



## **Town of Hilton Head Island**

### **Design Review Board Meeting**

**Tuesday, April 7, 2026, 2:30 PM**

**1 Town Center Court, Hilton Head Island, SC  
Conference Room Four**

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The Design Review Board meeting will be held in person at Town Hall in Conference Room Four

- 1. Call to Order**
- 2. Adoption of the Agenda**
- 3. Approval of the Minutes**
  - a. Regular Meeting Minutes of March 25, 2026
- 4. Unfinished Business**
- 5. New Business**
  - a. DRB-000334-2026 - 18 Simmons Road - Marsh Side Restaurant - Conceptual
  - b. DRB-000353-2026 - 1 North Forest Beach Drive - Mudd Building - Alteration
- 6. Public Comment - Non Agenda Items**
- 7. Board Business**
- 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, March 25, 2026, 2:30 PM Minutes

## 1. Call to Order

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

## 2. Adoption of the Agenda

Ms. Foss made a motion to approve the agenda. Ms. Pastor seconded. The motion passed unanimously.

## 3. Approval of the Minutes

### a. Regular Meeting Minutes of March 11, 2026

Ms. Fitzpatrick made a motion to approve the March 11, 2026 meeting minutes. Mr. Theodore seconded. The motion passed unanimously.

## 4. Unfinished Business

## 5. New Business

### a. DRB-000266-2026 - 1 North Forest Beach Unit A1 - Alteration

Principle Planner Melissa Paul-Leto presented 1 North Forest Beach Unit A1 for alterations and answered questions from the board. Ms. Pastor made a motion to approve with the following conditions: provide a comprehensive landscaping plan, conceal the conduit as part of the project, submit a photometric plan, provide a color match for all relevant elements, demonstrate how the landscaping along the entrance and crosswalk will be maintained or improved, and update the fans and the lighting. Mr. Theodore seconded. The motion passed unanimously.

## 6. Public Comment - Non Agenda Items

## 7. Board Business

## 8. Staff Reports

## 9. Adjournment

The meeting adjourned at 3:02 p.m.

**18 Simmons Road  
Marsh Side Restaurant  
Conceptual  
April 7, 2026  
DRB-000334-2026**



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](http://www.hiltonheadislandsc.gov)

<b>FOR OFFICIAL USE ONLY</b>	
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, Hilton Head Island, SC  
 Parcel Number [PIN]: R5 1 0 0 1 1 0 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:  
 Concept Approval – Proposed Development  Alteration/Addition  
 Final Approval – Proposed Development  Sign

Submittal Requirements for *All* projects:

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

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

Additional Submittal Requirements:  
**Concept Approval – Proposed Development**

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

A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.

A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.

Context photographs of neighboring uses and architectural styles.

Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.

Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

**Final Approval – Proposed Development**

- \_\_\_\_\_ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.
- \_\_\_\_\_ Final site development plan meeting the requirements of Appendix D: D-6.F.
- \_\_\_\_\_ Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.
- \_\_\_\_\_ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- \_\_\_\_\_ 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.
- λ \_\_\_\_\_ 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

3-24-2026  
DATE

**18 Simmons Road  
Marsh Side Restaurant  
Conceptual  
Narrative  
April 7, 2026  
DRB-000334-2026**



## 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  
Response Letter from  
DRB-000088-2026  
April 7, 2026  
DRB-000334-2026**



Brent Robinson Architect, LLC  
774 Boyd Creek Dr  
Ridgeland, SC 29936

P 843-252-0833  
E brent@brentrobinsonarchitect.com

March 24th, 2026

Town of Hilton Head Building Department  
RE: **Conditions of the Approval for: DRB-000088-2026**

To Whom it may concern,

The Design Review Board approved the conceptual submittal with conditions, and as you prepare your final review package, please address the following items:

1. Provide dimensional plan details and building sections. **Will comply at final**
2. Provide a materials board with colors **See attached, physical board will be submitted**
3. Study landscaping along the boat side of the property. **landscape plan updated to address property edge. see sheets I500-508.**
4. Provide complete detailing of the trash yard as well as a plan for access. **Will provide at final**
5. Ensure columns will match around the building. **Will comply, see proposed elevations**
6. Provide photometrics. **Will comply at final**
7. Provide exterior lighting and identify lighting locations on both the plan site and the building elevation including any string lights, number of string lights, locations, and wattages. **low voltage light plan provided. see sheets I100-108. Will provide architectural lighting spec/layout/details at final.**
8. Provide detail on rooftop mechanical section. **Will provide at final.**
9. Study and/or add a walk from the new Fish Camp side. **walkway provided from shared driveway area.**
10. Revisit the design of the existing parking lot and provide pedestrian access if possible. **gravel walkway provided for marsh side parking. see sheets I100-108.**
11. Detail resolution around the building including the dormers, louvers, roof intersections, brackets, and other architectural elements. **See revised architectural drawings**
12. Show all elevations **See revised architectural drawings**
13. Provide detailed service yard plans **Will provide at final**
14. Provide post and rope detailing including adjacent landscaping **post and rope detail provided. see sheet I600.**
15. Study the shed dormer **See revised architectural drawings**
16. Reduce the impact of the deck on the oak tree, potentially eliminating it due to the number of seats. **See revised architectural drawings**

Due to the nature of the comments above we are asking for a second review prior to our final submission. We have submitted revisions addressing most of the architectural and landscape comments above as noted.

Thanks,

*Brent A. Robinson*  
Brent A Robinson, AIA  
Architect

# CONCEPT DRB DRAWINGS 01/28/2026

# MARSH SIDE AT BROAD CREEK

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

<b>OWNER</b>	<b>ARCHITECT</b>	<b>CONTRACTOR</b>	<b>M/E/P ENGINEER</b>	<b>CIVIL ENGINEER</b>	<b>SURVEY ENGINEER</b>	<b>STRUCTURAL ENGINEER</b>
TBD	BRENT ROBINSON ARCHITECT, LLC LIC #: 101629 (Firm), 10046 (Individual)	K COMPANY BUILDERS LIC#: 95335	TBD	STURRE ENGINEERING LIC #:	tbd	SOUTHERN CONSULTING & ENGINEERING LIC #: CO3355
TBD TBD	301 CENTRAL AVE, PMB 353 HILTON HEAD, SC 29926	151 BURNT CHURCH RD BLUFFTON SC 29910		1536 FORDING ISLAND ROAD SUITE 101 HILTON HEAD ISLAND		105 CENTRAL AVE, 100-A, UNIT 2 GOOSE CREEK, SC 29445
CONTACT: TBD ph: email:	CONTACT: Brent Robinson, AIA, NCARB ph: (843) 252-0833 email: brent@brentrobinsonarchitect.com	CONTACT: BILL DETORRE o: 843-706-3919 email: bigdollarb@aol.com		CONTACT: NATHAN STURRE Office: 843.705.4748 email: nathan@sturreengineering.com		CONTACT: Tony Austin, PE ph: (843) 718-2525 email: tonyaustinsce@gmail.com

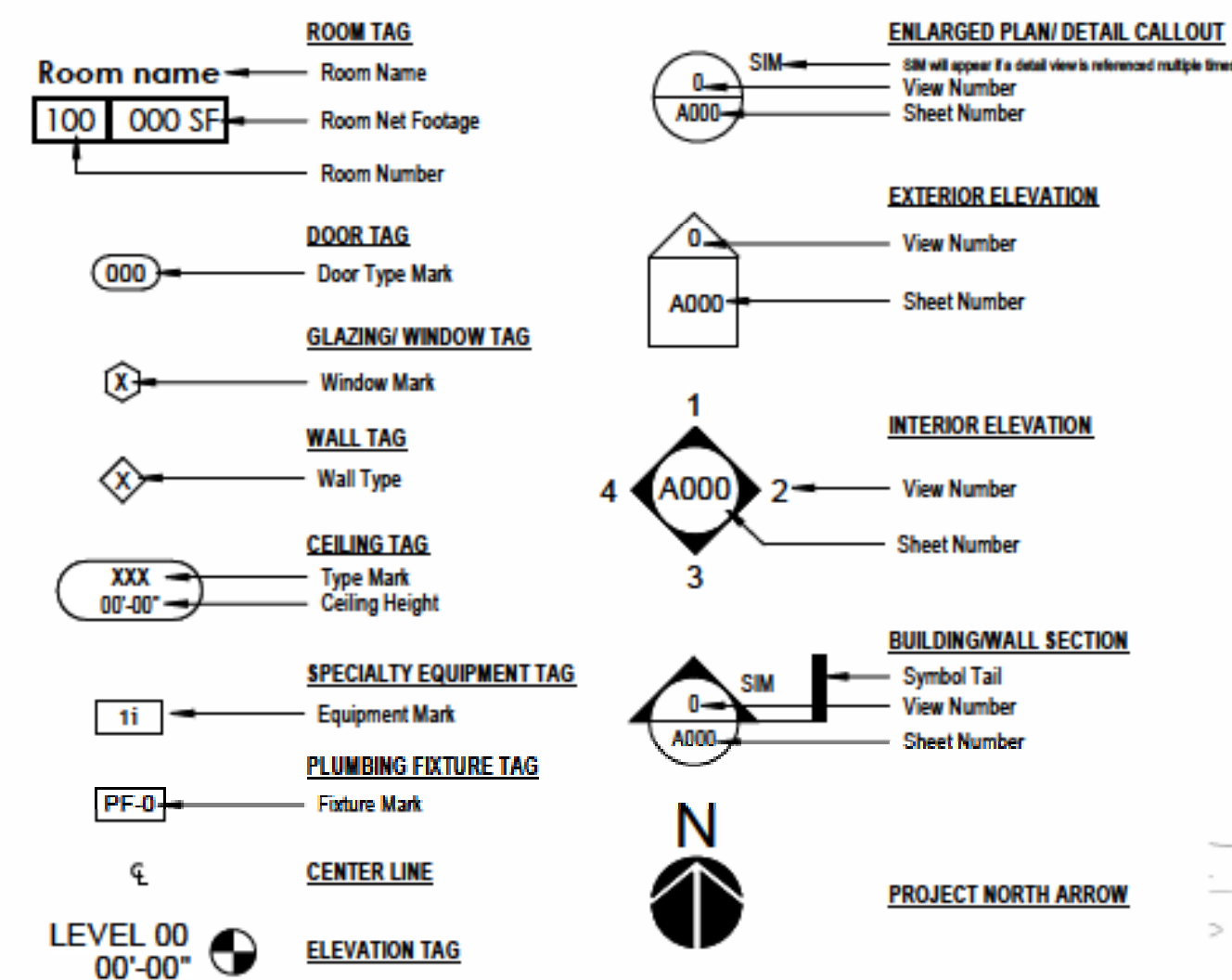


### SQUARE FOOTAGE SUMMARY

**SQUARE FOOTAGE SUMMARY**

OFFICE :	1,953 SF
WAREHOUSE :	4,624 SF
<b>GROSS TOTAL:</b>	<b>6,577 SF</b>

### STANDARD SYMBOLS



### GENERAL NOTES

- 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.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, ALL WORK REQUIRING MEASURING SHALL BE DONE ACCORDING TO FIGURES ON DRAWINGS AND NOT SCALED FROM DRAWINGS, THE ARCHITECT SHALL FURNISH ANY MISSING DIMENSIONS UPON REQUEST.
- ALL WORK SHALL CONFORM TO 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.
- 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.
- THE CONTRACTOR SHALL SURVEY PROJECT SITE BEFORE BEGINNING ANY WORK TO VERIFY EXISTING CONDITIONS, REPORT ANY DISCREPANCIES TO OWNER AND ARCHITECT BEFORE BEGINNING WORK.
- 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.
- 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.
- ALL ITEMS ON PLANS, ELEVATIONS AND DETAILS FOR NEW CONSTRUCTION SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- 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

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



N/F  
SIMMONS FAMILY HOLDINGS LLC.

PIN:R510 011 000 0007 0000  
PB:156 PG:101  
DB:1473 PG:1182

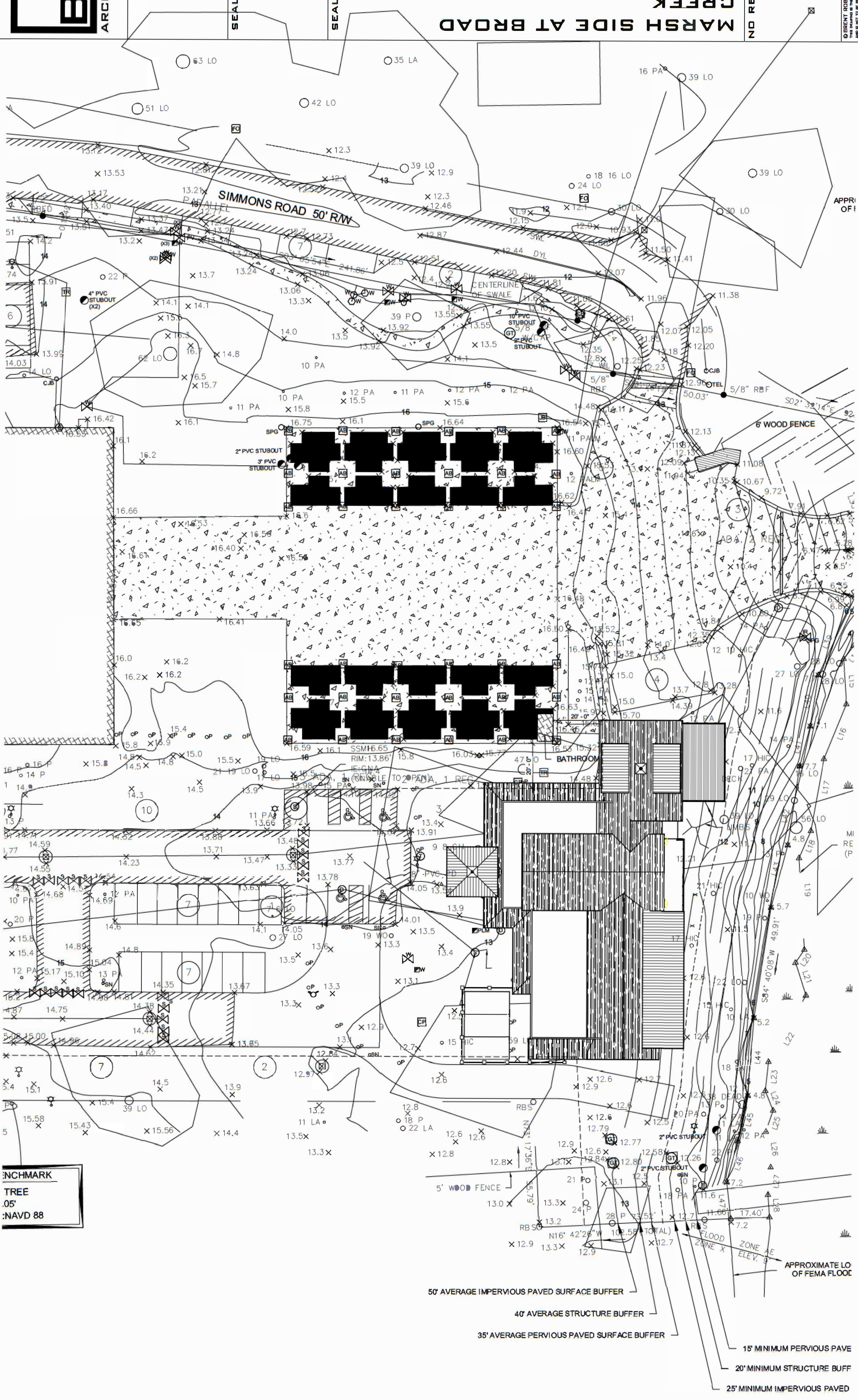
18 SIMMONS RD | BROAD CREEK MARINA  
APPROXIMATE LOCATION  
OF FEMA FLOOD LINE

# MARSH SIDE AT BROAD CREEK

NO REVISIONS

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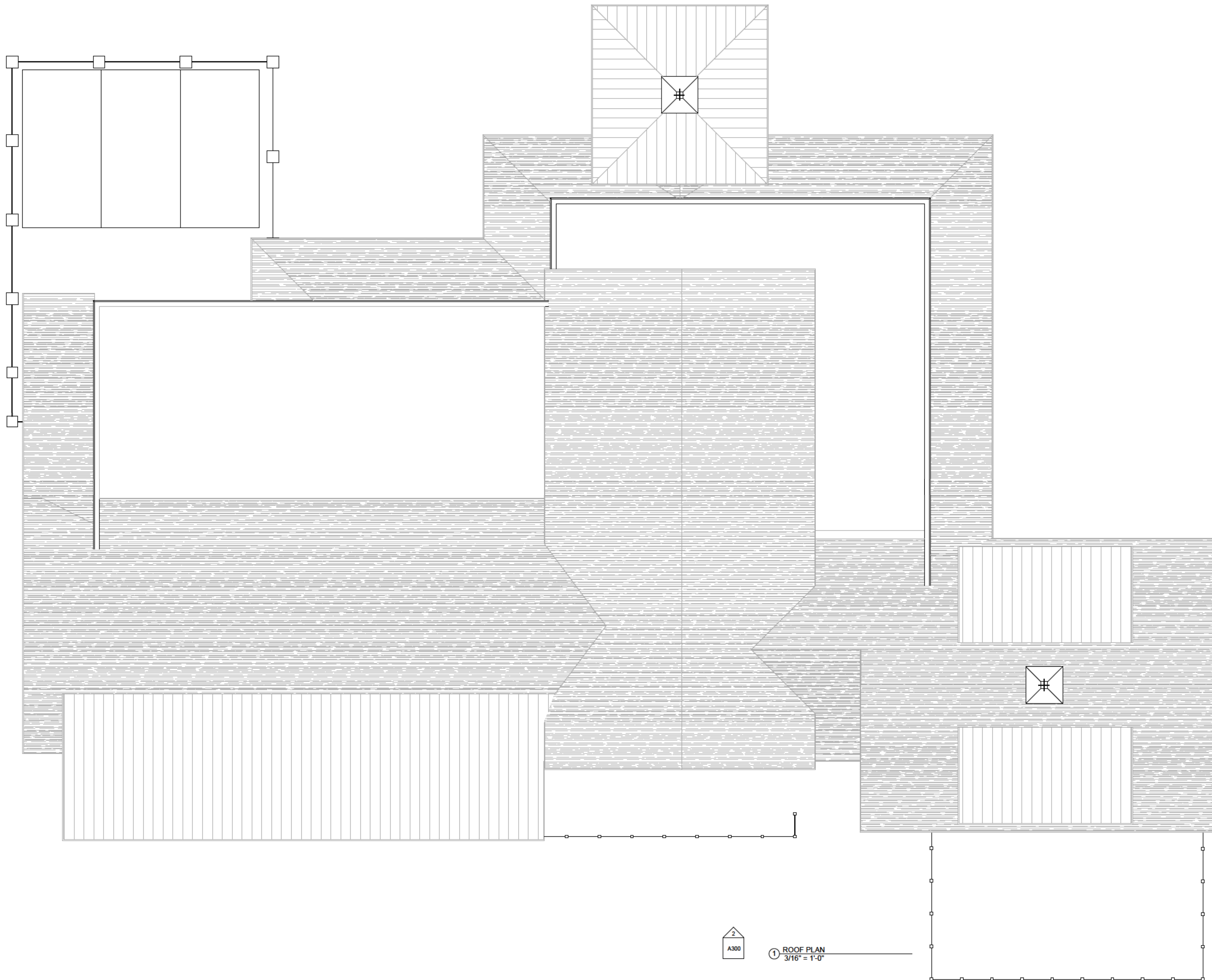
PROJECT NO. 25024  
DATE 1-28-2026  
DRAWN BY Author  
CHECKED BY Checker  
SHEET NO. A100



BENCHMARK  
TREE  
.05'  
:NAVD 88

1 SITE PLAN  
1" = 20'-0"

- 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



SEAL

SEAL

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

NO REVISIONS

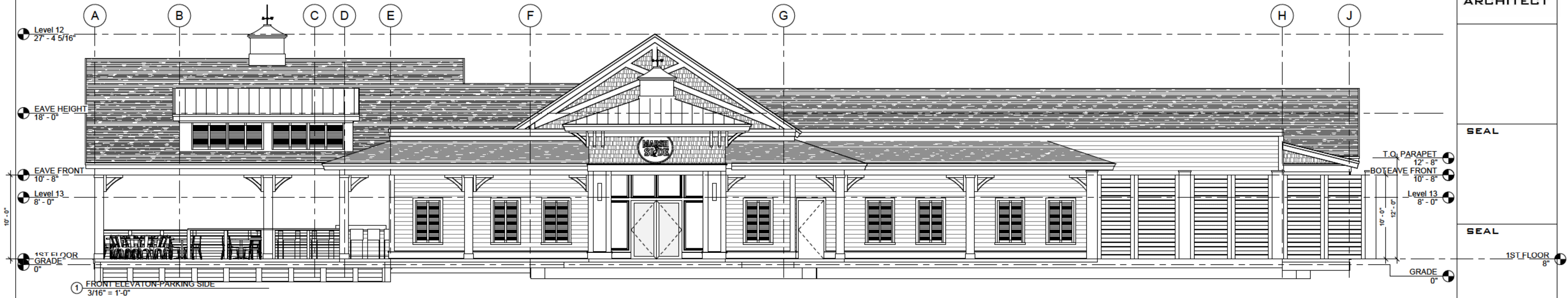
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PROJECT NO. 25024  
 DATE 1-28-2026  
 DRAWN BY Author  
 CHECKED BY Checker  
 SHEET NO.

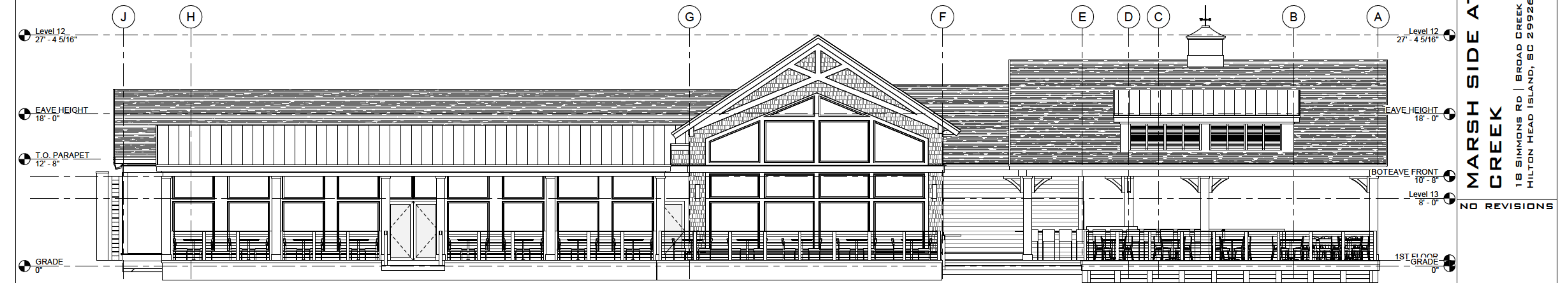
**A203**

2  
 A300

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



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



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

SEAL

SEAL

MARSH SIDE AT BROAD  
CREEK

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

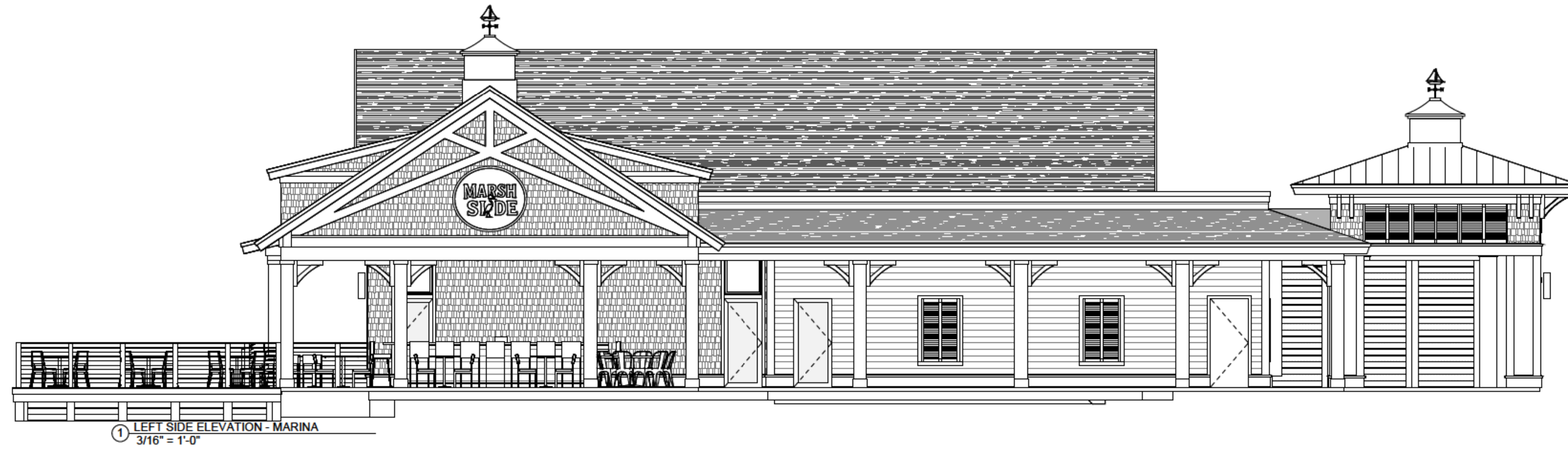
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PROJECT NO. 25024  
DATE 1-28-2026  
DRAWN BY Author  
CHECKED BY Checker

SHEET NO.

A300



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



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

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.

A301

**18 Simmons Road  
Marsh Side Restaurant  
Conceptual  
Plan Set  
April 7,2026  
DRB-000334-2026**

# Revised Concept DRB 03/24/2026

# MARSH SIDE AT BROAD CREEK

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

OWNER	ARCHITECT	CONTRACTOR	M/E/P ENGINEER	CIVIL ENGINEER	LANDSCAPE ARCHITECT	STRUCTURAL ENGINEER
TBD	BRENT ROBINSON ARCHITECT, LLC LIC #: 101629 (Firm), 10046 (Individual)	K COMPANY BUILDERS LIC #: 95335	TBD	STURRE ENGINEERING LIC #:	WHITMER JONES KEEFER LIC#	SOUTHERN CONSULTING & ENGINEERING LIC #: CO3355
TBD TBD	301 CENTRAL AVE, PMB 353 HILTON HEAD, SC 29926	151 BURNT CHURCH RD BLUFFTON SC 29910		1536 FORDING ISLAND ROAD SUITE 101 HILTON HEAD ISLAND	23 PROMENADE ST, STE 201 BLUFFTON, SC 29910	105 CENTRAL AVE, 100-A, UNIT 2 GOOSE CREEK, SC 29445
CONTACT: TBD ph: email:	CONTACT: Brent Robinson, AIA, NCARB ph: (843) 252-0833 email: brent@brentrobinsonarchitect.com	CONTACT: BILL DETORRE o: 843-706-3919 email: bigdollarb@aol.com		CONTACT: NATHAN STURRE Office: 843.705.4748 email: nathan@sturreengineering.com	CONTACT: JUDD CARSTENS office: 843.757.7411 email: judd@wjktfd.com	CONTACT: Tony Austin, PE ph: (843) 718-2525 email: tonyaustinsce@gmail.com



## SQUARE FOOTAGE SUMMARY

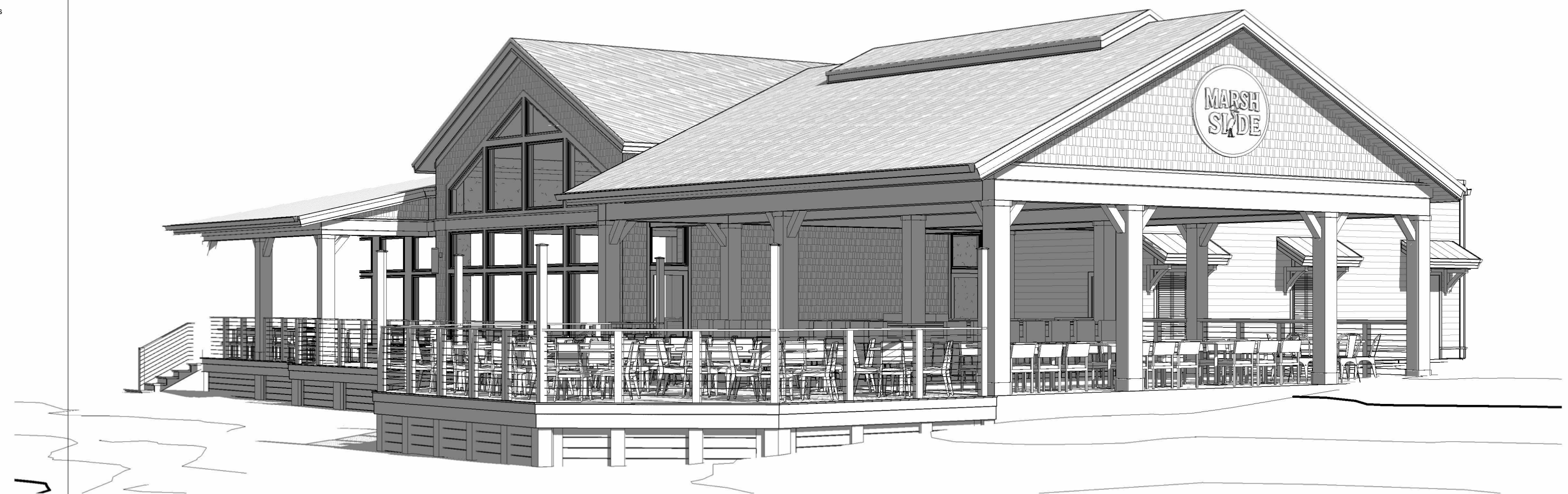
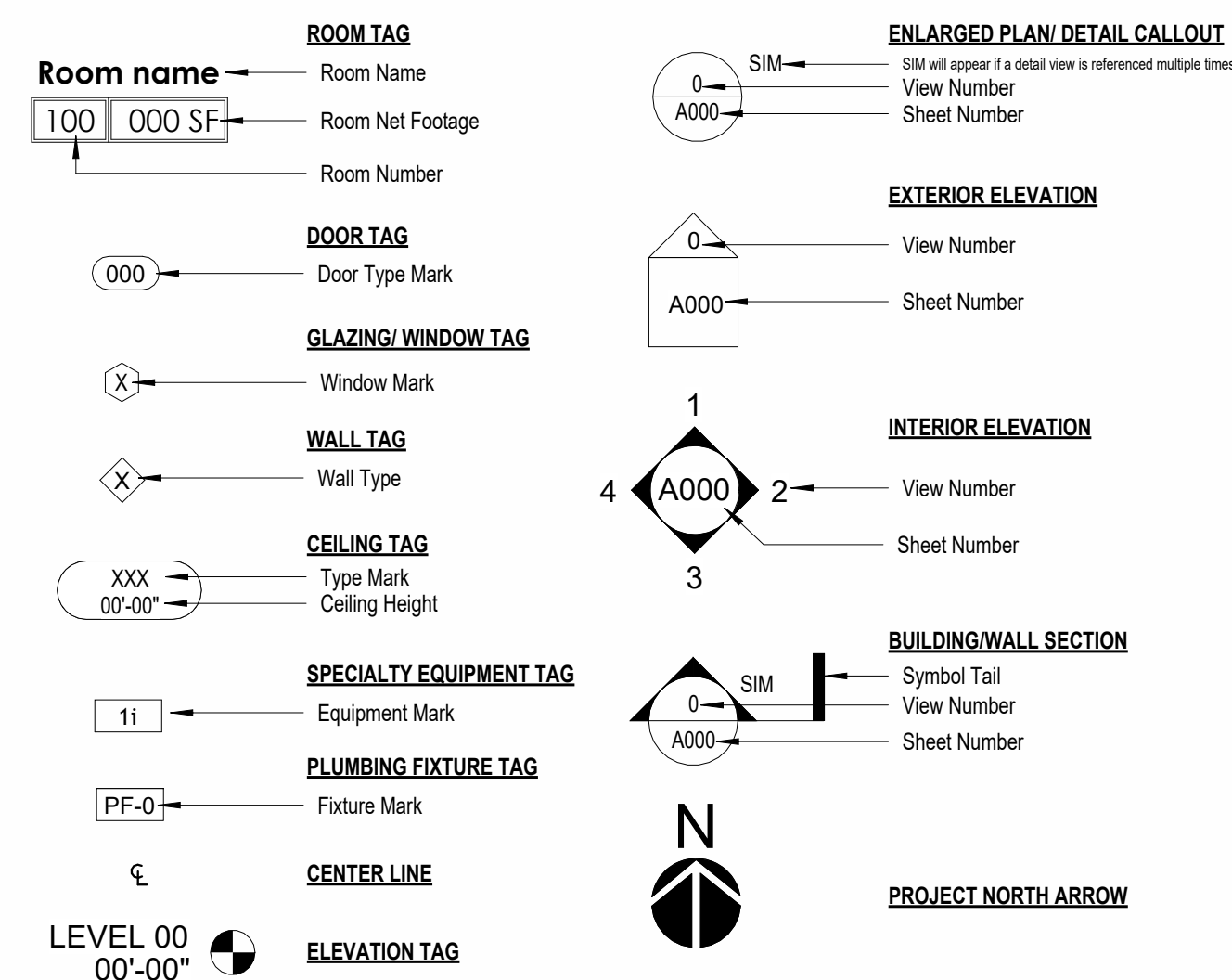
### SQUARE FOOTAGE SUMMARY

5919 SF CONDITIONED  
2291 SF COVERED SEATING  
8210 SF TOTAL SERVICE AREA

1236 SF PORCH/MECH/STOR  
1100 SF DECK  
2336 SF NON CONDITIONED/OPEN

GROSS TOTAL 10,546 SF

## STANDARD SYMBOLS



## GENERAL NOTES

- 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.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. ALL WORK REQUIRING MEASURING SHALL BE DONE ACCORDING TO FIGURES ON DRAWINGS AND NOT SCALED FROM DRAWINGS. THE ARCHITECT SHALL FURNISH ANY MISSING DIMENSIONS UPON REQUEST.
- ALL WORK SHALL CONFORM TO 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.
- 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.
- THE CONTRACTOR SHALL SURVEY PROJECT SITE BEFORE BEGINNING ANY WORK TO VERIFY EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO OWNER AND ARCHITECT BEFORE BEGINNING WORK.
- 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.
- INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED FOR THE CONVIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH CONDITIONS.
- ALL ITEMS ON PLANS, ELEVATIONS AND DETAILS FOR NEW CONSTRUCTION SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- 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
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

SEAL

SEAL

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

NO REVISIONS

PROJECT NO. 25024

DATE 3-24-2026

DRAWN BY B.ROBINSON

CHECKED BY B.ROBINSON

SHEET NO. A000



FISH CAMP - ADJACENT STRUCTURE



UP DA CREEK - ADJACENT STRUCTURE



BROAD CREEK MARINA BOAT STORAGE - ADJACENT STRUCTURE



BROAD CREEK MARINA - PUBLIC RESTROOMS



FOOD TRUCK - IN BUILDING PAD LOCATION



FUEL STATION / ACCESS TO MARINA



BROAD CREEK MARINA - OUTSIDE STORAGE



SPECIMEN OAK - FEATURE & PRESERVE



EXISTING PARKING - TO BE IMPROVED



SEAL

SEAL

MARSH SIDE AT BROAD CREEK

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

NO REVISIONS

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DATE 3-24-2026

DRAWN BY B.ROBINSON

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SHEET NO.

