

**Coastal**  
Architecture



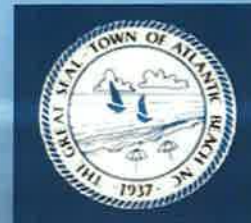
Architectural  
Design

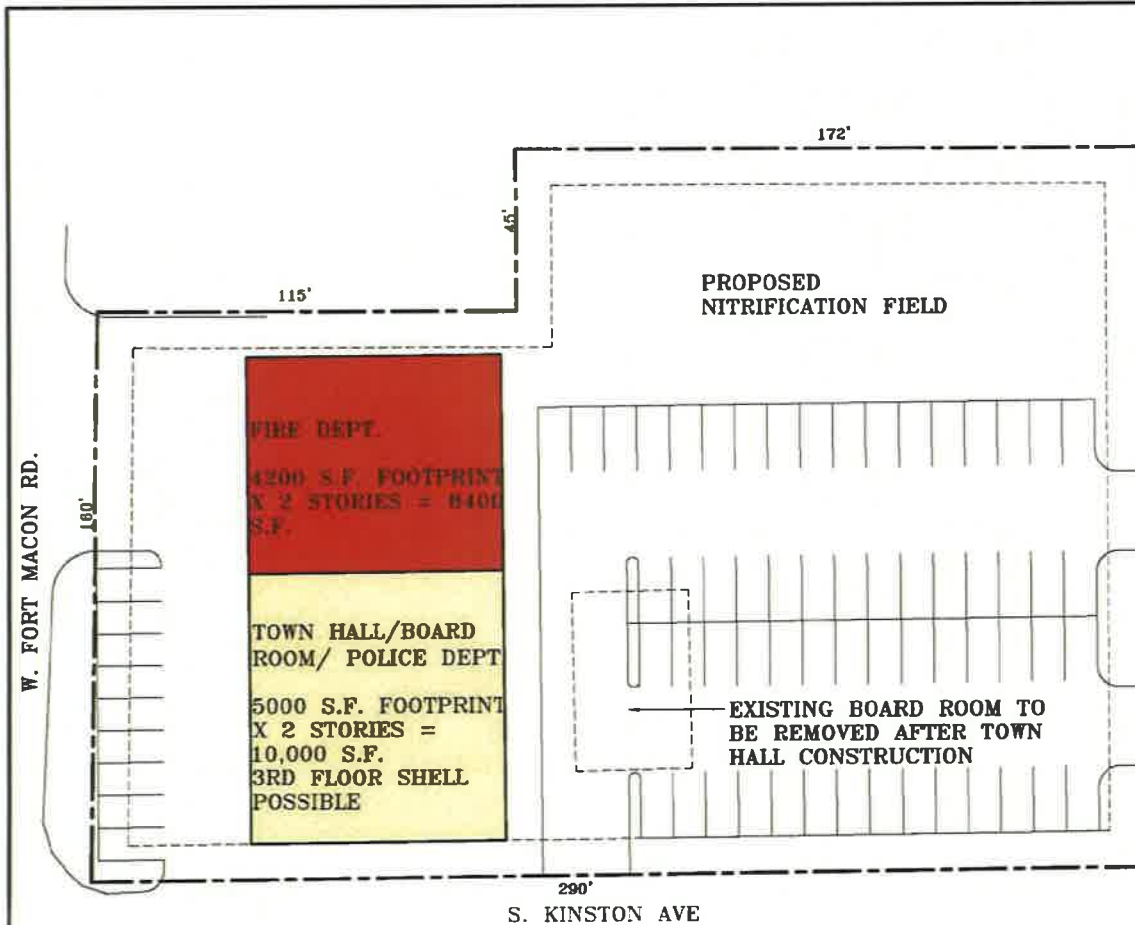
4206 Bridges St.  
Morehead City, N.C. 28557  
252-247-2127



# New Town Government Facilities

## Town of Atlantic Beach





**CONCEPTUAL SITE PLAN**  
**OPTION '1'** 68 PARKING SPACES  
**SCALE: 1"=30'-0"**

- SITE DATA:**
- 54,140 S.F.
  - MAX. ALLOWABLE IMPERV: (REDEVELOPMENT)
  - SETBACKS: 10'
  - HEIGHT LIMIT: 55'
  - STATE STORMWATER PLAN REQ'D
  - PARKING REQ'D
    - FIRE - 1/PERSON ON DUTY
    - OFFICE - 1/200 S.F.
    - POLICE - SAME AS OFFICE
  - WATER AVAILABLE
  - SEPTIC NEEDED
  - 50' SEPARATION TO STORMWATER
  - FLOOD ZONE: AEG PARTIAL
  - EXISTING ALLEY TO BE CLOSED
  - LOTS TO BE COMBINED INTO 1 LOT
  - EXISTING BUILDING TO BE DEMOLISHED
  - PUBLIC WORKS PROPOSED TO BE ON WATER TANK PROPERTY
- PROPOSED USES:**
- TOWN HALL (NEW)
  - FIRE DEPT (NEW)
  - POLICE DEPT (NEW)
- ASSUMPTIONS:**
- (2) 24'X120' SEPTIC AREA REQ'D
  - 46 PARKING SPACES REQ'D + 20 FOR SHELL
  - INFILTRATION STORMWATER SYSTEM
  - SHW TO BE VERIFIED

EAST BOGUE BLVD.

**CONCEPTUAL BLDG CALCS**

	APPR. EXIST S.F.	PROPOSED S.F.
FIRE DEPT.	6300	8400
TOWN HALL	2000	3000
BOARD	1800	1800
POLICE	3000	4000
VERT	—	1200
CIRCULATION	—	—
TOTAL	13100	18400

**PARKING CALCS**

FD = 1 PER PERSON ON DUTY = 6  
 PD = 5000S.F. X 80% = 4000 + 200 = 20  
 TH = 5000S.F. X 80% = 4000 + 200 = 20  
 TOTAL SPACES REQUIRED = 46

NOTE: IF 3RD FLOOR SHELL IS CONSTRUCTED, ANOTHER 20 SPACES ARE REQ'D

**PRELIMINARY CONSTRUCTION BUDGET ESTIMATES:**

DEMO	\$30,000
SITWORK	\$200,000
NEW BLDG (2 STORY)	\$2,770,000
TOTAL	\$3,000,000

IF 3RD FLOOR SHALL IS CONSTRUCTED, ADD \$500,000

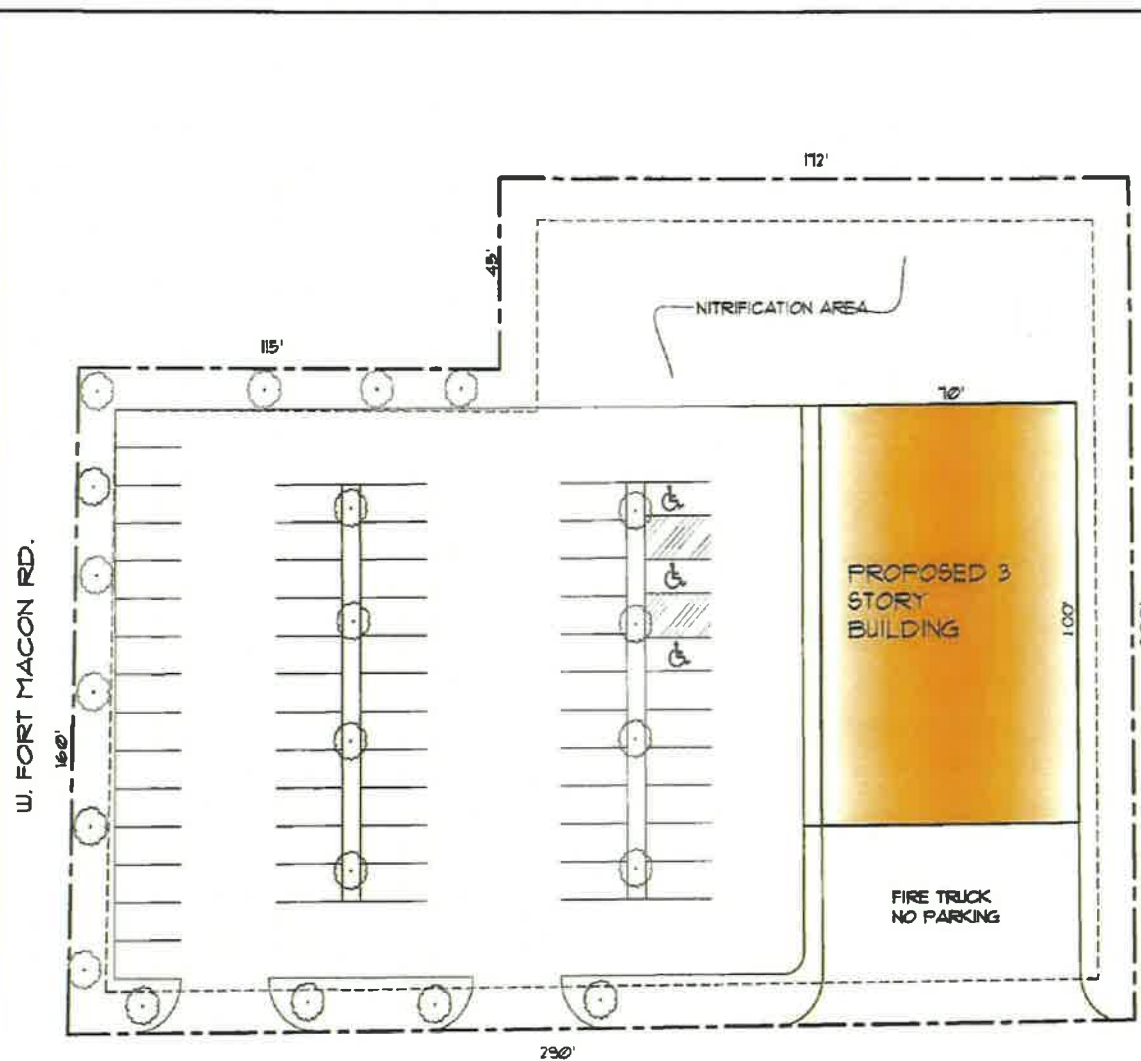
Coastal  
  
 ARCHITECTS

TOWN OF ATLANTIC BEACH  
 NEW GOVERNMENT COMPLEX  
 ATLANTIC BEACH, NORTH CAROLINA

2010494

NO.	DATE	BY	REVISION

SHEET NO.  
**1**



- SITE DATA:**
- 54,140 SF.
  - MAX. ALLOWABLE IMPERV. (REDEVELOPMENT)
  - SETBACKS: 10'
  - HEIGHT LIMIT: 55'
  - STATE STORMWATER PLAN REQ'D
  - PARKING REQ'D
  - FIRE - 1/PERSON ON DUTY
  - OFFICE - 1/200 SF.
  - POLICE - SAME AS OFFICE
  - WATER AVAILABLE
  - SEPTIC NEEDED
  - 50' SEPARATION TO STORMWATER
  - FLOOD ZONE: AE6 PARTIAL
  - EXISTING ALLEY TO BE CLOSED
  - LOTS TO BE COMBINED INTO 1 LOT
  - EXISTING BUILDING TO BE DEMOLISHED
  - PUBLIC WORKS PROPOSED TO BE ON WATER TANK PROPERTY
  - PROPOSED USES:
    - TOWN HALL
    - FIRE DEPT
    - POLICE DEPT
  - ASSUMPTIONS:
    - (2) 24'x120' SEPTIC AREA REQ'D
    - 50 PARKING SPACES
    - INFILTRATION STORMWATER SYSTEM
    - SHU TO BE VERIFIED

**CONCEPTUAL BLDG CALCS**

	APPR EXIST SF.	PROPOSED SF.
TOWN HALL	2000	4000
BOARD	1800	2000
POLICE	3000	4000
FD	6200	7200
	13200	17200
VERT CIRCULATION	-	1000
TOTAL	13200	18200

**PARKING CALCS**  
 $18200 + 7200 = 11000 \times 80\% = 8800 \text{ SF.} + 200 = 4446(\text{PD}) = 50 \text{ SPACES REQUIRED}$

