



Town of Hilton Head Island

Design Review Board Meeting

Tuesday, May 14, 2024, 3:00 PM

**1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers**

- 1. Call to Order**
- 2. Adoption of the Agenda**
- 3. Approval of the Minutes**
 - a. Regular Meeting Minutes of April 9, 2024
- 4. Appearance by Citizens**
- 5. Unfinished Business**
 - a. DRB-000715-2024 - 11 Lemoyne Avenue - Alteration
- 6. New Business**
 - a. DRB-000699-2024 - Michael Anthony's - Conceptual Review
 - b. DRB-000696-2024 - Wells Fargo on Mathews Drive - Sign System
 - c. DRB-000703-2024 - Wells Fargo on Greenwood Drive - Sign System
- 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 Tuesday, April 9, 2024, 3:00 PM Minutes

1. Call to Order

The meeting was called to order at 3:02 PM. Present were: Cathy Foss, Chairman; Judd Carstens, Vice-Chairman; Ryan Bassett; Tom Parker; and Todd Theodore. Absent were: Annette Lippert and John Moleski.

2. Adoption of the Agenda

There being no changes, a motion to adopt the agenda as presented was made by Mr. Theodore and seconded by Mr. Parker. The motion passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of March 26, 2024

There being no changes, a motion was made by Mr. Parker to approve the Minutes of the March 26, 2024, meeting and seconded by Mr. Theodore. The motion passed unanimously.

4. Appearance by Citizens

Public comments concerning unrelated agenda items were to be submitted electronically via the Open Town Hall Portal. None were received and no one spoke at the meeting.

5. Unfinished Business

a. DRB-000510-2024 - 1521 Main Street - Alteration

Alexis Cook, Principal Planner, presented the application, which was seen at a previous meeting, for awnings and trellises, and she noted that quite a few improvements have been made. The comments and suggestions made at the previous meeting have been addressed, including a cast iron bench added in front of the building to promote more interest to the front entrance. Staff recommends approval as submitted.

The applicant and architect pointed out the changes made, taking into consideration the comments previously made by the Board, and answered questions posed by the Board members. After suggestions made by the Board members, a motion to approve was made by Mr. Carstens with the following conditions: that 3'x3' beams be used for the trellises, with the color to be 50% iron ore, plant material to be specified in quantity with the final plans, along with final awning color to match the trellises. Mr. Theodore seconded the motion, and the motion was passed unanimously.

6. New Business

a. DRB-000549-2024 - 232 South Sea Pines Drive - Conceptual

Vice-Chairman Carstens recused himself from the dais.

Ms. Cook presented the application for a conceptual review of a proposal by Sea Pines South Beach Marina to renovate the northern half of the marina and expand their coastal aesthetic and outdoor space, with changes to buildings, outdoor space, and other extensive changes. She noted the design plans included with the application are detailed, but staff's only comments at this point for conceptual review are concerning the color board. Staff recommends approval of conceptual, with conditions of color changes.

The applicant, James Adkins, with Court Adkins Group, appeared on behalf of applicant, and explained the project which will decrease density with the removal of several buildings and increase outdoor space, which may be the beginning of a multi-phase project, with a timeline to begin shortly after the summer season. Renderings included in the application were shown and explained in detail as to the extensive changes being proposed for a restaurant, retail space, pavilions, offices and employee lounge area, and outdoor space. Questions were posed by board members and addressed by Mr. Adkins. After discussion, a motion was made by Mr. Parker to approve the conceptual as submitted, with the following conditions: the buffer continued to be studied, and white trim to be approved as this is a unique area, with future parking plans to be investigated. The motion was seconded by Mr. Theodore, and the motion passed by a vote of 4-1, with Mr. Carstens having recused himself.

7. Board Business

Mr. Carstens returned to the dais.

It was noted that the next meeting is scheduled for May 14 at 3:00 PM. Chairman Foss reported on a courtesy meeting attended by herself, Vice-Chairman Carstens, and Mr. Parker for the development that will take over the Chimney Cove project. A discussion ensued with Ms. Cook concerning plans with Deep Well and the Church next door to Chimney Cove to provide assistance either financially or with housing and child care searches, and the type housing that will be developed. Further discussion followed concerning the courtesy review conducted with Circle Center, a possible courtesy review of the Sam's redevelopment, and buffer issues with the ALDI project.

8. Staff Reports

None.

9. Adjournment

The meeting was declared adjourned at 4:05 PM.

Approved:

The recording of this Meeting can be found on the Town's website at www.hiltonheadislandsc.gov



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

FOR OFFICIAL USE ONLY

Date Received: _____
Accepted by: _____
DRB #: _____
Meeting Date: _____

Applicant/Agent Name: Katie Burzon Company: HH Lemoyne VIII LLC
Mailing Address: 300 Centerville Road City: Warwick State: RI Zip: 02886
Telephone: 603-988-3045 Fax: _____ E-mail: katie.burzon@gmail.com
Project Name: Hilton Head Spark by Hilton Project Address: 11 Lemoyne Ave, Hilton Head Island, SC
Parcel Number [PIN]: R 5 5 3 0 1 8 0 0 0 2 4 0 0 0 0 0
Zoning District: RD Overlay District(s): Corridor

**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.
- ☒ 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.

Katie Burzon
SIGNATURE

05/01/2024
DATE

This proposal is made on behalf of HH Lemoyne VIII LLC for the repainting of the property located at 11 Lemoyne Ave, Hilton Head Island, SC. This resubmission to the board takes into account the comments provided by the Design Review committee on December 12th, 2023. Our goal for the repainting is to represent the Spark by Hilton brand while adhering to the design requirements set forth by Hilton Head.

We propose using warm gray (Sherwin Williams SW 6001 Grayish) as the primary color for the exterior repainting. The warmer shade of gray was requested by the Board and is also the preferred color according to the design requirements. The doors on the exterior corridors will be painted dark blue (Sherwin Williams SW 9150 Endless Blue) to subtly reflect the Hilton Spark brand. As part of the exterior refresh, we will also be repainting the exterior guard rails, which will be dark gray (Sherwin Williams 1962 African Gray).

Please note that the exterior signage will be submitted separately to the Design Review board.

DRB - 0715 - 2024

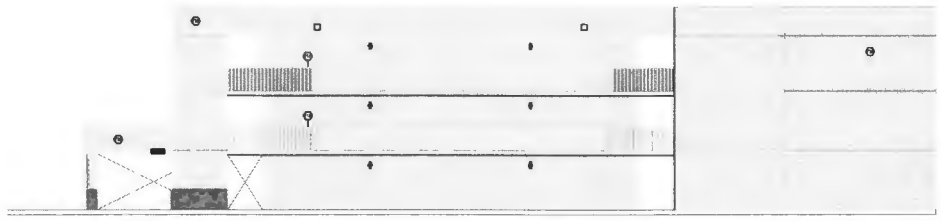
Previous Submission (12/12/23):

- EXT. REPAIRS/REPAIRS
- 1. PAINT REPAIRS/REPAIRS (PT 1) TYP.
 - 2. PAINT REPAIRS/REPAIRS ENTRY DOORS AND THRESHOLDS (PT 1) TYP.
 - 3. PAINT REPAIRS/REPAIRS BUILDING (PT 1) TYP.
 - 4. PAINT REPAIRS/REPAIRS SIGNAGE (PT 1) TYP.

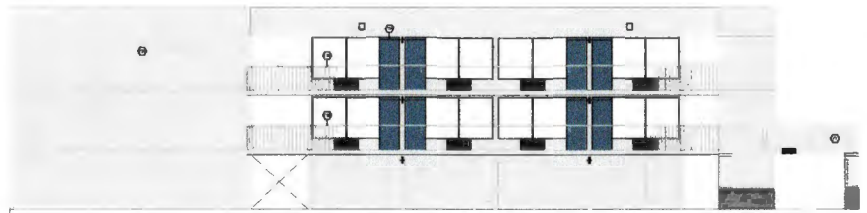


HOSPITALITY GROUP

OWNER
 MAGNA HOSPITALITY GROUP
 300 Centerville Road #300E
 Warwick, RI 02886
 (401) 886-4484



WEST ELEVATION SCALE: 1/8" = 1'-0" 3



EAST ELEVATION SCALE: 1/8" = 1'-0" 2



NORTH ELEVATION SCALE: 1/8" = 1'-0" 1

ISSUE:

NO.	DATE	DESCRIPTION
1	8/17/23	Construction Set

DESIGN INTENT ONLY

PROJECT:
 SPARK BY HILTON
 11 Lemoine Ave
 Hilton Head Island, SC 29928

DATE: 11/7/2023

SHEET NAME:

EXTERIOR ELEVATION
 SHEET NO:

ID200

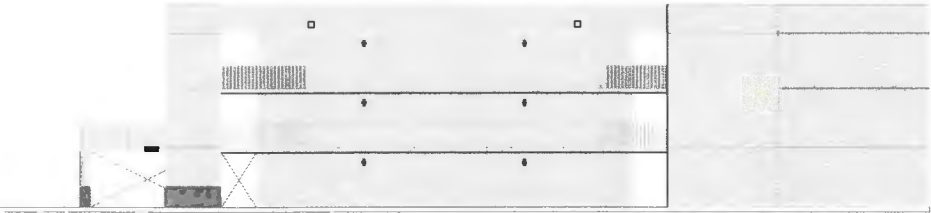
Resubmission:

- EXT. RESUBMISSIONS KEYNOTES:
- 1 PAINT REPAIRS (PT 2) TYP.
 - 2 PAINT BATHROOM ENTRY DOORS AND TRANSOMS (PT 1) TYP.
 - 3 PAINT OVERALL BUILDING (PT 1) TYP.

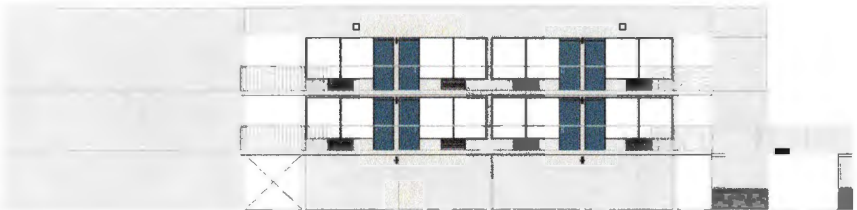


HOSPITALITY GROUP

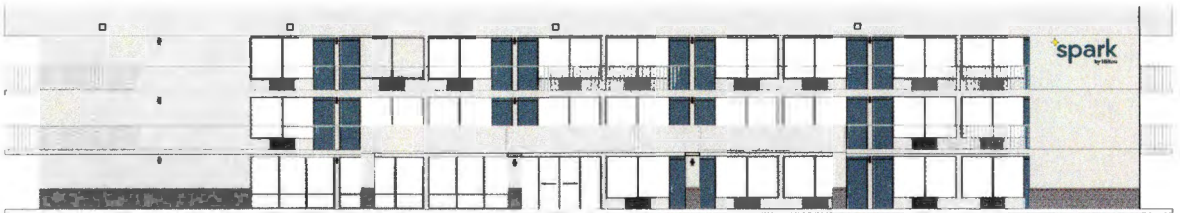
OWNER
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WEST ELEVATION SCALE: 1/8" = 1'-0" 3



EAST ELEVATION SCALE: 1/8" = 1'-0" 2



NORTH ELEVATION SCALE: 1/8" = 1'-0" 1

ISSUE:

NO.	DATE	DESCRIPTION
1	8/17/23	Construction Set

DESIGN INTENT ONLY

PROJECT:
SPARK BY HILTON
11 Lemoyne Ave
Hilton Head Island, SC 29928
DATE: 8/1/2024
SHEET NAME:

EXTERIOR ELEVATION
SHEET NO:

ID200

- SEE SEPARATE SCHEDULE
- 1 PAINT HANDRAILS (PT 1) TYP.
 - 2 PAINT HANDRAILS/ENTRY DOORS AND THRESHOLDS (PT 2) TYP.
 - 3 PAINT EXTERIOR BUILDING (PT 3) TYP.



HOSPITALITY GROUP

OWNER
 MAGNA HOSPITALITY GROUP
 300 Centerville Road #300E
 Warwick, RI 02886
 (401) 886-4484

ISSUE:

NO.	DATE	DESCRIPTION
1	8/17/23	Construction Set

DESIGN INTENT ONLY

PROJECT:
 SPARK BY HILTON
 11 Lemoyne Ave
 Hilton Head Island, SC 29928

DATE: 8/1/2024

SHEET NAME:

EXTERIOR ELEVATION

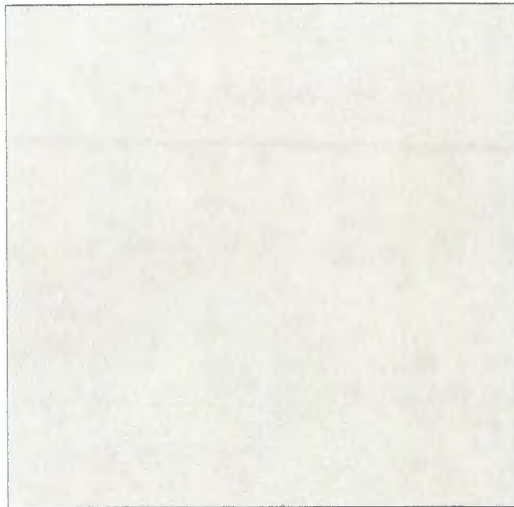
SHEET NO:



SOUTH ELEVATION **SCALE:**
 1/8" = 1'-0" 1

ID201

Exterior Paint Color:



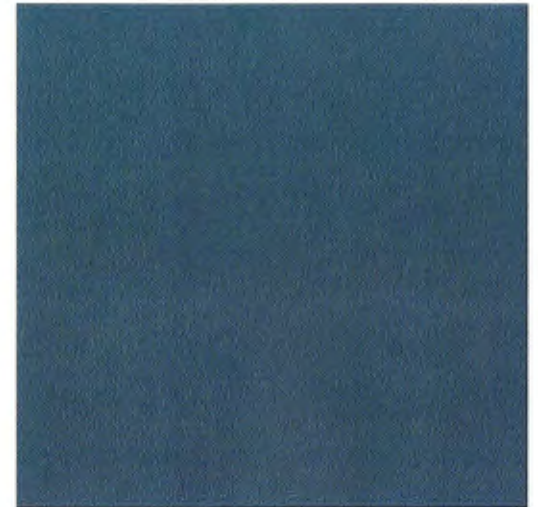
PT-20- Overall Exterior Paint

Color: Sherwin Williams SW 6001 Grayish
Finish: Satin



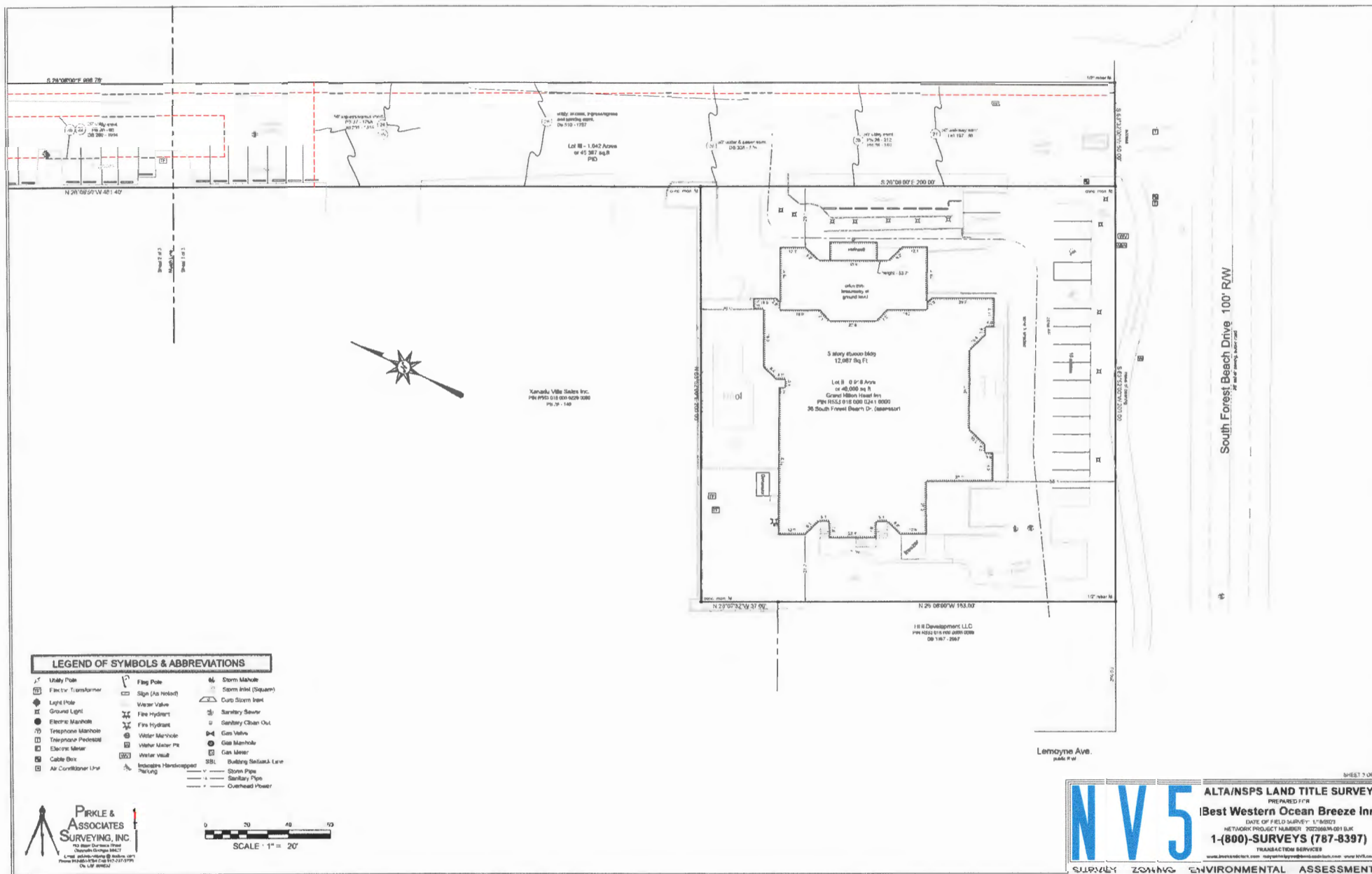
PT-22- Railings

Color: Sherwin Williams 1962 African Gray
Finish: Satin



PT-04- Doors & Transoms

Color: Sherwin Williams SW 9150 Endless Sea
Finish: Semi-Gloss







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: 11 Lemoyne Avenue

DRB#: DRB-000715-2024

DATE: 5/14/2024

CATEGORY: Alteration/Addition

RECOMMENDATION: Approval ☒ Approval with Conditions ☐ Denial ☐

APPLICATION MATERIAL

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

ARCHITECTURAL DESIGN

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

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

COMMENTS & CONDITIONS				
1. Staff recommends approval as submitted.				