A003



SEAL

SEAL

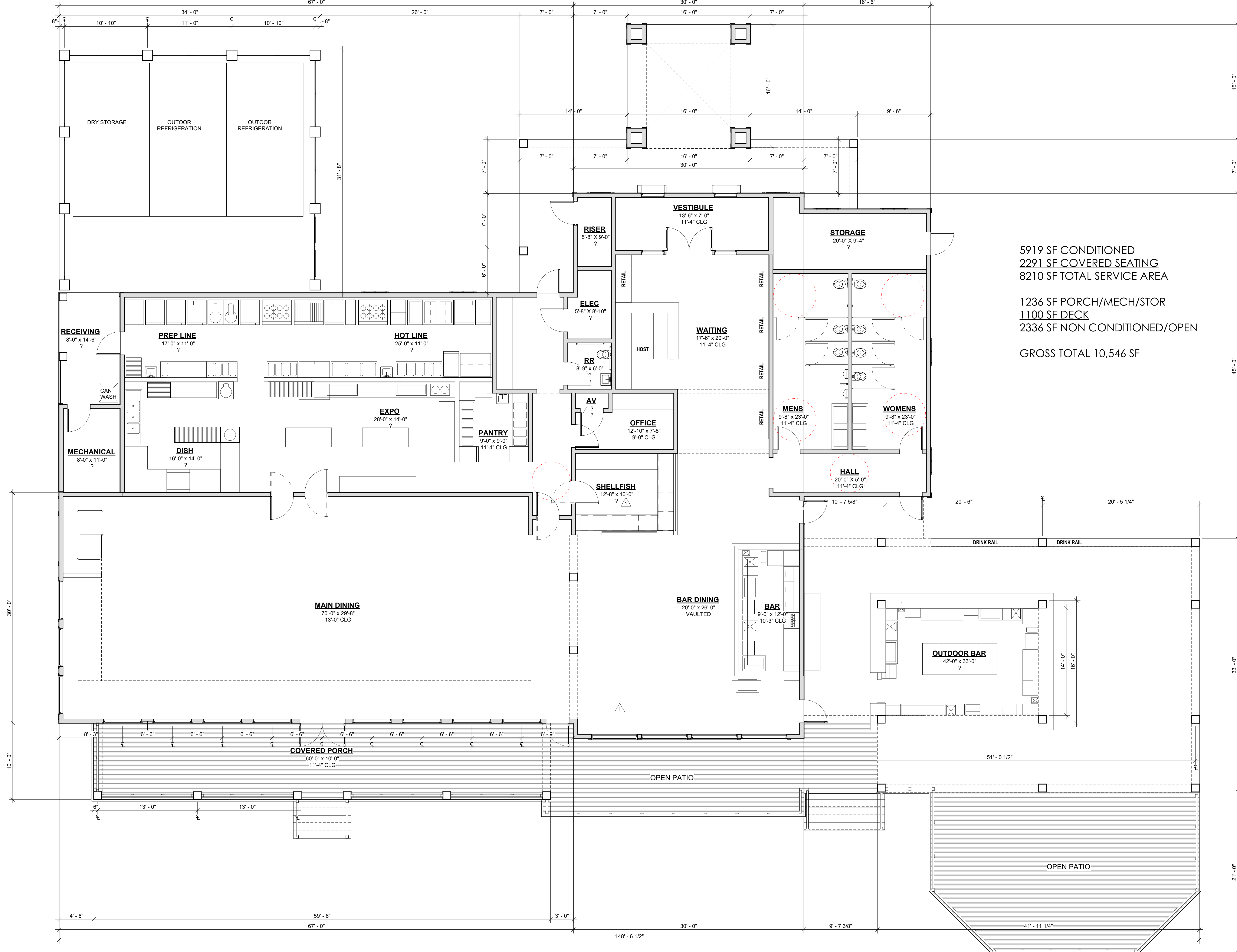
MARSH SIDE AT BROAD CREEK

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

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 PROJECT NO. 25024  
 DATE 3-24-2026  
 DRAWN BY Author  
 CHECKED BY Checker  
 SHEET NO.

A201



5919 SF CONDITIONED  
 2291 SF COVERED SEATING  
 8210 SF TOTAL SERVICE AREA

1236 SF PORCH/MECH/STOR  
 1100 SF DECK  
 2336 SF NON CONDITIONED/OPEN

GROSS TOTAL 10,546 SF

21'-0"

45'-0"

7'-0"

15'-0"

30'-0"

10'-0"

4'-6"

21'-0"

45'-0"

7'-0"

15'-0"

30'-0"

10'-0"

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21'-0"

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15'-0"

30'-0"

10



SEAL

SEAL

MARSH SIDE AT BROAD CREEK

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

NO REVISIONS

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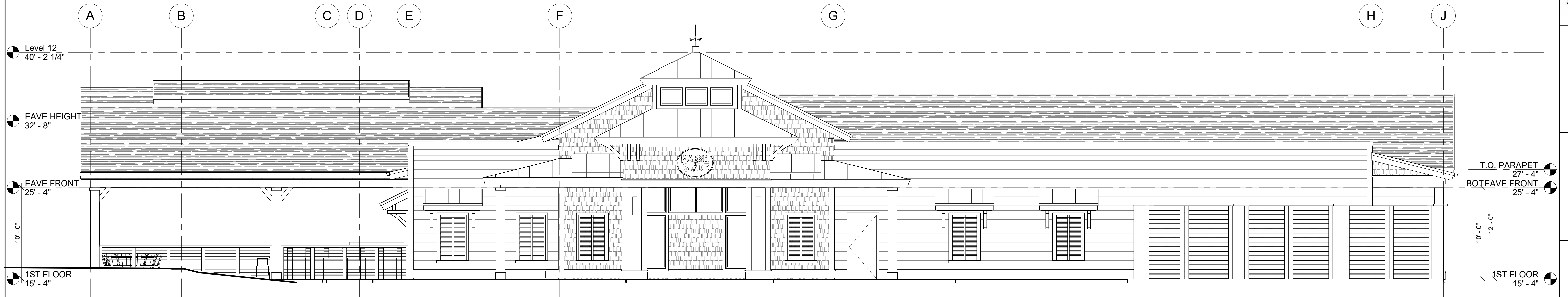
PROJECT NO. 25024  
DATE 3-24-2026  
DRAWN BY Author  
CHECKED BY Checker  
SHEET NO.

A203

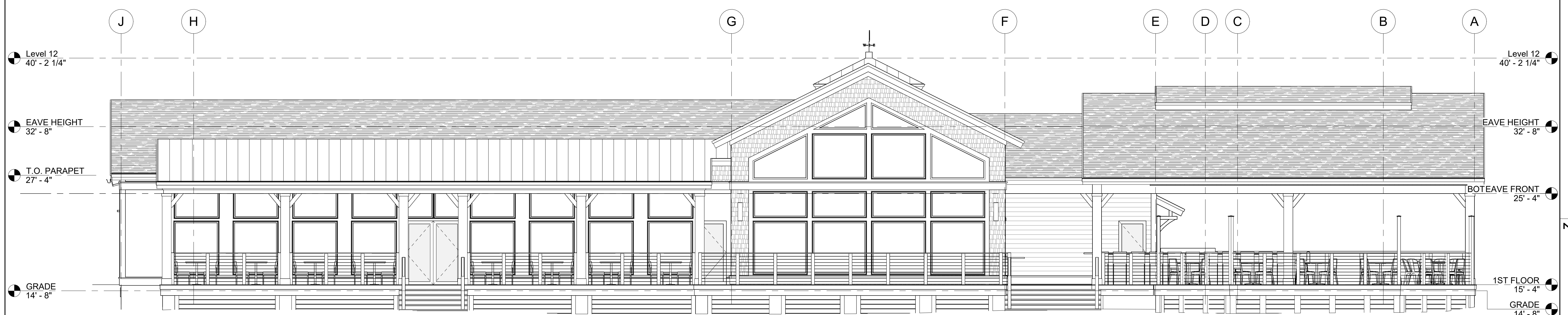
5'

2  
A300

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



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



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

SEAL

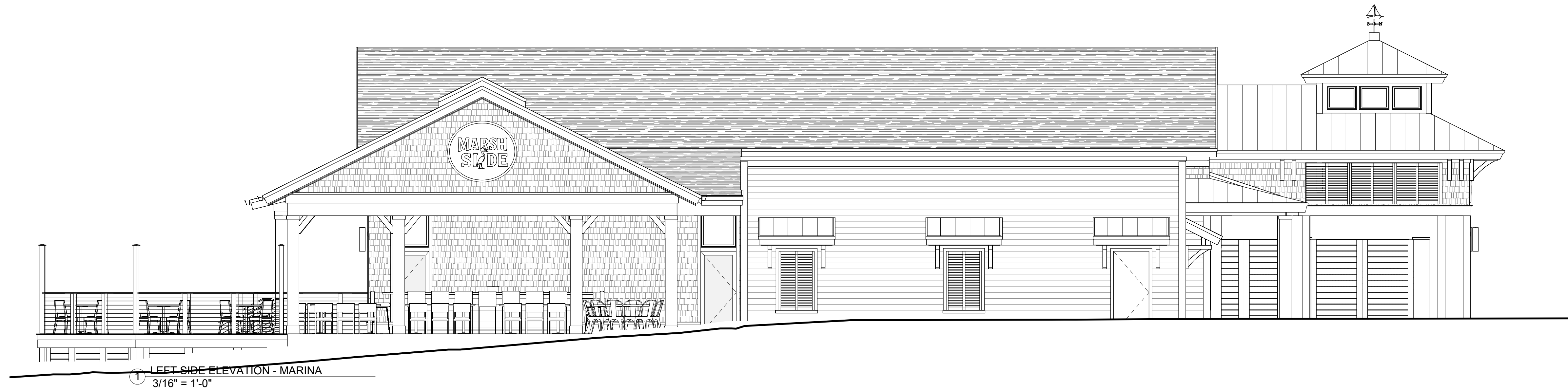
SEAL

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

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SHEET NO.  
**A300**



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

SEAL

SEAL



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

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

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SHEET NO.

**A301**



### 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



## MARSH SIDE AT BROAD CREEK

SIMMONS RD | HILTON HEAD, SC

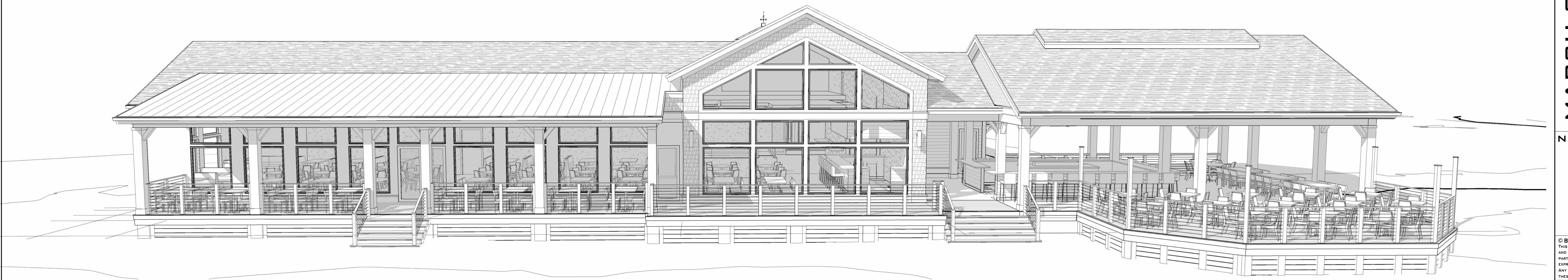
## COLOR BOARD

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

CB



① 3D VIEW -PARKING LOT SIDE



② 3D View 1

SEAL

SEAL

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

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DATE 3-24-2026  
DRAWN BY Author  
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SHEET NO.

**A302**



1 3D PERSPECTIVE @ FRONT ENTRY



3 3D PERSPECTIVE @MARINA VIEW

SEAL

SEAL

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

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DATE 3-24-2026  
DRAWN BY Author  
CHECKED BY Checker  
SHEET NO.

**A304**

**18 Simmons Road  
Marsh Side Restaurant  
Conceptual  
Landscape Plans  
April 7, 2026  
DRB-000334-2026**



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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: MAR 24, 2026  
 PROJECT NO.: 25123.01  
 DRAWN BY: SD/JC  
 CHECKED BY: JC

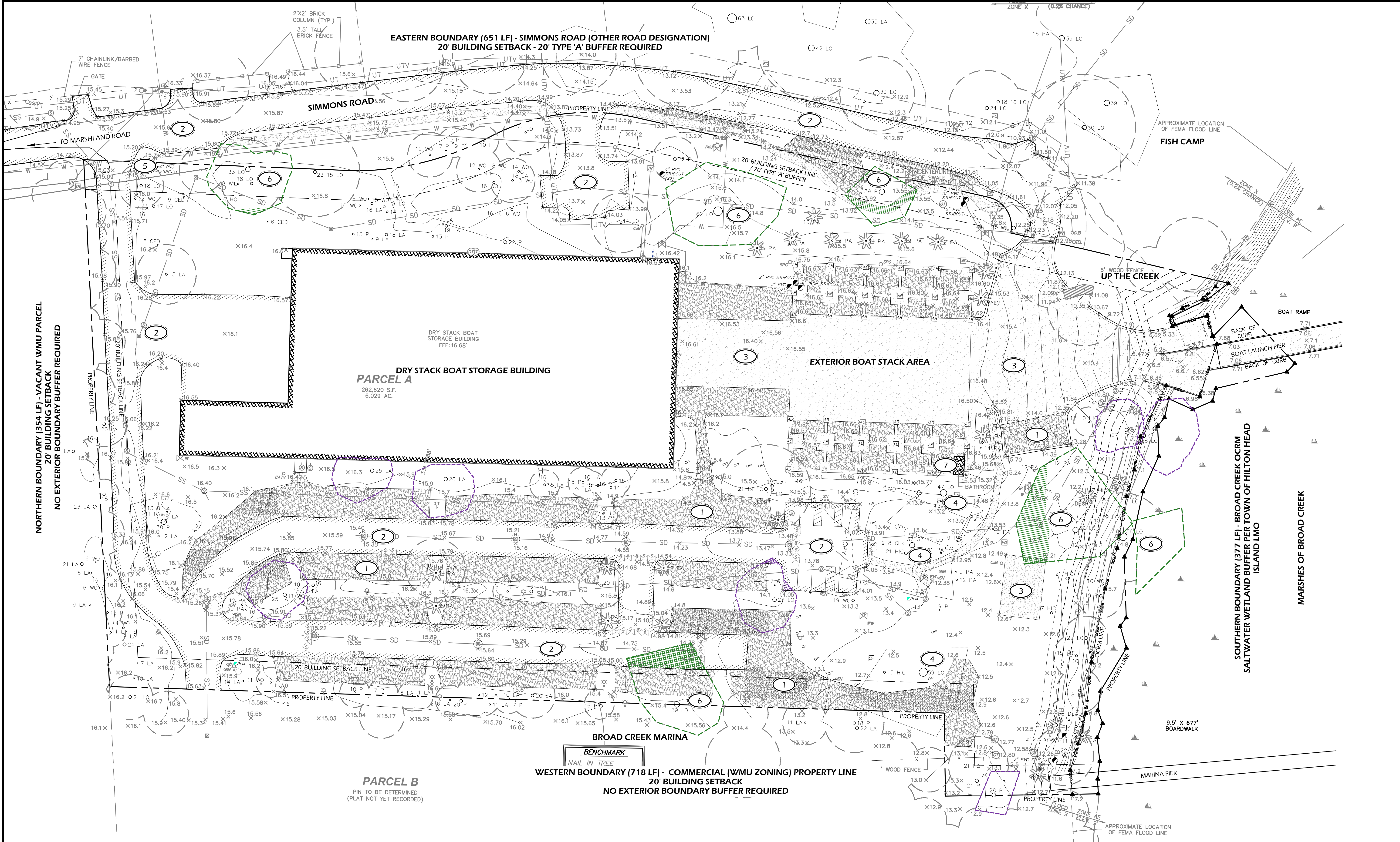
**DRB SUBMITTAL,  
 NOT FOR  
 CONSTRUCTION**

REVISIONS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

DRAWING TITLE  
**EXISTING CONDITIONS**

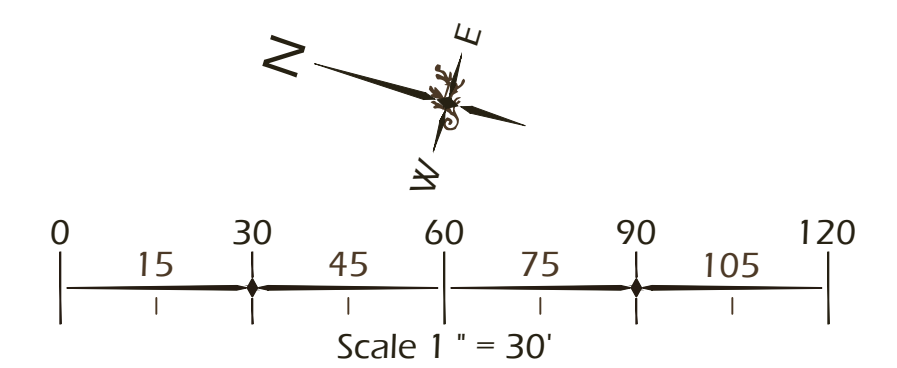
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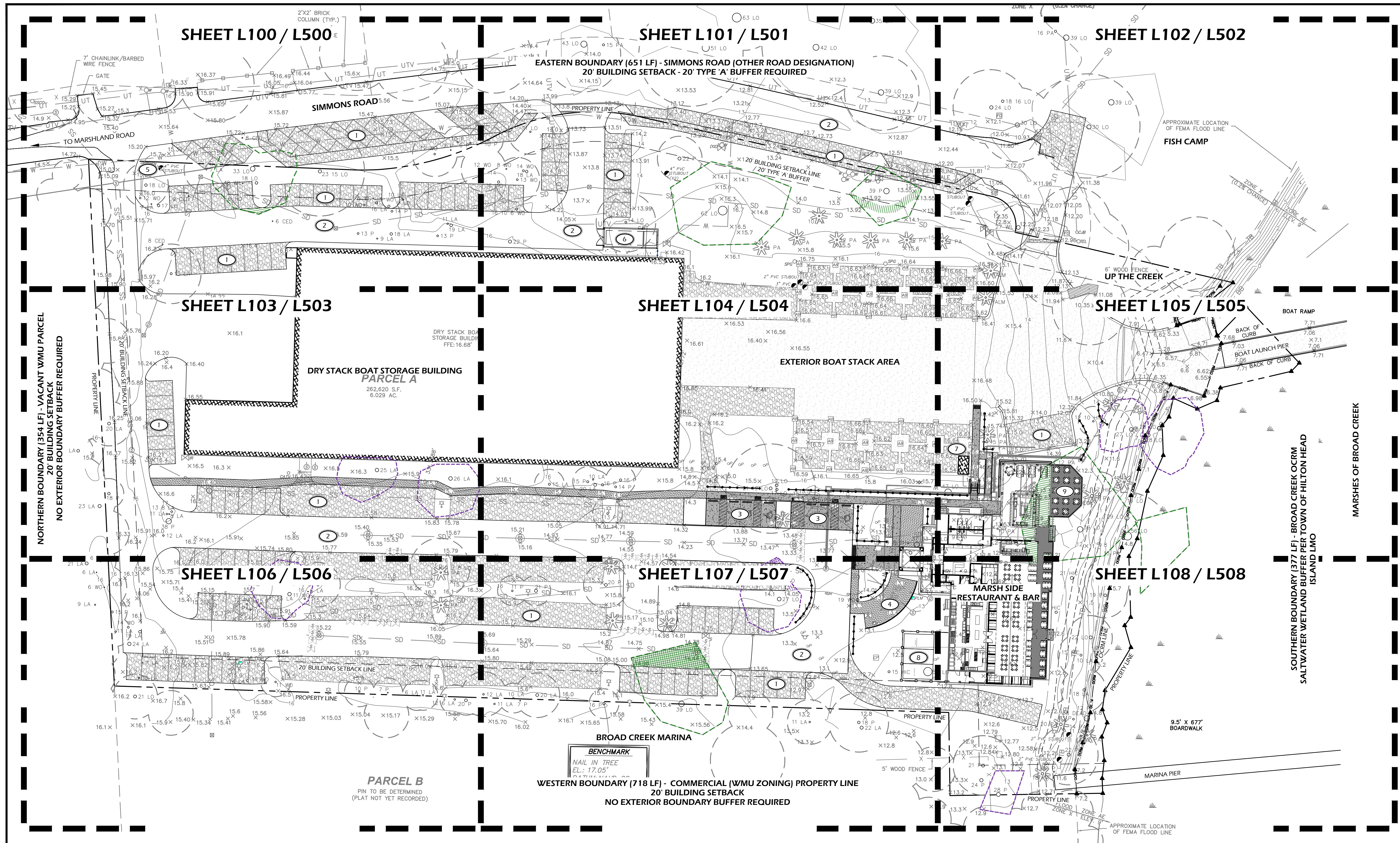
**L10**



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

DATE: MAR 24, 2026  
 PROJECT NO.: 25123.01  
 DRAWN BY: SD/JC  
 CHECKED BY: JC

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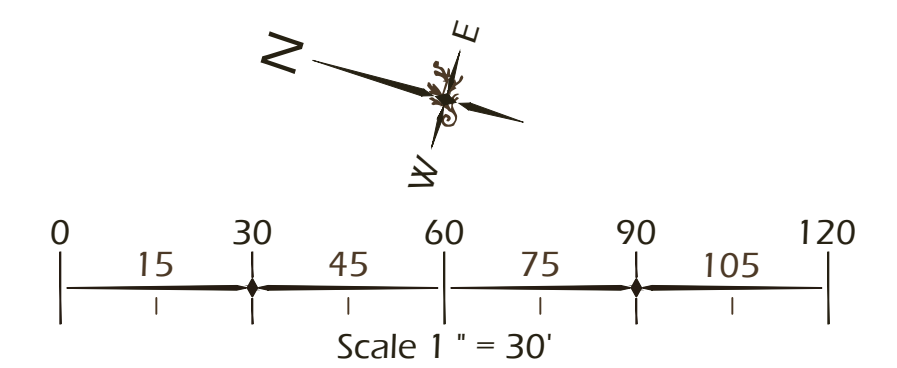
REVISIONS:


DRAWING TITLE  
**REFERENCE PLAN  
 PROPOSED CONDITIONS**

DRAWING NUMBER  
**L20**

**PROPOSED CONDITIONS REFERENCE NOTES:**

- ① GRAVEL SURFACE.
- ② ASPHALT SURFACE.
- ③ CONCRETE SURFACE.
- ④ BIKE PARKING.
- ⑤ SIGN LOCATION.
- ⑥ DUMPSTER ENCLOSURE.
- ⑦ RESTROOM.
- ⑧ SERVICE AREA.
- ⑨ OUTDOOR DINING DECK.



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

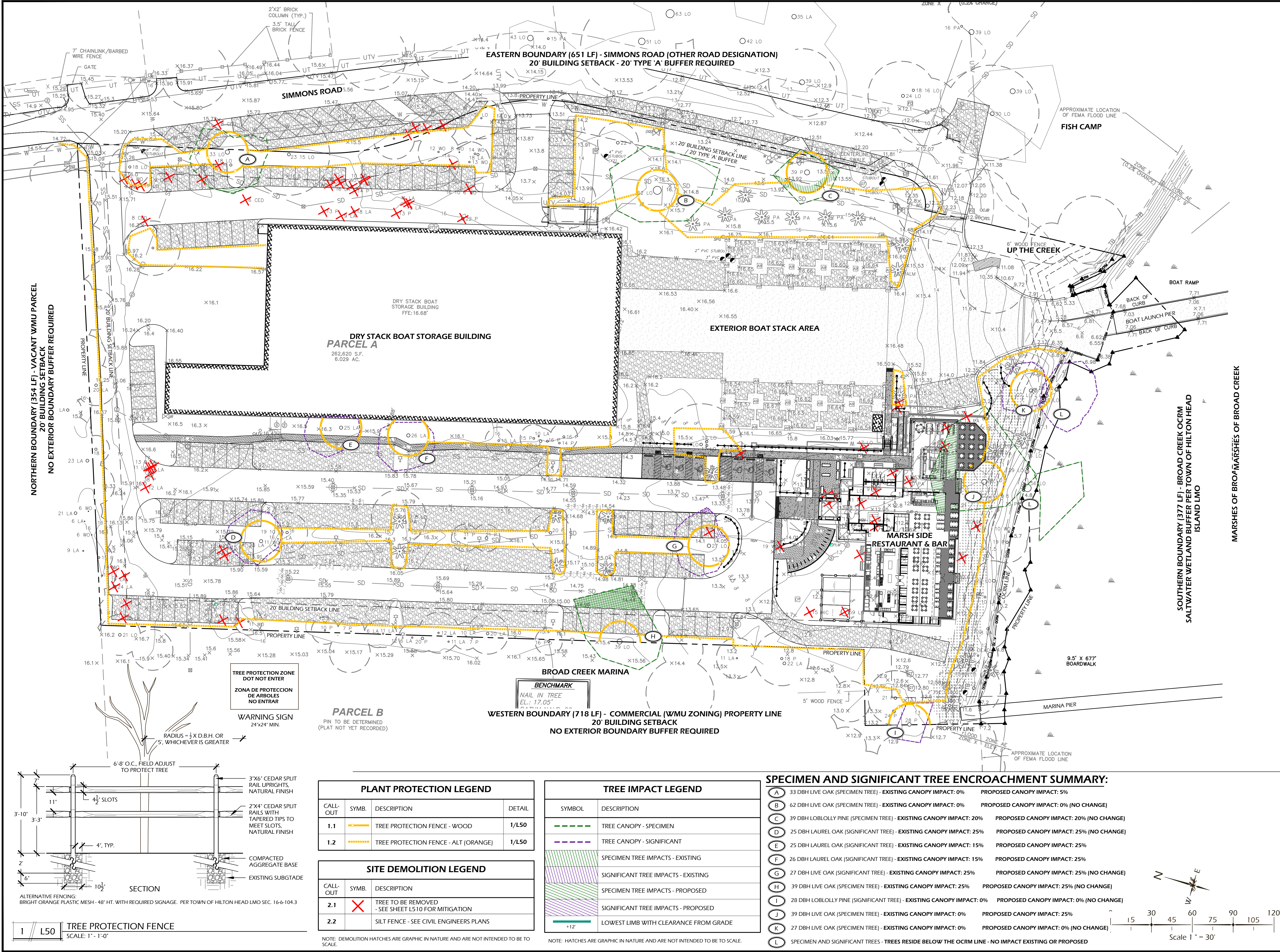
DATE: MAR 24, 2026  
 PROJECT NO.: 25123.01  
 DRAWN BY: SD/JC  
 CHECKED BY: JC

**DRB SUBMITTAL,  
 NOT FOR  
 CONSTRUCTION**

REVISIONS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

DRAWING TITLE  
**TREE PROTECTION PLAN**

DRAWING NUMBER  
**L50**



NORTHERN BOUNDARY (354 LF) - VACANT WMU PARCEL  
 20' BUILDING SETBACK  
 NO EXTERIOR BOUNDARY BUFFER REQUIRED

EASTERN BOUNDARY (651 LF) - SIMMONS ROAD (OTHER ROAD DESIGNATION)  
 20' BUILDING SETBACK - 20' TYPE 'A' BUFFER REQUIRED

DRY STACK BOAT STORAGE BUILDING  
**PARCEL A**  
 282,620 S.F.  
 6.029 AC.

EXTERIOR BOAT STACK AREA

**MARSH SIDE RESTAURANT & BAR**

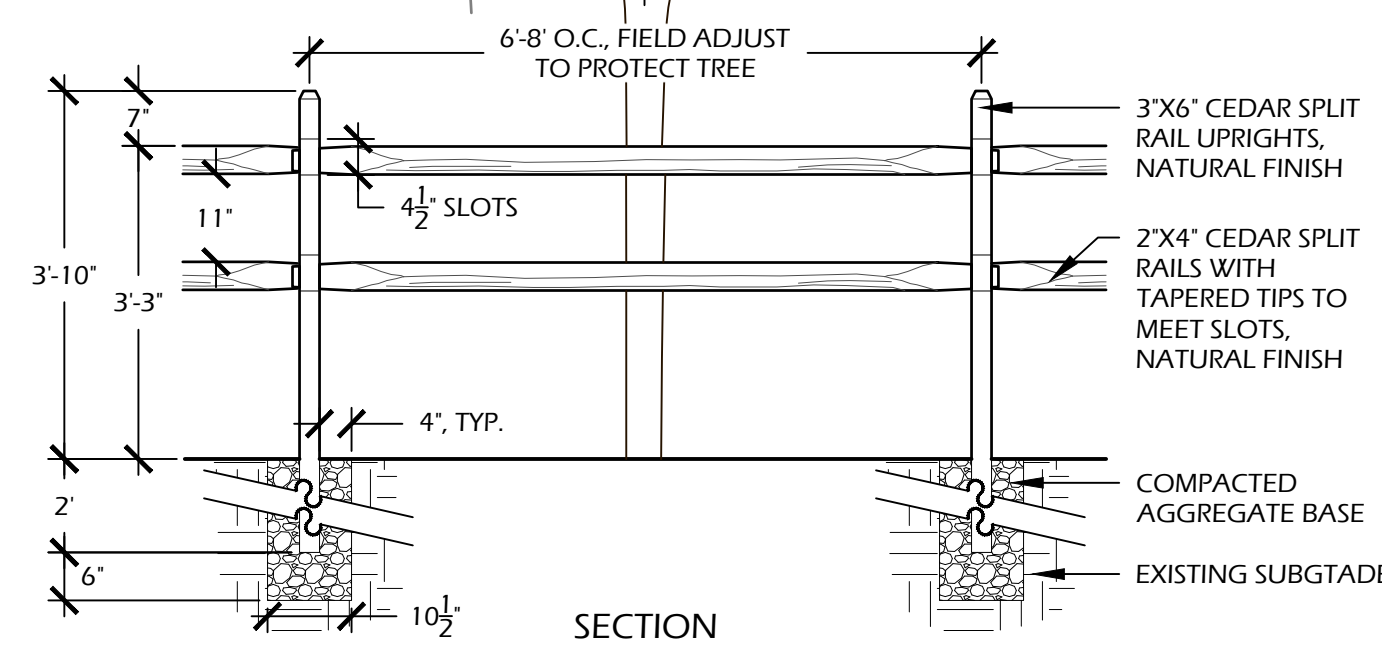
**BROAD CREEK MARINA**

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

**PARCEL B**  
 PIN TO BE DETERMINED  
 (PLAT NOT YET RECORDED)

TREE PROTECTION ZONE  
 DOT NOT ENTER  
 ZONA DE PROTECCION DE ARBOLES  
 NO ENTRAR  
 WARNING SIGN  
 24"x24" MIN.

BENCHMARK  
 NAIL IN TREE  
 EL.: 17.05'



**TREE PROTECTION FENCE**  
 SCALE: 1" = 1'-0"

PLANT PROTECTION LEGEND			
CALL-OUT	SYMB.	DESCRIPTION	DETAIL
1.1		TREE PROTECTION FENCE - WOOD	1/L50
1.2		TREE PROTECTION FENCE - ALT (ORANGE)	1/L50

SITE DEMOLITION LEGEND		
CALL-OUT	SYMB.	DESCRIPTION
2.1		TREE TO BE REMOVED - SEE SHEET L510 FOR MITIGATION
2.2		SILT FENCE - SEE CIVIL ENGINEERS PLANS

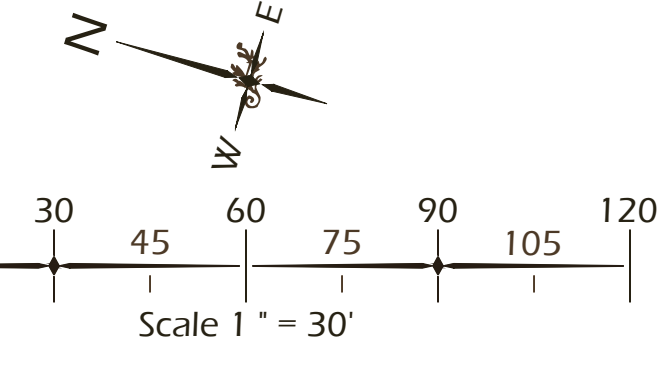
NOTE: DEMOLITION HATCHES ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE.

