. Staff Report

Ms. Ray stated that Board training on Economic Development will be presented by Mr. Shawn Colin following the meeting.

7. Board Business

None

8. Unfinished Business

A. Alteration/Addition

Spinnaker Resorts Hotel B (Player's Club) - DR 130011

Ms. Ray stated the location for this project is 35 DeAllyon Avenue. This project was before the Board on April 9, 2013 and was *withdrawn* at the applicant's request. The revised parking and landscaping along DeAllyon Avenue and Cordillo Parkway were approved at the Board's May 28, 2013 meeting.

Ms. Ray presented an in-depth overhead review of the application including photos of the existing site.

The applicant proposes changes to the buildings starting with Building B (also known as the 400 building.) The applicant would like to do the following: (1) remove the existing wooden patio dividers and replace them with PVC units; (2) install Bahama shutters to conceal through wall air conditioning units; (3) repaint the roof, stucco, siding, and trim as shown on the applicant's color board; (4) remove the existing wooden handrails and replace them with aluminum handrails; (5) add handrails to the ground floor patios; (6) and to install new gutters and downspouts. Ms. Ray reviewed the proposed color palette.

The stucco has been painted "Pismo Dunes" which is essentially the original stucco color. The horizontal siding has been painted "Revere Pewter." The applicant proposes to reduce the amount of contrast by changing the red metal roof shown to "James River Gray". The applicant proposes to change the white fascia, the louvers, and harde trim to "Revere Pewter", the same color as the horizontal siding.

The applicant has done a study comparing the exterior colors on several projects on Hilton Head Island. Additionally, the applicant has submitted photos taken from various locations on the site in an attempt to show the Board that although there are five buildings on site, two of which are under different ownership and not included in this submittal, that there are few areas within the site or the surrounds where you get a clear view of the adjacent buildings and their differences in color and accessories.

The staff recommends that the application be *approved* with the condition that steps are taken to further reduce the amount of white on the project and adding landscaping at buildings.

Following staff's presentation, Acting Chairman Welch requested that the applicant make his presentation.

Mr. Thomas P. Williams presented statements in support of the application. The applicant discussed several issues including the condition of adjacent property, new colors and landscaping improvements. The Board discussed the project with the applicant. Mr. Parker stated that the applicant's presentation addresses 99% of the concerns, the new roof color is good, the stucco, and the siding as well. Mr. Parker discussed his concern with the amount of white. The dividers (PVC) are a large element and should be painted to match the rest of the trim rather than the handrails. It is too much white.

Ms. Moffett stated that she likes the revisions including the colors. Mr. Smith agreed with the comments that have already been made. Mr. Smith and the applicant discussed the colors and the need for sufficient landscaping for coverage. Acting Chairman Welch discussed the walkway and the location of the pool. Acting Chairman Welch suggested that the applicant stay committed to talking with the adjacent property owner with regard to changing the color of their railing to a shade of green that will complement their project. At the completion of the discussion, Acting Chairman Welch requested that a motion be made.

Mr. Parker made a **motion to approve** the Spinnaker Resorts Hotel B (Player's Club) application DR 130011 with the following conditions: (1) applicant will comply with the staff's comments for this project; (2) the dividers are to be painted the trim color which is the "Revere Pewter"; (3) the Bermuda shutters that screen the air conditioning units will only be on the top two units. The bottom units will be screened with landscaping that is sufficient at the time of installation. Acting Chairman Welch **seconded** the motion and the motion **passed** with a vote of 4-0-0.

9. New Business

A. Appeal

Bloom at Hilton Head Signage - APL 130002

Ms. Ray introduced the application and stated the sign's location, 35 Beach City Road. The appellant is appealing the Town's decision to approve a sign with the name "Bloom Senior Living" and is asking the Board to reverse staff's decision to allow the name, "Bloom at Hilton Head Senior Living."

Ms. Ray presented an in-depth overhead review of the application for appeal including background information regarding the proposed sign, photos of the existing building, existing sign, and location of the sign.

Ms. Ray stated that the staff worked with the applicant during the permit process to meet the intent of the LMO, Section 16-5-1303, Sign Design, Construction, and Maintenance Guideline, which states that "The amount of information on signs shall be no more than is necessary to provide reasonable identification of the business or of any message to be conveyed."

Ms. Ray stated that it is not uncommon for signs to be submitted and to work through a couple of rounds of revisions. Ms. Ray presented photos of some recent sign submittals that contained excessive text. Limiting the information on the sign to no more than necessary has been interpreted as allowing two descriptive words of the goods or services provided are not clear.

The applicant states that they have chosen to do business under the name "Bloom at Hilton Head Senior Living" and contend that this name is consistent with their regional approach to naming of separate businesses which operate under a larger corporate umbrella. Many businesses use "Hilton Head" in the legal description of their business and in their marketing materials but not on their freestanding signs. Also many businesses on the island are franchise businesses and do not include the words "at Hilton Head" on their signs.

The staff recommends *denial* of the appeal since the addition of "at Hilton Head" does not meet LMO Section 16-5-1303 in that it is more than what is necessary to provide reasonable identification of the business. Following staff's presentation, Acting Chairman Welch requested that the appellant make his presentation.

Louis Hammet, Esq., presented statements in support of the application for appeal. Mr. Hammet discussed the corporate name which is shortened to Bloom at Hilton Head Senior Living. Mr. Hammet discussed the appellant's compliance with 11 of the Town's requirements including colors, materials, lighting, type size and style. Mr. Hammet discussed other businesses in the area that have Hilton Head as part of their name.

The Board discussed the appeal application with Mr. Hammet. Ms. Moffett stated that she agrees with staff's recommendation to deny application due to its noncompliance with the LMO's sign ordinance. Mr. Smith stated that the proposed sign is okay; the sign is consistent with the Bloom at Bluffton signage. Mr. Parker stated that he is uncomfortable with the legal issue; however, has no real objection to the appearance of the sign as proposed. Acting Chairman Welch agreed with Mr. Parker's comments. Acting Chairman Welch stated that the sign appears perfectly fine as proposed. The interpretation is too rigid, and she has no objection to the sign as proposed.

Following final comments, Acting Chairman Welch made a **motion to approve** Application for Appeal APL 130002 as submitted. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 3-1-0.

10. Appearance by Citizens

None

11. Adjournment

The meeting was adjourned at 2:10p.m.

Submitted By:

Approved By:

Kathleen Carlin
Secretary

Deborah Welch
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:	7/8/13
Accepted by:	DH
App. #: DR	130027
Meeting Date:	

Applicant/Agent Name: KEVIN GRENER Company: KRA, Inc.
 Mailing Address: 2 VERDIER PLANTATION RD City: BLUFFTON State: SC Zip: 29910
 Telephone: 815 2021 Fax: 706-9480 E-mail: krq@krasc.com
 Project Name: STACKS PANCAKES Project Address: 2 REGENCY PARKWAY
 Parcel Number [PIN]: R 520 011 000 0154 0000 HHI, SC 29928
 Zoning District: OL Overlay District(s): _____

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

- New Development – Conceptual
 New Development – Final, indicate Project Number
 Alteration/Addition
 Minor External Change

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 16-3-1004. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.
- Filing Fee, New Development \$175, Alterations/Additions \$100, Minor External \$50 cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

New Development – Conceptual Approval

- A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-3-405, 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:

New Development – Final Approval

- _____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-4-503.
- _____ Final site development plan meeting the requirements of Sec. 16-3-303.F.
- _____ Final site lighting and landscaping plans meeting the requirements of Sec. 16-3-304 and Sec. 16-3-305.
- _____ 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 *and* Minor External Changes

- A written narrative describing how project conforms to design guidelines of Section 16-4-503.
- Photographs and/or drawings of existing development.
- Drawings of the proposed development – 11"x 17".
- Material/color samples of existing and proposed changes - 8 1/2"X 14" *Maximum*; Stating manufacturer and material name

Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

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

7-8-13
DATE

July 8, 2013

Stacks Pancakes of Hilton Head

2 Regency Parkway
Hilton Head Island, SC 29928

On April 3, 2013, a woman drove a car through the existing glass seating area of Stacks Pancakes.



As a result, the Town of Hilton Head issued a temporary permit to allow the restaurant to operate through the season. Several glass repair companies determined that the glass and aluminum frame were unrepairable and a permanent structure would need to be constructed. The attached submission is our design solution and we offer this to the Board for their review and approval. We ask to be placed on the next DRB meeting.

Our design intent is to “recreate” the existing footprint of the existing glass enclosure. We propose that we rebuild within the same footprint as to not create any additional site constraint or any additional occupancy to the building. We have designed the new addition to complement the existing building by mimicking the existing architectural features as well as selecting colors that match existing. For example, the new stucco color is to complement the existing “gray” vertical siding and the new metal roof is to match the existing “blue” awning colors that exist. The trim stucco is

In conclusion, with the colors selected and the improvements made, we feel that we have greatly improved the aesthetics while not overpowering the existing building or adjacent structures and streetscape. We also believe that the design complies with the LMO, DRB guidelines and the Hilton Head Island Design Guide.

We respectfully submit this project for your review,

A handwritten signature in black ink, reading "Kevin Grenier". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Kevin Grenier

AIA, NCARB, CDT

KRA architecture + design

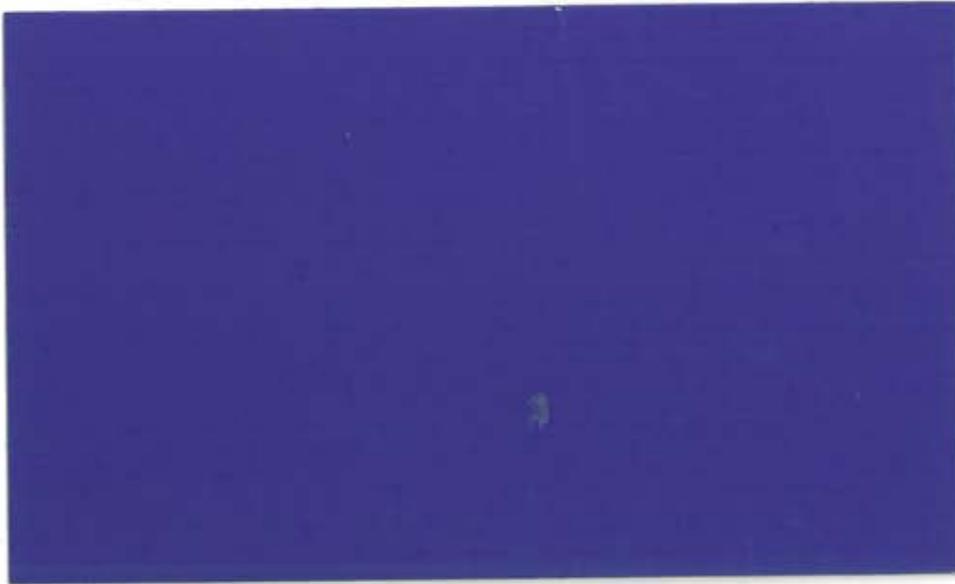
2 Verdier Plantation Road

Bluffton, SC 29910

tel 843.815.2021

fax 843.706.9480

STACKS PANCAKES OF HILTON HEAD



METAL ROOFING COLOR:
APOTHECARY BLUE BY FABRAL
OR APPROVED EQUAL
THE INTENT IS TO MATCH EXISTING CANOPIES



HARDCOAT STUCCO BODY:
SANDBLAST DPR FINISH #133 DRIFTWOOD
BY DRYVIT OR APPROVED EQUAL
INTENT IS TO MATCH THE EXISTING SIDING



HARDCOAT TRIM COLOR:
SMOOTH FINISH #310 CHINA WHITE
BY DRYVIT OR APPROVED EQUAL
INTENT IS TO MATCH EXISTING TRIM COLOR

THE ABOVE SAMPLES AND COLORS ARE FOR ILLUSTRATION PURPOSES OF DESIGN INTENT

IT IS THE CONTRACTOR'S RESPONSIBILITY TO MATCH EXISTING COLORS

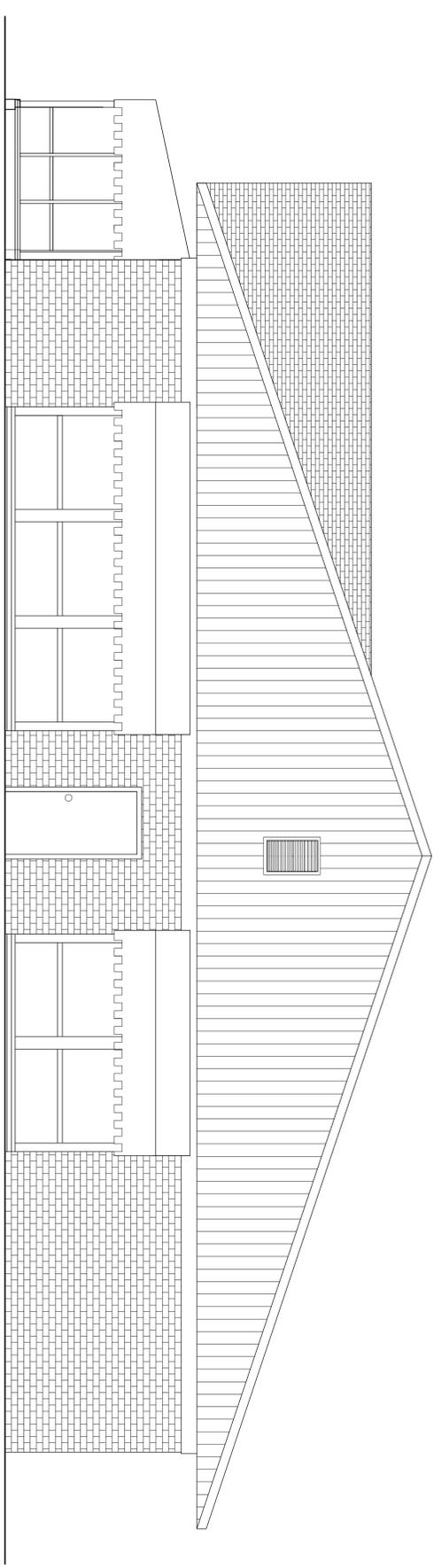
Alterations to:
Stacks Pancakes
 of Hilton Head
 2 Regency Parkway
 Hilton Head Island, SC
 Beaufort County



