

TOWN OF SEABROOK ISLAND

Planning Commission Special Called Meeting

March 21, 2018 – 2:30 PM

Town Hall, Council Chambers
2001 Seabrook Island Road



AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Regular Meeting: March 7, 2018

[Pages 2–4]

OLD BUSINESS ITEMS

There are no Old Business Items

NEW BUSINESS ITEMS

1. **Exterior Modifications: Bay Pointe Villas (Multi-Family)**

[Pages 5–24]

Request from Ron Welch Contracting LLC, submitted on behalf of the Bay Pointe Villas Council of Co-Owners, to review and approve exterior modifications/renovations to Bay Pointe Villas Buildings A-E, located at 2101-2140 Landfall Way

2. **Exterior Modifications: Shelter Cove Villas (Multi-Family)**

[Pages 25–32]

Request from Ravenel Associates, submitted on behalf of the Shelter Cove Villas Owners Association, to review and approve exterior modifications/renovations to Shelter Cove Villas, located at 1401-1424 Live Oak Park

ITEMS FOR INFORMATION / DISCUSSION

There are no Items for Information / Discussion

ADJOURN

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

March 7, 2018 – 2:30 PM

Town Hall, Council Chambers
2001 Seabrook Island Road



MINUTES

Present: Robert L. Driscoll (Chair), Lori Leary (Vice-Chair), Ken Otstot, Cathy Patterson, Wayne Billian, Joe Cronin (Town Administrator)

Absent: None

Guests: None

Chairman Driscoll called the meeting to order at 2:30 pm. Town Administrator Cronin confirmed that the requirements of the Freedom of Information Act were fulfilled and the meeting agenda was properly posted.

APPROVAL OF MINUTES

1. **February 15, 2018:** Ms. Leary made a motion to approve the minutes from the February 15 2018, meeting, as submitted. Mr. Billian seconded the motion. The motion was approved by a vote of 5-0.

OLD BUSINESS ITEMS

There were no Old Business Items.

NEW BUSINESS ITEMS

1. **Exterior Modifications: 1900 Seabrook Island Road (Commercial):** Town Administrator Cronin provided a brief overview of the request, the purpose of which was to review and approve changes to the exterior paint colors for an existing commercial building. The applicant, NV Realty Group, was seeking approval to change the paint color of the existing steps and decking from white to the following color:



Charcoal Slate (Benjamin Moore)

- Steps & Decking

Mr. Otstot made a motion to approve the request, as submitted. Ms. Leary seconded the motion. The motion was approved by a vote of 5-0.

- 2. Rezoning Request: 2731 Old Oak Walk:** Town Administrator Cronin provided a brief overview of the request, the purpose of which was to review and provide a recommendation on a rezoning request for Charleston County Tax Map Number 147-06-00-072, containing approximately 0.24 +/- acres located at 2731 Old Oak Walk. The applicant, Seabrook Island Property Owners Association (SIPOA), was seeking to rezone the property from the SR Single-Family Residential District to the AGC Agricultural-Conservation District. Town Administrator Cronin stated that the SIPOA had acquired the property for the purpose of setting it aside as open space. He also noted that two other properties on the same street (Block 43, Lots 3 and 9) have been similarly rezoned to AGC.

Mr. Billian made a motion to recommend in favor of approving the rezoning request from SR to AGC. Ms. Leary seconded the motion. The motion was approved by a vote of 5-0.

ITEMS FOR INFORMATION / DISCUSSION

- 1. Upcoming Charleston County Comprehensive Plan Workshop:** Town Administrator Cronin notified members of the Planning Commission that Charleston County would be hosting a Comprehensive Plan Workshop on Tuesday, March 20th, from 5:30 to 7:00 pm at Johns Island High School (1518 Main Road). The county is currently in the process of completing a 10-year update to its comprehensive plan, and will be hosting a series of public meetings across the county to gather public input. Town Administrator Cronin encouraged members to attend the meeting if their scheduled permitted.
- 2. Town of Seabrook Island Comprehensive Plan Update:** Town Administrator Cronin informed members of the Planning Commission that the town's current comprehensive plan was adopted in July 2009, and that a full 10-year update would need to be completed by 2019. This item had been discussed during Town Council's recent strategic planning meeting, which was held on February 22nd. At that time, Council indicated their desire for the Planning Commission to prepare a draft document for Council's review and approval. Town Administrator Cronin stated that the full 10-year update would include a review of all nine elements, including: Population, Land Use, Transportation, Housing, Natural Resources, Cultural Resources, Economic Development, Community Facilities and Priority Investment.

The Planning Commission and staff discussed several items that should be reviewed in the 10-year update, including: utility service and system limitations, economic development, future land use outside the town's current boundaries, and future annexation strategies.

Town Administrator Cronin stated that he had reached out to the Berkeley Charleston Dorchester Council of Governments (BCDCOG) to discuss their ability to assist the town as project consultant, but thus far had not yet heard back one way or the other. He added that the Planning Commission would take the lead on the comprehensive plan update (working with staff and the consultant), but that the Planning Commission could invite other members to serve in an advisory capacity, including, but not limited to, the SIPOA, Seabrook Island Utility Commission, and a commercial representative.

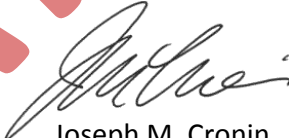
Chairman Driscoll asked about public outreach strategies for the comprehensive plan update. Town Administrator Cronin stated that these would be further defined in the project scope, but could include strategies such as a community survey and public workshops.

Chairman Driscoll also stated that it was important to make sure that the new comprehensive plan reflected the goals of Town Council. Town Administrator Cronin recommended that a joint “kick off” meeting be held between the Planning Commission and Town Council once the project gets underway. This meeting would allow Planning Commission members and Town Council members to jointly discuss goals and strategies for the plan update. Town Administrator Cronin stated that he would share this recommendation with Town Council.

- 3. April Meeting Date:** Town Administrator Cronin stated that he would be out of town on the next regularly scheduled meeting date of April 4th, and asked members if they would be amenable to rescheduling the meeting date to April 11th. There was no objection to moving the meeting date back one week. Therefore, the next regularly scheduled Planning Commission meeting will take place on Wed. April 11th at 2:30 pm.

There being no further business, Mr. Otstot made a motion to adjourn. Chairman Driscoll seconded the motion. The motion to adjourn was approved by a vote of 5-0, and the meeting was adjourned at 3:36 pm.

Minutes Approved:



Joseph M. Cronin
Town Administrator



MEMORANDUM






TO: Town of Seabrook Island Planning Commission Members
FROM: Joseph M. Cronin, Town Administrator
SUBJECT: Exterior Modifications to Bay Pointe Villas
DATE: March 19, 2018

The Planning Commission is asked to review and approve a request from Ron Welch Contracting LLC, submitted on behalf of the Bay Pointe Villas Council of Co-Owners, for exterior modifications and renovations to the following buildings:

- Building A Units 2101-2108 Landfall Way
- Building B Units 2109-2116 Landfall Way
- Building C Units 2117-2124 Landfall Way
- Building D Units 2125-2132 Landfall Way
- Building E Units 2133-2140 Landfall Way

The property is currently zoned PDD Multi-Family Residential, and is approved for multi-family residential development. Each unit is individually owned, while the exterior of all buildings, as well as common areas, are owned and maintained by the Bay Pointe Villas Property Owners Association.

The applicant is seeking approval to repaint the existing buildings with the following color scheme:

	Hampshire Gray (HC-101)	Stucco
	Gloucester Sage (HC-100)	Foundation
	Richmond Gray (HC-96)	Trim
	Dragons Breath (1547+25% Black)	Shutters
	Cottage Red (PM-15)	Gable Vents/Louvers

The request also includes the following renovations:

- Areas under the units will be finished with stucco and repainted
- Areas of existing lattice will be replaced with 1" x 6" horizontal boards, including under the stairs, screened porches and HVAC screens
- Railings on the stairs and screened porches will be changed from lattice to 2" x 2" spindles, with post, caps and hand rails
- Existing shutters and faux vents will be replaced with new shutters and vents
- Additional items as listed in the attached Scope of Services

A copy of the renovation plan has been attached. All exterior modifications have been reviewed and approved by the SIPOA Architectural Review Committee, and a letter of approval has also been enclosed.

Staff Recommendation

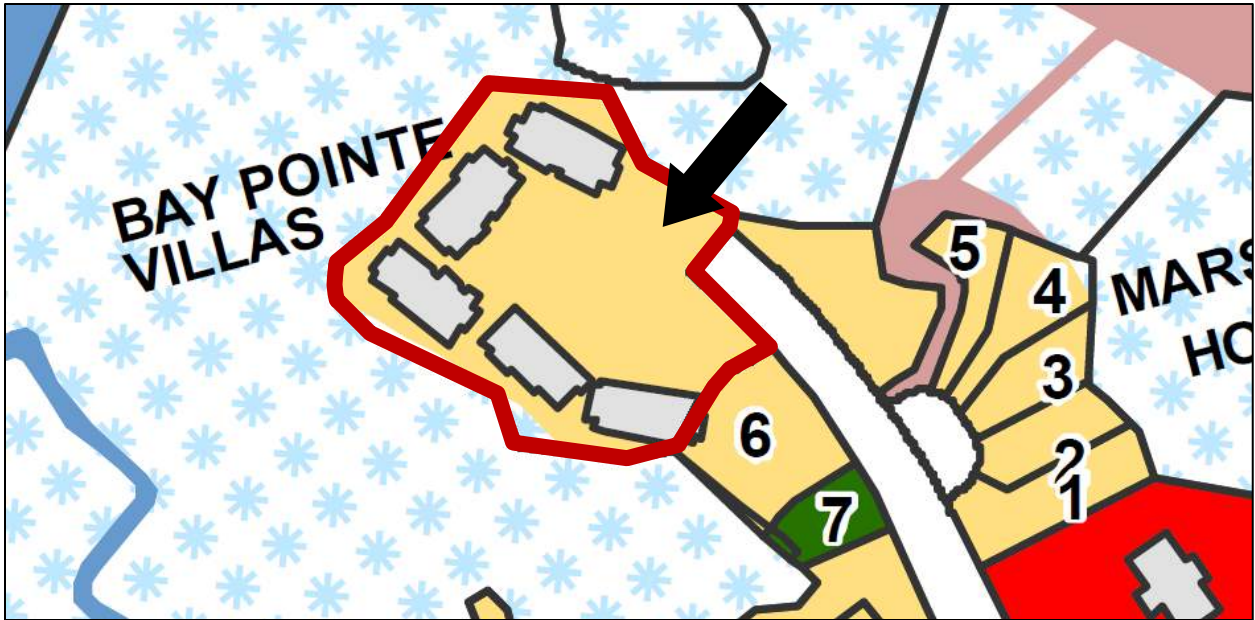
The existing buildings appear to be showing signs of age, and would benefit from a fresh coat of paint and other repairs/enhancements. While staff would be supportive of the proposed color scheme, this request is ultimately at the discretion of the Planning Commission.

Respectfully submitted,



Joseph M. Cronin
Town Administrator/Zoning Administrator

Zoning Map



Aerial Image



Current Photos of Bay Pointe Villas



Current Photos of Bay Pointe Villas (Continued)



Photos of Nearby Buildings



CONTRACT: BAY POINTE RENOVATION

RON WELCH CONTRACTING, LLC.
1881 -A
ANDELL BLUFF BLVD
JOHNS ISLAND, SC 29455
843.847.1903
ronawelch@gmail.com

BAY POINTE COUNCIL OF CO-OWNERS, INC.
C/O
CHASE CRAWFORD, CMCA
RAVENEL ASSOCIATES, INC.
843.377.1695

CLIENT / OWNER

BAY POINTE VILLAS COUNCIL OF CO-OWNERS, INC.