TREE IMPACT LEGEND	
SYMBOL	DESCRIPTION
	TREE CANOPY - SPECIMEN
	TREE CANOPY - SIGNIFICANT
	SPECIMEN TREE IMPACTS - EXISTING
	SIGNIFICANT TREE IMPACTS - EXISTING
	SPECIMEN TREE IMPACTS - PROPOSED
	SIGNIFICANT TREE IMPACTS - PROPOSED
	LOWEST LIMB WITH CLEARANCE FROM GRADE

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

**SPECIMEN AND SIGNIFICANT TREE ENCROACHMENT SUMMARY:**

SYMBOL	DESCRIPTION	EXISTING CANOPY IMPACT	PROPOSED CANOPY IMPACT
(A)	33 DBH LIVE OAK (SPECIMEN TREE)	0%	5%
(B)	62 DBH LIVE OAK (SPECIMEN TREE)	0%	0% (NO CHANGE)
(C)	39 DBH LOBLOLLY PINE (SPECIMEN TREE)	20%	20% (NO CHANGE)
(D)	25 DBH LAUREL OAK (SIGNIFICANT TREE)	25%	25% (NO CHANGE)
(E)	25 DBH LAUREL OAK (SIGNIFICANT TREE)	15%	25%
(F)	26 DBH LAUREL OAK (SIGNIFICANT TREE)	15%	25%
(G)	27 DBH LIVE OAK (SIGNIFICANT TREE)	25%	25% (NO CHANGE)
(H)	39 DBH LIVE OAK (SPECIMEN TREE)	25%	25% (NO CHANGE)
(I)	28 DBH LOBLOLLY PINE (SIGNIFICANT TREE)	0%	0% (NO CHANGE)
(J)	39 DBH LIVE OAK (SPECIMEN TREE)	0%	25%
(K)	27 DBH LIVE OAK (SPECIMEN TREE)	0%	0% (NO CHANGE)
(L)	SPECIMEN AND SIGNIFICANT TREES - TREES RESIDE BELOW THE OCRM LINE - NO IMPACT EXISTING OR PROPOSED		



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

DATE: MAR 24, 2026  
 PROJECT NO.: 25123.01  
 DRAWN BY: SD/JC  
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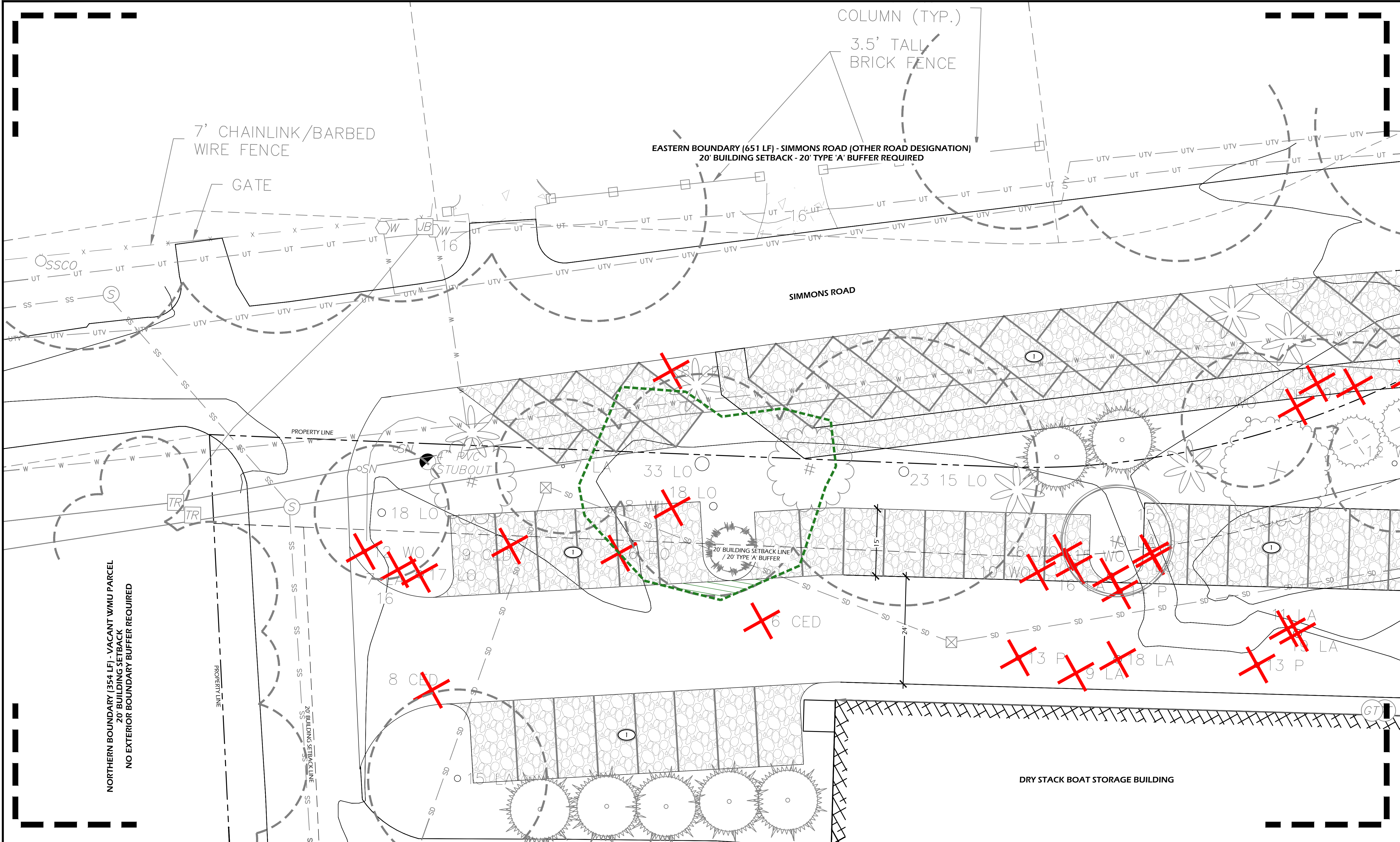
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DRAWING TITLE  
**KEY SHEET**

DRAWING NUMBER

**L100**



PAVING SCHEDULE			
CALL-OUT	SYMB.	DESCRIPTION	DETAIL
2.1	[Symbol]	CONCRETE WALK	1/L600
2.2	[Symbol]	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.

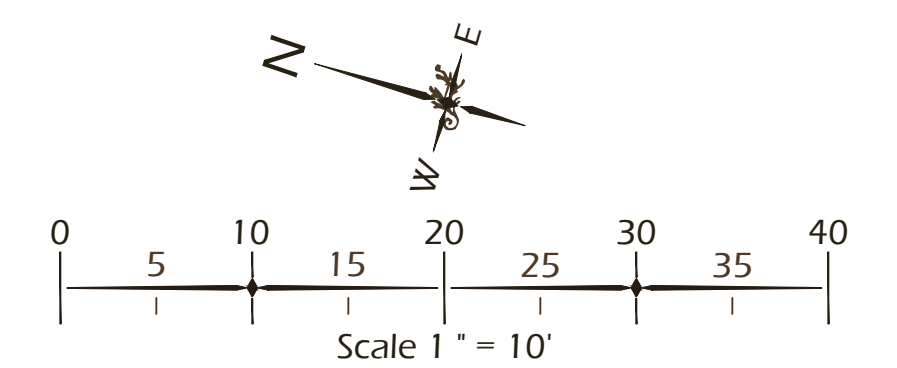
SITE DETAILS LEGEND		
CALL-OUT	DESCRIPTION	DETAIL
5.1	CONCRETE STAIR	3/L600
6.1	RETAINING WALL TYPE 1 (TABBY)	4/L600
7.1	PILE AND ROPE FENCE	5/L600
9.1	BIKE RACK	6/L600
9.2	BENCH	7/L600
9.3	EV VEHICLE CHARGING STATION	6/L601

LIGHTING SCHEDULE				
CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
10.1	[Symbol]	61	PATH LIGHT	1/L601
10.2	[Symbol]	19	UP LIGHT	2/L601
10.3	[Symbol]	2	BOLLARD LIGHT	3/L601
10.4	[Symbol]	4	STEP LIGHT	4/L601
10.5	[Symbol]	1	CAFE LIGHT	5/L601

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

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

DATE: MAR 24, 2026  
 PROJECT NO.: 25123.01  
 DRAWN BY: SD/JC  
 CHECKED BY: JC

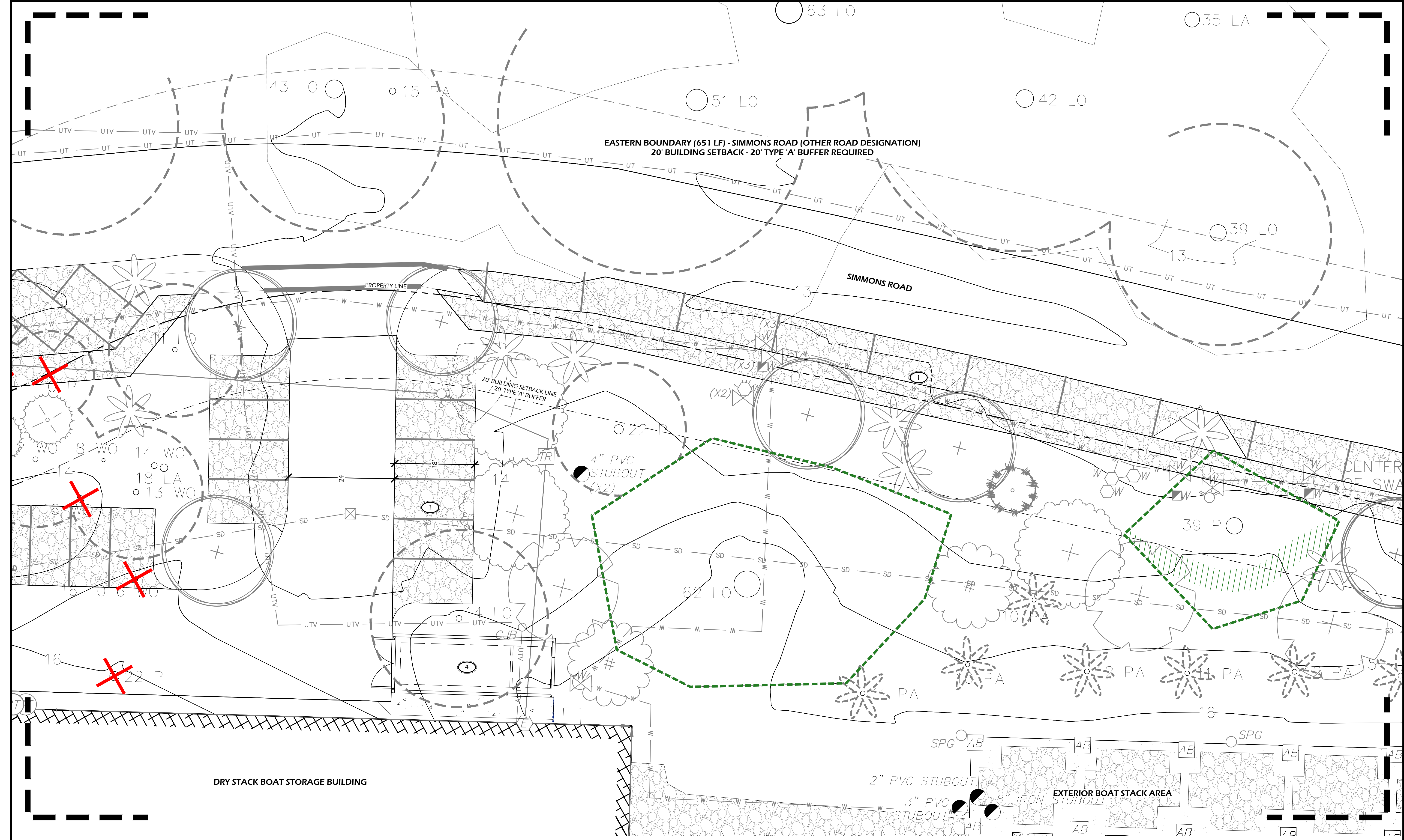
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DRAWING TITLE  
**KEY SHEET**

DRAWING NUMBER

**L101**



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

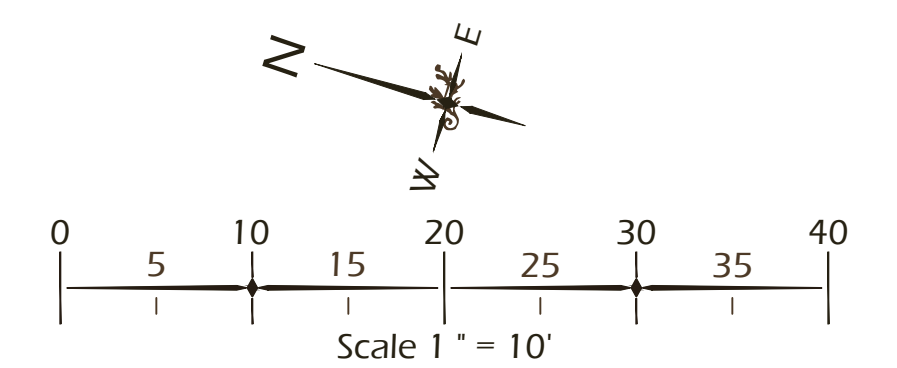
NOTE: MATERIAL SYMBOLS / HATCHES ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS AND LAYOUT PLANS FOR SIZES AND DIMENSIONS.

SITE DETAILS LEGEND		
CALL-OUT	DESCRIPTION	DETAIL
5.1	CONCRETE STAIR	3/L600
6.1	RETAINING WALL TYPE 1 (TABBY)	4/L600
7.1	PILE AND ROPE FENCE	5/L600
9.1	BIKE RACK	6/L600
9.2	BENCH	7/L600
9.3	EV VEHICLE CHARGING STATION	6/L601

LIGHTING SCHEDULE				
CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
10.1	[Symbol]	61	PATH LIGHT	1/L601
10.2	[Symbol]	19	UP LIGHT	2/L601
10.3	[Symbol]	2	BOLLARD LIGHT	3/L601
10.4	[Symbol]	4	STEP LIGHT	4/L601
10.5	[Symbol]	1	CAFE LIGHT	5/L601

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

- 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 DUMPSTER ENCLOSURE.



SITE DEVELOPMENT PLANS  
 FOR

**MARSH SIDE**  
 RESTAURANT AND BAR

BROAD CREEK MARINA, HILTON HEAD ISLAND, SC

DATE: MAR 24, 2026  
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DRAWING TITLE  
**KEY SHEET**

DRAWING NUMBER

**L102**



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

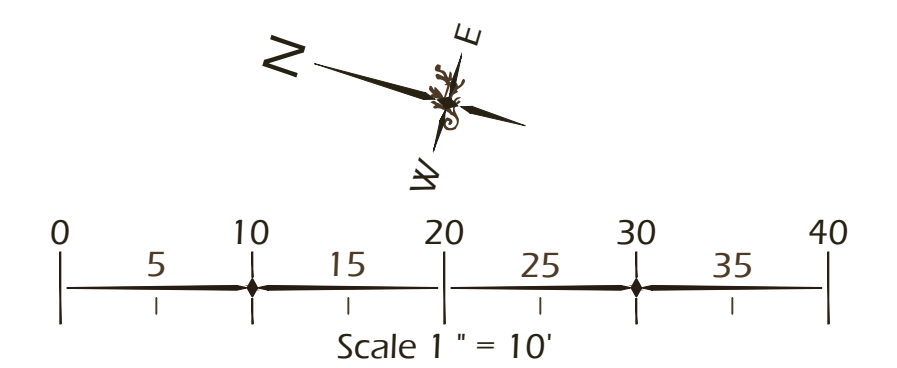
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SITE DETAILS LEGEND		
CALL-OUT	DESCRIPTION	DETAIL
5.1	CONCRETE STAIR	3/L600
6.1	RETAINING WALL TYPE 1 (TABBY)	4/L600
7.1	PILE AND ROPE FENCE	5/L600
9.1	BIKE RACK	6/L600
9.2	BENCH	7/L600
9.3	EV VEHICLE CHARGING STATION	6/L601

LIGHTING SCHEDULE				
CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
10.1	[Symbol]	61	PATH LIGHT	1/L601
10.2	[Symbol]	19	UP LIGHT	2/L601
10.3	[Symbol]	2	BOLLARD LIGHT	3/L601
10.4	[Symbol]	4	STEP LIGHT	4/L601
10.5	[Symbol]	1	CAFE LIGHT	5/L601

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  - 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.



DRY STACK BOAT  
 STORAGE BUILDING  
 FFE: 16.68'

DRY STACK BOAT STORAGE BUILDING

**PARCEL A**

262,620 S.F.  
 6.029 AC.

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

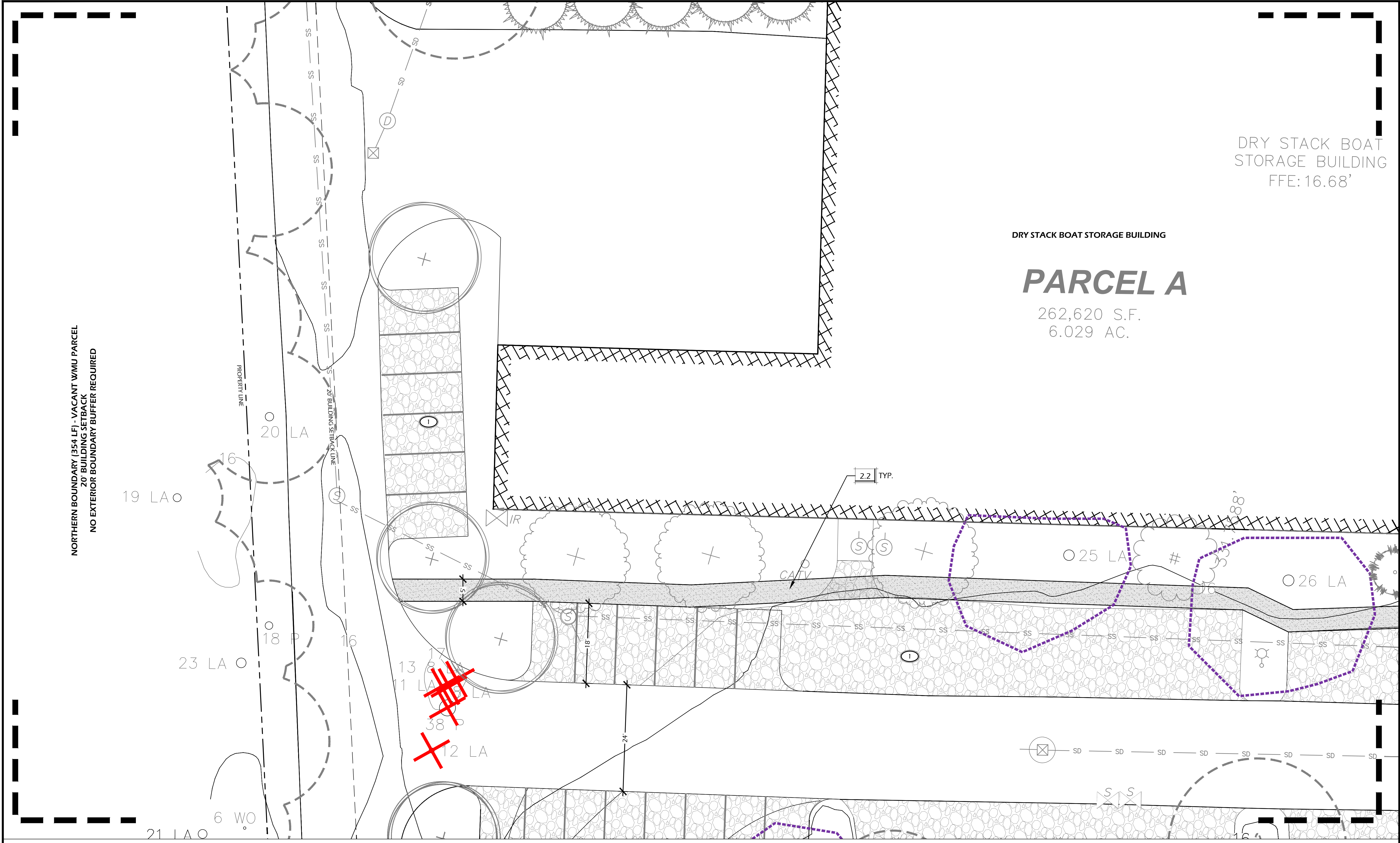
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DRAWING TITLE  
**KEY SHEET**

DRAWING NUMBER  
**L103**



**PAVING SCHEDULE**

CALL-OUT	SYMB.	DESCRIPTION	DETAIL
2.1	[Symbol]	CONCRETE WALK	1/L600
2.2	[Symbol]	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**

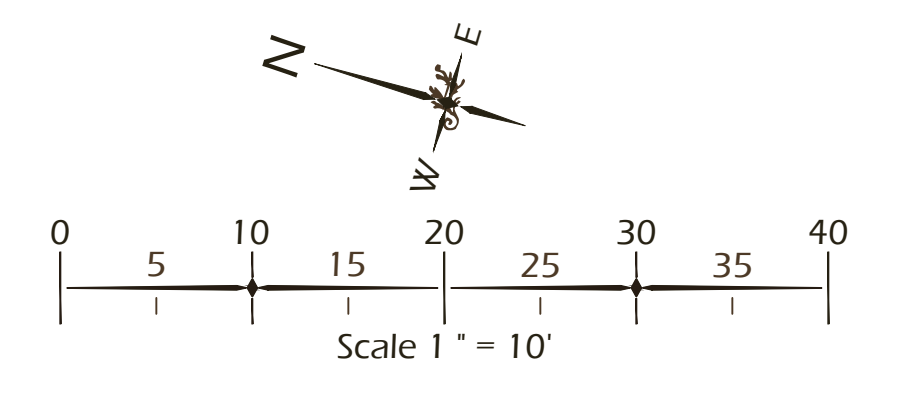
CALL-OUT	DESCRIPTION	DETAIL
5.1	CONCRETE STAIR	3/L600
6.1	RETAINING WALL TYPE 1 (TABBY)	4/L600
7.1	PILE AND ROPE FENCE	5/L600
9.1	BIKE RACK	6/L600
9.2	BENCH	7/L600
9.3	EV VEHICLE CHARGING STATION	6/L601

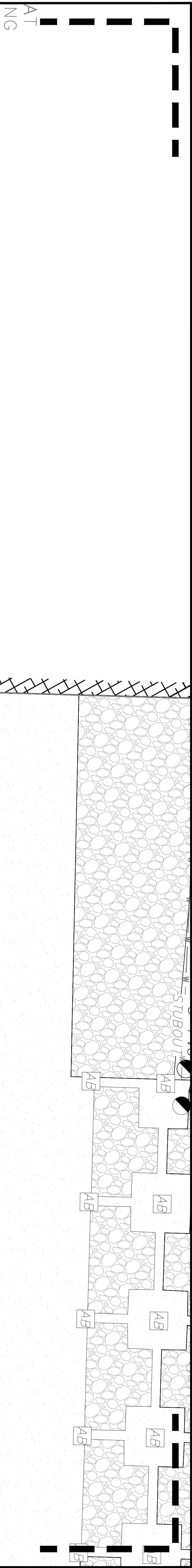
**LIGHTING SCHEDULE**

CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
10.1	[Symbol]	61	PATH LIGHT	1/L601
10.2	[Symbol]	19	UP LIGHT	2/L601
10.3	[Symbol]	2	BOLLARD LIGHT	3/L601
10.4	[Symbol]	4	STEP LIGHT	4/L601
10.5	[Symbol]	1	CAFE LIGHT	5/L601

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

- 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.





EXTERIOR BOAT STACK AREA

DRY STACK BOAT STORAGE BUILDING



**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.

**LIGHTING SCHEDULE**

CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
10.1		61	PATH LIGHT	1/L601
10.2		19	UP LIGHT	2/L601
10.3		2	BOLLARD LIGHT	3/L601
10.4		4	STEP LIGHT	4/L601
10.5		1	CAFE LIGHT	5/L601

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

**SITE DETAILS LEGEND**

CALL-OUT	DESCRIPTION	DETAIL
5.1	CONCRETE STAIR	3/L600
6.1	RETAINING WALL TYPE 1 (TABB)	4/L600
7.1	PILE AND ROPE FENCE	5/L600
9.1	BIKE RACK	6/L600
9.2	BENCH	7/L600
9.3	EV VEHICLE CHARGING STATION	6/L601

**PAVING SCHEDULE**

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

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

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 landscape architecture  
 land planning  
 www.wjktd.com

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

DATE: MAR 24, 2026  
 PROJECT NO.: 25123.01  
 DRAWN BY: SD/JC  
 CHECKED BY: JC

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**KEY SHEET**

DRAWING NUMBER

**L104**

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 THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS  
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**MARSH SIDE**  
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DATE: MAR 24, 2026  
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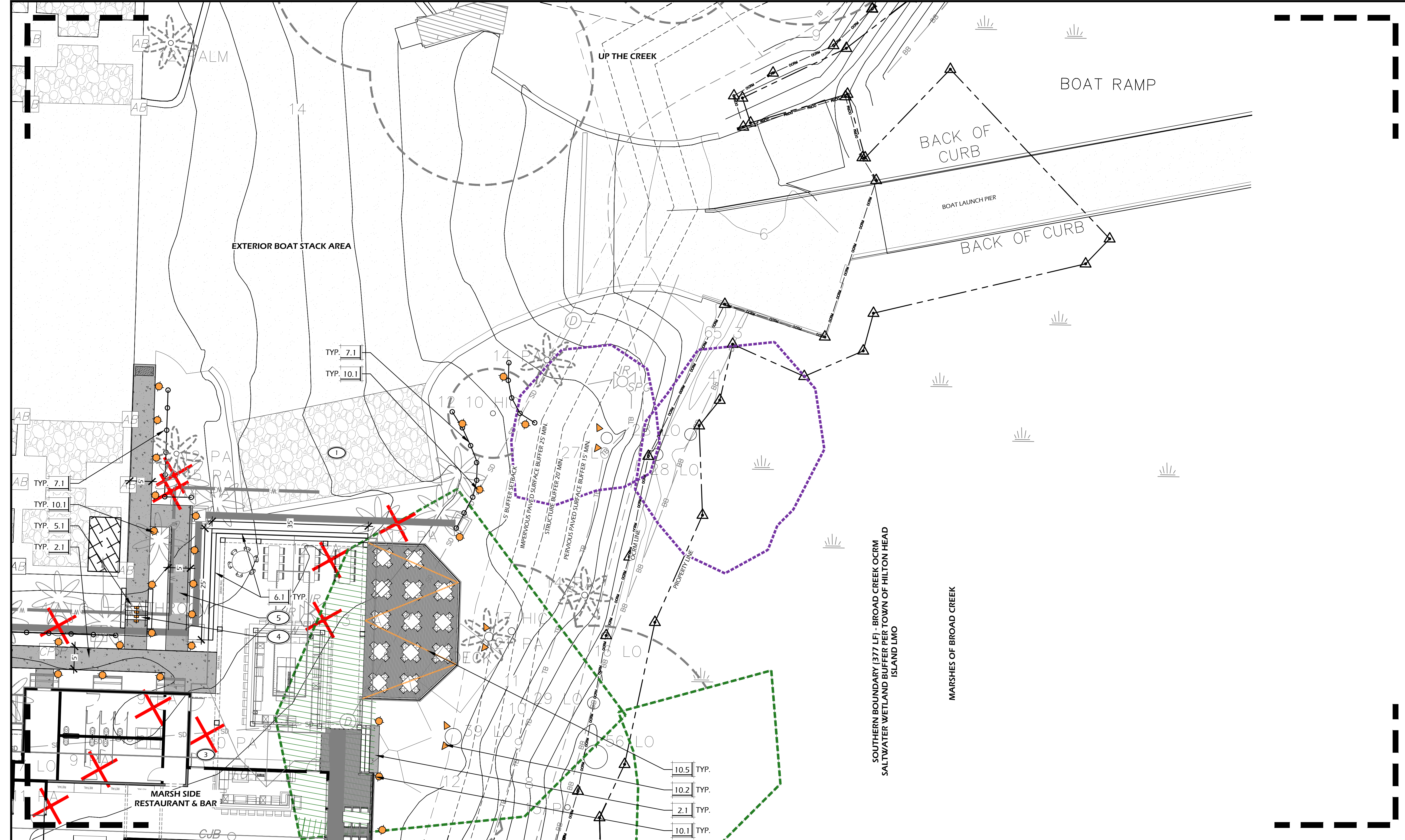
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DRAWING TITLE  
**KEY SHEET**

DRAWING NUMBER

**L105**



**PAVING SCHEDULE**

CALL-OUT	SYMB.	DESCRIPTION	DETAIL
2.1	[Symbol]	CONCRETE WALK	1/L600
2.2	[Symbol]	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)	4/L600
7.1	PILE AND ROPE FENCE	5/L600
9.1	BIKE RACK	6/L600
9.2	BENCH	7/L600
9.3	EV VEHICLE CHARGING STATION	6/L601

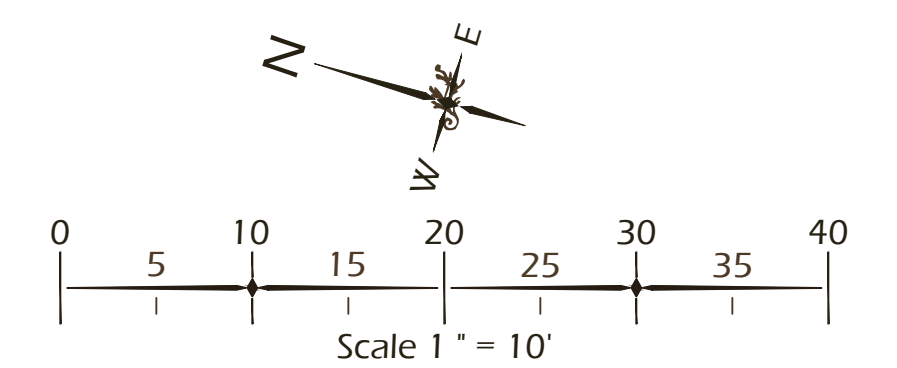
**LIGHTING SCHEDULE**

CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
10.1	[Symbol]	61	PATH LIGHT	1/L601
10.2	[Symbol]	19	UP LIGHT	2/L601
10.3	[Symbol]	2	BOLLARD LIGHT	3/L601
10.4	[Symbol]	4	STEP LIGHT	4/L601
10.5	[Symbol]	1	CAFE LIGHT	5/L601

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

**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 STAIR WITH HANDRAIL.
- 5 ACCESSIBLE RAMP (SLOPE 1:12) WITH HANDRAIL. MEET ADA GUIDELINES.



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SITE DEVELOPMENT PLANS  
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 BROAD CREEK MARINA, HILTON HEAD ISLAND, SC

DATE: MAR 24, 2026  
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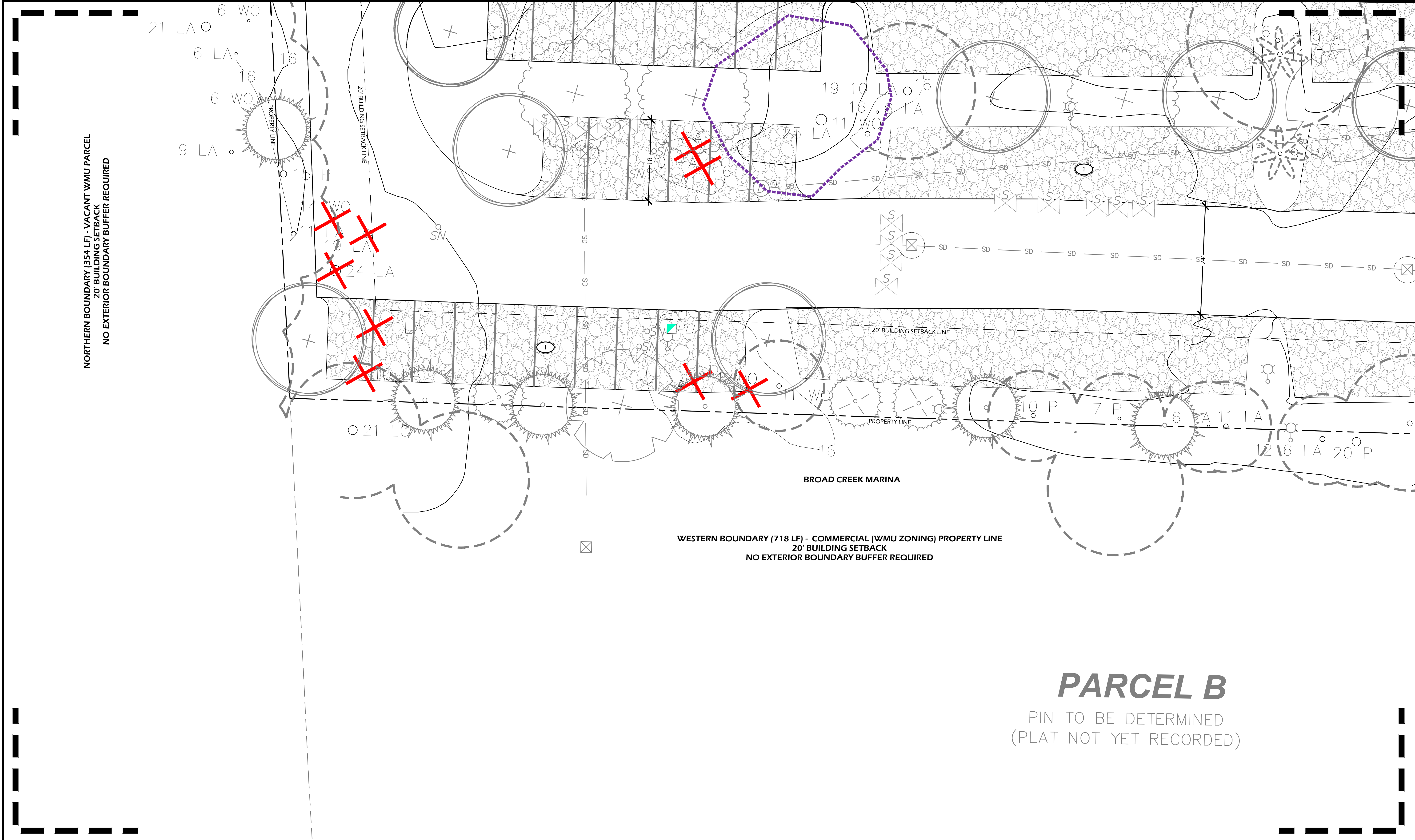
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DRAWING TITLE  
 KEY SHEET

DRAWING NUMBER

**L106**



**PARCEL B**  
 PIN TO BE DETERMINED  
 (PLAT NOT YET RECORDED)

CALL-OUT	SYMB.	DESCRIPTION	DETAIL
2.1	[Symbol]	CONCRETE WALK	1/L600
2.2	[Symbol]	GRAVEL/SHELL WALK	2/L600

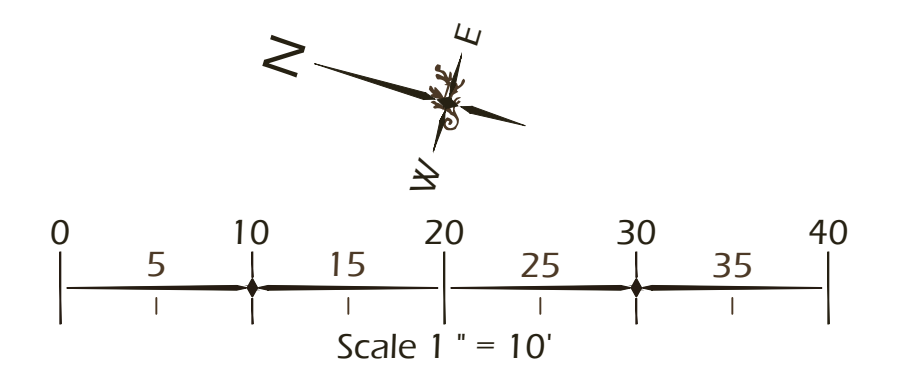
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CALL-OUT	DESCRIPTION	DETAIL
5.1	CONCRETE STAIR	3/L600
6.1	RETAINING WALL TYPE 1 (TABBY)	4/L600
7.1	PILE AND ROPE FENCE	5/L600
9.1	BIKE RACK	6/L600
9.2	BENCH	7/L600
9.3	EV VEHICLE CHARGING STATION	6/L601

CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
10.1	[Symbol]	61	PATH LIGHT	1/L601
10.2	[Symbol]	19	UP LIGHT	2/L601
10.3	[Symbol]	2	BOLLARD LIGHT	3/L601
10.4	[Symbol]	4	STEP LIGHT	4/L601
10.5	[Symbol]	1	CAFE LIGHT	5/L601

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

- 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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SITE DEVELOPMENT PLANS  
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 BROAD CREEK MARINA, HILTON HEAD ISLAND, SC