37 New Orleans
CONCEPTUAL REVIEW
MAY 14th, 2024
DRB-000699-2024



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

FOR OFFICIAL USE ONLY

Date Received: _____
Accepted by: _____
DRB #: _____
Meeting Date: _____

Applicant/Agent Name: BRENT ROBINSON Company: BRENT ROBINSON ARCHITECT LLC
Mailing Address: 774 BOYD CREEK DR City: RIDGELAND State: SC Zip: 29936
Telephone: 843-368-9411 Fax: _____ E-mail: BRENT@BRENTROBINSONARCHITECT.COM
Project Name: MICHAEL ANTHONYS Project Address: 37 NEW ORLEANS RD
Parcel Number [PIN]: R 5 5 2 0 1 5 0 0 C 0 1 0 4 0 0 0 0
Zoning District: Light Commerical Overlay District(s): Corridor Overlay

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

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☒ Concept Approval – Proposed Development
☐ Final Approval – Proposed Development

☒ Alteration/Addition
☐ Sign

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Signs

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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

04-30-24
DATE

DRB-000699-2024

Narrative



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

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

SUPPLEMENTAL DOCUMENTS

Issued APRIL 30th, 2024

Client Information:

Michael Anthony's Cucina Italiana
37 New Orleans Rd
Hilton Head Island, SC 29928

Project Narrative

The Architect has completed as-built drawings needed for construction documentation and a proposed new layout based on the Owner provided program with necessary modifications as required to meet current codes. The work consists of the following:

- Complete an Asbuilt for the existing spaces occupied by Michael Anthony's and portions of the exterior of the adjacent spaces as needed.
- Explore enclosing approximately 440 sq ft of the existing service area to accommodate an internal connection between the two kitchens, to be used as receiving/storage and access to a new outside freezer on the existing porch.
- The existing stairs to second floor shall be relocated to the rear and a new path around the building shall be provided for fire egress. Relocation of the stairs will allow a more open front façade and inviting entrance into the restaurant.
- We will maintain crossover access to second floor offices/demo kitchen and provide some much needed cover for entry into the sides of the restaurant. This will also create more of a storefront in the existing alleyway.
- Repair or replace siding & trim as needed
- MEP Engineering to address temperature and humidity issues in the existing kitchen.
- Design parapet wall on proposed connector to hide roof top mechanical units. Relocate existing equipment & utilities as needed to accommodate to new construction.
- Preserve existing live oak in the rear and work around its trunk and root system during the design process.
- The proposed addition is to be used for storage and receiving only. It will not affect personnel or patron counts and should not affect parking counts or landscaping. The intent is to stay within the confines of the existing building footprint with the exception of the stair relocation to the back.

DRB-000699-2024
Existing Photos



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

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

Photos of Existing Building:





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

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





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774 Boyd Creek Dr
Ridgeland, SC 29936

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





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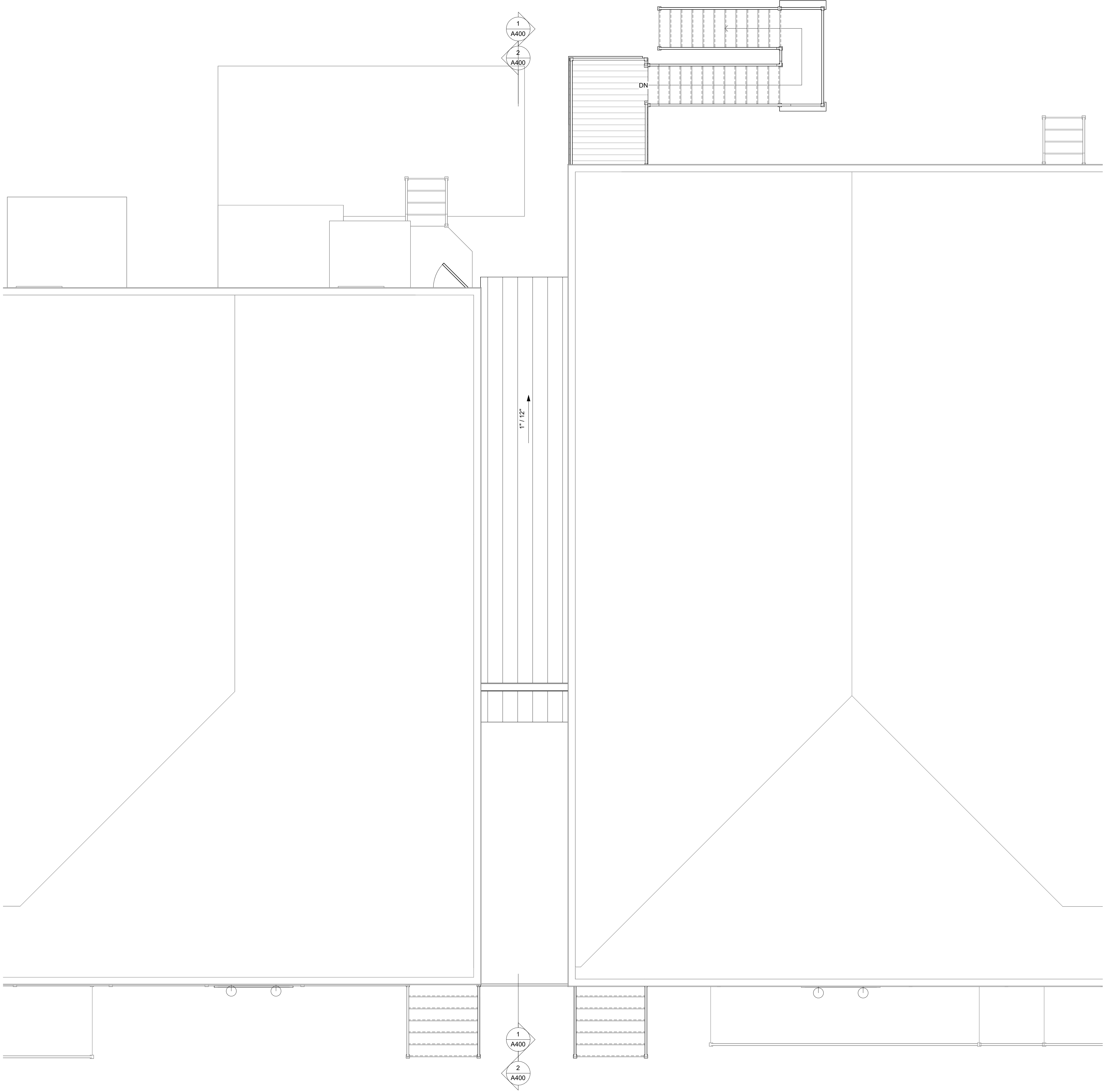
P 843-252-0833
E brent@brentrobinsonarchitect.com



DRB-000699-2024

Plans

1 ROOF PLAN
1/4" = 1'-0"



SEAL

SEAL

MICHAEL ANTHONY'S
37 NEW ORLEANS RD
HILTON HEAD ISLAND, SC 29928

REVISIONS

© BRENT ROBINSON, ARCHITECT
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PART BY ANY MEANS OR METHOD WITHOUT THE
EXPRESS WRITTEN CONSENT OF THE ARCHITECT.
ANY UNAUTHORIZED REPRODUCTION OR REUSE OF
THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.

PROJECT NO.
23020

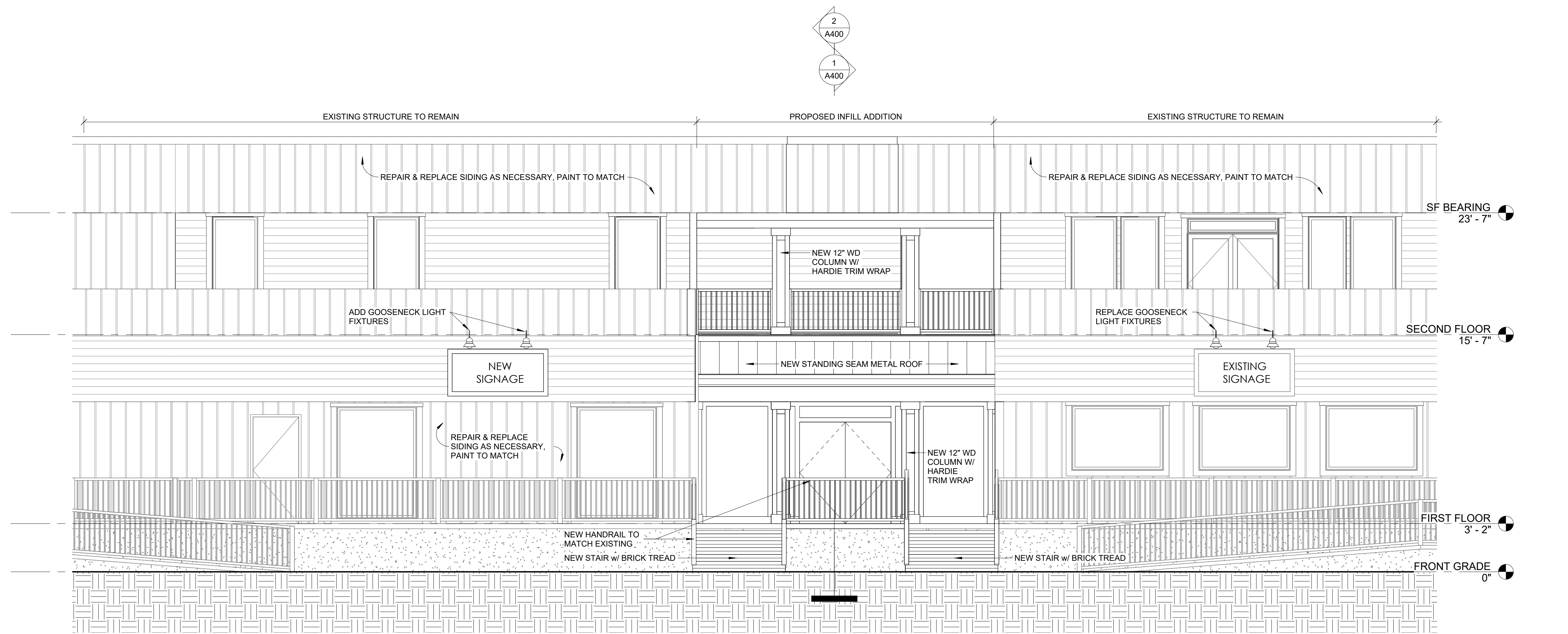
DATE
03/04/2024

DRAWN BY
B.ROBINSON
CHECKED BY

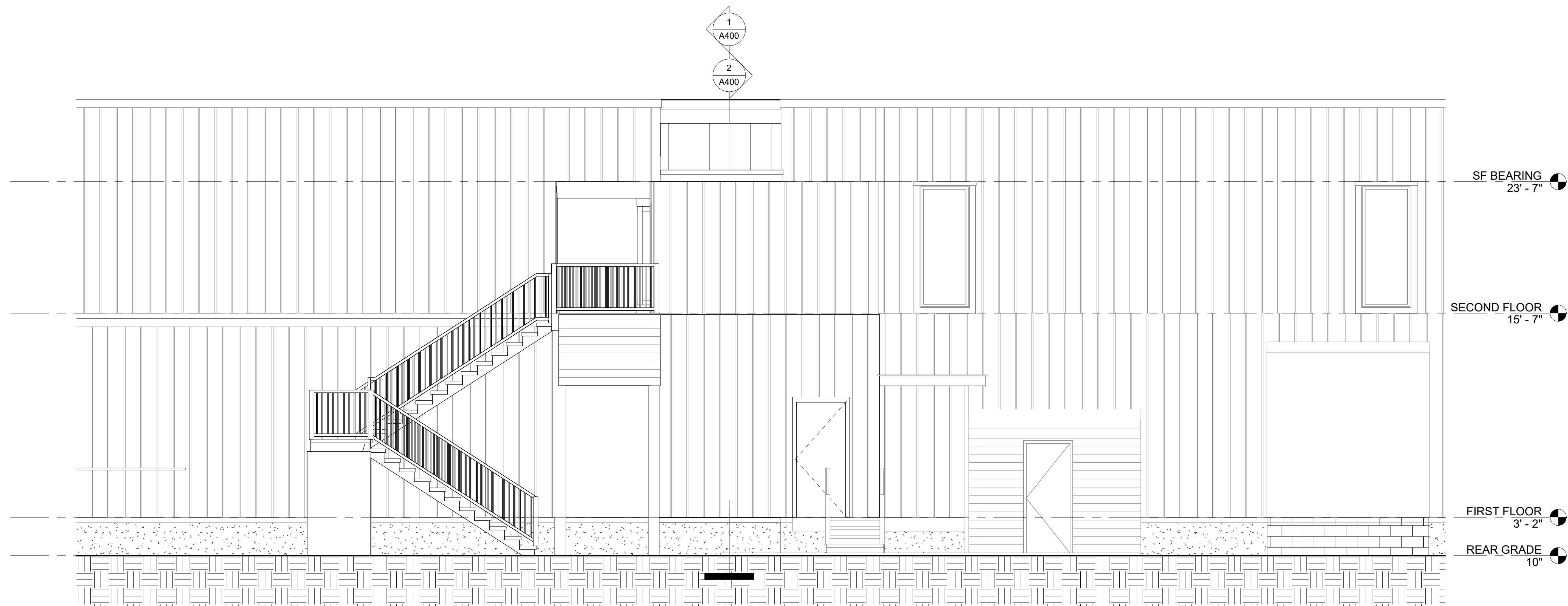
SHEET NO.

A203

ROOF PLAN



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



2 REAR ELEVATION
1/4" = 1'-0"



SEAL

SEAL

MICHAEL ANTHONY'S
37 NEW ORLEANS RD
HILTON HEAD ISLAND, SC 29928

REVISIONS

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PROJECT NO.
23020

DATE
03/04/2024

DRAWN BY
B.ROBINSON

CHECKED BY

SHEET NO.

