



Town of Hilton Head Island

Design Review Board Meeting

Tuesday, July 9, 2024, 2:30 PM

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

- 1. Call to Order**
- 2. Introduction of Newly Appointed Members**
- 3. Adoption of the Agenda**
- 4. Approval of the Minutes**
 - a. Regular Meeting Minutes of June 25th, 2024.
- 5. Unfinished Business**
 - a. DRB-000833-2024 - South Sea Pines Drive - Final
- 6. New Business**
 - a. DRB-000955-2024 - 75 Matthews Drive - Final
 - b. DRB-000960-2024 - 1 Greenwood Drive - Final
- 7. Public Comment - Non Agenda Items**
- 8. Board Business**
- 9. Staff Reports**
- 10. 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, June 25, 2024, 2:30 PM Minutes

1. Call to Order

Chair Foss called the meeting to order at 2:33 PM.

2. Adoption of the Agenda

Prior to approval, Staff requested that item 6c be moved to the July 9th meeting for the sake of quorum as two members had to recuse themselves, and two were absent. A motion to Adopt the Agenda reflecting this change was made by Mr. Theodore and seconded by Ms. Lippert. The motion passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of May 28th, 2024.

A motion to approve the Regular Meeting Minutes of May 28th, 2024 was made by Mr. Carstens and seconded by Mr. Theodore. The motion passed unanimously.

4. Appearance by Citizens

There were no appearances by citizens regarding items unrelated to those on the Agenda.

5. Unfinished Business

None.

6. New Business

a. DRB-000912-2024-113 Wexford Club Drive Unit HMAST- Conceptual Review

Melissa Paul-Leto, Principal Planner, presented 113 Wexford Club Drive for Conceptual Review. The applicant is proposing a new Harbour Center that would replace the existing Wexford Harbour Master building with the harbour lock machine room and the electrical panels remaining in place and operational. Ms. Paul-Leto explained that the project would remain in the same footprint but would be expanded upon. The proposed building would consist of 4,228 square feet of heated space with 731 square feet of utility workshop area consisting of Harbour Master offices, a multipurpose room, restrooms, a commissary, and outdoor porches. The existing patio and steps to the wood dock would also remain. Staff noted that they would require details of material, texture and color at the Final Review stage. Staff recommended approval with the following conditions: applicant submit a utility plan that details the location and screening of equipment, a 11x17 material and color board be provided, as well as a lighting plan.

Dan Ogden, applicant and Wexford Infrastructure Manager, introduced himself to the committee and provided background details pertaining to the project process. Mr. Ogden noted that the materials would match what is currently in place for the existing structure. A portion of the building will also serve as a Halfway House for golfers moving from one side of the harbour to the other. Mr. Ogden addressed several questions from the board regarding potential OCRM constraints, landscape lighting, window head heights, roof overhangs, ramp dimensions, and landscaping details.

Ms. Lippert made a motion to approve with the following conditions: Staff comments, request to study roof overhangs, floor plans and roof plans to be provided at Final Review, request to study railings, confirmation that service yards and exhaust hoods will be reviewed and details provided, request to tighten up plant bed material and add more year round green plantings, and to replace Japanese Maples with Red Maples. Mr. Theodore seconded, and the motion passed unanimously.

b. DRB-000913-2024-111 Wexford Club Drive-Conceptual Review

Melissa Paul-Leto, Principal Planner, presented the Conceptual Review of 111 Wexford Club Drive. The proposed will include renovations and renditions to the existing Wexford Clubhouse. The existing building is 11,417 heated square feet with 8,394 square feet of renovated area and 4,737 square feet of new heated area added. On the Northeast Harborside of the building would be a dining room and bar, with a new outdoor covered dining bar. These are both planned to be constructed over an existing open raised lawn with views of the harbor, with a portion of the outdoor dining extending into a landscaped area to the right between cart paths and the building itself. A retaining wall is also planned in this area to allow for stairs leading down to the cart parking. A new Pro-Shop would also be added to the southeast portion of the building. Staff recommends approval with conditions for Conceptual Review: applicant to provide physical material and color board on a 11x17 board, landscape and lighting plan, connection of prominent building architectural details as needed, as well as final floor plans and elevation drawings.

Dan Ogden, applicant and Wexford Infrastructure Manager, provided background details for the proposed plan and addressed several comments from the board regarding foundation planting, metal roof awnings, handrails, and a guardrail on the retaining wall. Mr. Carstens made a motion to approve with the following conditions: staff comments, retention of the 15 inch and 18 inch oaks in the back of the property and additionally modifying the retaining wall, a decrease in the spacing and coverage associated with the foundation plantings and appropriate scaling depending on the associated walls, the expansion of landscape coverage to mirror on the Harborside pool area, as well as the front side to the expansion of the Pro-Shop, and studying the scale of the small metal roofs primarily associated with the rear of the building. The motion was seconded by Mr. Theodore and carried unanimously.

c. DRB-000833-2024 – 232 South Sea Pines Drive – Final Review

This item was moved to the July 9th meeting for Final Review.

d. DRB-000928-2024- 27 New Orleans – Final Review

Melissa Paul-Leto, Principal Planner, presented the Final Review for the Major Development Plan Review located at 27 New Orleans Road. The proposed facility will consist of a bicycle warehouse and donut production and sales shop on the first floor, with the second floor being for storage warehouse use. The Board reviewed a material and color board prior to the start of the meeting that was provided by the applicant. The project will require a building permit prior to construction as well as a Major Development Review approval. The Conceptual Review was approved on February 22nd, 2024.

Troy Derda, applicant owner of Alljoy Donuts, explained to board that this would be his second Alljoy Donut location with the addition of the bike rental company. Mr. Derda explained that the main use of the facility and the parking will be for the donut shop with 10 parking spots and two 18 slot bike racks as well as a turnaround for easy accessibility and departure. Mr. Derda also has a parking agreement with Crane's tavern located across the street from the property for overflow which was a concern noted at the time of Conceptual Review.

Ms. Lippert expressed concern regarding the level of detail provided and noted that the drawings were not as elaborated as she would like to see at the Final Review stage. The board proposed several comments and questions regarding the site plan materials specifications specifically concerning the use of impervious gravel, fence details, lighting cut-sheets, architectural details, garage door details, landscaping details and roof color which the Board stated will need to be shown in a darker color. Mr. Theodore had concerns regarding the removal of pine trees on the property and noted that he found the level of removal excessive and asked Mr. Dedra and his landscape architect to study this further. Mr. Dedra elaborated on the safety concerns regarding the trees and explained that a few of the trees would need to be removed for full use of the property.

Chair Foss explained to the applicant that the Board is in need of more details for the Final Review stage and gave the applicant the option to table the item and come back at a later meeting date with the necessary revisions, additional details provided and all notes from the Board addressed. The applicant agreed to coordinate with Staff and table the item, with a plan to return for Final Review at the July 23rd meeting.

7. Board Business

Vice Chair Judd Carstens presented Chair Cathy Foss with a Certificate of Appreciation in light of her term coming to an end.

8. Staff Reports

None.

9. Adjournment

The meeting was declared adjourned at 4:16 PM.

Approved:

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

**232 SOUTH SEA PINES
DRIVE
FINAL REVIEW
June 25th, 2024
DRB-000833-2024**



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: JAMES ATKINS Company: COURT ATKINS GROUP
Mailing Address: P.O. Box 3987 City: BLUFFTON State: SC Zip: 29910
Telephone: 843-815-2557 Fax: _____ E-mail: james.atkins@courtatkins.com
Project Name: SOUTH BEACH MARINA VILLAGE Project Address: 232 SOUTH SEA PINES DRIVE
Parcel Number [PIN]: R550 017 000 1212 0000
Zoning District: PD-7 PLANNED DEVELOP. Overlay District(s): COD-OURM BASELINE

**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. - SEA PINES ARB
- ☒ 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

5/28/24
DATE



COURT ATKINS
GROUP

May 28, 2024

Town of Hilton Head Island
Attn: Ms. Alexis Cook, Principal Planner
1 Town Center Court
Hilton Head Island, SC 29928

RE: Major Corridor Review Submittal – South Beach Marina Village – Final

Ms. Cook,

I am writing this letter on behalf of Court Atkins Architects and South Beach Marina as a request to be placed on the June 11, 2024, DRB meeting agenda to review the proposed redevelopment project at South Beach Marina. The enclosed application includes:

- Corridor Review Application Form – Final
- Review Board Submittal Fee (to be paid by credit card via phone)
- Project Narrative
- Preliminary Approval Letter – Sea Pines ARB
- Site Development Drawings
- Landscape Drawings
- Architectural Drawings and 3D Views
- Color Board
- Light Fixture Cut Sheets

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

Sincerely,

Jason Broene
Principal, Studio Manager
Court Atkins Group

**232 SOUTH SEA PINES
DRIVE
PROJECT NARRATIVE
&
SEA PINES PLANTATION
ARB APPROVAL**



Final DRB Narrative

South Beach Marina Renovation

232 South Sea Pines Drive, Sea Pines, Hilton Head Island, SC 29928

The South Beach Marina area within Sea Pines has been a vibrant waterfront destination on Hilton Head Island for over thirty years, in large part to the success of the Salty Dog Café and the various water borne excursions that the marina provides. The proposed renovation project is an upgrade to South Beach Marina, grounded in the appeal that has brought families to the southern tip of Hilton Head for over three decades: a charming waterfront village experience centered around food, fun and family.

The proposed renovation to the northern half of South Beach Marina will compliment and expand the coastal aesthetic and provide additional entertaining space adjacent to the water's edge. Comprising approximately one acre of the roughly six-acre South Beach Marina, the project area will reduce the overall building impervious footprint and reorganize uses. The existing mix of lodging, restaurant, and retail (South Beach Inn and Vacation Rentals, Wreck of the Salty Dog, Jake's Cargo, A Shore Thing) found in the +/-12,500 SF of multiple buildings will transition to restaurant and retail uses exclusively within two buildings totaling +/- 10,000 SF. The modification of the site will allow for better exterior spaces adjacent to the buildings and improved connection to the remainder of South Beach Marina. These gathering spaces, be it plaza, pavilion, or boardwalk, form an important transition between the buildings and the water's edge, allowing for circulation from public spaces to retail and restaurant offerings. The proposed development is less impervious coverage than currently exist on-site. The commercial construction will meet current Town development standards with impervious areas setback from the OCRM baseline, save for the limited areas within the current boardwalk as allowed by right. As part of the site work to be accomplished, a replacement of the existing bulkheads is proposed.

Serviced by Sea Pines bike path network and Trolley service, the South Beach Marina benefits from multi-modal means of arrival and supports the Island's desire for a complete transportation network. Access in and out of the site, as well as most of the parking, will remain in place. Modification of current parking to provide a new drop-off area will not negatively impact the overall parking requirements for the proposed uses, and will only aid in vehicular and pedestrian circulation and safety within South Beach Marina.

The renovation of South Beach Marina is a long-awaited improvement to the Islands southernmost water-oriented commercial center. The upgraded experience for visitors and locals alike will yield positive economic dividends, an expression of modern environmental stewardship, and continue the tradition of communing at the waters edge for fun, food, and family togetherness.

Sincerely,
Judd Carstens

Attachment

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

PRELIMINARY APPROVAL

Date: **MARCH 13, 2024**
Serial No.: **6077**
Legal Address: **S. BEACH MARINA VILLAGE**
Street Address: **232 S. SEA PINES DRIVE**
Owner: **GOSSETT**

To: **Mr. James Atkins**
james.atkins@courtatkins.com

Re: **Preliminary Application for New Commercial Building:**

PRELIMINARY approval is granted, per certain recorded covenants, agreements and amendments, subject to the following conditions:

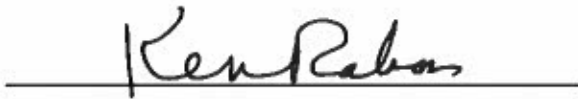
1. This approval is granted in accordance with the preliminary drawings, site location, materials and other data submitted to and approved by the Sea Pines Architectural Review Board (SPARB).
2. Other special conditions of this Preliminary Approval include the following:

INCLUDE SUBSTANTIAL LANDSCAPING ON THE SIDE ABUTTING BLUFF VILLAS TO SCREEN AND SOFTEN THE VIEW OF THE STRUCTURE FROM THE NEIGHBORS.
3. You must obtain FINAL approval of construction drawings in order to obtain a SPARB Building Permit for this project. To obtain final approval, the applicant must fill out another Application for Building Permit form and submit a full set of plans for the Board's review. There will be no additional application fee charged unless:

(a) the published fee schedule has changed between the time of the preliminary and final submissions, or

(b) the square footage of proposed buildings has increased. In such case, the amount of the difference of the two fees is due with the final submission.
4. **THIS APPROVAL EXPIRES SIX (6) MONTHS AFTER THE ABOVE DATE OF THIS APPROVAL.**

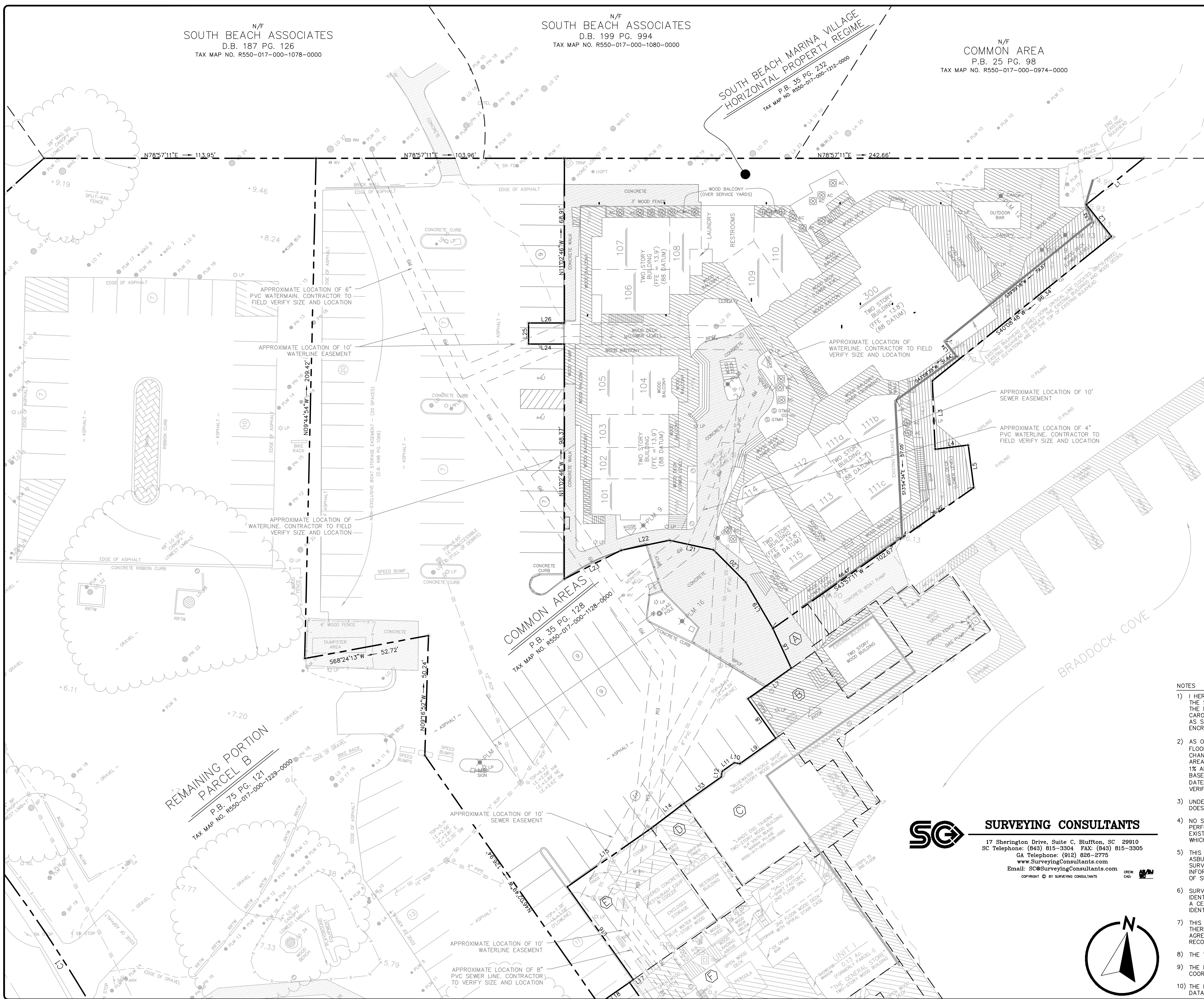
5. We wish to remind you that at the time of your final application, the SPARB will:
- a. Require a listing of proposed colors with corresponding color samples,
 - b. Need to re-verify the stake-out and tree banding at the job site, and
 - c. Require that your site plan indicate where drainage culverts may be needed under driveway connections to the front (or side) street.
 - d. Submit a drainage plan prepared, stamped and signed by a licensed engineer.

A handwritten signature in black ink, reading "Ken Rabon", is written over a horizontal line.

Ken Rabon
Administrator
Sea Pines Architectural Review Board

232 SEA PINES DRIVE SURVEY

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- REFERENCE PLAT:
- 1) SOUTH BEACH TOWNHOUSE SITE SUBDIVISION, A SECTION OF SEA PINES PLANTATION, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 01/05/1977, BY: JERRY L. RICHARDSON, S.C.R.L.S. NO. 4784, RECORDED: P.B. 25, PG. 98, DATE: 01/07/1977.
 - 2) A SURVEY OF SOUTH BEACH MARINA VILLAGE, A SECTION OF SEA PINES PLANTATION, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 03/06/1988, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: P.B. 35, PG. 128, DATE: 03/24/1988.
 - 3) A SURVEY OF SOUTH BEACH MARINA VILLAGE HORIZONTAL PROPERTY REGIME, A SECTION OF SEA PINES PLANTATION, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 03/06/1988, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: P.B. 35, PG. 128, DATE: 03/24/1988.
 - 4) A BOUNDARY SURVEY OF 3.961 ACRES, A SECTION OF SOUTH BEACH AREA, A SECTION OF SEA PINES PLANTATION, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 11/09/1989, LAST REVISED: 08/08/2000, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: P.B. 75, PG. 121, DATE: 08/07/2000.
 - 5) ASBUILT & HORIZONTAL PROPERTY REGIME SURVEY OF LANDS END TAVERN, HORIZONTAL PROPERTY REGIME, A SECTION OF SOUTH BEACH MARINA VILLAGE, SEA PINES PLANTATION, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 10/16/2009, LAST REVISED: 04/12/2010, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: P.B. 131, PG. 73, DATE: 08/13/2010.

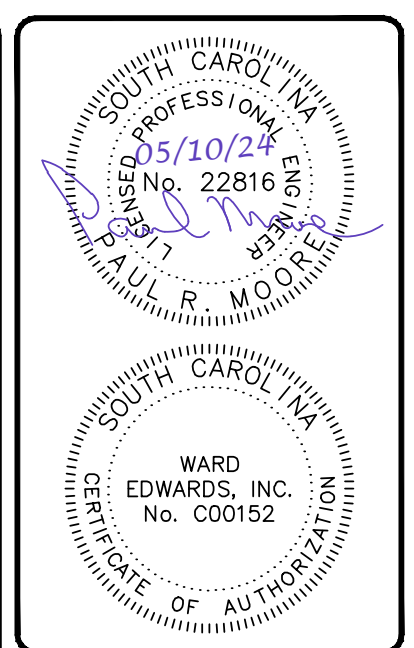
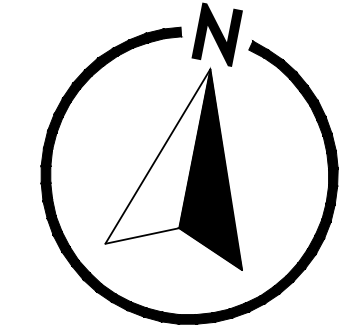
- LEGEND:
- | | |
|------------------------------|--------------------------------|
| SPOT ELEVATION | CONTOUR |
| PARKING SPACE COUNT | HANDICAPPED PARKING SPACE |
| TRASH CAN | CONCRETE MONUMENT, OLD (FOUND) |
| IRON PIPE, OLD (FOUND) | ACRE |
| AIR CONDITIONER | WOOD DECK (2ND LEVEL) |
| BOLLARD POST & CHAIN FENCING | CABLE TELEVISION JUNCTION BOX |
| CORRUGATED METAL PIPE | SANITARY CLEANOUT |
| ELECTRIC PANEL | FIRE DEPARTMENT CONNECTION |
| FIRE HYDRANT | GRATE INLET |
| GREASE TRAP MANHOLE | LAMP POST |
| MAIL BOX | NOT TO SCALE |
| NOW OR FORMERLY | POLYVINYL CHLORIDE PIPE |
| REINFORCED CONCRETE PIPE | RAILROAD TIE WALL |
| RIGHT OF WAY | STORM DRAIN MANHOLE |
| SIGN | SANITARY SEWER PIPE |
| TELEPHONE VAULT | TELEPHONE JUNCTION BOX |
| TELEPHONE MANHOLE | UNDERGROUND PROPANE TANK |
| WATER METER | WATER VALVE |
| WATER LINE | STORM DRAIN LINE |
| SANITARY SEWER LINE | |

- TREE SIZES ARE INCHES IN DIAMETER
- | | |
|------|---------------|
| SPEC | SPECIMEN |
| SIG | SIGNIFICANT |
| BP | BRADFORD PEAR |
| CHY | CHERRY |
| HB | HACKBERRY |
| LA | LAUREL OAK |
| LO | LIVE OAK |
| MAG | MAGNOLIA |
| PLM | PALMETTO |
| PN | PINE |

- NOTES
- 1) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
 - 2) AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE "X" OTHER FLOOD AREAS (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED) BASE ELEVATION IS 8 FEET. THE MAP NUMBER FOR THIS AREA IS 45013005026, DATED 03/23/2021. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
 - 3) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITY.
 - 4) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR WETLAND SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 - 5) THIS IS NOT A BOUNDARY SURVEY. SURVEYING CONSULTANTS CERTIFIES TO THE ASBUILT AND TOPOGRAPHIC INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. IF THIS DOCUMENT IS TO BE PROVIDED AS A BASE MAP FOR OTHERS, INFORMATION ADDED AFTER THE DATE OF THIS SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
 - 6) SURVEYING CONSULTANTS DOES NOT PROVIDE ARBORIST SERVICES. TREE IDENTIFICATIONS ARE MADE AS BEST OBSERVANCE/KNOWLEDGE OF A NON-ARBORIST. A CERTIFIED ARBORIST SHOULD BE CONSULTED TO VERIFY TREE IDENTIFICATION, IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT.
 - 7) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.
 - 8) THE VERTICAL DATUM SHOWN IS BASED ON NAVD 88 DATUM.
 - 9) THE HORIZONTAL DATUM SHOWN IS BASED ON SOUTH CAROLINA STATE PLANE COORDINATES ESTABLISHED FROM THE SC-VRS SURVEY NETWORK.
 - 10) THE PURPOSE OF THIS SURVEY IS TO SHOW TREES, IMPROVEMENTS, TOPOGRAPHIC DATA AND THE DHEC-00RM CRITICAL LINE.

SG SURVEYING CONSULTANTS

17 Sherington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815-3304 FAX: (843) 815-3305
GA Telephone: (912) 826-2775
www.SurveyingConsultants.com
Email: SC@SurveyingConsultants.com
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No.	Description	Plan Revisions
7		
6		
5		
4		
3		
2		
1		

Ward Edwards ENGINEERING

119C Palmetto Way
P.O. Box 281 Bluffton
South Carolina 29910
(843) 837-5250
www.WardEdwards.com

South Beach Marina
Hilton Head Island, South Carolina

South Beach Marina
Existing Conditions Plan

Vert. Datum: NAVD88
Horiz. Datum: NAD83
Surveyed by: TGH
Surveyor's PLS: 11059

Project #: 230370
Date: 05/10/24
Designed by: ASH
Checked by: PRM

Scale: 1" = 20' Feet

C101

Permit Set - NOT FOR CONSTRUCTION

232 SEA PINES DRIVE SITE PLAN SET

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Design Team

Geotechnical Engineer:
Company
Phone

Landscape Architect:
Witmer Jones Keefer
843.757.7411

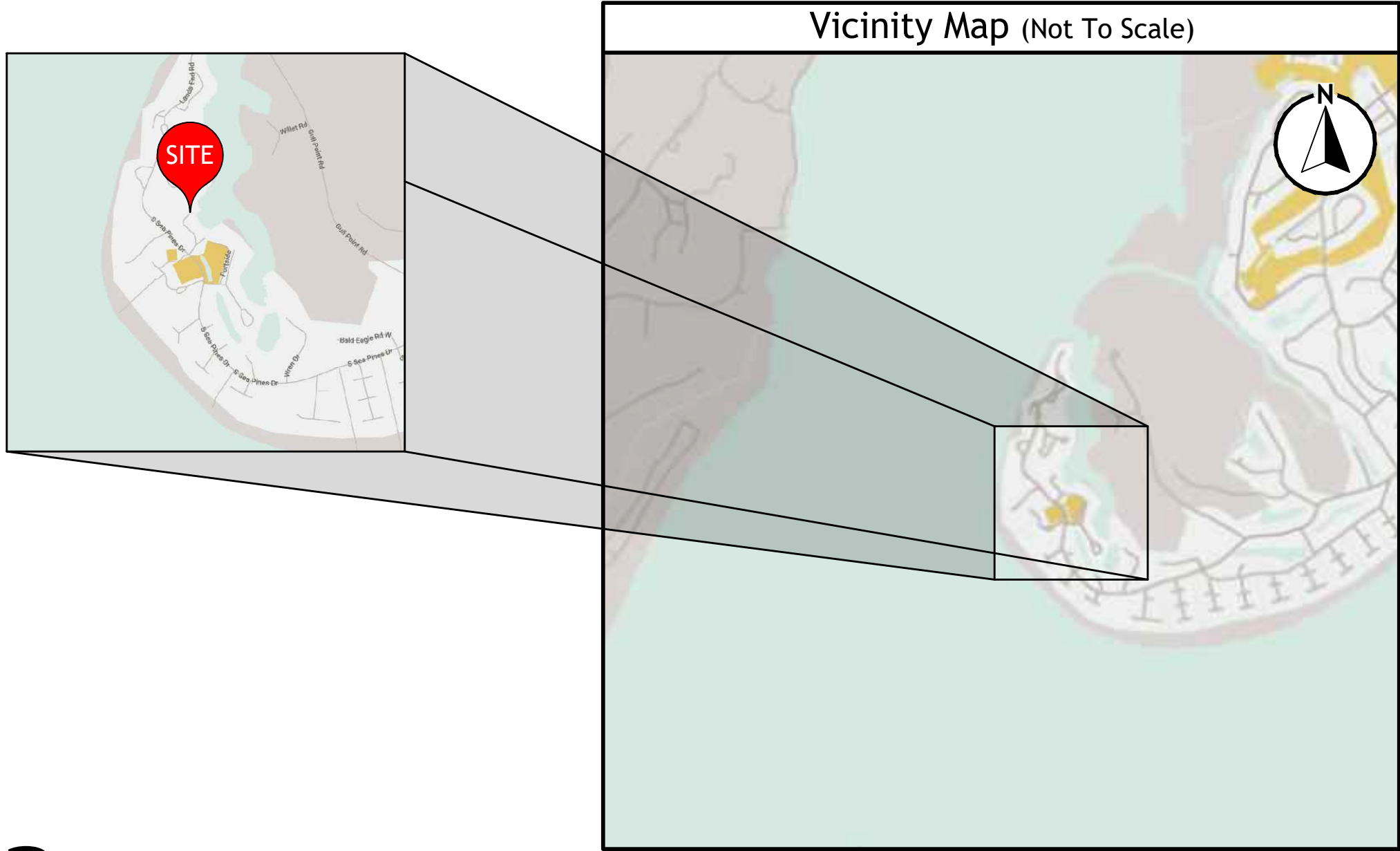
Architect:
Court Atkins Group
843.815.2557

Land Surveyor:
Surveying Consultants
843-815-3304

Site Development Plans
for
South Beach Marina

Usage: Commercial

Hilton Head Island, South Carolina
Tax Map #: R550-017-000-1212-0000, 017-000-1128-0000
224 S Sea Pines Drive
GIS coord: N 32° 06' 58", W 80° 49' 31"



Release Schedule

Rel #	Description	Date
A.	Released for Permitting	12-05-23
B.	Released for Permitting	04-03-24
C.	Released for Permitting	05-10-24

Schedule of Drawings

Sht No.	Description
C001	Cover Sheet
C002	Construction Notes
C101	Existing Conditions Plans
C201	Initial Erosion Control, Clearing & Demo Plans
C202	Initial Erosion Control, Clearing & Demolition Details
C301	Site Layout Plans
C401	Grading & Drainage Plans
C402	Grading & Drainage Plans Details
C501	Utility Plans
C502-C503	Utility Details
C601	Intermediate & Final Erosion Control Plans
C602	Intermediate & Final Erosion Control Details
C701	Paving Plans
C702	Paving Details
C801	ADA Accessible Route Plan



South Beach Marina
Hilton Head Island, South Carolina
Prepared for
South Beach Marina
Cover Sheet

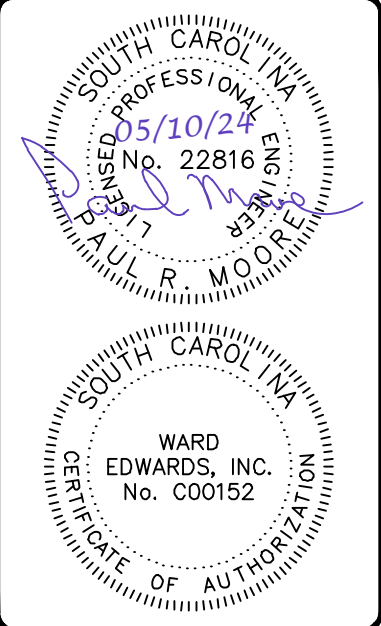
Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Surveyed by:	TGH
Surveyor's PLS:	11059

Project #:	230370
Date:	05/10/24
Designed by:	ASH
Checked by:	PRM

Not to Scale

C001

No.	Description	Date
7		
6		
5		
4		
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2		
1		



Permit Set - NOT FOR CONSTRUCTION

General Notes:

1. Boundary information provided by Partial Asbuilt, Tree & Topographic Survey, dated 09/22/2022, by Surveying Consultants.
2. Topographic data provided by Surveying Consultants, dated 09/22/2022.
3. Approximate location of certain existing underground utility lines and structures are shown on the plans for information only. Additional underground lines or structures may exist that are not shown. Call South Carolina 811 at 811 or 1-888-721-7877 between the hours of 7:00 am and 7:00 pm Monday thru Friday at least three working days before commencing construction. Request underground utilities to be located and marked within and near the construction site.
4. Comply with South Carolina Underground Facility Damage Prevention Act (effective June 7, 2012). Notification of Intent to excavate may be given by calling the toll free number: 1-800-922-0983.
5. Protect bench marks and property monuments from damage during construction operations. Replace any bench marks or monuments damaged or destroyed as a result of contractor's operations, at no cost to the owner, by a licensed surveyor in the state of South Carolina.
6. Off-street parking for the contractor's employees and authorized visitors to the site must be provided and maintained throughout construction.
7. The contractor is responsible for adhering to weight limits prescribed for all public roads when hauling equipment and materials to and from the project site. Damages to existing pavement due to the contractor's construction operations or improper transportation of materials and equipment shall be the responsibility of the contractor.
8. At least one driving lane on public roads shall remain open to traffic at all times. Traffic lanes will only be closed with the express written consent of the agency having jurisdiction over the roadway. Notify agency having jurisdiction at least 5 days before closing any driving lanes to traffic. Provide traffic control devices, signs and flagmen as required to ensure public safety.
9. Contractor shall coordinate demolition, clearing and construction of improvements to minimize interference with vehicular and pedestrian traffic and with operations of existing facilities.
10. A Certificate of Compliance (C of C) is required for this project. To apply for the C of C, submit a C of C application form and supporting documentation to Trey Lowe at trey@hiltonheadlandsdc.gov. Please note that a C of C must be obtained prior to the building permit being finalized.

Water and Sewer Line Construction:

1. All water and sewer line construction shall conform to applicable state and South Island Public Service District Authority requirements, standards and specifications.
2. SIPSID will be responsible for inspection and approval of all water and sewer system construction and for acceptance for operation and maintenance.
3. All utilities shown are approximate locations. The contractor is responsible for notification of all utility owners and for field verification of both horizontal and vertical locations prior to commencing construction. Any damages to existing utilities due to this construction shall be the responsibility of the contractor.
4. Notify the project engineer, if conflicts with existing structures require that proposed utilities be relocated.
5. The contractor must notify SIPSID forty-eight (48) hours prior to any construction, inspection or testing of the water distribution system.
6. Pipe, fittings, valves and appurtenances for water and sewer lines shall all be in accordance with the requirements contained in the SIPSID technical specifications.
7. Installation of water and sewer lines and appurtenances shall be in accordance with the SIPSID standard construction details and specifications.
8. Contractor shall install mechanical restraints on all bends, plugs and tees, 2" or larger, on waterlines and sanitary sewer force mains.
9. All water mains shall be sterilized and pressure tested in accordance with SIPSID specifications.
10. Separation of water mains and sewers:
 - A. Parallel installation: unless otherwise specifically shown in a special detail on the plans, install water mains at least 10-ft. horizontally from any existing or proposed sanitary sewer or sanitary sewer force main, the distance being measured in a horizontal plane between the outside surfaces of the pipes.
 - B. Crossings: unless otherwise specifically shown in a special detail on the plans, install water lines crossing sanitary sewers or sanitary sewer force mains to provide a minimum vertical separation of 18-inches between the outside surfaces of the pipes. This shall be the case whether the water line is above or below the sanitary sewer line, whenever possible locate the water line above the sewer line. Where a new water line crosses a new sewer line, place a full length of ductile iron pipe for both the water and the sewer line at the crossing with both pipes positioned so that the joints on each are as far as possible from the point of crossing, where a new water line crosses an existing sewer line, place one full length of ductile iron pipe water line so that the joints are as far from the point of crossing as possible.
11. The contractor shall cut and patch existing pavement as required for the installation of utility lines.
12. Sanitary manhole rim grades shown are approximate. Adjust rim elevations to be flush with finished grade.
13. The contractor under this contract shall not make any connections to the existing water or sanitary sewer systems unless expressly authorized to do so by the SIPSID. All water and sewer improvements under this contract must be constructed complete, tested, inspected and approved by the SIPSID before any authorization to connect will be given. Coordination of testing, inspection and connections with the SIPSID is the responsibility of the contractor under this contract.
14. All water mains shall be installed with thirty-six inch (36") minimum cover (from finished grade). Maximum depth shall be five feet (5'). Where water mains may conflict with other utilities, the water main crossing shall be constructed with ductile iron pipe, mechanical joint 45-deg. bends and mechanical restraints.

Work on South Carolina Department of Transportation Right-of-Way:

1. Contractor shall review and comply with all conditions and special provisions contained in the SCDOT encroachment permit(s) issued for this project.
2. Contractor to refer to the most current edition of the SCDOT standard drawings.
3. Contractor is responsible for submitting construction notification form (48 hour minimum) and coordination of all work within SCDOT rights-of-way with the local and/or district SCDOT engineering representative.
4. Contractor is responsible for preparing and submitting a traffic control plan to SCDOT for approval minimum 48 hours prior to conducting work in the right-of-way. All traffic control plans shall conform to current MUTCD and current SCDOT guidelines and specifications.
5. All signage, pavement markings, and markers shall conform to current MUTCD guidelines and current SCDOT standard specifications and drawings.
6. All paving and drainage construction shall conform to current SCDOT standard specifications and drawings.
7. All pavement markings in SCDOT right-of-way shall be thermoplastic and conform to current MUTCD guidelines and current SCDOT standard specifications and drawings.
8. Removal of pavement markings shall conform to current SCDOT standard specifications for highway construction section 609.4.1.2.

Tree Protection-Hilton Head Island

1. Only those trees approved for removal in accordance with the Town of Hilton Head Island land management ordinance and so designated on the drawings for removal are to be removed as part of the site clearing operations. All trees not designated on the plans for removal must be preserved.
2. The contractor is responsible for marking the trees designated to be preserved and those to be removed in accordance with the requirements contained in section 16-6-104 of the Town of Hilton Head Island land management ordinance.
3. Prior to commencing any clearing or construction operations on the site, the contractor shall erect tree protection barriers around each tree or group of trees designated for preservation in accordance with the details on the plans and the requirements contained in section 16-6-404 of the Town of Hilton Head Island land management ordinance.
4. A tree protection zone shall be established in accordance with the provisions contained in section 16-6-404 of the Town of Hilton Head Island land management ordinance for each existing tree designated for preservation. The minimum tree protection zone shall be the tree dripline plus 1 foot. The size or configuration of the tree protection zone may be adjusted at the discretion of the Town of Hilton Head Island planning department director.
5. The area within the tree protection zone must remain open and unpaved. No change of grade will be allowed within the tree protection zone. Any activity within the tree protection zone is subject to approval by the Town of Hilton Head Island planning department director. The following activities are prohibited within the tree protection zone:
 - A. Placement or storage of any soil, debris, oils, fuel, paints, building materials or any other materials.
 - B. Burning
 - C. Vehicle parking
 - D. Paving
 - E. Trenching for utilities
6. Where utility lines must pass thru the tree protection zone, they shall be installed by horizontal boring beneath the roots of the tree.
7. Where it is necessary for machinery and equipment to pass within the tree protection zone, approval must be obtained from the Town of Hilton Head Island planning department director. Special measures will be required to protect the roots from excessive compaction.
8. The contractor is responsible for coordinating a staking inspection with the Town of Hilton Head Island prior to clearing. The following must be completed before the inspection:
 - A. All building edges, sidewalks, paved areas and utility lines staked.
 - B. Tree protection barriers installed.
 - C. Trees to be preserved marked with blue flagging and those to be removed marked with red flagging.
 - D. All silt fence installed per the approved plan.

Site Grading and Drainage:

1. All utilities shown are approximate locations. The contractor shall be responsible for providing 72-hour notice to all respective utility companies for field verification of existing utilities prior to construction. Any damages to existing utilities due to this construction shall be the responsibility of the contractor.
2. Temporary control of storm water drainage shall be the responsibility of the contractor. Sequencing and construction techniques shall prevent obstruction of storm sewers, pending in traffic areas or rising of water levels which would enter adjacent buildings or structures.
3. Full width of street and road rights-of-way must be cleared and graded as shown in the details on the drawings.
4. Subgrade preparation: top soil must be removed from paved areas to a minimum depth as recommended in the project's geotechnical report. All excavation shall be to subgrade limits.
5. All utility pipe lines, conduits and sleeves under paved areas must be in place prior to completion of the roadway subgrade compaction.
6. Finish grading shall include the placement of topsoil over all unpaved areas not occupied by buildings or structures and fine grading around buildings, adjacent to walks, curbs, gutters and structures to assure positive drainage.

SCDHEC/OCRM Sediment and Erosion Control Standard Notes (Revised Dec-2012):

1. If necessary, slopes, which exceed eight (8) vertical feet should be stabilized with synthetic or vegetative mats, in addition to hydros seeding. It may be necessary to install temporary slope drains during construction. Temporary berms may be needed until the slope is brought to grade.
2. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case later than fourteen (14) days after work has ceased, except as stated below.
 - A. Where stabilization by the 14th day is precluded by snow cover or frozen ground conditions stabilization measures must be initiated as soon as practicable.
 - B. Where construction activity on a portion of the site is temporarily ceased, and earth-disturbing activities will be resumed within 14 days, temporary stabilization measures do not have to be initiated on that portion of the site.
3. All sediment and erosion control devices shall be inspected once every calendar week. If periodic inspection or other information indicates that a BMP has been inappropriately, or incorrectly installed, the permittee must address the necessary replacement or modification required to correct the BMP within 48 hours of identification.
 - A. Provide silt fence and/or other control devices, as may be required, to control soil erosion during utility construction. All disturbed areas shall be cleaned, graded, and stabilized with grassing immediately after the utility installation. Fill, cover, and temporary seeding at the end of each day are recommended. If water is encountered while trenching, the device should be filtered to remove sediment before being pumped back into any waters of the state.
 - B. All erosion control devices shall be properly maintained during all phases of construction until the completion of all construction activities and all disturbed areas have been stabilized. Additional control devices may be required during construction in order to control erosion and/or off-site sedimentation. All temporary control devices shall be removed once construction is complete and the site is stabilized.
 - C. The contractor must take necessary action to minimize the tracking of mud onto paved roadway(s) from construction areas and the generation of dust. The contractor shall daily remove mud/soil from pavement, as may be required.
 - D. Residential subdivisions require erosion control features for infrastructure as well as for individual lot construction. Individual property owners shall follow these plans during construction or obtain approval of an individual plan in accordance with s.c. reg. 72-300 et seq. and s.c.r100000.
 - E. Temporary diversion berms and/or ditches will be provided as needed during construction to protect work areas from upslope runoff and/or to divert sediment-laden water to appropriate traps or stable outlets.
4. All waters of the state (WOS), including wetlands, are to be flagged or otherwise clearly marked in the field. A double row of silt fence is to be installed in all areas where a 50-foot buffer can't be maintained between the disturbed area and all WOS. A 10-foot buffer should be maintained between the last row of silt fence and all WOS.
5. Litter, construction debris, oils, fuels, and building products with significant potential for impact (such as stockpiles of freshly treated lumber) and construction chemicals that could be a source of storm water must be prevented from becoming a pollutant source in storm water discharges.
6. A copy of the SWPPP, inspections records, and rainfall data must be retained at the construction site or a nearby location easily accessible during normal business hours, from the date of commencement of construction activities to the date that final stabilization is reached.
7. Initiate stabilization measures on any exposed steep slope (3H:1V or greater) where land-disturbing activities have permanently or temporarily ceased, and will not resume for a period of 7 calendar days.
8. Minimize soil compaction and, unless infeasible, preserve topsoil.
9. Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water, and other wash waters. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge.
10. Minimize the discharge of pollutants from dewatering of trenches and excavated areas. These discharges are to be routed through appropriate BMPs (sediment basin, filter bag, etc.).
11. The following discharges from sites are prohibited:
 - A. Wastewater from washout of concrete, unless managed by an appropriate control.
 - B. Wastewater from washout and cleanup of stucco, paint, form release oils, curing compounds and other construction materials.
 - C. Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance.
 - D. Soaps or solvents used in vehicle and equipment washing.
12. After construction activities begin, inspections must be conducted at a minimum of at least once every calendar week and must be conducted until final stabilization is reached on all areas of the construction site.
13. If existing BMPs need to be modified or if additional BMPs are necessary to comply with the requirements of this permit and/or SC's water quality standards, implementation must be completed before the next storm event whenever practicable. If implementation before the next storm event is impracticable, the situation must be documented in the SWPPP and alternative BMPs must be implemented as soon as reasonably possible.
14. A pre-construction conference must be held for each construction site with an approved on-site SWPPP prior to the implementation of construction activities. For non-linear projects that disturb 10 acres or more this conference must be held on-site unless the department has approved otherwise.

Dry Utility Conduits for Electric, Telephone and Cable TV:

1. All dry utility conduit ends shall be capped and marked with a steel rebar stake imbedded one (1) foot below ground surface.
2. 48" minimum bury depth for all electrical conduits.
3. Maintain minimum 12" vertical clearance when crossing water, sewer, and storm drain lines.
4. Maintain minimum 18" horizontal clearance when paralleling water, sewer and storm drain lines.
5. Extend conduit beyond pavement, curb, and sidewalks.
6. The contractor shall be responsible for coordination of the installation of all utility service connections. Refer to approved building plans for the exact location of all service connections. The contractor must install all conduits, as shown on the plans or as required by respective utility companies. The contractor shall be responsible to ensure strict compliance with all applicable codes and regulations with regards to the installation of utilities and conduit.
7. Locations shown on the plans for proposed dry utility conduits are approximate only. All dimensioning and staking should be based on economical and practical construction. The contractor shall be responsible for coordination of the installation of all utility service connections. Refer to approved building plans for the exact location of all service connections. The contractor must install all conduits, as shown on the plans or as required by respective utility companies. The contractor shall be responsible to ensure strict compliance with all applicable codes and regulations with regards to the installation of utilities and conduit.
8. Transformer pads shall be located as directed by the respective utility representative. The contractor shall be responsible for compliance with applicable code requirements.
9. Notify the engineer if conflicts with existing or proposed structures require proposed utilities be relocated.

Site Clearing and Demolition:

1. No clearing shall occur within designated buffer zones, tree protection zones, outside of the property lines or beyond the clearing limits unless otherwise specifically shown on the plans.
2. Only those trees designated on the drawings for removal are to be removed as part of the site clearing operations.
3. The contractor shall install a continuous line of flagging or fencing along the limits of clearing prior to commencing any clearing, demolition, or construction work on the project.
4. Exercise caution during clearing operations to avoid felling trees into designated tree protection zones.
5. No burning will be allowed within 50 feet of a tree protection zone or tree drip line. Contractor shall coordinate any burning operations with local jurisdiction and fire departments.
6. Selective clearing areas shall be cleared of all brush and understorey growth.
7. Please contact Trey Lowe at 843-341-4690 or trey@hiltonheadlandsdc.gov for a pre-clear inspection once tree protection and erosion and sediment control fencing has been installed, prior to beginning any land clearing or construction.

Sequence of Construction Activities

Estimated Start Date: 10-01-24 Estimated Completion Date: 07-01-25

Items must occur in the order listed; Items cannot occur concurrently unless specifically noted.

Phase 1 - (Initial)

1. Receive NPDES coverage from DHEC.
2. Hold pre-construction meeting.
3. Notify DHEC EQC regional office or OCRM office 48 hours prior to beginning land-disturbing activities.
4. Installation of construction entrance.
5. Clearing & grubbing only as necessary for installation of perimeter controls.
6. Installation of perimeter controls (e.g. silt fence).
7. Install tree protection.
8. Install inlet protection.
9. Install sediment tubes.
10. Clearing & grubbing only in areas of basin.

Phases 2 & 3 : (Intermediate & Final)

11. Installation of basin and installation of diversions to those structures (outlet structures must be completely installed as shown on the details before proceeding to next step; areas draining to these structures cannot be disturbed until the structures & diversions to the structures are completely installed). Install surface dewatering skimmer prior to moving to next step.
12. Clearing & grubbing of site or demolition (sediment & erosion control structures for these areas must already be installed).
13. Rough grading.
14. Installation of storm drain system and placement of inlet protection as each inlet is installed.
15. Install all required utilities and curbing.
16. Fine grading, paving, etc.
17. Place topsoil & establish finish grades.
18. Permeable pavers shall be laid when all heavy construction is completed.
19. Clean-out of detention basins that were used as sediment control structures and re-grading of detention pond bottoms; if necessary, modification of sediment basin riser to convert to detention basin outlet structure.
20. Install permanent seeding.
21. Flush any sediment from storm sewer pipes and inlets.
22. Removal of temporary sediment & erosion control measures (including skimmer) after entire area draining to the structure is finally stabilized (the department recommends that the project owner / operator have the SWPPP preparer or registration equivalent approve the removal of temporary structures).
23. Perform as-built surveys of all detention structures and submit to DHEC or MSA for acceptance.
24. Submit notice of termination (NOT) to DHEC as appropriate.

- NOTE: Perform weekly site inspections during land disturbing activities and make recommendations for additional BMPs or maintenance of existing BMPs
- NOTE: All pumped dewatering shall be performed using an appropriately sized pumped water filter bag.