DATE: MAR 24, 2026  
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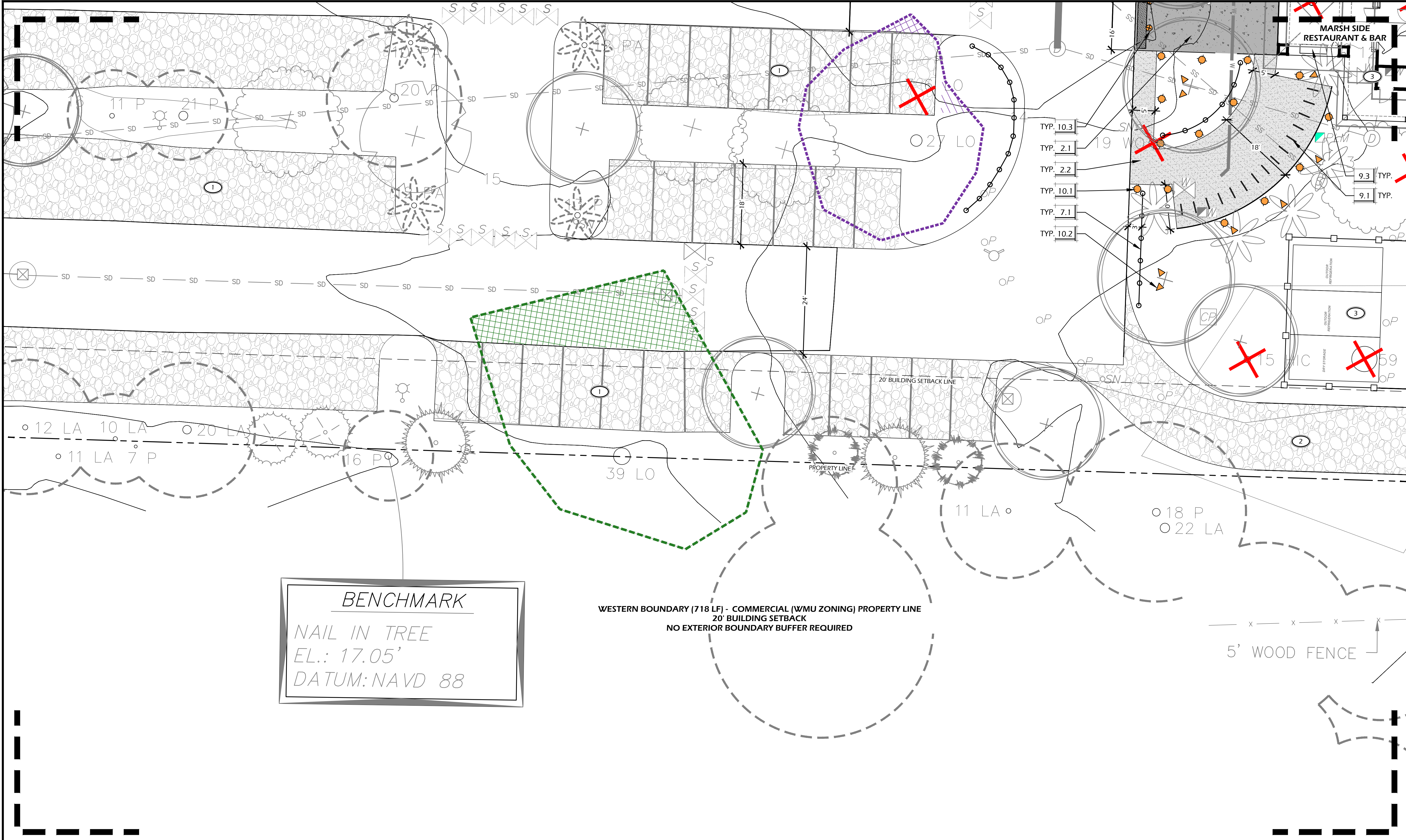
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DRAWING TITLE  
**KEY SHEET**

DRAWING NUMBER

**L107**



**BENCHMARK**  
 NAIL IN TREE  
 EL.: 17.05'  
 DATUM: NAVD 88

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

5' WOOD FENCE

**PAVING SCHEDULE**

CALL-OUT	SYMB.	DESCRIPTION	DETAIL
2.1	[Symbol]	CONCRETE WALK	1/L600
2.2	[Symbol]	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**

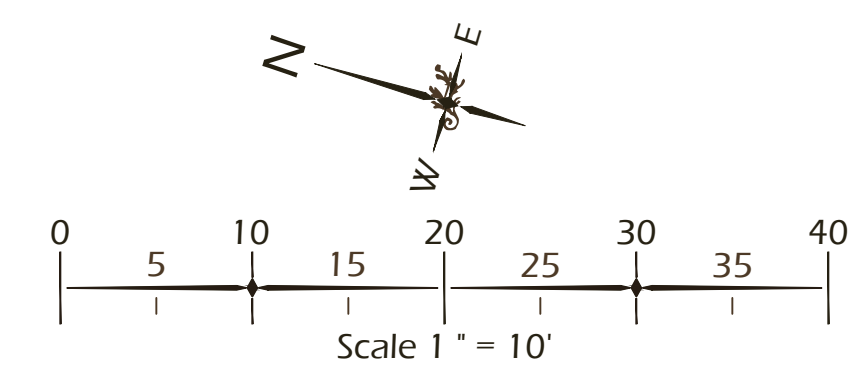
CALL-OUT	DESCRIPTION	DETAIL
5.1	CONCRETE STAIR	3/L600
6.1	RETAINING WALL TYPE 1 (TABBY)	4/L600
7.1	PILE AND ROPE FENCE	5/L600
9.1	BIKE RACK	6/L600
9.2	BENCH	7/L600
9.3	EV VEHICLE CHARGING STATION	6/L601

**LIGHTING SCHEDULE**

CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
10.1	[Symbol]	61	PATH LIGHT	1/L601
10.2	[Symbol]	19	UP LIGHT	2/L601
10.3	[Symbol]	2	BOLLARD LIGHT	3/L601
10.4	[Symbol]	4	STEP LIGHT	4/L601
10.5	[Symbol]	1	CAFE LIGHT	5/L601

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

- 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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 THIS SHEET TO SCALE AT: 24"X36"

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

DATE: MAR 24, 2026  
 PROJECT NO.: 25123.01  
 DRAWN BY: SD/JC  
 CHECKED BY: JC

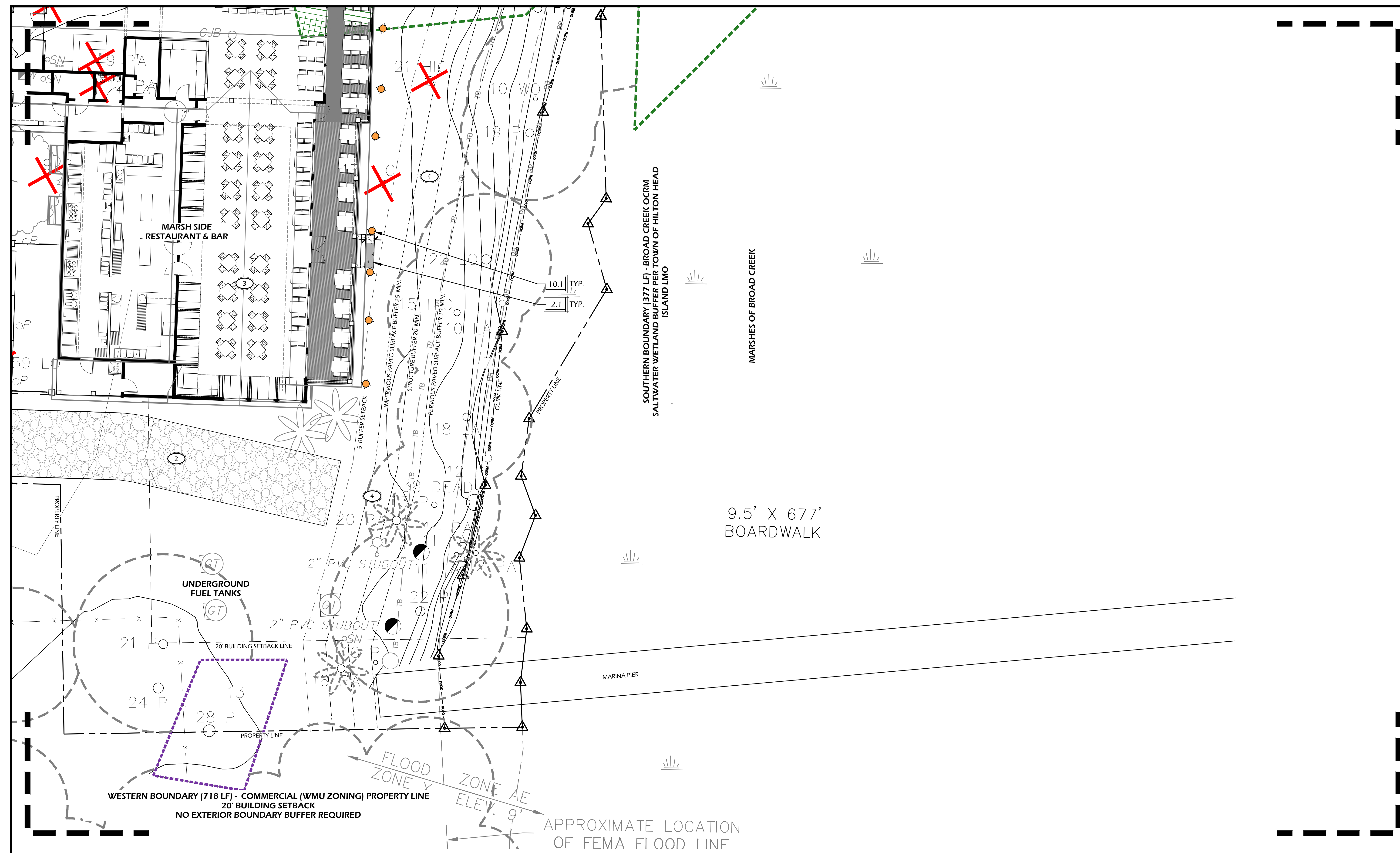
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DRAWING TITLE  
**KEY SHEET**

DRAWING NUMBER

**L108**



PAVING SCHEDULE			
CALL-OUT	SYMB.	DESCRIPTION	DETAIL
2.1	[Symbol]	CONCRETE WALK	1/L600
2.2	[Symbol]	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.

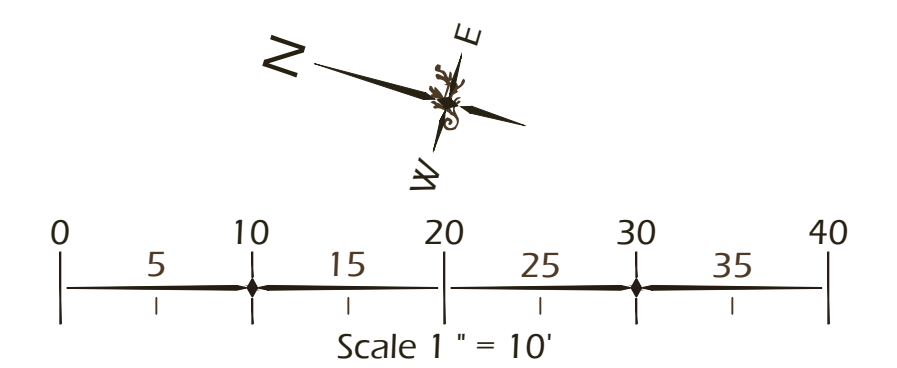
SITE DETAILS LEGEND		
CALL-OUT	DESCRIPTION	DETAIL
5.1	CONCRETE STAIR	3/L600
6.1	RETAINING WALL TYPE 1 (TABBY)	4/L600
7.1	PILE AND ROPE FENCE	5/L600
9.1	BIKE RACK	6/L600
9.2	BENCH	7/L600
9.3	EV VEHICLE CHARGING STATION	6/L601

LIGHTING SCHEDULE				
CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
10.1	[Symbol]	61	PATH LIGHT	1/L601
10.2	[Symbol]	19	UP LIGHT	2/L601
10.3	[Symbol]	2	BOLLARD LIGHT	3/L601
10.4	[Symbol]	4	STEP LIGHT	4/L601
10.5	[Symbol]	1	CAFE LIGHT	5/L601

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

**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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 THIS SHEET TO SCALE AT 24"X36"

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

DATE: MAR 24, 2026  
 PROJECT NO.: 25123.01  
 DRAWN BY: SD/JC  
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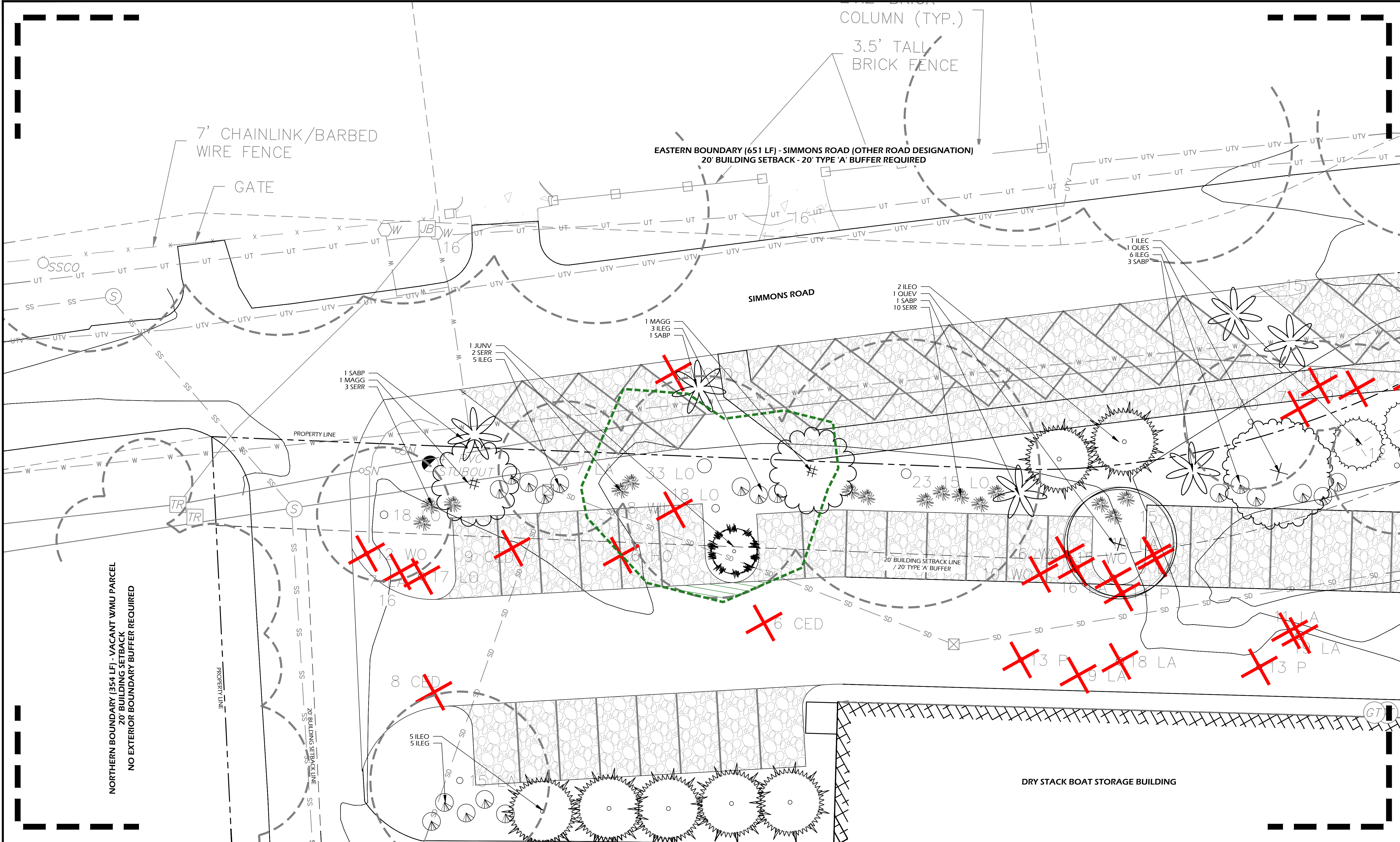
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 NOT FOR  
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REVISIONS:  
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DRAWING TITLE  
**PLANTING PLAN**

DRAWING NUMBER

**L500**



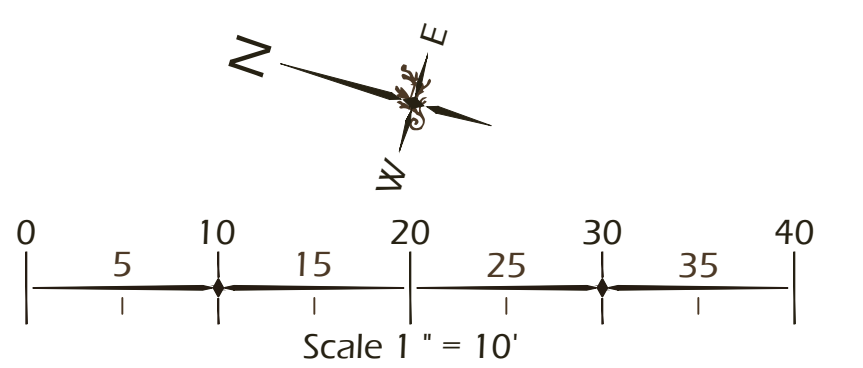
PLANTING DETAILS		
CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	1/L510
14.2	PALM TREE PLANTING	2/L510
14.3	SHRUB PLANTING	3/L510
14.4	GROUND COVER PLANTING	4/L510
14.5	ROOT BARRIER	N/A

PLANT KEY LEGEND		
Abbrev	Botanical Name	Common Name
<b>TREES</b>		
JUNV	Juniperus virginiana	Eastern Red Cedar
MAGG	Magnolia grandiflora	Southern Magnolia
QUEA	Quercus alba	White Oak
QUES	Quercus shumardii	Shumard Oak
QUEV	Quercus virginiana	Live Oak
QUEV 1	Quercus virginiana	Live Oak
SABP	Sabal palmetto	Cabbage Palm
<b>UNDERSTORY TREES</b>		
ILOC	Ilex cassine	Dahoon Holly
ILOC	Ilex opaca	American Holly
VITA	Vitex agnus-castus	Chaste Tree

SHRUBS		
AZAC	Azalea x encore	Encore Azalea
CALC	Callistemon citrinus	Bottlebrush
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
ILLP	Illicium parviflorum	Yellow Anise
OSMF	Osmanthus fragrans	Fragrant Tea Olive
PHIB	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 Muhly Grass
TRID	Tripsacum dactyloides	Fakahatchee Grass
<b>GROUND COVERS, VINES &amp; PERENNIALS</b>		
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

- PLANTING REFERENCE NOTES:**
- EXISTING TREES TO REMAIN.
  - EXISTING TREES TO BE REMOVED.
  - SELECTIVELY THIN AND UNDERBRUSH, REMOVE DEAD LIMBS AND PINE STRAW DISTURBED AREAS ± 15' ALONG PROPERTY LINE.
  - ALL PARKING LOT MEDIAN PLANTINGS SHALL BE 12'-18" OFF EDGE OF ROAD / PARKING AREA AT TIME OF MATURITY.
  - CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
  - COORDINATE IRRIGATION CONTROLLER LOCATION WITH STURRE ENGINEERING CIVIL ENGINEER.



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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: MAR 24, 2026  
 PROJECT NO.: 25123.01  
 DRAWN BY: SD/JC  
 CHECKED BY: JC

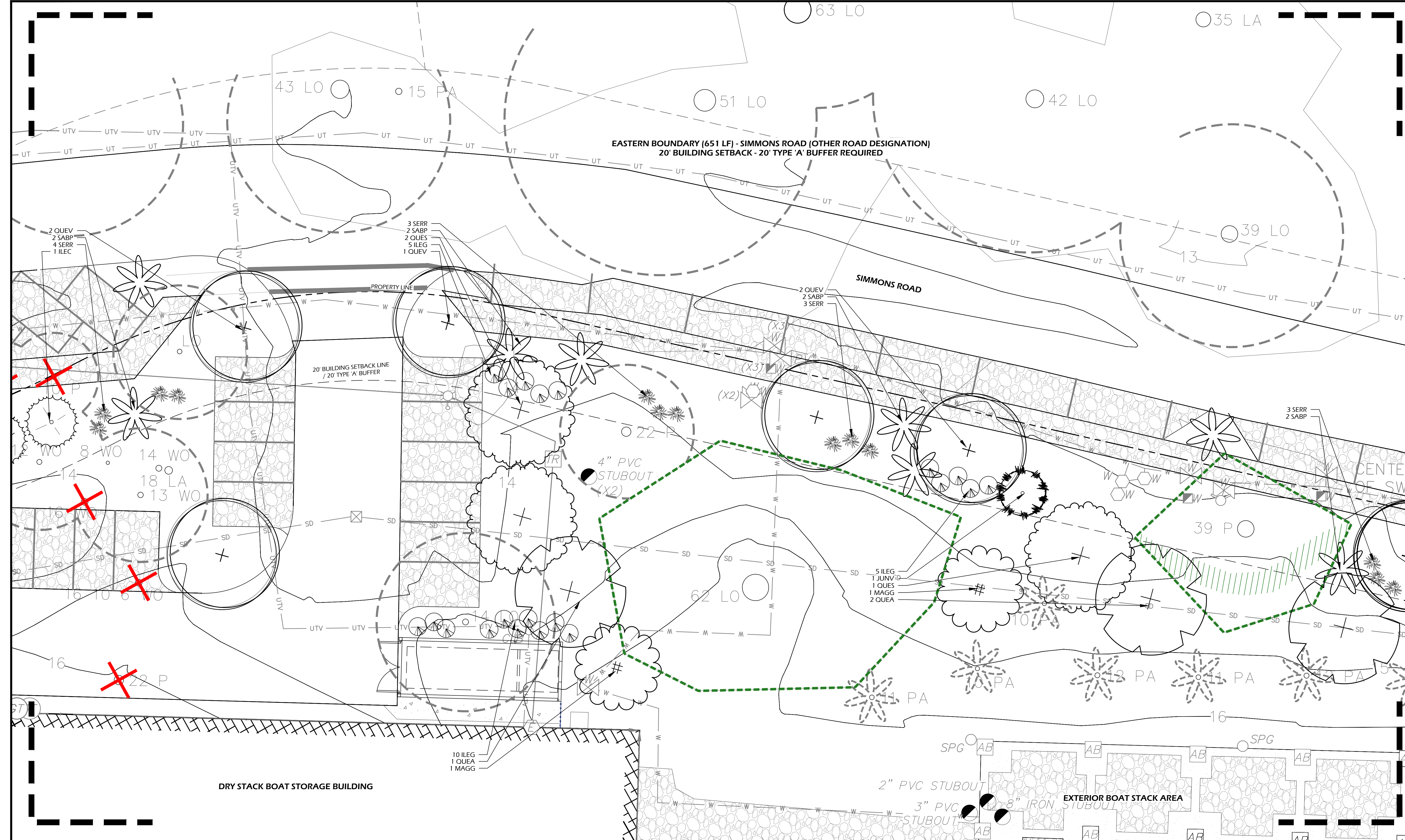
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DRAWING TITLE  
**PLANTING PLAN**

DRAWING NUMBER

**L501**



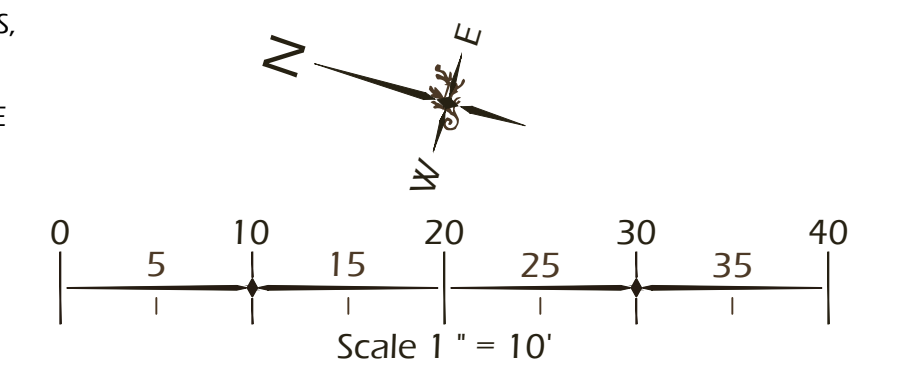
**PLANTING DETAILS**

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

**PLANT KEY LEGEND**

Abbrev	Botanical Name	Common Name
<b>TREES</b>		
JUNV	Juniperus virginiana	Eastern Red Cedar
MAGG	Magnolia grandiflora	Southern Magnolia
QUEA	Quercus alba	White Oak
QUES	Quercus shumardii	Shumard Oak
QUEV	Quercus virginiana	Live Oak
QUEV 1	Quercus virginiana	Live Oak
SABP	Sabal palmetto	Cabbage Palm
<b>UNDERSTORY TREES</b>		
ILEC	Ilex cassine	Dahoon Holly
ILEO	Ilex opaca	American Holly
VITA	Vitex agnus-castus	Chaste Tree
<b>SHRUBS</b>		
AZAC	Azalea x encore	Encore Azalea
CALC	Callistemon citrinus	Bottlebrush
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
ILLP	Illicium parviflorum	Yellow Anise
OSMF	Osmanthus fragrans	Fragrant Tea Olive
PHIB	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
<b>ORNAMENTAL GRASSES &amp; FERNS</b>		
MUHC	Muhlenbergia capillaris	Pink Muhly Grass
TRID	Tripsacum dactyloides	Fakahatchee Grass
<b>GROUND COVERS, VINES &amp; PERENNIALS</b>		
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

- PLANTING REFERENCE NOTES:**
- EXISTING TREES TO REMAIN.
  - EXISTING TREES TO BE REMOVED.
  - SELECTIVELY THIN AND UNDERBRUSH, REMOVE DEAD LIMBS AND PINE STRAW DISTURBED AREAS ± 15' ALONG PROPERTY LINE.
  - ALL PARKING LOT MEDIAN PLANTINGS SHALL BE 12"-18" OFF EDGE OF ROAD / PARKING AREA AT TIME OF MATURITY.
  - CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
  - COORDINATE IRRIGATION CONTROLLER LOCATION WITH STURRE ENGINEERING CIVIL ENGINEER.



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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: MAR 24, 2026  
 PROJECT NO.: 25123.01  
 DRAWN BY: SD/JC  
 CHECKED BY: JC

**DRB SUBMITTAL,  
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REVISIONS:  
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DRAWING TITLE  
**PLANTING PLAN**

DRAWING NUMBER

**L502**



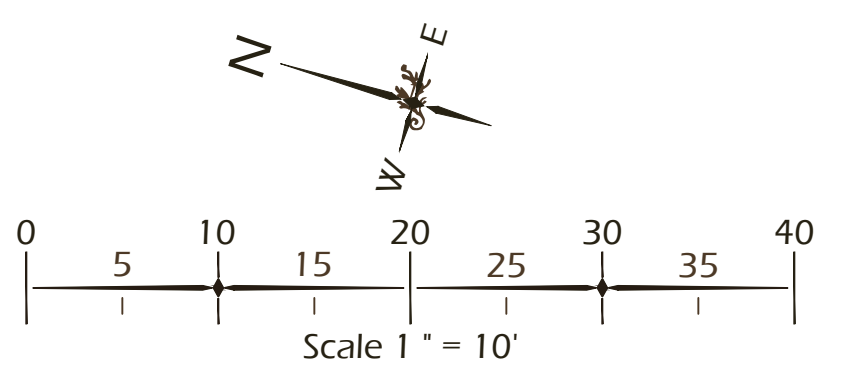
PLANTING DETAILS		
CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	1/L510
14.2	PALM TREE PLANTING	2/L510
14.3	SHRUB PLANTING	3/L510
14.4	GROUND COVER PLANTING	4/L510
14.5	ROOT BARRIER	N/A

PLANT KEY LEGEND		
Abbrev	Botanical Name	Common Name
<b>TREES</b>		
JUNV	Juniperus virginiana	Eastern Red Cedar
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QUES	Quercus shumardii	Shumard Oak
QUEV	Quercus virginiana	Live Oak
QUEV 1	Quercus virginiana	Live Oak
SABP	Sabal palmetto	Cabbage Palm
<b>UNDERSTORY TREES</b>		
ILEC	Ilex cassine	Dahoon Holly
ILEO	Ilex opaca	American Holly
VITA	Vitex agnus-castus	Chaste Tree

SHRUBS		
AZAC	Azalea x encore	Encore Azalea
CALC	Callistemon citrinus	Bottlebrush
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
ILLP	Illicium parviflorum	Yellow Anise
OSMF	Osmanthus fragrans	Fragrant Tea Olive
PHIB	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 Muhly Grass
TRID	Tripsacum dactyloides	Fakahatchee Grass
<b>GROUND COVERS, VINES &amp; PERENNIALS</b>		
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

- PLANTING REFERENCE NOTES:**
- EXISTING TREES TO REMAIN.
  - EXISTING TREES TO BE REMOVED.
  - SELECTIVELY THIN AND UNDERBRUSH. REMOVE DEAD LIMBS AND PINE STRAW DISTURBED AREAS ± 15' ALONG PROPERTY LINE.
  - ALL PARKING LOT MEDIAN PLANTINGS SHALL BE 12"-18" OFF EDGE OF ROAD / PARKING AREA AT TIME OF MATURITY.
  - CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
  - COORDINATE IRRIGATION CONTROLLER LOCATION WITH STURR ENGINEERING CIVIL ENGINEER.





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

DATE: MAR 24, 2026  
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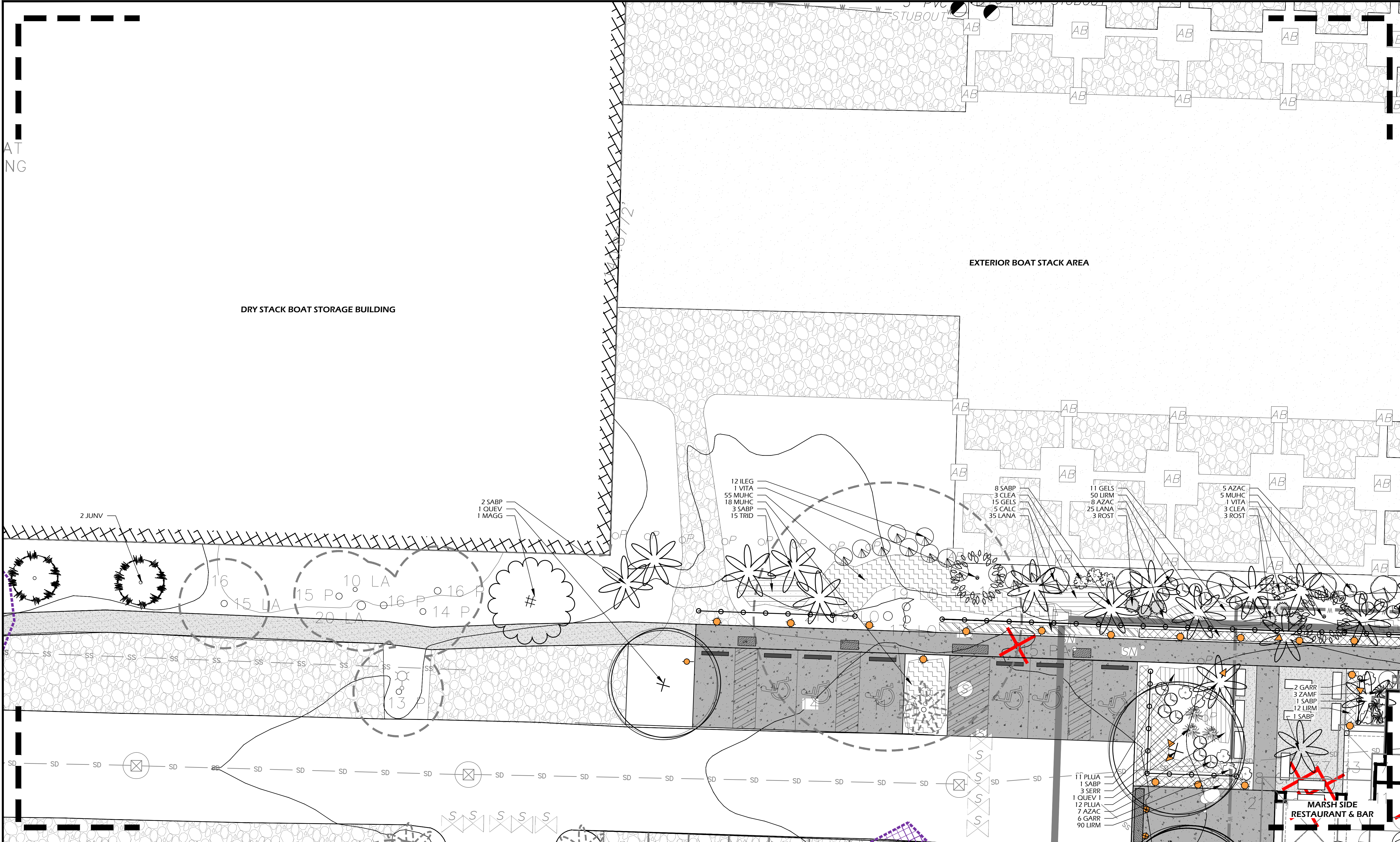
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REVISIONS:  
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DRAWING TITLE  
**PLANTING PLAN**

DRAWING NUMBER

**L504**



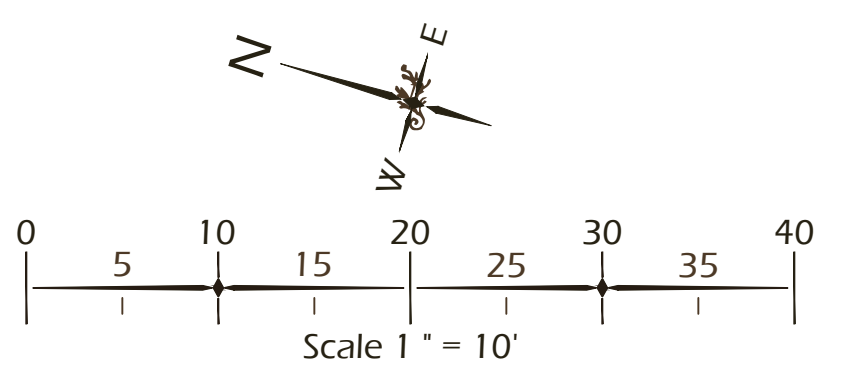
PLANTING DETAILS		
CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	1/L510
14.2	PALM TREE PLANTING	2/L510
14.3	SHRUB PLANTING	3/L510
14.4	GROUND COVER PLANTING	4/L510
14.5	ROOT BARRIER	N/A

PLANT KEY LEGEND		
Abbrev	Botanical Name	Common Name
<b>TREES</b>		
JUNV	Juniperus virginiana	Eastern Red Cedar
MAGG	Magnolia grandiflora	Southern Magnolia
QUEA	Quercus alba	White Oak
QUES	Quercus shumardii	Shumard Oak
QUEV	Quercus virginiana	Live Oak
QUEV 1	Quercus virginiana	Live Oak
SABP	Sabal palmetto	Cabbage Palm
<b>UNDERSTORY TREES</b>		
ILEC	Ilex cassine	Dahoon Holly
ILEO	Ilex opaca	American Holly
VITA	Vitex agnus-castus	Chaste Tree

SHRUBS		
AZAC	Azalea x encore	Encore Azalea
CALC	Callistemon citrinus	Bottlebrush
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
ILLP	Illicium parviflorum	Yellow Anise
OSMF	Osmanthus fragrans	Fragrant Tea Olive
PHIB	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
ZAMP	Zamia floridana	Coontie Palm

ORNAMENTAL GRASSES & FERNS		
MUHC	Muhlenbergia capillaris	Pink Muhly Grass
TRID	Tripsacum dactyloides	Fakahatchee Grass
<b>GROUND COVERS, VINES &amp; PERENNIALS</b>		
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

- PLANTING REFERENCE NOTES:**
- EXISTING TREES TO REMAIN.
  - EXISTING TREES TO BE REMOVED.
  - SELECTIVELY THIN AND UNDERBRUSH, REMOVE DEAD LIMBS AND PINE STRAW DISTURBED AREAS ± 15' ALONG PROPERTY LINE.
  - ALL PARKING LOT MEDIAN PLANTINGS SHALL BE 12"-18" OFF EDGE OF ROAD / PARKING AREA AT TIME OF MATURITY.
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  - COORDINATE IRRIGATION CONTROLLER LOCATION WITH STURRE ENGINEERING CIVIL ENGINEER.