A300

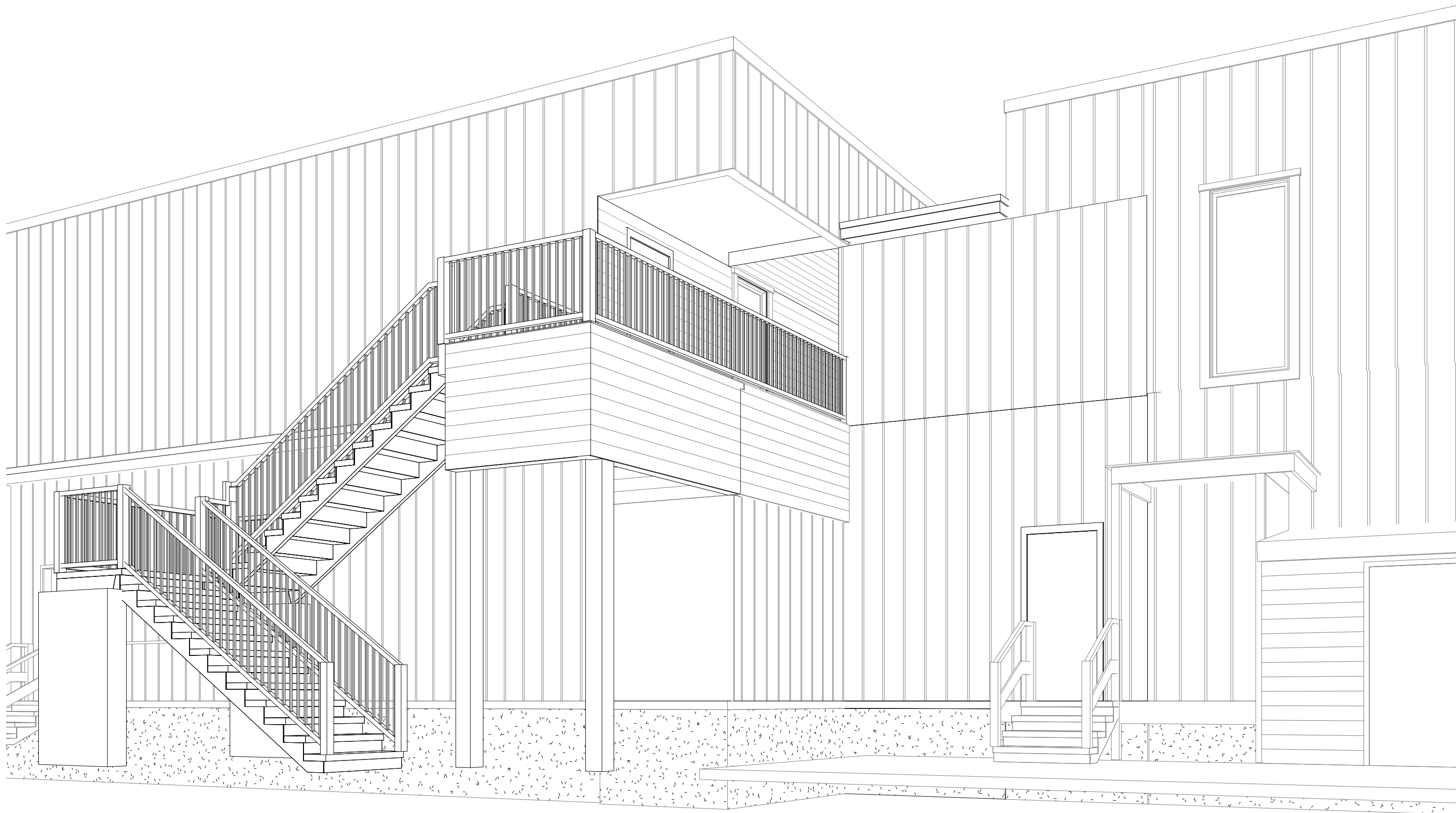
ELEVATIONS



② 3D View 2



③ 3D View 3



① 3D View 1



SEAL

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PERSPECTIVES



SEAL

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23020

DATE
03/04/2024

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B.ROBINSON

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SHEET NO.

A400

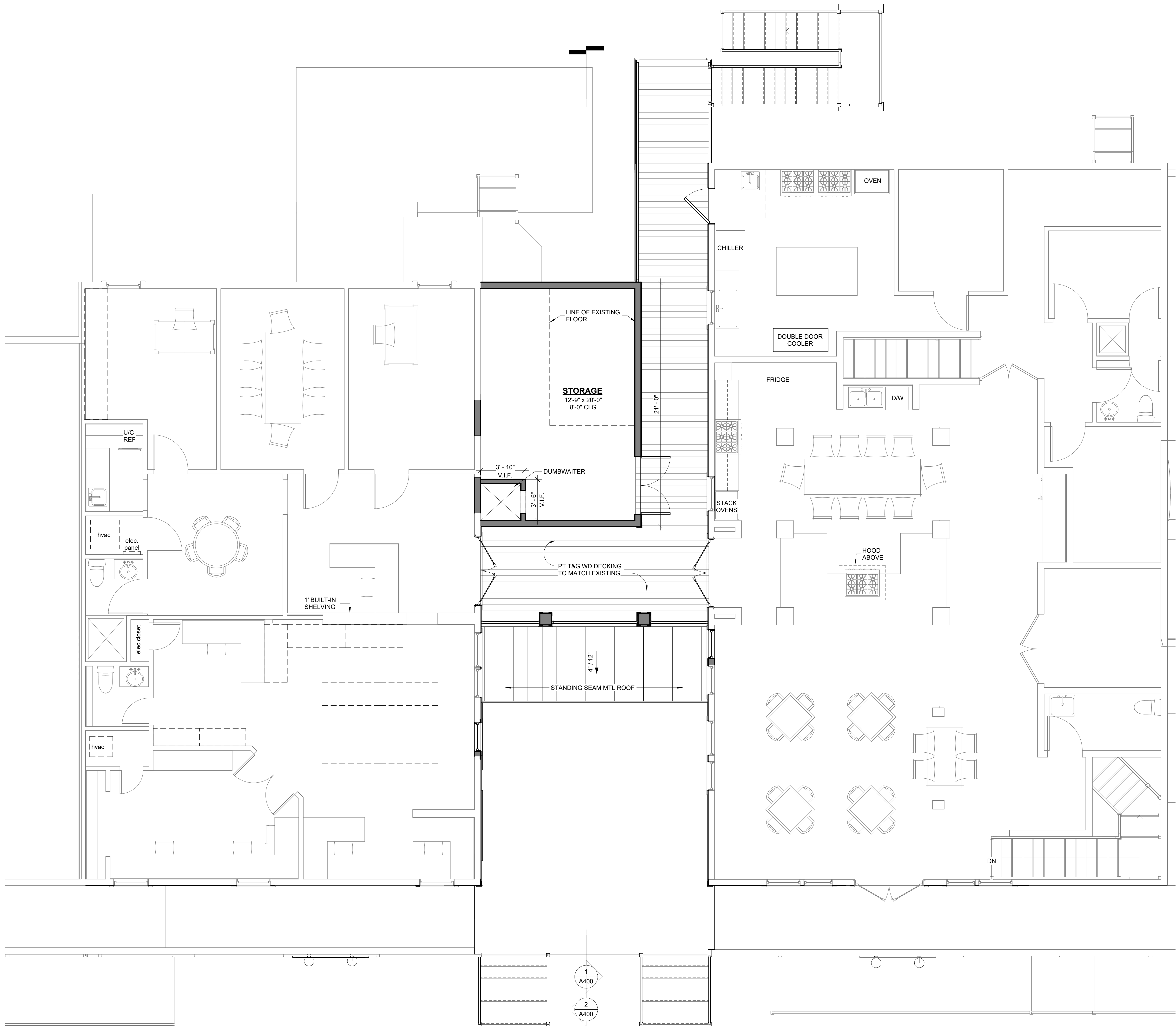
BUILDING
SECTIONS



BUILDING SECTION @ BREEZEWAY &
RECEIVING
①
1/4" = 1'-0"



BUILDING SECTION @ BREEZEWAY &
RECEIVING CAFE SIDE
②
1/4" = 1'-0"



SEAL

SEAL

MICHAEL ANTHONY'S
37 NEW ORLEANS RD
HILTON HEAD ISLAND, SC 29928

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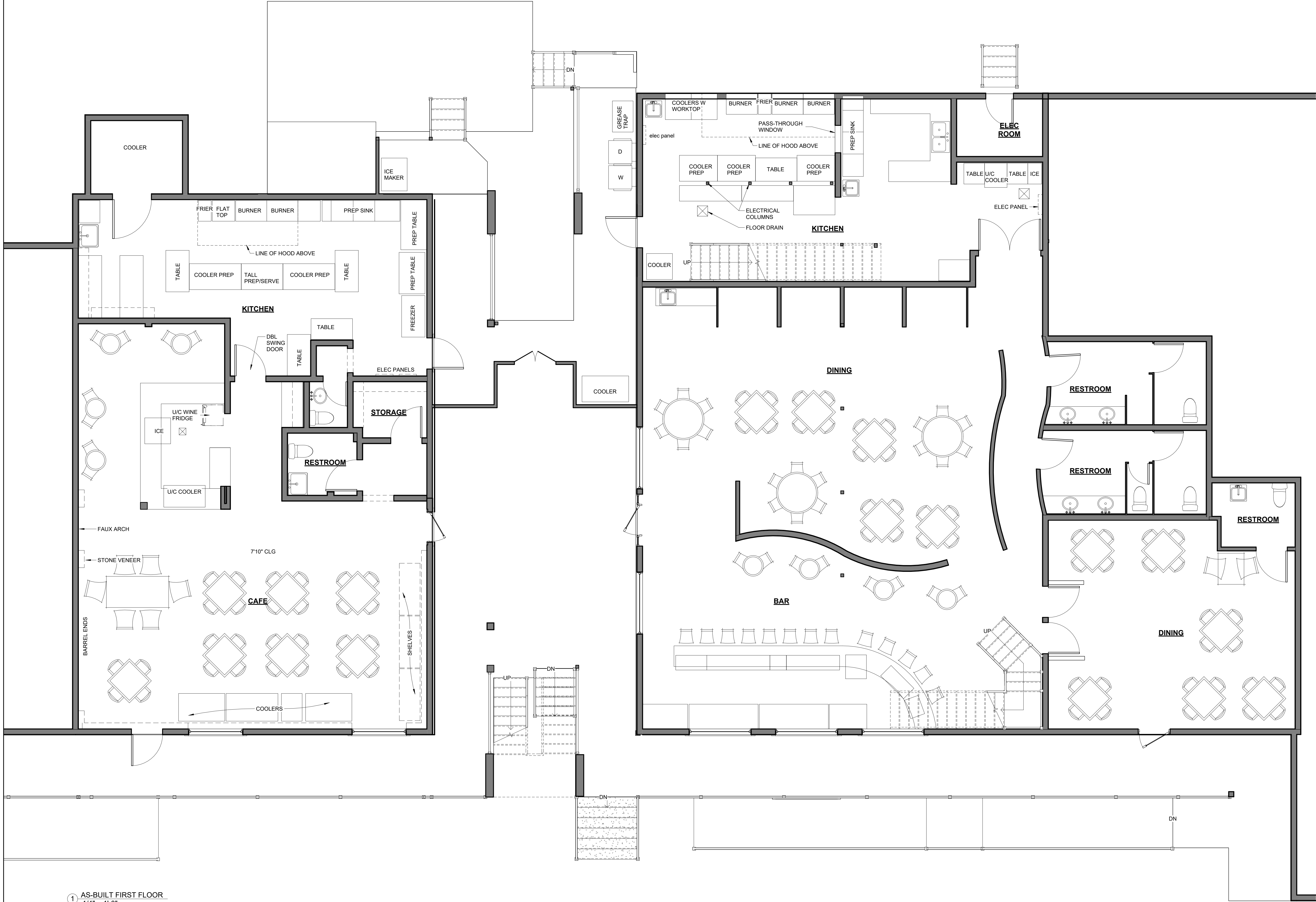
PROJECT NO.
23020
DATE
03/04/2024
DRAWN BY
B.ROBINSON
CHECKED BY

SHEET NO.

A202

SECOND FLOOR
PLAN

① SECOND FLOOR
1/4" = 1'-0"



① AS-BUILT FIRST FLOOR
1/4" = 1'-0"



SEAL

SEAL

MICHAEL ANTHONY'S
37 NEW ORLEANS RD
HILTON HEAD ISLAND, SC 29928

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SHEET NO.
AB200

AS-BUILT FIRST
FLOOR



① AS-BUILT SECOND FLOOR
1/4" = 1'-0"



SEAL

SEAL

MICHAEL ANTHONY'S
37 NEW ORLEANS RD
HILTON HEAD ISLAND, SC 29928

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PROJECT NO.
23020

DATE
03/04/2024

DRAWN BY
B.ROBINSON

CHECKED BY

SHEET NO.

AB201

AS-BUILT SECOND
FLOOR



① AS-BUILT FRONT ELEVATION
1/4" = 1'-0"



② AS-BUILT REAR ELEVATION
1/4" = 1'-0"



SEAL

SEAL

MICHAEL ANTHONY'S
37 NEW ORLEANS RD
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PROJECT NO.
23020

DATE
03/04/2024

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SHEET NO.

AB300

AS-BUILT
ELEVATIONS

SEAL

SEAL

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PROJECT NO.
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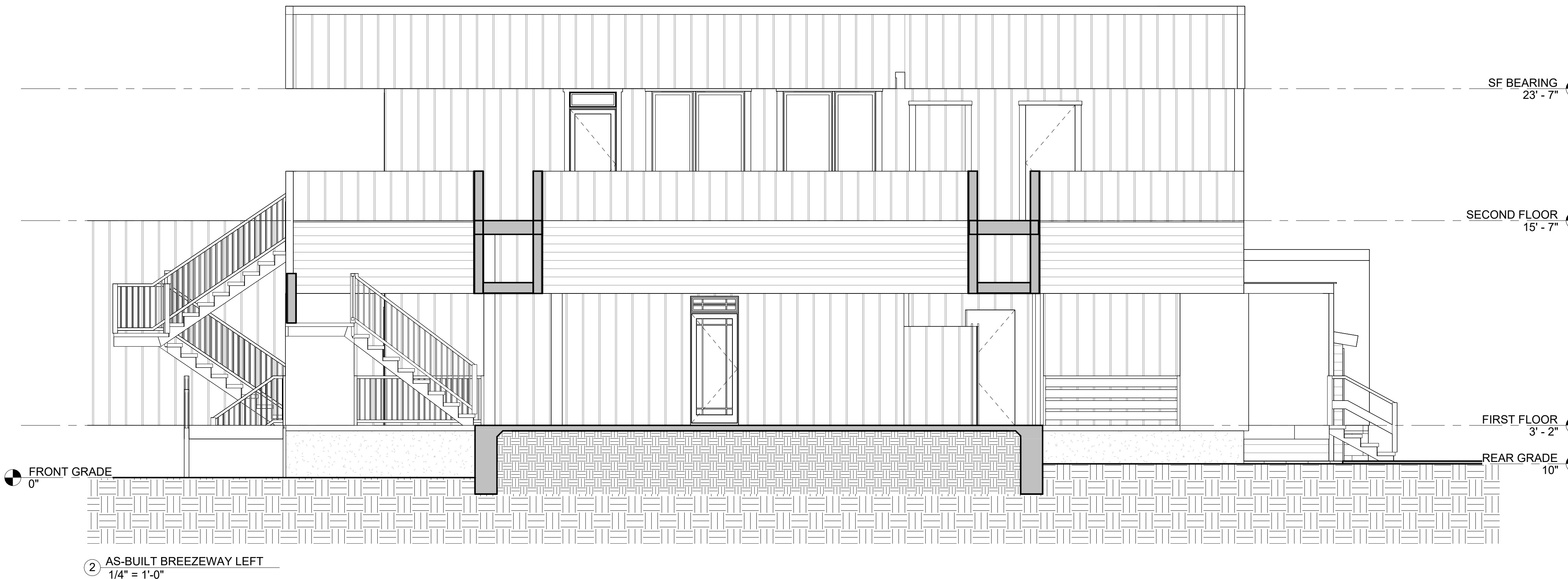
SHEET NO.

AB301

AS-BUILT
ELEVATIONS



① AS-BUILT BREEZEWAY RIGHT
1/4" = 1'-0"



② AS-BUILT BREEZEWAY LEFT
1/4" = 1'-0"

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: 37 New Orleans Road

DRB#: DRB-0000699-2024

DATE: 5/14/2024

CATEGORY: Conceptual

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

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

ARCHITECTURAL DESIGN

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

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

COMMENTS & CONDITIONS

1. Staff recommends approval with the following conditions for Final:
 - a. Physical Material and Color Board on a 11"x17" - ask for example if needed
 - b. Landscaping Plan around where staircase was removed and existing small landscaping bed.
 - c. Lighting Details and specifications
 - d. Connection and prominent building architectural details, as needed
 - e. Final floor plans and elevation drawings
 - f. Any additional information as required by the Board.

75 Mathews Drive
SIGN SYSTEM REVIEW
MAY 14th, 2024
DRB-000696-2024

**WELLS
FARGO**

**BE # 142521
North Island**

**75 Matthews Drive
Hilton Head Island, SC 29926
4/9/2024**



Brand Book Approval

LL Required Change(s)

Permit Change(s)

PROPOSED

SIGN LEGEND

SIGN #	EXISTING SIGN	SF	RECOMMENDED SIGN	SF	QTY
E01	MONUMENT	6.5	WFR2-RCPL-H-9	6.1	1
E02	MONUMENT	6.5	WFR2-RCPL-H-9	6.1	1
E03	CHANNEL LETTERS	17.8	WFR2-RRCH-H-16	19.3	1
E04	CHANNEL LETTERS	17.8	WFR2-RRCH-H-16	19.3	1
E05	CHANNEL LETTERS	17.8	WFR2-RRCH-H-16	19.3	1
E06	CHANNEL LETTERS	17.8	WFR2-RRCH-H-16	19.3	1
E07	DIRECTIONAL		WFR2-EW-DS-PM-28-48		1
E08	HANDICAP PARKING		WFR2-EW-RS-PS-PM-16-60		1
E09	HANDICAP PARKING		WFR2-EW-RS-PS-PM-16-60		1
E10	HANDICAP PARKING		WFR2-EW-RS-PS-PM-16-60		1
E11	HANDICAP PARKING		WFR2-EW-RS-PS-PM-16-60		1
E12	DOOR VINYL		WFR2-WE-G-FLX (By Miller Zell)		1
E13	DOOR VINYL		WFR2-WE-DI-G-FLX (By Miller Zell)		1
E14	TELLER WINDOW		WFR2-DU-WP		1
E15	FDIC		WFR2-DU-WG		1
NE16	NONE		WFR2-EW-OS-LG Clearance		4
NE17	NONE		WFR2-EW-OS-LG Do Not Enter		4
E18	ATM		LEAVE AS IS		1
E19	ATM		LEAVE AS IS		1
E20	PREMIER SIGN		LEAVE AS IS		1



N.T.S.