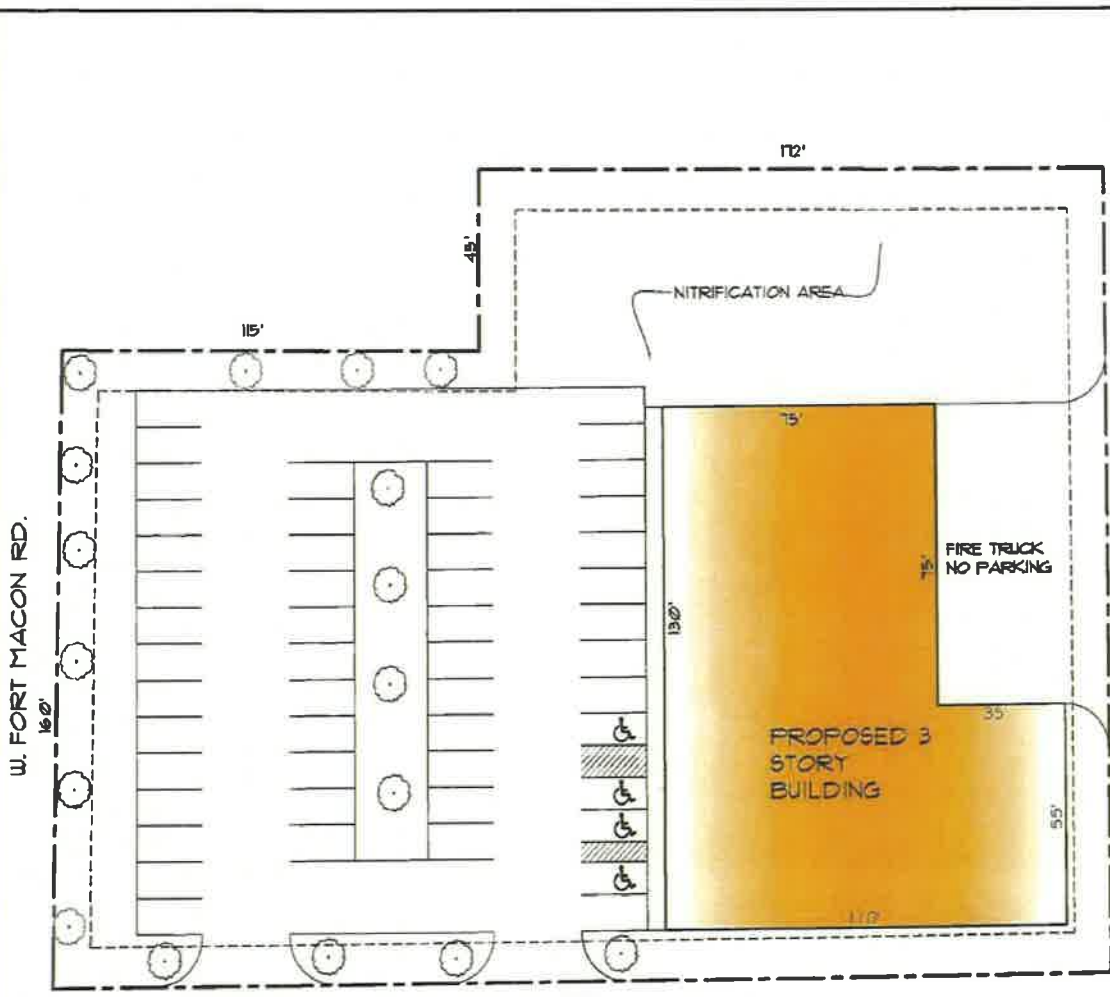
**PRELIMINARY CONSTRUCTION BUDGET ESTIMATES:**

DEMO	125,000
SITWORK	1,000,000
NEW BLDG	13,000,000
TOTAL	14,125,000

S. KINSTON AVE

**CONCEPT SITE PLAN**  
**OPTION 'A'** 51 PARKING SPACES  
 SCALE: 1"=30'-0"

THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE CONSEQUENCES OF ANY DECISIONS MADE BY THE CLIENT OR ANY OTHER PARTY.



- SITE DATA:**
- 54,140 SF.
  - MAX ALLOWABLE IMPERVY: (REDEVELOPMENT)
  - SETBACKS: 10'
  - HEIGHT LIMIT: 55'
  - STATE STORMWATER PLAN REQ'D
  - PARKING REQ'D
  - FIRE - 1/PERSON ON DUTY
  - OFFICE - 1/200 SF.
  - POLICE - SAME AS OFFICE
  - WATER AVAILABLE
  - SEPTIC NEEDED
  - 50' SEPARATION TO STORMWATER
  - FLOOD ZONE: AE6 PARTIAL
  - EXISTING ALLEY TO BE CLOSED
  - LOTS TO BE COMBINED INTO 1 LOT
  - EXISTING BUILDING TO BE DEMOLISHED
  - PUBLIC WORKS PROPOSED TO BE ON WATER TANK PROPERTY
- PROPOSED USES:**
- TOWN HALL
  - FIRE DEPT
  - POLICE DEPT
- ASSUMPTIONS:**
- (2) 24'x120' SEPTIC AREA REQ'D
  - 50 PARKING SPACES
  - INFILTRATION STORMWATER SYSTEM
  - SHU TO BE VERIFIED

**CONCEPTUAL BLDG CALCS**

	APPR EXIST SF.	PROPOSED SF.
TOWN HALL	2000	4000
BOARD	1800	2000
POLICE	3000	4000
FD	6200	7200
	13200	17200
VERT CIRCULATION	—	1000
TOTAL	13200	18200

**PARKING CALCS**  
 $18200 \div 7200 = 10000 \times 80\% = 8800 \text{ SF.} \div 200 = 44 \times 6(\text{FD}) = 30 \text{ SPACES REQUIRED}$

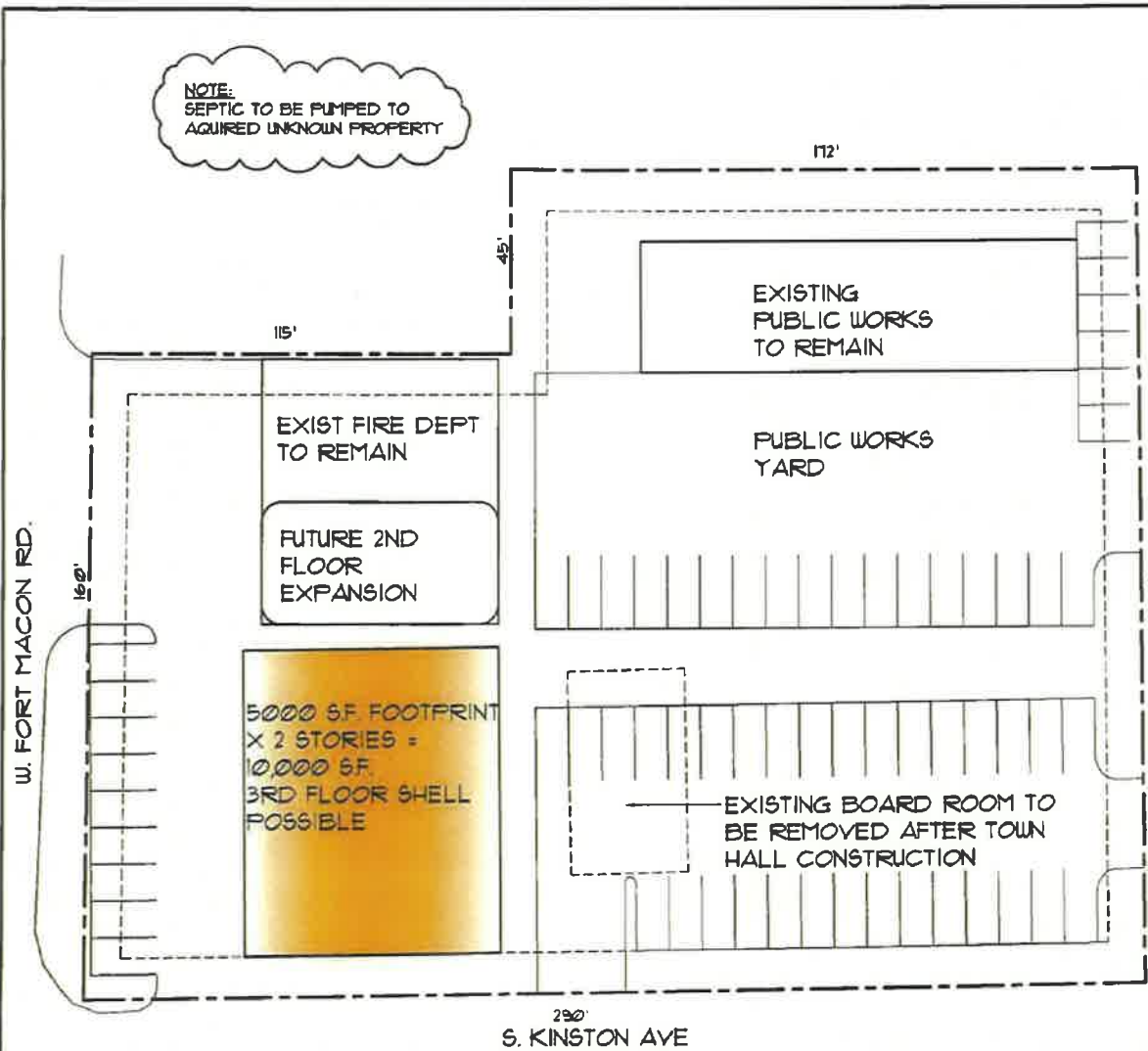
**PRELIMINARY CONSTRUCTION BUDGET ESTIMATES:**

DEMOL	125,000
SITWORK	2,000,000
NEW BLDG	13,000,000
TOTAL	15,225,000

**CONCEPT SITE PLAN**  
**OPTION 'B'** 51 PARKING SPACES  
 SCALE: 1"=30'-0"



**NOTE:**  
SEPTIC TO BE PUMPED TO  
ACQUIRED UNKNOWN PROPERTY



- SITE DATA:**
- 54,140 SF.
  - MAX. ALLOWABLE IMPERV. (REDEVELOPMENT)
  - SETBACKS: 10'
  - HEIGHT LIMIT: 55'
  - STATE STORMWATER PLAN REQ'D
  - PARKING REQ'D
  - FIRE - 1/PERSON ON DUTY
  - OFFICE - 1/200 SF.
  - POLICE - SAME AS OFFICE
  - WATER AVAILABLE
  - SEPTIC NEEDED
  - 50' SEPARATION TO STORMWATER
  - FLOOD ZONE: AE6 PARTIAL
  - EXISTING ALLEY TO BE CLOSED
  - LOTS TO BE COMBINED INTO 1 LOT
  - EXISTING BUILDING TO BE DEMOLISHED
  - PUBLIC WORKS PROPOSED TO REMAIN
  - PROPOSED USES:
    - TOWN HALL (NEW)
    - PUBLIC WORKS (EXISTING)
    - FIRE DEPT (EXISTING)
    - POLICE DEPT (NEW)
  - ASSUMPTIONS:
    - (2) 24'X120' SEPTIC AREA REQ'D (OFFSITE)
    - 58 PARKING SPACES REQ'D
    - INFILTRATION STORMWATER SYSTEM
    - SHU TO BE VERIFIED

**CONCEPTUAL BLDG CALCS**

	APPR. EXIST SF.	PROPOSED SF.
TOWN HALL	2000	3000
BOARD	1800	1800
POLICE	3000	4000
VERT CIRCULATION	—	1200
<b>TOTAL</b>	<b>6800</b>	<b>10000</b>

**PARKING CALCS**

FD = 1 PER PERSON ON DUTY = 6  
 P.W. = 3 SPACES/BAY, 3X4 = 12  
 PD = 5000SF. X 80% = 4000 + 200 = 20  
 TH = 5000SF. X 80% = 4000 + 200 = 20  
**TOTAL SPACES REQUIRED = 58**

NOTE: IF 3RD FLOOR SHELL IS CONSTRUCTED, ANOTHER 20 SPACES REQ'D WHEN UP FITTED.

**PRELIMINARY CONSTRUCTION BUDGET ESTIMATES:**

DEMO 65,000  
 SITEWORK 120,000  
 NEW BLDG (2 STORY) 1,500,000  
**TOTAL 1,725,000**

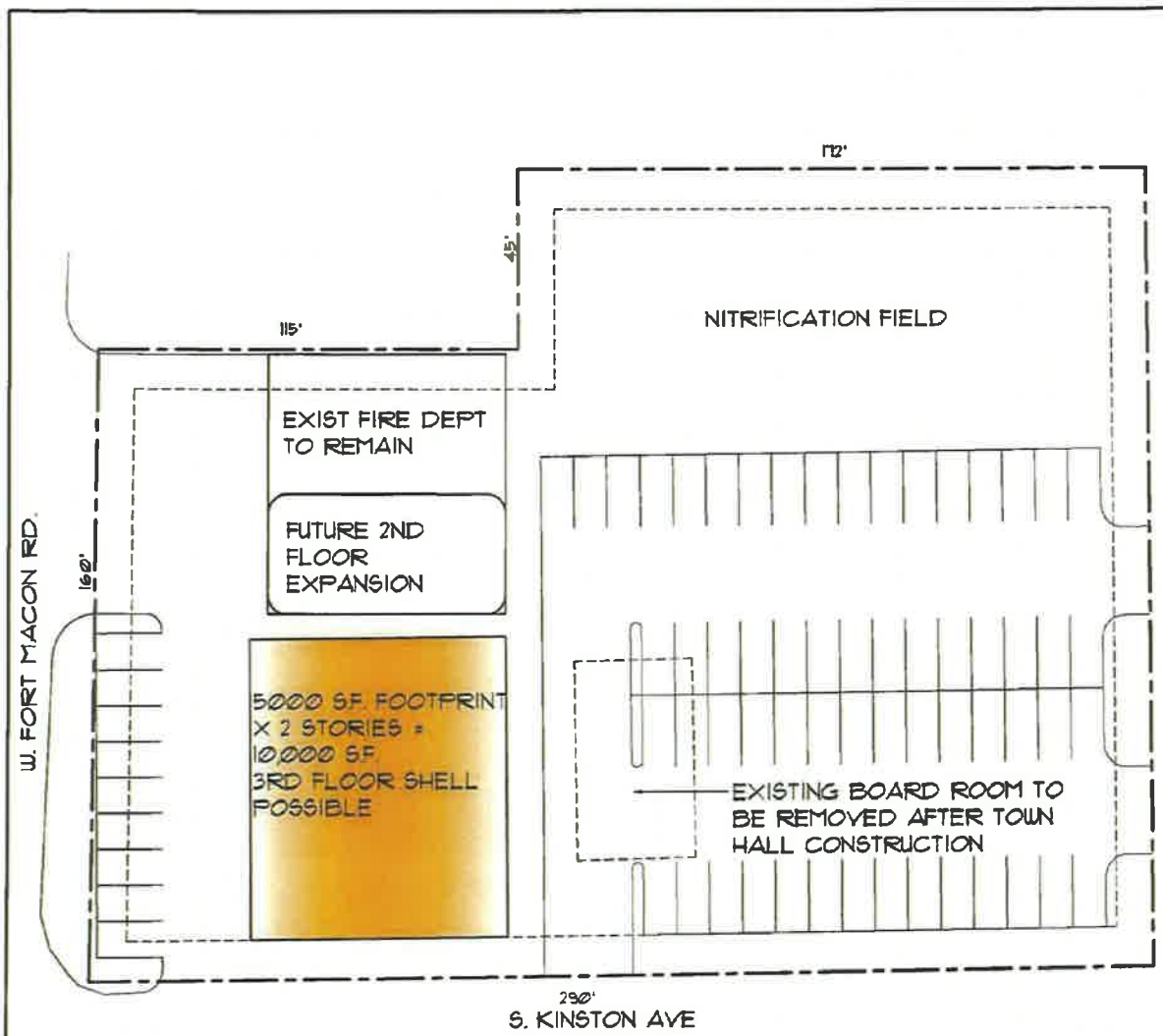
IF 3RD FLOOR SHALL IS CONSTRUCTED, ADD 600,000