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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: MAR 24, 2026  
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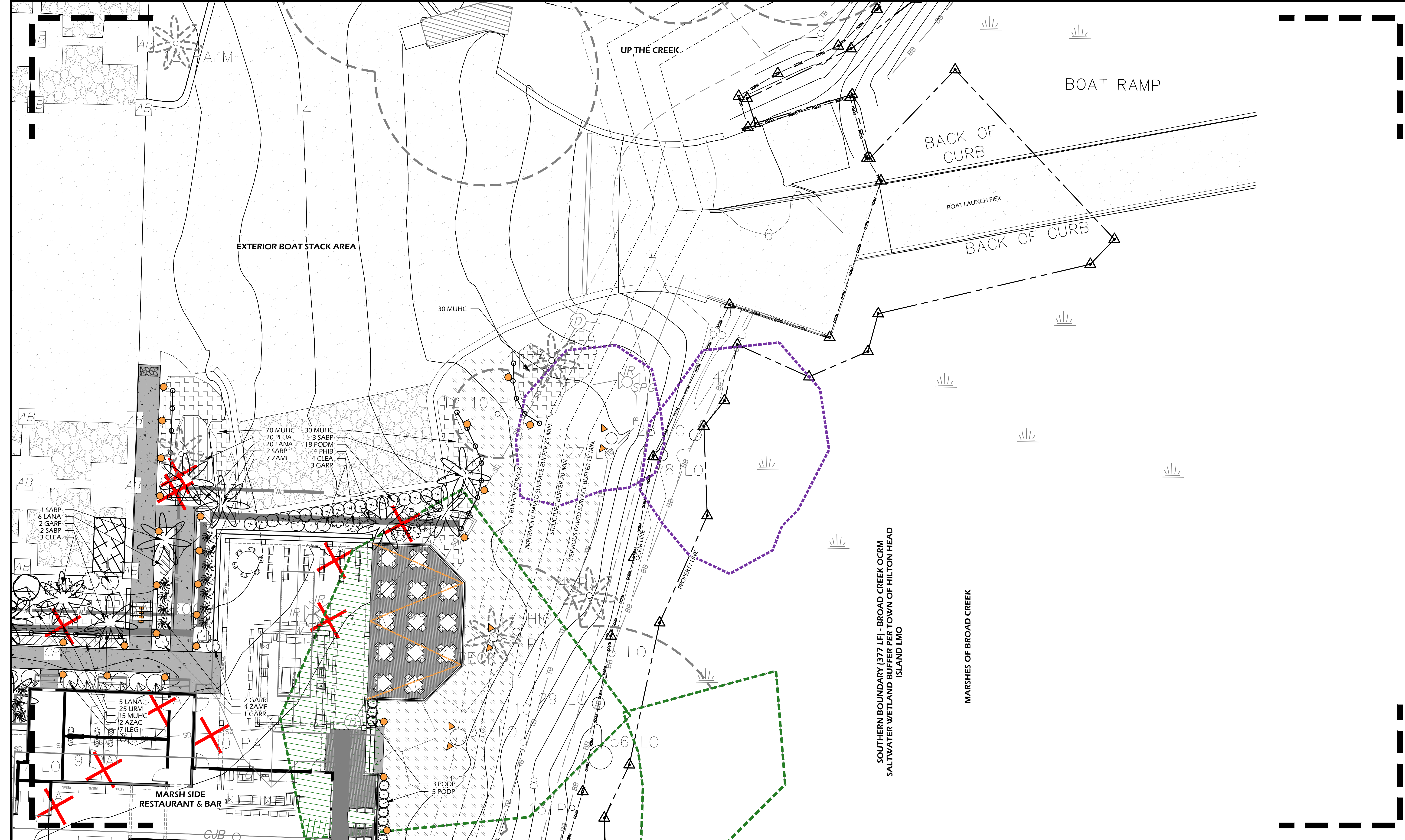
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DRAWING TITLE  
**PLANTING PLAN**

DRAWING NUMBER

**L505**



**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

**PLANT KEY LEGEND**

Abbrev	Botanical Name	Common Name
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SABP	Sabal palmetto	Cabbage Palm
<b>UNDERSTORY TREES</b>		
ILEC	Ilex cassine	Dahoon Holly
ILEO	Ilex opaca	American Holly
VITA	Vitex agnus-castus	Chaste Tree

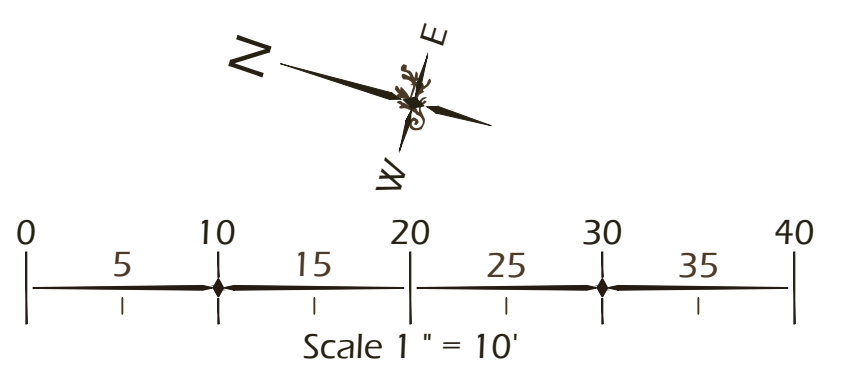
**SHRUBS**

AZAC	Azalea x encore	Encore Azalea
CALC	Callistemon citrinus	Bottlebrush
CAMS	Camellia sasanqua	Sasanqua Camellia
CLEA	Clethra alnifolia	Sweet Pepperbush
GARF	Gardenia jasminoides 'Frost Proof'	Frost Proof Gardenia
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OSMF	Osmanthus fragrans	Fragrant Tea Olive
PHIB	Philodendron selloum	Cut-Leaf Philodendron
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ZAMF	Zamia floridana	Coontie Palm

**ORNAMENTAL GRASSES & FERNS**

MUHC	Muhlenbergia capillaris	Pink Muhly Grass
TRID	Tripsacum dactyloides	Fakahatchee Grass
<b>GROUND COVERS, VINES &amp; PERENNIALS</b>		
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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

- PLANTING REFERENCE NOTES:**
- EXISTING TREES TO REMAIN.
  - EXISTING TREES TO BE REMOVED.
  - SELECTIVELY THIN AND UNDERBRUSH, REMOVE DEAD LIMBS AND PINE STRAW DISTURBED AREAS ± 15' ALONG PROPERTY LINE.
  - ALL PARKING LOT MEDIAN PLANTINGS SHALL BE 12'-18" OFF EDGE OF ROAD / PARKING AREA AT TIME OF MATURITY.
  - CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
  - COORDINATE IRRIGATION CONTROLLER LOCATION WITH STURRE ENGINEERING CIVIL ENGINEER.



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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: MAR 24, 2026  
PROJECT NO.: 25123.01  
DRAWN BY: SD/JC  
CHECKED BY: JC

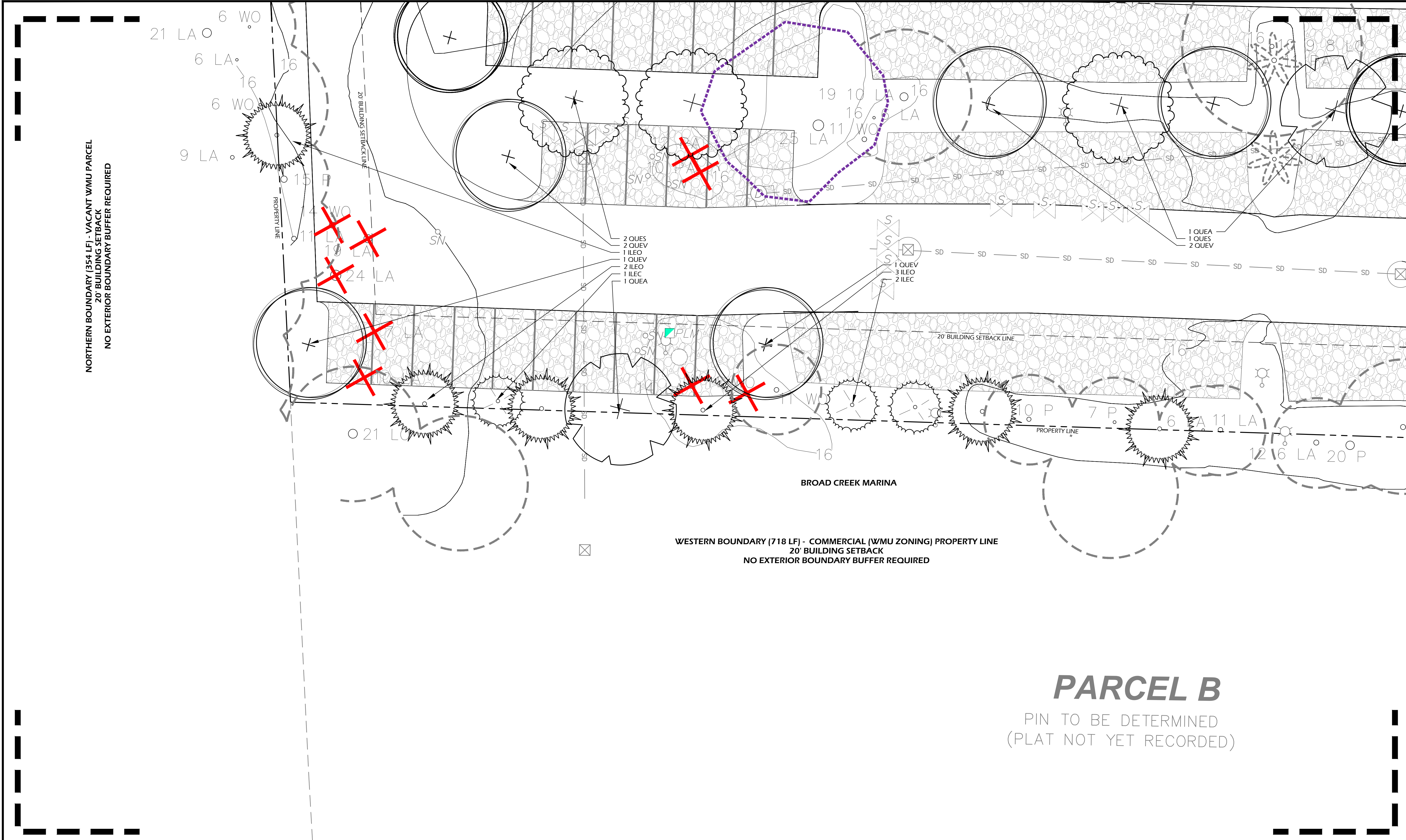
DRB SUBMITTAL,  
NOT FOR  
CONSTRUCTION

REVISIONS:

DRAWING TITLE  
**PLANTING PLAN**

DRAWING NUMBER

**L506**



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

NORTHERN BOUNDARY (354 LF) - VACANT WMU PARCEL  
20' BUILDING SETBACK  
NO EXTERIOR BOUNDARY BUFFER REQUIRED

**PARCEL B**

PIN TO BE DETERMINED  
(PLAT NOT YET RECORDED)

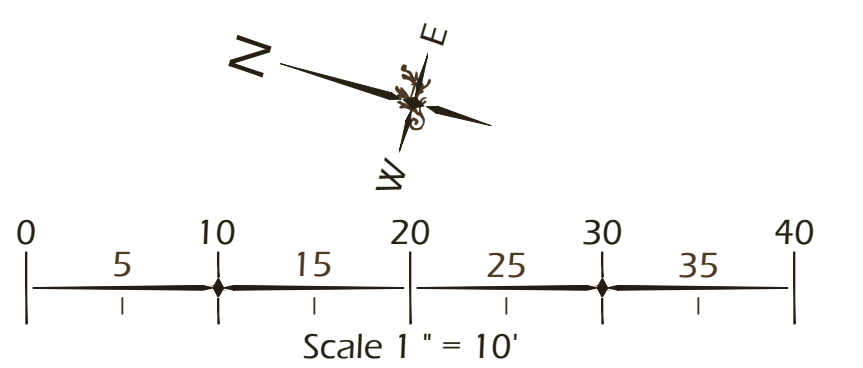
CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	1/L510
14.2	PALM TREE PLANTING	2/L510
14.3	SHRUB PLANTING	3/L510
14.4	GROUND COVER PLANTING	4/L510
14.5	ROOT BARRIER	N/A

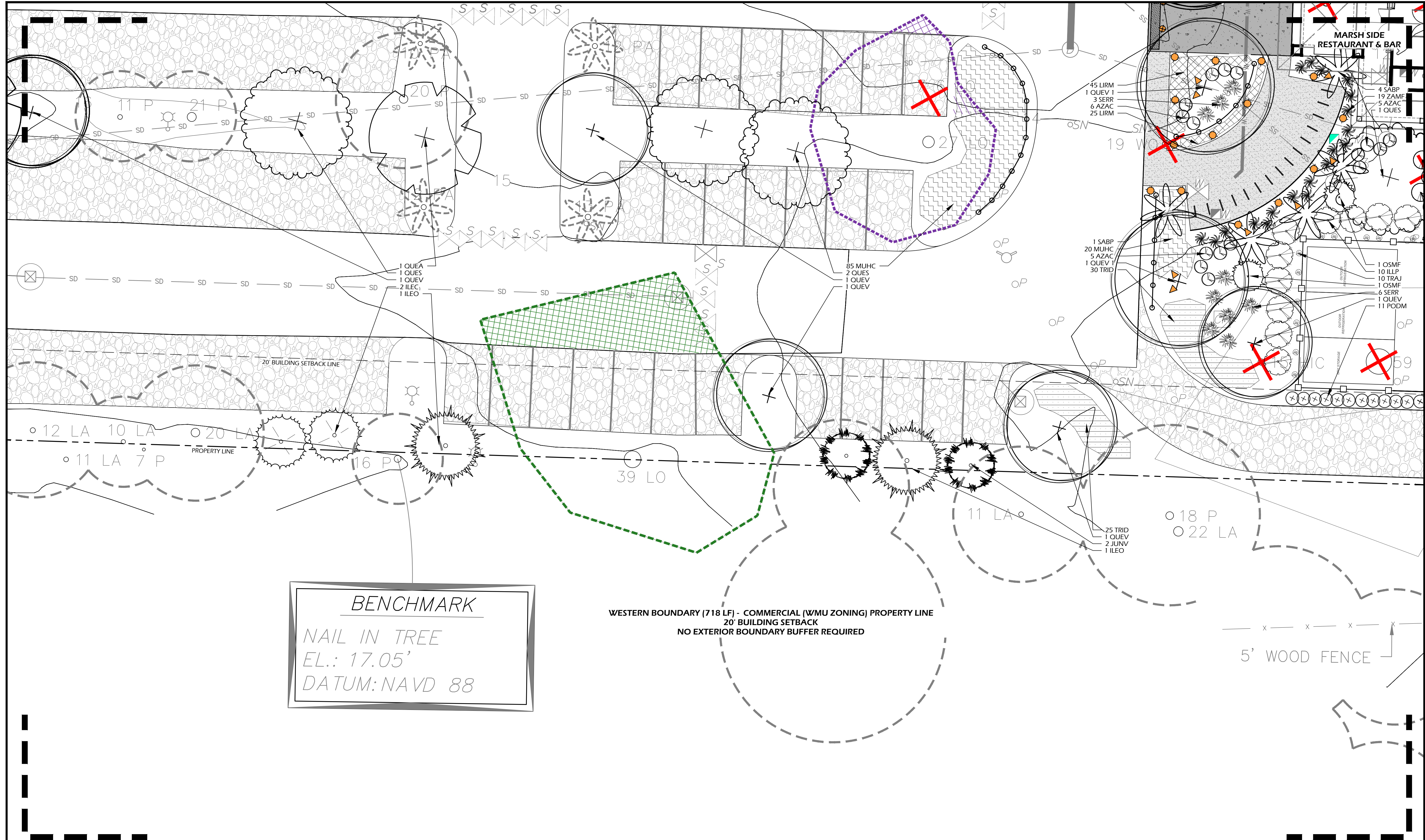
Abbrev	Botanical Name	Common Name
<b>TREES</b>		
JUNV	Juniperus virginiana	Eastern Red Cedar
MAGG	Magnolia grandiflora	Southern Magnolia
QUEA	Quercus alba	White Oak
QUES	Quercus shumardii	Shumard Oak
QUEV	Quercus virginiana	Live Oak
QUEV 1	Quercus virginiana	Live Oak
SABP	Sabal palmetto	Cabbage Palm
<b>UNDERSTORY TREES</b>		
ILEC	Ilex cassine	Dahoon Holly
ILEO	Ilex opaca	American Holly
VITA	Vitex agnus-castus	Chaste Tree

SHRUBS	Common Name
AZAC	Encore Azalea
CALC	Bottlebrush
CAMS	Sasanqua Camellia
CLEA	Sweet Pepperbush
GARF	Frost Proof Gardenia
GARR	Dwarf Gardenia
ILEG	Inkberry Holly
ILLP	Yellow Anise
OSMF	Fragrant Tea Olive
PHIB	Cut-Leaf Philodendron
PODM	Podocarpus
PODP	Dwarf Podocarpus
ROST	Tuscan Blue Rosemary
SERR	Saw Palmetto
ZAMF	Coontie Palm

ORNAMENTAL GRASSES & FERNS	Common Name
MUHC	Pink Muhly Grass
TRID	Fakahatchee Grass
<b>GROUND COVERS, VINES &amp; PERENNIALS</b>	
GELS	Carolina Jessamine
LANA	Anne Marie Lantana
LIRM	Big Blue Liriope
PLUA	Plumbago
TRAJ	Confederate Jasmine

- PLANTING REFERENCE NOTES:**
- EXISTING TREES TO REMAIN.
  - EXISTING TREES TO BE REMOVED.
  - SELECTIVELY THIN AND UNDERBRUSH, REMOVE DEAD LIMBS AND PINE STRAW DISTURBED AREAS ± 15' ALONG PROPERTY LINE.
  - ALL PARKING LOT MEDIAN PLANTINGS SHALL BE 12"-18" OFF EDGE OF ROAD / PARKING AREA AT TIME OF MATURITY.
  - CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
  - COORDINATE IRRIGATION CONTROLLER LOCATION WITH STURRE ENGINEERING CIVIL ENGINEER.





**BENCHMARK**  
 NAIL IN TREE  
 EL.: 17.05'  
 DATUM: NAVD 88

**WESTERN BOUNDARY (718 LF) - COMMERCIAL (W/M ZONING) PROPERTY LINE**  
 20' BUILDING SETBACK  
 NO EXTERIOR BOUNDARY BUFFER REQUIRED

5' WOOD FENCE

**Winter Jones-Heefer**  
 landscape architecture  
 land planning  
 www.wjhk.com  
 28 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph 843.787.7411

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

DATE: MAR 24, 2026  
 PROJECT NO.: 25123.01  
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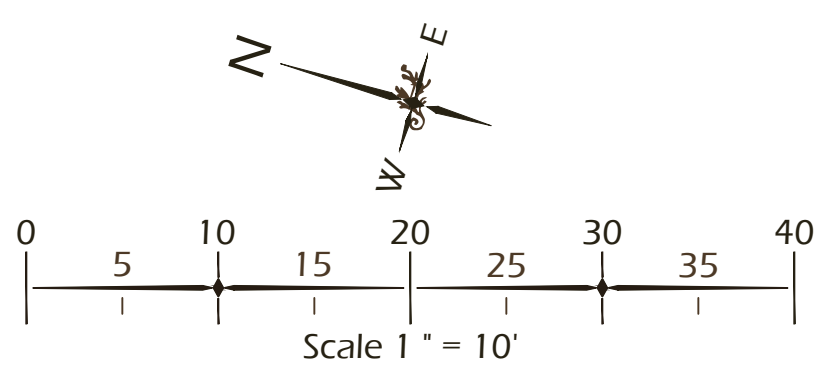
PLANTING DETAILS		
CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	1/L510
14.2	PALM TREE PLANTING	2/L510
14.3	SHRUB PLANTING	3/L510
14.4	GROUND COVER PLANTING	4/L510
14.5	ROOT BARRIER	N/A

PLANT KEY LEGEND		
Abbrev	Botanical Name	Common Name
<b>TREES</b>		
JUNV	Juniperus virginiana	Eastern Red Cedar
MAGG	Magnolia grandiflora	Southern Magnolia
QUEA	Quercus alba	White Oak
QUES	Quercus shumardii	Shumard Oak
QUEV	Quercus virginiana	Live Oak
QUEV 1	Quercus virginiana	Live Oak
SABP	Sabal palmetto	Cabbage Palm
<b>UNDERSTORY TREES</b>		
ILEC	Ilex cassine	Dahoon Holly
ILEO	Ilex opaca	American Holly
VITA	Vitex agnus-castus	Chaste Tree

SHRUBS		
AZAC	Azalea x encore	Encore Azalea
CALC	Callistemon citrinus	Bottlebrush
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
ILLP	Illicium parviflorum	Yellow Anise
OSMF	Osmanthus fragrans	Fragrant Tea Olive
PHIB	Philodendron selloum	Cut-Leaf Philodendron
PODP	Podocarpus macrophyllus	Podocarpus
PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus
ROST	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary
SERR	Serenoa repens	Saw Palmetto
ZAMP	Zamia floridana	Coontie Palm

ORNAMENTAL GRASSES & FERNS		
MUHC	Muhlenbergia capillaris	Pink Muhly Grass
TRID	Tripsacum dactyloides	Fakahatchee Grass
<b>GROUND COVERS, VINES &amp; PERENNIALS</b>		
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

- PLANTING REFERENCE NOTES:**
- EXISTING TREES TO REMAIN.
  - EXISTING TREES TO BE REMOVED.
  - SELECTIVELY THIN AND UNDERBRUSH, REMOVE DEAD LIMBS AND PINE STRAW DISTURBED AREAS ± 15' ALONG PROPERTY LINE.
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  - CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
  - COORDINATE IRRIGATION CONTROLLER LOCATION WITH STURR ENGINEERING CIVIL ENGINEER.



REVISIONS:

NO.	DESCRIPTION

DRAWING TITLE  
**PLANTING PLAN**

DRAWING NUMBER  
**L507**

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SITE DEVELOPMENT PLANS  
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DATE: MAR 24, 2026  
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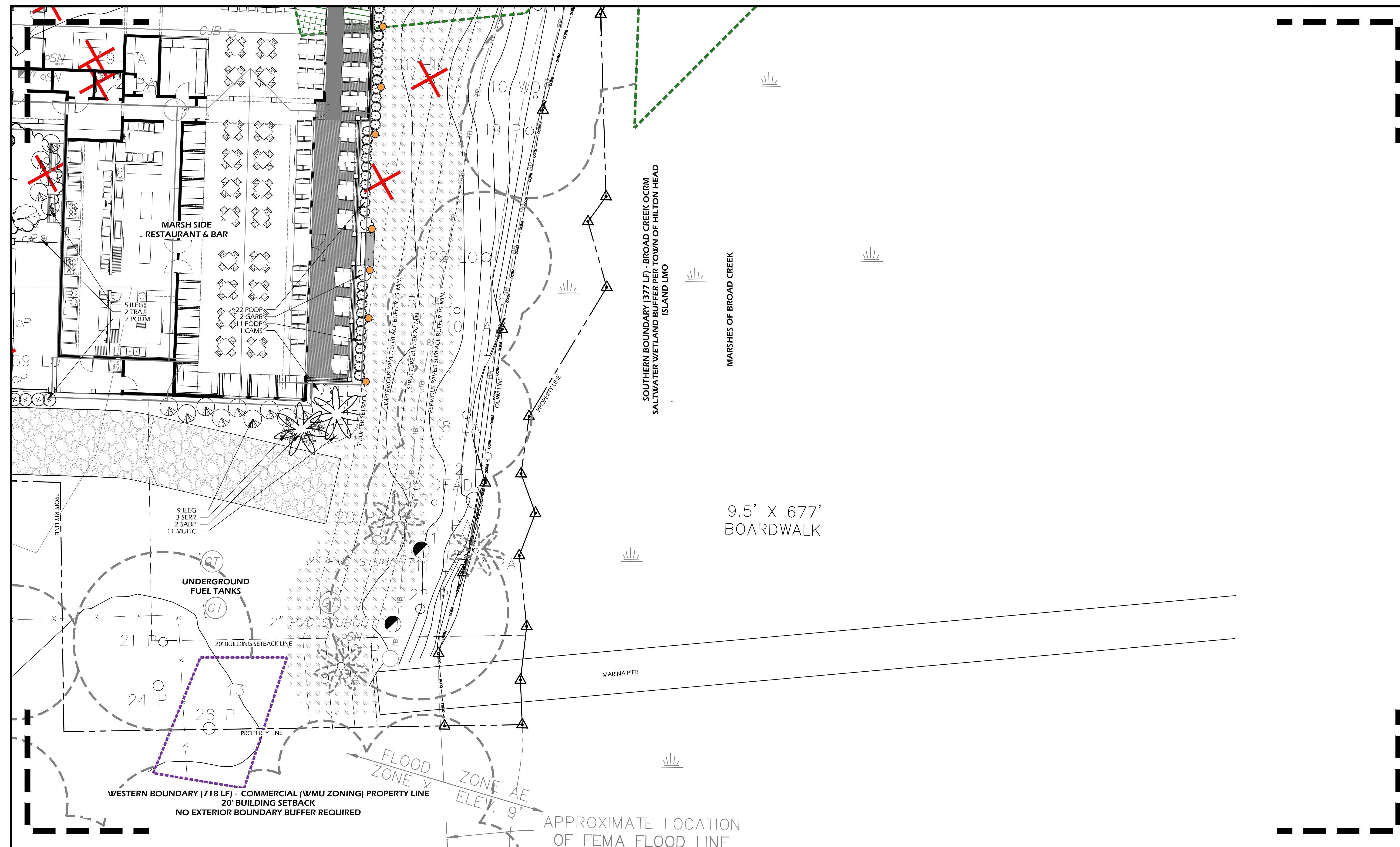
**DRB SUBMITTAL,  
 NOT FOR  
 CONSTRUCTION**

REVISIONS:  
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DRAWING TITLE  
**PLANTING PLAN**

DRAWING NUMBER

**L508**



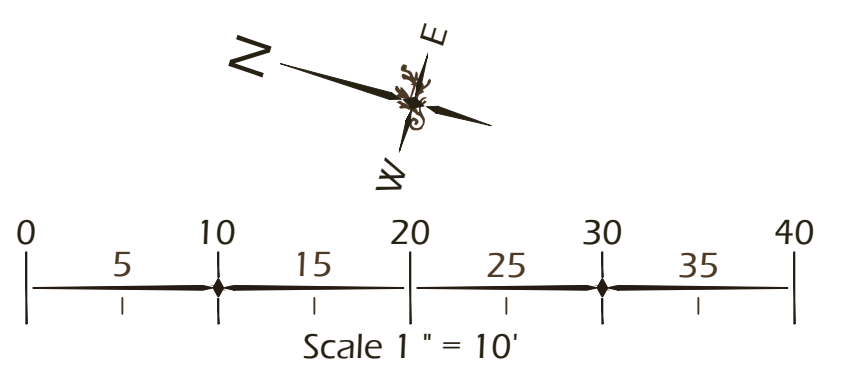
CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	1/L510
14.2	PALM TREE PLANTING	2/L510
14.3	SHRUB PLANTING	3/L510
14.4	GROUND COVER PLANTING	4/L510
14.5	ROOT BARRIER	N/A

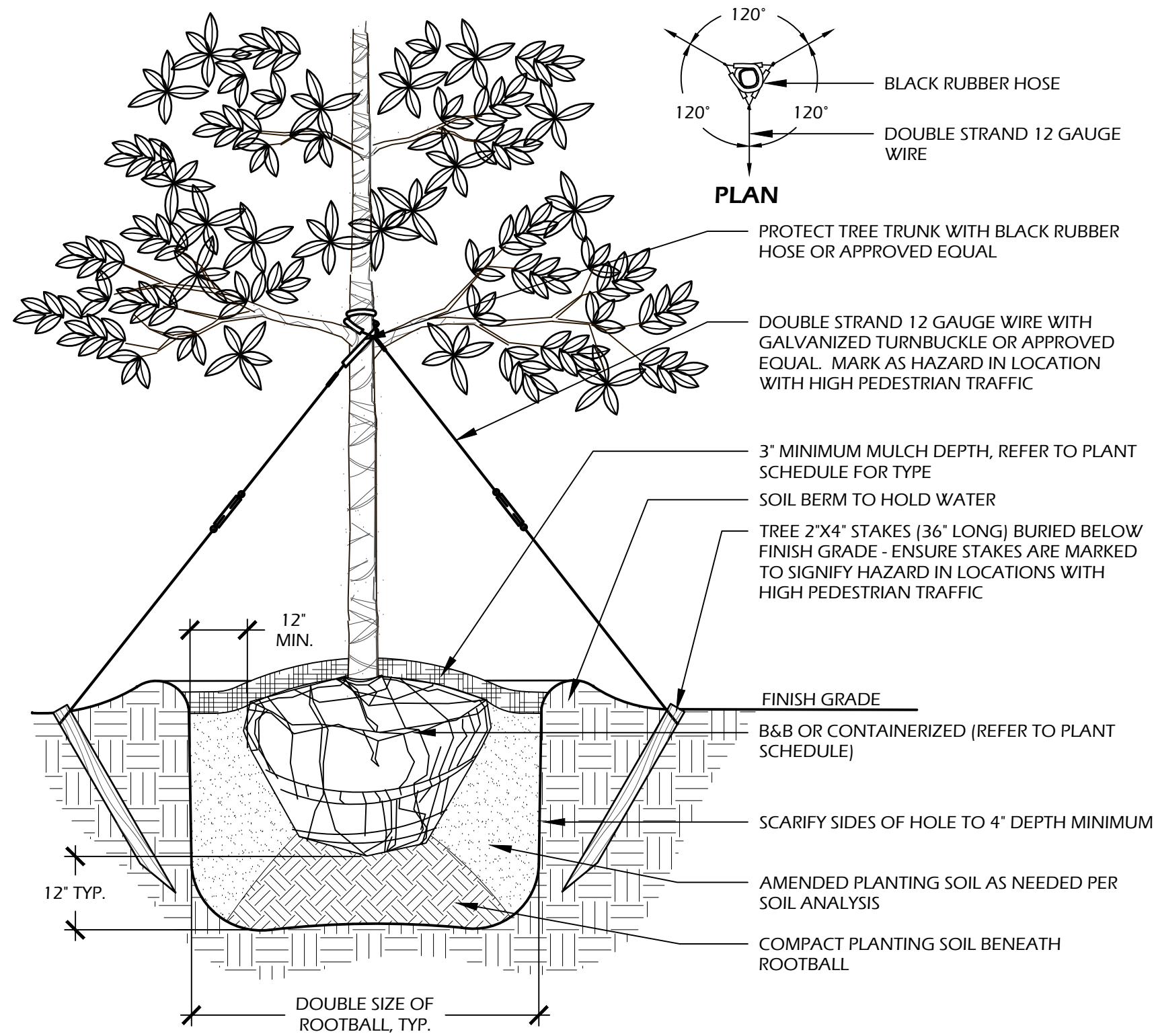
Abbrev	Botanical Name	Common Name
<b>TREES</b>		
JUNV	Juniperus virginiana	Eastern Red Cedar
MAGG	Magnolia grandiflora	Southern Magnolia
QUEA	Quercus alba	White Oak
QUES	Quercus shumardii	Shumard Oak
QUEV	Quercus virginiana	Live Oak
QUEV 1	Quercus virginiana	Live Oak
SABP	Sabal palmetto	Cabbage Palm
<b>UNDERSTORY TREES</b>		
ILEC	Ilex cassine	Dahoon Holly
ILEO	Ilex opaca	American Holly
VITA	Vitex agnus-castus	Chaste Tree

SHRUBS	Common Name
AZAC	Encore Azalea
CALC	Bottlebrush
CAMS	Sasanqua Camellia
CLEA	Sweet Pepperbush
GARF	Frost Proof Gardenia
GARR	Dwarf Gardenia
ILEG	Inkberry Holly
ILLP	Yellow Anise
OSMF	Fragrant Tea Olive
PHIB	Cut-Leaf Philodendron
PODM	Podocarpus
PODP	Dwarf Podocarpus
ROST	Tuscan Blue Rosemary
SERR	Saw Palmetto
ZAMF	Coontie Palm

ORNAMENTAL GRASSES & FERNS	Common Name
MUHC	Pink Muhly Grass
TRID	Fakahatchee Grass
<b>GROUND COVERS, VINES &amp; PERENNIALS</b>	
GELS	Carolina Jessamine
LANA	Anne Marie Lantana
LIRM	Big Blue Liriope
PLUA	Plumbago
TRAJ	Confederate Jasmine

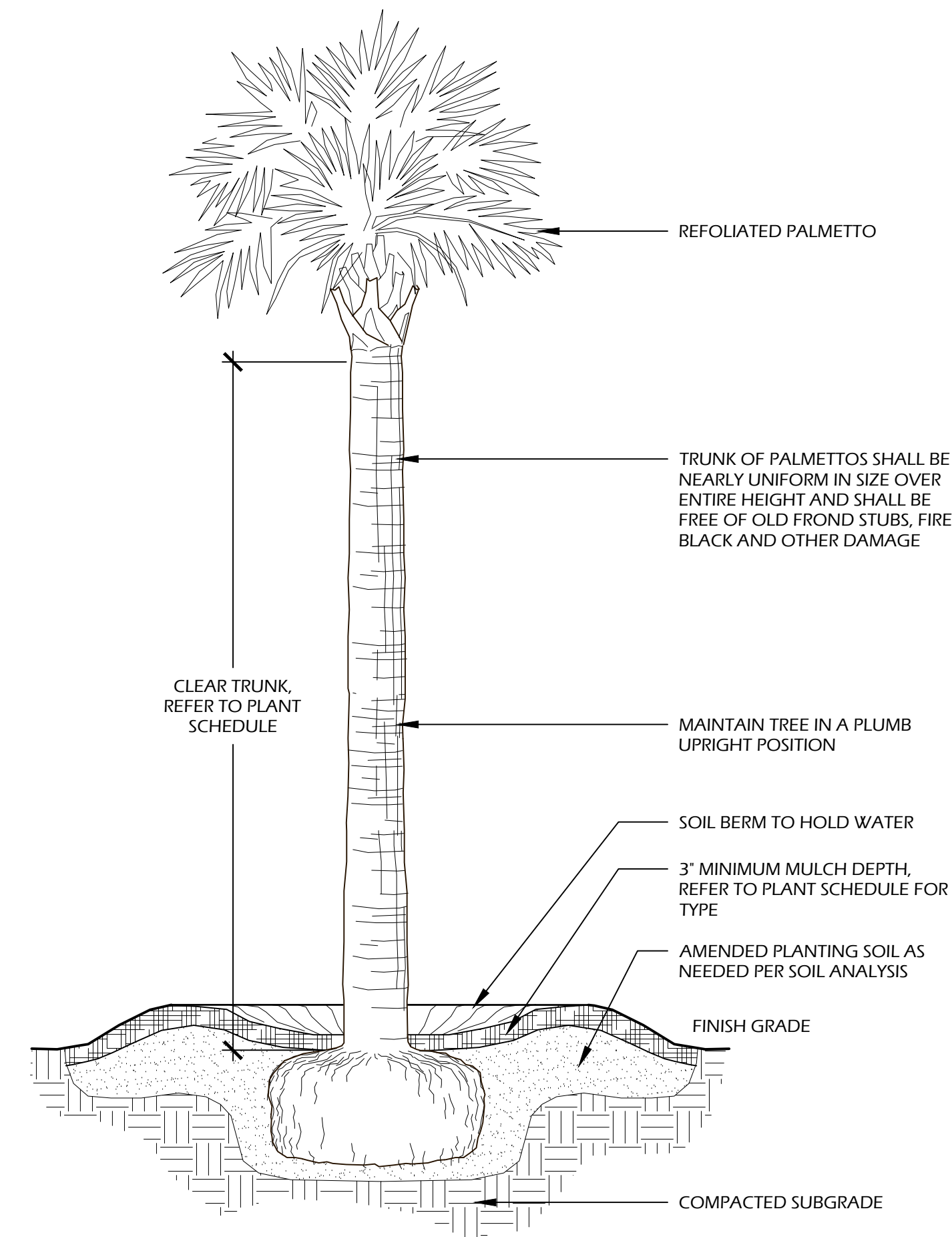
- PLANTING REFERENCE NOTES:**
- EXISTING TREES TO REMAIN.
  - EXISTING TREES TO BE REMOVED.
  - SELECTIVELY THIN AND UNDERBRUSH, REMOVE DEAD LIMBS AND PINE STRAW DISTURBED AREAS ± 15' ALONG PROPERTY LINE.
  - ALL PARKING LOT MEDIAN PLANTINGS SHALL BE 12"-18" OFF EDGE OF ROAD / PARKING AREA AT TIME OF MATURITY.
  - CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
  - COORDINATE IRRIGATION CONTROLLER LOCATION WITH STURRE ENGINEERING CIVIL ENGINEER.