JOB NAME: WELLS FARGO	SALESMAN: HILTON DISPLAYS	DATE: 1-25-24	QID# 24-70557
LOCATION: 75 Matthews Drive	DESIGNER: Chad W.	SCALE: AS NOTED	BE # 142521
CITY/STATE: Hilton Head Island, SC	FILE: 2023/WELLSFARGO/2023 REFRESH/LOCATIONS/NORTH ISLAND V1 1.25.24		2



EXISTING



PROPOSED

CUSTOM COMMENTS:
"PER CODE INTERNALLY ILLUMINATED SIGNAGE IS NOT PERMITTED; STREET
AND BUILDING SIGNS MUST BE EXTERNALLY ILLUMINATED"

NOTE: FIELD VERIFICATION REQUIRED BEFORE CONSTRUCTION



EXISTING



PROPOSED

CUSTOM COMMENTS:
"PER CODE INTERNALLY ILLUMINATED SIGNAGE IS NOT PERMITTED; STREET
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NOTE: FIELD VERIFICATION REQUIRED BEFORE CONSTRUCTION

HILTONDISPLAYS
125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

JOB INFO

JOB NAME: WELLS FARGO

LOCATION: 75 Matthews Drive

CITY/STATE: Hilton Head Island, SC

SALESMAN: HILTON DISPLAYS

DESIGNER: Chad W.

FILE: 2023/WELLSFARGO/2023 REFRESH/LOCATIONS/NORTH ISLAND V1 1.25.24

DATE: 1-25-24

SCALE: AS NOTED

QID# 24-70557

BE # 142521



EXISTING

PMS/PAINT

SW 6630 Posey

NEUTRAL BUILDING COLOR CHART



PROPOSED

CUSTOM COMMENTS:
"PER CODE INTERNALLY ILLUMINATED SIGNAGE IS NOT PERMITTED; STREET
AND BUILDING SIGNS MUST BE EXTERNALLY ILLUMINATED"

NOTE: FIELD VERIFICATION REQUIRED BEFORE CONSTRUCTION

JOB NAME: WELLS FARGO	SALESMAN: HILTON DISPLAYS	DATE: 1-25-24	QID# 24-70557
LOCATION: 75 Matthews Drive	DESIGNER: Chad W.	SCALE: AS NOTED	BE # 142521
CITY/STATE: Hilton Head Island, SC	FILE: 2023/WELLSFARGO/2023 REFRESH/LOCATIONS/NORTH ISLAND V1 1.25.24		6



EXISTING

PMS/PAINT

SW 6630 Posey

NEUTRAL BUILDING COLOR CHART



PROPOSED

CUSTOM COMMENTS:
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NOTE: FIELD VERIFICATION REQUIRED BEFORE CONSTRUCTION

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	LOCATION: 75 Matthews Drive	DESIGNER: Chad W.	SCALE: AS NOTED	BE # 142521	
	CITY/STATE: Hilton Head Island, SC	FILE: 2023/WELLSFARGO/2023 REFRESH/LOCATIONS/NORTH ISLAND V1 1.25.24			7



EXISTING

PMS/PAINT

SW 6630 Posey

NEUTRAL BUILDING COLOR CHART



PROPOSED

CUSTOM COMMENTS:
"PER CODE INTERNALLY ILLUMINATED SIGNAGE IS NOT PERMITTED; STREET
AND BUILDING SIGNS MUST BE EXTERNALLY ILLUMINATED"

NOTE: FIELD VERIFICATION REQUIRED BEFORE CONSTRUCTION

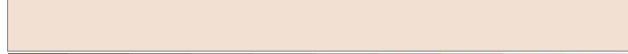
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	LOCATION: 75 Matthews Drive	DESIGNER: Chad W.	SCALE: AS NOTED	BE # 142521	
	CITY/STATE: Hilton Head Island, SC	FILE: 2023/WELLSFARGO/2023 REFRESH/LOCATIONS/NORTH ISLAND V1 1.25.24			8



EXISTING

PMS/PAINT

SW 6630 Posey



NEUTRAL BUILDING COLOR CHART



PROPOSED

CUSTOM COMMENTS:
"PER CODE INTERNALLY ILLUMINATED SIGNAGE IS NOT PERMITTED; STREET
AND BUILDING SIGNS MUST BE EXTERNALLY ILLUMINATED"

NOTE: FIELD VERIFICATION REQUIRED BEFORE CONSTRUCTION

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CITY/STATE: Hilton Head Island, SC	FILE: 2023/WELLSFARGO/2023 REFRESH/LOCATIONS/NORTH ISLAND V1 1.25.24		
			9

E12

SIGNTYPE

WFR2-WE-G-FLX (BY MILLER ZELL)

E13

SIGNTYPE

WFR2-DI-G-FLX (BY MILLER ZELL)



EXISTING



PROPOSED

CUSTOM COMMENTS:
PROSCENIUM REQUIREMENTS NOT MET.

NOTE: FIELD VERIFICATION REQUIRED BEFORE CONSTRUCTION

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		CITY/STATE: Hilton Head Island, SC	FILE: 2023/WELLSFARGO/2023 REFRESH/LOCATIONS/NORTH ISLAND V1 1.25.24			

E01	SIGNTYPE	WFR2-RCPL-H-9
E02	SIGNTYPE	WFR2-RCPL-H-9

Colors and materials

- M8

Sheet Aluminum
- P1

Paint, Wells Fargo Environments Red, Satin Finish
Option 1: Matthews Paint – MP99020, R189332 SV Satin V1.0
Brush and Roll Additive to be used for Field Application: #47-444SP
Contact Matthews Paint regarding application instructions and warranty info prior to use
Option2: AkzoNobel – SIGN21031
GGEF_x-Lv Brush and Roll Additive to be used for Field Application: #390909
Option3: Sherwin Williams – 100679736v3 GENESIS
Lustral Field application: use same product, add reducer only as needed

P4

Paint, Wells Fargo Environments White, Satin Finish
Option 1: Matthews Paint – MP11477, R206822 SV Satin V1.0
Brush and Roll Additive to be used for Field Application: #47-444SP
Contact Matthews Paint regarding application instructions and warranty info prior to use
Option 2: Akzo Nobel – SIGN10328, Brush and Roll Additive to be used for Field Application: #390909
Option 3: Sherwin Williams – G4-5778845 or LV-1227866 (single stage)
GENESIS Lustral Field application: use same product, add reducer only as needed

Notes and requirements

- 1

CUT PLATE LETTER: Letters are .375" thick flat aluminum, water jet cut, painted finish on all surfaces. Letters may be surface illuminated. Refer to [Sign Type WFR2-LB](#) for details.
- 1a

Letter faces painted Wells Fargo Environments Red.
- 2

CUT PLATE LETTER RETURNS: Returns painted Wells Fargo Environments White.
- 5

PAINTING: There are three paint supplier options as follows for all colors: AkzoNobel, Matthews Paint, and Sherwin Williams. Paint specifications for each are noted above under Color and Materials.



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	CITY/STATE: Hilton Head Island, SC	FILE: 2023/WELLSFARGO/2023 REFRESH/LOCATIONS/NORTH ISLAND V1 1.25.24		
				22

E03	SIGNTYPE	WFR2-RRCH-H-16
E04	SIGNTYPE	WFR2-RRCH-H-16
E05	SIGNTYPE	WFR2-RRCH-H-16
E06	SIGNTYPE	WFR2-RRCH-H-16

Colors and materials

- M8

Sheet Aluminum
- P1

Paint, Wells Fargo Environments Red, Satin Finish

Option 1: Matthews Paint – MP99020, R189332 SV Satin V1.0

Brush and Roll Additive to be used for Field Application: #47-444SP

Contact Matthews Paint regarding application instructions and

warranty info prior to use Option2: AkzoNobel – SIGN21031

GGEF_x-Lv Brush and Roll Additive to be used for Field Application:

#390909 Option3: Sherwin Williams – 100679736v3 GENESIS

Lustral Field application: use same product, add reducer only as

needed
- P4

Paint, Wells Fargo Environments White, Satin Finish

Option 1: Matthews Paint – MP11477, R206822 SV Satin V1.0

Brush and Roll Additive to be used for Field Application: #47-444SP

Contact Matthews Paint regarding application instructions and

warranty info prior to use Option 2: Akzo Nobel – SIGN10328, Brush

and Roll Additive to be used for Field Application: #390909 Option

3: Sherwin Williams – G4-5778845 or LV-1227866 (single stage)

GENESIS Lustral Field application: use same product, add reducer

only as needed

Notes and requirements

- 1

CHANNEL LETTER FACES: .125" thick aluminum faces welded to .063" aluminum returns. Painted Wells Fargo Environments Red. Placement on the building limited to a maximum of 150 feet from the ground.
- 2

CHANNEL LETTER RETURNS: Fabricated .063" aluminum letter returns painted Wells Fargo Environments White.
- 4

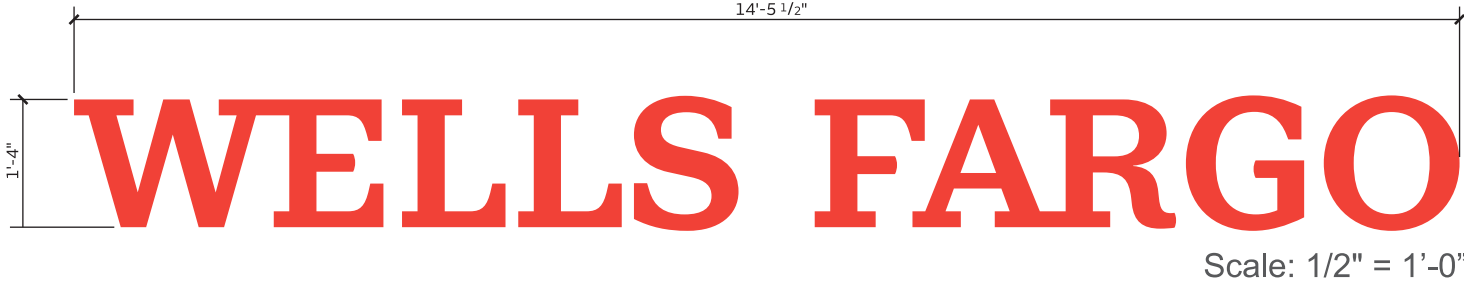
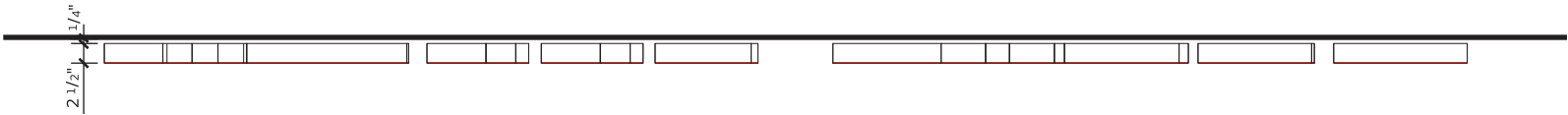
FASTENERS: Shop drawings to include appropriate mechanical fasteners and anchors. Minimum 3 fasteners per letter.
- 4a

1/4" non-corrosive metal threaded studs. Affix mounting pins to wall surface using minimum 2" penetration. Studs or pins to be fixed firmly in place with epoxy adhesive or adhesive sealant.
- 4b

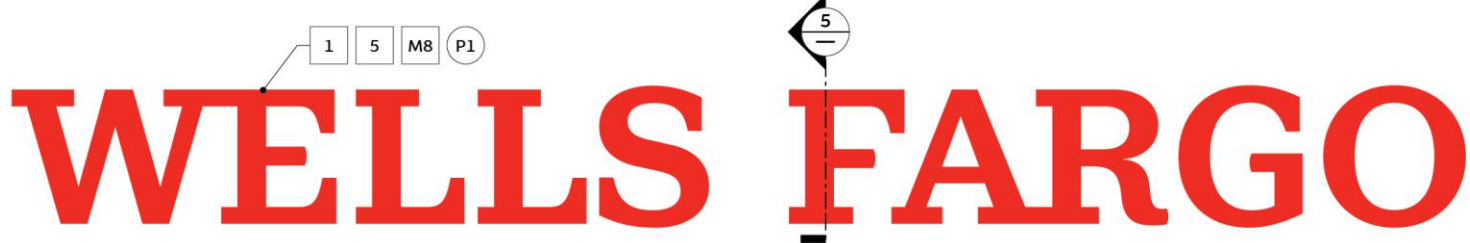
Aluminum or nylon standoff spacers painted to match background mounting surface.
- 5

PAINTING: There are three paint supplier options as follows for all colors: AkzoNobel, Matthews Paint, and Sherwin Williams. Paint specifications for each are noted above under Color and Materials.
- 5a

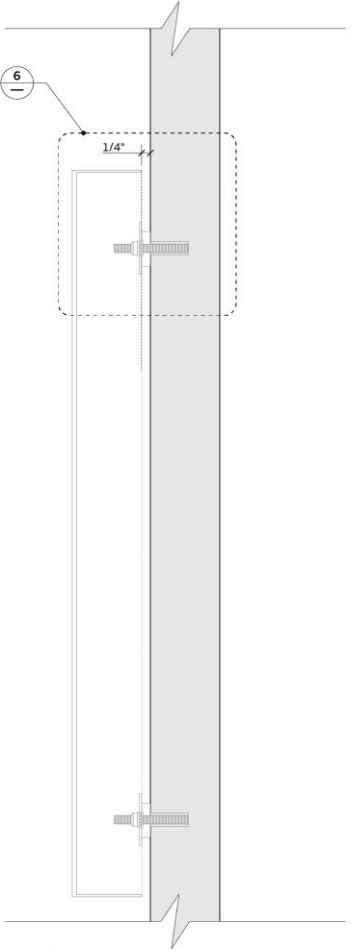
All paint colors must be applied over color compatible base coat, as noted under Color and Materials.



1 WFR2-RRCH-H Plan View
Scale: NTS



2 WFR2-RRCH-H Elevation
Scale: NTS



5 WFR2-RRCH-H Section Detail
Scale: NTS

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	CITY/STATE: Hilton Head Island, SC	FILE: 2023/WELLSFARGO/2023 REFRESH/LOCATIONS/NORTH ISLAND V1 1.25.24		
				23

Colors and materials

- D1

Wells Fargo Environments Red - QSP Digital Match
Color match specific to substrate material (vinyl, PVC)
- D2

Wells Fargo Environments Yellow - QSP Digital Match
when printed on HP R2000 latex printer
- V6

Opaque Vinyl, 3M 7725-10, White
- V14

Clear Vinyl, 3M 8520, Matte Overlamine
- V15

Clear Vinyl, 3M IJ8150, Substrate

Notes and requirements

- 1

VERTICAL BAND: Digitally printed on optically clear film and laminated with matte clear overlaminate. This is a layered print on clear film to get a consistent color read from an exterior view and from an interior view. The exterior graphic is red with two layers of white on the back, then a layer of black and two more layers of white. The interior graphic is two layers of white with a layer of black, two additional layers of white and a layer of red on the back. The exterior graphic is installed and trimmed on the exterior surface of the glass door and the interior graphic is installed and trimmed on the interior side of the glass door directly behind and aligned with each other.
- 1a

Exterior decal is digitally printed on optically clear film to match WF Environments Red QSP Digital Match background with printed white Wells Fargo stacked wordmark and messaging. Matte clear overlaminate applied on top. Flexible Hours Display Panel is adhered to Welcome Entry Graphics with VHB tape. Interior facing side to be digitally printed white for a consistent read through the glass. No additional messaging shall be added unless approved by Wells Fargo.
- 1b

