Town of Hilton Head Island

Design Review Board Meeting

Wednesday, February 11, 2026, 2:30 PM
1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers

The Design Review Board meeting will be held in person at Town Hall in the Benjamin M. Racusin Council Chambers.

1. **Call to Order**
2. **Adoption of the Agenda**
3. **Approval of the Minutes**
   - **a.** Regular Meeting Minutes of January 28, 2026
4. **Unfinished Business**
5. **New Business**
   - **a.** DRB-000087-2026 - 40 Folly Field Road Unit Bar - HH Beach & Tennis Coconutz Bar & Grill - Alteration/Addition
   - **b.** DRB-000088-2026 - 18 Simmons Road — Marsh Side Restaurant — Conceptual
   - **c.** DRB-001012-2025 - 40 Waterside Drive - Conceptual
6. **Public Comment - Non Agenda Items**
7. **Board Business**
   - **a.** Discussion of proposed updates to the existing Design Guide and direction on advancing the updated Design Guide
8. **Staff Reports**
9. **Adjournment**

FOIA Compliance: Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

Municipal Association of South Carolina (MASC) Civility Pledge:
“I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city or town.”

Town of Hilton Head Island
DESIGN REVIEW BOARD MEETING
Wednesday, January 28, 2026, 2:30 PM
Minutes

1. Call to Order

Chair Carstens called the meeting to order at 2:30 p.m.

In attendance: Megan Fitzpatrick, Todd Theodore, Judd Carstens, Annette Lippert, Tom Parker, Cathy Foss, and Patricia Pastor.

2. Adoption of the Agenda

Mr. Parker made a motion to adopt the agenda. Ms. Fitzpatrick seconded. The motion passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of January 14, 2026

Ms. Pastor made a motion to approve the minutes of January 14, 2026. Ms. Foss seconded. The motion passed unanimously.

4. Unfinished Business

a. DRB-000045-2026 - Shelter Cove Expansion Phase 2 - Final

Chair Carstens recused himself and Principal Planner, Melissa Paul-Leto, presented the Shelter Cove Park Expansion for final review. The applicant answered questions from the board. Mr. Parker made a motion to approve with the following conditions: study the playground Ballard lighting and explore Ballard alternatives that provide a louver or open lens if possible. The motion passed unanimously.

5. New Business

a. DRB-001208-2025 - 840 William Hilton Parkway - The Atrium Building - Conceptual

Chair Carstens and Mr. Tom Parker both recused themselves. Melissa Paul-Leto presented the Atrium Building for conceptual review. The applicant answered questions from the board. Mr. Theodore made a motion to approve with the following conditions: study the score line, incorporate more island character, study the columns, provide more landscaping, lighting, outdoor, and overall detail, provide adequate and compatible parking, and provide a roof plan. Ms. Pastor seconded the motion. The motion passed unanimously.

6. Public Comment - Non Agenda Items

7. Board Business

Chair Carstens and Mr. Tom Parker returned to the dais. Principle Planner Melissa Paul-Leto compiled the board's revisions to the Design Guide and these updates will be reviewed at the February 11, 2026 meeting.

8. Staff Reports

9. Adjournment

The meeting was adjourned at 4:06 p.m.

40 Folly Field Road Unit: BAR
Hilton Head Beach & Tennis
Coconutz Bar & Grill
Alteration / Addition
February 11, 2026
DRB-000087-2026

Town of Hilton Head Island

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

FOR OFFICIAL USE ONLY
Date Received: _____
Accepted by: _____
DRB #: _____
Meeting Date: _____

Applicant/Agent Name: Steven G. Stowers, AIA Company: Architecture 101
Mailing Address: 23A Market, Suite 1 City: Beaufort State: SC Zip: 29906
Telephone: 843.790.4101 Fax: N/A E-mail: Steve@A101.Design

Project Name: Coconutz Sportz Bar Renovations Project Address: 40 Folly Field Road, Hilton Head Island, SC 29928
Parcel Number [PIN]: R 5 1 0 0 0 9 0 0 0 1 0 0 1 0 0 0 0
Zoning District: RD - Resort District Overlay District(s): N/A

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

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

Project Category:

_____ Concept Approval – Proposed Development
_✓_ Final Approval – Proposed Development
X Alteration/Addition
_____ Sign

Submittal Requirements for ***All*** projects:

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

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

Additional Submittal Requirements:
Concept Approval – Proposed Development

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

Additional Submittal Requirements:

Final Approval – Proposed Development

- ✓ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.
- ✓ Final site development plan meeting the requirements of Appendix D: D-6.F.
- ✓ Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.
- ✓ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- ✓ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.
- ✓ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions

- ✓ All of the materials required for final approval of proposed development as listed above, plus the following additional materials.
- ✓ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
- ✓ Photographs of existing structure.

Additional Submittal Requirements:

Signs

_____ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

For freestanding signs:

_____ Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.

_____ Proposed landscaping plan.

For wall signs:

_____ Photograph or drawing of the building depicting the proposed location of the sign.

_____ Location, fixture type, and wattage of any proposed lighting.

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

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

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

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

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

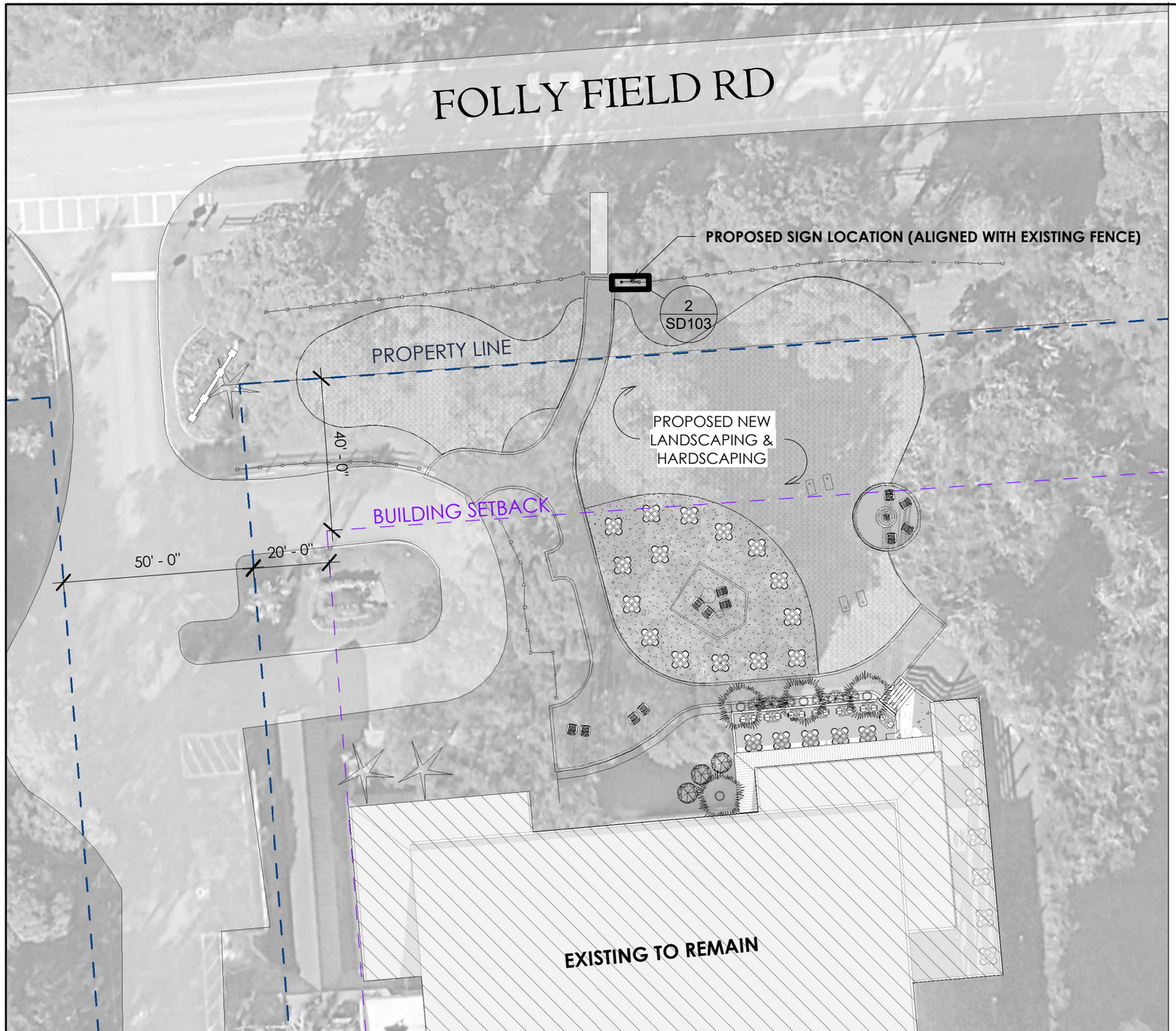
Steven G Stowes

SIGNATURE

1/28/26

DATE

40 Folly Field Road Unit: BAR
Hilton Head Beach & Tennis
Coconutz Bar & Grill
Alteration / Addition
Plan Set
February 11, 2026
DRB-000087-2026



PROJECT NARRATIVE

The primary design intent is to re-imagine Coconutz Sportz Bar as a more efficient, inviting, and versatile dining and entertainment destination that seamlessly integrates indoor and outdoor experiences. Our approach prioritizes operational efficiency, enhanced customer flow, and the creation of flexible spaces that can adapt to the varied needs of resort guests throughout the day and across seasons.

By expanding the deck by approximately 900 SF, the project addresses both current capacity demands and creates opportunities for diverse outdoor programming. This expansion allows the existing rear exit to function as a rear access door, improving circulation and emergency egress while adding valuable outdoor seating. Ample existing parking on the premises accommodates the increased capacity without requiring additional parking infrastructure.

The replacement of the existing EIFS synthetic stucco system with a new hard coat stucco system represents a commitment to durability, weather resistance, and architectural integrity. This upgrade ensures proper waterproofing at new openings and creates a more refined, permanent aesthetic befitting the resort setting. The new roll-up doors and enhanced lighting and signage will create a more welcoming street presence while maintaining the casual, approachable character appropriate to a sports bar environment.

NO CHANGE IN USE

Scale: 1/30" = 1'-0"

0 30' 60' 90' 120'

N

ARCHITECTURE A101
Beaufort, SC . Savannah, GA . St. Augustine, FL

PROPOSED SITE PLAN

HILTON HEAD BEACH AND TENNIS COCONUTZ SPORTZ BAR RENOVATIONS - DRB SUBMISSION
40 FOLLY FIELD ROAD, HILTON HEAD ISLAND, SOUTH CAROLINA

2025.41
01/28/2026
SD001

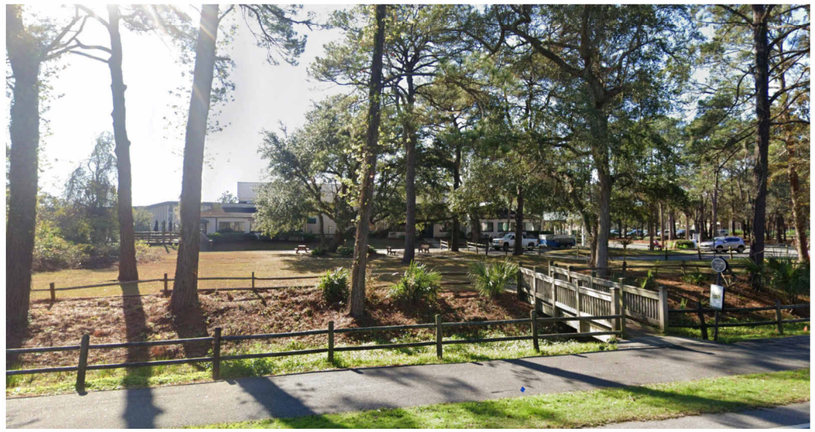
CocoNutz SPORTZ BAR

GATORZ PIZZA & WINGS FRONT FACADE
ADJACENT TO COCONUTZ SPORTZ BAR

GATORZ PIZZA & WINGS FRONT FACADE
ADJACENT BUILDING STRUCTURE

EXTERIOR WALKWAY ADJACENT TO
GATORZ PIZZA & WINGS

HILTON HEAD BEACH AND TENNIS
MAIN ENTRY



FRONT OF COCONUTZ SPORTZ BAR FROM FOLLY
FIELD ROAD

HILTON HEAD BEACH AND TENNIS ENTRY
OFF OF FOLLY FIELD ROAD

ARCHITECTURE 1101
Beaufort, SC . Savannah, GA . St. Augustine, FL

EXISTING CONTEXT PHOTOS

HILTON HEAD BEACH AND TENNIS COCONUTZ SPORTZ BAR RENOVATIONS - DRB SUBMISSION
40 FOLLY FIELD ROAD, HILTON HEAD ISLAND, SOUTH CAROLINA

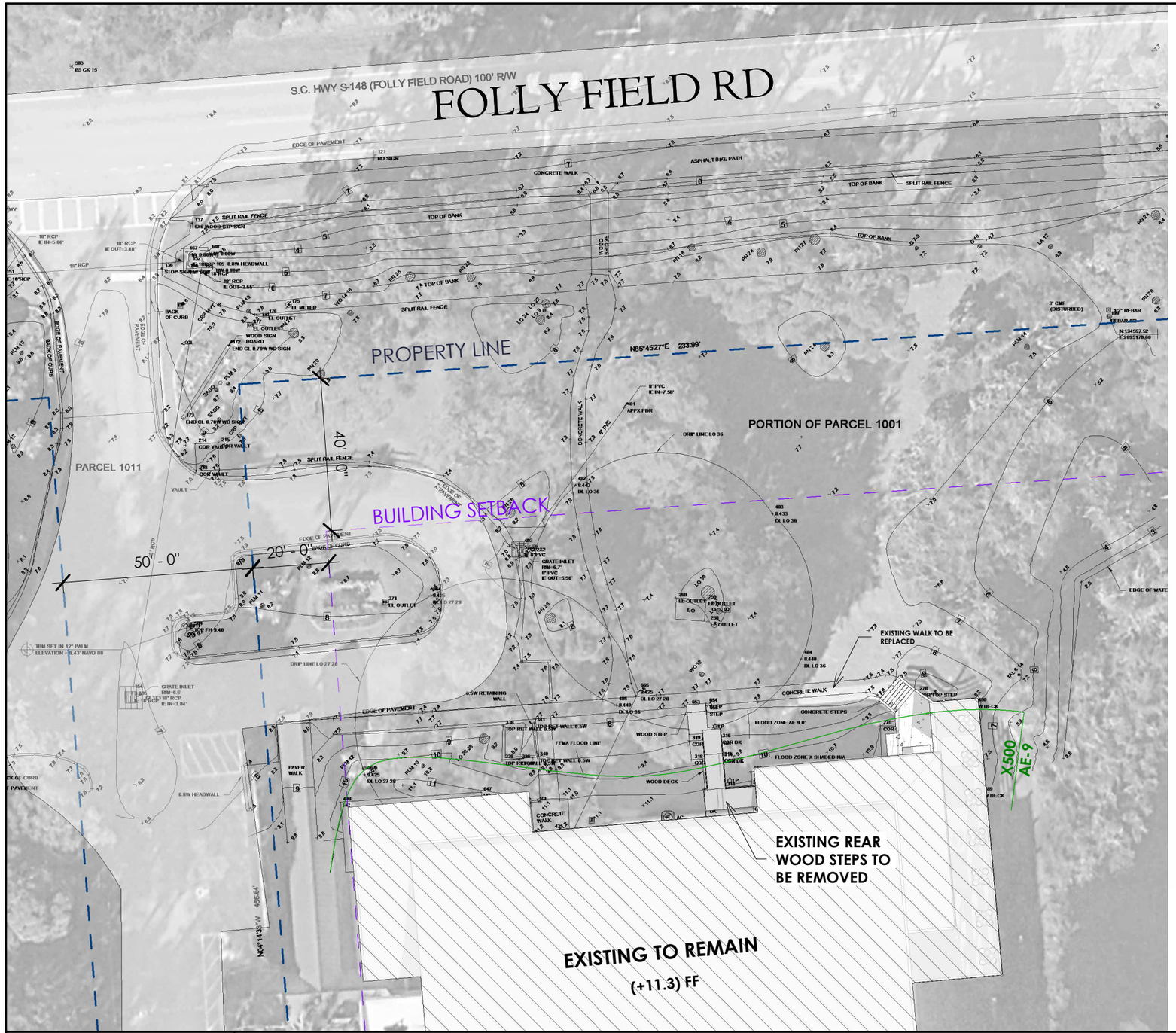
2025.41
01/28/2026
SD002

CocoNutz SPORTz BAR

NORTH FACADE

NORTHWEST FACADE

NORTHEAST FACADE



PROPERTY INFORMATION:

ADDRESS: 40 FOLLY FIELD RD, HILTON HEAD ISLAND, SC 29928
PIN #: R510 009 000 1001 0000
ZONING: RD - RESORT DISTRICT
FLOOD ZONE: AE-9 , X500
ACRES: 3.11

Scale: 1/10" = 1'-0"

0 10' 20' 30' 40'

N

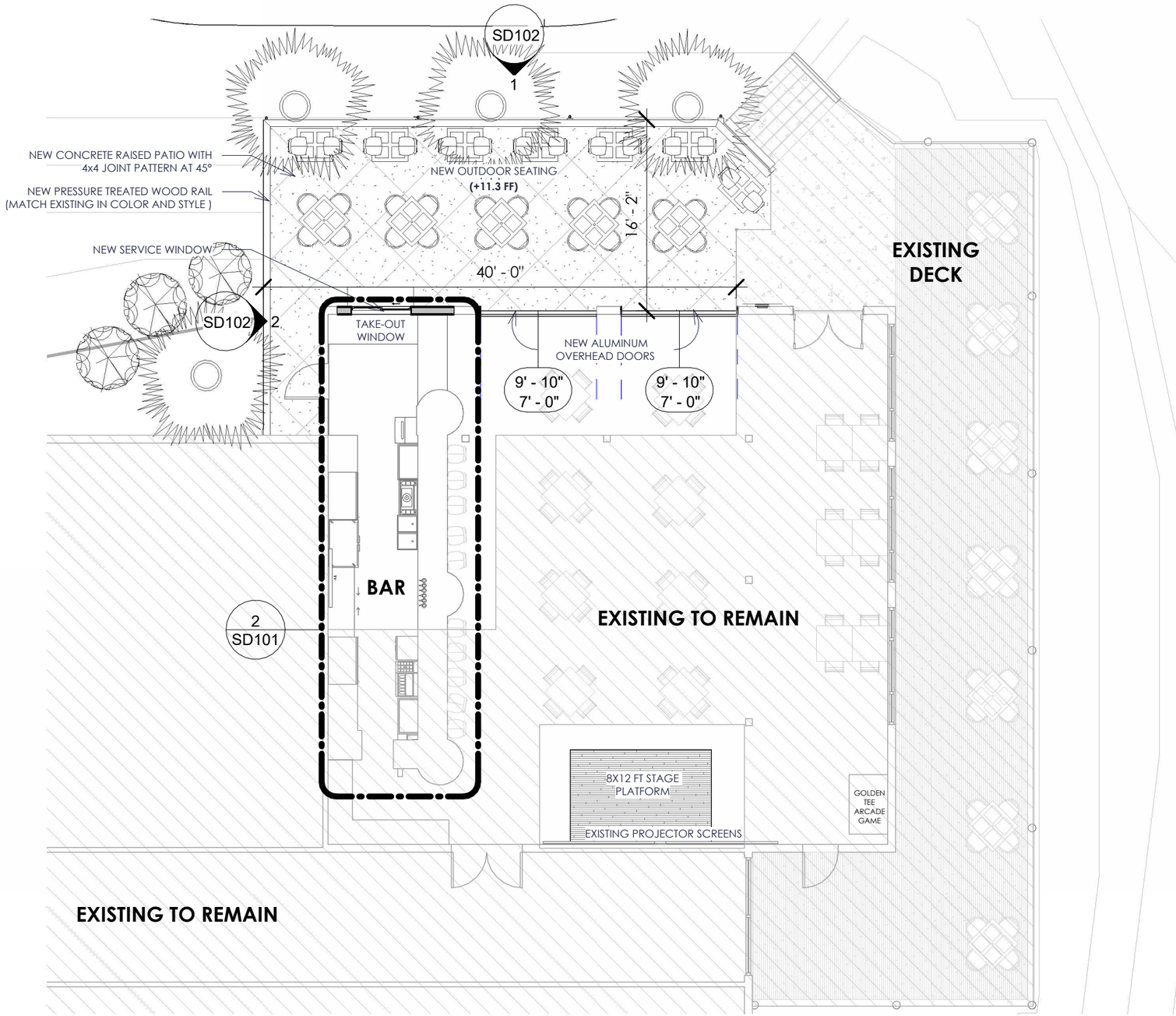
EXISTING SITE PLAN

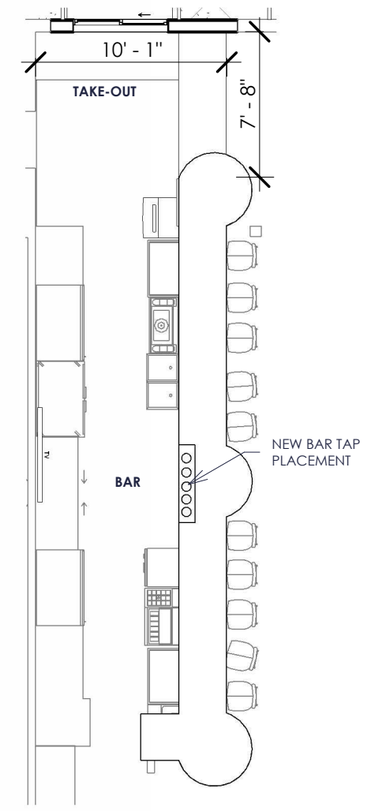
HILTON HEAD BEACH AND TENNIS COCONUTZ SPORTZ BAR RENOVATIONS - DRB SUBMISSION
40 FOLLY FIELD ROAD, HILTON HEAD ISLAND, SOUTH CAROLINA

2025.41
01/28/2026
SD100

ARCHITECTURE A101
Beaufort, SC , Savannah, GA , St. Augustine, FL

CocoNutz SPORTZ BAR





2 **ENLARGED PLAN - BAR**
1/8" = 1'-0"

Scale: 1/10" = 1'-0"
0 10' 20' 30' 40'

N

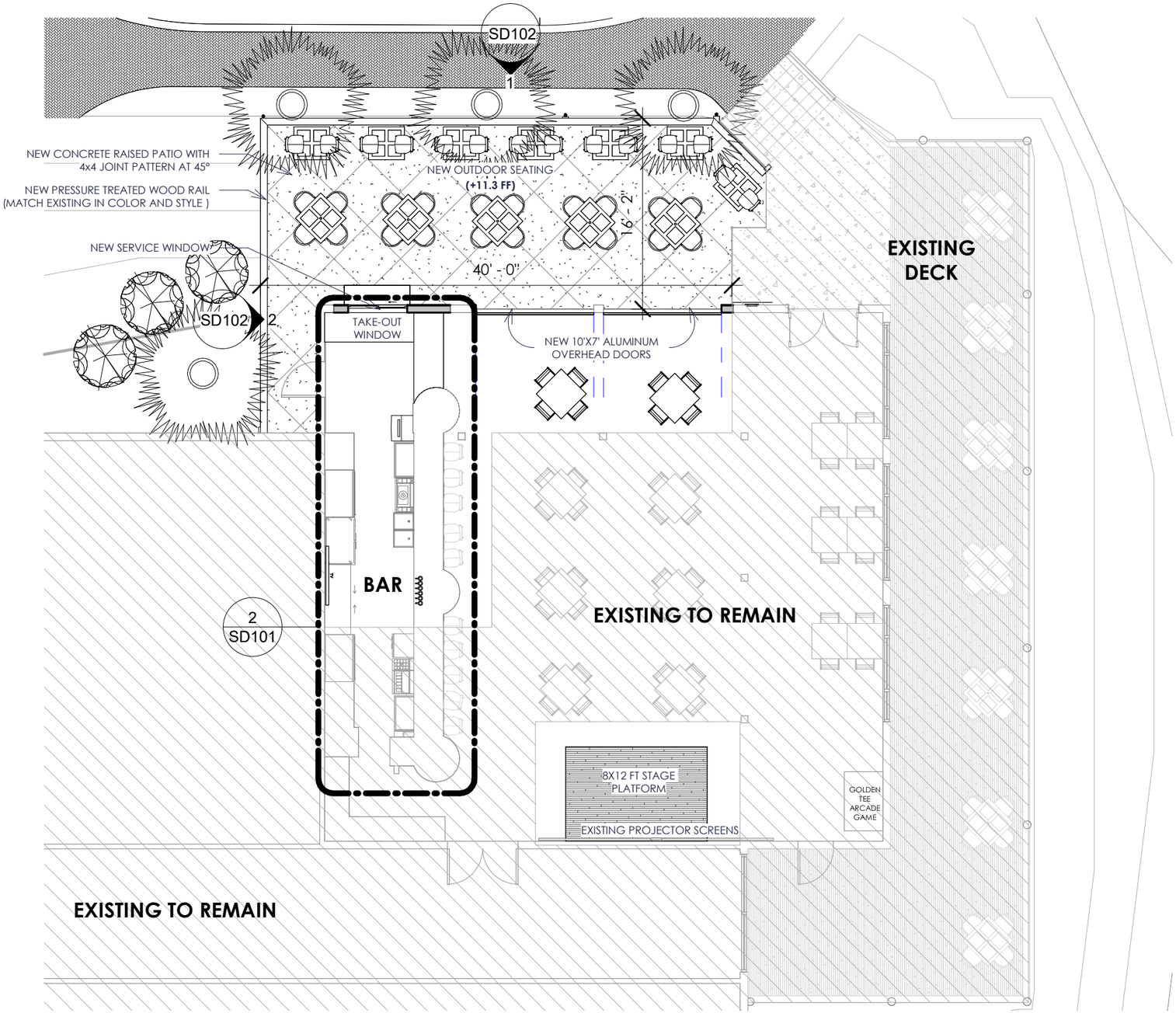
ARCHITECTURE A101
Beaufort, SC . Savannah, GA . St. Augustine, FL

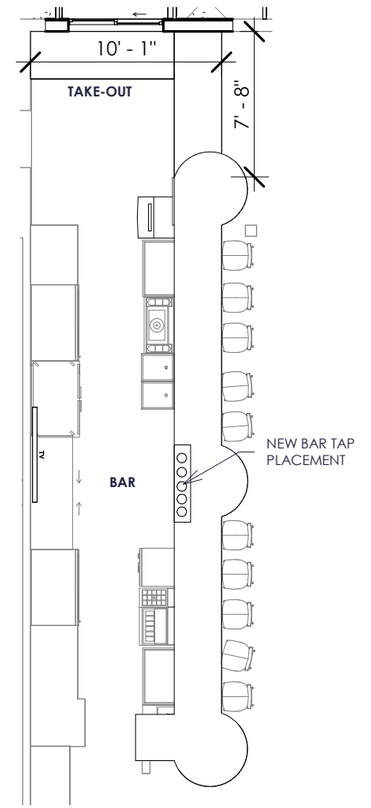
PROPOSED FIRST FLOOR PLAN

HILTON HEAD BEACH AND TENNIS COCONUTZ SPORTZ BAR RENOVATIONS - DRB SUBMISSION
40 FOLLY FIELD ROAD, HILTON HEAD ISLAND, SOUTH CAROLINA

2025.41
01/28/2026
SD101

CocoNutz SPORTZ BAR





2 ENLARGED PLAN - BAR
1/8" = 1'-0"

Scale: 1/10" = 1'-0"

0 10' 20' 30' 40'

N

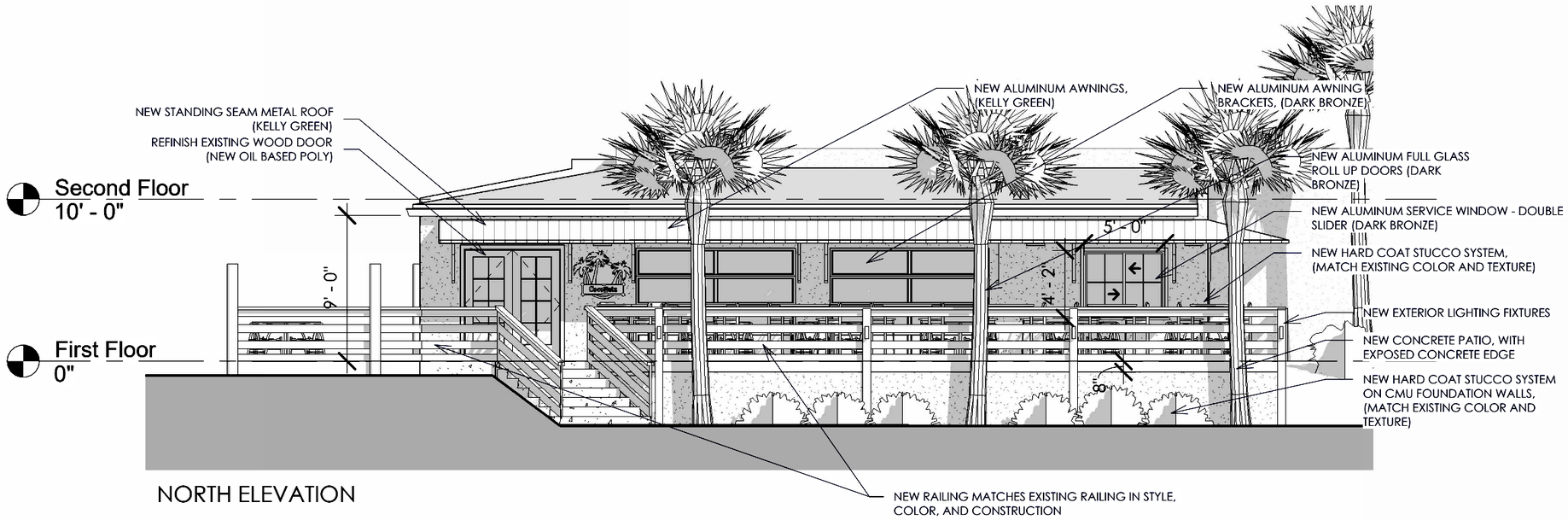
PROPOSED FIRST FLOOR PLAN

HILTON HEAD BEACH AND TENNIS COCONUTZ SPORTZ BAR RENOVATIONS - DRB SUBMISSION
40 FOLLY FIELD ROAD, HILTON HEAD ISLAND, SOUTH CAROLINA

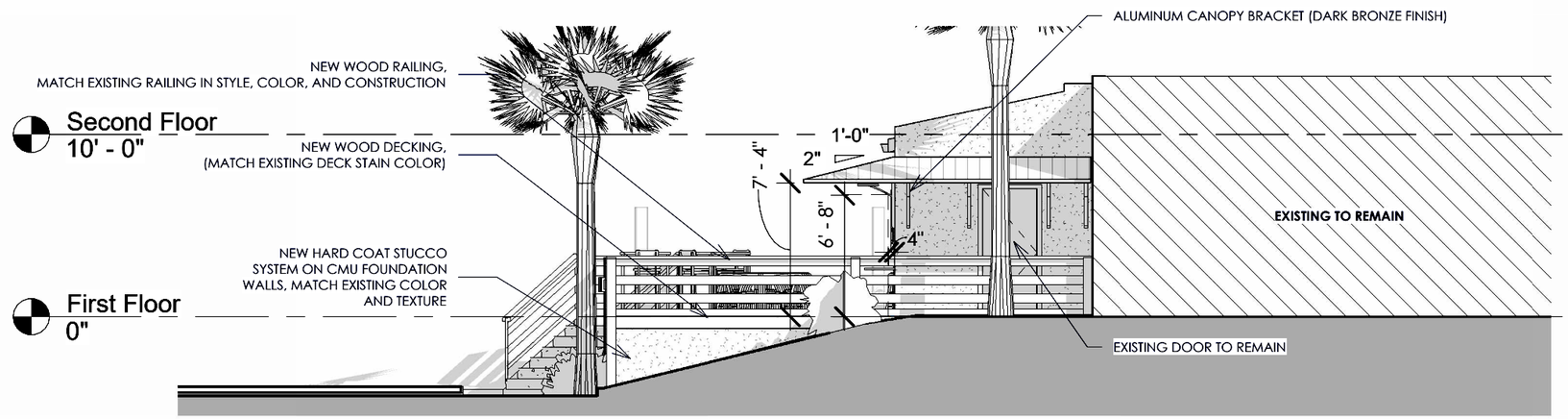
ARCHITECTURE A101
Beaufort, SC . Savannah, GA . St. Augustine, FL

2025.41
01/28/2026
SD101

CocoNutz SPORTZ BAR



NORTH ELEVATION



WEST ELEVATION

MATERIALS

NORTH FACADE: NEW HARD COAT STUCCO SYSTEM TO MATCH EXISTING FACADE COLOR AND TEXTURE.

AWNING BRACKETS, ROLL-UP DOORS, AND LIGHTING: DARK BRONZE

RAILINGS: NEW EXTERIOR PATIO RAILINGS TO MATCH EXISTING RAILING IN STYLE, COLOR, AND CONSTRUCTION.

CONCRETE PATIO: NEW CONCRETE PATIO, 4'X4' SCORED CONCRETE WITH ROCK SALT FINISH.

AWNING: COASTAL CANVAS PRODUCTS - STANDING SEAM AWNING; PRISMATIC POWDERS - KELLY GREEN PSS-4466.

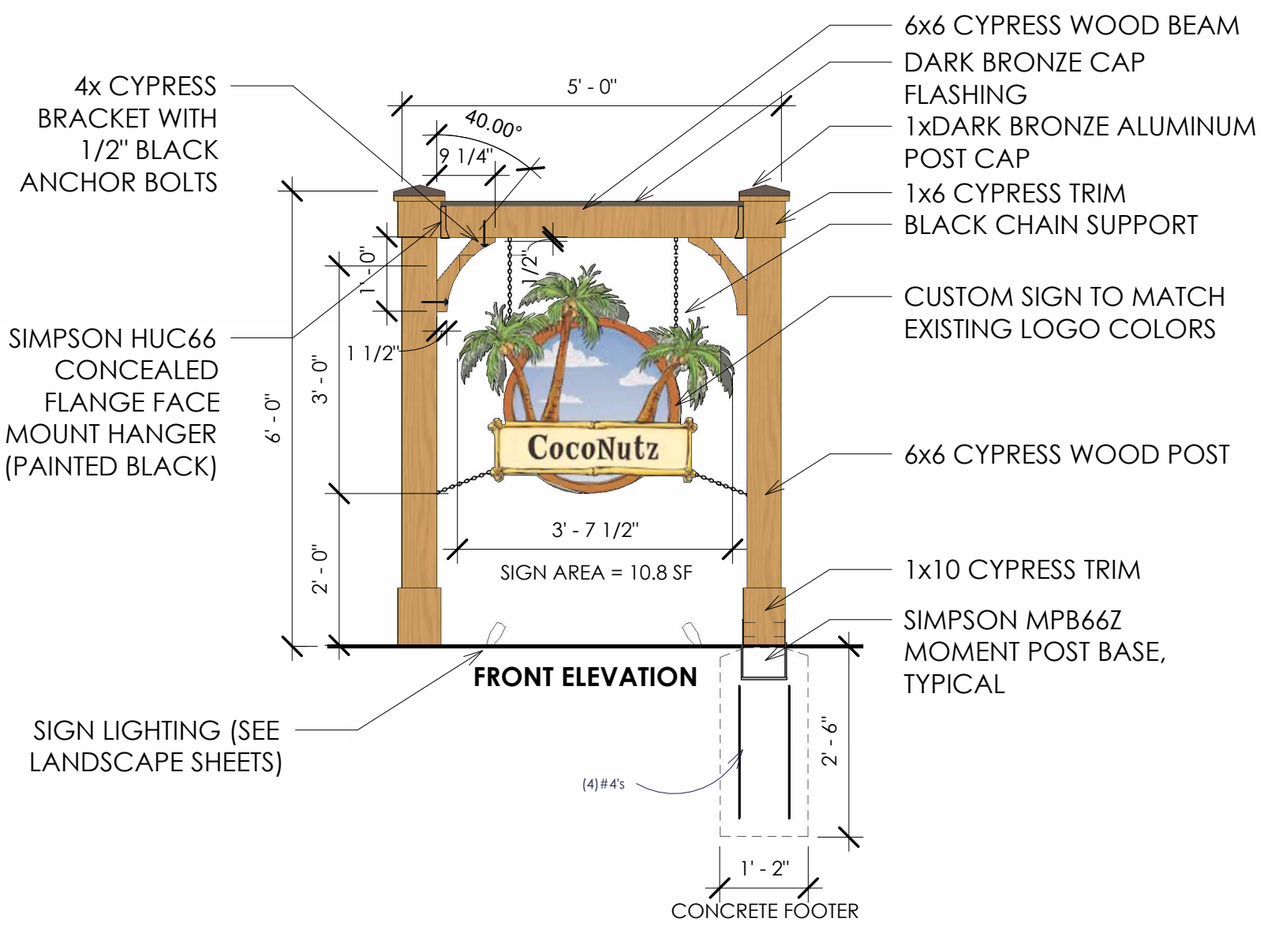
ARCHITECTURE A101
Beaufort, SC . Savannah, GA . St. Augustine, FL

PROPOSED OUTDOOR DINING ELEVATIONS

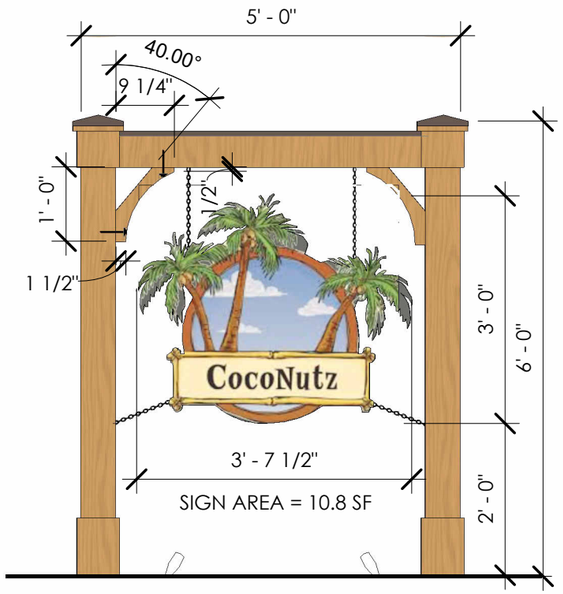
HILTON HEAD BEACH AND TENNIS COCONUTZ SPORTZ BAR RENOVATIONS - DRB SUBMISSION
40 FOLLY FIELD ROAD, HILTON HEAD ISLAND, SOUTH CAROLINA

2025.41
01/28/2026
SD102

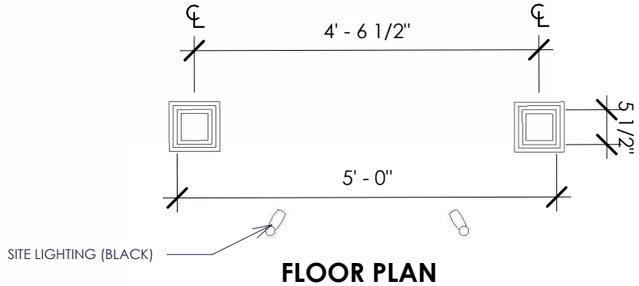
CocoNutz SPORTZ BAR



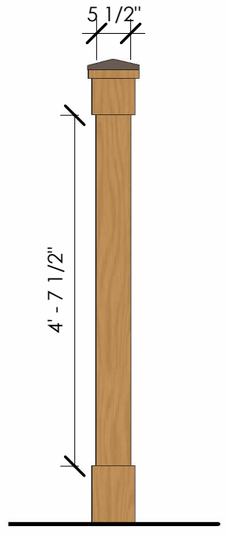
FRONT ELEVATION



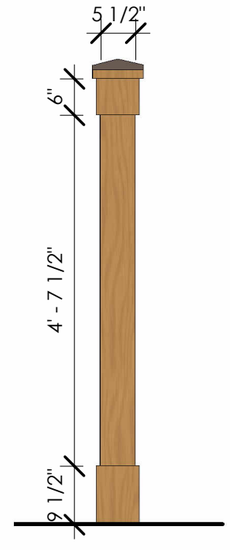
BACK ELEVATION



FLOOR PLAN



WEST SIDE ELEVATION



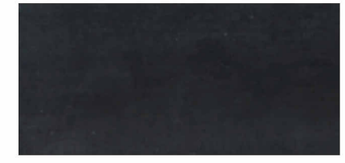
EAST SIDE ELEVATION

MATERIALS

WOOD POSTS, BEAM, AND BRACKETS : BALD CYPRESS WOOD SPECIES WITH A CLEAR POLYURETHANE FINISH

ALUMINUM POST CAP & CAP FLASHING: DARK BRONZE

SIGN: WOOD SIGN PAINTED TO MATCH THE COLORS OF THE EXISTING LOGO



CHAIN SUPPORTS, ANCHOR BOLTS, SITE LIGHTING: BLACK

ARCHITECTURE A101
Beaufort, SC . Savannah, GA . St. Augustine, FL

PROPOSED EXTERIOR SIGNAGE

HILTON HEAD BEACH AND TENNIS COCONUTZ SPORTZ BAR RENOVATIONS - DRB SUBMISSION
40 FOLLY FIELD ROAD, HILTON HEAD ISLAND, SOUTH CAROLINA

2025.41
01/28/2026
SD103

ARCHITECTURE A101
Beaufort, SC . Savannah, GA . St. Augustine, FL

PROPOSED NORTH FACING VIEW

HILTON HEAD BEACH AND TENNIS COCONUTZ SPORTZ BAR RENOVATIONS - DRB SUBMISSION
40 FOLLY FIELD ROAD, HILTON HEAD ISLAND, SOUTH CAROLINA

2025.41
01/28/2026
SD700

CocoNutz SPORTZ BAR

ARCHITECTURE A101
Beaufort, SC . Savannah, GA . St. Augustine, FL

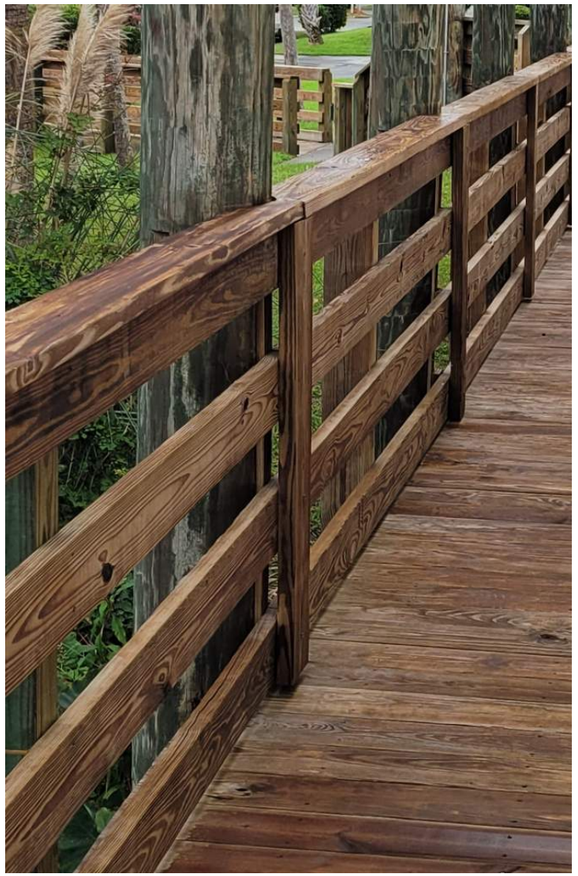
PROPOSED WEST FACING VIEW

HILTON HEAD BEACH AND TENNIS COCONUTZ SPORTZ BAR RENOVATIONS - DRB SUBMISSION
40 FOLLY FIELD ROAD, HILTON HEAD ISLAND, SOUTH CAROLINA

2025.41
01/28/2026
SD701

CocoNutz SPORTZ BAR

4'x4' SCORED CONCRETE WITH
ROCK SALT FINISH



EXISTING RAILING TO BE MATCHED

BLACK HEAVY DUTY FAUX TEAK PATIO ARM CHAIR
#FRU-ERAT-85-AR

TEAK WOOD OUTDOOR RESTAURANT TABLE
#FRU-ERAT-TBTK

BLACK ALUMINUM & FAUX TEAK BAR HEIGHT PATIO SET
#FRU-ERAT-85-BS-SET

EXISTING STUCCO FINISH TO BE MATCHED

Lumière

Lanterra 9002

POST MOUNTED LIGHTS

UNION LED GOOSENECK LIGHT

Show Generated Product Code
Write a review

Share

$496.00

SHADE SIZE ▸	14" SHADE
SHADE FINISH ▸	MATTE BLACK
GOOSENECK ARMS ▸	G22
GOOSENECK ARM FINISH ▸	MATTE BLACK

GOOSENECK LIGHT AT PATIO

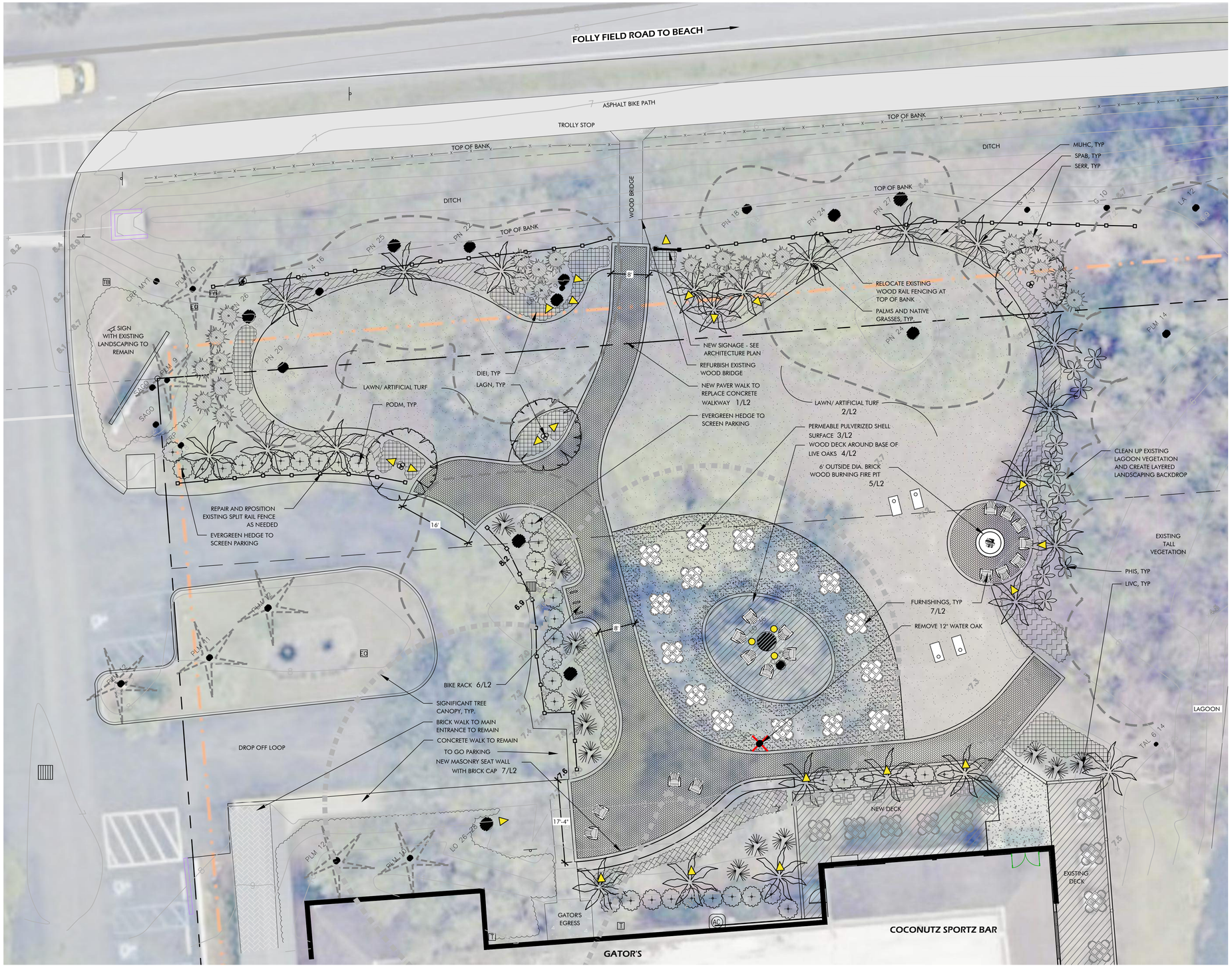
ARCHITECTURE A101
Beaufort, SC . Savannah, GA . St. Augustine, FL

PROPOSED MATERIAL BOARD

HILTON HEAD BEACH AND TENNIS COCONUTZ SPORTZ BAR RENOVATIONS - DRB SUBMISSION
40 FOLLY FIELD ROAD, HILTON HEAD ISLAND, SOUTH CAROLINA

2025.41
01/28/2026
SD800

CocoNutz SPORTZ BAR



PLANT KEY:

SYM.	ABBREV.	BOTANICAL NAME	COMMON NAME
UNDERSTORY TREES			
	SABP	Sabal palmetto	Cabbage Palm
	LAGN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle
UNDERSTORY TREES			
	LIVC	Livistona chinensis	Chinese Fan Palm
	PODM	Podocarpus macrophylla	Japanes Yew
	SERR	Serenoa repens	Saw Palmetto
	PHIS	Philodendron bipinnatifidum	Split leaf Philodendron
GROUND COVERS, VINES, & PERENNIALS			
	DIEI	Dietes iridoides	White African Iris
	FARJ	Farfugium japonicum	Ligularia
ORNAMENTAL GRASSES & FERNS			
	SPAB	Spartina bakari	Spartina grass
	MUHC	Muhlenbergia capillaris	Pink Muhly Grass
SOD/ MULCH/ OTHER			
	TURF	ARTIFICIAL TURF	
	MULCH-SF	Pine Straw	

LIGHTING SCHEDULE

SYMB.	QTY.	DESCRIPTION
△	17	SPOT LIGHT 8/L2
○	15	WELL LIGHT 9/L2

N

0 5 10 20 40

Scale 1 " = 10'

DATE: JAN 28,2026
PROJECT NO.:
DRAWN BY: WM
CHECKED BY:
REVISIONS:

DRAWING TITLE

LANDSCAPE PLAN

LANDSCAPE PLANS FOR

COCONUTZ SPORTZ BAR

HILTON HEAD BEACH AND TENNIS RESORT
FOLLY FIELD ROAD
HILTON HEAD ISLAND, SOUTH CAROLINA

MILLING
LAND DESIGN
millingld.com
518 Martin Luther King Jr. Blvd
Savannah, GA
843.290.2623

DESIGN REVIEW PLAN, NOT FOR CONSTRUCTION

SHEET NUMBER

L1

1 PERMEABLE PAVER WALKWAY
SCALE: N.T.S.

2 PERMEABLE SHELL/ GRAVEL
SCALE: N.T.S.

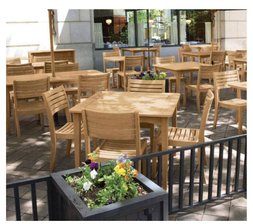
3 PERMEABLE - ARTIFICIAL TURF/ LAWN
SCALE: N.T.S.

4 IPE OR TREATED PINE WOOD DECK AT LIVE OAKS
SCALE: N.T.S.

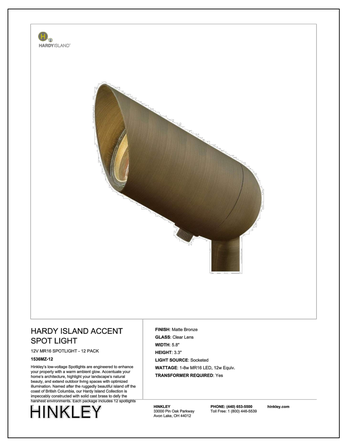
5 6' OUTSIDE DIAMETER BRICK FIRE PIT WITH PERVIOUS PAVER SURROUND
SCALE: N.T.S.

6 BIKE RACK
SCALE: N.T.S.

7 +/-20" MASONRY SEAT WALL WITH BRICK CAP TO MATCH EXISTING PAVERS ON SITE
SCALE: N.T.S.



7 FURNISHINGS - NATURAL WOOD COLOR - WEATHERED
SCALE: N.T.S.



8 SPOT LIGHT - MATTE BRONZE - 3500 k MAX.
SCALE: N.T.S.

9 WELL LIGHT - MATTE BRONZE - 3500 K MAX.
SCALE: N.T.S.

DATE: JAN 28,2026
PROJECT NO.:
DRAWN BY: WM
CHECKED BY:
REVISIONS:

DRAWING TITLE

SITE DETAILS

LANDSCAPE PLANS FOR

COCONUTZ SPORTZ BAR

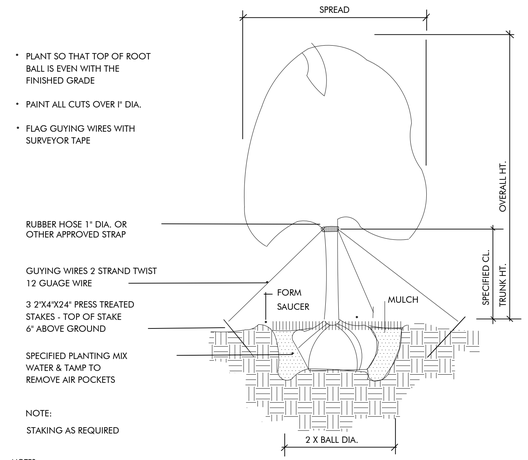
HILTON HEAD BEACH AND TENNIS RESORT
FOLLY FIELD ROAD
HILTON HEAD ISLAND, SOUTH CAROLINA

MILLING
LAND DESIGN
millingld.com
518 Martin Luther King Jr. Blvd
Savannah, GA
843.290.2623

DESIGN REVIEW
PLAN, NOT FOR
CONSTRUCTION

SHEET NUMBER

L2

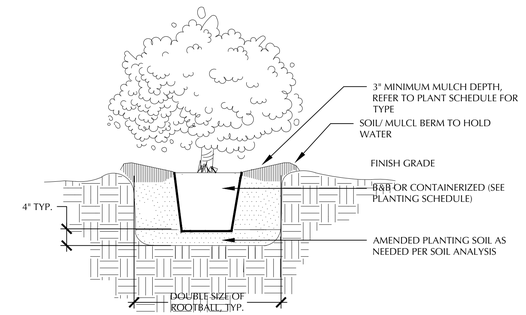


NOTES:

1. DUPLICATION AND DISTRIBUTION OF THIS DRAWING IS STRICTLY PROHIBITED.
2. DO NOT SCALE DRAWINGS.
3. DO NOT USE FOR CONSTRUCTION.

1 TREE PLANTING

SCALE: N.T.S.

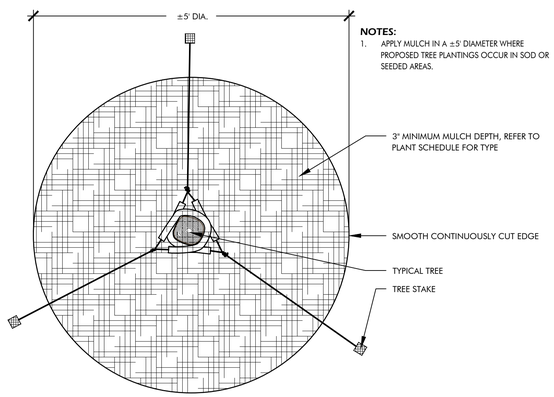


NOTES:

1. WHEN GROUNDCOVERS AND SHRUBS ARE USED IS MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE ±2" ABOVE FINISH GRADE. CONFIRM WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

2 SHRUB PLANTING

SCALE: N.T.S.