STANDARD ABBREVIATIONS

AC

ADT

ASPH

BEG

BL

BM

BOTTOM

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CONST

CORR

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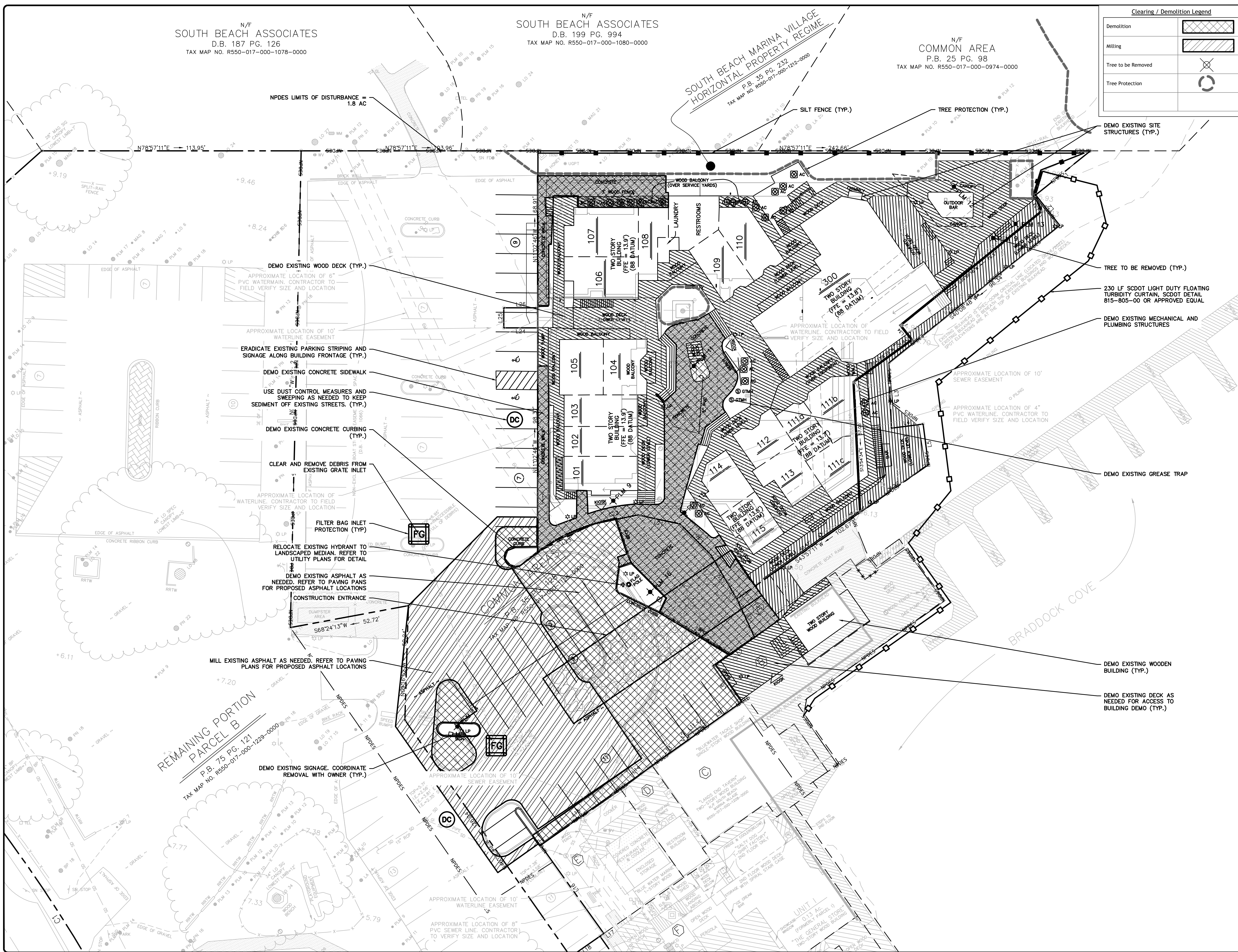
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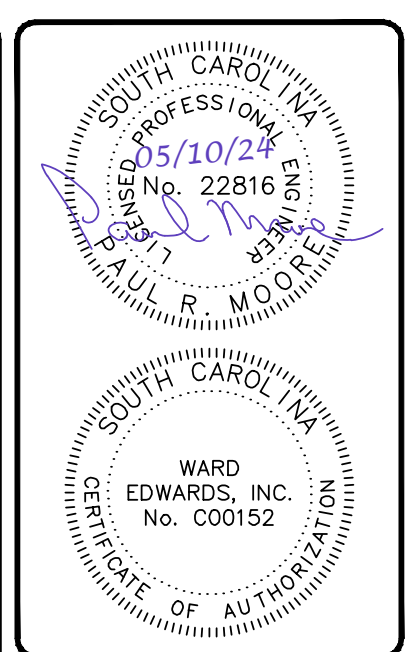
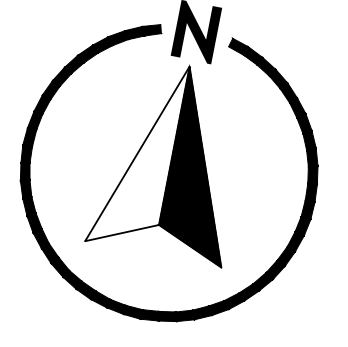


Clearing / Demolition Legend	
Demolition	
Milling	
Tree to be Removed	
Tree Protection	

Limits of Disturbance:		NPDES
Erosion Prevention		
Land Grading:		LG OR
Surface Roughening:		
Topsoiling:		
Temporary Seeding:		
Mulching:		
ECB or TRM:		
FGM:		
BFM:		
Permanent Seeding:		
Sodding:		
Riprap:		
Outlet Protection:		ECB or TRM
Dust Control:		
Polyacrylamide (PAM):		

Sediment Control	
Sediment Basin:	
Temporary Sediment Trap:	
Rock Sediment Dike:	
Rock Check Dam:	
Sediment Tube:	
Silt Fence:	
Reinforced Silt Fence:	
Type A-Fabric Inlet Protection:	
Type A-Sediment Tube Inlet Protection:	
Type B - Wire Mesh and Stone Drop Inlet Protection:	
Type C - Block and Gravel Inlet Protection:	
Type D - Rigid Inlet Filters:	
Type E - Surface Course Curb Inlet Filter:	
Type F - Inlet Tube:	
Type FC - Filter Bag Curb Inlet Protection:	
Type FB - Filter Bag Grate Inlet Protection:	
Concrete Washout:	

Runoff Conveyance Measures	
Vegetated Channels:	
Riprap-Lined Channels:	
ECB OR TRM-Lined Channels:	
Paved Channels:	
Pipe Slope Drains:	
Temporary Stream Crossing:	
Temporary Diversion Ditch or Swale:	
Permanent Diversion Ditch:	
Diversion Dike or Berm:	
Level Spreader:	
Subsurface Drain:	



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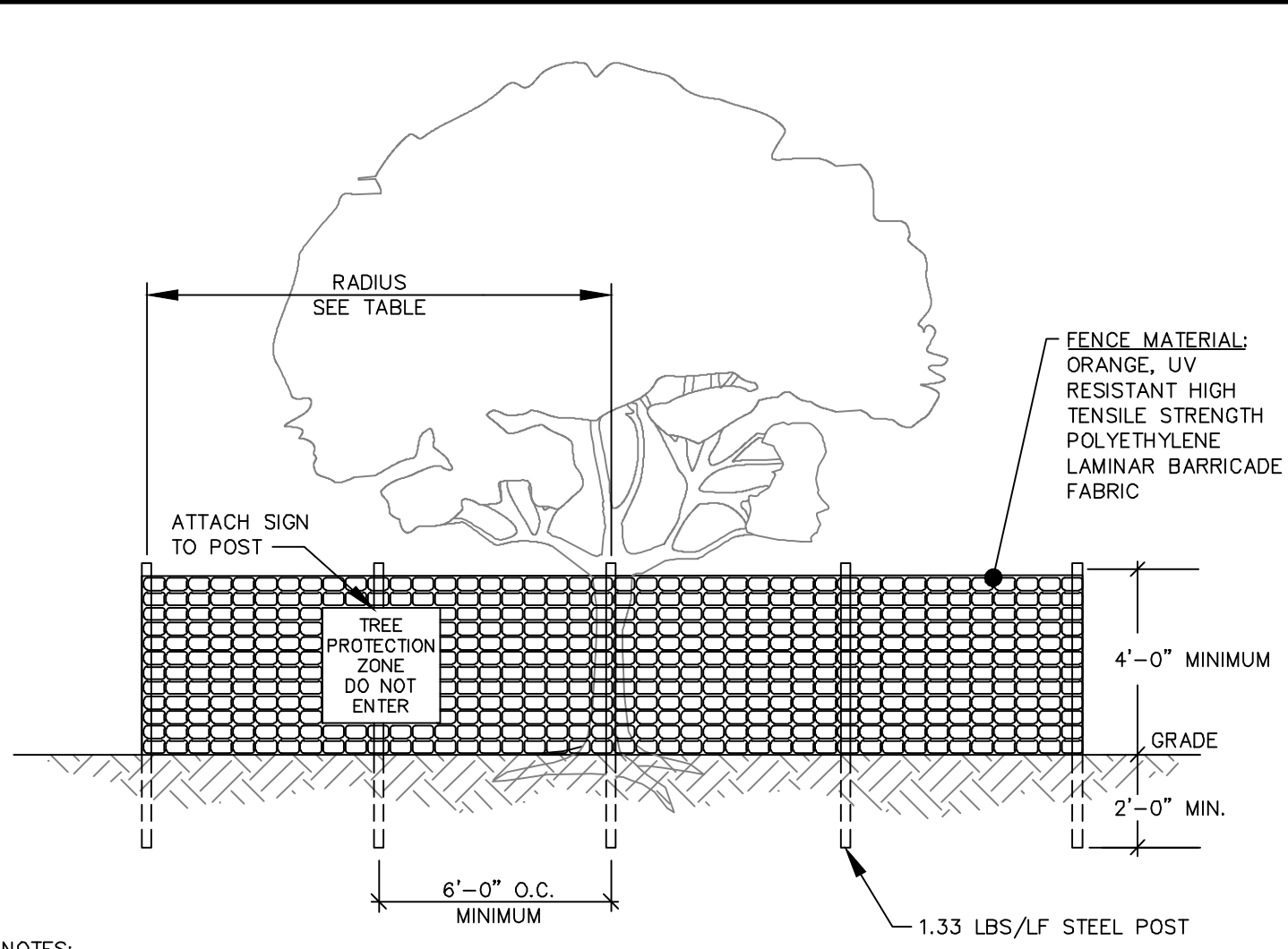
South Beach Marina
Hilton Head Island, South Carolina

Prepared for
South Beach Marina

Initial Erosion Control, Clearing, and Demo Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Surveyed by:	TGH
Surveyor's PLS:	11059
Project #:	230370
Date:	05/10/24
Designed by:	ASH
Checked by:	PRM
Scale: 1" = 20' Feet	
C201	

Permit Set - NOT FOR CONSTRUCTION



NOTES:

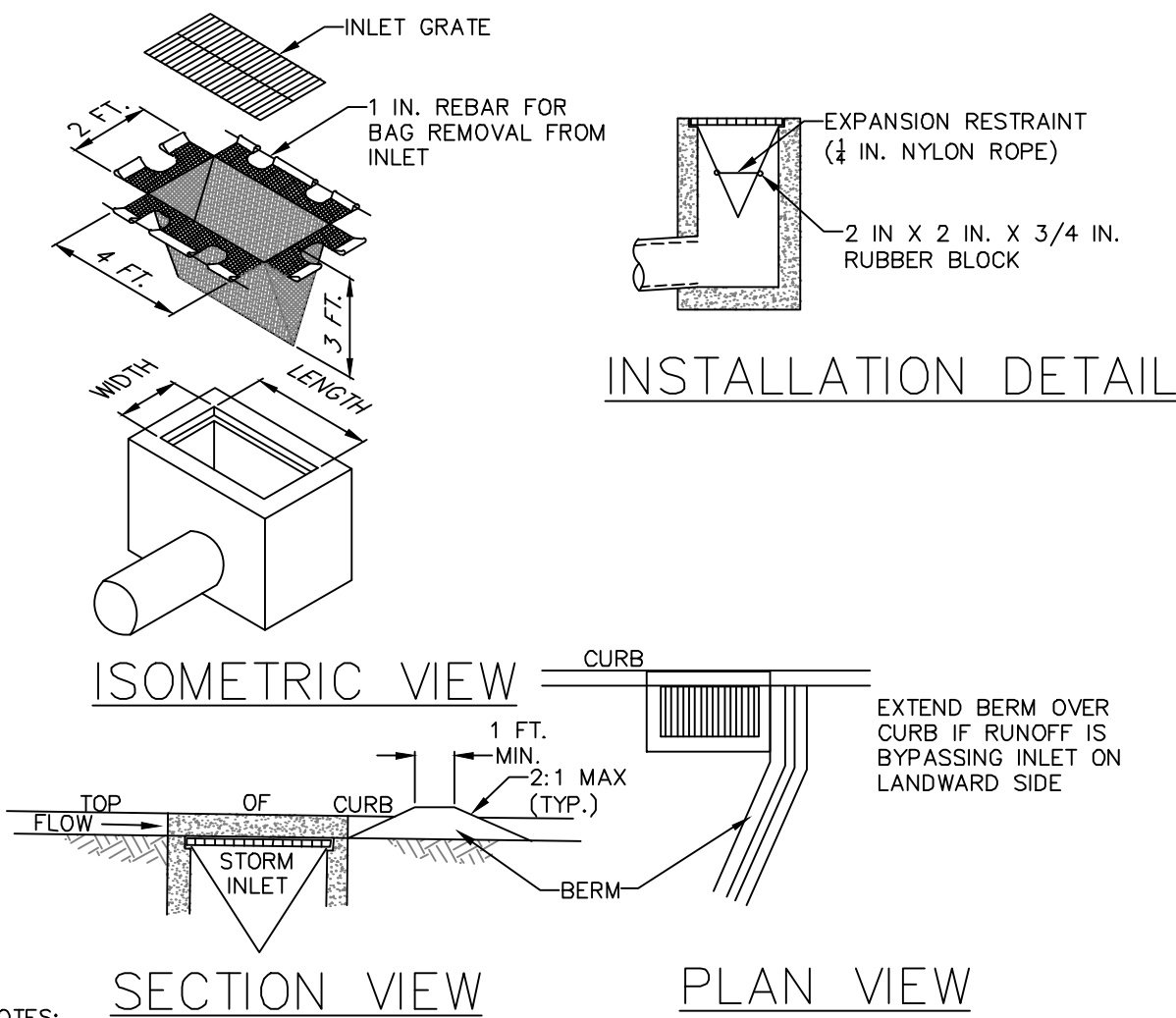
- ALL TREES DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING.
- INSTALL TREE PROTECTION FENCE TO RADII INDICATED IN TABLE UNLESS OTHERWISE INDICATED ON PLANS.
- WARNING SIGNS TO BE MADE OF DURABLE WATERPROOF MATERIAL.
- ALL WARNING SIGN LETTERS TO BE AT LEAST 3 INCHES HIGH, CLEARLY LEGIBLE AND SPACED A MINIMUM OF ONE EVERY 40 FT. FOR PROTECTION AREAS LESS THAN 40 FT IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER SIDE.
- THE SIZE OF EACH WARNING SIGN MUST BE A MINIMUM OF 2' x 2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE.
- ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
- THERE SHALL BE NO STORAGE OF THE TREE PROTECTION FENCING.
- TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. FENCING MUST REMAIN UPRIGHT AND SLACK FREE.

JURISDICTION	RADIUS OF CIRCULAR TPZ
BEAUFORT COUNTY BEAUFORT CO. DEV. CODE 5.11.100	1 FOOT PER INCH OF TRUNK DBH
TOWN OF BLUFFTON UDO 5.3.3	1.5 FEET PER INCH OF TRUNK DBH OR 10 FEET WHICHEVER IS GREATER
TOWN OF HILTON HEAD LMO 16-6-104, J-3A	FENCING AT DRIP LINE FOR ALL TREES TO BE RETAINED
CITY OF BEAUFORT BEAUFORT CODE 5.3.3	0.5 FOOT PER INCH OF TRUNK DBH
JASPER COUNTY ZONING ORD. ART. 13.5	FENCING AT DRIP LINE FOR ALL TREES TO BE RETAINED
TOWN OF PORT ROYAL PORT ROYAL CODE 5.7.70	1.5 FEET PER INCH OF TRUNK DBH OR 5 FEET WHICHEVER IS GREATER
CITY OF HARDEEVILLE MZ&DO 4.8, F-3	FENCING AT DRIP LINE FOR ALL TREES TO BE RETAINED

DBH = TRUNK DIAMETER AT BREAST HEIGHT

TREE PROTECTION FENCE

DETAIL #02915-008



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

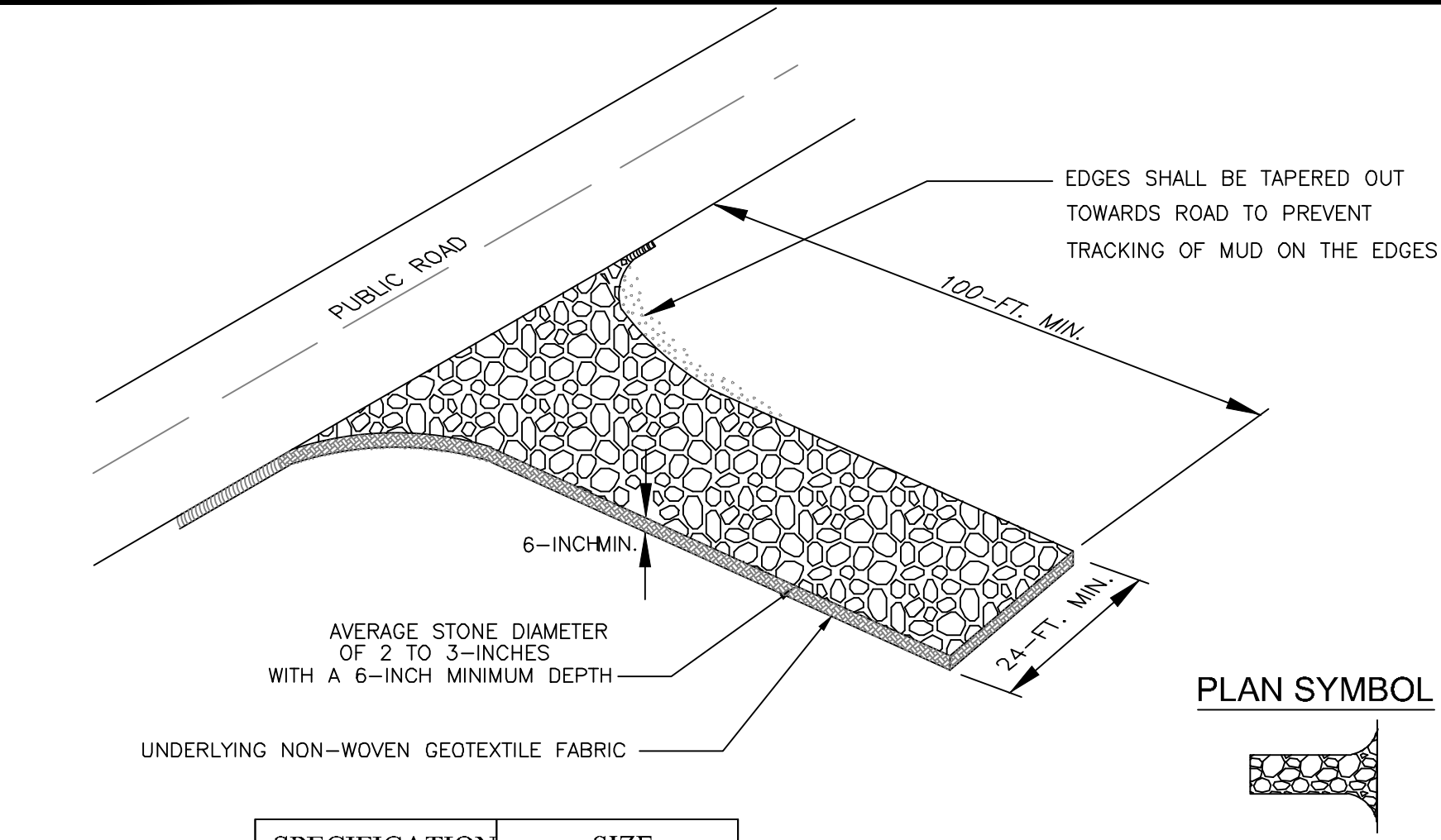
ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

FILTER BAG GRATE INLET PROTECTION

NO SCALE



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

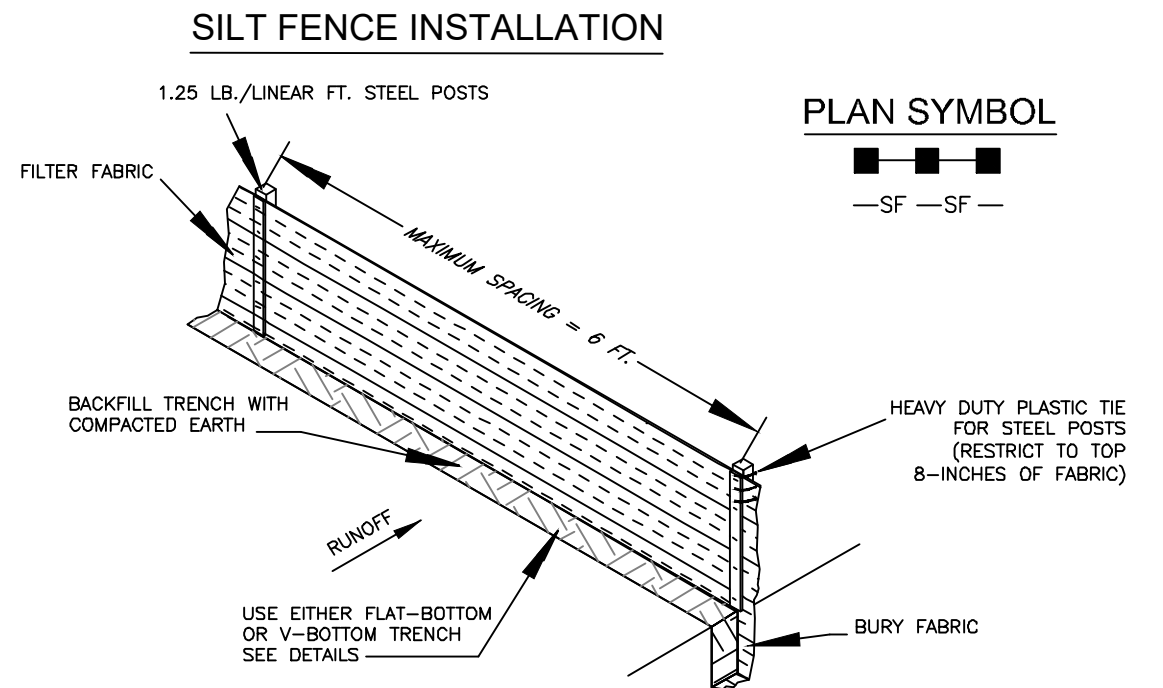
South Carolina Department of Health and Environmental Control

CONSTRUCTION ENTRANCE

STANDARD DRAWING NO. SC-06 PAGE 1 of 2

NOT TO SCALE

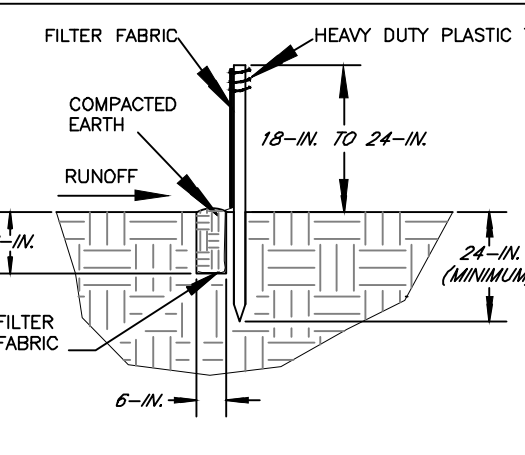
FEBRUARY 2014
DATE



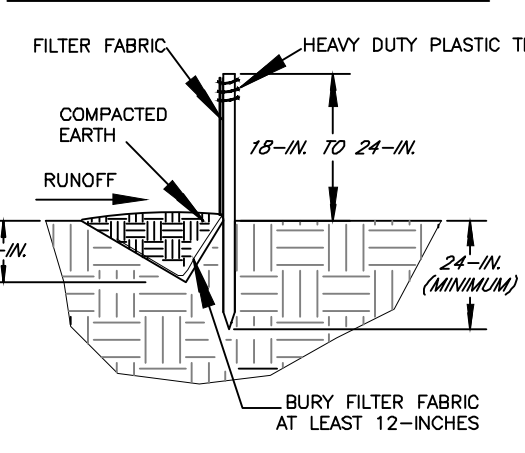
SILT FENCE — GENERAL NOTES

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

FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL



South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 Page 1 of 2

NOT TO SCALE

FEBRUARY 2014
DATE

CONSTRUCTION ENTRANCE — GENERAL NOTES

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

CONSTR. ENTRANCE — INSPECTION & MAINTENANCE

- The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.
- Regular inspections of construction entrances shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
- During regular inspections, check for mud and sediment buildup and pad integrity. Inspection frequencies may need to be more frequent during long periods of wet weather.
- Reshape the stone pad as necessary for drainage and runoff control.
- Wash or replace stones as needed and as directed by site inspector. The stone in the entrance should be washed or replaced whenever the entrance fails to reduce the amount of mud being carried off-site by vehicles. Frequent washing will extend the useful life of stone pad.
- Immediately remove mud and sediment tracked or washed onto adjacent impervious surfaces by brushing or sweeping. Flushing should only be used when the water can be discharged to a sediment trap or basin.
- During maintenance activities, any broken pavement should be repaired immediately.
- Construction entrances should be removed after the site has reached final stabilization. Permanent vegetation should replace areas from which construction entrances have been removed, unless area will be converted to an impervious surface to serve post-construction.

South Carolina Department of Health and Environmental Control

CONSTRUCTION ENTRANCE

STANDARD DRAWING NO. SC-06 PAGE 2 of 2

GENERAL NOTES

FEBRUARY 2014
DATE

SILT FENCE — POST REQUIREMENTS

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

SILT FENCE — FABRIC REQUIREMENTS

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

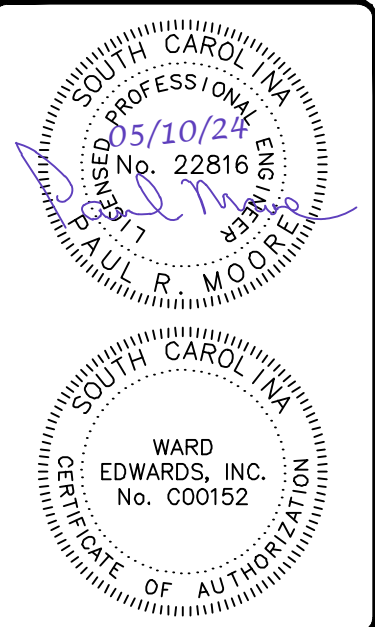
ADHESIVE	WATER DILUTION	NOZZLE TYPE	APPLICATION (GAL./ACRE)
ANIONIC ASPHALT EMULSION	7:1*	COARSE SPRAY	1,200
LATEX EMULSION	12.5:1*	FINE SPRAY	235
RESIN-IN-WATER EMULSION	4:1*	FINE SPRAY	300

*USE MANUFACTURER'S RECOMMENDATIONS WHEN AVAILABLE.

- MAINTENANCE:**
- PROHIBIT TRAFFIC ON SURFACE AFTER SPRAYING.
 - SUPPLEMENT SURFACE COVERING AS NEEDED.
- INSTALLATION:**
- APPLY ACCORDING TO APPROVED PLAN.
 - MULCH DISTURBED AREAS AND TACKIFY WITH RESINS SUCH AS ASPHALT, CURASOL OR TERRATAK ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 - STABILIZE DISTURBED AREAS WITH TEMPORARY OR PERMANENT VEGETATION.
 - IRRIGATE DISTURBED AREAS UNTIL SURFACE IS WET.
 - COVER SURFACES WITH CRUSHED STONE OR GRAVEL.
 - APPLY CALCIUM CHLORIDE AT A RATE TO KEEP SURFACES MOIST.
 - APPLY SPRAY-ON ADHESIVES TO MINERAL SOLS (NOT MUCK SOILS) AS DESCRIBED IN TABLE 1.

DC

DUST CONTROL ON DISTURBED AREAS



No.	Description	Plan Revisions	Date
7			
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South Beach Marina Hilton Head Island, South Carolina	Prepared for South Beach Marina	Initial Erosion Control Details
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Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Surveyed by:	TGH
Surveyor's PLS:	11059

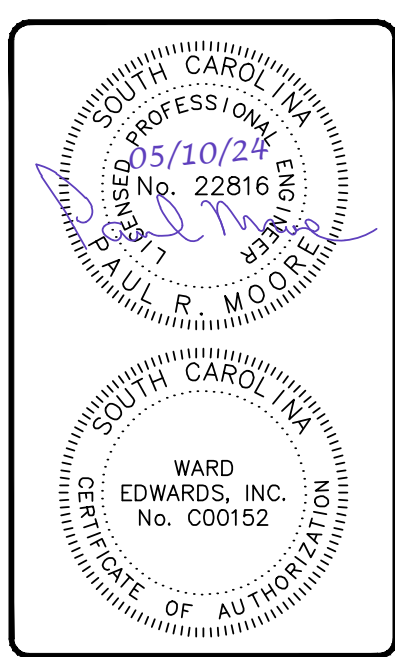
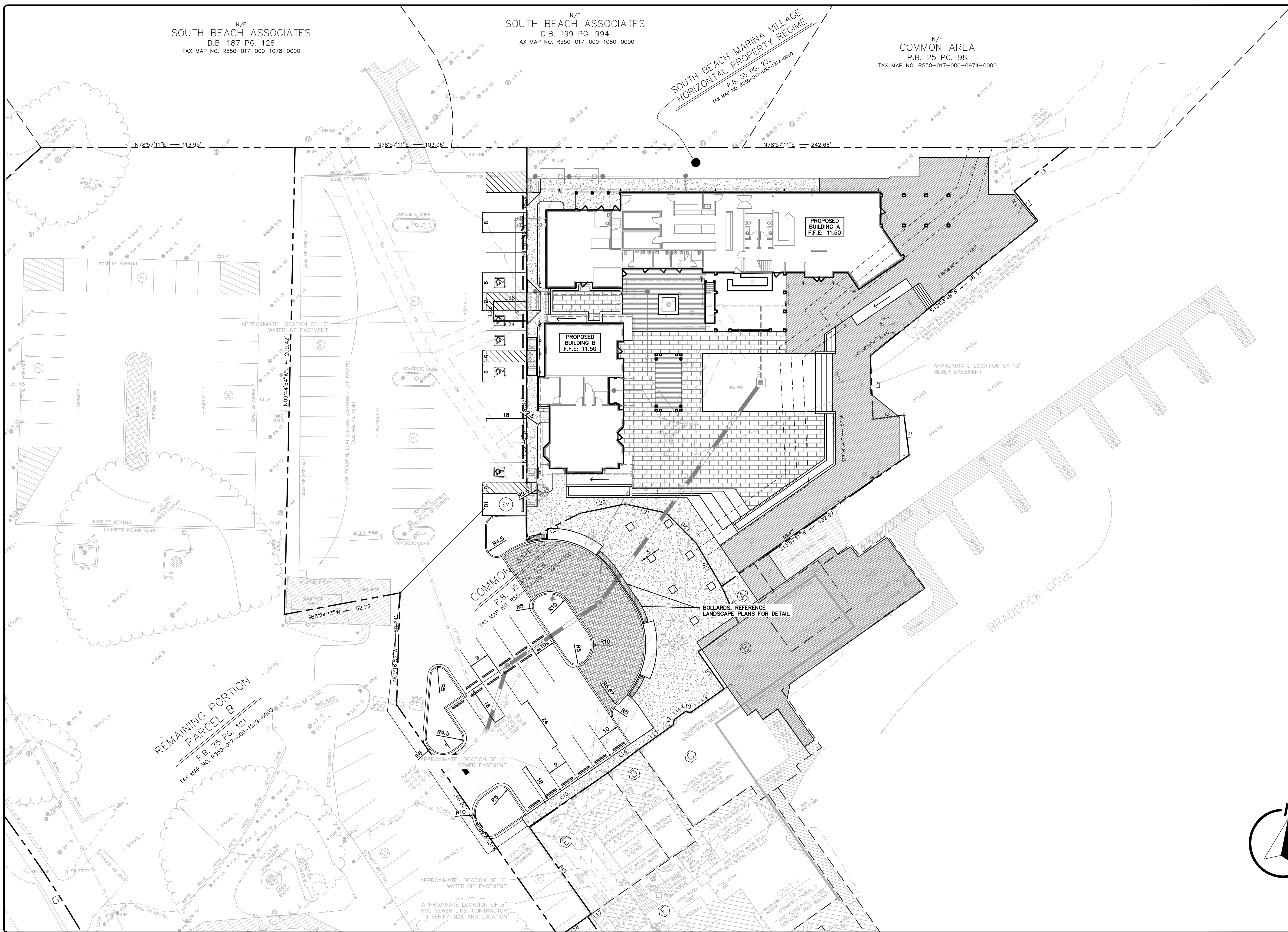
Project #:	230370
Date:	05/10/24
Designed by:	ASH
Checked by:	PRM

Not to Scale

C202

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No.	Description	Date
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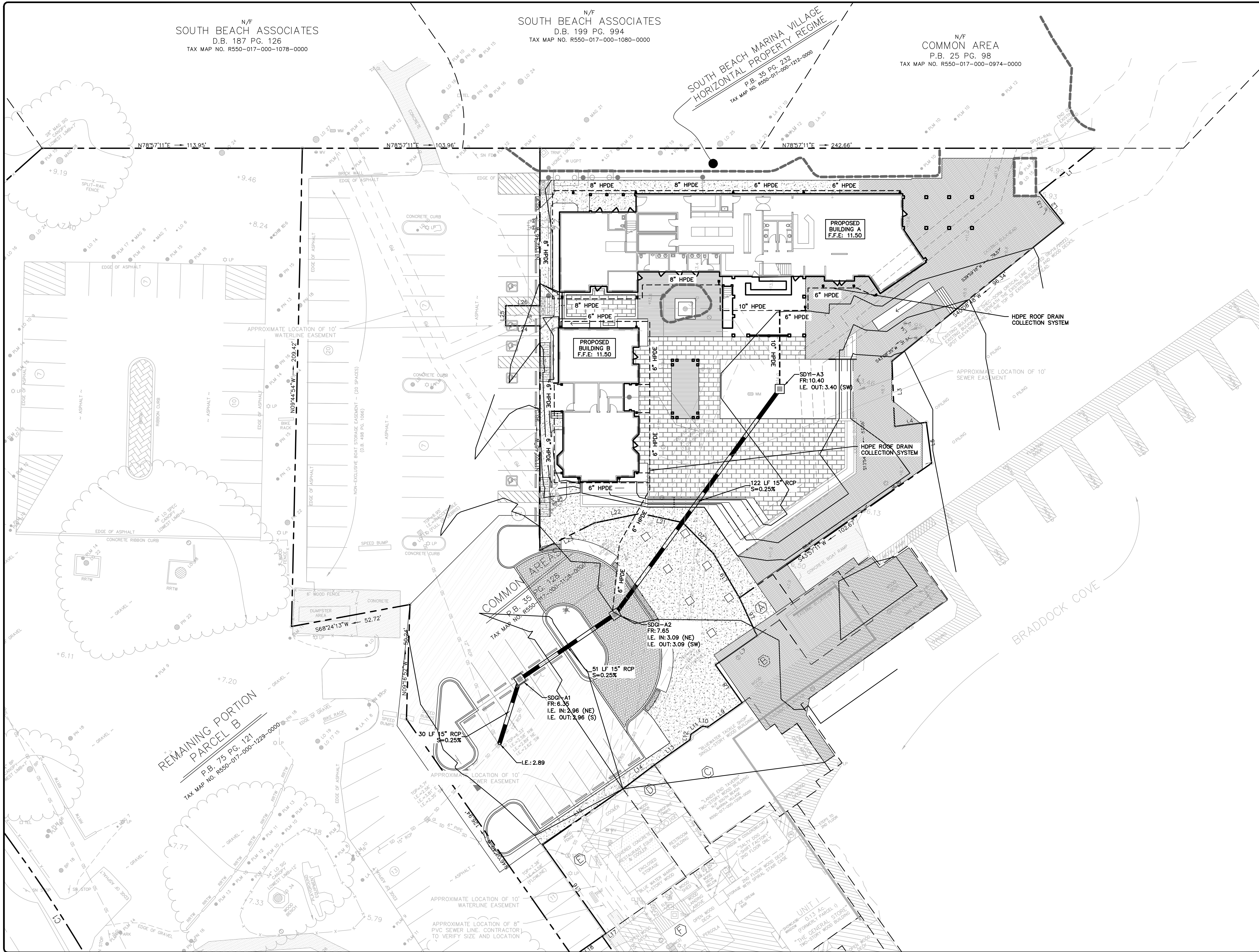
Ward Edwards
ENGINEERING
110C Palmetto Way
P.O. Box 2811, Bluffton
South Carolina 29910
(843) 837-5250
www.WardEdwards.com

South Beach Marina
Hilton Head Island, South Carolina
Prepared for
South Beach Marina
Site Layout Plan

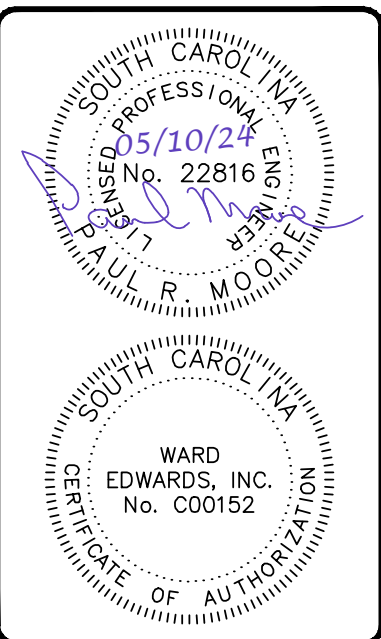
Vert. Datum: NAVD88
Horiz. Datum: NAD83
Surveyed by: TGH
Surveyor's PLS: 11059
Project #: 230370
Date: 05/10/24
Designed by: ASH
Checked by: PRM
Scale: 1" = 20' Feet
C301

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Grading Legend	
Top of Pavement Elevation	⊗ TP: 22.50
Top of Walk Elevation	⊗ TW: 22.50
Top of Curb Elevation	⊗ TC: 22.50
Finish Grade	⊗ FG: 22.5
High Point	⊗ HP
Low Point	⊗ LP
Contour	19
Ditch Centerline	→→→→→
Direction of Flow	→



No.	Description	Date
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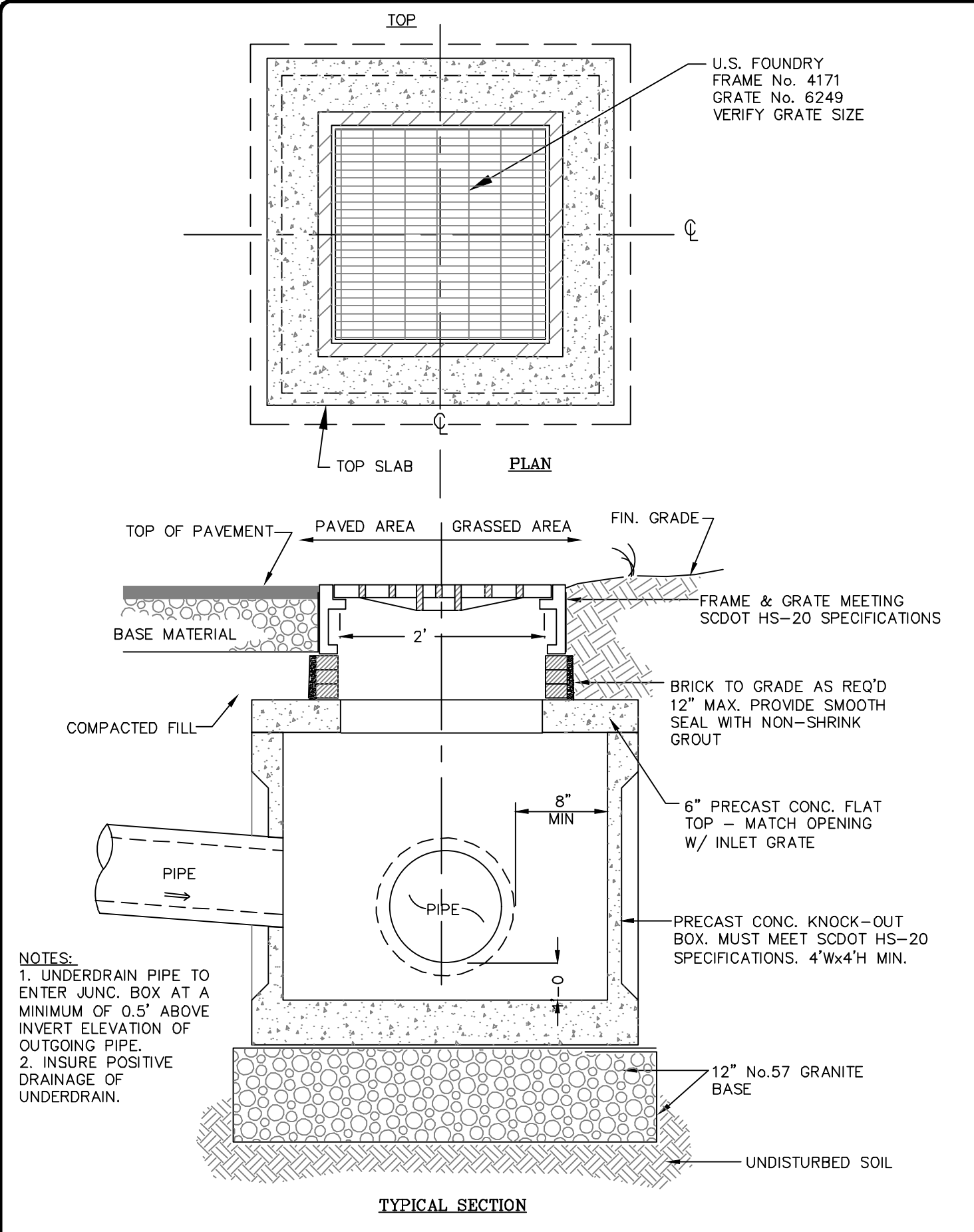
Ward Edwards
ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton
South Carolina 29910
(843) 837-5250
www.WardEdwards.com

South Beach Marina
Hilton Head Island, South Carolina
Prepared for
South Beach Marina
Grading and Drainage Plan

Vert. Datum: NAVD88
Horiz. Datum: NAD83
Surveyed by: TGH
Surveyor's PLS: 11059
Project #: 230370
Date: 05/10/24
Designed by: ASH
Checked by: PRM
Scale: 1" = 20' Feet
C401

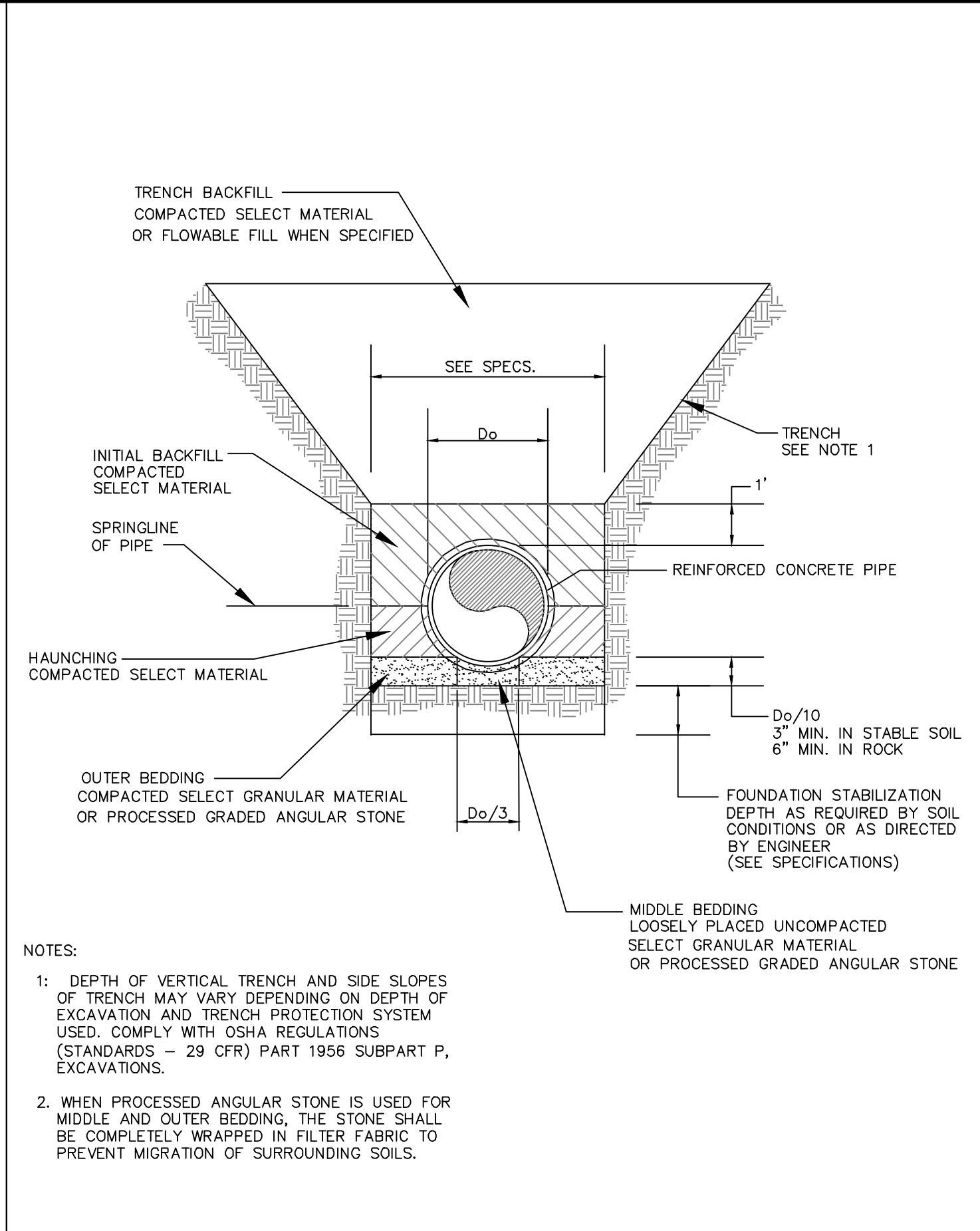
Permit Set - NOT FOR CONSTRUCTION

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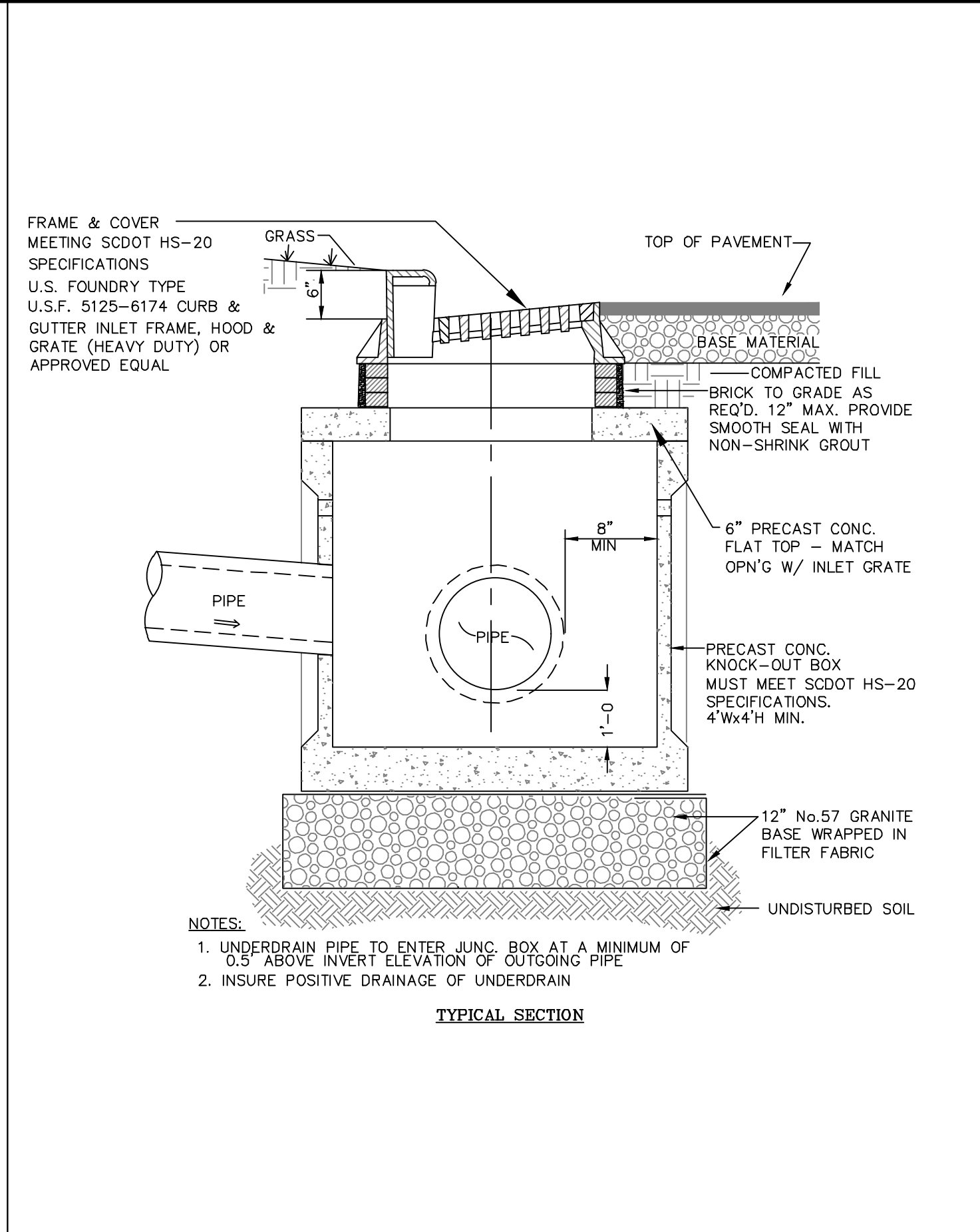


GRATE INLET

DETAIL 02630-027



EMBEDMENT DETAIL FOR REINFORCED CONCRETE PIPE

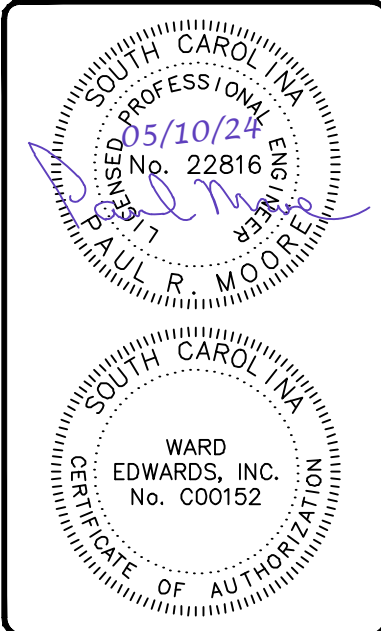


CURB INLET WITH FRAME AND COVER

DETAIL 02630-028

AS-BUILT SURVEY REQUIREMENTS

- Contractor is responsible for providing an as-built topographic survey of the constructed project site. the survey shall conform to scdhec and local government as-built requirements including, but not necessarily limited to the following:
- The survey shall be prepared and signed by a south carolina licensed land surveyor.
- A signed hard copy and autocad file shall be provided to the engineer.
- Elevations shall be based upon the same vertical datum used in the engineering plans.
- The drawing shall be on the sc nad83 state plane coordinate system.
- The survey shall include the following as-built information to include location and elevations:
- Property lines
 - Building(s) with finished floor elevations
 - Paving to include elevations along edges and internal ridges and valleys (i.e. road crowns, inverted crown flow lines)
 - ADA-accessible ramps
 - Curb and gutter
 - Sidewalks
 - Signage
 - Storm inlets with pipe diameter(s), frame, and invert
 - Junction boxes with pipe diameter(s), frame, and invert
 - Sanitary sewer manholes with frame and invert
 - Pump stations to include fencing, controls, driveway, wetwell top/bottom elevations
 - Ditches to include top of bank, bottom of bank, and centerline
 - Ponds to include contours from top of bank to water surface and measured depth from water surface to pond bottom
 - Weir elevations and dimensions
 - Outlet control structures to include elevations and dimensions of all risers, grates, orifices, weirs, and outlet pipe inverts and diameters
 - Emergency spillway dimensions and elevations
 - Locations and inverts for all pipes discharging into the pond
 - All other visible site features to include valves, fdc's, hydrants, transformers, light poles, clean-outs, pedestals, service yards, fencing, hvac/mechanical devices, and bollards.