**CONCEPT SITE PLAN**  
**OPTION 'C'** 63 PARKING SPACES  
 SCALE: 1"=30'-0"

**Coastal**  
 Architectural  
 Design  
 Inc.  
 100 S. ...  
 Raleigh, NC

**TOWN OF ATLANTIC BEACH**  
**NEW GOVERNMENT COMPLEX**  
 ATLANTIC BEACH, NORTH CAROLINA

2010494  
 SHEET NO. 1  
 OF 1



**CONCEPT SITE PLAN**  
**OPTION 'D'** 68 PARKING SPACES  
SCALE: 1"=30'-0"

- SITE DATA:**
- 54,140 SF.
  - MAX. ALLOWABLE IMPERVY: (REDEVELOPMENT)
  - SETBACKS: 10'
  - HEIGHT LIMIT: 55'
  - STATE STORMWATER PLAN REQ'D
  - PARKING REQ'D
  - FIRE - 1/PERSON ON DUTY
  - OFFICE - 1/200 SF.
  - POLICE - SAME AS OFFICE
  - WATER AVAILABLE
  - SEPTIC NEEDED
  - 50' SEPARATION TO STORMWATER
  - FLOOD ZONE: AE6 PARTIAL
  - EXISTING ALLEY TO BE CLOSED
  - LOTS TO BE COMBINED INTO 1 LOT
  - EXISTING BUILDING TO BE DEMOLISHED
  - PUBLIC WORKS PROPOSED TO BE ON WATER TANK PROPERTY
- PROPOSED USES:**
- TOWN HALL (NEW)
  - FIRE DEPT (EXIST)
  - POLICE DEPT (NEW)
- ASSUMPTIONS:**
- (2) 24'X120' SEPTIC AREA REQ'D
  - 46 PARKING SPACES REQ'D
  - INFILTRATION STORMWATER SYSTEM
  - SHU TO BE VERIFIED

EAST BOGUE BLVD.

**CONCEPTUAL BLDG CALCS**

	APPR EXIST SF.	PROPOSED SF.
TOWN HALL	2000	3000
BOARD	1800	1800
POLICE	3000	4000
VERT	—	1200
CIRCULATION	—	—
TOTAL	6800	10000

**PARKING CALCS**

FD = 1 PER PERSON ON DUTY = 6  
 PD = 5000SF. X 80% = 4000 ÷ 200 = 20  
 TH = 3000SF. X 80% = 4000 ÷ 200 = 20  
 TOTAL SPACES REQUIRED = 46

NOTE: IF 3RD FLOOR SHELL IS CONSTRUCTED, ANOTHER 20 SPACES REQ'D WHEN UP FITTED.

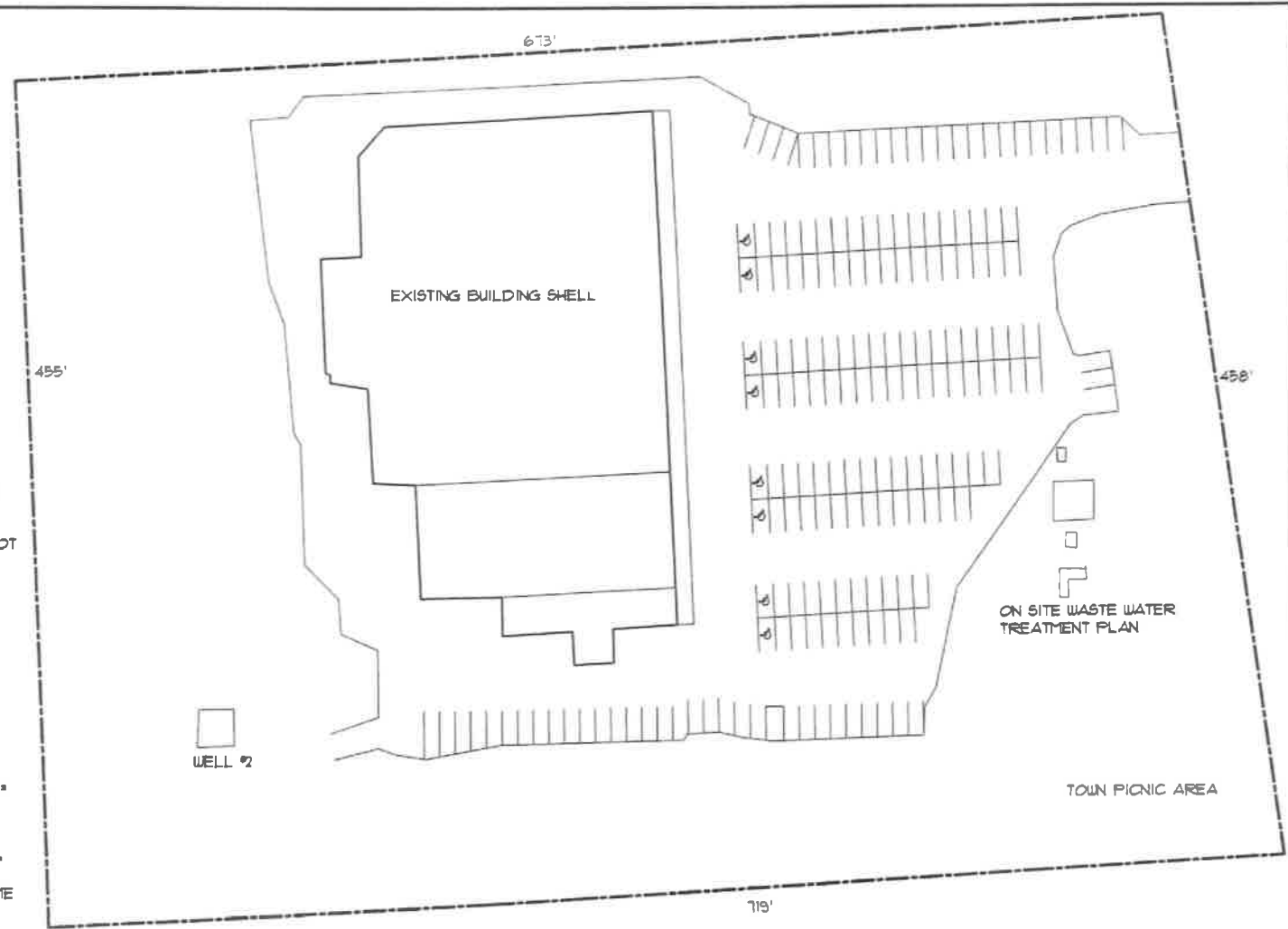
**PRELIMINARY CONSTRUCTION BUDGET ESTIMATES:**

DEMO	125,000
SITWORK	100,000
NEW BLDG (2 STORY)	1,500,000
TOTAL	1,725,000

IF 3RD FLOOR SHALL IS CONSTRUCTED, ADD 1500,000

**TOWN OF ATLANTIC BEACH  
NEW GOVERNMENT COMPLEX  
ATLANTIC BEACH, NORTH CAROLINA**

2010494
DATE: 08/11/09
BY: MBR
CHECKED BY: LBB
REVISIONS:
SHEET NO:
<b>SD-1</b>



- ASSUMPTIONS**
- NO HAZARDOUS MATERIALS
  - EXISTING SEPTIC IS ADEQUATE
  - STORMWATER PERMITTING NOT REQUIRED
  - SHELL TO BE MAINTAINED FOR RENOVATION

**PARKING SPACES:**  
EXISTING 130 SPACES

- REQ'D:**
- TOWN HALL - 80% of 7000 = 5600/200 = 28 SPACES
  - FIRE - 6 SPACES
  - POLICE - 1/200SF.
  - 80% of 5850 = 4680/200 = 24 SPACES
  - COMMUNITY CENTER - ASSUME 200 OCCUPANCY - 3 = 6" SPACES

**TOTAL - 125 SPACES REQ'D**

**EXISTING SCHEMATIC SITE PLAN**  
**SCALE: 1"=60'-0"**



THE PLAN, OR ANY PART THEREOF, IS HEREBY CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE RECORD AS FILED WITH THE CLERK OF COURTS FOR THE COUNTY OF WASHINGTON, NORTH CAROLINA, ON 08/11/09 AT 10:00 AM.

**PRELIMINARY BUDGET COST ESTIMATES:**

- DEMOLITION 160,000
- TOWN HALL/ FIRE DEPT/ POLICE DEPT/ 13,362,500
- SITE IMPROVEMENT 1,800,000
- 13,512,500
- COMMUNITY CENTER 12,750,000

**SF. CALCULATIONS:**

1ST FLOOR  
 F.D. BAYS 6,000SF.  
 P.D. 4,500SF.  
 T.H. 3,750SF.  
 TOTAL 1ST FLR 14,250SF.

2ND FLOOR  
 F.D. QUARTERS 3,000SF.  
 T.H. MEETING 2,000SF.  
 POSS. FUTURE EXPANSION 3,250SF.  
 TOTAL 2ND FLR 8,250SF.

COMMUNITY CENTER  
 SINGLE STORY 15,000SF.

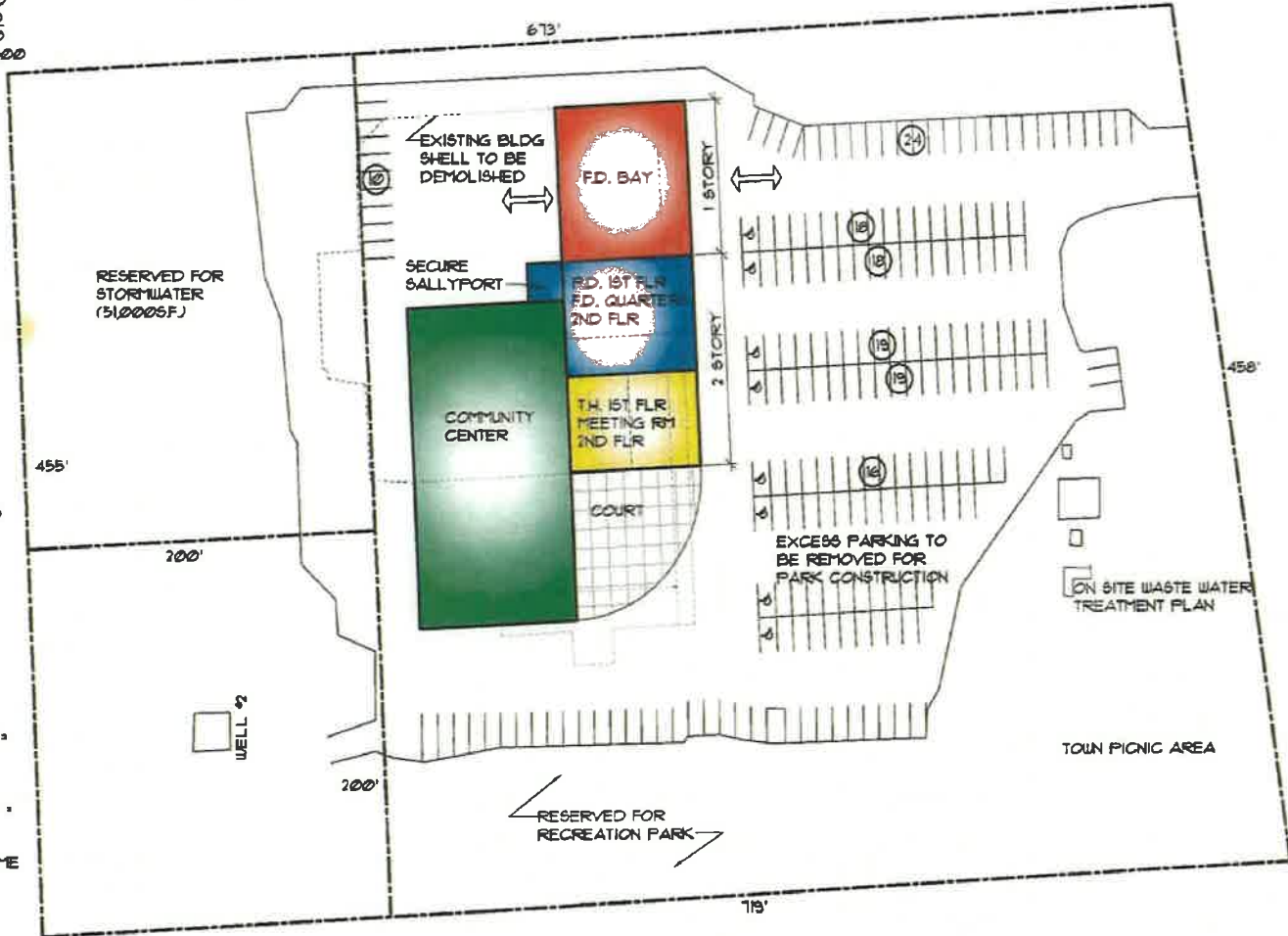
**ASSUMPTIONS**

- NO HAZARDOUS MATERIALS
- EXISTING SEPTIC IS ADEQUATE
- STORMWATER & PARKING AREA N.I.C.