PROJECT ADDRESS: LANDFALL WAY, BAY POINTE, SEABROOK ISLAND, SC 29455

CONTRACT DATE: 02/01/2018

CONTRACT AMOUNT: [REDACTED]

RENOVATION TO BUILDINGS PER PLANS BY CHARLES HUDSON AS FOLLOWS:

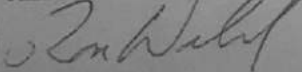
1. All stainless steel will be 316 - SALT WATER SAFE
2. Replace all bottom brackets and bolts on 6 X 6 post
3. Replace all fascia boards that are imbedded in stucco & patch hole
4. Replace all stair: stringers / treads / risers and bring to code on building D only
5. Replace all mid platform decking
6. Add additional post and concrete base for horizontal lattice at bottom of AC stands
7. Add additional post and concrete base for horizontal around first floor walkways
8. All flashing to be copper
9. Add decking on AC platform per drawing
10. Add a gate for access to electrical panels under AC platforms
11. Replace band boards where AC rafters were removed
12. All pressure treated material will be KDAT except 4 x 4 & 6 x 6
13. Rear porches will be repaired as needed (not included in contract price)
14. 2nd floor carpets to be left as is
15. Add 2 x 2 ledger in lieu of joist hangers
16. 6 x 6 post on front will not be wrapped with 2 x 8 per plan
17. Gables to be left as is
18. All gables will be inspected from interior
19. All buildings to be painted per SIPOA approval
20. All rot & hidden damages will be repaired and billed at cost plus 20%

- **CONTRACT AMOUNT:** [REDACTED]
- **THIS CONTRACT DOES NOT INCLUDE ANY HIDDEN DAMAGES RESULTING IN ADDITIONAL REPAIR**
- **ALL WORK WILL BE COMPLETED IN A WORKMANSHIP LIKE MANOR**

PAYMENT SCHEDULE:

- **\$50,000. DUE WHEN PERMIT HAS BEEN PULLED**
- **DRAWS ON COMPLETED WORK: EVERY 2 WEEKS**
- **ALL INVOICES ARE DUE UPON RECEIPT**

RESPECTFULLY SUBMITTED,



RON WELCH
02/01/2018



SEABROOK ISLAND
Property Owners Association

1202 Landfall Way * Johns Island, SC 29455 * 843-725-1560 * kburrell@sipoa.org

March 16, 2018

Joseph M. Cronin
Town Administrator
Town of Seabrook Island
2001 Seabrook Island Road
Seabrook Island, SC 29455

VIA email: jcronin@townofseabrookisland.org

Re: Bay Pointe Color Standard Revision and Improvement Request #201805100

Dear Mr. Cronin:

Pursuant to the requirements of the Seabrook Island Property Owners Association Policies and Procedures for Residential Development, the Architectural Review Committee (ARC) reviewed and approved the attached Color Standard revision and improvement request for Bay Pointe. An excerpt of the February 20, 2018, ARC Meeting Minutes detailing this approval are below:

“The Bay Pointe Council of Co-Owners have been working with Architect Charles Hudson for an overall renovation of the exterior of the Bay Pointe buildings. A new paint scheme color board was submitted to the ARC. Areas under the units will be finished with stucco and painted. Other areas of existing lattice will be replaced with new 1”X6” horizontal boards, including under the stairs, screen porches and HVAC screens. Railings on the stairs and screen porches will be changed from lattice to 2”X2” spindles with post, caps, and hand rails. Existing shutters and faux vents will be replaced with new shutters and vents.

... moved to approve Remodel Plans for Bay Pointe Villas as presented. The motion was seconded ... and passed unanimously.¹

Stucco - Hampshire Gray HC-101
Foundation - Gloucester Sage HC-100
Trim - Richmond Gray HC-96
Shutters - Dragon’s Breath 1547 + 25% black
Gable vents - Cottage Red PM-15

¹ In addition to the requirements detailed in this motion, all improvements must also comply with the applicable version of the SIPOA ARC Policies and Procedures. The omission of any stipulation or requirement of the Policies and Procedures is not a waiver of said requirement.”

Please contact me if you need any additional information.

Very truly yours,



Katrina Burrell, CMCA, AMS
Architectural Review Administrator

Enclosures: Original Bay Pointe SIPOA ARC Request form and supporting documentation
02/20/2018 ARC Meeting Minutes
03/16/2018 SIPOA ARC Letter to Bay Pointe of Approval

cc: Bay Pointe Regime (Master File)



SEABROOK ISLAND
Property Owners Association

1202 Landfall Way * Johns Island, SC 29455 * 843-725-1560 * kburrell@sipoa.org

March 16, 2018

Bay Pointe Council of Co-Owners, Inc.
c/o Chase Crawford of Ravenel Associates

VIA email: ccrawford@ravenelassociates.com

Re: Bay Pointe Color Standard Revision and Improvement Request #201805100

Dear Mr. Crawford and Bay Pointe Council:

On February 20, 2018, the Architectural Review Committee (ARC) approved the following motion regarding the requested revision to the Bay Pointe Color Standards and improvements:

“The Bay Pointe Council of Co-Owners have been working with Architect Charles Hudson for an overall renovation of the exterior of the Bay Pointe buildings. A new paint scheme color board was submitted to the ARC. Areas under the units will be finished with stucco and painted. Other areas of existing lattice will be replaced with new 1”X6” horizontal boards, including under the stairs, screen porches and HVAC screens. Railings on the stairs and screen porches will be changed from lattice to 2”X2” spindles with post, caps, and hand rails. Existing shutters and faux vents will be replace with new shutters and vents.

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Please contact me if you need any additional information.

Very truly yours,

Katrina Burrell, CMCA, AMS
Architectural Review Administrator

201805100

Application # (for office use only)

SIPOA ARCHITECTURAL REVIEW COMMITTEE
1202 Landfall Way
Johns Island, SC 29455
Tel. (843) 768-0061 Fax (843) 768-4317
www.sipoa.org

Request for Exterior Alteration/Improvement Conditional Approval

The following is to be completed and signed by the Property Owner. This form must be accompanied by all information as outlined in the Review Process for Exterior Alterations to Existing Dwellings procedure (see SIPOA Policies and Procedures §III.A).

Construction Location: _____ Application Date: 02/09/2018

Block: _____ Lot: _____ TMS #: _____

Property Address: Landfall Way, Bay Pointe, Seabrook Island, 29455

Property Owner: BayPointe Council of Contractor: Ron Welch Contracting, LLC.

Address: Co-Owners, Inc. c/o Chase Address: 1881-A Andell Bluff Blvd.
Crawford, CMCA Ravenel Assoc., Johns Island, SC 29455

Telephone #: 843-377-1695 Telephone #: 843-847-1903

Email: sharonwelch@gmail.com Email: ronawelch@gmail.com

Proposed Work & Information Required (check all that apply)

- Deck (site plan & material information)
- Demolition (completion timetable)
- Dock Construction (site plan & dock plan)
- Driveways/Walks (material information)
- Handicap Access (site plan & description)
- Landscape/Removal (site/landscape plan)
- Lighting (locations & cut sheets of fixtures)
- Paint (brand name, product #, & color)
- Patio (site plan & material information)
- Porch Enclosure (window details)
- Recreational Equipment (location & photo)
- Roofing (brand & color)
- Room Addition (site plan & elevations)
- Rot Repair (location & material information)
- Screened Porch (site plan & description)
- Siding (type & material, color)
- Swimming Pool (site plan, product, fencing)
- Tree Trimming/Pruning (describe below)
- Window Replacement (window details)
- Other (describe below)

Description: Includes 5 units: paint, new stairs, lattice, stucco repair.

Stucco - Hampshire Gray HC-101

Foundation - Gloucester Sage HC-100

Trim - Richmond Gray HC-96

Shutters - Dragon's Breath 1547 + 25% black

Gable vents - Cottage Red PM-15

Estimated Cost of Project: \$ 667,000



Request for Exterior Alteration/Improvement Conditional Approval, page 2 of 2:

As the Property Owner of the above referenced Property, I hereby request that the SIPOA Architectural Review Staff review this application and any attached drawings for exterior alteration/improvement.

AUTHORIZATION TO ENTER PROPERTY: I/we hereby authorize ARC members and SIPOA and/or ARC agents and employees to enter upon the Property from time to time during the entire course of the Design Review Process.

DESIGNATION OF AGENT: I/we, the Owner(s) of the above referenced property, designate the following individual(s) to act for me/us during the Architectural Review Committee application and/or construction process.

Agent Name: HUDSON DESIGNS INC
Agent Address: 3690 BONICKET ROAD STC 3C
Agent City/State: JOHNS ISLAND SC 29455
Agent Telephone#: 843 768-0662 **Agent Email:** HUDSON@HDIARCHITECT.COM

BUY POINT REGIME

_____	Property Owner	_____	Date
_____	Property Owner	_____	Date
	Property Owner's Agent	<u>2/12/18</u>	Date

Fee Required: \$ 50.00 **Fee Submitted:** \$ 50.00 ^{cash} **Date:** 02/12/18
 Digitally signed by Katrina Burrell
DN: cn=Katrina Burrell, o=SIPOA, ou=ARC,
email=kburrell@sipoa.org, c=US
Date: 2018.03.16 15:00:04 -04'00'
Approved by Architectural Review Administrator 03/16/2018 per 02/20/2018 ARC
Date

Conditions: All work must be completed in accordance with applicable Regime Standards,
SIPOA Policies and Procedures, and Town of Seabrook Island and Charleston
County Ordinances.

Deposit Required: \$ _____ **Deposit Paid:** \$ _____ **SS#/EI#:** _____

NOTE: Approval by the Architectural Review Committee (ARC) certifies that the plan meets the ARC standards regarding appearance and in no way certifies the quality, strength, accuracy, etc., of the building design. This approval is valid for 6 months from date of ARC approval. Application must be made to the Town & Charleston County for any required permits prior to commencing construction or other activity. Alterations to multi-family dwellings must be approved by the Property Manager prior to requesting ARC approval.



HUDSON
DESIGNS, INC.

ARCHITECTURE
PLANNING

The Island Center
3690 Bohicket Road
Suite 3C
Johns Island, SC
29455

February 12, 2018

SIPOA Architectural Review Committee
1202 Landfall Way
Johns Island, SC 29455

RE: Letter of Intent for Bay Pointe Villas

This letter describes the work that is proposed for Bay Pointe Villas Council of Co-Owners, Inc. c/o Chase Crawford, CMCA Ravenel Associates, Inc., Seabrook Island, SC, 29455. The work will consist of paint, new stair treads, lattice, stucco and trim repairs for all the units.

Should you have any further questions, please contact me at the following number, 843-768-0662.

Sincerely,

Charles L. Hudson, Jr. AIA, NOMA

CLH/la



BAY POINTE VILLAS

Seabrook Island, South Carolina

GENERAL NOTES:

- WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE APPLICABLE CODES LISTED. THE CONTRACTOR AND ALL SUBS SHALL ACQUIRE AND PURCHASE AND/OR PAY ALL LICENSES, FEES AND REQUIRED PERMITS. CONTRACTORS SHALL SUPPLY MATERIALS, TOOLS, LABOR AND TRANSPORTATION REQUIRED TO COMPLETE THE WORK. THE WORK SITE SHALL REMAIN CLEAN AND TIDY. ALL WORK SHALL BE PERFORMED DURING NORMAL WORK HOURS AS SET BY THE REGIME.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL INSPECT THE WORK REQUIRED FOR EACH STAIR, DECK, AND SC. PORCH LOCATION. ANY ROT, EVIDENCE OF WATER INTRUSION OR INSECTS SHALL BE NOTED AND THE DAMAGE SHALL BE NOTIFIED TO THE REGIME MANAGER. THE COST FOR ADDITIONAL REPAIRS OUTSIDE OF THE SCOPE OF WORK, SHALL BE SUBMITTED FOR APPROVAL. THE CONTRACTOR SHALL NOTIFY THE REGIME MANAGER WHEN ALL WORK IS COMPLETED.
- MATERIALS, WORKMANSHIP AND EQUIPMENT INSTALLED SHALL BE GUARANTEED BY THE GENERAL CONTRACTOR FOR A PERIOD OF NO LESS THAN ONE YEAR. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK COMPLETED. INFORMATION SHALL BE SUPPLIED TO THE REGIME MANAGER FOR EACH SECTION OF WORK COMPLETED AND RETURN TO THE SITE AS REQUIRED TO CORRECT PROBLEMS RELATED TO EACH SECTION OF THEIR WORK FOR A PERIOD OF NO LESS THAN ONE YEAR FROM THE FINAL APPROVAL BY THE REGIME MANAGER.
- CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO ANY CONSTRUCTION, FABRICATION, OR ORDER OF MATERIALS. NOTIFY ARCHITECT OF ANY DISCREPANCIES. DIMENSIONS SHALL BE FIELD VERIFIED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVISIONS OF BLOCKING, BRACING, BARRICADES, OR ANY OTHER MISCELLANEOUS STRUCTURES REQUIRED TO MAINTAIN THE SAFETY AND ACCESS TO THE UNITS UNTIL COMPLETION OF THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE WORK SCHEDULE AND ALL TRADES, SUBCONTRACTORS, AND MATERIAL SUPPLIERS FOR THE DURATION OF THE WORK. SUBCONTRACTORS SHALL REVIEW THE DRAWING PACKAGE AND COORDINATE THEIR WORK WITH AND AROUND OTHER TRADES WITH THE CONTRACTOR. THE DRAWINGS SHALL SERVE AS THE OUTLINE OF THE GENERAL SCOPE OF WORK. THE INTENT OF THE DRAWING PACKAGE IS FOR A COMPLETED PROJECT IN ALL RESPECTS.
- DISCREPANCIES BETWEEN THE DRAWING PACKAGE AND SHOP DRAWINGS, PRODUCT LITERATURE OR SAMPLES WITH THE ACTUAL SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, MATERIAL SUPPLIER, AND THE AFFECTED SUB-CONTRACTORS BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION AND SUPERVISION OF THE WORK TO COMPLETE THE JOB.
- THE ATTACHED DRAWING COMPRISE THE CONSTRUCTION SET AND SHALL BE CONSIDERED IN ITS ENTIRETY; DETAILS SHALL SUPERSEDE GENERAL INFORMATION ON NOTES AND PLANS AND NO DRAWING SHALL BE CONSIDERED INDEPENDENT OF THE SET.