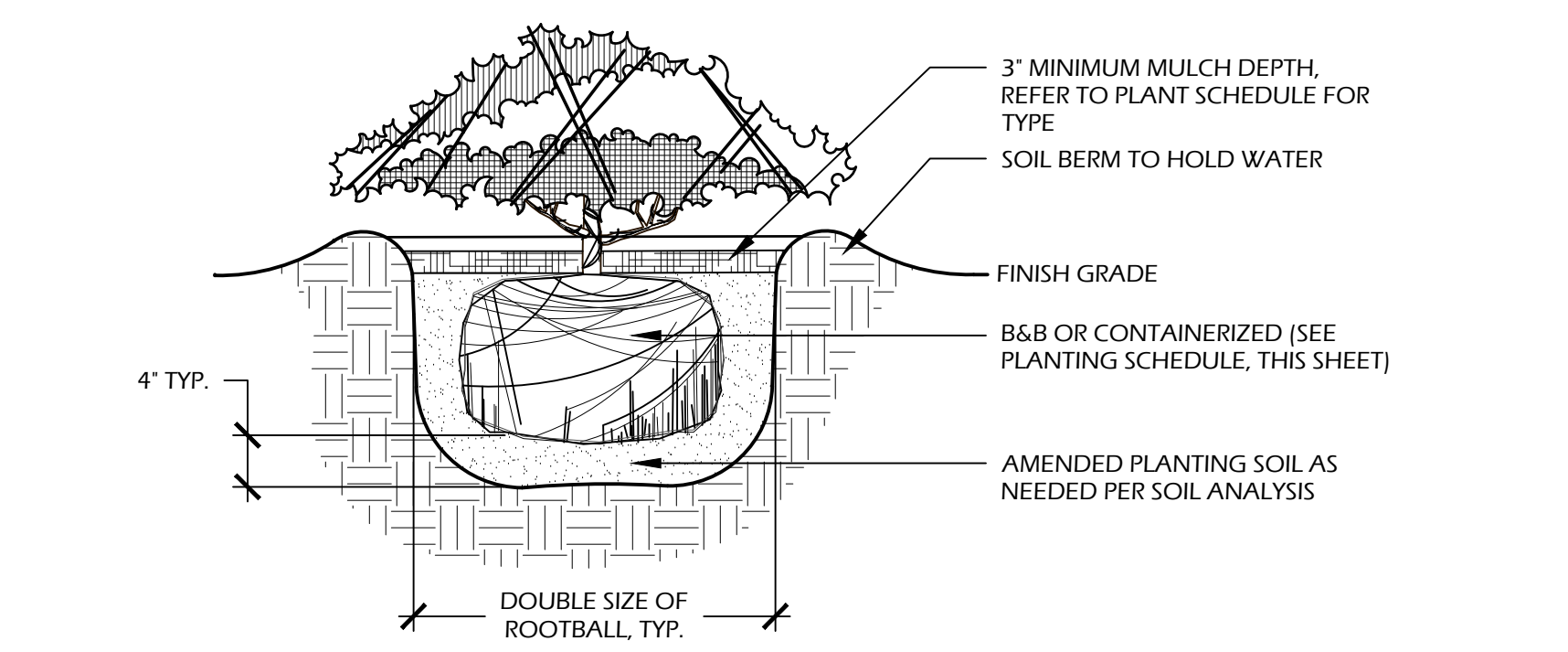
- NOTES:**
- TREE STAKING OPTIONAL HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED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

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



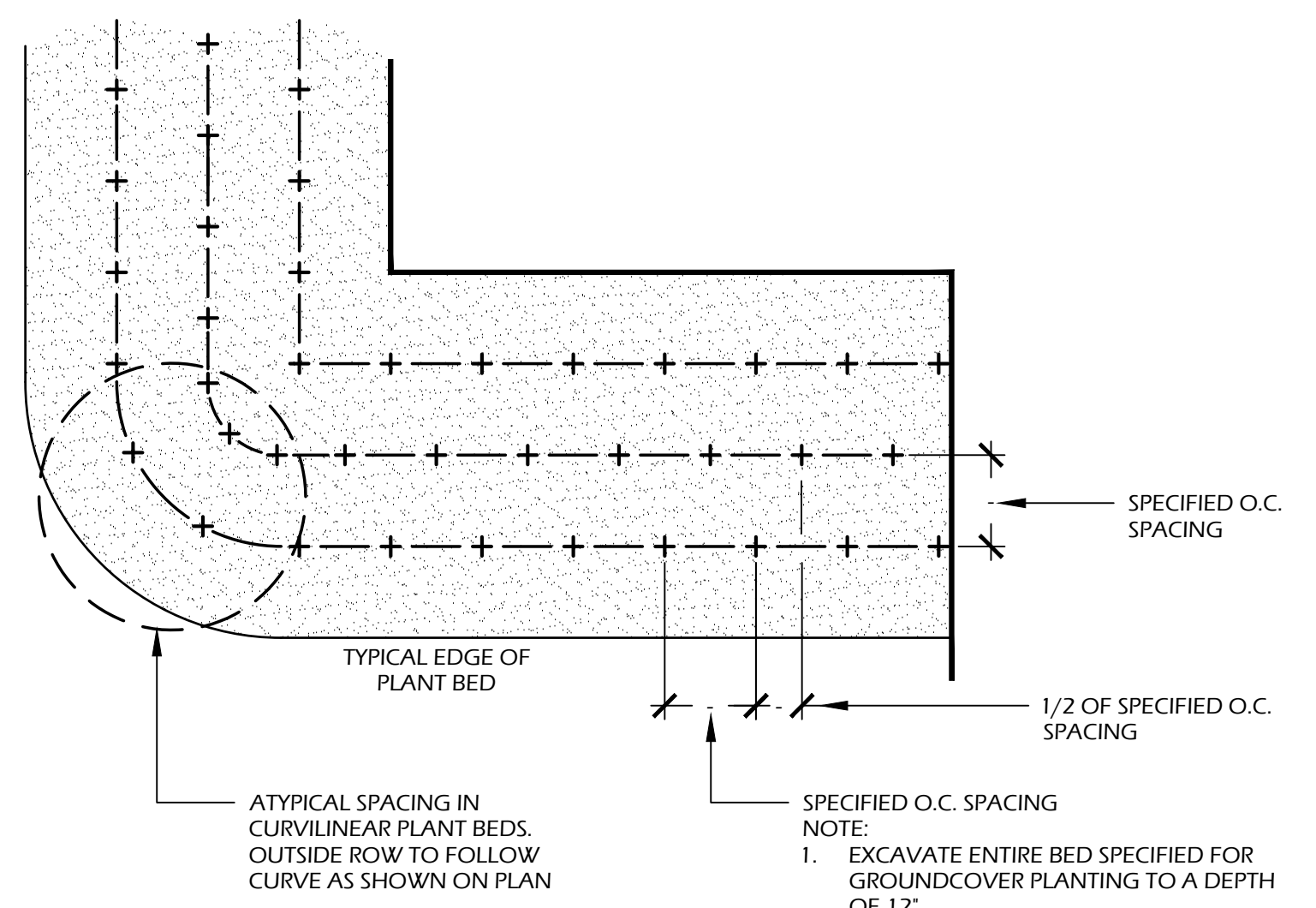
- NOTES:**
- FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
  - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
  - SABAL PALMETTOS SHALL BE REFOOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE.

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



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

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



- NOTE:**
- EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER PLANTING TO A DEPTH OF 12"

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

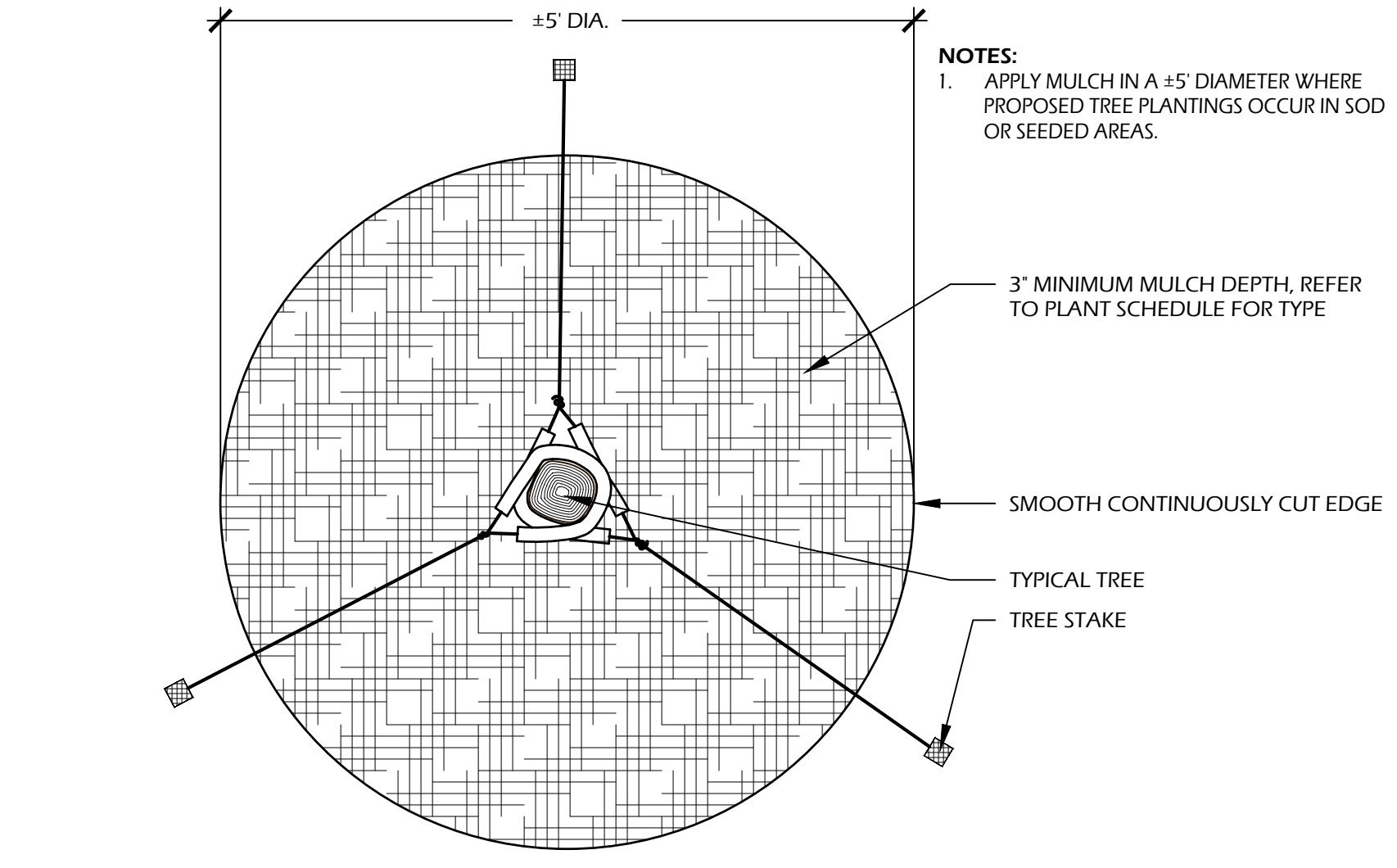
**PLANT SCHEDULE:**

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
<b>TREES</b>								
6	JUNV	Juniperus virginiana	Eastern Red Cedar	8'	3'-4'	Cont.	2" min.	Full to ground
6	MAGG	Magnolia grandiflora	Southern Magnolia	12'-14'	6'-7'	Cont.	4"	Full to ground
6	QUEA	Quercus alba	White Oak	14'-16'	6'-8'	Cont.	4"	Full
14	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
3	QUEV 1	Quercus virginiana	Live Oak	20'-24'	12'-14'	Cont.	8"	Full
40	SABP	Sabal palmetto	Cabbage Palm	12'-16'	-	Cont.	-	Refoliated, full clear trunk, refer to plan for heights
<b>UNDERSTORY TREES</b>								
7	ILEC	Ilex cassine	Dahoon Holly	6'-7'	3'-4'	15 gal.	1" min.	Full
15	ILEO	Ilex opaca	American Holly	12'	4'-5'	Cont.	4"	Tree form, Full
2	VITA	Vitex agnus castus	Chaste Tree	4'-5'	2'-3'	15 gal.	-	Full
<b>SHRUBS</b>								
38	AZAC	Azalea x encore	Encore Azalea	24'-30"	24'-30"	7 gal.	-	Full; Pink Color
5	CALC	Callistemon citrinus	Bottlebrush	4'-5'	2'-3'	15 gal.	-	Full
1	CAMS	Camellia sasanqua	Sasanqua Camellia	3'-4'	2'-3'	15 gal.	-	Full
13	CLEA	Clethra alnifolia	Sweet Pepperbush	24'-30"	24'-30"	7 gal.	-	Full
2	GARF	Gardenia jasminoides 'Frost Proof'	Frost Proof Gardenia	4'-5'	2'-3'	15 gal.	-	Full
16	GARR	Gardenia jasminoides 'Radicans'	Dwarf Gardenia	10'-16'	10'-16'	3 gal.	-	Full
87	ILEG	Ilex glabra	Inkberry Holly	2'-3'	2'-3'	7 gal.	-	Full
10	ILLP	Illicium parviflorum	Yellow Anise	30'-36"	24'-30"	7 gal.	-	Full
2	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
41	PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus	18'-24"	16'-20"	7 gal.	-	Full
6	ROST	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	12'-18"	12'-18"	3 gal.	36" O.C.	Full
43	SERR	Serenoa repens	Saw Palmetto	24'-30"	24'-30"	15 gal.	-	Full
33	ZAMF	Zamia floridana	Coontie Palm	12'-18"	18'-24"	7 gal.	-	Full
<b>ORNAMENTAL GRASSES &amp; FERNS</b>								
209	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	14'-16"	10'-16"	1 gal.	30" O.C.	Full
70	TRID	Tripsacum dactyloides	Fakahatchee Grass	14'-16"	10'-16"	1 gal.	30" O.C.	Full
<b>GROUND COVERS, VINES &amp; PERENNIALS</b>								
26	GELS	Gelsemium sempervirens	Carolina Jessamine	8'-12"	12" runners	1 gal.	24" O.C.	Full
91	LANA	Lantana camara 'Anne Marie'	Anne Marie Lantana	8'-12"	8'-12"	1 gal.	18" O.C.	Full
377	LIRM	Liriope muscari 'Big Blue'	Big Blue Liriope	12'-16"	8'-12"	1 gal.	18" O.C.	Full
43	PLUA	Plumbago auriculata	Plumbago	12'-18"	12'-18"	1 gal.	24" O.C.	Blue Flowers, Full
12	TRAJ	Trachelospermum jasminoides	Confederate jasmine	4'-6"	12" runners	1 gal.	18" O.C.	Full
<b>SOD &amp; MULCH</b>								
5400	MULCHSF	Hardwood	Triple Shredded	-	-	-	-	Rear of Restaurant
2,000	MULCHSF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	Around Restaurant
<b>TREE REMOVAL / MITIGATION TABLES:</b>								

Species Abbrev.	Trees Removed								
	CAT. I			CAT. II			CAT. III		
Caliper Inches	HOL	LA	LO	HIC	WIL	WO	CED	PLM	PN
6	10	9	21	8	6	8	8	15	14
7	16	37	15	10	9	12	13	13	13
8	7	33	17	15	10	6	10	22	10
9	18	17	21	12	12	12	13	13	13
10	9	47		16	16	12	38		
11	11	7		16	11	7			
12	19	6		10	13	9			
13	19	17		6	9	10			
14	14	59		14	19	10			
15	10			11	12				
16	7				9				
17	24				9				
18	12				14				
19	8				15				
20	11								
21	13								
22	8								
<b>Species DBH Totals</b>	<b>6</b>	<b>216</b>	<b>232</b>	<b>74</b>	<b>8</b>	<b>121</b>	<b>23</b>	<b>163</b>	<b>136</b>
<b>Total DBH Inches Per CAT</b>	<b>454</b>			<b>203</b>			<b>322</b>		

	Tree Mitigation Calculations		
	CAT. I	CAT. II	CAT. III
# OF TREES TO BE REMOVED	25	15	26
TOTAL # OF DBH INCHES	454	203	322
CALCULATION	454 ÷ 10 = 45.4	203 ÷ 10 = 20.3	322 ÷ 10 = 32.2
# OF NEW TREES REQUIRED	46	20	33
# OF NEW TREES PROVIDED	46	20	33

- NOTE:**
- CAT. I TREE MITIGATION SATISFIED BY PLANTING OF 15 AMERICAN HOLLY (ILEO), 25 LIVE OAKS (QUEV) AND 6 SOUTHERN MAGNOLIA (MAGG). SEE PLANT SCHEDULE - \*
- CAT. II TREE MITIGATION SATISFIED BY PLANTING OF 6 WHITE OAK (QUEA) AND 14 SHUMARD OAKS (QUES). SEE PLANT SCHEDULE - \*\*
- CAT. III MITIGATION SATISFIED BY PLANTING OF 40 SABAL PALMETTO (SABP) AND 6 EASTERN RED CEDAR (JUNV). SEE PLANT SCHEDULE - \*\*\*



- NOTES:**
- APPLY MULCH IN A ±5' DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDED AREAS.

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



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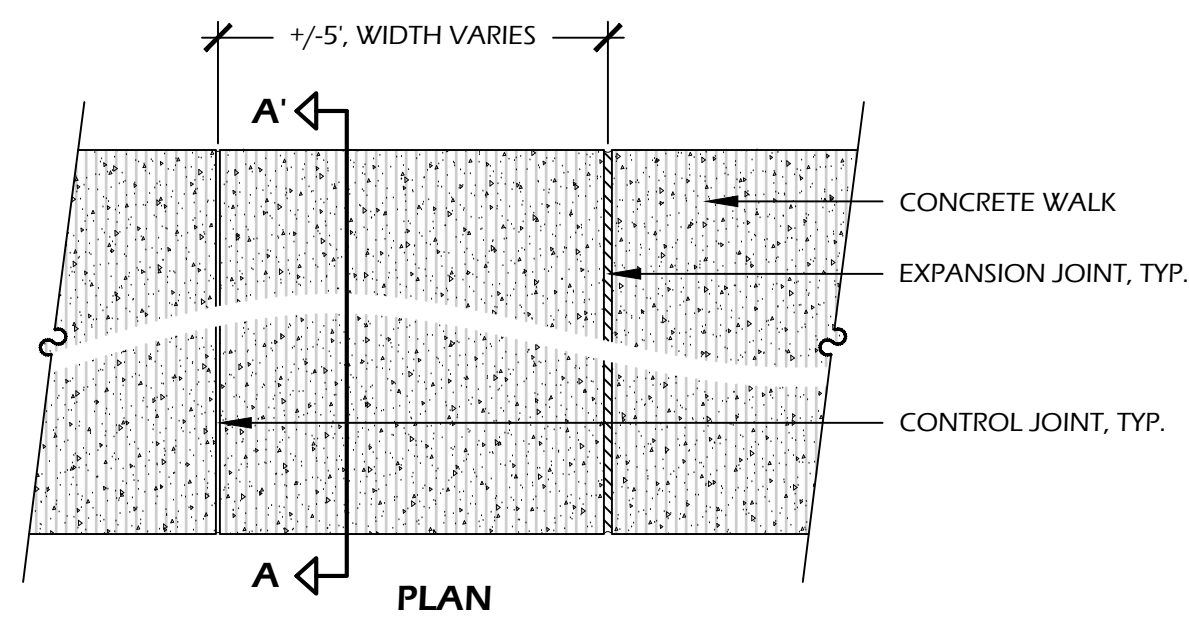
DATE: MAR 24, 2026  
 PROJECT NO.: 25123.01  
 DRAWN BY: SD/JC  
 CHECKED BY: JC

**DRB SUBMITTAL, NOT FOR CONSTRUCTION**

REVISIONS:

DRAWING TITLE  
**PLANT SCHEDULE AND DETAILS**

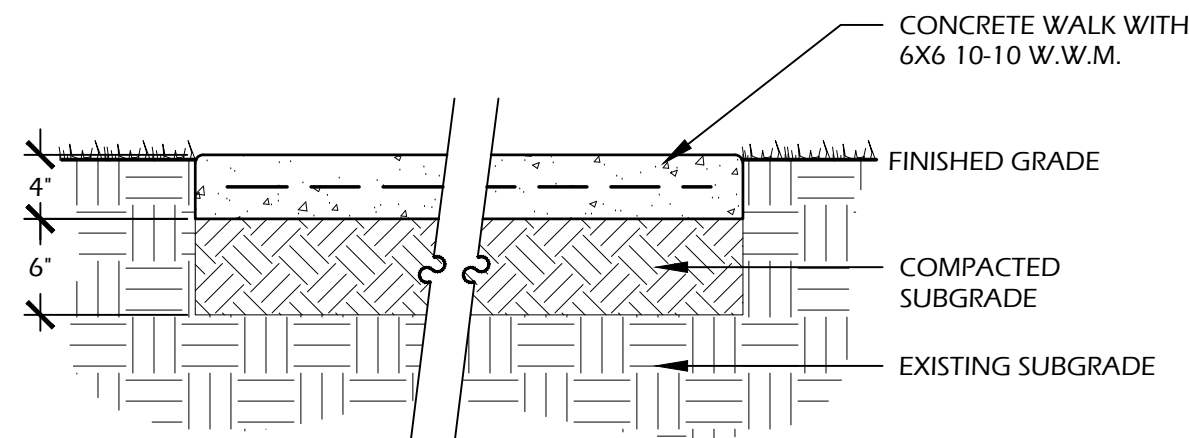
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**L510**



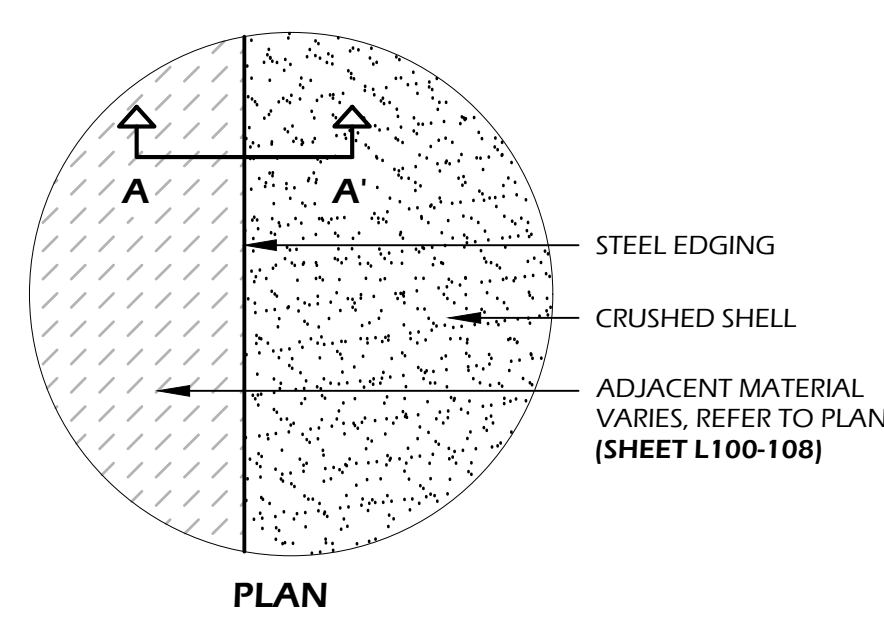
**CONCRETE INFORMATION:**  
 CONCRETE: 3,000 P.S.I. AT 28 DAYS  
 FINISH: LIGHT BROOM FINISH

**SOIL INFORMATION:**  
 SOIL COMPACTION: 95% STANDARD PROCTOR

- NOTES:**
1. PROVIDE 1% MIN, 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE. REFER TO PLAN [SHEET L100-108] FOR WIDTHS OF WALK.
  2. CONSTRUCT EXPANSION JOINTS WHERE WALK MEETS CURBS, STEPS, WALLS OR FIXED SLABS.



SECTION A-A'



**EDGING AND STAKE INFORMATION:**

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

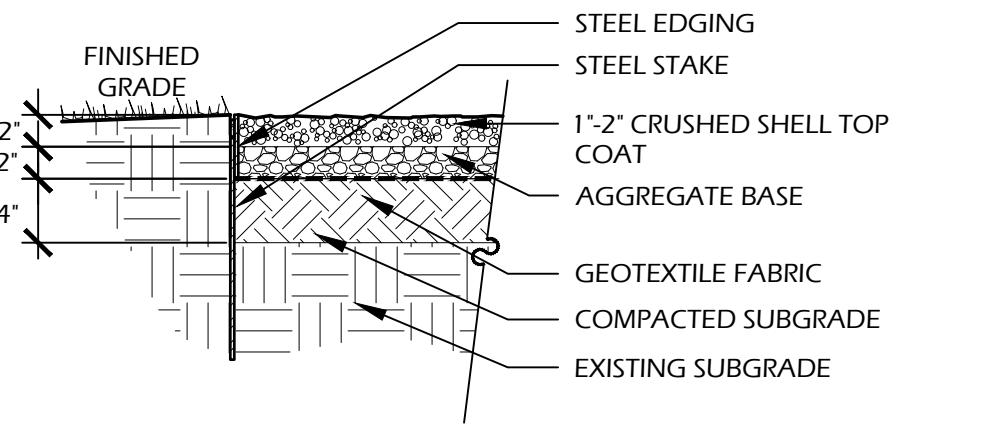
**NOTE:** INSTALL FLUSH PER MANUFACTURER'S SPECIFICATIONS

**SHELL INFORMATION:**

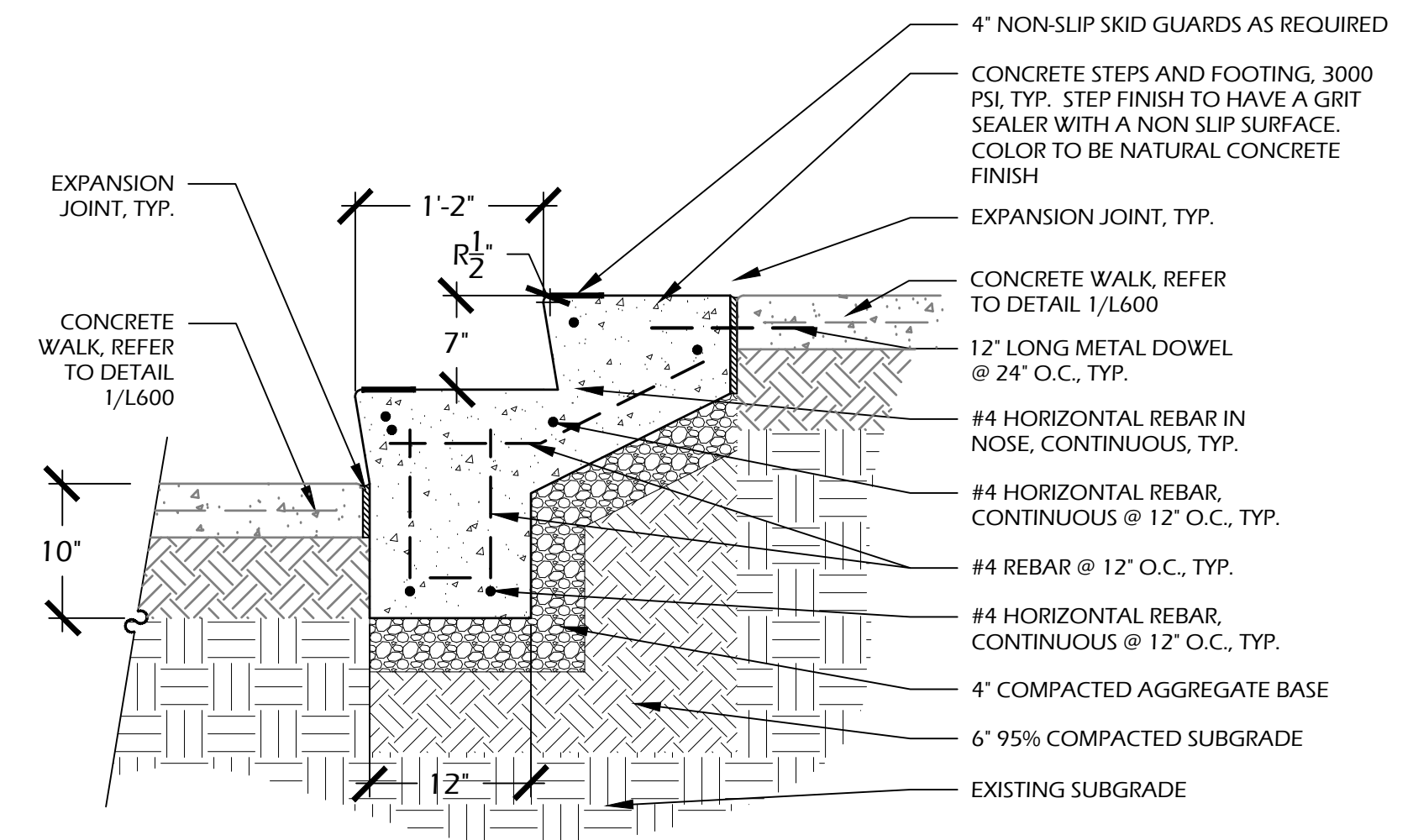
**SHELL:** EQUAL MIX OF CRUSHED #2 AND #3 SHELL