**PARKING SPACES:**  
 EXISTING 190 SPACES

REQ'D:  
 TOWN HALL - 80% of 5750 = 4600/100 = 23 SPACES  
 FIRE - 6 SPACES  
 POLICE - 1/200SF.  
 80% of 4500 = 3600/100 = 12 SPACES  
 FUTURE EXPANSION = 12  
 COMMUNITY CENTER - ASSUME  
 200 OCCUPANCY - 3 = 61 SPACES

TOTAL - 127 SPACES REQ'D



**EXISTING SCHEMATIC SITE PLAN**  
 SCALE: 1"=60'-0"



Coastal  
 Architecture  
 Architectural  
 Budget

Lee B. Smith, P.E., M.A.S.  
 Professional Engineer  
 P.A. No. 28  
 Rockwell City, NC  
 28139

TOWN OF ATLANTIC BEACH  
 NEW GOVERNMENT COMPLEX  
 ATLANTIC BEACH, NORTH CAROLINA

2010494

DATE	BY	CHKD

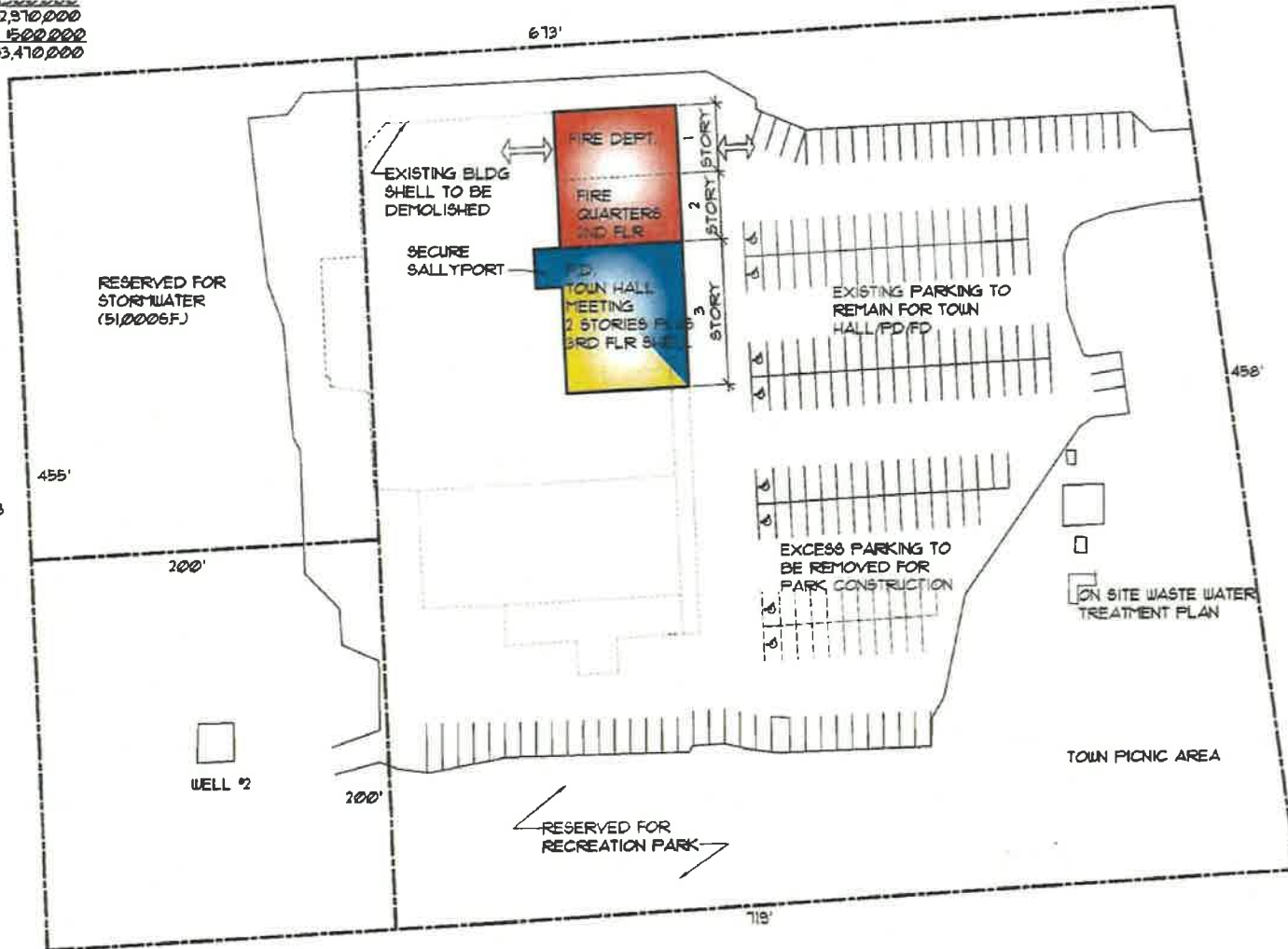
SHEET NO.  
 SD-3



**PRELIMINARY BUDGET COST ESTIMATES:**

DEMOLITION	160,000
SITE IMPROVEMENT	100,000
FD 1ST FLR 43,005SF.	1860,000
FD 2ND FLR 30,005SF.	1450,000
FD T/H 10,000SF.	4500,000
TOTAL	12,910,000
3RD FLR SHELL 5,000SF.	5,000,000
	13,410,000

- ASSUMPTIONS**
- NO HAZARDOUS MATERIALS
  - EXISTING SEPTIC IS ADEQUATE
  - STORMWATER & PARKING AREA N.I.C.



**SCHEMATIC SITE PLAN**

SCALE: 1"=60'-0"

Coastal  
Architectural  
Group



**TOWN OF ATLANTIC BEACH  
NEW GOVERNMENT COMPLEX**  
ATLANTIC BEACH, NORTH CAROLINA

2010494

DESIGNED BY: [blank]  
CHECKED BY: [blank]  
DATE: [blank]

REVISIONS

NO.	DESCRIPTION

SHEET NO.  
**SD-4**

**PRELIMINARY BUDGET COST ESTIMATES:**

- DEMOLITION 160,000
- TOWN HALL/  
FIRE DEPT/  
POLICE DEPT/ 13,362,500
- SITE IMPROVEMENT 150,000
- 43,512,500
- COMMUNITY CENTER 12,250,000

**SF. CALCULATIONS:**

1ST FLOOR  
 F.D. BAYS 6,000SF.  
 P.D. 4,500SF.  
 T.H. 3,750SF.  
 TOTAL 1ST FLR 14,250SF.

2ND FLOOR  
 F.D. QUARTERS 3,000SF.  
 T.H. MEETING 2,000SF.  
 POSS. FUTURE  
 EXPANSION 3,250SF.  
 TOTAL 2ND FLR 8,250SF.

COMMUNITY CENTER  
 SINGLE STORY 15,000SF.

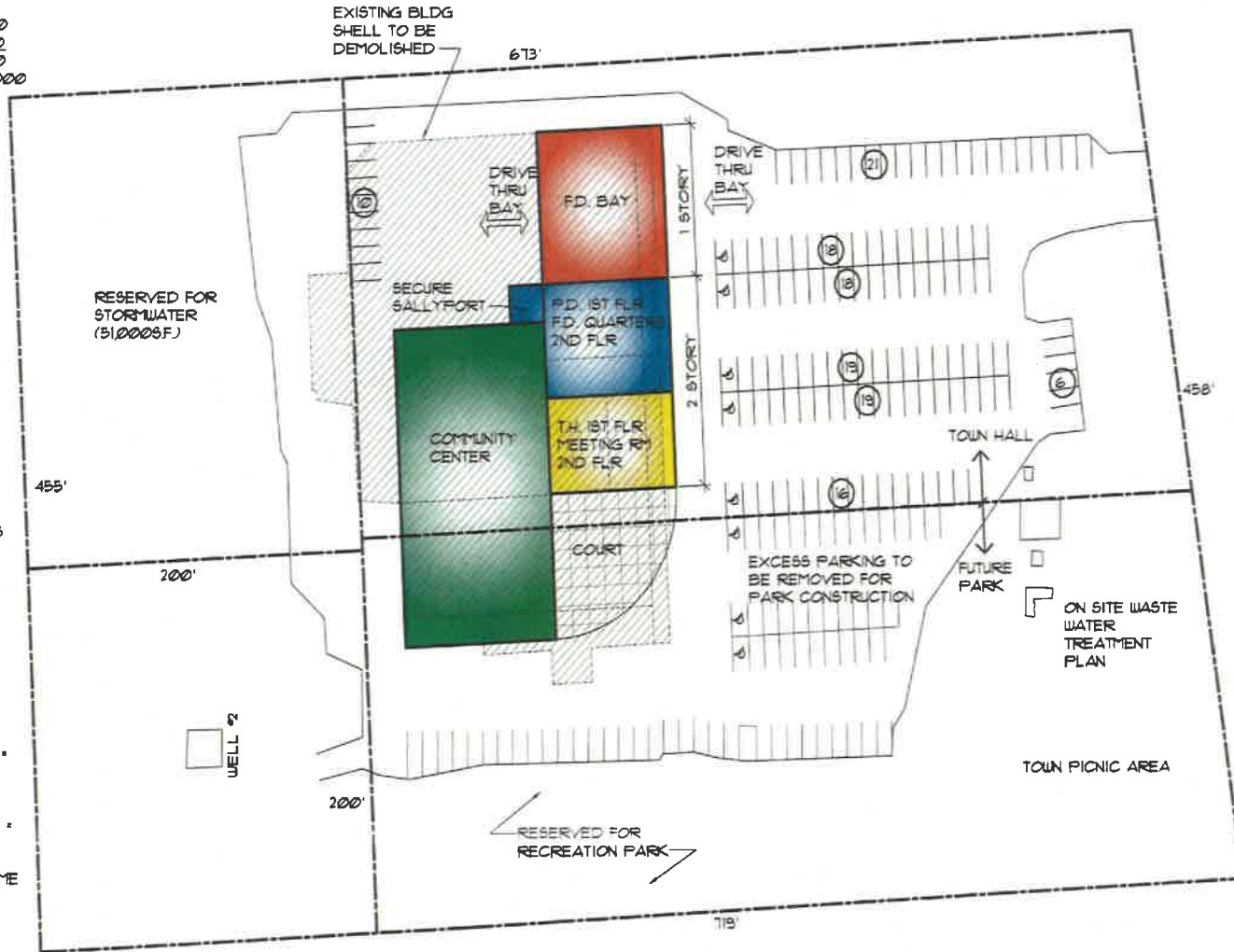
**ASSUMPTIONS**

- NO HAZARDOUS MATERIALS
- EXISTING SEPTIC IS ADEQUATE
- STORMWATER & PARKING AREA N.I.C.

**PARKING SPACES:**  
 EXISTING 190 SPACES

REQ'D:  
 TOWN HALL - 80% of 5750 = 4600/200 = 23 SPACES  
 FIRE - 6 SPACES  
 POLICE - 1/200SF.  
 80% of 4500 = 3600/200 = 18 SPACES  
 FUTURE EXPANSION = 13  
 COMMUNITY CENTER - ASSUME  
 200 OCCUPANCY - 3 = 61 SPACES

TOTAL - 127 SPACES REQ'D



**EXISTING SCHEMATIC SITE PLAN**  
 SCALE: 1"=60'-0"



**Coastal**  
 Environmental  
 Design  
 L.P. & S.P.  
 P.A. No. 28  
 North Carolina

**TOWN OF ATLANTIC BEACH  
 NEW GOVERNMENT COMPLEX**  
 ATLANTIC BEACH, NORTH CAROLINA

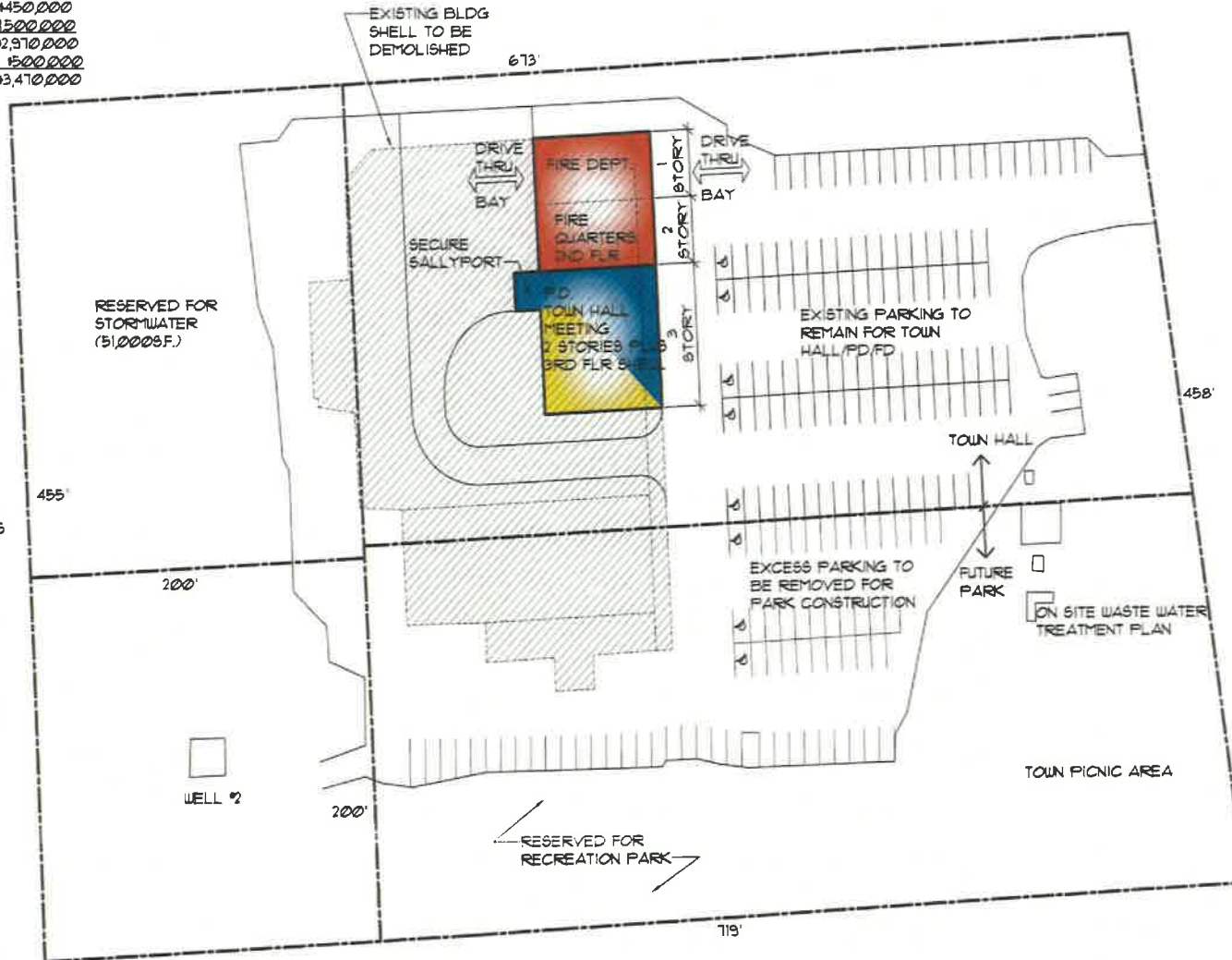
2010494  
 DATE: 08/20/10  
 DES. BY: B.M.  
 DED. BY: L.D.  
 CHECKED BY:  
 SHEET NO.  
**SD-3**  
 of