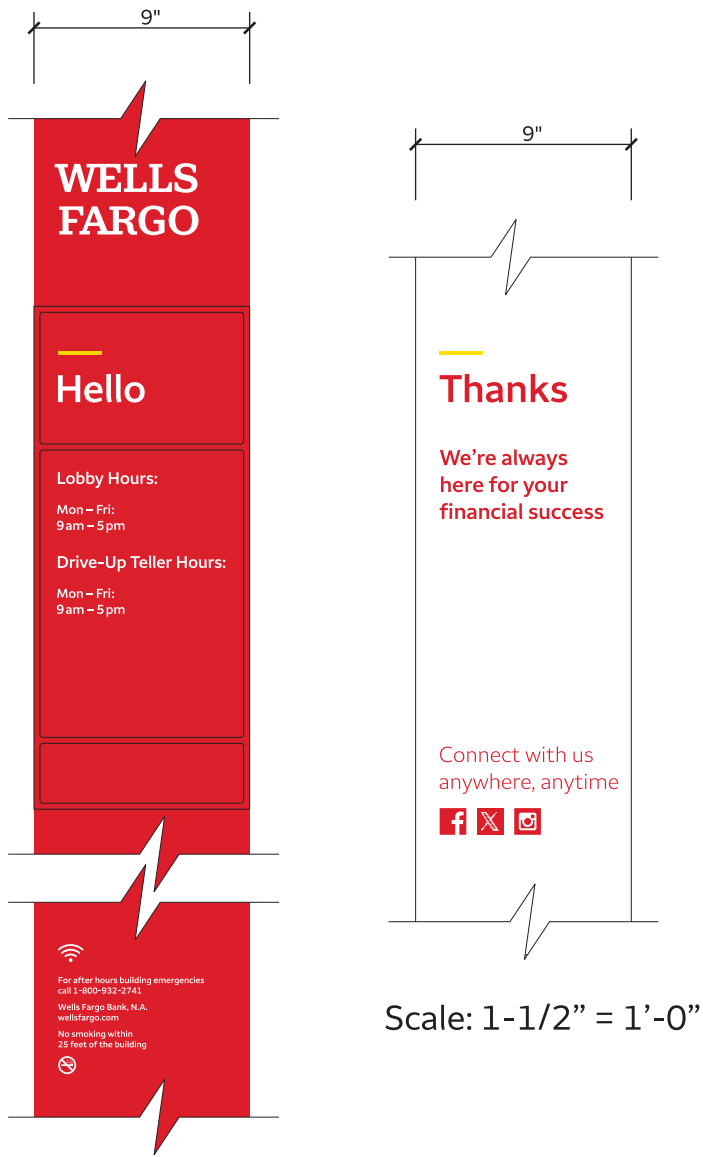
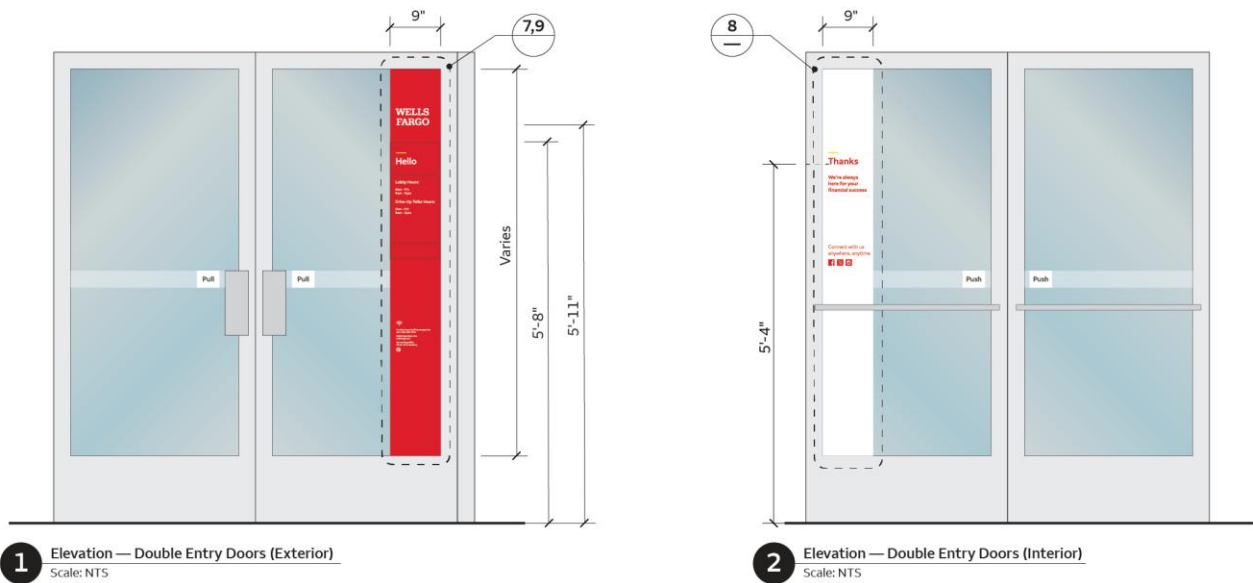
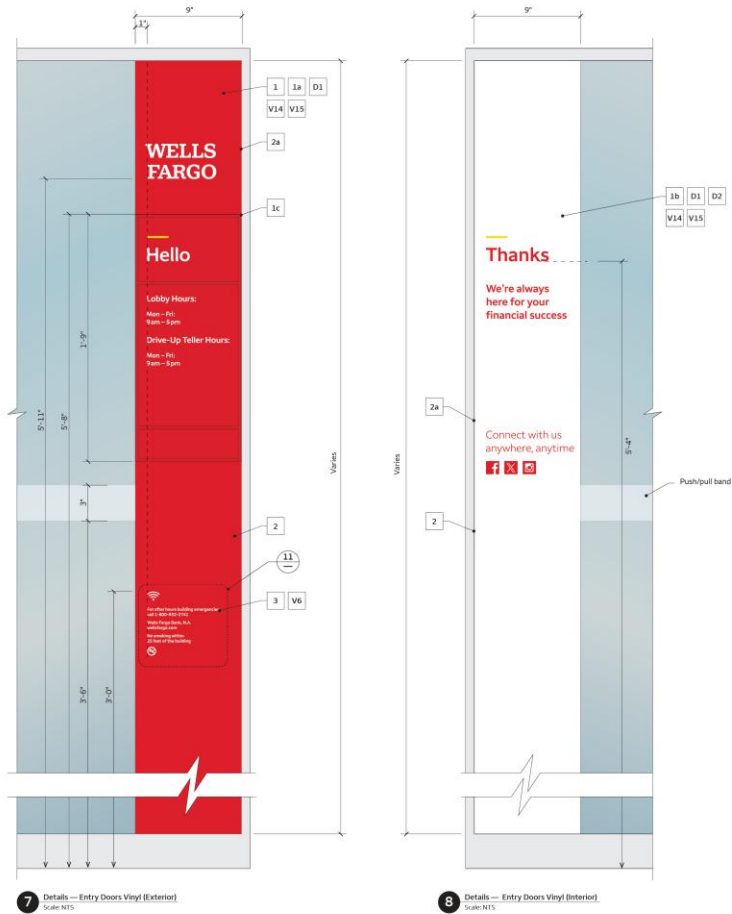
Interior decal is printed white on optically clear film. Messaging is digitally printed to match WF Environments Red QSP Digital Match, yellow line to match WF Environments Yellow QSP Digital Match. If a push bar is present, position "Connect with us anywhere, anytime" either 1 - 1/2" below or 1 - 1/2" above the push bar. Matte clear overlaminate applied on top. Exterior facing side to be digitally printed red for a consistent read through the glass.
- 1c

FLEXIBLE HOURS DISPLAY PANEL: Applied to Welcome Entry Graphics with VHB tape. Hours panel is interchangeable. See Flexible Hours Display panel asset for more information.
- 2

DOOR FRAME: Existing door frame. Contractor to field verify conditions and dimensions.
- 2a

Where decals meet edge of glass or door frame they are to be trimmed to fit flush and straight, without gaps.
- 3

VINYL GRAPHICS/DOOR INFORMATION: Copy set in Wells Fargo Sans SemiBold and digitally printed on vinyl.



Scale: 1-1/2" = 1'-0"

Colors and materials

- D5Wells Fargo Environments Nimbus Gray - QSP Digital Match
- D7Wells Fargo Environments White – QSP Digital Match
- V14Clear Vinyl, 3M 8520, Matte Overlamineate
- V15Clear Vinyl, 3M IJ8150, Substrate

Notes and requirements

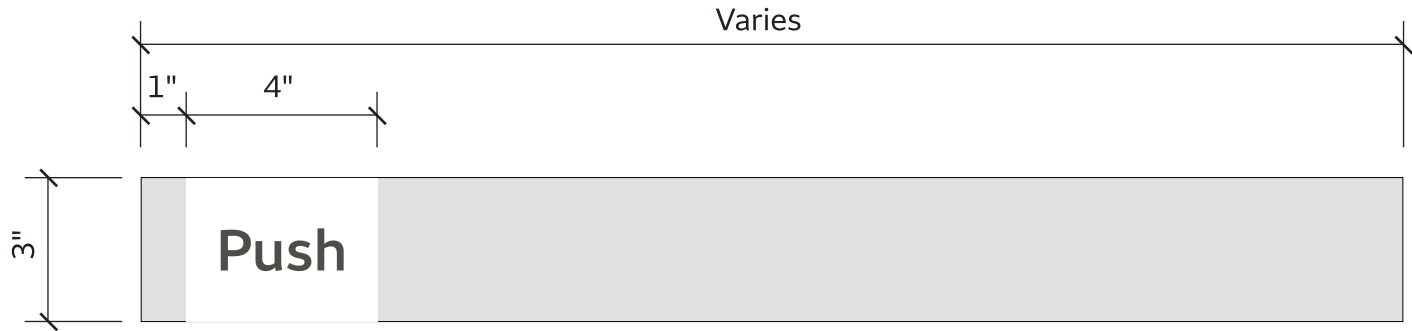
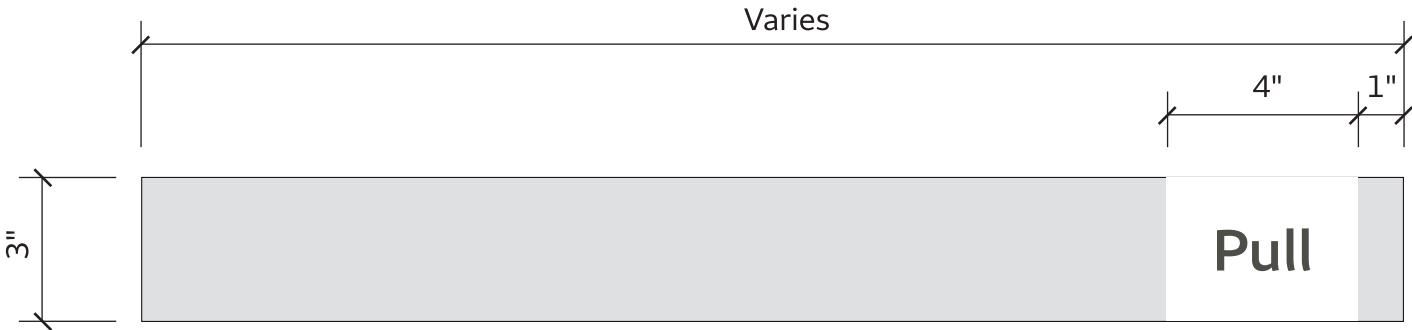
- 1**PUSH/PULL BAND:** First surface digitally printed decal applied to exterior and interior surfaces of glass door. Conduct site inspection prior to fabrication to determine the need for Push/Pull graphics and their application requirements, and to verify location and dimensions of any existing door exit bar or push bar.
- 1aDigitally printed on clear vinyl, with matte clear overlamineate. Push/Pull lettering to match WF Environments Nimbus Gray QSP Digital Match on printed white rectangle.
- 1bThe frosted effect is achieved by digitally printing layers on clear vinyl with clear matte overlamineate.
Layer 1: digital print - 33% white band with 100% solid white field
Layer 2: digital print - 10% black band with 100% solid black field
Layer 3: digital print - 100% white solid field
Layer 4: digital print - 100% white solid field with gray "Push/Pull" copy digitally printed WF Environments Nimbus Gray

Colors and materials

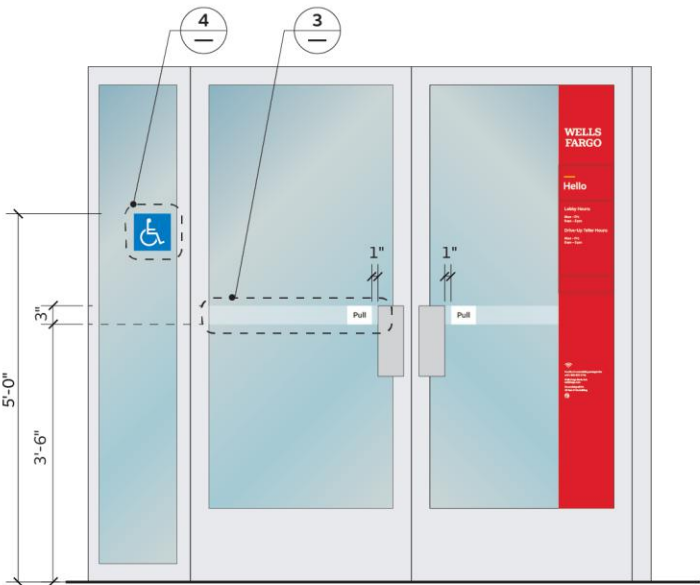
- D5Wells Fargo Environments Nimbus Gray - QSP Digital Match
- D11ADA Blue
- V13Opaque Vinyl, 3M IJ180-10, White Substrate
- V14Clear Vinyl, 3M 8520, Matte Overlamineate

Notes and requirements

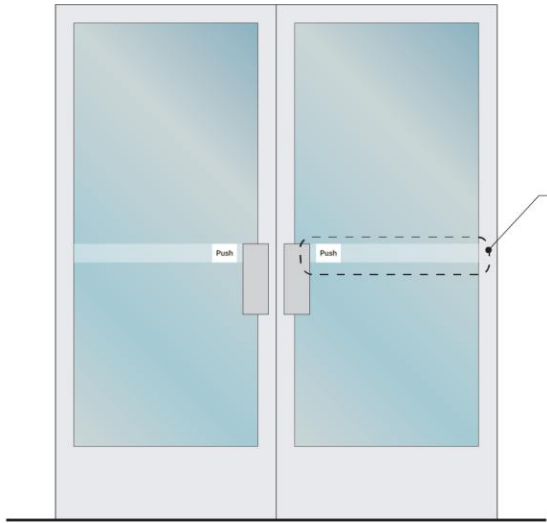
- 2**ACCESSIBILITY SYMBOL:** Digitally printed code required International Symbol of Accessibility decal applied on opaque vinyl. Applied first surface to exterior sidelight glass or window. Install decal to align with and obscure existing exit sign attached on inside of glass at side of door. This type of sign identifies entrances that are ADA accessible.
- 3aAccessible decal to align with top and vertical edge of interior Exit Route sign.
- 5**WINDOW DECAL:** Digitally printed on white opaque vinyl substrate. Install decal on first surface (exterior side) of glazing.
- 5aDecal is digitally printed so that yellow accent at top is printed to match WF Environments Yellow QSP Digital Match and gray copy is printed to match WF Environments Nimbus Gray QSP Digital Match, matte clear overlamineate.



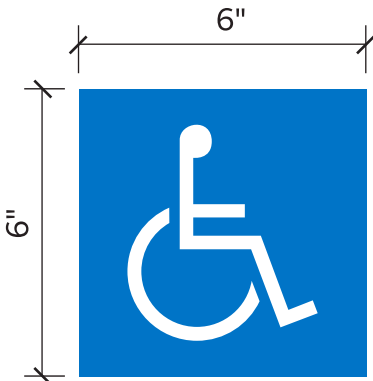
Scale: 3” = 1’-0”



1 Elevation — Double Entry Doors (Exterior)
Scale: NTS



2 Elevation — Double Entry Doors (Interior)
Scale: NTS



Scale: 1:4

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: 75 Mathews Drive

DRB#: DRB-000696-2024

DATE: 5/14/2024

CATEGORY: Sign System

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

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

ARCHITECTURAL DESIGN

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

Avoids monotonous planes or unrelieved repetition	☐	☐	☒	
Has a strong roof form with enough variety to provide visual interest	☐	☐	☒	
Overhangs are sufficient for the façade height.	☐	☐	☒	
Forms and details are sufficient to reduce the mass of the structure	☐	☐	☒	
Human scale is achieved by the use of proper proportions and architectural elements	☐	☐	☒	
Utilizes a variety of materials, textures and colors	☐	☒	☐	ST3 – 159119-A (WF Environments white blend) – and V3-100733159-B (Wells Fargo Environments red blend) to be replaced with colors that better align with the Design Guide. Staff recommends the following replacements: • For red: SW 7585 Sundried Tomato • For white: SW 6113 Interactive Cream
Incorporates wood or wood simulating materials	☐	☐	☒	
Windows are in proportion to the facade	☐	☐	☒	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	
Utilities and equipment are concealed from view	☐	☐	☒	
Decorative lighting is limited and low wattage and adds to the visual character	☐	☐	☒	
Accessory elements are designed to coordinate with the primary structure	☒	☐	☐	

COMMENTS & CONDITIONS

1. Staff recommends approval with the following conditions:

- a. Staff approves the signage E12 and E13 as-is.
- b. Signage labeled E01, E02, E03, E04, E05 and E06 need to meet the color requirements of the Design Guide. Replacement suggests are as follows:
 - i. For red: SW 7585 Sundried Tomato
 - ii. For white: SW 6113 Interactive Cream

1 Greenwood Drive
SIGN SYSTEM REVIEW
MAY 14th, 2024
DRB-000703-2024



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

FOR OFFICIAL USE ONLY

Date Received: _____
Accepted by: _____
DRB #: _____
Meeting Date: _____

Applicant/Agent Name: Donna Foster Company: Hilton Displays LLC
Mailing Address: 125 Hillside Dr City: Greenville State: SC Zip: 29607
Telephone: 864.430.9595 Fax: 864.242.2204 E-mail: donna.foster@hiltondisplays.com
Project Name: Wells Fargo Project Address: 1 Greenwood Dr.
Parcel Number [PIN]: R 552 015 000 0269 0000
Zoning District: _____ Overlay District(s): _____

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

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

Project Category:

_____ Concept Approval – Proposed Development
_____ Final Approval – Proposed Development

_____ Alteration/Addition
_____ ☒ Sign

Submittal Requirements for *All* projects:

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

_____ 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.

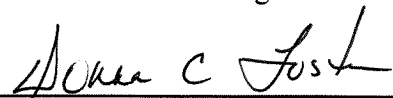
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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

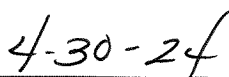
Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. ☐ YES ☒ NO

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.