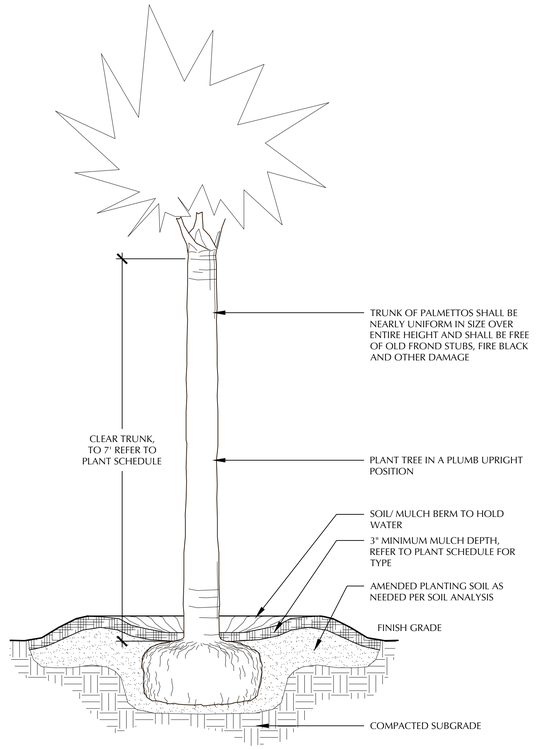


NOTES:

1. APPLY MULCH IN A ±5' DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDED AREAS.

3 TREE STAKING

SCALE: N.T.S.

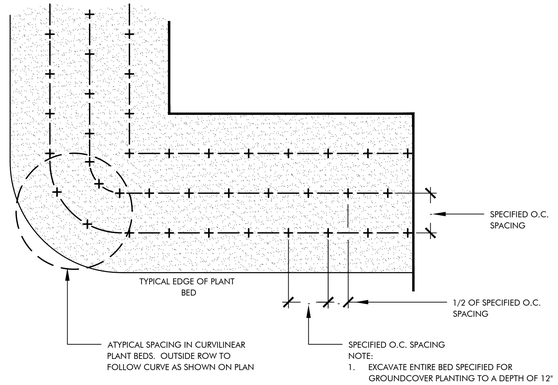


NOTES:

1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. SABAL PALMETTOS SHALL BE REFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE.

4 PALM TREE PLANTING

SCALE: N.T.S.



NOTE:

1. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER PLANTING TO A DEPTH OF 12"

5 GROUND COVER PLANTING

SCALE: N.T.S.

QTY.	SYM.	ABBREV.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CONTAINER	CAL./ SPACING	NOTES
UNDERSTORY TREES									
22		SABP	Sabal palmetto	Cabbage Palm	13'-16'				Refoliated, full clear trunkto 8'
3		LAGN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	10-12'	5-6'	45 gal.		Full, multistem
UNDERSTORY TREES									
12		LIVC	Livistona chinensis	Chinese Fan Palm	4'-5'	2'-3'	15 gal.		Full
37		PODM	Podocarpus macrophylla	Japanes Yew	36"-42"	18"-24"	15 gal.		Full
27		SERR	Serenoa repens	Saw Palmetto	30"-36"	30"-36"	15 gal.		Full
11		PHIS	Philodendron bipinnatifidum	Split leaf Philodendron	24"-30"	24"-30"	15 gal.		Full
GROUND COVERS, VINES, & PERENNIALS									
100		DIEI	Dietes iridoides	White African Iris	12"-18"	8"-12"		24" O.C.	Full
60		FARJ	Farfugium japonicum	Ligularia	12"-16"	8"-12"		24" O.C.	Full
ORNAMENTAL GRASSES & FERNS									
175		SPAB	Spartina bakari	Spartina grass	18"-24"	18"-24"		24" O.C.	Full
350		MUHC	Muhlenbergia capillaris	Pink Muhly Grass	18"-24"	18"-24"		30" O.C.	Full
SOD/ MULCH/ OTHER									
+/-72500		TURF	ARTIFICIAL TURF						
		MULCH-SF	Pine Straw						+/-3" Min. Depth

PLANT INSTALLATION NOTES:

1. PLANT NAMES MAY BE ABBREVIATED ON DRAWINGS. REFER TO PLANT SCHEDULE FOR ABBREVIATIONS, BOTANICAL & COMMON NAMES, SIZES, ESTIMATED QUANTITIES AND OTHER REMARKS.
2. CONTRACTOR SHALL VERIFY THE TOTAL QUANTITIES INDICATED IN THE PLANT LIST WITH THE QUANTITIES SHOWN ON THE PLAN. CONTRACTOR SHALL PROVIDE QUANTITIES REQUIRED TO COMPLETE PROPOSED PLANTING AS INDICATED ON THE PLAN.
3. THE LANDSCAPE ARCHITECT SHALL BE PROVIDED THE OPPORTUNITY TO TAG & REVIEW TREES IN THE NURSERY OR FIELD PRIOR TO DIGGING AND DELIVERY.
4. ALL PLANT/ROOTBALL SIZES & THE METHOD OF DETERMINING TREE CALIPER SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST EDITION OF ANSI Z60.1 - AMERICAN STANDARD FOR NURSERY STOCK.
5. ANY & ALL PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER AND/ OR LANDSCAPE ARCHITECT PRIOR TO PURCHASE & INSTALLATION.
6. THE LANDSCAPE ARCHITECT MAY REJECT ANY PLANT AT ANY TIME UNTIL THE END OF THE WARRANTY PERIOD. PLANTS THAT RECEIVED A PRIOR APPROVAL ARE NOT EXCLUDED FROM REJECTION AT A LATER DATE. GROUNDS FOR REJECTION INCLUDE BUT ARE NOT LIMITED TO:
   - A. NON-CONFORMANCE WITH CRITERIA DESCRIBED IN PLANT SCHEDULE.
   - B. THE PRESENCE, EVIDENCE, OR DAMAGE FROM DISEASE, INSECTS/PESTS, EGGS, & LARVAE.
   - C. GIRDLED & KINKED ROOTS, CRACKED/BROKEN ROOT BALLS, MECHANICALLY DAMAGED ROOTS.
   - D. BROKEN LIMBS, INCLUDED BARK, OR EVIDENCE OF MECHANICAL INJURY.
   - E. PLANTS THAT ARE NOT FULL/DENSE, WELL BRANCHED, OR SYMMETRICAL IT IS UNCHARACTERISTIC OF SPECIFIED SPECIES.
   - F. PLANTS DETERMINED AT THE DISCRETION OF THE LANDSCAPE ARCHITECT TO BE AESTHETICALLY DEAD WHERE APPROXIMATELY 25% OR MORE OF THE PLANT IS SHOWING SIGNS OF DEATH/DIEBACK.
   - G. SHIPMENT TO THE SITE IN UNCOVERED VEHICLES/TRAILERS REGARDLESS OF SEASON.
5. REMOVE FROM SITE ANY & ALL EXISTING VEGETATION INCLUDING STUMPS & ROOTS IN CONFLICT WITH PLANTING PLAN UNLESS EXPLICITLY DESIGNATED FOR PROTECTION.
6. THE CONTRACTOR SHALL LAYOUT ALL BED-LINES AND TREE LOCATIONS AS INDICATED IN THE LANDSCAPE DRAWINGS AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WELL IN ADVANCE TO SCHEDULE A TIME FOR LAYOUT AND LOCATION REVIEW AND APPROVAL. THE LAYOUT SHALL BE DONE WITH HIGH VISIBILITY FLAGS AND/OR WOODEN STAKES & BED-LINES SHALL BE LAID OUT WITH MARKING PAINT. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE LAYOUT ADJUSTMENTS AS NECESSARY AT NO ADDITIONAL COST TO OWNER . THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF CONTEMPLATED ADJUSTMENTS TO THE LAYOUT & RECEIVE APPROVAL PRIOR TO COMMENCING WITH ADJUSTMENT.
7. DO NOT INSTALL PLANTS IN SATURATED, DROUGHT OR HIGH HEAT CONDITIONS WITHOUT APPROVAL. DO NOT INSTALL PLANTS DURING INCLEMENT WEATHER WITHOUT APPROVAL.
8. SET ALL PLANTS PLUMB & TURNED SO THAT THE MOST ATTRACTIVE SIDE IS MOST COMMONLY VIEWED. MAINTAIN IN PLUMB POSITION THROUGHOUT WARRANTY PERIOD.
9. ALL PLANTING BEDS AND TREES SHALL BE MULCHED WITH 3-4 IN. OF SETTLED PINE STRAW THAT IS FREE FROM DEBRIS, LEAVES, TWIGS, INSECTS, GRASSES, WEEDS, PLANTS AND THEIR SEEDS, AND ANY SUBSTANCE HARMFUL TO PLANT GROWTH. PINE STRAW MULCH SHALL BE TUCKED & ROLLED AT ALL EDGES.
   - A. TREES PLACED IN SODDED/TURFGRASS AREAS SHALL BE MULCHED WITH AN 8 FT. DIAMETER MULCH RING UNLESS OTHERWISE NOTED ON PLANS.
10. UNLESS OTHERWISE AGREED TO IN THE CONTRACT, THE CONTRACTOR SHALL PROVIDE INTERIM MAINTENANCE UNTIL SUBSTANTIAL COMPLETION NOTICE IS PROVIDED BY THE LANDSCAPE ARCHITECT. THIS INCLUDES:
    - A. WATERING
    - B. MOWING, TRIMMING, EDGING, BLOWING & WEEDING.
    - C. FERTILIZING & APPLICATION OF NECESSARY INSECTICIDES/HERBICIDES
    - D. GUYING TREES WHEN DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
    - E. ADEQUATE DRAINAGE OF PONDING AREAS.
    - F. GENERAL LANDSCAPE CLEAN-UP.

GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL CONTRACT DOCUMENTS & RELATED EXISTING CONDITIONS, UTILITIES, STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
2. CONTRACTOR'S BASE BID TO INCLUDE ALL MATERIALS, LABOR, PERMITS, EQUIPMENT, TOOLS, INSURANCE, ETC. TO PERFORM THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS.
3. PERFORM ALL WORK IN COMPLIANCE WITH ALL APPLICABLE LAWS, CODES, & REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK & PROVIDE PERMITS REQUIRED BY LOCAL AUTHORITIES.
4. CONTRACTOR TO COMPLETE ALL WORK WITHIN SCHEDULE ESTABLISHED BY OWNER.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL WORK DISTURBED BY CONSTRUCTION TO A CONDITION BETTER THAN OR EQUAL TO THE CONDITIONS THAT EXISTED PRIOR TO THE BEGINNING OF CONSTRUCTION AT NO ADDITIONAL COST TO OWNER.
6. PLANT QUANTITIES ARE FOR ESTIMATION PURPOSES ONLY. CONTRACTOR TO VERIFY TRUE QUANTITIES IN FIELD.
7. CONTRACTOR IS RESPONSIBLE FOR PLANT COUNTS, INCLUDING SUBTRACTION AND ADDITION OF PLANTS. NOTIFY THE LANDSCAPE ARCHITECT WHEN PLANT TYPES AND PLANT QUANTITIES CHANGE.

PLANTING & SOIL PREPARATION NOTES:

1. UNLESS OTHERWISE INSTRUCTED BY OWNER, IN PRICING THE PROJECT THE CONTRACTOR SHALL CONDUCT SOIL ANALYSIS OF A MINIMUM OF (3) SAMPLES OF EXISTING SOIL FROM AREAS TO BE PLANTED AND SHALL PROVIDE ANY NECESSARY SOIL OR DRAINAGE AMENDMENTS THAT ARE REQUIRED TO ENSURE PLANT VIABILITY IN THE PRICE OF THE JOB.
2. TOPSOIL (& PLANTING SOIL WHEN DIFFERENT) SHALL BE PROVIDED MIXED AND READY FOR INSTALLATION. TOPSOIL SHALL MEET THE FOLLOWING CRITERIA & STRIPPED/STOCKPILED TOPSOIL MAY BE USED IF IT CAN REASONABLY BE BROUGHT UP TO THESE CRITERIA.
3. FINAL GRADES DEPICTED ON THE GRADING PLAN ARE TO ACCOUNT FOR PLANTING SOIL DEPTHS INDICATED IN THE LANDSCAPE DRAWINGS/DETAILS. CONTRACTOR SHALL ENSURE SUBGRADE IS SCARIFIED PRIOR TO INSTALLING PLANTING SOIL.
4. FINAL FINISHED GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
5. ALL TRASH, DEBRIS LARGER THAN 2 INCHES IN DIAMETER IN ANY DIRECTION, ROCK, COBBLE, EXCAVATION SPOILS, & GRAVEL SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE PRIOR TO THE INSTALLATION OF TOPSOIL/PLANTING SOIL.
6. COORDINATE INSTALLATION OF TOPSOIL/PLANTING SOIL WITH OTHER WORK. PLACEMENT SHALL OCCUR AFTER INSTALLATION OF HARDSCAPE IMPROVEMENTS, IRRIGATION SYSTEMS, UTILITIES, ETC. AND BEFORE PLANT INSTALLATION.
7. PRIOR TO PLANT INSTALLATION, PLANT BEDS AND PITS SHALL BE TESTED FOR PERCOLATION BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER. TEST SHALL CONSIST OF 1 FT DIAMETER BY 1 FT DEEP MIN HOLE, OR THE PLANTING PIT, FILLED WITH WATER. IF WATER HAS NOT DISSIPATED BY 50% WITHIN 2 HOURS, NOTIFY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION. IN HARDPAN CONDITIONS, INSTALL DRAIN PIPES AS PER PLANTING DETAILS.

DATE: JAN 28,2026
PROJECT NO.:
DRAWN BY: WM
CHECKED BY:
REVISIONS:

DRAWING TITLE

PLANT SCHEDULE & PLANT DETAILS

LANDSCAPE PLANS FOR

COCONUTZ SPORTZ BAR

HILTON HEAD BEACH AND TENNIS RESORT
FOLLY FIELD ROAD
HILTON HEAD ISLAND, SOUTH CAROLINA

MILLING
LAND DESIGN
millingld.com
518 Martin Luther King Jr. Blvd
Savannah, GA
843.290.2623

DESIGN REVIEW PLAN, NOT FOR CONSTRUCTION

SHEET NUMBER

L3

Project		Catalog #		Type	
Prepared by		Notes		Date	

Lumière

Lanterra 9002

Wall Mount Cylinder
Interior / Exterior
Integrated LED

Typical Applications

• Hospitality • Commerical Landscape • Outdoor Area/Site • Residential
• Architectural

Interactive Menu

- Order Information page 2
- Product Specifications page 3
- Mounting Details page 4
- Lumen Table page 6
- Photometrics page 7
- Integrated Sensor page 8

Product Certification

c UL us LISTED · RoHS COMPLIANT · IP66 · LM79 LM80 · BAA · BABA

Product Features

wet location

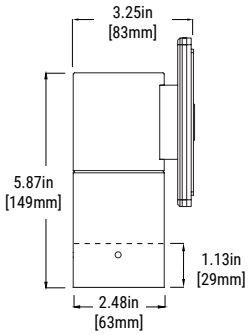
Top Product Features

- Uplight, downlight or combined up and downlight
- Up to 1000 delivered lumens per side and 107 LPW
- Field interchangeable Spot, Medium, Flood and Wide optics
- Integrated LED source with 80, 90, and 97 CRI options available
- Premium machined aluminum construction with stainless steel hardware
- Line voltage input with ELV, Triac and 0-10V dimming standard
- Integral and remote driver mounting options

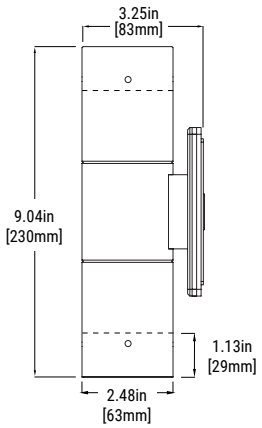
Dimensions

WRS mount shown

9002-W1-RW



9002-W2-RW



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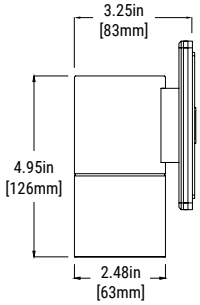

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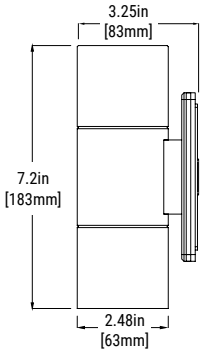


Order Information

SAMPLE ORDER NUMBER: **9002-W2-RW-LED3090-M-M-CS-L1-UNV-RSM**

Domestic Preferences	Series	Direction	Hood	LED CCT & CRI	Field Replaceable optic 1	Field Replaceable optic 2	Finish	Light level	Voltage	Mounting	Options
[Blank]=Standard **BAA**=Buy American Act **BABA**=Build America Buy America Act	**9002**	**W1**=Up or Down **W2**[2]=Up and Down	**RW**=Standard-Recessed Lens with weep holes **RI**=Recessed Lens with no weep holes **FL**=Flush lens hood	**Standard CRI** **LED2790**=2700K, 90 CRI **LED3090**=3000K, 90 CRI **LED3590**=3500K, 90 CRI **LED4080**=4000K, 80 CRI **LED5080**=5000K, 80 CRI **Premium CRI** **LED2797**=2700K, 97 CRI **LED3097**=3000K, 97 CRI **LED3597**=3500K, 97 CRI **LED4097**=4000K, 97 CRI	**S**=Spot **M**=Medium **F**=Flood **W**=Wide Flood	**S**=Spot **M**=Medium **F**=Flood **W**=Wide Flood	**Painted** **BK**=Black **BZ**=Bronze **CS**=City Silver **WT**=White	**L1**=Light Level 1	**UNV**=120-277V	**Surface Mount - Wall, Ceiling, Ground** **RSM=** Round Surface Mount- mounts directly to junction box **Remote Driver Housing** **WRR** [7] =Remote Driver Housing - Round Wall Plate **WRS** [7] =Remote Driver Housing - Square Wall Plate **Integral Driver Mount** **WIS**=Wall Integral Driver Plate	**SVPD2**[8] =Standalone integral sensor
Notes (1) Only product configurations with these prefixes are built to be compliant with the Buy America Act of 1933 (BAA) or Buy America Build America Act (BABA). Please see the Compliance section in Product Specifications for more detail.	**Notes**	**Notes** (2) W2 doubles input wattage listed with RSM only	**Notes**	**Notes**	**Notes**	**Notes** (3) Only available for double head option (W2)	**Notes** (4) Premium metal not available for RSM option (5) Consult factory for premium/ natural metals material finish. (6)ROHS Compliant - For Natural materials consult factory	**Notes**	**Notes**	**Notes** (7) Remote Driver up to 60'	**Notes** (8) Only available for Single head, Up or down (W1) with RSM only.

Accessories - order separately

Accessories

Accessories [9]				
	Filters	**Lens**	**Louver**	**Optics**
ISHH01LUM=Programming Remote for sensor **ISHH02LUM**=Personal Control Remote for sensor	**F71-2**=Peach Dichroic **F72-2**= Amber Dichroic **F73-2**= Green Dichroic **F74-2**= Medium Blue **F75-2**= Yellow Dichroic **F76-2**= Red Dichroic **F77-2**=Dark Blue Dichroic **F78-2**= Light Blue Dichroic **F79-2**= Neutral Density Dichroic **F80-2**=Magenta Dichroic **F22-2**= Red Color **F33-2**= Blue Color **F44-2**=Green Color **F55-2**= Yellow Color **F66-2**= Mercury Color	**LSL-2**=Linear Spread Lens **DIF-2**=Diffused Lens **OSL-2**=Overall Spread Lens	**LVR-2**=45° Hex Cell Louver	**LLR-S-2=**15° Spot **LLR-M-2=** 25° Medium **LLR-F-2=** 40° Flood **LLR-W-2=** 55° Wide Flood **LLR-K-2=** Spot, Medium, Flood, Wide Flood Kit
Notes (9) Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.				

Product Specifications

Construction
- Housing and hood are precision-machined from corrosion resistant billet stock 6061-T6 aluminum, C360 brass, C932 bronze*, C110 copper or 303/304 stainless steel.
- Housing and hood are sealed with a high temperature silicone O-ring gasket to prevent water intrusion.
- Tempered glass lens, factory sealed with high temperature silicone O-ring to prevent water intrusion and breakage due to thermal stock.
- Stainless steel hardware is standard to provide maximum corrosion resistance.

Hood
- Hood removes to allow for field-swapping of optical distributions
- Hood is removable and accepts up to two internal accessories at once (lenses, louvers and filters) to achieve multiple lighting effects.
- Weep hole prevents water and mineral stains from collecting on the lens, even in the straight up position.
- The flush lens design reduces fixture length, minimizes debris collection and prevents water and mineral stains from collecting on the lens.

Finish
- Fixtures constructed from 6061-T6 aluminum are double protected by an ROHS* chemical film undercoating and polyester powder coat paint finish
- A variety of standard colors are available.Custom colors are available via ETO. Additional charges and lead time will apply.
- Fixtures constructed from brass, bronze, copper or stainless steel are left unpainted to reveal the natural beauty of the material. Brass, bronze* and copper will patina naturally over time.

Mounting
- Options for integral and remote mounted drivers
- Round Surface Mount (RSM) is utilizes an aluminum housing to create an IP66 compartment for the drivers
- Wall Integral Square (WIS) provides a more minimalist aesthetic and requires the fixture to mount a 4 inch square junction box to allow driver fitment directly behind the fixture
- Remote mounted drivers can be up to 60 feet away from the light fixture

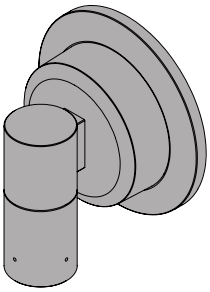
Electrical
- Long life LED system coupled with electronic driver (120-277V/50-60Hz) is compatible with TRIAC (Leading Edge Dimming), ELV (Trailing Edge Dimming) and 0-10V dimming to deliver optical performance. Light can be dimmed from 100-1% while maintaining constant CCT.
- Multiple CCT and CRI options available including four premium 97CRI options
- 86% lumen maintenance at 60,000hrs.
- Surge protection is incorporated in the LED driver.

Compliance
- cULus Wet Location listed for use in -30° to 50° ambient environments unless otherwise noted
- Tested according to IESNA LM-79 and LM-80 procedures
- ROHS compliant.
- IP66 Rated.
- BAA domestic preference option meets BAA requirements
- BABA domestic preference option meets BABA requirements. BABA products meet minimum government compliance requirements for Buy America Build America standard, part of the Infrastructure and Investment Jobs Act (IIJA). Individual government agencies may have more stringent compliance standards
- See DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information

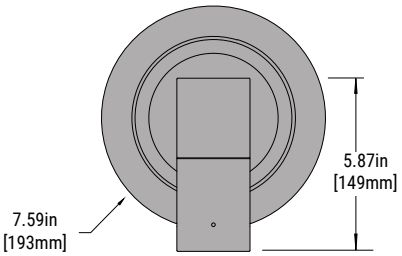
Warranty
- Five-year limited warranty. Consult website for details: www.cooperlighting.com/legal

Mountings

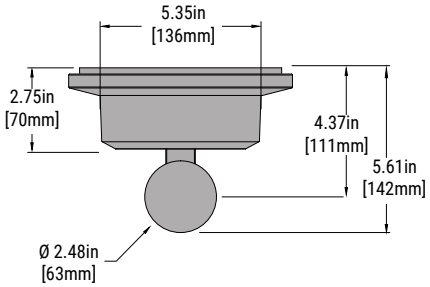
ROUND SURFACE MOUNT (RSM)
RSM-W1



ISO VIEW

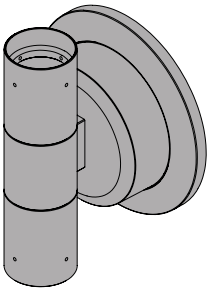


FRONT VIEW

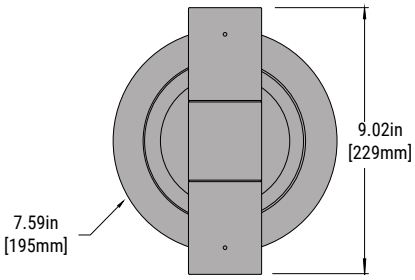


TOP VIEW

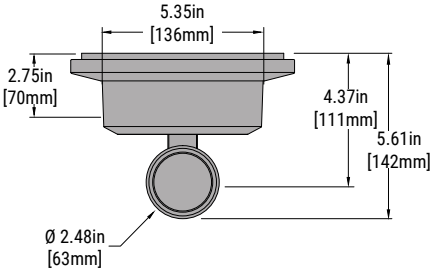
ROUND SURFACE MOUNT (RSM)
RSM-W2



ISO VIEW



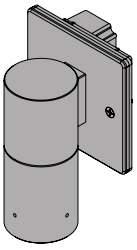
FRONT VIEW



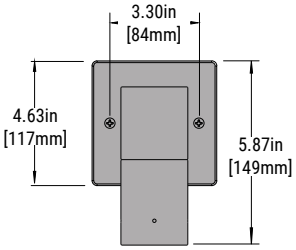
TOP VIEW

WALL INTEGRAL DRIVER SQUARE PLATE (WIS)
WIS-W1

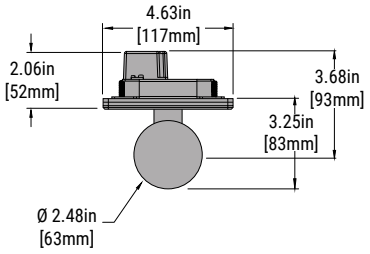
Requires mounting to a 4" square junction box with a minimum depth of 2-1/8"



ISO VIEW



FRONT VIEW



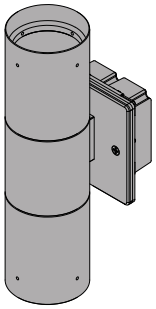
TOP VIEW

Mountings

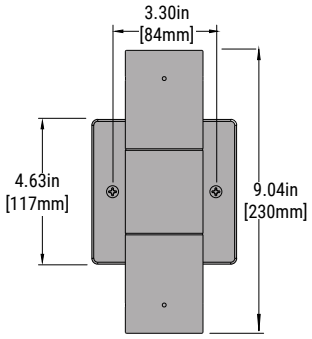
WALL INTEGRAL DRIVER SQUARE PLATE (WIS)

WIS-W2

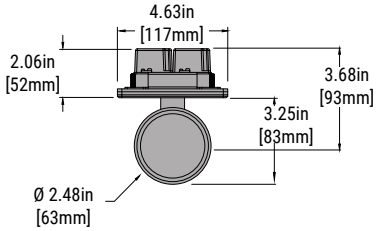
Requires mounting to a 4" square junction box with a minimum depth of 2-1/8"



ISO VIEW



FRONT VIEW

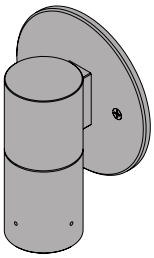


TOP VIEW

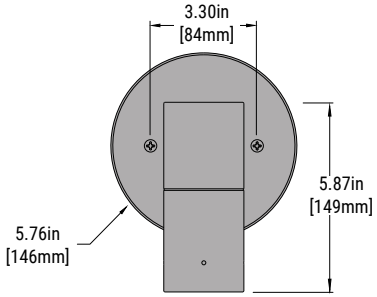
ROUND WALL PLATE WITH REMOTE DRIVER

WRR-W1 Round wall plate, as shown

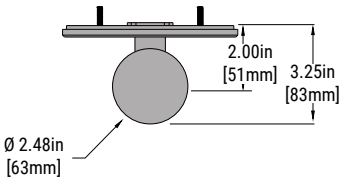
WRS-W1 Square wall plate, also available



ISO VIEW



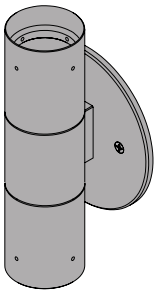
FRONT VIEW



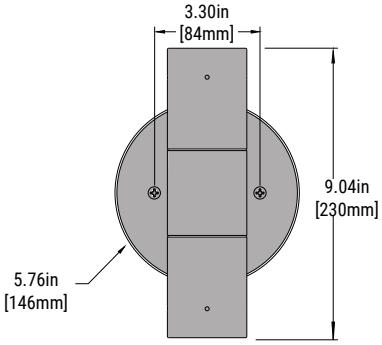
TOP VIEW

WRR-W2 Round wall plate, as shown

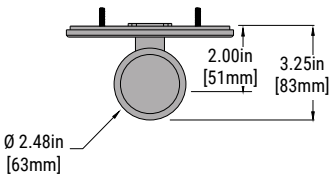
WRS-W2 Square wall plate, also available



ISO VIEW



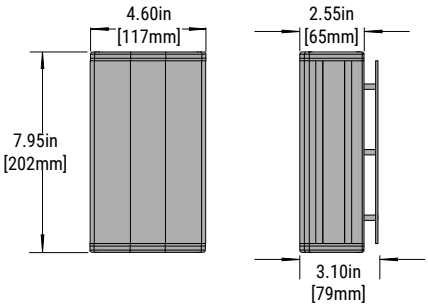
FRONT VIEW



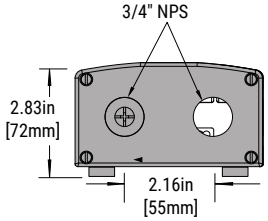
TOP VIEW

REMOTE BOX (Included with WRR and WRS)

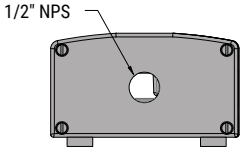
Remote Driver distance up to 60',



FRONT VIEW SIDE VIEW



BOTTOM VIEW



TOP VIEW

Lumen Table

		9002-[W1] Regressed Hood - Black L1 - 10W		
		CBCP	Lumens	LPW
S Spot 15°	LED2790	4566	358	35.8
	LED3090	4837	379	37.9
	LED3590	5236	411	41.1
	LED4080	6028	473	47.3
	LED5080	6581	516	51.6
	LED2797	4350	341	34.1
	LED3097	4657	365	36.5
	LED3597	4898	384	38.4
	LED4097	5022	394	39.4
M Medium Flood 25°	LED2790	4252	724	72.4
	LED3090	4505	767	76.7
	LED3590	4877	831	83.1
	LED4080	5614	956	95.6
	LED5080	6129	1044	104.4
	LED2797	4051	690	69.0
	LED3097	4337	739	73.9
	LED3597	4562	777	77.7
	LED4097	4677	797	79.7
F Flood 40°	LED2790	1604	746	74.6
	LED3090	1699	791	79.1
	LED3590	1840	856	85.6
	LED4080	2118	985	98.5
	LED5080	2312	1076	107.6
	LED2797	1528	711	71.1
	LED3097	1636	761	76.1
	LED3597	1721	801	80.1
	LED4097	1764	821	82.1
W Wide Flood 55°	LED2790	798	685	68.5
	LED3090	846	726	72.6
	LED3590	916	785	78.5
	LED4080	1054	904	90.4
	LED5080	1151	987	98.7
	LED2797	761	653	35.0
	LED3097	814	699	69.9
	LED3597	856	735	73.5
	LED4097	878	753	75.3

TM30 Data

	CCT/CRI	Rf	Rg	Ra	R9
9002	**2790**	91.8	100.0	93.8	66.3
	3090	91.3	99.1	92.1	62.6
	3590	90.4	98.7	92.5	65.5
	4080	82.6	93.8	84.2	15.1
	5080	81.4	93.3	83.8	14.0
	2797	94.7	100.3	98.2	92.7
	3097	94.0	100.1	98.6	94.2
	3597	93.0	99.6	98.2	95.3
	4097	91.1	97.8	95.9	87.7

Lumen maintenance

Ambient Tempurature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
25°C, 40°C, 40°C	> 86%	> 90,000

Power Table

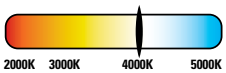
Number of Heads	Light Level	Input Current (A) at 120 VAC	Input Current (A) at 277 VAC	Input Power (W)
W1	L1	0.08	0.03	10
W2	L1	0.16	0.06	20

Photometrics

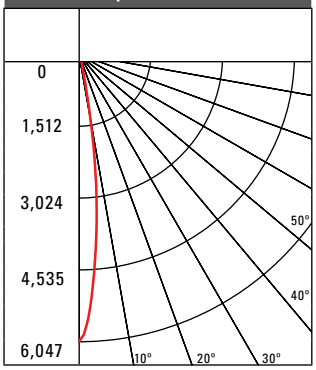
Test Number	P29421
Lumcat	9002-[A1, P1, S1, SU1, W1]-X-FL-LED4080-S-BK-L1-UNV
Lumens	458 Lm
Watts	10 W
LPW	45.8 Lm/W
CCT	4000K
SC (0/90/45)	0.24 / 0.24 / 0.24
Beam Angle	14°

Color metric summary

TM-30-15	Rf = 82.6
	Rg = 93.8
CRI/CIE	Ra = 84.2
	R9 = 15.1



Candle power distribution



Cone of light

Horizontal Illuminance on Floor			
MH	FC	L	W
2'	1511.8	0.4	0.4
4'	377.9	0.8	0.8
6'	168	1.4	1.4
8'	94.5	1.8	1.8
10'	60.5	2.4	2.4
15'	26.9	3.6	3.6
20'	15.1	4.8	4.8
30'	6.7	7.2	7.2
40'	3.8	9.6	9.6

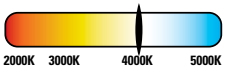
Candela table

Angle	0-deg
0	6047
5	4064
10	1430
15	292
20	137
30	21
40	7
50	3
60	2
70	1
80	0
90	0

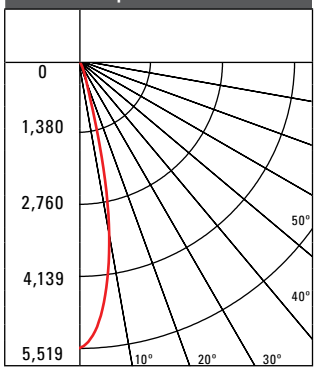
Test Number	P29422
Lumcat	9002-[W1]-X-FL-LED4080-M-BK-L1-UNV
Lumens	985 Lm
Watts	10 W
LPW	98.5 Lm/W
CCT	4000K
SC (0/90/45)	0.4 / 0.4 / 0.36
Beam Angle	23.1°

Color metric summary

TM-30-15	Rf = 82.6
	Rg = 93.8
CRI/CIE	Ra = 84.2
	R9 = 15.1



Candle power distribution



Cone of light

Horizontal Illuminance on Floor			
MH	FC	L	W
2'	1379.8	0.6	0.6
4'	344.9	1.4	1.4
6'	153.3	2.2	2.2
8'	86.2	3	3
10'	55.2	3.8	3.8
15'	24.5	5.8	5.8
20'	13.8	7.8	7.8
30'	6.1	11.8	11.8
40'	3.4	15.8	15.8

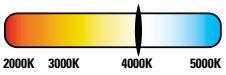
Candela table

Angle	0-deg
0	5519
5	4909
10	3391
15	1302
20	457
30	133
40	22
50	6
60	2
70	1
80	0
90	0

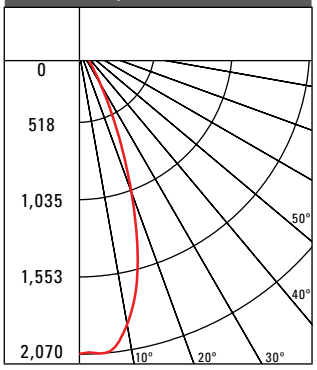
Test Number	P29423
Lumcat	9002-[W1]-X-FL-LED4080-F-BK-L1-UNV
Lumens	1015 Lm
Watts	10W
LPW	101.5 Lm/W
CCT	4000K
SC (0/90/45)	0.66 / 0.66 / 0.63
Beam Angle	40.3°

Color metric summary

TM-30-15	Rf = 82.6
	Rg = 93.8
CRI/CIE	Ra = 84.2
	R9 = 15.1



Candle power distribution



Cone of light

Horizontal Illuminance on Floor			
MH	FC	L	W
2'	517.5	1.2	1.2
4'	129.4	2.6	2.6
6'	57.5	3.8	3.8
8'	32.3	5.2	5.2
10'	20.7	6.6	6.6
15'	9.2	9.8	9.8
20'	5.2	13.2	13.2
30'	2.3	19.8	19.8
40'	1.3	26.4	26.4

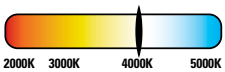
Candela table

Angle	0-deg
0	2070
5	2070
10	1900
15	1547
20	1048
30	306
40	60
50	11
60	3
70	2
80	0
90	0

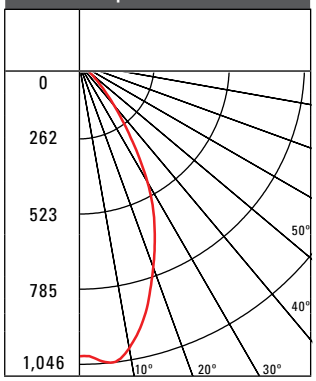
Test Number	P29424
Lumcat	9002-[W1]-X-FL-LED4080-W-BK-L1-UNV
Lumens	947 Lm
Watts	10 W
LPW	94.7 Lm/W
CCT	4000K
SC (0/90/45)	0.87 / 0.87 / 0.88
Beam Angle	57.1°

Color metric summary

TM-30-15	Rf = 82.6
	Rg = 93.8
CRI/CIE	Ra = 84.2
	R9 = 15.1



Candle power distribution



Cone of light

Horizontal Illuminance on Floor			
MH	FC	L	W
2'	257.5	1.6	1.6
4'	64.4	3.4	3.4
6'	28.6	5	5
8'	16.1	6.8	6.8
10'	10.3	8.6	8.6
15'	4.6	12.8	12.8
20'	2.6	17.2	17.2
30'	1.1	25.8	25.8
40'	0.6	34.4	34.4

Candela table

Angle	0-deg
0	1018
5	1042
10	1005
15	896
20	754
30	477
40	189
50	56
60	13
70	2
80	0
90	0

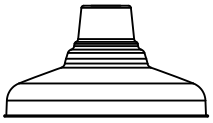
CCT/CRI	LED2790	LED3090	LED3590	LED4080	LED5080	LED2797	LED3097	LED3597	LED4097
FC Multiplier	0.757	0.802	0.869	1.000	1.092	0.722	0.773	0.813	0.833

Note: Photometric tables show lumen output for W1 only. For W2 (Up and Down) option, uplight and downlight both match lumen output as W1.

SPS-0454 REV B

UNION INTEGRATED LED SERIES

JOB NAME: HHB&T - Coconutz FIXTURE TYPE: _____



BLE - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____

A B C D E F G

H I J K L

Order Example: BLE - G - WHU16 - 420 - G22 - 975 - NA - WC - 975 - NA - LED38 - 3000K - DL

A - MOUNTING STYLE

C	Cord Hung
CN	Chain Hung
F	Flush Mount[1]
G	Gooseneck
S	Stem Mount

B - SHADE SIZE

UNION:

WHU10	10" Shade
WHU12	12" Shade
WHU14	14" Shade
WHU16	16" Shade[1]

C - SHADE FINISH

PORCELAIN FINISHES[2]:

150	Black
250	White
350	Vintage Green
355	Jadite
455	Cherry Red
550	Yellow
650	Bronze
750	Cobalt Blue
765	Delphite Blue
850	Graphite
950	Metallic Chrome

POWDER COAT FINISHES[3]:

100	Black
105	Textured Black
106	Matte Black
200	White
206	Matte White
300	Dark Green
307	Emerald Green
311	Jadite
370	Mint
380	Chartreuse
390	Teal
400	Barn Red
420	Orange
470	Watermelon
480	Blush Pink
490	Magenta
495	Sherbet Orange
500	Buttery Yellow
570	Sunflower
600	Bronze
601	Chocolate
605	Rust
615	Oil-Rubbed Bronze

C - SHADE FINISH (CONTINUED)

POWDER COAT FINISHES[3]:

700	Royal Blue
705	Navy
710	Cobalt Blue
715	Delphite Blue
790	Lavender
800	Industrial Grey
805	Charcoal Granite
810	Graphite
975	Galvanized

NATURAL METALS[4]:

995	Raw Copper
996	Weathered Copper
997	Raw Brass
998	Weathered Brass
999	Oil-Rubbed Copper

D - MOUNTING

*Please Note: If Flush Mount [F] is selected in **Section A**, please select **NA***

NA	Not Applicable

CSA LISTED CORDS:

SBK	Standard Black
SWH	Standard White
CSB	Black Cloth
CSW	White Cloth
CMG	Grey Cloth
CSR	Red Cloth
CRZ	Red Chevron Cloth
CSBB	Black & Brown Cloth
CSRW	Red & White Cloth
CSGW	Gold & White Cloth
CSBG	Black & Gold Cloth
CSBW	Black & White Cloth
CSBP	Black & Pink Cloth
CSUW	Blue & White Cloth

CHAIN MOUNT OPTIONS[5]:

CN36	3' of Chain
CN48	4' of Chain
CN60	5' of Chain
CN72	6' of Chain

D - MOUNTING (CONTINUED)

GOOSENECK OPTIONS:

G1[5]	**G11[5]**	**G26[5]**
G2[5]	**G12[5]**	**G32**
G3[5,6]	**G13**	**G34[5]**
G4[6]	**G14**	**G35[5]**
G5[5]	**G15**	**G36[5]**
G6	**G16[5]**	**G64[5]**
G7	**G17**	**G65[5]**
G8	**G22**	
G9	**G24**	
G10	**G25**	

STEM MOUNT OPTIONS:

ST506	.5" Stem Mount, 6"[5]
ST512	.5" Stem Mount, 12"[5]
ST518	.5" Stem Mount, 18"[5]
ST524	.5" Stem Mount, 24"[5]
ST536	.5" Stem Mount, 36"[5]
ST548	.5" Stem Mount, 48"[5]
ST706	.75" Stem Mount, 6"
ST712	.75" Stem Mount, 12"
ST718	.75" Stem Mount, 18"
ST724	.75" Stem Mount, 24"
ST736	.75" Stem Mount, 36"
ST748	.75" Stem Mount, 48"

E - MOUNTING FINISH

*Please Note: See **Section C** for Finish Options. 980-Brushed Aluminum is also available for Gooseneck (except G36, G40, G64, & G65) and Stem mounting styles. If a Porcelain shade finish is selected, mounting willbe powder coat painted-to-match. Porcelain shade finishes are not available with a Natural Metal mounting finish*
(I) If Cord Hung [C], selection identifies canopy finish
(II) If Chain Hung [CN] Mounting Style, selection identifies chain and canopy finish. Natural Metals are not applicable
(III) If Stem Mount [S] Mounting Style, selection identifies stem and canopy finish
(IV) If Flush Mount [F] Mounting Style, selection identifies hex coupler and canopy finish. Natural Metals are not applicable

980	Brushed Aluminum

F - CORDS[7]

*Please Note: See **Section D** for all applicable CSA Listed Cord Options*

NA	Not Applicable

G - SHADE ACCESSORIES[5]

NA	None
WC	Wire Cage
ACR	Acrylic Diffuser[8,9]

H - SHADE ACCESSORY FINISH

*Please Note: See **Section C** for Finish Options. Natural Metals not applicable. If Porcelain Finish is selected, accessory will be powder coat painted-to-match*

NA	Not Applicable

I - MOUNTING ACCESSORY

Please Note: Mounting Accessories below are only applicable with select Mounting Styles. Please refer to product listings on our website for further detail.

NA	None/Not Applicable
HSC	Hang Straight Canopy[5,10]
LDBPC	LED Decorative Backing Plate Cover[11,12]
LDCHX	LED Decorative Backing Plate Cover & Hex Cover[11,12]

J - LIGHT SOURCE

LED11	850 Lumen, 11W LED
LED16	1250 Lumen, 16W LED
LED27	2000 Lumen, 27W LED[13]
LED38	3000 Lumen, 38W LED[1,13]
LED43	4000 Lumen, 43W LED[1,13]

K - COLOR TEMPERATURE

2700K	2700K, Warm White
3000K	3000K, Neutral White
3500K	3500K, Bright White
4000K	4000K, Cool White

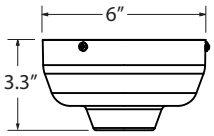
L - LED LENS

DL	Domed Lens
FL	Flat Lens

IMPORTANT: *(1) Not available with Acrylic Diffuser shade accessory (2) All Porcelain Enamel finished shades feature a white interior and a black outer rim (3) All Powder Coat finished shades, Galvanized excluded, feature a white interior (4) Natural Metals have a longer estimated manufacturing time, please check the website for exact lead time. There are no returns accepted on Natural Metals (5) Not available in Natural Metals (6) Not compatible with 16" shade size and larger (7) Only applicable if Chain Hung Mounting Style selected in Section A, select NA if another Mounting Style is selected (8) Acrylic Diffuser limits the maximum lumen selection as well as lumens delivered and LPW. Selection Limits: 1250 Max for 10" shades; 2000 Max for 12" and 14" shades (9) Fixture is CSA Listed for Damp Locations with Acrylic Diffuser (10) Only applicable if Stem Mounting style is selected in Section A (11) Not available with G3, G4, G11, G15, G26 & G36 Gooseneck option (12) Only applicable if Gooseneck Mounting style is selected in Section A (13) Not applicable if WHU10 is selected in section B*

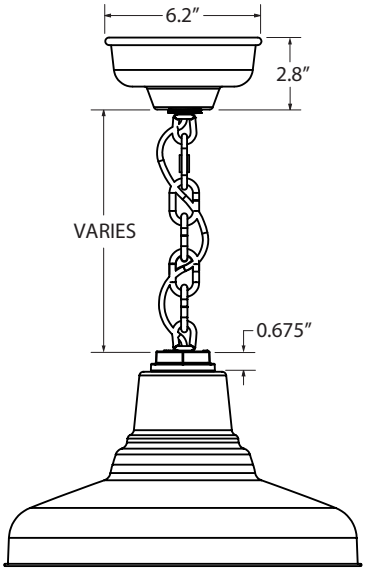
MOUNTING STYLE

HIGH LUMEN CANOPY FOR PENDANT & FLUSH MOUNT



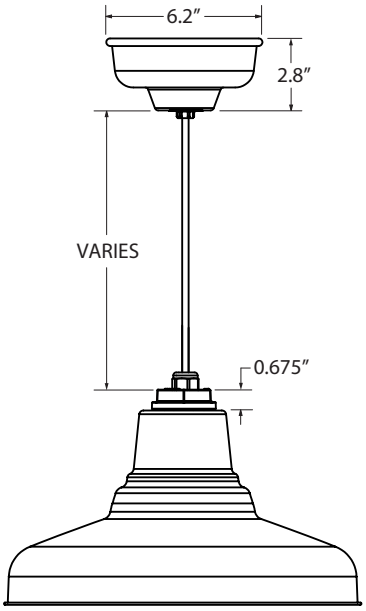
Required if LED 27, 38, 43 Light Source selected in Section J

CHAIN HUNG PENDANT (CN)



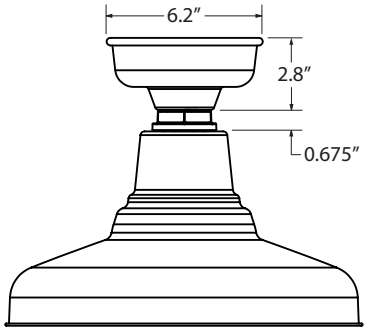
Canopy shown required if LED 11 & 16 Light Source selected in Section J

CORD HUNG PENDANT (C)



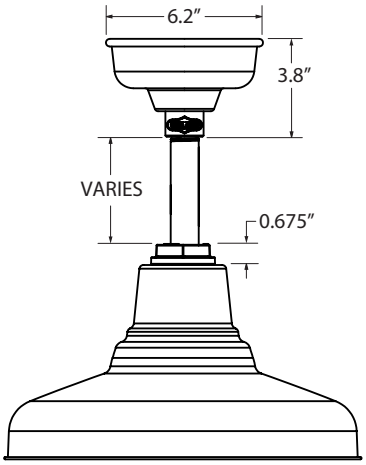
Canopy shown required if LED 11 & 16 Light Source selected in Section J

FLUSH MOUNT (F)



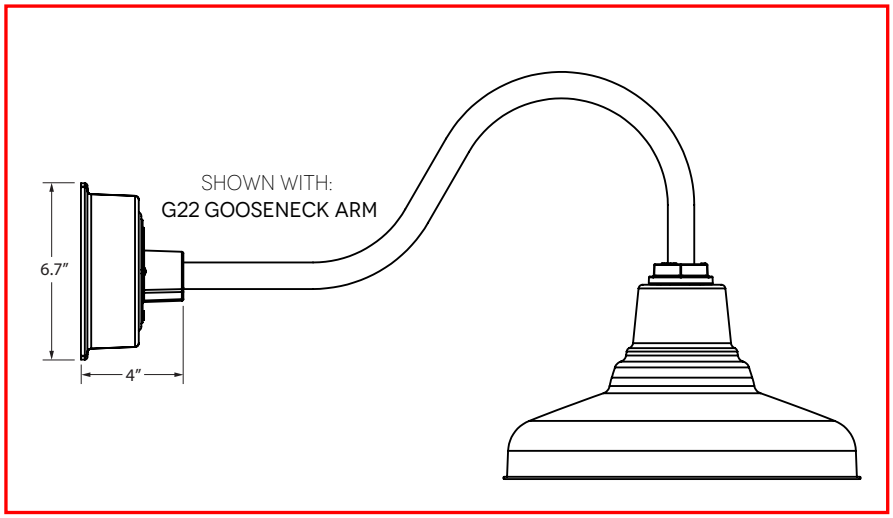
Canopy shown required if LED 11 & 16 Light Source selected in Section J

STEM MOUNT PENDANT (S)

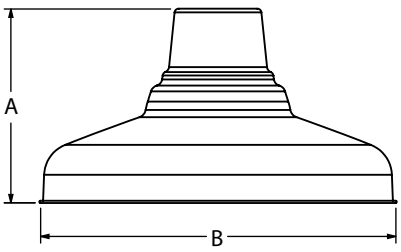


Canopy shown required if LED 11 & 16 Light Source selected in Section J

GOOSENECK (G)



LUMINAIRE DIMENSIONS



SHADE CODE	HEIGHT (A)	DIAMETER (B)
WHU10	7″	10″
WHU12	7″	12″
WHU14	7.50″	14″
WHU16	8.50″	16″

40 Folly Field Road Unit: BAR
Hilton Head Beach & Tennis
Cocnutz Bar & Grill
Alteration / Addition
Staff Comments
February 11,2026
DRB-000087-2026

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: 40 Folly Field Road Unit: BAR – Coconutz Bar & Grill DRB-000087-2026

DATE: 2/11/2026 CATEGORY: Alteration

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	☒	☐	☐	
Existing Conditions match As-Built	☒	☐	☐	
Dimensioned Details and of Sections	☐	☐	☒	
Detail Illustrating Connection to Existing Structure	☐	☒	☐	Provide detail connection to existing structure.
New Building Details Match Existing Building Details	☐	☐	☒	

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	☒	☐	☐	
Promotes pedestrian scale and circulation	☒	☐	☐	
Design is unobtrusive and set into the natural environment	☒	☐	☐	
Utilizes natural materials and colors	☐	☒	☐	Provide a real materials board with colors and materials shown.
Avoids distinctive vernacular styles	☒	☐	☐	
Design is appropriate for its use	☒	☐	☐	

All facades shall have equal design characteristics	☒	☐	☐	
Avoids monotonous planes or unrelieved repetition	☒	☐	☐	
Has a strong roof form with enough variety to provide visual interest	☒	☐	☐	
Overhangs are sufficient for the façade height.	☒	☐	☐	
Forms and details are sufficient to reduce the mass of the structure	☒	☐	☐	
Human scale is achieved by the use of proper proportions and architectural elements	☒	☐	☐	
Utilizes a variety of materials, textures and colors	☒	☐	☐	
Incorporates wood or wood simulating materials	☒	☐	☐	
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	
Utilities and equipment are concealed from view	☐	☐	☒	
Decorative lighting is limited and low wattage and adds to the visual character	☒	☐	☐	
Accessory elements are designed to coordinate with the primary structure	☒	☐	☐	

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	☒	☐	☐	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☒	☐	☐	
Landscape is designed so that it may be maintained in its natural shape and size	☒	☐	☐	
Preserves a variety of existing native trees and shrubs	☒	☐	☐	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☒	☐	☐	
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)	☒	☐	☐	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project	☒	☐	☐	
A variety of species is selected for texture and color	☒	☐	☐	
Provides overall order and continuity of the	☒	☐	☐	

Landscape plan				
Native plants or plants that have historically been prevalent on the Island are utilized	☒	☐	☐	
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth	☒	☐	☐	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	☒	☐	☐	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	☒	☐	☐	
Proposed groundcovers are evergreen species with low maintenance needs	☒	☐	☐	
Large, grassed lawn areas encompassing a major portion of the site are avoided	☒	☐	☐	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	☒	☐	☐	
Ornamentals and Annuals are limited to entrances and other focal points	☒	☐	☐	

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	☒	☐	☐	
Supplemental and replacement trees meet LMO requirements for size, species and number	☒	☐	☐	
Wetlands if present are avoided and the required buffers are maintained	☐	☐	☒	
Sand dunes if present are not disturbed	☐	☐	☒	

COMMENTS & CONDITIONS

Staff recommend approval of the Alteration submittal for the 40 Folly Field Road Unit: BAR, Hilton Head Beach & Tennis Coconutz Bar & Grill with the following conditions:

1. Provide detailed connection to existing structure.
2. Please provide materials as well as color on a board.
3. This development has not applied for a development plan review. Due to this, keep in mind the remaining sections in the LMO that may affect the approval from the Design Review Board.

4. Sec. 16-2-103.I.6 – Effect of Approval
   An application for Corridor Review (Minor or Major) shall be approved only upon a finding that the proposed development is consistent with the Design Guide.
5. Sec. 16-2-103.I.8 – Amendment
   Approval of Corridor Review (Minor or Major) may be modified or amended only in accordance with the procedures and standards established for its original approval.
6. Any additional information as required by the Board.

18 Simmons Road
Marsh Side Restaurant
Conceptual
February 11, 2026
DRB-000088-2026

1/28/26 DRB-088-2026

Town of Hilton Head Island

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

FOR OFFICIAL USE ONLY
Date Received:
Accepted by:
DRB #:
Meeting Date:

Applicant/Agent Name: Brent Roinson, AIA Company: Brent Robinson Architect, LLC
Mailing Address: 301 Central Ave, PMB 353 City: Hilton Head State: SC Zip: 29926
Telephone: 843-252-0833 Fax: E-mail: brent@brentrobinsonarchitect.com
Project Name: Marsh Side Restaurant Project Address: ~~35 Office Park Rd, Ste #2,~~ 18 Simmons Rd Hilton Head Island, SC
Parcel Number [PIN]: R5 1 0 0 1 1 0 0 0 0 0 7 F 0 0 0 0
Zoning District: WMU Overlay District(s): COR - OCRM High Tide

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

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

Project Category:

X Concept Approval – Proposed Development
____ Final Approval – Proposed Development
____ Alteration/Addition
____ Sign

Submittal Requirements for ***All*** projects:

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

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

DRB-088-2026

Additional Submittal Requirements:

Final Approval – Proposed Development

_____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.

_____ Final site development plan meeting the requirements of Appendix D: D-6.F.

_____ Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.

_____ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.

_____ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

_____ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions

_____ All of the materials required for final approval of proposed development as listed above, plus the following additional materials.