- THE SCOPE OF WORK SHALL BE PRICED AS ONE OF THE FOLLOWING:
PER BUILDING (5 IDENTICAL BUILDINGS)
- FRAMING LUMBER TO BE PREMIUM GROUND CONTACT PRESSURE TREATED SIZED TO MATCH EXISTING FRAMING. TRIM TO BE #1 D4S PRE-PRIMED AS DETAILED. SEE NOTES ON TRIM SIZE, FASTENERS, HANGERS, AND BOLTS TO BE STAINLESS.
- FASTENERS TO BE SIMPSON STAINLESS. FASTENERS SHALL NOT BE PAINTED AS NOTED BY SIMPSON. TRIM SHALL BE PAINTED TO MATCH EXISTING. SEE THE REGIME MANAGER FOR APPROVED COLORS.
- ALL NEW MATERIAL SHALL BE PRIMED AND PAINTED (ALL SIDES) TO MATCH NEW COLORS BY THE REGIME. SEE SHEET AS

SEISMIC DESIGN DATA

- Seismic Use Group = Use Group II
- Mapped Response Coefficients - $S_{is} = 1.66$, $S_{o1} = 0.46$
- Site Class = D (Stiff Soil Profile)
- Spectral Response Coefficients - $S_{D5} = 1.1$, $S_{D1} = 0.50g$
- Seismic Design Category = Category D2
- Seismic Response Coefficients (C_s) = 0.5
- Basic Seismic Force Resisting System = Light Framed Walls w/ Shear Panels
- Design Base Shear = 22.6 kips
- Analysis Procedure = Simplified Analysis Procedure
- Response Modification Factor (R) = 6.5

WIND LOAD DESIGN DATA

- Basic Wind Speed (3-second gust) = 150 miles per hour (Per ASCE7-10)
- Wind Importance Factor (I) & Building Category = Category II
- Wind Exposure = Exposure C
- Applicable Internal Pressure Coefficient (C_{pi}) = +0.18 & -0.18
- Components & Cladding Design Wind Pressure = DP50

SNOW LOAD DESIGN DATA

- Ground Snow Load = 5 PSF

DEAD AND LIVE LOAD DESIGN DATA

- Roof Live Load = 20 PSF
- Floor Live Load = 40 PSF
- Attic Live Load = 20 PSF
- Dead Load = Actual Self Weight

Weathering for Concrete - MODERATE

Termite Infestation Probability - VERY HEAVY

Decay Probability - MODERATE TO SEVERE

Winter Design Temperature - 27°

Frost Line Depth - 12"

THIS PROJECT HAS BEEN DESIGNED TO MEET THE STRUCTURAL REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE

CODE INFORMATION

APPLICABLE CODES

BUILDING CODE: INTERNATIONAL BUILDING CODE - CURRENT EDITION
INTERNATIONAL EXISTING BUILDING CODE - CURRENT EDITION

MECHANICAL CODE: INTERNATIONAL MECHANICAL CODE - CURRENT EDITION

PLUMBING CODE: INTERNATIONAL PLUMBING CODE - CURRENT EDITION

ELECTRICAL CODE: ICC ELECTRICAL CODE - CURRENT EDITION

FIRE SAFETY: INTERNATIONAL FIRE CODE - CURRENT EDITION

DESIGN CRITERIA

TAX MAP NUMBER: VARIES

ZONING: INCORPORATED - RES CNU

EXPOSURE LOCATION: B

FLOOD ZONE: AE - 14 / VE - 14
FLOOD MAP 45019C0785J DATE: 11/17/2004

CONTACT INFORMATION

PROJECT ADDRESS:

LANDFALL WAY
SEABROOK ISLAND, SC 29455

OWNER CONTACT INFORMATION:

RAVENEL ASSOCIATES
CONTACT PERSON: Chase Crawford / Verlin Renner
3730 BETSY KERRISON PARKWAY, SUITE 2
JOHNS ISLAND, SC 29455
PH. (843) 768-9480 ext 3915 / (610) 944-0106
vsrainc@gmail.com

ARCHITECT:

HUDSON DESIGNS, INC.
CONTACT PERSON: CHARLES HUDSON, ARCHITECT
3690 BOHICKET ROAD, SUITE 3C
JOHNS ISLAND, SC 29455
PH. (843) 768-0662
FX. (843) 768-3514
chudson@hdiarchitect.com

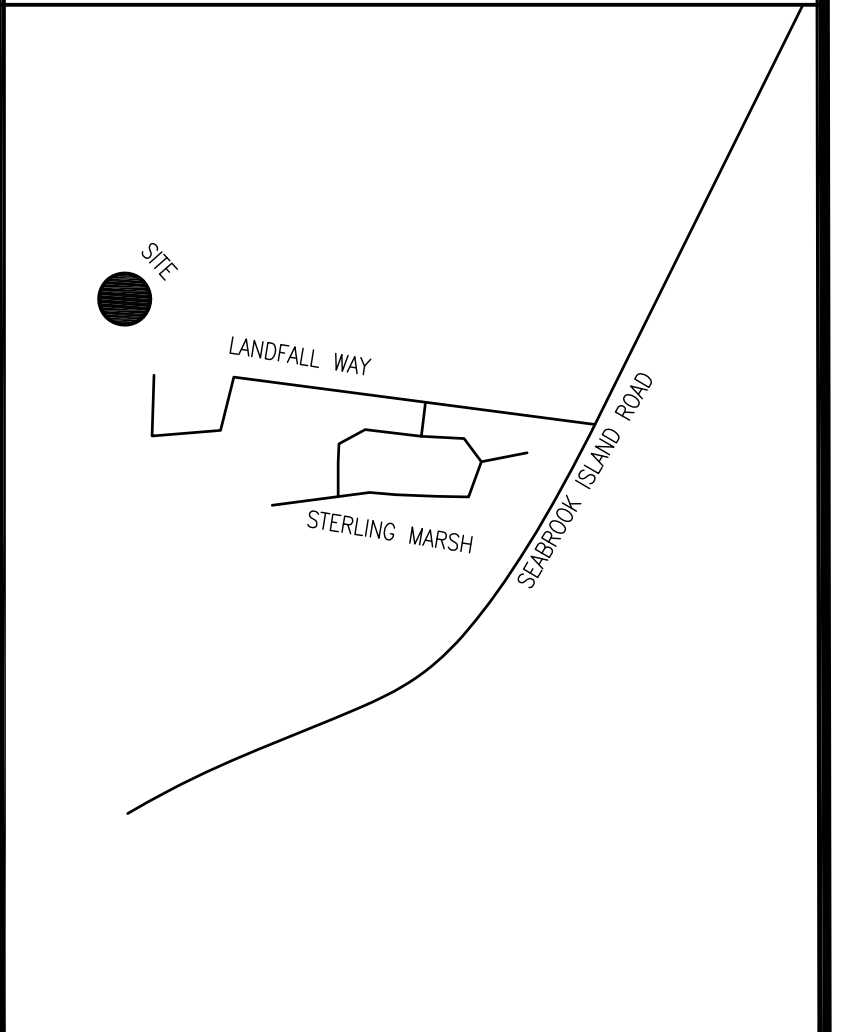
CONTRACTOR:

TBD

INDEX OF DRAWINGS

- A1 - EXISTING ELEVATIONS
- A2 - EXISTING ELEVATIONS
- A3 - AS-BUILT ELEVATIONS
- A4 - ELEVATIONS
- A5 - ELEVATION
- A6 - DETAILS

LOCATOR MAP



SCOPE OF WORK

GENERAL

HANDRAIL REPLACEMENT
FOUNDATION TRIM
ROT REPAIR AND HOLD DOWN REPLACEMENT
TRIM AND SHUTTERS
PAINT

STEPS, LANDINGS, AND SCREENED PORCHES

- REMOVE AND DISCARD OLD LATTICE BALUSTER, GRAB RAILS AND HAND RAILS. NEW RAILING SHALL BE AS DETAILED. THE CONTRACTOR SHALL MAKE ANY NECESSARY REPAIRS AS REQUIRED PRIOR TO NEW RAILING INSTALLATION.
- EXISTING POST TO BE WRAPPED WITH P.T. 2X AND DETAILED. NEW TRIM TO BE SCREWED AND GLUED.
- PROVIDE NEW FIBERGLASS SCREEN AND PVC SCREEN STOP. COLOR TO MATCH TRIM.

HVAC SCREEN REPLACEMENT

- REMOVE AND DISCARD OLD LATTICE SCREENING, OPEN RAFTER SCREEN AND ACCESS HARDWARE. NEW SCREEN TO BE AS DETAILED. CONTRACTOR TO VERIFY DECK ELEVATION MEET FLOOD ELEVATION REQUIREMENTS.
- CONTRACTOR TO CONFIRM FRAMING AND DECKING CONDITION AND MAKE ANY NECESSARY REPAIRS AS REQUIRED PRIOR TO NEW MATERIAL INSTALLATION.
- CONTRACTOR TO PROVIDE NEW ACCESS HARDWARE AND LATCH. HARDWARE TO BE STAINLESS

FOUNDATION

- REMOVE AND DISCARD ALL LATTICE TRIM FROM THE FOUNDATION.
- EXPOSED CMU SHALL BE FINISHED WITH HARDCOAT STUCCO TO MATCH EXISTING. PROVIDE CONSTRUCTION JOINTS AS DETAILED.
- ALL CRACKS, VOIDS AND OR DAMAGED CMU SHALL BE POINTED AND REPAIRED BEFORE NEW STUCCO IS APPLIED.
- VERIFY LOCATION OF EXISTING ACCESS FOR NEW DOORS AND LATTICE ACCESS UNDER BUILDING CMU. NEW DOORS AND HARDWARE SHALL BE INSTALLED AT THOSE LOCATIONS. SEE SHEET A4.

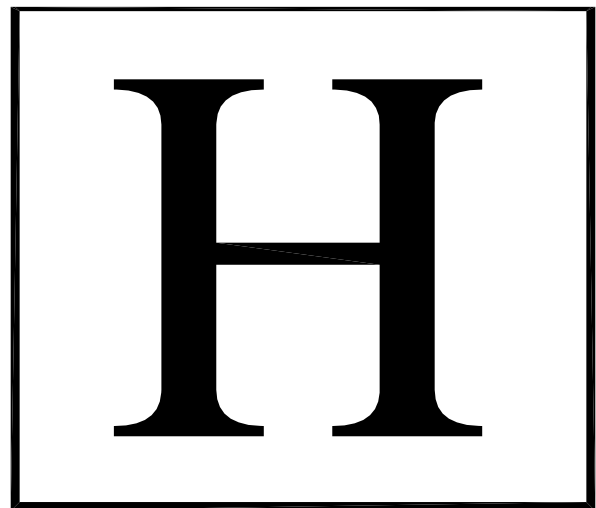
FRAMING

- SEE ELEVATIONS AND DETAILS FOR NEW HEADER, STUCCO, TRIM AND FLASHING TO MATCH EXISTING. NEW HEADER TRIM TO BE PAINTED TO MATCH TRIM
- SEE ELEVATIONS FOR NEW FRONT GABLE VENT LOCATION AND SIZE. FLASH AS REQUIRED
- CONTRACTOR TO VERIFY LOCATIONS OF REMOVAL OF REPLACEMENT OF NEW VENT STORAGE ROOM VENTS. PROVIDE AN THROUGH VENT BETWEEN STORAGE CLOSETS TO ASSIST IN CROSS VENTING AND MOLD CONTROL.
- CONTRACTOR TO REMOVE AND REPLACE RUSTED AND DAMAGED TIE-DOWN AND BOLTS. REPLACE WITH STAINLESS STRAPS AND BOLTS AS REQUIRED.
- CONTRACTOR TO VERIFY REPAIR AND/OR REPLACEMENT OF EXISTING 6X6 COLUMNS PRIOR TO WRAPPING WITH NEW TRIM AS REQUIRED. SEE THE ARCHITECT.

SHUTTERS

- NEW WINDOW SHUTTERS TO BE 24" WIDE BY (VERIFY) HEIGHT AS REQUIRED WITH THE EXISTING WINDOWS AS SHOWN. SHUTTERS TO BE COMPOSITE FAUX LOUVERED UNITS OR AS REQUESTED BY THE REGIME.
- SHUTTER HARDWARE TO BE PLATED PINTELS, STRAPS AND HOLDBACKS AS REQUESTED BY THE REGIME
- BAHAMA SHUTTERS TO BE 24" WIDE X 54 TALL (VERIFY)
- HARDWARE TO BE STANDARD LOCKING PUSHRODS AND TOP HINGES

NOTE: DO NOT SCALE DRAWINGS. REFER TO WRITTEN DIMENSIONS ONLY.