No.	Description	Date
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ENGINEERING

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South Beach Marina
Hilton Head Island, South Carolina

Prepared for
South Beach Marina

Grading and Drainage Details

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Surveyed by:	TGH
Surveyor's PLS:	11059
Project #:	230370
Date:	05/10/24
Designed by:	ASH
Checked by:	PRM

Not to Scale

C402

Permit Set - NOT FOR CONSTRUCTION

Water System Legend

Water System Legend	Proposed
Water Meter	□
Water Valve	⊙
Reducer	⊙
Post Indicator Valve	⊙
Fire Hydrant	⊙
Blowoff Hydrant	⊙
Yard Hydrant	⊙
Fire Depart. Connection (FDC)	⊙
Cap	⊙
Plug	⊙
Backflow Preventor	⊙
Butterfly Valve	⊙
Fittings	⊙
Water Line	—W—
Service Lateral	—

Sanitary Sewer Legend

Sanitary Sewer Legend	Proposed
Sanitary Sewer Manhole	⊙ MH: A1
Sanitary Sewer Cleanout	⊙ CO
Sanitary Sewer Wye	⊙
Check Valve in Manhole	⊙
Plug Valve	⊙
Air Release Valve	⊙
Sewer Line	—S—
Force Main	—F—
Reuse Main	—R—
Service Lateral	—

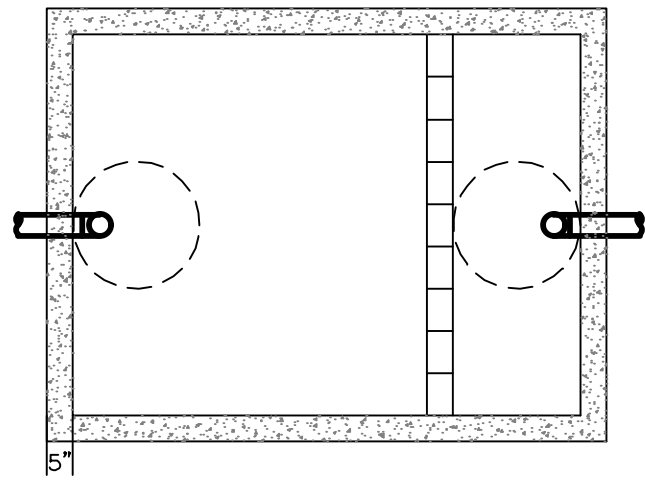
NOTE: ALL SEWER CLEANOUTS ARE TO BE IN CAST IRON VALVE BOX W/ SEWER LID BESIDES THE DUAL SWEEP C.O. AT THE BUILDING CONNECTION

NOTE: DUAL SWEEP C.O. REQUIRED AT BUILDING CONNECTION AND ON BOTH SIDES OF GREASE TRAP. TO BE LOCATED WITHIN 3' OF GREASE TRAP AND/OR BUILDING CONNECTION

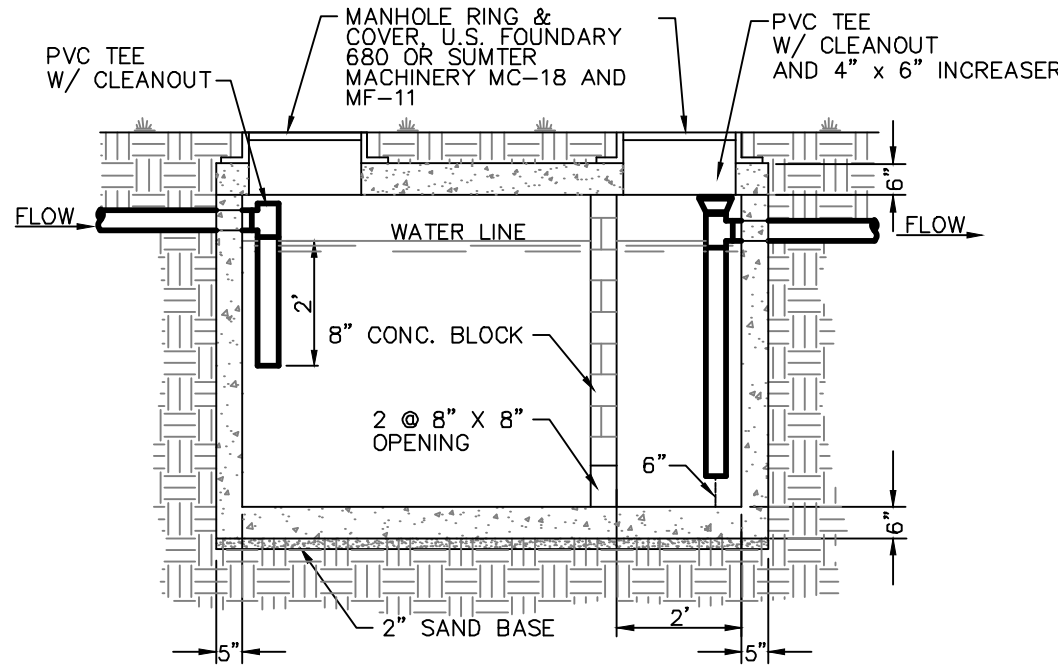
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South Beach Marina Hilton Head Island, South Carolina
Prepared for
South Beach Marina
Utility Plan

Permit Set - NOT FOR CONSTRUCTION



TOP SECTION VIEW



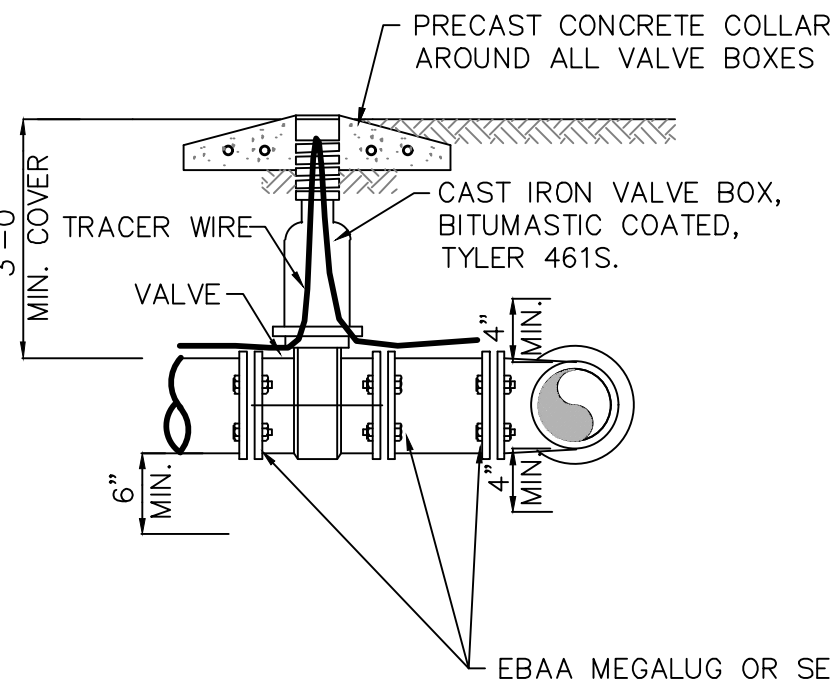
NOTES

- 1.) OUTLET 48" ABOVE BOTTOM OF TRAP AND INLET 2" ABOVE WATER LINE.
- 2.) FOR MAXIMUM WATER TIGHTNESS SEAL ALL CONCRETE SECTIONS WITH BUTYL SEALANT.
- 3.) COAT FRAMES AND COVERS WITH TWO SHOP COATS OF BITUMASTIC PAINT.
- 4.) CONCRETE: 4000 PSI MINIMUM

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT			
PRECAST INTERCEPTOR			
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. XXII-1	
SCALE: NTS	REVISED: Feb. 2002		

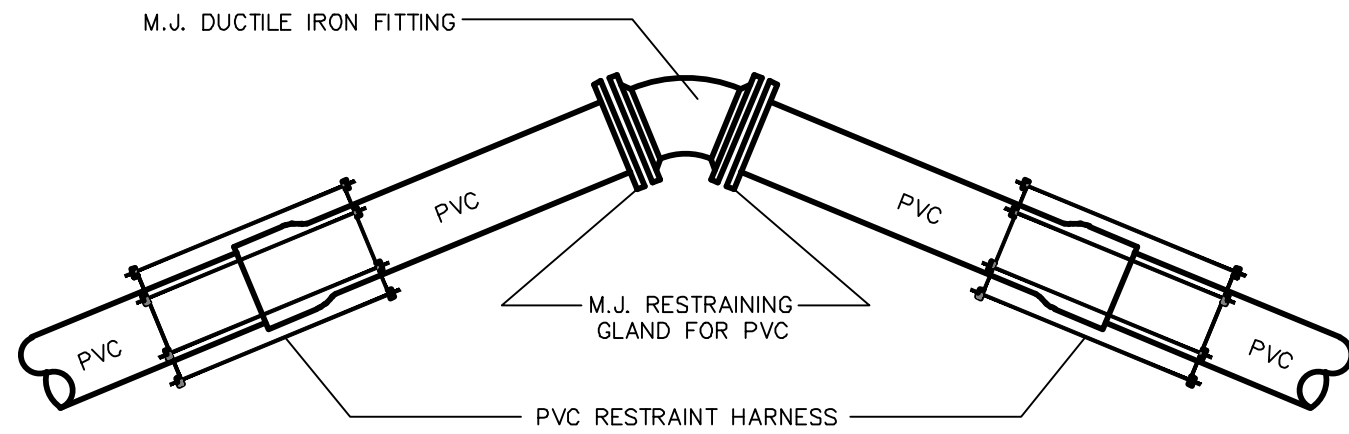
NOTE:

- 1.) ALL FITTINGS SHALL BE MECHANICAL JOINTS.
- 2.) TRACER WIRE SHALL BE LOOPED TO THE TOP OF THE VALVE BOX.



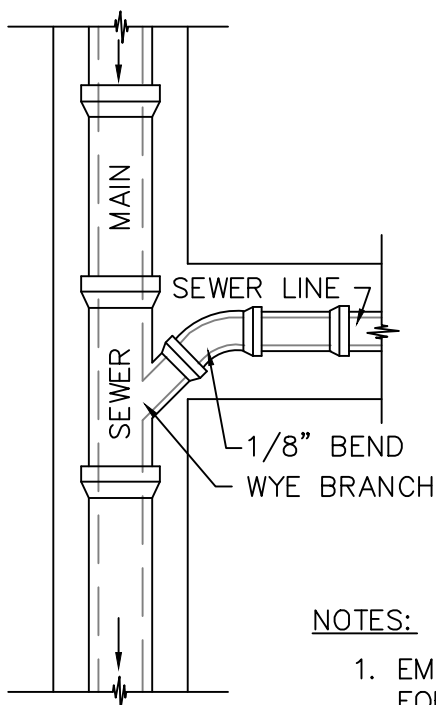
VALVE & TEE SETTING DETAIL
NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT			
VALVE & TEE SETTING DETAIL			
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-4	
SCALE: NTS	REVISED: JAN. 2001		

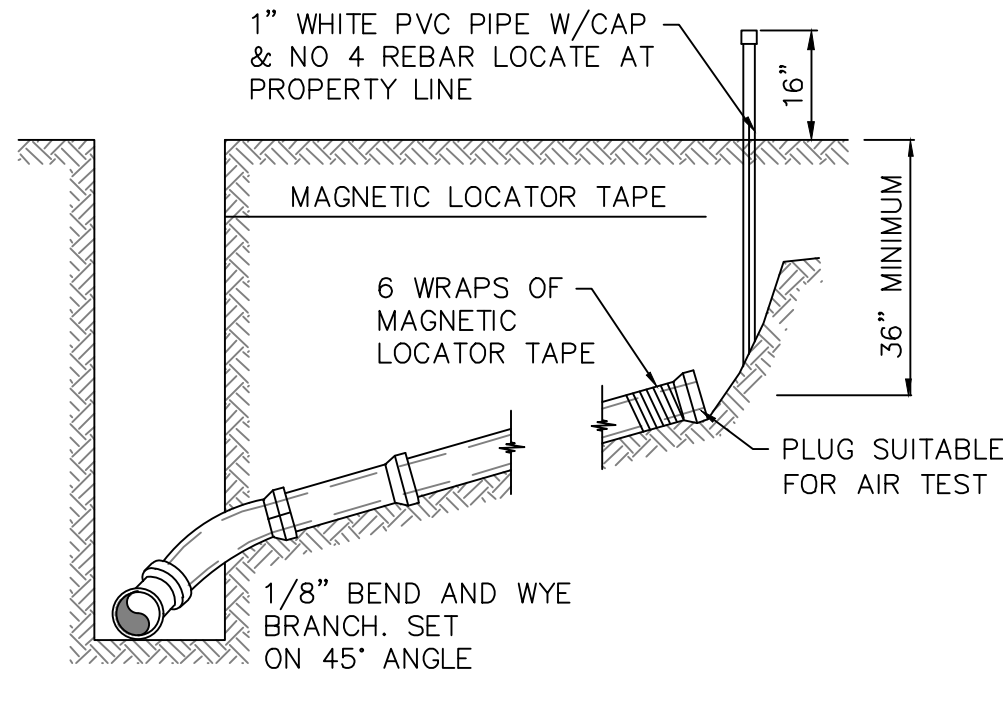


RESTRAINED JOINT FITTING DETAIL
NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT			
RESTRAINED JOINT FITTING			
APPROVED BY: LC	DATE: DEC. 1998	DRAWING NO. VIII-13	
SCALE: NTS	REVISED: XXXXXXX		



PLAN



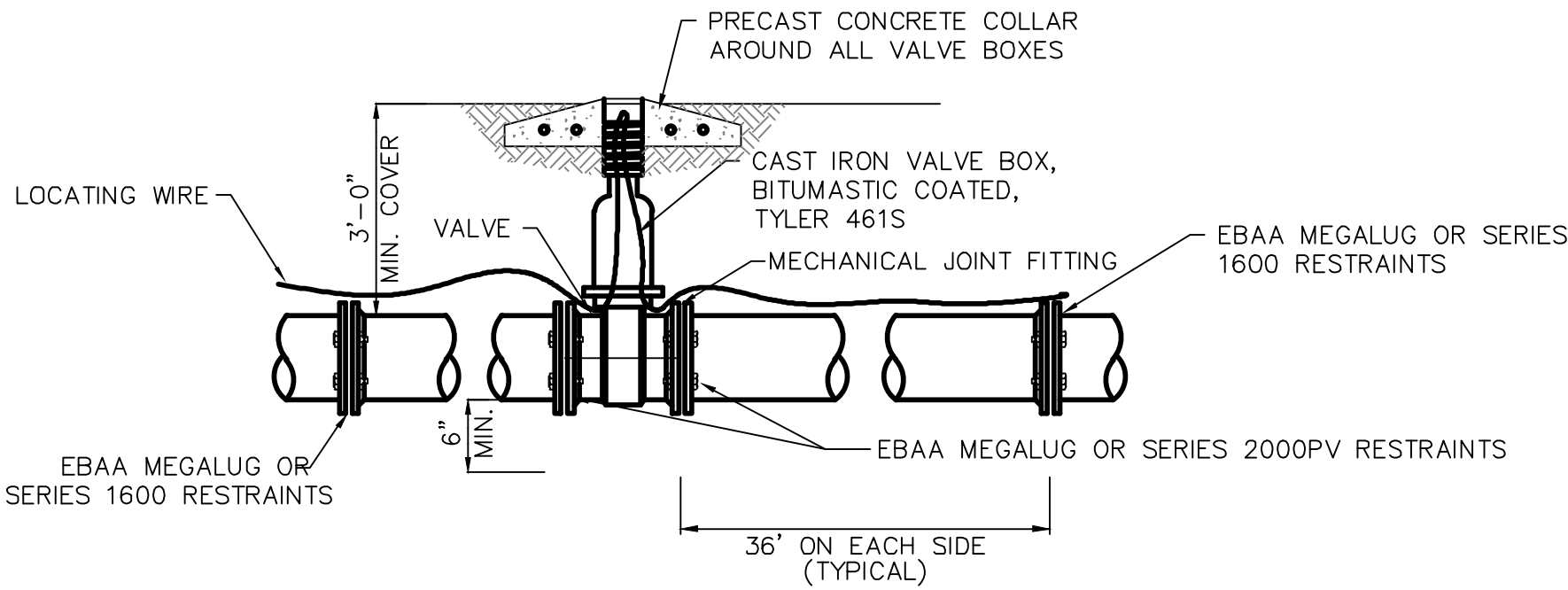
SECTION

NOTES:

1. EMBEDMENT SAME AS FOR SEWER LINE.
2. SERVICE LINE SHALL BE ON SUCH A GRADE THAT WILL PERMIT SERVICING OF PROPERTY. MINIMUM GRADE SHALL BE 1.0% MAXIMUM GRADE SHALL BE 50%
3. NO VERTICAL STACKING WILL BE ALLOWED.

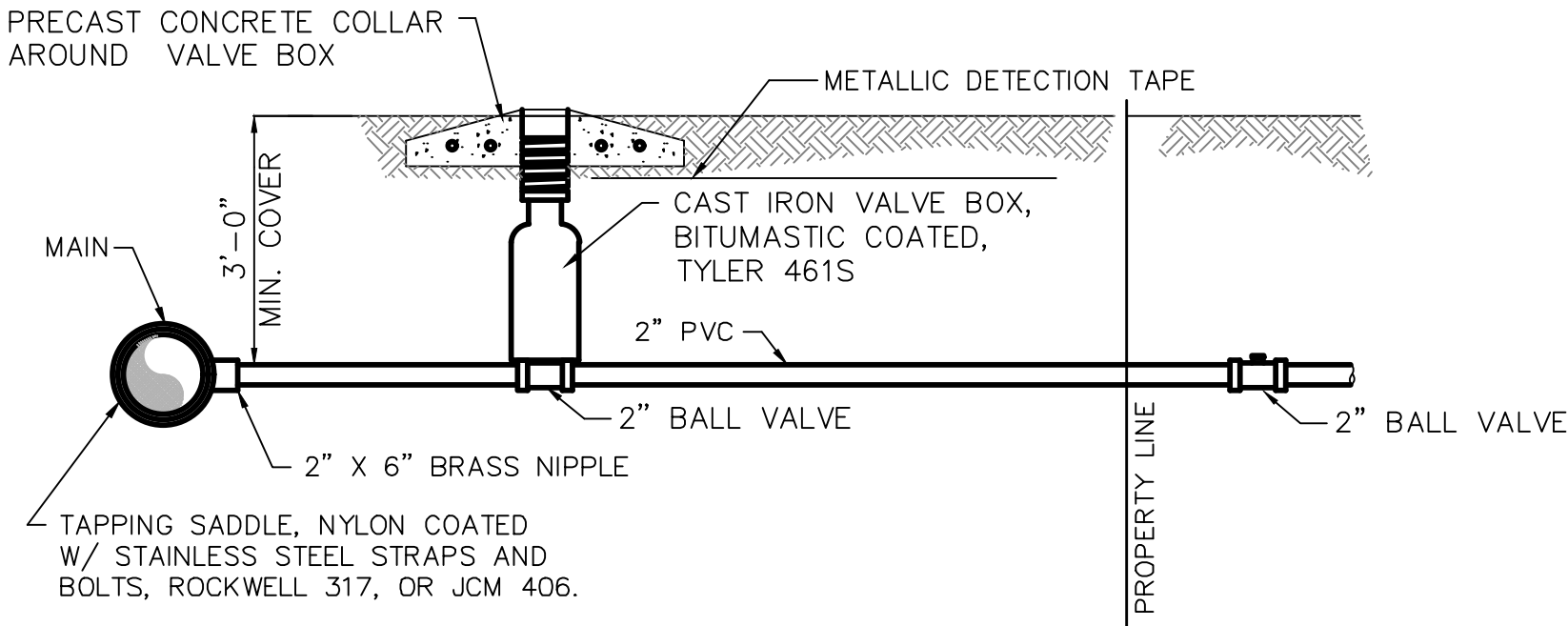
SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT			
SEWER SERVICE CONNECTION DETAIL			
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. XII-10	
SCALE: NTS	REVISED: XXXXXXX		



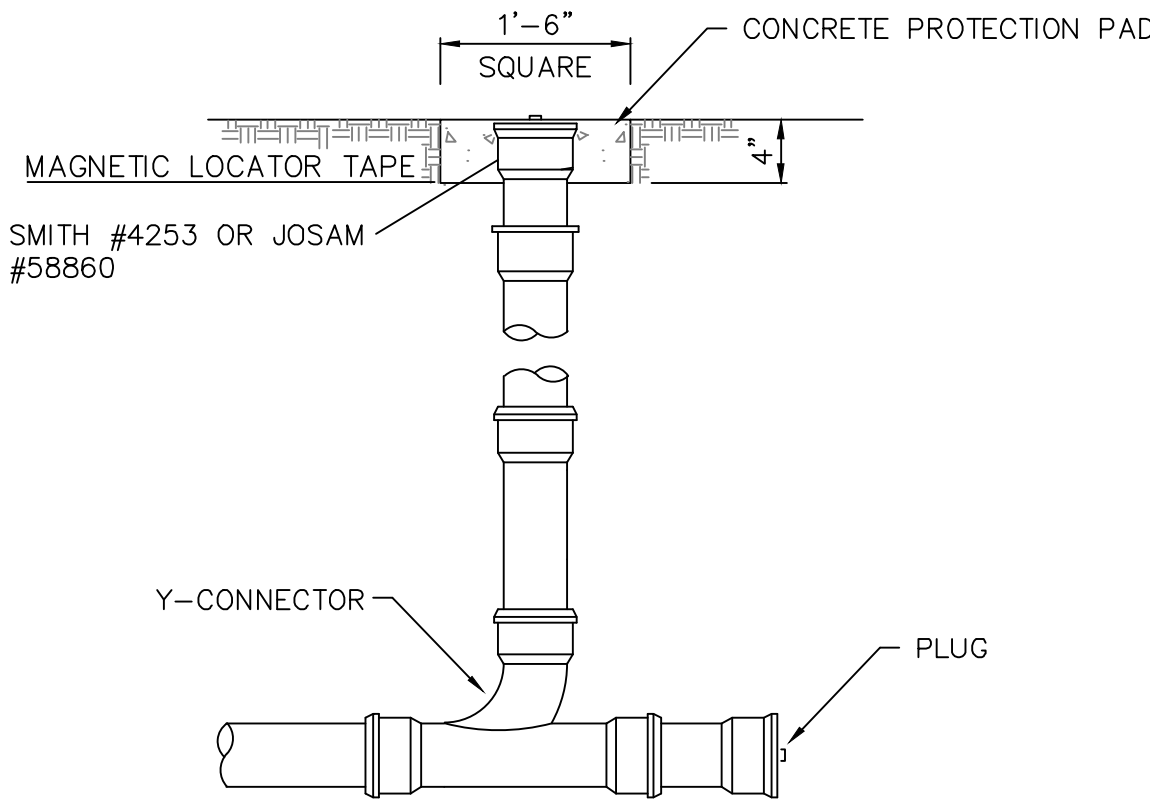
GATE VALVE SETTING DETAIL
NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT			
GATE VALVE SETTING DETAIL			
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-3	
SCALE: NTS	REVISED: JAN. 2001		



2" SERVICE CONNECTION DETAIL
NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT			
2" SERVICE CONNECTION DETAIL			
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-12	
SCALE: NTS	REVISED: XXXXXXX		

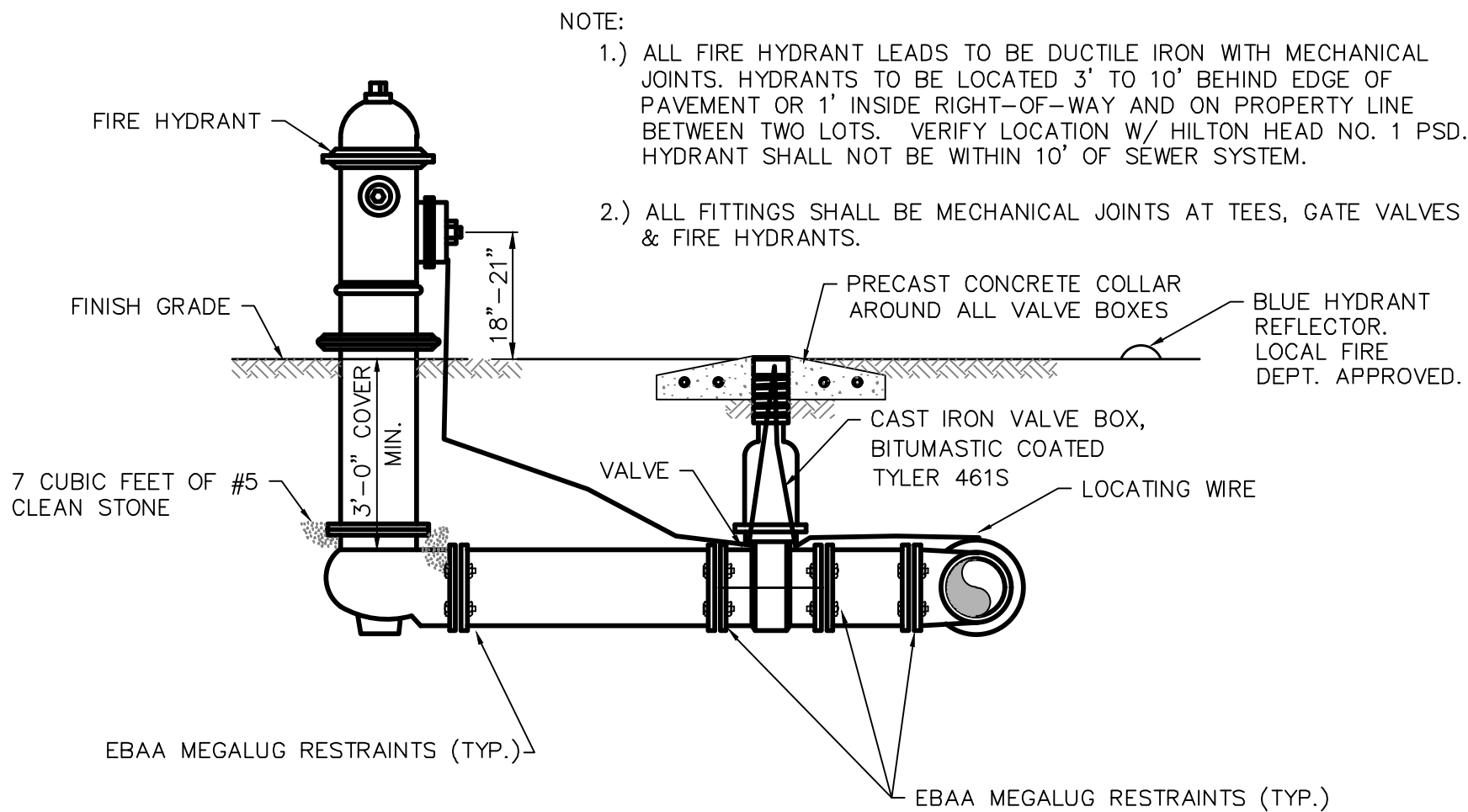


CLEANOUT DETAIL
NOT TO SCALE

NOTES:

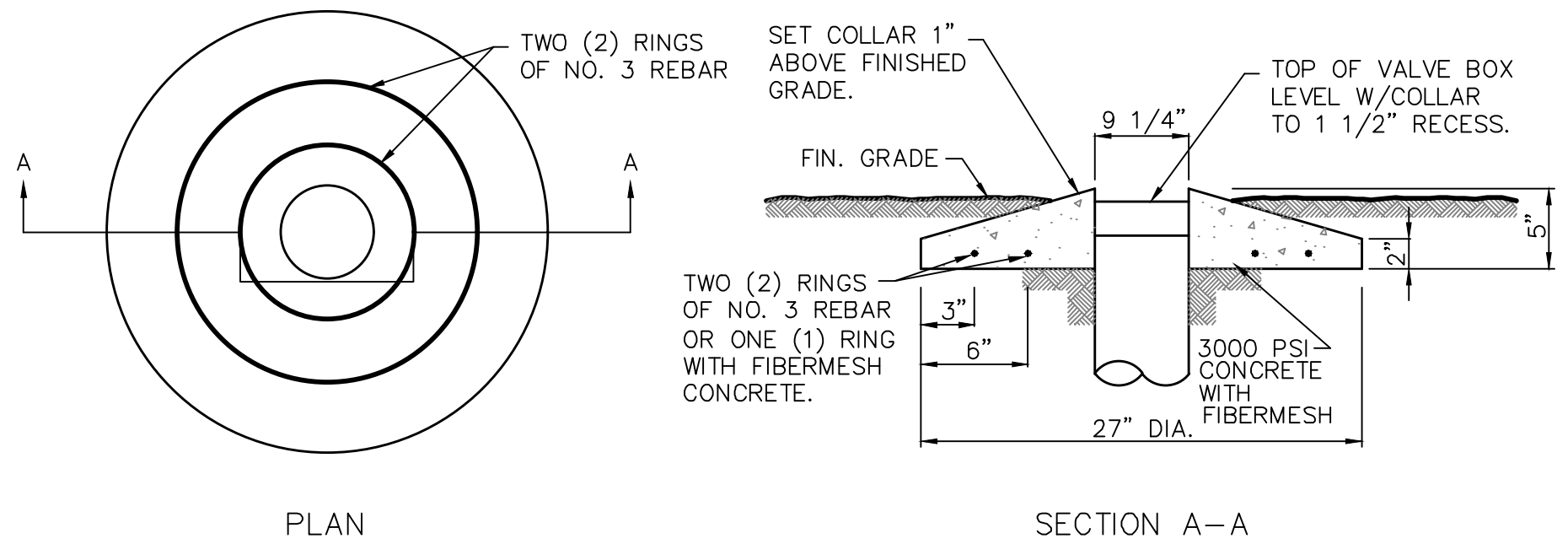
1. THE CLEANOUT SHOULD BE THE SAME SIZE DIAMETER AS THE LINE THAT IT IS INSTALLED ON.
2. CLEANOUT SHOULD CONSIST OF A PLUG SUITABLE FOR AIR TEST.

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT			
CLEANOUT DETAIL			
APPROVED BY: LC	DATE: JULY 2000	DRAWING NO. XII-13	
SCALE: NTS	REVISED: XXXXXXX		



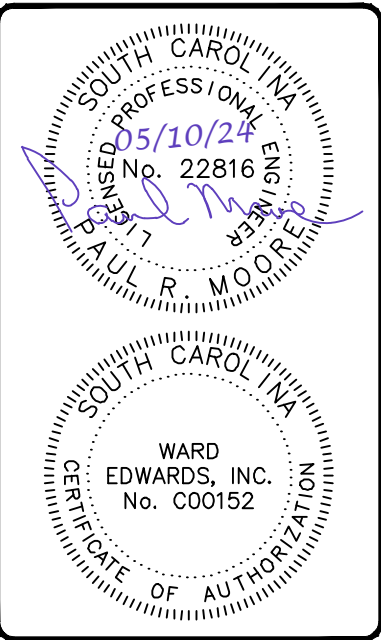
FIRE HYDRANT, VALVE & TEE SETTING
NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT			
FIRE HYDRANT, VALVE & TEE SETTING			
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-2	
SCALE: NTS	REVISED: MAR 2005		



PRECAST CONCRETE COLLAR DETAIL
NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT			
PRECAST CONCRETE COLLAR DETAIL			
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-6	
SCALE: NTS	REVISED: XXXXXXX		



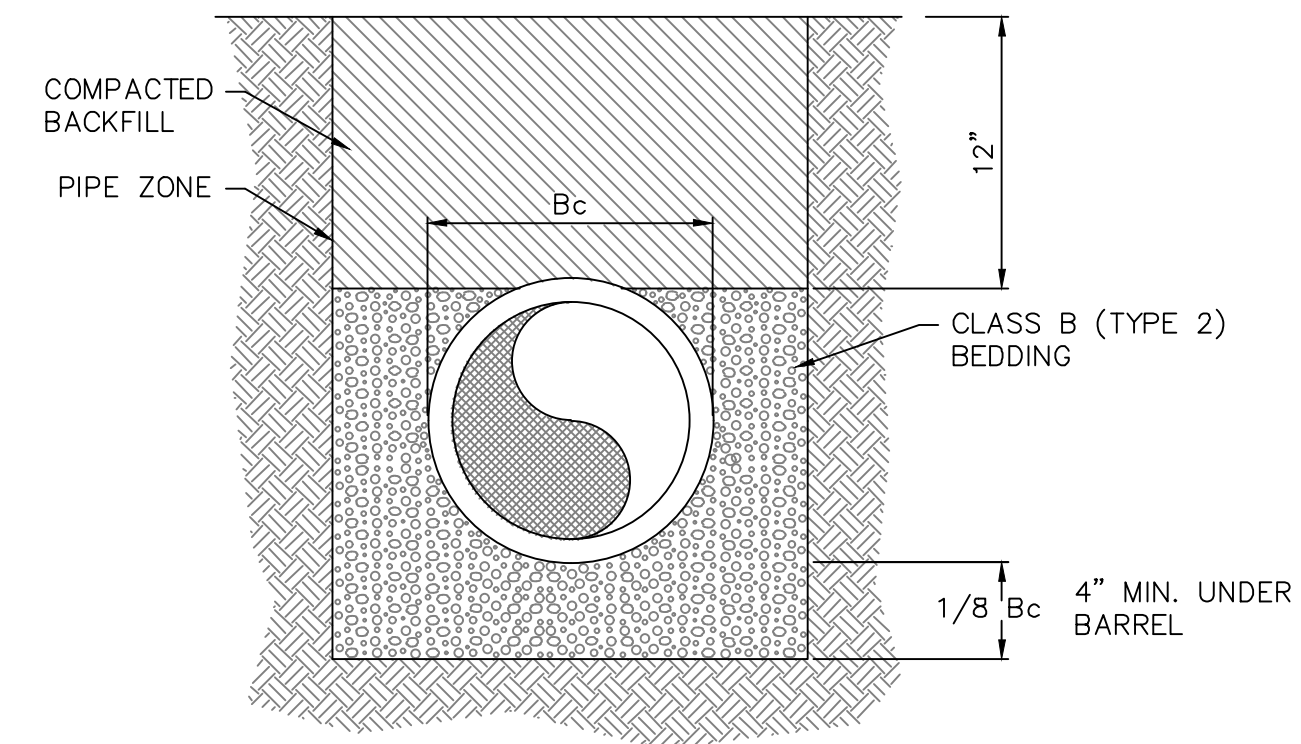
No.	Description	Date
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South Beach Marina	
Hilton Head Island, South Carolina	
Prepared for South Beach Marina	
Utility Details	

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Surveyed by:	TGH
Surveyor's PLS:	11059
Project #:	230370
Date:	05/10/24
Designed by:	ASH
Checked by:	PRM

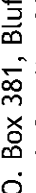
Not to Scale	
C502	



BEDDING FOR PVC GRAVITY SEWER PIPE
NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
BEDDING FOR PVC GRAVITY SEWER PIPE		
APPROVED BY: XXXXXXXX	DATE: Feb. 1997	DRAWING NO. XII-1
SCALE: NTS	REVISED: XXXXXXXX	

No.	Description	Date
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South Beach Marina Hilton Head Island, South Carolina
Prepared for South Beach Marina
Utility Details

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Surveyed by:	TGH
Surveyor's PLS:	11059

Project #:	230370
Date:	05/10/24
Designed by:	ASH
Checked by:	PRM

Not to Scale

C503

Permit Set - NOT FOR CONSTRUCTION

SOUTH BEACH ASSOCIATES
D.B. 187 PG. 126
TAX MAP NO. R550-017-000-1078-0000

SOUTH BEACH ASSOCIATES
D.B. 199 PG. 994
TAX MAP NO. R550-017-000-1080-0000

SOUTH BEACH MARINA VILLAGE HORIZONTAL PROPERTY REGIME
P.B. 35 PG. 232
TAX MAP NO. R550-017-000-1212-0000

COMMON AREA
P.B. 25 PG. 98
TAX MAP NO. R550-017-000-0974-0000

REMAINING PORTION PARCEL B
P.B. 75 PG. 121
TAX MAP NO. R550-017-000-1228-0000

PROPOSED BUILDING A
F.F.E. 11.50

PROPOSED BUILDING B
F.F.E. 11.50

NPDES LIMITS OF DISTURBANCE = 1.8 AC

LIMITS OF DISTURBANCE

BRADDOCK COVE

UNIT I
APPROXIMATE 0.13 AC (FORMERLY PARCEL 1)
THE GENERAL STORE
THREE-TORY WOOD BUILDING

ALL DISTURBED AREAS TO BE PERMANENTLY SEED (TYP.)

TEMPORARY SEEDING PER SCHEC-OCRM DETAIL. TEMPORARY SEEDING IS TO BE USED TO STABILIZE ALL DISTURBED AREAS WHEN WORK IS TEMPORARILY CEASED PER SCHEC-OCRM NOTES

LEGEND

Erosion Prevention

Land Grading: LG OR (LG)

Surface Roughening: (SR)

Topsoiling: (TS)

Temporary Seeding: (TS)

Mulching: (M)

ECB or TRM: (ECB/TRM)

FGM: (FGM)

BFM: (BFM)

Permanent Seeding: (PS)

Sodding: (SO)

Riprap: (RIP)

Outlet Protection: (RIPRAP ECB or TRM)

Dust Control: (DC)

Polyacrylamide (PAM): (PAM)

Sediment Control

Sediment Basin: (S)

Temporary Sediment Trap: (TST)

Rock Sediment Dike: (RSD)

Rock Check Dam: (RCD)

Sediment Tube: (ST)

Silt Fence: (SF)

Reinforced Silt Fence: (RSF)

Type A-Fabric Inlet Protection: (A)

Type A-Sediment Tube Inlet Protection: (A-ST)

Type B - Wire Mesh and Stone Drop Inlet Protection: (B)

Type C - Block and Gravel Inlet Protection: (C)

Type D - Rigid Inlet Filters: (D)

Type E - Surface Course Curb Inlet Filter: (E)

Type F - Inlet Tube: (F)

Type FC - Filter Bag Curb Inlet Protection: (FC)

Type FB - Filter Bag Grate Inlet Protection: (FB)

Concrete Washout: (CWS)

Runoff Conveyance Measures

Vegetated Channels: (VC)

Riprap-Lined Channels: (RLC)

ECB or TRM-Lined Channels: (ECB/TRM-LC)

Paved Channels: (PC)

Pipe Slope Drains: (PSD)

Temporary Stream Crossing: (TSC)

Temporary Diversion Ditch or Swale: (TDD/S)

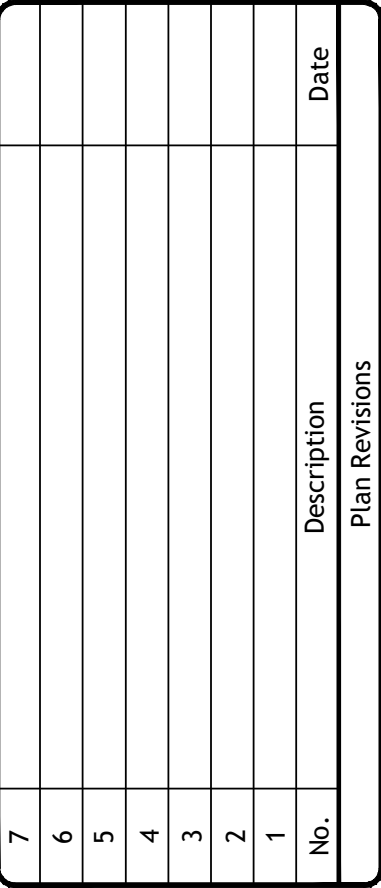
Permanent Diversion Ditch: (PDD)

Diversion Dike or Berm: (DD/B)

Level Spreader: (LS)

Subsurface Drain: (SSD)

<u>Sediment Control</u>	
Sediment Basin:	
Temporary Sediment Trap:	
Rock Sediment Dike:	
Rock Check Dam:	
Sediment Tube:	
Silt Fence:	
Reinforced Silt Fence:	
Type A-Fabric Inlet Protection:	
Type A-Sediment Tube Inlet Protection:	
Type B - Wire Mesh and Stone Drop Inlet Protection:	
Type C - Block and Gravel Inlet Protection:	
Type D - Rigid Inlet Filters:	
Type E - Surface Course Curb Inlet Filter:	
Type F - Inlet Tube:	
Type FC - Filter Bag Curb Inlet Protection:	
Type FB - Filter Bag Grate Inlet Protection:	
Concrete Washout	



South Beach Marina
Hilton Head Island, South Carolina

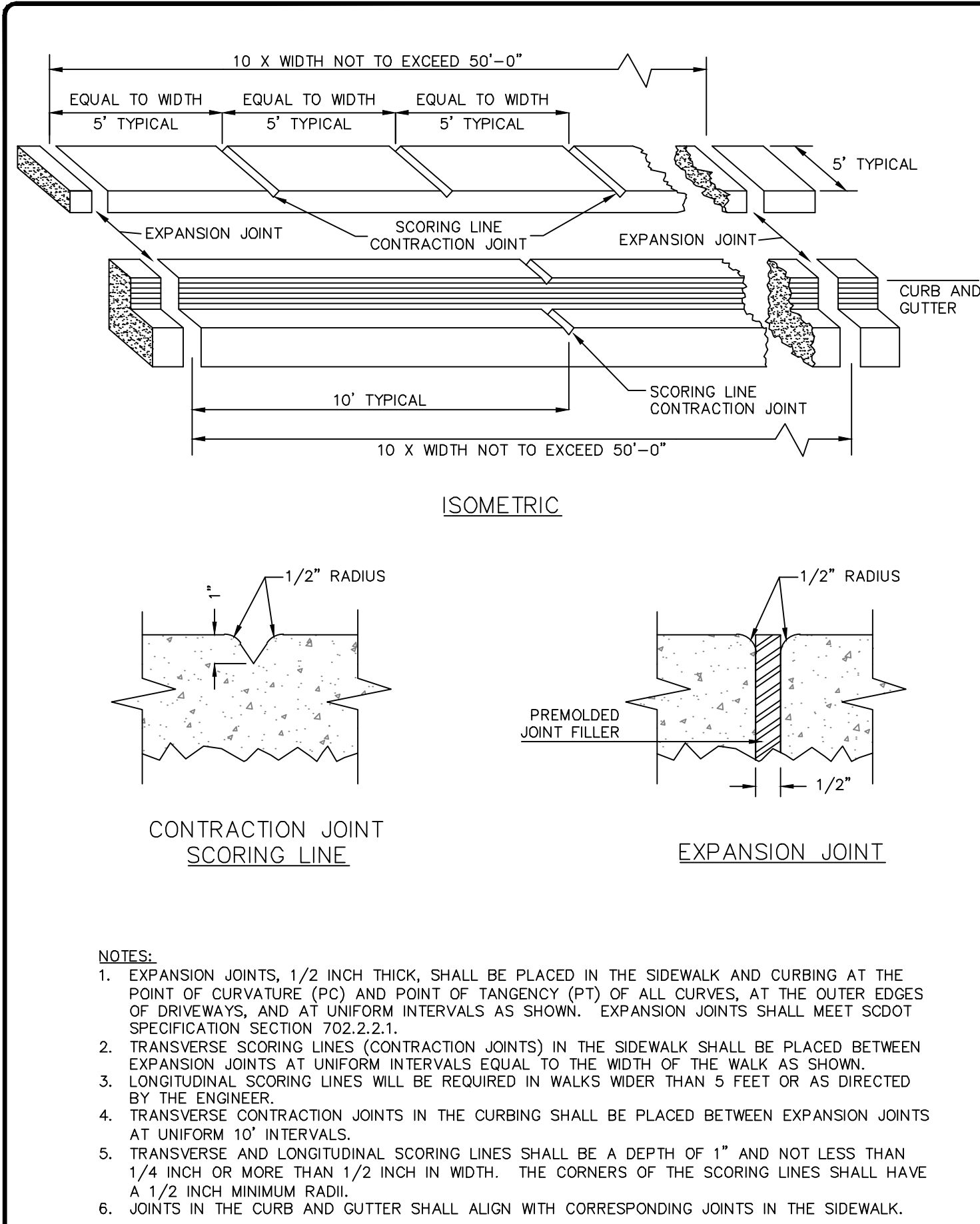
Prepared for

South Beach Marina

Intermediate and Final Erosion Control Plan

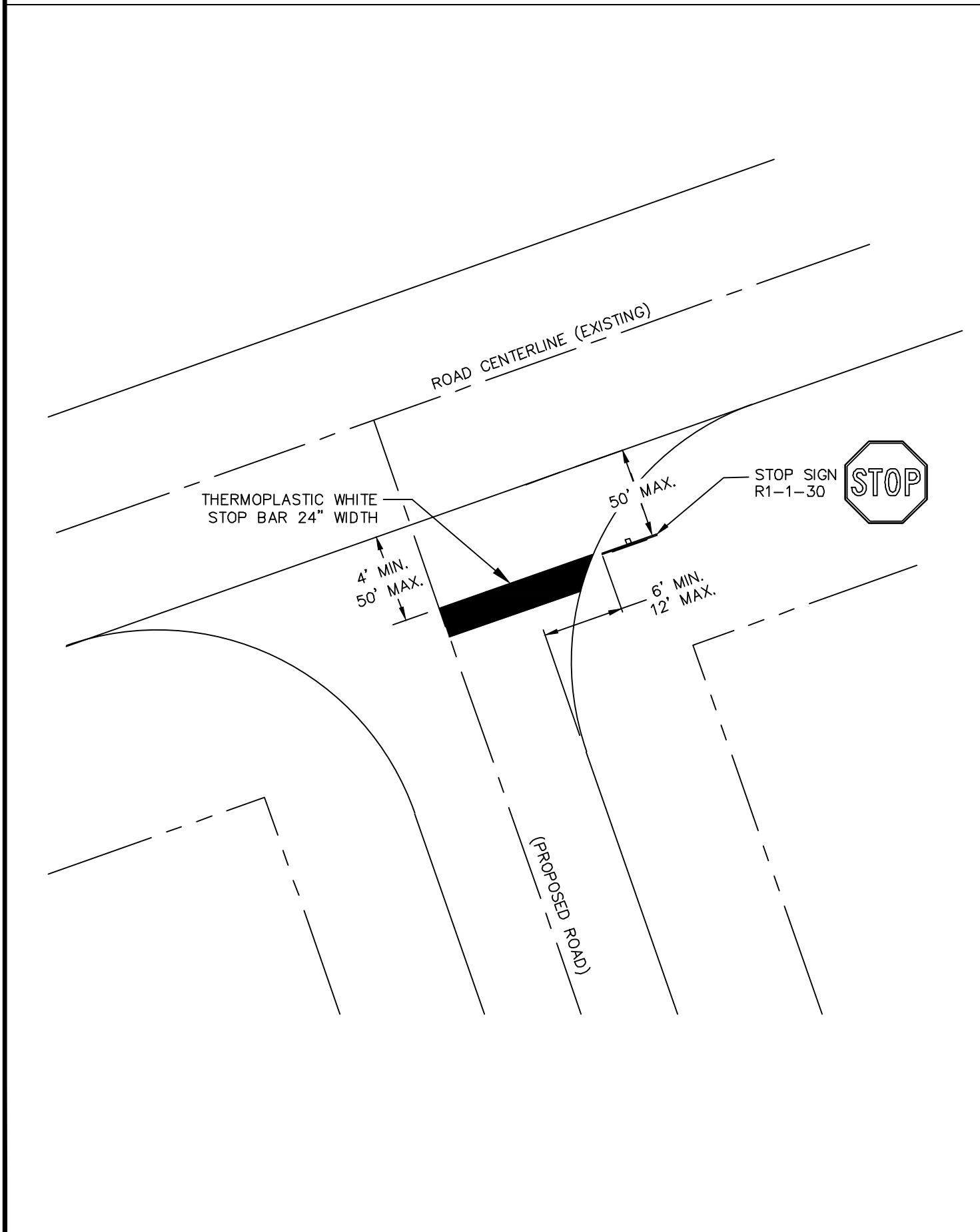
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C601