_____ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.

_____ Photographs of existing structure.

Additional Submittal Requirements:

Signs

_____ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

For freestanding signs:

_____ Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.

_____ Proposed landscaping plan.

For wall signs:

_____ Photograph or drawing of the building depicting the proposed location of the sign.

_____ Location, fixture type, and wattage of any proposed lighting.

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

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

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

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

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

Brent A Robinson
SIGNATURE

1-28-2026
DATE

18 Simmons Road
Marsh Side Restaurant
Conceptual
Narrative
February 11, 2026
DRB-000088-2026

DRB-088-2026

Witmer-Jones-Keefer Ltd.
landscape architecture
land planning

DPR Narrative

Marsh Side Restaurant & Bar

18 Simmons Road, Hilton Head Island, SC 29926

This project proposes to provide a new restaurant and bar at 18 Simmons Road in the Broad Creek Marina complex. Associated with this building work will be expansion of parking, and vehicular and pedestrian circulation improvements, as well as providing extensive plantings around building and canopy trees within parking areas.

The project involves one parcel, 18 Simmons Road, totaling approximately 6.03 acres found in the Waterfront Mixed Use (WMU) District along Broad Creek. The property contains no wetlands area and approximately 0.13 acres of critical area. The property is located within flood zones X, X (0.2% Chance), and AE (9). The site has vehicular and pedestrian access on the eastern frontage from Simmons Road, which connects to Marshland Road, and is in close pedestrian access to Broad Creek Marina, Up the Creek, and Fish Camp properties.

Twenty-foot (20') building setbacks define the western, northern and eastern boundaries of the property. No buffers are required on the northern and western boundaries as the adjacent properties are similar use or vacant WMU parcels and on the eastern boundary, a 20' Type 'A' buffer is along Simmons Road right of way. The southern boundary, Broad Creek OCRM, adheres to the Town buffer standards for OCRM (saltwater wetlands) boundary, including the 5' building setback from proper minimum buffer line.

The existing marina operations (covered dry stack, outdoor boat stack and marina launch) will remain intact on the parcel, and the restaurant and bar will add to the amenity of waterfront experiences in the district. The roughly 10,000 SF footprint will house all restaurant and bar offerings under roof, highlighting the beauty and views associated with a southern exposure to Broad Creek. An outdoor wood deck will provide seasonal dining and lounging space. Parking and service access will be improved and expanded to meet the operational and accessibility requirements of the use.

The proposed hardscape and landscape around the building will accent the structure and frame views, while the additional parking lot canopy trees will increase shade on paved surfaces. As a previously developed site, all tree removal will be mitigated per the LMO, and trees to remain protected under the same Section. A number of large live oaks within the parking lot will be accented, while the oak trees along the OCRM boundary will be retained and protected. All plant material will be native or naturalized material aimed at longevity and maintainability.

In closing, the expanding development of activity hubs, such as Broad Creek Marina, provide a great resource and destination for Hilton Head residents and visitors. Marsh Side will provide another quality venue accenting and celebrating the beauty of waterside living on the island.

23 Promenade St. Ste 201
Bluffton, SC 29910
Tel: 843.757.7411

18 Simmons Road
Marsh Side Restaurant
Conceptual
Plan Set
February 11, 2026
DRB-000088-2026

DRB - 088 - 2026

ENTRY DOOR

STOREFRONT - ALUMINUM CLAD
BRONZE

SIDING - SHAKE

JAIN BUILDING PRODUCTS / NUCEDAR
PVC SHAKE - ROUGHSAWN
QUIVER TAN

SIDING - HORIZ LAP

BORAL - TRUEXTERIOR
2X TRIM SIZES PER DETAILS
SW 9130 EVERGREEN FOG

TRIM

JAMES HARDIE
5/16" SMOOTH PANEL
SW 2848 ROY CROFT PEWTER

WINDOWS / DOORS

ALUMINUM CLAD
MARVIN ELEVATE
BRONZE

ROOF

30 YR ARCH GRADE ASPHALT SHINGLE
GAF TIMBERLINE HDZ
WEATHERED WOOD

ROOF ACCENT

STANDING SEAM METAL
4M METALS
DARK BRONZE

FOUNDATION - STUCCO

STUCCO W/ TABBY FINISH
LaHabra/Parex USA or Eq
EL DORADO P-6 (72)

FOUNDATION - TRIM

BORAL - TRUEXTERIOR
2X TRIM SIZES PER DETAILS
SW 2848 ROY CROFT PEWTER

HANDRAILS - OCEAN

ALUMINUM - BRONZE
COMPOSITE WOOD CAP TO MATCH DECKING

BR ARCHITECT

MARSH SIDE AT BROAD CREEK

SIMMONS RD | HILTON HEAD, SC

COLOR BOARD

Project number	25024
Date	1-28-2026
Drawn by	B.ROBINSON
Checked by	B.ROBINSON

CB

1/28/2026 2:40:11 PM

CONCEPT DRB DRAWINGS 01/28/2026

MARSH SIDE AT BROAD CREEK

BROAD CREEK MARINA | 18 SIMMONS RD, HILTON HEAD ISLAND, SC 29926

OWNER

TBD

TBD
TBD

CONTACT:
TBD
ph:
email:

ARCHITECT

BRENT ROBINSON ARCHITECT, LLC
LIC #: 101629 (Firm), 10046 (Individual)

301 CENTRAL AVE, PMB 353
HILTON HEAD, SC 29926

CONTACT:
Brent Robinson, AIA, NCARB
ph: (843) 252-0833
email: brent@brentrobinsonarchitect.com

CONTRACTOR

K COMPANY BUILDERS
LIC#: 95335

151 BURNT CHURCH RD
BLUFFTON SC 29910

CONTACT:
BILL DETORRE
o: 843-706-3919
email: bigdollarb@aol.com

M/E/P ENGINEER

TBD

CIVIL ENGINEER

STURRE ENGINEERING
LIC #:

1536 FORDING ISLAND ROAD SUITE 101
HILTON HEAD ISLAND

CONTACT:
NATHAN STURRE
Office: 843.705.4748
email: nathan@sturreengineering.com

SURVEY ENGINEER

tbd

STRUCTURAL ENGINEER

SOUTHERN CONSULTING & ENGINEERING
LIC #: CO3355

105 CENTRAL AVE, 100-A, UNIT 2
GOOSE CREEK, SC 29445

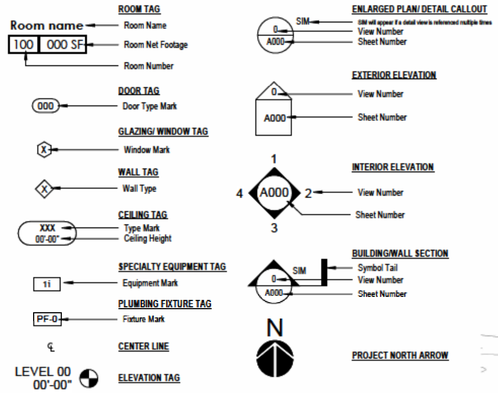
CONTACT:
Tony Austin, PE
ph: (843) 718-2525
email: tonyaustinsce@gmail.com

SQUARE FOOTAGE SUMMARY

SQUARE FOOTAGE SUMMARY

OFFICE :	1,953 SF
WAREOUSE :	4,624 SF
GROSS TOTAL:	6,577 SF

STANDARD SYMBOLS



1 VIEW FROM STREET

GENERAL NOTES

1. ARCHITECT IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THESE CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE. THE ABOVE NAMED COMP ANY AND ARCHITECT OF RECORD ARE NOT LIABLE FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, ALL WORK REQUIRING MEASURING SHALL BE DONE ACCORDING TO FIGURES ON DRAWINGS AND NOT SCALED FROM DRAWINGS, THE ARCHITECT SHALL FURNISH ANY MISSING DIMENSIONS UPON REQUEST.
3. ALL WORK SHALL CONFORM TO PREY AILING CODES, ORDINANCES AND REQUIREMENTS, CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION AND SHALL PAY ALL APPLICABLE FEES. EXISTING CONDITIONS AND ACTUAL FIELD CONDITIONS MAY VARY FROM INDICATIONS ON DRAWINGS. ALL NEW WORK RELATED TO OR AFFECTED BY EXISTING CONDITIONS.
4. SHALL BE MODIFIED TO ACHIEVE THE INTENT OF THE DRAWINGS (COORDINATE WITH ARCHITECT AND OWNER), THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE OWNER AND THE ARCHITECT BEFORE PROCEEDING WITH DIRECTLY AFFECTED DEMOLITION OR CONSTRUCTION.
5. THE CONTRACTOR SHALL SURVEY PROJECT SITE BEFORE BEGINNING ANY WORK TO VERIFY EXISTING CONDITIONS, REPORT ANY DISCREPANCIES TO OWNER AND ARCHITECT BEFORE BEGINNING WORK.
6. PRIOR TO ANY NEW WORK, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT OF ANY UNFORESEEN EXISTING CONDITIONS IN NEED OF REPAIR OR WHICH MAY CAUSE DAMAGE TO THE NEW WORK. THE CONTRACTOR SHALL NOTIFY AND ALLOW SUFFICIENT TIME FOR THE OWNER AND ARCHITECT TO INSPECT THE CONDITION OF THE EXPOSED WORK PRIOR TO INSTALLING NEW CONSTRUCTION.
7. INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED FOR THE CONVINIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK, EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH CONDITIONS.
8. ALL ITEMS ON PLANS, ELEVATIONS AND DETAILS FOR NEW CONSTRUCTION SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
9. APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED IN A POSITION THAT IS VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY. LETTERS AND NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT WITH A MINIMUM 0.5-INCH STROKE. (502.1)

DRAWING INDEX

SHEET NO.	SHEET NAME
CB	COLOR BOARD
A000	COVER
A003	SURROUNDING IMAGERY
A001	LIFE SAFETY & ADA
A100	ARCHITECTURAL SITE PLAN
A201	FLOOR PLAN
A203	ROOF PLAN
A206	LIGHTING LAYOUT
A300	ELEVATIONS
A301	ELEVATIONS
A302	3D PERSPECTIVE VIEWS
A304	3D PERSPECTIVE VIEWS
A305	INTERIOR 3D

CODE SUMMARY

CODE REFERENCES:
2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL FIRE CODE (IFC)
2021 INTERNATIONAL FUEL GAS CODE (IFGC)
2021 NATIONAL MECHANICAL CODE (NMC)
2017 NATIONAL ELECTRIC CODE (NEC)
2017 ICC/A117.1
2009 INTERNATIONAL ENERGY CONSERVATION CODE
NATIONAL FIRE PROTECTION AGENCY 90A, 96, 101

NAME OF PROJECT: MARSH SIDE AT BROAD CREEK
ADDRESS: HILTON HEAD, SC 29926

PROPOSED USE: COMMERCIAL
OWNER / CONTACT PERSON: TBD
CODE ENFORCEMENT JURISDICTION: TOWN OF HILTON HEAD

BUILDING DATA:

OCCUPANCY CLASSIFICATION: (A-2) ASSEMBLY
MIXED OCCUPANCY: Yes ____ No ✓ Separation **N/A** Hr.
CONSTRUCTION TYPE: ☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV ☐ V-A ☑ V-B
MIXED CONSTRUCTION: Yes ____ No ✓ Type ____
SPRINKLERED: Yes ✓ No ____
FIRE DISTRICT: Yes ____ No ✓
MEZZANINE: Yes ____ No ✓
HIGH RISE: Yes ____ No ✓

BUILDING HEIGHT: 27'-4" ABV GRADE
NO STORIES: 1
FLOOD ZONE: X
BASE FLOOD ELEV: N/A

TYPE OF SEWAGE: SEWER
FRAME TYPE: WOOD FRAME

BR ARCHITECT

SEAL

SEAL

MARSH SIDE AT BROAD CREEK
18 SIMMONS RD | BROAD CREEK MARINA
HILTON HEAD ISLAND, SC 29926

NO REVISIONS

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PROJECT NO. 25024
DATE 1-28-2026
DRAWN BY B.ROBINSON
CHECKED BY B.ROBINSON
SHEET NO. A000

BR ARCHITECT

SEAL

SEAL

N/F
SIMMONS FAMILY HOLDINGS LLC.
PIN:R510 011 000 0007 0000
PB:156 PG:101
DB:1473 PG:1182

MARSH SIDE AT BROAD CREEK

18 SIMMONS RD | BROAD CREEK MARINA (APPROX)
HILTON HEAD ISLAND, SC 29926

APPROX OF FEMA FLOOD LINE

NO REVISIONS

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PROJECT NO. 25024
DATE 1-28-2026
DRAWN BY Author
CHECKED BY Checker
SHEET NO. A100

SIMMONS ROAD 50' R/W

6' WOOD FENCE

BATHROOM

5' WOOD FENCE

50' AVERAGE IMPERVIOUS PAVED SURFACE BUFFER

40' AVERAGE STRUCTURE BUFFER

35' AVERAGE PERVIOUS PAVED SURFACE BUFFER

15' MINIMUM PERVIOUS PAVE

20' MINIMUM STRUCTURE BUFF

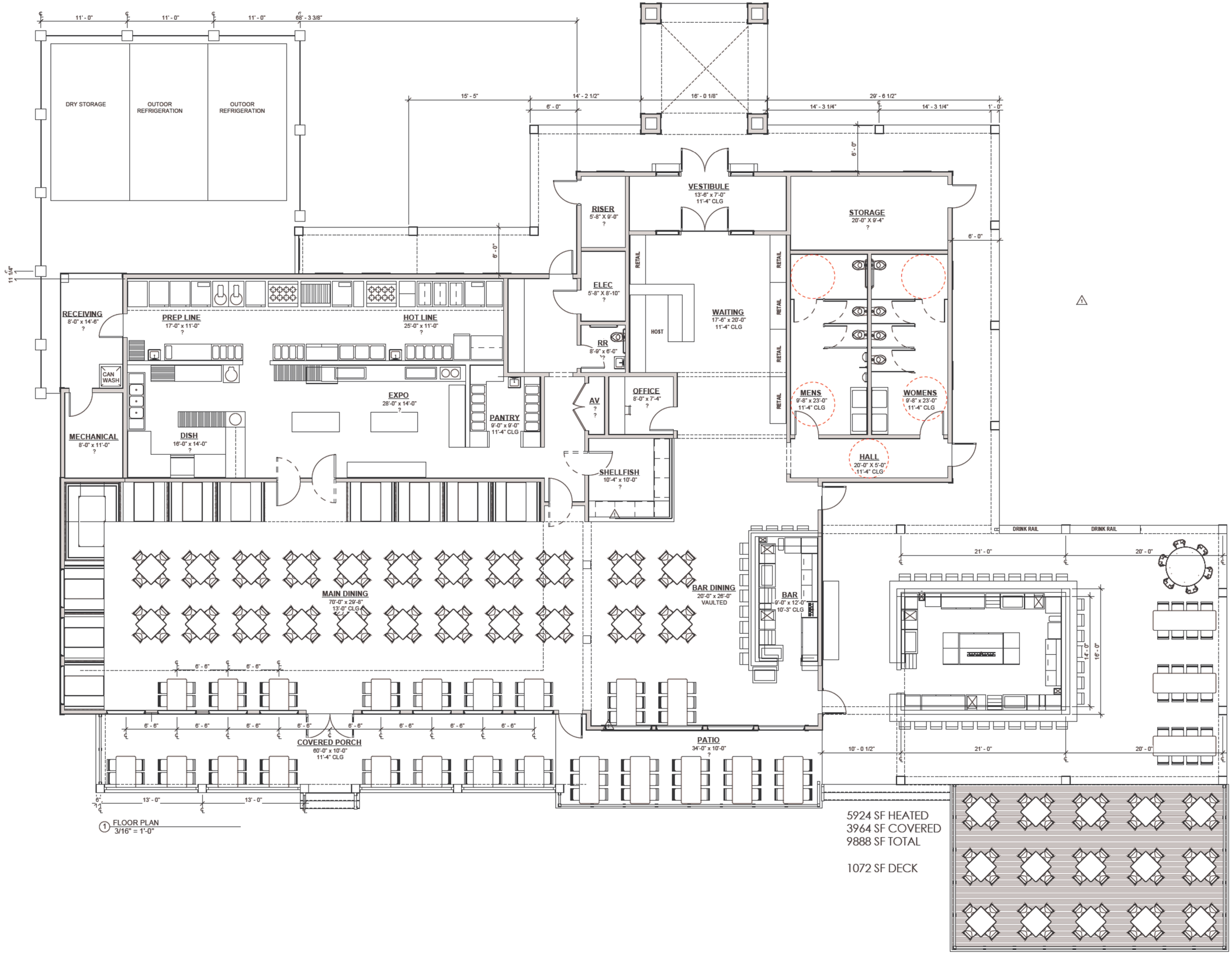
25' MINIMUM IMPERVIOUS PAVED

APPROXIMATE LO
OF FEMA FLOOD

FLOOD ZONE X
FLOOD ZONE AE
ELEV. 9'

ENCHMARK
TREE
.05'
NAVD 88

1 SITE PLAN
1" = 20'-0"



1 FLOOR PLAN
3/16" = 1'-0"

5924 SF HEATED
3964 SF COVERED
9888 SF TOTAL

1072 SF DECK

BR ARCHITECT

SEAL

SEAL

MARSH SIDE AT BROAD CREEK

18 SIMMONS RD | BROAD CREEK MARINA
HILTON HEAD ISLAND, SC 29926

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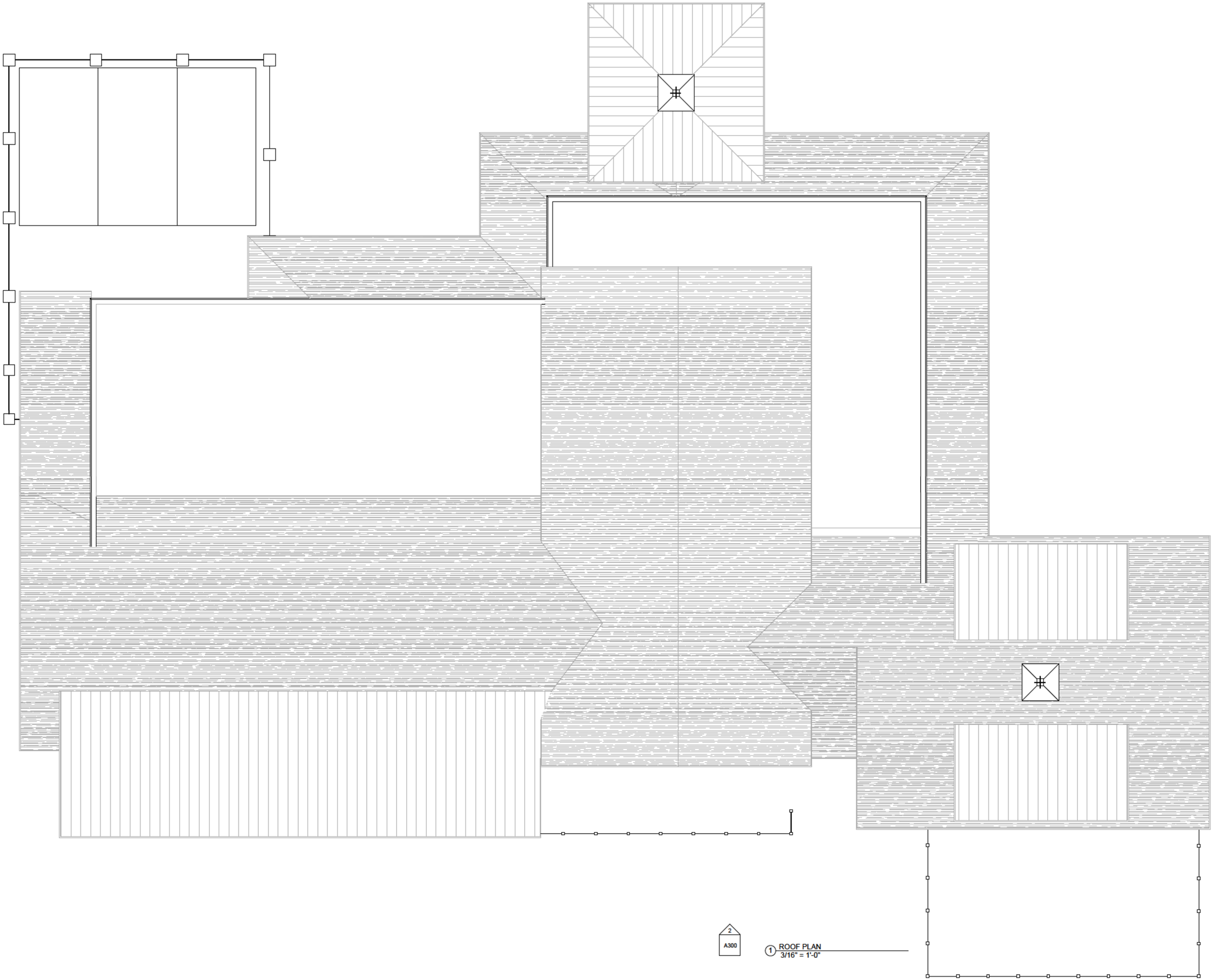
PROJECT NO.	25024
DATE	1-28-2026
DRAWN BY	Author
CHECKED BY	Checker
SHEET NO.	A201



1 ROOF PLAN
3/16" = 1'-0"

BR
ARCHITECT

SEAL

SEAL

MARSH SIDE AT BROAD CREEK

18 SIMMONS RD | BROAD CREEK MARINA
HILTON HEAD ISLAND, SC 29926

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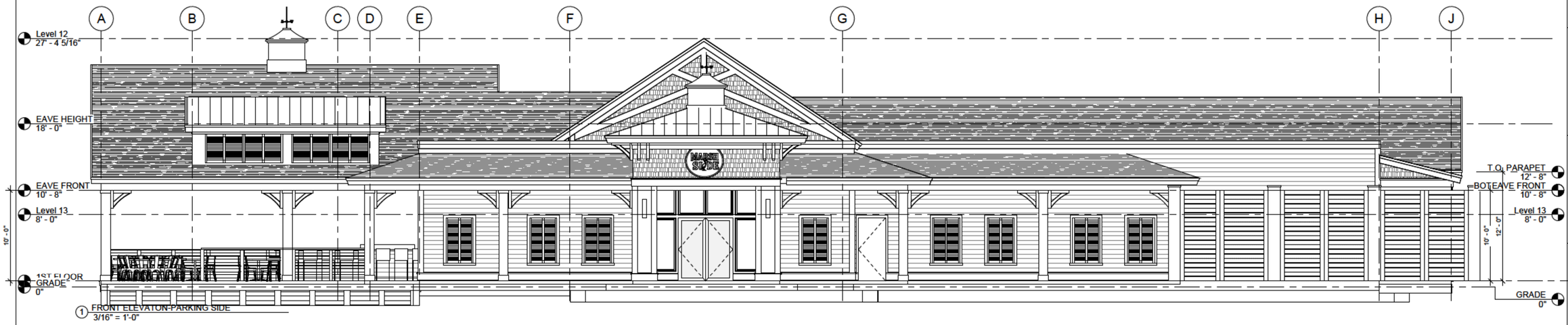
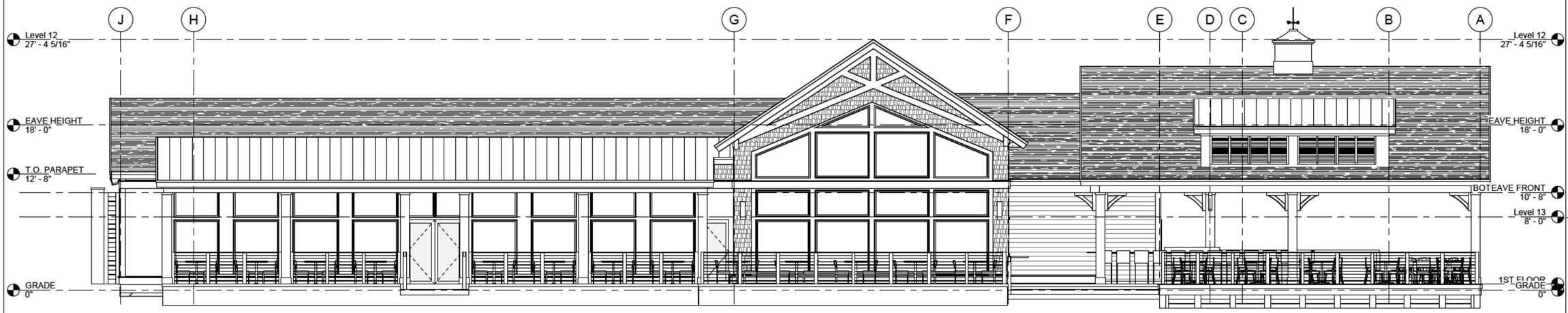
PROJECT NO.	25024
DATE	1-28-2026
DRAWN BY	Author
CHECKED BY	Checker
SHEET NO.	A203



① FRONT ELEVATON-PARKING SIDE
3/16" = 1'-0"



② REAR ELEVATION - MARSH SIDE
3/16" = 1'-0"

BR ARCHITECT

SEAL

SEAL

MARSH SIDE AT BROAD CREEK

18 SIMMONS RD | BROAD CREEK MARINA
HILTON HEAD ISLAND, SC 29926

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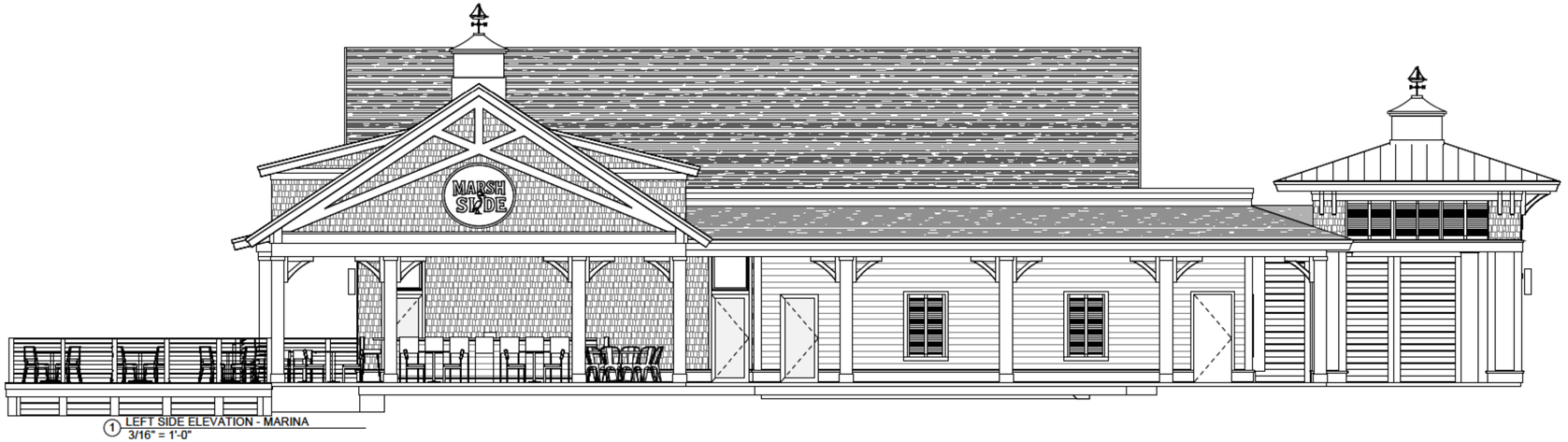
PROJECT NO.	25024
DATE	1-28-2026
DRAWN BY	Author
CHECKED BY	Checker
SHEET NO.	A300



1 LEFT SIDE ELEVATION - MARINA
3/16" = 1'-0"

2 RIGHT SIDE ELEVATION
3/16" = 1'-0"

BR ARCHITECT

SEAL

SEAL

MARSH SIDE AT BROAD CREEK

18 SIMMONS RD | BROAD CREEK MARINA
HILTON HEAD ISLAND, SC 29926

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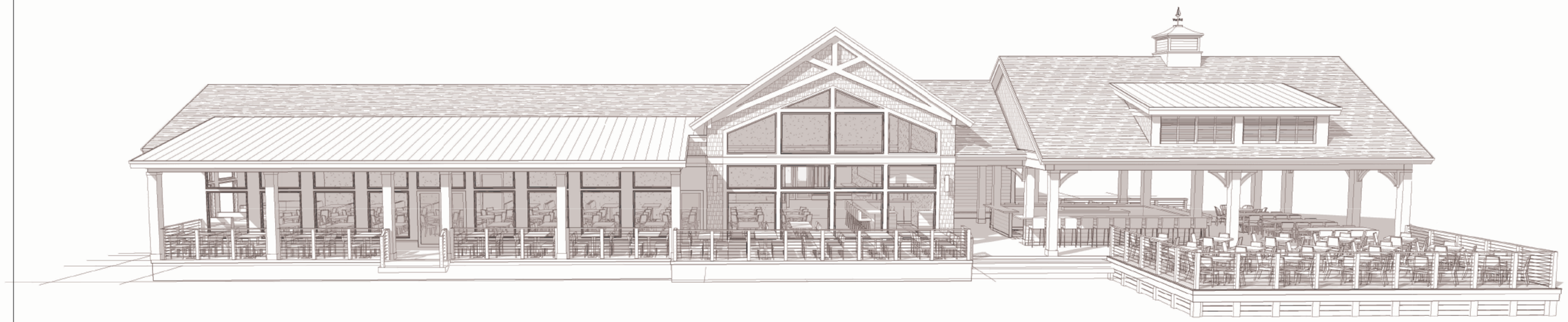
PROJECT NO.	25024
DATE	1-28-2026
DRAWN BY	Author
CHECKED BY	Checker
SHEET NO.	A301

1 3D VIEW -PARKING LOT SIDE



2 3D View 1

BR ARCHITECT

SEAL

SEAL

MARSH SIDE AT BROAD CREEK

18 Simmons Rd | Broad Creek Marina
Hilton Head Island, SC 29926

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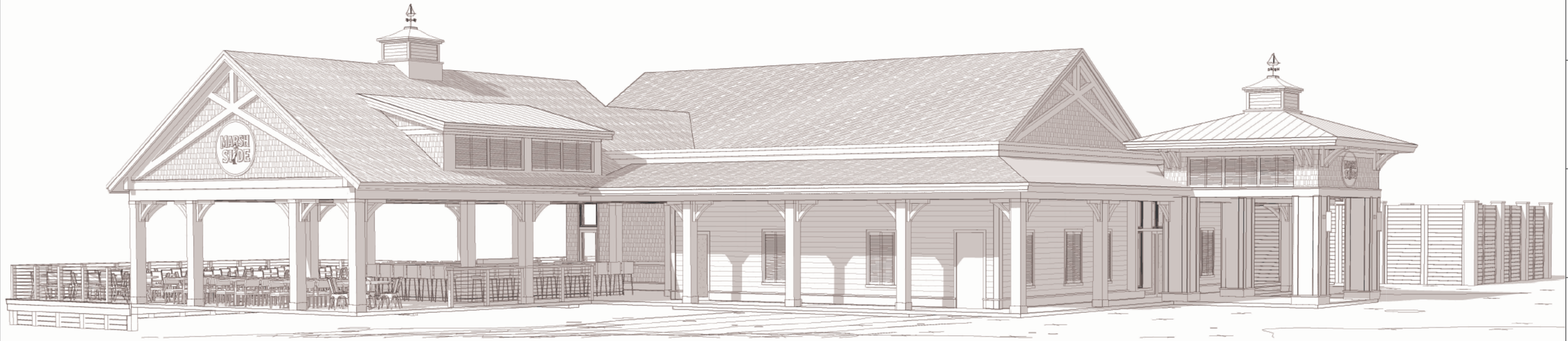
PROJECT NO.	25024
DATE	1-28-2026
DRAWN BY	Author
CHECKED BY	Checker
SHEET NO.	A302



1 3D PERSPECTIVE @ FRONT ENTRY

3 3D PERSPECTIVE @MARINA VIEW

BR ARCHITECT

SEAL

SEAL

MARSH SIDE AT BROAD CREEK

18 SIMMONS RD | BROAD CREEK MARINA
HILTON HEAD ISLAND, SC 29926

NO REVISIONS

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PROJECT NO.	25024
DATE	1-28-2026
DRAWN BY	Author
CHECKED BY	Checker
SHEET NO.	A304

GENERAL NOTES:

1. ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES.
2. REFER TO ENGINEERING PLANS FOR LAYOUT AND LOCATION OF UTILITIES AND ROADS
3. THIS IS A DESIGN DEVELOPMENTS SET USED TO DESCRIBE THE DESIGN INTENT ONLY. ALL CONSTRUCTION DETAILS, LAYOUT, GRADING, UTILITIES, PROPERTY LINES, ETC. MUST BE FIELD VERIFIED WITH ANY DISCREPANCIES REPORTED TO THE OWNERS OR OWNERS REPRESENTATIVE. ALL CONSTRUCTION MUST ADHERE TO OR EXCEED REGULATIONS AND CODES OF THE AMERICANS WITH DISABILITIES ACT, ALL NATIONAL, STATE, LOCAL AND OTHER GOVERNING AUTHORITIES. W.J.K. LTD. IS NOT RESPONSIBLE FOR ANY WRONGFUL CONSTRUCTION PRACTICES.
4. ALL SURVEY AND SITE INFORMATION WERE COMPILED FROM A VARIETY OF SOURCES AT VARIOUS TIMES. SITE INFORMATION MUST BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS. REPORT ANY DISCREPANCIES TO THE OWNER OR OWNER'S REPRESENTATIVE.
5. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES.
6. THE REQUIREMENTS OF THE SPECIFICATIONS, DRAWINGS, GENERAL REQUIREMENTS, AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING FOR ALL CONTRACTORS AND TRADES.
7. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL (COLOR) SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND FOR REVIEWS BY COUNTY AND / OR MUNICIPALITY OFFICIALS FOR INSPECTIONS.
8. ALL CONTRACTORS AND ALL TRADES ARE RESPONSIBLE FOR OBTAINING THE CORRECT PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION AS REQUIRED BY LOCAL PLANNING, ZONING, BUILDING CODE AND OTHER TOWN AUTHORITIES.
9. W.J.K. LTD., THE OWNER AND / OR THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. THE OWNER OR OWNER'S REPRESENTATIVE SHALL MAKE 'INFIELD MODIFICATIONS,' IF NECESSARY.
10. CONTRACTOR SHALL PROVIDE AND FURNISH ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY FOR ALL CONSTRUCTION, PROTECTION, MAINTENANCE AND RELATED ITEMS TO COMPLETE WORK INDICATED ON THE DRAWINGS.
11. BEFORE COMMENCING ANY WORK CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES, SUB-SURFACE DRAINAGE, AND UNDERGROUND CONSTRUCTION SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB ANY SUB-SURFACE IMPROVEMENTS. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN BRINGING EQUIPMENT ON TO AND OFF OF THE SITE, PROTECTING WALKS, PAVING, STEPS AND OTHER EXISTING CONSTRICTION ON THE SITE. CONTACTS SHALL BE MADE BY CONTRACTOR WITH PROPER AUTHORITIES BEFORE AND DURING THIS WORK SO AS TO COMPLY WITH ALL REGULATIONS AND ORDINANCES.
12. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES AND CONFIRM / DETERMINE UTILITY ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND MAKE REPAIRS, AT THEIR OWN EXPENSE, THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
13. CONTRACTOR SHALL VERIFY ALL EXISTING TREE CONDITIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO THEIR REMOVAL.
14. CONTRACTOR SHALL PROTECT AND INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINE OF ALL TREES, NATURAL AREAS AND EXISTING VEGETATION TO REMAIN. TREE PROTECTION LOCATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
15. ALL CONSTRUCTION FOR ALL TRADES SHALL CONFORM TO OR EXCEED THE PRODUCT MANUFACTURER'S RECOMMENDATIONS, REGULATIONS OF TOWN OF HILTON HEAD ISLAND AND THE AMERICANS WITH DISABILITIES ACT, AND / OR OTHER APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND ANY OTHER GOVERNING AUTHORITIES.
16. CONTRACTOR ACCESS FOR CONSTRUCTION AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
17. CONTRACTOR SHALL PROTECT THE GENERAL PUBLIC FROM CONSTRUCTION AREAS DURING CONSTRUCTION.
18. THE OWNER MAY REQUIRE FLAG MEN TO BE AVAILABLE DURING THE CONSTRUCTION PROCESS.
19. ANY DEVIATIONS FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY W.J.K. LTD., AND THE OWNER OR OWNER'S REPRESENTATIVE.

DEMOLITION NOTES:

1. THE CONTRACTOR, BEFORE BEGINNING ANY DEMOLITION ACTIVITY, SHALL CONTACT THE LOCAL UTILITIES FOR INSTRUCTION ON SPECIAL PROCEDURES THAT MAY BE REQUIRED BY THE UTILITIES CONCERNING DEMOLITION.
2. ALL DEMOLISHED MATERIAL SHALL BE HAULED AWAY AND DISPOSED OF PROPERLY IN A LANDFILL AS APPLICABLE PER TOWN OF HILTON HEAD ISLAND CODE(S).
3. THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF LOCAL, STATE AND FEDERAL REGULATORY AGENCIES WHICH MAY HAVE JURISDICTION OVER SUCH ACTIVITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DATA PROVIDED IN THESE DRAWINGS. THE CONTRACTOR SHALL PERFORM HIS OWN ESTIMATE OF MATERIAL FOR DEMOLITION AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
5. ALL UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND FOR ESTIMATING PURPOSES ONLY. THE EXACT LOCATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING DEMOLITION WORK. ALL UTILITIES SHALL BE LOCATED AND PROTECTED TO PREVENT DAMAGE. ANY DAMAGE WHICH MAY OCCUR DURING THE CONSTRUCTION PROCESS IS TO BE PROMPTLY REPORTED TO THE APPROPRIATE UTILITY AUTHORITY AND REPAIRS SHALL BE MADE IN ACCORDANCE WITH THEIR REQUIREMENTS. THE SAFE DEMOLITION AND REMOVAL OF UTILITIES, STRUCTURES AND EQUIPMENT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, THE UTILITIES HAVING JURISDICTION OVER ANY UTILITY EASEMENTS OF ANY KIND FOR APPROVAL OF WORK WITHIN THE EASEMENT.
7. REMOVAL OF ANY AND ALL MATERIALS INDICATED INCLUDES ALL MATERIALS ASSOCIATED WITH THAT ITEM INCLUDING SUBSURFACE MATERIAL, IF APPLICABLE, NOT NEEDED OR IN NEED OF REPAIR OR REPLACEMENT.
8. THE CONTRACTOR SHALL TAKE CARE WHEN WORKING AROUND EXISTING TREES SCHEDULED TO REMAIN. PROPER TREE PROTECTION IN ACCORDANCE WITH LOCAL CODES SHALL BE MADE PRIOR TO CONSTRUCTION BEGINNING AND THROUGHOUT THE CONSTRUCTION PROCESS.
9. SOME TREES AND SHRUBS SCHEDULED FOR RELOCATION AND REUSE ON THE PROPERTY MAY NOT BE SALVAGEABLE DUE TO UNDERGROUND UTILITIES.

GENERAL DISTURBANCE NOTES:

1. CONTRACTOR SHALL IMPLEMENT ALL SILT FENCE OR OTHER SEDIMENT CONTROL MEASURES AROUND ALL DISTURBED AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AFTER SILT FENCE AND PRIOR TO ALL OTHER CONSTRUCTION ACTIVITIES.
3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED BY THE CONTRACTOR AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER. IF SITE INSPECTIONS IDENTIFY B.M.P.S. THAT ARE DAMAGED OR ARE NOT OPERATING EFFECTIVELY, MAINTENANCE MUST BE PERFORMED AS SOON AS PRACTICAL AND BEFORE THE NEXT STORM EVENT IF PRACTICAL.
4. CONTRACTOR TO PROVIDE SILT FENCE AND / OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND / OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
6. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED SURFACES FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL REMOVE MUD / SOIL DAILY FROM PAVED SURFACES, AS REQUIRED.
7. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 ET SEQ. AND SCR100000.
8. TEMPORARY DIVERSION BERMS AND / OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND / OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
9. ALL WATERS OF THE STATE (W.O.S.), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL W.O.S. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL W.O.S.
10. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESH-LY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORMWATER DISCHARGES.
11. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED EXCEPT AS STATED BELOW:
    - 11.1. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICAL.
    - 11.2. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED AND EARTH-DISTUBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

LAYOUT NOTES:

1. ALL CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR TO USE DIGITAL FILES PROVIDED BY WITMER-JONES-KEEFER, LTD. TO LAYOUT AND STAKE ALL SITE IMPROVEMENTS AND ELEMENTS. FINAL LAYOUT AND STAKING TO BE FIELD VERIFIED AND APPROVED BY LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL FIELD LOCATE, STAKE AND USE COLOR CODED SPRAY PAINT FOR ALL ABOVE AND BELOW GROUND UTILITIES. CONTRACTOR TO CONFIRM / DETERMINE UTILITY ELEVATIONS PRIOR TO CONSTRUCTION. ANY EXISTING UTILITY CONFLICTS WITH SITE IMPROVEMENTS TO BE REPORTED TO OWNER, OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AS STATED IN THE GENERAL NOTES.
4. ALL SITE IMPROVEMENTS REPRESENTED IN THIS SET OF PLANS SHALL BE STAKED AND REVIEWED WITH THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
5. ALL DIMENSIONS ARE TO EDGE OF PAVING AND CENTERLINE OF WALLS AND COLUMNS UNLESS OTHERWISE INDICATED.
6. ALL ANGLES ARE 90 UNLESS OTHERWISE INDICATED.
7. CONTRACTOR SHALL PROVIDE LIGHTING, IRRIGATION AND ANY OTHER CONDUIT NEEDED TO ALL LANDSCAPE AREAS.
8. ANY AND ALL FIELD ADJUSTMENTS SHALL RECEIVE APPROVAL FROM THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

GRADING NOTES:

1. CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES.
2. CROSS SLOPES ON ALL HARDSCAPE WALKWAYS / PATHWAYS ARE NOT TO EXCEED 2%.
3. ALL ACCESSIBLE WALKWAYS / PATHWAYS RUNNING SLOPE (GRADIENT) MAY NOT EXCEED 4.9%, UNLESS A RAMP IS INSTALLED. IF A RAMP IS INSTALLED THE RUNNING SLOPE (GRADIENT) SHALL NOT EXCEED 8.33%, AND HANDRAILS SHALL BE INSTALLED ON BOTH SIDES (MINIMUM 36" CLEARANCE BETWEEN HANDRAILS) WHEN RAMP RISE IS GREATER THAN 6".
4. IF DISCREPANCIES DEVELOP BETWEEN THE PROPOSED GRADES AS SHOWN ON THE PLAN AND THE EXISTING GROUND SURFACE, THE CONTRACTOR, WITH PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE, SHALL MAKE GRADING ADJUSTMENTS NECESSARY TO MAINTAIN THE GENERAL INTENT OF THE DESIGN.
5. CONTRACTOR IS RESPONSIBLE FOR ALL PAVED AREAS DAMAGED DURING CONSTRUCTION.
6. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL ADJACENT PROPERTIES, WALLS, WALKS AND PLANTING BEDS AND TOWARDS EXISTING DRAIN INLETS, SWALES, STORMWATER LAGOONS OR ROADS.
7. ALL DISTURBED AREAS INCLUDING SHALLOW SWALES SHALL BE MULCHED OR PLANTED AS INDICATED ON PLANTING PLANS.
8. IF REQUIRED, POP UP EMITTER SHALL BE N.D.S. 6" POP UP DRAINAGE EMITTER BLACK IN COLOR.
9. LANDSCAPE DRAIN SHALL BE AS SPECIFIED ON PLANS.
10. LANDSCAPE DRAINS SHALL BE ADDED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS IN LOW / FLAT AREAS THAT DID NOT SHOW UP ON THE TOPOGRAPHIC SURVEY. LANDSCAPE DRAIN SHALL BE APPROVED BY OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

LIGHTING NOTES:

1. THE INTENT OF THE LIGHTING DESIGN IS TO PROVIDE LOW LEVEL UNOBTRUSIVE SITE LIGHTING OR ARCHITECTURAL ELEMENTS. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CREATE THIS EFFECT BY CLOSE COORDINATION WITH THE LANDSCAPE ARCHITECT AND CAREFUL PLACEMENT OF ALL FIXTURES.
2. THE CONTRACTOR SHALL ENGINEER THE ELECTRICAL SYSTEM BASED ON THE LOCATION AND TYPE OF FIXTURES AS SHOWN ON THE PLAN. PROPERLY SIZED WIRING, TRANSFORMERS, BREAKERS, ACCESSORIES, ETC., SHALL BE PROVIDED BY THE CONTRACTOR AS NECESSARY TO GUARANTEE A COMPLETELY FUNCTIONAL LIGHTING, DISTRIBUTION AND CONTROL SYSTEM.
3. CONTRACTOR TO PROVIDE ELECTRICAL PLANS AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
4. ALL LIGHTING EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS, AND MUST COMPLY WITH ALL APPLICABLE STATE AND COUNTY CODES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS AND INSPECTION / APPROVALS REQUIRED.
6. THE CONTRACTOR SHALL STAKE OUT ALL LIGHT FIXTURE AND TRANSFORMER LOCATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT, OWNER, OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. EXACT LOCATIONS OF CONTROLLERS, ELECTRICAL PANELS, ETC. TO BE COORDINATED WITH AND APPROVED BY OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
7. FINAL AIMING AND ADJUSTMENT SHALL BE MADE AT NIGHT WITH LANDSCAPE ARCHITECT PRESENT TO GIVE FINAL APPROVAL.
8. THE CONTRACTOR SHALL COORDINATE, STAKE AND FLAG ALL LOCATIONS WHERE ELECTRICAL CONDUIT OR P.V.C. SLEEVING MAY BE REQUIRED BENEATH WALKS OR OTHER PAVED AREAS PRIOR TO HARDSCAPE INSTALLATION.
9. ALL ELECTRICAL WIRING RUNNING UNDER PAVED AREAS SHALL BE PLACED IN ELECTRICAL CONDUIT OR PVC SLEEVES PROVIDED BY CONTRACTOR.
10. CONTRACTOR SHALL RUN ALL NECESSARY ELECTRICAL WIRING TO UTILITY PANEL AND TRANSFORMER.
11. CONTRACTOR SHALL PROVIDE A MINIMUM OF 36" OF BURIES EXCESS CABLE AT EACH FIXTURE TO ALLOW FOR FIXTURE ADJUSTMENT.
12. ALL LIGHTING TO BE PLACED ON AN APPROPRIATE TIMER. THE CONTRACTOR SHALL SELECT AN APPROPRIATE TIMER FOR ALL LIGHTS AND SET THE TIME APPROPRIATELY FOR PROPER NIGHT TIME ILLUMINATION, FOR APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE.
13. CONTRACTOR SHALL PROVIDE GROUND FAULT CIRCUIT BREAKERS FOR ALL CIRCUITS AS REQUIRED BY NATIONAL, STATE AND LOCAL CODES.
14. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, EXCAVATION AND BACKFILL NECESSARY TO COMPLETE THE WORK.
15. ALL FIXTURES PER MODELS SPECIFIED UNLESS CONTRACTOR GETS APPROVAL FROM LANDSCAPE ARCHITECT FOR A SUBSTITUTION.
16. SYSTEM INSTALLATION, INCLUDING PARTS AND LABOR, SHALL BE GUARANTEED AND REPAIRED AS NECESSARY BY THE CONTRACTOR FOR ONE YEAR.
17. CONTRACTOR TO PROVIDE "AS-BUILT" DRAWINGS IMMEDIATELY AFTER FINAL ACCEPTANCE, ALONG WITH ALL INSTRUCTION MANUALS FOR ALL EQUIPMENT INSTALLED.
18. IF POSSIBLE, FIELD MODIFICATIONS WILL BE DIRECTED BY THE LANDSCAPE ARCHITECT, OWNER OR OWNER'S REPRESENTATIVE.

CONSTRUCTION NOTES:

1. THESE DETAILS / ELEVATIONS DESCRIBE THE DESIGN INTENT ONLY. ALL CONTRACTORS AND ALL TRADES TO PRODUCE SHOP DRAWINGS TO SHOW SIZE, MATERIALS, FOOTINGS, DRAINAGE, CONNECTIONS, STRUCTURAL INTEGRITY, ETC. FOR FINAL APPROVAL BY LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE.
2. ALL CONTRACTORS AND ALL TRADES ARE RESPONSIBLE FOR OBTAINING THE CORRECT PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION AS REQUIRED BY LOCAL PLANNING, ZONING, BUILDING CODE AND OTHER TOWN AUTHORITIES.
3. CONTRACTOR SHALL PROVIDE SAMPLES OF ALL MATERIALS AND OBTAIN APPROVAL FROM OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
4. ON SITE TOPOGRAPHY MAY REQUIRE ADJUSTMENTS OF FINAL SPOT ELEVATIONS ON SITE FOR PROPOSED VERTICAL CONSTRUCTION ELEMENTS. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE PROMPTLY UPON THE DISCOVERY OF ANY SUCH REQUIRED ADJUSTMENTS.
5. THE CONTRACTOR SHALL PROVIDE FILL AS IS REQUIRED TO OBTAIN PROPER RELATIONSHIP OF FOOTING TO FINISH GRADE REQUIREMENTS - FEATHER FILL TO ADJACENT EXISTING GRADE TO ASSURE A COORDINATED AND DESIRED EFFECT.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING CONDITIONS SCHEDULED TO REMAIN DURING CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND FOR ANY DAMAGE THAT MAY OCCUR TO EXISTING UTILITIES DURING CONSTRUCTION.
8. 'IN-FIELD MODIFICATIONS' MAY BE NECESSARY TO PRODUCE DESIRED EFFECT. MODIFICATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE.
9. ALL WELDS TO BE CONTINUOUS.
10. FOR ALL WOOD MEMBERS, ALL CUTS SHALL BE EVEN AND JOINTS FLUSH. SAND FOUR SIDES AND FILL IMPERFECTIONS, COUNTERSINKS AND NAIL HOLES TO ASSURE EVEN FINISH.
11. CONTRACTOR SHALL VERIFY ALL WOOD MEMBERS FOR APPROPRIATE SIZE, SPACING, ATTACHMENTS AND STRUCTURAL STABILITY PRIOR TO CONSTRUCTION. CONTRACTOR TO REPORT ANY DISCREPANCIES TO OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
12. ALL NOTCHES SHALL BE SHOP CUT TO ASSURE TIGHT JOINTS. EACH MEMBER SHALL BE DRIVEN HOME TO ASSURE TIGHT FIT. PILOT HOLES SHALL BE DRILLED FOR EACH CARRIAGE BOLT. PLUG, SEAL AND PRIME.
13. PRIME AND PAINT ALL SURFACES AFTER ALL CUTS WITH TWO COATS OF PRIMER PAINT FOR EXTERIOR USE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. (PRIME ALL SIDES PRIOR TO ASSEMBLY). CONTRACTOR TO PROVIDE COLOR SAMPLES PRIOR TO CONSTRUCTION.
14. SAND ALL WOOD MEMBERS ON ALL SURFACES AFTER ALL CUTS. APPLY SEALANT AND STAIN IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. (SEAL AND STAIN ALL SIDES PRIOR TO ASSEMBLY). CONTRACTOR TO PROVIDE COLOR SAMPLES PRIOR TO CONSTRUCTION.
15. FINISH ALL SIDES AND CAULK ALL JOINTS WITH APPROPRIATE EXTERIOR CAULK PRIOR TO FINISHING.
16. ALL CONNECTORS, UNLESS OTHERWISE SPECIFIED, SHALL BE STAINLESS STEEL. BOLTS, THREADED RODS, WASHERS, NUTS AND ALL BUILDING HARDWARE SHALL BE STAINLESS STEEL AND SUITABLE FOR PRESSURE TREATED WOOD. ALL THROUGH BOLTS TO BE SMOOTH SHAFT WITH STAINLESS STEEL NUTS, BOLTS AND WASHERS. ALL NAILS AND FINISH NAILS SHALL BE ANNULAR STAINLESS STEEL.

SOIL AMENDMENT NOTES:

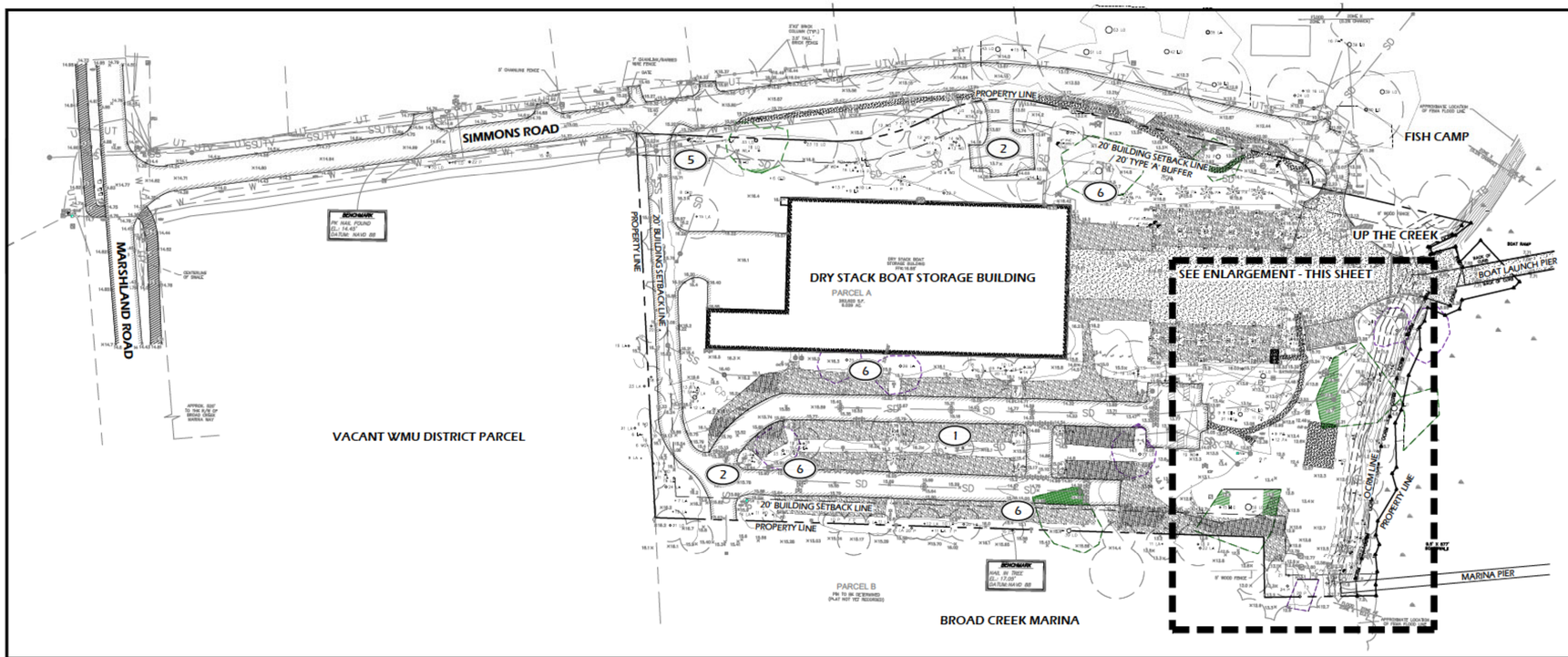
1. TOPSOIL SHALL CONSIST OF THE NATURAL LOAM, SANDY LOAM, SILT LOAM, OR CLAY LOAM HUMUS BEARING SOILS, ADAPTED TO THE SUSTENANCE OF PLANT LIFE, WITH THE FOLLOWING TEXTURE:
    - 1.1. ORGANIC MATERIAL - TWO (2) TO TWENTY (20) PERCENT BY MASS
    - 1.2. SAND CONTENT - TWENTY (20) TO SIXTY (60) PERCENT BY MASS
    - 1.3. CLAY-SILT CONTENT – THIRTY FIVE (35) TO SEVENTY (70) PERCENT BY MASS.
    - 1.4. TOPSOIL PH SHALL BE BETWEEN FIVE (5) AND SEVEN (7).
2. TOPSOIL SHALL BE OF UNIFORM QUALITY AND FREE FROM FOREIGN MATERIAL SUCH HARD CLODS, SOD, STIFF CLAY, HARD PAN, STONES LARGER THAN ONE (1) INCH DIAMETER, LIME CEMENT, ASHES, SLAG, CONCRETE, TAR RESIDUES, TARRED PAPER, BOARDS, CHIPS, STICKS, OR OTHER UNDESIRABLE MATERIALS. IT SHALL ALSO BE REASONABLY FREE FROM WEEDS AND OBJECTIONABLE PLANT MATERIAL.
3. AFTER ALL DEMOLITION, CLEARING AND DISPOSAL IS COMPLETED, THE CONTRACTOR SHALL STRIP FROM THE TOP OF THE EXISTING GROUND ALL TOPSOIL IN ALL AREAS TO BE GRADED.
4. PRIOR TO STOCKPILING OF TOPSOIL, TOPSOIL SHALL BE SCREENED WITH A ONE HALF (1/2) INCH SIZE SIEVE. STOCKPILE TOPSOIL IN DESIGNATED OR APPROVED LOCATIONS WITH PROPER DRAINAGE AND WHERE IT WILL NOT INTERFERE WITH THE WORK. AFTER TOPSOIL HAS BEEN STOCKPILED, CONTRACTOR SHALL QUANTIFY THE AMOUNTS AT NO ADDITIONAL COST TO THE OWNER. QUANTITIES SHALL BE GIVEN TO THE ARCHITECT, OWNER AND SITE DESIGN PROFESSIONAL.
5. IF AMOUNT OF SCREENED TOPSOIL STOCKPILED FROM STRIPING OPERATIONS IS INSUFFICIENT TO PROVIDE THE NECESSARY AMOUNTS (4" MINIMUM DEPTH), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN (FROM OFF-SITE SOURCE) THE NECESSARY AMOUNT OF SCREENED TOPSOIL TO COMPLETE THE PROJECT.
6. SCREENED TOPSOIL SHALL BE DISTRIBUTED WITH A MINIMUM DEPTH OF FOUR (4) INCHES TO ALL GRADED AREAS (NOT INCLUDING BUILDING, PAVED, SYNTHETIC TURF, PERVIOUS PAVEMENT, ETC.) AND / OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. GROUND SHALL BE SCARIFIED BEFORE PLACING TOPSOIL. AREAS WHERE SCREENED TOPSOIL IS DISTRIBUTED SHALL BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATION (SEASON DEPENDENT) OR TEMPORARY MULCH WITHIN FOURTEEN (14) CALENDAR DAYS OF DISTRIBUTION.