**PRELIMINARY BUDGET COST ESTIMATES:**

DEMOLITION	160,000
SITE IMPROVEMENT	1100,000
F.D. 1ST FLR 4,900SF.	1860,000
F.D. 2ND FLR 3,000SF.	1450,000
P.D./T.H./	10,000SF. 1500,000
TOTAL	12,910,000
3RD FLR SHELL 5,000SF.	1,500,000
	13,410,000

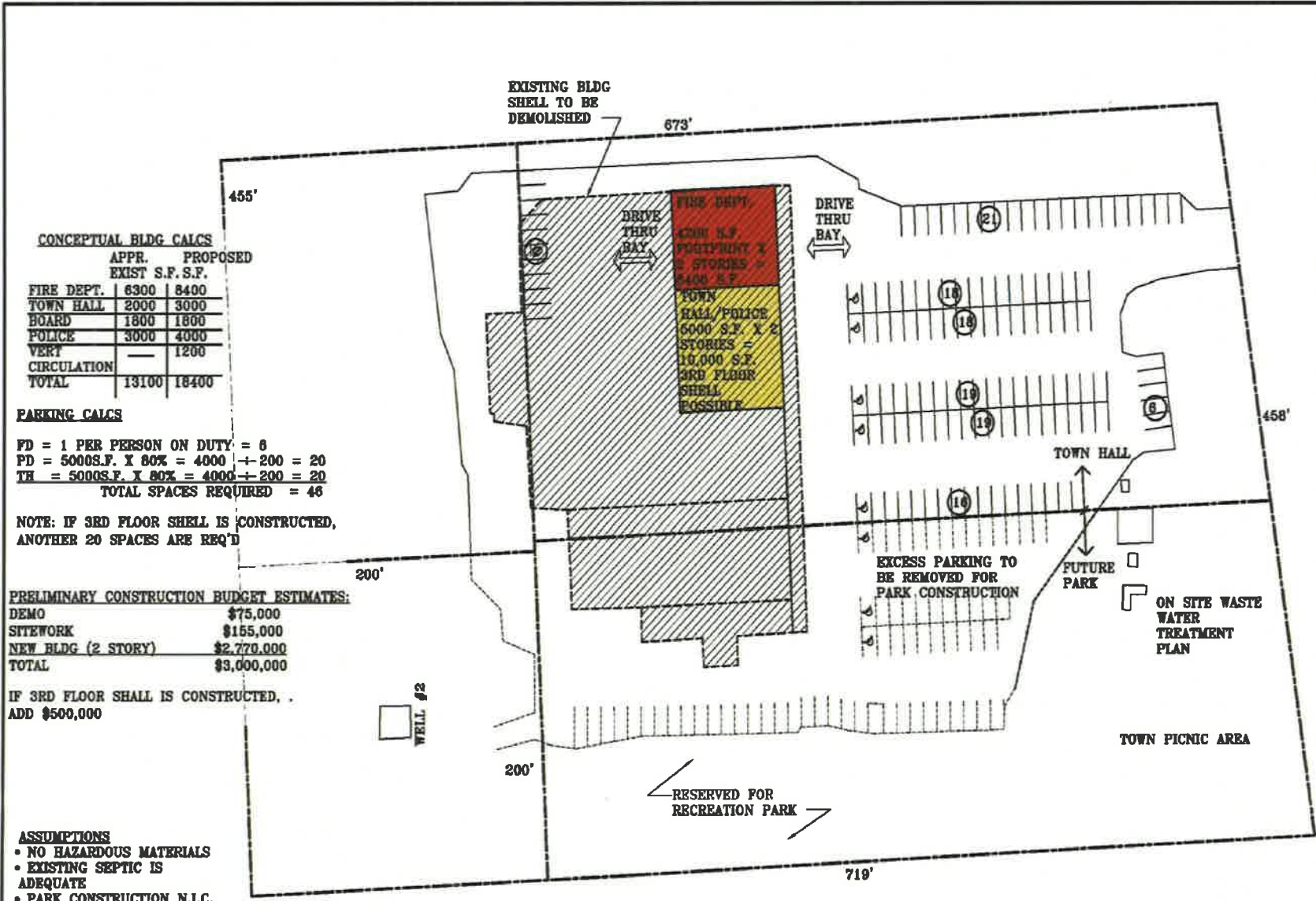
**ASSUMPTIONS**

- NO HAZARDOUS MATERIALS
- EXISTING SEPTIC IS ADEQUATE
- STORMWATER & PARKING AREA N.I.C.



**SCHEMATIC SITE PLAN**  
 SCALE: 1"=60'-0"  
 S  
 E W  
 N





**CONCEPTUAL BLDG CALCS**

	APPR. EXIST S.F.S.F.	PROPOSED S.F.S.F.
FIRE DEPT.	6300	8400
TOWN HALL	2000	3000
BOARD	1800	1800
POLICE	3000	4000
VERT	—	1200
CIRCULATION	—	—
<b>TOTAL</b>	<b>13100</b>	<b>18400</b>

**PARKING CALCS**

FD = 1 PER PERSON ON DUTY = 6  
 PD = 5000S.F. X 80% = 4000 + 200 = 20  
 TH = 5000S.F. X 80% = 4000 + 200 = 20  
**TOTAL SPACES REQUIRED = 46**

NOTE: IF 3RD FLOOR SHELL IS CONSTRUCTED, ANOTHER 20 SPACES ARE REQ'D

**PRELIMINARY CONSTRUCTION BUDGET ESTIMATES:**

DEMO	\$75,000
SITWORK	\$155,000
NEW BLDG (2 STORY)	\$2,770,000
<b>TOTAL</b>	<b>\$3,000,000</b>

IF 3RD FLOOR SHALL IS CONSTRUCTED, .  
ADD \$500,000

- ASSUMPTIONS**
- NO HAZARDOUS MATERIALS
  - EXISTING SEPTIC IS ADEQUATE
  - PARK CONSTRUCTION N.I.C.

**PARKING SPACES:**  
EXISTING 180 SPACES

**EXISTING SCHEMATIC SITE PLAN**

SCALE: 1"=60'-0"





**CONCEPTUAL BLDG CALCS**

	APPR. EXIST S.F. S.F.	PROPOSED S.F. S.F.
FIRE DEPT.	6300	8400
TOWN HALL	2000	3000
BOARD	1800	1800
POLICE	3000	4000
VERT	—	1200
CIRCULATION	—	—
TOTAL	13100	18400

**PARKING CALCS**

FD = 1 PER PERSON ON DUTY = 6  
 PD = 5000S.F. X 80% = 4000 + 200 = 20  
 TH = 5000S.F. X 80% = 4000 + 200 = 20  
**TOTAL SPACES REQUIRED = 46**

NOTE: IF 3RD FLOOR SHELL IS CONSTRUCTED,  
 ANOTHER 20 SPACES ARE REQ'D

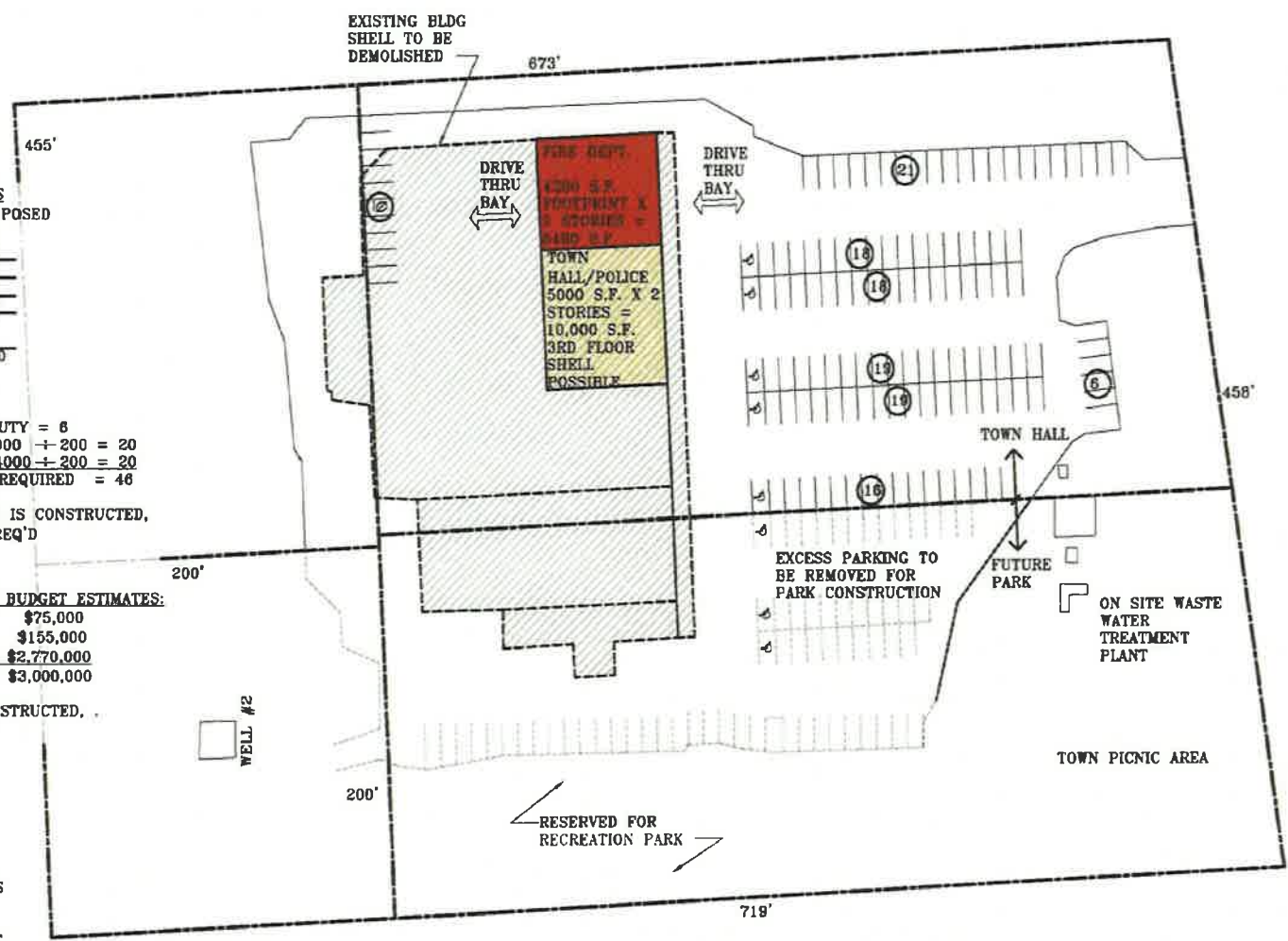
**PRELIMINARY CONSTRUCTION BUDGET ESTIMATES:**

DEMO	\$75,000
SITWORK	\$155,000
NEW BLDG (2 STORY)	\$2,770,000
TOTAL	\$3,000,000

IF 3RD FLOOR SHALL IS CONSTRUCTED,  
 ADD \$500,000

- ASSUMPTIONS**
- NO HAZARDOUS MATERIALS
  - EXISTING SEPTIC IS ADEQUATE
  - PARK CONSTRUCTION N.I.C.