**OTHER INFORMATION:**

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



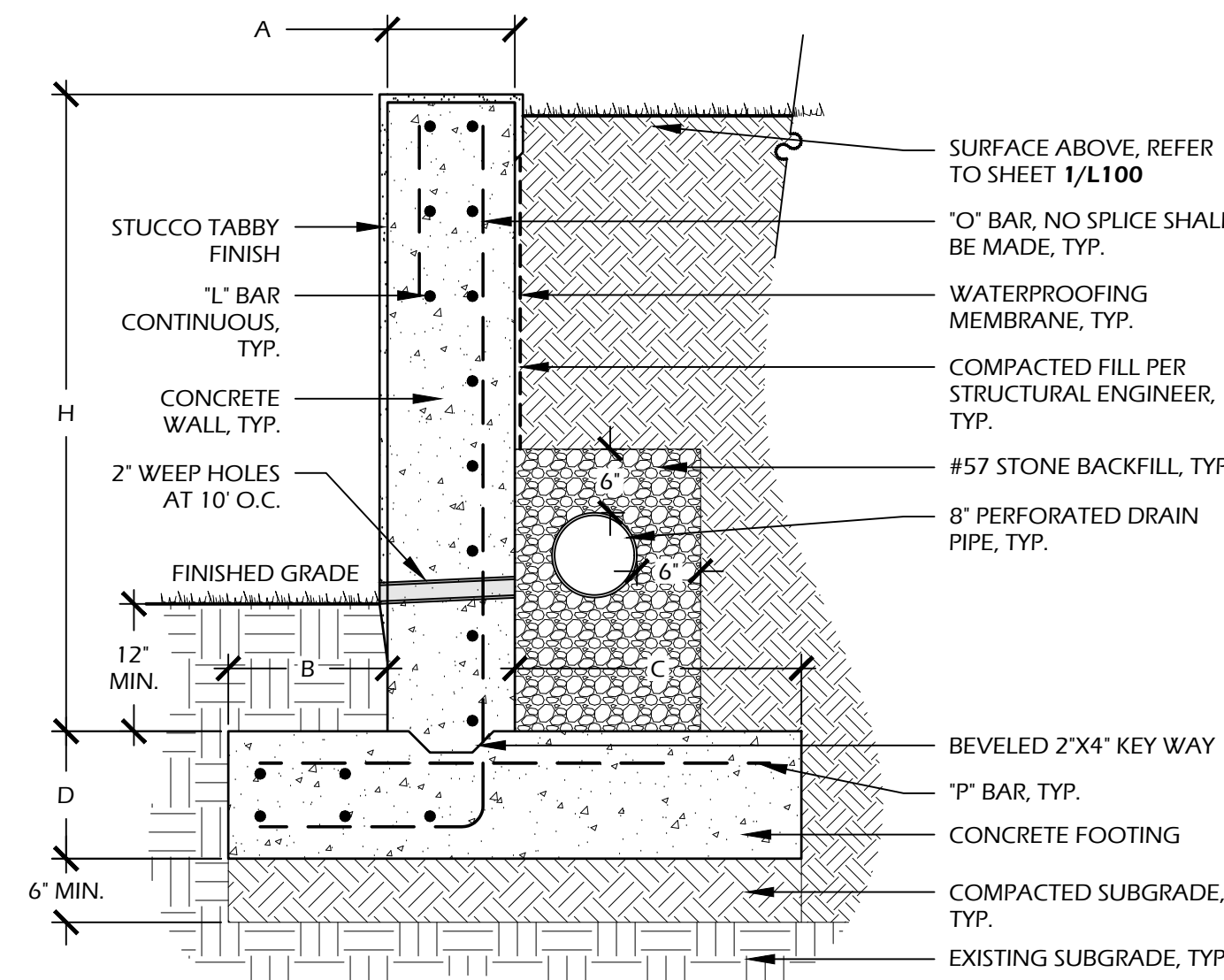
SECTION A-A'



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

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

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



**TABBY STUCCO INFORMATION:**

**COLOR:** STUCCO - GRAY  
**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 381 IR

1. INSTALL PER MANUFACTURER'S SPEC.
2. OR APPROVED EQUAL.

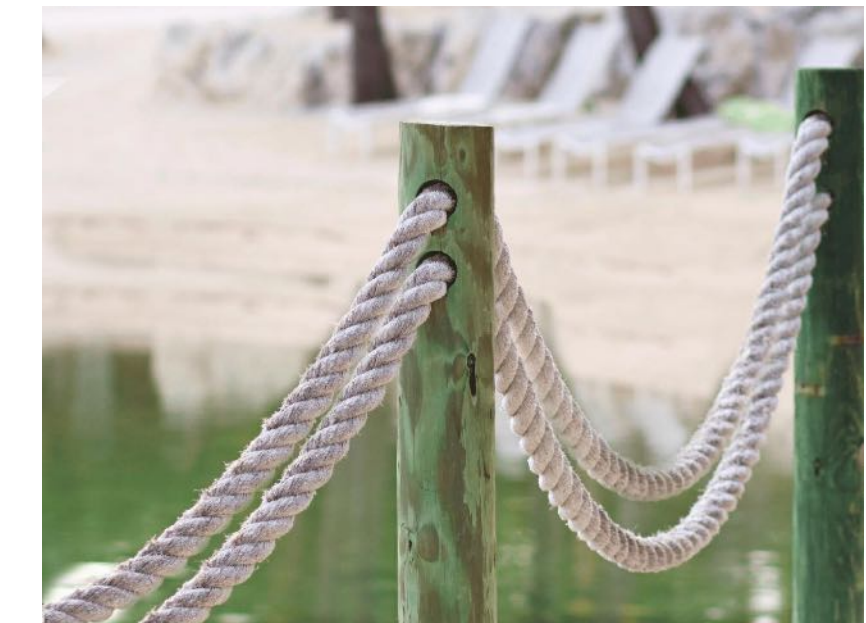
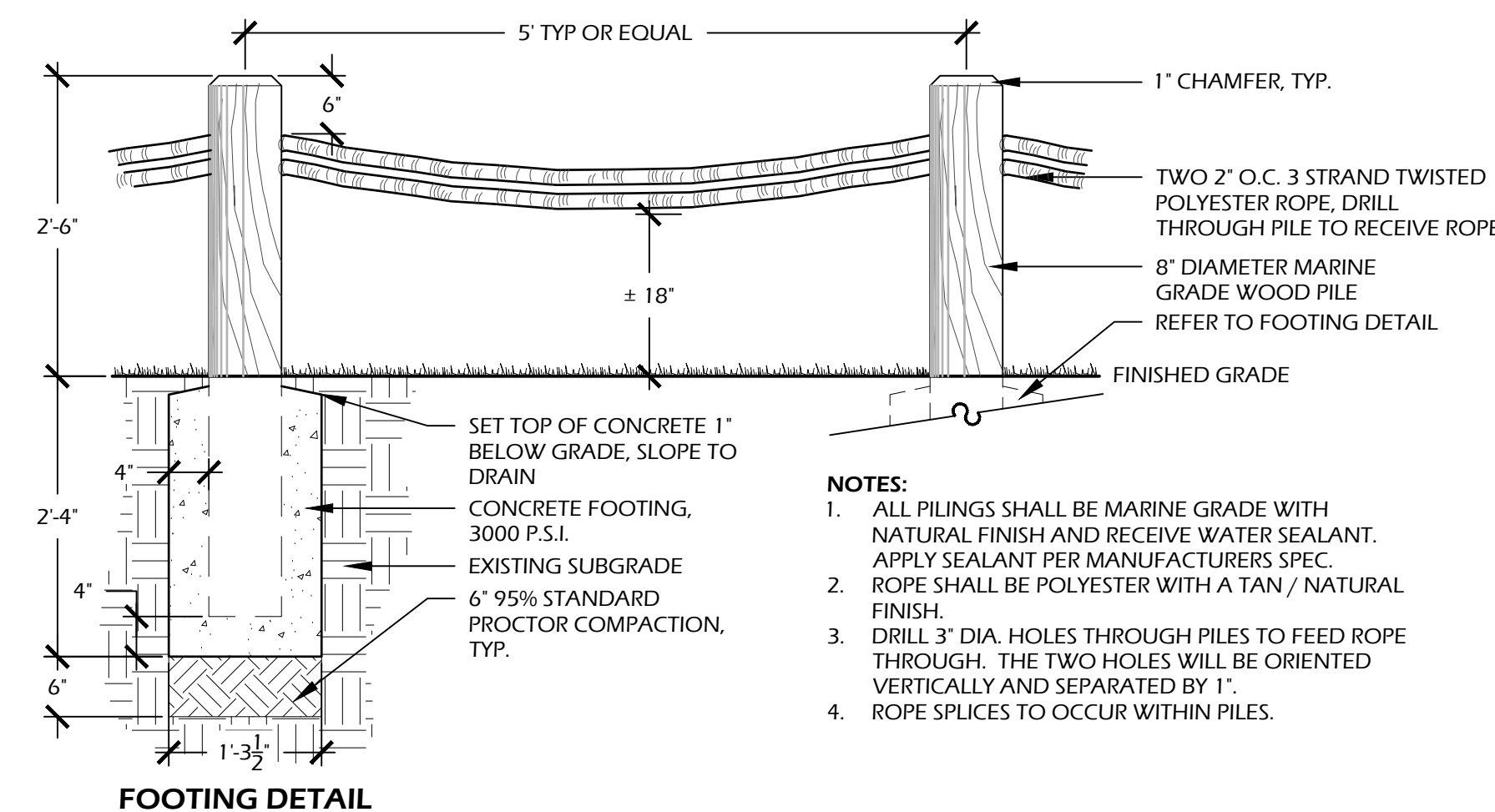
- NOTES:**
1. REFER TO L100-108 FOR WALL HEIGHT ABOVE GRADE.
  2. REFER TO RETAINING WALL SCHEDULE FOR STRUCTURAL INFORMATION. STRUCTURAL ENGINEER SHALL APPROVE FINAL STRUCTURAL INTEGRITY PRIOR TO CONSTRUCTION.
  3. DEPTH TO FOOTING AND SOIL COMPACTION DEPTH ARE MINIMUM DIMENSIONS ONLY. STRUCTURAL ENGINEER 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 5' 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 3X3" 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"

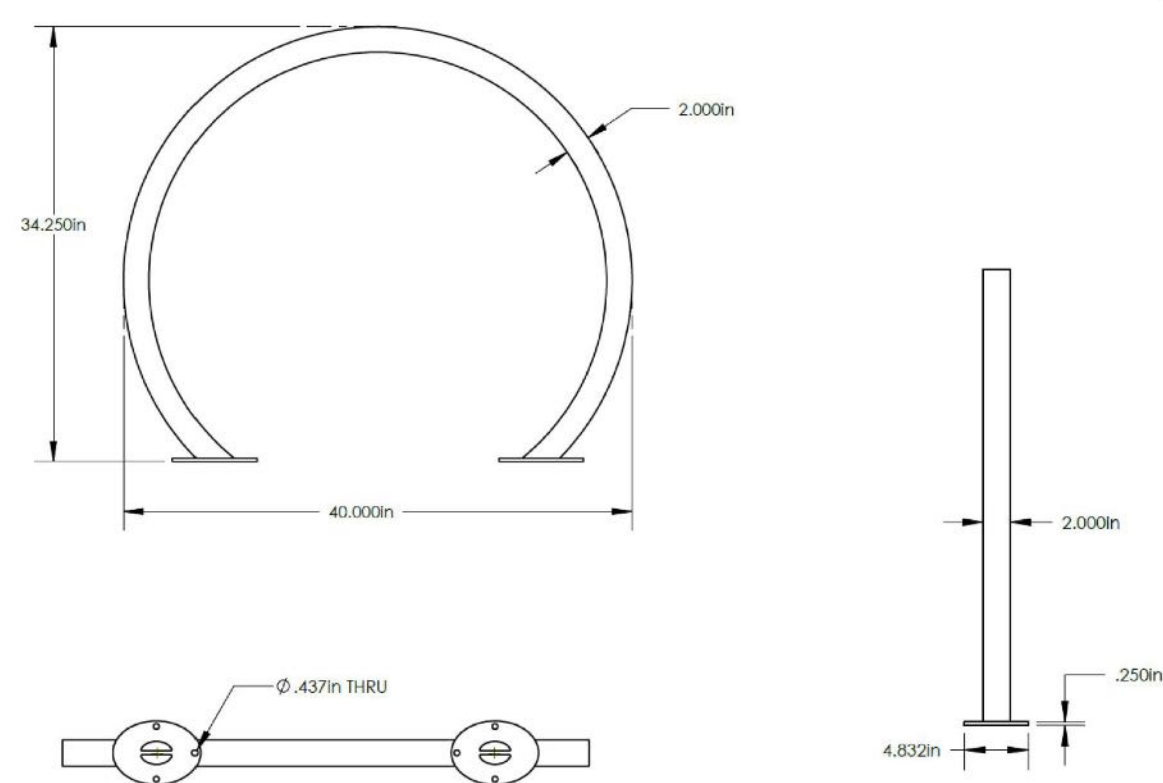
5 // L600 PILE AND ROPE FENCE  
 SCALE: 3/4" = 1'-0"



CONCEPTUAL IMAGE OF ROPE AND PILE TREATMENT

**thepark AND FACILITIES CATALOG**

**Sunrise Squared Bike Rack - Surface Mount 536-1424**



COLOR: BLACK

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

**Spec Sheet**

**Harvest**

Product Data Sheet



**Harvest Benches**

- Harvest benches are constructed of extruded aluminum legs bolted to steel bench top supports and high-density polyethylene (HDPE).
- Dining benches are available in 48" and 94" length.
- Benches are available in dining or standing height.
- Bag hangers for storing bags and purses on the standing height bench.
- Bench leg glides are made of tough nylon to resist damage from dragging on rough surfaces.
- Harvest dining and standing height benches are available freestanding or surface mounted.

**Harvest Stools**

- Harvest stools are constructed of extruded aluminum legs bolted to steel top supports and high-density polyethylene (HDPE).
- Stools are available in dining or standing height.
- Stool leg glides are made of tough nylon to resist damage from dragging on rough surfaces.
- Harvest dining and standing height stools are available freestanding or surface mounted.

Bench	Style	Depth	Length	Height	Weight
	48" Dining Height	18.75"	48"	18.75"	52 lbs
	94" Dining Height	18.75"	94"	18.75"	90 lbs
	48" Standing Height	21"	45.5"	29"	60 lbs

Stool	Style	Diameter	Height	Weight
	Dining Height	16"	18.75"	17 lbs
	Standing Height	16"	29"	21 lbs

Accessories	Style
	Bag Hanger

\*Available only with standing height benches and round dining and standing height stools

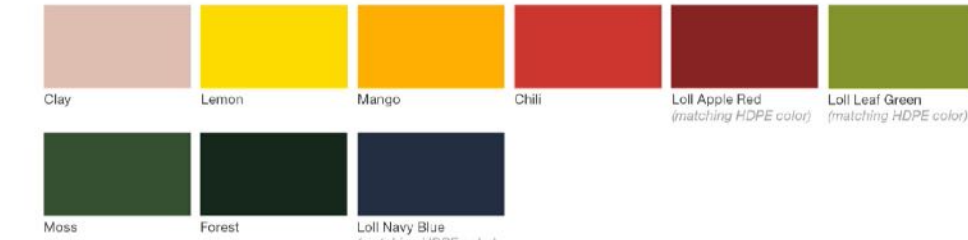
**Harvest**

Material / Colors Sheet

Loli Designs - High-Density Polyethylene (H.D.P.E.) (Seat/Back)



Vivid Series - Powdercoated Metal\* (Fine Texture) (Supports)

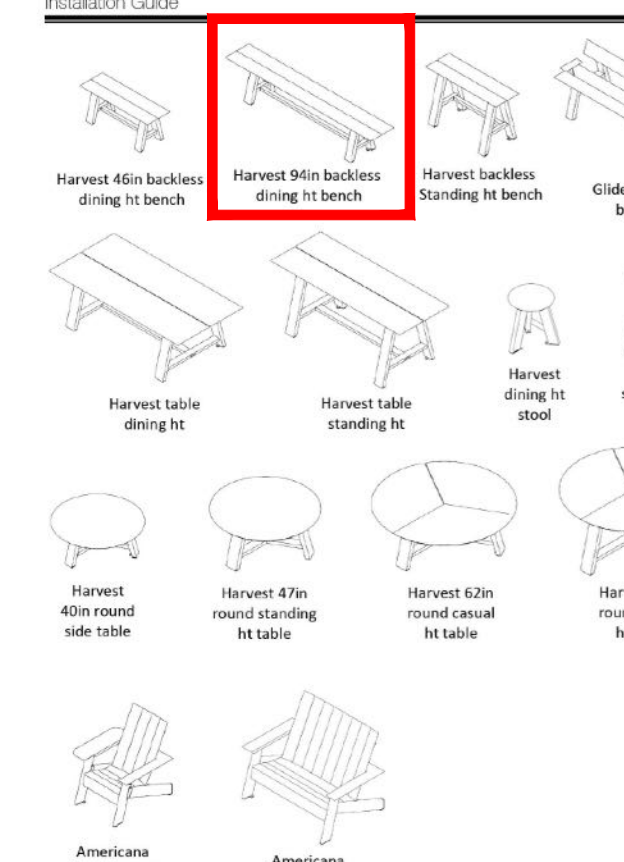


Neutral Series - Powdercoated Metal\* (Supports)



Americana, Glide, Harvest

Installation Guide



ASSEMBLE WITH CARE! Powdercoat is a strong, long-lasting finish. To protect this finish during assembly, please un-wrap powder coated parts on packaging foam or other non-marring surface. Do not place or slide powder coated parts on concrete or other hard or beveled surface - this will damage the finish causing rust to occur. Use touch up paint on any scratches in the finish caused by assembly tools.

**INSTALLATION:**

1. Tighten surface mount tabs, if necessary.
2. Set unit in position.
3. Mark hole locations.
4. Move unit. Drill holes according to anchor manufacturer's recommendations.
5. Clear holes of debris. Set unit back in position.
6. Install anchors.

**NOTE:** Anchor tabs on Glide, Harvest tables, benches and stools are 3/16" thick. Anchor tabs on Americana are 3/16" thick.

**Tools required:**

- Safety glasses
- (4) maximum 3/8" dia. non-corrosive anchors per unit. Anchor holes are 1/2" dia.
- Hex keys, 7/32" for Harvest benches, tables and stools and Americana and Glide, 5/32" for Americana
- Hammer drill with appropriate size bits for specified anchors
- compressed air and wire brush for clearing holes of debris

DATE: MAR 24, 2026  
 PROJECT NO.: 25123.01  
 DRAWN BY: SD/JC  
 CHECKED BY: JC

**DRB SUBMITTAL, NOT FOR CONSTRUCTION**

REVISIONS:

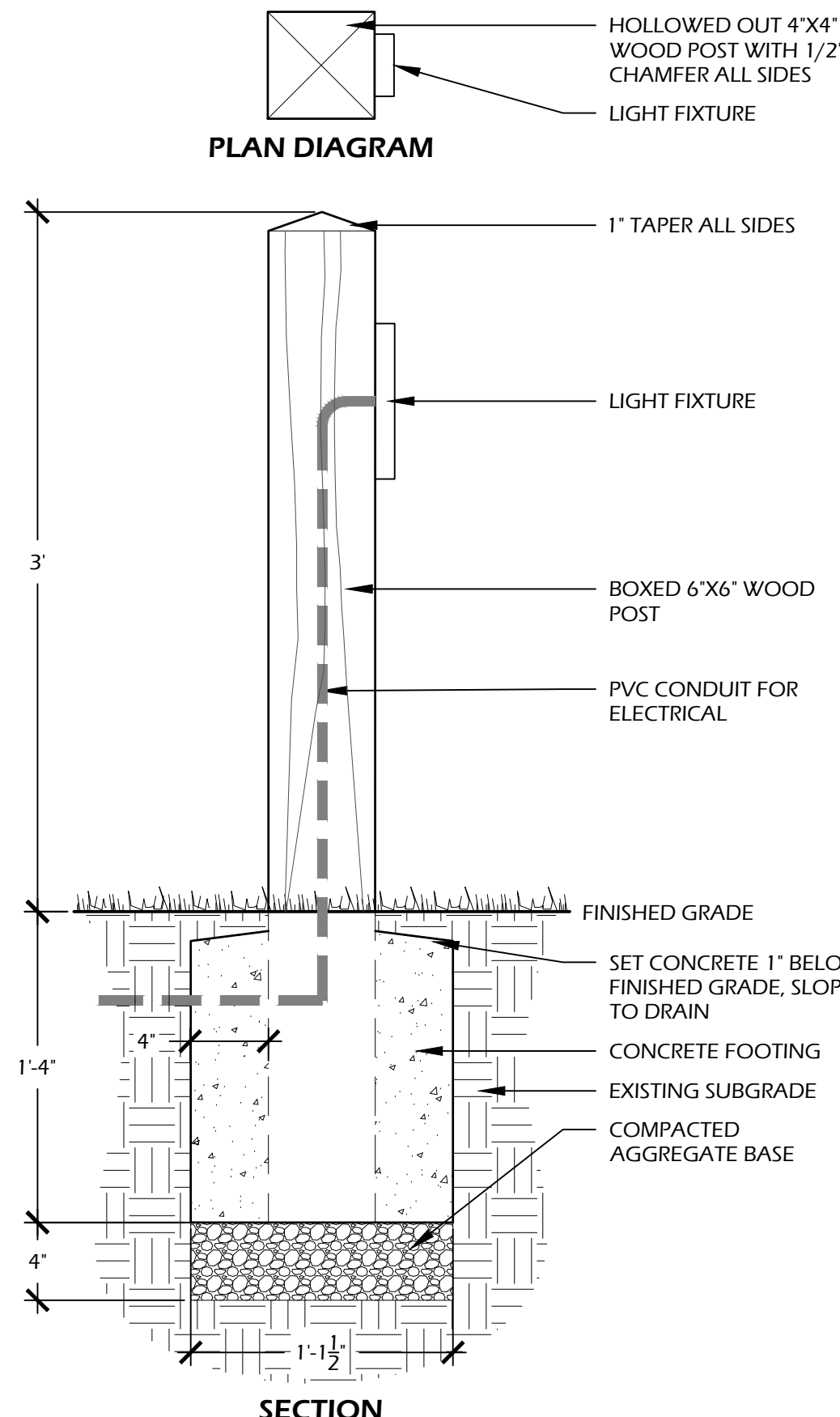
**DRAWING TITLE**  
 SITE DETAILS

**DRAWING NUMBER**  
 L600



©2026 WJK LTD.  
 DESIGN CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.  
 THIS SHEET TO SCALE AT 24"X36"

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



**VERTICAL STEP LIGHT**

The Vertical Step Light offers weather-resistant performance for your outdoor lighting needs. The Vertical Step Light allows for 3.5 watts of LED power for warm white, blue white, or color of your installation. Coastal Source through their lighting offers the Coastal Connection™ system for easy installation and long life.

Note: Protection is about 1/2" - please see "Step Light" Review Manual if you want an additional "Step Light" protection.

**VERTICAL STEP LIGHT SPECIFICATIONS**

Size: 3 1/2" H x 1 1/2" x 1 1/2" W  
Weight: 2.5 lbs.  
Construction: Solid Brass  
Finish: Aged Brass  
Socket: All Weather Ceramic Bi-Pin  
Wattage: 3.5 Watts (3000K)  
Mounting Surface Mount  
Mounting Hardware: 2x 1/2" x 1/4" Screws  
Wiring: 12V, 24V, 48V, 120V, 240V  
Warranty: 5 Year Limited Warranty

LANDSCAPE LIGHTING AND OUTDOOR AUDIO [ENGINEERED] FOR LIFE

OR EQUAL

**WOOD INFORMATION:**  
WOOD: NO. 1 PRESSURE TREATED SOUTHERN YELLOW PINE  
COLOR: MATCH ARCHITECTURAL TRIM - DARK

**CONCRETE INFORMATION:**  
CONCRETE: 3,000 P.S.I. AT 28 DAYS

**NOTES:**  
1. MANUFACTURER TO PROVIDE SPECIFICATIONS FOR CONTRACTOR REFERENCE. CONTRACTOR SHALL PROVIDE DRAIN PLUG FOR HOSE BIB DURING FREEZING WEATHER.  
2. ALL PIPING / PLUMBING SHALL BE CONCEALED WITHIN WOOD POST. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

**PRODUCT SPECIFICATION SHEET** NITE-008

**LED**

**NITE-470**

- Energy Savings - 2.5 Watt
- Color: Warm White
- Color Temp: 2700°K
- Lumens: 140

**LED OPTIONS**

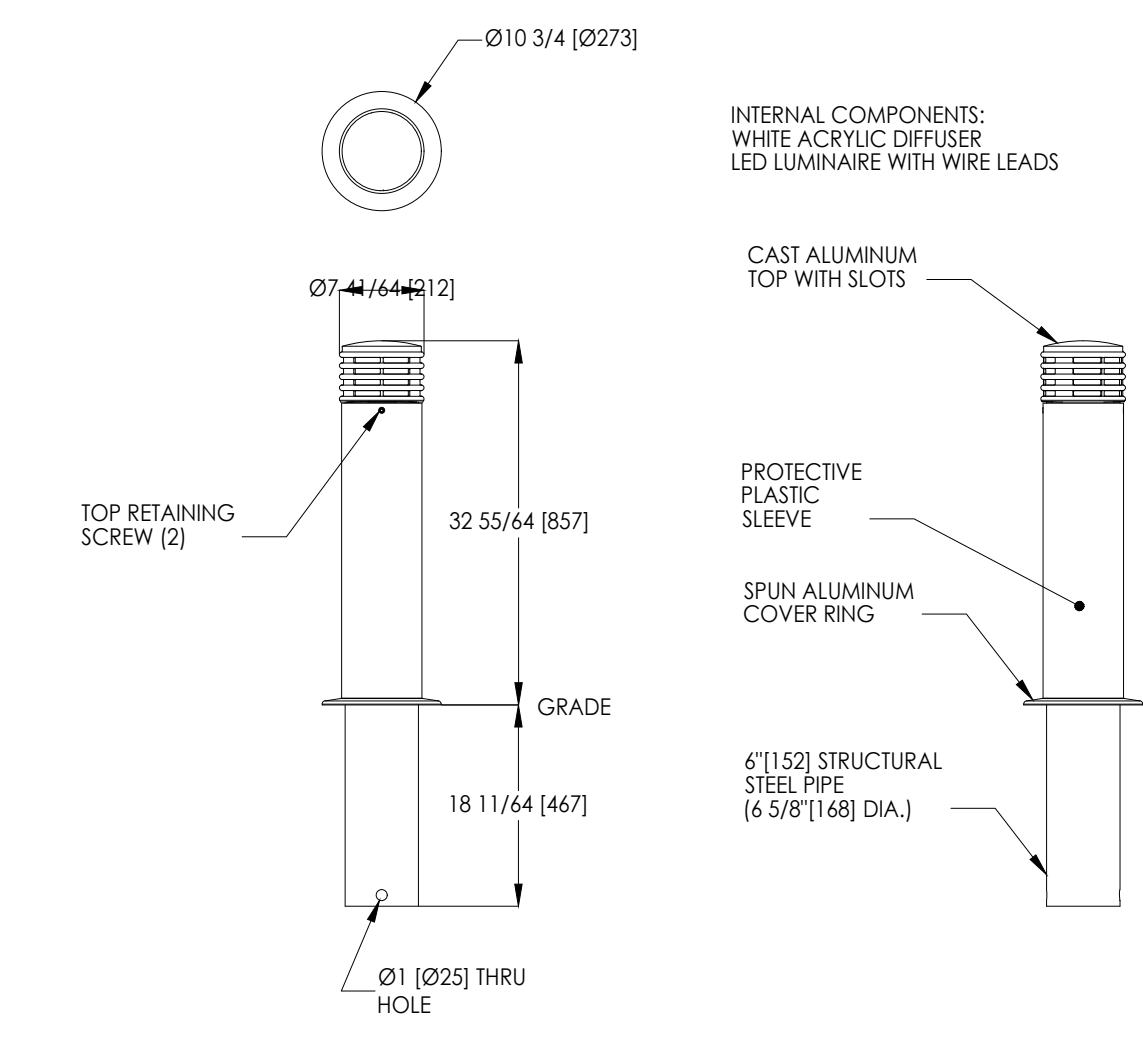
- NITE-520
- NITE-521
- NITE-522
- NITE-523

**PRODUCT DESCRIPTION / APPLICATIONS:**  
Designed to up light and down light larger trees, flag poles, and also can be used to down light large areas such as a sports court.

**INSTALLATION:**  
Complies with the requirements of UL-1838 and CAN/CSA-C22.2 No. 250.7. Identified with the ETL and cETL Listed Mark. #4007735.

**COASTAL SOURCE**  
[By the elements]

**WITMER JONES-KEEFEY**  
landscape architecture  
land planning  
www.wjk Ltd. com  
28 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph 843.787.7411



landscapeforms Drawing: AN446-04 Dimensions are in inches [mm]

**LANDSCAPEFORMS COLOR**

Neutral Series - Powdercoated Metal (Supports)

Shear Metallic, Mercury Metallic, Steel Metallic, Bronze Metallic, Titanium Metallic, Lava Black

PHOTO EXAMPLE



1 // L601 PATH LIGHT SCALE: 1 1/2" = 1'-0"

2 // L601 UP LIGHT

3 // L601 BOLLARD LIGHT

**PRODUCT SPECIFICATION SHEET** FLUSH MOUNT STEP LIGHTS

**NITE-0901**, **NITE-0911**, **NITE-0921**

**LED OPTIONS**

- NITE-SL4W E26 Base
- NITE-SL4WAMB E26 Base
- NITE-SL2WSM E26 Base (Mini 2W Bulb)
- NITE-SL2WSMFR E26 Base (Mini 2W Frosted Bulb)
- NITE-SL6W E26 Base (LOW VOLTAGE ONLY)

**PRODUCT DESCRIPTION / APPLICATIONS:**  
Flush mount step lights with built-in LEDs perfect for commercial and residential lighting projects.

**DIMMABLE**

**WITMER JONES-KEEFEY**  
landscape architecture  
land planning  
www.wjk Ltd. com  
28 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph 843.787.7411

4 // L601 STEP LIGHT

5 // L601 CAFE LIGHT

**PRODUCT SPECIFICATION SHEET** NITE-SL104

**LED OPTIONS**

- NITE-SL4W E26 Base
- NITE-SL4WAMB E26 Base
- NITE-SL2WSM E26 Base (Mini 2W Bulb)
- NITE-SL2WSMFR E26 Base (Mini 2W Frosted Bulb)
- NITE-SL6W E26 Base (LOW VOLTAGE ONLY)

**PRODUCT DESCRIPTION / APPLICATIONS:**  
Commercial-grade patio string lights. PVC encapsulated sockets are resistant to UV lighting. Socket lips designed with a tight, weather-resistant seal around the bulbs.

**WITMER JONES-KEEFEY**  
landscape architecture  
land planning  
www.wjk Ltd. com  
28 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph 843.787.7411

5 // L601 EV CHARGING STATION

**breezev** LEVEL 2 ELECTRIC VEHICLE CHARGER

Simply plug and charge. No internet connection or software required. Charging up to 50 miles per hour and the fastest EV charging solution for residential and commercial applications. Packages and mounting options are all made in the USA.

**Light Efficient Design**

**DIMENSIONS + ADDITIONAL INFO**

**WITMER JONES-KEEFEY**  
landscape architecture  
land planning  
www.wjk Ltd. com  
28 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph 843.787.7411



5 // L601 EV CHARGING STATION

SITE DEVELOPMENT PLANS FOR

**MARSH SIDE**

RESTAURANT AND BAR

BROAD CREEK MARINA, HILTON HEAD ISLAND, SC

DATE: MAR 24, 2026  
PROJECT NO.: 25123.01  
DRAWN BY: SD/JC  
CHECKED BY: JC

DRB SUBMITTAL, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE  
SITE DETAILS

DRAWING NUMBER

L601

**18 Simmons Road  
Marsh Side Restaurant  
Conceptual  
Staff Comments  
April 7,2026  
DRB-000334-2026**

## 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

DRB-000334-2026

DATE: 04/07/2026

CATEGORY: Conceptual

RECOMMENDATION:    Approval             Approval with Conditions             Denial

### **APPLICATION MATERIAL**

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a Demolition plan if applicable.
Existing Conditions match As-Built	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dimensioned Details and of Sections	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide dimensioned details and sections.
Detail Illustrating Connection to Existing Structure	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
New Building Details Match Existing Building Details	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### **ARCHITECTURAL DESIGN**

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Promotes pedestrian scale and circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is unobtrusive and set into the natural environment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes natural materials and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids distinctive vernacular styles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is appropriate for its use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All facades shall have equal design characteristics	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

<b>LANDSCAPE DESIGN</b>				
<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
Treats the Landscape as a major element of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Landscape is designed so that it may be maintained in its natural shape and size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Preserves a variety of existing native trees and shrubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A variety of species is selected for texture and color	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides overall order and continuity of the Landscape plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

***NATURAL RESOURCE PROTECTION***

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

***COMMENTS & CONDITIONS***

- Staff recommend approval of the Conceptual submittal for 18 Simmons Road for Marsh Side restaurant, with the following conditions:
1. Staff finds the project is generally consistent with the Design Guide in terms of massing, scale, and materials, but recommends further articulation of the building length and refinement of façade detailing to fully achieve the intended human-scaled character.
  2. Any additional information as required by the Board.

**1 North Forest Beach Drive  
Mudd Building  
Alteration  
April 7, 2026  
DRB-000353-2026**



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](http://www.hiltonheadislandsc.gov)

<b>FOR OFFICIAL USE ONLY</b>	
Date Received:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: JACOB WOODS Company: COURT ATKINS GROUP  
 Mailing Address: P.O. BOX 3978 City: BLUFFTON State: SC Zip: 29910  
 Telephone: 843-815-2557 Fax: 843-815-2547 E-mail: JACOB.WOODS@COURTATKINS.COM  
 Project Name: MUDD BUILDING RENOVATION Project Address: 1 NORTH FOREST BEACH DRIVE  
 Parcel Number [PIN]: R 552 018 000 038A 0000  
 Zoning District: CR - COLIGNY RESORT Overlay District(s): CORRIDOR OVERLAY DISTRICT CR

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

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

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

Submittal Requirements for *All* projects:

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.

Jacob Woods  
SIGNATURE

3/31/2026  
DATE

**1 North Forest Beach Drive  
Mudd Building  
Alteration  
Narrative  
April 7, 2026  
DRB-000353-2026**



March 31, 2026

Town of Hilton Head Island  
Melissa Paul-Leto, Principal Planner of Design  
1 Town Center Court  
Hilton Head Island, South Carolina 29928  
melissapl@hiltonheadislandsc.gov

Re: Major Corridor Submittal for Mudd Building Exterior Renovations

Melissa,

Please see the attached submittal for the modifications to the exterior of the Mudd Building, including the following:

- Design Review Application
- Architectural Drawings
- Site Plan
- Color Board
- Photographs of Existing Structure

The renovation of the Mudd Building will include new entry porticos for the businesses, along with the removal of the existing walkway wrapping the building. The entries will include new trellis elements, to match the new pocket park. The existing asphalt shingle roof will be replaced with standing seam. All other finishes & landscaping are to remain.

Per Sec. 16-3-106.F.3., this renovation will improve the streetscape by creating new entry elements and will tie in nicely to the new pocket park.

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

Court Atkins Architects, Inc.

A handwritten signature in black ink that reads 'Jacob Woods'.