PLANTING NOTES:

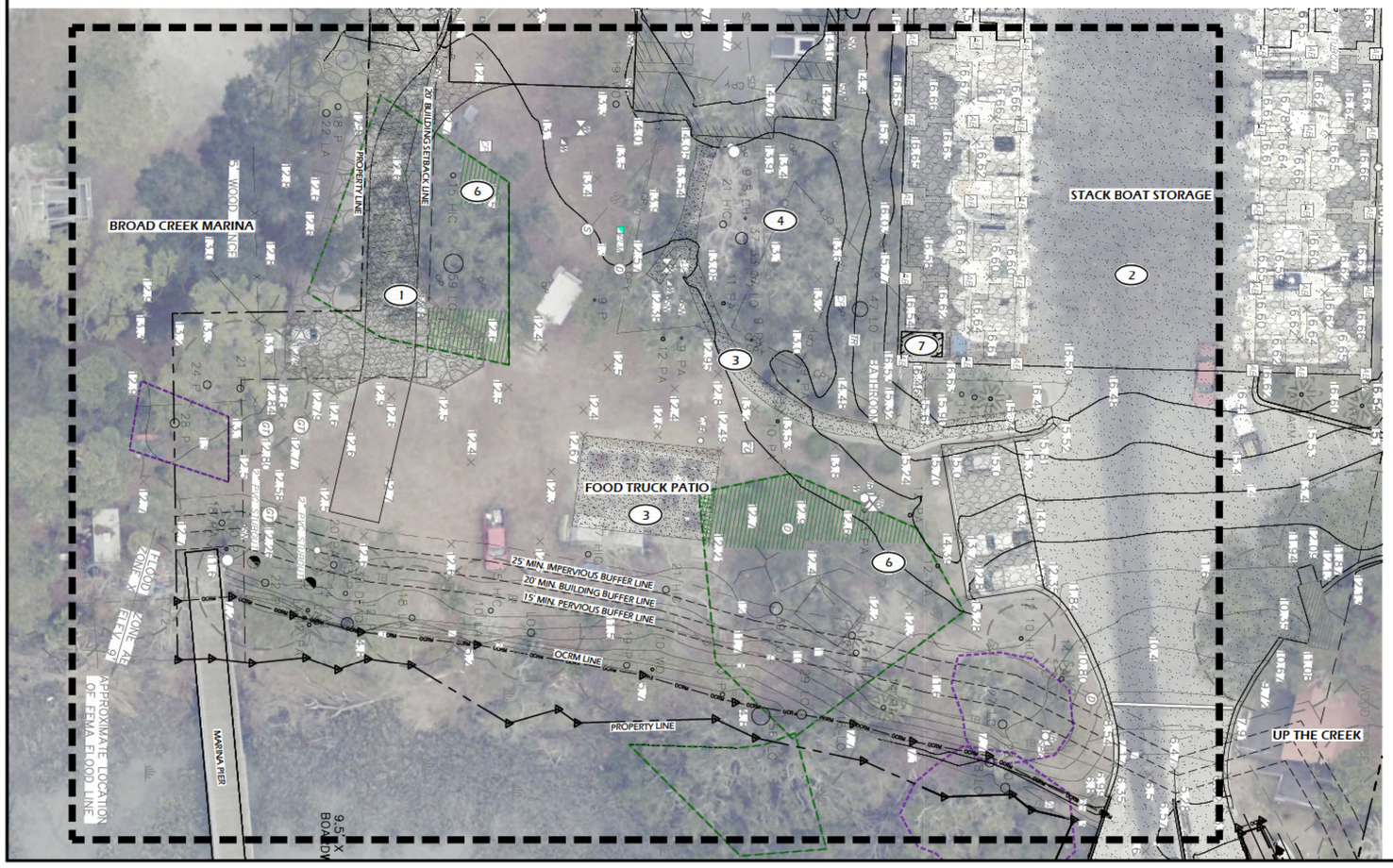
1. CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS, INCLUDING UTILITIES, AND PROMPTLY REPORTING ANY DISCREPANCIES OR CONFLICTS WITH PLANTING AREAS. REPORT INFORMATION TO OWNER, OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
2. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND MAKE REPAIRS THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
3. LANDSCAPE PLANTING AND / OR MULCHED AREAS TO BE FINE GRADED, HAND RAKED SMOOTH AND FREE OF DEBRIS.
4. CONTRACTOR TO PERFORM SOIL TESTS AS NECESSARY TO ASSURE PLANT HEALTH AND GROWTH.
5. MULCH ALL PLANTING BEDS TO A MIN. 3" DEPTH WITH MULCH SPECIFIED IN PLANT SCHEDULE.
6. CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS DETERMINED AVAILABLE AS SPECIFIED WHEN BID / PROPOSAL IS SUBMITTED.
7. PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES ONLY. CONTRACTOR SHALL MAKE OWN QUANTITY TAKEOFFS USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
8. GALLON SIZES ARE FOR PRICING PURPOSES ONLY. PLANT MUST MEET HEIGHTS AND WIDTHS SPECIFIED IN PLANT SCHEDULE.
9. ROOT TYPE MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN. OTHER SPECIFICATIONS REMAINING UNCHANGED, EXCEPT IN THE CASE OF CONTAINER GROWN SPECIMEN TREES AS INDICATED IN THE TREE PLANTING SCHEDULE.
10. ANY SIGNIFICANT ROOTS ENCOUNTERED 2" DIA. AND LARGER SHALL BE DUG OUT BY HAND AND CLEANLY CUT BACK IN THE FOOTING / FOUNDATION AREA TO PROMOTE ROOT RE-GROWTH AND HELP PREVENT ROOT DIEBACK.
11. ALL PLANT MATERIAL (EXCEPT SEASONAL COLOR) SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR FOR ONE YEAR.
12. ALL SEASONAL COLOR SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR FOR THREE MONTH TIME FRAMES.

TURF AND GRASSING NOTES:

1. GRASS SEED: PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES, PROPORTIONS AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED, AS SPECIFIED SEED MANUFACTURER.
2. SOD SHALL BE STRONGLY ROOTED AND FREE OF PERNICIOUS WEEDS. ALL NETTING SHALL BE REMOVED FROM SOD BEFORE IT IS LAID.
3. ALL AREAS IN WHICH EARTH-WORK SHALL BE SUSPENDED FOR MORE THAN TWO (2) WEEKS SHALL BE SEEDED WITH TEMPORARY GRASS.
4. AFTER TOPSOIL HAS BEEN INSTALLED, AND BEFORE ANY SOD IS LAID, CORRECT ALL SOFT SPOTS AND IRREGULARITIES IN GRADE. THE SOD SHALL BE BE LAID BY BUTTING THE ENDS AND SIDES UP EVENLY A



RESTAURANT AREA ENLARGEMENT



EXISTING CONDITIONS REFERENCE NOTES:

1. GRAVEL SURFACE.
2. ASPHALT SURFACE.
3. CONCRETE SURFACE.
4. TREE REMOVAL - MITIGATION IN THIS SUBMITTAL.
5. SIGN LOCATION.
6. SPECIMEN TREE.
7. RESTROOM.

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THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR
MARSH SIDE
RESTAURANT AND BAR
BROAD CREEK MARINA, HILTON HEAD ISLAND, SC

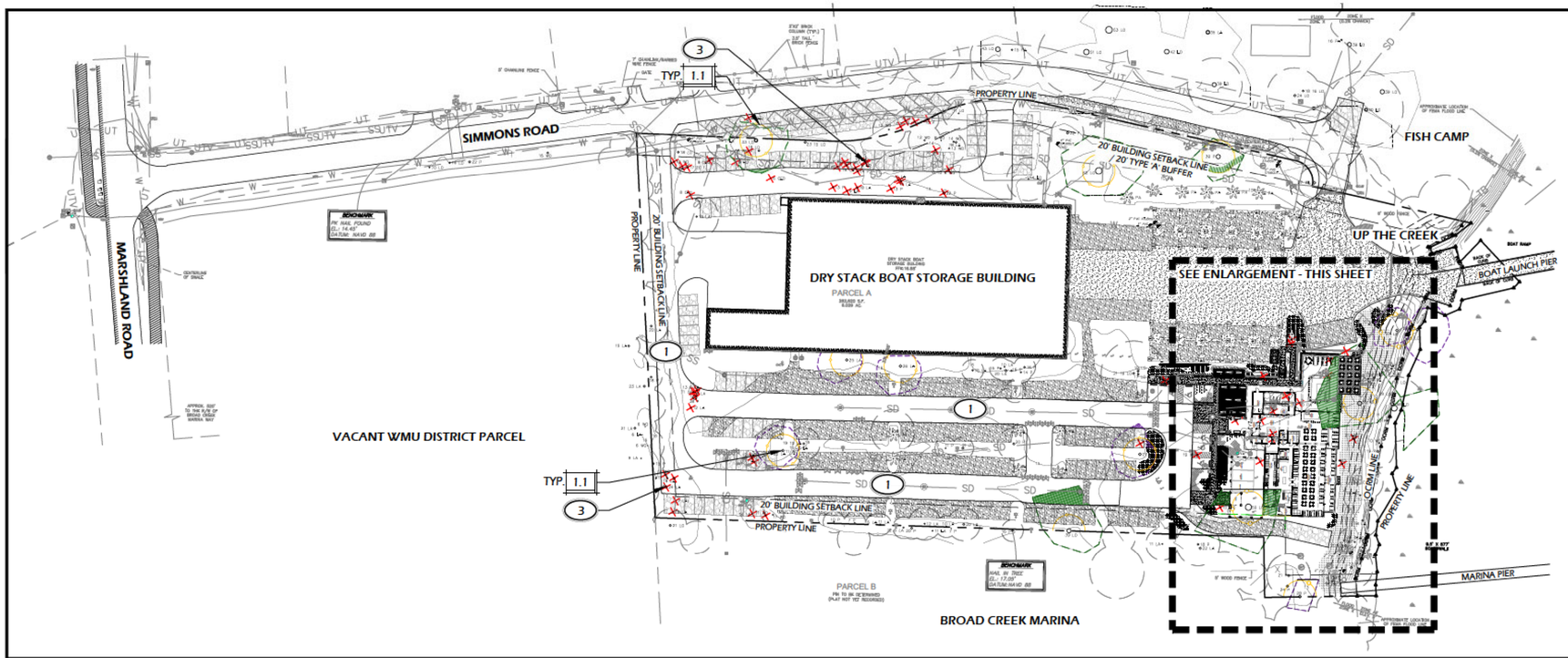
DATE:	DEC 05, 2025
PROJECT NO.:	25123.01
DRAWN BY:	SD/JC
CHECKED BY:	JC

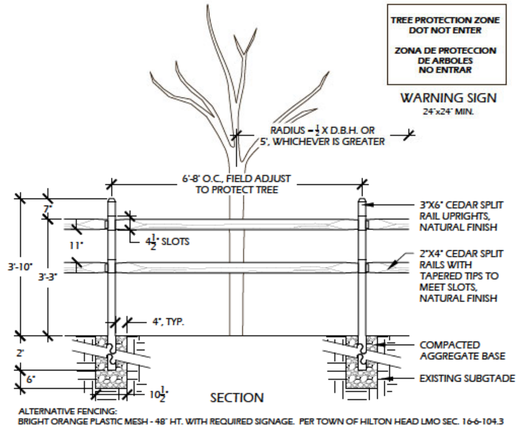
DPR SUBMITTAL, NOT FOR CONSTRUCTION

REVISIONS:

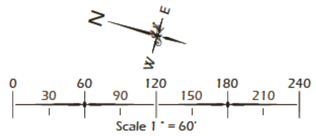
DRAWING TITLE
EXISTING CONDITIONS

DRAWING NUMBER
L10

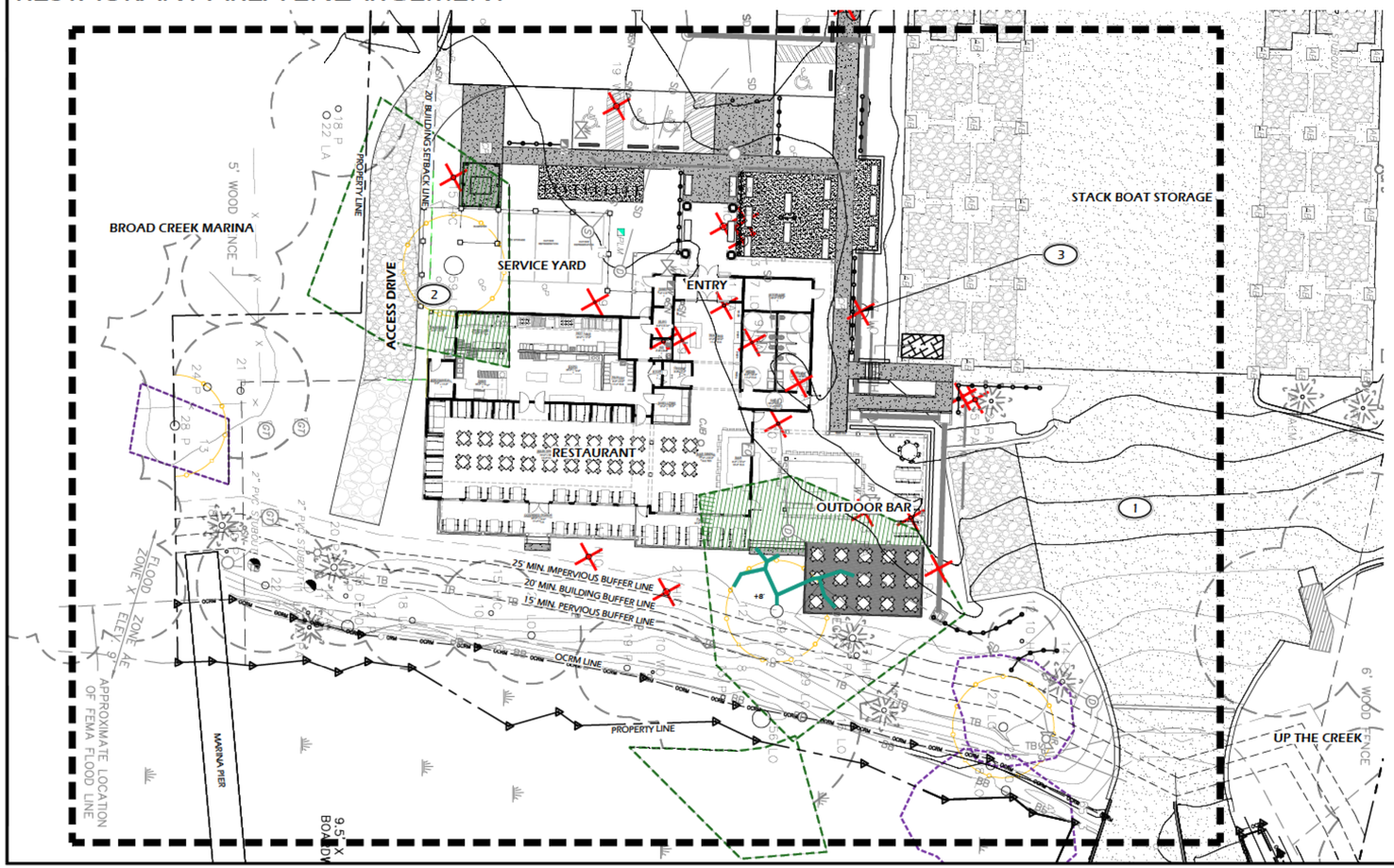


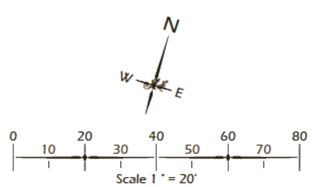


1 L50 TREE PROTECTION FENCE
SCALE: 1" - 1'-0"



RESTAURANT AREA ENLARGEMENT





SITE PREP. / PLANT PROTECTION LEGEND

CALL-OUT	SYMB.	DESCRIPTION	
1.1		TREE PROTECTION FENCE	1/L50
NA		SILT FENCE - SEE CIVIL PLANS	

NOTE: SEDIMENT AND EROSION CONTROL SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

SITE DEMOLITION LEGEND

CALL-OUT	SYMB.	DESCRIPTION
		TREE TO BE REMOVED

NOTE: DEMOLITION HATCHES ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE.

TREE IMPACT LEGEND

SYMBOL	DESCRIPTION
	TREE CANOPY - SPECIMEN
	SPECIMEN TREE IMPACTS - EXISTING
	SPECIMEN TREE IMPACTS - PROPOSED
	TREE CANOPY - SIGNIFICANT
+12'	LOWEST LIMB WITH CLEARANCE FROM GRADE

NOTE: HATCHES ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE.

DEMOLITION REFERENCE NOTES:

1. PROTECT EXISTING PAVEMENT(S) DURING CONSTRUCTION. PAVEMENT TO BE MAINTAINED AND INTEGRATED WITH NEW CONSTRUCTION.
2. EXISTING TREE TO REMAIN, DO NOT DISTURB, PROTECT IN PLACE.
3. TREE TO BE REMOVED.

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SITE DEVELOPMENT PLANS
FOR

MARSH SIDE

RESTAURANT AND BAR
BROAD CREEK MARINA, HILTON HEAD ISLAND, SC

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DRAWN BY:	SD/JC
CHECKED BY:	JC

DPR SUBMITTAL, NOT FOR CONSTRUCTION

REVISIONS:

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DEMOLITION / TREE PROTECTION PLAN

DRAWING NUMBER
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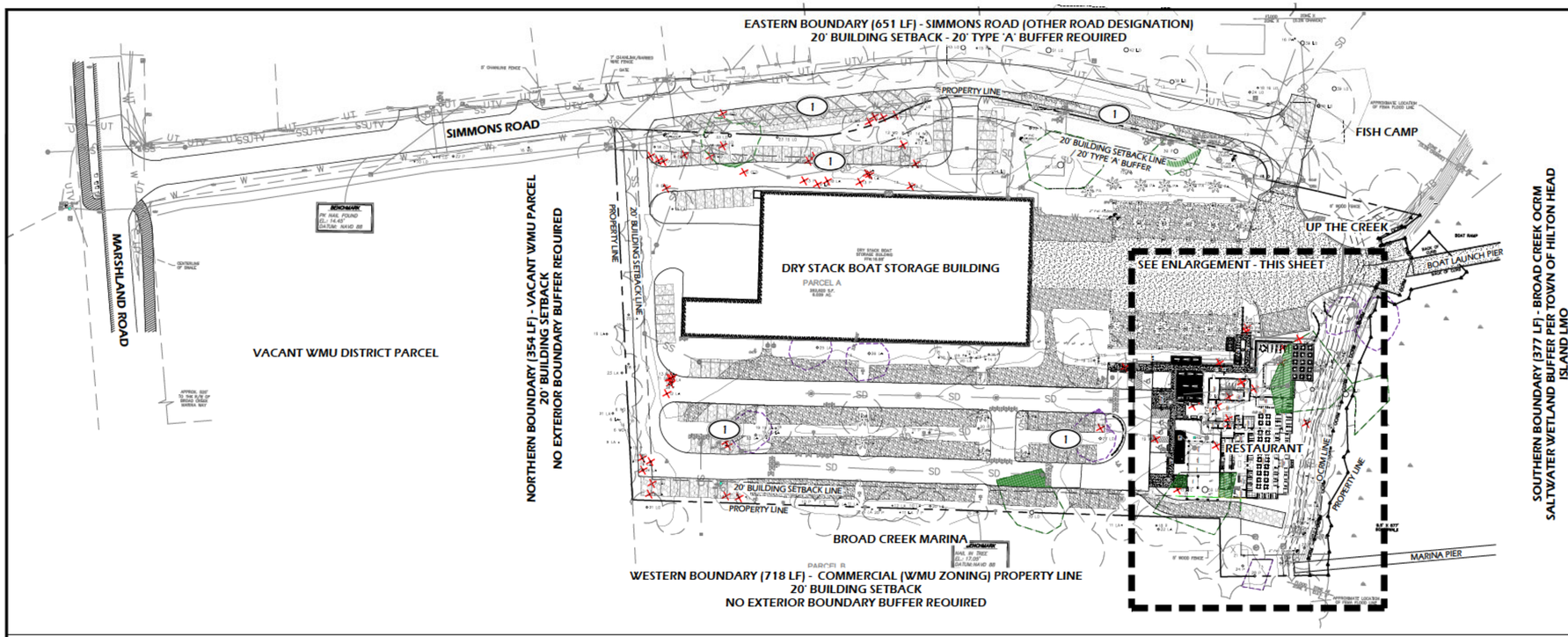
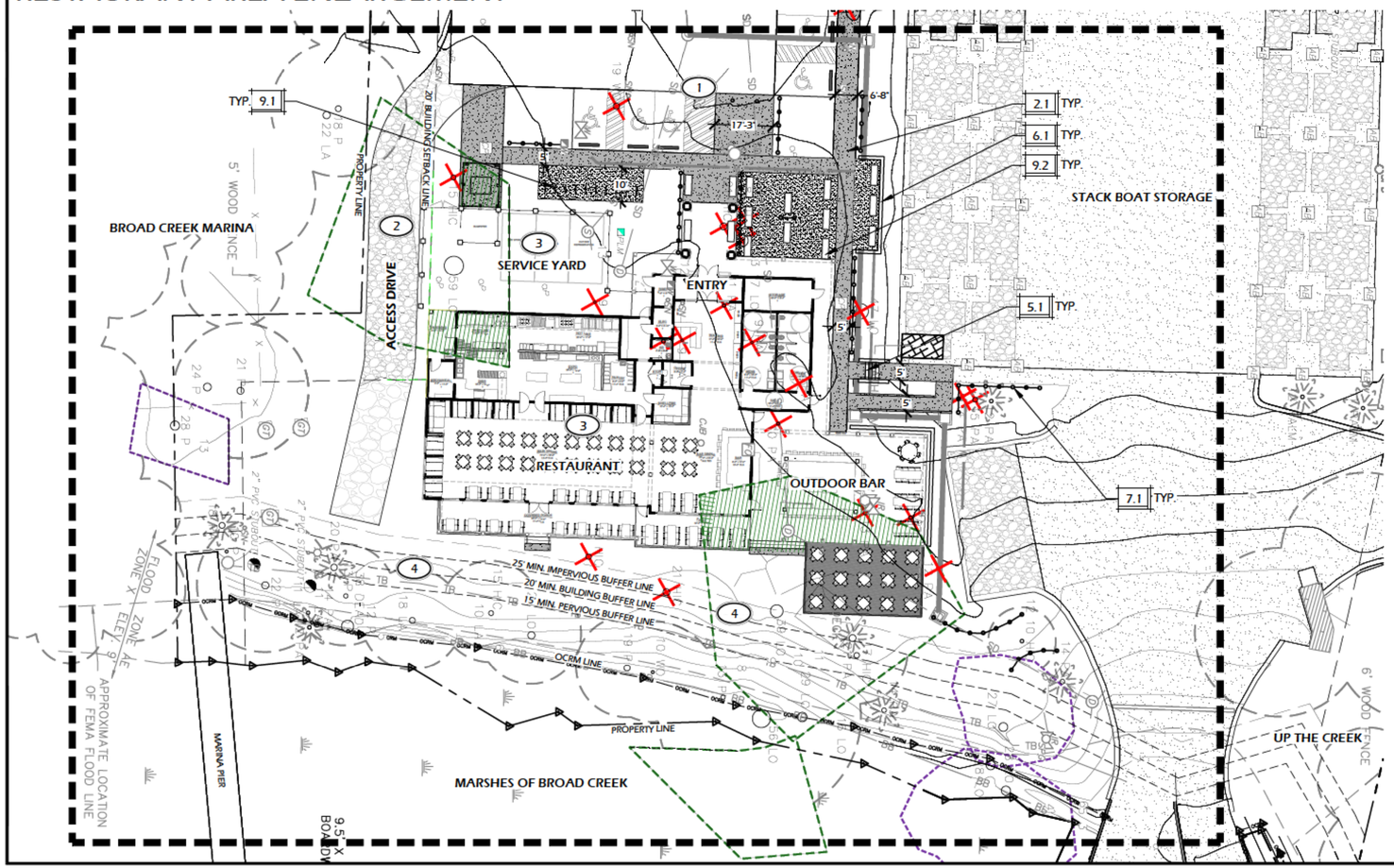


RESTAURANT AREA ENLARGEMENT



PAVING SCHEDULE			
CALL-OUT	SYMB.	DESCRIPTION	DETAIL
2.1		CONCRETE WALK	1/L600
2.1		GRAVEL/SHELL WALK	2/L600

NOTE: MATERIAL SYMBOLS / HATCHES ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS AND LAYOUT PLANS FOR SIZES AND DIMENSIONS.

SITE DETAILS LEGEND		
CALL-OUT	DESCRIPTION	DETAIL
5.1	CONCRETE STAIR	3/L600
6.1	RETAINING WALL TYPE 1 (TABBY WITH BRICK CAP)	4/L600
7.1	PILE AND ROPE FENCE	5/L600
9.1	BIKE RACK	6/L600
9.2	BENCH	7/L600

KEY SHEET REFERENCE NOTES:

1. SEE CIVIL ENGINEER'S PLANS FOR PARKING.
2. GRAVEL ACCESS DRIVE - SEE CIVIL ENGINEER'S PLANS.
3. BUILDING AND SERVICE YARD - SEE ARCHITECT'S PLANS - TO BE SUBMITTED TO DRB.
4. MULCH AREA.

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KEY SHEET

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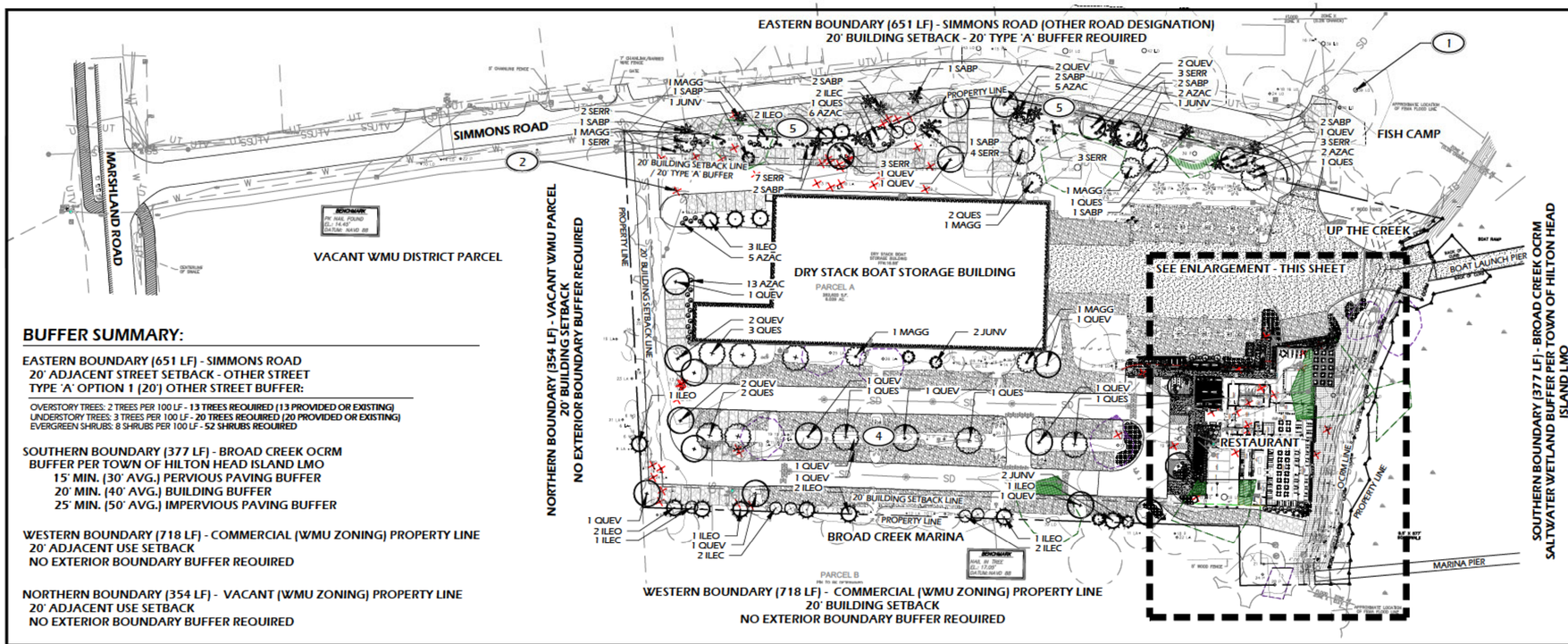


BUFFER SUMMARY:

EASTERN BOUNDARY (651 LF) - SIMMONS ROAD
20' ADJACENT STREET SETBACK - OTHER STREET
TYPE 'A' OPTION 1 (20') OTHER STREET BUFFER:

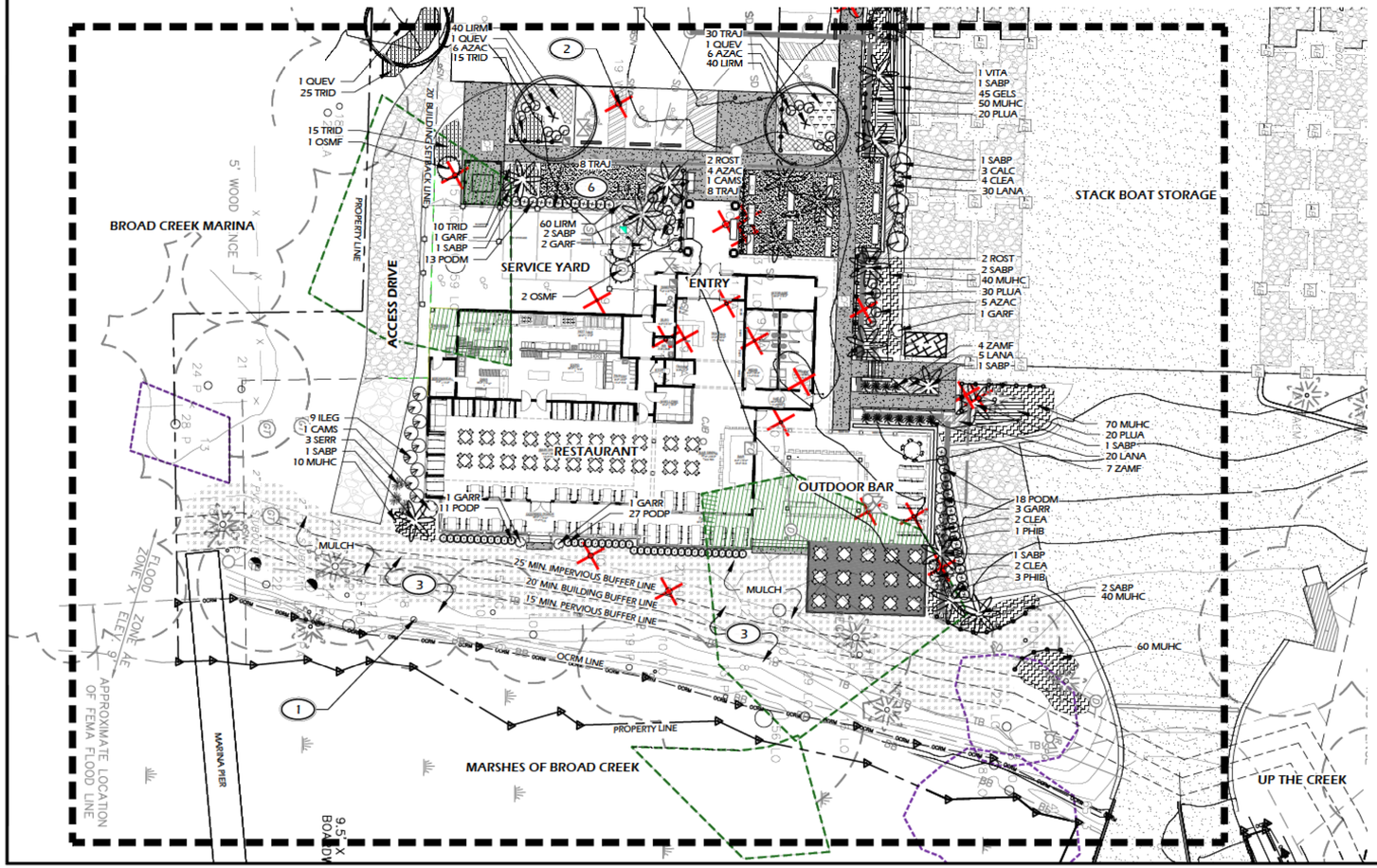
OVERSTORY TREES: 2 TREES PER 100 LF - **13 TREES REQUIRED (13 PROVIDED OR EXISTING)**
UNDERSTORY TREES: 3 TREES PER 100 LF - **20 TREES REQUIRED (20 PROVIDED OR EXISTING)**
EVERGREEN SHRUBS: 8 SHRUBS PER 100 LF - **52 SHRUBS REQUIRED**

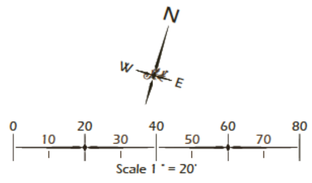
SOUTHERN BOUNDARY (377 LF) - BROAD CREEK OCRM
BUFFER PER TOWN OF HILTON HEAD ISLAND LMO
15' MIN. (30' AVG.) PERVIOUS PAVING BUFFER
20' MIN. (40' AVG.) BUILDING BUFFER
25' MIN. (50' AVG.) IMPERVIOUS PAVING BUFFER

WESTERN BOUNDARY (718 LF) - COMMERCIAL (WMU ZONING) PROPERTY LINE
20' ADJACENT USE SETBACK
NO EXTERIOR BOUNDARY BUFFER REQUIRED

NORTHERN BOUNDARY (354 LF) - VACANT (WMU ZONING) PROPERTY LINE
20' ADJACENT USE SETBACK
NO EXTERIOR BOUNDARY BUFFER REQUIRED

RESTAURANT AREA ENLARGEMENT





PLANTING DETAILS

CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	1/L510
14.2	PALM TREE PLANTING	2/L510
14.3	SHRUB PLANTING	3/L510
14.4	GROUND COVER PLANTING	4/L510
14.5	ROOT BARRIER	N/A

PLANTING REFERENCE NOTES:

1. EXISTING TREES TO REMAIN.
2. EXISTING TREES TO BE REMOVED.
3. SELECTIVELY THIN AND UNDERBRUSH, REMOVE DEAD LIMBS AND PINE STRAW DISTURBED AREAS ± 15' ALONG PROPERTY LINE.
4. ALL PARKING LOT MEDIAN PLANTINGS SHALL BE 12"-18" OFF EDGE OF ROAD / PARKING AREA AT TIME OF MATURITY.
5. CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
6. PLANT TWO (2) TRAJ AT CENTER OF FENCE SECTION, EVERY OTHER SECTION.
7. PROTECT AREA DRAIN FROM CLOGGING DURING INSTALLATION OF PLANTS AND MULCH. MAINTAIN FUNCTIONALITY AND POSITIVE PITCH TO DRAIN.
8. PROVIDE 2" P.V.C. CONDUIT FOR IRRIGATION TO PLANTERS.
9. COORDINATE IRRIGATION CONTROLLER LOCATION WITH STURRE ENGINEERING CIVIL ENGINEER.

PLANT KEY LEGEND

Abbrev	Botanical Name	Common Name
TREES		
JUNV	Juniperus virginiana	Eastern Red Cedar
MAGG	Magnolia grandiflora	Southern Magnolia
QUES	Quercus shumardii	Shumard Oak
QUEV	Quercus virginiana	Live Oak
SABP	Sabal palmetto	Cabbage Palm
UNDERSTORY TREES		
ILEC	Ilex cassine	Dahoon Holly
ILEO	Ilex opaca	American Holly
VITA	Vitex agnus-castus	Chaste Tree
SHRUBS		
AZAC	Azalea x encore	Encore Azalea
CALA	Callicarpa americana	Beauty Berry
CAMS	Camellia sasanqua	Sasanqua Camellia
CLEA	Clethra alnifolia	Sweet Pepperbush
GARF	Gardenia jasminoides 'Frost Proof'	Frost Proof Gardenia
GARR	Gardenia jasminoides 'Radicans'	Dwarf Gardenia
ILEG	Ilex glabra	Inkberry Holly
OSMF	Osmanthus fragrans	Fragrant Tea Olive
PHIS	Philodendron selloum	Cut-Leaf Philodendron
PODM	Podocarpus macrophyllus	Podocarpus
PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus
ROST	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary
SERR	Serenoa repens	Saw Palmetto
ZAMF	Zamia floridana	Coontie Palm
ORNAMENTAL GRASSES & FERNS		
MUHC	Muhlenbergia capillaris	Pink Muhy Grass
TRID	Tripsacum dactyloides	Fakahatchee Grass
GROUND COVERS, VINES & PERENNIALS		
GELS	Gelsemium sempervirens	Carolina Jessamine
LANA	Lantana camara 'Anne Marie'	Anne Marie Lantana
LIRM	Liriope muscari 'Big Blue'	Big Blue Liriope
PLUA	Plumbago auriculata	Plumbago
TRAJ	Trachelospermum jasminoides	Confederate jasmine

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landscape architecture
land planning
www.wjkltd.com
103 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757.7411

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THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR
MARSH SIDE
RESTAURANT AND BAR
BROAD CREEK MARINA, HILTON HEAD ISLAND, SC

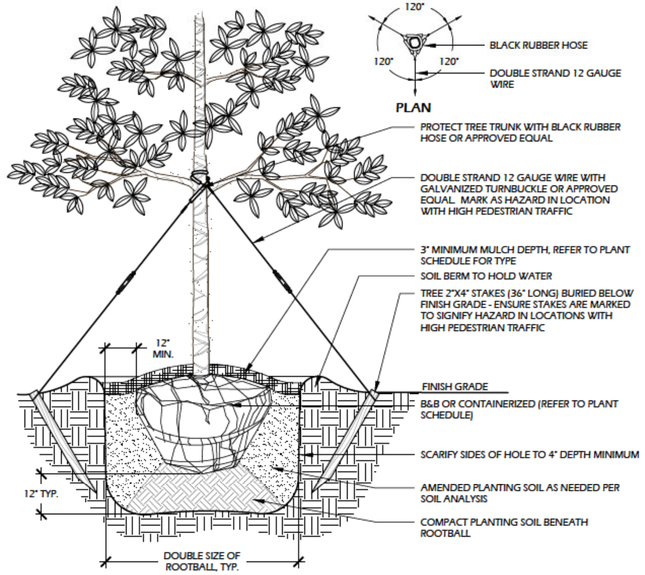
DATE:	DEC 05, 2025
PROJECT NO.:	25123.01
DRAWN BY:	SD/JC
CHECKED BY:	JC

DPR SUBMITTAL, NOT FOR CONSTRUCTION

REVISIONS:

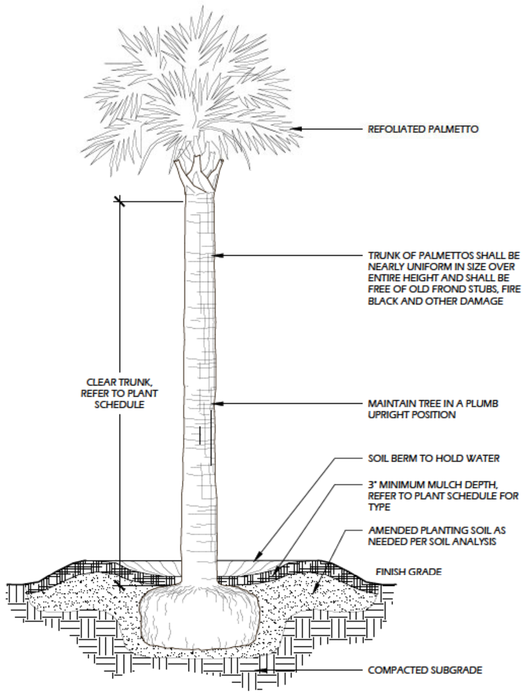
DRAWING TITLE
PLANTING PLAN

DRAWING NUMBER
L500



NOTES:
1. TREE STAKING OPTIONAL, HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

1 / L510 **TREE PLANTING**
SCALE: N.T.S.



NOTES:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. SABAL PALMETTOS SHALL BE REFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE.

2 / L510 **PALM TREE PLANTING**
SCALE: N.T.S.

PLANT SCHEDULE:

	Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal/Spacing	Notes
	TREES								
★★★	6	JUNV	Juniperus virginiana	Eastern Red Cedar	6'-8"	2'-3"	Cont.	1" min.	Full to ground
★	6	MAGG	Magnolia grandiflora	Southern Magnolia	12'-14"	6'-7"	Cont.	-	Full to ground
★★	13	QUES	Quercus shumardii	Shumard Oak	14'-16"	6'-8"	Cont.	4"	Full
★	22	QUEV	Quercus virginiana	Live Oak	14'-16"	6'-8"	Cont.	4"	Full
★★★	31	SABP	Sabal palmetto	Cabbage Palm	12'-16"	-	Cont.	-	Refoliated, full clear trunk, refer to plan for heights
	UNDERSTORY TREES								
★★	7	ILEC	Ilex cassine	Dahoon Holly	6'-7"	3'-4"	15 gal.	1" min.	Full
★	13	ILEO	Ilex opaca	American Holly	10'-11"	4'-5"	45 gal.	2" min.	Tree form, Full
	1	VITA	Vitex agnus-castus	Chaste Tree	4'-5"	2'-3"	15 gal.	-	Full
	SHRUBS								
	21	AZAC	Azalea x encore	Encore Azalea	24"-30"	24"-30"	7 gal.	-	Full; Pink Color
	3	CALA	Callicarpa americana	Beauty Berry	24"-30"	24"-30"	7 gal.	-	Full
	2	CAMS	Camellia sasanqua	Sasanqua Camellia	3'-4"	2'-3"	15 gal.	-	Full
	8	CLEA	Clethra alnifolia	Sweet Pepperbush	24"-30"	24"-30"	7 gal.	-	Full
	4	GARF	Gardenia jasminoides 'Frost Proof'	Frost Proof Gardenia	4'-5"	2'-3"	15 gal.	-	Full
	5	GARR	Gardenia jasminoides 'Radicans'	Dwarf Gardenia	10"-16"	10"- 6"	3 gal.	-	Full
	50	ILEG	Ilex glabra	Inkberry Holly	2'-3"	2'-3"	7 gal.	-	Full
	3	OSMF	Osmanthus fragrans	Fragrant Tea Olive	36"-42"	18"-24"	7 gal.	-	Full
	4	PHIB	Philodendron selloum	Cut-Leaf Philodendron	24"-30"	24"-30"	7 gal.	-	Full
	31	PODM	Podocarpus macrophyllus	Podocarpus	36"-42"	24"-30"	15 gal.	-	Full
	38	PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus	18"-24"	16"-20"	7 gal.	-	Full
	4	ROST	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	12"-18"	12"- 8"	3 gal.	36" O.C.	Full
	31	SERR	Serenoa repens	Saw Palmetto	24"-30"	24"-30"	15 gal.	-	Full
	11	ZAMF	Zamia floridana	Coontie Palm	12"-18"	18"-24"	7 gal.	-	Full
	ORNAMENTAL GRASSES & FERNS								
	270	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	14"-16"	10"- 6"	1 gal.	30" O.C.	Full
	65	TRID	Tripsacum dactyloides	Fakahatchee Grass	14"-16"	10"- 6"	1 gal.	30" O.C.	Full
	GROUND COVERS, VINES & PERENNIALS								
	45	GELS	Gelsemium sempervirens	Carolina Jessamine	8"-12"	12" runners	1 gal.	24" O.C.	Full
	55	LANA	Lantana camara 'Anne Marie'	Anne Marie Lantana	8"-12"	8"-12"	1 gal.	18" O.C.	Full
	140	LIRM	Liriope muscari 'Big Blue'	Big Blue Liriope	12"-16"	8"-12"	1 gal.	18" O.C.	Full
	70	PLUA	Plumbago auriculata	Plumbago	12"-18"	12"- 8"	1 gal.	24" O.C.	Blue Flowers, Full
	46	TRAJ	Trachelospermum jasminoides	Confederate jasmine	4'-6"	12" runners	1 gal.	18" O.C.	Full
	SOD & MULCH								
	5400	MULCHSF	Hardwood	Triple Shedded	-	-	-	-	Rear of Resturant
	2,000	MULCHSF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	Around Restaurant

PLANT TABLE:

Trees Removed

	CAT. I			CAT. II			CAT. III		
Species Abbrev.	HOL	LA	LO	HIC	WIL	WO	CED	PLM	PN
Cal per Inches	6	10	9	21	8	6	8	25	14
		16	37	15		10	9	12	13
		7	33	17		15	6	10	22
		18	17	21		12		12	13
		9	47			16		12	38
		11	7			16		11	7
		19	6			10		13	9
		19	17			6		9	10
		14				19		10	10
		10				11		12	
		7						9	
		24						9	
		12						14	
		8						15	
		11							
		13							
		8							
Species DBH Totals	6	236	179	74	8	121	23	363	180
Total DBH Inches Per CAT	395			203			322		

TREE LEGEND: LO-Live Oak, LA-Laurel Oak, HOL-Holly, HIC-Hickory, WIL-Willow, WO-Water Oak, CED-Cedar, PLM-Palmetto, PN-Pine

Tree Mitigation Calculations

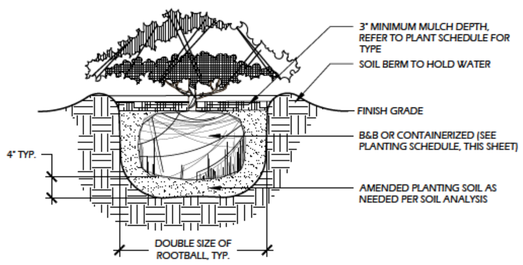
	CAT. I	CAT. II	CAT. III
# OF TREES TO BE REMOVED	24	15	26
TOTAL # OF DBH INCHES	395	203	322
CALCULATION	395 ÷ 10 = 39.5	203 ÷ 10 = 20.3	322 ÷ 10 = 32.2
# OF NEW TREES REQUIRED	**40**	**20**	**33**
# OF NEW TREES PROVIDED	**40**	**20**	**33**

NOTE:

CAT. I TREE MITIGATION SATISFIED BY PLANTING OF 13 AMERICAN HOLLY (ILEO), 21 LIVE OAKS (QUEH) AND 6 SOUTHERN MAGNOLIA (MAGG).
SEE PLANT SCHEDULE - ★

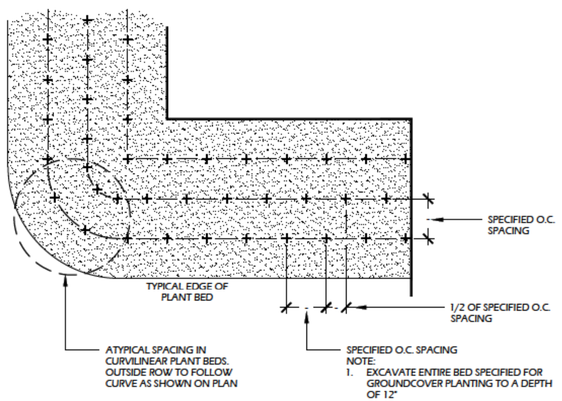
CAT. II TREE MITIGATION SATISFIED BY PLANTING OF 7 DAHOON HOLLY (ILEC) AND 13 SHUMARD OAKS (QUES).
SEE PLANT SCHEDULE - ★★

CAT. III MITIGATION SATISFIED BY PLANTING OF 31 SABAL PALMETTO (SABP) AND 6 EASTERN RED CEDAR (JUNV).
SEE PLANT SCHEDULE - ★★★

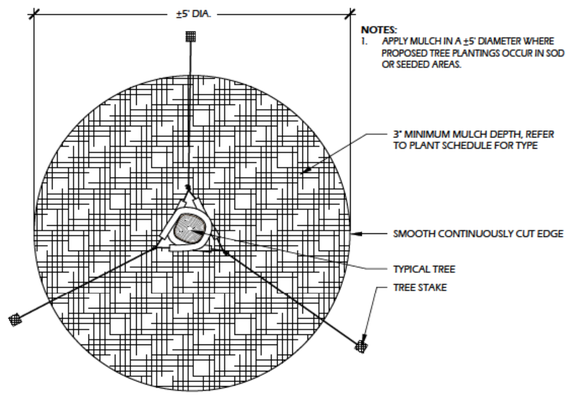


NOTES:
1. WHEN GROUNDCOVERS AND SHRUBS ARE USED IS MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE ±2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

3 / L510 **SHRUB PLANTING**
SCALE: N.T.S.



4 / L510 **GROUND COVER PLANTING**
SCALE: N.T.S.



5 / L510 **TREE STAKING**
SCALE: N.T.S.

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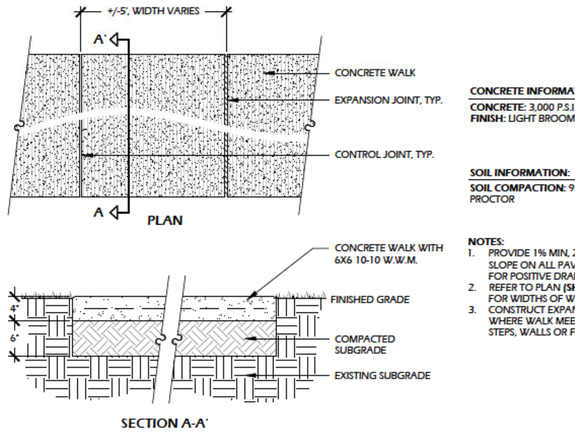
DRAWN BY:	SD/JC
CHECKED BY:	JC

DPR SUBMITTAL, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
PLANT SCHEDULE AND DETAILS

DRAWING NUMBER
L510



CONCRETE INFORMATION:

CONCRETE: 3,000 P.S.I. AT 28 DAYS
FINISH: LIGHT BROOM FINISH

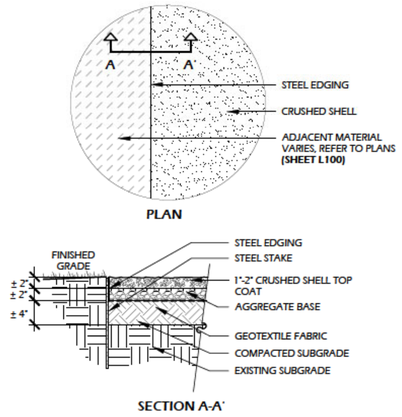
SOIL INFORMATION:

SOIL COMPACTION: 95% STANDARD PROCTOR

NOTES:

1. PROVIDE 1% MIN, 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
2. REFER TO PLAN **(SHEET L100)** FOR WIDTHS OF WALK.
3. CONSTRUCT EXPANSION JOINTS WHERE WALK MEETS CURBS, STEPS, WALLS OR FIXED SLABS.

1 / L600 CONCRETE WALK
SCALE: 1" - 1'-0"



EDGING AND STAKE INFORMATION:

MANUFACTURER:
BORDER CONCEPTS, INC.
7621 LITTLE AVE., SUITE 426
CHARLOTTE, NC. 28226
PHONE: (800) 845.3343
WEB: WWW.BORDER CONCEPTS.COM

STEEL EDGE: BORDER GUARD 3/16" X 4" X 16'
STAKES: :STANDARD STAKE 3/16" THICK X 15" LONG (6 PER 16')
COLOR: BLACK

NOTE: INSTALL FLUSH PER MANUFACTURES SPECIFICATIONS

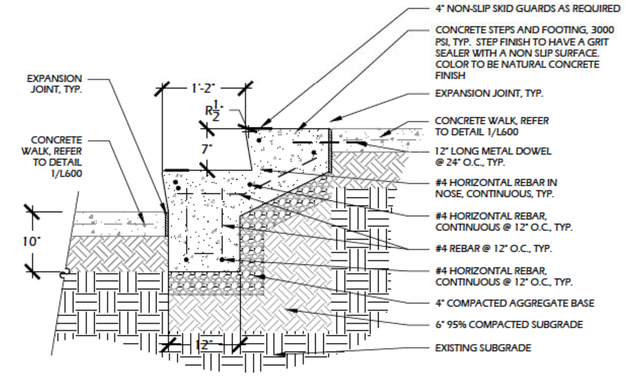
SHELL INFORMATION:

SHELL: EQUAL MIX OF CRUSHED #2 AND #3 SHELL

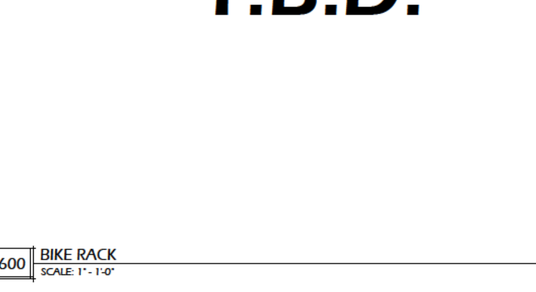
OTHER INFORMATION:

GEOTEXTILE FABRIC: TYPAR 3401 OR APPROVED EQUAL
SOIL COMPACTION: 95% STANDARD PROCTOR

2 / L600 GRAVEL/SHELL WALK
SCALE: 1" - 1'-0"



3 / L600 CONCRETE STAIRS
SCALE: 1" - 1'-0"



TABBY STUCCO INFORMATION:

COLOR: TO MATCH ARCHITECTURE.
SHELL SIZE: OYSTER SHELL MIX (EQUAL PARTS, SIZE #1 AND #2) SPREAD TO 100% COVERAGE.