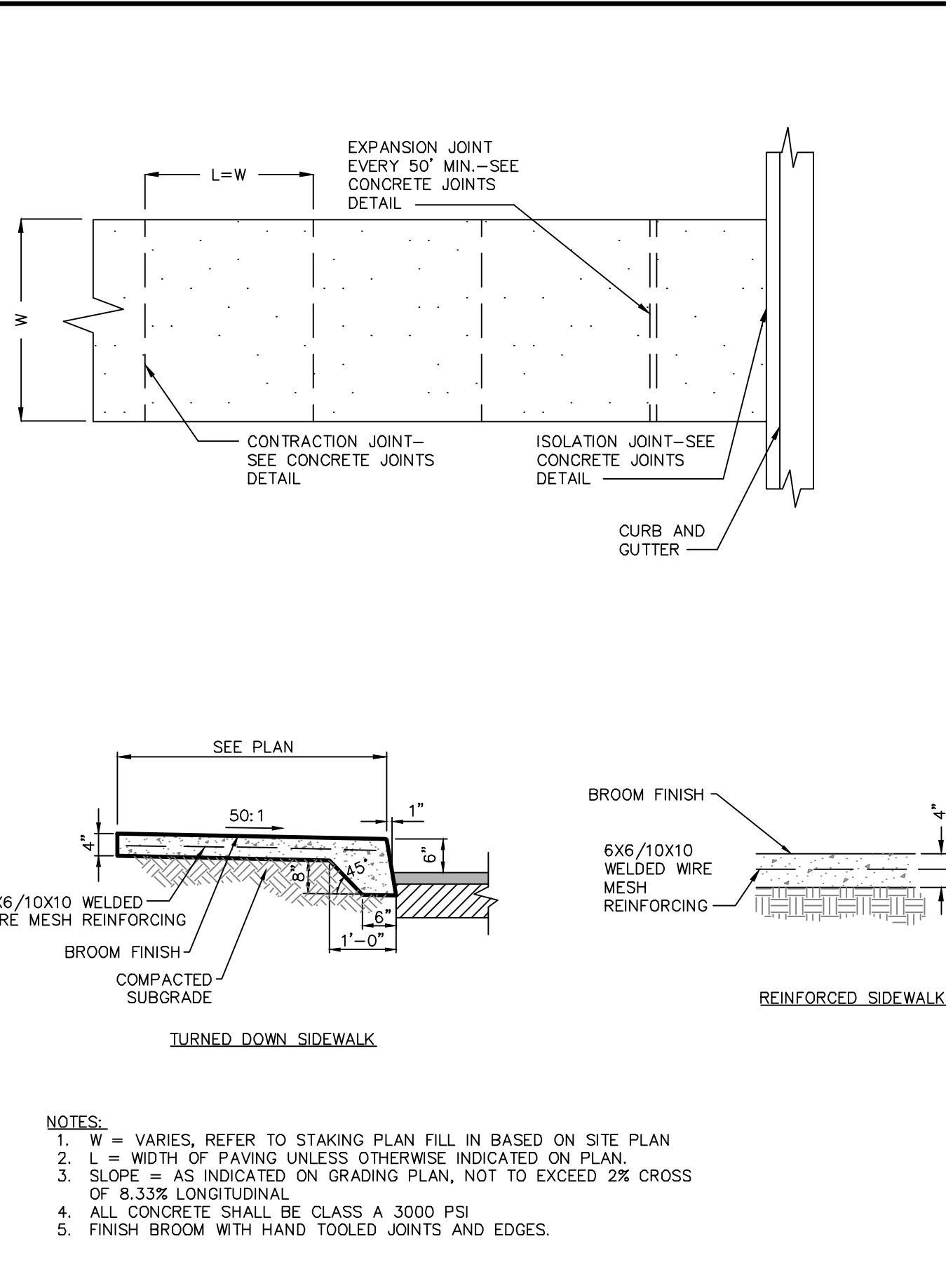
EXPANSION JOINTS AND SCORING LINES

DETAIL 03300-007A



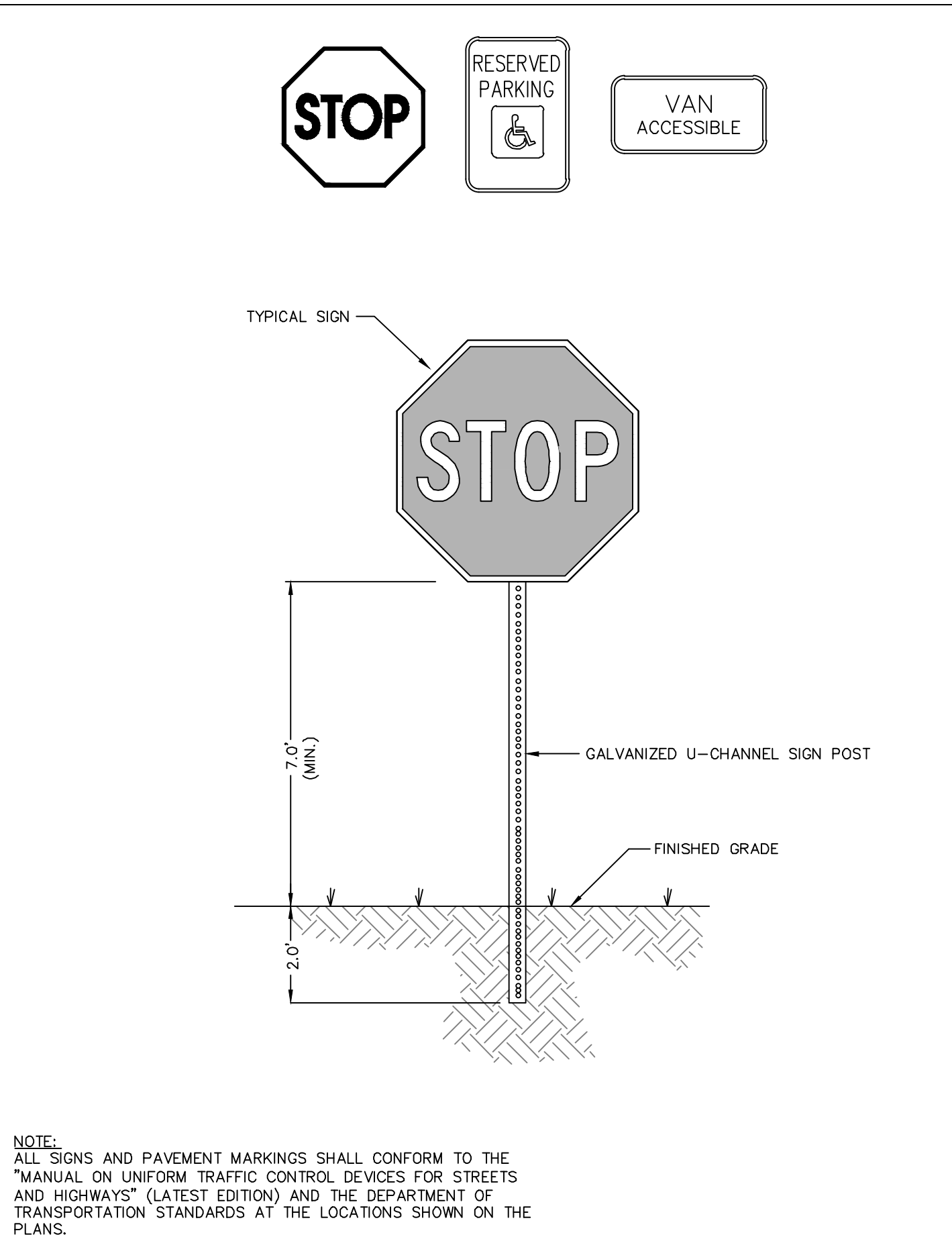
TYPICAL STOP SIGN & STOP BAR STRIPING AT INTERSECTION

DETAIL #02740-018



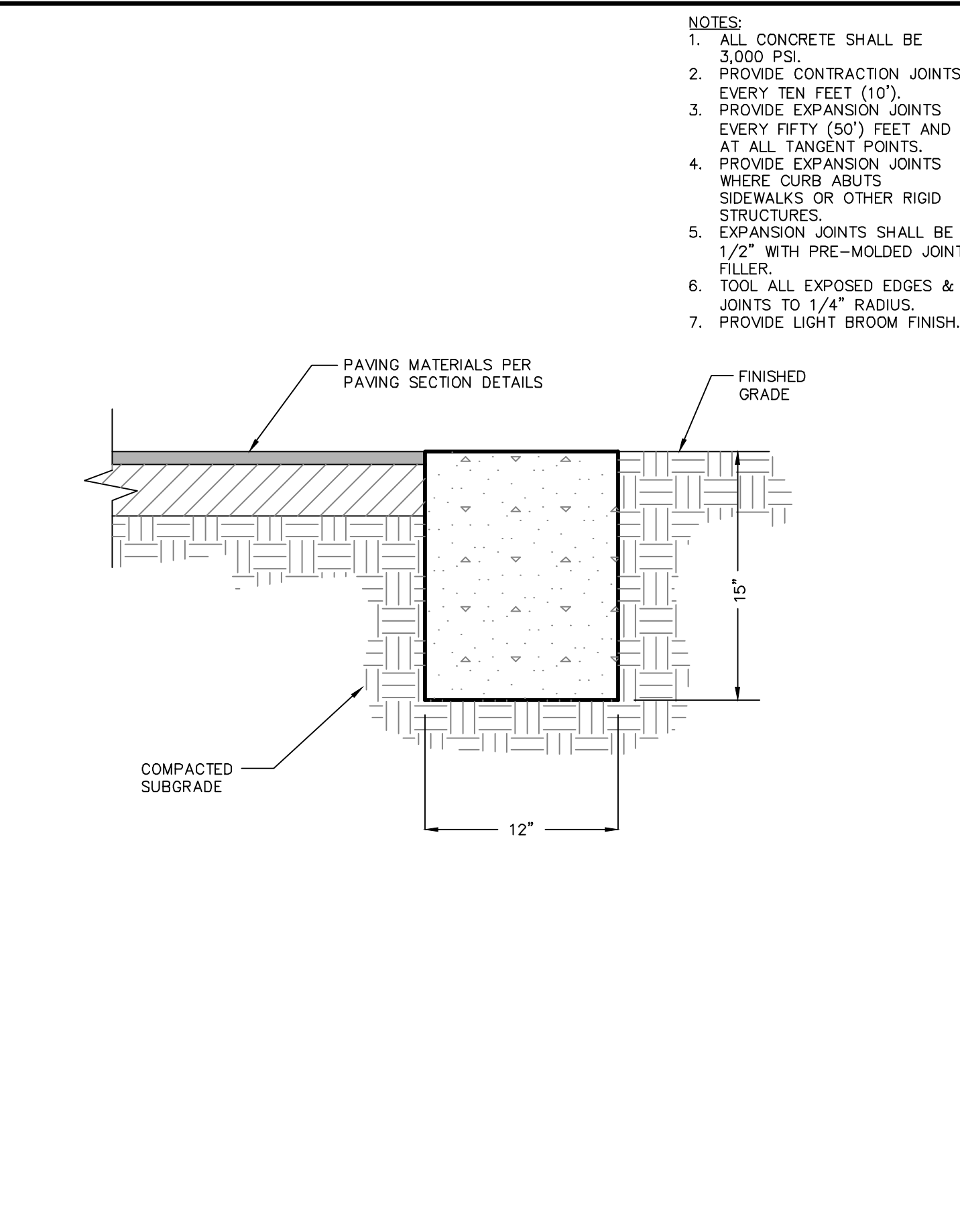
CONCRETE SIDEWALK

DETAIL 03300-006



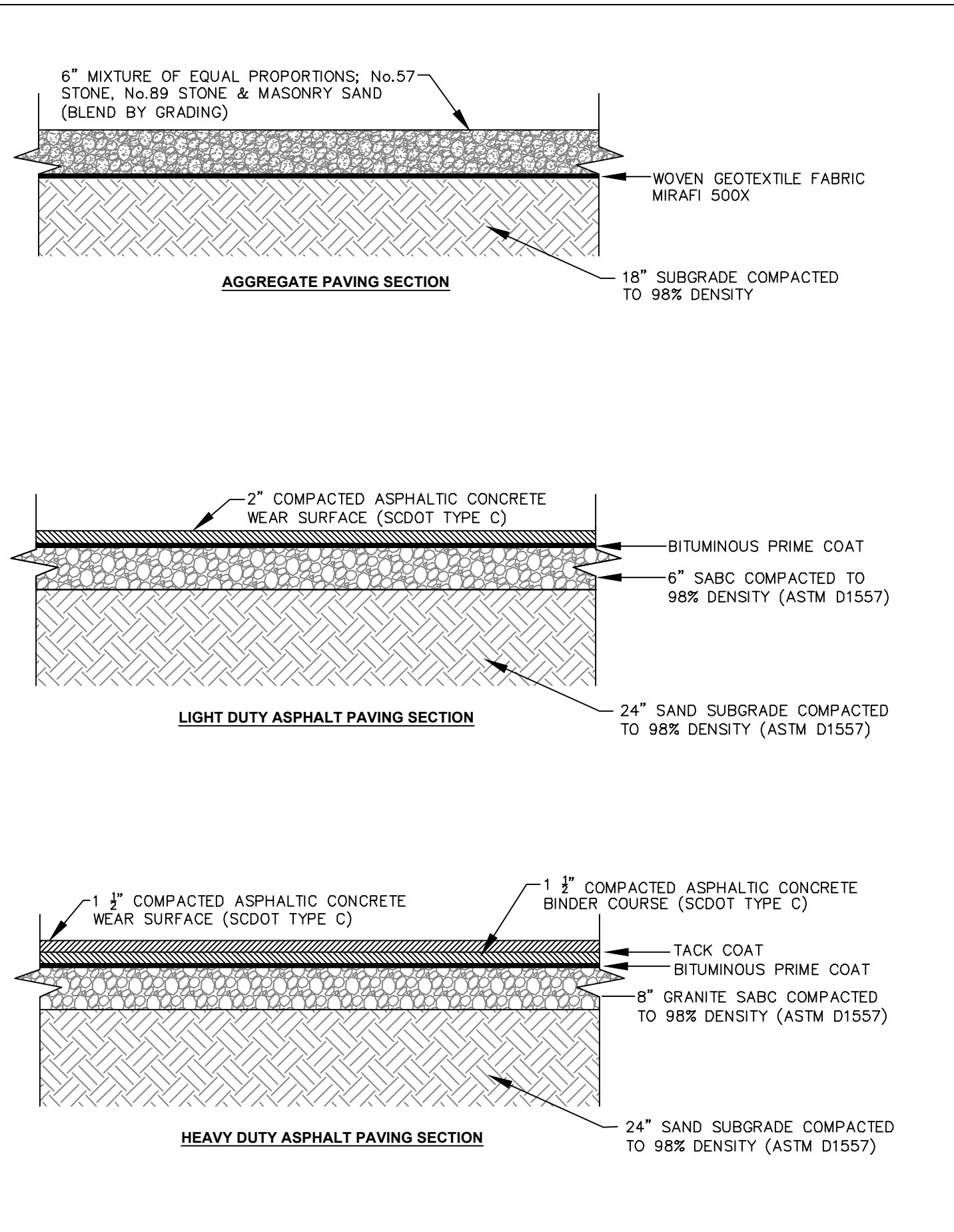
TYPICAL SIGNAGE

DETAIL #02890-002A



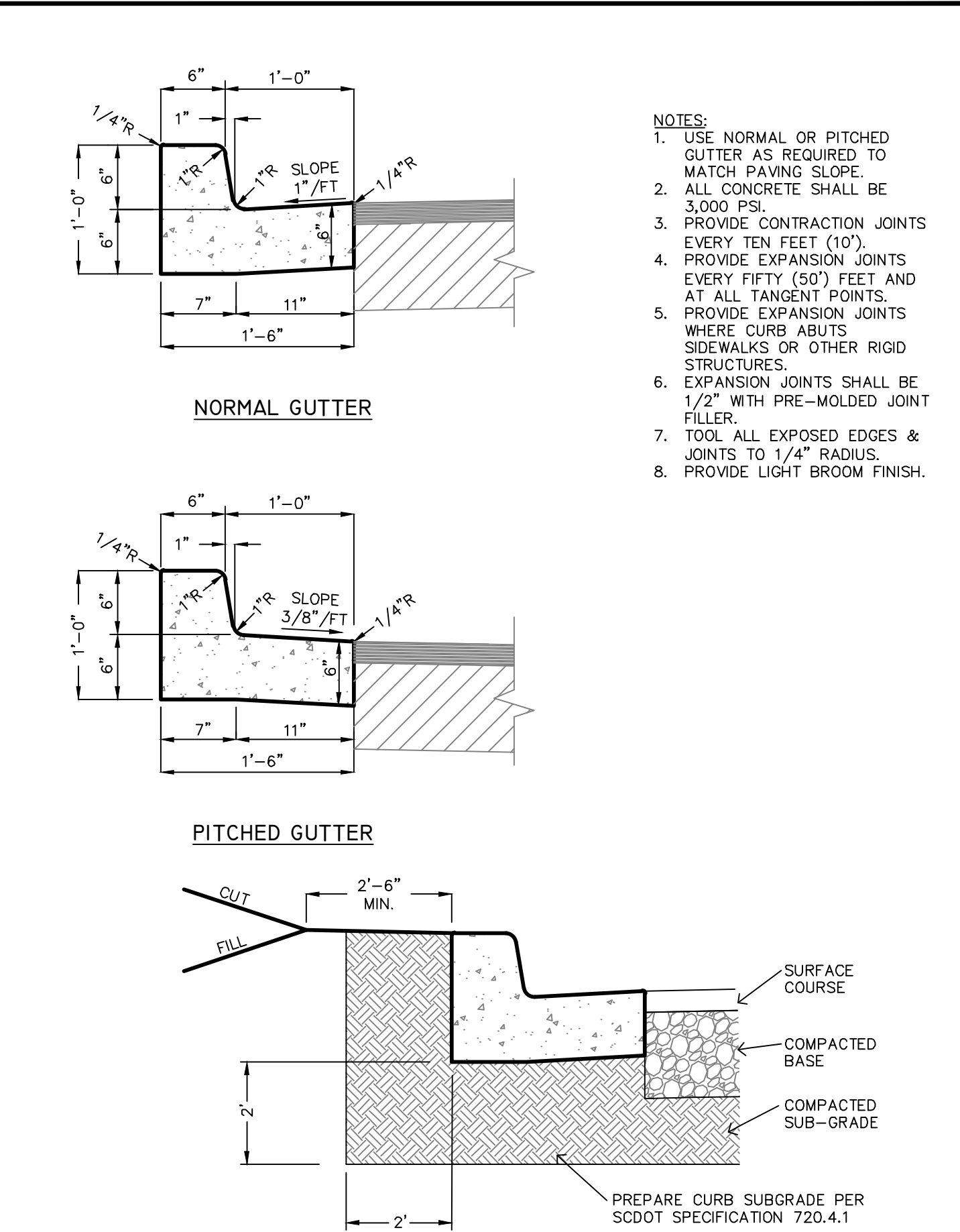
FLUSH HEADER CURB

DETAIL 03300-005



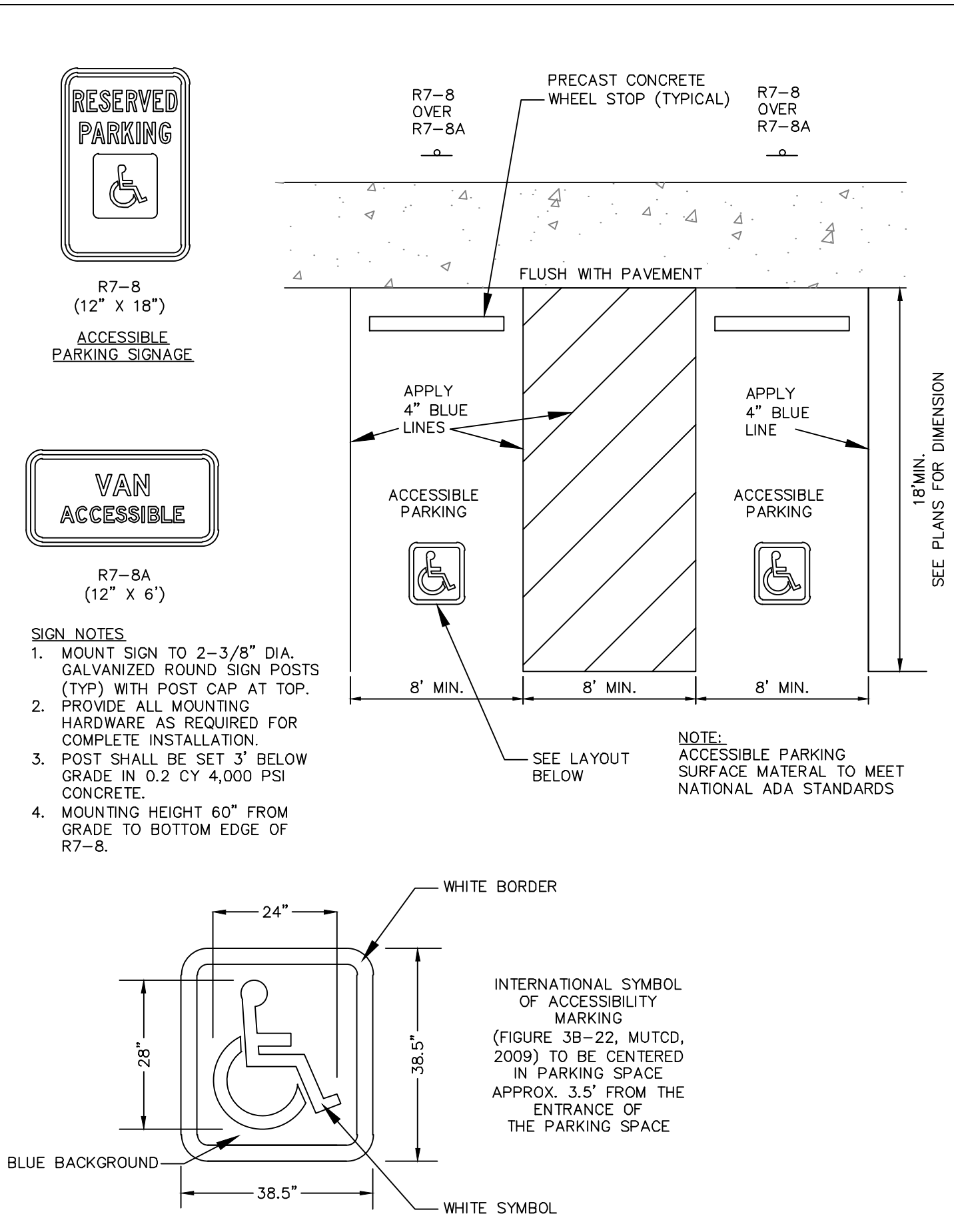
TYPICAL PAVING SECTIONS

DETAIL 02740-016

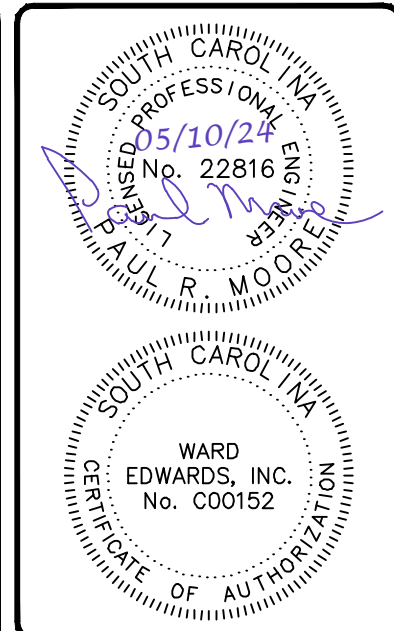


18" CURB AND GUTTER

DETAIL 03300-004A



ACCESSIBLE PARKING DETAIL



No.	Description	Plan Revisions
7		
6		
5		
4		
3		
2		
1		



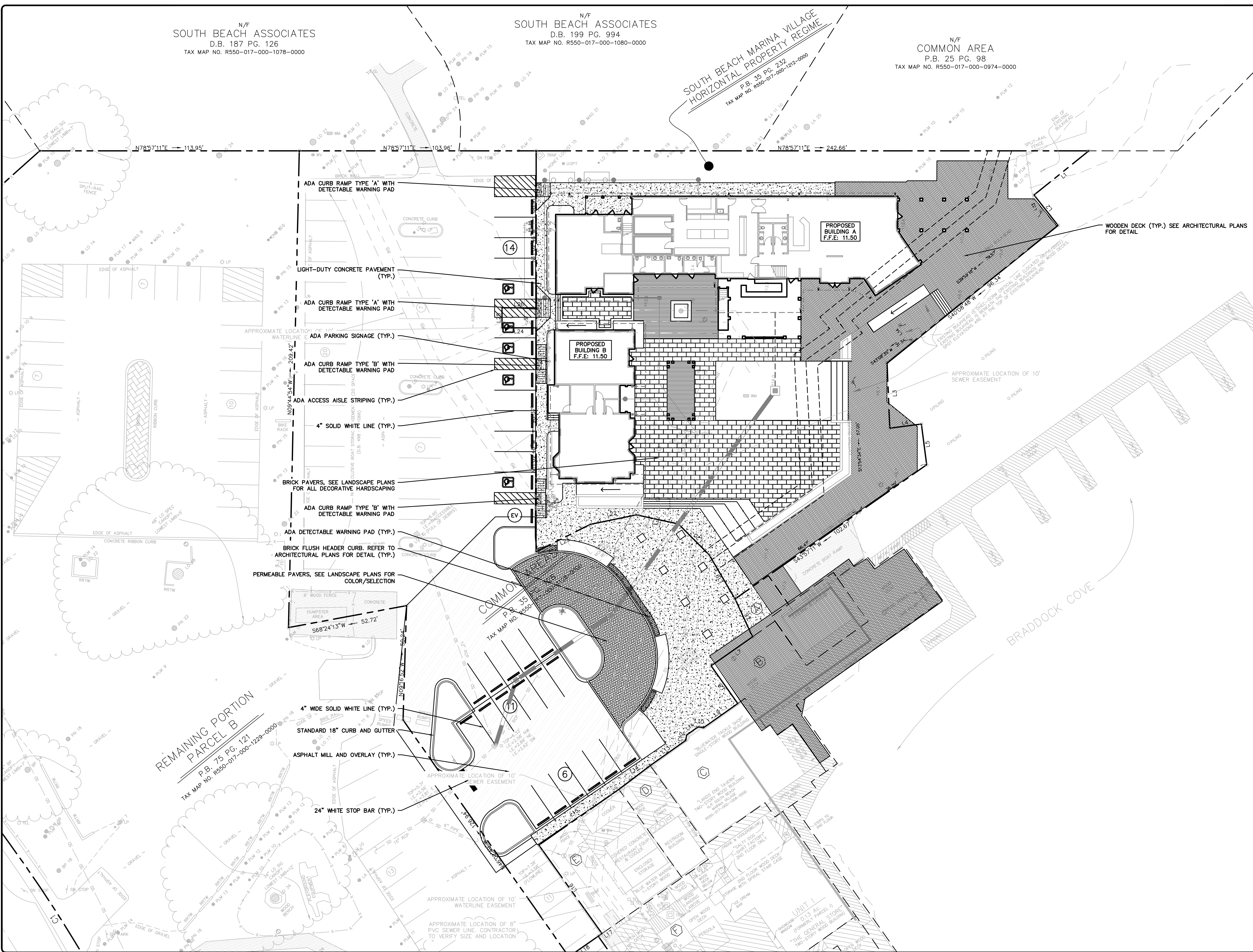
South Beach Marina	Prepared for	South Beach Marina
Hilton Head Island, South Carolina		
		Paving Details

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Surveyed by:	TGH
Surveyor's PLS:	11059
Project #:	230370
Date:	05/10/24
Designed by:	ASH
Checked by:	PRM

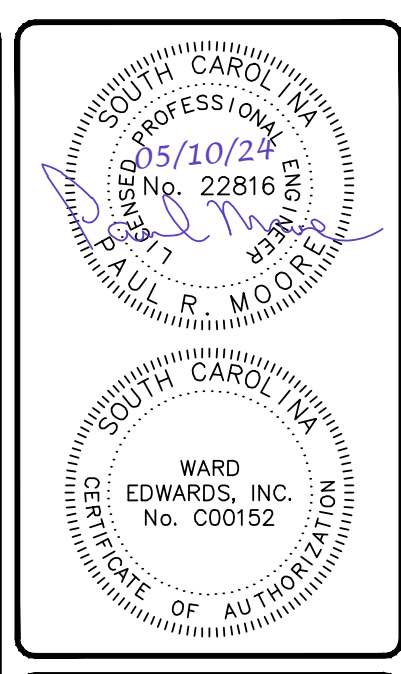
Not to Scale

C702

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Paving Hatch Legend	
Proposed Concrete Paving	
Proposed Pervious Concrete Paving	
Proposed Sidewalk/Concrete	
Reinforced Grass Fire Lane	
Proposed Aggregate/Stones	
Proposed Asphalt (light duty)	
Proposed Asphalt (heavy duty)	
Mill & Overlay Asphalt	
Proposed Concrete Pavers	



No.	Description	Date
7		
6		
5		
4		
3		
2		
1		

**Ward Edwards**
ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton
South Carolina 29910
(843) 837-5250
www.WardEdwards.com

South Beach Marina
Hilton Head Island, South Carolina

Prepared for
South Beach Marina

Paving Plan

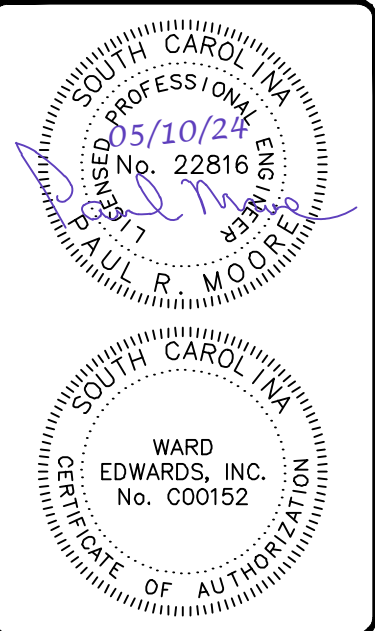
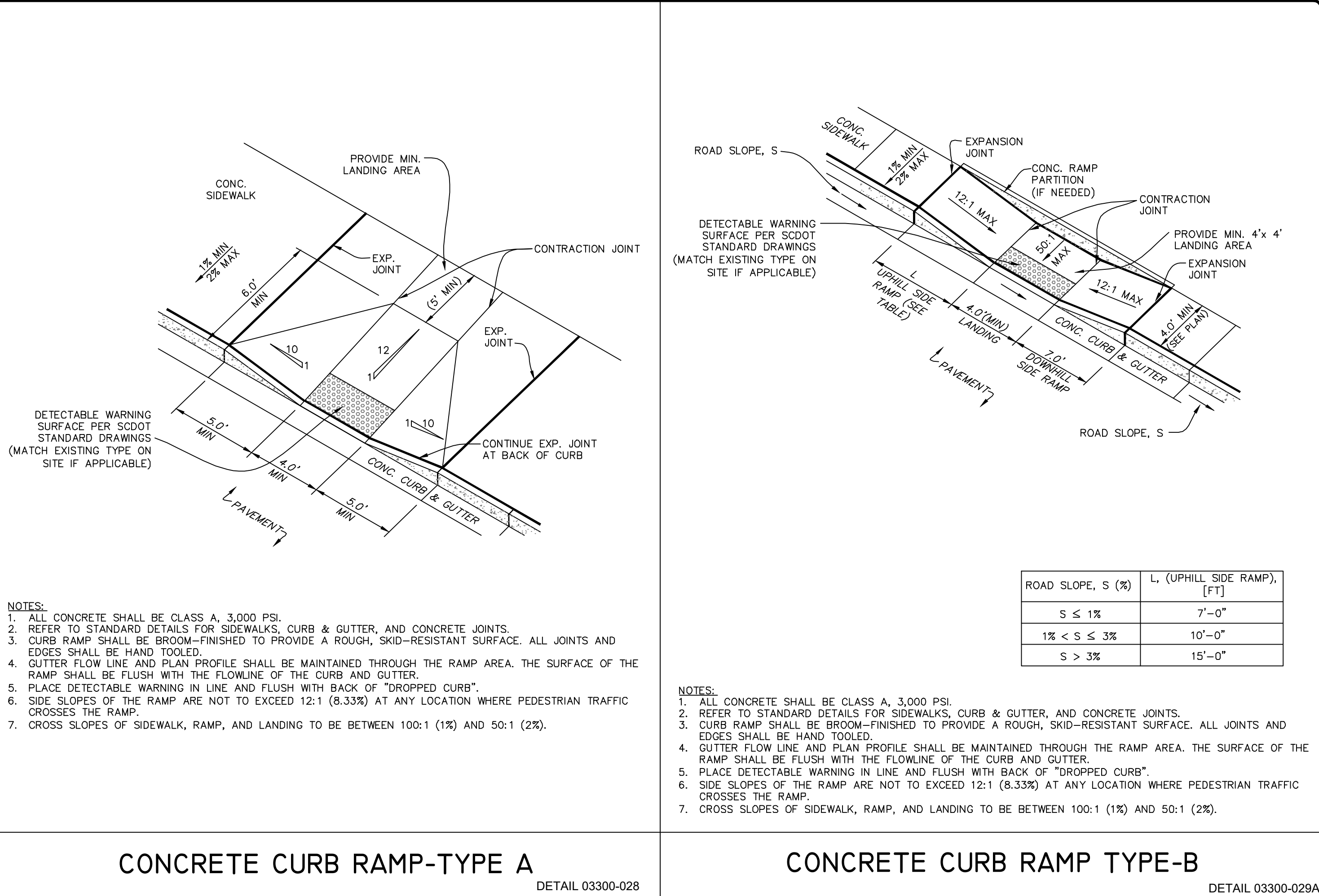
Vert. Datum: NAVD88
Horiz. Datum: NAD83
Surveyed by: TGH
Surveyor's PLS: 11059

Project #: 230370
Date: 05/10/24
Designed by: ASH
Checked by: PRM

0 20 40
Scale: 1" = 20' Feet

C701

Permit Set - NOT FOR CONSTRUCTION



No.	Description	Date
7		
6		
5		
4		
3		
2		
1		

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South Beach Marina
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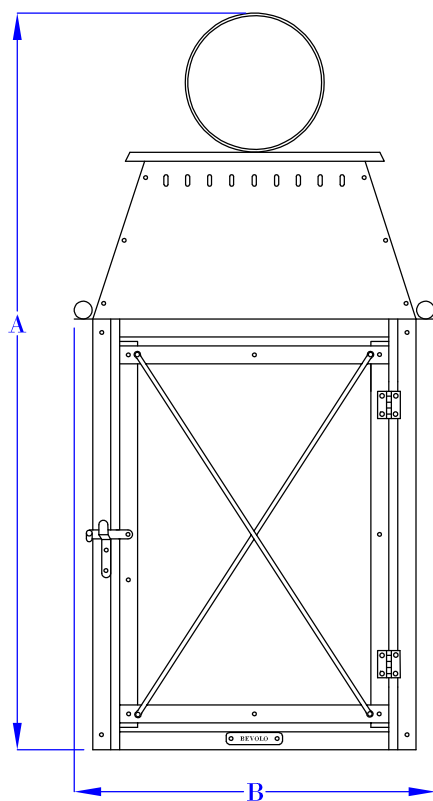
Prepared for
South Beach Marina

Paving Details

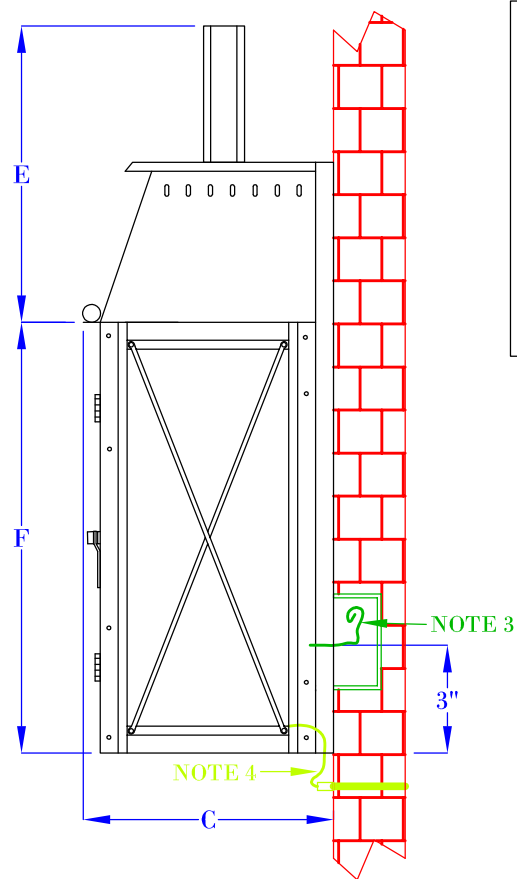
Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Surveyed by:	TGH
Surveyor's PLS:	11059
Project #:	230370
Date:	05/10/24
Designed by:	ASH
Checked by:	PRM

Not to Scale

C703



FRONT VIEW
(NTS)



SIDE VIEW
(NTS)

**FLUSH MOUNTED
GAS FIXTURES
CANNOT BE MOUNTED TO
ANY COMBUSTIBLE
MATERIALS INCLUDING
WOOD, VINYL, PVC
OR COMPOSITES**

NOTES:

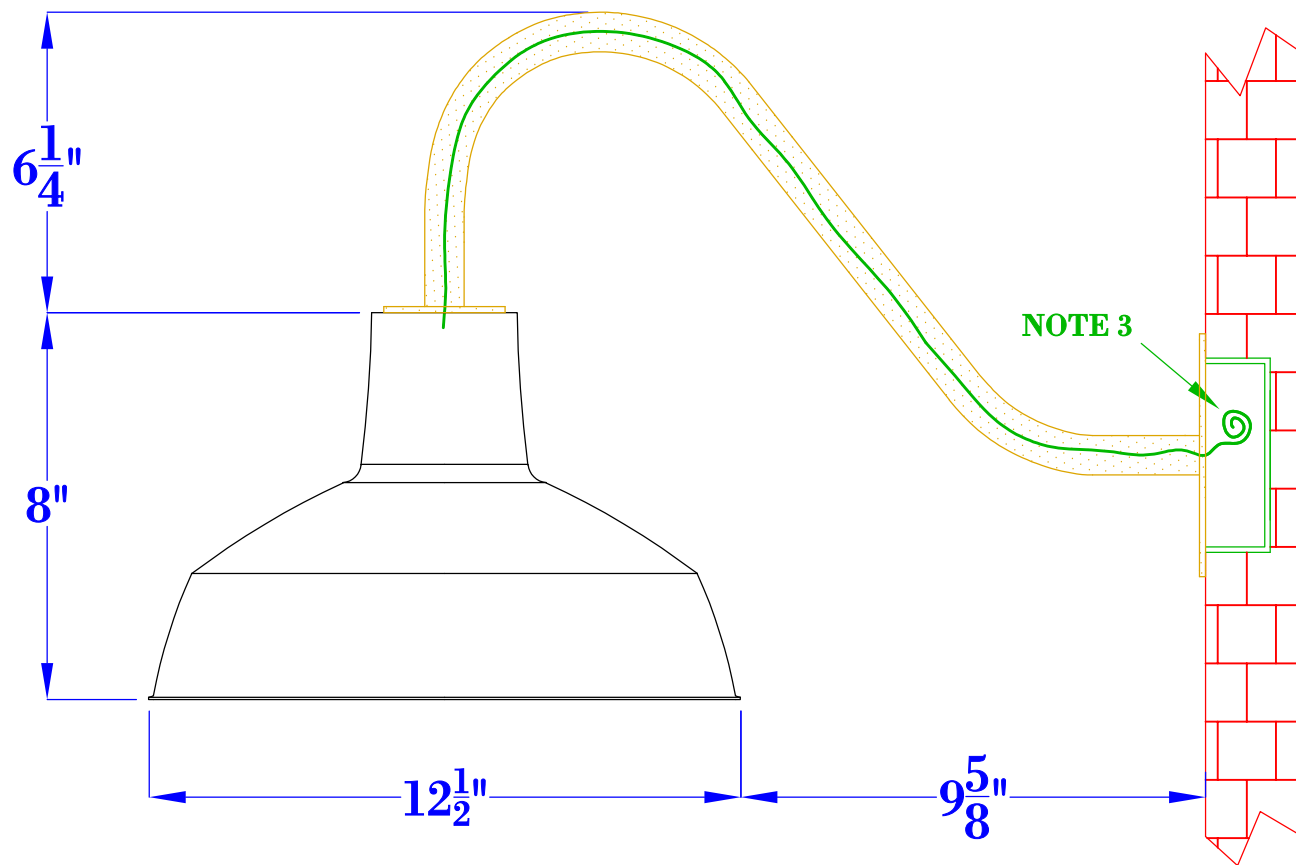
1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$ "
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH $\frac{3}{16}$ " COPPER GAS LINE AND $\frac{3}{16}$ " x $\frac{1}{4}$ " GAS LINE ADAPTOR

BUILDING A MAIN ENTRY

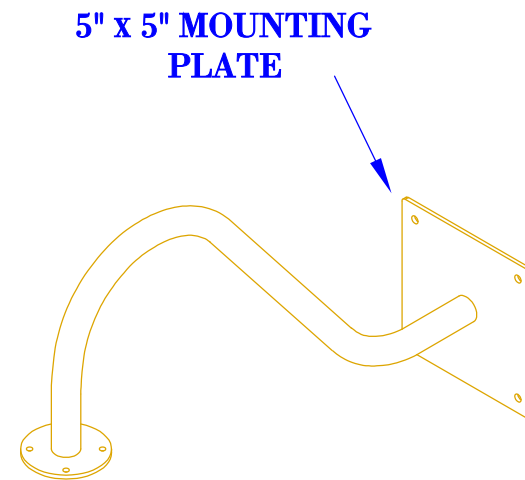
SIZE:	14"	16"	18"	22"
A:	18"	20"	21"	26"
B:	10 $\frac{1}{8}$ "	10 $\frac{1}{8}$ "	8 $\frac{3}{4}$ "	10 $\frac{1}{8}$ "
C:	7 $\frac{1}{4}$ "	7 $\frac{1}{4}$ "	6"	7 $\frac{1}{4}$ "
E:	8"	8"	6 $\frac{1}{4}$ "	8"
F:	10 $\frac{1}{8}$ "	12 $\frac{1}{8}$ "	14 $\frac{3}{4}$ "	18 $\frac{1}{8}$ "

BEVOLO GAS & ELECTRIC LIGHTS

LIGHT:	COACH HOUSE	DATE:	APP. BY:	JJG	COPYRIGHT 2019, BEVOLO GAS & ELECTRIC LIGHTS. THIS DRAWING AND ANY DESIGN OR DATA CONTAINED THEREIN ARE CONSIDERED PROPERTY OF BEVOLO GAS AND ELECTRIC LIGHTS. NEITHER THE DRAWING NOR ITS CONTENT MAY BE COPIED, REPRODUCED, OR EDITED TO A LIKENESS WITHOUT THE WRITTEN CONSENT OF BEVOLO GAS AND ELECTRIC LIGHTS.
BRACKET:	FLUSH MOUNT	9-10-19	REVISION:	3	



SIDE VIEW
(NTS)



ISOMETRIC VIEW
(NTS-BRACKET ONLY)

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$ "
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND

**OUTDOOR TYPICAL LIGHT FIXTURE -
BOTH BUILDINGS**

BEVOLO GAS & ELECTRIC LIGHTS

DRW BY: JJG

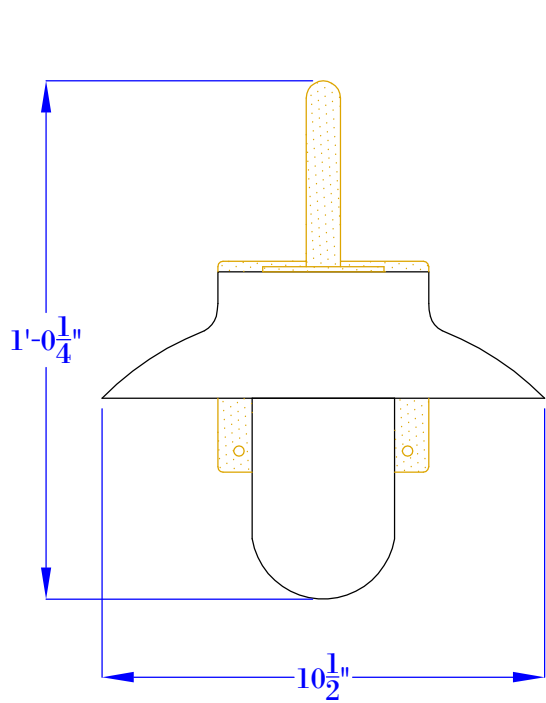
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LIGHT: FARMHOUSE

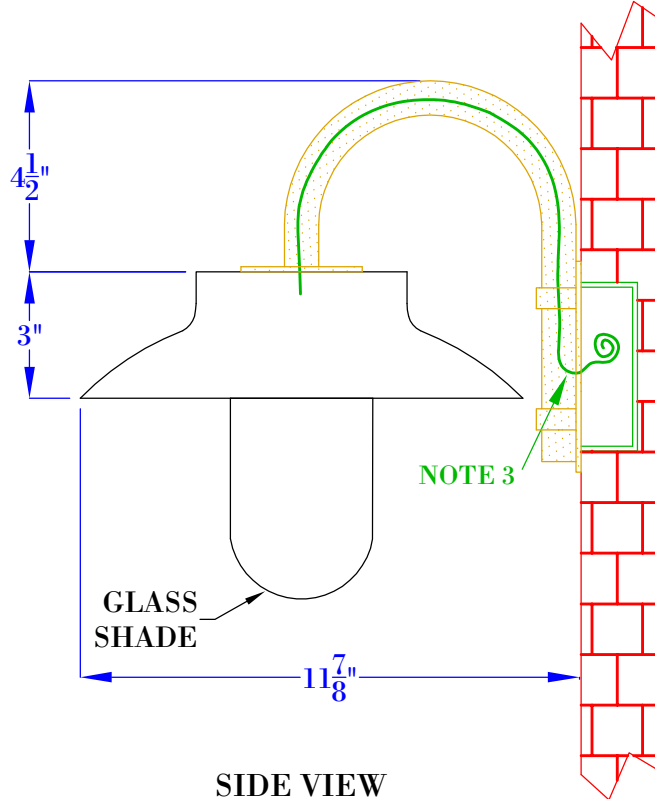
DATE: APP. BY: JJG

BRACKET: GOOSENECK

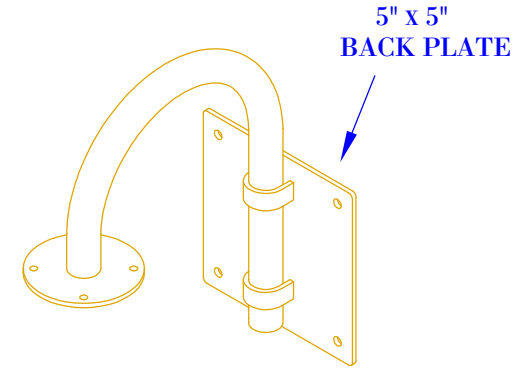
3-10-23 REVISION: 2



FRONT VIEW
(NTS)