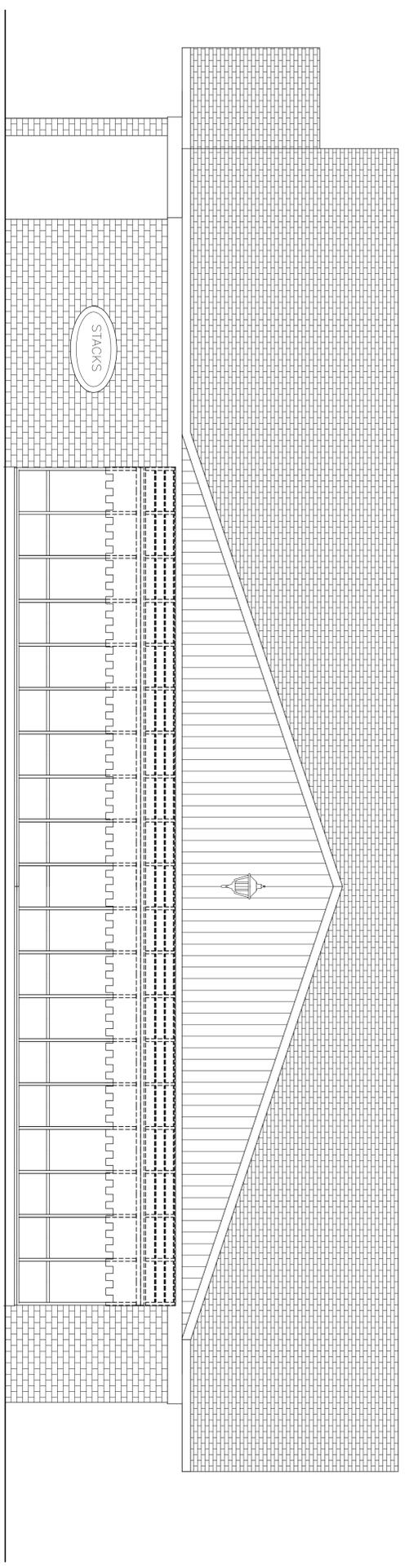
KRA architecture + design

KRA architecture + design
 2 Verdier Plantation Road
 Bluffton, SC 29910

t 843.815.2021
 f 843.706.9480
 www.krasc.com



EXISTING SIDE ELEVATION
 FACING HIGHWAY 278
 SCALE 1/4" = 1'-0"



EXISTING FRONT ELEVATION
 SCALE 1/4" = 1'-0"

Prepared by:

Drawn by: KRG

Checked by:

Date: 06.07.13

Revisors:

Project No. 13123

Fir Name:

Drawing Title:

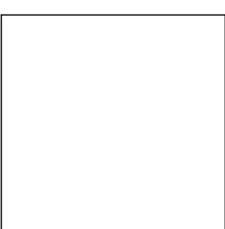
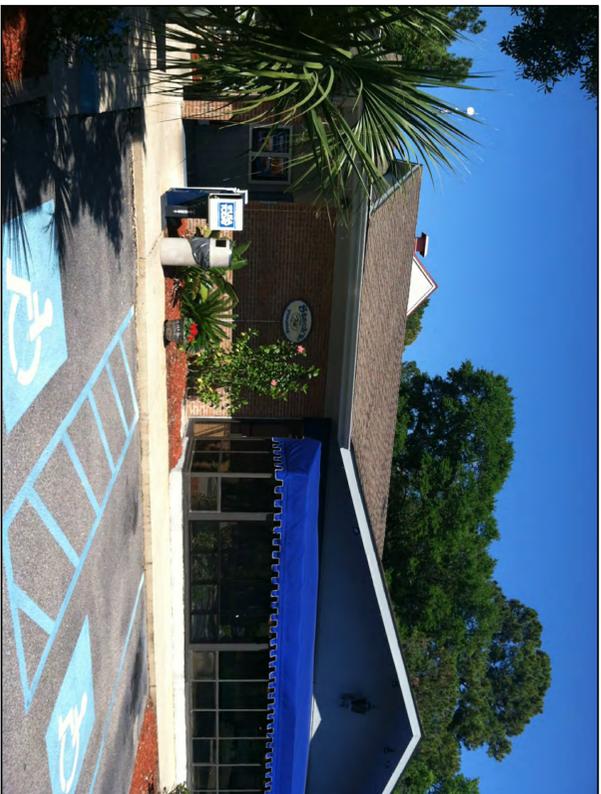
EXISTING
 EXTERIOR ELEVATIONS

Sheet No. **EX2.0**

Scale: AS NOTED

Alterations to:
Stacks Pancakes
 of Hilton Head

2 Regency Parkway
 Hilton Head Island, SC
 Beaufort County



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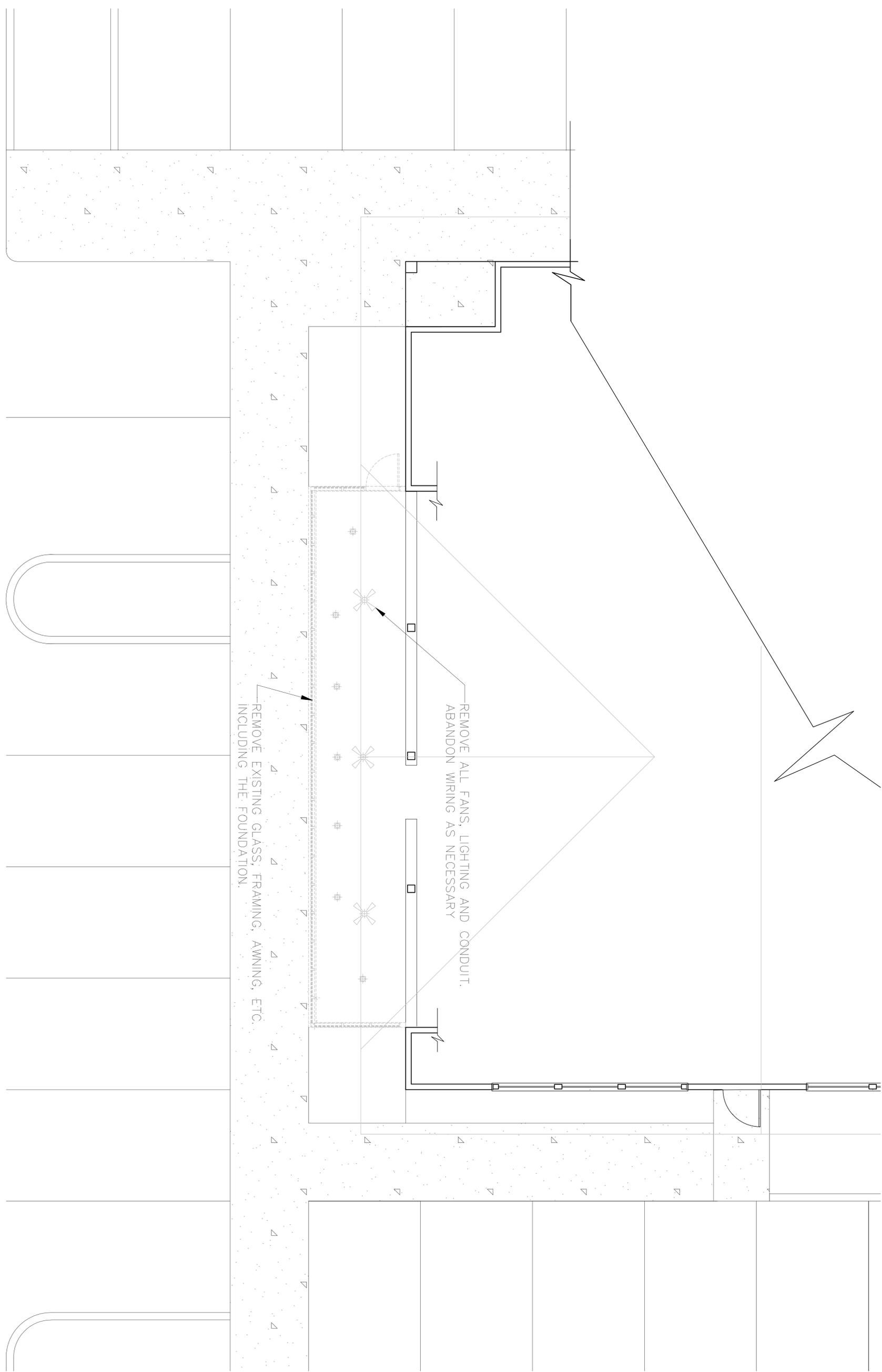
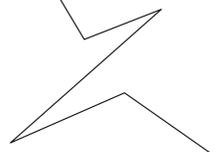
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 Drawn By: KRG
 Checked By: _____
 Date: 06.07.13
 Revisors:

Project No.	13123
File Name	
Drawing Title	

EXISTING PHOTOS

Sheet No. **EX3.0**

Scale: AS NOTED



REMOVE ALL FANS, LIGHTING AND CONDUIT.
ABANDON WIRING AS NECESSARY.

REMOVE EXISTING GLASS, FRAMING, AWNING, ETC.
INCLUDING THE FOUNDATION.

DEMOLITION PLAN

SCALE 1/4" = 1'-0"

Alterations to:
Stacks Pancakes
of Hilton Head
2 Regency Parkway
Hilton Head Island, SC
Beaufort County



KRA architecture + design

KRA architecture + design
2 Verdier Plantation Road
Bluffton, SC 29910

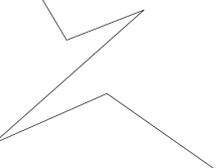
t 843.815.2021
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Sampled By:	
Drawn By:	KRG
Checked By:	
Date:	06.07.13
Revisors	
Project No.	13123
File Name	
Drawing Title	DEMOLITION PLAN

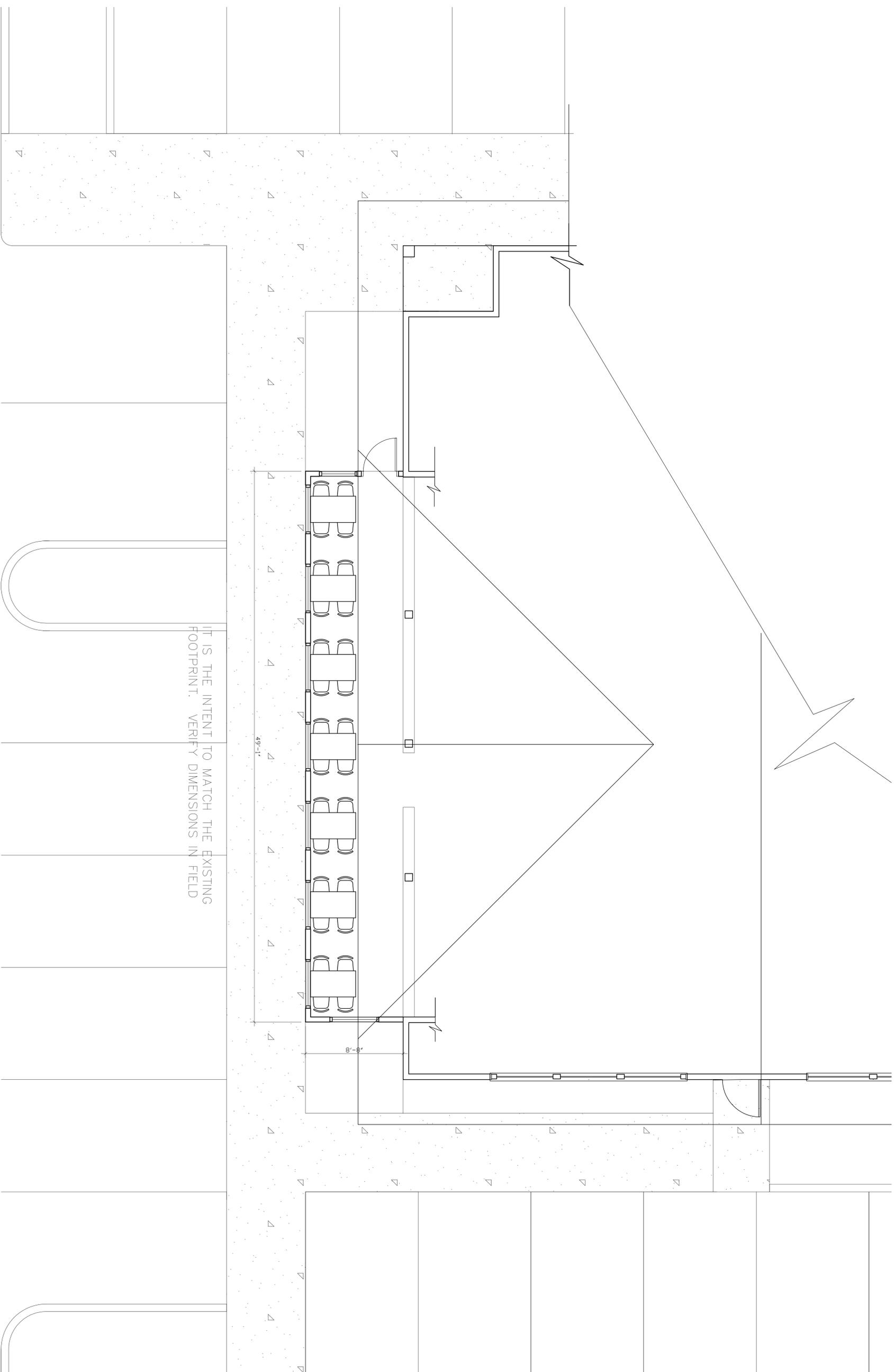
Sheet No. **D1.0**

Scale: AS NOTED

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Alterations to:
Stacks Pancakes
 of Hilton Head
 2 Regency Parkway
 Hilton Head Island, SC
 Beaufort County