OTHER INFORMATION:

CONCRETE: 3,000 P.S.I. AT 28 DAYS
SOIL COMPACTION: 98% STANDARD PROCTOR, COMPACTION 3000 P.S.F. DESIGN SOIL BEARING CAPACITY

WATERPROOFING MEMBRANE INFORMATION:

MANUFACTURER:
GOLBAL PLASTIC SHEETING, INC.
600 B STREET, STE. 300
SAN DIEGO, CA., 92101
PHONE: (866) 597.9298
WEB: WWW.GLOBALPLASTICSHEETING.COM

PRODUCT: ENKADRAIN 3811R

1. INSTALL PER MANUFACTURERS SPEC.
2. OR APPROVED EQUAL.

NOTES:

1. REFER TO CIVIL ENGINEER GRADING PLAN FOR WALL HEIGHT ABOVE GRADE.
2. REFER TO RETAINING WALL SCHEDULE FOR STRUCTURAL INFORMATION. STRUCTURAL ENGINEER SHALL APPROVE FINAL STRUCTURAL INTEGRITY PRIOR TO CONSTRUCTION.
3. DEPTH TO FOOTING AND SOIL COMPACTION DEPTH ARE MINIMUM DIMENSIONS ONLY, STRUCTURAL ENGINEER SHALL SET FINAL DEPTH TO FOOTING AND SOIL COMPACTION.
4. CONTRACTOR SHALL KEEP WALL ADEQUATELY SHORED AT ALL TIMES.
5. PROVIDED 1" KORK-PAK EXPANSION JOINT MATERIAL AT 50' O.C., NO JOINT IN FOUNDATIONS.
6. REINFORCING STEEL SHALL HAVE A YIELD STRENGTH OF 60,000 PSI. CONTRACTOR SHALL CUT REINFORCING STEEL IN THE FIELD TO FIT FIELD CONDITIONS AS REQUIRED.
7. UPON REQUEST, CONTRACTOR SHALL PROVIDE 3'X3' TABBY SHELL FINISH SAMPLE IN FIELD FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

RETAINING WALL SCHEDULE

H	A	B	C	D	"L" BARS	"O" BARS	"P" BARS
0' - 3'	1' - 0"	0' - 7"	0' - 11"	1' - 0"	#4 AT 8" O.C.	#3 AT 18" O.C.	#3 AT 18" O.C.
3' - 4'	1' - 0"	0' - 9"	1' - 5"	1' - 0"	#4 AT 8" O.C.	#3 AT 18" O.C.	#3 AT 18" O.C.

4 / L600 RETAINING WALL
SCALE: 1" - 1'-0"

T.B.D.

5 / L600 PILE AND ROPE FENCE
SCALE: 1" - 1'-0"

T.B.D.

6 / L600 BIKE RACK
SCALE: 1" - 1'-0"

T.B.D.

7 / L600 BENCH
SCALE: 1" - 1'-0"

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REVISIONS:

DRAWING TITLE
SITE DETAILS

DRAWING NUMBER
L600

18 Simmons Road
Marsh Side Restaurant
Conceptual
Staff Comments
February 11, 2026
DRB-000088-2026

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: 18 Simmons Road – Marsh Side Restaurant DRB-000088-2026

DATE: 2/11/2026 CATEGORY: Conceptual

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	☐	☒	☐	Please provide a demolition plan.
Existing Conditions match As-Built	☒	☐	☐	
Dimensioned Details and of Sections	☒	☐	☐	
Detail Illustrating Connection to Existing Structure	☐	☐	☒	
New Building Details Match Existing Building Details	☐	☐	☒	

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	☒	☐	☐	
Promotes pedestrian scale and circulation	☒	☐	☐	
Design is unobtrusive and set into the natural environment	☒	☐	☐	
Utilizes natural materials and colors	☒	☐	☐	Please provide a materials and color board.
Avoids distinctive vernacular styles	☒	☐	☐	
Design is appropriate for its use	☒	☐	☐	
All facades shall have equal design characteristics	☒	☐	☐	

Avoids monotonous planes or unrelieved repetition	☒	☐	☐	
Has a strong roof form with enough variety to provide visual interest	☒	☐	☐	
Overhangs are sufficient for the façade height.	☒	☐	☐	
Forms and details are sufficient to reduce the mass of the structure	☒	☐	☐	
Human scale is achieved by the use of proper proportions and architectural elements	☒	☐	☐	
Utilizes a variety of materials, textures and colors	☒	☐	☐	
Incorporates wood or wood simulating materials	☒	☐	☐	
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☐	☒	☐	Please provide details.
Utilities and equipment are concealed from view	☒	☐	☐	
Decorative lighting is limited and low wattage and adds to the visual character	☐	☒	☐	Provide exterior light fixtures spec sheets.
Accessory elements are designed to coordinate with the primary structure	☒	☐	☐	

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	☒	☐	☐	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☒	☐	☐	
Landscape is designed so that it may be maintained in its natural shape and size	☒	☐	☐	
Preserves a variety of existing native trees and shrubs	☒	☐	☐	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☒	☐	☐	
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)	☒	☐	☐	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project	☒	☐	☐	
A variety of species is selected for texture and color	☒	☐	☐	
Provides overall order and continuity of the Landscape plan	☒	☐	☐	

Native plants or plants that have historically been prevalent on the Island are utilized	☒	☐	☐	
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth	☒	☐	☐	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	☒	☐	☐	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	☒	☐	☐	
Proposed groundcovers are evergreen species with low maintenance needs	☒	☐	☐	
Large, grassed lawn areas encompassing a major portion of the site are avoided	☒	☐	☐	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	☒	☐	☐	
Ornamentals and Annuals are limited to entrances and other focal points	☒	☐	☐	

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	☒	☐	☐	
Supplemental and replacement trees meet LMO requirements for size, species and number	☒	☐	☐	
Wetlands if present are avoided and the required buffers are maintained	☐	☐	☒	
Sand dunes if present are not disturbed	☐	☐	☒	

COMMENTS & CONDITIONS

Staff recommend approval of the Conceptual submittal for the 18 Simmons Road, Marsh Side Restaurant with the following conditions:

1. Please provide dimensioned details and sections.
2. Please provide a materials board as well as color and materials indicated in the proposed elevations.
3. Provide a material and color board.
4. Provide exterior lighting cut sheets and indicate where they are located on the site plan and elevations.
5. Any additional information as required by the Board.

40 Waterside Drive
Conceptual
February 11, 2026
DRB-001012-2025

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: 10-14-2025
Accepted by: Email/Staff
DRB #:
Meeting Date: 001012-2025

Applicant/Agent Name: Jason Broene Company: Court Atkins Group
Mailing Address: PO Box 3981 City: Bluffton State: SC Zip: 29910
Telephone: 843.815.2557 Fax: E-mail: jason.broene@courtatkins.com
Project Name: Beachwalk Hilton Head Project Address: 40 Waterside Drive
Parcel Number [PIN]: R 550 018 000 202D 0000
Zoning District: Resort Development (RD) Overlay District(s): Corridor Overlay

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

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

Project Category:

X Concept Approval – Proposed Development
___ Final Approval – Proposed Development
___ Alteration/Addition
___ Sign

Submittal Requirements for *All* projects:

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

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

Additional Submittal Requirements:

Final Approval – Proposed Development

- A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.
- Final site development plan meeting the requirements of Appendix D: D-6.F.
- Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.
- Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.
- Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions

- _____ All of the materials required for final approval of proposed development as listed above, plus the following additional materials.
- A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
- _____ Photographs of existing structure.

Additional Submittal Requirements:

Signs

- _____ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

For freestanding signs:

- _____ Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.
- _____ Proposed landscaping plan.

For wall signs:

- _____ Photograph or drawing of the building depicting the proposed location of the sign.
- _____ Location, fixture type, and wattage of any proposed lighting.

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

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

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

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

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

SIGNATURE

10/14/25
DATE

40 Waterside Drive
Conceptual
Narrative
February 11, 2026
DRB-001012-2025

COURT ATKINS
GROUP

October 14, 2025

Town of Hilton Head Island
Ms. Melissa Paul-Leto, Principal Planner of Design
1 Town Center Court
Hilton Head Island, SC 29938
843.341.4625
melissapl@hiltonheadislandsc.gov

Re: Beachwalk Hilton Head Conceptual DRB Submittal Narrative

Ms. Paul - Leto,

Please find enclosed the Conceptual Design Review Board submittal documents and drawings for the project located at 40 Waterside Drive Hilton Head Island. Parcel PIN# R550 018 000 202D 0000. We are requesting to be placed on the October 28, 2025 Design Review Board agenda.

Beachwalk Hilton Head LLC is proposing the development of 40 Waterside Drive, a 2.60 acre, thoughtfully planned and designed resort destination of 41 hotel units on Hilton Head Island. The property was previously developed as a hotel property, and has been demolished, with the exception of the existing entrance off Waterside Drive and the parking area extents.

The property is zoned RD – Resort Development District allowing a maximum of 35 dwelling units per acre for hotel use. The parcel is also located within the Corridor Overlay District (COR). Designed in accordance with the zoning, setbacks, and site constraints, the project responds to the growing demand for high quality hotel options on the island. Beachwalk's land plan is built around reusing and improving the existing entrance and parking area to minimize additional compaction and impervious areas of the site. We are narrowing and moving the existing entrance to allow additional open space for the existing 29" Live Oak.
The existing stormwater pond water will receive nutrient remediation, and professional services provided to control and manage the bordering plants and algae to provide an attractive amenity for this project, and other neighboring properties. A surface aeration system will be installed to improve dissolved oxygen to create a healthy, more desirable environment for aquatic life and visitors nearby.
Development Details Proposed:

Density:

- 41 units for hotel use. Allowed is 35 units per acre. (35 * 2.6 acres = 91 allowable)
- Units will be 3-4 bedrooms averaging approximately 1,700 SF.

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Building Height:

- Current zoning allows a maximum of 75'. The proposed building will comply with this height limit.
- Architecture plans and elevations are included in this initial submittal.

Architecture:

- The building is strategically placed to take advantage of previously developed areas of the site and create useable open space for guests.
- Generous roof overhangs and balconies with brackets to create shadows.
- Offsetting vertical planes with a variety of depths to introduce articulation in the building façade.
- Historically presented materials will help provide contrasting textures.
- Use of small-scale entry structures such as a porticos at the drop off and at the building's entrance, provide attractive site features, shade for pedestrians, and allows the building to achieve a human scale.
- Clean and simple details. Window openings are arranged in traditional vertical proportion and have a unified relationship in overall design. Traditional architectural elements are used to provide visual interest.
- Community rooms and a rooftop courtyard will provide guests with conditioned and covered amenity spaces.

Landscape Architecture:

- The site will feature nicely landscaped walking paths connecting the building to all parking areas and site amenities.
- Additional open space and a boardwalk between the building and the stormwater lagoon creates useable, scenic edges that invite walking, gathering, and outdoor recreation. This area will also allow proper access and management of the lagoon.
- Other site amenities include a swimming pool and shade pavilion, entrance courtyard with seating areas, business and meeting spaces, grilling areas, golf cart and bicycle parking spaces, and a vehicle charging station.
- Building foundations, parking areas, buffers, and amenities will be improved with new landscaping and irrigation.
- A vehicular gate, two pedestrian gates, a maintenance gate near the dumpster, and a perimeter fence provides security for the property and its visitors. Access will be controlled with Click to Enter and Knox Boxes installed for emergency personnel.

Tree Preservation:

- The existing site is mostly cleared with an asphalt parking area and a stormwater lagoon along the northern and eastern property lines.
- A tree survey has been performed and is included with this submittal.
- There are two existing specimen trees on the site. A 24" Hickory tree located within the new building footprint will be removed, as it was assessed by an Arborist to be hazardous and in poor condition. A 32" Water Oak will be preserved.
- A 26" Live Oak tree will be removed and mitigated, as the building and site was designed prior to the new ordinance for significant tree sizes and submitted and reviewed at the Pre Application meeting.
- Tree replacement and mitigation is provided per Town of Hilton Head requirements. A Tree Tally and Tree Replacement Summary has been provided.

Natural Resources

- An existing storm water pond is found on the site that spans into other adjacent parcels.
- No wetlands exist on the site.
- The existing parking area layout will be renovated so as to minimize any impacts to existing plants to remain.

Parking / Loading / Emergency Vehicle Access / Trash:

- The site has been designed to utilize and renovate the existing non-conforming parking areas as needed to accommodate required off-street parking spaces. The leasing office will be located off site. During the Pre App Conference, the Town wished us to meet the number of required parking spaces in lieu of parking tree islands and medians codes.
- Bike parking will be provided throughout the site per TOHH requirements
- An electric vehicle charging station will be provided per TOHH requirements.
- A drop-off area will be provided for sidewalk and accessible access to the front door.
- Refuse will be processed internally within the building, as well as a dumpster enclosure located on site.

Utility Access:

- There are already utilities in place onsite, and our objective is to preserve as much of the existing infrastructure as feasible. There are existing water and sewer mains located along Waterside Drive which will be used to serve the site if needed.

Entry / Access:

- There is existing access to the site off of Waterside Drive which will be retained as the site's only access point.

Drainage:

- The existing site conveys stormwater runoff through inlets located in the parking area to the existing stormwater lagoon system. The impervious area on the site will not increase from the previous development and infrastructure that was in place for the pre-existing hotel. Therefore, the amount of runoff to the previously designed and approved lagoon will not be increased. It is assumed that the existing lagoon was sized to accommodate and attenuate the runoff for the pre-existing hotel and infrastructure development.

Lighting:

- All interior lighting shall be designed to prevent the light source or high levels of light from being visible from the corridor.
- Exterior architectural, display and decorative lighting visible from the corridor shall be generated from a concealed light source or low level light fixtures. With the exception of LED lighting, color lamps shall not be used.
- Site lighting shall conform to the provisions of Sec. 16-5-108, Site Lighting Standards.

Signs:

- A new freestanding sign will be located at the entrance to the parking area.
- All signs shall meet all requirements of Sec. 16-5-114. Sign Standards.

Maintenance:

- The owner will be responsible for maintaining the development in accordance with all Town of Hilton Head requirements and guidelines. All proposed improvements, outside of water and sewer services, will be owned and maintained as described above.

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GROUP

If you have any questions or need any additional information, please let me know.

Court Atkins Architects, Inc.

James C. Atkins, Founding Principal
Court Atkins Group

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COURT ATKINS GROUP

40 Waterside Drive
Conceptual
Site Photos
February 11, 2026
DRB-001012-2025

Building that is across the street from project site

SITE ENTRANCE

SITE ENTRANCE

SITE ENTRANCE

VIEW LOOKING SOUTH EAST FROM SITE ENTRANCE

VIEW LOOKING SOUTH EAST

VIEW LOOKING NORTH EAST

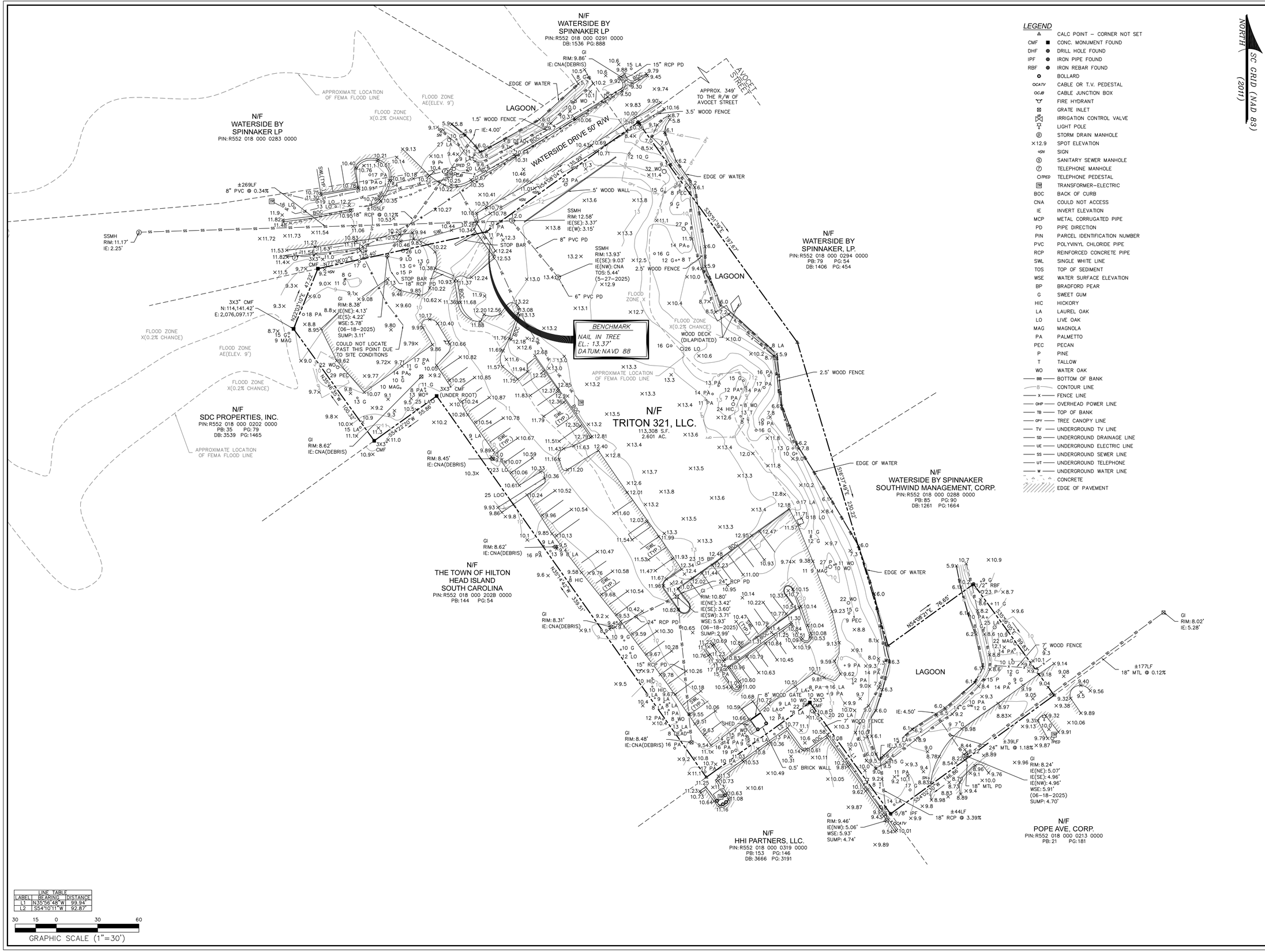
VIEW LOOKING NORTHWEST BACK TOWARDS THE SITE ENTRANCE

VIEW FROM PARKING LOOKING SOUTH EAST

VIEW LOOKING NORTH TOWARDS
FUTURE BUILDING PAD LOCATION

VIEW LOOKING NORTH TOWARDS
FUTURE BUILDING PAD LOCATION

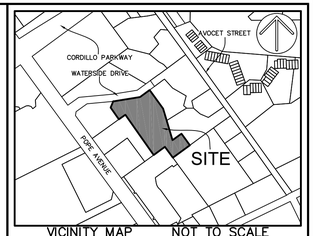
40 Waterside Drive
Conceptual
Plan Set
February 11,2026
DRB-001012-2025



LEGEND

⊿	CALC POINT – CORNER NOT SET
CMF ■	CONC. MONUMENT FOUND
DHF ●	DRILL HOLE FOUND
IPF ●	IRON PIPE FOUND
RBF ●	IRON REBAR FOUND
⊙	BOLLARD
○C/A/TV	CABLE OR T.V. PEDESTAL
○C/JB	CABLE JUNCTION BOX
	FIRE HYDRANT
⊠	GRATE INLET
	IRRIGATION CONTROL VALVE
	LIGHT POLE
Ⓓ	STORM DRAIN MANHOLE
×12.9	SPOT ELEVATION
⊲SN	SIGN
Ⓢ	SANITARY SEWER MANHOLE
Ⓣ	TELEPHONE MANHOLE
○TPED	TELEPHONE PEDESTAL
TR	TRANSFORMER–ELECTRIC
BOC	BACK OF CURB
CNA	COULD NOT ACCESS
IE	INVERT ELEVATION
MCP	METAL CORRUGATED PIPE
PD	PIPE DIRECTION
PIN	PARCEL IDENTIFICATION NUMBER
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
SWL	SINGLE WHITE LINE
TOS	TOP OF SEDIMENT
WSE	WATER SURFACE ELEVATION
BP	BRADFORD PEAR
G	SWEET GUM
HIC	HICKORY
LA	LAUREL OAK
LO	LIVE OAK
MAG	MAGNOLIA
PA	PALMETTO
PEC	PECAN
P	PINE
T	TALLOW
WO	WATER OAK
BB	BOTTOM OF BANK
8	CONTOUR LINE
X	FENCE LINE
OHP	OVERHEAD POWER LINE
TB	TOP OF BANK
CPY	TREE CANOPY LINE
TV	UNDERGROUND TV LINE
SD	UNDERGROUND DRAINAGE LINE
UE	UNDERGROUND ELECTRIC LINE
SS	UNDERGROUND SEWER LINE
UT	UNDERGROUND TELEPHONE
W	UNDERGROUND WATER LINE
	CONCRETE
	EDGE OF PAVEMENT

NORTH
SC GRID (NAD 83) (2011)



VICINITY MAP NOT TO SCALE

NOTES

1. THIS PARCEL APPEARS TO LIE IN DUAL FLOOD ZONES, X & X(0.2% CHANCE), COMMUNITY 450250, MAP NUMBER 45013C0444G.
2. CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
3. VERTICAL DATUM IS NAVD 88.
4. BUILDING SETBACKS ARE TO BE DETERMINED BY THE PROPER AUTHORITIES, AND MUST BE VERIFIED PRIOR TO DESIGN & CONSTRUCTION.
5. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
6. UNLESS ONE IS IDENTIFIED HEREON, NO TITLE PACKAGE PROVIDED PRIOR TO THE DATE SHOWN ON THIS SURVEY. ALL EASEMENTS AND APPURTENANCES AFFECTING THIS PROPERTY NOT NECESSARILY SHOWN.
7. THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRONIC AND ACOUSTICAL EVIDENCE AS OF 05-22-2025. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) PUBLICATION 38-02. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.

REFERENCES

1. PB: 111 PG: 1
2. DB: 1345 PG: 2303

PREPARED FOR:
WARD EDWARDS ENGINEERING

AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF

#20 WATER SIDE DRIVE

TAX PARCEL No. R552 018 000 202D 0000

HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK:	PRS
FIELD CHECK:	JWR
DRAWN BY:	DTJ
FIELD DATE:	06-12-2025
PLAT DATE:	06-20-2025
SCALE:	1"=30'
PROJECT No.:	BFT-25122
FILE:	BFT-25122 ATI.DWG

ATLAS SURVEYING, INC.
168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION ATLAS SURVEYING BFT, LLC. No. 5928

SOUTH CAROLINA PROFESSIONAL No. 28139 LAND SURVEYOR JEREMY W. REEDER

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL

CONSTRUCTION NOTES:

1. BEFORE ANY DEMOLITION, UNDERBRUSHING, TREE REMOVAL, SOIL REMOVAL, OR ANY OTHER SITE WORK BEGINS, TOWN STAFF MUST INSPECT THE SITE TO ENSURE ANY REQUIRED EROSION CONTROLS AND/OR TREE PROTECTION IS INSTALLED. PLEASE CONTACT MELISSA PAUL-LETO, PRINCIPAL PLANNER OF DESIGN, AT 843-341-4625 OR AT MELISSAPL@HILTONHEADISLANDSC.GOV TO SCHEDULE THE PRE CLEAR INSPECTION. PLEASE ALLOW FOR TWO FULL BUSINESS DAYS FOR THE PRE CLEAR INSPECTION AND ANY REQUIRED RE-INSPECTIONS
2. PER L.M.O. 16 2 103.P, THIS PROJECT SHALL OBTAIN APPROVAL OF A CERTIFICATE OF COMPLIANCE (C OF C) PRIOR TO THE ACTUAL OCCUPANCY OR USE OF THE SITE OR STRUCTURE. WHEN THE SITE WORK IS COMPLETE, SUBMIT A CERTIFICATE OF COMPLIANCE APPLICATION AND ALL REQUIRED ITEMS TO MELISSA PAUL-LETO AT MELISSAPL@HILTONHEADISLANDSC.GOV. PLEASE ALLOW FOR TWO FULL BUSINESS DAYS FOR THE C OF C INSPECTION AND ANY REQUIRED RE-INSPECTIONS.

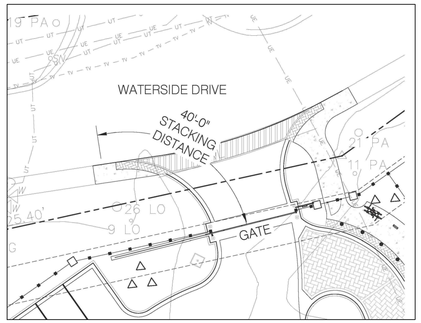
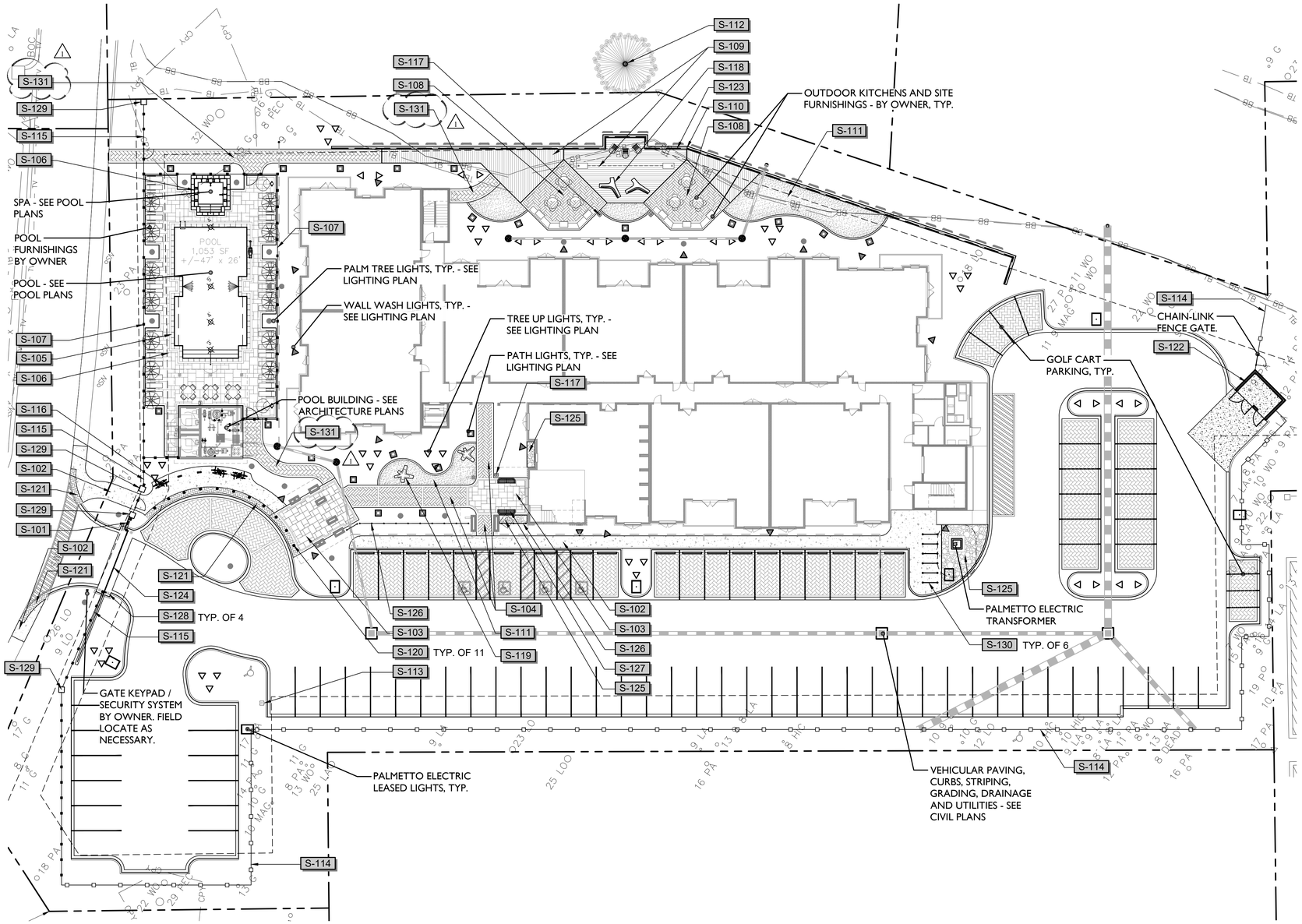
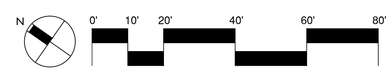


EXHIBIT A: GATE STACKING DISTANCE (N.T.S.)



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
SITE		
S-101	ID SIGN - TO BE SUBMITTED W/ DRB SIGN PERMIT APP	
S-102	OYSTER SHELL CONCRETE SIDEWALK	1/L-300
S-103	PORTICO PERMEABLE PAVERS	4/L-300
S-104	ENTRANCE PERMEABLE PAVERS	5/L-300
S-105	POOL DECK PAVERS	8/L-300
S-106	POOL COPING & FINISHES	9/L-300
S-107	POOL FENCE AND GATES - COORDINATE WITH OWNER'S SECURITY CONSULTANT	7/L-301
S-108	GRILLING AREA PERMEABLE PAVERS	5/L-300
S-109	LAGOON BOARDWALK COMPOSITE DECKING SYSTEM - SEE WATERFRONT DECK AND BULKHEAD PLANS	
S-110	LAGOON BOARDWALK METAL RAILING - SEE WATERFRONT DECK AND BULKHEAD PLANS	
S-111	ARTIFICIAL TURF	6/L-300
S-112	AERATOR FOUNTAIN	3/L-301
S-113	EV CHARGING STATION	10/L-300
S-114	6' PERIMETER FENCE	5/L-302
S-115	SITE FENCE & GATE - COORDINATE WITH OWNER'S SECURITY CONSULTANT	8/L-301
S-116	BIKE RACKS - SHADOW	6/L-301
S-117	POWER PEDESTAL W/ AREA LIGHT	4/L-301
S-118	SCULPTURAL SEATING A	1/L-301
S-119	SCULPTURAL SEATING B	2/L-301
S-120	DECORATIVE VEHICULAR BOLLARDS	5/L-301
S-121	DETECTABLE WARNING SURFACE BRICK PAVERS	3/L-300
S-122	DUMPSTER ENCLOSURE	2/L-302
S-123	LAGOON BOARDWALK BULKHEAD WALL - SEE WATERFRONT DECK AND BULKHEAD PLANS	
S-124	ROLLING VEHICULAR GATE - COORDINATE WITH OWNER'S SECURITY CONSULTANT	1/L-302
S-125	STONE MULCH	7/L-300
S-126	DECORATIVE PUNCHED METAL FENCE	9/L-301
S-127	BACKED BENCH - SUPPLIED AND INSTALLED BY OWNER	
S-128	CRASH-RATED VEHICULAR BOLLARD	3/L-302
S-129	ACCENT COLUMN	4/L-302
S-130	BIKE RACKS - FINN	1/L-303
S-131	SIDEWALK PERMEABLE PAVERS	3/L-303



SCALE: 1" - 20'-0"

SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY ATLAS SURVEYING, INC. FILE BFT-25122 AT1.DWG, DATED 06/20/2025.

WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING
7 Lafayette Place | Hilton Head Island, SC 29926
www.woodandpartners.com | 843.681.6618

PERMIT SET

BEACHWALK HILTON HEAD
PREPARED FOR: PIERCE DEVELOPMENT

40 Waterside Drive
Hilton Head Island, SC 29928

PROFESSIONAL SEAL:

SOUTH CAROLINA LANDSCAPE ARCHITECT No. 1053 ERIC PAUL WALSNOVICH

DRAWN BY:
DM / EW

CHECKED BY:
EW

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#	REVISION	DATE	BY
1	DPR COMMENTS #1	11-24-25	EW

DATE
09-15-2025
PROJECT NUMBER
01-25031
SHEET TITLE
Site Plan

SHEET NUMBER
L-100

G:\Projects-HHI\Multifamily\Beachwalk HHI\Production\03 Work CDs\01-25031_Site.dwg, Monday, January 19, 2026, Printed By: Eric Walsnovich
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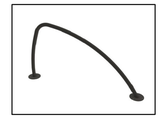
REFERENCE NOTES SCHEDULE

PHOTO	CODE	DESCRIPTION
SITE		
	S-101	ID SIGN - TO BE SUBMITTED W/ DRB SIGN PERMIT APP
	S-102	OYSTER SHELL CONCRETE SIDEWALK
	S-103	PORTICO PERMEABLE PAVERS - Lowcountry Pavers; HydraEdge; Tabby Finish; White Gray color
	S-104	ENTRANCE PERMEABLE PAVERS - Lowcountry Pavers; HydraPlank; Tabby Finish; White Gray color
	S-105	POOL DECK PAVERS - Lowcountry Pavers; Charleston Edgestone; Traditional Finish; White Gray color
	S-106	POOL COPING & FINISHES - Federal Stone; Square Edge; LA-TTW Color
	S-107	POOL FENCE AND GATES - COORDINATE WITH OWNER'S SECURITY CONSULTANT - Brown Color
	S-108	GRILLING AREA PERMEABLE PAVERS - Lowcountry Pavers HydraPlank; Tabby Finish; White Gray color
	S-109	LAGOON BOARDWALK COMPOSITE DECKING SYSTEM - SEE WATERFRONT DECK AND BULKHEAD PLANS - Boardwalk Color
	S-110	LAGOON BOARDWALK METAL RAILING - SEE WATERFRONT DECK AND BULKHEAD PLANS - Dark Bronze Color
	S-111	ARTIFICIAL TURF - Green with Tan Color
	S-112	AERATOR FOUNTAIN

REFERENCE NOTES SCHEDULE

PHOTO	CODE	DESCRIPTION
	S-113	EV CHARGING STATION
	S-114	6' PERIMETER FENCE - PVC Coated Brown Color
	S-115	SITE FENCE & GATE - COORDINATE WITH OWNER'S SECURITY CONSULTANT - Brown Color
	S-116	BIKE RACKS - MadRax; SHADOW; Slate Blue, Sage Green, Salmon Colors
	S-117	POWER PEDESTAL W/ AREA LIGHT - Dark Bronze Color
	S-118	SCULPTURAL SEATING A - White; Internally Lit
	S-119	SCULPTURAL SEATING B - White; Internally Lit
	S-120	DECORATIVE VEHICULAR BOLLARDS - Brushed Nickel Color
	S-121	DETECTABLE WARNING SURFACE BRICK PAVERS - Red Color
	S-122	DUMPSTER ENCLOSURE - Dark Bronze Color; Savannah Gray Brick Color
	S-123	LAGOON BOARDWALK BULKHEAD WALL - SEE WATERFRONT DECK AND BULKHEAD PLANS - Dark Bronze Color

REFERENCE NOTES SCHEDULE

PHOTO	CODE	DESCRIPTION
	S-124	ROLLING VEHICULAR GATE - COORDINATE WITH OWNER'S SECURITY CONSULTANT - Brown Color
	S-125	STONE MULCH - Gray Color
	S-126	DECORATIVE PUNCHED METAL FENCE - Parasoleil; Dawn Grille; Prosecco Color
	S-127	BACKED BENCH - SUPPLIED AND INSTALLED BY OWNER
	S-128	CRASH-RATED VEHICULAR BOLLARD - Brushed Nickel Color
	S-129	ACCENT COLUMN
	S-130	BIKE RACKS - Madrax; FINN - Gunmetal Color
	S-131	SIDEWALK PERMEABLE PAVERS - Lowcountry Pavers; HydraShed; Tabby Finish; White Gray

WOOD+PARTNERS
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PERMIT SET

BEACHWALK HILTON HEAD
PREPARED FOR: PIERCE DEVELOPMENT
40 Waterside Drive
Hilton Head Island, SC 29928

PROFESSIONAL SEAL:

SOUTH CAROLINA LICENSED LANDSCAPE ARCHITECT No. 1053 ERIC PAUL WALSNOVICH

DRAWN BY:
DM / EW

CHECKED BY:
EW

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#	REVISION	DATE	BY
1	DPR COMMENTS #1	11-24-25	EW

DATE
09-15-2025
PROJECT NUMBER
01-25031
SHEET TITLE
Site Plan Imagery

SHEET NUMBER
L-101

G:\Projects-HHI\Multifamily\Beachwalk HHI\Production\03 Work CDs\01-25031_Site.dwg, Monday, January 19, 2026, Printed By: Eric Walsnovich
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CONCEPTUAL DRB REVIEW SUBMITTAL

PIERCE DEVELOPMENT

40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC., 29928

SHEET INDEX:

SHT. #	SHEET NAME	SD	DPR	PRELIMINARY DRB
A0.0	COVER		X	X
A0.6	SITE LOCATION			X
A1.0	ARCHITECTURAL SITE PLAN		X	X
A2.0	FIRST FLOOR PLAN		X	X
A2.1	SECOND FLOOR PLAN		X	X
A2.2	THIRD FLOOR PLAN		X	X
A2.3	FOURTH FLOOR PLAN		X	X
A2.4	FIFTH FLOOR PLAN		X	X
A2.6	ROOF PLAN		X	X
A3.0	EXTERIOR ELEVATIONS		X	X
A3.1	EXTERIOR ELEVATIONS		X	X
A3.3	VERTICAL SETBACK ELEVATIONS		X	X
A4.0	BUILDING SECTIONS		X	X
A4.1	BUILDING SECTIONS		X	X
A4.2	BUILDING SECTIONS		X	X
A10.0	PERSPECTIVES		X	X
A10.1	PERSPECTIVES		X	X
A10.2	EXTERIOR 3D - ENCROACHMENTS		X	X

PROJECT INFORMATION:

NAME OF PROJECT:	PIERCE DEVELOPMENT
ADDRESS:	40 WATERSIDE DRIVE HILTON HEAD ISLAND, SC., 29928
PROPOSED USE:	MULTIFAMILY/SHORT TERM RENTAL
OWNER CONTACT:	BEACHWALK HILTON HEAD, LLC
CODE ENFORCEMENT JURISDICTION:	BEAUFORT COUNTY
INTERNATIONAL BUILDING CODE (IBC):	2021
INTERNATIONAL MECHANICAL CODE:	2021
INTERNATIONAL PLUMBING CODE:	2021
THE NATIONAL ELECTRICAL CODE:	2020
INTERNATIONAL FUEL GAS CODE:	2021
INTERNATIONAL FIRE CODE:	2021
INTERNATIONAL ENERGY CONSERVATION CODE:	2009
ICC/ANSI A117.1:	2017

DESIGNER OF RECORD:

DESIGNER	NAME	LICENSE NO.	TELEPHONE NO.
ARCHITECTURAL	JAMES C. ATKINS	SC #6743	(843) 815-2557
ELECTRICAL	ENGINEER NAME	XX #XXXX	(###) ###-####
PLUMBING/FIRE PROTECTION	ENGINEER NAME	XX #XXXX	(###) ###-####
MECHANICAL	ENGINEER NAME	XX #XXXX	(###) ###-####
STRUCTURAL	ENGINEER NAME	XX #XXXX	(###) ###-####
CIVIL	WARD EDWARDS ENG.	XX #XXXX	(843) 837-5250
LAND PLANNING/ LANDSCAPE	WOOD AND PARTNERS	XX #XXXX	(843) 681-6618

PROJECT TEAM:

OWNER CONTACT
OWNER NAME
ADDRESS LINE
ADDRESS LINE 2
(###) ###-#### PH

STRUCTURAL ENGINEER
ENGINEER NAME
ADDRESS LINE
ADDRESS LINE 2
(###) ###-#### PH

MECHANICAL, PLUMBING & FIRE PROTECTION
ENGINEER NAME
ADDRESS LINE
ADDRESS LINE 2
(###) ###-#### PH

ELECTRICAL ENGINEER
ENGINEER NAME
ADDRESS LINE
ADDRESS LINE 2
(###) ###-#### PH

INTERIOR DESIGNER
ENGINEER NAME
ADDRESS LINE
ADDRESS LINE 2
(###) ###-#### PH

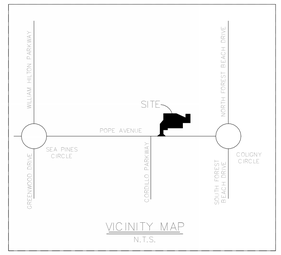
ARCHITECT
COURT ATKINS ARCHITECTS, INC.
32 BRUIN ROAD
P.O. BOX 3978
BLUFFTON, SC 29910
(843) 815-2557 PH
(843) 815-2547 FAX

GENERAL CONTRACTOR
CONTRACTOR NAME
ADDRESS LINE
ADDRESS LINE 2
(###) ###-#### PH

LANDSCAPE ARCHITECT
WOOD AND PARTNERS
7 LAFAYETTE PLACE
HILTON HEAD ISLAND, SC., 29926
(843) 681-6618 PH

CIVIL ENGINEER
WARD EDWARD
119 PALMETTO WAY, SUITE C
BLUFFTON, SC., 29910
(843) 837-5250 PH

VICINITY MAP - N.T.S.



GENERAL NOTES:

A. NOTE TO GENERAL CONTRACTORS: THESE DRAWINGS HAVE BEEN PRODUCED UNDER A LIMITED SERVICES AGREEMENT BETWEEN THE OWNER/OWNER'S REPRESENTATION AND COURT ATKINS ARCHITECTS, INC. THEY ARE TO BE USED FOR DESIGN INTENT AND IN COORDINATION WITH SUPPLEMENT ENGINEERING DOCUMENTS.

B. THE ARCHITECT'S DRAWINGS CANNOT STAND ALONE AS CONSTRUCTION DOCUMENTS.

C. SEE STRUCTURAL ENGINEERING DOCUMENTS FOR STRUCTURAL CONNECTION TECHNIQUES, CALCULATIONS REQUIRED BY CODE, CODE COMPLIANCE INSTRUCTIONS FOR WALL AND ROOF CONSTRUCTION, AND TIE DOWN REQUIREMENTS.

D. SEPARATE MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE REQUIRED SERVICE AND RISER DIAGRAMS, CALCULATIONS AND INSTALLATION SPECIFICATIONS BEYOND THE ARCHITECT'S BASIC LAYOUT AND SELECTIONS SUGGESTIONS.

E. SEPARATE CIVIL ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE ADDITIONAL SITE PLANNING, DRAINAGE, AND OTHER RELATED SITE WORK REQUIREMENTS.

F. SELECTIONS NOT INCLUDED IN THESE DOCUMENTS WILL BE COORDINATED BY THE OWNER / OWNER'S REPRESENTATIVES.

G. BY APPLYING FOR A BUILDING PERMIT AND/OR CONSTRUCTING THE PROJECT REPRESENTED HEREIN, THE OWNER AGREES TO LIMIT THE LIABILITY OF THE ARCHITECT TO THE OWNER OF THE PROJECT FOR ALL AND ANY CLAIMS, LOSSES, DAMAGES OR ANY NATURE WHATSOEVER, OR CLAIMS OF EXPENSES FOR ANY SUCH ITEMS TO THE ARCHITECT'S TOTAL COMPENSATION FOR SERVICES RENDERED HEREIN.

H. THESE DOCUMENTS ARE THE WORK INSTRUMENTS OF THE ARCHITECT AND HAVE BEEN PREPARED SPECIFICALLY AND SOLELY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE PARTICIPATION OF THE ARCHITECT. REPRODUCTION IS STRICTLY PROHIBITED. THE ARCHITECT SHALL BE DEEMED THE AUTHOR AND OWNER OF THESE DOCUMENTS AND SHALL RETAIN COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.

I. THE ARCHITECT HAS NOT BEEN CONTRACTED TO PERFORM CONSTRUCTION ADMINISTRATION/ ON-SITE OBSERVATION FOR THIS PROJECT.

J. FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR WILL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.

K. CONTRACTOR WILL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES WILL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

L. THE CONTRACTOR SHALL MAINTAIN AT THE SITE OF THE WORK, A SET OF RECORD DRAWINGS. THE CONTRACTOR SHALL RECORD ALL CHANGES AND DEVIATIONS FROM THE DRAWINGS ON THIS "AS-BUILT" SET, WHICH SHALL BE UPDATED AT LEAST EVERY OTHER WEEK. AT THE CLOSE OF THE JOB, THE CONTRACTOR SHALL PROVIDE ONE COMPLETE SET OF ALL AS-BUILT INFORMATION TO THE ARCHITECT IN CLEAR AND LEGIBLE FORMAT.

M. SIGNS SHALL BE LIMITED TO THE PROJECT IDENTIFICATION SIGN. THE IDENTIFICATION SIGN SHALL IDENTIFY THE PROJECT, THE ARCHITECT AND THE CONTRACTOR.

N. INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH CONDITIONS.

O. WHEN ARCHITECTURAL DRAWINGS ARE IN CONFLICT WITH ENGINEERING DRAWINGS THE GENERAL CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.

CONSTRUCTION ADMIN.:

THIS WRITTEN NOTICE REQUIRED BY SOUTH CAROLINA REGULATIONS TO THE PERMITTING AUTHORITY AND BUILDING OWNER THAT THE ARCHITECTS WILLIAM COURT AND JAMES ATKINS HAVE NOT BEEN HIRED TO PROVIDE MINIMUM CONSTRUCTION ADMINISTRATION SERVICES ON THE FOLLOWING PROJECT.

OCC. TYPE (X), OCC. TYPE (X), & OCC. TYPE (X) OCCUPANCIES

REGULATION 11-12.B.4 AND 5 STATE:

(4) ON A PROJECT WHERE A BUILDING PERMIT HAS BEEN ISSUED AND THE SEALING ARCHITECT AND THE FIRM OF RECORD HAVE NOT BEEN ENGAGED TO PERFORM AT LEAST MINIMUM CONSTRUCTION ADMINISTRATION SERVICES, AS DEFINED IN SUBSECTION (5) BELOW, THE SEALING ARCHITECT AND FIRM MUST REPORT TO THE PERMITTING AUTHORITY AND THE BUILDING OWNER THAT HE AND THE FIRM HAVE NOT BEEN SO ENGAGED.

(5) THE MINIMUM CONSTRUCTION ADMINISTRATION SERVICES EXPECTED OF THE SEALING ARCHITECT AND FIRM DEEMED NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THE PUBLIC SHALL BE PERIODIC SITE OBSERVATIONS OF THE CONSTRUCTION PROGRESS AND QUALITY, REVIEW OF CONTRACTOR SUBMITTAL DATA AND DRAWINGS, AND REPORTING TO THE BUILDING OFFICIAL AND OWNER ANY VIOLATIONS OF CODES OR SUBSTANTIAL DEVIATIONS FROM THE CONTRACT DOCUMENTS WHICH THE ARCHITECT OBSERVED.

COURT ATKINS GROUP

POST OFFICE BOX 3978
BLUFFTON, SC 29910
PH: 843.815.2557
FX: 843.815.2547

WWW.COURTATKINS.COM

PIERCE DEVELOPMENT
40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC., 29928

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PROJECT INFO

Date
10.14.2025

Project No.
24-109

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

COVER

A0.0

10/13/2025, 10:56:32 AM

Search Results: LiveParcels

Override 1

LiveParcels

1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

1 / A0.6 LOCATION MAP
1" = 1'-0"

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PIERCE DEVELOPMENT

40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC., 29928

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PROJECT INFO

Date
10.14.2025

Project No.
24-109

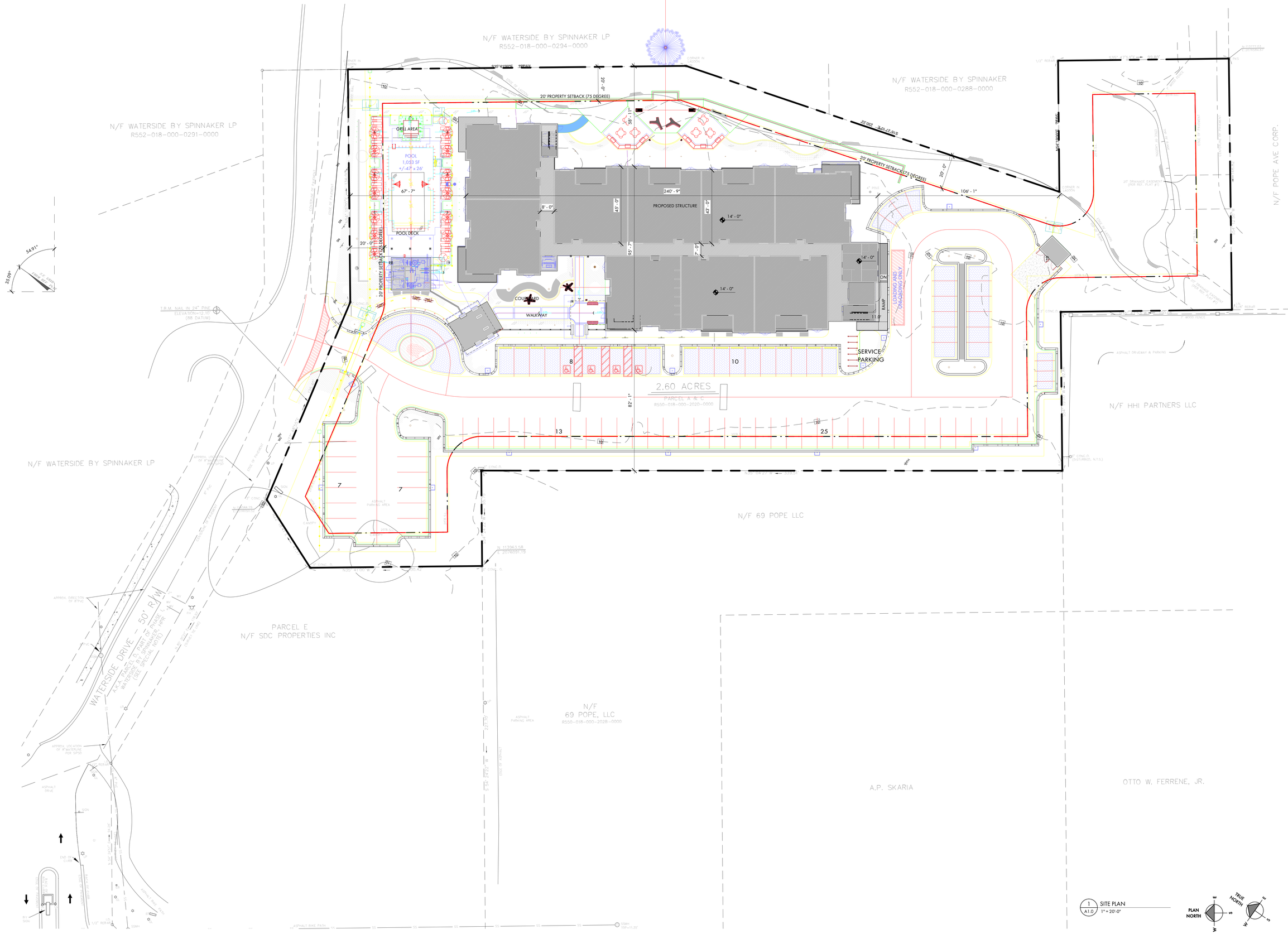
ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

SITE LOCATION

A0.6



1 A1.0 SITE PLAN
1" = 20'-0"

PLAN NORTH

TRUE NORTH

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HILTON HEAD ISLAND, SC.,
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PROJECT INFO

Date
10.14.2025

Project No.
24-109

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

ARCHITECTURAL SITE PLAN

A1.0

ROOM SCHEDULE		
ROOM #	ROOM NAME	AREA
FIRST FLOOR		
101	UNIT TYP. A	1739 SF
102	UNIT TYP. A	1739 SF
103	UNIT TYP. B-ADA	1610 SF
104	UNIT TYP. B	1610 SF
105	UNIT TYP. B	1610 SF
106	UNIT TYP. A.1	1726 SF
107	UNIT TYP. B	1608 SF
108	UNIT TYP. B	1609 SF
FIRST FLOOR: 8		13249 SF
SECOND FLOOR		
201	UNIT 201	1749 SF
202	UNIT 202	1739 SF
203	UNIT 203	1610 SF
204	UNIT 204	1610 SF
205	UNIT 205	1610 SF
206	UNIT 206	1726 SF
207	UNIT 207	1608 SF
208	UNIT 208	1609 SF
SECOND FLOOR: 8		13260 SF

ROOM SCHEDULE		
ROOM #	ROOM NAME	AREA
THIRD FLOOR		
301	UNIT 301	1739 SF
302	UNIT 302	1739 SF
303	UNIT 303	1610 SF
304	UNIT 304	1610 SF
305	UNIT 305	1610 SF
306	UNIT 306	1726 SF
307	UNIT 307	1608 SF
308	UNIT 308	1609 SF
309	UNIT 309	1744 SF
THIRD FLOOR: 9		14993 SF
FOURTH FLOOR		
401	UNIT 401	1739 SF
402	UNIT 402	1739 SF
403	UNIT 403	1610 SF
404	UNIT 404	1610 SF
405	UNIT 405	1610 SF
406	UNIT 406	1726 SF
407	UNIT 407	1608 SF
408	UNIT 408	1609 SF
409	UNIT 409	1744 SF
FOURTH FLOOR: 9		14993 SF

ROOM SCHEDULE		
ROOM #	ROOM NAME	AREA
FIFTH FLOOR		
501	UNIT 501	1739 SF
502	UNIT 502	1739 SF
503	UNIT 503	1610 SF
504	UNIT 504	1610 SF
505	UNIT 505	1610 SF
506	UNIT 506	1726 SF
508	UNIT 508	2268 SF
FIFTH FLOOR: 7		12300 SF
Grand total: 41		68796 SF

FLOOR PLAN - SYMBOL KEY

- 3 5/8" MTL. STUD WALL WITH 5/8" GYPSUM WALLBOARD
- 6" MTL. STUD WALL WITH 5/8" GYPSUM WALLBOARD
- SOUND BATT INSULATION
- 1 HOUR FIRE RATED WALL
- A — WINDOW TAG
- D1 — WALL TAG
- 100 — DOOR TAG

GENERAL FLOOR PLAN NOTES:

A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK.

B. SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

C. SEE A0.2 FOR ANSI/ADA REQUIREMENTS.

D. GC/OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.

E. ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.

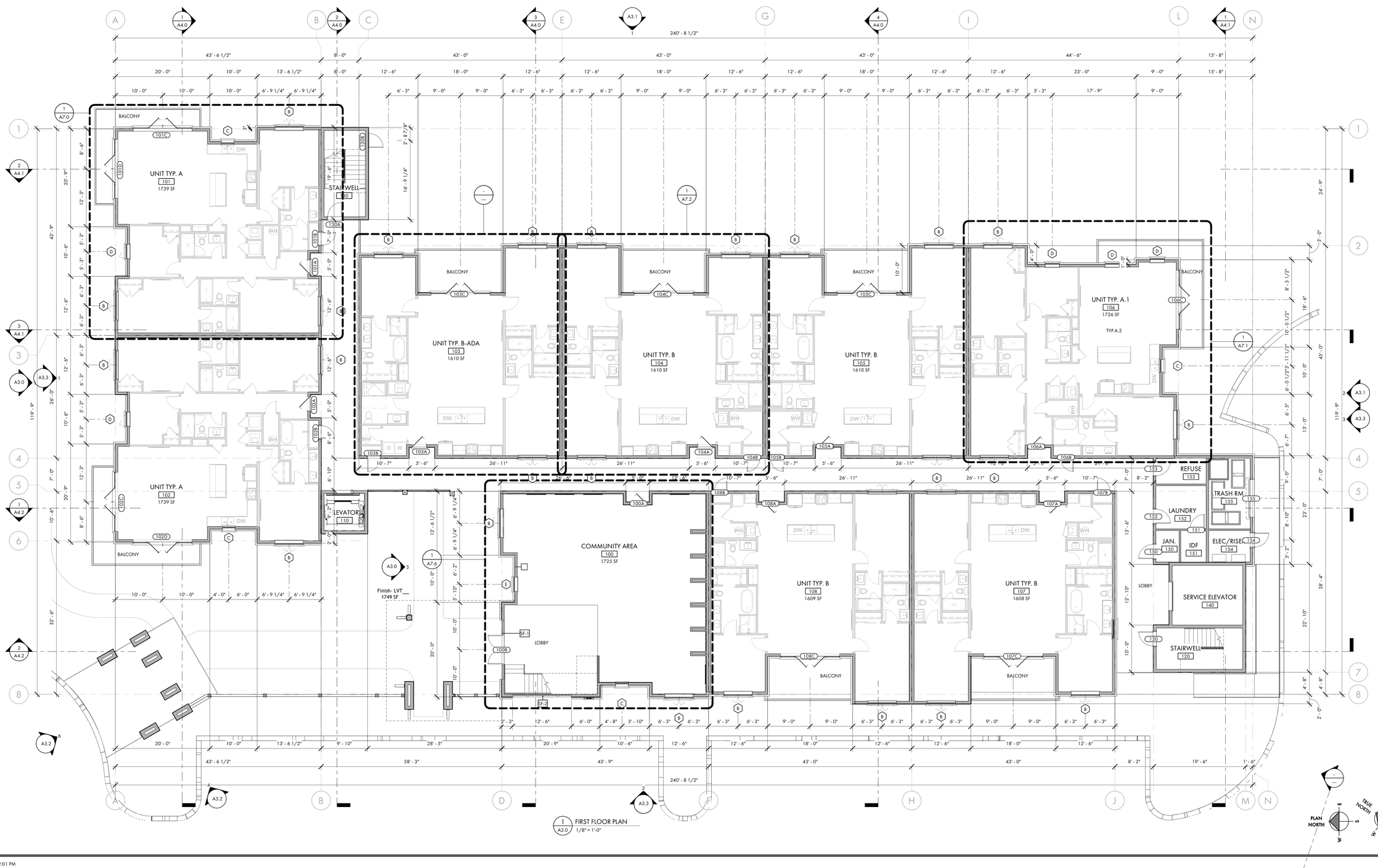
F. STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.

G. DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.N.O. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

H. U.N.O. WALL TYPE SHALL BE TYPE 'ZZZZZ'

I. WALL TAG DESIGNATIONS ARE INTENDED FOR THE LENGTH OF THE WALL ON THE SIDE OF THE ROOM ON WHICH THE LETTER DESIGNATION IS LOCATED.

J. DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE DIMENSIONED.



1 FIRST FLOOR PLAN
A2.0 1/8" = 1'-0"

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PIERCE DEVELOPMENT
40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC.,
29928

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PROJECT INFO

Date
10.14.2025

Project No.
24-109

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

FIRST FLOOR PLAN

A2.0

ROOM SCHEDULE		
ROOM #	ROOM NAME	AREA
FIRST FLOOR		
101	UNIT TYP. A	1739 SF
102	UNIT TYP. A	1739 SF
103	UNIT TYP. B-ADA	1610 SF
104	UNIT TYP. B	1610 SF
105	UNIT TYP. B	1610 SF
106	UNIT TYP. A.1	1726 SF
107	UNIT TYP. B	1608 SF
108	UNIT TYP. B	1609 SF
FIRST FLOOR: 8		13249 SF
SECOND FLOOR		
201	UNIT 201	1749 SF
202	UNIT 202	1739 SF
203	UNIT 203	1610 SF
204	UNIT 204	1610 SF
205	UNIT 205	1610 SF
206	UNIT 206	1726 SF
207	UNIT 207	1608 SF
208	UNIT 208	1609 SF
SECOND FLOOR: 8		13260 SF

ROOM SCHEDULE		
ROOM #	ROOM NAME	AREA
THIRD FLOOR		
301	UNIT 301	1739 SF
302	UNIT 302	1739 SF
303	UNIT 303	1610 SF
304	UNIT 304	1610 SF
305	UNIT 305	1610 SF
306	UNIT 306	1726 SF
307	UNIT 307	1608 SF
308	UNIT 308	1609 SF
309	UNIT 309	1744 SF
THIRD FLOOR: 9		14993 SF
FOURTH FLOOR		
401	UNIT 401	1739 SF
402	UNIT 402	1739 SF
403	UNIT 403	1610 SF
404	UNIT 404	1610 SF
405	UNIT 405	1610 SF
406	UNIT 406	1726 SF
407	UNIT 407	1608 SF
408	UNIT 408	1609 SF
409	UNIT 409	1744 SF
FOURTH FLOOR: 9		14993 SF

ROOM SCHEDULE		
ROOM #	ROOM NAME	AREA
FIFTH FLOOR		
501	UNIT 501	1739 SF
502	UNIT 502	1739 SF
503	UNIT 503	1610 SF
504	UNIT 504	1610 SF
505	UNIT 505	1610 SF
506	UNIT 506	1726 SF
508	UNIT 508	2268 SF
FIFTH FLOOR: 7		12300 SF
Grand total: 41		68796 SF

FLOOR PLAN - SYMBOL KEY

- 3 5/8" MTL. STUD WALL WITH 5/8" GYPSUM WALLBOARD
- 6" MTL. STUD WALL WITH 5/8" GYPSUM WALLBOARD
- SOUND BATT INSULATION
- 1 HOUR FIRE RATED WALL
- A — WINDOW TAG
- 01 — WALL TAG
- 100 — DOOR TAG

GENERAL FLOOR PLAN NOTES:

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C. SEE A0.2 FOR ANSI/ADA REQUIREMENTS.

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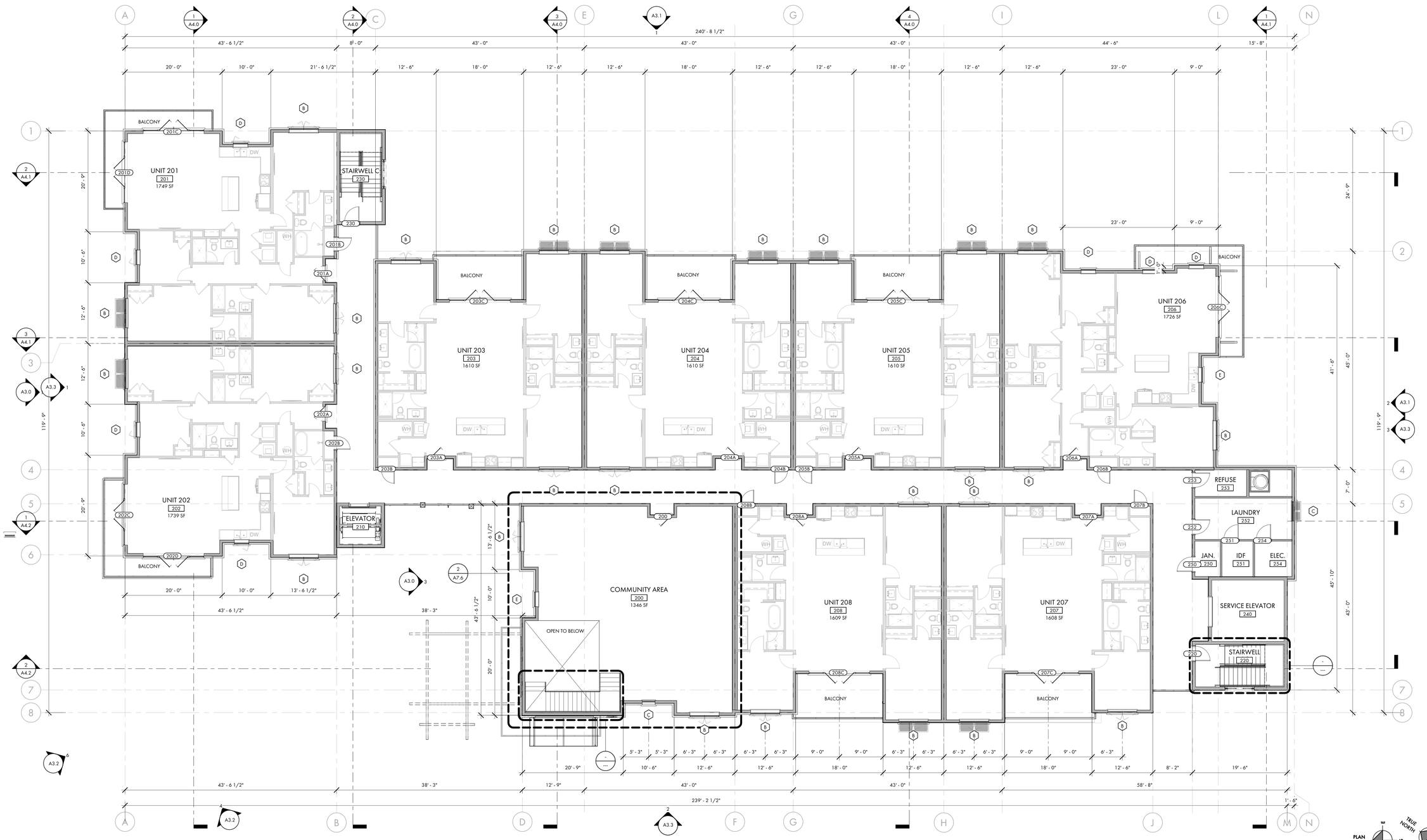

1 SECOND FLOOR PLAN
A2.1 1/8" = 1'-0"

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PIERCE DEVELOPMENT

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HILTON HEAD ISLAND, SC., 29928

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PROJECT INFO

Date
10.14.2025

Project No.
24-109

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

SECOND FLOOR PLAN

A2.1

ROOM SCHEDULE		
ROOM #	ROOM NAME	AREA
FIRST FLOOR		
101	UNIT TYP. A	1739 SF
102	UNIT TYP. A	1739 SF
103	UNIT TYP. B-ADA	1610 SF
104	UNIT TYP. B	1610 SF
105	UNIT TYP. B	1610 SF
106	UNIT TYP. A.1	1726 SF
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202	UNIT 202	1739 SF
203	UNIT 203	1610 SF
204	UNIT 204	1610 SF
205	UNIT 205	1610 SF
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ROOM SCHEDULE		
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THIRD FLOOR		
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307	UNIT 307	1608 SF
308	UNIT 308	1609 SF
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403	UNIT 403	1610 SF
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406	UNIT 406	1726 SF
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501	UNIT 501	1739 SF
502	UNIT 502	1739 SF
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1 A2.2 THIRD FLOOR PLAN
1/8" = 1'-0"

COURT ATKINS GROUP

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PIERCE DEVELOPMENT
40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC., 29928

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PROJECT INFO

Date
10.14.2025

Project No.
24-109

ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

THIRD FLOOR PLAN

A2.2

ROOM SCHEDULE		
ROOM #	ROOM NAME	AREA
FIRST FLOOR		
101	UNIT TYP. A	1739 SF
102	UNIT TYP. A	1739 SF
103	UNIT TYP. B-ADA	1610 SF
104	UNIT TYP. B	1610 SF
105	UNIT TYP. B	1610 SF
106	UNIT TYP. A.1	1726 SF
107	UNIT TYP. B	1608 SF
108	UNIT TYP. B	1609 SF
FIRST FLOOR: 8		13249 SF
SECOND FLOOR		
201	UNIT 201	1749 SF
202	UNIT 202	1739 SF
203	UNIT 203	1610 SF
204	UNIT 204	1610 SF
205	UNIT 205	1610 SF
206	UNIT 206	1726 SF
207	UNIT 207	1608 SF
208	UNIT 208	1609 SF
SECOND FLOOR: 8		13260 SF

ROOM SCHEDULE		
ROOM #	ROOM NAME	AREA
THIRD FLOOR		
301	UNIT 301	1739 SF
302	UNIT 302	1739 SF
303	UNIT 303	1610 SF
304	UNIT 304	1610 SF
305	UNIT 305	1610 SF
306	UNIT 306	1726 SF
307	UNIT 307	1608 SF
308	UNIT 308	1609 SF
309	UNIT 309	1744 SF
THIRD FLOOR: 9		14993 SF
FOURTH FLOOR		
401	UNIT 401	1739 SF
402	UNIT 402	1739 SF
403	UNIT 403	1610 SF
404	UNIT 404	1610 SF
405	UNIT 405	1610 SF
406	UNIT 406	1726 SF
407	UNIT 407	1608 SF
408	UNIT 408	1609 SF
409	UNIT 409	1744 SF
FOURTH FLOOR: 9		14993 SF

ROOM SCHEDULE		
ROOM #	ROOM NAME	AREA
FIFTH FLOOR		
501	UNIT 501	1739 SF
502	UNIT 502	1739 SF
503	UNIT 503	1610 SF
504	UNIT 504	1610 SF
505	UNIT 505	1610 SF
506	UNIT 506	1726 SF
508	UNIT 508	2268 SF
FIFTH FLOOR: 7		12300 SF
Grand total: 41		68796 SF

FLOOR PLAN - SYMBOL KEY

- 3 5/8" MTL. STUD WALL WITH 5/8" GYPSUM WALLBOARD
- 6" MTL. STUD WALL WITH 5/8" GYPSUM WALLBOARD
- SOUND BATT INSULATION
- 1 HOUR FIRE RATED WALL
- A — WINDOW TAG
- D1 — WALL TAG
- 100 — DOOR TAG

GENERAL FLOOR PLAN NOTES:

A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK.

B. SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

C. SEE A0.2 FOR ANSI/ADA REQUIREMENTS.

D. GC/OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.

E. ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.

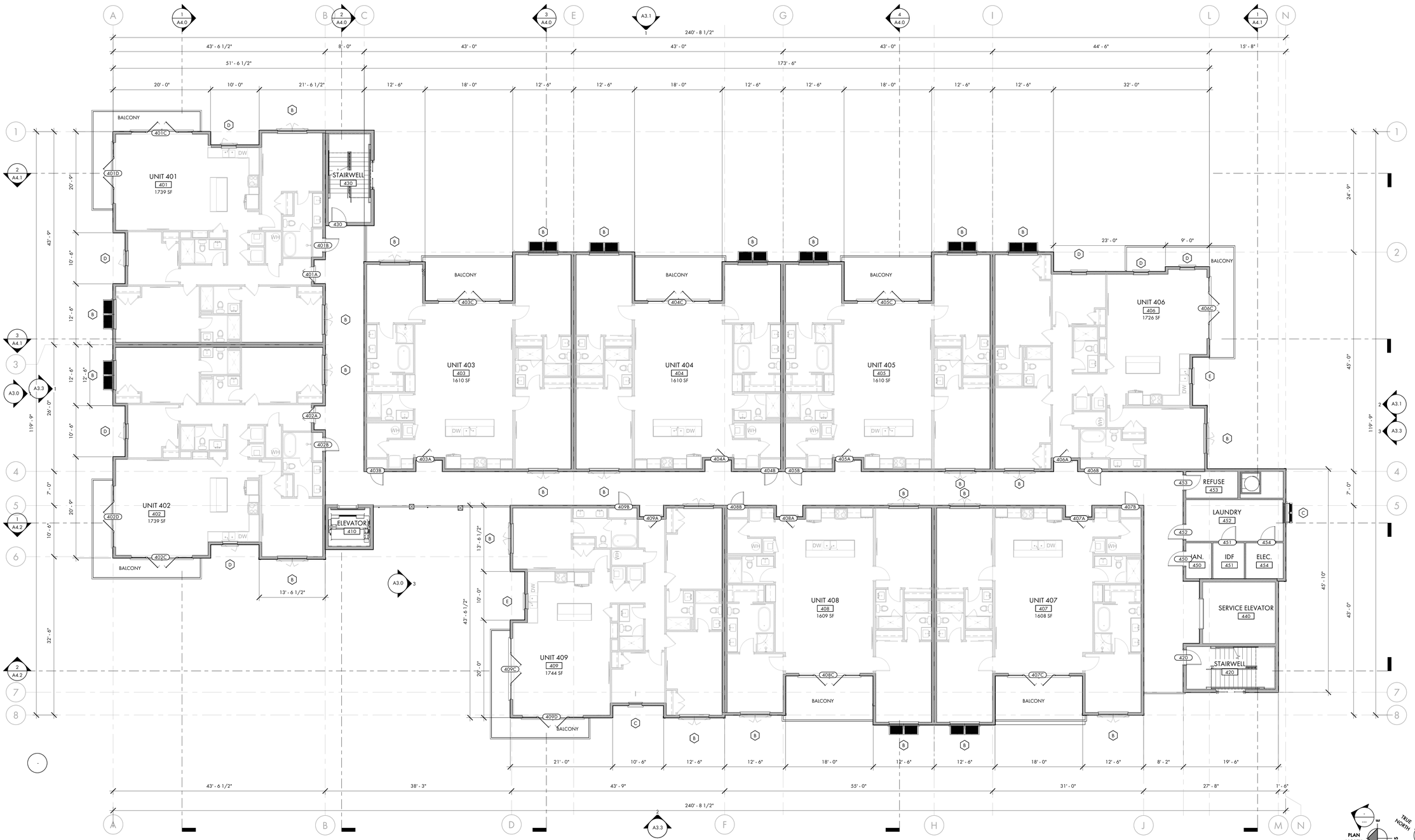
F. STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.

G. DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.N.O. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

H. U.N.O. WALL TYPE SHALL BE TYPE 'ZZZZZ'

I. WALL TAG DESIGNATIONS ARE INTENDED FOR THE LENGTH OF THE WALL ON THE SIDE OF THE ROOM ON WHICH THE LETTER DESIGNATION IS LOCATED.

J. DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE DIMENSIONED.



1 FOURTH FLOOR
A2.3 1/8" = 1'-0"

PLAN NORTH

TRUE NORTH

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24-109

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SHEET TITLE

FOURTH FLOOR PLAN

A2.3

ROOM SCHEDULE		
ROOM #	ROOM NAME	AREA
FIRST FLOOR		
101	UNIT TYP. A	1739 SF
102	UNIT TYP. A	1739 SF
103	UNIT TYP. B-ADA	1610 SF
104	UNIT TYP. B	1610 SF
105	UNIT TYP. B	1610 SF
106	UNIT TYP. A.1	1726 SF
107	UNIT TYP. B	1608 SF
108	UNIT TYP. B	1609 SF
FIRST FLOOR: 8		13249 SF
SECOND FLOOR		
201	UNIT 201	1749 SF
202	UNIT 202	1739 SF
203	UNIT 203	1610 SF
204	UNIT 204	1610 SF
205	UNIT 205	1610 SF
206	UNIT 206	1726 SF
207	UNIT 207	1608 SF
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SECOND FLOOR: 8		13260 SF

ROOM SCHEDULE		
ROOM #	ROOM NAME	AREA
THIRD FLOOR		
301	UNIT 301	1739 SF
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303	UNIT 303	1610 SF
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305	UNIT 305	1610 SF
306	UNIT 306	1726 SF
307	UNIT 307	1608 SF
308	UNIT 308	1609 SF
309	UNIT 309	1744 SF
THIRD FLOOR: 9		14993 SF
FOURTH FLOOR		
401	UNIT 401	1739 SF
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403	UNIT 403	1610 SF
404	UNIT 404	1610 SF
405	UNIT 405	1610 SF
406	UNIT 406	1726 SF
407	UNIT 407	1608 SF
408	UNIT 408	1609 SF
409	UNIT 409	1744 SF
FOURTH FLOOR: 9		14993 SF

ROOM SCHEDULE		
ROOM #	ROOM NAME	AREA
FIFTH FLOOR		
501	UNIT 501	1739 SF
502	UNIT 502	1739 SF
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Grand total: 41		68796 SF

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- SOUND BATT INSULATION
- 1 HOUR FIRE RATED WALL
- A — WINDOW TAG
- D1 — WALL TAG
- 100 — DOOR TAG

GENERAL FLOOR PLAN NOTES:

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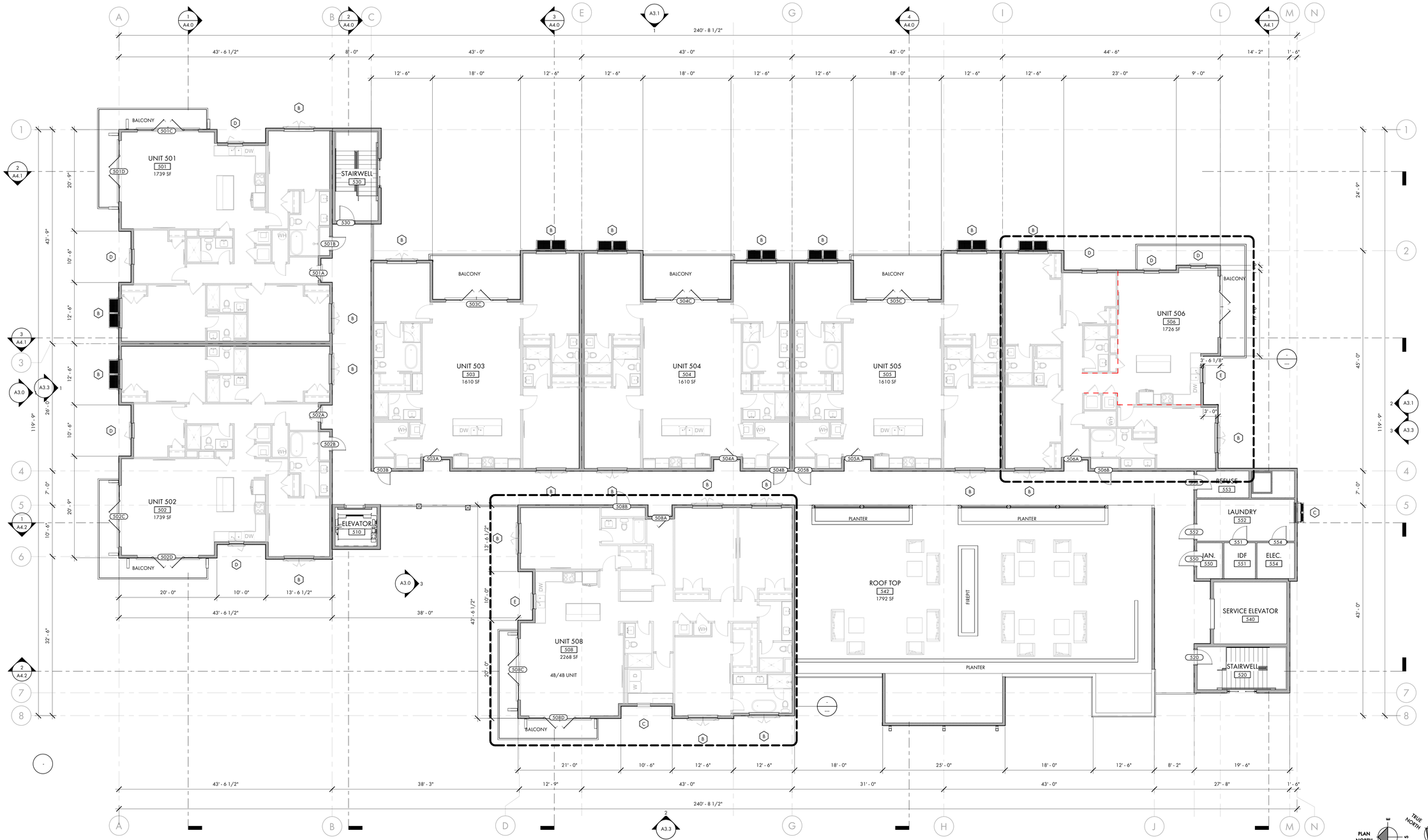

1 A2.4 FIFTH FLOOR PLAN
1/8" = 1'-0"

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SHEET TITLE

FIFTH FLOOR PLAN

A2.4

GENERAL ROOF PLAN NOTES:

A. AT ALL ROOF RIDGES AND HIPS USE CONTINUOUS SELF ADHERED UNDERLAYMENT CONTINUE OVER RIDGE/HIP 2' BOTH WAYS.

B. AT ALL ROOF VALLEYS USE 36" SELF-ADHERED MEMBRANE FLASHING CENTERED IN VALLEY

C. VERIFY ROOF TOP EQUIPMENT CLEARANCES W/ MANUFACTURERS TO VERIFY EQUIPMENT LAYOUTS.

STANDING SEAM METAL ROOFING

BERRIDGE CEE-LOCK STANDING SEAM METAL ROOFING
ARCHITECTURAL AND STRUCTURAL PANEL THAT PROVIDES AN 11-1/2" OR 16-1/2" COVERAGE AND A 1-1/2" SEAM HEIGHT. IT IS A SNAP-LOCK PANEL THAT INCORPORATES BERRIDGE'S VINYL WEATHERSEAL INTO THE SEAM, FOR RESIDENTIAL AND COMMERCIAL CONSTRUCTION WITH SOLID SHEATHING APPLICATIONS. CEE-LOCK MAY BE ROLL FORMED ON-SITE WITH BERRIDGE'S CL-21 PORTABLE ROLL FORMER (16-1/2" PANEL ONLY).

- AVAILABLE IN 24 & 22 GAUGE STEEL & 0.032 ALUMINUM
- EXTRUDED VINYL WEATHERSEAL (OPTIONAL)
- CONCEALED FASTENERS
- INTEGRAL SNAP-LOCK SEAM
- UL 580 TESTED*
- UL 90 WIND UPLIFT*
- UL FIRE RESISTANCE LISTED
- 1897 TESTED*
- ASTM AIR & WATER RESISTANCE TESTED
- ASTM E-1592 TESTED
- FLORIDA PRODUCT APPROVAL*
- MIAMI-DADE APPROVAL
- ICC-ES REPORT ESR-3486

MAY BE SITE-FORMED IN CONTINUOUS LENGTHS WITH BERRIDGE CL-21 PORTABLE ROLL FORMER (16-1/2" ONLY)
UNLESS OTHERWISE NOTED, ALL TESTING IS FOR STEEL ONLY
* APPROVED FOR STEEL AND ALUMINUM

MATERIALS
STANDARD MATERIAL IS 24-GAUGE, GALVALUME
INSTALLATION NOTE:

ALL MATERIALS & SYSTEMS TO BE INSTALLED PER MANUF'S INSTALL INSTRUCTIONS & SPECIFICATIONS. INFORMATION PROVIDED IS FOR DESIGN INTENT ONLY.

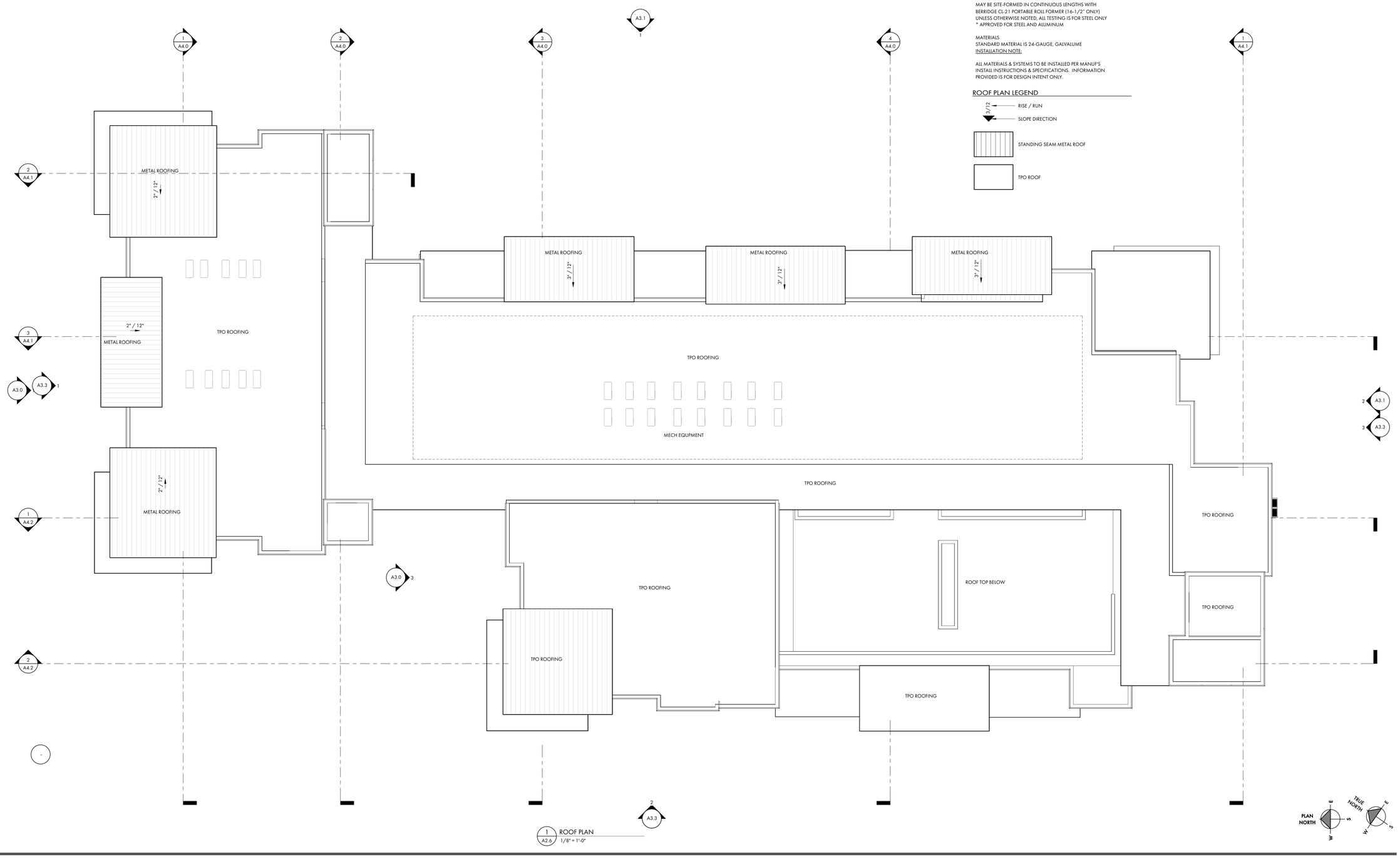
ROOF PLAN LEGEND

3/12 — RISE / RUN

SLOPE DIRECTION

STANDING SEAM METAL ROOF

TPO ROOF



1 A2.6 ROOF PLAN
1/8" = 1'-0"

PLAN NORTH

TRUE NORTH

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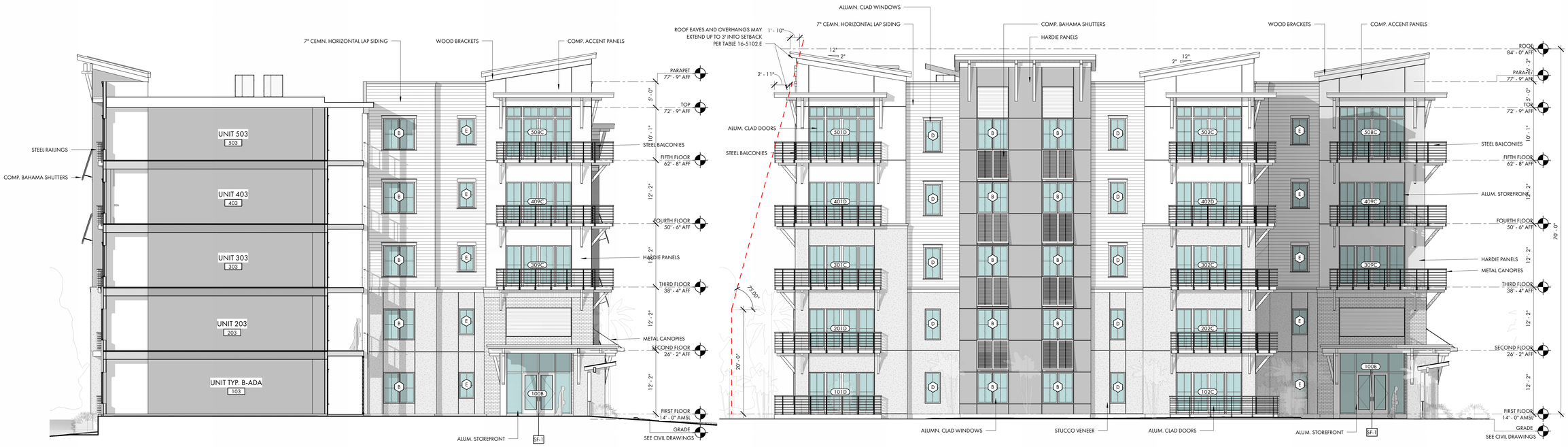
SHEET TITLE

ROOF PLAN

A2.6



3 A3.0 COURTYARD - NORTH ELEVATION
1/8" = 1'-0"

1 A3.0 NORTH ELEVATION
1/8" = 1'-0"

2 A3.0 WEST ELEVATION
1/8" = 1'-0"

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ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

EXTERIOR ELEVATIONS

A3.0

1 / A3.1 EAST ELEVATION
1/8" = 1'-0"

2 / A3.1 SOUTH ELEVATION
1/8" = 1'-0"

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SHEET TITLE

EXTERIOR ELEVATIONS

A3.1

1 A3.3 NORTH ELEVATION -VERTICAL SETBACKS
3/32" = 1'-0"

3 A3.3 SOUTH ELEVATION - VERTICAL SETBACK
3/32" = 1'-0"

2 A3.3 WEST ELEVATION - VERTICAL SETBACK
3/32" = 1'-0"

RD (RESORT DEVELOPMENT DISTRICT) ZONING
CORRIDOR OVERLAY DISTRICT

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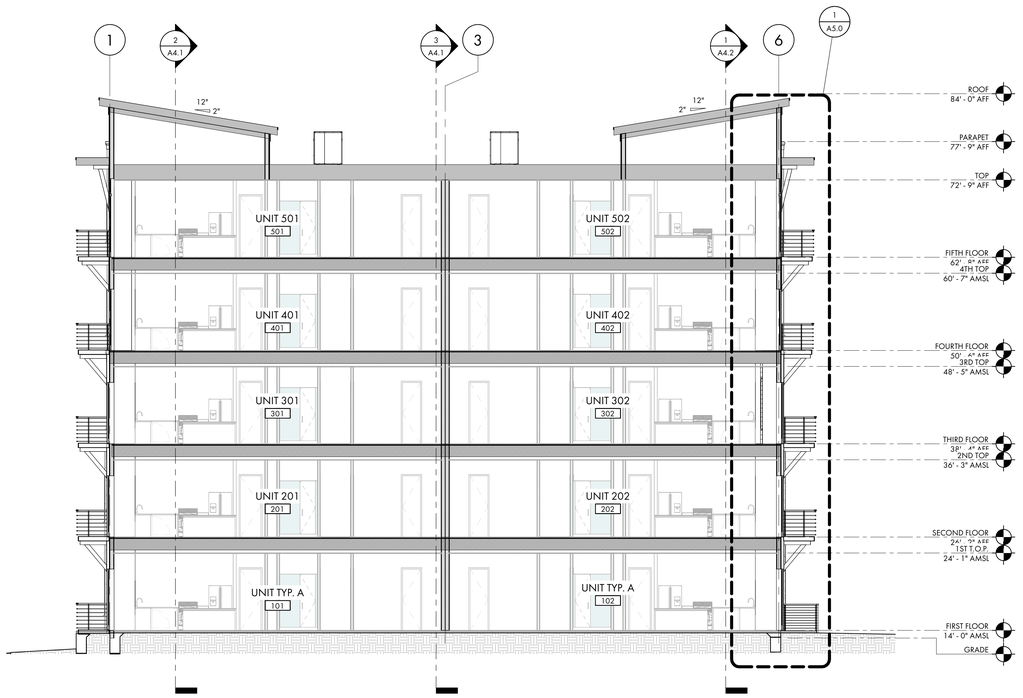
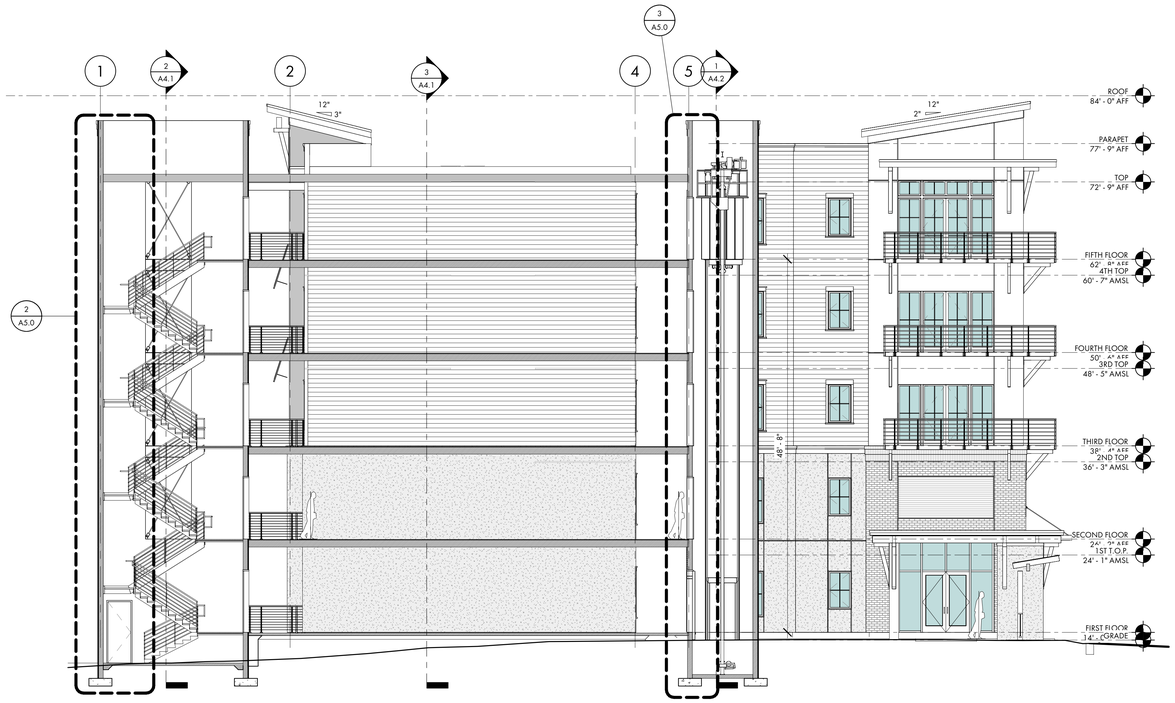
SHEET TITLE

VERTICAL SETBACK ELEVATIONS

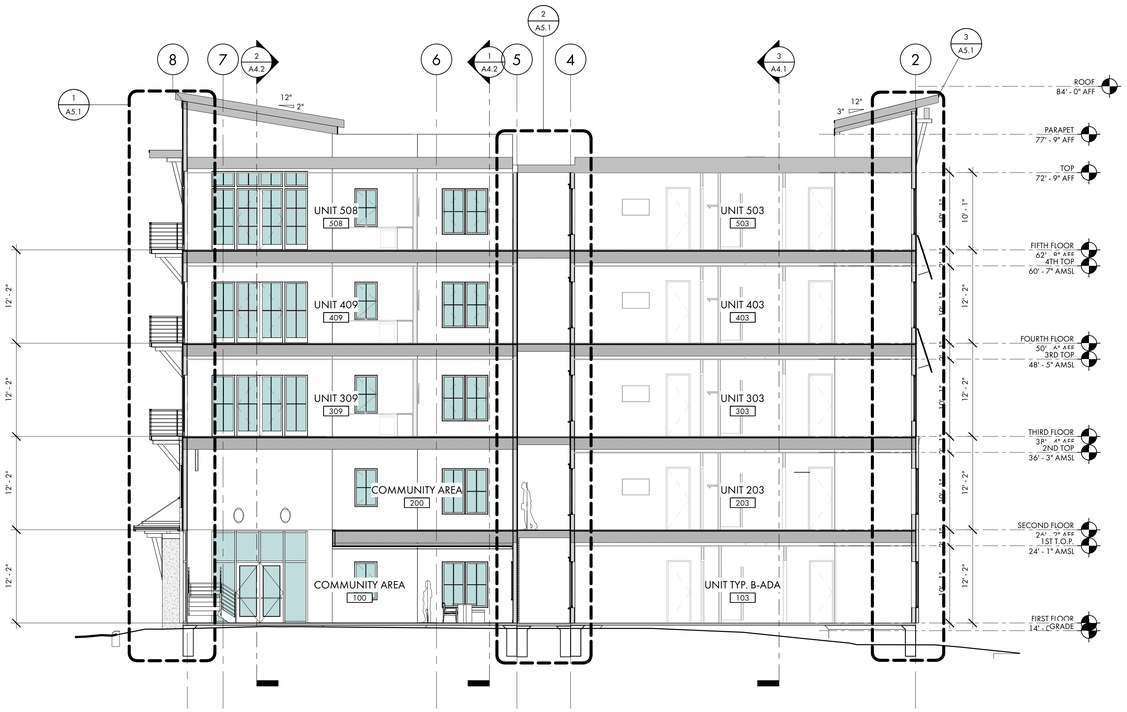
A3.3



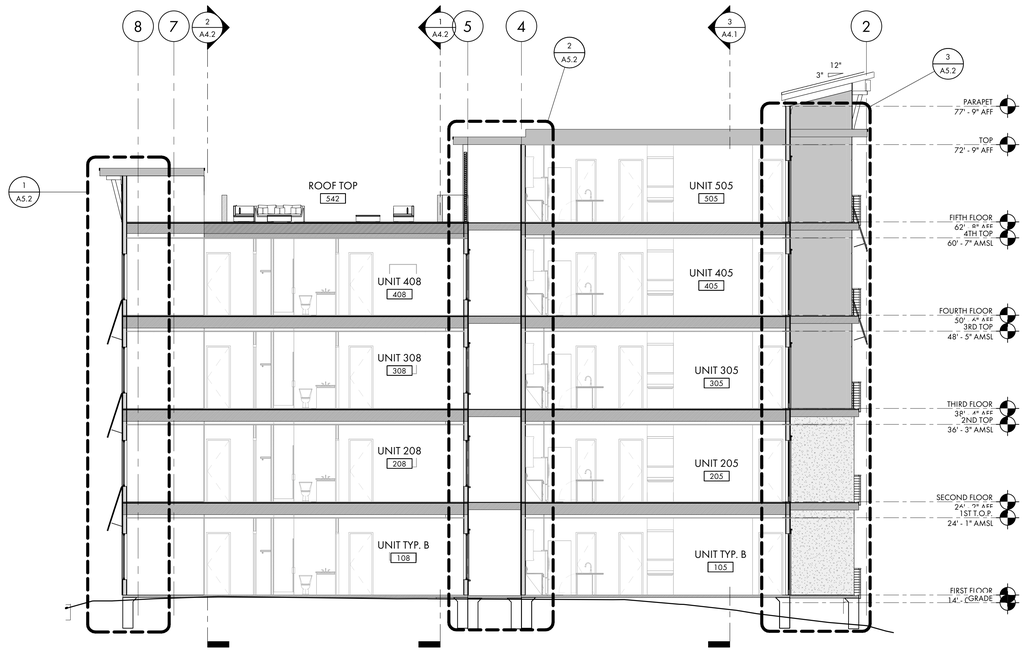
1 A4.0 BUILDING SECTION 1
1/8" = 1'-0"



2 A4.0 BUILDING SECTION 2
1/8" = 1'-0"



3 A4.0 BUILDING SECTION 3
1/8" = 1'-0"



4 A4.0 BUILDING SECTION 4
1/8" = 1'-0"

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PIERCE DEVELOPMENT

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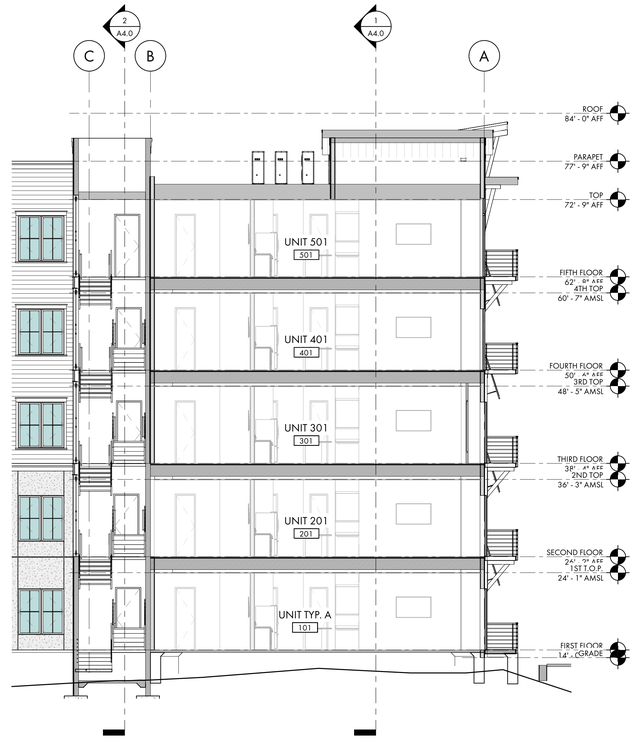
SHEET TITLE

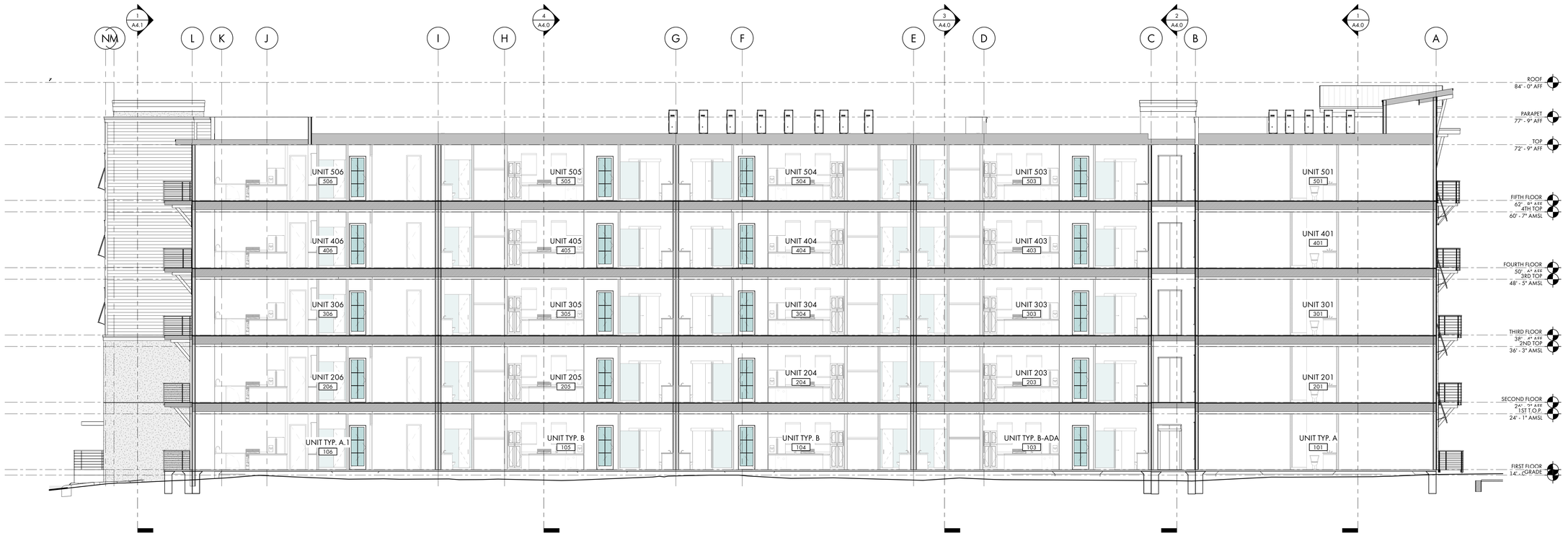
BUILDING SECTIONS

A4.0

1 A4.1 BUILDING SECTION 5
1/8" = 1'-0"



2 A4.1 BUILDING SECTION 6
1/8" = 1'-0"



3 A4.1 BUILDING SECTION 7
1/8" = 1'-0"

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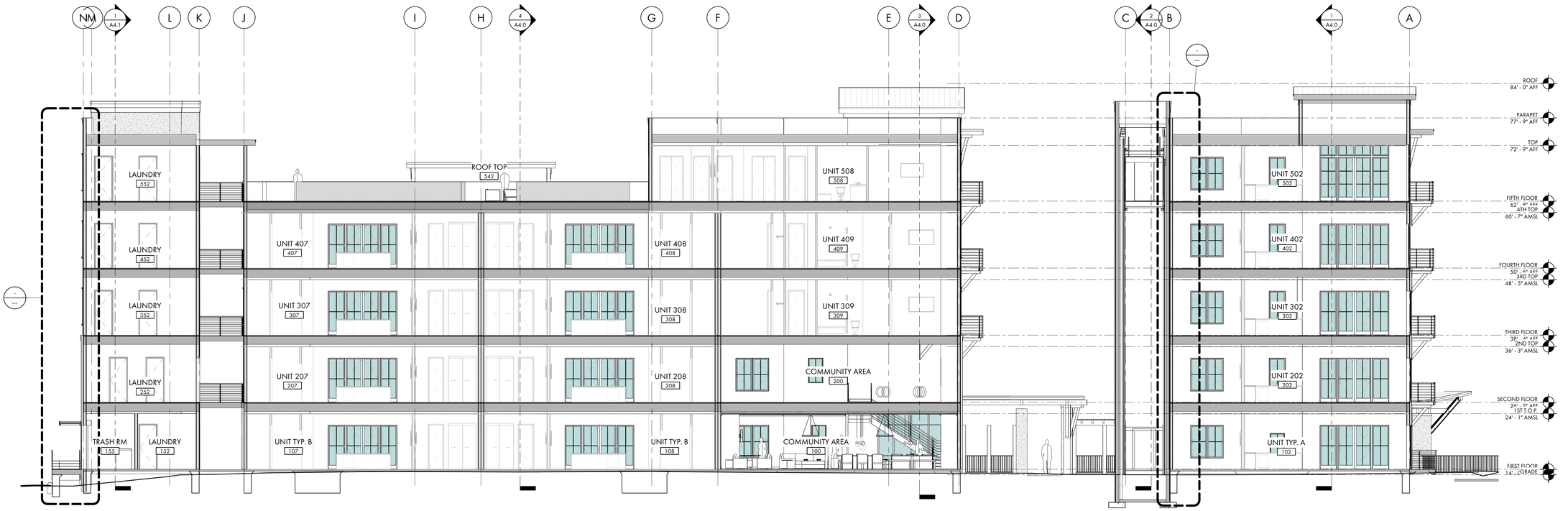
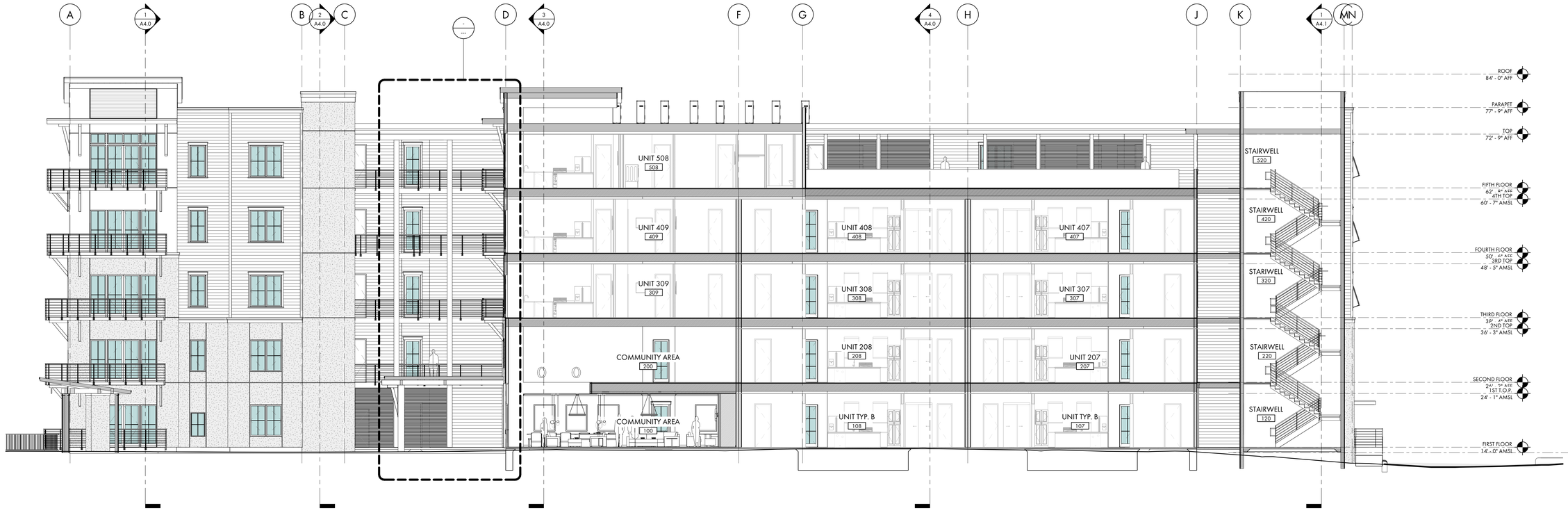
BUILDING SECTIONS

A4.1



1 / A4.2 BUILDING SECTION 8
1/8" = 1'-0"



2 / A4.2 BUILDING SECTION 9
1/8" = 1'-0"

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BUILDING SECTIONS

A4.2

1 A10.0 W PERSPECTIVE

4 A10.0 E PERSPECTIVE

2 A10.0 NORTH PERSPECTIVE-OPT A

5 A10.0 S PERSPECTIVE

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PERSPECTIVES

A10.0

1 A10.1 N PERSPECTIVE

2 A10.1 ROOF TOP VIEW

3 A10.1 DROP-OFF VIEW

4 A10.1 COURTYARD VIEW

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PROJECT INFO

Date
10.14.2025

Project No.
24-109

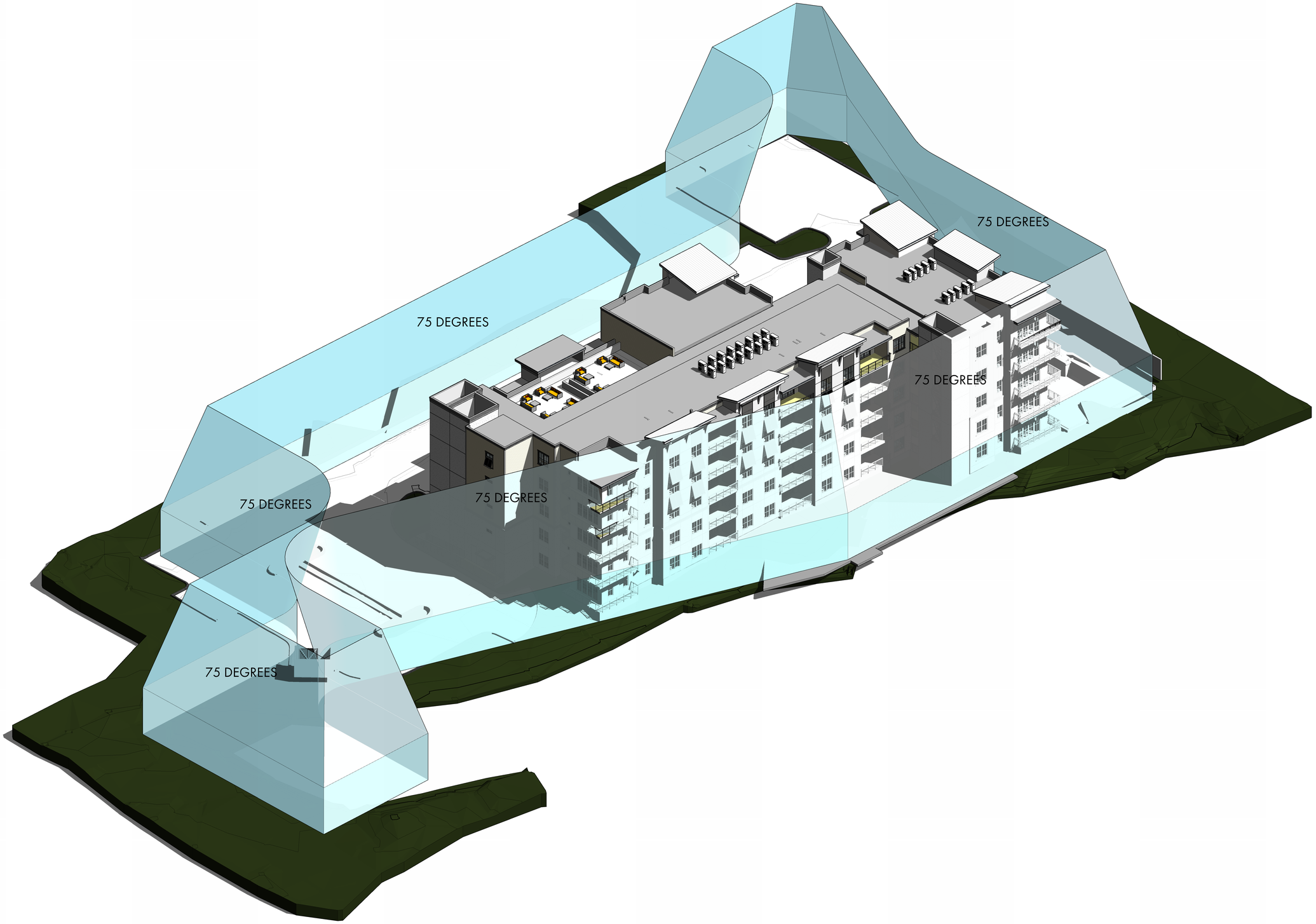
ISSUE

NO.	REV. DATE	DESCRIPTION

SHEET TITLE

PERSPECTIVES

A10.1



1 A10.2 VERTICAL SETBACK 3D

COURT ATKINS GROUP

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PH: 843.815.2557
FX: 843.815.2547

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PIERCE DEVELOPMENT

40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SC., 29928

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PROJECT INFO

Date
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Project No.
24-109

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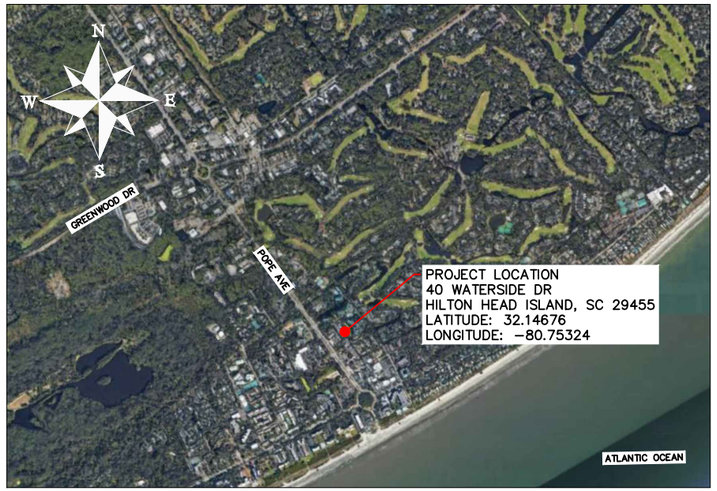
SHEET TITLE

EXTERIOR 3D - ENCROACHMENTS

A10.2

Know what's below. Call before you dig.