**PARKING SPACES:**  
 EXISTING 190 SPACES



**CONCEPTUAL SITE PLAN OPTION '2'**  
**SCALE: 1"=60'-0"**





DATE: 11/11/10  
DRAWN BY: [signature]

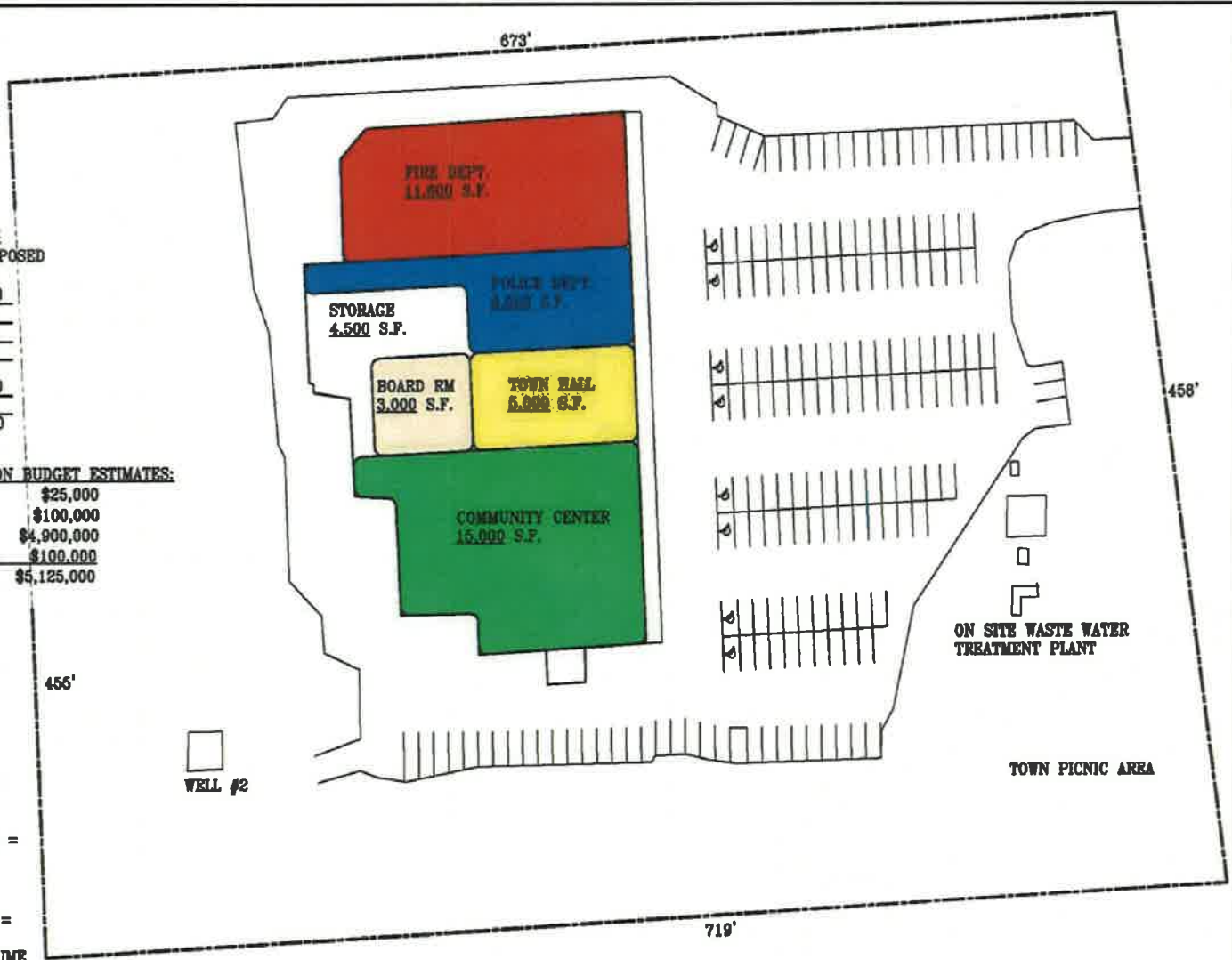
**TOWN OF ATLANTIC BEACH  
NEW GOVERNMENT COMPLEX  
ATLANTIC BEACH, NORTH CAROLINA**

2010494

PROJECT: NEW GOV. BLDG.  
DATE: 11/11/10  
SCALE: 1"=60'-0"

REVISIONS

SHEET NO. 3



**CONCEPTUAL BLDG CALCS**

	APPR. EXIST S.F.	PROPOSED S.F.
FIRE DEPT.	6300	11800
TOWN HALL	2000	5000
BOARD RM	1800	3000
POLICE	3000	8500
COMMUNITY CENTER	—	15000
STORAGE	—	4500
<b>TOTAL</b>	<b>13100</b>	<b>45800</b>

**PRELIMINARY CONSTRUCTION BUDGET ESTIMATES:**

SELECTIVE DEMO	\$25,000
SITWORK	\$100,000
BUILDING UPFIT	\$4,900,000
MISC REPAIRS	\$100,000
<b>TOTAL</b>	<b>\$5,125,000</b>

**PARKING SPACES:**  
EXISTING 190 SPACES

**REQ'D:**  
 TOWN HALL - 80% of 8000 =  
 6400/200 = 32 SPACES  
 FIRE - 8 SPACES  
 POLICE - 1/200S.F.  
 80% of 8500 = 5200/200) =  
 26 SPACES  
 COMMUNITY CENTER - ASSUME  
 200 OCCUPANCY/3 =  
 67 SPACES

**TOTAL - 131 SPACES REQ'D**

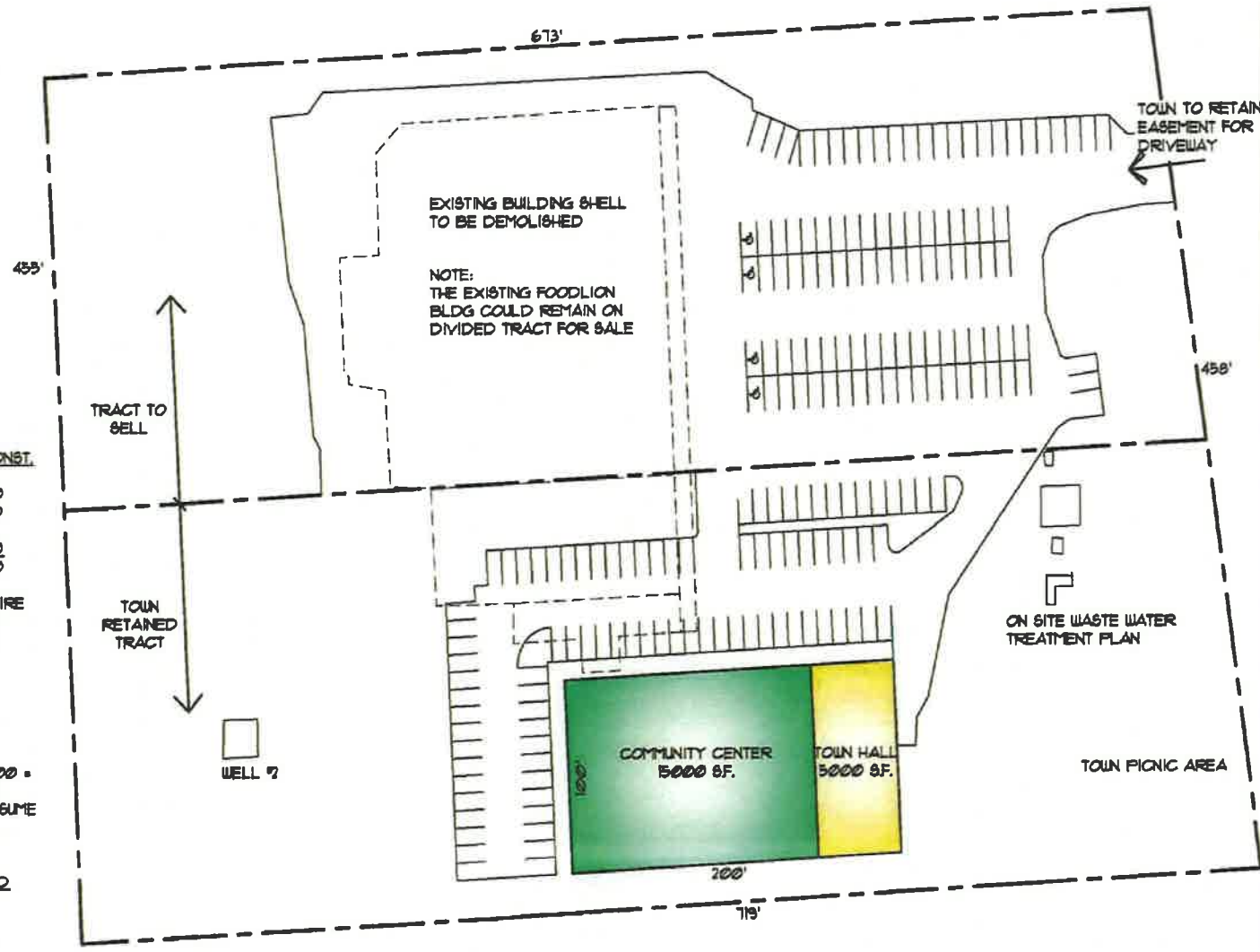
**ASSUMPTIONS**

- NO HAZARDOUS MATERIALS
- EXISTING SEPTIC IS ADEQUATE
- PARK CONSTRUCTION N.I.C.
- SHELL TO BE MAINTAINED

**CONCEPT SITE PLAN OPTION '3'**

**SCALE: 1"=60'-0"**





**PRELIMINARY BUDGET CONST. COST**

DEMO	135,000
SITEWORK	150,000
COM. CTR/	
TOWN HALL	13,000,000
<b>TOTAL</b>	<b>13,185,000</b>

NEW POLICE DEPT. AND FIRE DEPT. PROPOSED TO BE CONSTRUCTED ON EXIST. TOWN HALL PROPERTY

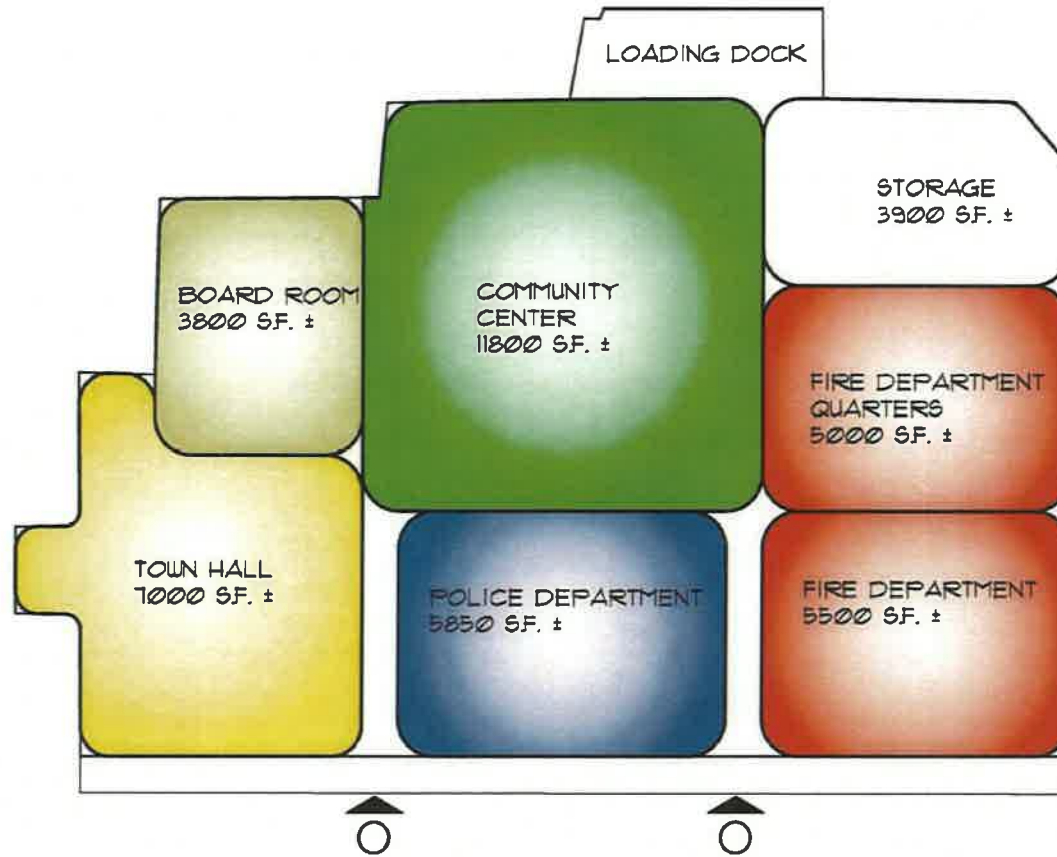
**PARKING SPACES:**  
EXISTING 190 SPACES