PROPOSED FLOOR PLAN
 SCALE 1/4" = 1'-0"



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KRA architecture + design
 2 Verdier Plantation Road
 Bluffton, SC 29910

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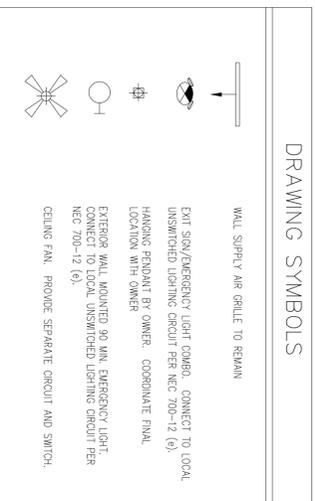
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Checked by:	
Date:	06.07.13
Revisors:	

Project No.	13123
File Name	
Drawing Title	PROPOSED FLOOR PLAN

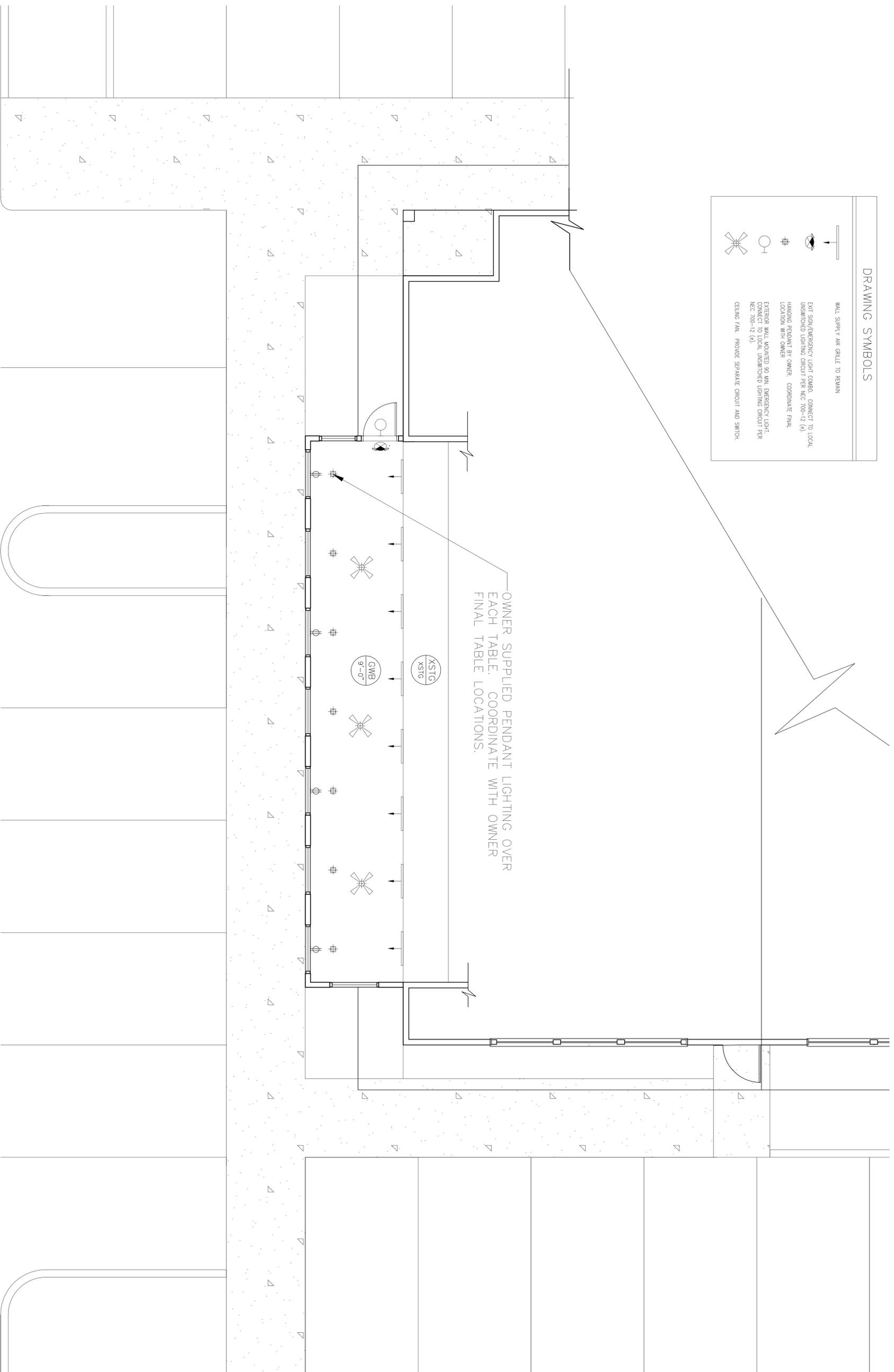
Sheet No. **A1.1**

Scale: AS NOTED

DRAWING SYMBOLS



OWNER SUPPLIED PENDANT LIGHTING OVER EACH TABLE. COORDINATE WITH OWNER FINAL TABLE LOCATIONS.



PROPOSED ELECTRICAL SCHEMATIC

SCALE 1/4" = 1'-0"

Alterations to:
**Stacks Pancakes
of Hilton Head**
2 Regency Parkway
Hilton Head Island, SC
Beaufort County



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Bluffton, SC 29910

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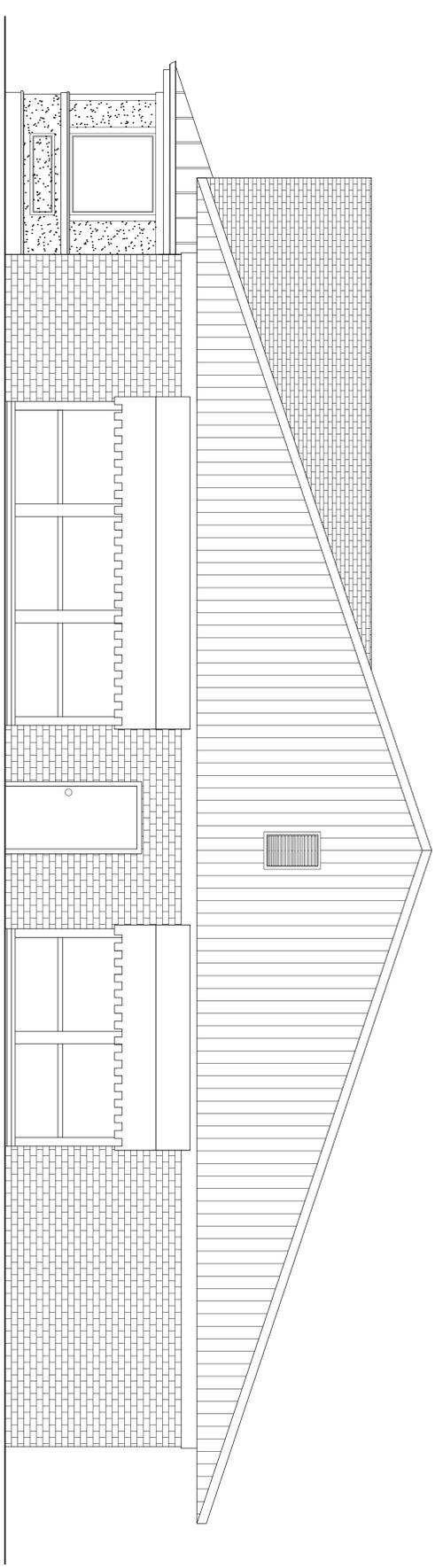
Drawn By:	KRG
Checked By:	
Date:	06.07.13
Revisions:	

Project No.	13123
File Name	
Drawing Title	PROPOSED ELECTRICAL SCHEMATIC PLAN

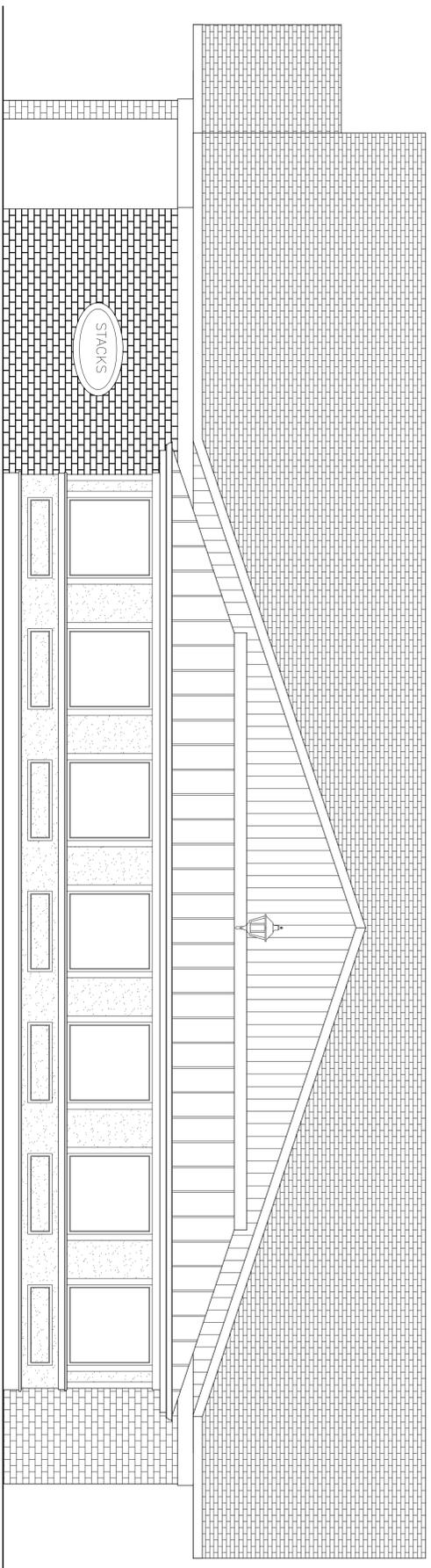
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Scale: AS NOTED

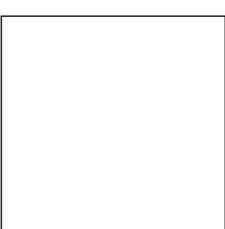
Alterations to:
Stacks Pancakes
 of Hilton Head
 2 Regency Parkway
 Hilton Head Island, SC
 Beaufort County



PROPOSED SIDE ELEVATION
 FACING HIGHWAY 278
 SCALE 1/4" = 1'-0"



FRONT ELEVATION
 SCALE 1/4" = 1'-0"

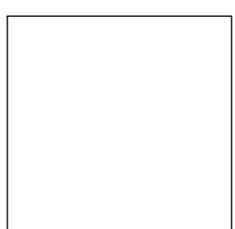


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 Bluffton, SC 29910

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 f 843.706.9480
 www.krasc.com



Stamped by:	
Drawn by:	KRG
Checked by:	
Date:	06.07.13
Revisors:	

Project No. 13123
 File Name
 Drawing Title
**PROPOSED
 EXTERIOR ELEVATIONS**

Sheet No. **A2.0**
 Scale: AS NOTED

DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: Stacks Pancakes – ALTERATION/ADDITION

DRB#: DR 130027

DATE: July 23, 2013

RECOMMENDATION: Approval Approval with Conditions Denial

The damage to the glass and aluminum frame at Stacks Pancakes has been deemed un-repairable and a permanent structure needs to be constructed. The applicant proposes to remove the existing glass enclosure and recreate the existing footprint with a stucco addition that will complement the existing building with colors that match existing.