SIGNATURE



DATE

DRB-000703-2024

Plans

**WELLS
FARGO**

**Store Number 142520
Sea Pines**

**1 Greenwood Drive
Hilton Head Island, SC 29928
02-02-24**



Brand Book Approval
LL Required Change(s)
Permit Change(s)

PROPOSED

SIGN LEGEND

SIGN #	EXISTING SIGN	SF	RECOMMENDED SIGN	SF	QTY
E01	CHANNEL LETTERS	9.1	WFR2-RRCH-ST-10	9	1
E02	PLATE CUT LETTERS	7.25	WFR2-RCPL-ST-9	7.56	1
E03	CHANNEL LETTERS	20.4	WFR2-RRCH-ST-16	23	1
E04	CHANNEL LETTERS	11.4	WFR2-RRCH-H-12	11	1
E05	CHANNEL LETTERS	20.4	WFR2-RRCH-ST-16	23	1
E06	DIRECTIONAL		WFR2-EW-DS-PM-28-36		1
E07	PARKING SIGN		WFR2-EW-RS-PS-PM-16-60		5
E08	PARKING SIGN (DOUBLE)		WFR2-EW-RS-PS-PM-16-60		1
E09	NO PARKING SIGN		WFR2-EW-RS-PS-PM-16-60		1
E10	DO NOT BLOCK LANES		WFR2-EW-RS-PS-PM-16-60		1
NE11	CLEARANCE		WFR2-EW-OS-LG		1
E12	DRIVE-UP PANEL		WFR2-DU-WP		1
E13	DRIVE-UP VINYL		WFR2-DU-WG (BY MILLER ZELL)		1
NE14	DO NOT ENTER		WFR2-EW-OS-LG		1
E15	CLEARANCE		WFR2-EW-OS-LG		1
E16	CLEARANCE		WFR2-EW-OS-LG		1
E17	ADA PARKING SIGN		WFR2-EW-RS-PS-WM-16-72		1
E18	DOOR VINYL		WFR2-WE-G-FLX (BY MILLER ZELL)		1
E19	DOOR VINYL		WFR2-DI-G-FLX (BY MILLER ZELL)		1
NE20	PROSCENIUM		WFR2-PR-NI (BY MILLER ZELL)		1



N.T.S.



JOB NAME: WELLS FARGO	SALESMAN: KEVIN LILLER	DATE: 02-02-24	QID# 24-70556
LOCATION: 1 GREENWOOD DRIVE	DESIGNER: BEN TOMPSETT	SCALE: AS NOTED	BE # 142520
CITY/STATE: HILTON HEAD ISLAND, SC	FILE: 2024\Wells Fargo\2024 Refresh\Locations\Hilton Head Island SC\24-70556\142520 Sea Pines		

E01 **SIGNTYPE** **WFR2-RRCH-ST-10**

CUSTOM COMMENTS:

NOTE: ILLUMINATED SIGNS ARE NOT ALLOWED



EXISTING



EXISTING REVERSE



PROPOSED

RESTORATION AREA

HILTON DISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

JOB INFO

JOB NAME: WELLS FARGO	SALESMAN: KEVIN LILLER	DATE: 02-02-24	QID# 24-70556
LOCATION: 1 GREENWOOD DRIVE	DESIGNER: BEN TOMPSETT	SCALE: AS NOTED	BE # 142520
CITY/STATE: HILTON HEAD ISLAND, SC	FILE: 2024\Wells Fargo\2024 Refresh\Locations\Hilton Head Island SC\24-70556\142520 Sea Pines		4

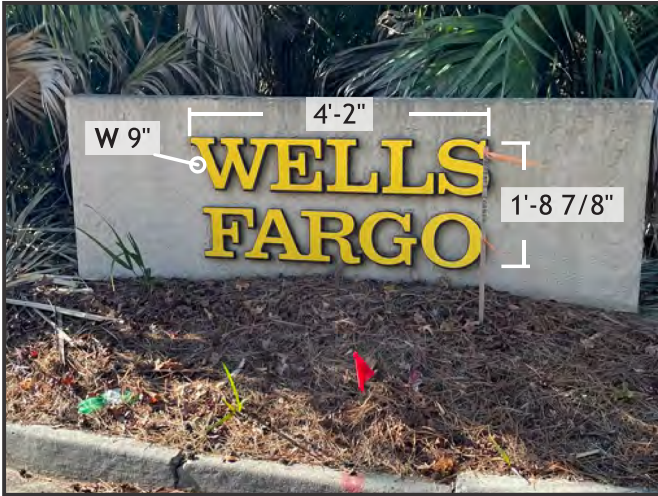
E02

SIGNTYPE

WFR2-RCPL-ST-9

CUSTOM COMMENTS:

NOTE: ILLUMINATED SIGNS ARE NOT ALLOWED



RESTORATION AREA

HILTONDISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

JOB INFO

JOB NAME: WELLS FARGO	SALESMAN: KEVIN LILLER	DATE: 02-02-24	QID# 24-70556
LOCATION: 1 GREENWOOD DRIVE	DESIGNER: BEN TOMPSETT	SCALE: AS NOTED	BE # 142520
CITY/STATE: HILTON HEAD ISLAND, SC	FILE: 2024\Wells Fargo\2024 Refresh\Locations\Hilton Head Island SC\24-70556\142520 Sea Pines		5

E03

SIGNTYPE

WFR2-RRCH-ST-16

CUSTOM COMMENTS:

NOTE: ILLUMINATED SIGNS ARE NOT ALLOWED



EXISTING

PMS/PAINT

SW 6392



BROWN BUILDING COLOR CHART



PROPOSED

RESTORATION AREA 63 ft²

7' X 9'

HILTONDISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607

P 800 353 9132 • F 864 242 2204

www.hiltondisplays.com

JOB INFO

JOB NAME: WELLS FARGO

LOCATION: 1 GREENWOOD DRIVE

CITY/STATE: HILTON HEAD ISLAND, SC

SALESMAN: KEVIN LILLER

DESIGNER: BEN TOMPSETT

DATE: 02-02-24

SCALE: AS NOTED

QID# 24-70556

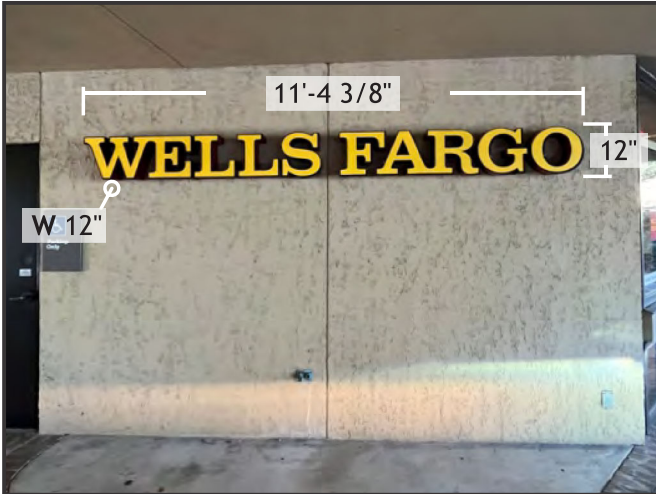
BE # 142520

FILE: 2024\Wells Fargo\2024 Refresh\Locations\Hilton Head Island SC\24-70556\142520 Sea Pines

E04 SIGNTYPE WFR2-RRCH-H-12

CUSTOM COMMENTS:

NOTE: ILLUMINATED SIGNS ARE NOT ALLOWED

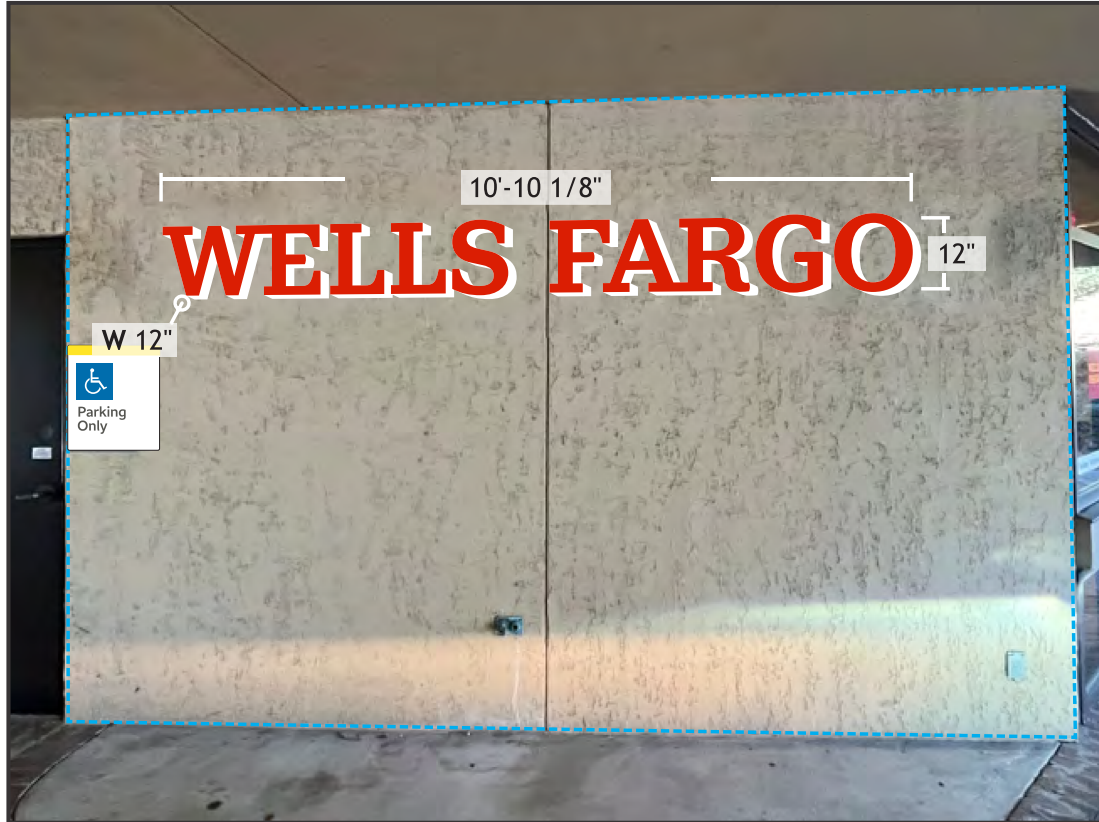


EXISTING

PMS/PAINT SW 6392

WELLS FARGO

BROWN BUILDING COLOR CHART



PROPOSED

RESTORATION AREA 130.5 ft²

14'-6" X 9'

HILTON DISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

JOB INFO

JOB NAME: WELLS FARGO

LOCATION: 1 GREENWOOD DRIVE

CITY/STATE: HILTON HEAD ISLAND, SC

SALESMAN: KEVIN LILLER

DESIGNER: BEN TOMPSETT

FILE: 2024\Wells Fargo\2024 Refresh\Locations\Hilton Head Island SC\24-70556\142520 Sea Pines

DATE: 02-02-24

SCALE: AS NOTED

QID# 24-70556

BE # 142520

7

E05

SIGNTYPE

WFR2-RRCH-ST-16

CUSTOM COMMENTS:

NOTE: ILLUMINATED SIGNS ARE NOT ALLOWED



EXISTING

PMS/PAINTE

SW 6392

WELLS FARGO

BROWN BUILDING COLOR CHART



PROPOSED

RESTORATION AREA 130.5 ft²

14'-6" X 9'

HILTON DISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

JOB INFO

JOB NAME: WELLS FARGO

LOCATION: 1 GREENWOOD DRIVE

CITY/STATE: HILTON HEAD ISLAND, SC

SALESMAN: KEVIN LILLER

DESIGNER: BEN TOMPSETT

FILE: 2024\Wells Fargo\2024 Refresh\Locations\Hilton Head Island SC\24-70556\142520 Sea Pines

DATE: 02-02-24

SCALE: AS NOTED

QID# 24-70556

BE # 142520

8

E12	SIGNTYPE	WFR2-DU-WP
E13	SIGNTYPE	WFR2-DU-WG (BY MILLER ZELL)



EXISTING



PROPOSED

HILTONDISPLAYS 125 HILLSIDE DRIVE • GREENVILLE SC 29607 P 800 353 9132 • F 864 242 2204 www.hiltondisplays.com JOB INFO	JOB NAME: WELLS FARGO	SALESMAN: KEVIN LILLER	DATE: 02-02-24	QID# 24-70556
	LOCATION: 1 GREENWOOD DRIVE	DESIGNER: BEN TOMPSETT	SCALE: AS NOTED	BE # 142520
	CITY/STATE: HILTON HEAD ISLAND, SC	FILE: 2024\Wells Fargo\2024 Refresh\Locations\Hilton Head Island SC\24-70556\142520 Sea Pines		
				15

E18	SIGNTYPE	WFR2-WE-G-FLX (BY MILLER ZELL)
E19	SIGNTYPE	WFR2-DI-G-FLX (BY MILLER ZELL)



PROPOSED

JOB NAME: WELLS FARGO
LOCATION: 1 GREENWOOD DRIVE
CITY/STATE: HILTON HEAD ISLAND, SC

SALESMAN: KEVIN LILLER
DESIGNER: BEN TOMPSETT

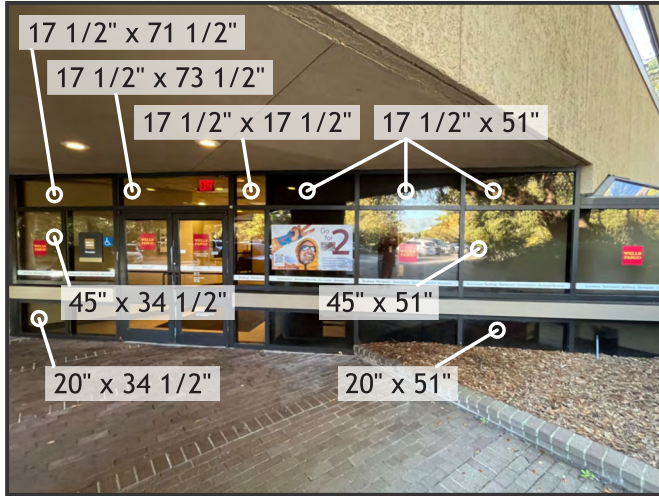
DATE: 02-02-24
SCALE: AS NOTED

QID# 24-70556
BE # 142520

NE20

SIGNTYPE

WFR2-PR-NI (BY MILLER ZELL)



EXISTING



PROPOSED

HILTON DISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

JOB INFO

JOB NAME: WELLS FARGO

LOCATION: 1 GREENWOOD DRIVE

CITY/STATE: HILTON HEAD ISLAND, SC

SALESMAN: KEVIN LILLER

DESIGNER: BEN TOMPSETT

FILE: 2024\Wells Fargo\2024 Refresh\Locations\Hilton Head Island SC\24-70556\142520 Sea Pines

DATE: 02-02-24

SCALE: AS NOTED

QID# 24-70556

BE # 142520

21

E01 SIGNTYPE WFR2-RRCH-ST-10

Colors and materials

- M8

Sheet Aluminum
- P1

Paint, Wells Fargo Environments Red, Satin Finish
 Option 1: Matthews Paint – MP99020, R189332 SV Satin V1.0
 Brush and Roll Additive to be used for Field Application: #47-444SP
 Contact Matthews Paint regarding application instructions and warranty info prior to use
 Option2: AkzoNobel – SIGN21031 GGEFx-Lv
 Brush and Roll Additive to be used for Field Application: #390909
 Option3: Sherwin Williams – 100679736v3 GENESIS Lustral
 Field application: use same product, add reducer only as needed
- P4

Paint, Wells Fargo Environments White, Satin Finish
 Option 1: Matthews Paint – MP11477, R206822 SV Satin V1.0
 Brush and Roll Additive to be used for Field Application: #47-444SP
 Contact Matthews Paint regarding application instructions and warranty info prior to use
 Option 2: Akzo Nobel – SIGN10328, Brush and Roll Additive to be used for Field Application: #390909
 Option 3: Sherwin Williams – G4-5778845 or LV-1227866 (single stage)
 GENESIS Lustral Field application: use same product, add reducer only as needed

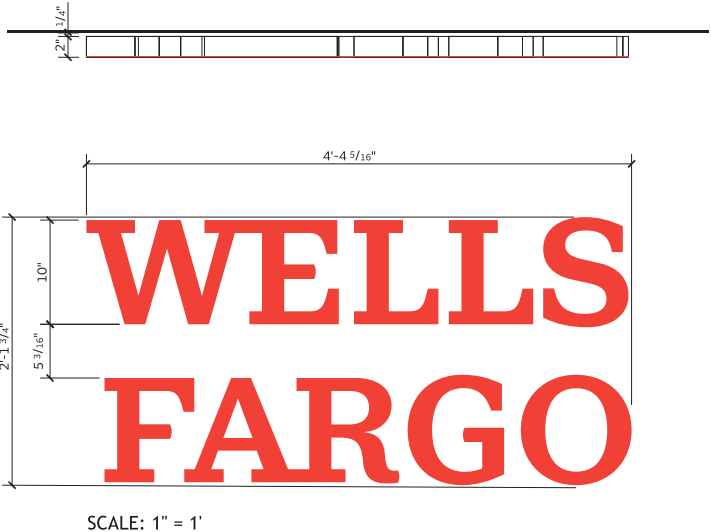
Notes and requirements

- 1

CHANNEL LETTER FACES: .125" thick aluminum faces welded to .063" aluminum returns. Painted Wells Fargo Environments Red. Placement on the building limited to a maximum of 150 feet from the ground.
- 2

CHANNEL LETTER RETURNS: Fabricated .063" aluminum letter returns painted Wells Fargo Environments White.
- 5

PAINTING: There are three paint supplier options as follows for all colors: AkzoNobel, Matthews Paint, and Sherwin Williams. Paint specifications for each are noted above under Color and Materials.