REQ'D:  
TOWN HALL - 80% of 5000 = 4000/200 = 20 SPACES  
COMMUNITY CENTER - ASSUME 200 OCCUPANCY - 3 = 60 SPACES

TOTAL - 80 SPACES REQ'D  
90 SPACES SHOWN

**SCHEMATIC SITE PLAN W/  
SUBDIVIDED PROPERTY**  
SCALE: 1" = 60'-0"





**CONCEPT 1** (FOOD LION)  
SCALE: 1"=30'-0"

PRELIMINARY BUDGET ESTIMATE

SELECTIVE DEMO	125,000
SITE	100,000
BUILDING UPFIT	14,900,000
MISC. REPAIRS	100,000
TOTAL	15,225,000

Coastal  
Architecture  
Architectural  
Design

Lee B. Stone, Jr., AIA  
Principal  
P.O. Box 203  
Beaufort, N.C. 28520

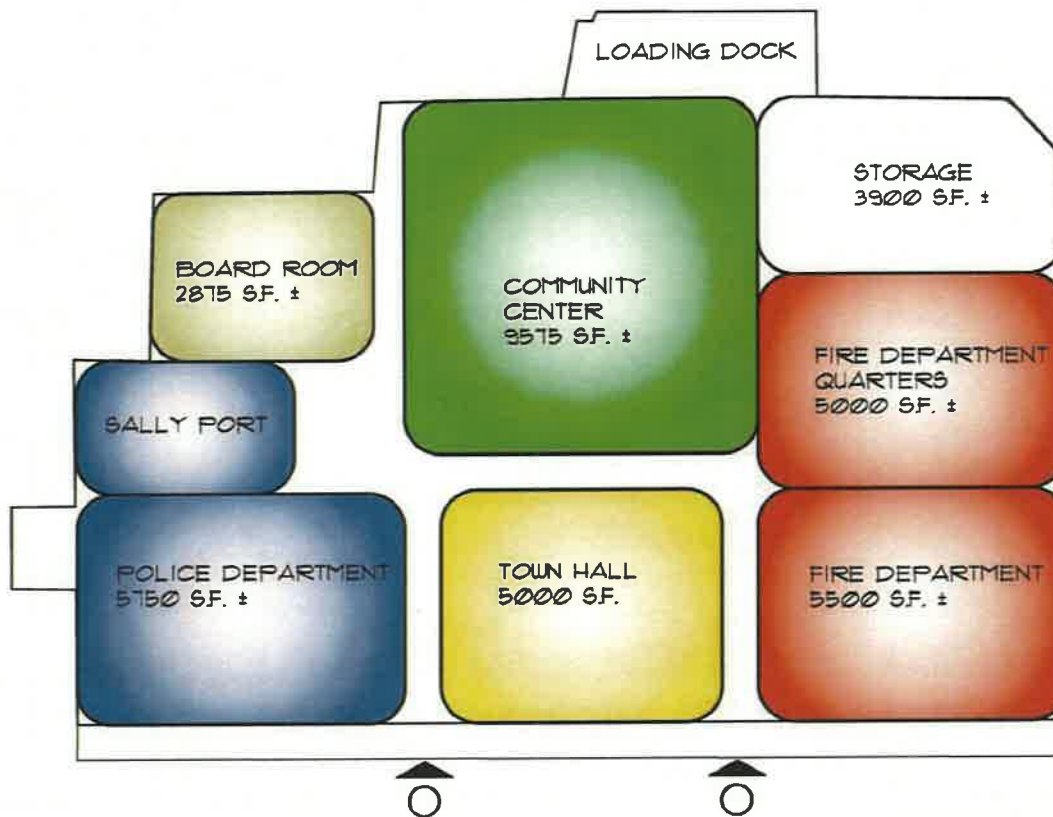
TOWN OF ATLANTIC BEACH  
NEW GOVERNMENT COMPLEX  
ATLANTIC BEACH, NORTH CAROLINA

2010494

ISSUED: 09 SEP 10  
NO BY: [blank]  
DATE: [blank]  
REVISED:

SHEET NO.  
**CPT1**






**CONCEPT 2** (FOOD LION)  
 SCALE: 1"=30'-0"

PRELIMINARY BUDGET ESTIMATE

SELECTIVE DEMO	625,000
SITE	100,000
BUILDING UFFIT	14,300,000
MISC. REPAIRS	1,000,000
<b>TOTAL</b>	<b>15,125,000</b>



L.P. & S.P., P.A.  
 ARCHITECTS  
 1000 W. 10TH ST.  
 SUITE 100  
 WILMINGTON, NC 28401

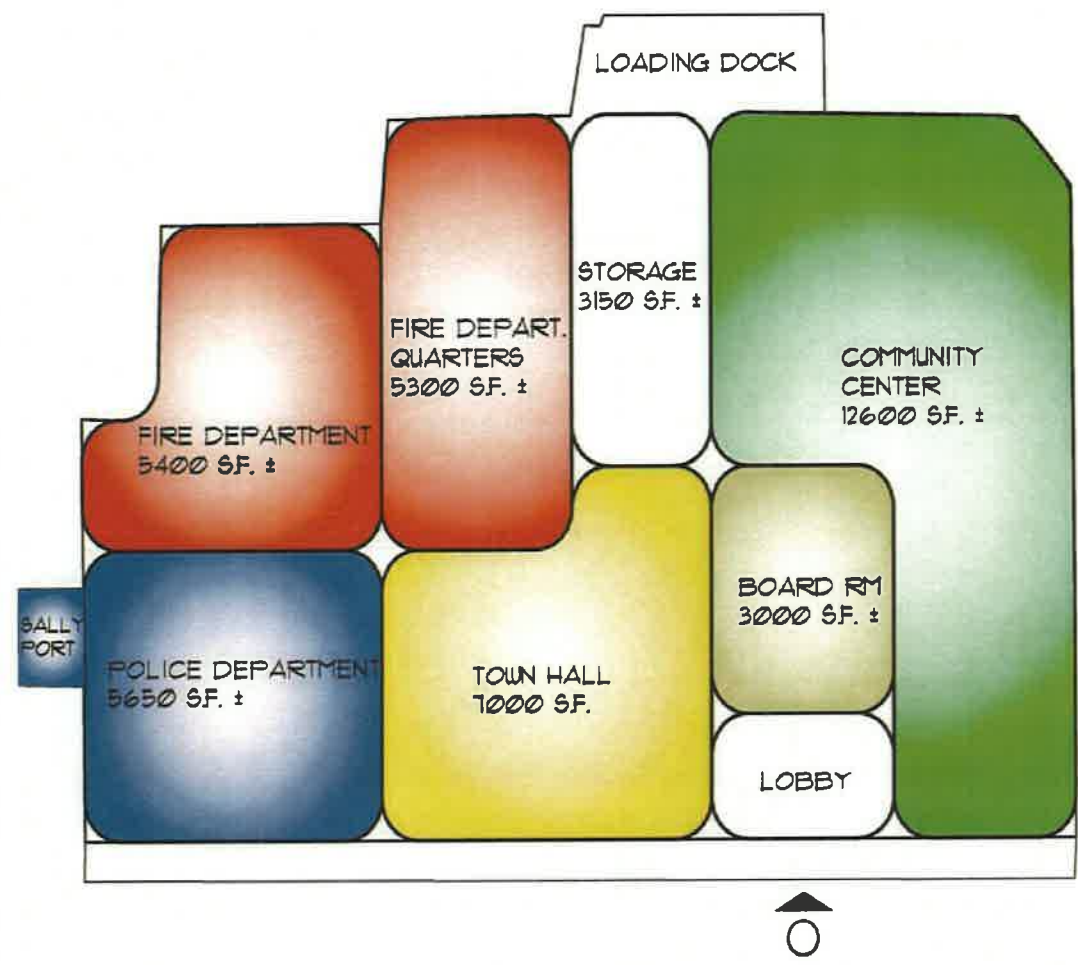
**TOWN OF ATLANTIC BEACH**  
**NEW GOVERNMENT COMPLEX**  
 ATLANTIC BEACH, NORTH CAROLINA

2010494

SHEET NO. 01  
 100 FT. x 100 FT.  
 100 FT. x 100 FT.

SHEET NO.  
**CPT2**

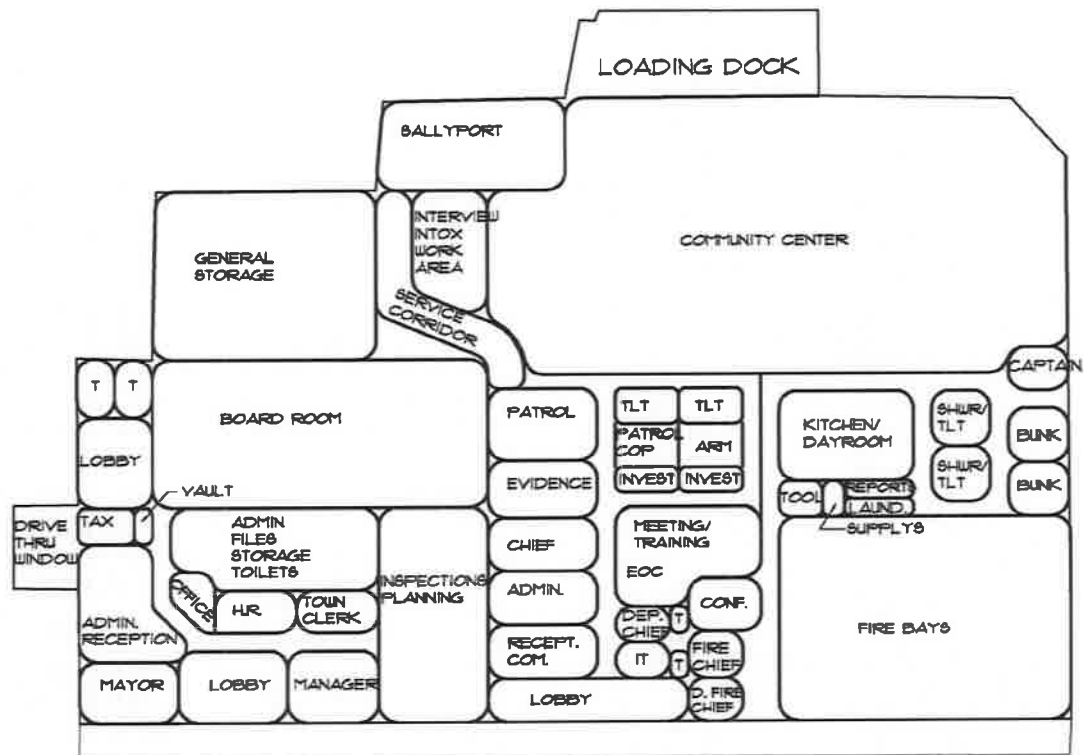
TOWN OF ATLANTIC BEACH  
NEW GOVERNMENT COMPLEX  
ATLANTIC BEACH, NORTH CAROLINA



PRELIMINARY BUDGET ESTIMATE

SELECTIVE DEMO	25,000
SITE	100,000
BUILDING UFFIT	14,900,000
MISC. REPAIRS	100,000
TOTAL	15,225,000

**CONCEPT 3** (FOOD LION)  
SCALE: 1"=30'-0"



① **CONCEPT BUBBLE SKETCH** (FOOD LION)  
 CPT4 SCALE: 1"=30'-0"

Coastal  
 Architecture  
 Planning  
 Design

1/8" = 1'-0"  
 1/4" = 3'-0"  
 1/2" = 6'-0"  
 3/4" = 9'-0"  
 1" = 12'-0"

TOWN OF ATLANTIC BEACH  
 NEW GOVERNMENT COMPLEX  
 ATLANTIC BEACH, NORTH CAROLINA

2010494

DATE:	
BY:	
CHECKED BY:	
SCALE:	
DATE:	
BY:	
CHECKED BY:	
SCALE:	
DATE:	
BY:	
CHECKED BY:	
SCALE:	

SHEET NO.  
**CPT4**



Lee H. ...  
1100 ...  
Wilmington, NC 28403

**TOWN OF ATLANTIC BEACH  
NEW GOVERNMENT COMPLEX**  
ATLANTIC BEACH, NORTH CAROLINA

2010494

DATE	NOV 11 2010
SCALE	1" = 60'-0"
PROJECT	
CLIENT	
DESIGNER	
CHECKER	
DATE	

SHEET NO. **SD-2**



**PRELIMINARY BUDGET CONST. COST**

DEMO	\$35,000
SITWORK	\$150,000
COM. CTR	
TOWN HALL	\$3,200,000
<b>TOTAL</b>	<b>\$3,385,000</b>

NEW POLICE DEPT. AND FIRE DEPT. PROPOSED TO BE CONSTRUCTED ON EXIST. TOWN HALL PROPERTY

**PARKING SPACES:**  
EXISTING 120 SPACES

**REQ'D:**  
TOWN HALL - 80% of 5000 = 4000/1000 = 20 SPACES  
COMMUNITY CENTER - ASSUME 200 OCCUPANCY - 3 = 67 SPACES

**TOTAL - 87 SPACES REQ'D**  
**92 SPACES SHOWN**

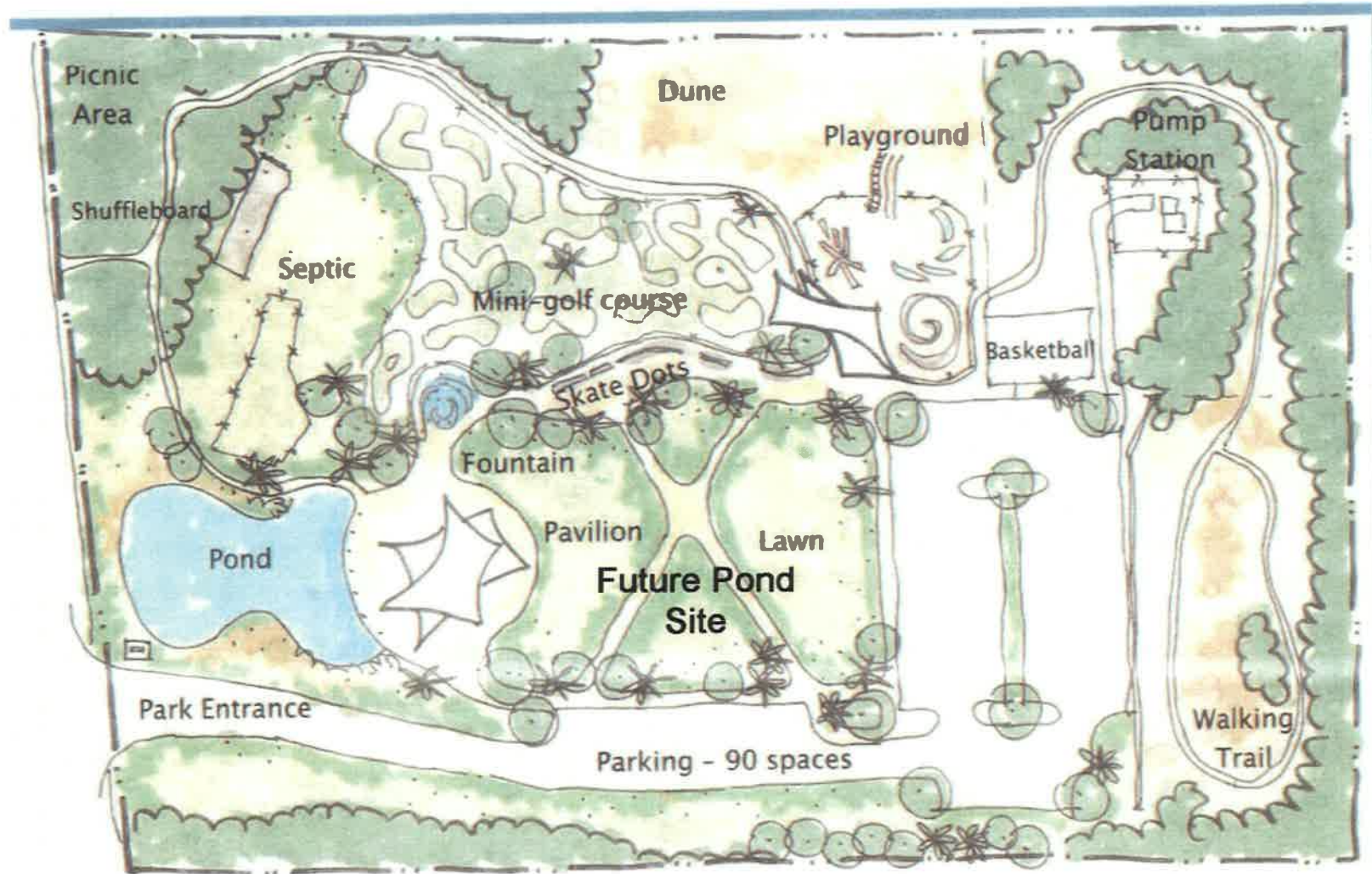
**SCHEMATIC SITE PLAN W/  
SUBDIVIDED PROPERTY**  
SCALE: 1"=60'-0"