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:	_____
App. #: DR	_____
Meeting Date:	_____

Applicant/Agent Name: Timothy Reed/Rebecca Lehmann Company: The Pantry/LMHT Associates (architects)
 Mailing Address: 2805 Meridian Parkway City: Durham State: NC Zip: 27713
 Telephone: 919-544-0087 x 172 Fax: 919-544-9399 E-mail: rlehmann@lmht.com
 Project Name: Kangaroo Express 400 - Remodel Project Address: 85 Pope Avenue
 Parcel Number [PIN]: R 5 5 2 0 1 8 0 0 0 1 7 2 A 0 0 0 0
 Zoning District: _____ Overlay District(s): _____

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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- New Development – Conceptual
 New Development – Final, indicate Project Number
 Alteration/Addition
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Alterations/Additions *and* Minor External Changes

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- Photographs and/or drawings of existing development.
- Drawings of the proposed development – 11"x 17".
- Material/color samples of existing and proposed changes - 8 ½"X 14" *Maximum*; Stating manufacturer and material name

Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

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

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

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

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

SIGNATURE

DATE



The Pantry, Inc.
Store Planning Department
305 Gregson Drive
Cary, NC 25711
(919)774-6700 ext. 6093

July 11, 2013

Town of Hilton Head
Community Development Department
Design Review Board
One Town Center
Hilton Head Island, SC 29928

RE: The Pantry, Inc.
Kangaroo Express Store 400
85 Pope Avenue
Hilton Head Island, SC 29928

The Pantry is intending to redevelop the store located at 85 Pope Avenue. Currently the store operates as a convenient store with an uncovered fuel island with 2 fuel pumps.

With the acquisition of the store across the street at 2 Lagoon Road, The Pantry would like to incorporate at the Pope Avenue site, a Quick Service Restaurant and a walk up convenient store offering mostly package beverage and fountain service, within the same building footprint. No building expansion is planned. The fuel island with the 2 fuel pumps will be completely removed from the site. Parking will be configured for maximum spaces that can be added to the site and adding any additional vegetation as best as possible as proposed on the landscape plan. An outdoor seating area is being proposed for use with the Quick Serve Restaurant.

The Pantry is planning on re-cladding this store with a vintage brick veneer, horizontal cement board siding and trim that that resembles classical island character as well as a roof feature as stipulated by Section 16-4-503. The proposed concept complements the adjacent properties, with the incorporation of roof line features of adjacent buildings as well as materials use and overhangs. The adjacent building on the property operated by a bicycle shop displays a dated vernacular which The Pantry would not prefer to mimic. Since the company operates the store at 2 Lagoon Avenue, the features of 85 Pope Avenue complements the features of that property, incorporating roof line features as well as overhangs and brick features of that property.



Proposed Materials Pallet – 85 Pope Avenue



Trim board - Nichiha – Nichiboard – Cedar



Body of building - Nichiha – Vintage Brick – White Wash



Fascia Trim color
Glidden Professional
Afternoon Tea – A1763



Horizontal Siding color
Glidden Professional
Basic Khaki – A17671



Main Fascia Body and
Crown Trim color
Glidden Professional
Seed Pearl – A0067

LED INTREPID DECORATIVE AREA LIGHTS (XINM3)



US patent 782456 and US & Int'l. patents pending

SMARTTEC™ THERMAL CONTROL - Sensors in the driver enclosure reduce drive current when ambient temperatures exceed 50°C. Current is lowered in imperceptible 5% increments every 5 minutes until safe operating temperature is reached.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs in Cool White (5800°K nominal) or Neutral White (4000°K nominal) color temperature, 70CRI (nominal).

DISTRIBUTION/PERFORMANCE - Types 2, 3, FT, and 5. Exceptional uniformity creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

HOUSING - Modular fixture is available in two mounting styles - Post Top and Side Mount. One piece housing/support frame is die-cast aluminum. Combination mounting arm/driver enclosure on side mount versions is die-cast with integral ribs for heat dissipation. Access cover and support arms for post top versions are die-cast aluminum.

HOUSING TOP CAP - Removable spun aluminum cap/post top driver enclosure is retained by captive stainless steel fasteners and safety cables. Housing and top cap interface is sealed with a one-piece extruded silicone gasket. Tool-less entry option is available.

SEALED OPTICAL UNIT - Lens is clear, flat tempered glass, sealed to aluminum optics housing. Pressure stabilizing breather allows super-tight protection while preventing temperature cycling from building up internal pressures and vacuums that can stress optical unit seals and components.

FASTENERS - All exposed fasteners are black oxide coated stainless steel. Internal fasteners are stainless steel or zinc electroplated steel.

ELECTRICAL - Terminal block for attachment of incoming primary wiring is supplied. Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input), 347VAC and 480VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified). Fixture Watts: 350mA - 75, 450mA - 98 nominal.

DRIVER - Available in 350mA and 450mA drive currents (Drive currents are factory programmed). State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Components are fully encased in potting material for IP65 moisture resistance. Driver complies with IEC and FCC standards.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, graphite, satin verde green, metallic silver and white.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Application layouts are available upon request. Contact LSI Applications Group at lighting.apps@lsi-industries.com

LISTING - Listed to U.S. and Canadian safety standards. Suitable for wet locations.

Crossover LED Lighting

lighting facts^{CM}

A Program of the U.S. DOE

Light Output (Lumens)	5712
Watts	77.3
Lumens per Watt (Efficacy)	73
Color Accuracy Color Rendering Index (CRI)	70
Light Color Correlated Color Temperature (CCT)	6000 (Daylight)

2700K 3000K 4500K 6500K

Warm White Bright White Daylight

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

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

Registration Number: KGGN-1328M3
Model Number: XINM SA FT LED 63 CW UE
Type: Outdoor decorative fixture

LIGHT OUTPUT - XINM3							
ARM MOUNT							
	# of LEDs	Lumens (Nominal)					
		Type 2	Type 3	Type FT	Type 5		
Neutral White	Cool White	350 mA	63	5500	4900	5700	4500
		450 mA	63	6300	5600	6400	5100
	Neutral White	350 mA	63	5300	4700	5500	4300
		450 mA	63	6100	5400	6100	4900
POST TOP MOUNT							
	# of LEDs	Lumens (Nominal)					
		Type 2	Type 3	Type FT	Type 5		
Neutral White	Cool White	350 mA	63	5000	4200	5100	4100
		450 mA	63	6100	5300	6300	5000
	Neutral White	350 mA	63	4800	4000	4900	4000
		450 mA	63	5900	5100	6000	4800

Also available in traditional light sources

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



IP65



Intertek
Suitable for wet locations



Project Name _____ Fixture Type _____

Catalog # _____

04/15/13

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LSI INDUSTRIES INC.

LED INTREPID DECORATIVE AREA LIGHTS (XINM3)



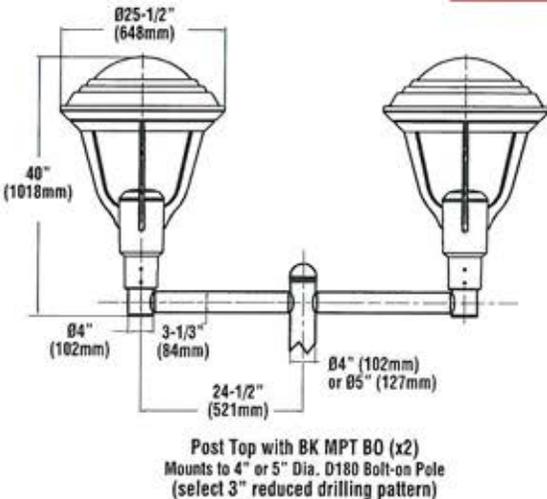
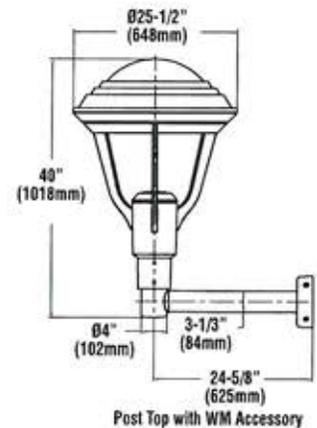
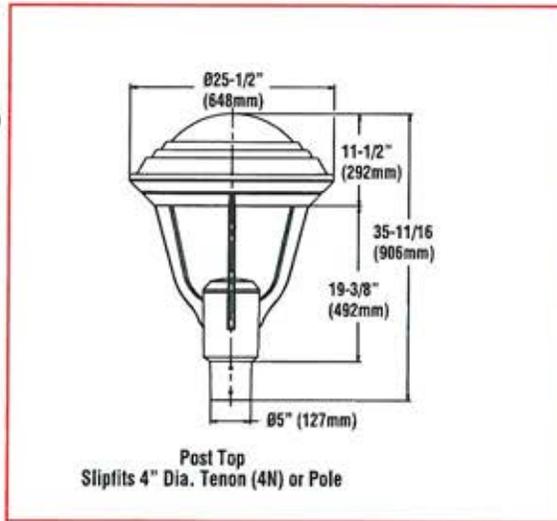
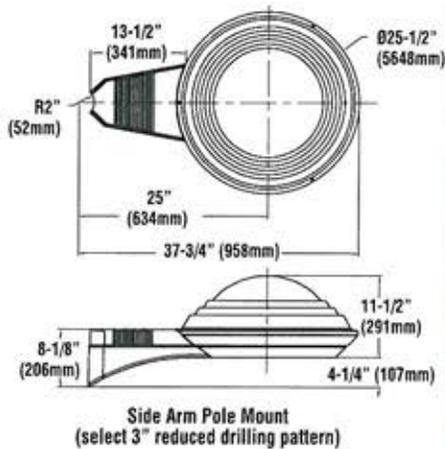
LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XINM3 PT 5 LED 63 450 CW UE MSV PCI120**

Prefix	Mounting Style	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Options
XINM3	PT - Post Top SA4 - Side Arm Mount for 4" Poles ¹ SA5 - Side Arm Mount for 5" Poles ¹	2 - Type II 3 - Type III FT - Forward Throw 5 - Type V	LED	63	350 - 350mA 450 - 450mA	CW - Cool White (5800°K nom.) NW - Neutral White (4000°K nom.)	UE - Universal Electronic (120-277V 50/60Hz) 347-480	BRZ - Bronze BLK - Black PLP - Platinum Plus WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver	Button Type Photocells PCI 120 - 120v PCHV208-277 - 208-277v PCI 347 - 347v TE - Tool-Less Entry Accessories SPA - Square Pole Adaptor (SA only) WM - Wall Mount (PT only) SAWM - Side Arm Wall Mount (SA4 or SA5) BK MPT B04 - Medium Bolt on Bracket (for PT 180) For 4" Dia. Round Poles ^{1,2} BK MPT B05 - Medium Bolt on Bracket (for PT 180) For 5" Dia. Round Poles ^{1,2}

FOOTNOTES:

- 1- For correct mounting, order poles with 3" reduced drilling pattern.
- 2- For PT mounting configurations other than D180, consult factory. Order one bracket per fixture.



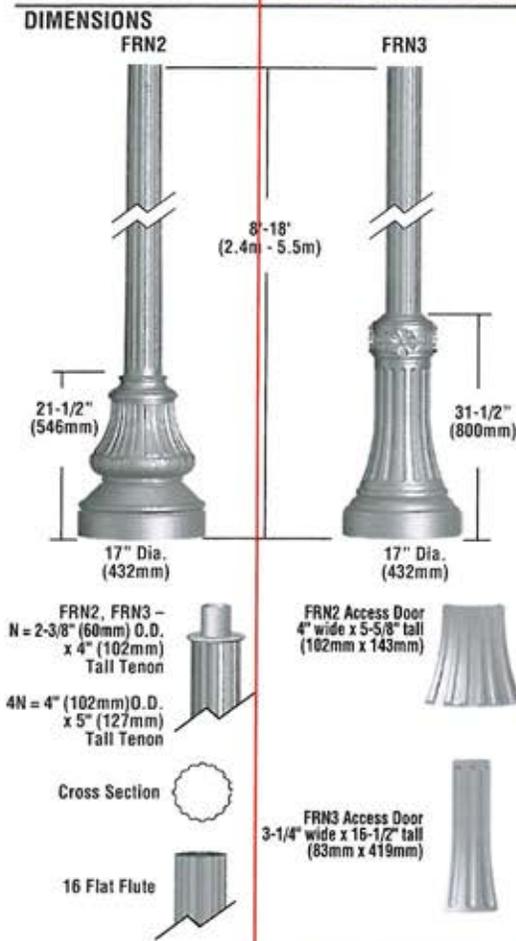
MOUNTING STYLE		
■	PT Single	1.2
■	PT D180° with BK MPT B0 (2)	2.5
■	Single	1.3
■	D180°	2.5
■	D90°	2.2
■	T90°	3.4
■	T120°	3.4
■	Q90°	4.0

Catalog Number	Est. Weight (kg/lbs.)
XINM3 (PT or SA)	29/64



Project Name _____ Fixture Type _____
 Catalog # _____

ALUMINUM FLUTED ROUND POLES WITH DECORATIVE BASE



POLE SHAFT - The pole shaft is either spun or extruded from 6000 series alloy aluminum. Tenon N option is 2-3/8" O.D. x 4" tall. Tenon 4N option is 4" O.D. x 5" tall. Aluminum 16 flat fluted round pole shafts with decorative base are 4", 5" and 6" in diameter. Poles have a cast ring between shaft and tenon.