SIDE VIEW
(NTS)



ISOMETRIC VIEW
(NTS-BRACKET ONLY)

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS ¹/₄"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND

**OUTDOOR LOWER DECK AREA
- BUILDING A**

BEVOLO GAS & ELECTRIC LIGHTS

DRW BY: **JJG**

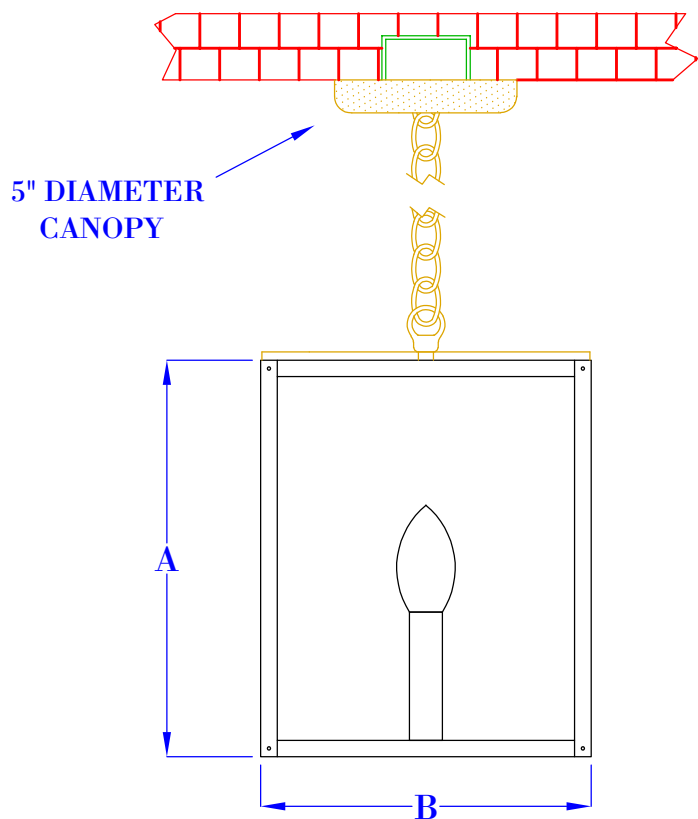
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LIGHT: **MARITIME**

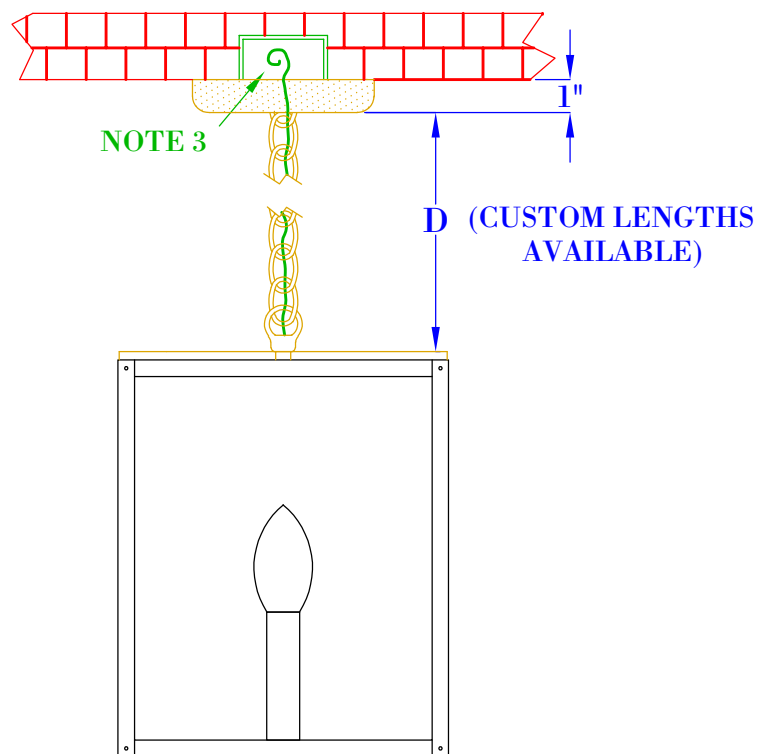
DATE: **JJG**

BRACKET: **MARITIME**

3-28-23 REVISION: **3**

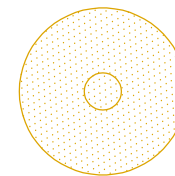


FRONT VIEW
(NTS)



SIDE VIEW
(NTS)

5" DIAMETER CANOPY



TOP VIEW
(NTS-BRACKET ONLY)

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$ "
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND

**OUTDOOR LOWER
DECK AND AND
OUTDOOR COVERED
PATIO AREA**

SIZE:	8"x10"	10"x12"	12"x14"
A:	10"	12"	14"
B:	8"	10"	12"
C:	NA	NA	NA
D:	36"	36"	36"

BEVOLO GAS & ELECTRIC LIGHTS

DRW BY: JJG

LIGHT: SQUARE HANGING LIGHT

DATE: APP. BY:

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BRACKET: HANGING CHAIN (NO SCROLLS)

6-18-20 REVISION: 5

SOUTH BEACH MARINA VILLAGE

HILTON HEAD ISLAND, SOUTH CAROLINA



CONSULTANT INFO

TOPO AND BOUNDARY SURVEYS, EXISTING TREES AND SURVEY DATA WERE TAKEN FROM DIGITAL DATA PROVIDED BY:

SURVEYING CONSULTANTS
BLUFFTON, SOUTH CAROLINA
(843) 815.3304

ALL ARCHITECTURAL INFORMATION WAS TAKEN FROM DIGITAL FILES PROVIDED BY:

COURT ATKINS ARCHITECTS
BLUFFTON, SC.
(843) 815.2557

ALL CIVIL ENGINEERING INFORMATION WAS TAKEN FROM DIGITAL FILES PROVIDED BY:

WARD EDWARDS ENGINEERING
BLUFFTON, SC.
(843) 837.5250

ISSUED: MAY 28, 2024

CONTACT

WITMER JONES KEEFER
23 PROMENADE ST., SUITE 201
BLUFFTON, SC. 29910
(843) 757.7411
WWW.WJKLTD.COM

SHEET INDEX

CS	-	COVER SHEET
L10	-	EXISTING CONDITIONS
L11	-	SITE COVERAGE PLAN
L12	-	OVERALL COVERAGE / PARKING PLAN
L13	-	PROPOSED CONDITIONS
L30	-	NOTES
L100	-	KEY SHEET
L200	-	LAYOUT PLAN
L300	-	GRADING PLAN
L400	-	UTILITY PLAN
L500	-	PLANTING PLAN
L501	-	PLANT SCHEDULE AND DETAILS
L600	-	SITE DETAILS - 01
L601	-	SITE DETAILS - 02
L602	-	SITE DETAILS - 03

SITE DEVELOPMENT PLANS
FOR
SOUTH BEACH MARINA
SEA PINES
HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	MAY 28, 2024
PROJECT NO.:	22103.01
DRAWN BY:	CK/JC
CHECKED BY:	DK

FINAL DRB
SUBMITTAL PLAN,
NOT FOR
CONSTRUCTION

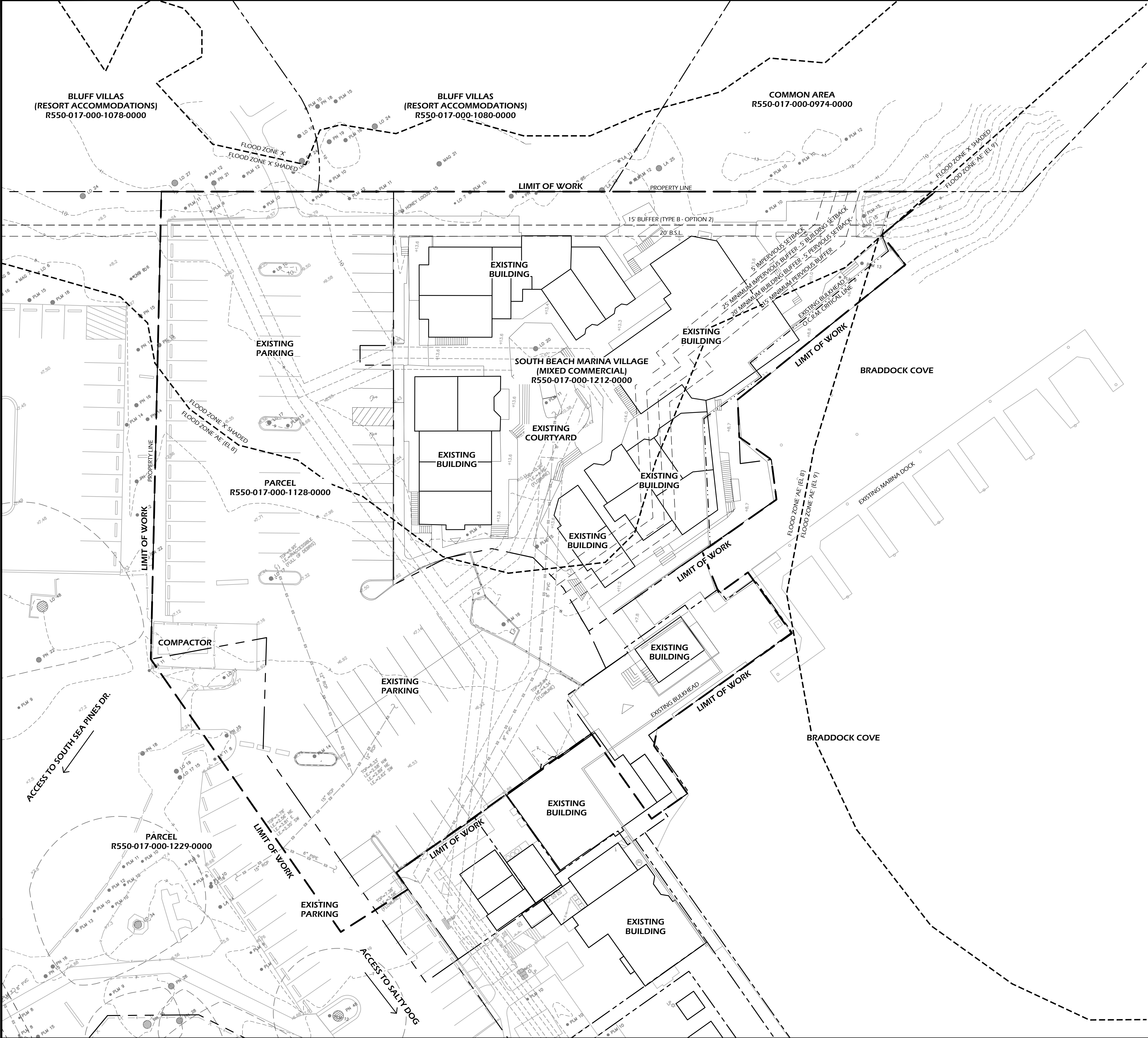
REVISIONS:

DRAWING TITLE
COVER SHEET

DRAWING NUMBER
CS

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THIS SHEET TO SCALE AT: 24"X36"





PROPERTY INFORMATION
TAX MAP #: R550-017-000-1212-0000/R550-017-000-1128-0000
ADDRESS: 232 SOUTH SEA PINES DR.
ZONING DISTRICT: PD-1
OVERLAY DISTRICT: CORRIDOR OVERLAY O.C.R.M. HIGH TIDE LINE



Winters Jones Heefer
landscape architecture
land planning
www.wjktld.com
289 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph 843.787.7411

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SITE DEVELOPMENT PLANS
FOR

SOUTH BEACH MARINA

SEA PINES

HILTON HEAD ISLAND, SOUTH CAROLINA

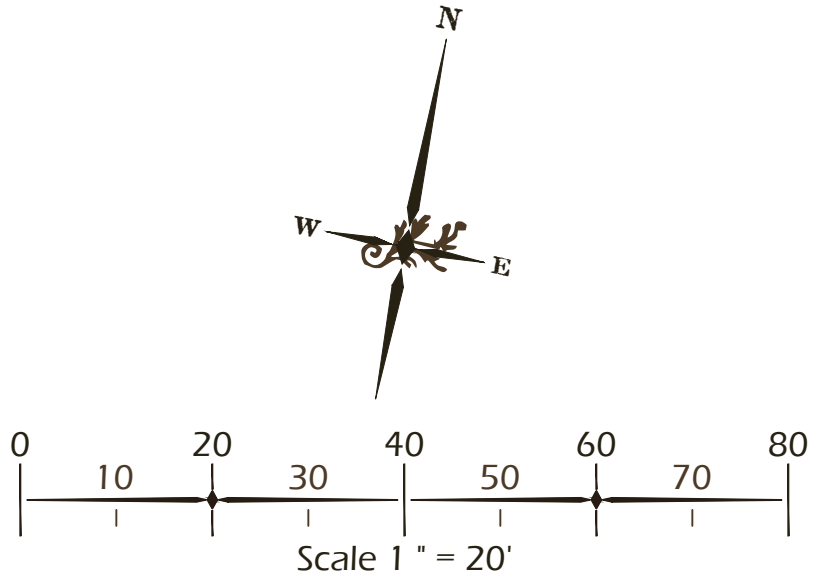
DATE:	MAY 28, 2024
PROJECT NO.:	22103.01
DRAWN BY:	CK/JC
CHECKED BY:	DK

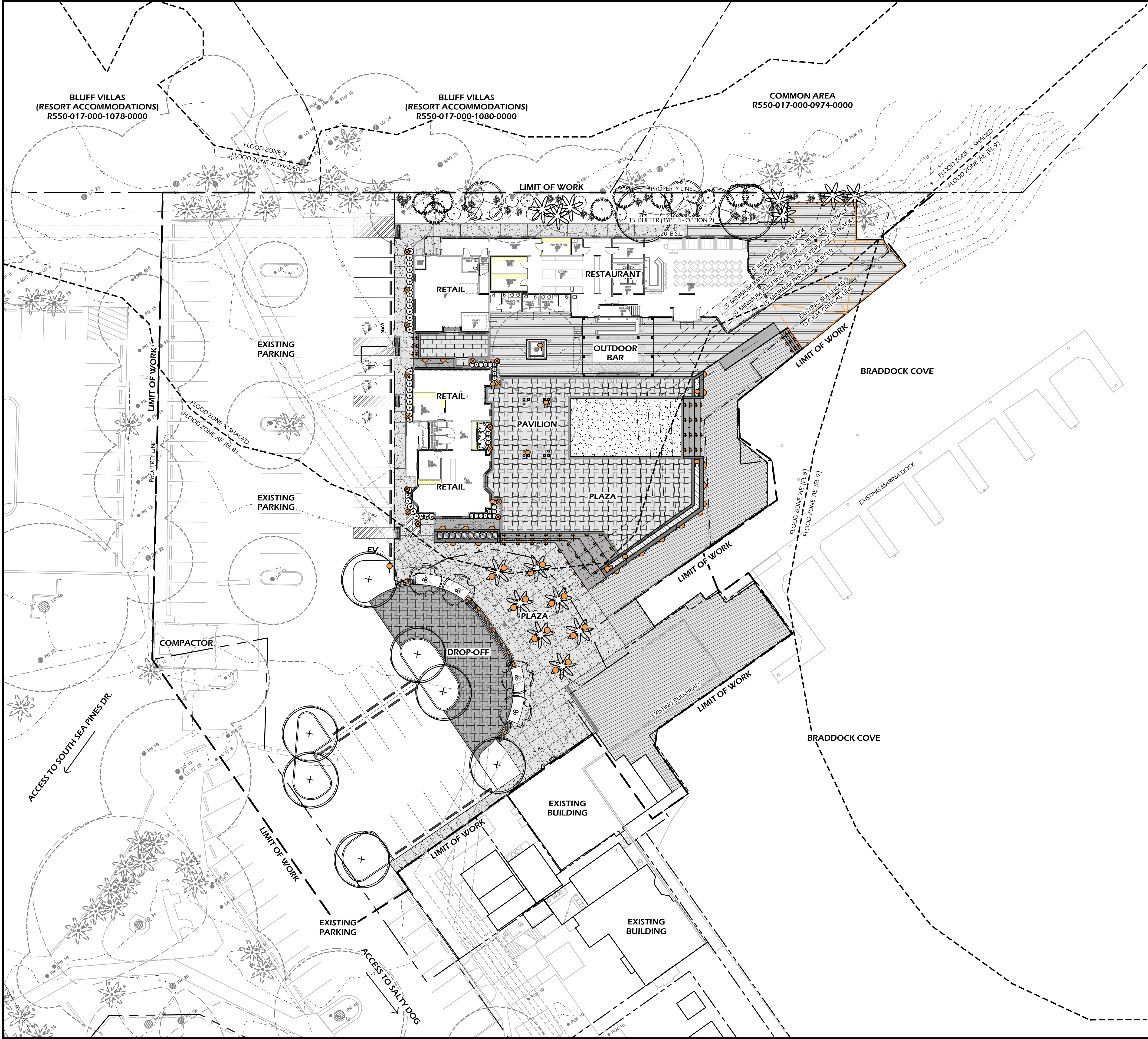
FINAL DRB
SUBMITTAL PLAN,
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CONSTRUCTION

REVISIONS:

DRAWING TITLE
REFERENCE PLAN
EXISTING CONDITIONS

DRAWING NUMBER
L10





ZONING TABLE
TAX MAP #: R550-017-000-1212-0000/R550-017-000-1128-0000
ADDRESS: 232 SOUTH SEA PINES DR.
ZONING DISTRICT: PD-1
OVERLAY DISTRICT: CORRIDOR OVERLAY O.C.R.M. HIGH TIDE LINE
MAXIMUM HEIGHT: 75 FT
PROPOSED HEIGHT: 28.2 FT
MAXIMUM DENSITY: 10,000 GFA/NET ACRE
PROPOSED DENSITY: 8,660 SF
MAXIMUM IMPERVIOUS COVERAGE: 45% TOTAL FOR PUD
PROPOSED IMPERVIOUS COVERAGE: 49% TOTAL FOR SITE (REDUCTION FROM 52% CURRENTLY)**
PARKING REQUIREMENTS:
EXISTING PARKING REQUIRED (SITE TOTAL): 247 SPACES (7 ADA SPACES) 60 BICYCLE SPACES
EXISTING PARKING (SITE TOTAL): ±229 VEHICULAR SPACES (±4 ADA PARKING SPACES) ±500 BICYCLE SPACES
PROPOSED PARKING REQUIRED (SITE TOTAL): 191 SPACES 6 ADA SPACES 48 BICYCLE SPACES
PROPOSED PARKING (SITE TOTAL): ±215 VEHICULAR SPACES 7 ADA SPACES ±520 BICYCLE SPACES

* REFERENCE SHEET L11 & L12 FOR USE/PARKING CALCULATIONS
** SUBSTITUTION OF NON-CONFORMITIES REQUEST SUBMITTED AS PART OF DPR APPLICATION



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landscape architecture
land planning
www.wjkltd.com
289 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph 843.787.7411

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THIS SHEET TO SCALE AT: 24"x36"

SITE DEVELOPMENT PLANS
FOR
SOUTH BEACH MARINA
SEA PINES
HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	MAY 28, 2024
PROJECT NO.:	22103.01
DRAWN BY:	CK/JC
CHECKED BY:	DK

FINAL DRB
SUBMITTAL PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
REFERENCE PLAN
PROPOSED CONDITIONS

DRAWING NUMBER
L13

GENERAL NOTES:

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

DEMOLITION NOTES:

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

GENERAL DISTURBANCE NOTES:

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

LAYOUT NOTES:

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

GRADING NOTES:

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

LIGHTING NOTES:

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

CONSTRUCTION NOTES:

1. ALL CONTRACTORS AND ALL TRADES ARE RESPONSIBLE FOR OBTAINING THE CORRECT PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION AS REQUIRED BY LOCAL PLANNING, ZONING, BUILDING CODE AND OTHER TOWN AUTHORITIES.
2. CONTRACTOR SHALL PROVIDE SAMPLES OF ALL MATERIALS AND OBTAIN APPROVAL FROM OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
3. ON SITE TOPOGRAPHY MAY REQUIRE ADJUSTMENTS OF FINAL SPOT ELEVATIONS ON SITE FOR PROPOSED VERTICAL CONSTRUCTION ELEMENTS. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE PROMPTLY UPON THE DISCOVERY OF ANY SUCH REQUIRED ADJUSTMENTS.
4. THE CONTRACTOR SHALL PROVIDE FILL AS IS REQUIRED TO OBTAIN PROPER RELATIONSHIP OF FOOTING TO FINISH GRADE REQUIREMENTS - FEATHER FILL TO ADJACENT EXISTING GRADE TO ASSURE A COORDINATED AND DESIRED EFFECT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING CONDITIONS SCHEDULED TO REMAIN DURING CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND FOR ANY DAMAGE THAT MAY OCCUR TO EXISTING UTILITIES DURING CONSTRUCTION.
7. "IN-FIELD MODIFICATIONS" MAY BE NECESSARY TO PRODUCE DESIRED EFFECT. MODIFICATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE.
8. ALL WELDS TO BE CONTINUOUS.
9. FOR ALL WOOD MEMBERS, ALL CUTS SHALL BE EVEN AND JOINTS FLUSH. SAND FOUR SIDES AND FILL IMPERFECTIONS, COUNTERSINKS AND NAIL HOLES TO ASSURE EVEN FINISH.
10. CONTRACTOR SHALL VERIFY ALL WOOD MEMBERS FOR APPROPRIATE SIZE, SPACING, ATTACHMENTS AND STRUCTURAL STABILITY PRIOR TO CONSTRUCTION. CONTRACTOR TO REPORT ANY DISCREPANCIES TO OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
11. ALL NOTCHES SHALL BE SHOT CUT TO ASSURE TIGHT JOINTS. EACH MEMBER SHALL BE DRIVEN HOME TO ASSURE TIGHT FIT. PILOT HOLES SHALL BE DRILLED FOR EACH CARRIAGE BOLT. PLUG, SEAL AND PRIME.
12. FINISH ALL SIDES AND CAULK ALL JOINTS WITH APPROPRIATE EXTERIOR CAULK PRIOR TO FINISHING.
13. ALL CONNECTORS, UNLESS OTHERWISE SPECIFIED, SHALL BE STAINLESS STEEL. BOLTS, THREADED RODS, WASHERS, NUTS AND ALL BUILDING HARDWARE SHALL BE STAINLESS STEEL AND SUITABLE FOR PRESSURE TREATED WOOD. ALL THROUGH BOLTS TO BE SMOOTH SHAFT WITH STAINLESS STEEL NUTS, BOLTS AND WASHERS. ALL NAILS AND FINISH NAILS SHALL BE ANNUALR STAINLESS STEEL.
14. ALL DECKING SHALL BE SECURED WITH STAINLESS STEEL SCREWS SIZED FOR DECK APPLICATION; MINIMUM 3" APART.

SOIL AMENDMENT NOTES:

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

PLANTING NOTES:

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

TURF AND GRASSING NOTES:

1. GRASS SEED: PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES, PROPORTIONS AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED, AS SPECIFIED SEED MANUFACTURER.
2. SOD SHALL BE STRONGLY ROOTED AND FREE OF PERNICIOUS WEEDS. ALL NETTING SHALL BE REMOVED FROM SOD BEFORE IT IS LAID.
3. ALL AREAS IN WHICH EARTHWORK SHALL BE SUSPENDED FOR MORE THAN TWO (2) WEEKS SHALL BE GRASSED WITH TEMPORARY GRASS.
4. AFTER TOPSOIL HAS BEEN INSTALLED, AND BEFORE ANY SOD IS LAID, CORRECT ALL SOFT SPOTS AND IRREGULARITIES IN GRADE. THE SOD SHALL BE LAID BY BUTTING THE ENDS AND SIDES UP EVENLY, AND STAGGERING THE ROLLS OF SOD. CONTRACTOR SHALL NOT OVERLAP SOD. AS SOON AS THE SOD IS LAID OR AS IT IS BEING LAID ROLL OVER WITH A LIGHT ROLLER, MAKING CERTAIN THAT ALL OF THE SOD IS IN CONTACT WITH THE SOIL. THE COMPLETED SODDED AREAS SHALL BE TRUE TO FINISH GRADE, EVEN AND FIRM AT ALL POINTS.
5. SEED SHALL BE AT A RATE OF 10 POUNDS PER ACRE.
6. THIRTY DAYS AFTER LAST SEEDING/SODDING OPERATION, APPLY 1 POUND OF TYPE A NITROGEN FERTILIZER PER ACRE OF LAWN AREAS, AND IMMEDIATELY WATER.
7. UPON COMPLETION OF PLANTINGS ALL EXCESS SOIL STONES AND DEBRIS WHICH HAS NOT PREVIOUSLY BEEN CLEANED UP SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
8. ALL LAWN AREAS THAT DO NOT SHOW SATISFACTORY GROWTH WITHIN (18) DAYS AFTER PLANTING SHALL BE RE-PLANTED AND RE-FERTILIZED AS SPECIFIED UNTIL A SATISFACTORY LAWN IS ESTABLISHED. THE LAWN SHALL BE CONSIDERED ESTABLISHED WHEN ITS REASONABLY FREE FROM WEED, GREEN IN APPEARANCE AND THE SPECIFIED GRASS IS VIGOROUS AND GROWING WELL ON EACH SQ. FT. OF LAWN AREA.
9. LAWN SHALL BE PROTECTED AND MAINTAINED BY WATERING, MOWING, AND REPLANTING, OR OTHERWISE AS NECESSARY FOR AS LONG AS IT IS NECESSARY TO ESTABLISH A UNIFORM STAND. SCATTERED BARE SPOTS, NONE OF WHICH IS LARGER THAN ONE SQ. FT., WILL BE ALLOWED UP TO MAXIMUM OF THREE PERCENT OF ANY LAWN AREA. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR ANY EROSIONAL DAMAGE TO THE LAWN AREA. FULL COVERAGE IS REQUIRED IN SIXTY DAYS.
10. MAINTENANCE OF GRASSED AREAS SHALL CONSIST OF MOWING, WATERING AND FERTILIZING. ALL GRASSED AREAS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 6" ABOVE FINISHED GRADE.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL GRASSED AREAS UNTIL ACCEPTANCE BY OWNER AT END OF PROJECT. LAWN MAINTENANCE SHALL OCCUR AT A MINIMUM OF ONCE PER SEVEN CALENDAR DAYS.
12. FINE GRADING AND LAWN AREAS / SQUARE FOOTAGES TO BE PAINTED IN FIELD AND APPROVED AND ADJUSTED IN FIELD BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. SEEDING SHALL TAKE PLACE IMMEDIATELY AFTER FINE GRADING. MAINTAIN SEEDED LAWN UNTIL COMPLETION AND ACCEPTANCE OF ENTIRE PROJECT.
14. SEEDING BED SHALL HAVE TOPSOIL LOOSEN TO A DEPTH OF 4". REMOVE STONE OVER 1" IN ANY DIMENSION, ROOTS, RUBBISH, AND EXTRANEOUS MATTER.

IRRIGATION NOTES:

1. CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, BACK FLOW CONTROLLER, AND IRRIGATION METER AND TO PROVIDE 100% COVERAGE FOR ALL NEW PLANTINGS. DRIP IRRIGATION TO BE USED FOR ALL PLANTINGS, EXCEPT LAWN.
2. NO IRRIGATION COMPONENTS SHALL BE CLOSER THAN 12" TO ANY EDGE OF PAVEMENT OR CURB AND GUTTER. IRRIGATION SHALL NOT SPRAY BEYOND LANDSCAPED AREAS, OR INTO ANY UNDISTURBED BUFFERS. NO OVER SPRAY SHALL BE PERMITTED ONTO ADJACENT PROPERTIES OR PEDESTRIAN SIDEWALK AREAS.
3. LANDSCAPE CONTRACTOR TO FIELD VERIFY ALL COMPONENT LOCATIONS TO ENSURE APPROPRIATE COVERAGE.
4. LANDSCAPE CONTRACTOR SHALL LOCATE WATER SOURCE AND PROVIDE POWER TO CONTROLLER.
5. CONTROLLER LOCATION TO BE SPECIFIED BY OWNERS REPRESENTATIVE IN FIELD PRIOR TO CONSTRUCTION.
6. ALL DRIP TUBING SHALL BE COVERED WITH MIN. 3" OF MULCH.
7. ALL DRIP AND SPRAY ZONES SHALL BE SEPARATE.
8. CONTRACTOR SHALL SUBMIT FINAL IRRIGATION PLANS TO OWNER'S REPRESENTATIVE AND ALL REVIEWING BODIES / AGENCIES FOR FINAL APPROVAL PRIOR TO INSTALLATION.

TOWN OF HILTON HEAD ISLAND NOTES:

1. PLEASE CONTACT TREY LOWE AT 843-341-4690 OR TREYL@HILTONHEADISLANDSC.GOV FOR A PRE-CLEAR INSPECTION ONCE TREE PROTECTION AND EROSION AND SEDIMENT CONTROL FENCING HAS BEEN INSTALLED, PRIOR TO BEGINNING ANY LAND CLEARING OR CONSTRUCTION.
2. A CERTIFICATE OF COMPLETION (C OF C) IS REQUIRED FOR THIS PROJECT. TO APPLY FOR THE C OF C, SUBMIT A C OF C APPLICATION FORM AND SUPPORTING DOCUMENTATION TO TREY LOWE AT TREYL@HILTONHEADISLANDSC.GOV. PLEASE NOTE THAT A C OF C MUST BE OBTAINED PRIOR TO THE BUILDING PERMIT BEING FINALIZED.



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SITE DEVELOPMENT PLANS
FOR
SOUTH BEACH MARINA
SEA PINES
HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	MAY 28, 2024
PROJECT NO.:	22103.01
DRAWN BY:	CK/JC
CHECKED BY:	DK

FINAL DRB
SUBMITTAL PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

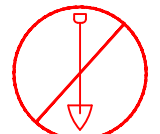
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PROJECT NOTES

DRAWING NUMBER

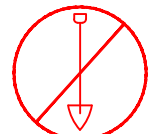
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****CAUTION****

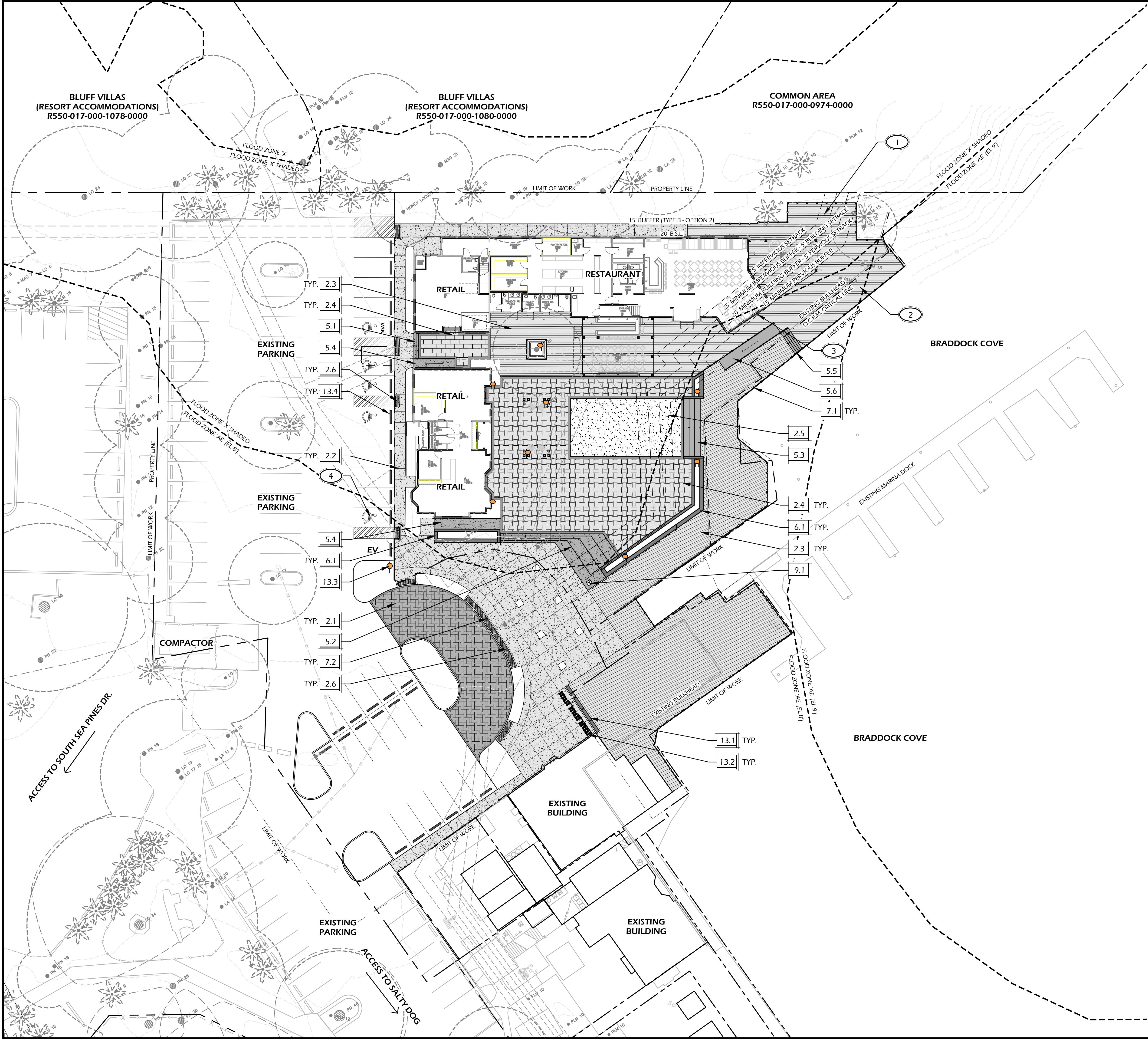
UTILITY PROTECTION CENTER



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1-888-721-7877**



A ONE-CALL SYSTEM FOR COMMUNITY AND JOB SAFETY



PAVING SCHEDULE			
CALL-OUT	SYMB.	DESCRIPTION	DETAIL
2.1		PERMEABLE PAVER DRIVE	1/L600
2.2		TABBY CONCRETE WALK	2/L600
2.3		IPE DECKING	3/L600
2.4		CONCRETE PAVER WALK	4/L600
2.5		SYNTHETIC TURF	5/L600
N/A		BORDERS (REFER TO DETAILS 1/L600, 4/L600)	N/A
2.6		A.D.A. DETECTABLE PAVING	8/L601

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	TABBY CONCRETE STEPS	6/L600
5.2	MONUMENTAL STEPS (TYPE 1)	7/L600
5.3	MONUMENTAL STEPS (TYPE 2)	7/L600
5.4	TABBY CONCRETE RAMP	N/A
5.5	IPE WOOD STEPS	8/L600
5.6	IPE WOOD RAMP	1/L601
6.1	CONCRETE RETAINING WALL	2/L601
7.1	DECK RAILING	N/A
7.2	BOLLARD	3/L601
9.1	NAUTICAL FLAG POLE	4/L601
13.1	PLANTER	5/L601
13.2	BIKE RACK	6/L601
13.3	ELECTRIC VEHICLE CHARGING STATION	7/L601
13.4	CONCRETE WHEEL STOP	-

- KEY SHEET REFERENCE NOTES:**
- EXISTING DECK TO BE RE-BUILT IN PLACE.
 - REFER TO CIVIL ENGINEER PLANS FOR ALL WORK OUTSIDE OF O.C.R.M. LINE. DECK WILL BE REPLACED WITHIN EXISTING DECK FOOTPRINT.
 - EXISTING NON-CONFORMITIES BEING MITIGATED TO GREATEST EXTENT POSSIBLE. LIMITED RE-USE OF EXISTING BUILDING FOOTPRINT.
 - RE-STRIPE THIS PARKING BAY TO PROVIDE ADDITIONAL ADA ACCESSIBLE SPACES FOR SOUTH BEACH MARINA COMPLEX. ADA SPACES TO BE APPROPRIATELY PAINTED, IDENTIFIED, AND SIGNED. ONE VAN ACCESSIBLE SPACE SHALL BE PROVIDED AS INDICATED. ALL CURRENT ADA DIMENSIONAL REGULATIONS SHALL BE MET.

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SITE DEVELOPMENT PLANS
FOR
SOUTH BEACH MARINA
SEA PINES
HILTON HEAD ISLAND, SOUTH CAROLINA

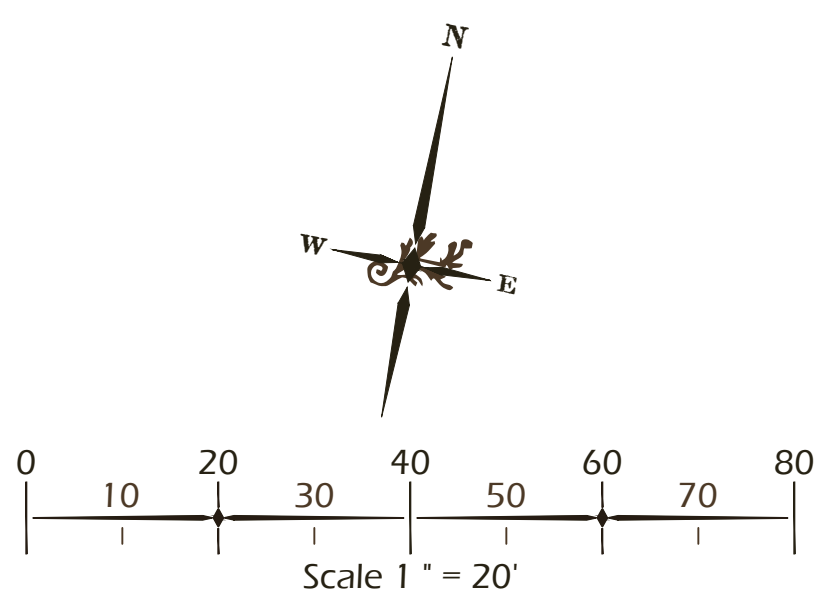
DATE: MAY 28, 2024
PROJECT NO.: 22103.01
DRAWN BY: CK/JC
CHECKED BY: DK

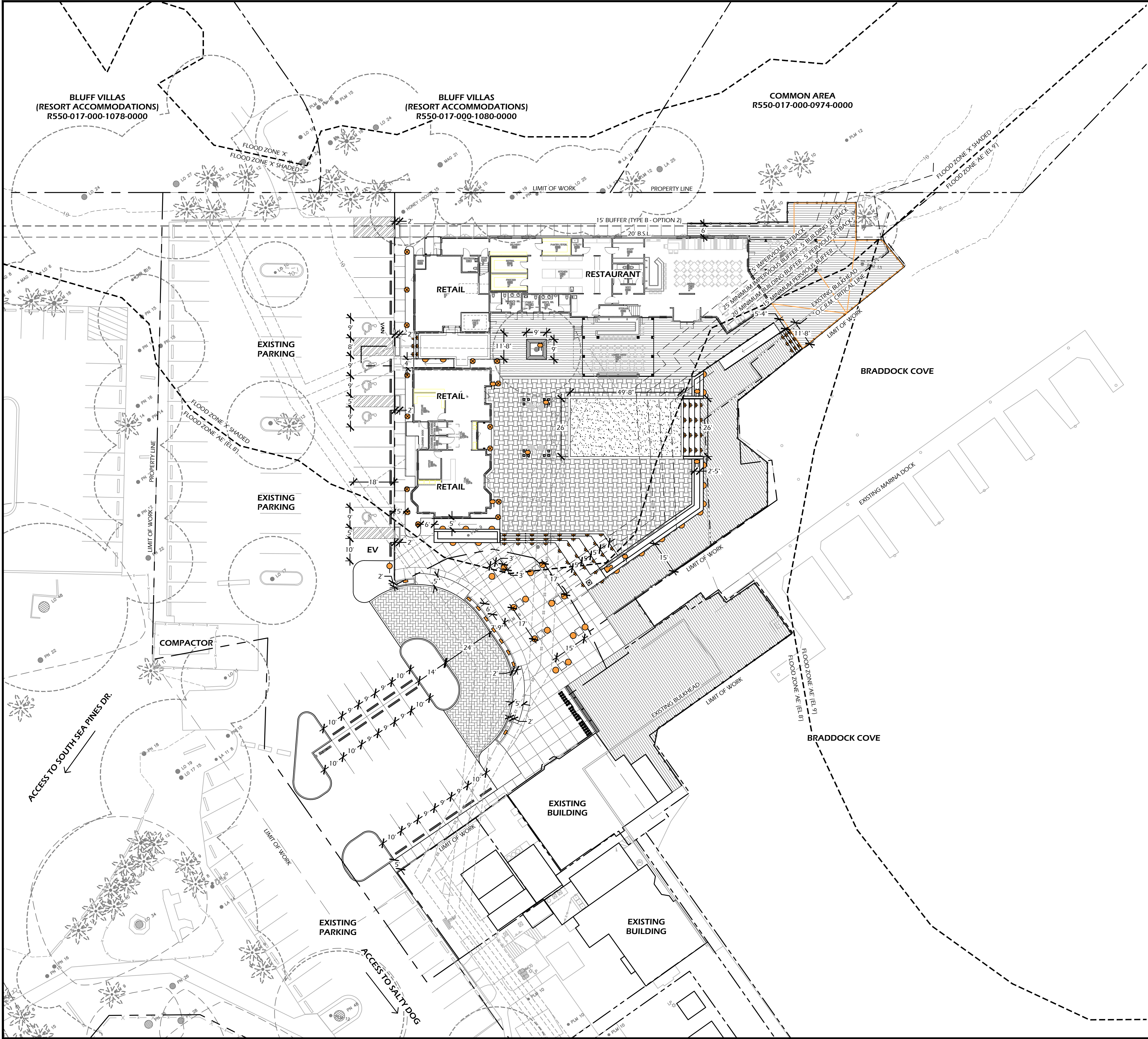
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REVISIONS:

DRAWING TITLE
KEY SHEET

DRAWING NUMBER
L100





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SITE DEVELOPMENT PLANS
FOR

SOUTH BEACH MARINA

SEA PINES

HILTON HEAD ISLAND, SOUTH CAROLINA

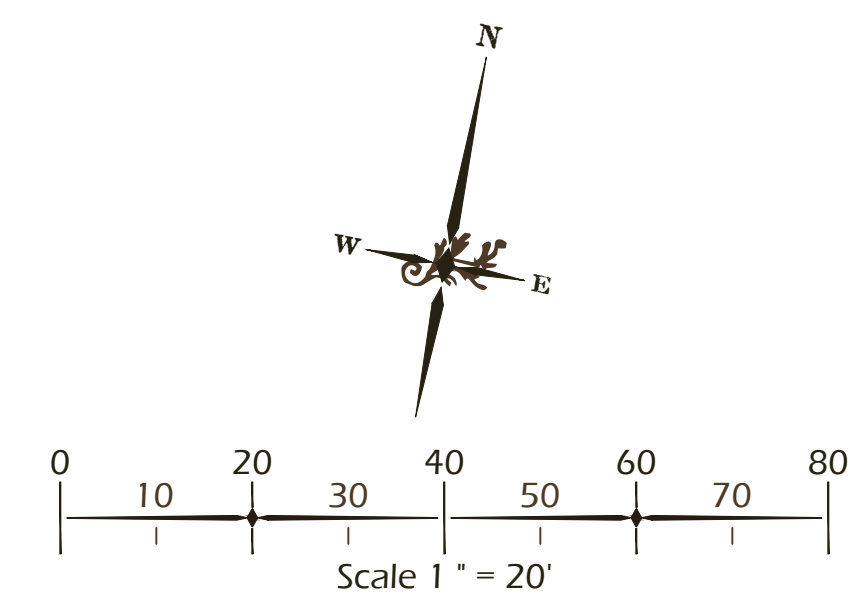
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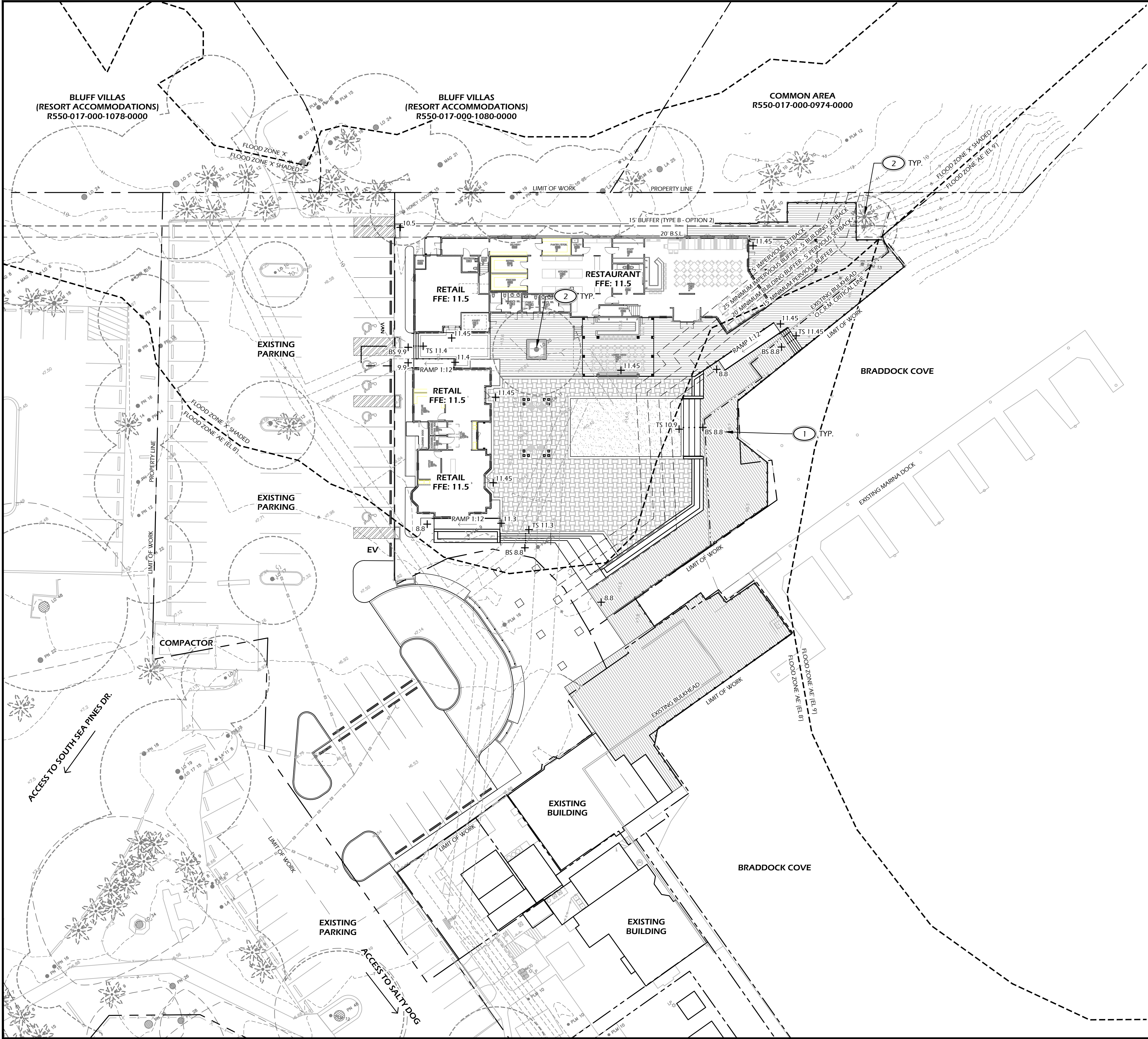
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DRAWING TITLE
LAYOUT PLAN

DRAWING NUMBER
L200





Grading Legend	
SYMB.	DESCRIPTION
+	SPOT GRADE
←	DRAINAGE ARROW
—	PROPOSED CONTOUR MAJOR
—	PROPOSED CONTOUR MINOR
- - -	EXISTING GRADE

Grading Abbreviations			
ABBR.	DESCRIPTION	ABBR.	DESCRIPTION
BC	BOTTOM OF CURB	HP	HIGH POINT
BS	BOTTOM OF STEP/RAMP	RIM	TOP OF DRAIN
BW	BOTTOM OF WALL	TC	TOP OF CURB
FFE	FINISHED FLOOR ELEVATION	TS	TOP OF STEP/RAMP
FG	FINISHED GRADE	TW	TOP OF WALL
LP	LOW POINT		

- Grading Reference Notes:**
- 1 SPOT ELEVATIONS SHOWN FOR REFERENCE ONLY, REFER TO CIVIL ENGINEER PLANS FOR FULL GRADING AND DRAINAGE INFORMATION.
 - 2 MINIMAL DISTURBANCE AROUND TREES TO REMAIN.