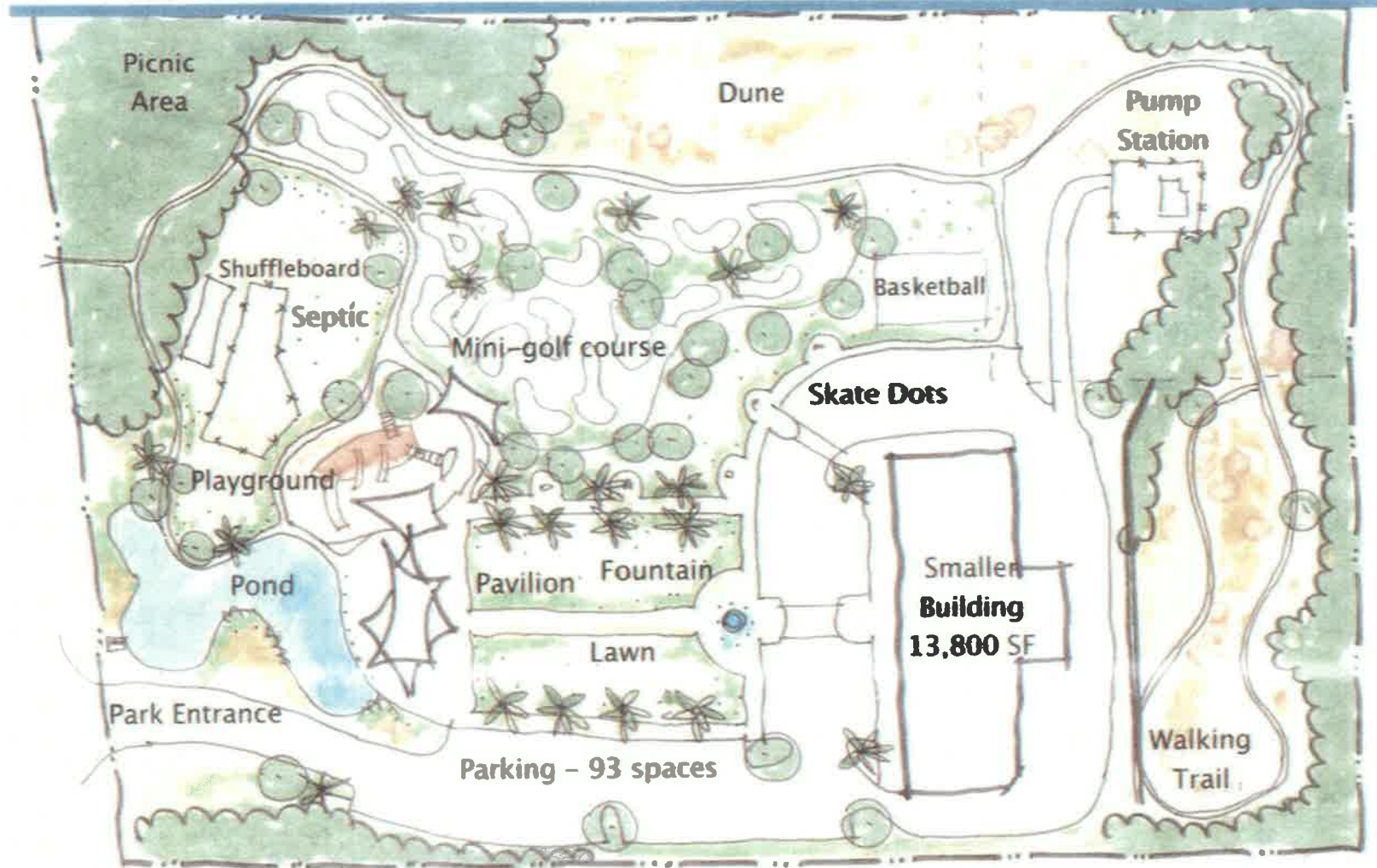
# Option 1 - Park Impact

Reserves Green Area for Future Utility Use



# Option 2 - Park Impact

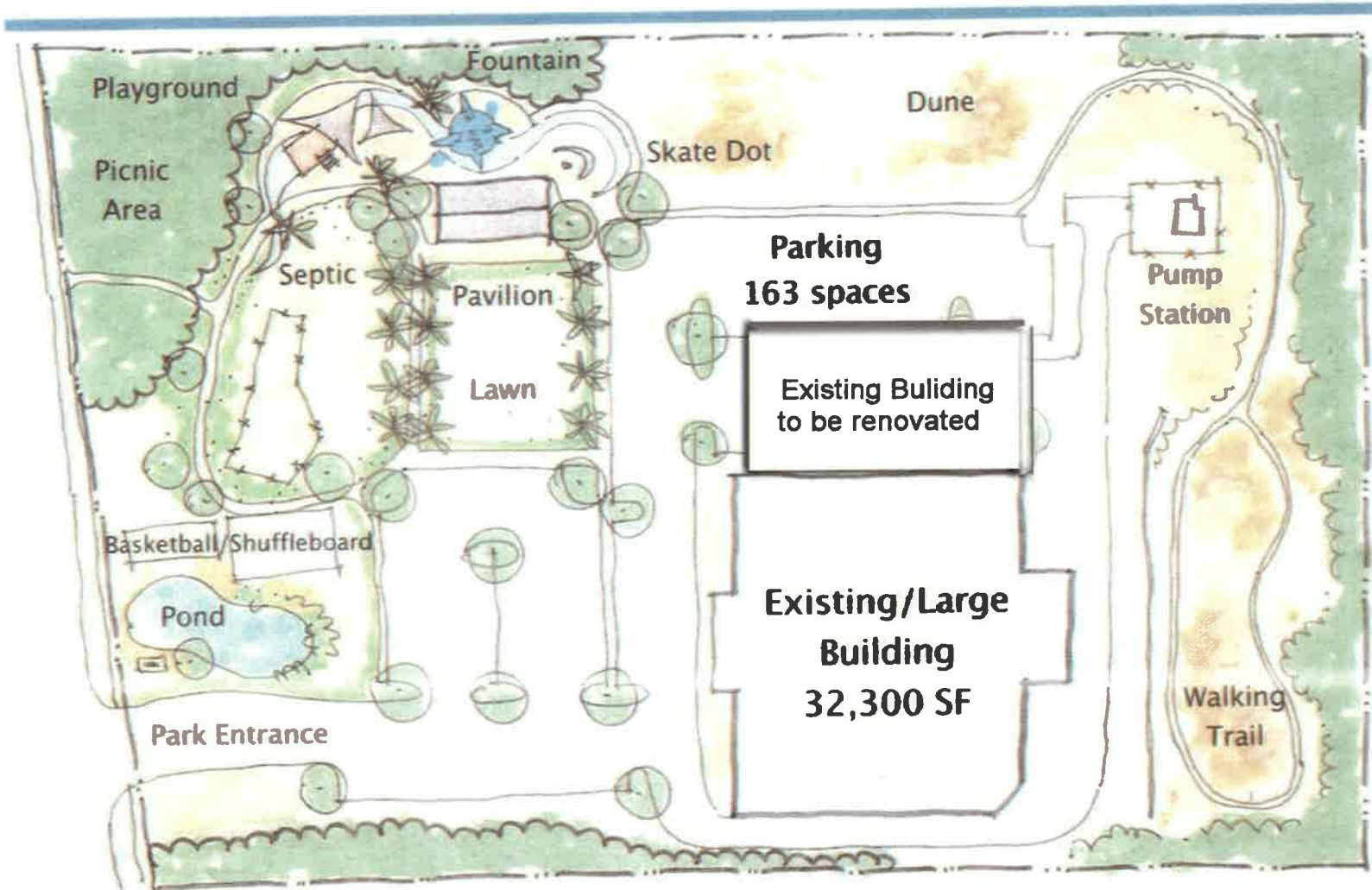
## Build New Town Hall at Park Site





# Option 3 - Park Impact

## Renovate Existing Shopping Center for Town Hall



**SCOPE:****Fire Department**

- Add second floor above West bays
- Renovate second floor bathrooms, bunk rooms
- Add second remote exit stair from second floor
- Add elevator for ADA compliance
- Maintain current bay access (no new thru-bays)
- Renovate police chief/admin/lt office/uniform for fitness center

**Police Department**

- Move into existing Town Hall offices, minimal renovation
- Renovate area to provide ADA-compliant officer's toilets/shower/lockers
- Renovate area to provide ADA-compliant prisoner toilet, with shower

**Notes:**

- HVAC & elect. Systems to remain as existing
- Roofs observed to be in acceptable condition
- No improvements to parking or site considered
- Work will have to proceed after Town Hall renovations
- Phasing of work & on-going operations need to be considered

**EXISTING BUILDING AREAS****Fire Department**

Bays 1 & 2 (64 x 33)	2,112
Bays 3 & 4 (64 x 33)	2,112
Second Floor (existing)	2,112
Second Floor (proposed)	2,112
<b>TOTAL</b>	<b>8,448</b>
<b>Police Department</b>	<b>2,940</b>
<b>Town Hall Offices</b>	<b>2,685</b>
<b>TOTAL</b>	<b>14,073</b>

ITEM	#units	units	Low Cost		High Cost	
			cost/sf	cost	cost/sf	cost
<b>Fire Department</b>						
Add second floor above West Bays	2,112	sf	200	422,400	250	528,000
Reinforce structure below new second floor		allow.		50,000		150,000
Add second (covered) stair from second floor		allow.		20,000		40,000
Add elevator to second floor		allow.		40,000		60,000
New front façade (65 x 30)	1,950	sf	20	39,000	40	78,000
Paint exterior		allow.		15,000		20,000
Misc. repair allowance		allow.		10,000		20,000
Renovate police chief/admin/lt office/uniform for fitness center	500	sf	15	7,500	50	25,000



				<b>TOTAL</b>		<b>603,900</b>		<b>921,000</b>
<b>Police Department</b>								
Min. renovations to exist. Town Hall for Police	3,800	sf	5	19,000	10	38,000		
Install ADA-compliant officers' toilet/shower/locker rooms	400	sf	200	80,000	250	100,000		
Renovate area to provide ADA-compliant prisoner toilet, with shower	100	sf	200	20,000	250	25,000		
Renovate exterior N&W façades to blend with Fire Dept. (75 + 65) x 10	1,400	sf	20	28,000	40	56,000		
				<b>TOTAL</b>		<b>147,000</b>		<b>219,000</b>
				<b>TOTAL CONSTRUCTION</b>		<b>750,900</b>		<b>1,140,000</b>
<b>TOTAL CONSTRUCTION</b>								
				<b>750,900</b>		<b>1,140,000</b>		
Design fee			11%	82,599	11%	125,400		
Soil testing				5,000		10,000		
Additional survey work				2,500		5,000		
Special inspections (structural)				5,000		15,000		
Construction testing				2,500		5,000		
Contingency @ 5% Bldg+Site			5%	37,545	5%	57,000		
<b>TOTAL CONSTRUCTION FUNDS</b>				<b>886,044</b>		<b>1,357,400</b>		
<b>FF&amp;E BUDGET</b>								
Furnishings @ 5% of Building Cost				37,545		57,000		
Design fee			10%	3,755	10%	5,700		
<b>TOTAL FF&amp;E BUDGET</b>				<b>41,300</b>		<b>62,700</b>		
<b>RECAP:</b>								
<b>TOTAL CONSTRUCTION FUNDS</b>				<b>886,044</b>		<b>1,357,400</b>		
<b>TOTAL FF&amp;E BUDGET</b>				<b>41,300</b>		<b>62,700</b>		
<b>TOTAL PROJECT</b>				<b>927,344</b>		<b>1,420,100</b>		

**Coastal  
Architecture**



**Architectural  
Design**

4206 Bridges St.  
Morehead City, N.C. 28557  
252-247-2127



# **New Town Government Facilities**

## **Town of Atlantic Beach**