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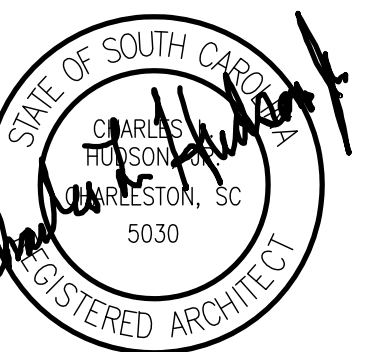
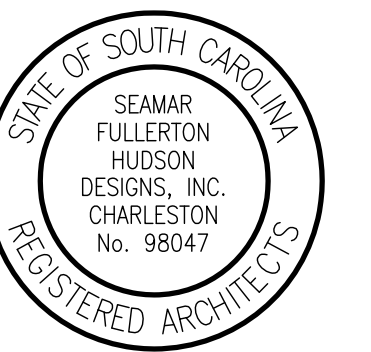
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PROJECT

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EXTERIOR REMODEL
LANDFALL WAY
SEABROOK ISLAND, SC

SEALS



DATE

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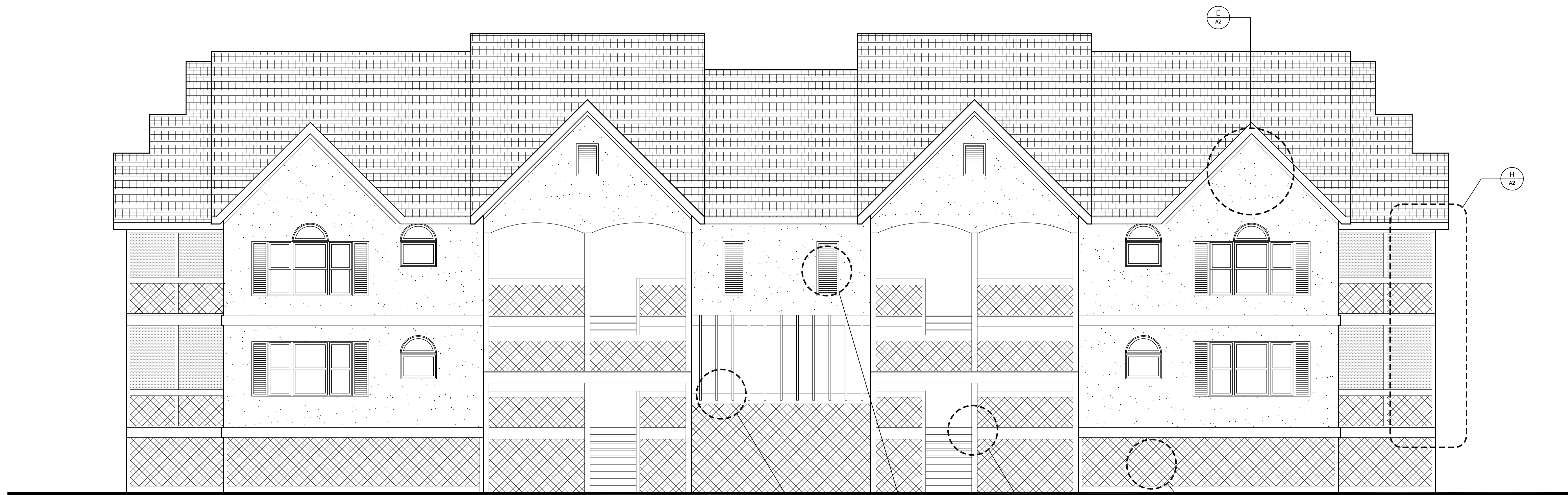
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DEMO ELEVATIONS

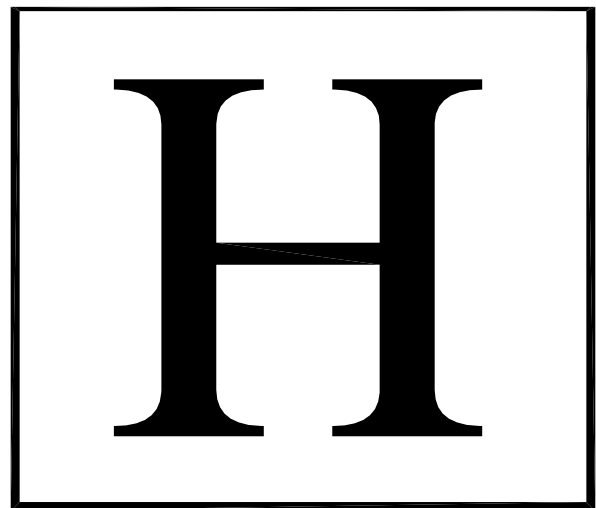
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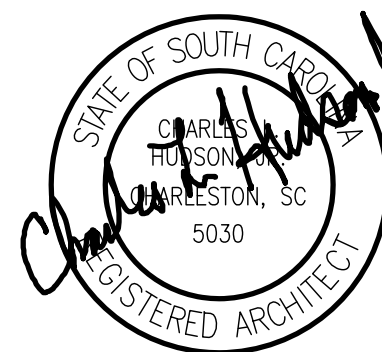
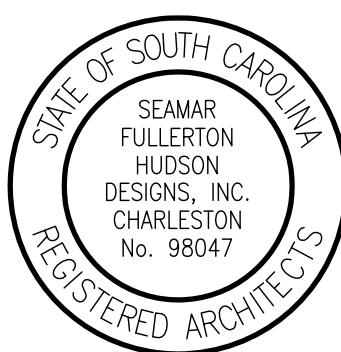
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DEMO ELEVATION

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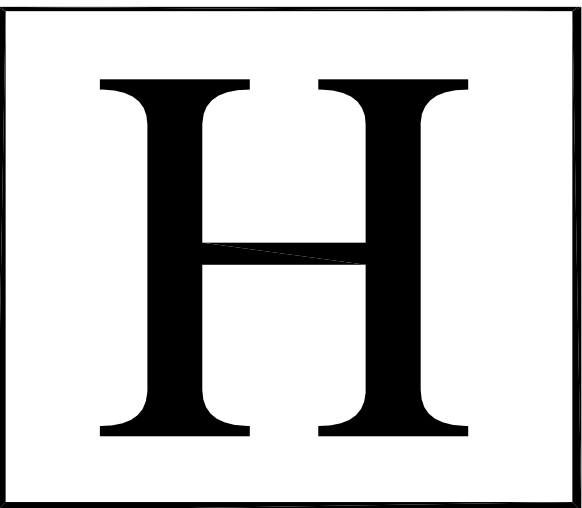
A2



NOTES ON EXISTING CONDITIONS AND DEMOLITION:

- A - REMOVE EXISTING LATTICE PANELS FROM BUILDINGS FOUNDATION. REPAIR AND PREP EXISTING CMU FOR STUCCO FINISH. COLOR TO BE SELECTED.
- B - REMOVE AND REPLACE EXISTING ACCESS DOORS. NEW DOORS SHALL BE METAL OR AS SELECTED BY THE REGIME.
- C - REMOVE AND REPLACE EXISTING STORAGE ROOM VENTS. CONTRACTOR TO VERIFY OPENINGS AND FINISH TO CLOSE OPENINGS AS ACCEPTED BY THE REGIME.
- D - CONTRACTOR TO FIELD VERIFY NEW BAHAMAS STYLE LOUVERS AND HARDWARE TO COVER OLD VENTS
- E - ADD NEW LOUVER VENT AS SHOWN
- F - REMOVE AND DISCARD HVAC RAFTERS. REMOVE AND REPLACE EXISTING LATTICE. REPAIR OR REPLACE BAND AS REQUIRED. NEW PANELS TO BE BUILT AS SHOWN TO CONCEAL HVAC UNITS AS REQUIRED BY THE SPOA. CONTRACTOR TO VERIFY ACCESS PER STAND.
- G - REMOVE AND DISCARD EXISTING LATTICE TRIM, HANDRAIL AND TREADS. REPLACE WITH NEW BALUSTER, HANDRAIL AND GUARDRAIL. REPAIR TREADS AS REQUIRED. CONTRACTOR TO VERIFY HANGERS CONNECTIONS UNDER ALL TREADS, JOIST AND STRINGERS.
- H - REMOVE AND REPLACE EXISTING SCREEN TRIM, HANDRAIL AND BALUSTERS. REPLACE WITH NEW BALUSTER, HANDRAIL, SCREEN, TRIM AND GUARDRAIL ON SCREENED PORCHES WITH EXISTING LATTICE. REPAIR POST AS REQUIRED. CONTRACTOR TO VERIFY UNITS WITH EXISTING UPDATED GUARDRAILS FOR DAMAGE AND/OR ROT. REPAIR AS REQUIRED SEE SHEET A6

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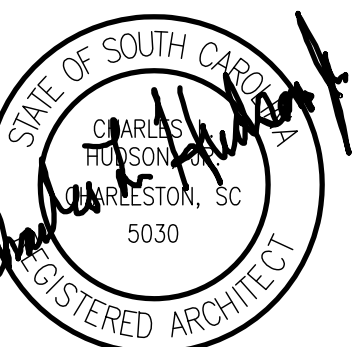
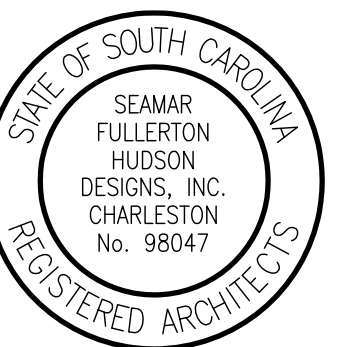
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PROJECT
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LANDFALL WAY
SEABROOK ISLAND, SC**

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SHEET TITLE

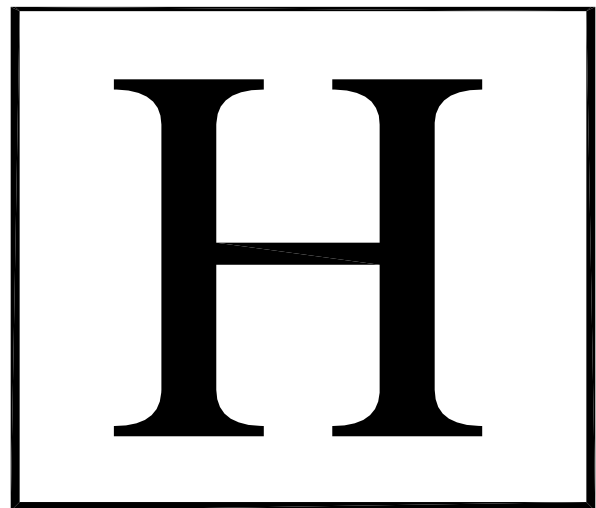
ELEVATIONS

SCALE: NONE

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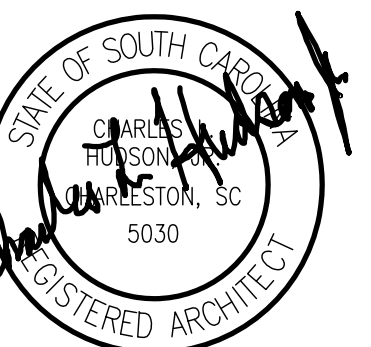
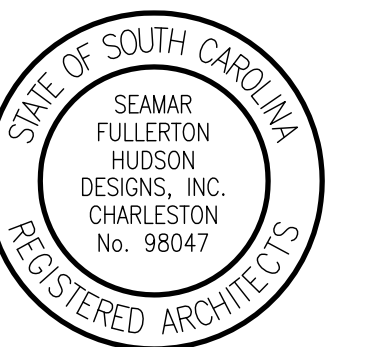
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NEW ELEVATIONS

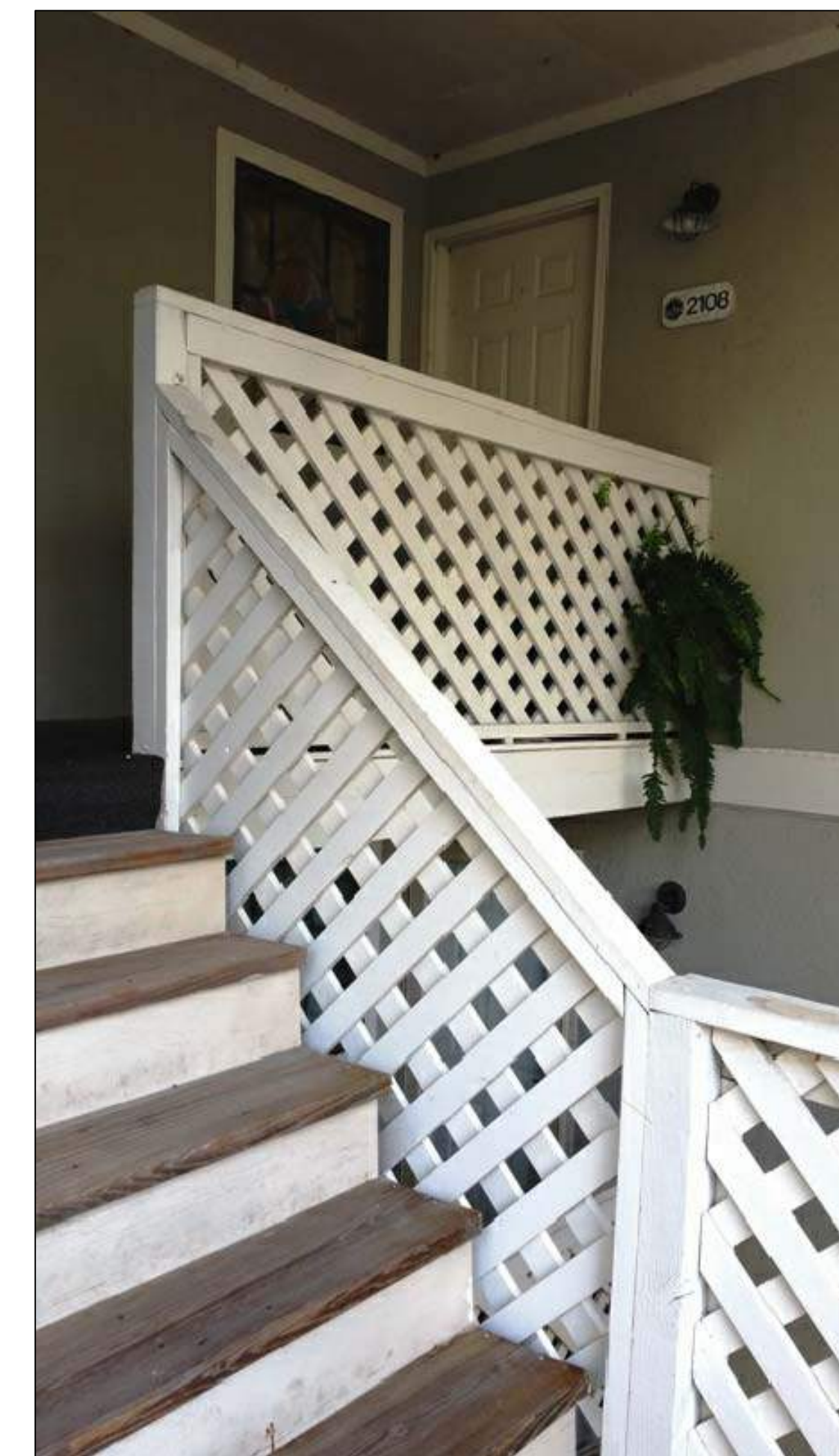
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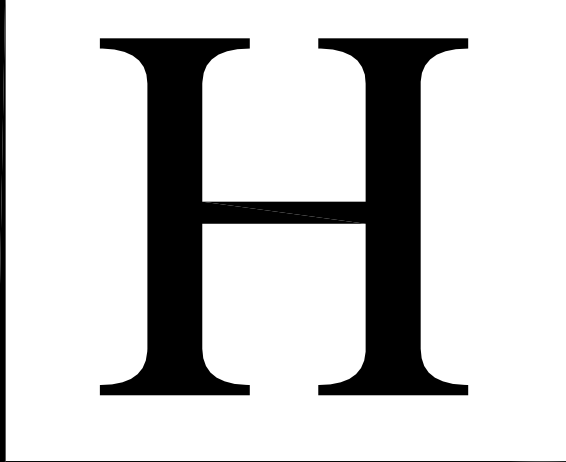
A4