STRUCTURAL BASE - The structural base is cast from 356 alloy aluminum. FRN2 poles provided with a 4" wide x 5-5/8" tall access door. FRN3 poles provided with 3-1/4" wide x 16-1/2" tall access door. The pole shaft is inserted and welded into the structural base casting. The completed assembly is heat treated into a T6 temper after the structural welding is completed.

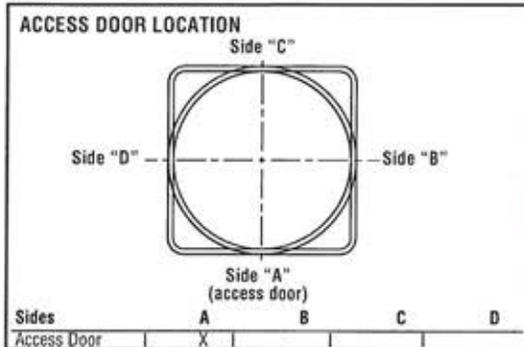
ANCHOR BOLTS - Set of four anchor bolts conform to ASTM F1554 Grade 55. Each bolt is provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.

GROUND LUG - Ground lug is standard.

FINISHES - Baked-on polyester-powder finish provides one year limited warranty.

DETERMINING THE LUMINAIRE/POLE COMBINATION FOR YOUR APPLICATION:

- Select luminaire from luminaire ordering information
- Select bracket configuration if required
- Determine EPA value from luminaire/bracket EPA chart
- Select pole height
- Select MPH to match wind speed in the application area (See windspeed map).
- Confirm pole EPA equal to or exceeding value from note above
- Confirm total luminaire/bracket weight does not exceed maximum weight shown in chart below
- Consult factory for special wind load requirements and banner brackets



POLE SELECTION CHART: 4" (102mm), 5" (127mm) & 6" (152mm) 16 flat fluted round poles

Height	EPA ¹			Outside Dimensions	Material	Max Weight (lbs) ²	Bolt Circle	FRN2 Wt (lbs) ²	FRN3 Wt (lbs) ²
	80 MPH	90 MPH	100 MPH						
8' (2.4m)	13.3	10.2	8.0	4" (102mm)	0.125	300	O/P	67	74
8' (2.4m)	21.9	17.0	13.4	5" (127mm)	0.125	300	O/P	69	76
10' (3.0m)	9.1	6.8	5.2	4" (102mm)	0.125	300	O/P	70	78
10' (3.0m)	15.5	11.8	9.1	5" (127mm)	0.125	300	O/P	73	81
12' (3.7m)	6.3	4.5	3.2	4" (102mm)	0.125	300	O/P	74	81
12' (3.7m)	11.2	8.3	6.2	5" (127mm)	0.125	300	O/P	78	85
12' (3.7m)	17.2	13.1	10.0	6" (152mm)	0.125	300	O/P	82	87
14' (4.3m)	8.1	5.7	4.0	5" (127mm)	0.125	300	O/P	82	90
14' (4.3m)	13.1	9.5	6.9	6" (152mm)	0.125	300	O/P	87	93
16' (4.9m)	5.7	3.7	2.2	5" (127mm)	0.125	300	O/P	87	94
16' (4.9m)	9.7	6.7	4.5	6" (152mm)	0.125	300	O/P	93	98
16' (4.9m)	10.3	7.3	5.2	5" (127mm)	0.188	300	O/P	103	109
18' (5.5m)	3.7	1.9	N/A	5" (127mm)	0.125	300	O/P	91	99
18' (5.5m)	7.0	4.4	2.5	6" (152mm)	0.125	300	O/P	98	104
18' (5.5m)	12.9	9.1	6.3	6" (152mm)	0.188	300	O/P	120	125

¹ EPA based on AASHTO LTS-3-94. For applications in Canada and areas using code requirements other than AASHTO LTS-3-94, consult factory. Designs are limited to top-mounted luminaires and/or brackets having a centroid 2'-6" above and 1'-6" eccentric to the pole top at nominal mounting height. Variations from sizes above are available, consult factory. Satisfactory performance of poles is dependent upon the pole being properly attached to a supporting foundation of adequate design. Refer to EPA information on next page. Maximum luminaire/bracket weight is shown on the above chart.

- 1- Maximum weight of fixtures/brackets to be mounted to pole.
- 2- Structure weight is a nominal value which includes the pole shaft and decorative base.

ARRA
Funding Compliant



Project Name _____ Fixture Type _____
 Catalog # _____

01/07/13

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LSI INDUSTRIES INC.

ALUMINUM FLUTED ROUND POLES WITH DECORATIVE BASE

POLE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **5FRN2 A125 14 N BRZ**

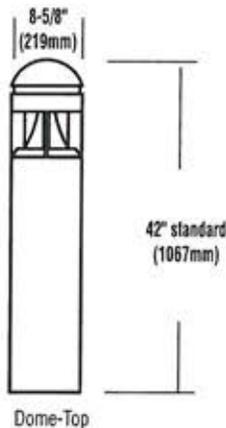
Pole Series	Material	Height ¹	Mounting Configuration	Pole Finish	Options
Tenon Mount Round Fluted Pole with 21-1/2" Tall Decorative Base 4FRN2 5FRN2 6FRN2	A125 - .125 Aluminum A188 - .188 Aluminum	8' 10' 12' 14' 16' 18'	N - Tenon Mount 4N - Tenon Mount	BRZ - Bronze BLK - Black WHT - White SVG - Satin Verde Green MSV - Metallic Silver	LAB - Less Anchor Bolts
Round Fluted Pole with 31-1/2" Tall Decorative Base 4FRN3 5FRN3 6FRN3	Consult Pole Selection Chart on opposite page				

FOOTNOTES:

1 - Pole heights will have +/- 2" tolerance.

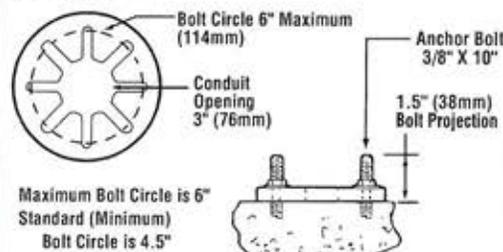
BOLT CIRCLE		EPA INFORMATION	
	<p>4", 5", & 6" FRN2 17"(432mm) diameter base plate 180°</p> <p>90° 270°</p> <p>0° - Access Door</p> <p>11-1/2" (292mm) Dia. Bolt Circle +/- 1-1/2" (38mm)</p>	<p>4", 5", & 6" FRN3 17"(432mm) diameter base plate 180°</p> <p>90° 270°</p> <p>0° - Access Door</p> <p>11-1/2" (292mm) Dia. Bolt Circle +/- 1-1/2" (38mm)</p>	<p>All poles are guaranteed to meet the EPA requirements listed. Pole manufacturer is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located.</p> <p>CAUTION: This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. Pole manufacturer cannot accept responsibility for harm or damage caused in these situations.</p> <p>NOTE: Pole calculations include a 1.3 gust factor over steady wind velocity. Example: poles designed to withstand 80 MPH steady wind will withstand gusts to 104 MPH. EPAs are for locations 100 miles away from hurricane ocean lines. Consult LSI for other areas. Note: Hurricane ocean lines are the Atlantic and Gulf of Mexico coastal areas. For applications in Canada and areas using code requirements other than AASHTO LTS-3-94, consult factory.</p>
	O	P	
Bolt Circle	11-1/2" +/- 1-1/2" (292mm +/- 38mm)	11-1/2" +/- 1-1/2" (292mm +/- 38mm)	
Anchor Bolt Size	3/4" dia. x 17" x 3" hook (19mm x 432mm x 76mm)	3/4" dia. x 17" x 3" hook (19mm x 432mm x 76mm)	
Anchor Bolt Projection	3-1/2" +/- 1/4" (89mm +/- 6mm)	3-1/2" +/- 1/4" (89mm +/- 6mm)	
Base Plate Dimensions	17" dia. x 3/4" thk. (432mm x 19mm)	17" dia. x 3/4" thk. (432mm x 19mm)	
Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the base plate templates.			

LED BOLLARD LIGHT (XBVRD)



BASE DETAIL

Note: Base plate dimensions may change without notice. Do not use for setting anchor bolts. Consult factory for base plate templates.



SHIPPING WEIGHTS - LED Bollard

Catalog #	Est. Weight (kg/lbs.)	Length (mm/in.)	Width (mm/in.)	Height (mm/in.)
XBVRF	25/56	1318/51.875	311/12.25	251/9.875
XBVRD	25/56	1318/51.875	311/12.25	251/9.875
Anchor Bolts (3/8" x 10")	1/set 1/2	-	-	-

LIGHT OUTPUT - XBVR

Description	# of LEDs	Output	
		Lumens	Watts
Cool White XBVR ID	24	1338	38
Neutral White XBVR ID	24	1224	38
Warm White XBVR ID	24	856	38

U.S. and international patents pending

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - An array of 24 select high-brightness LEDs in Cool White (5200°K), Warm White (3300°K) or Neutral White (4100°K) color temperature, 69 CRI (nominal)

REFLECTOR/DISTRIBUTION - Indirect. Photometric data is tested in accordance to IESNA Procedures.

HOUSING - Crown: Virtually tamper-proof concealed stainless steel fasteners in the cast aluminum crown assembly.

Lower Housing: One-piece, .322 inch seamless, extruded aluminum. Various heights are available in 6" increments starting at a minimum of 30" (maximum height is 60"). Lower housing attaches to cast aluminum base plate with four stainless steel roll pins.

OPTIONAL ROUGHNECK REINFORCEMENT - .375" thick zinc plated, steel base plate with welded U shaped reinforcement. 3/8" diameter 302 stainless steel roll pins with 10,000 lb. shear load.

LENS/GASKET - One-piece, clear acrylic lens enclosure fully gasketed at top and bottom edge.

ANCHOR BOLTS - Requires four heavy-duty 3/8" x 10" galvanized steel anchor bolts.

ELECTRICAL - Universal voltage power supply (120-277 VAC, 50/60 Hz). 347-480V also available - 400mA is standard. Surge protector meets IEEE C62.41.2-2002, Scenario 1 Location Category C.

DRIVER - State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Driver complies with IEC and FCC standards.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Each fixture is finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, buff, white, graphite, satin verde green and metallic silver.

DECAL STRIPING - Color-coordinated decal is available in 9 standard decal colors or by custom order from a selection of hundreds. Decal is guaranteed for five years against peeling, cracking, or fading.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Application layouts are available upon request. Contact LSI Applications Group at lighting_apps@lsi-industries.com.

LISTING - Listed to U.S. and Canadian safety standards. Suitable for wet locations. DLC - not all possible distributions are DLC approved. Please refer to LSI or DLC web site for specific listings.

Also available in traditional light sources

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



LED BOLLARD LIGHT (XBVRD)



PRODUCT ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XBVRF ID LED 24 400 CW UE BRZ 45**

Prefix	Distribution	Light Source	# of LEDS	Drive Current	Color Temp	Line Voltage	Finish	Options
XBVRF Flat-Top	ID - Indirect	LED - Light Emitting Diode	24	400	CW - Cool White NW - Neutral White	UE - Universal Electronic (120-277V 50/60Hz)	BRZ - Bronze BLK - Black PLP - Platinum Plus BUF - Buff	H - XX (Specify Height) ¹ PCI120 - Button-type Photocell PCI208, 240,277 - Button-type Photocell PCI347 - Button-type Photocell GFR - GFI Duplex Receptacle LAB - Less Anchor Bolts RN - Roughneck Heavy Duty Mounting Plate
XBVRD Round-Top					WW - Warm White	347 - 347 volt 480 - 480 volt	WHT - White GPT - Graphite SVG - Satin Verde Green MSV - Metallic Silver	

¹ - Taller or shorter heights available in 6" increments. Minimum height is 30". Maximum height is 60".

ACCESSORY ORDERING INFORMATION (Accessories are field installed)	
Description	Order Number
ABKIT - Anchor Bolt Kit (BVR) 3/8" x 10" - Galvanized	285560
HSS - Round House Side Shield	122510

Color Decals
45 - Light Gold
20 - Charcoal Metallic
55 - Black
94 - Blue Black
59 - Dark Green
51 - Dark Red
21 - Tomato Red
50 - White
700 - Aztec Silver Metallic

LED CHALLENGER® WALL SCNCE (XCHWM3)



US patent 7828456, 8002428 and CAN 2736757 & 2736757 and MX patent 29631 and ISRL 49679 and AUS 2008312668 and US & Int'l. patents pending

SMARTTEC™ ENERGY SAVING FEATURES:

THERMAL CONTROL - Sensors in both optical and driver enclosure reduce driver current when ambient temperatures exceed 50°C. Current is lowered in imperceptible 5% increments every 5 minutes until safe operating temperature is reached.