E02 SIGNTYPE WFR2-RRPL-ST-9

Colors and materials

M8 Sheet Aluminum

P1 Paint, Wells Fargo Environments Red, Satin Finish
Option 1: Matthews Paint – MP99020, R189332 SV Satin V1.0
Brush and Roll Additive to be used for Field Application: #47-444SP
Contact Matthews Paint regarding application instructions and warranty info prior to use Option2: AkzoNobel – SIGN21031 GGEF-X-Lv Brush and Roll Additive to be used for Field Application: #390909 Option3: Sherwin Williams – 100679736v3 GENESIS Lustral Field application: use same product, add reducer only as needed

P4 Paint, Wells Fargo Environments White, Satin Finish
Option 1: Matthews Paint – MP11477, R206822 SV Satin V1.0
Brush and Roll Additive to be used for Field Application: #47-444SP
Contact Matthews Paint regarding application instructions and warranty info prior to use Option 2: Akzo Nobel – SIGN10328, Brush and Roll Additive to be used for Field Application: #390909 Option 3: Sherwin Williams – G4-5778845 or LV-1227866 (single stage) GENESIS Lustral Field application: use same product, add reducer only as needed

Notes and requirements

1 CUT PLATE LETTER: Letters are .375" thick flat aluminum, water jet cut, painted finish on all surfaces. Letters may be surface illuminated. Refer to Sign Type WFR2-LB for details.

1a Letter faces painted Wells Fargo Environments Red.

2 CUT PLATE LETTER RETURNS: Returns painted Wells Fargo Environments White.

5 PAINTING: There are three paint supplier options as follows for all colors: AkzoNobel, Matthews Paint, and Sherwin Williams. Paint specifications for each are noted above under Color and Materials.



WELLS
FARGO

4 WFR2-RCPL-ST Elevation
Scale: NTS



SCALE: 1" = 1'

HILTON DISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

JOB INFO

JOB NAME: WELLS FARGO

LOCATION: 1 GREENWOOD DRIVE

CITY/STATE: HILTON HEAD ISLAND, SC

SALESMAN: KEVIN LILLER

DESIGNER: BEN TOMPSETT

FILE: 2024\Wells Fargo\2024 Refresh\Locations\Hilton Head Island SC\24-70556\142520 Sea Pines

DATE: 02-02-24

SCALE: AS NOTED

QID# 24-70556

BE # 142520

23

E03 SIGNTYPE WFR2-RRCH-ST-16

Colors and materials

- M8

Sheet Aluminum
- P1

Paint, Wells Fargo Environments Red, Satin Finish
 Option 1: Matthews Paint – MP99020, R189332 SV Satin V1.0
 Brush and Roll Additive to be used for Field Application: #47-444SP
 Contact Matthews Paint regarding application instructions and warranty info prior to use
 Option2: AkzoNobel – SIGN21031 GGEFv-Lv Brush and Roll Additive to be used for Field Application: #390909
 Option3: Sherwin Williams – 100679736v3 GENESIS Lustral Field application: use same product, add reducer only as needed
- P4

Paint, Wells Fargo Environments White, Satin Finish
 Option 1: Matthews Paint – MP11477, R206822 SV Satin V1.0
 Brush and Roll Additive to be used for Field Application: #47-444SP
 Contact Matthews Paint regarding application instructions and warranty info prior to use
 Option 2: Akzo Nobel – SIGN10328, Brush and Roll Additive to be used for Field Application: #390909
 Option 3: Sherwin Williams – G4-5778845 or LV-1227866 (single stage) GENESIS Lustral Field application: use same product, add reducer only as needed

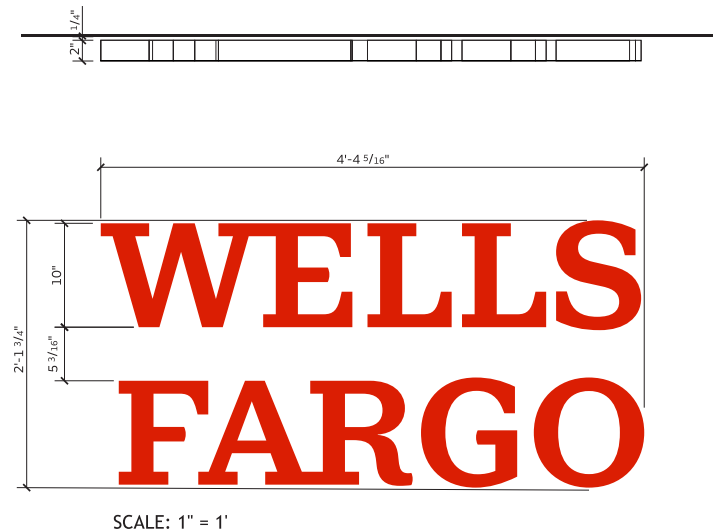
Notes and requirements

- 1

CHANNEL LETTER FACES: .125" thick aluminum faces welded to .063" aluminum returns. Painted Wells Fargo Environments Red. Placement on the building limited to a maximum of 150 feet from the ground.
- 2

CHANNEL LETTER RETURNS: Fabricated .063" aluminum letter returns painted Wells Fargo Environments White.
- 5

PAINTING: There are three paint supplier options as follows for all colors: AkzoNobel, Matthews Paint, and Sherwin Williams. Paint specifications for each are noted above under Color and Materials.



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JOB INFO

JOB NAME: WELLS FARGO	SALESMAN: KEVIN LILLER	DATE: 02-02-24	QID# 24-70556
LOCATION: 1 GREENWOOD DRIVE	DESIGNER: BEN TOMPSETT	SCALE: AS NOTED	BE # 142520
CITY/STATE: HILTON HEAD ISLAND, SC	FILE: 2024\Wells Fargo\2024 Refresh\Locations\Hilton Head Island SC\24-70556\142520 Sea Pines		

24

E04 SIGNTYPE WFR2-RRCH-H-12

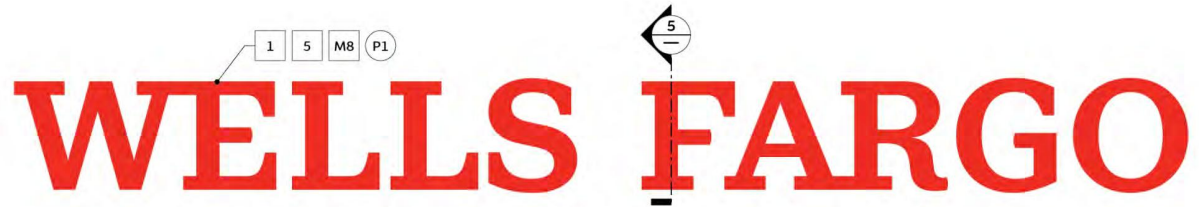
Colors and materials

- M8**  Sheet Aluminum
- P1**  Paint, Wells Fargo Environments Red, Satin Finish
 Option 1: Matthews Paint – MP99020, R189332 SV Satin V1.0
 Brush and Roll Additive to be used for Field Application: #47-444SP
 Contact Matthews Paint regarding application instructions and warranty info prior to use
 Option 2: AkzoNobel – SIGN21031 GGEF-X-Lv Brush and Roll Additive to be used for Field Application: #390909
 Option 3: Sherwin Williams – 100679736v3 GENESIS Lustral Field application: use same product, add reducer only as needed
- P4**  Paint, Wells Fargo Environments White, Satin Finish
 Option 1: Matthews Paint – MP11477, R206822 SV Satin V1.0
 Brush and Roll Additive to be used for Field Application: #47-444SP
 Contact Matthews Paint regarding application instructions and warranty info prior to use
 Option 2: Akzo Nobel – SIGN10328, Brush and Roll Additive to be used for Field Application: #390909
 Option 3: Sherwin Williams – G4-5778845 or LV-1227866 (single stage) GENESIS Lustral Field application: use same product, add reducer only as needed

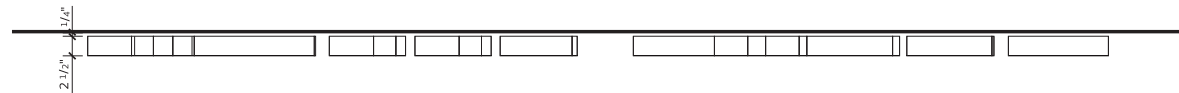
Notes and requirements

- 1** **CHANNEL LETTER FACES:** .125" thick aluminum faces welded to .063" aluminum returns. Painted Wells Fargo Environments Red. Placement on the building limited to a maximum of 150 feet from the ground.
- 2** **CHANNEL LETTER RETURNS:** Fabricated .063" aluminum letter returns painted Wells Fargo Environments White.
- 5** **PAINTING:** There are three paint supplier options as follows for all colors: AkzoNobel, Matthews Paint, and Sherwin Williams. Paint specifications for each are noted above under Color and Materials.

1 WFR2-RRCH-H Plan View
Scale: NTS



2 WFR2-RRCH-H Elevation
Scale: NTS



SCALE: 3/4" = 1'

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JOB INFO

JOB NAME: WELLS FARGO	SALESMAN: KEVIN LILLER	DATE: 02-02-24	QID# 24-70556
LOCATION: 1 GREENWOOD DRIVE	DESIGNER: BEN TOMPSETT	SCALE: AS NOTED	BE # 142520
CITY/STATE: HILTON HEAD ISLAND, SC	FILE: 2024\Wells Fargo\2024 Refresh\Locations\Hilton Head Island SC\24-70556\142520 Sea Pines	25	

E05

SIGNTYPE

WFR2-RRCH-ST-16

Colors and materials

- M8

Sheet Aluminum
- P1

Paint, Wells Fargo Environments Red, Satin Finish
 Option 1: Matthews Paint – MP99020, R189332 SV Satin V1.0
 Brush and Roll Additive to be used for Field Application: #47-444SP
 Contact Matthews Paint regarding application instructions and warranty info prior to use
 Option2: AkzoNobel – SIGN21031 GGEFx-Lv Brush and Roll Additive to be used for Field Application: #390909
 Option3: Sherwin Williams – 100679736v3 GENESIS Lustral Field application: use same product, add reducer only as needed
- P4

Paint, Wells Fargo Environments White, Satin Finish
 Option 1: Matthews Paint – MP11477, R206822 SV Satin V1.0
 Brush and Roll Additive to be used for Field Application: #47-444SP
 Contact Matthews Paint regarding application instructions and warranty info prior to use
 Option 2: Akzo Nobel – SIGN10328, Brush and Roll Additive to be used for Field Application: #390909
 Option 3: Sherwin Williams – G4-5778845 or LV-1227866 (single stage) GENESIS Lustral Field application: use same product, add reducer only as needed

Notes and requirements

- 1

CHANNEL LETTER FACES:

.125" thick aluminum faces welded to .063" aluminum returns. Painted Wells Fargo Environments Red. Placement on the building limited to a maximum of 150 feet from the ground.
- 2

CHANNEL LETTER RETURNS:

Fabricated .063" aluminum letter returns painted Wells Fargo Environments White.
- 5

PAINTING:

There are three paint supplier options as follows for all colors: AkzoNobel, Matthews Paint, and Sherwin Williams. Paint specifications for each are noted above under Color and Materials.



JOB NAME: WELLS FARGO	SALESMAN: KEVIN LILLER	DATE: 02-02-24	QID# 24-70556
LOCATION: 1 GREENWOOD DRIVE	DESIGNER: BEN TOMPSETT	SCALE: AS NOTED	BE # 142520
CITY/STATE: HILTON HEAD ISLAND, SC	FILE: 2024\Wells Fargo\2024 Refresh\Locations\Hilton Head Island SC\24-70556\142520 Sea Pines		26

E12 SIGNTYPE WFR2-DU-WP

Colors and materials

- M8

Sheet Aluminum
- P4

Paint, Wells Fargo Environments White, Satin Finish
Option 1: Matthews Paint – MP11477, R206822 SV Satin V1.0
Brush and Roll Additive to be used for Field Application: #47-444SP
Contact Matthews Paint regarding application instructions and warranty info prior to use Option 2: Akzo Nobel – SIGN10328, Brush and Roll Additive to be used for Field Application: #390909 Option 3: Sherwin Williams – G4-5778845 or LV-1227866 (single stage) GENESIS Lustral Field application: use same product, add reducer only as needed
- V1

Translucent Vinyl, 3M 3630-2538, Wells Fargo Environments Red
- V4

Opaque Vinyl, 3M 7725-4330, Wells Fargo Environments Yellow

Notes and requirements

- 1

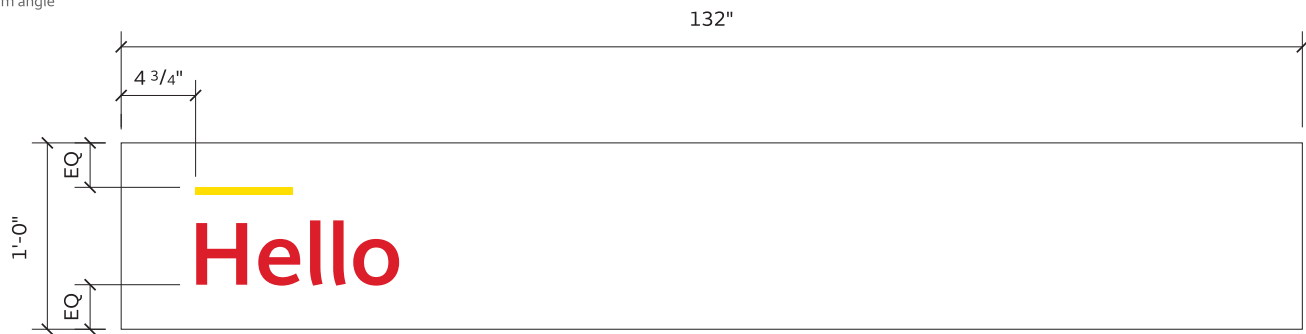
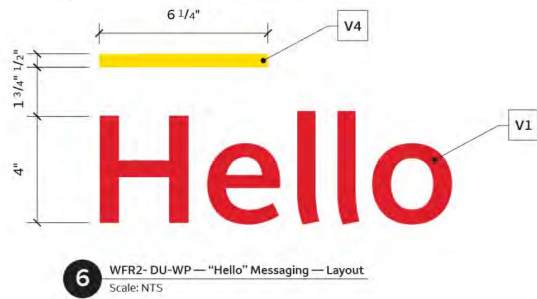
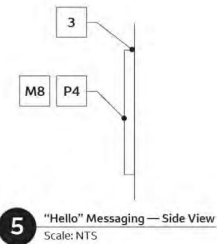
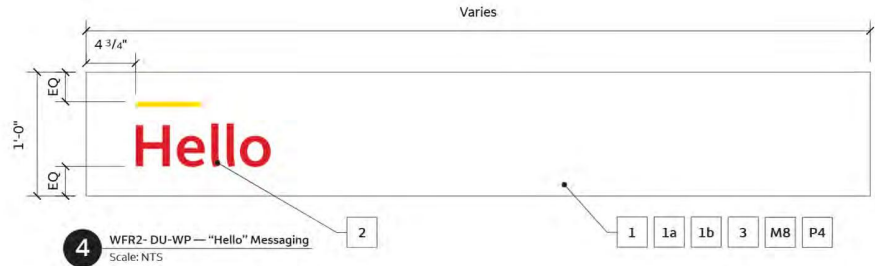
DRIVE-UP HELLO WALL PANEL: Welded .080" aluminum, or routed and brake-formed 4mm thick aluminum composite material (ACM) panels. Paint all visible surfaces to match Wells Fargo Environments White. Mounted on building or wall surface. Sign contractor responsible for adherence to local building and sign codes.
- 1a

Aluminum panel return depth 1'-1/8".
- 1b

Panel to align with left outside edge of window frame as shown. When replacing legacy signage, extend panel to conceal wall damage.
- 2

PANEL GRAPHICS: Letters are first surface applied kiss-cut Wells Fargo Environments Red vinyl. Signal bar is first surface applied kiss-cut Wells Fargo Environments Yellow vinyl.
- 3

MOUNTING: Panel installed over 1" x 1" x 1/8" thick aluminum angle frame with cleat type brackets attached to wall surface.