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SITE DEVELOPMENT PLANS
FOR

SOUTH BEACH MARINA

SEA PINES

HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: MAY 28, 2024

PROJECT NO.: 22103.01

DRAWN BY: CK/JC

CHECKED BY: DK

FINAL DRB
SUBMITTAL PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

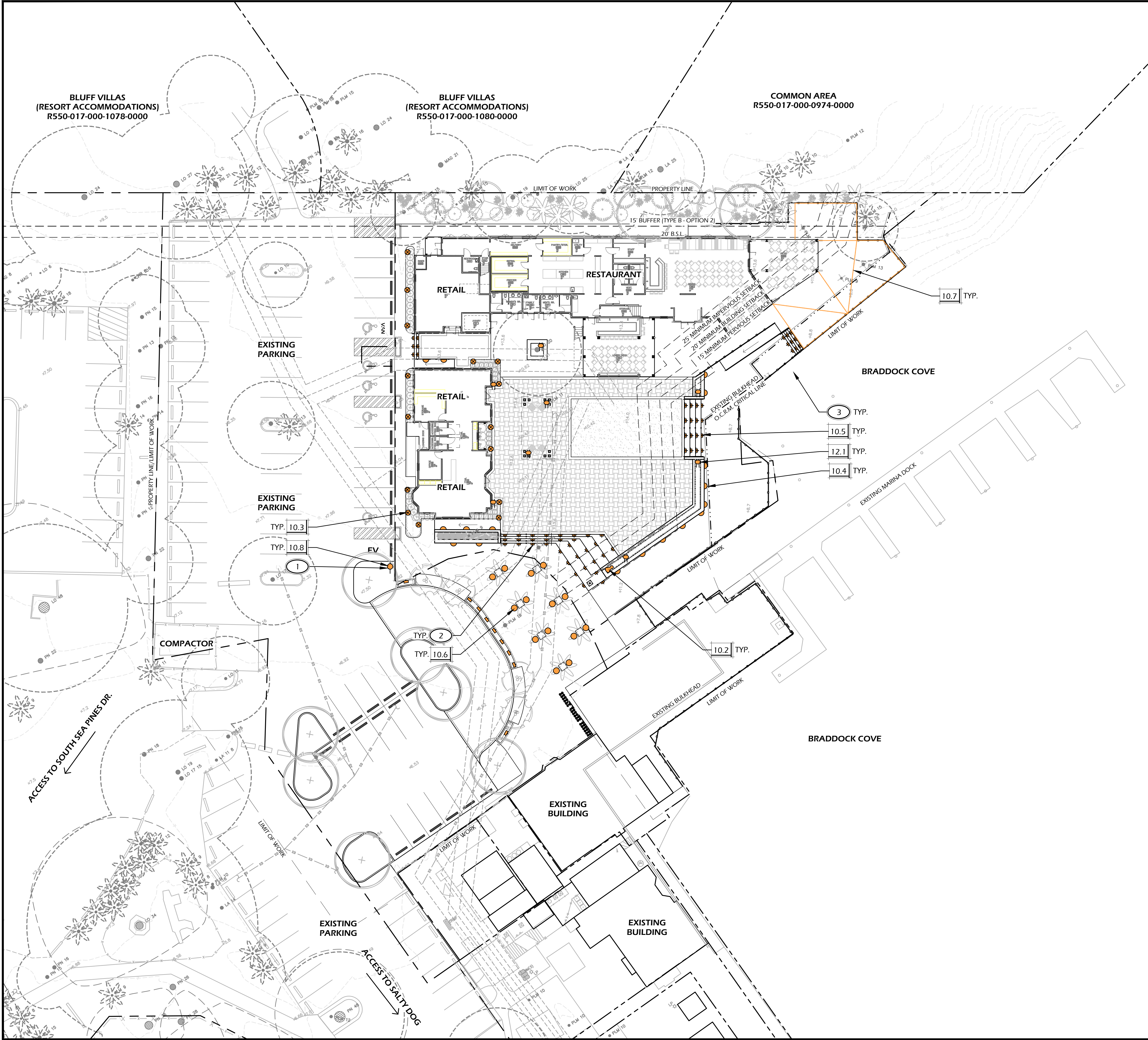
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Grading Plan

DRAWING NUMBER

L300

Page 46 of 123



LIGHTING AND UTILITIES SCHEDULE				
CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
10.1		-	-	-
10.2		1	UP LIGHT	2/L602
10.3		15	PATH LIGHT	3/L602
10.4		17	WALL LIGHT	4/L602
10.5		63	STAIR LIGHT	5/L602
10.6		14	IN-GROUND LIGHT	6/L602
10.7		276 LF	ROPE LIGHT	7/L602
10.8		1	EV CHARGING STATION	7/L601
10.9		9	BOLLARD LIGHT	3/L601
12.1		8	G.F.I. OUTLET	8/L602

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

LIGHTING / UTILITY REFERENCE NOTES:

- 1 E.V. CHARGING STATIONS, POST MOUNT. PARKING SPACE TO BE MARKED AND HAVE APPROPRIATE SIGNAGE INSTALLED PER TOWN ORDINANCES.
- 2 CENTER LIGHT VERTICALLY ON STAIR RISER AND AS INDICATED IN DETAILS.
- 3 SPACE LIGHTS EQUALLY AS SHOWN.
- 4 4" P.V.C. SLEEVE FOR ELECTRICAL CONDUIT AND WIRING. PLACE A MINIMUM OF 12" UNDER BOTTOM OF PAVING SURFACE.

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SITE DEVELOPMENT PLANS
FOR

SOUTH BEACH MARINA

SEA PINES

HILTON HEAD ISLAND, SOUTH CAROLINA

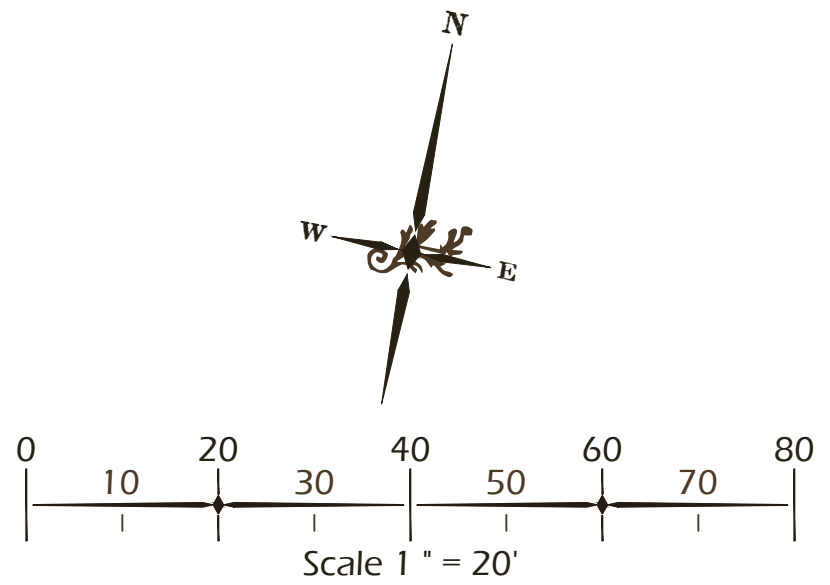
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PROJECT NO.:	22103.01
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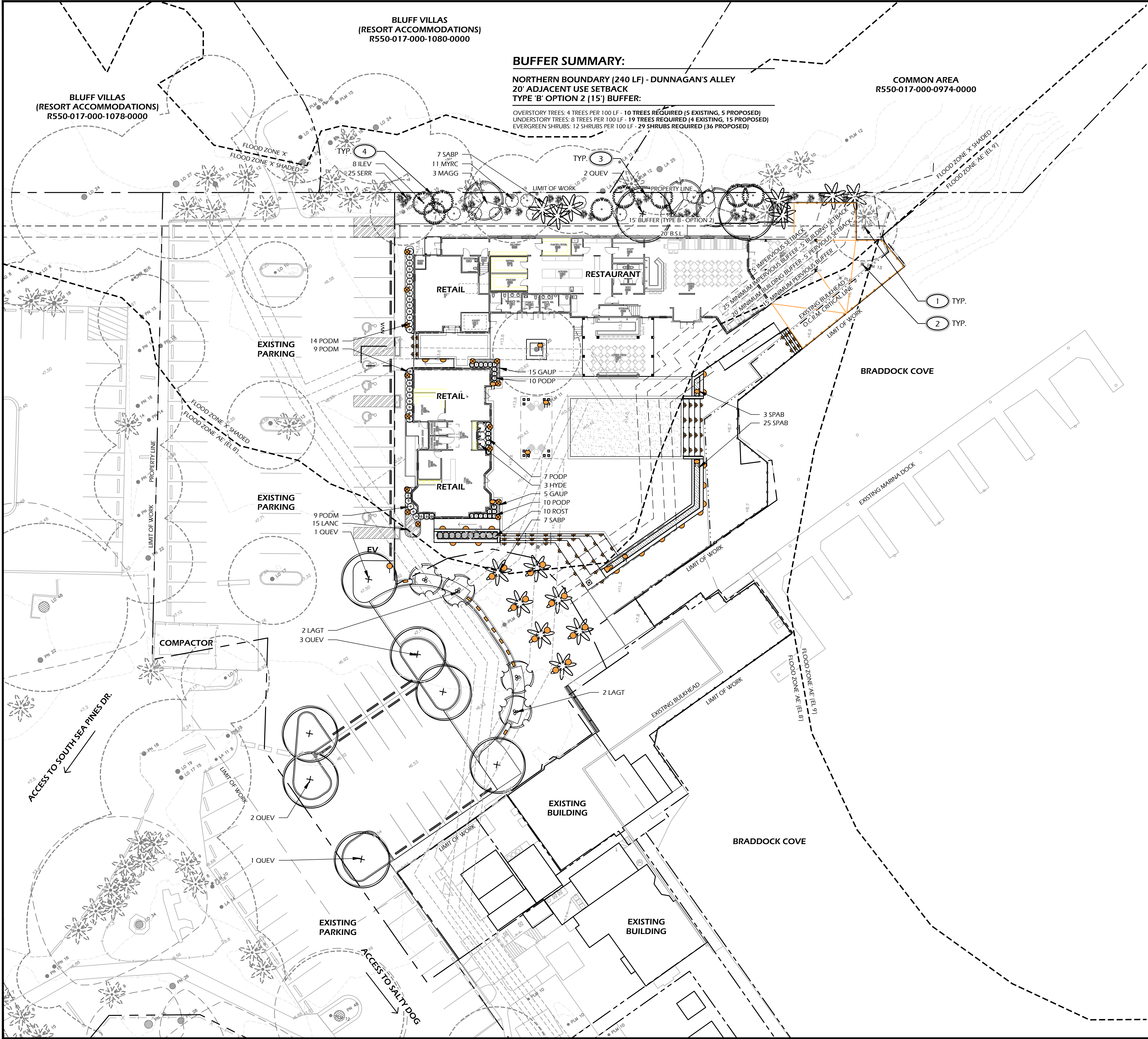
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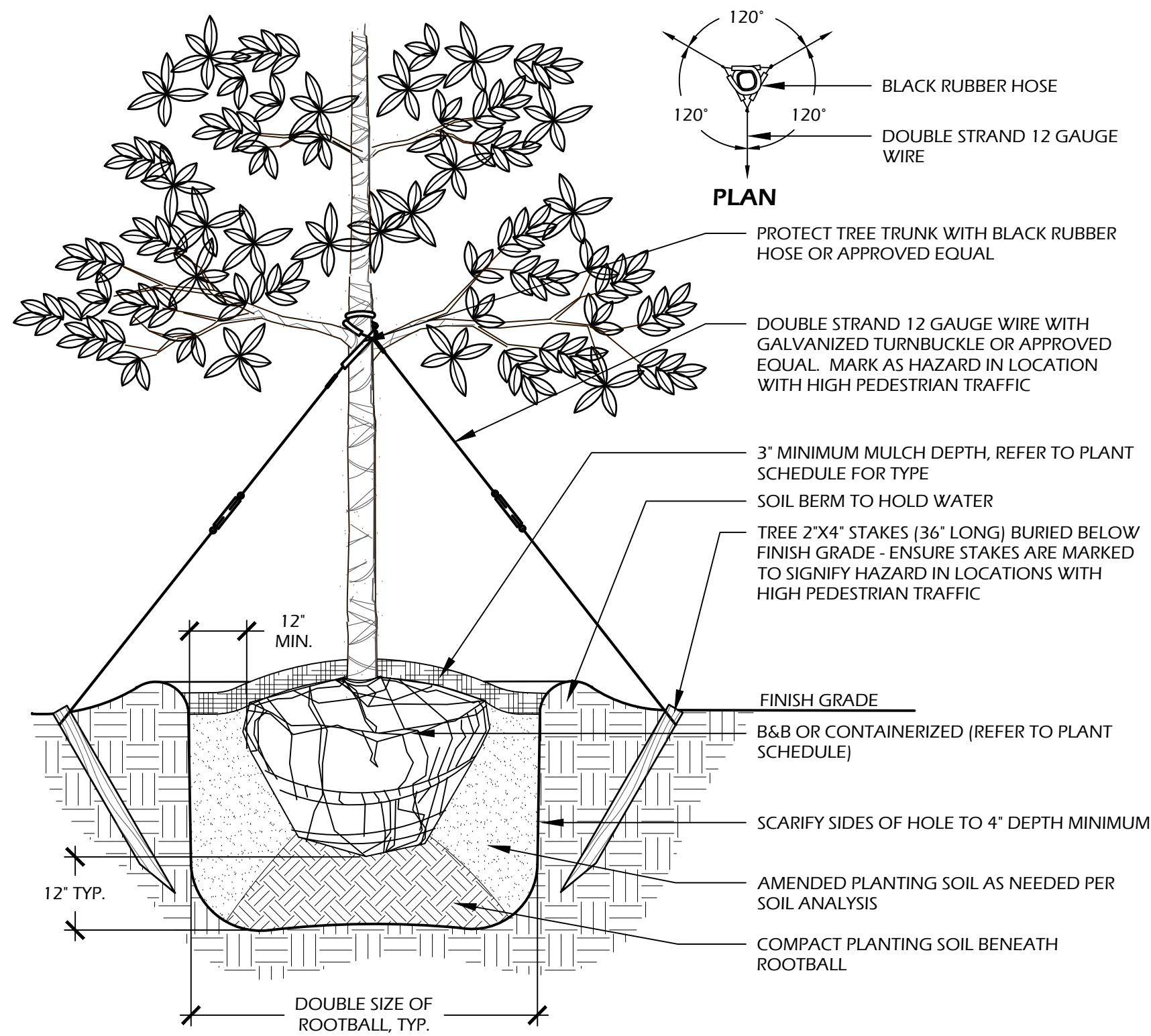
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UTILITY PLAN

DRAWING NUMBER
L400

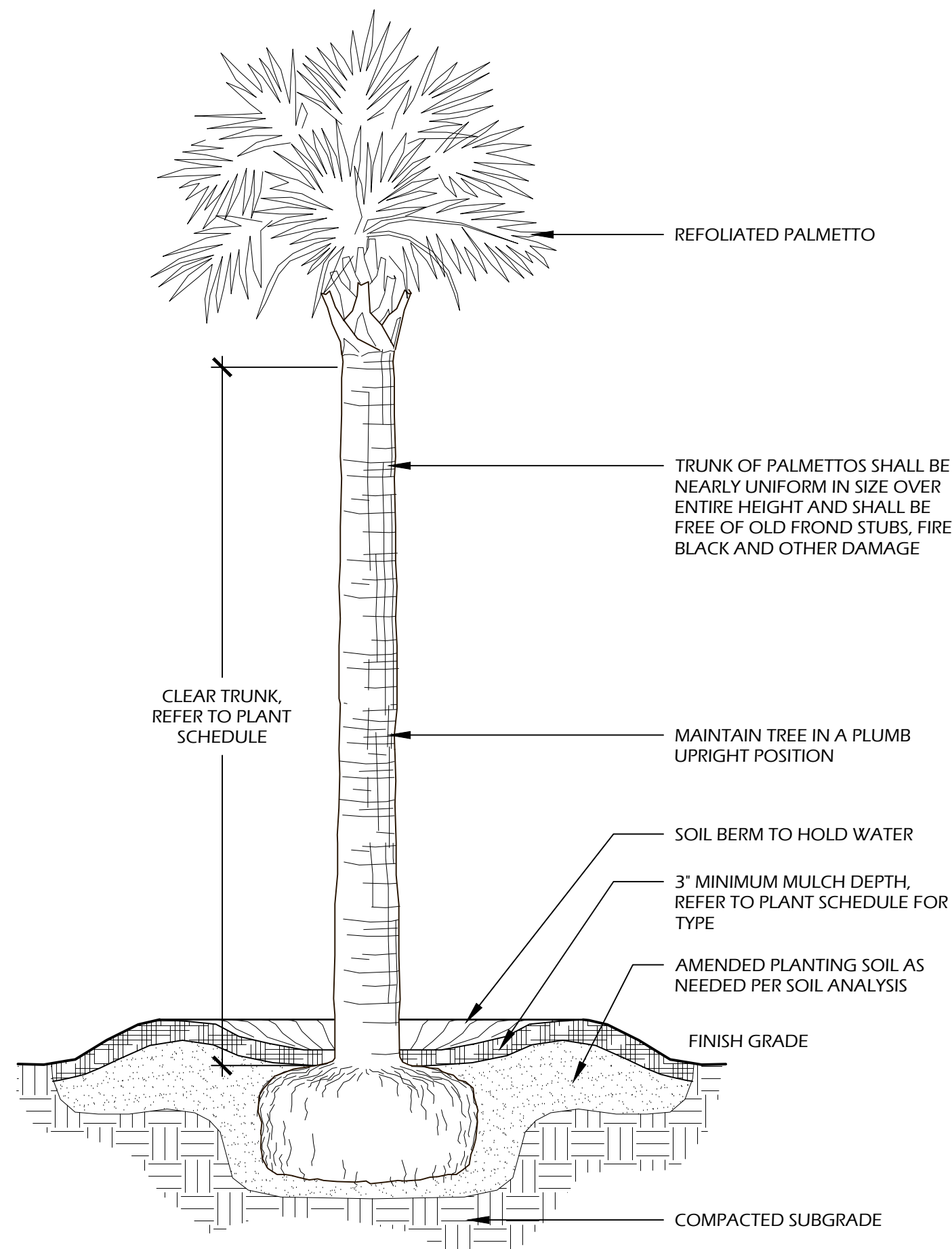






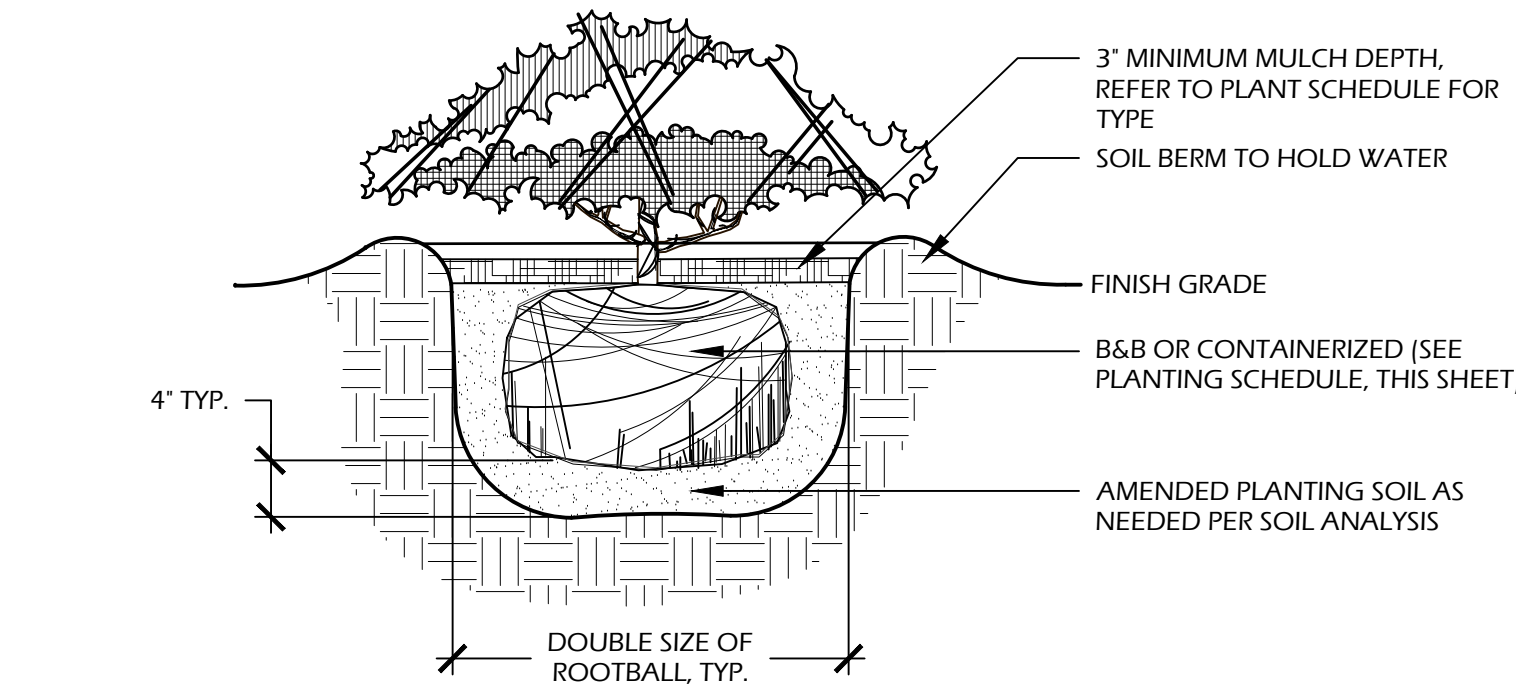
- NOTES:**
- TREE STAKING OPTIONAL, HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED 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 OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

1 // L501 TREE PLANTING
SCALE: N.T.S.



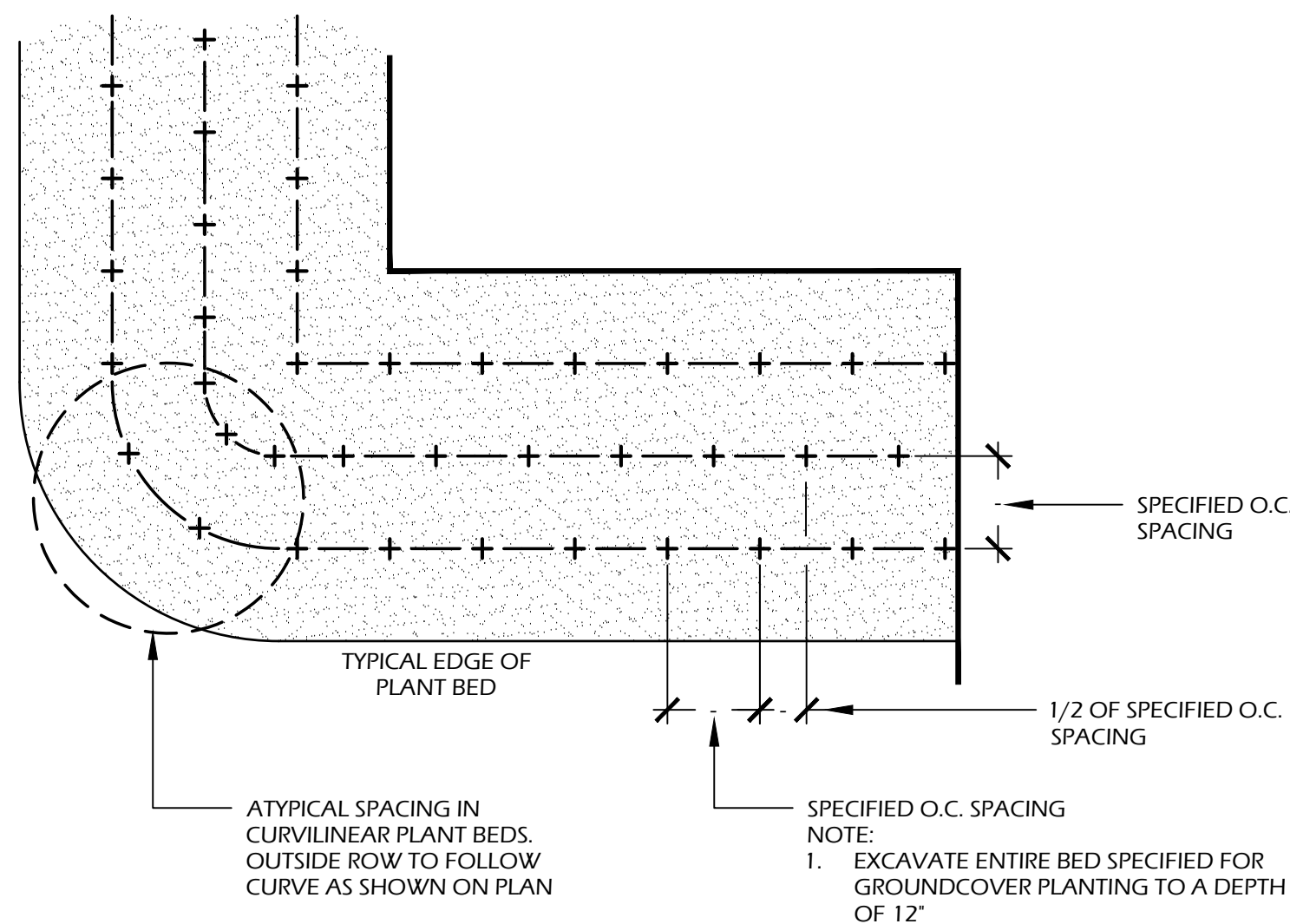
- NOTES:**
- FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
 - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - SABAL PALMETTOS SHALL BE REFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE.

2 // L501 PALM TREE PLANTING
SCALE: N.T.S.



- NOTES:**
- WHEN GROUNDCOVERS AND SHRUBS ARE USED IS 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 OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

3 // L501 SHRUB PLANTING
SCALE: N.T.S.



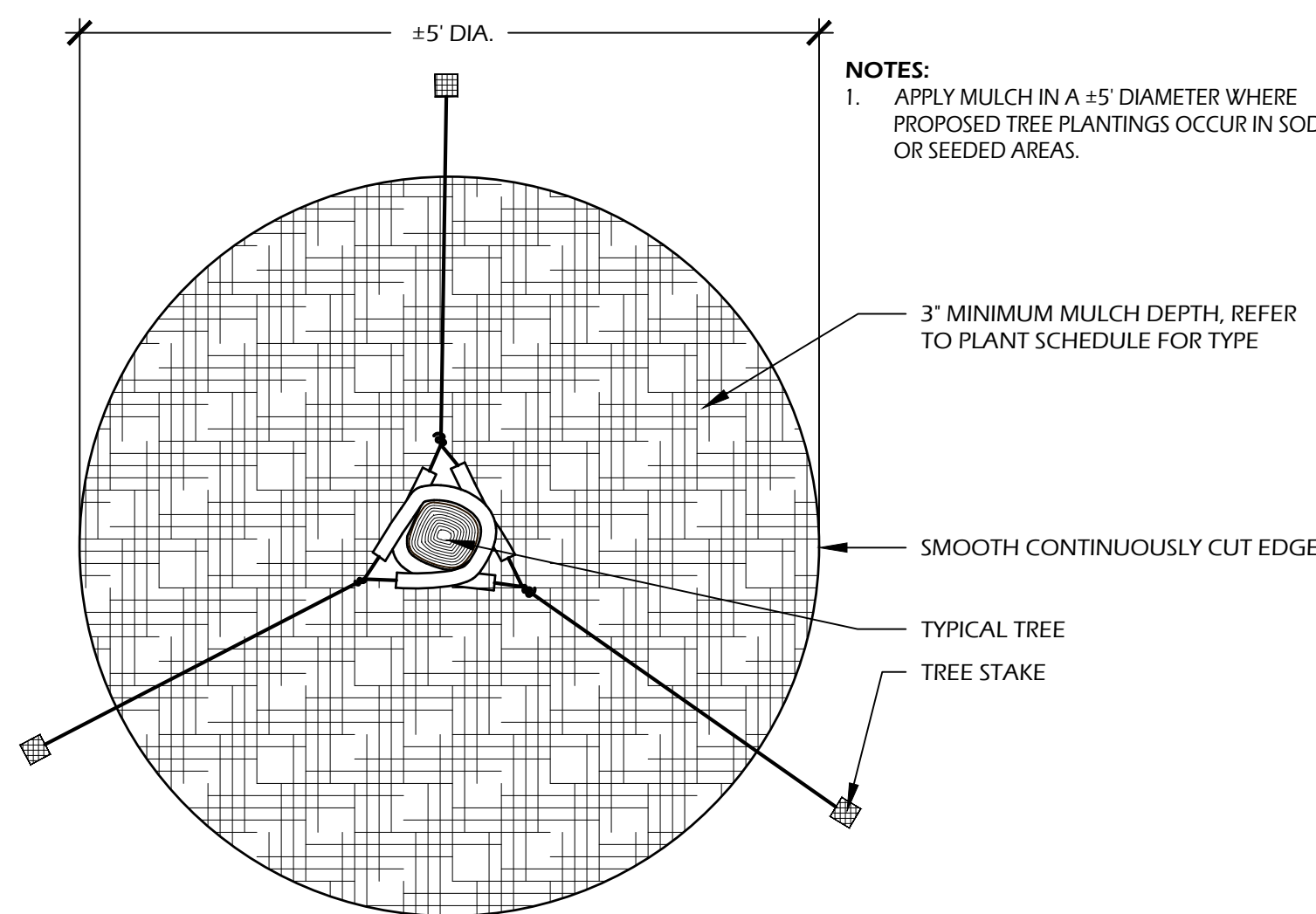
4 // L501 GROUND COVER PLANTING
SCALE: N.T.S.

PLANT SCHEDULE:

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
TREES								
3	MAGG	Magnolia grandiflora	Southern Magnolia	12'-14'	6'-7'	Cont.	-	Full to ground
9	QUEV	Quercus virginiana	Live Oak	14'-16'	6'-8'	Cont.	4"	Full
16	SABP	Sabal palmetto	Cabbage Palm	12'-16'	-	Cont.	-	Refoliated, full clear trunk, refer to plan for heights
UNDERSTORY TREES								
8	ILEV	Ilex vomitoria 'Pride of Houston'	Yaupon Holly	5'-6'	3'-4'	15 gal.	-	Tree form, Multi-stem, Full
4	LAGT	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Crape Myrtle	10'-12'	5'-6'	45 gal.	-	Full
11	MYRC	Myrica cerifera	Wax Myrtle	4'-5'	2'-3'	15 gal.	-	Full
SHRUBS								
3	HYDE	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	24'-30'	24'-30'	7 gal.	-	Full
32	PODM	Podocarpus macrophyllus	Podocarpus	36'-42'	24'-30'	15 gal.	-	Full
27	PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus	18'-24'	16'-20'	7 gal.	-	Full
10	ROSO	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	12'-18'	12'-18'	3 gal.	36" O.C.	Full
25	SERR	Serenoa repens	Saw Palmetto	24'-30'	24'-30'	15 gal.	-	Full
ORNAMENTAL GRASSES & FERNS								
28	SPAB	Spartina bakerii	Sand Cordgrass	14'-16'	10'-16'	1 gal.	30" O.C.	Full
GROUND COVERS, VINES & PERENNIALS								
20	GAUP	Gaura lindheimeri 'Pink Cloud'	Pink Cloud Gaura	12'-18'	12'-18'	1 gal.	24" O.C.	Pink Flowers, Full
15	LANC	Lantana 'Chapel Hill Yellow' PP19548	Chapel Hill Yellow Lantana	8'-12'	8'-12'	1 gal.	18" O.C.	Yellow Flowers, Full

Trees Removed									
Species Abbrev. Caliper Inches	CAT. I			CAT. II			CAT. III		
	LO	LA	M	GUM	WOK	H	PLM		
								9	
								11	
								12	
								13	
								14	
								15	
								16	
Species DBH Totals	0	0	0	0	0	0	0	99	0
Total DBH Inches	CAT. I			CAT. II			CAT. III		99
TREE LEGEND: LO-Live Oak, LA-Laurel Oak, M-Magnolia, GUM-Sweet Gum, WOK-Water Oak, H-Hickory, PLM-Palmetto									

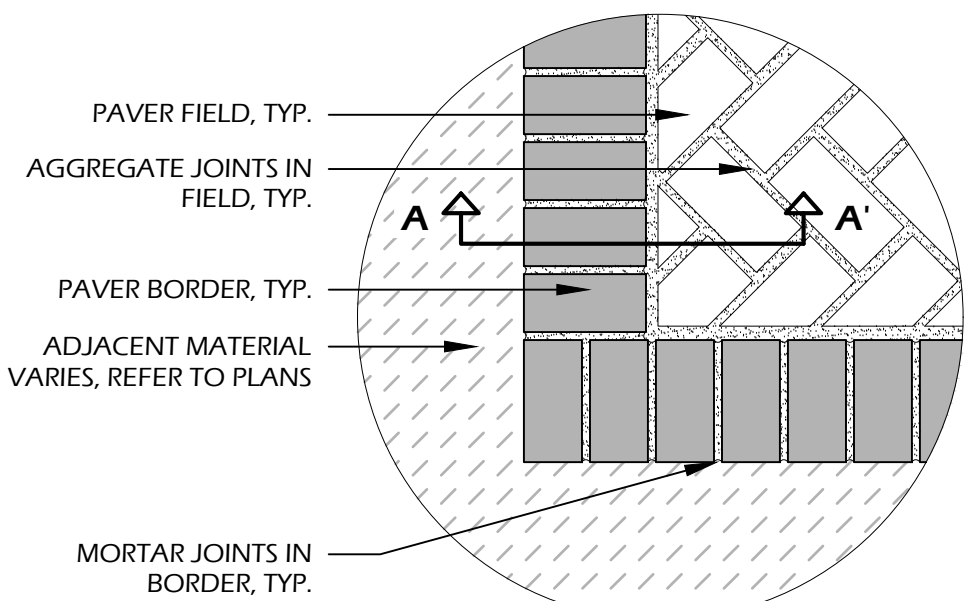
Tree Mitigation Calculations				
	CAT. I	CAT. II	CAT. III	CAT. IV
# OF TREES TO BE REMOVED	0	0	8	0
TOTAL # OF DBH INCHES	0	0	99	0
CALCULATION	0 ÷ 10 = 0	0 ÷ 10 = 0	99 ÷ 10 = 9.9	0 ÷ 0 = 0
# OF NEW TREES REQUIRED	0	0	10	0
# OF NEW TREES PROVIDED	12	8	16	4



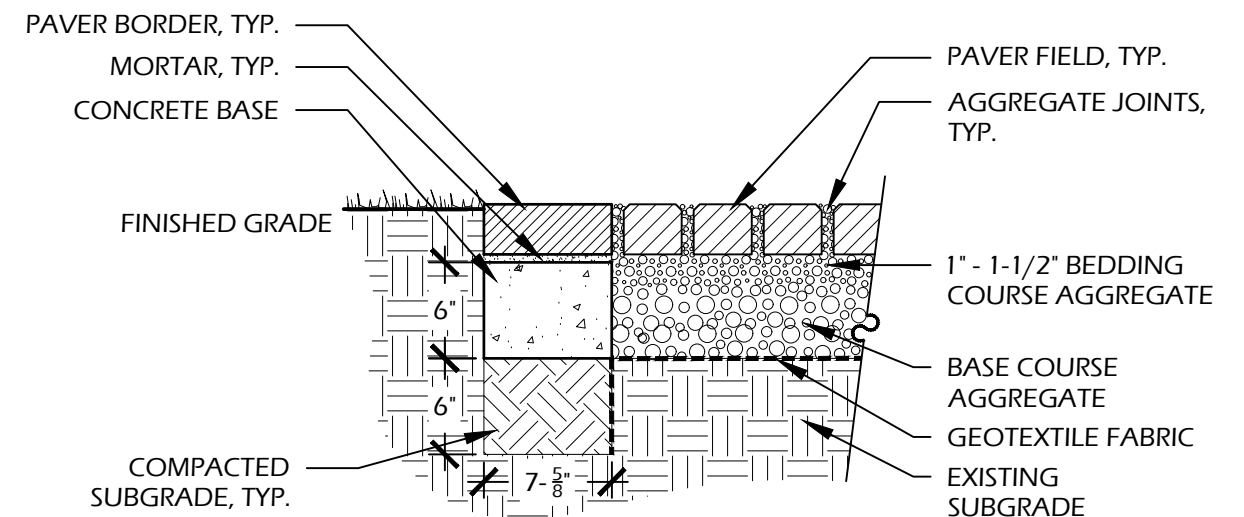
- NOTES:**
- APPLY MULCH IN A ±5' DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDING AREAS.

5 // L501 TREE STAKING
SCALE: N.T.S.

SITE DEVELOPMENT PLANS FOR SOUTH BEACH MARINA SEA PINES
HILTON HEAD ISLAND, SOUTH CAROLINA



PLAN - HERRINGBONE PATTERN



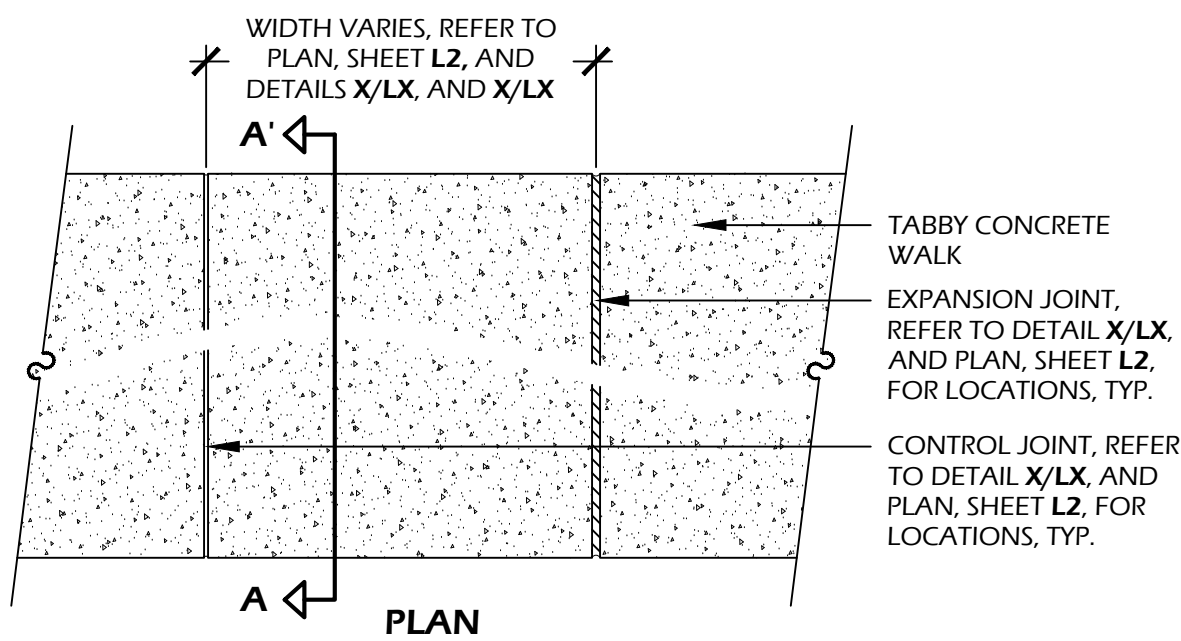
SECTION A-A'

PAVER MANUFACTURER INFORMATION:
LOWCOUNTRY PAVER
535 STINEY RD.
HARDEEVILLE, SC 29927
PHONE: (866) 468-3561
WEB: WWW.LCPAVER.COM

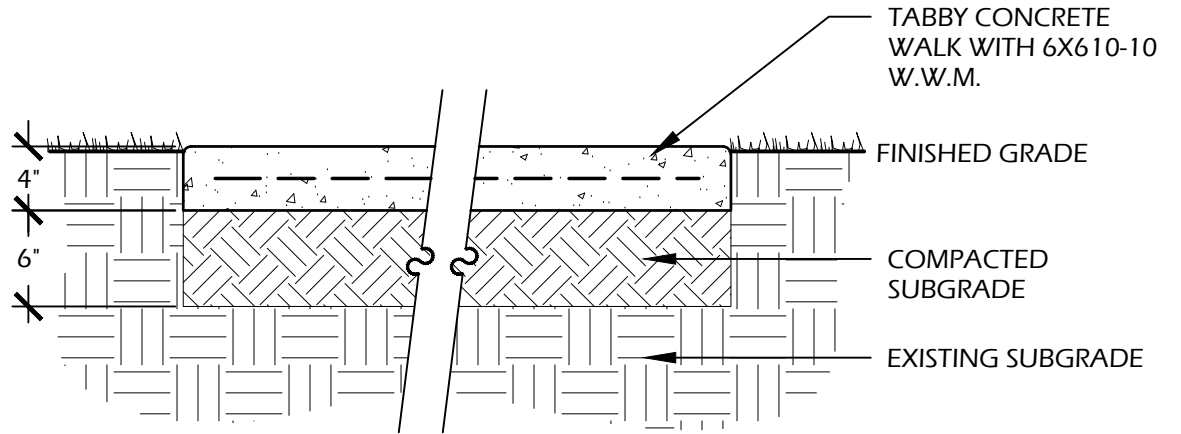
PAVER: HYDRASHED PERMEABLE PAVER, 80 MM
COLOR/FINISH: BATTERY GRAY, TABBY SHELL FINISH
PATTERN: HERRINGBONE BOND FIELD WITH SINGLE HEADER COURSE BORDER (REFER TO PLAN, **SHEET L100**, FOR PATTERN DIRECTION)
JOINTS: WASHED FRACTURED OPEN-GRADED STONE #89 AGGREGATE
BEDDING COURSE: 1/4" - 3/8" WASHED FRACTURED OPEN-GRADED STONE #89 AGGREGATE
BASE COURSE: 3/4" WASHED FRACTURES OPEN-GRADED STONE (NO FINES) #57 AGGREGATE

OTHER INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
SOIL COMPACTION: 95% STANDARD PROCTOR
GEOTEXTILE FABRIC: TYPAR 3401 OR APPROVED EQUAL

- NOTES:**
1. CONTRACTOR SHALL OBTAIN MANUFACTURERS SPECIFICATIONS TO ENSURE PROPER LOADS, COURSE DEPTHS AND INSTALLATION.
 2. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
 3. REFER TO PLAN (**SHEETS L100 & L200**) FOR WIDTHS OF DRIVE AND LOCATION OF PAVER BORDERS.
 4. CONTRACTOR SHALL COORDINATE BORDERS AND PATTERN WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 5. UPON REQUEST, CONTRACTOR SHALL PROVIDE SAMPLE OF PAVER (COLOR AND FINISH) TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION



SECTION A-A'



CONCRETE INFORMATION:

CONCRETE: 3,000 P.S.I. AT 28 DAYS
FINISH: TABBY SHELL

SOIL INFORMATION:

SOIL COMPACTION: 95% STANDARD PROCTOR

TABBY SPEC:

1. SHELL FINISH SHALL BE OYSTER SHELL MIX (EQUAL PARTS, SIZE #2, AND #3) HAND THROWN / SPREAD TO 100% COVERAGE ON FRESH POURED AND LEVELED CONCRETE.
2. HAND FLOAT UNTIL SHELL IS SUBMERGED, THEN AFTER 90% CURED, LIGHTLY PRESSURE WASH UNTIL SHELL IS EXPOSED.