OPTIONAL INTEGRAL MOTION SENSOR - Passive infrared motion sensor activates switching of luminaire light levels. High level light is activated when passersby enter target zone and increased to full bright in 1-2 seconds. Low light level (30% of maximum drive current) is activated when target zone is absent of motion activity for 5 minutes and is gradually ramped down (10 seconds) to low level. Sensor detection range 110° horizontal x 93° vertical x 10 meters maximum distance.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Available with 28 or 48 select high-brightness LEDs in Cool White (5300°K nominal) or Neutral White (4200°K nominal) color temperature, 70 CRI (nominal).

OPTICS/DISTRIBUTIONS - Ultra-high efficiency reflectors provide three distributions. Choose from Wide Throw (WT), Forward Throw (FT) or Wall Wash (WW).

HOUSING - The aerodynamic aluminum housing is a rectangular shape. All mounting hardware is stainless steel or electro-zinc plated steel. Housing and optical unit are sealed with extruded silicone gasket; supply conductors with molded EPDM bushing.

OPTICAL UNIT - Clear tempered optical-grade flat glass lens sealed to the aluminum optic housing creates an IP67 rated unit. Pressure stabilizing breather allows super-tight protection while preventing cycling from building up internal pressures and vacuums that can stress optical unit seals.

WALL MOUNTING - Galvanized-steel universal wall mounting plate easily mounts directly to 4" octagonal or square junction box. EPDM gasket is supplied to be installed between mounting plate and junction box, sealing junction box from entrance of water. Universal plate permits fixture to be mounted in uplighting (indoor only) or downlighting position.

POLE MOUNTING - XPMA (for square) or XPMAR (for round) allows mounting to poles in single and D180 configurations. Use with 3" reduced drilling pattern.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41 2-2002, Scenario 1, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input) or 347-480VAC.

DRIVER - Available in 350mA and 450mA drive currents (Drive currents are factory programmed). Components are fully encased in potting material for IP65 moisture resistance. Driver complies with IEC and FCC standards. Driver can be easily accessed and removed.

EMERGENCY OPTIONS - Integral emergency battery-back-up options are available. BB option operates in 0°C to 60°C ambient temperature and CWBB operates in -20°C to 60°C ambient temperature. When primary AC power failure occurs, both options operate 10 LEDs for minimum of 90 minutes.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - LSI's DuraGrip® polyester powder coat finishing process withstands extreme weather changes without cracking or peeling. Guaranteed for five full years.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Application layouts are available upon request. Contact LSI Applications Group at lighting.apps@lsi-industries.com

SHIPPING WEIGHT (in carton) - 30 lbs./13.6Kg

LISTING - ETL listed to ANSI/UL1598. UL8750 and other U.S. and international safety standards. Suitable for wet locations in downlight position.

LIGHT OUTPUT - XCHWM3						
		Distribution/Lumens (Nominal)				
Milliamps	# of LEDs	Type FT	Type WT	Type WW	Watts	
Cool White 450 mA	28	2876	2902	3032	34	
	48	4855	4931	5038	55	
	28	3522	3542	3720	44	
	48	5900	5972	6115	72	
Neutral White 450 mA	28	2787	2792	2898	34	
	48	4553	4660	4580	55	
	28	3377	3369	3517	44	
	48	5453	5562	5452	72	

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



IP67



ARRA
Funding Compliant



DESIGNLIGHTS
CONSORTIUM



Project Name _____ Fixture Type _____
Catalog # _____

06/13/13

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LSI INDUSTRIES INC.

LED CHALLENGER® WALL SCNCE (XCHWM3)



LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XCHWM3 FT LED 48 450 CW UE WHT BB**

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Options
XCHWM3 - LED Challenger Wall Sconce	WT - Wide Throw FT - Forward Throw WW - Wall Wash	LED	28 48	350 - 350mA 450 - 450mA	CW - Cool White NW - Neutral White	UE - Universal Voltage (120-277) 347-480	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	BB - Battery Back-up ¹ CWBB - Cold Weather Battery Back-up ¹ IMS - Integral Motion Sensor PCI120 - 120V Button Type Photocell PCI208 - 208V Button Type Photocell PCI240 - 240V Button Type Photocell PCI277 - 277V Button Type Photocell PCI347 - 347V Button Type Photocell XPMA - Pole Mount Adaptor for use with Square Pole (for single or D180 mounting configuration only) ² XPMAR - Pole Mount Adaptor for use with Round Pole (for single or D180 mounting configuration only) ² TP - Tamper Proof ³

NOTES:

- 1 - Available with UE voltage only
- 2 - Designed with 3" reduced drilling pattern. For S or D180 mounting configuration only.
- 3 - Tamper-proof Screwdriver must be ordered separately. (See Accessory Ordering Information.)

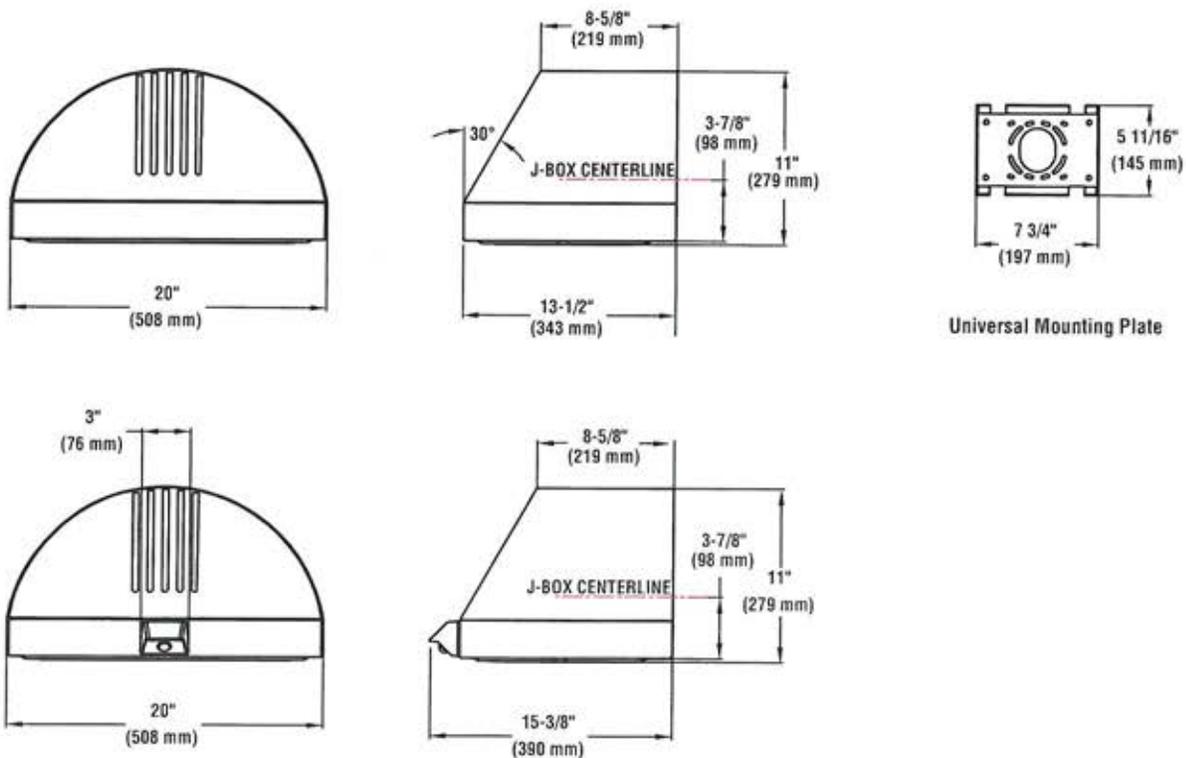
ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number
XCHWM3 PLS - Polycarbonate Shield	172787
XCHWM3 SW BLK - Surface Wiring Box	173156BLK+
SCD - Tamper-proof Screwdriver	477974
FK120 - Single Fusing	FK120++
FK277 - Single Fusing	FK277++
DFK208, 240 - Double Fusing	DFK208,240++
DFK480 - Double Fusing	DFK480++
FK347 - Single Fusing	FK347++

NOTES:

- +SW BLK not compatible with XPMA or XPMAR option. Available in black only.
- ++fusing to be installed in a compatible junction box supplied by contractor.

DIMENSIONS



Shown with IMS option



Project Name _____ Fixture Type _____
Catalog # _____

06/13/13

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LSI INDUSTRIES INC.

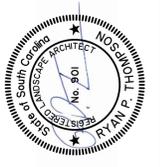
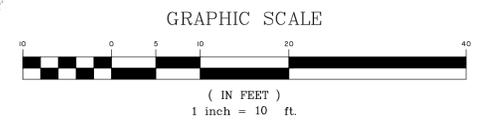
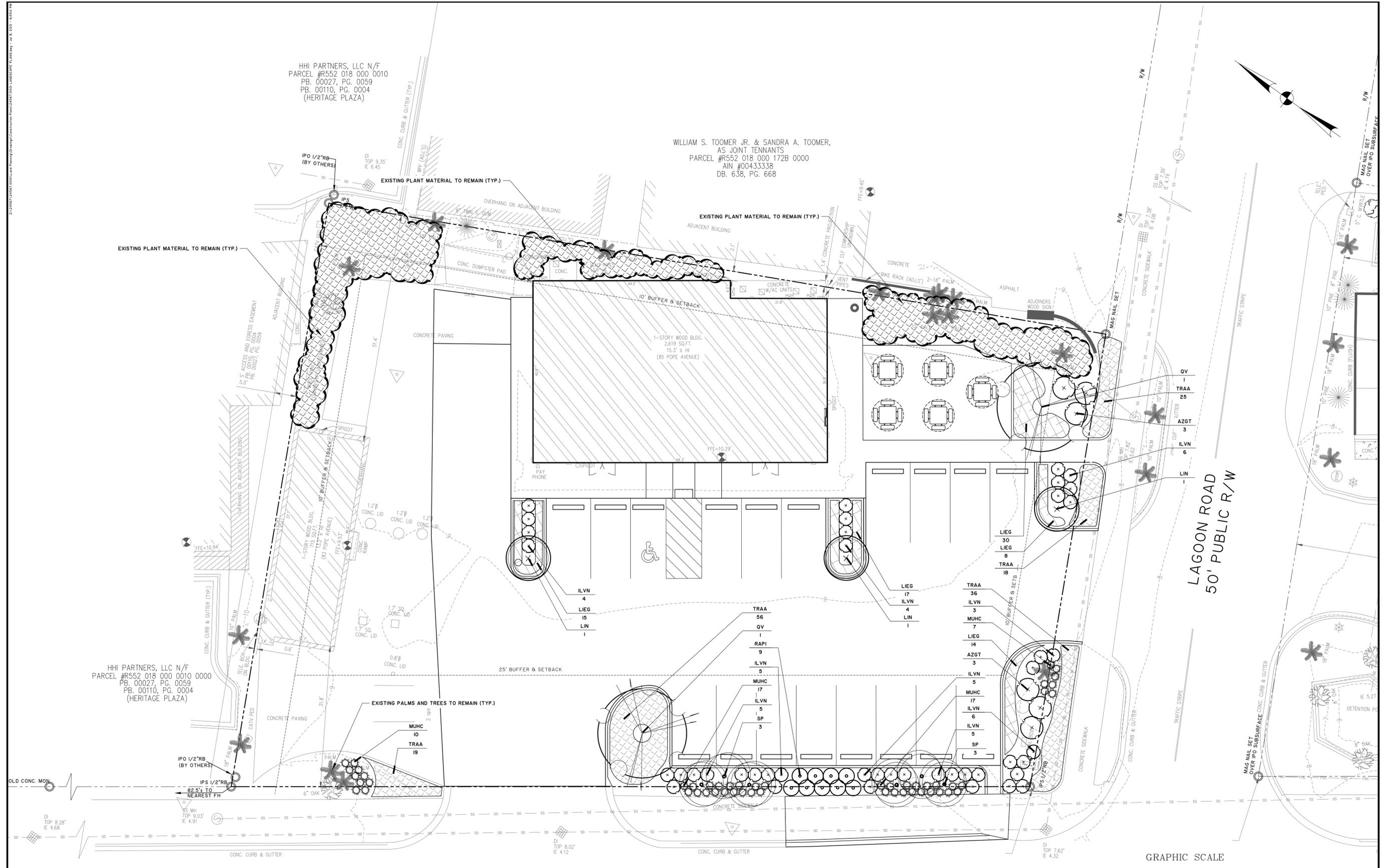
HHI PARTNERS, LLC N/F
 PARCEL #R552 018 000 0010
 PB. 00027, PG. 0059
 PB. 00110, PG. 0004
 (HERITAGE PLAZA)