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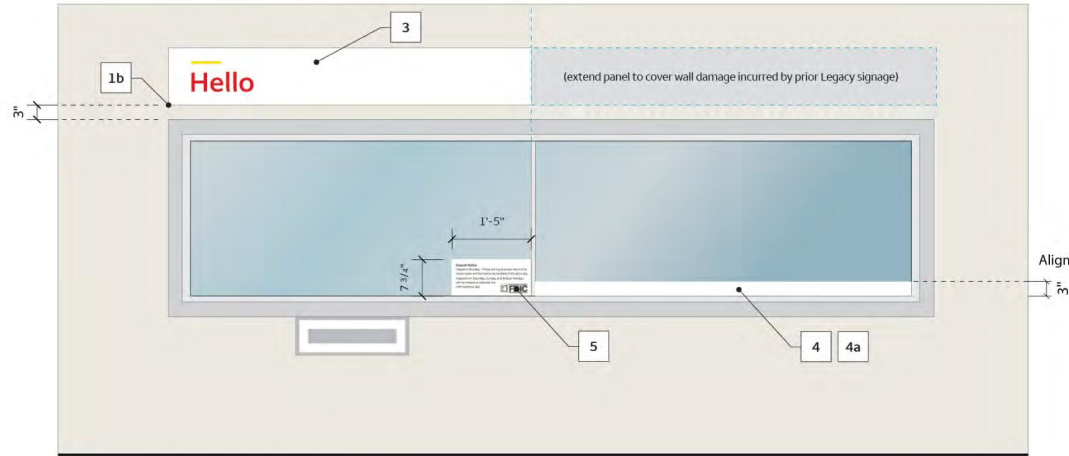
JOB INFO

JOB NAME: WELLS FARGO	SALESMAN: KEVIN LILLER	DATE: 02-02-24	QID# 24-70556
LOCATION: 1 GREENWOOD DRIVE	DESIGNER: BEN TOMPSETT	SCALE: AS NOTED	BE # 142520
CITY/STATE: HILTON HEAD ISLAND, SC	FILE: 2024\Wells Fargo\2024 Refresh\Locations\Hilton Head Island SC\24-70556\142520 Sea Pines		33

E13 SIGNTYPE WFR2-DU-WG (BY MILLER ZELL)

Notes and requirements

- 1b** Panel to align with left outside edge of window frame as shown. When replacing legacy signage, extend panel to conceal wall damage.
- 3** **MOUNTING:** Panel installed over 1" x 1" x 1/8" thick aluminum angle frame with cleat type brackets attached to wall surface.
- 4** **WHITE BAND:** White opaque vinyl band, applied to first surface of glass window.
- 4a** Decal band to align with bottom of glass and applied on first surface of exterior surfaces of glass window. Where decals meet edge of glass frame vinyl is to be trimmed to fit flush, without gaps.
- 5** **DEPOSIT NOTICE/FDIC DECAL:** Digitally printed to match Wells Fargo Environments Nimbus Gray - QSP Digital Match.



1 WFR2-DU — Drive-Up Window Elevation
Scale: NTS

JOB NAME: WELLS FARGO	SALESMAN: KEVIN LILLER	DATE: 02-02-24	QID# 24-70556
LOCATION: 1 GREENWOOD DRIVE	DESIGNER: BEN TOMPSETT	SCALE: AS NOTED	BE # 142520
CITY/STATE: HILTON HEAD ISLAND, SC	FILE: 2024\Wells Fargo\2024 Refresh\Locations\Hilton Head Island SC\24-70556\142520 Sea Pines		34

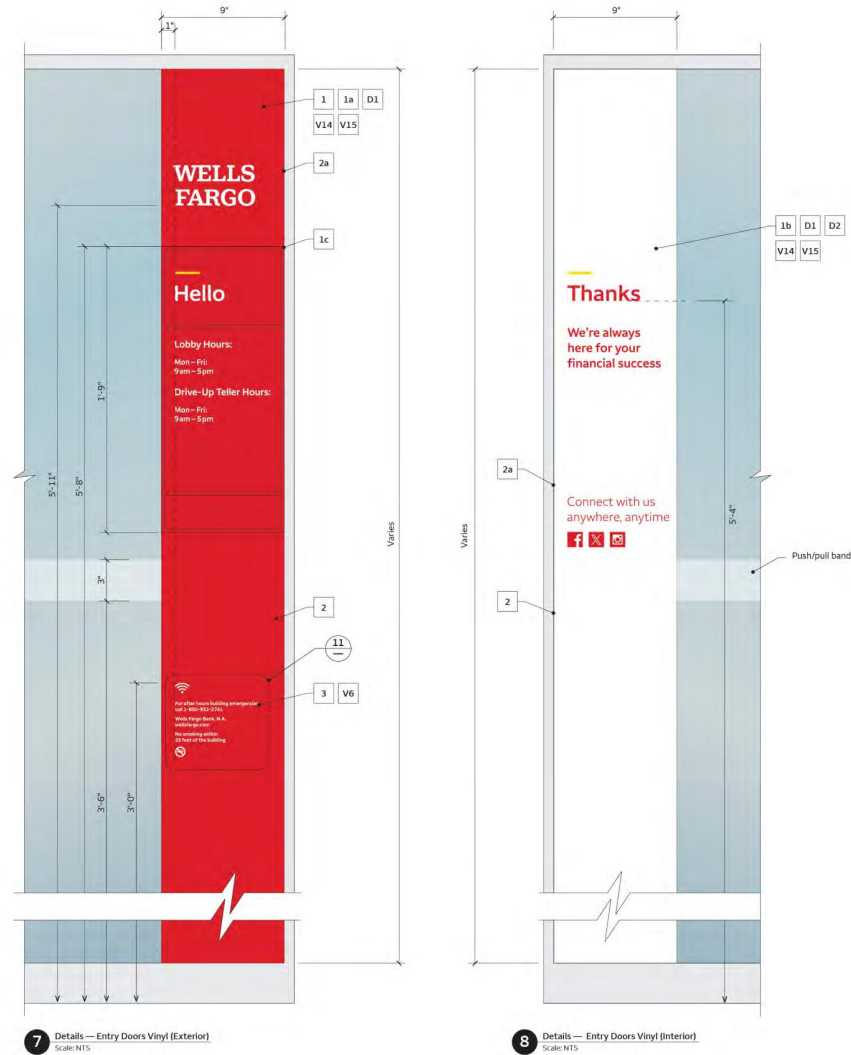
E18 SIGNTYPE WFR2-WE-G-FLX (BY MILLER ZELL)

Colors and materials

- D1** Wells Fargo Environments Red - QSP Digital Match
Color match specific to substrate material (vinyl, PVC)
- D2** Wells Fargo Environments Yellow - QSP Digital Match
when printed on HP R2000 latex printer
- V6** Opaque Vinyl, 3M 7725-10, White
- V14** Clear Vinyl, 3M 8520, Matte Overlaminate
- V15** Clear Vinyl, 3M 1J8150, Substrate

Notes and requirements

- 1** **VERTICAL BAND:** Digitally printed on optically clear film and laminated with matte clear overlaminate. This is a layered print on clear film to get a consistent color read from an exterior view and from an interior view. The exterior graphic is red with two layers of white on the back, then a layer of black and two more layers of white. The interior graphic is two layers of white with a layer of black, two additional layers of white and a layer of red on the back. The exterior graphic is installed and trimmed on the exterior surface of the glass door and the interior graphic is installed and trimmed on the interior side of the glass door directly behind and aligned with each other.
- 1a** Exterior decal is digitally printed on optically clear film to match WF Environments Red QSP Digital Match background with printed white Wells Fargo stacked wordmark and messaging. Matte clear overlaminate applied on top. Flexible Hours Display Panel is adhered to Welcome Entry Graphics with VHB tape. Interior facing side to be digitally printed white for a consistent read through the glass. No additional messaging shall be added unless approved by Wells Fargo.
- 1b** Interior decal is printed white on optically clear film. Messaging is digitally printed to match WF Environments Red QSP Digital Match, yellow line to match WF Environments Yellow QSP Digital Match. If a push bar is present, position "Connect with us anywhere, anytime" either 1 - 1/2" below or 1 - 1/2" above the push bar. Matte clear overlaminate applied on top. Exterior facing side to be digitally printed red for a consistent read through the glass.
- 1c** **FLEXIBLE HOURS DISPLAY PANEL:** Applied to Welcome Entry Graphics with VHB tape. Hours panel is interchangeable. See Flexible Hours Display panel asset for more information.
- 2** **DOOR FRAME:** Existing door frame. Contractor to field verify conditions and dimensions.
- 2a** Where decals meet edge of glass or door frame they are to be trimmed to fit flush and straight, without gaps.
- 3** **VINYL GRAPHICS/DOOR INFORMATION:** Copy set in Wells Fargo Sans SemiBold and digitally printed on vinyl.



E19 SIGNTYPE WFR2-DI-G-FLX (BY MILLER ZELL)

Colors and materials

- D5** Wells Fargo Environments Nimbus Gray - QSP Digital Match
- D7** Wells Fargo Environments White - QSP Digital Match
- V14** Clear Vinyl, 3M 8520, Matte Overlaminate
- V15** Clear Vinyl, 3M IJ8150, Substrate

Notes and requirements

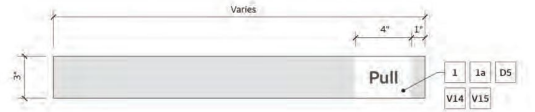
- 1** **PUSH/PULL BAND:** First surface digitally printed decal applied to exterior and interior surfaces of glass door. Conduct site inspection prior to fabrication to determine the need for Push/Pull graphics and their application requirements, and to verify location and dimensions of any existing door exit bar or push bar.
- 1a** Digitally printed on clear vinyl, with matte clear overlaminate. Push/Pull lettering to match WF Environments Nimbus Gray QSP Digital Match on printed white rectangle.
- 1b** The frosted effect is achieved by digitally printing layers on clear vinyl with clear matte overlaminate.
 Layer 1: digital print - 33% white band with 100% solid white field
 Layer 2: digital print - 10% black band with 100% solid black field
 Layer 3: digital print - 100% white solid field
 Layer 4: digital print - 100% white solid field with gray "Push/Pull" copy digitally printed WF Environments Nimbus Gray

Colors and materials

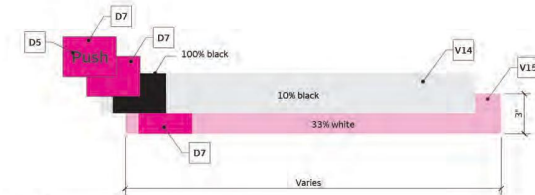
- D2** Wells Fargo Environments Yellow - QSP Digital Match when printed on HP R2000 latex printer
- D5** Wells Fargo Environments Nimbus Gray - QSP Digital Match
- D11** ADA Blue
- V13** Opaque Vinyl, 3M IJ180-10, White Substrate
- V14** Clear Vinyl, 3M 8520, Matte Overlaminate

Notes and requirements

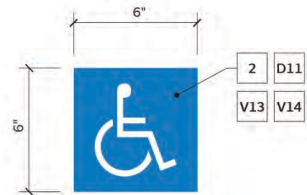
- 2** **ACCESSIBILITY SYMBOL:** Digitally printed code required International Symbol of Accessibility decal applied on opaque vinyl. Applied first surface to exterior sidelight glass or window. Install decal to align with and obscure existing exit sign attached on inside of glass at side of door. This type of sign identifies entrances that are ADA accessible.
- 3a** Accessible decal to align with top and vertical edge of interior Exit Route sign.
- 5** **WINDOW DECAL:** Digitally printed on white opaque vinyl substrate. Install decal on first surface (exterior side) of glazing.
- 5a** Decal is digitally printed so that yellow accent at top is printed to match WF Environments Yellow QSP Digital Match and gray copy is printed to match WF Environments Nimbus Gray QSP Digital Match, matte clear overlaminate.



3 Details — Push/Pull Band
Scale: NTS



3a Details — Push/Pull Band Print Layering
Scale: NTS



4 Accessibility Entry Decal
Scale: NTS



4a Elevation — ADA Decal Placement
Scale: NTS

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JOB INFO

JOB NAME: WELLS FARGO

LOCATION: 1 GREENWOOD DRIVE

CITY/STATE: HILTON HEAD ISLAND, SC

SALESMAN: KEVIN LILLER

DESIGNER: BEN TOMPSETT

FILE: 2024\Wells Fargo\2024 Refresh\Locations\Hilton Head Island SC\24-70556\142520 Sea Pines

DATE: 02-02-24

SCALE: AS NOTED

QID# 24-70556

BE # 142520

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NE20

SIGNTYPE

WFR2-PR-NI (BY MILLER ZELL)

Colors and materials

v4

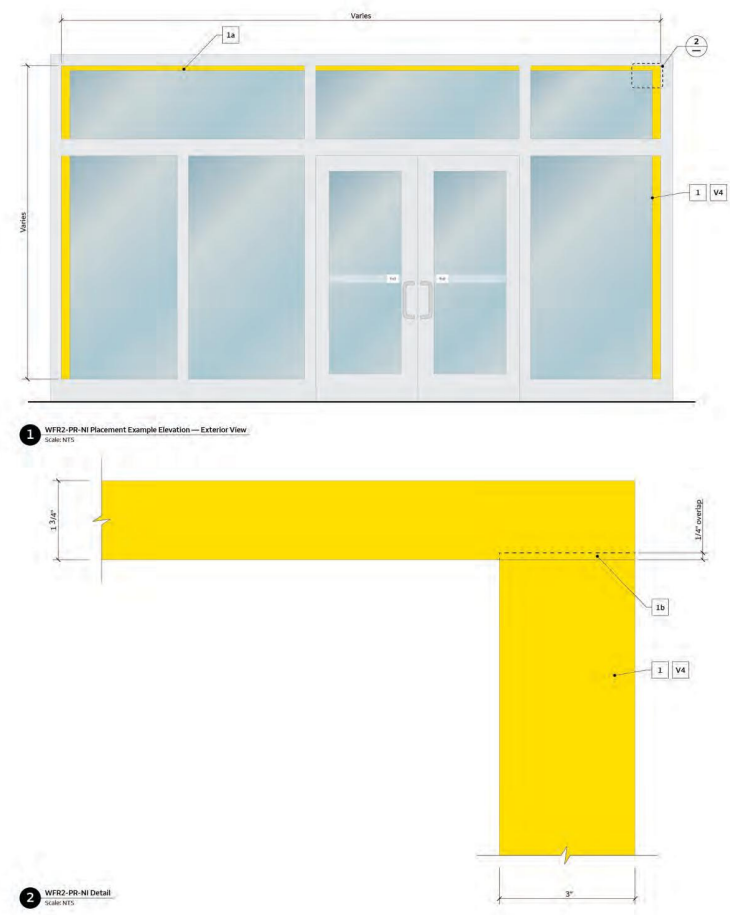
Opaque Vinyl, 3M 7725-4330, Wells Fargo Environments Yellow

- Notes and requirements
- 1

PROSCENIUM FACE: Wells Fargo Environments Yellow opaque vinyl, applied first and second surface on glass facade. First and second surface applications must align with one another.
- 1a

Minimal seams. If required, vinyl seams are to be placed 7'-0" high or higher above floor.
- 1b

Apply horizontal vinyl strip with a 1/4" overlap over the vertical vinyl strip.



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		LOCATION: 1 GREENWOOD DRIVE	DESIGNER: BEN TOMPSETT	SCALE: AS NOTED	BE # 142520
		CITY/STATE: HILTON HEAD ISLAND, SC	FILE: 2024\Wells Fargo\2024 Refresh\Locations\Hilton Head Island SC\24-70556\142520 Sea Pines		
					40

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 Greenwood Drive

DRB#: DRB-000703-2024

DATE: 5/14/2024

CATEGORY: Sign System

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

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

ARCHITECTURAL DESIGN

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

Avoids monotonous planes or unrelieved repetition	☐	☐	☒	
Has a strong roof form with enough variety to provide visual interest	☐	☐	☒	
Overhangs are sufficient for the façade height.	☐	☐	☒	
Forms and details are sufficient to reduce the mass of the structure	☐	☐	☒	
Human scale is achieved by the use of proper proportions and architectural elements	☐	☐	☒	
Utilizes a variety of materials, textures and colors	☐	☒	☐	ST3 – 159119-A (WF Environments white blend) – and V3-100733159-B (Wells Fargo Environments red blend) to be replaced with colors that better align with the Design Guide. Staff recommends the following replacements: • For red: SW 7585 Sundried Tomato • For white: SW 6113 Interactive Cream
Incorporates wood or wood simulating materials	☐	☐	☒	
Windows are in proportion to the facade	☐	☐	☒	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	
Utilities and equipment are concealed from view	☐	☐	☒	
Decorative lighting is limited and low wattage and adds to the visual character	☐	☐	☒	
Accessory elements are designed to coordinate with the primary structure	☒	☐	☐	

COMMENTS & CONDITIONS

1. Staff recommends approval with the following conditions:

- a. Staff approves the signage E19 and NE20 as-is.
- b. Signage labeled E01, E02, E03, E04, E05 need to meet the color requirements of the Design Guide. Replacement suggests are as follows:
 - i. For red: SW 7585 Sundried Tomato
 - ii. For white: SW 6113 Interactive Cream
- c. E12, E-13 and E-18 the white color needs to be replaced with an approval white color, recommend SW 6113 Interactive Cream.