NOTES:

1. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
2. REFER TO PLAN (**SHEET L2**) FOR WIDTHS OF WALK.
3. CONSTRUCT EXPANSION JOINTS WHERE WALK MEETS CURBS, STEPS, WALLS OR FIXED SLABS.
4. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4"X4" SAMPLE OF CONCRETE WITH 2 SIZES OF OYSTER SHELL FINISH FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

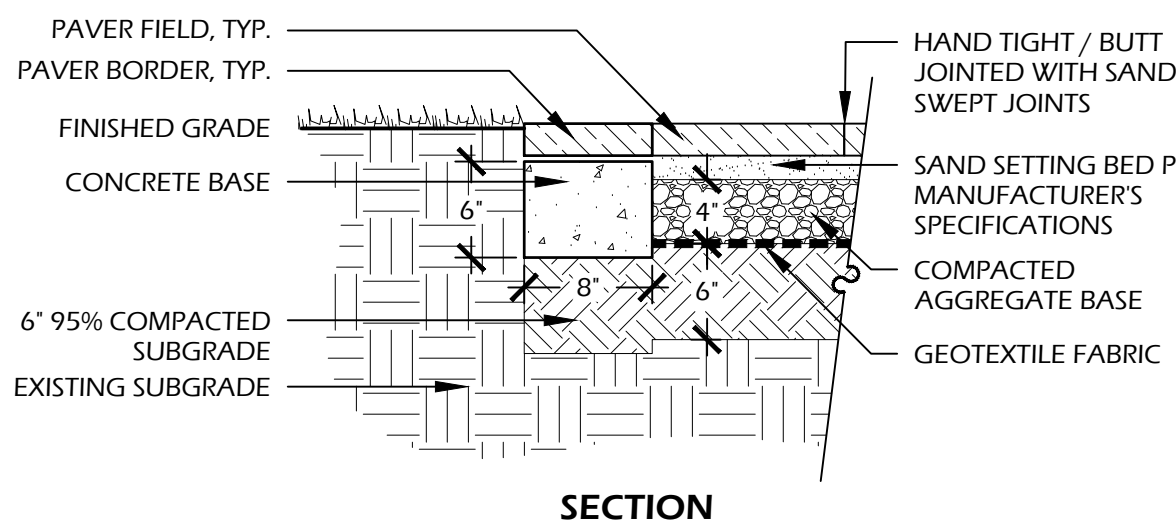
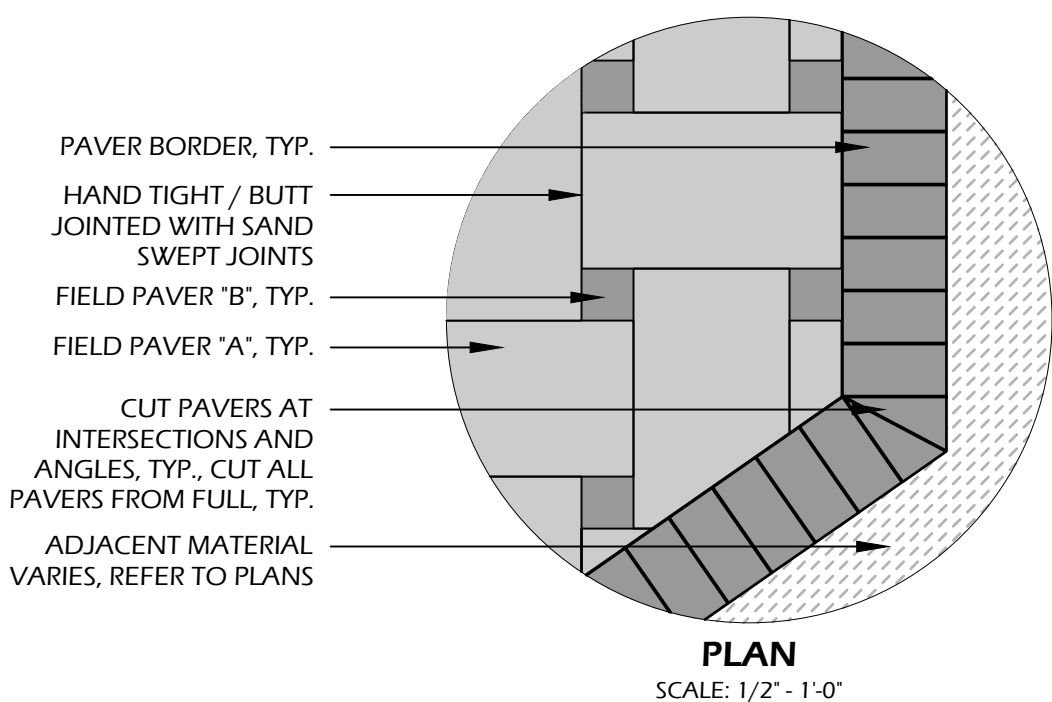


EXAMPLE PHOTO

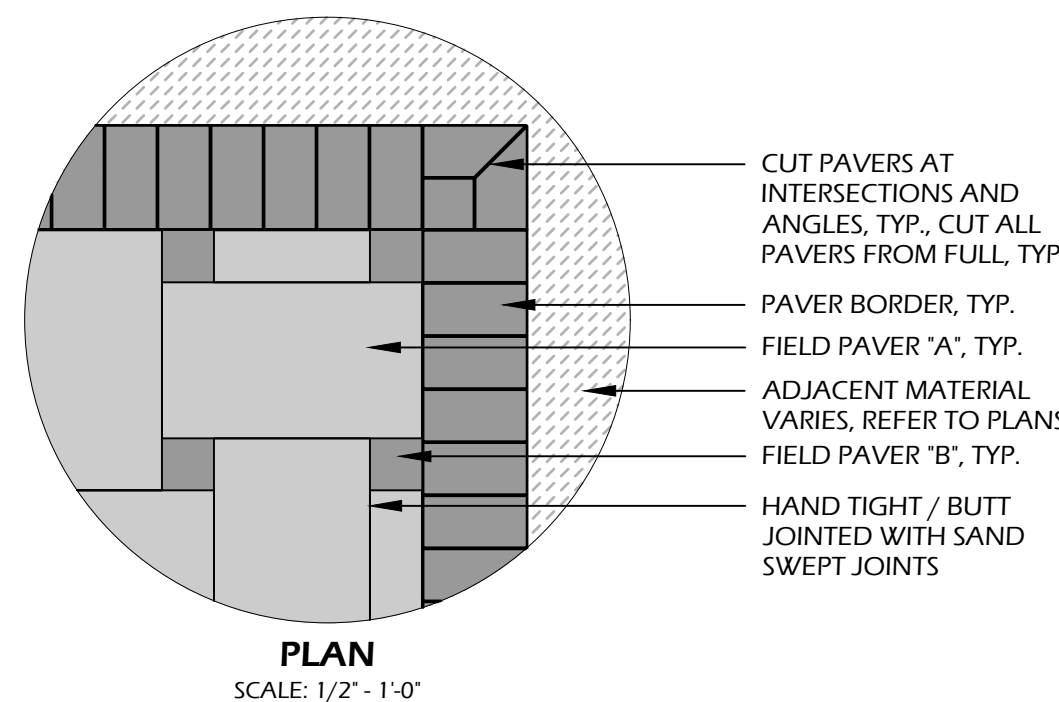
RAILING DETAIL TO MATCH ARCHITECTURE

5/4" X 6" IPE WOOD DECKING SURFACE, REFER TO STRUCTURAL ENGINEER DRAWINGS FOR CONSTRUCTION INFORMATION

1 // L600 PERMEABLE PAVER DRIVE
SCALE: 1" = 1'-0"



SECTION



PAVER INFORMATION:
MANUFACTURER: TECO-BLOC
FIELD PAVER 'A': OCEAN GRANDE COMMERCIAL
SIZE: 19-1/2" X 32-1/2" X 2-3/8"
COLOR: GREYED NICKEL
FIELD PAVER 'B': VALET COMMERCIAL
SIZE: 6-1/2" X 6-1/2" X 2-3/8"
COLOR: CHAMPLAIN GREY

BORDER PAVER: BLU HD² SLATE COMMERCIAL
SIZE: 13" X 6-1/2" X 2-3/8"
COLOR: CHAMPLAIN GREY

JOINTS: HAND TIGHT / BUTT JOINTED, SAND SWEEP, OR TO MATCH ARCHITECTURE

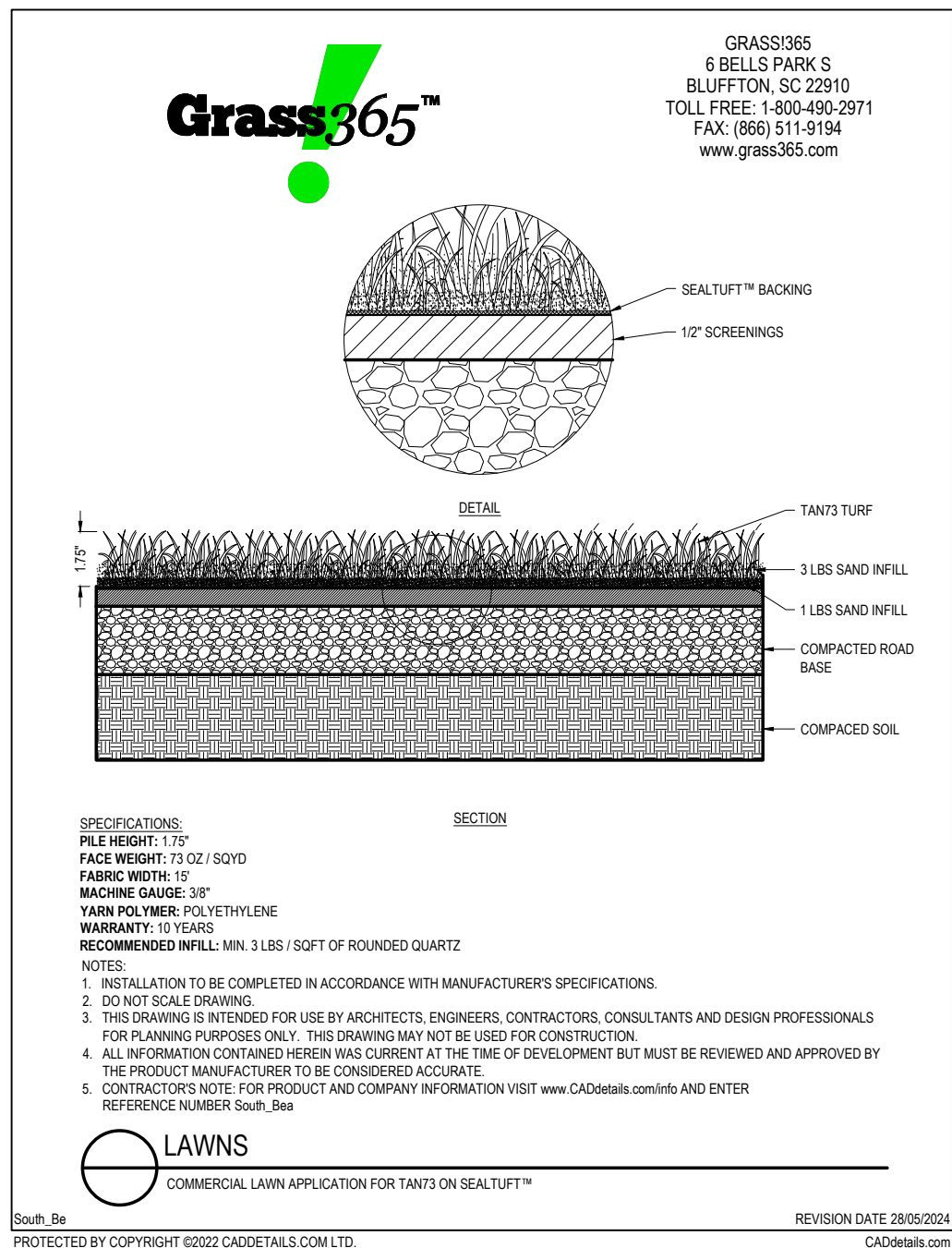
OTHER INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS. CONTINUOUS POUR, BASE SHALL NOT PASS STONE BORDER EDGE
GEOTEXTILE FABRIC: TYPAR 3401 OR APPROVED EQUAL
SOIL COMPACTION: 95% STANDARD PROCTOR

- NOTES:**
1. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
 2. REFER TO PLAN (**SHEETS L100 & L200**) FOR WIDTHS OF WALK AND LOCATION OF STONE BORDERS.
 3. CONTRACTOR SHALL COORDINATE BORDERS AND PATTERN WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.



PATTERN EXAMPLE PHOTO

3 // L600 IPE DECKING (FINAL DETAIL BY STRUCTURAL ENGINEER)
SCALE: N.T.S.



SECTION

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

2. DO NOT SCALE DRAWING.

3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.

4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

5. CONTRACTOR'S NOTE FOR PRODUCT AND COMPANY INFORMATION VISIT: www.CADdetails.com/info AND ENTER REFERENCE NUMBER South_Isla

REVISION DATE 28/05/2024

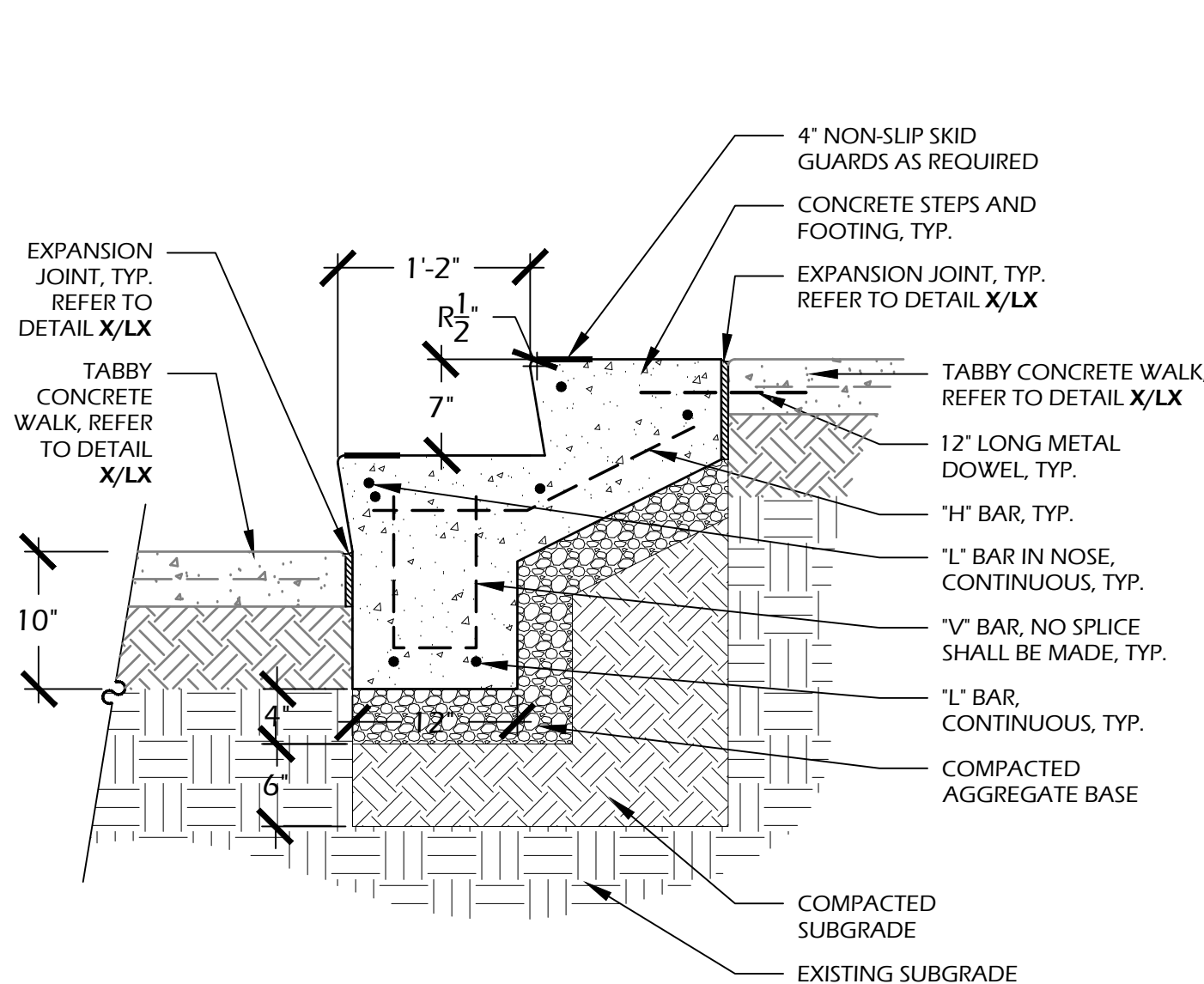
CADdetails.com

South_Isla

COMMERICAL LAWN APPLICATION FOR TANTO ON SEALTUFF™

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



CONCRETE INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
FINISH: LIGHT BROOM FINISH WITH GRIT SEALER (STEPS TO HAVE NON SLIP SURFACE)

SOIL INFORMATION:
SOIL COMPACTION: 95% STANDARD PROCTOR

REBAR SCHEDULE		
REBAR	SIZE	SPACING
7" BAR	#4	12" O.C.
7" BAR	#4	12" O.C.
7" BAR	#4	12" O.C.
METAL DOWEL	#4	24" O.C.

- NOTES:**
1. PROVIDE MIN. 1%, MAX. 2% CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
 2. REFER TO PLAN (**SHEET LX**) FOR WIDTHS OF WALK.
 3. CONSTRUCT EXPANSION JOINTS WHERE WALK MEETS CURBS, STEPS, WALLS OR FIXED SLABS.
 4. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4"X4" SAMPLE OF CONCRETE WITH 2 SIZES OF OYSTER SHELL FINISH FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.



EXAMPLE PHOTO

7 // L600 MONUMENTAL STEPS
SCALE: N.T.S.

8 // L600 IPE WOOD STEPS (FINAL DETAIL BY STRUCTURAL ENGINEER)
SCALE: N.T.S.



EXAMPLE PHOTO

RAILING DETAIL TO MATCH ARCHITECTURE

5/4" X 6" IPE WOOD RISERS AND TREAD SURFACE, REFER TO STRUCTURAL ENGINEER DRAWINGS FOR CONSTRUCTION INFORMATION



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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
SOUTH BEACH MARINA
SEA PINES
HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: MAY 28, 2024
PROJECT NO.: 22103.01
DRAWN BY: CK/JC
CHECKED BY: DK

FINAL DRB
SUBMITTAL PLAN,
NOT FOR
CONSTRUCTION

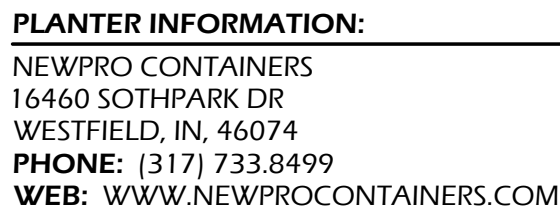
REVISIONS:

DRAWING TITLE
SITE DETAILS - 01

DRAWING NUMBER
L600



2 // L601 CONCRETE RETAINING WALL (FINAL DETAIL BY STRUCTURAL ENGINEER)
SCALE: 3/4" = 1'-0"



MODEL: POTSDAM RECTANGLE
FIBERGLASS PLANTER (SKU: JSPOT)
SIZE: 72"L X 16"W X 32"H
COLOR: T.B.D.
OTHER INFO: WITH DRAINAGE HOLES

OR APPROVED EQUAL



MANUFACTURER INFORMATION:
LANDSCAPE FORMS
7800 E. MICHIGAN AVE.
KALAMAZOO, MI, 49048
PHONE: (800) 430.6209
WEB: WWW.LANDSCAPEFORMS.COM

MODEL: BICILINEA BIKE RACK, 20
FINISH: STAINLESS STEEL

OR APPROVED EQUAL

5 // L601 | PLANTER
SCALE: N.T.S.

EXAMPLE INSTALLATION PHOTO



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DESIGN CONCEPTS, DRAWING, SHEETS,
LOGOS, SPECIFICATIONS, DETAILS,
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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
SOUTH BEACH MARINA
SEA PINES
HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	MAY 28, 2024
PROJECT NO.:	22103.01
DRAWN BY:	CK/JC
CHECKED BY:	DK

FINAL DRB
SUBMITTAL PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
SITE DETAILS - 02

DRAWING NUMBER

L60 1

MANUFACTURER INFORMATION:
NITELITES
6107 MARKET AVE.
FRANKLIN, OH 45005
PHONE: [513] 424.5510
WEB: WWW.NITELITES.COM

MODEL: NITE-004 BULLET
FINISH: AGED BRASS
BULB: NITE-429BR5W MR16 LED
WATTAGE: 5 WATTS
TEMPERATURE: 2700K
MOUNTING: TAJOOK

OR APPROVED EQUAL

MANUFACTURER INFORMATION:
NITELITES
 6107 MARKET AVE.
 FRANKLIN, OH 45005
PHONE: (513) 424.5510
WEB: WWW.NITELITES.COM

MODEL: NITE SOP BOLLARD LED
FINISH: AGE BRASS
BULB: BUILT-IN LED
WATTAGE: 4 WATTS
TEMPERATURE: 3000K
MOUNTING: 30" HIGH

OR APPROVED EQUAL

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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"

2	L602	UP LIGHT
		SCALE: N.T.S.

3 // L602 | PATH LIGHT
SCALE: N.T.S.

MANUFACTURER INFORMATION:
NITELITES
6107 MARKET AVE.
FRANKLIN, OH 45005
PHONE: (513) 424.5510
WEB: WWW.NITELITES.COM

MODEL: NITE-082 MINI LOUVER
DECK LIGHT
FINISH: AGED BRASS
BULB: BUILT-IN LED
WATTAGE: 2.5W WATTS
TEMPERATURE: 2700K
MOUNTING: FLUSH WITH WALL
SURFACE

OR APPROVED EQUAL

MANUFACTURER INFORMATION:
NITELITES
6107 MARKET AVE.
FRANKLIN, OH 45005
PHONE: (513) 424 5510
WEB: WWW.NITELITES.COM

MODEL: NITE-0911 LED STEP LIGHT
FINISH: AGED BRASS
BULB: BUILT-IN LED
WATTAGE: 8 WATTS
TEMPERATURE: 2700K
MOUNTING: FLUSH WITH RISER
SURFACE

OR APPROVED EQUAL

MANUFACTURER INFORMATION:
NITELITES
6107 MARKET AVE.
FRANKLIN, OH 45005
PHONE: (513) 424.5510
WEB: WWW.NITELITES.COM

MODEL: NITE-061 LED WELL LIGHT
FINISH: AGED BRASS
BULB: BUILT-IN LED
WATTAGE: 12 WATTS
TEMPERATURE: 2700K
MOUNTING: FLUSH WITH SURFACE

OR APPROVED EQUAL

5 // L602 | STAIR LIGHT
SCALE: N.T.S.

6 // L602 | IN-GROUND LIGHT
SCALE: N.T.S.

MANUFACTURER INFORMATION:
NITELITES
PHONE: (513) 424.5510
WEB: WWW.NITELITES.COM

MODEL: NITE-SL104 STRING LIGHT
COLOR: WARM WHITE NITE-SL4W
MOUNTING: STRING LIGHTS ARE T
STAINLESS STEEL CABLE MOUNTED
DO NOT STRING LIGHTS DIRECTLY B
AVOID WIRE STRAIN
MOUNTING POLES: MOUNT TO AR
DECK POLES

OR APPROVED EQUAL, REFER TO E
PLANS FOR FINAL SELECTIONS

G.F.C.I. INFORMATION:
MODEL: BY OWNER, G.F.C.I. OUTLET MODEL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES FOR OUTDOOR USE AND WEATHER RESISTANCE.

WOOD INFORMATION:
WOOD: NO. 1 PRESSURE TREATED
FINISH: YELLOW PINE
COLOR: STAINED CHARLESTON GREEN

NOTES:

1. G.F.C.I. MANUFACTURER TO PROVIDE SPECIFICATIONS FOR CONTRACTOR REFERENCE.
2. CONTRACTOR SHALL PROVIDE SQUARE RACEWAY ON BACK OF POST FOR CONDUIT AND ELECTRICAL WIRING. FILL RACEWAY WITH SQUARE DOWEL. FILL ALL IMPERFECTIONS WITH APPROPRIATE WOOD PUTTY, AND SAND SMOOTH PRIOR TO STAIN.
3. ELECTRICAL CONDUIT SHALL BE BURIED TO PROPER DEPTH PER ALL FEDERAL, STATE, AND LOCAL CODES.
4. ALL ATTACHMENTS SHALL BE WITH STAINLESS STEEL SCREWS SUITABLE FOR PRESSURE TREATED WOOD, NO NAILS SHALL BE USED.
5. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION

8 // L602 | G.F.I. OUTLET
SCALE: 1-1/2" = 1'-0"

SITE DEVELOPMENT PLANS
FOR
SOUTH BEACH MARINA
SEA PINES
HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	MAY 28, 2024
PROJECT NO.:	22103.01
DRAWN BY:	CK/JC
CHECKED BY:	DK

FINAL DRB
SUBMITTAL PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
SITE DETAILS - 03

DRAWING NUMBER

L602

SOUTH BEACH MARINA

232 S SEA PINES DR
HILTON HEAD ISLAND, SC 29928

SHEET INDEX:

[illegible]

PROJECT INFORMATION:

NAME OF PROJECT: SOUTH BEACH MARINA
ADDRESS: 2325 S SEA PINES DR
HILTON HEAD ISLAND, SC 29928
PROPOSED USE: ASSEMBLY (A-2)/ BUSINESS (B) / MERCANTILE (M)
OWNER CONTACT: MR. BOB GOSSETT
CODE ENFORCEMENT JURISDICTION: TOWN OF HILTON HEAD ISLAND
INTERNATIONAL BUILDING CODE (IBC): 2021
INTERNATIONAL MECHANICAL CODE: 2021
INTERNATIONAL PLUMBING CODE: 2021
THE NATIONAL ELECTRICAL CODE: 2021
INTERNATIONAL FUEL GAS CODE: 2021
INTERNATIONAL FIRE CODE: 2021
INTERNATIONAL FIRE PROTECTION CONSERVATION CODE: 2009
ICC/ANSI A117.1: 2017

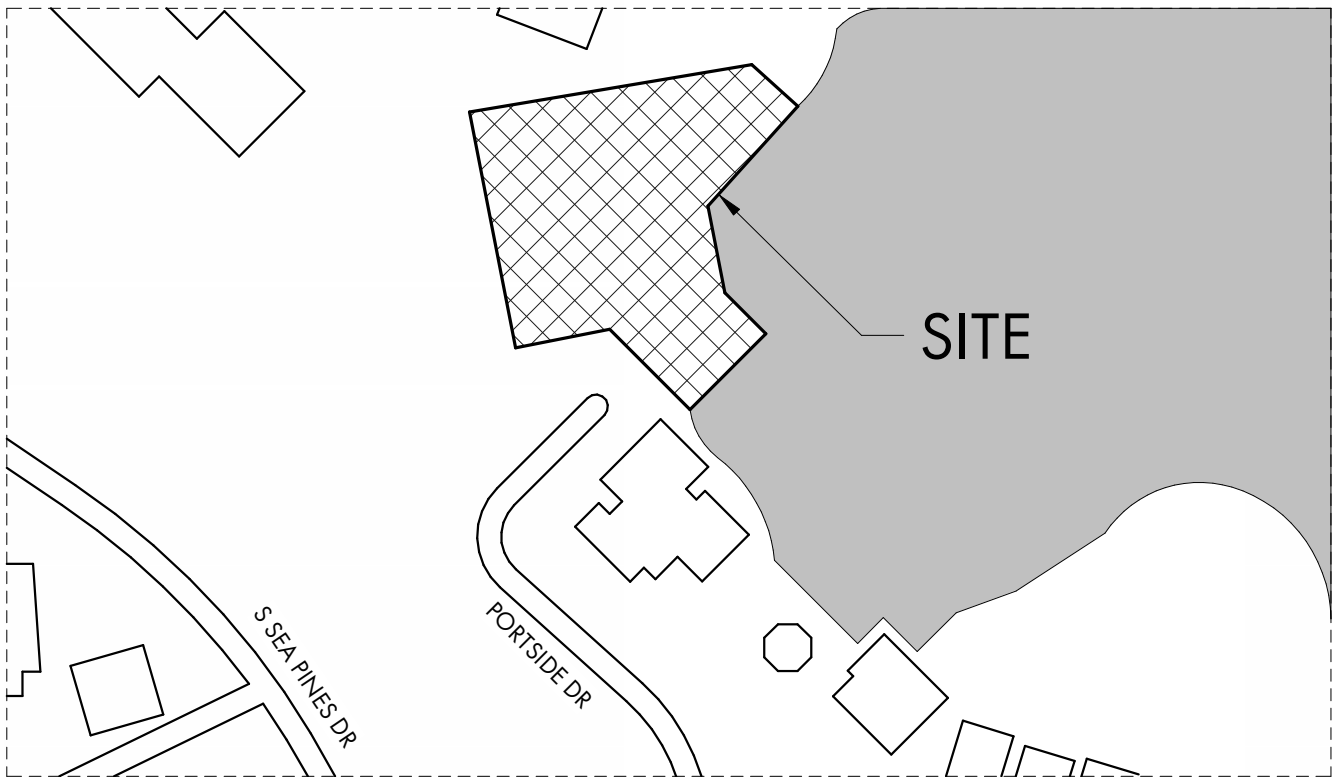
DESIGNER OF RECORD

DESIGNER	NAME	LICENSE NO.	TELEPHONE NO.
ARCHITECTURAL	JAMES C. ATKINS	SC #6743	(843) 815-2555
ELECTRICAL	ENGINEER NAME	XX #XXXX	(##)## ##-##
PLUMBING/FIRE PROTECTION	ENGINEER NAME	XX #XXXX	(##)## ##-##
MECHANICAL	ENGINEER NAME	XX #XXXX	(##)## ##-##
STRUCTURAL	ENGINEER NAME	XX #XXXX	(##)## ##-##
CIVIL	ENGINEER NAME	XX #XXXX	(##)## ##-##
LAND PLANNING/	JUDD CARSTENS	XX #XXXX	(843) 757-7411

PROJECT TEAM:

<u>OWNER CONTACT</u> MR. BOB GOSSETT 224 SOUTH BEACH MARINA, INC. 224 S 35th PINE DRIVE HILTON HEAD ISLAND, SC 29928 (843) 683-6473 PH BOB@SALTYSOG.COM	<u>ARCHITECT</u> COURT KIRKIN ARCHITECTS, INC. 32 BRUNN ROAD P.O. BOX 3978 BUFTON, SC 29910 (843) 815-2557 PH (843) 815-2547 FAX
<u>STRUCTURAL ENGINEER</u> SAPP STRUCTURAL 601 E 69TH STREET SAVANNAH, GA 31405 (912) 590-0542 PH	<u>GENERAL CONTRACTOR</u> NIX CONSTRUCTION 2 CORPUS CHRISTI PLACE, SUITE 203 HILTON HEAD ISLAND, SC 29928 (843) 241-2330 PH
<u>MECHANICAL, PLUMBING & FIRE PROTECTION</u> METHOD ENGINEERING GROUP 22 EAST BRYAN STREET, SUITE 1500C SAVANNAH, GA 31401 (912) 963-1611 PH	<u>LANDSCAPE ARCHITECT</u> WITMER JONES KEEFER LTD. 23 PROMENADE STREET BUFTON, SC 29910 (843) 757-7411 PH
<u>ELECTRICAL ENGINEER</u> METHOD ENGINEERING GROUP 22 EAST BRYAN STREET, SUITE 1500C SAVANNAH, GA 31401 (912) 963-1611 PH	<u>CIVIL ENGINEER</u> WALL EDWARDS ENGINEERING 199 PALMETTO WAY, SUITE C BUFTON, SC 29910 (843) 837-5250 PH

VICINITY MAP - N.T.S.



GENERAL NOTES:

- A. NOTE TO GENERAL CONTRACTORS: THESE DRAWINGS HAVE BEEN PROCEEDED UNDER A LIMITED SERVICES AGREEMENT BETWEEN THE OWNER AND AN ARCHITECTURAL FIRM, HEREIN CALLED ARCHITECTS, INC. THEY ARE TO BE USED FOR DESIGN INTENT AND IN COORDINATION WITH SUPPLEMENT ENGINEERING DOCUMENTS.
- B. THE ARCHITECT'S DRAWINGS CANNOT STAND ALONE AS CONSTRUCTION DOCUMENTS.
- C. SEE STRUCTURAL ENGINEERING DOCUMENTS FOR STRUCTURAL CONNECTION TECHNIQUES/ CALCULATIONS REQUIRED BY CODE CODE COMPLIANCE INSTRUCTIONS FOR WALL AND ROOF CONNECTION, AND TIE DOWN REQUIREMENTS.
- D. SEPARATE MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE REQUIRED SERVICE AND RISER DIAGRAMS, CALCULATIONS AND INSTALLATION SPECIFICATIONS. BEYOND THE ARCHITECT'S BASIC LAYOUT AND SELECTIONS SUGGESTIONS.
- E. SEPARATE CIVIL ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE ADDITIONAL SITE PLANNING, DRAINAGE, AND OTHER RELATED SITE WORK REQUIREMENTS.
- F. SELECTIONS NOT INCLUDED IN THESE DOCUMENTS WILL BE COORDINATED BY THE OWNER / OWNER'S REPRESENTATIVES.
- G. BY APPLYING FOR A BUILDING PERMIT AND/OR CONSTRUCTING THE PROJECT REPRESENTED HEREIN, THE OWNER AGREES TO LIMIT THE LIABILITY OF THIS CONTRACT TO THE OWNER ON THIS AS-BUILT, WHICH SHALL INCLUDE, WITHOUT LIMITATION, DAMAGES OR ANY NATURE WHATSOEVER, OR CLAIMS OF EXPENSES FOR ANY SUCH ITEMS TO THE ARCHITECT'S TOTAL COMPENSATION FOR SERVICES RENDERED HEREIN.
- H. THESE DOCUMENTS ARE THE WORK INSTRUMENTS OF THE ARCHITECT AND HAVE BEEN PREPARED SPECIFICALLY AND SOLELY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER CIRCUMSTANCES WITHOUT THE PARTICIPATION OF THE ARCHITECT. REPRODUCTION IS STRICTLY PROHIBITED. THE ARCHITECT SHALL BE DEEMED THE AUTHOR AND OWNER OF THESE DOCUMENTS AND SHALL RETAIN ALL RIGHTS OF COPYRIGHT, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.
- I. THE ARCHITECT HAS NOT BEEN CONTRACTED TO PERFORM CONSTRUCTION ADMINISTRATION/ ON-SITE OBSERVATION FOR THIS PROJECT.
- J. FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR WILL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
- K. THE CONTRACTOR WILL VERIFY ALL EXISTING CONDITIONS IN THE FIELD-ANY DISCREPANCIES WILL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- L. THE CONTRACTOR SHALL MAINTAIN AT THE SITE OF THE PROJECT, A SET OF RECORD DRAWINGS. THE CONTRACTOR SHALL RECORD ALL CHANGES AND NOTATIONS FROM THE ORIGINAL SET OF THESE AS-BUILT, WHICH SHALL BE UPDATED AT LEAST EVERY OTHER WEEK, AT THE CLOSE OF THE JOB, THE CONTRACTOR SHALL PROVIDE ONE COMPLETE SET OF ALL AS-BUILT INFORMATION TO THE ARCHITECT IN CLEAR AND LEGIBLE FORMAT.
- M. SIGNS SHALL BE LIMITED TO THE PROJECT IDENTIFICATION SIGN, THE IDENTIFICATION SIGN SHALL IDENTIFY THE PROJECT, THE ARCHITECT AND THE CONTRACTOR.
- N. INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK. THERE HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH CONDITIONS.
- O. WHEN ARCHITECTURAL DRAWINGS ARE IN CONFLICT WITH ENGINEERING DRAWINGS THE GENERAL CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.

CONSTRUCTION ADMIN.:

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

ASSEMBLY (A-2), BUSINESS (B), & MERCANTILE (M) OCCUPANCIES:

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

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

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



OCCUPANCY	EXISTING GROSS FLOOR AREA	PROPOSED GROSS FLOOR AREA
RESTAURANT (A-2) (INCLUDES OUTDOOR SEATING)	8,800 SQ. FT.	6,860 SQ. FT.
RETAIL (M)	3,030 SQ. FT.	3,015 SQ. FT.
OFFICE (B)	4,250 SQ. FT.	2,034 SQ. FT.
RESIDENTIAL (R)	10,810 SQ. FT. (30 ROOMS)	0 SQ. FT.
TOTAL:	24,040 SQ. FT.	9,549 SQ. FT.

BUILDING CODE SUMMARY

PROJECT DESCRIPTION:
BUILDING 'A': A TWO-STORY MULTI-UNIT BUILDING WITH ROOFTOP SERVICE YARD AND ASSEMBLY (A-2), BUSINESS (B), AND MERCANTILE (M) OCCUPANCIES
BUILDING 'B': A SINGLE-STORY SINGLE-UNIT BUILDING WITH ROOFTOP SERVICE YARD AND MERCANTILE (M) OCCUPANCIES

CONSTRUCTION:
BUILDINGS 'A' & 'B': TYPE VB WOOD FRAMED CONSTRUCTION ON SLAB FOUNDATION WITH STANDING SEAM METAL ROOF

GROSS BUILDING AREA:
BUILDING 'A': 7,494 SQ. FT.
BUILDING 'B': 2,055 SQ. FT.

BUILDING DATA - BUILDING 'A'

OCCUPANCY CLASSIFICATION: ASSEMBLY (A-2), MERCANTILE (M), & BUSINESS (B)
MIXED OCCUPANCY: Yes ☒ No ☐ Separation [1] One Hr.
CONSTRUCTION TYPE: I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ II-B ☐ IV ☐
MIXED CONSTRUCTION: Yes ☐ No ☐ Type ☐ N/A
SPRINKLERED: Yes ☒ No ☐
FIRE DISTRICT: Yes ☐ No ☐
BUILDING HEIGHT (MRH): 34'-0" Number of Stories: 2
MEZZANINE: Yes ☐ No ☒
HIGH RISE: Yes ☐ No ☒

ALLOWABLE HEIGHT, STORIES & AREA (PER IBC TABLE 504.3, 504.4 & 506.2):
MOST RESTRICTIVE USE GROUP (A-2)

	ALLOWABLE	ACTUAL
HEIGHT:	60 FEET	±34'-0"
STORIES:	2 STORIES	2 STORIES
AREA:	18,000 SQ. FT.	7,494 SQ. FT.
AREA INCREASE?	Yes ☐ No ☒	
HEIGHT INCREASE?	Yes ☐ No ☒	

OCCUPANT LOAD (IBC TABLE 1004.5): ASSEMBLY (A-2), BUSINESS (B), MERCANTILE (M)

FIRST FLOOR:		
ASSEMBLY (A-2):	1,442 SQ. FT./15 NET =	97 PERSONS
KITCHEN:	1,043 SQ. FT./200 GROSS =	6 PERSONS
MERCANTILE (M):	893 SQ. FT./60 GROSS =	15 PERSONS
SECOND FLOOR:		
BUSINESS (B):	1,742 SQ. FT./150 GROSS =	12 PERSONS
TOTAL OCCUPANCY:		130 PERSONS
LOWER PORCH SEATING:		83 PERSONS
UPPER PORCH SEATING:		31 PERSONS
TOTAL PLUMBING FIXTURE OCCUPANCY:		244 PERSONS

EXITS (IBC TABLE 1006.2.1):	REQUIRED	PROVIDED
NUMBER OF EXITS:	2	7

TRAVEL DISTANCE:

EXIT ACCESS DESIGN REQUIREMENTS, PER MOST RESTRICTIVE USE GROUP AS NOTED BELOW
*USE GROUPS TO BE UPDATED PER TENANT UPFIT DRAWINGS

	MAX. ALLOWABLE	ACTUAL MAX.
EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2):	250 FT.	57 FT.
COMMON PATH OF TRAVEL (IBC TABLE 1006.2.1):	75 FT.	24 FT.
DEAD END CORRIDOR (IBC 1020.5):	20 FT.	N/A

BUILDING DATA - BUILDING 'B'

OCCUPANCY CLASSIFICATION: MERCANTILE (M)
MIXED OCCUPANCY: Yes ☒ No ☐ Separation [1] One Hr.
CONSTRUCTION TYPE: I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ II-B ☐ IV ☐
MIXED CONSTRUCTION: Yes ☐ No ☒ Type ☐ N/A
SPRINKLERED: Yes ☐ No ☒
FIRE DISTRICT: Yes ☐ No ☐
BUILDING HEIGHT (MRH): 30'-0" Number of Stories: 2
MEZZANINE: Yes ☐ No ☒
HIGH RISE: Yes ☐ No ☒

ALLOWABLE HEIGHT, STORIES & AREA (PER IBC TABLE 504.3, 504.4 & 506.2):
MOST RESTRICTIVE USE GROUP (M)

	ALLOWABLE	ACTUAL
HEIGHT:	60 FEET	±30'-0"
STORIES:	2 STORIES	1 STORY
AREA:	36,000 SQ. FT.	2,055 SQ. FT.
AREA INCREASE?	Yes ☐ No ☒	
HEIGHT INCREASE?	Yes ☐ No ☒	

OCCUPANT LOAD (IBC TABLE 1004.5): OCCUPANCY (M)

FIRST FLOOR:		
MERCANTILE (M):	1,836 SQ. FT./60 GROSS =	25 PERSONS
TOTAL OCCUPANCY:		25 PERSONS
TOTAL PLUMBING FIXTURE OCCUPANCY:		25 PERSONS

EXITS (IBC TABLE 1006.2.1):	REQUIRED	PROVIDED
NUMBER OF EXITS:	2	3

TRAVEL DISTANCE:

EXIT ACCESS DESIGN REQUIREMENTS, PER MOST RESTRICTIVE USE GROUP AS NOTED BELOW
*USE GROUPS TO BE UPDATED PER TENANT UPFIT DRAWINGS

	MAX. ALLOWABLE	ACTUAL MAX.
EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2):	200 FT.	101 FT.
COMMON PATH OF TRAVEL (IBC TABLE 1006.2.1):	75 FT.	50 FT.
DEAD END CORRIDOR (IBC 1020.4):	20 FT.	N/A

IBC TABLE 601, 602, 508.4 FIRE SEPARATION				
IBC TABLE 601, 602, 508.4	REQ'D HOURLY	DETAIL # / SHEET #	% WALL OPENING	UL RATED ASSEMBLY
PARTY / FIREWALLS	1-HOUR	-	-	-
EXTERIOR BEARING WALLS (OVER 30 FT.)	-	-	-	-
EXTERIOR NON-BEARING WALLS (OVER 30 FT.)	-	-	-	-
INTERIOR WALLS	REQ'D HOURLY	DETAIL # / SHEET #	% WALL OPENING	UL RATED ASSEMBLY
BEARING	-	-	-	-
NON-BEARING	-	-	-	-
TENANT SEPARATION (508.4)	-	-	-	-
EXIT ACCESS	-	-	-	-
EXTERIOR WALLS	REQ'D HOURLY	DETAIL # / SHEET #	% WALL OPENING	UL RATED ASSEMBLY
NON-BEARING	-	-	-	-
FLOOR CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS)	-	-	-	-
VERTICAL SHAFTS	-	-	-	-
CHASES - M.E.P.	-	-	-	-

IBC TABLE 803.13 INTERIOR WALL & CEILING FINISH REQUIREMENTS BY OCCUPANCY						
GROUP	INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS	SPRINKLERED		NON-SPRINKLERED		
		CORRIDORS AND ENCLOSURE FOR EXIT ACCESS	ROOMS AND ENCLOSED SPACES	INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS	ROOMS AND ENCLOSED SPACES
A-2	B	B	C	---	---	---
B	B	C	C	---	---	---
M	B	C	C	---	---	---

IBC TABLE 2902.1 MINIMUM # OF REQUIRED PLUMBING FIXTURES								
ITEM	REQUIRED FIXTURE RATIO			FIXTURES REQUIRED			FIXTURE PROVIDED	
	MEN	WOMEN	MEN	WOMEN	UNISEX	MEN	WOMEN	UNISEX
WATER CLOSETS	1 PER 75	1 PER 75	2	2	-	2	2	7
LAVATORIES	1 PER 200	1 PER 200	1	1	-	2	2	7
DRINKING FOUNTAINS	1 PER 500	-	-	-	-	-	-	-
SERVICE SINK	-	-	-	-	1	-	-	1

PLUMBING CALCULATIONS *
*USE & OCCUPANT LOADS TO BE UPDATED PER UPFIT DRAWINGS
WATER CLOSETS
ASSEMBLY (A-2): 211 OCCUPANTS X 1/75 = 2.81
BUSINESS (B): 12 OCCUPANTS X 1/25 = 0.48
MERCANTILE (M): 40 OCCUPANTS X 1/500 = 0.092

TOTAL (MEN & WOMEN) W.C = 3.4 = 4

LAVATORIES
ASSEMBLY (A-2): 211 OCCUPANTS X 1/200 = 1.06
BUSINESS (B): 12 OCCUPANTS X 1/40 = 0.3
MERCANTILE (M): 46 OCCUPANTS X 1/750 = 0.06

TOTAL (MEN & WOMEN) LAVATORIES = 1.42 = 2

DRINKING FOUNTAINS
ASSEMBLY (A-2): 211 OCCUPANTS X 1/500 = 0.42
BUSINESS (B): 12 OCCUPANTS X 1/100 = 0.12
MERCANTILE (M): 46 OCCUPANTS X 1/100 = 0.46

TOTAL DRINKING FOUNTAINS = 1

ADDITIONAL PLAN INFORMATION

INTERIOR FINISH: 5/8" TYPE 'X' DRYWALL U.O.N.
HARDWARE ID: BATHROOM-ADA ACCESSIBLE HARDWARE
EGRESS ID: LIGHTED EMERGENCY EXIT SIGNS

MECHANICAL SECTION

SEE ENGINEER'S DRAWINGS

PLUMBING SECTION

SEE ENGINEER'S DRAWINGS

ELECTRICAL SECTION

SEE ENGINEER'S DRAWINGS

TENANT USAGE SECTION

TENANT USAGE NOTES

SOUTH BEACH MARINA
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PROJECT INFO

Date
05.28.2024
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22-116

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

GENERAL NOTES AND
CODE SUMMARY

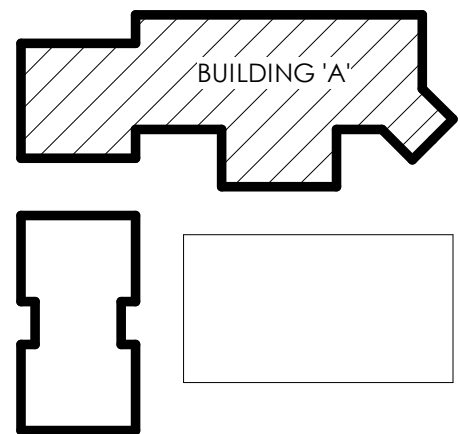
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BUILDING KEY PLAN
N.T.S.

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SHEET TITLE

BUILDING 'A' FIRST
FLOOR PLAN

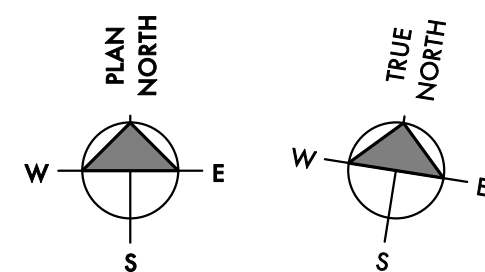
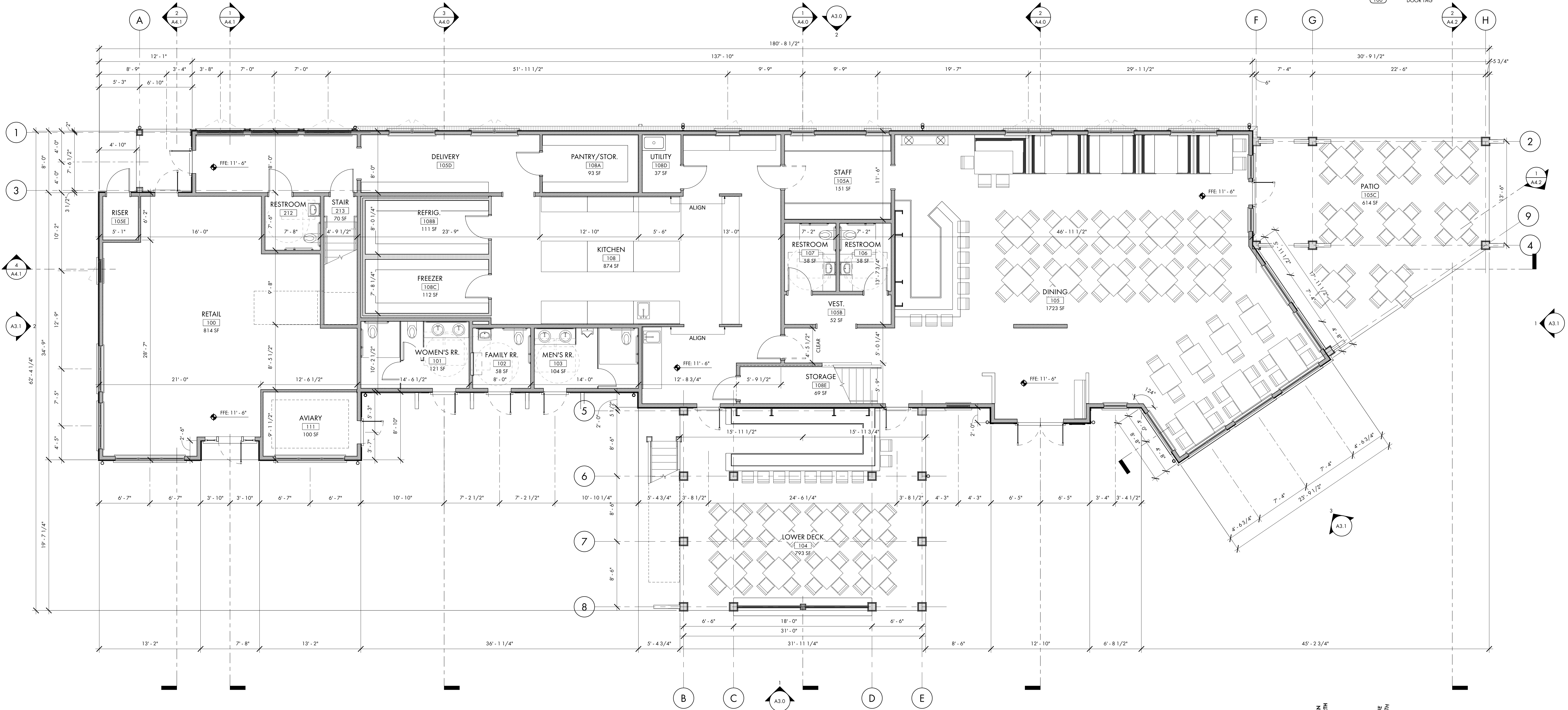
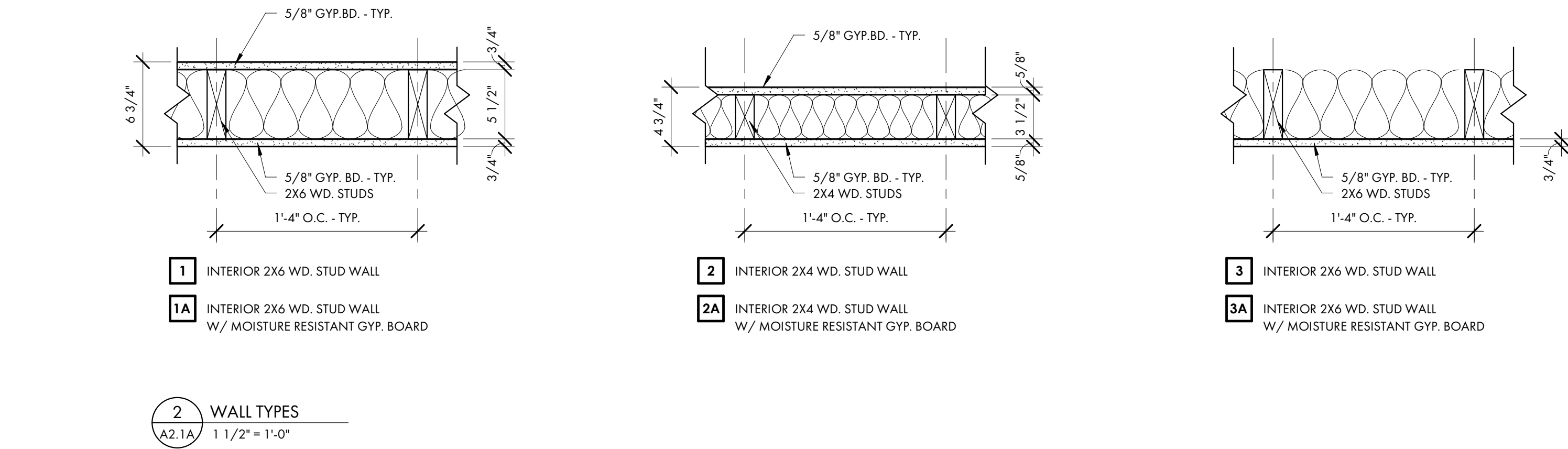
A2.1A

GENERAL FLOOR PLAN NOTES:

- G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK.
- SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.
- SEE A0.2 FOR ANSI/ADA REQUIREMENTS.
- ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.
- G.C./OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.
- DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.N.O. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.
- U.N.O. WALL TYPE SHALL BE TYPE '1'.
- DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE DIMENSIONED.
- WALL TAG DESIGNATIONS ARE INTENDED FOR THE LENGTH OF THE WALL ON THE SIDE OF THE ROOM ON WHICH THE LETTER DESIGNATION IS LOCATED.