WILLIAM S. TOOMER JR. & SANDRA A. TOOMER,
 AS JOINT TENANTS
 PARCEL #R552 018 000 172B 0000
 AIN #00433338
 DB. 638, PG. 668

HHI PARTNERS, LLC N/F
 PARCEL #R552 018 000 0010 0000
 PB. 00027, PG. 0059
 PB. 00110, PG. 0004
 (HERITAGE PLAZA)

POPE AVENUE
 (S-7-80)
 100' PUBLIC R/W

LAGOON ROAD
 50' PUBLIC R/W



NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
 Engineering | Surveying | Planning | GIS | Consulting
) STUJ, c27 ca a YNW K Um; TC Gcl &&
 αj UbblUz; 5' % (s&l&& ; %&& () SS
 www.thomasandhutton.com
 Brunswick, GA | Charleston, SC | Myrtle Beach, SC | Wilmington, NC

THE PANTRY, INC.
 HILTON HEAD, SOUTH CAROLINA
 KANGAROO EXPRESS STORE #400
 LANDSCAPE PLAN

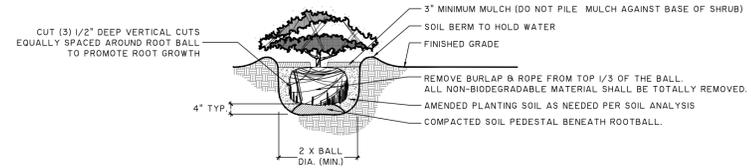
JOB NO: J-24567.0001
 DATE: 7/XX/13
 DRAWN: RPT
 DESIGNED: RPT
 REVIEWED: RPT
 APPROVED: RPT
 SCALE: 1" = 10'

LS1.1

GENERAL PLANTING / IRRIGATION NOTES:

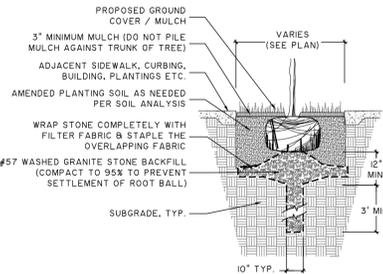
- REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OF PLANTS IN THE PLANT LIST GENERALLY FOLLOWS OR EXCEEDS A CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCKS (ASNS). ***WHERE PLANT CONTAINER SIZES ARE PROVIDED, THEY SHALL BE CONSIDERED MINIMUMS. SHOULD A LARGER CONTAINER SIZE BE REQUIRED IN ORDER TO PROVIDE THE SPECIFIED HEIGHT AND / OR SPREAD, THE LARGE CONTAINER SIZE SHALL BE PROVIDED AND CONSIDERED INCLUDED IN THE BID.***
- ALL PLANTS SHALL HAVE A WELL FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
- MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY (50) PER CENT OF THIS YEARS' VERTICAL GROWTH (TOP CANDLE).
- THE LANDSCAPE CONTRACTOR IS HEREBY NOTIFIED OF THE EXISTENCE OF UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT AREA. THE CONTRACTOR SHOULD VERIFY THE EXACT LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCEMENT OF DIGGING OPERATIONS. CONTRACTOR RESPONSIBLE FOR LOCATING, PROTECTING, AND REPAIRING ALL DAMAGE TO BUILDINGS, UTILITIES, PAVEMENT, AND CURB & GUTTER. ANY REPAIRS SHALL BE DONE PROMPTLY AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO OPENING ANY PLANTING PITS.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF HOLES WITH SIX (6) INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A TWENTY-FOUR (24) HOUR PERIOD. IF WATER DOESN'T PERC, CONTRACTOR SHALL INSTALL TREE PER NON-PERCOLATING PLANTING PIT DETAIL.
- SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PANS, STEAM OR OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE, THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE SITE AT THE COMPLETION OF THE PROJECT AND SHALL MAINTAIN THE SITE IN A REASONABLY NEAT AND CLEAN STATE THROUGHOUT THE INSTALLATION PROCESS. STREETS AND PAVED AREAS SHALL BE CLEANED REGULARLY TO REMOVE CONSTRUCTION MATERIALS AND OTHER DEBRIS RESULTING FROM WORK OF THE PROJECT.
- PLANTS SHALL BE GUARANTEED FOR THE LENGTH OF TIME REQUIRED BY THE LOCAL JURISDICTION (MIN. OF TWO (2) FULL YEARS) AFTER THE FORMAL ACCEPTANCE OF THE PLANTING BY THE OWNER AND SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD. ANY PLANT NOT IN A HEALTHY AND VIGOROUS STATE AT THE END OF THE GUARANTEE PERIOD SHALL BE REPLACED AT NO COST TO THE OWNER, PLANTS SEVERELY DAMAGED BY VANDALS ARE NOT SUBJECT TO REPLACEMENT BY THE CONTRACTOR.
- REPLACEMENTS OF DEAD OR UNSATISFACTORY MATERIAL SHALL BE MADE AS SPECIFIED IN THE PLANT LIST. THE OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT REPLACED PLANTS WHEN ALL REPLACEMENTS HAVE BEEN MADE. REPLACEMENTS ARE TO BE ALIVE AND IN A HEALTHY CONDITION WHEN THE REPLACEMENTS ARE COMPLETE. REPLACEMENTS ARE NOT SUBJECT TO AN ADDITIONAL GUARANTEE, BUT THE LANDSCAPE CONTRACTOR SHALL CONSULT WITH THE LANDSCAPE ARCHITECT ON REASON FOR PLANT DECLINE/DEATH AND HOW TO AVOID FUTURE INSTANCES.
- SHOULD THE CONTRACTOR NOT MAKE REPLACEMENTS IN A SATISFACTORY AND TIMELY FASHION IN ACCORD WITH THE PLANTING NOTES, THE OWNER, AFTER PROPER NOTIFICATION TO THE CONTRACTOR MAY UTILIZE THE FUNDS OF THE RETAINAGE TO HAVE THE REPLACEMENTS MADE IN ACCORDANCE WITH THE SPECIFICATIONS BY ANOTHER CONTRACTOR.
- NO EXCAVATION OR PLANTING PIT SHALL BE LEFT UNATTENDED OVERNIGHT.
- PLANT MATERIAL QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR REFERENCE ONLY AND THE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL PLANT MATERIAL COUNTS. DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANTING PLAN AND THOSE IN THE PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. IF CLARIFICATION OF DISCREPANCIES FROM THE LANDSCAPE ARCHITECT IS NOT POSSIBLE, THEN QUANTITIES SHOWN ON THE PLANTING PLAN SHALL TAKE PRECEDENCE.
- REMOVE BURLAP/STRAPPING AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL ON TREES.
- REMOVE PAPER, PLASTIC OR METAL AROUND ROOT BALLS OF SHRUBS.
- DO NOT WRAP TREES.
- WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING.

- TREE GUYING MATERIAL SHALL BE 'ARBOR-TIE' OR EQUIVALENT.
- ALL PLANT BEDS TO BE MULCHED WITH 3" OF PINE STRAW OR OTHER ORGANIC MULCH APPROVED BY OWNER.
- ALL AREAS OF PLANTING, INCLUDING AREAS OF GRASS SEEDING AND SOD, SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AND SHALL BE PROVIDED APPROPRIATE SOIL FOR THE PROPOSED PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL ADJUST PH AND / OR SOIL FERTILITY BY UNIFORMLY INCORPORATING REQUIRED SOIL CONDITIONING MATERIALS AT THE RATE AND DEPTH DETERMINED BY THE ANALYSIS OF THE SOIL TEST (AS REQUIRED IN 3.02 AND 3.12 OF THE LANDSCAPING SPECIFICATIONS). EACH SOIL TEST SHALL BE SPECIFIC TO THE PROPOSED PLANT MATERIAL TO BE INSTALLED IN A GIVEN AREA.
- ALL EXISTING VEGETATION WITHIN AREAS TO BE PLANTED / SODDED / SEEDDED SHALL BE REMOVED PRIOR TO PLANTING / SODDING / SEEDING. ALL AREAS INDICATED TO BE GRASS SEED SHALL BE HYDROSEEDING PER EROSION SEDIMENT CONTROL SPECIFICATIONS FOR PERMANENT STABILIZATION.
- CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEMS, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE (BUT NOT LIMITED TO) ALL MUNICIPALLY APPROVED BACK FLOW PREVENTION, VALVES, PIPES, HEADS, FITTINGS, RAIN SENSOR, AND CLOCK AND TO PROVIDE 100% COVERAGE OF ALL NEW SODDED AREAS, TREES, SHRUBS AND PLANTING BEDS. COORDINATE IRRIGATION WITH OWNER'S REPRESENTATIVE. CONTRACTOR SHALL PROVIDE OWNER'S REPRESENTATIVE WITH IRRIGATION DESIGN PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVER-SPRAY ONTO ALL SIDEWALKS, BUILDINGS OR PAVEMENTS. IRRIGATION PLAN SHOULD INCORPORATE SPRAY / ROTARY IRRIGATION FOR AREAS OF TURF AND LOW WATER EMITTING ZONES FOR TREES, SHRUBS AND GROUNDCOVER BEDS. *** IRRIGATION SYSTEM WILL USE POTABLE WATER AVAILABLE AT THE SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAPS, METERS, BACKFLOWS, ETC.***
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR AUTOMATIC IRRIGATION SYSTEMS. CONTRACTOR SHALL PROVIDE ELECTRIC METER AND SERVICE IN ACCORDANCE WITH STATE AND LOCAL CODES FOR IRRIGATION SYSTEM. LOCATION OF METERS AND CONTROL PANELS FOR IRRIGATION SHALL BE APPROVED BY OWNER'S REP. PRIOR TO INSTALLATION.

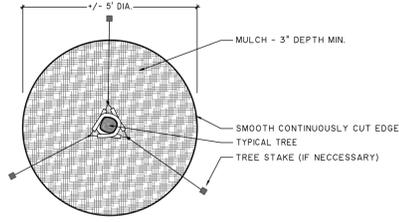


NOTES:
 1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
 2) WHEN GROUNDCOVER AND SHRUBS ARE USED IN MASSES, DO NOT FORM SOIL BERMS ON INDIVIDUAL PLANTS AND ENTIRE PLANTING BED SHALL BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
 3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE. IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE. COORDINATE WITH OWNER'S REP. PRIOR TO SETTING ROOTBALL ELEVATIONS.
 4) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

SHRUB PLANTING
NOT TO SCALE

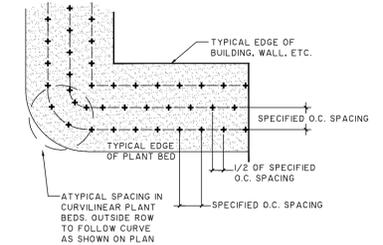


NON PERCOLATING PLANT PIT
NOT TO SCALE



NOTES:
 1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
 2) APPLY MULCH IN A +/- 5' DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDDED AREA.

TREE RING
NOT TO SCALE



NOTES:
 1) EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER PLANTING TO A DEPTH OF 12\"/>

PLANT SPACING DETAIL
NOT TO SCALE

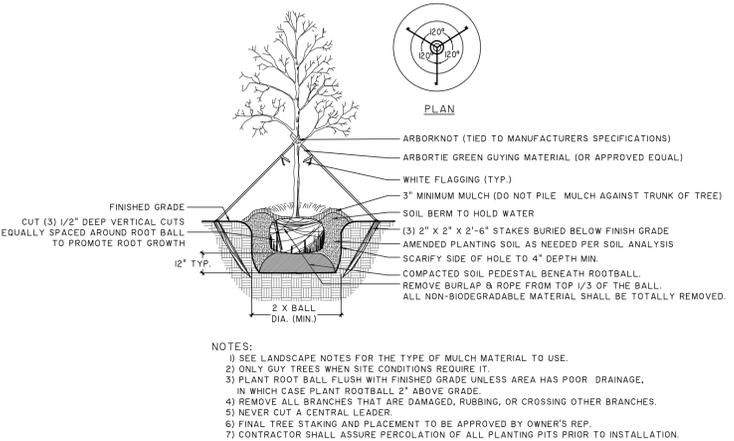
PLANT SCHEDULE

TREES						
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
3	LIN	Lagerstroemia indica 'Natchez'	'Natchez' Crape Myrtle	B & B OR CONT. ; 12' HT. X 6' SPD.	AS SHOWN	Specimen, multi-trunk, 3 trunk min
2	QV	Quercus virginiana 'Cathedral'	'Cathedral' Live Oak	B & B OR CONT. ; 3" Cal. Min., 12-14' HT.	AS SHOWN	Specimen

PALMS						
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	CONTAINER AND SIZE	SPACING	MISCELLANEOUS / REMARKS
6	SP	Sabal palmetto	Sabal Palm	Bare Root 14'-16' Clear Trunk HT.	AS SHOWN	Stagger Heights (Matched clusters)