WATERFRONT DECK AND BULKHEAD
40 WATERSIDE DRIVE, HILTON HEAD ISLAND, SC



PROJECT VICINITY
SCALE = NTS

PROJECT LOCATION
SCALE = NTS

GENERAL NOTES:

1. THE CONTRACTOR SHALL KEEP A COPY OF THE CONTRACT DOCUMENTS ON SITE AT ALL TIMES DURING THE WORK.
2. ELEVATIONS IF SHOWN ARE BASED ON NAVD 88.
3. ALL EXISTING DIMENSIONS, ELEVATIONS AND CONDITIONS RELATING TO THE WORK SHALL BE FIELD VERIFIED BY THE CONTRACTOR. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE ORDERING MATERIALS AND STARTING THE WORK.
4. CONTRACTOR SHALL MAINTAIN ADEQUATE SURVEY CONTROL AT ALL TIMES TO ESTABLISH AND MAINTAIN ALL LINES AND ELEVATIONS.
5. THE SIZE AND LOCATION OF ALL EXISTING UTILITIES IMPACTED BY THE WORK SHALL BE FIELD VERIFIED AND PROTECTED BY THE CONTRACTOR. THE CONTRACTOR MAY RELOCATE UTILITIES TO ACCOMMODATE CONSTRUCTION AS APPROVED BY THE OWNER, AT NO ADDITIONAL COST TO THE OWNER.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE FACILITY. THE CONTRACTOR IS RESPONSIBLE TO ERECT, MAINTAIN AND REMOVE TEMPORARY SHORING TO COMPLETE THE WORK. ALL PROPOSED STAGING AREAS SHALL BE COORDINATED WITH THE OWNER BEFORE STARTING THE WORK.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DONE TO STRUCTURES, UTILITIES, AND VESSELS OR INJURIES TO THE PUBLIC DURING THE PERFORMANCE OF THE WORK. ANY DAMAGE CAUSED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
8. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ENVIRONMENTAL CONTROLS AS REQUIRED BY FEDERAL, STATE, AND MUNICIPAL REGULATIONS AND PERMITS. ENVIRONMENTAL CONTROLS SHALL INCLUDE BUT NOT LIMITED TO TURBIDITY, DUST, AND DEBRIS.
9. THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS, INCLUDING THE FEDERAL DEPARTMENT OF LABOR, SAFETY, HEALTH ACT, U.S. ARMY CORPS OF ENGINEERS, BUREAU OF COASTAL MANAGEMENT, AND PERMITS.
10. STORAGE, FUELING, AND LUBRICATION OF EQUIPMENT AND MOTORIZED VEHICLES SHALL BE CONDUCTED IN A MANNER THAT AFFORDS THE MAXIMUM PROTECTION AGAINST SPILL AND EVAPORATION. FUEL, LUBRICANTS AND OIL SHALL BE MANAGED AND STORED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS. THERE SHALL BE NO STORAGE OF FUEL ON THE PROJECT SITE. FUEL MUST BE BROUGHT TO THE SITE AS NEEDED.
11. STANDARD CONSTRUCTION WORK HOURS SHALL BE BETWEEN 7:00 AM AND 5:00 PM MONDAY THROUGH FRIDAY IN ORDER TO MINIMIZE NOISE AND LIGHT DISTURBANCE TO NEARBY RESIDENTIAL PROPERTIES. NO WORK SHALL BE PERFORMED ON SUNDAY. SPECIAL WORK OUTSIDE OF THESE HOURS SHALL BE SCHEDULED WITH THE OWNER.
12. CONTRACTOR SHALL PROVIDE CONTROL MEASURES AS NECESSARY FOR PREVENTING DEBRIS FROM ENTERING THE WATER.
13. CONTRACTOR BEARS FULL RESPONSIBILITY FOR ENSURING THAT NEW WORK IS INSTALLED IN ACCORDANCE WITH THE PERMITS.

TABLE OF CONTENTS

T1	TITLE AND NOTES
C1	PROPOSED SITE PLAN
S1	OVERALL PROPOSED DECK FRAMING PLAN
S2	SEGMENT 1 PROPOSED DECK FRAMING PLAN
S3	SEGMENT 2 PROPOSED DECK FRAMING PLAN
S4	SEGMENT 3 PROPOSED DECK FRAMING PLAN
S5	PROPOSED BULKHEAD PLAN
S6	BULKHEAD DETAILS
S7	DECKING DETAILS
S8	SEDIMENT & EROSION CONTROL

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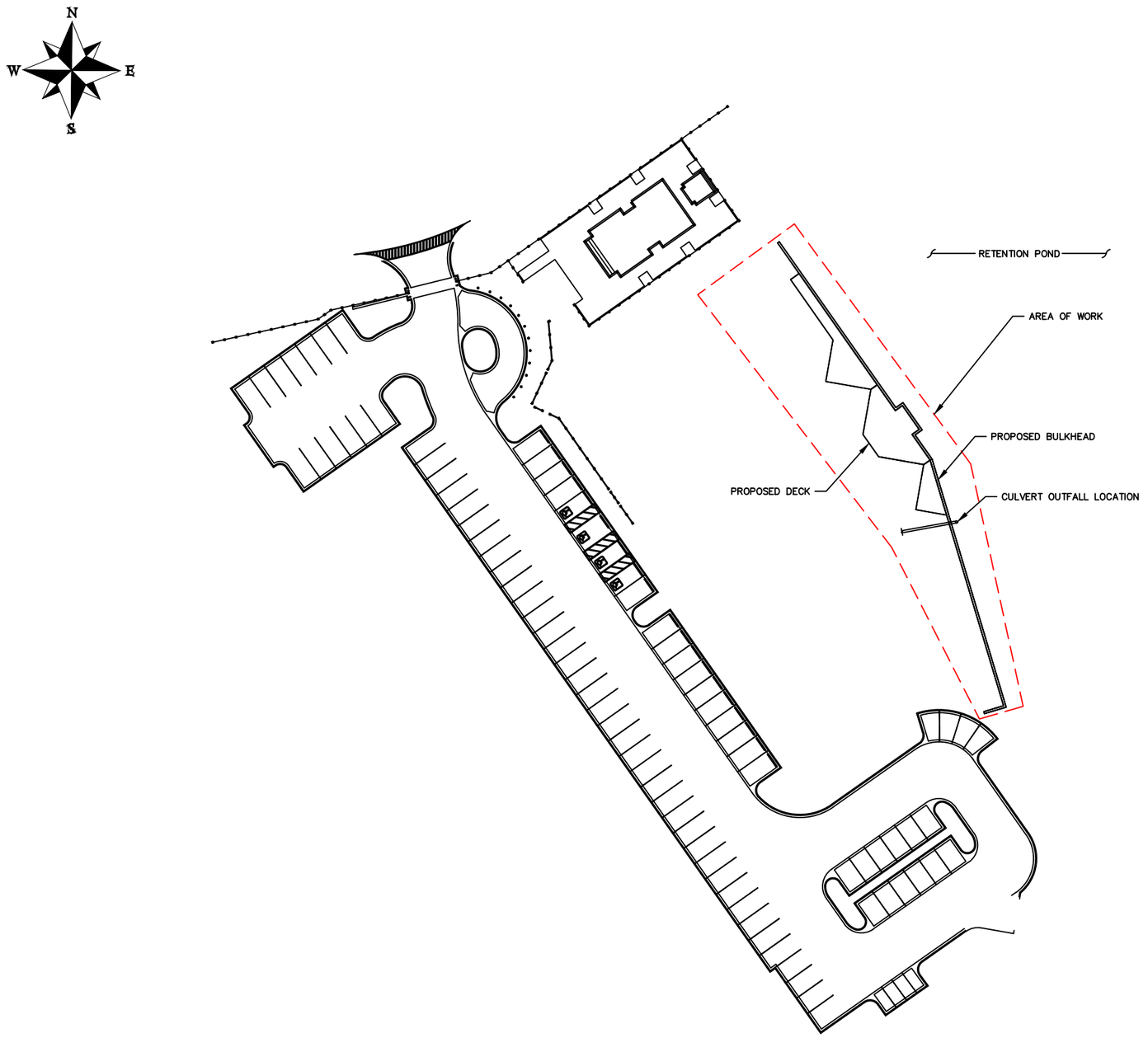
Mt Pleasant, SC 29464
(843) 974-5621
www.mcsweeneyengineers.com

WATERFRONT DECK AND BULKHEAD
40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SOUTH CAROLINA

DESIGNED BY:	WDB
DRAWN BY:	SMB
CHECKED BY:	DBM
DATE:	09/22/2025
REV.	DATE:

T1
TITLE AND NOTES



NOTE
THIS SITE PLAN IS FOR REFERENCE ONLY. REFER TO SITE DEVELOPMENT PLANS FOR 40 WATERSIDE DRIVE BY WOOD+PARTNERS FOR ADDITIONAL LAYOUT INFORMATION.

PROPOSED SITE PLAN
SCALE: NTS

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WATERFRONT DECK AND BULKHEAD

40 WATERSIDE DRIVE

HILTON HEAD ISLAND, SOUTH CAROLINA

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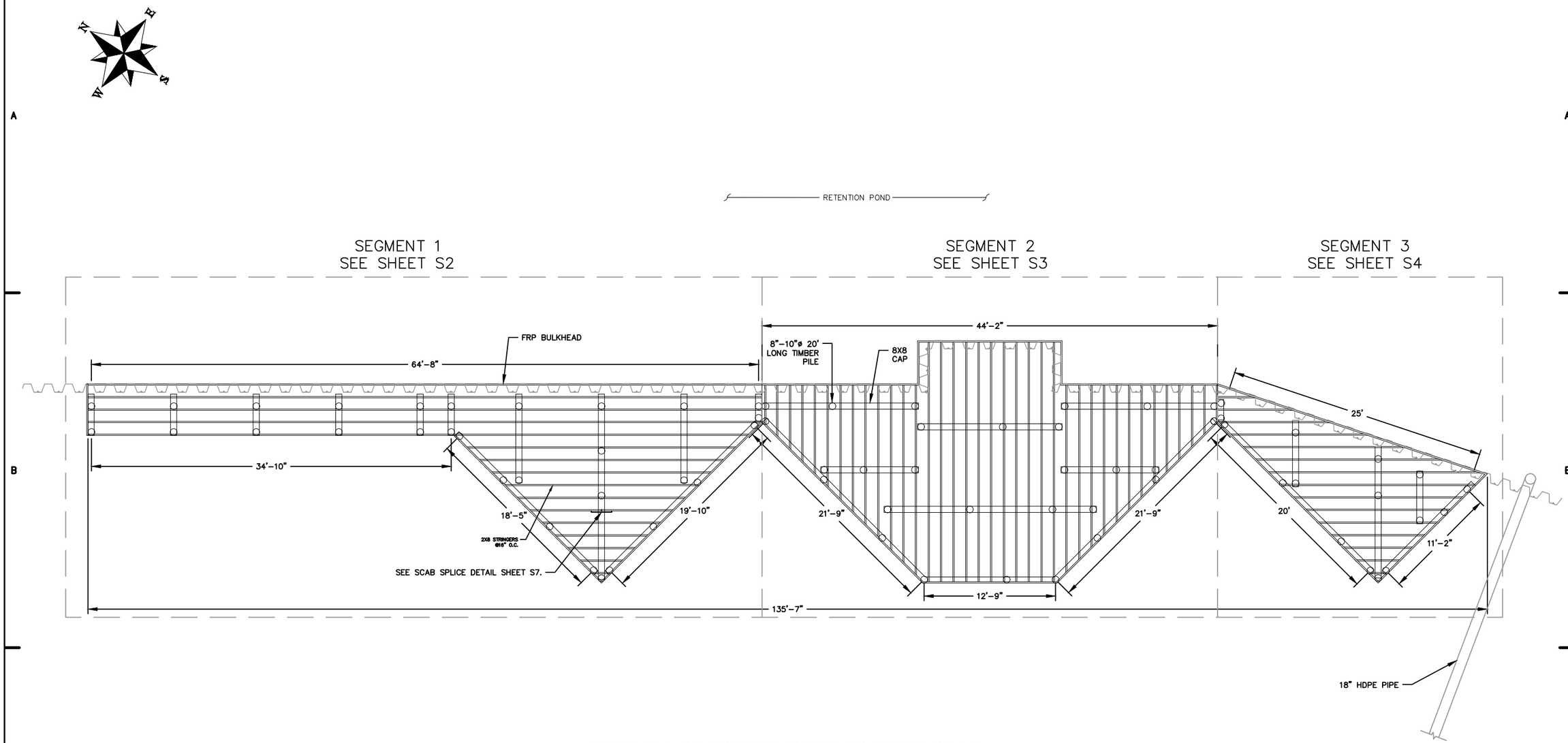
C1
PROPOSED SITE PLAN



OVERALL PROPOSED DECK FRAMING PLAN

SCALE: NTS

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WATERFRONT DECK AND BULKHEAD

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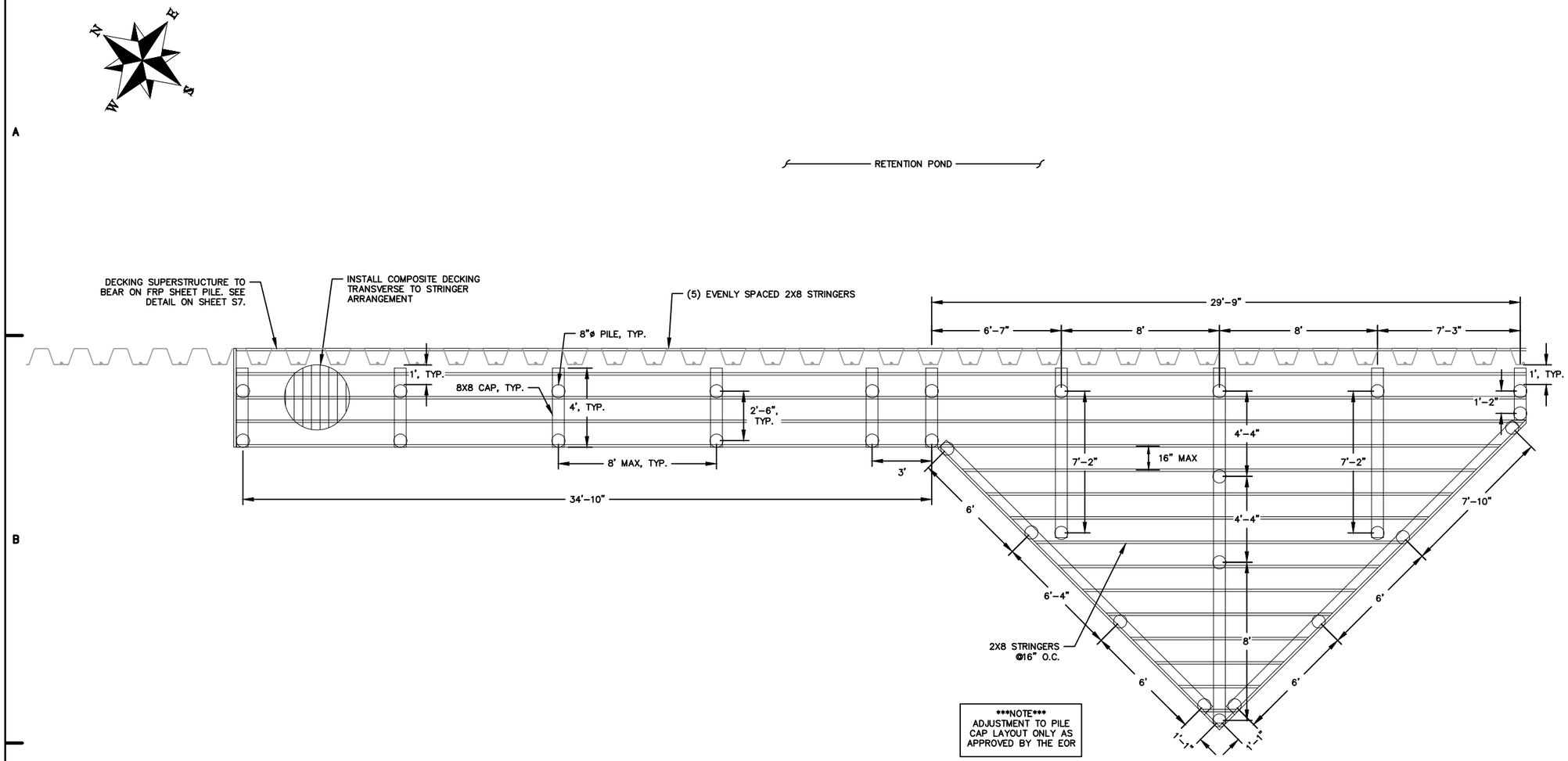
S1

OVERALL PROPOSED DECK FRAMING PLAN



SEGMENT 1 PROPOSED DECK FRAMING PLAN

SCALE: NTS

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WATERFRONT DECK AND BULKHEAD

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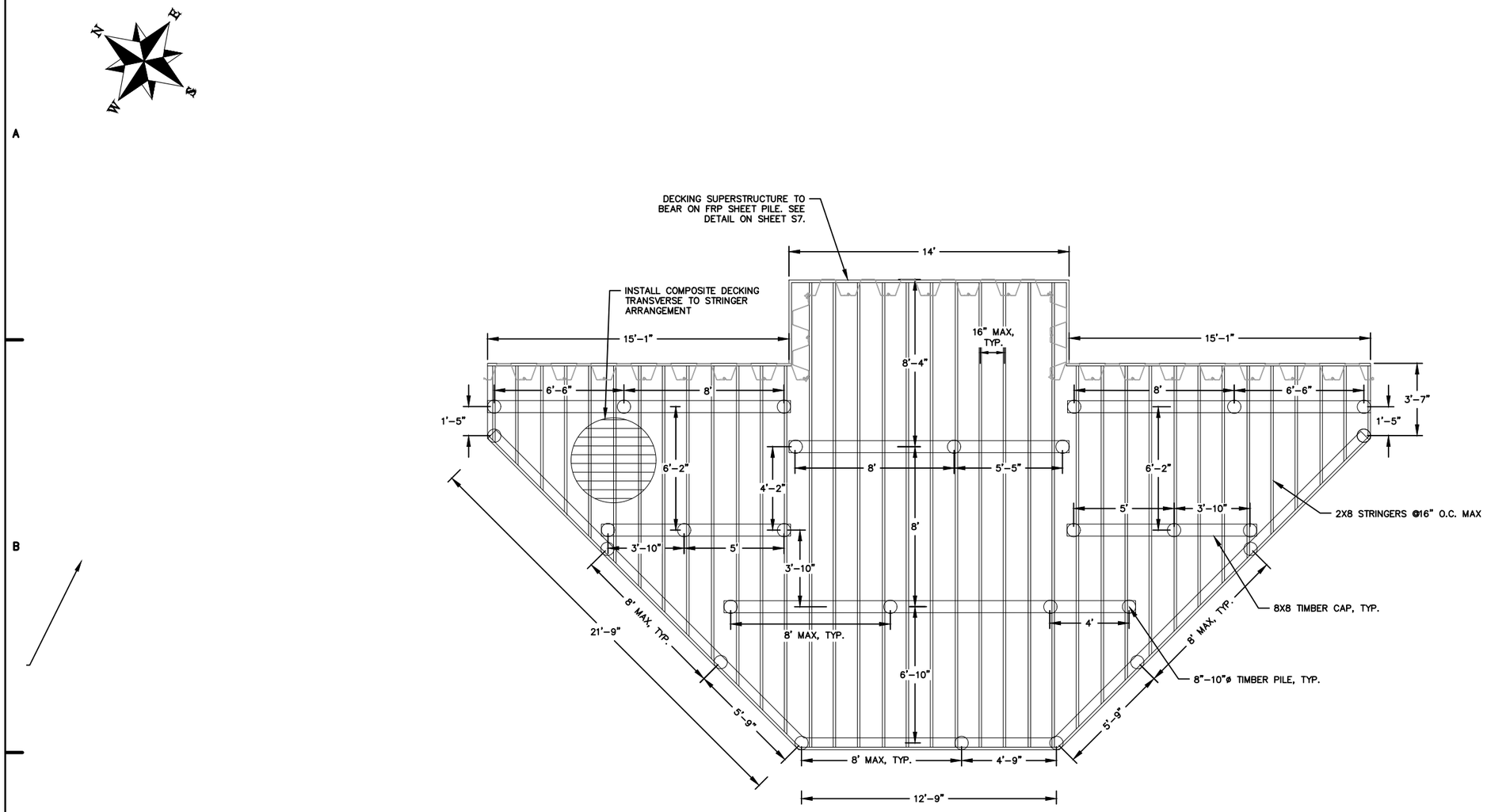
SEGMENT 1 PROPOSED DECK FRAMING PLAN



SEGMENT 2 PROPOSED DECK FRAMING PLAN

SCALE: 1:8

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WATERFRONT DECK AND BULKHEAD

40 WATERSIDE DRIVE

HILTON HEAD ISLAND, SOUTH CAROLINA

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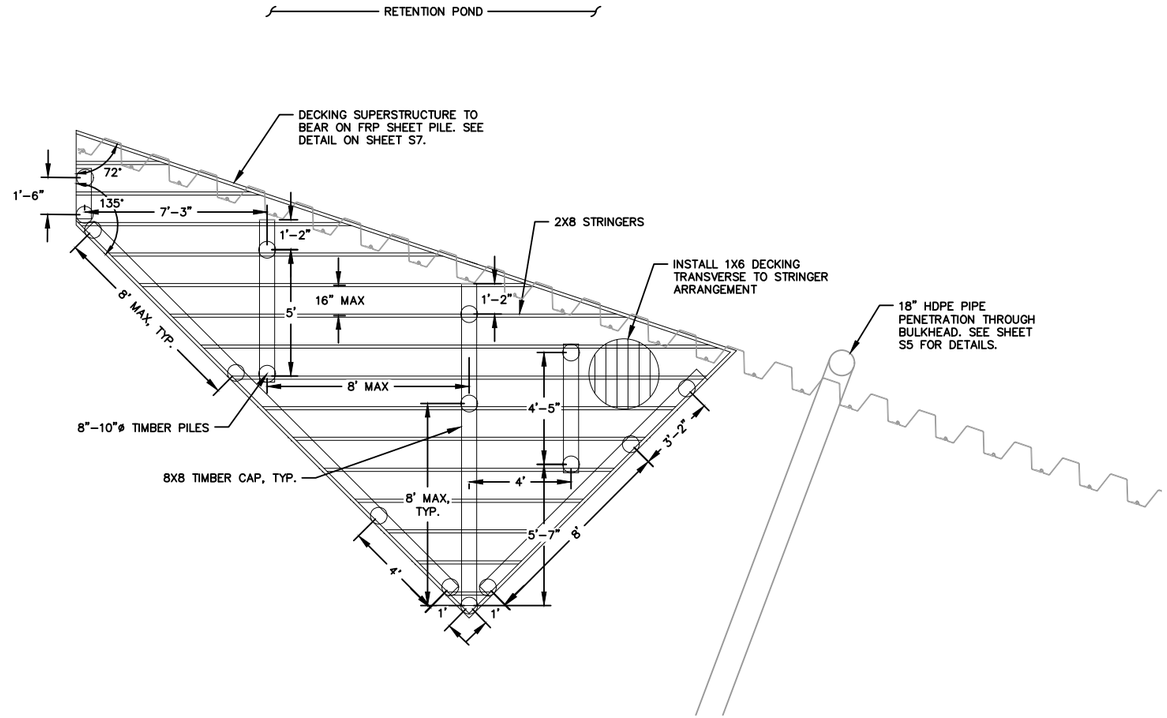
S3

SEGMENT 2 PROPOSED DECK FRAMING PLAN



SEGMENT 3 PROPOSED DECK FRAMING PLAN

SCALE: 1:8

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WATERFRONT DECK AND BULKHEAD

40 WATERSIDE DRIVE

HILTON HEAD ISLAND, SOUTH CAROLINA

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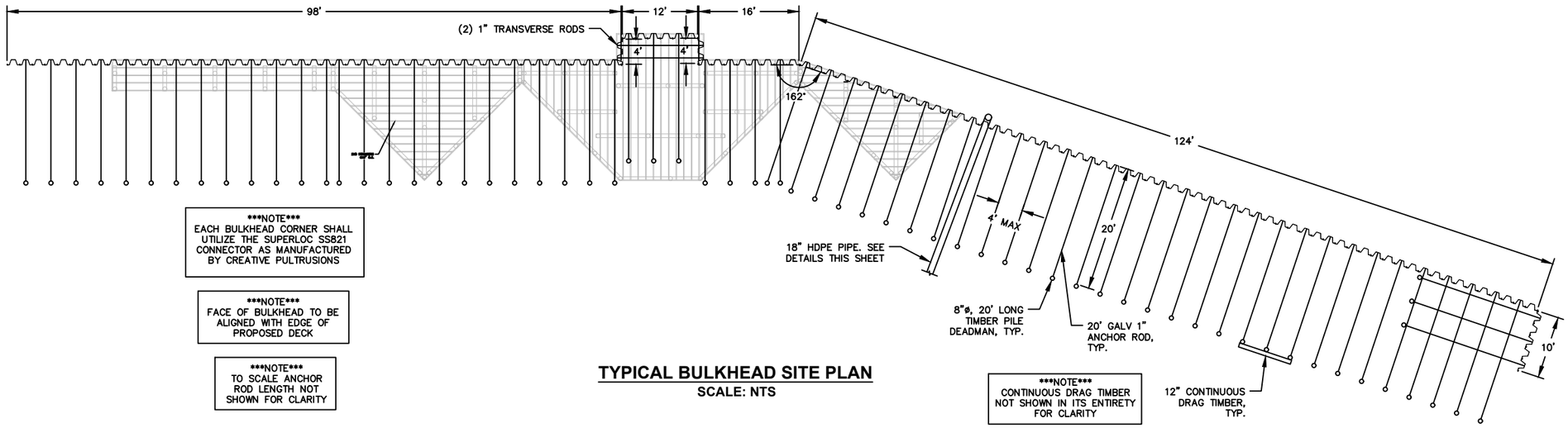
S4

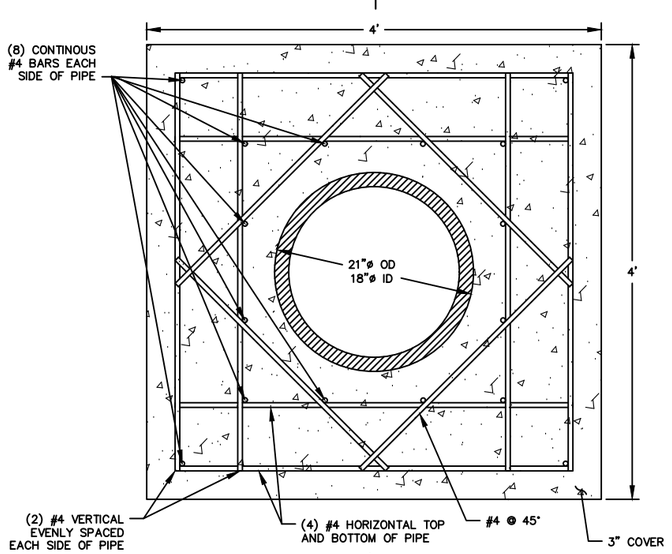
SEGMENT 3 PROPOSED DECK FRAMING PLAN



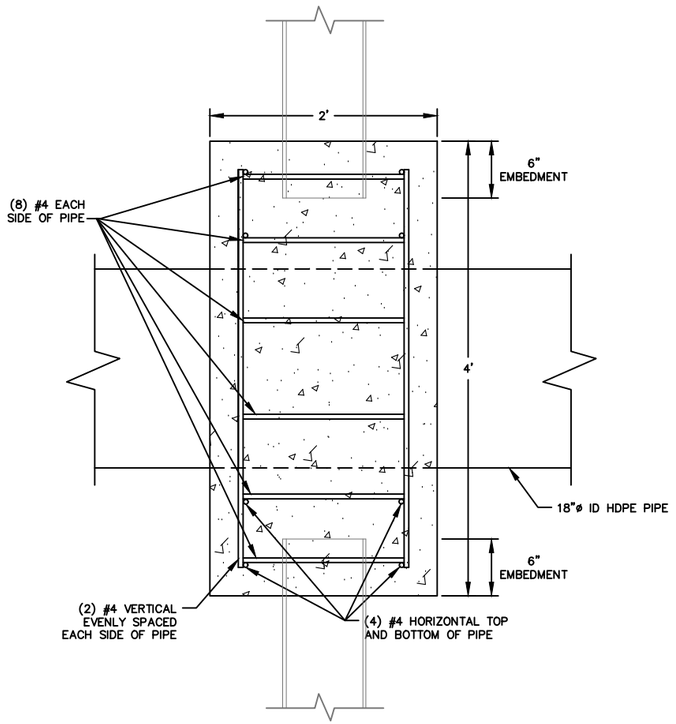
TYPICAL BULKHEAD SITE PLAN
SCALE: NTS

FRP BULKHEAD NOTES:

1. SHEET PILE SHALL BE FRP COMPOSITE SHEET PILE PROFILE 1610 AS MANUFACTURED BY CREATIVE COMPOSITES GROUP. COLOR SHALL BE "SEPIA".
2. COMPLETE DESCRIPTIONS OF SHEET PILE DRIVING EQUIPMENT INCLUDING, HAMMERS, EXTRACTORS, PROTECTION CAPS AND OTHER INSTALLATION APPURTENANCES SHALL BE SUBMITTED FOR APPROVAL PRIOR TO COMMENCING WORK.
3. INSTALL PILES PLUMB AND TRUE TO THE ELEVATIONS SPECIFIED. PILES SHALL NOT BE DRIVEN MORE THAN 1/2" PER FOOT OUT OF PLUMB IN THE PLANE OF THE WALL, NOR MORE THAN 1/16" PER FOOT "OUT" OF PLUMB PERPENDICULAR TO THE PLANE OF THE WALL, NOR MORE THAN 1" PER FOOT "IN" OF PLUMB PERPENDICULAR TO THE PLANE OF THE WALL.
4. PILES DRIVEN OUT OF INTERLOCK WITH ADJACENT PILES OR OTHERWISE DAMAGED SHALL BE REMOVED AND REPLACED BY NEW PILES AT THE CONTRACTORS EXPENSE.
5. INSTALL 2.5" ABS UV PROTECTED "JET" FILTERS IN THE WEBS OF THE SHEET PILE AT 4' O.C. AT THE ELEVATIONS SPECIFIED ON THESE PLANS.
6. INSTALL FILTERS WITH STAINLESS STEEL THRU BOLTS AND HARDWARE.
7. SHEETING DAMAGED AS THE RESULT OF HANDLING, DRIVING, PLACEMENT OF RIPRAP, OR OTHER CONSTRUCTION SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
8. WHERE AN OBSTRUCTION IS ENCOUNTERED THAT RESULTS IN UNEXPECTED CHANGE IN PENETRATION OR PILE TIP ELEVATION THE CONTRACTOR WILL BE REQUIRED TO REMOVE THE OBSTRUCTION, EXTRACT, REPOSITION, AND REDRIVE THE SHEET OR SLIGHTLY CHANGE THE ALIGNMENT. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY SHEETING THAT CANNOT BE DRIVEN TO THE SPECIFIED DEPTH.
9. NO CUTOFF ALLOWANCE IS ACCOUNTED FOR IN THESE PLANS.
10. BACKFILL SHALL CONSIST OF GW, GP, SW, OR SP PER ASTM D-2487 AND SHALL BE FREE DRAINING, CLEAN, AND GRANULAR.
11. BACKFILL SHALL BE COMPACTED IN LIFTS NOT EXCEEDING 12" IN DEPTH. EACH LIFT SHALL BE COMPACTED TO 90 PERCENT STANDARD PROCTOR.
12. ANCHOR RODS SHALL BE #6 GRADE 75 THREADED BAR, HOT-DIPPED GALVANIZED.
13. ANCHOR SYSTEM SHALL CONSIST OF THE DEADMAN AND DRAG PILE CONFIGURATION AS SHOWN ON SHEET S6.
14. EACH ANCHOR SHALL BE LOAD LOCKED, TESTED, AND RECORDED. ANCHOR CAPACITY AS NOTED ON THE DRAWING DETAILS. MAXIMUM TIE ROD ANGLE IS 12-DEGREES.
15. WALES SHALL BE SUPERWALE AS MANUFACTURED BY CREATIVE COMPOSITES GROUP.
16. ENSURE A BEVELED WASHER IS USED AT THE WALE CONNECTION.
17. INSTALL 1 CU FT CONTINUOUSLY RUN #57 GRANITE CENTERED AT THE FILTER ELEVATION. WRAP STONE IN WOVEN FILTER FABRIC.
18. ANCHORS SHALL BE INSTALLED NO FURTHER THAN 2' FROM ANY CORNER OR ALIGNMENT TRANSITION. CONTRACTOR SHALL ACCOUNT FOR ADDITIONAL ANCHORS AT CORNERS AT TRANSITIONS AND INCLUDE THE COST OF THESE ANCHORS WITH THEIR BID.
19. ALL COMPOSITE SHEET PILE MUST BE INSTALLED USING A DRIVING TEMPLATE. THE DRIVING TEMPLATE SHALL BE DESIGNED TO WITHSTAND ALL DRIVING AND INSTALLATION FORCES WITH APPROPRIATE FACTORS OF SAFETY. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR DESIGN OF THE TEMPLATE.



CONCRETE COLLAR FOR 18" PIPE
SCALE: NTS



CONCRETE COLLAR FOR 18" PIPE SECTION
SCALE: NTS

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WATERFRONT DECK AND BULKHEAD

40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SOUTH CAROLINA

DESIGNED BY:	WDB
DRAWN BY:	SMB
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DATE:	09/22/2025
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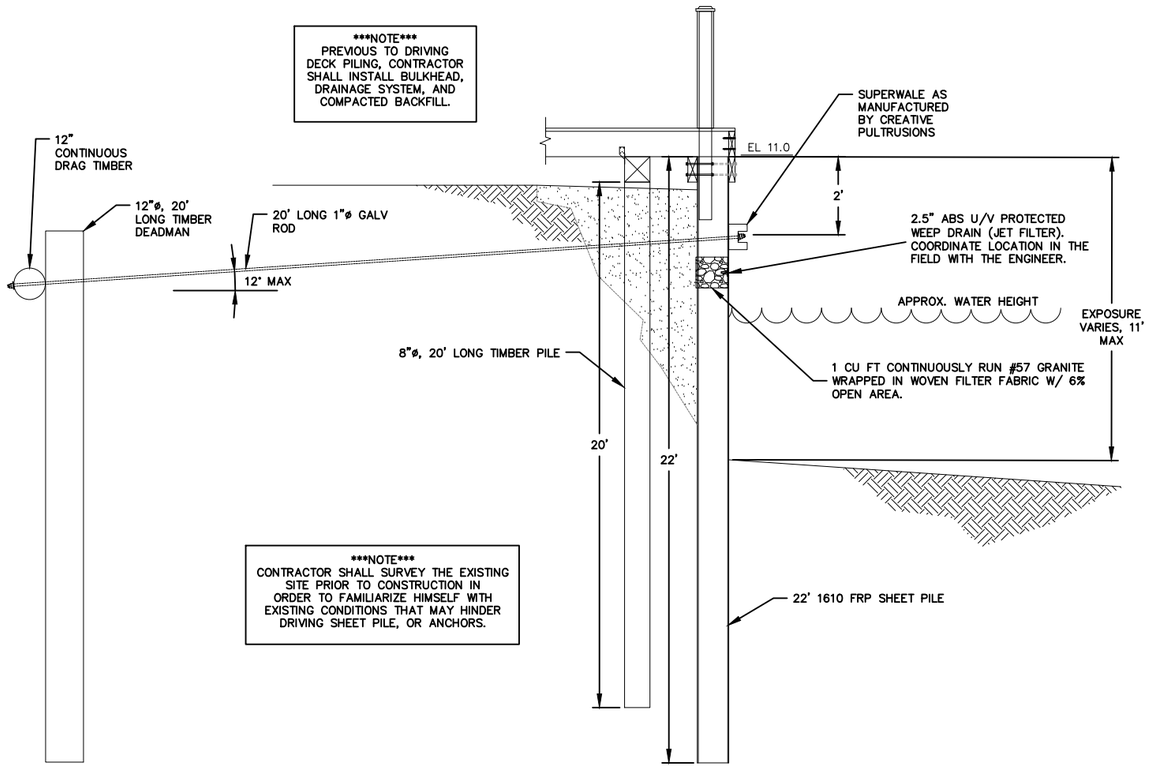
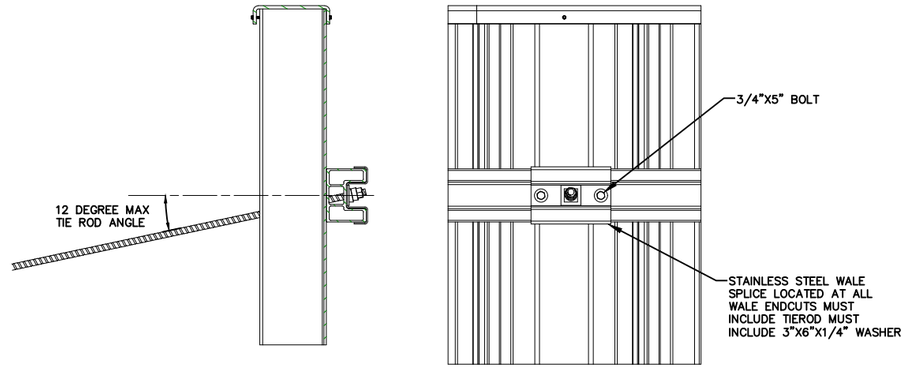
S5
PROPOSED BULKHEAD PLAN



TYPICAL BULKHEAD DETAIL
SCALE: 1:2



SUPERWALE CONNECTION VIEW
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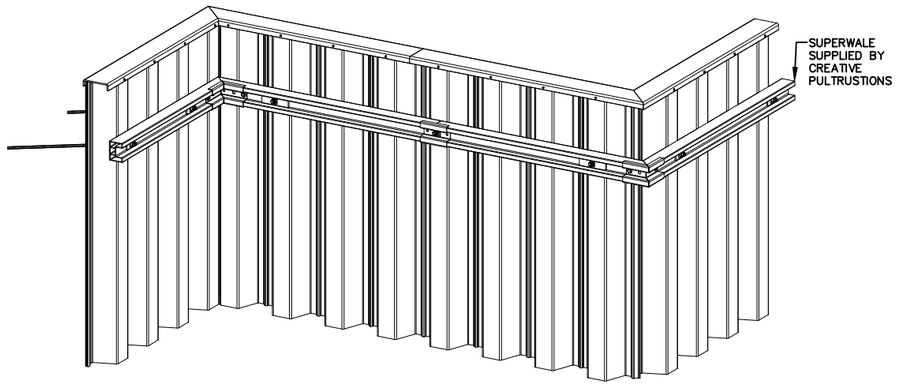

SUPERWALE OVERALL VIEW
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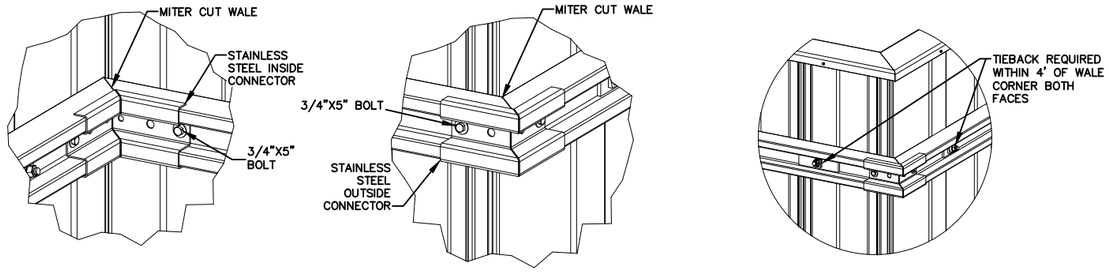

TYPICAL CORNER DETAILS
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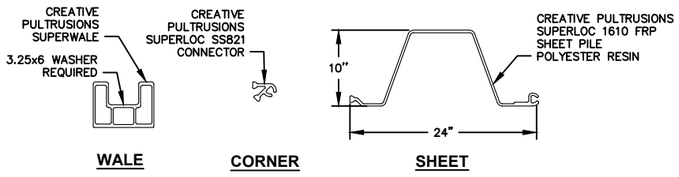

SHEET & WALE DETAILS
SCALE: 1:10

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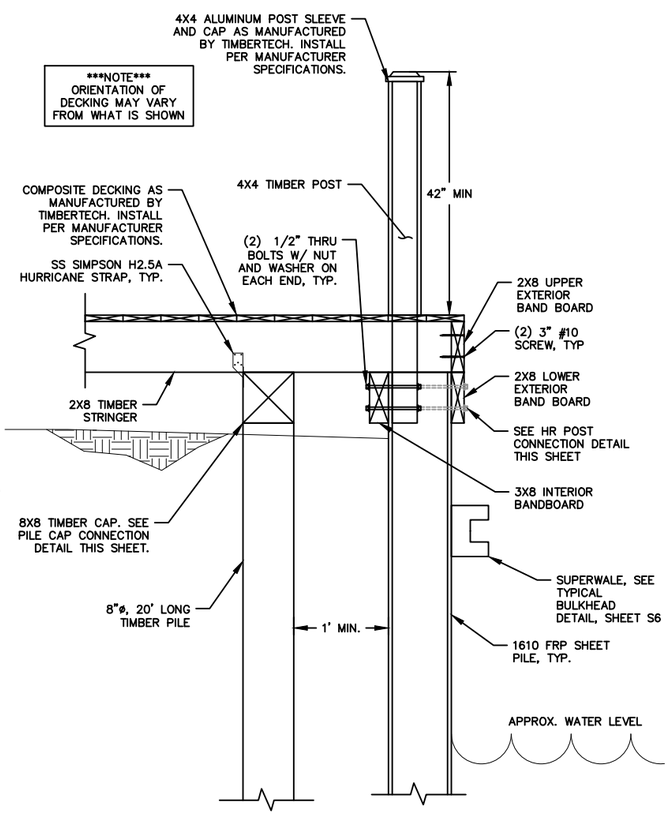
WATERFRONT DECK AND BULKHEAD

40 WATERSIDE DRIVE

HILTON HEAD ISLAND, SOUTH CAROLINA

DESIGNED BY:	WDB
DRAWN BY:	SMB
CHECKED BY:	DBM
DATE:	09/22/2025
REV.	DATE:

S6
BULKHEAD DETAILS



TYPICAL HANDRAIL DETAIL
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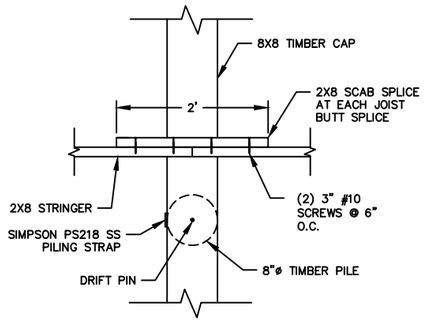

SCAB SPLICE DETAIL
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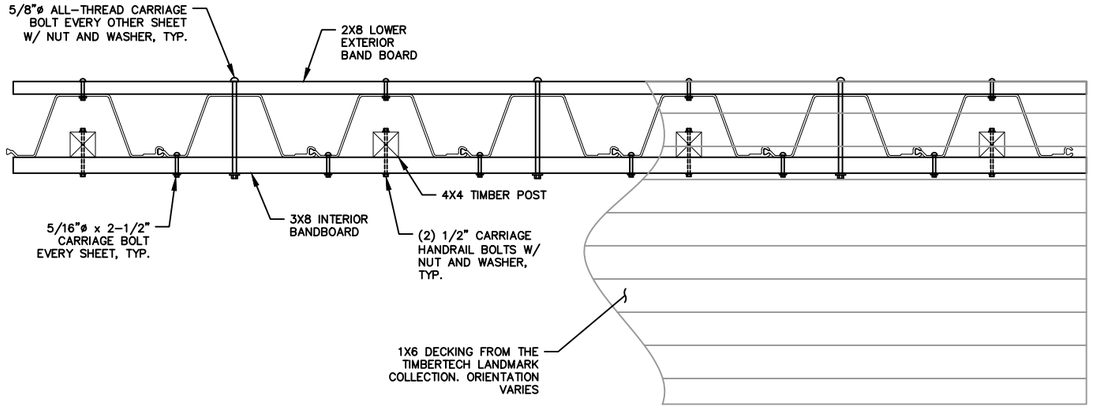

HANDRAIL POST CONNECTION DETAIL
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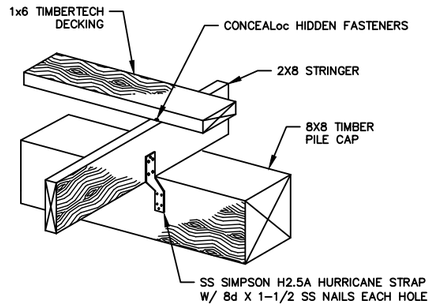
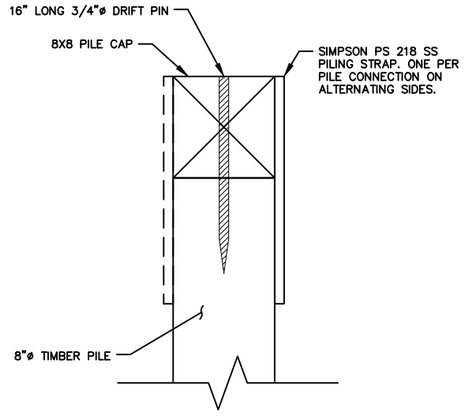
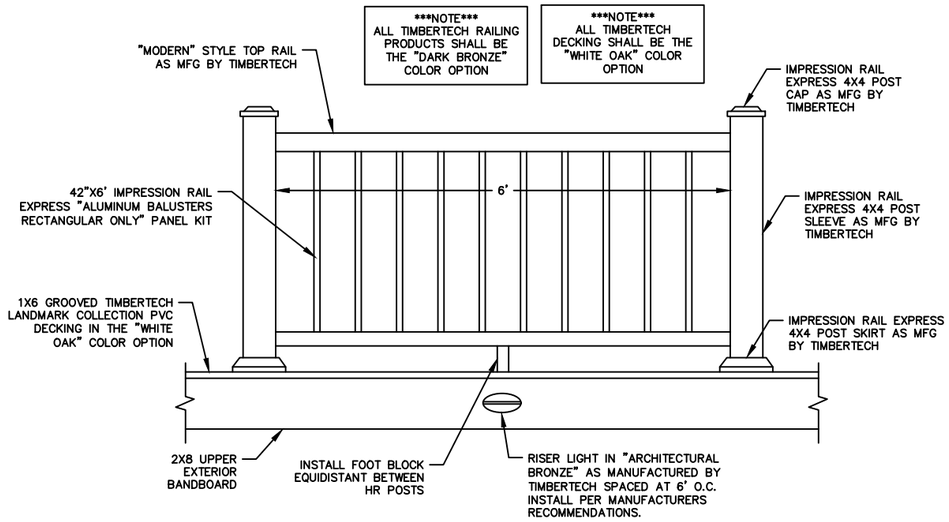


HURRICANE STRAP AND DECK FASTENING DETAIL
SCALE: NTS



PILE CAP CONNECTION DETAIL
SCALE: NTS



DECK AND HANDRAIL PRODUCT DETAIL
SCALE: NTS

MATERIAL	SIZE	GRADE	USE CATEGORY	SURFACE FINISH	PRESERVATIVE RETENTION (PCF)	HARDWARE
PILE CAP	8X8	NO. 2	UC4B	S4S	0.8 CCA	3/4"ø 16" LONG DRIFT PIN SIMPSON PS 218 SS PILING STRAP
STRINGERS	2X8	NO. 1	UC4B	S4S	0.6 CCA	SS SIMPSON H2.5A HURRICANE STRAP 3" #10 SS DECK SCREWS
DECKING	1X6 GROOVED TIMBERTECH ADVANCED PVC DECKING, LANDMARK COLLECTION.			FRENCH WHITE OAK	---	TIMBERTECH CONCEALoc HIDDEN FASTENER
HANDRAIL POST	4X4 W/ TIMBER TECH SLEEVE	NO. 2	UC4A	S4S	0.31 CA 0.60 ACG[2] 0.23 µCA-C, MCA	(2) 1/2" CARRIAGE BOLTS W/ NUT AND WASHER. INSTALL SLEEVE PER MANUFACTURERS RECOMMENDATION.
PILE	8"-10"ø X 20'	ASTM D25	UC5B	ROUND PILING	2.5 CCA	---

NOTE
1. WHEN MULTIPLE PRESERVATIVES ARE SHOWN: "EITHER/OR" APPLIES

TIMBER AND FASTENER SCHEDULE

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WATERFRONT DECK AND BULKHEAD

40 WATERSIDE DRIVE
HILTON HEAD ISLAND, SOUTH CAROLINA

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DATE:	09/22/2025
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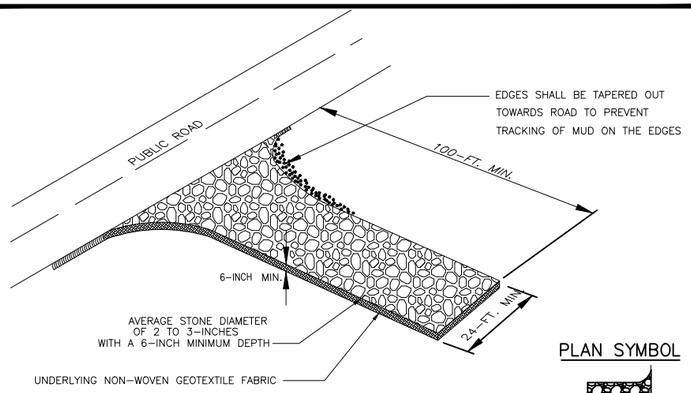
S7
DECKING DETAILS



PLAN SYMBOL

SPECIFICATION	SIZE
ROCK PAD THICKNESS	6 INCHES
ROCK PAD WIDTH	24 FEET
ROCK PAD LENGTH	100 FEET
ROCK PAD STONE SIZE	D = 2-3 INCHES

South Carolina Department of Health and Environmental Control

CONSTRUCTION ENTRANCE

STANDARD DRAWING NO. SC-06 PAGE 1 of 2

NOT TO SCALE FEBRUARY 2014 DATE

CONSTRUCTION ENTRANCE - GENERAL NOTES

1. Stabilized construction entrances should be used at all points where traffic will egress/ingress a construction site onto a public road or any impervious surfaces, such as parking lots.
2. Install a non-woven geotextile fabric prior to placing any stone.
3. Install a culvert pipe across the entrance when needed to provide positive drainage.
4. The entrance shall consist of 2-inch to 3-inch D50 stone placed at a minimum depth of 6-inches.
5. Minimum dimensions of the entrance shall be 24-feet wide by 100-feet long, and may be modified as necessary to accommodate site constraints.
6. The edges of the entrance shall be tapered out towards the road to prevent tracking at the edge of the entrance.
7. Divert all surface runoff and drainage from the stone pad to a sediment trap or basin or other sediment trapping structure.
8. Limestone may not be used for the stone pad.

CONSTR. ENTRANCE - INSPECTION & MAINTENANCE

1. The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of construction entrances shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.

   3. During regular inspections, check for mud and sediment buildup and pad integrity. Inspection frequencies may need to be more frequent during long periods of wet weather.
4. Reshape the stone pad as necessary for drainage and runoff control.
5. Wash or replace stones as needed and as directed by site inspector. The stone in the entrance should be washed or replaced whenever the entrance fails to reduce the amount of mud being carried off-site by vehicles. Frequent washing will extend the useful life of stone pad.