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<p>DIVISION 1 - GENERAL REQUIREMENTS</p> <p>1. SCOPE OF WORK - IT IS THE INTENT OF THE CONSTRUCTION SPECIFICATIONS AND DRAWINGS TO PRESCRIBE A COMPLETE PROJECT UNDER CONTRACT WITH THE GENERAL CONTRACTOR TO FURNISH ALL LABOR, MATERIALS, EQUIPMENT, NECESSARY UTILITIES, AND OTHER FACILITIES AND PERFORMING NECESSARY OR INCIDENTAL WORK TO SUCH CONSTRUCTION IN FULL COMPLIANCE WITH THE DRAWINGS, SPECIFICATIONS, AND ANY SPECIAL REQUIREMENTS CONTAINED THEREIN OR SUPPLEMENTS ATTACHED HERETO, AS WELL AS ALL CODES, ORDINANCES, AND DEED RESTRICTIONS THAT APPLY.</p> <p>2. These standards and tolerances shall apply to all work under this Contract. Where stricter standards and tolerances are specified elsewhere in these Specifications or in references specified in these Specifications, they shall take precedence over these standards.</p> <p>3. Documents prepared by the Architect are instruments of the Architect's service for use solely with respect to this project. The Architect shall retain all common law, statutory and other reserved rights, including the copyright. They are not to be used by the Contractor or any Subcontractor, Sub-subcontractor or material or equipment supplier for other projects or for additions to this project outside the scope of the Work without the specific written consent of the Regime and Architect.</p>	<p>DIVISION 5 - METALS</p> <p>1. Metal connectors - Stainless Steel by Simpson or equal to be used to resist uplift and lateral forces as recommended per the code. See Structural Drawings. Connectors: LSCSS, ML26SS, H2.5SS, MSC STRAPS</p> <p>2. Nails - Nails to be sized per the code or as listed on the Structural Drawings. Stainless ring shank or spiral variety sized to manufacturer specifications. All other exterior nails to be stainless steel. Fasteners: SD or equal</p>	<p>DIVISION 7 - MOISTURE PROTECTION (cont)</p> <p>3. Roof shingles if required - Roof Shingles shall be applied over 15# asphalt saturated felt or equal waterproof membrane on roof sheathing. All valleys, hips and ridges not covered with ridge vent shall be waterproofed with Bituthane 3000 Waterproofing Membrane by W.R. Grace & Co. or equal. Membranes are to extend a minimum of twenty-four (24) inches on either side of hips and valleys. Roof slopes of 4:12 or less shall be covered completely with Bituthane 3000 Waterproofing Membrane or equal. Roof ridges to have ridge vent application by Cor-a-Vent or equal. Install ridge vents by the manufacturer's recommendation for high-wind installation. Roof shingles shall be manufactured by Elk Corporation or equal to match existing. Color to be selected. Install shingles and accessories according to the manufacturer's recommendations for high-wind installation. Step flashing shall be copper.</p>
<p>DIVISION 2 - SITE WORK</p>	<p>DIVISION 6 - WOOD AND PLASTIC</p> <p>1. Rough Carpentry - This section includes the furnishings of all materials, equipment, labor, and services necessary to complete the rough carpentry work shown on the drawings as specified. Dimensions shown on the Drawings are nominal. Actual dimensions shall be per AITC "Timber Construction Manual". Surfacing unless otherwise indicated shall be on four sides (S4S). Structural Lumber shall meet the strength requirements on the Drawings, but not less than pressure treated below grade (ground contact) #2 Southern Yellow Pine, kiln dried, surfaced to 15% moisture content or less. See Drawings.</p> <p>2. Lattice - Lattice panels to be P.T. 1x6 on P.T. 2x4 furring and framing.</p>	<p>DIVISION 9 - FINISHES</p> <p>1. Staining and Painting - See finish schedule. Colors to be selected by the Regime. Exterior trim to have three coats semi-gloss latex paint by Benjamin Moore. Interior trim and walls to have three coats of paint. Walls and ceiling to be flat latex. Trim to be semi-gloss oil based enamel. Verify with the Regime.</p> <p>2. Provide labor, stucco materials and accessories in place as indicated on the Drawings, specified herein and as needed for a complete and proper installation of the Work as recommended by the manufacturer. Stucco to be Florida Stucco Corporation hardcoat system or equal. Stucco to be two-part, fiberglass-reinforced (FRS), 3/4" thick over OMI. Provide expansion joints as recommended by the manufacturer. Finish color by Acocrete, Full-o-mite, or approved equal. Color to be selected by the Regime</p>
<p>DIVISION 4 - MASONRY</p> <p>1. The materials, principles and practices of masonry design and construction not specifically covered herein or on the Drawings, shall be governed by the standards set forth by the Portland Cement Association, the Brick Institute of America and the National Concrete Masonry Association. The publications listed below form a part of this specification to the extent referenced.</p> <p>2. Workmanship: Carry all masonry up, level and plumb all around. Changes in coursing or bonding after the work is started shall not be permitted. Check heights of masonry with an instrument at each floor and sills and heads of openings. Cut masonry with masonry saws for exposed work. Repairs and/or patching shall be made to prevent any additional damage to the existing masonry and shall be assumed to be permanent.</p>	<p>DIVISION 7 - MOISTURE PROTECTION</p> <p>1. Window and door repairs to be perimeter wrapped with rubberized asphalt sheet material, Tyvek Window Wrap, Ice and Water Shield or equal.</p> <p>2. Provide for the labor and materials for installation of fiberglass batt insulation in all exterior ceilings and walls, first floor joist, second floor joist over unheated space, all bathroom walls and floors, master bedroom floors and walls, plumbing waste pipes, and bedroom walls. Insulation to be Owens-Corning fiberglass craft-faced batts or equal having a thermal resistance "R" value for the following areas if required: 4" Ext. Walls - R-13 6" Ext. Walls - R-19 Ceilings - R-30 (10" deep or greater) Floors - R-30 Voids and cracks are to be filled with spray foam sealant by Insulstik insulation or equal. All voids around windows, doors, electrical boxes, etc. to be sealed. Fill insulation tight within spaces and tight to and behind mechanical and electrical services. Install batt insulation and barriers in accordance with the manufacturer's recommendations.</p>	



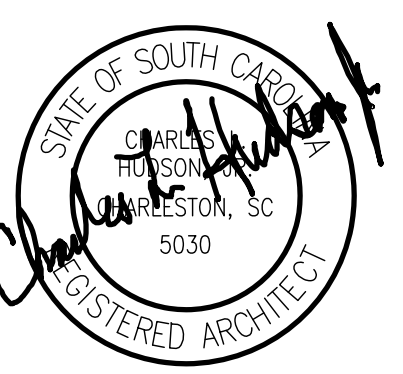
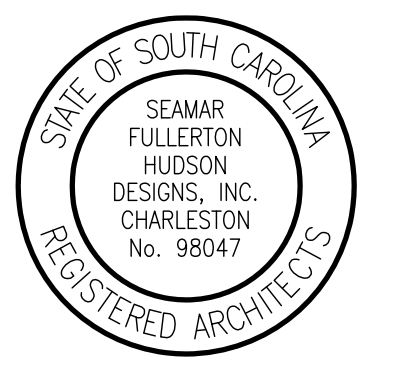
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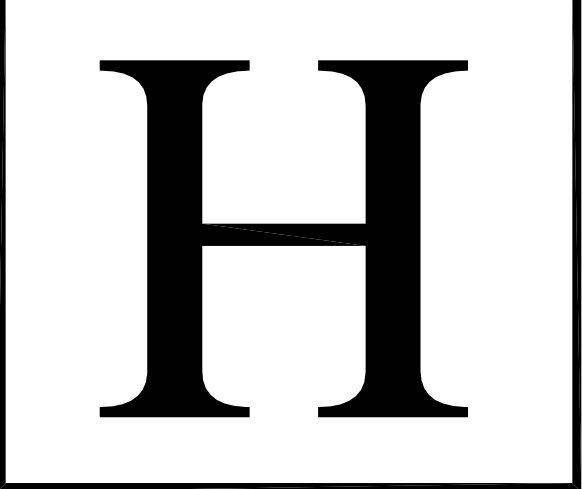
SHEET TITLE
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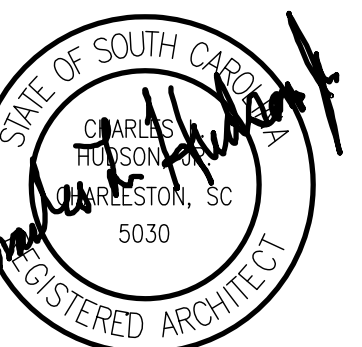
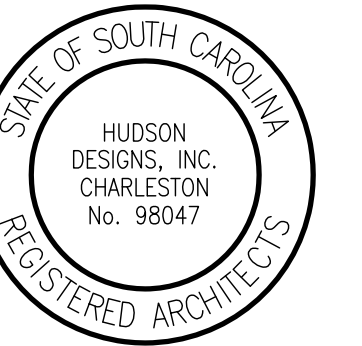


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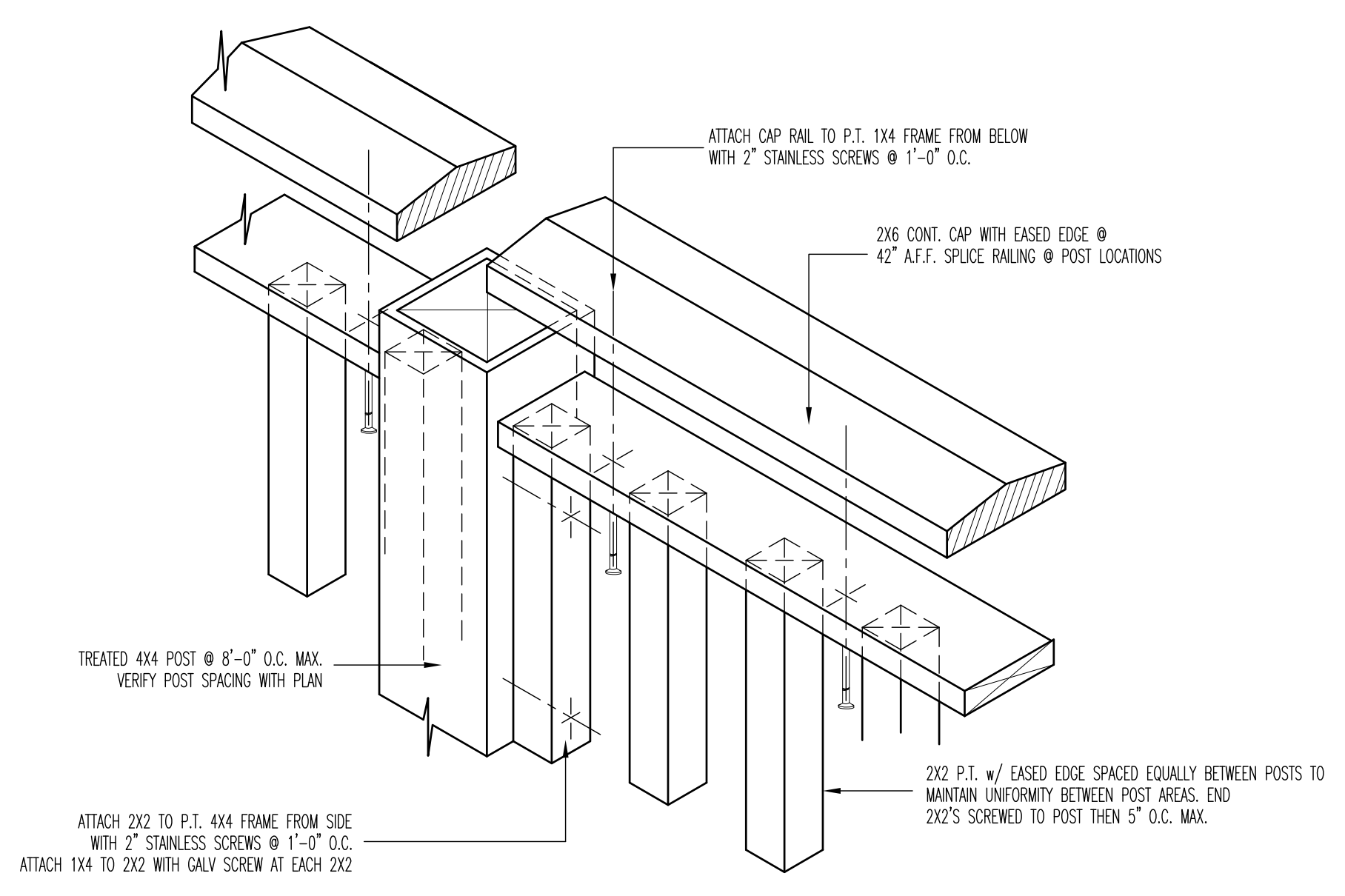
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TYPICAL DETAILS