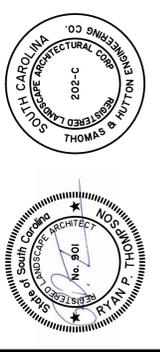
SHRUBS						
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
6	AZGT	Azalea indica 'George L. Tabor'	'George L. Tabor' Azalea	7 GAL. ; 24" X 24"	5'	Full
43	ILVN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 GAL. ; 12"	3'	Full
9	RAPI	Raphiolepis indica 'Conor' P.P# 9398	Eleanor Taber™ Indian Hawthorn	7 GAL. ; 24" X 24"	AS SHOWN	Full

ORNAMENTAL GRASSES AND GROUNDCOVERS						
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
84	LI EG	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	1 GAL. ; 6" O.A. HT.	2'	Full
51	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	1 Gal. 12" X 18"	2'	Full
154	TRAA	Trachelospermum asiaticum	Asiatic Jasmine	1 GAL. ; 12" Runners	2'	Full



NOTES:
 1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
 2) ONLY GUY TREES WHEN SITE CONDITIONS REQUIRE IT.
 3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE.
 4) IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE.
 5) REMOVE ALL BRANCHES THAT ARE DAMAGED, RUBBING, OR CROSSING OTHER BRANCHES.
 6) NEVER CUT A CENTRAL LEADER.
 7) FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNER'S REP.
 8) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

TREE PLANTING
NOT TO SCALE



NO.	REVISIONS	DATE

THOMAS & HUTTON
 Engineering | Surveying | Planning | GIS | Consulting
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 Savannah, GA 31402-2727 • 912.234.5300
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 Brunswick, GA | Charleston, SC | Myrtle Beach, SC | Wilmington, NC

THE PANTRY, INC.
 HILTON HEAD, SOUTH CAROLINA
 KANGAROO EXPRESS STORE #400
 PLANT SCHEDULE, NOTES AND DETAILS

JOB NO:	J-24567.0001
DATE:	7/XX/13
DRAWN:	RPT
DESIGNED:	RPT
REVIEWED:	RPT
APPROVED:	RPT
SCALE:	NTS

LS2.1



PROPOSED FRONT/RIGHT ELEVATION



EXISTING FRONT/RIGHT ELEVATION



PROPOSED STREET VIEW FRONT/RIGHT SIDE

FINISHES

-REPLACE EXIST. VENEER WITH NEW CULTURED NICHIHA VENEER (VINTAGE BRICK -WHITE WASH) AND NICHIHA CEMENTIOUS BOARD SIDING (GLIDDEN PROFESSIONAL BASIC KHAKI-A17671)

-NEW METAL AWNING ROOF (GLIDDEN PROFESSIONAL GREY TWEED - A1839)

-TRIM COLOR ABOVE STOREFRONT, COLUMNS BEAMS, FASCIA, AND SOFFIT GLIDDEN PROFESSIONAL SEED PEARL A0067



PROPOSED FRONT/LEFT ELEVATION



EXISTING FRONT/LEFT ELEVATION



PROPOSED STREET VIEW FRONT/LEFT SIDE

FINISHES

-REPLACE EXIST. VENEER WITH NEW CULTURED NICHIHA VENEER (VINTAGE BRICK -WHITE WASH) AND NICHIHA CEMENTIOUS BOARD SIDING (GLIDDEN PROFESSIONAL BASIC KHAKI-A17671)

-NEW METAL AWNING ROOF (GLIDDEN PROFESSIONAL GREY TWEED - A1839)

-TRIM COLOR ABOVE STOREFRONT, COLUMNS BEAMS, FASCIA, AND SOFFIT GLIDDEN PROFESSIONAL SEED PEARL A0067



PROPOSED FRONT ELEVATION

FINISHES

- GOOSENECK FIXTURE (BRONZE)
- FASCIA TRIM - GLIDDEN PROFESSIONAL AFTERNOON TEA - A1763
- NEW METAL AWNING ROOF (GLIDDEN PROFESSIONAL GREY TWEED - A1839)
- TRIM COLOR ABOVE STOREFRONT, COLUMNS BEAMS, FASCIA, AND SOFFIT GLIDDEN PROFESSIONAL SEED PEARL A0067
- NICHIHA CEMENTIOUS BOARD SIDING (GLIDDEN PROFESSIONAL BASIC KHAKI-A17671), TYP.
- BRONZE ALUMINUM STOREFRONT W/LOW E HIGH IMPACT RESISTANT GLAZING
- CULTURED NICHIHA BRICK VENEER (VINTAGE BRICK -WHITE WASH)

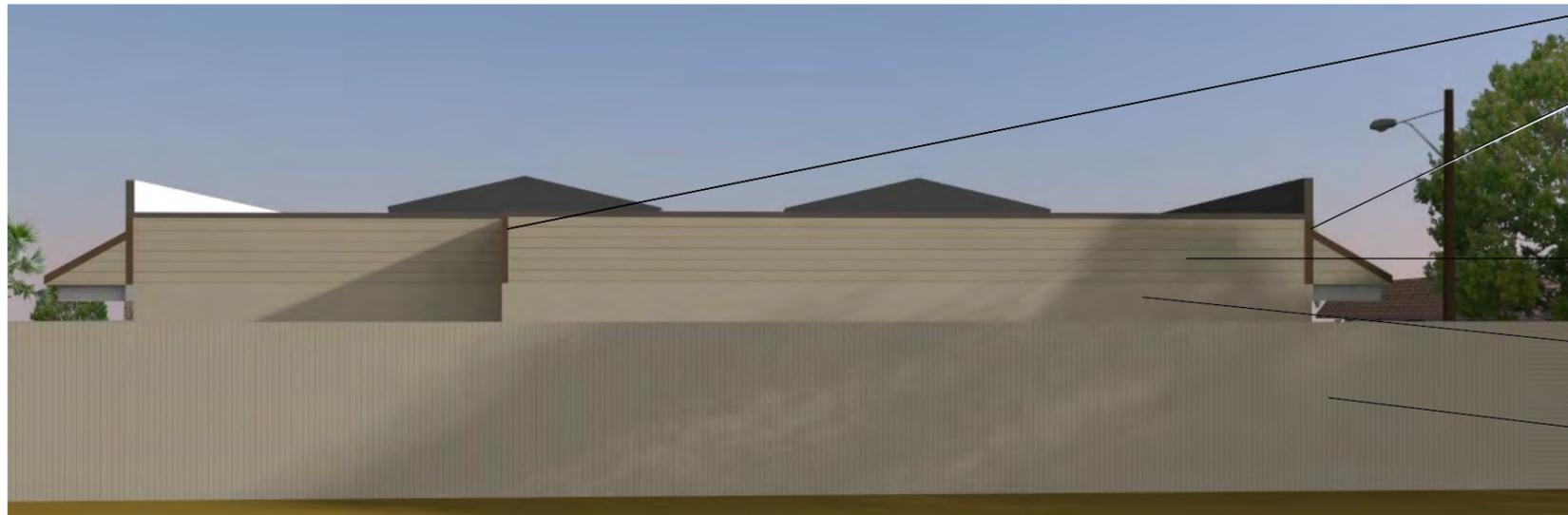


PROPOSED RIGHT ELEVATION

FINISHES

- NEW METAL AWNING ROOF (GLIDDEN PROFESSIONAL GREY TWEED - A1839)
- FASCIA TRIM - GLIDDEN PROFESSIONAL AFTERNOON TEA - A1763
- NEW METAL AWNING ROOF (GLIDDEN PROFESSIONAL GREY TWEED - A1839)
- TRIM COLOR ABOVE STOREFRONT, COLUMNS BEAMS, FASCIA, AND SOFFIT GLIDDEN PROFESSIONAL SEED PEARL A0067
- NICHIHA CEMENTIOUS BOARD SIDING (GLIDDEN PROFESSIONAL BASIC KHAKI-A17671), TYP.
- REAR ENCLOSURE (GLIDDEN PROFESSIONAL BASIC KHAKI-A17671)
- BRONZE ALUMINUM STOREFRONT W/LOW E HIGH IMPACT RESISTANT GLAZING
- CULTURED NICHIHA BRICK VENEER (VINTAGE BRICK -WHITE WASH)

FINISHES



FASCIA TRIM - GLIDDEN PROFESSIONAL AFTERNOON TEA - A1763

NICHIHA CEMENTIOUS BOARD SIDING (GLIDDEN PROFESSIONAL BASIC KHAKI-A17671), TYP.

EXIST. STUCCO (GLIDDEN PROFESSIONAL BASIC KHAKI - A17671)

REAR ENCLOSURE (GLIDDEN PROFESSIONAL BASIC KHAKI - A17671)

PROPOSED REAR ELEVATION



FINISHES

NEW METAL AWNING ROOF (GLIDDEN PROFESSIONAL GREY TWEED - A1839)

FASCIA TRIM - GLIDDEN PROFESSIONAL AFTERNOON TEA - A1763

NEW METAL AWNING ROOF (GLIDDEN PROFESSIONAL GREY TWEED - A1839)

TRIM COLOR ABOVE STOREFRONT, COLUMNS BEAMS, FASCIA, AND SOFFIT GLIDDEN PROFESSIONAL SEED PEARL A0067

NICHIHA CEMENTIOUS BOARD SIDING (GLIDDEN PROFESSIONAL BASIC KHAKI-A17671), TYP.

CULTURED NICHIHA BRICK VENEER (VINTAGE BRICK -WHITE WASH)

REAR ENCLOSURE (GLIDDEN PROFESSIONAL BASIC KHAKI-A17671)

PROPOSED LEFT ELEVATION

DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: Kangaroo Express 400 – ALTERATION/ADDITION

DRB#: 130028

DATE: July 23, 2013

RECOMMENDATION: Approval Approval with Conditions Denial

<i>ARCHITECTURAL DESIGN</i>				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Promotes pedestrian scale and circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is unobtrusive and set into the natural environment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utilizes natural materials and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cultured brick veneer
Avoids distinctive vernacular styles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is appropriate for its use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All facades are have equal design characteristics	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Except rear which is completely hidden from view
Avoids monotonous planes or unrelieved repetition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has a strong roof form with enough variety to provide visual interest	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Minimum roof pitch of 6/12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof pitch at entrance unknown. Flat roof on sides with sloped awning.
Overhangs are sufficient for the façade height.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Forms and details are sufficient to reduce the mass of the structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human scale is achieved by the use of proper proportions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Columns along front appear too small/thin.

and architectural elements				
Utilizes a variety of materials, textures and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Metal roof, cement board siding, brick veneer, aluminum storefront. Color are consistent with recent improvements to other Kangaroo stores on island.
Incorporates wood or wood simulating materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Louvers, barn doors
Windows are in proportion to the facade	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No windows due to building use (restroom, storage, open air picnic pavilion)
Details are clean, simple and appropriate while avoiding excessive ornamentation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities and equipment are concealed from view	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gooseneck fixtures are shown on illustrated elevation. Cut sheets were provided (for area light, bollard light, and wall sconce – not gooseneck fixture). Provide lighting plan indicating location of proposed fixtures. Recommend bronze traditional style fixtures versus white fixtures.
Accessory elements are design to coordinate with the primary structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No information is included regarding accessory structures (rear enclosure and dumpster enclosure) except color. Existing enclosure is chain link fence with slats; recommend new board-on-board wood fence enclosure.

LANDSCAPE DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing site contains little-to-no landscaping. Amount and type of proposed landscaping on redevelopment plan is an improvement.
Provides Landscaping of a scope and size that is in proportion to the scale of the development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking lot islands have been added and are all landscaped as well as adding landscape buffer between parking lot and sidewalk at Pope Avenue.
Landscape is designed so that it may be maintained in its natural shape and size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Preserves a variety of existing native trees and shrubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Limited number of existing trees; all are to remain.
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A variety of species is selected for texture and color	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Includes variety of grasses, evergreen shrubs, flowering shrubs, and ground covers.
Provides overall order and continuity of the Landscape plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Native plants or plants that have historically been prevalent on the Island are utilized	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plant palette includes crape myrtle, live oak, sabal palmetto, azalea, dwarf yaupon holly, etc.
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed groundcovers are evergreen species with low maintenance needs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed groundcovers include 'Evergreen giant' liriope and Asiatic jasmine.
Large grassed lawn areas encompassing a major portion of the site are avoided	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Grassed lawn areas are not included.
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing buffer to rear and side to remain. Consider additional or alternate buffer materials adjacent to proposed outdoor seating.
Ornamentals and Annuals are limited to entrances and other focal points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Supplemental and replacement trees meet LMO requirements for size, species and number	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands if present are avoided and the required buffers are maintained	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sand dunes if present are not disturbed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

MISC COMMENTS/QUESTIONS

Project is under jurisdiction of private architectural review board (Forest Beach Owner's Association) and requires written notice of action from the ARB.
Project will require a waiver request since the proposed parking is located within the setback/buffer along Pope Avenue. Applicant is proposing to bring the site into more compliance with the LMO, including providing wheel stops and adding landscape medians at the end of parking bays.
Outdoor seating is not allowed within adjacent use setback/buffer.
Signs are required to be submitted under separate application, however for information the Little Caesars sign will not be allowed without conditions (will require separate business licenses and a divided space inside, will be required to compliment Kangaroo sign, etc.).