   6. Immediately remove mud and sediment tracked or washed onto adjacent impervious surfaces by brushing or sweeping. Flushing should only be used when the water can be discharged to a sediment trap or basin.
7. During maintenance activities, any broken pavement should be repaired immediately.
8. Construction entrances should be removed after the site has reached final stabilization. Permanent vegetation should replace areas from which construction entrances have been removed, unless area will be converted to an impervious surface to serve post-construction.

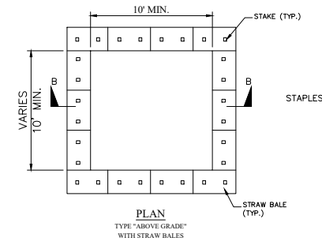
South Carolina Department of Health and Environmental Control

CONSTRUCTION ENTRANCE

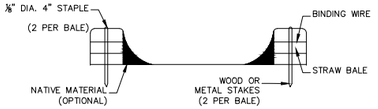
STANDARD DRAWING NO. SC-06 PAGE 2 of 2

GENERAL NOTES FEBRUARY 2014 DATE

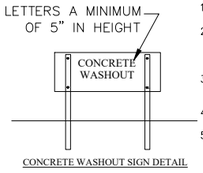
STRAW BALE BARRIER CONCRETE WASHOUT



PLAN
TYPE "ABOVE GRADE" WITH STRAW BALES



SECTION B-B



CONCRETE WASHOUT SIGN DETAIL

NOTES:

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

South Carolina Department of Health and Environmental Control

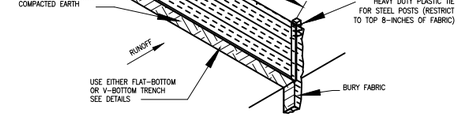
CONCRETE WASHOUT

STRAW BALES OR ABOVE GROUND

STANDARD DRAWING NO. RC-07 PAGE 1 of 1

NOT TO SCALE FEBRUARY 2014 DATE

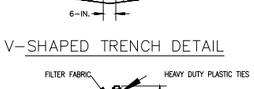
SILT FENCE INSTALLATION



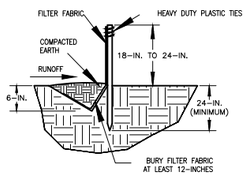
PLAN SYMBOL

—SF—SF—

FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL



SILT FENCE - GENERAL NOTES

1. Do not place silt fence across channels or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.
2. Maximum sheet or overland flow path length to the silt fence shall be 100-feet.
3. Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.
4. Silt fence joints, when necessary, shall be completed by one of the following options:
   - Wrap each fabric together at a support post with both ends fastened to the post, with a 1-foot minimum overlap;
   - Overlap silt fence by installing 3-feet passed the support post to which the new silt fence roll is attached. Attach old roll to new roll with heavy-duty plastic ties; or,
   - Overlap entire width of each silt fence roll from one support post to the next support post.
5. Attach filter fabric to the steel posts using heavy-duty plastic ties that are evenly spaced within the top 8-inches of the fabric.
6. Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.
7. Install Silt Fence Checks (Tie-Backs) every 50-100 feet, dependent on slope, along silt fence that is installed with slope and where concentrated flows are expected or are documented along the proposed/installed silt fence.

South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 Page 1 of 2

NOT TO SCALE FEBRUARY 2014 DATE

SILT FENCE - POST REQUIREMENTS

1. Silt Fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics.
   - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
   - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
   - Weigh 1.25 pounds per foot (± 8%)
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17-square inches and be composed of 15 gauge steel, at a minimum. The metal soil stabilization plate should be completely buried.
4. Install posts to a minimum of 24-inches. A minimum height of 1- to 2- inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
5. Post spacing shall be at a maximum of 6-feet on center.

SILT FENCE - FABRIC REQUIREMENTS

1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
   - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other;
   - Free of any treatment or coating which might adversely alter its physical properties after installation;
   - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
   - Have a minimum width of 36-inches.
2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24-inches above the ground.

SILT FENCE - INSPECTION & MAINTENANCE

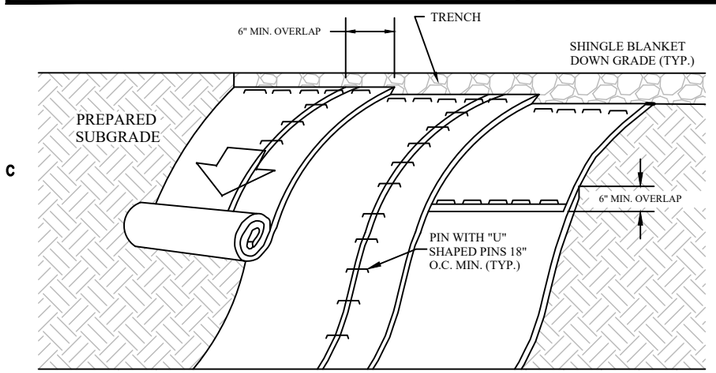
1. The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the silt fence.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff overtopping the silt fence. Install checks/tie-backs and/or reinstall silt fence, as necessary.
7. Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Removed damaged silt fence and reinstall new silt fence immediately.
8. Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently stabilized.

South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 PAGE 2 of 2

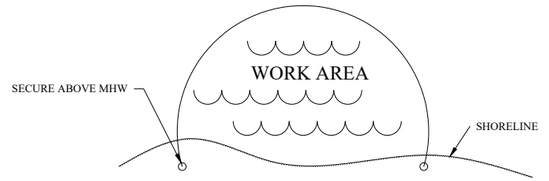
GENERAL NOTES FEBRUARY 2014 DATE



EROSION CONTROL BLANKET

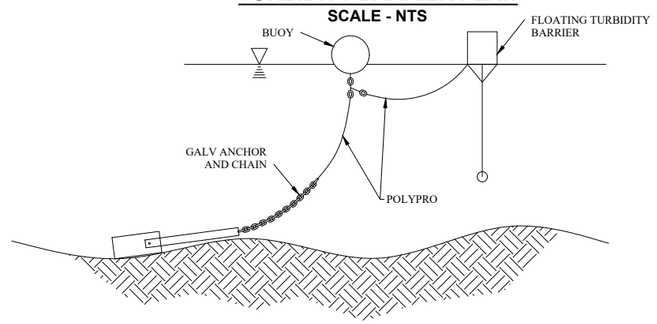
SCALE - NTS

NOTE
THIS SHEET IS PROVIDED AS A COURTESY TO CONTRACTORS. SOME DETAILS MAY NOT BE APPLICABLE.



TURBIDITY BARRIER PLAN

SCALE - NTS



TURBIDITY BARRIER SECTION

SCALE - NTS

McSweeney Engineers
300 W Coleman Blvd, Ste 203B
Mt Pleasant, SC 29464
(843) 974-5621
www.mcsweeneyengineers.com

WATERFRONT DECK AND BULKHEAD

40 WATERSIDE DRIVE

HILTON HEAD ISLAND, SOUTH CAROLINA

DESIGNED BY:	WDB
DRAWN BY:	SMB
CHECKED BY:	DBM
DATE:	09/22/2025
REV.	DATE:

S8

SEDIMENT & EROSION CONTROL

G:\Projects-HHI\Multifamily\Beachwalk HHI\Production\03 Work CDs\01-25031_Landscape.dwg, Monday, January 19, 2026, Printed By: Eric Walsnovich
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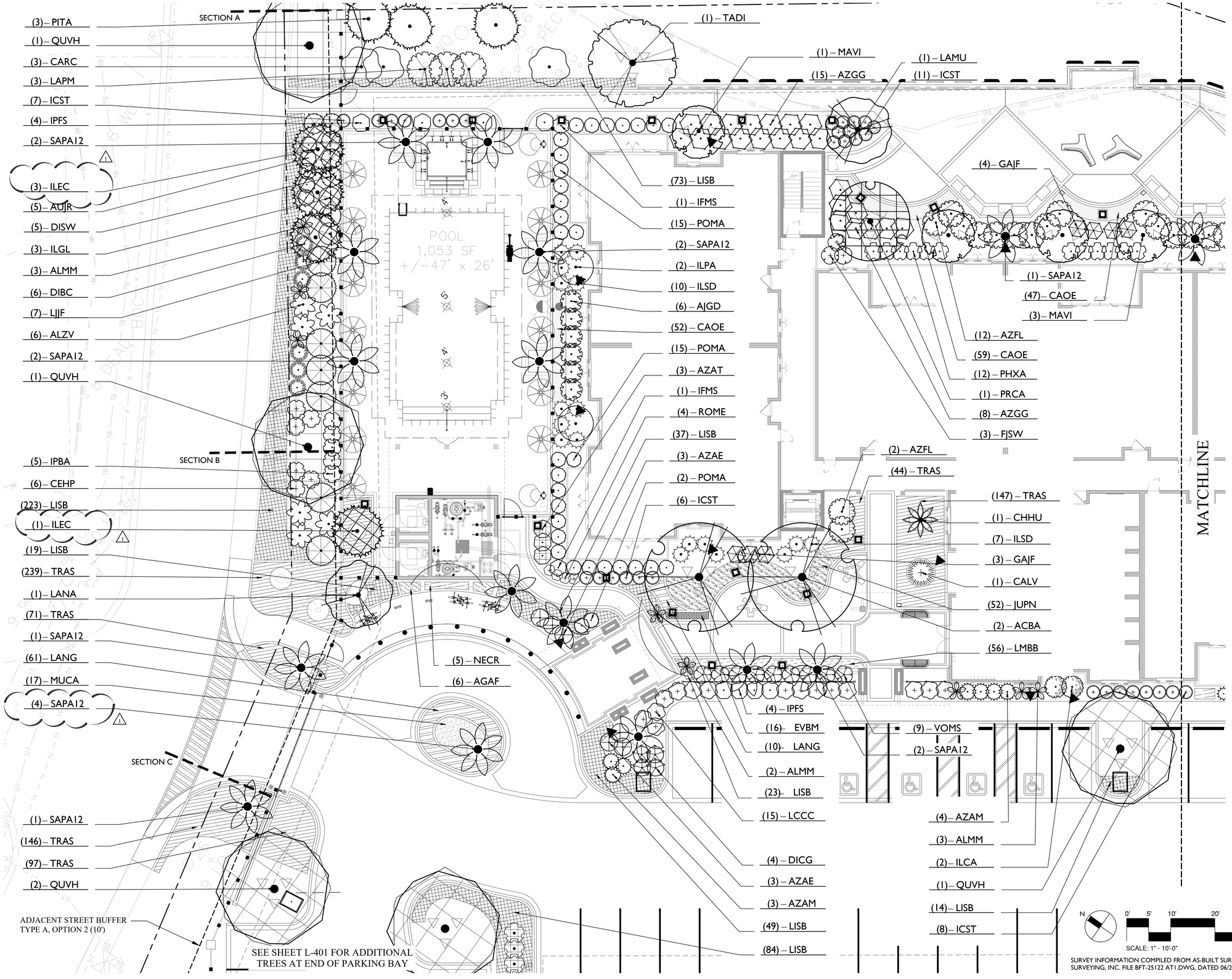

SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY ATLAS SURVEYING, INC. FILE BFT-25122 AT1.DWG, DATED 06/20/2025.

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PERMIT SET

BEACHWALK HILTON HEAD
PREPARED FOR: PIERCE DEVELOPMENT

40 Waterside Drive
Hilton Head Island, SC 29928

PROFESSIONAL SEAL:

SOUTH CAROLINA
LANDSCAPE ARCHITECT
No. 1053
ERIC PAUL WALSNOVICH

DRAWN BY:
DM / EW

CHECKED BY:
EW

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#	REVISION	DATE	BY
1	DPR COMMENTS #1	11-24-25	EW

DATE
09-15-2025
PROJECT NUMBER
01-25031
SHEET TITLE
Landscape Plan

SHEET NUMBER
L-400

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MATCHLINE

(7) – AZFL
(2) – SAPA12
(55) – CAOE
(1) – MAVI
(1) – PRCA
(6) – PHXA
(18) – AZGG
(33) – DTVA
(2) – CSSG
(1) – CJPI
(11) – SERE
(6) – ILBN
(3) – TADI
(4) – AZGG
(9) – BUMW
(2) – MADD
(3) – PITA
(2) – TADI
(3) – ILBN
(4) – DICG
(4) – QUVH
(1) – ILVO
(4) – AZFL
(1) – ILEC
(3) – AZGG
(5) – POMP
(2) – QUVH
(3) – ICST
(12) – ICSP
(6) – DIVE
(13) – NECR
(44) – LLPB
(8) – POMA

N
0' 5' 10' 20' 30' 40'
SCALE: 1" - 10'-0"

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PERMIT SET

BEACHWALK HILTON HEAD
PREPARED FOR: PIERCE DEVELOPMENT
40 Waterside Drive
Hilton Head Island, SC 29928

PROFESSIONAL SEAL:
SOUTH CAROLINA LANDSCAPE ARCHITECTURE No. 1083 ERIC PAUL WALSNOVICH

DRAWN BY:
DM / EW

CHECKED BY:
EW

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#	REVISION	DATE	BY
1	DPR COMMENTS #1	11-24-25	EW

DATE
09-15-2025
PROJECT NUMBER
01-25031
SHEET TITLE
Landscape Plan

SHEET NUMBER
L-401

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HEIGHT		REMARKS
TREES								
ACBA	2	Acer buergerianum 'ABMTF'	Aeryn® Trident Maple	B & B or Cont.	4" Cal. Min,	12` Min.		
ILEC	5	Ilex cassine	Dahoon Holly 'Nativa'	B & B or Cont.	4" Cal. Min,	12` Min.		Native. Clear Trunk. Tree Mitigation.
ILVO	1	Ilex vomitoria	Yaupon Holly	B&B or Cont.	4" Cal. Min,	12` Min.		Native. Mitigation Tree.
LAMU	1	Lagerstroemia x `Muskogee` STD	Crape Myrtle Standard	Cont. or FG	2" Cal. Min.	8' Ht. Min.		Standard. Mitigation Tree.
LANA	1	Lagerstroemia x `Natchez` STD	Crape Myrtle Standard	Cont. or FG	2" Cal. Min.	8' Ht. Min.		Standard. Mitigation Tree.
MADD	2	Magnolia grandiflora `D.D. Blanchard` TM	Southern Magnolia	Cont. or FG	4" Cal. Min,	12` Min.		Native. Mitigation Tree.
MAVI	5	Magnolia virginiana STD	Sweet Bay Magnolia Standard	B&B or Cont.	4" Cal. Min,	12` Min.		Native Mitigation Tree.
PITA	6	Pinus taeda	Loblolly Pine	B&B or Cont.	2" Cal. Min.	8' Ht. Min.		Native. Mitigation Tree.
PRCA	2	Prunus caroliniana	Carolina Cherry Laurel	B&B or Cont.	2" Cal. Min.	8' Ht. Min.		Native. Mitigation Tree.
QUVH	11	Quercus virginiana 'QVTIA'	Highrise Live Oak	B&B or Cont.	4" Cal. Min,	12` Min.		Native. Mitigation Tree.
TADI	6	Taxodium distichum	Bald Cypress	B&B or Cont.	4" Cal. Min,	12` Min.		Native. Mitigation Tree.
PALM TREES								
CHHU	1	Chamaerops humilis	Mediterranean Fan Palm	B&B or Cont.		8' Ht. Min.		
SAPA12	17	Sabal palmetto	Cabbage Palmetto	B & B		12'		9' Clear Trunk. Native. Mitigation Tree.
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD		REMARKS
SHRUBS								
ALMM	8	Alocasia x 'Upright Mayan Mask'	Mayan Mask Alocasia	Cont.	36" Min.			Full pot.
ALZV	6	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	7 gal				Full pot.
AJGD	6	Aucuba japonica 'Gold Dust'	Gold Dust Japanese Laurel	Cont.	36" Min.			Full pot.
AUJR	5	Aucuba japonica 'Rozannie'	Rozannie Japanese Laurel	Cont.	36" Min.			Full pot.
AZAE	6	Azalea Encore `Autumn Embers` TM	Autumn Embers Azalea	7 gal				Full pot.
AZAM	7	Azalea Encore `Autumn Lily` TM	Autumn Lily Azalea	7 gal				Full pot.
AZFL	25	Azalea indica `Formosa`	Lavender Formosa Azalea	7 gal				Full pot.
AZGG	48	Azalea indica `Mrs. G.G. Gerbing`	Mrs. G.G. Gerbing Azalea	7 gal				Full pot.
AZAT	3	Azalea x 'Conlep'	Autumn Twist® Encore® Azalea	7 gal				Full pot.
BUMW	9	Buxus microphylla koreana `Wintergreen`	Korean Boxwood	7 gal				Full pot.
CARC	3	Callistemon x `Red Cluster`	Red Cluster Bottlebrush	15 gal				Full pot.
CALV	1	Camellia japonica 'Lady Vansittart'	Lady Vansittart Camellia	Cont.	36" Min.			Full pot.
CJPI	1	Camellia japonica Pink	Pink Camellia	15 gal				Full pot.
CSSG	2	Camellia sasanqua `Shishi Gashira`	Shishi Gashira Camellia	15 gal				Full pot.
CEHP	6	Cephalotaxus harringtonia prostrata	Prostrate Plum Yew	Cont.	36" Min.			Full pot.
DIVE	6	Dietes vegeta	African Iris	Cont.	36" Min.			Full pot.
DIBC	6	Distylium x 'PIIDIST-II'	Blue Cascade® Distylium	7 gal				Full pot.
DICG	8	Distylium x 'PIIDIST-V'	First Editions® Cinnamon Girl® Distylium	7 gal				Full pot.
DISW	5	Distylium x 'PIIDIST-VI'	Swing Low® Distylium	Cont.	36" Min.			Full pot.
FJSW	3	Fatsia japonica 'Spider's Web'	Spider' s Web Japanese Fatsia	Cont.	36" Min.			Full pot.
GAJF	7	Gardenia jasminoides `Frostproof`	Frostproof Gardenia	7 gal				Full pot.
ILBN	9	Ilex cornuta `Burfordii Nana`	Dwarf Burford Holly	7 gal				Full pot.
ILCA	2	Ilex cornuta `Carissa`	Carissa Holly	7 gal				Full pot.
ICSP	12	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	7 gal				Full pot.
ICST	35	Ilex crenata 'Soft Touch'	Soft Touch Japanese Holly	Cont.	36" Min.			Full pot.
ILGL	3	Ilex glabra `Compacta`	Compact Inkberry	7 gal	36" Min.			Full pot.
ILSD	17	Ilex vomitoria `Stokes Dwarf`	Dwarf Yaupon	Cont.	36" Min.			Native. Full pot.
IFMS	2	Illicium floridanum 'JCJC'	Miss Scarlett® Florida Anise	7 gal				Native. Full pot.
ILPA	2	Illicium parviflorum	Florida Anise	15 gal				Native. Full pot.
IPFS	8	Illicium parviflorum 'Florida Sunshine'	Florida Sunshine Anise Tree	7 gal				Native.
IPBA	5	Illicium parviflorum 'PIIIP-I'	BananAppeal® Small Anise Tree	7 gal	36" Min.			Native.
LAPM	3	Lagerstroemia x 'Purple Magic'	Purple Magic Crape Myrtle	15 gal				
LJJF	7	Ligustrum japonicum 'Jack Frost'	'Jack Frost' Ligustrum	7 gal	36" Min.			Full pot.
LCCC	15	Loropetalum chinense Cerise Charm	Cerise Charm Loropetalum	7 gal				Full pot.
PHXA	18	Philodendron x 'Xanadu'	Xanadu Philodendron	Cont.	36" Min.			Full pot.
POMA	40	Podocarpus macrophyllus maki	Shrubby Yew	7 gal	36"-48"	24"-30"		Full pot.
POMP	5	Podocarpus macrophyllus `Pringles`	Dwarf Podocarpus	7 gal				Full pot.
ROME	4	Rosa x `Meidrifora`	Coral Drift Rose	Cont.	36" Min.			Full pot.
VOMS	9	Viburnum obovatum 'Mrs. Schiller's Delight'	Mrs. Schillers Delight Walter's Viburnum	7 gal				Native. Full pot.
PALM								
SERE	11	Serenoa repens	Saw Palmetto	15 gal				Native.
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	REMARKS
GROUND COVERS								
AGAF	6	Agapanthus africanus	Lily of the Nile	3 gal			24" o.c.	Full pot.
DTVA	33	Dianella tasmanica `Variegata`	Flax Lily	3 gal			24" o.c.	Full pot.
EVBM	16	Evolvulus x 'USEVO1201'	Blue My Mind® Dwarf Morning Glory	1 gal			12" o.c.	Full pot.
JUPN	52	Juniperus procumbens 'Nana'	Dwarf Japanese Garden Juniper	1 gal			24" o.c.	Full pot.
LANG	71	Lantana x `New Gold`	New Gold Lantana	1 gal			18" o.c.	Full pot.
LMBB	56	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal			15" o.c.	Full pot.
NECR	18	Neomarica caerulea 'Regina'	Regina Walking Iris	3 gal			24" o.c.	Full pot.
TRAS	744	Trachelospermum asiaticum `Asiatic`	Asiatic Jasmine	1 Gal.		8-12"	15" o.c.	Full pot.
GRASSES								
CAOE	213	Carex oshimensis 'Everillo'	EverColor® Everillo Japanese Sedge	1 gal			15" o.c.	Full pot.
LISB	522	Liriope muscari `Super Blue`	Lily Turf	1 gal			18" o.c.	Full pot.
LLPB	44	Lomandra longifolia 'Roma 13'	Platinum Beauty® Variegated Mat Rush	1 gal			24" o.c.	Full pot.
MUCA	17	Muhlenbergia capillaris	Pink Muhly	3 gal			24" o.c.	Native. Full pot.

LANDSCAPE NOTES:

1. The landscape architect shall approve all plant substitutions prior to purchase or installation.
2. The plant schedule included in this drawing was prepared for estimating purposes & for the contractors convenience only, and its accuracy is not guaranteed. The contractor shall perform his or her own quantity take-offs using the drawings to determine the quantities to his or her satisfaction. The contractor shall report any discrepancies to the landscape architect prior to submitting a final bid.
3. Contractor shall warranty all exterior plants for one year from the date of substantial completion, against defects including but not limited to death and unsatisfactory growth. Defects associated with a lack of adequate maintenance, neglect, or abuse by the owner or incidents that are beyond contractor's control will not be covered by the one-year warranty.
4. The contractor shall verify that all selected plant species are determined available at their specified sizes when the time of bidding. The contractor shall not make plant substitutions. If there are difficulties locating plant material as specified, contact the landscape architect prior to submitting the bid.
5. All plant material shall have a well formed head with the minimum caliper, height, spread as shown in the plant schedule. trunks shall be undamaged and shape shall be typical of the species.
6. All plant material shall be subject to approval by the landscape architect or owners representative before, during and after installation.
7. All planting techniques shall conform to approved industry standards.
8. The contractor shall coordinate with the owner's representative to establish a planting schedule that prioritizes the planting of all trees and lawn areas.
9. All plant beds shall be mulched with double ground hardwood mulch to a depth of 4".
10. All plant beds shall receive a weed inhibitor application at installation.
11. All landscape material shall be correctly laid out and installed per the plans. The contractor is responsible by any means (survey, staking, etc.) to insure the correct plant layout and may seek the landscape architects approval for landscape material layouts prior to installation. The contractor shall coordinate with the landscape architect for these approvals and shall have all required plant material placed in their proposed locations prior to the landscape architects on-site approval. All plant material placement is subject to re-placement and layout per the landscape architects discretion if the layout does not follow the plans.
12. The landscape contractor shall leave all plant identification hangtag's on each plant until final approval has been granted per the Landscape Architects final punch / field report. Once the final approval is obtained, the hangtag's may be removed.

IRRIGATION NOTES:

1. Contractor to supply automatic irrigation system, complete and installed. System shall include all valves, pipes, heads, fittings, back-flow, & controllers. The installed system shall provide 100% coverage of all sod, hydro-seed and planting beds.

GRADING NOTES:

1. Contractor to perform fine grading within all turf and plant beds. Fine grading shall consist of a hand raked, smooth soil free of rocks, roots, and debris.

GENERAL NOTES:

1. Contractor is responsible for locating existing utilities and is responsible for any damage that may occur to existing utilities.
2. Contractor is responsible for inspection of existing conditions and promptly reporting any discrepancies. Contractor to perform soil tests as specified.
3. Notify landscape architect of any site conditions which may necessitate a modification to the plans. Landscape architect shall, if necessary, make "in-field modifications".
4. Any deviation from these plans must be specifically approved by the landscape architect or owner's representative.

BUFFER CHART

ADJACENT STREET BUFFER: TYPE A, OPTION 2

SECTION	LENGTH	OVERSTORY REQUIRED	OVERSTORY PROVIDED	UNDERSTORY REQUIRED	UNDERSTORY PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
A	100'	2	2	4	4 (1 EX.)	10	10
B	51'	1	EX. MATERIAL MEETS CODE.	2	EX. MATERIAL MEETS CODE.	5	5
C	82'	2	2 EX.	3	EX. MATERIAL MEETS CODE.	8	EX. MATERIAL MEETS CODE.

TREE REPLACEMENT SUMMARY (TOTAL)

TREE REPLACEMENT 1 PER 10" REMOVED FOR EACH CATEGORY

CATEGORY	INCHES REMOVED	#REPLACEMENT TREES REQUIRED	#REPLACEMENT TREES PROVIDED
I	71"	(7) 4" cal.	[19] TREES (2) 4" cal. Magnolia (11) 4" cal. High Rise Live Oak (6) 4" cal. Bald Cypress 7 REQ - 19 = 12 CAT 1 TREE SURPLUS SURPLUS TO BE APPLIED TO CAT 2
II	218"	(22) 4" cal.	[11] TREES (1) 4" cal. Yaupon Holly (5) 4" cal. Dahoon Holly (5) 4" cal. Sweet Bay Magnolia 22 REQ - 11 - 12 (CAT 1) = 1 CAT 2 TREE SURPLUS SURPLUS TO BE APPLIED TO CAT 3 AT DOUBLE (4" CAL. INSTEAD OF 2" CAL.)
III	244"	(24) 2" cal.	[23] TREES (6) Loblolly Pine (17) Sabal Palms 24 REQ - 23 - 1(CAT 2) = 0 NO SURPLUS
IV	38"	(4) 2" cal.	[4] TREES (2) 2" cal. Crape Myrtles (2) 2" cal. Carolina Cherry Laurel 4 REQ. - 4 = 0 NO SURPLUS ALL MITIGATION HAS BEEN MET ON SITE.

SEE LANDSCAPE PLAN AND SCHEDULE FOR TREE LOCATIONS & REQUIREMENTS.

1

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LANDSCAPE ARCHITECTURE
LAND PLANNING
7 Lafayette Place | Hilton Head Island, SC 29926
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PERMIT SET

BEACHWALK HILTON HEAD
PREPARED FOR: PIERCE DEVELOPMENT
40 Waterside Drive
Hilton Head Island, SC 29928

PROFESSIONAL SEAL:

SOUTH CAROLINA LICENSED LANDSCAPE ARCHITECT No. 1083 ERIC PAUL WALSNOVICH

DRAWN BY:
DM / EW

CHECKED BY:
EW

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#	REVISION	DATE	BY
1	DPR COMMENTS #1	11-24-25	EW

DATE
09-15-2025
PROJECT NUMBER
01-25031
SHEET TITLE
Plant Schedule

SHEET NUMBER
L-402

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TOWN OF HILTON HEAD ISLAND PLANNING DEPARTMENT

TREE TALLY SHEET

PROJECT NAME BEACHWALK HH SITE ACREAGE 2.6

[X] PRE-DEVELOPMENT [ ] POST DEVELOPMENT [X] BUFFER [ ] NON BUFFER

CATEGORY I	CATEGORY II	CATEGORY III	CATEGORY IV
26	11	11	
9	8	8	
	17	17	
	13	13	
	13	13	
	22	22	
TOTAL # TREES: 2	TOTAL # TREES: 6	TOTAL # TREES: 6	TOTAL # TREES: 0
TOTAL DBH INCHES: 35	TOTAL DBH INCHES: 84	TOTAL DBH INCHES: 84	TOTAL DBH INCHES: 0

TOWN OF HILTON HEAD ISLAND PLANNING DEPARTMENT

TREE TALLY SHEET

PROJECT NAME BEACHWALK HH SITE ACREAGE 2.6

[X] PRE-DEVELOPMENT [ ] POST DEVELOPMENT [ ] BUFFER [X] NON BUFFER

CATEGORY I	CATEGORY II	CATEGORY III	CATEGORY IV
10	22 8	18 15	38
9	29 14	17 14	
23	13 7	14 10	
26	10 9	8 11	
9	11 10	27	
30	32 10	14	
8	16 9	13	
12	15 15	14	
9	8 22	11	
9	9 8	12	
8	11 12	7	
17	13 9	16	
18	16 14	17	
20	12 12	14	
8	8 16	19	
13	16 15	17	
30	8 8	15	
20	15 17	27	
9	24	11	
8	8	17	
7	13	19	
16	8	16	
40	16	14	
25	13	15	
22	10	12	
10	19	22	
15	10	8	
14	10	9	
	10	9	
	11	14	
	12	12	
	11	10	
	10	14	
TOTAL # TREES: 28	TOTAL # TREES: 51	TOTAL # TREES: 37	TOTAL # TREES: 1
TOTAL DBH INCHES: 445	TOTAL DBH INCHES: 664	TOTAL DBH INCHES: 532	TOTAL DBH INCHES: 38

TOWN OF HILTON HEAD ISLAND PLANNING DEPARTMENT

TREE TALLY SHEET

PROJECT NAME BEACHWALK HH SITE ACREAGE 2.6

[ ] PRE-DEVELOPMENT [X] POST DEVELOPMENT [X] BUFFER [ ] NON BUFFER

CATEGORY I	CATEGORY II	CATEGORY III	CATEGORY IV
26	11	11	
9	8	23	
	17		
	13		
	13		
TOTAL # TREES: 2	TOTAL # TREES: 5	TOTAL # TREES: 2	TOTAL # TREES: 0
TOTAL DBH INCHES: 35	TOTAL DBH INCHES: 62	TOTAL DBH INCHES: 34	TOTAL DBH INCHES: 0

TOWN OF HILTON HEAD ISLAND PLANNING DEPARTMENT

TREE TALLY SHEET

PROJECT NAME BEACHWALK HH SITE ACREAGE 2.6

[ ] PRE-DEVELOPMENT [X] POST DEVELOPMENT [ ] BUFFER [X] NON BUFFER

CATEGORY I	CATEGORY II	CATEGORY III	CATEGORY IV
10	22 15	18	
9	29 8	17	
23	13 17	14	
9	10	8	
30	11	17	
12	32	15	
9	16	27	
9	15	11	
8	8	17	
18	9	19	
8	11	15	
13	13	12	
30	8	22	
20	19	8	
9	10	9	
8	10	9	
7	10	14	
16	11	12	
40	10	10	
25	8	14	
22	7	15	
10	9	14	
15	10	10	
14	10	11	
	9		
	15		
	22		
	8		
	12		
	9		
	14		
	12		
	16		
TOTAL # TREES: 24	TOTAL # TREES: 36	TOTAL # TREES: 24	TOTAL # TREES: 0
TOTAL DBH INCHES: 374	TOTAL DBH INCHES: 468	TOTAL DBH INCHES: 338	TOTAL DBH INCHES: 0

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PERMIT SET

BEACHWALK HILTON HEAD
PREPARED FOR: PIERCE DEVELOPMENT
40 Waterside Drive
Hilton Head Island, SC 29928

PROFESSIONAL SEAL:

SOUTH CAROLINA LANDSCAPE ARCHITECTURE No. 1053 ERIC PAUL WALSNOVICH

DRAWN BY:
DM / EW

CHECKED BY:
EW

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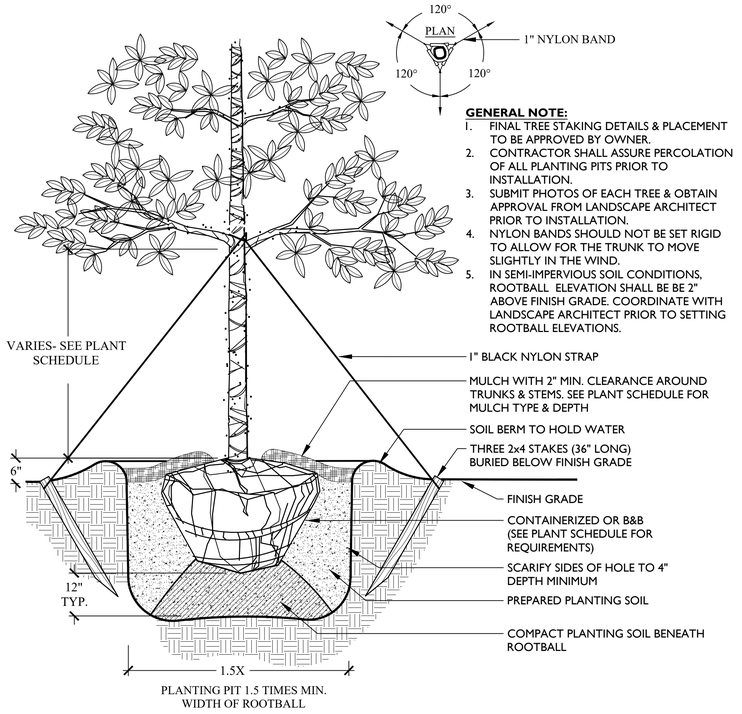
#	REVISION	DATE	BY
1	DPR COMMENTS #1	11-24-25	EW

DATE
09-15-2025
PROJECT NUMBER
01-25031
SHEET TITLE
Landscape Mitigation

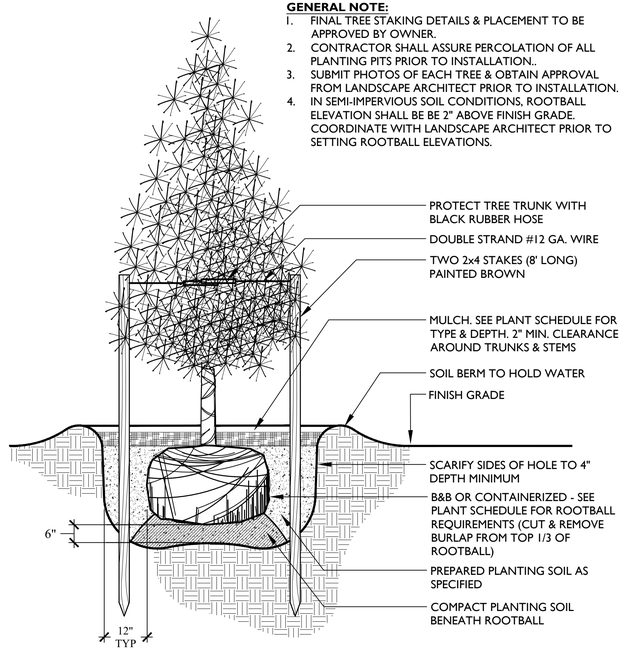
SHEET NUMBER
L-403



GENERAL NOTE:

1. FINAL TREE STAKING DETAILS & PLACEMENT TO BE APPROVED BY OWNER.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. SUBMIT PHOTOS OF EACH TREE & OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. NYLON BANDS SHOULD NOT BE SET RIGID TO ALLOW FOR THE TRUNK TO MOVE SLIGHTLY IN THE WIND.
5. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE BE 2" ABOVE FINISH GRADE. COORDINATE WITH LANDSCAPE ARCHITECT PRIOR TO SETTING ROOTBALL ELEVATIONS.

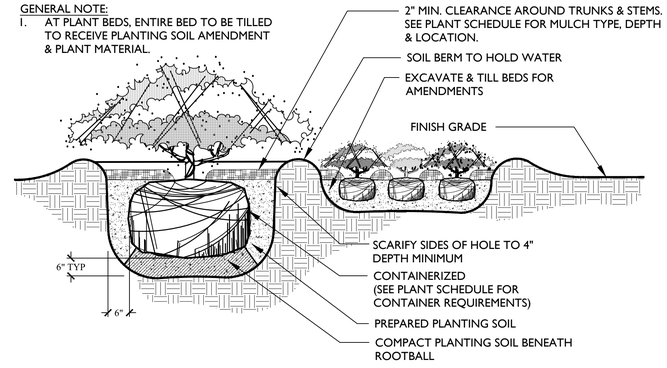
1 L404 SHADE TREE PLANTING
SCALE: N.T.S.



GENERAL NOTE:

1. FINAL TREE STAKING DETAILS & PLACEMENT TO BE APPROVED BY OWNER.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION..
3. SUBMIT PHOTOS OF EACH TREE & OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE BE 2" ABOVE FINISH GRADE. COORDINATE WITH LANDSCAPE ARCHITECT PRIOR TO SETTING ROOTBALL ELEVATIONS.

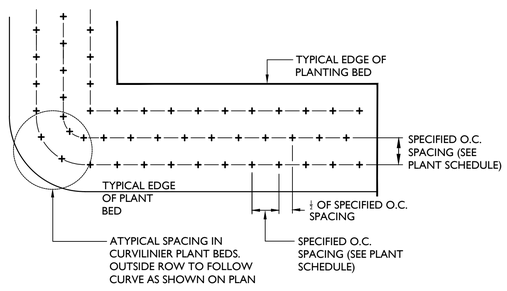
2 L404 EVERGREEN TREE PLANTING
SCALE: N.T.S.



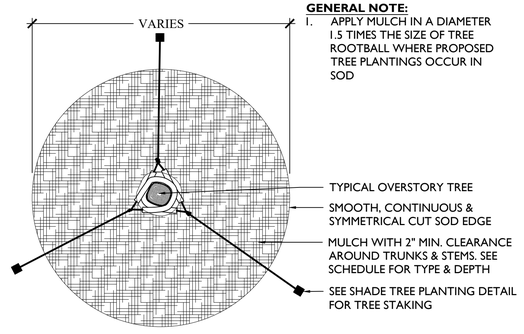
GENERAL NOTE:

1. AT PLANT BEDS, ENTIRE BED TO BE TILLED TO RECEIVE PLANTING SOIL AMENDMENT & PLANT MATERIAL.

3 L404 SHRUB AND GROUNDCOVER PLANTING
SCALE: N.T.S.



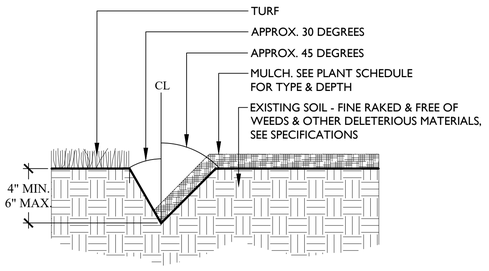
4 L404 GROUNDCOVER SPACING
SCALE: N.T.S.



GENERAL NOTE:

1. APPLY MULCH IN A DIAMETER 1.5 TIMES THE SIZE OF TREE ROOTBALL WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD

5 L404 MULCH RING
SCALE: N.T.S.



GENERAL NOTE:

1. EXCAVATE TRENCH BY HAND WITH SPADE
2. ADD EXCESS SOIL TO ADJACENT PLANT BED AFTER PULLING BACK EXISTING MULCH, RAKE SOIL & SMOOTH BEFORE MULCHING

6 L404 TRENCHED EDGE
SCALE: N.T.S.

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PERMIT SET

BEACHWALK HILTON HEAD
PREPARED FOR: PIERCE DEVELOPMENT

40 Waterside Drive
Hilton Head Island, SC 29928

PROFESSIONAL SEAL:

SOUTH CAROLINA LANDSCAPE ARCHITECTURE No. 1083 REGISTERED ERIC PAUL WALSNOVICH

DRAWN BY:
DM / EW

CHECKED BY:
EW

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#	REVISION	DATE	BY
1	DPR COMMENTS #1	11-24-25	EW

DATE
09-15-2025
PROJECT NUMBER
01-25031
SHEET TITLE
Landscape Details

SHEET NUMBER
L-404

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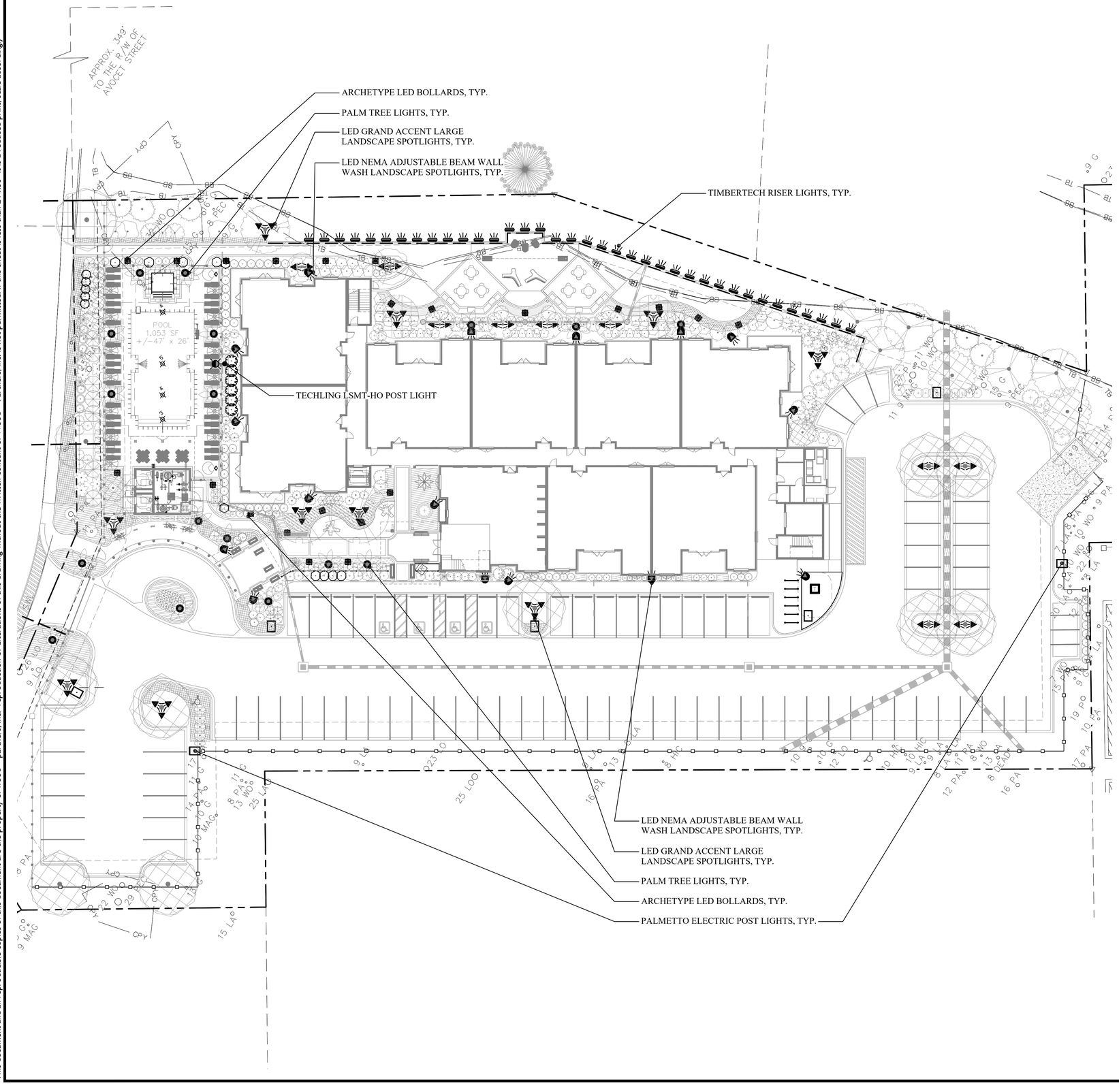

LIGHTING SCHEDULE

PHOTO	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	■	WAC Landscape Lighting 6641 Archetype LED Bollard Order code: 6641, Aluminum Alloy, (BZ) Bronze on Aluminum, M6640-CON-KIT Lamp: 6641 Integrated LED, 5.5W / 6VA, 2700K, Beamspread: Default	22
	◀	WAC Landscape Lighting 5211 LED Grand Accent Large Landscape Spotlight Order code: 5211, Aluminum Alloy, (BZ) Bronze on Aluminum, Concrete Footing Lamp: 5211 Integrated LED, 35W / 44VA, 2700K, Beamspread: Wide Accessories: 6in. Long Shroud, Extension Rod - 18in.	20
	◀	WAC Landscape Lighting 5221 LED NEMA Adjustable Beam Wall Wash Landscape Spotlight Order code: 5221, Aluminum Alloy, (BZ) Bronze on Aluminum, 24" Extension Rod Lamp: 5221 Integrated LED, 25W / 27.8VA, 2700K, Beamspread: Wide Accessories: Guardian Mount	16
	●	SPJ LIGHTING - SPJ-RGD-Mr.Universe Palm Tree Lights, 3 Fixtures Up and 3 Fixtures Down Solid Brass, Matte Bronze (MBR), SPJ-RGD-MR.UNIVERSE Lamp: FB-2W-CYL-TA16, 2W / 2VA, 2700K	17
	■	Techlight LSMT-HO LSMT 2 W 25L T3 BZ PC7 Pole Height: 20' Bronze, Post Lamp: LED, 3000K	1
	▬	TimberTech Riser Light Spaced approx. 6'-4" o.c. Architectural Bronze, On Deck Exterior Bandboard Lamp: LED, 2700K	37

N

0' 10' 20' 40' 60' 80'

SCALE: 1" - 20'-0"

SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY ATLAS SURVEYING, INC. FILE BFT-25122 AT1.DWG, DATED 06/20/2025.

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PERMIT SET

BEACHWALK HILTON HEAD
PREPARED FOR: PIERCE DEVELOPMENT

40 Waterside Drive
Hilton Head Island, SC 29928

PROFESSIONAL SEAL:

DRAWN BY:
DM / EW

CHECKED BY:
EW

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#	REVISION	DATE	BY
1	DPR COMMENTS #1	11-24-25	EW

DATE
09-15-2025
PROJECT NUMBER
01-25031
SHEET TITLE

Site Lighting Plan

SHEET NUMBER
L-500

NAME: PROJECTS\REDLINES\40 WATERSIDE DRIVE

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	7	Small Autobahn	Single	250EQ LED on 25' Fiberglass Pole, 20' Mounting Height		0.720	13109	102	714

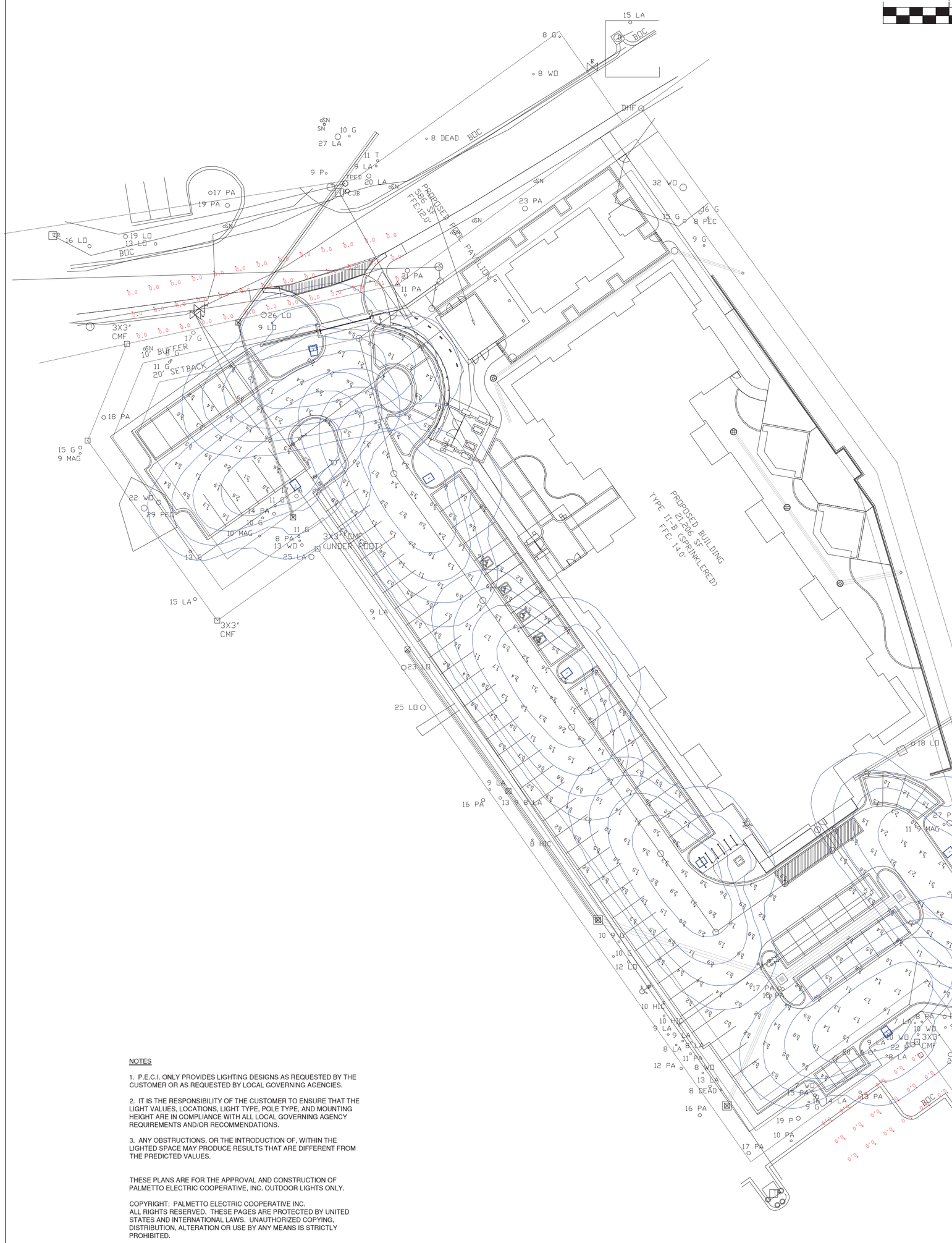
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	1.37	3.7	0.2	6.85	18.50
Shielded Area	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.
Shielded Area _2	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

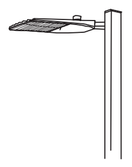
Luminaire Location Summary						
		Insertion Point				
LumNo	Label	X	Y	Z	Orient	Tilt
1	Small Autobahn	2076314.494	114036.71	20	216.019	0
2	Small Autobahn	2076375.49	113951.198	20	214.874	0
3	Small Autobahn	2076251.996	114124.751	20	211.405	0
4	Small Autobahn	2076191.473	114120.849	20	125.264	0
5	Small Autobahn	2076487.472	113955.775	20	219.248	0
6	Small Autobahn	2076458.973	113873.648	20	125.988	0
7	Small Autobahn	2076199.25	114182.722	20	281.712	0

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.





AUTOBAHN SMALL LED

APPLICATIONS

Walkways, driveways, malls, shopping centers, commercial and industrial complexes, and residential areas.

SPECIFICATIONS

UL1572 Listed Suitable for Wet Locations
Heavy-duty die-cast aluminum housing and door
Polyester powder finish standard in dark bronze
Full Cut Off Fixture

NOTES

1. P.E.C.I. ONLY PROVIDES LIGHTING DESIGNS AS REQUESTED BY THE CUSTOMER OR AS REQUESTED BY LOCAL GOVERNING AGENCIES.

2. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO ENSURE THAT THE LIGHT VALUES, LOCATIONS, LIGHT TYPE, POLE TYPE, AND MOUNTING HEIGHT ARE IN COMPLIANCE WITH ALL LOCAL GOVERNING AGENCY REQUIREMENTS AND/OR RECOMMENDATIONS.

3. ANY OBSTRUCTIONS, OR THE INTRODUCTION OF, WITHIN THE LIGHTED SPACE MAY PRODUCE RESULTS THAT ARE DIFFERENT FROM THE PREDICTED VALUES.

THESE PLANS ARE FOR THE APPROVAL AND CONSTRUCTION OF PALMETTO ELECTRIC COOPERATIVE, INC. OUTDOOR LIGHTS ONLY.

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LIGHTING PROPOSAL FOR
40 WATERSIDE DRIVE
WATERSIDE DRIVE
HILTON HEAD
BEAUFORT COUNTY, SOUTH CAROLINA

SHEET NO. 1 OF 1
MAP NO: 00000000
PROJECT NO.: 250902L-2
SCALE: 1" = 30'
DATE: 12/5/25
DRAWN BY: RBT
CHECKED BY: NZ
DESIGNED BY: NZ

REMARKS:

PALMETTO ELECTRIC COOPERATIVE INC.
A Touchstone Energy® Partner

PALMETTO ELECTRIC COOPERATIVE, INC.
1 COOPERATIVE WAY
HARDEEVILLE, SOUTH CAROLINA 29927
(843) 208-5551 / FAX (843) 208-5532

40 Waterside Drive
Conceptual
Staff Comments
February 11,2026
DRB-001012-2025

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: 40 Waterside Drive

DRB-001012-2025

DATE: 2/11/2026

CATEGORY: Conceptual

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	☐	☐	☒	
Existing Conditions match As-Built	☒	☐	☐	
Dimensioned Details and of Sections	☒	☐	☐	
Detail Illustrating Connection to Existing Structure	☐	☐	☒	
New Building Details Match Existing Building Details	☐	☐	☒	

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	☒	☐	☐	
Promotes pedestrian scale and circulation	☒	☐	☐	
Design is unobtrusive and set into the natural environment	☒	☐	☐	
Utilizes natural materials and colors	☒	☐	☐	Please provide a materials and color board.
Avoids distinctive vernacular styles	☒	☐	☐	
Design is appropriate for its use	☒	☐	☐	
All facades shall have equal design characteristics	☒	☐	☐	

Avoids monotonous planes or unrelieved repetition	☒	☐	☐	
Has a strong roof form with enough variety to provide visual interest	☒	☐	☐	
Overhangs are sufficient for the façade height.	☒	☐	☐	
Forms and details are sufficient to reduce the mass of the structure	☒	☐	☐	
Human scale is achieved by the use of proper proportions and architectural elements	☒	☐	☐	
Utilizes a variety of materials, textures and colors	☒	☐	☐	
Incorporates wood or wood simulating materials	☒	☐	☐	
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	
Utilities and equipment are concealed from view	☒	☐	☐	
Decorative lighting is limited and low wattage and adds to the visual character	☒	☐	☐	
Accessory elements are designed to coordinate with the primary structure	☒	☐	☐	

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	☒	☐	☐	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☒	☐	☐	
Landscape is designed so that it may be maintained in its natural shape and size	☒	☐	☐	
Preserves a variety of existing native trees and shrubs	☒	☐	☐	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☒	☐	☐	
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)	☒	☐	☐	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project	☒	☐	☐	
A variety of species is selected for texture and color	☒	☐	☐	
Provides overall order and continuity of the Landscape plan	☒	☐	☐	

Native plants or plants that have historically been prevalent on the Island are utilized	☒	☐	☐	
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth	☒	☐	☐	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	☒	☐	☐	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	☒	☐	☐	
Proposed groundcovers are evergreen species with low maintenance needs	☒	☐	☐	
Large, grassed lawn areas encompassing a major portion of the site are avoided	☒	☐	☐	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	☒	☐	☐	
Ornamentals and Annuals are limited to entrances and other focal points	☒	☐	☐	

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	☒	☐	☐	
Supplemental and replacement trees meet LMO requirements for size, species and number	☒	☐	☐	
Wetlands if present are avoided and the required buffers are maintained	☐	☐	☒	
Sand dunes if present are not disturbed	☐	☐	☒	

COMMENTS & CONDITIONS

Staff recommend approval of the Conceptual submittal for the 40 Waterside Drive with the following conditions:

1. Please provide a materials board as well as color and materials indicated in the proposed elevations.
2. Any additional information as required by the Board.