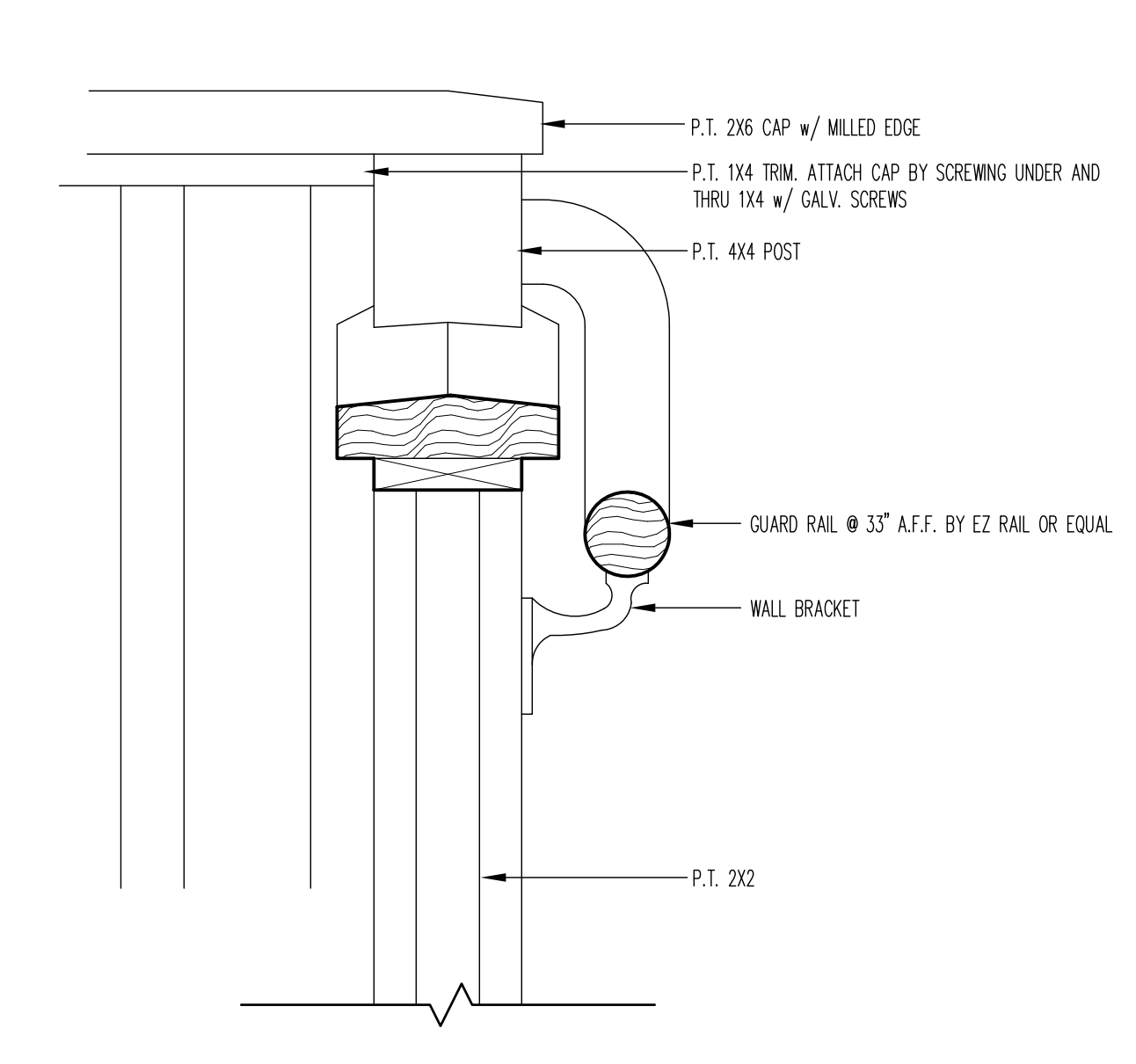
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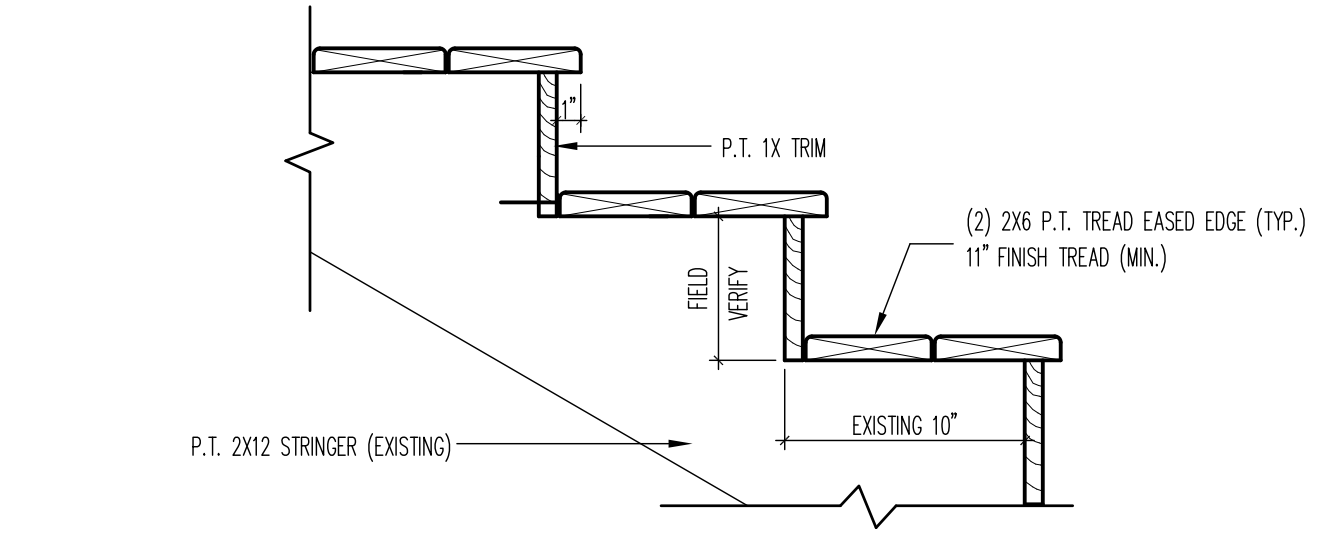
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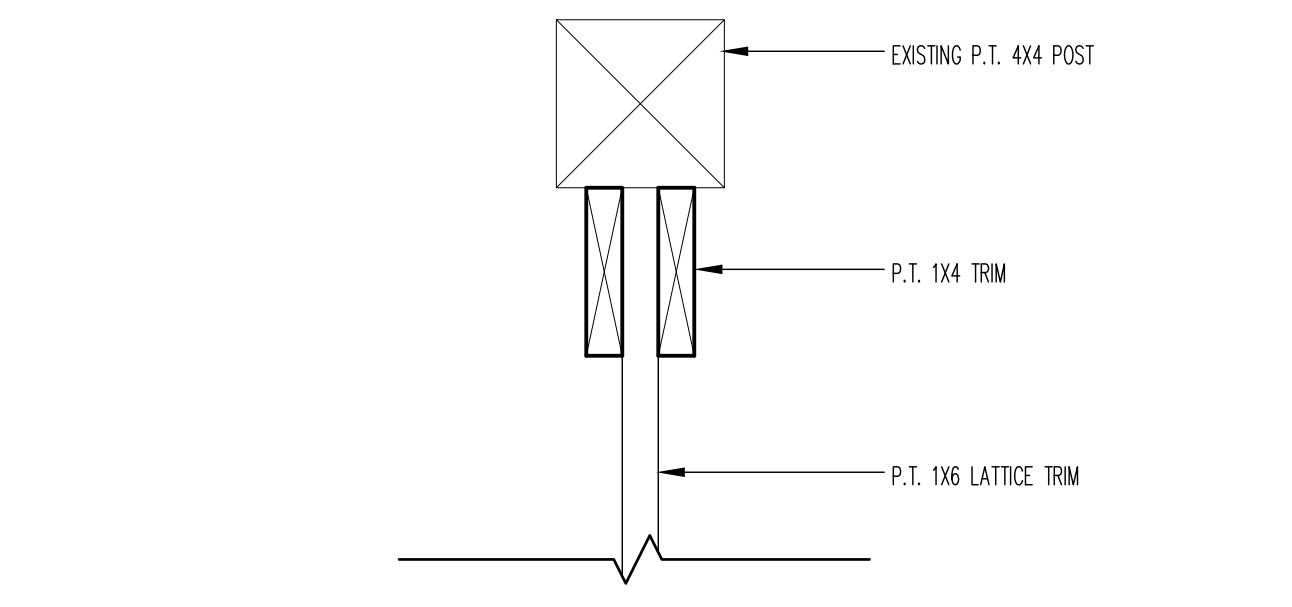
GUARD RAIL DETAIL
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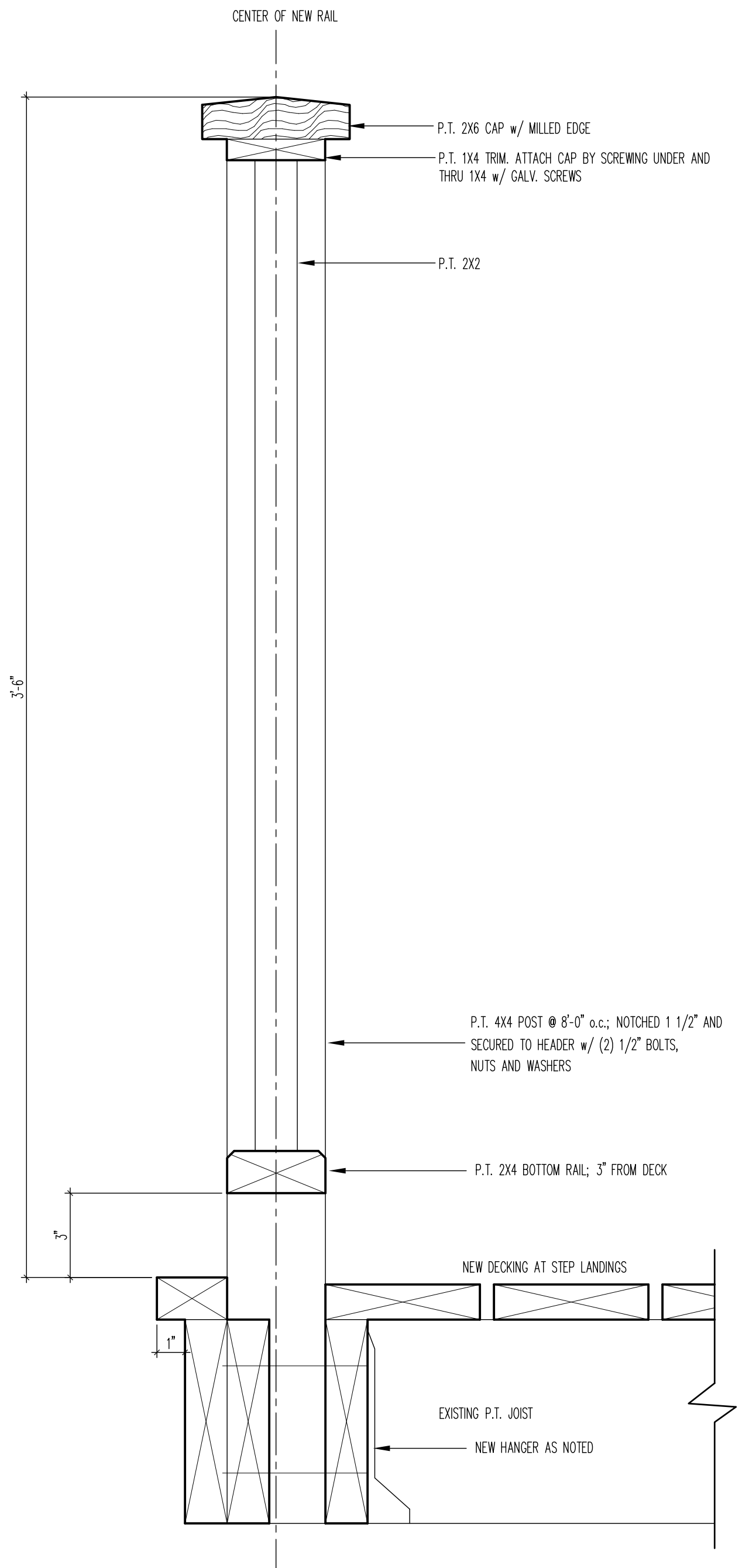
HANDRAIL DETAIL
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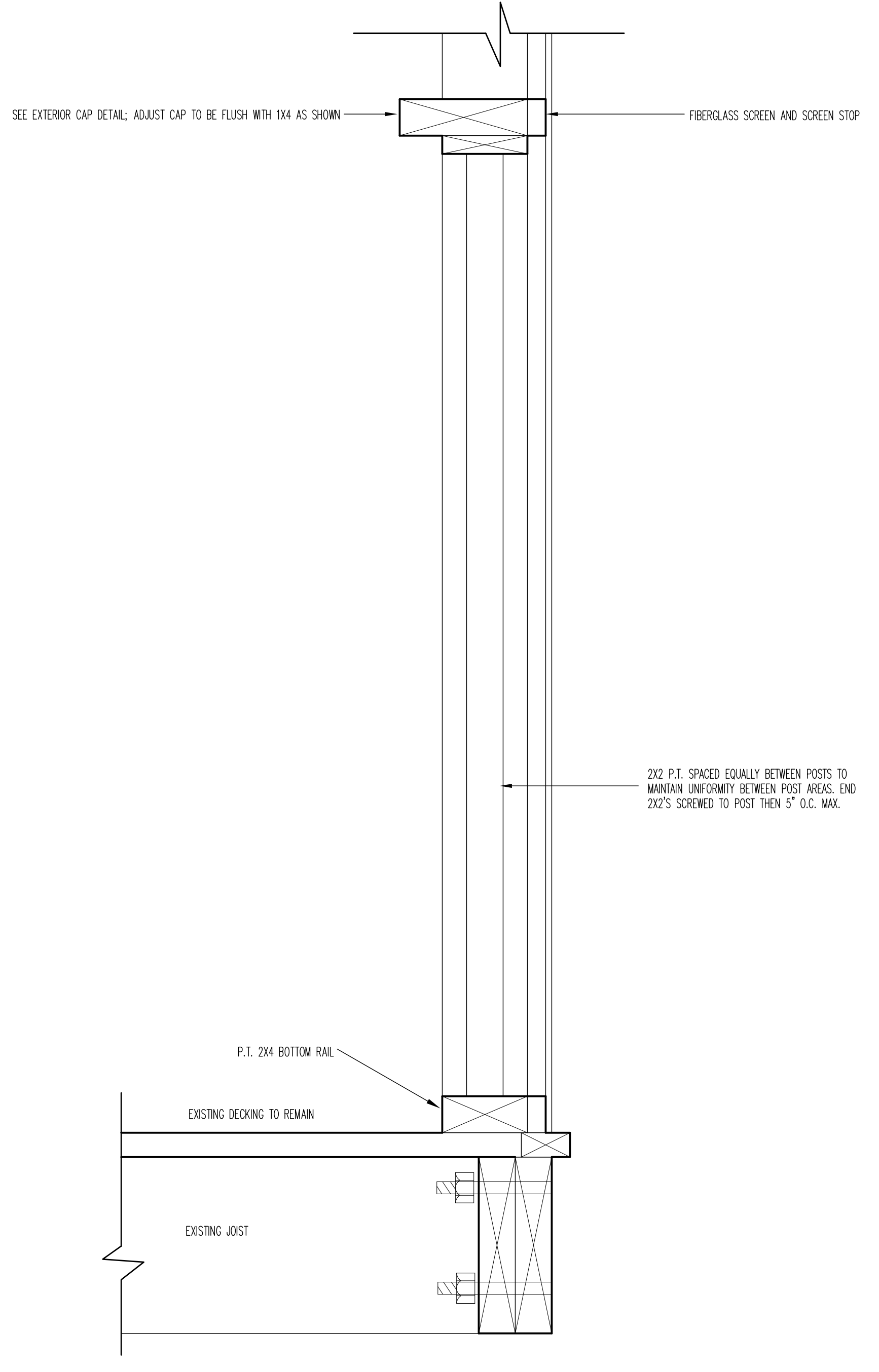
EXTERIOR STEP DETAIL
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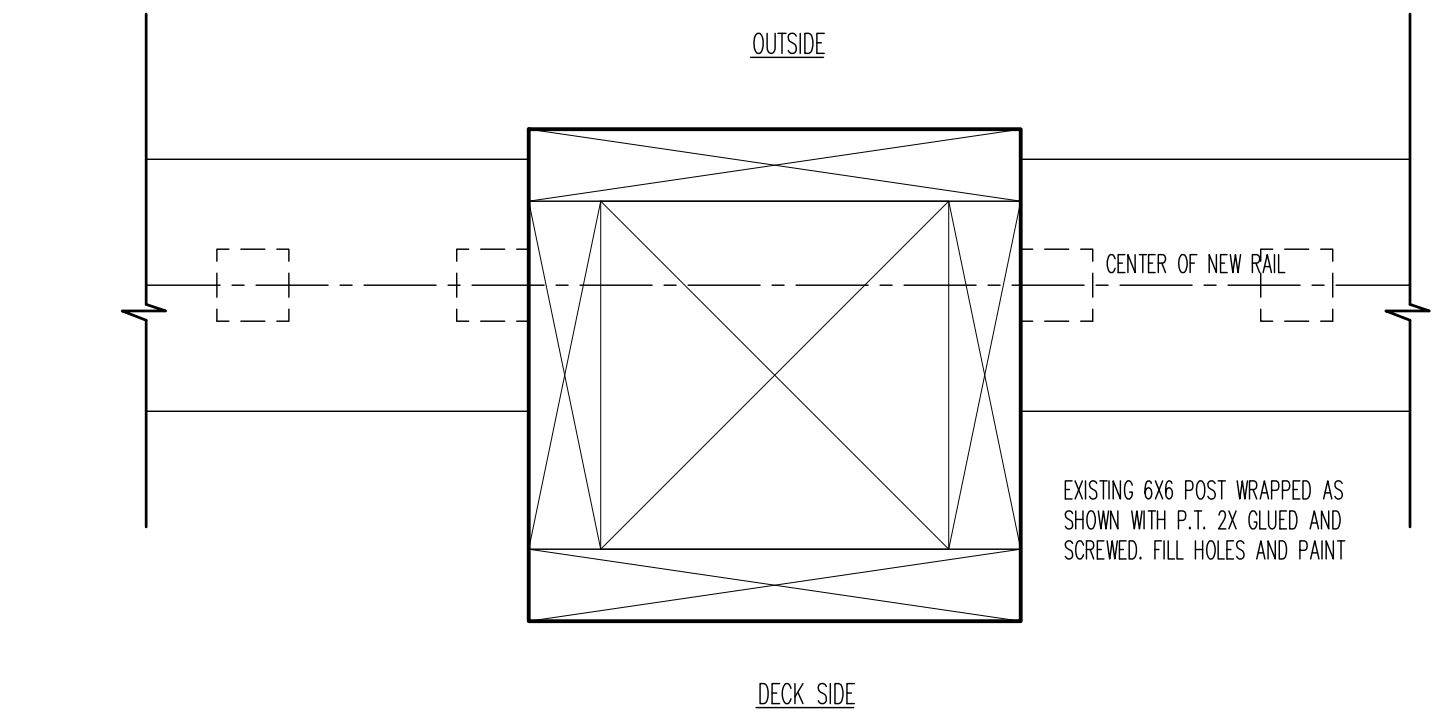
LATTICE SCREEN @ STAIR
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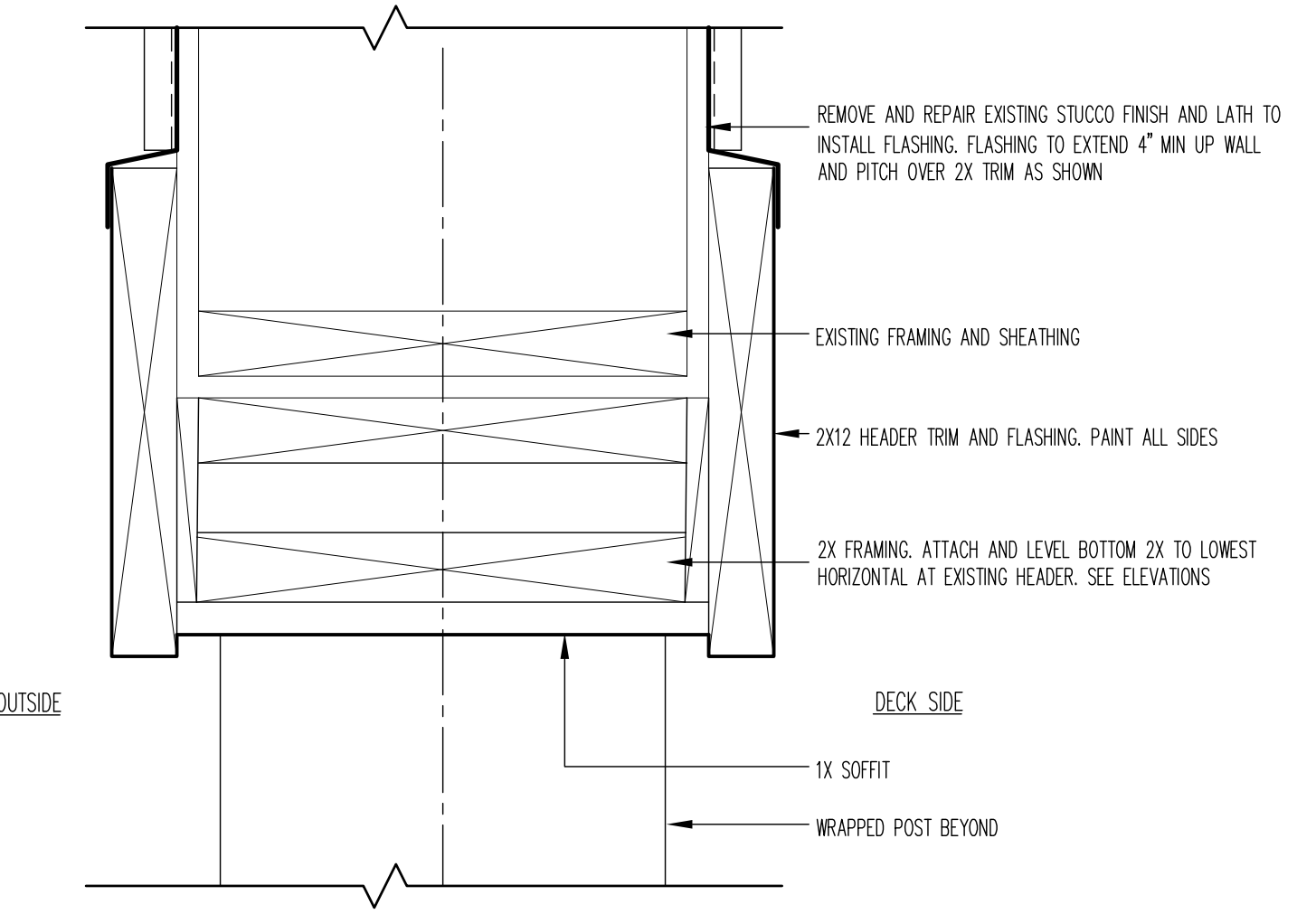
CAP AND GUARDRAIL DETAIL
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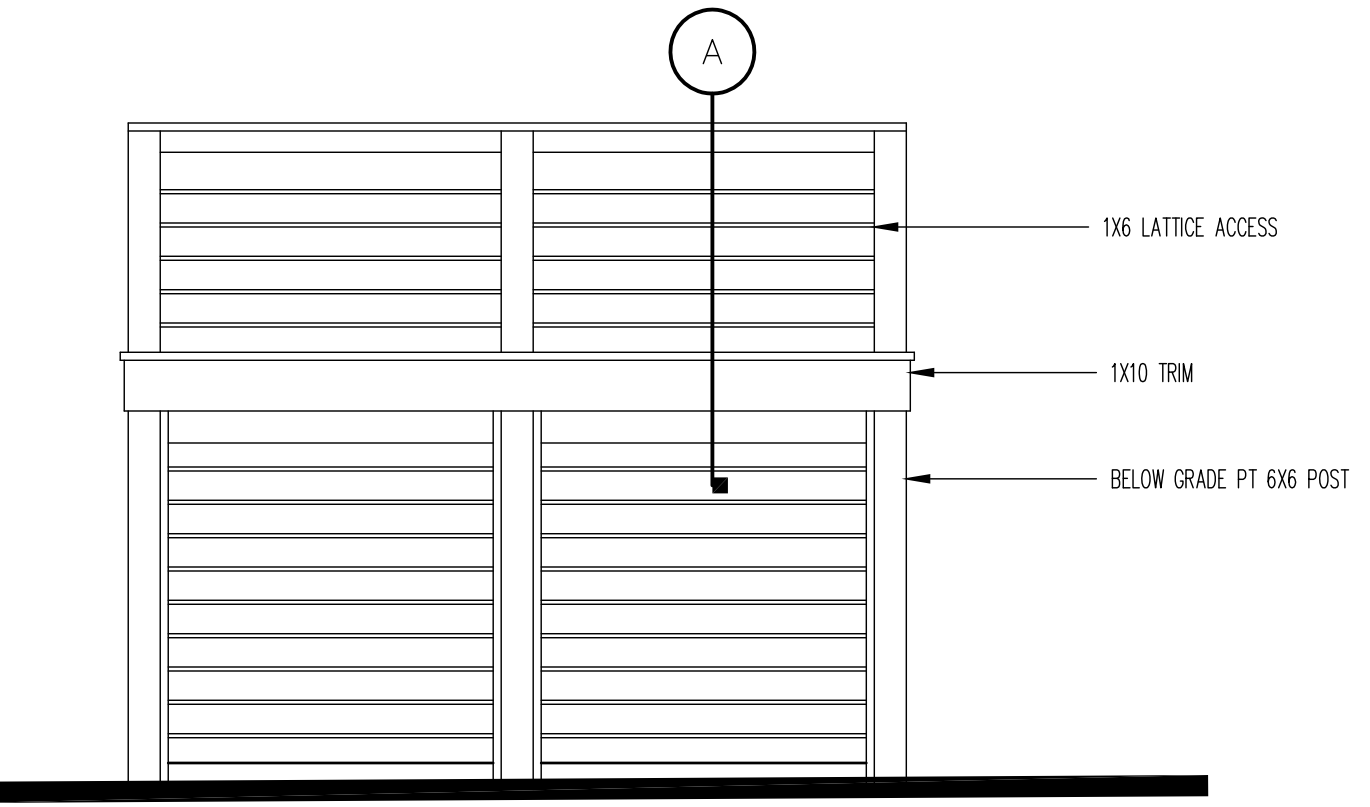
SC PORCH HANDRAIL DETAIL
SCALE: 3" = 1'-0"