Jacob Woods, Project Leader



PHOTOGRAPHS OF EXISTING STRUCTURE



**1 North Forest Beach Drive  
Mudd Building  
Alteration  
Plan Set  
April 7, 2026  
DRB-000353-2026**



COURT ATKINS  
GROUP



# COLIGNY PLAZA RENOVATIONS - MUDD BUILDING

1 NORTH FOREST BEACH DRIVE

MAJOR HIGHWAY CORRIDOR SUBMITTAL

03.31.2026

## SHEET LIST:

- A0.0 COVER
- A1.0 SITE PLAN
- D2.0 DEMO PLAN
- A2.0 FIRST FLOOR PLAN & ROOF PLAN
- A3.0 ELEVATIONS
- A3.1 ELEVATIONS
- A10.0 PERSPECTIVES



**COLIGNY PLAZA RENOVATIONS -  
MUDD BUILDING  
1 NORTH FOREST BEACH  
DRIVE**

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**PROJECT INFO**

Date  
03.31.2026  
Project No.  
25-069

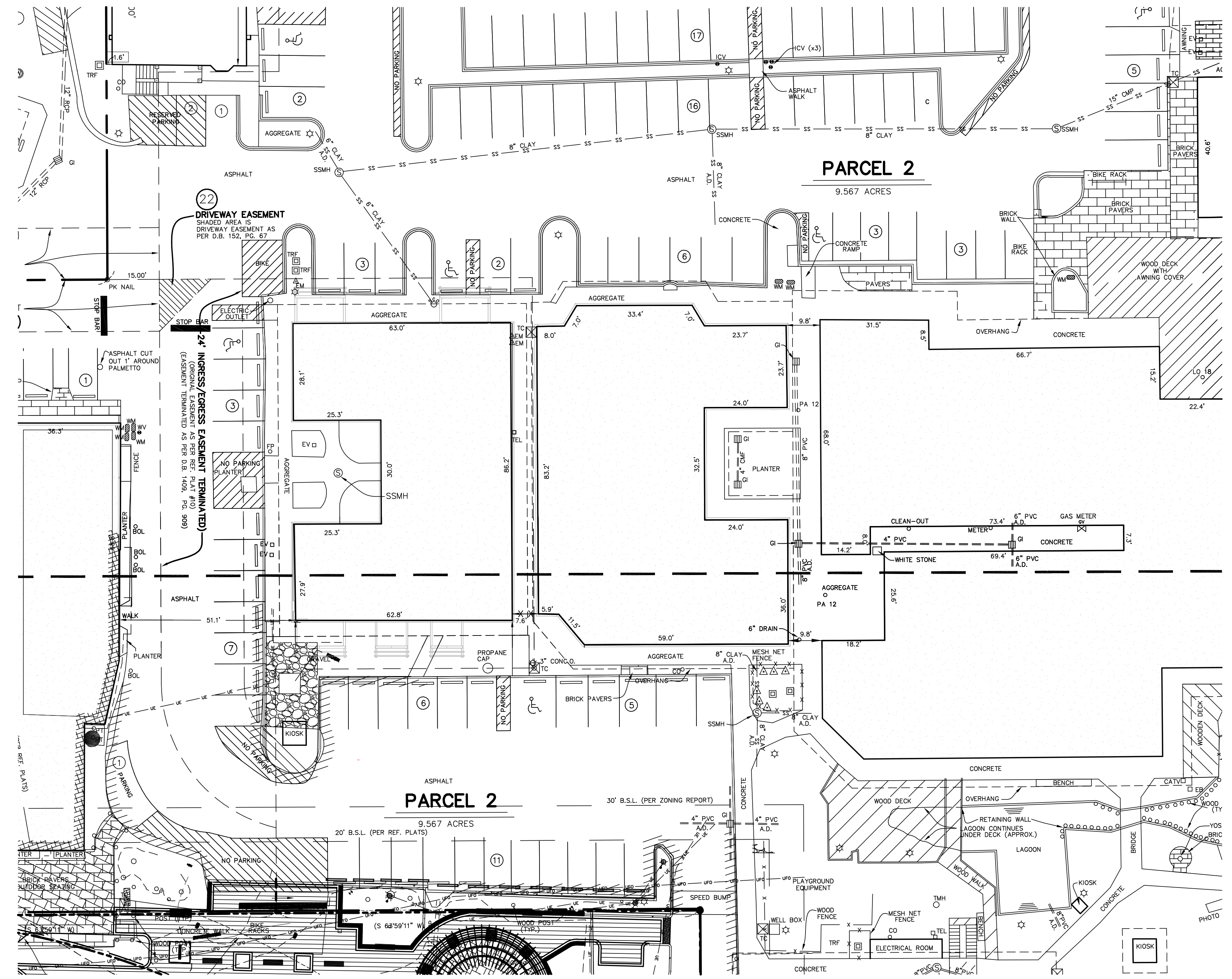
**ISSUE**

NO.	REV.	DATE	DESCRIPTION

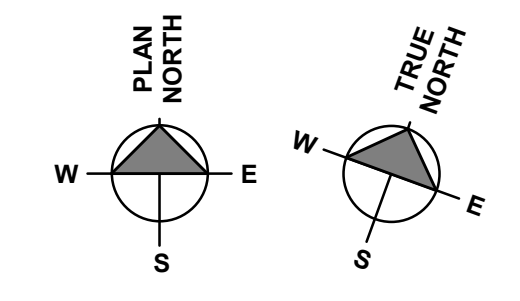
**SHEET TITLE**

ARCHITECTURAL SITE  
PLAN

**A1.0**



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





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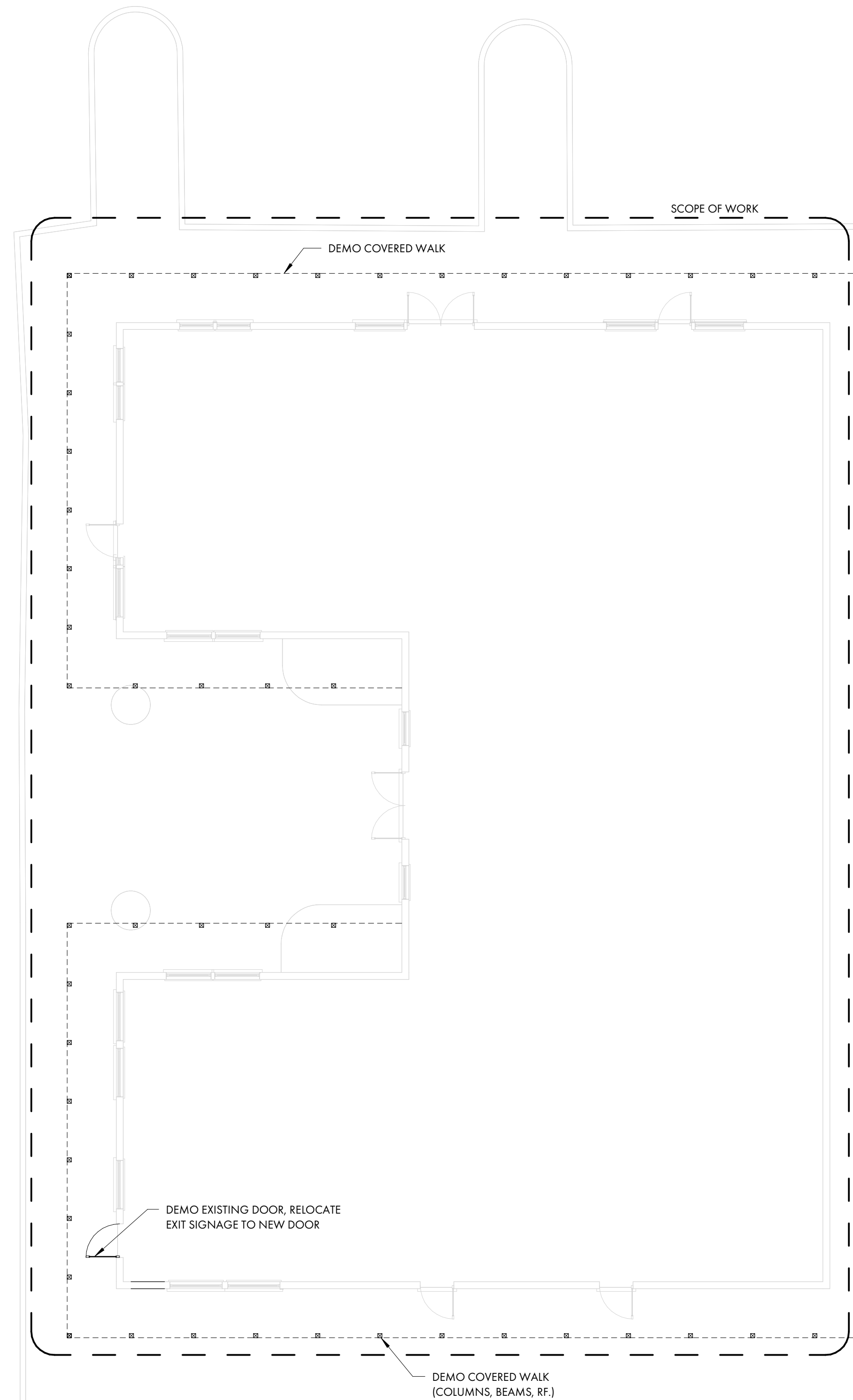
SHEET TITLE

DEMO PLAN

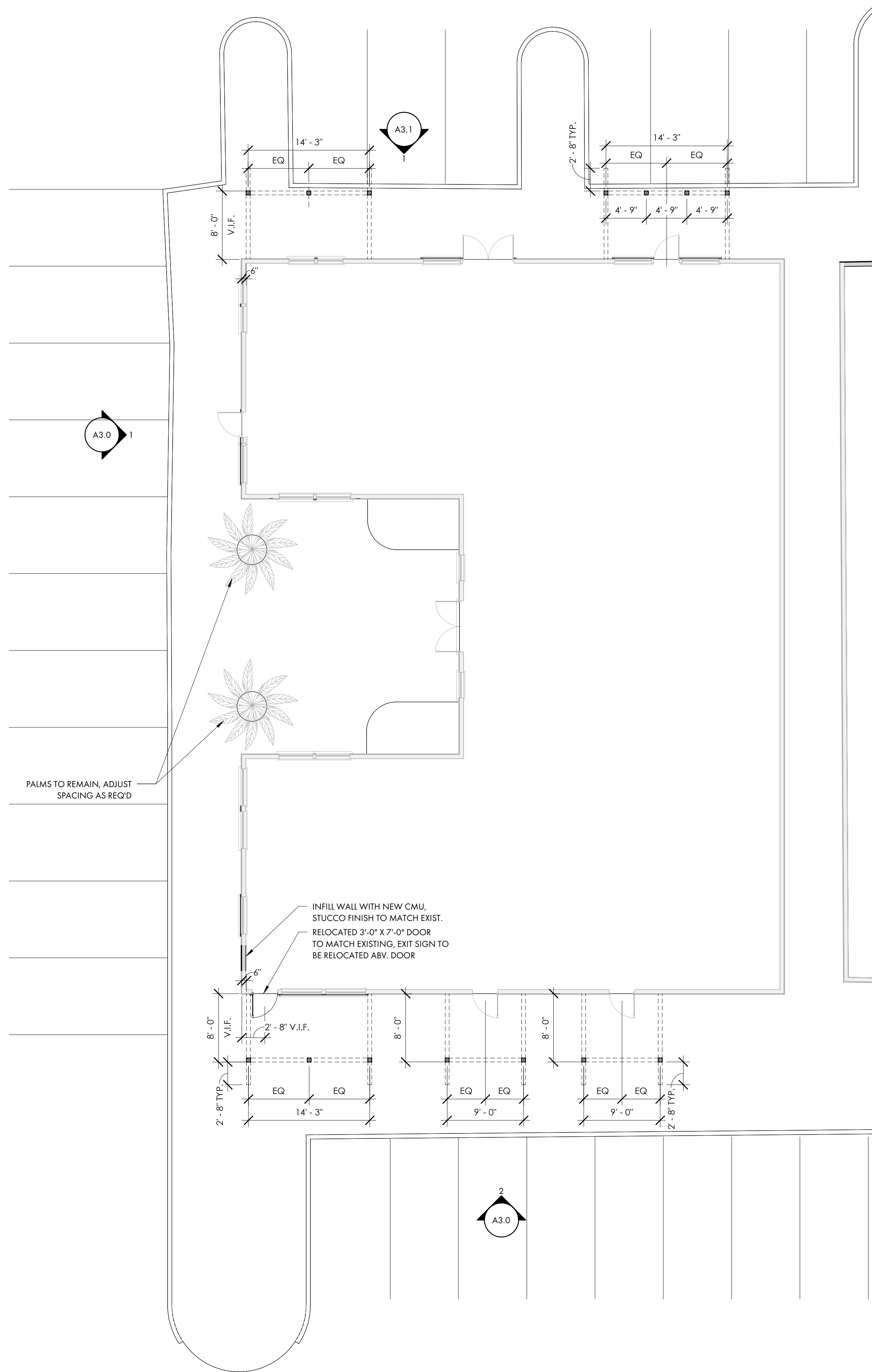
D2.0

DEMOLITION NOTES:

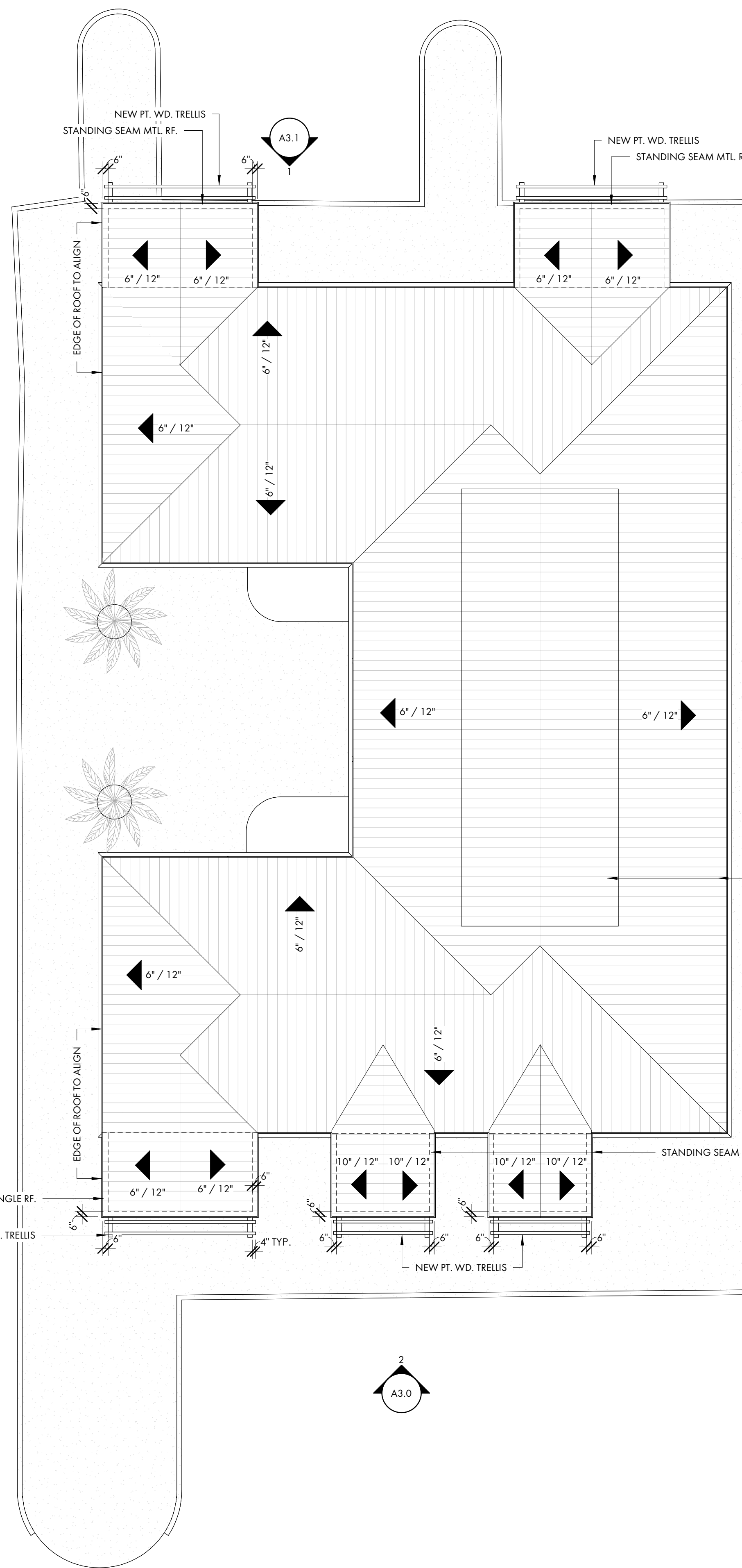
- A. CONTRACTOR TO REVIEW SCOPE OF NEW CONSTRUCTION IN CONJUNCTION WITH DEMOLITION PLANS TO COORDINATE SCOPE OF WORK. CONTRACTOR TO CONTACT OWNER & ARCHITECT WITH ANY QUESTIONS OR CONCERNS PRIOR TO MATERIAL REMOVAL
- B. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING BUILDING AMENITIES NOT SLATED FOR DEMOLITION OR REMODELING.
- C. VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD PRIOR TO START OF WORK. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED OR ALTERED. ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND CONTRACT DOCUMENTS SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
- D. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR ADDITIONAL DEMOLITION ITEMS AND NOTES. COORDINATE WORK WITH MEP REQUIREMENTS
- E. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE W/ OWNER MINIMUM 72 HOURS IN ADVANCE FOR ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM THE WORK OR TO MODIFY EXISTING PIPING, DUCTWORK, OR ASSOCIATED EQUIPMENT
- F. REMOVE ALL EXISTING INCIDENTAL CONDITIONS AS REQUIRED TO ACCOMMODATE PROPOSED CONSTRUCTION WHETHER SHOWN ON PLANS OR NOT. INCLUDING BUT NOT LIMITED TO FASTENERS, CLIPS, MOULDINGS, OUTLETS, CONDUIT, WIRING, PIPING, FIXTURES, FITTINGS, AND OTHER SYSTEMS. REROUTE CIRCUITS, PLUMBING, AND DUCTWORK AS REQUIRED TO MAINTAIN SERVICEABILITY OF SYSTEMS TO REMAIN.
- G. ALL HAZARDOUS MATERIALS TO BE DISPOSED OF PER APPLICABLE STATE, LOCAL, OR FEDERAL CODES & REGULATIONS
- H. PATCH ANY OPENINGS OR GAPS IN EXISTING FLOORS, WALLS, ROOF, OR FIRE RESISTIVE ASSEMBLIES CAUSED BY THE WORK TO MAINTAIN THE INTEGRITY OF FIRE RATINGS, WEATHER RESISTANCE, VAPOR BARRIERS, ETC. ANY DEFICIENCIES FOUND IN THE EXISTING CONSTRUCTION SHOULD BE BROUGHT TO THE ARCHITECT AND OWNER'S ATTENTION IMMEDIATELY.
- I. CONTRACTOR TO VERIFY EXISTING WALL CONSTRUCTION. CONTRACTOR TO PATCH AND REPAIR EXISTING WALLS TO REMAIN WITH LIKE CONSTRUCTION UNLESS NOTED OTHERWISE AND PROVIDE A SUITABLE SURFACE TO RECEIVE NEW FINISHES.
- J. SALVAGE EXISTING CASEWORK FOR REUSE, REMOVE OR RETURN EXCESS CASEWORK TO OWNER AT OWNER DISCRETION.
- K. SALVAGE EXISTING PLUMBING FIXTURES FOR REUSE, REMOVE OR RETURN EXCESS FIXTURES TO OWNER AT OWNER DISCRETION. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION
- L. SALVAGE EXISTING LIFE SAFETY EQUIPMENT, FIRE EXTINGUISHERS, EXIT SIGNS, FIRE ALARMS, ETC. FOR REUSE, REMOVE OR RETURN EXCESS EQUIPMENT TO OWNER AT OWNER DISCRETION. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
- M. SALVAGE EXISTING OUTLETS AND SWITCHES AND LIGHT FIXTURES FOR REUSE, PULL ALL ABANDONED WIRE FROM CONDUIT, RETURN EXCESS MATERIAL TO OWNER. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
- N. SALVAGE EXISTING APPLIANCES, TOILET ACCESSORIES, SIGNAGE, AND EQUIPMENT FOR REUSE. REMOVE OR RETURN TO OWNER AT OWNER DISCRETION
- O. LIFE SAFETY FEATURES ARE TO REMAIN IN OPERATION THROUGH ALL PHASES OF CONSTRUCTION INCLUDING SMOKE DETECTION AND OTHER SYSTEMS TO MEET ALL APPLICABLE CODES & REGULATIONS. VERIFY WITH OWNER AND LIFE SAFETY PLAN(S) FOR THE PROJECT



1 DEMO PLAN  
D2.0 1/8" = 1'-0"



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



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

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



**COURT  
ATKINS  
GROUP**

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FX: 843.815.2547

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**COLIGNY PLAZA RENOVATIONS -  
MUDD BUILDING**  
1 NORTH FOREST BEACH  
DRIVE

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**PROJECT INFO**

Date  
03.31.2026

Project No.  
25-069

**ISSUE**

NO. REV. DATE DESCRIPTION

**SHEET TITLE**

FIRST FLOOR PLAN &  
ROOF PLAN

**A2.0**

GENERAL EXTERIOR ELEVATION NOTES:

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



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03.31.2026

Project No.  
25-069

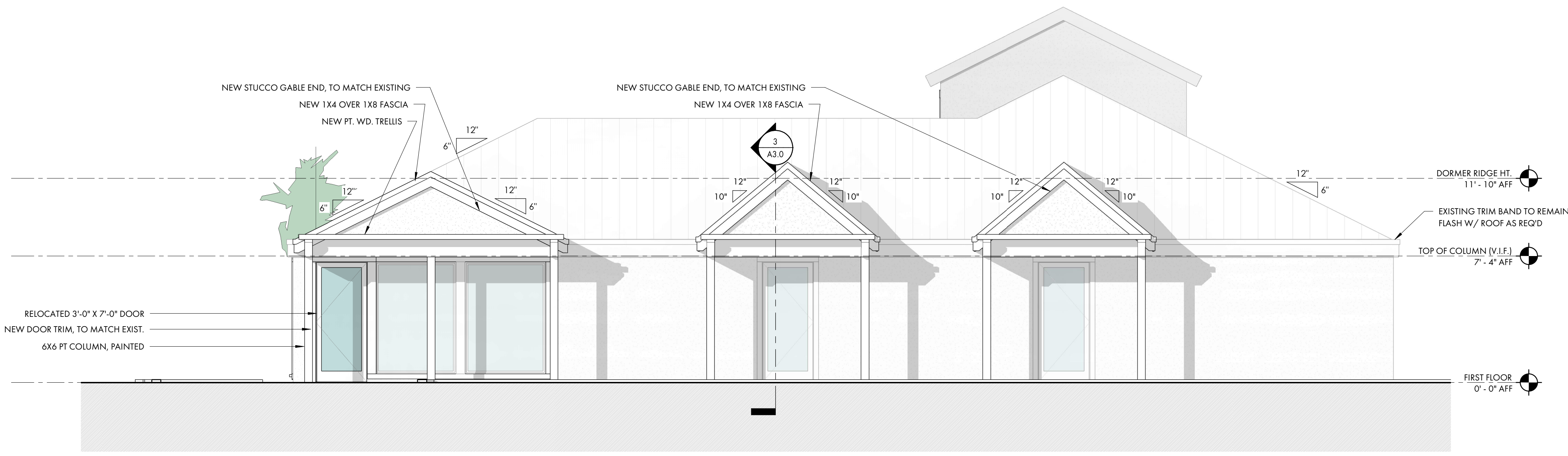
ISSUE

NO.	REV.	DATE	DESCRIPTION

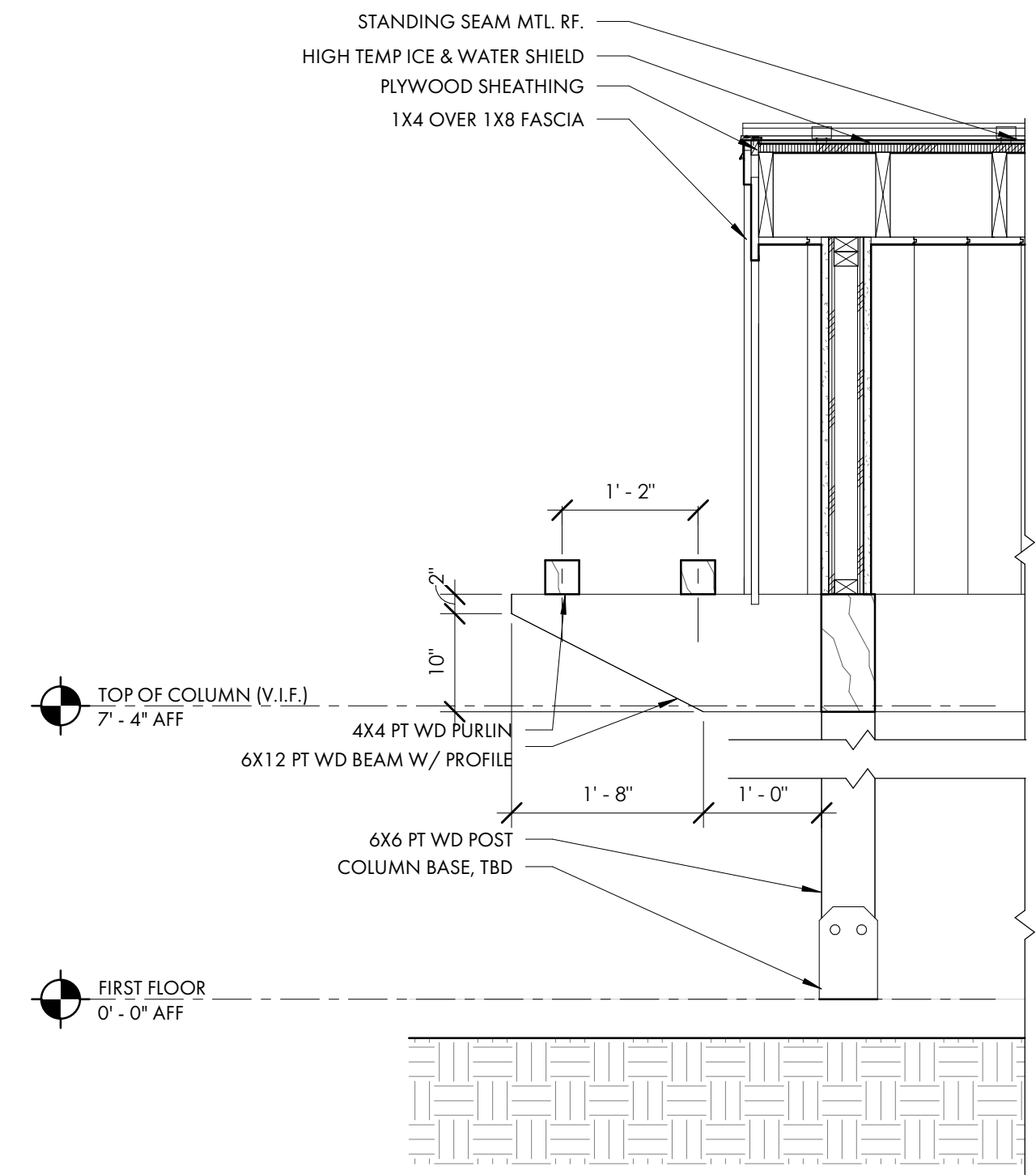
SHEET TITLE

EXTERIOR ELEVATIONS

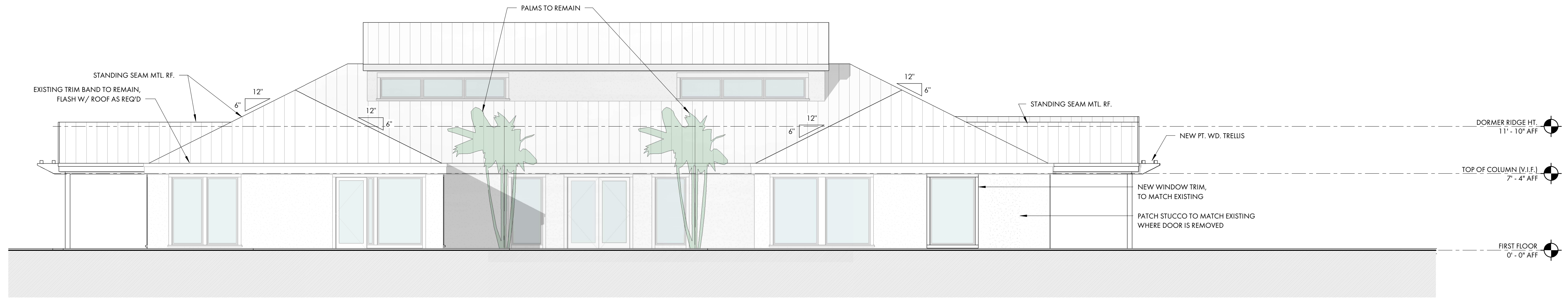
**A3.0**



**2** RIGHT ELEVATION  
A3.0 1/4" = 1'-0"



**3** NEW GABLE DETAIL  
A3.0 3/4" = 1'-0"



**1** FRONT ELEVATION  
A3.0 3/16" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES:

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



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COLIGNY PLAZA RENOVATIONS -  
MUDD BUILDING  
1 NORTH FOREST BEACH  
DRIVE

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03.31.2026

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25-069

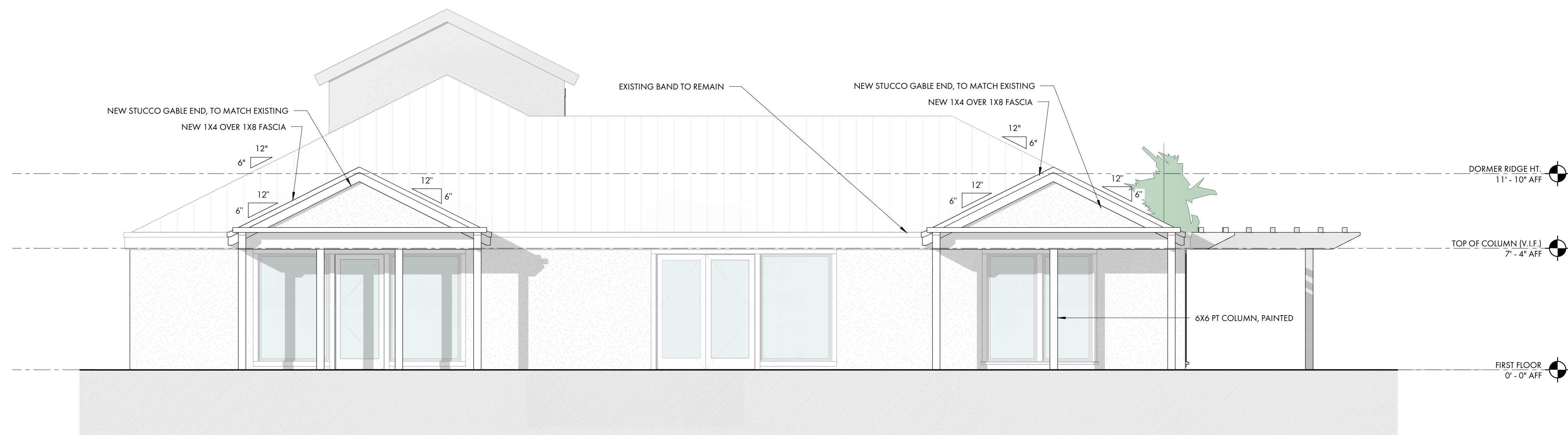
**ISSUE**

NO.	REV.	DATE	DESCRIPTION

**SHEET TITLE**

EXTERIOR ELEVATIONS

**A3.1**



**1** LEFT SIDE ELEVATION  
A3.1 1/4" = 1'-0"



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2 RIGHT SIDE PERSPECTIVE  
A10.0



1 FRONT PERSPECTIVE  
A10.0



3 LEFT SIDE PERSPECTIVE  
A10.0

COLIGNY PLAZA RENOVATIONS -  
MUDD BUILDING  
1 NORTH FOREST BEACH  
DRIVE

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### PROJECT INFO

Date  
03.31.2026  
Project No.  
25-069

### ISSUE

NO. REV. DATE DESCRIPTION

### SHEET TITLE

PERSPECTIVES

# A10.0

METAL ROOF

SENTRICLAD - CLASSIC GREEN



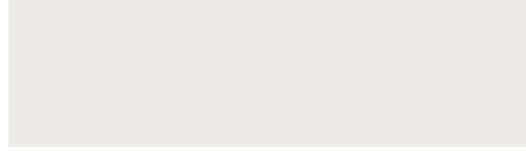
COLUMNS, TRELLIS FRAMING

CABOT - BARK, SEMI-TRANSPARENT



TRIM & FASCIA

SHERWIN WILLAIMS - SW 7008 ALABASTER, TO MATCH EXIST



SIDING

STUCCO - EXISTING TO REMAIN



WINDOWS

DARK BRONZE - EXISTING TO REMAIN



COLIGNY PLAZA RENOVATIONS - MUDD BUILDING

03.31.2026

**1 North Forest Beach Drive  
Marsh Side Restaurant  
Alteration  
Staff Comments  
April 7,2026  
DRB-000353-2026**

## 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: 1 North Forest Beach

DRB-000353-2026

DATE: 04/07/2026

CATEGORY: Alteration

RECOMMENDATION:    Approval             Approval with Conditions             Denial

### **APPLICATION MATERIAL**

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing Conditions match As-Built	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Dimensioned Details and of Sections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Detail Illustrating Connection to Existing Structure	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide detail illustrating the connection to the existing structure.
New Building Details Match Existing Building Details	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### **ARCHITECTURAL DESIGN**

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Promotes pedestrian scale and circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is unobtrusive and set into the natural environment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes natural materials and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids distinctive vernacular styles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is appropriate for its use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

All facades shall have equal design characteristics	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids monotonous planes or unrelieved repetition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Consider introducing subtle variation in entry elements or detailing to avoid monotony along the façade.
Has a strong roof form with enough variety to provide visual interest	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Overhangs are sufficient for the façade height.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Forms and details are sufficient to reduce the mass of the structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human scale is achieved by the use of proper proportions and architectural elements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes a variety of materials, textures and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Incorporates wood or wood simulating materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windows are in proportion to the facade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Details are clean, simple and appropriate while avoiding excessive ornamentation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Enhance architectural depth at entries through increased column articulation, trim detailing, or bracket elements.
Utilities and equipment are concealed from view	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide clarification on any exterior lighting.
Accessory elements are designed to coordinate with the primary structure	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<b>LANDSCAPE DESIGN</b>				
<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
Treats the Landscape as a major element of the project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Landscape is designed so that it may be maintained in its natural shape and size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Preserves a variety of existing native trees and shrubs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consider foundation plantings around the building.
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A variety of species is selected for texture and color	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides overall order and continuity of the Landscape plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Native plants or plants that have historically been prevalent on the Island are utilized	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A variety of sizes is selected to create a “layered” appearance for visual interest and a sense of depth	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed groundcovers are evergreen species with low maintenance needs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Large, grassed lawn areas encompassing a major portion of the site are avoided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ornamentals and Annuals are limited to entrances and other focal points	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

***NATURAL RESOURCE PROTECTION***

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

***COMMENTS & CONDITIONS***

Staff recommend approval of the Alteration submittal for 1 North Forest Beach Drive for the Mudd Building, with the following conditions:

1. Provide detail illustrating the connection to the existing structure.

2. Consider foundation plantings around the building.
3. Consider introducing subtle variation in entry elements or detailing to avoid monotony along the façade.
4. Enhance architectural depth at entries through increased column articulation, trim detailing, or bracket elements.
5. Provide clarification on any exterior lighting, signage integration strategy, and detailed landscape adjustments (even if minimal)
6. Any additional information as required by the Board.