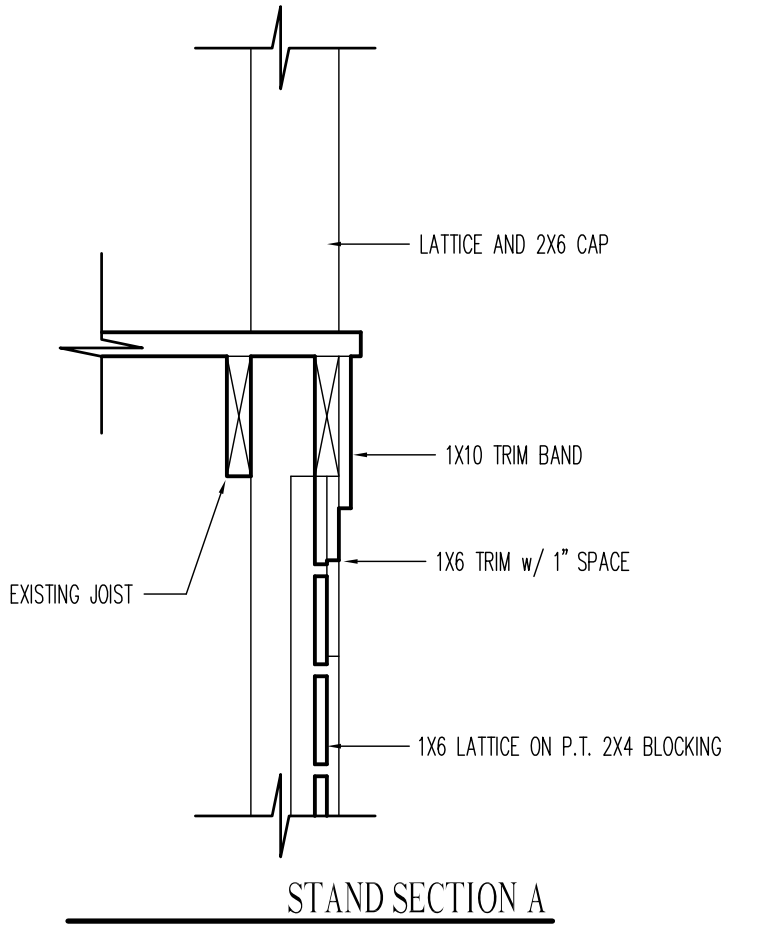
COLUMN WRAP DETAIL
SCALE: 3" = 1'-0"



HEADER TRIM DETAIL
SCALE: 3" = 1'-0"



HVAC STAND
SCALE: NONE



STAND SECTION A

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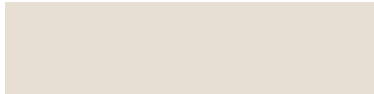
MEMORANDUM

TO: Town of Seabrook Island Planning Commission Members
FROM: Joseph M. Cronin, Town Administrator
SUBJECT: Exterior Modifications to Shelter Cove Villas
DATE: March 19, 2018

The Planning Commission is asked to review and approve a request from Ravenel Associates, submitted on behalf of the Shelter Cove Villas Owners Association, for exterior modifications and renovations to Shelter Cove Villas, located at 1701-1724 Live Oak Park.

The property is currently zoned PDD Multi-Family Residential, and is approved for multi-family residential development. Each unit is individually owned, while the exterior of all buildings, as well as common areas, are owned and maintained by the Shelter Cove Villas Owners Association.

The applicant is seeking approval to repaint the siding and trim of all buildings, HVAC stands and mailbox stands with the following color scheme:

	Grassland (SW6163)	Siding
	Connected Gray (SW6165)	Foundation
	Aunt Betty's China (DCR101)	Trim

- * The applicant is proposing to use Sherwin Williams Duration paint on all wood finishes, and Sherwin Williams Marine Grade Enamel on metal railings.

The applicant is also requesting approval to increase the height of existing HVAC stands by a total of 14". As HVAC units at Shelter Cove Villas are raised to comply with Charleston County's minimum flood elevation requirements, this has resulted in condenser units being visible from adjacent streets and parking areas. The additional 14" in height is intended to better camouflage these units from view. This modification will increase the height only, and will not result in any change to the structural footprint of the existing HVAC stands.

Exterior paint colors were reviewed and approved by the SIPOA Architectural Review Committee. on March 20, 2018, and a confirmation letter is currently pending from SIPOA. The ARC has previously reviewed and approved the modifications to the HVAC stands on March 16, 2018.

Staff Recommendation

The existing buildings appear to be showing signs of age, and would benefit from a fresh coat of paint and other repairs. While staff would be supportive of the proposed color scheme, this request is ultimately at the discretion of the Planning Commission.

In regards to the HVAC stand modifications, we would note that the existing stands are considered existing non-conforming structures under the town's Development Standards Ordinance due to their location in front of the principal structures. Most stands also sit within the required 30' front yard setback from Live Oak Park. §3.30.40 of the DSO states:

Nonconforming Structure Modification. Except as provided in Section 3.30.20, if a nonconforming structure is modified to (a) increase its gross floor area by more than fifty percent (50%) of the existing structure or (b) increase its current appraised value of the existing structure by more than fifty percent (50%) as determined by the Town, the entire structure shall become subject to this ordinance and shall be brought up to the standards and shall comply with the requirements contained therein. Periodic renovations over a five (5)-year period shall not increase the gross floor area or appraised value by more than fifty percent (50%) of the floor area or the appraised value of the structure at the time the renovation was permitted.

In staff's opinion, the proposed modification to the existing HVAC stands would not increase gross floor area or the appraised value of the existing structure more than the 50% threshold. Therefore, staff recommends in favor of approval.

Respectfully submitted,



Joseph M. Cronin
Town Administrator/Zoning Administrator

Zoning Map



Aerial Image



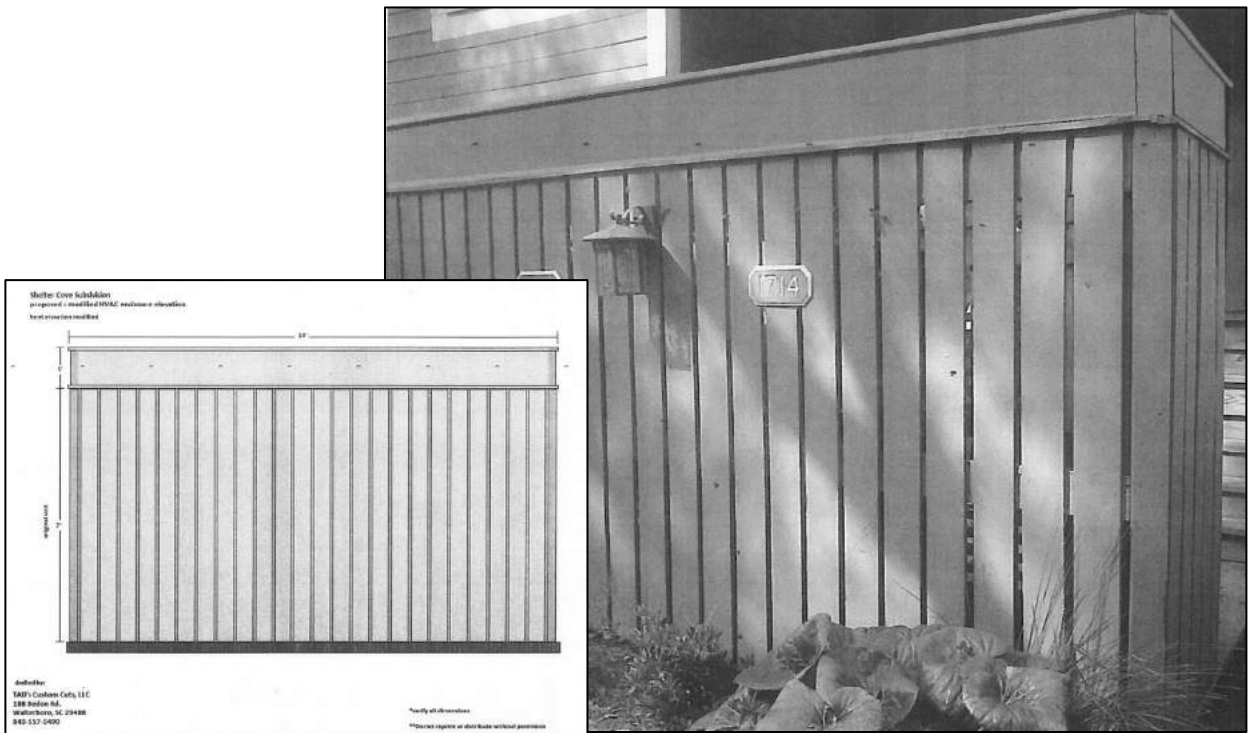
Current Photos of Shelter Cove Villas



Shelter Cove Villas (Current HVAC Stands)



Shelter Cove Villas (Proposed HVAC Stand Extension)



Photos of Nearby Multi-Family Buildings



Photos of Nearby Multi-Family Buildings (Continued)





SEABROOK ISLAND
Property Owners Association

1202 Landfall Way * Johns Island, SC 29455 * 843-725-1560 * kburrell@sipoa.org

March 20, 2018

Joseph M. Cronin
Town Administrator
Town of Seabrook Island
2001 Seabrook Island Road
Seabrook Island, SC 29455

VIA email: jcronin@townofseabrookisland.org

Re: Shelter Cove Villas HVAC Stand Standard Design Revision Request (approved 11/01/2016)
Shelter Cove Villas HVAC Stand Alterations #201805196 (approved 03/15/2018)
Shelter Cove Villas Color Standard Revision Request #201805196 (approved 03/20/2018)

Dear Mr. Cronin:

Pursuant to the requirements of the Seabrook Island Property Owners Association Policies and Procedures for Residential Development, the Architectural Review Committee ("ARC") reviewed and approved the HVAC Stand and Enclosure Standard Design Revision Request on November 1, 2016. This revision was necessitated following the adoption of Charleston County Ordinance #1838 relating to the required height for mechanical units. Upon raising the platforms inside the HVAC stand enclosures so that the mechanical units would be at the height required by this ordinance, the top portion of the units were visible above the top of the stand enclosure. The approved Standard design increased the height of the top portion of the enclosure so that the unit was not visible. On March 15, 2018, Shelter Cove Villas HVAC Stand Alteration Request #201805196 was administratively approved based upon the November 2016 approved standard.

Pursuant to the requirements of the Seabrook Island Property Owners Association Policies and Procedures for Residential Development, the Architectural Review Committee (ARC) reviewed and approved the Shelter Cove Villas Color Standard Revision Request #201805196 as presented. While the minutes of this meeting have not been drafted and approved, the requested and approved colors are listed below. Additionally, it is the understanding of the ARC, that a color approval request for the front doors will be submitted at a later date.

**"Paint exterior siding and trim of all buildings, HVAC stands, and mailbox stands.
Wood: Sherwin Williams Duration
Metal Railings: Sherwin Williams Marine Grade Enamel
Siding: SW6163 Grassland
Foundation: SW6165 Connected Gray
Trim: DCR101 Aunt Betty's China"**

Please contact me if you need any additional information.

Very truly yours,

Katrina Burrell, CMCA, AMS
Architectural Review Administrator

cc: Shelter Cove Regime (Master File)