FLOOR PLAN - SYMBOL KEY

- 3 1/2" WD. STUD WALL WITH 5/8" GYPSUM WALLBOARD
- 5 1/2" WD. STUD WALL WITH 5/8" GYPSUM WALLBOARD
- SOUND BATT INSULATION
- 1 HOUR FIRE RATED WALL
- WINDOW TAG
- WALL TAG
- DOOR TAG



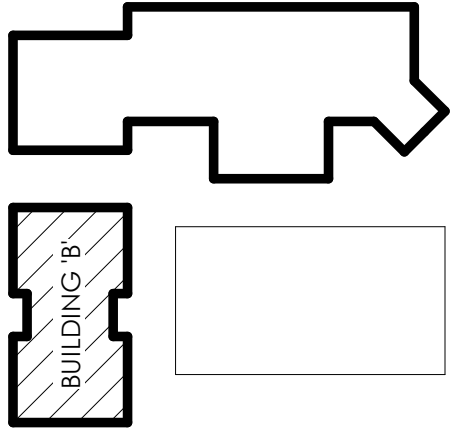
1 BLDG. 'A' FIRST FLOOR PLAN
A2.1A 3/16" = 1'-0"



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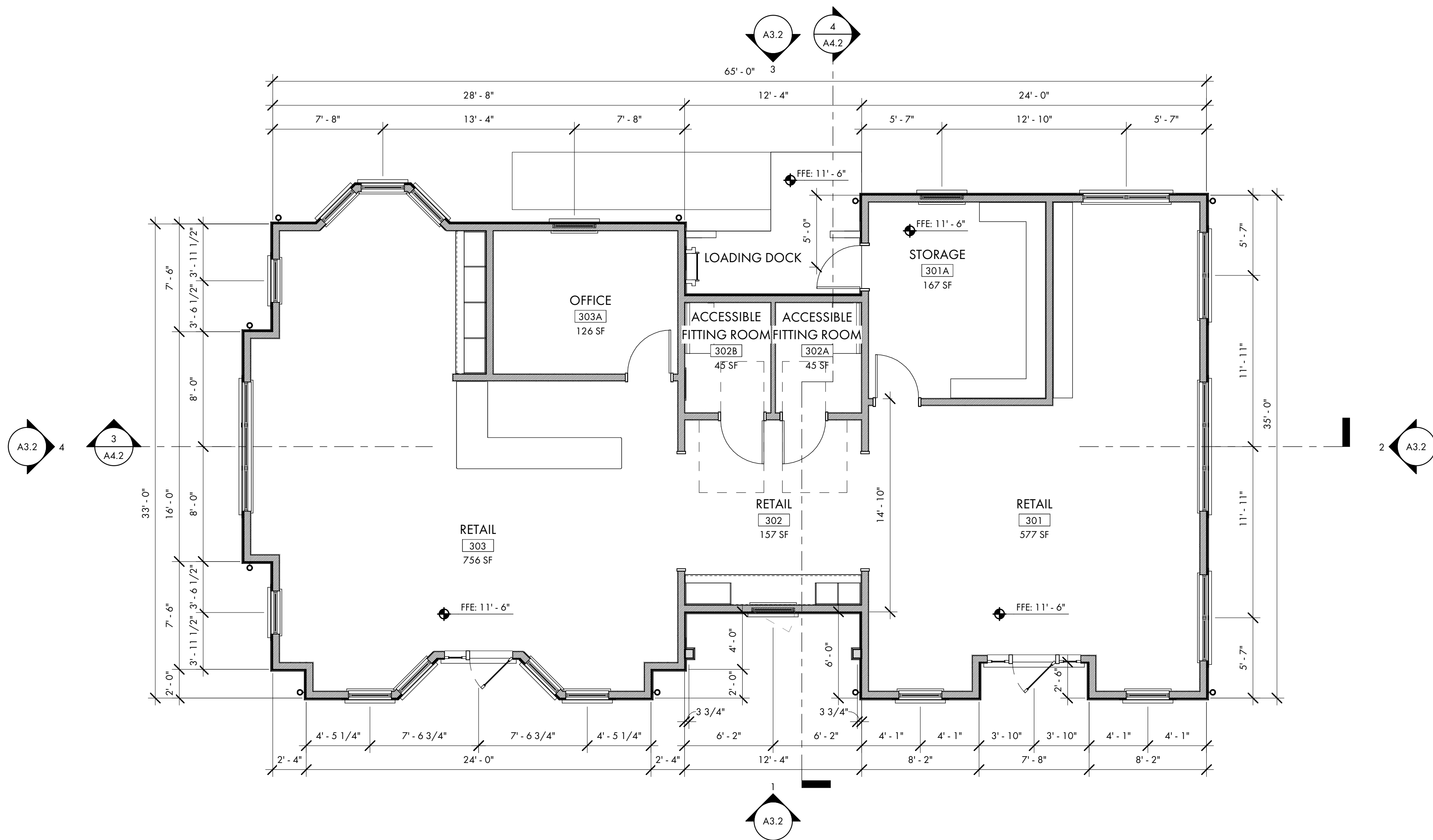
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SOUTH BEACH MARINA

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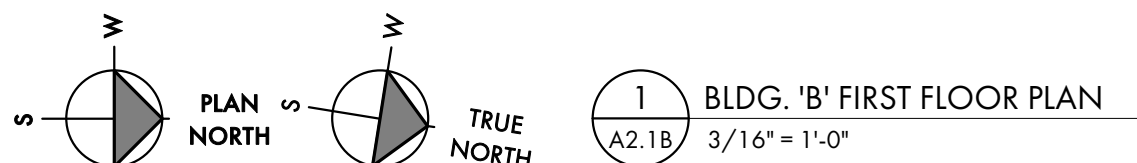
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BUILDING 'B' FIRST
FLOOR PLAN

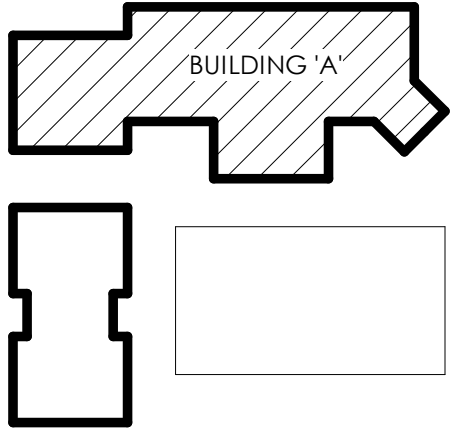
A2.1B



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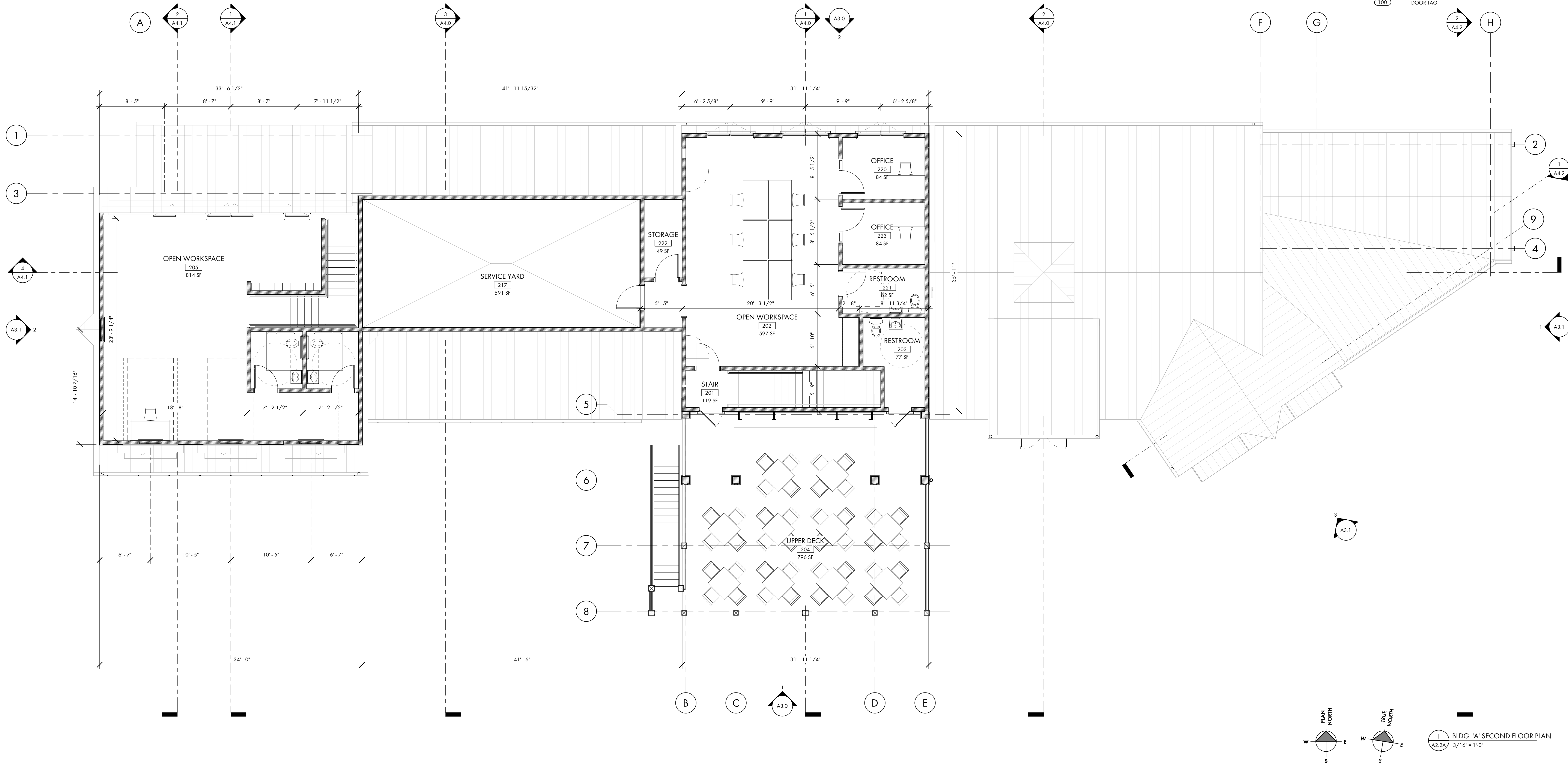
BUILDING KEY PLAN
N.T.S.

GENERAL FLOOR PLAN NOTES:

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SHEET TITLE

BUILDING 'A' SECOND
FLOOR PLAN

A2.2A

GENERAL ROOF PLAN NOTES:

- A. AT ALL ROOF RIDGES AND HIPS USE CONTINUOUS SELF ADHERED UNDERLAYMENT CONTINUE OVER RIDGE/HIP 2" BOTH WAYS.
- B. AT ALL ROOF VALLEYS USE 36" SELF-ADHERED MEMBRANE FLASHING CENTERED IN VALLEY
- C. VERIFY ROOF TOP EQUIPMENT CLEARANCES W/ MANUFACTURERS TO VERIFY EQUIPMENT LAYOUTS.

STANDING SEAM METAL ROOFING

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

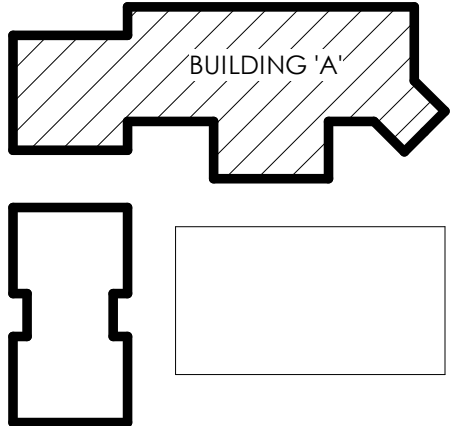
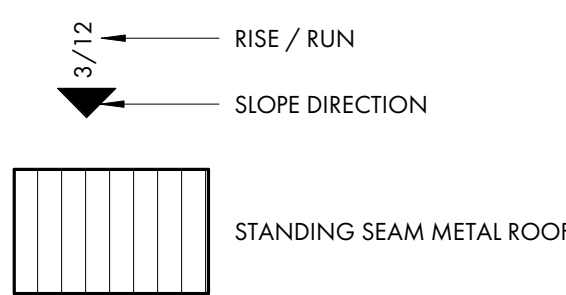
- AVAILABLE IN 24 & 22 GAUGE STEEL & 0.032 ALUMINUM
- EXTRUDED VINYL WEATHERSEAL (OPTIONAL)
- CONCEALED FASTENERS
- INTEGRAL SNAP-LOCK SEAM
- UL 580 TESTED*
- UL 99 WIND UPLIFT*
- UL FIRE RESISTANCE LISTED
- 1897 TESTED**
- ASTM AIR & WATER RESISTANCE TESTED
- ASTM E-1592 TESTED
- FLORIDA PRODUCT APPROVAL*
- MIAMI-DADE APPROVAL
- ICC-ES REPORT ESR-3486

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

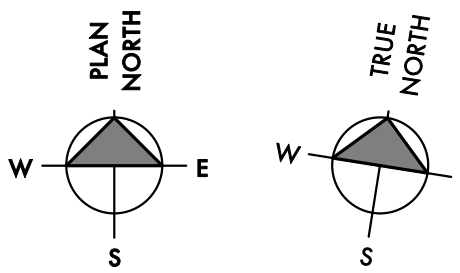
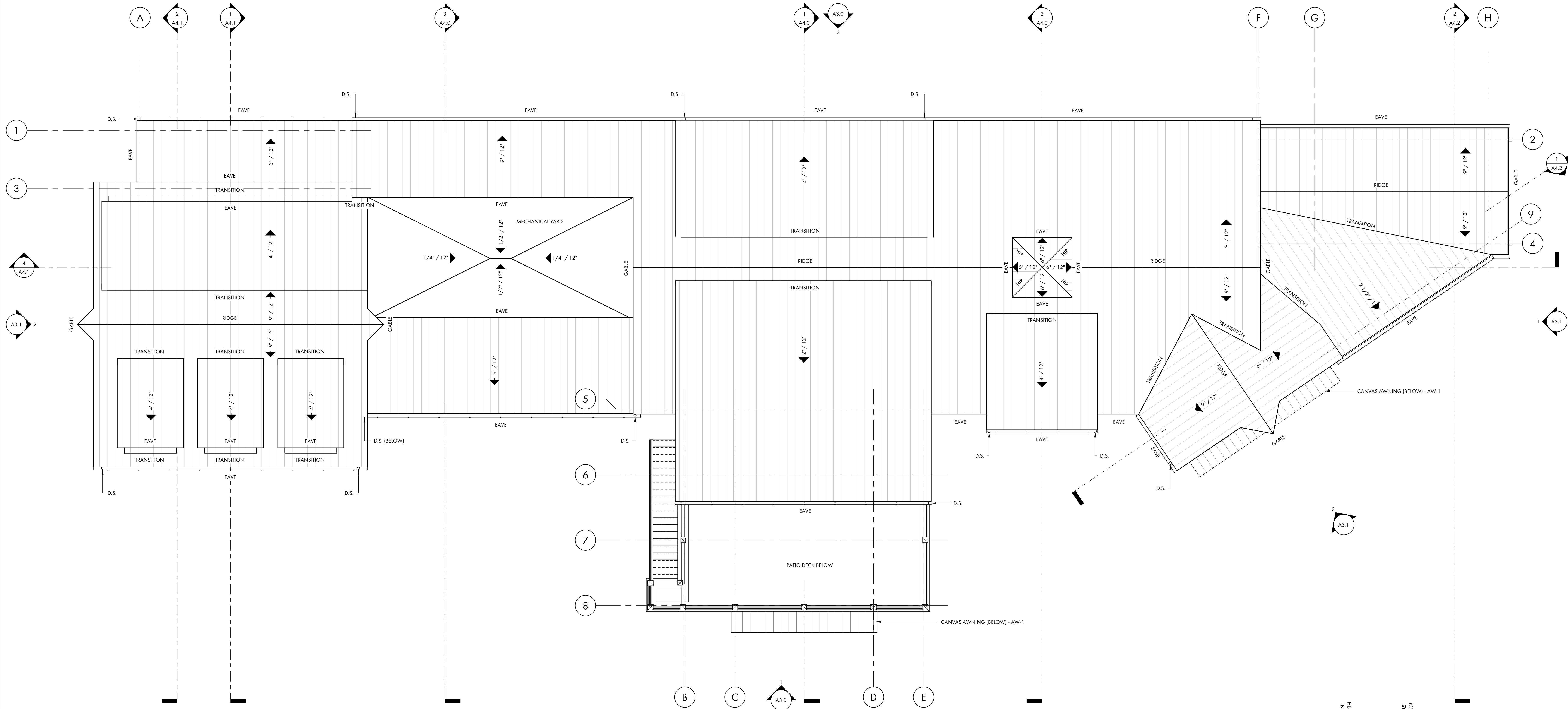
MATERIALS
STANDARD MATERIAL IS 24-GAUGE, GALVALUME
INSTALLATION NOTE:

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

ROOF PLAN LEGEND



BUILDING KEYPLAN
N.T.S.



1 BLDG. 'A' ROOF PLAN
A2.3A 3/16" = 1'-0"

PROJECT INFO

Date
05.28.2024
Project No.
22-116

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NO. REV. DATE DESCRIPTION

SHEET TITLE

BUILDING 'A' ROOF
PLAN

A2.3A

GENERAL ROOF PLAN NOTES:

- A. AT ALL ROOF RIDGES AND HIPS USE CONTINUOUS SELF ADHERED UNDERLAYMENT CONTINUE OVER RIDGE/HIP 2" BOTH WAYS.
- B. AT ALL ROOF VALLEYS USE 36" SELF-ADHERED MEMBRANE FLASHING CENTERED IN VALLEY
- C. VERIFY ROOF TOP EQUIPMENT CLEARANCES W/ MANUFACTURERS TO VERIFY EQUIPMENT LAYOUTS.

STANDING SEAM METAL ROOFING

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

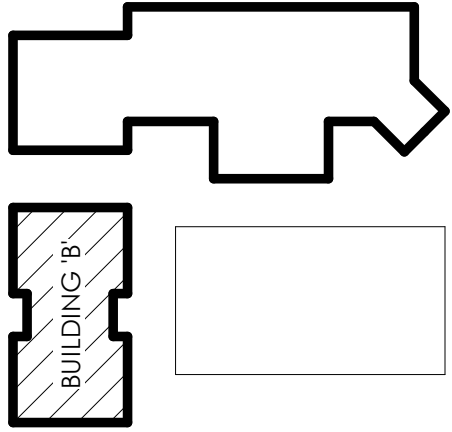
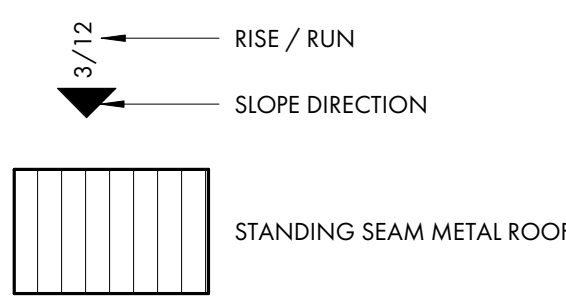
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- INTEGRAL SNAP-LOCK SEAM
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- UL FIRE RESISTANCE LISTED
- 1897 TESTED**
- ASTM AIR & WATER RESISTANCE TESTED
- ASTM E-1592 TESTED
- FLORIDA PRODUCT APPROVAL*
- MIAMI-DADE APPROVAL
- ICC-ES REPORT ESR-3486

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

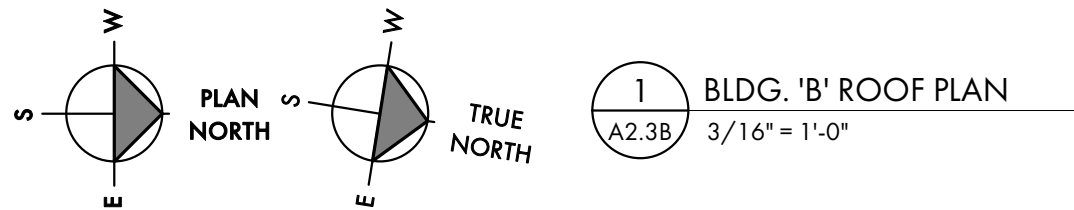
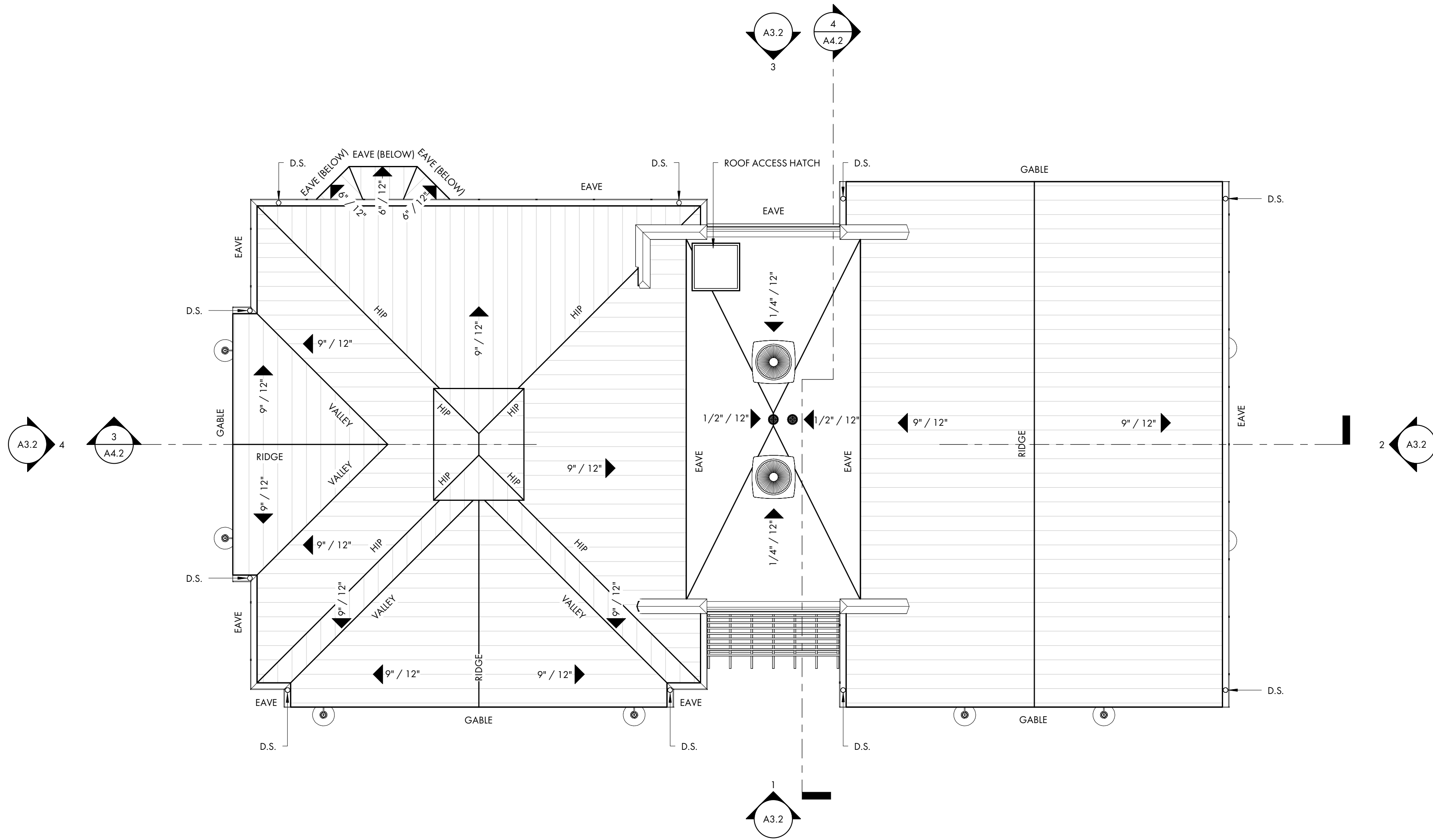
MATERIALS
STANDARD MATERIAL IS 24-GAUGE, GALVALUME
INSTALLATION NOTE:

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ROOF PLAN LEGEND



BUILDING KEYPLAN
N.T.S.



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BUILDING 'B' ROOF
PLAN

A2.3B

EXTERIOR FINISHES LEGEND					
LABEL	MATERIAL	PRODUCT INFORMATION			REMARKS
		MANUFACTURER	STYLE	COLOR	
AW-1	CANVAS AWNING	SATTLER	BIG SUR	TRUE BLUE P612	
BR-1	BRICK				
CD-1	COMPOSITE DECKING	TREX	TRANSCEND	BISCAYNE	
CS-1	COMPOSITE SHINGLE	NUCEDAR	ROUGHSAWN	ARGOS	
D-1	ALUM. CLAD DOOR	MARVIN	ULTIMATE	STONE WHITE	
D-2	ALUM. CLAD DOOR	MARVIN	ULTIMATE	WINEBERRY	
D-3	FIBERGLASS DOOR	MARVIN	ULTRIX	STONE WHITE	
MTL-1	PRE-FIN. MTL.			CHARCOAL	
MTL-2	PRE-FIN. MTL. GUARDRAIL			WHITE	
P-1	PAINT	SHERWIN WILLIAMS		SW7005 PURE WHITE	
P-2	PAINT	SHERWIN WILLIAMS		SW6244 NAVAL	
SSMR-1	STANDING SEAM MTL. ROOF	MCELOY		CHARCOAL	
W-1	ALUM. CLAD WINDOW	MARVIN	ULTIMATE	STONE WHITE	
W-2	ALUM. CLAD WINDOW	MARVIN	ULTIMATE	WINEBERRY	
WD-1	EXTERIOR WOOD STAIN			NATURAL	

GENERAL EXTERIOR ELEVATION NOTES:

- A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK.
- B. ADHESIVE APPLIED TO 5" SHINGLE SIDING LOCATED ABOVE ROOF AREAS, SEE NUCEDAR SHINGLE PRODUCT INSTALLATION GUIDE.
- C. EXPOSED CUT EDGES TO BE PAINTED WITH MANUFACTURER-SUPPLIED PAINT DAUBERS AT WOVEN CORNER DETAILS, SEE NUCEDAR SHINGLE PRODUCT INSTALLATION GUIDE.

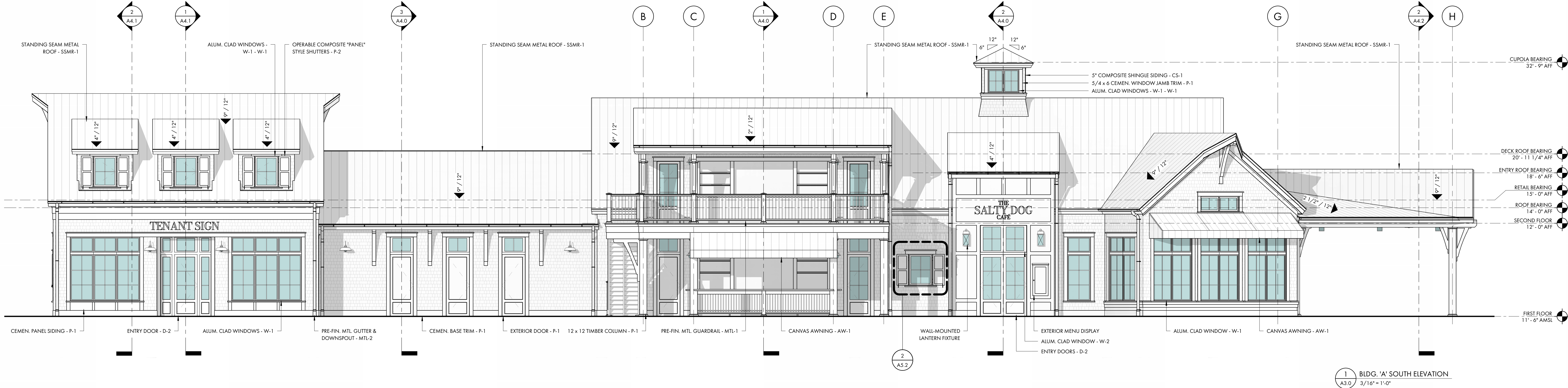
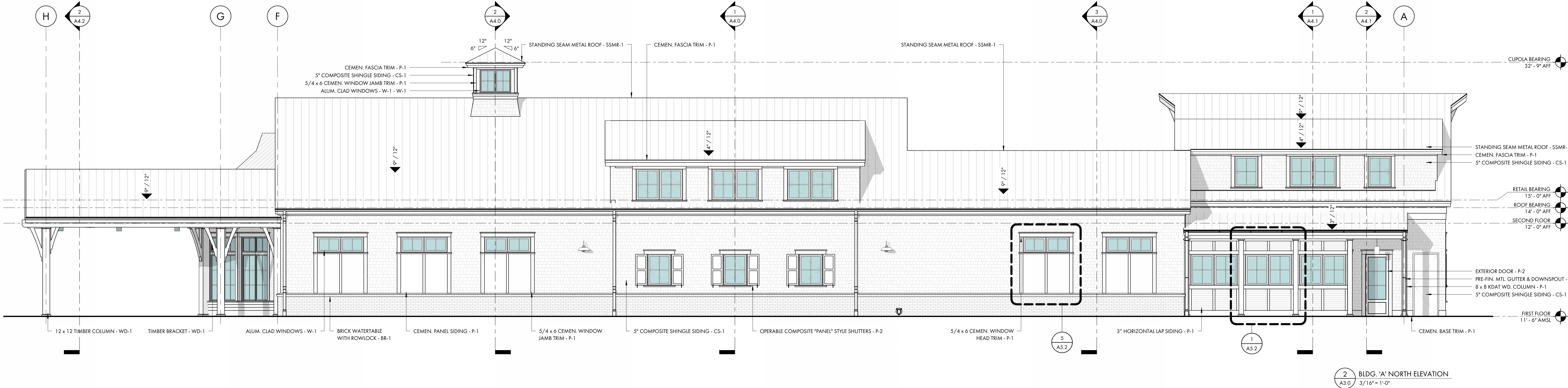
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BUILDING 'A'

BUILDING KEYPLAN
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BLDG. 'A' EXTERIOR
ELEVATIONS

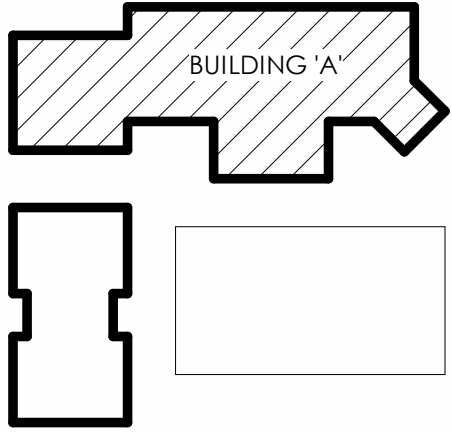
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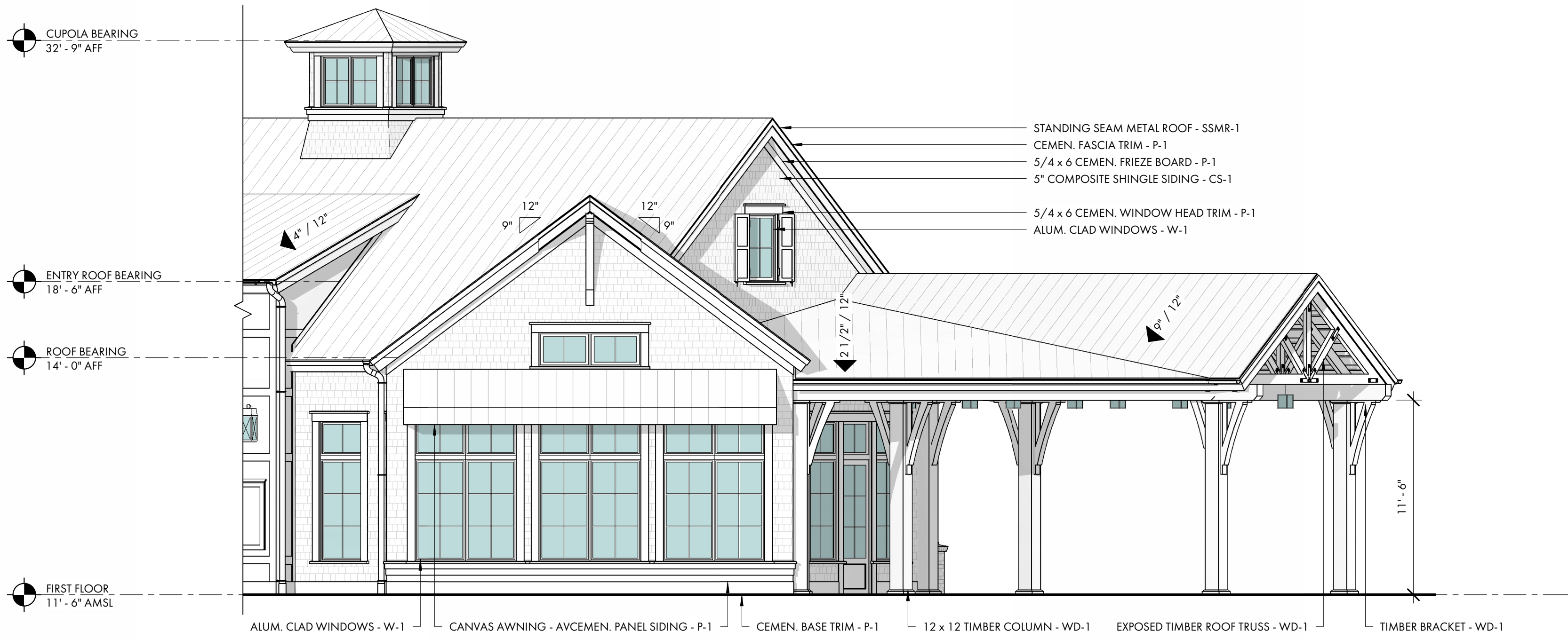


BUILDING KEYPLAN
N.T.S.

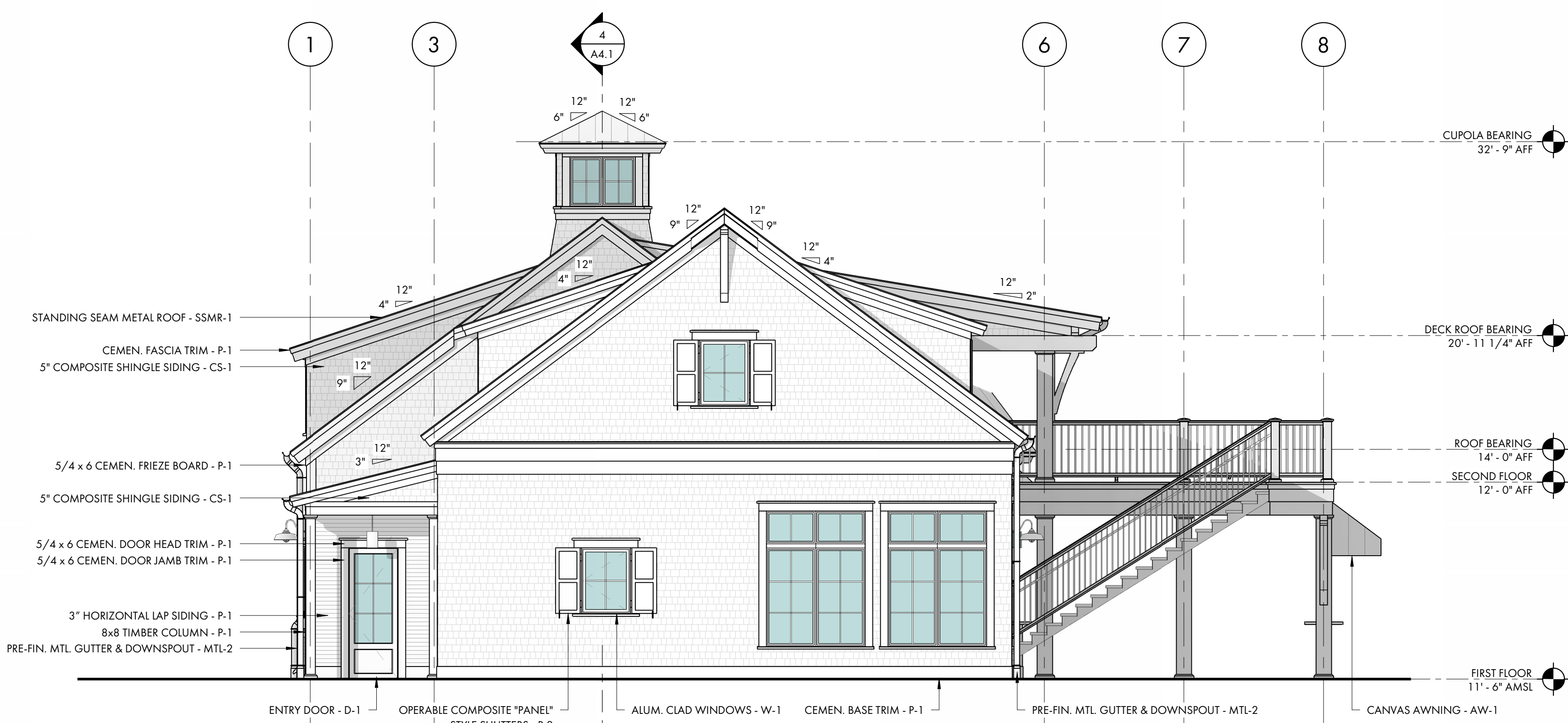
GENERAL EXTERIOR ELEVATION NOTES:

- G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK.
- ADHESIVE APPLIED TO 5" SHINGLE SIDING LOCATED ABOVE ROOF AREAS, SEE NUCEDAR SHINGLE PRODUCT INSTALLATION GUIDE.
- EXPPOSED CUT EDGES TO BE PAINTED WITH MANUFACTURER-SUPPLIED PAINT DAUBERS AT WOVEN CORNER DETAILS, SEE NUCEDAR SHINGLE PRODUCT INSTALLATION GUIDE.

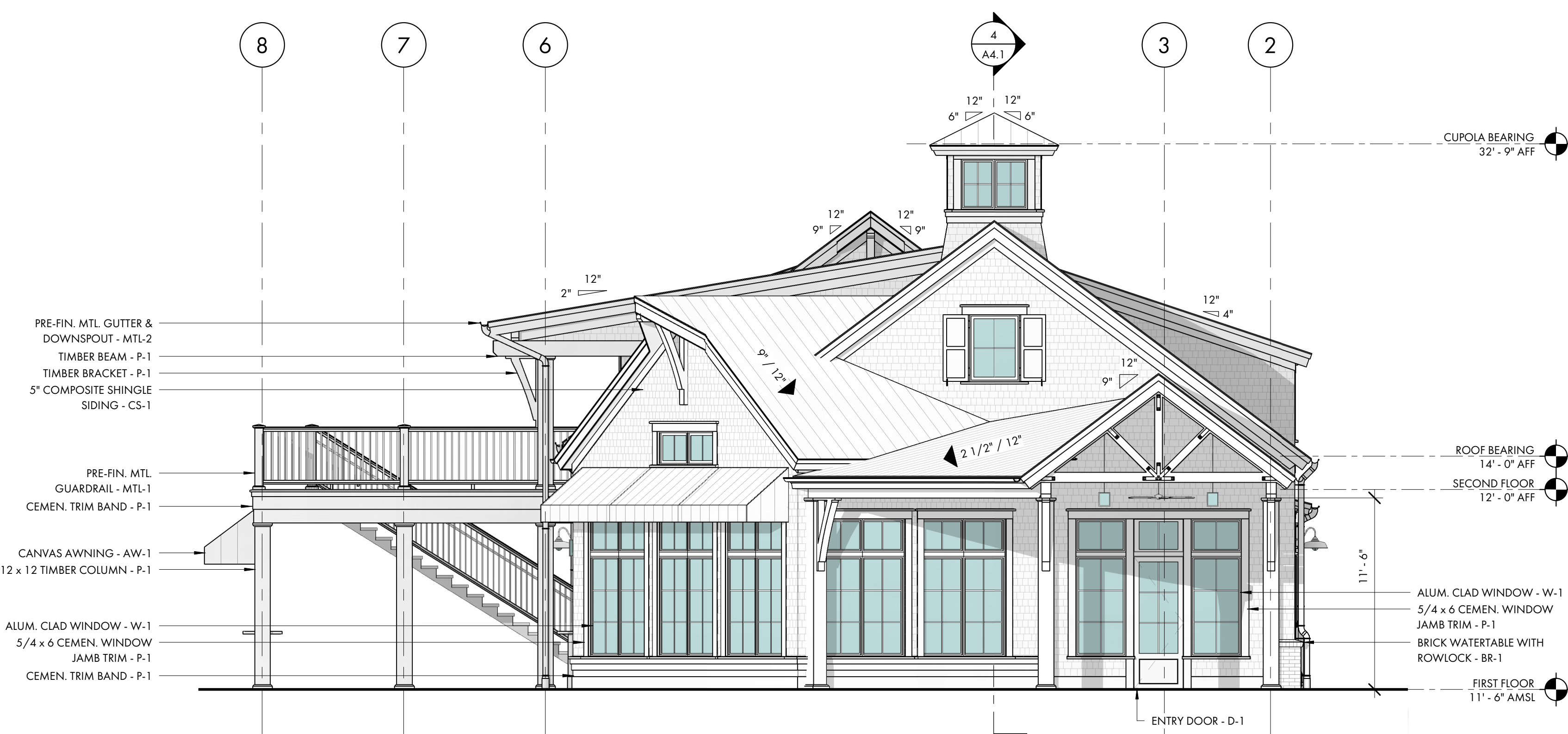
EXTERIOR FINISHES LEGEND					
LABEL	MATERIAL	PRODUCT INFORMATION			REMARKS
		MANUFACTURER	STYLE	COLOR	
AW-1	CANVAS AWNING	SATTLER	BIG SUR	TRUE BLUE P612	
BR-1	BRICK				
CD-1	COMPOSITE DECKING	TREX	TRANSCEND	BISCAYNE	
CS-1	COMPOSITE SHINGLE	NUCEDAR	ROUGHSAWN	ARGOS	
D-1	ALUM. CLAD DOOR	MARVIN	ULTIMATE	STONE WHITE	
D-2	ALUM. CLAD DOOR	MARVIN	ULTIMATE	WINEBERRY	
D-3	FIBERGLASS DOOR	MARVIN	ULTREX	STONE WHITE	
MTL-1	PRE-FIN. MTL.			CHARCOAL	
MTL-2	PRE-FIN. MTL. GUARDRAIL			WHITE	
P-1	PAINT	SHERWIN WILLIAMS		SW7005 PURE WHITE	
P-2	PAINT	SHERWIN WILLIAMS		SW6244 NAVAL	
SSMR-1	STANDING SEAM MTL. ROOF	MCELOY		CHARCOAL	
W-1	ALUM. CLAD WINDOW	MARVIN	ULTIMATE	STONE WHITE	
W-2	ALUM. CLAD WINDOW	MARVIN	ULTIMATE	WINEBERRY	
WD-1	EXTERIOR WOOD STAIN			NATURAL	



3 BLDG. 'A' SOUTHEAST ELEVATION
A3.1 3/16" = 1'-0"



2 BLDG. 'A' WEST ELEVATION
A3.1 3/16" = 1'-0"



1 BLDG. 'A' EAST ELEVATION
A3.1 3/16" = 1'-0"

SOUTH BEACH MARINA

232 S SEA PINES DR
HILTON HEAD ISLAND, SC
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Date

05.28.2024

Project No.

22-116

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

BLDG. 'A' EXTERIOR
ELEVATIONS

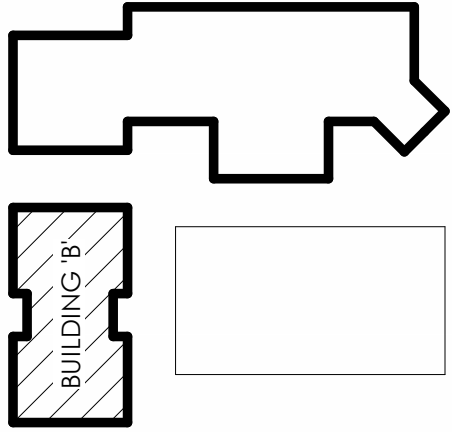
A3.1



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BUILDING KEYPLAN
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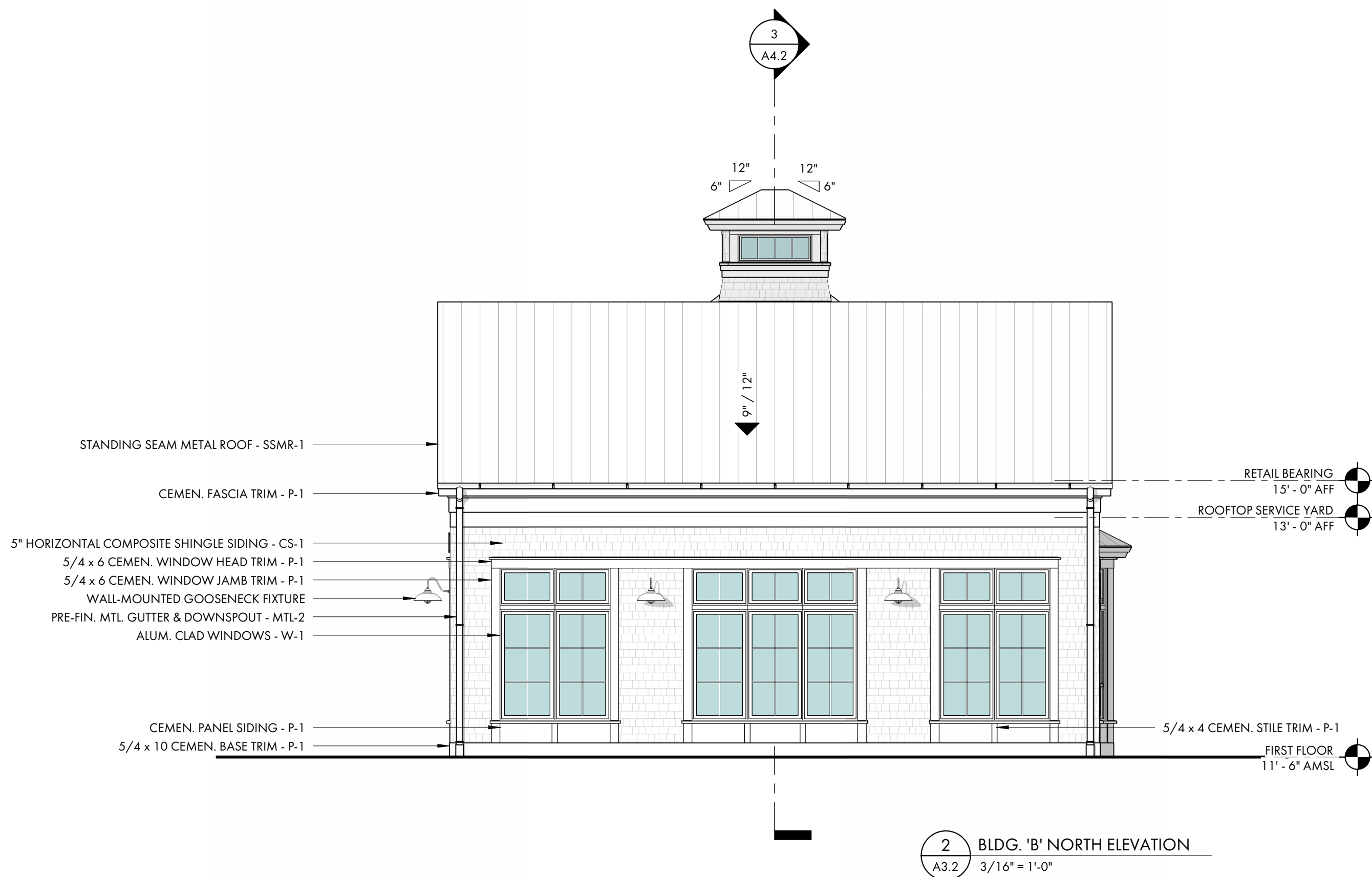
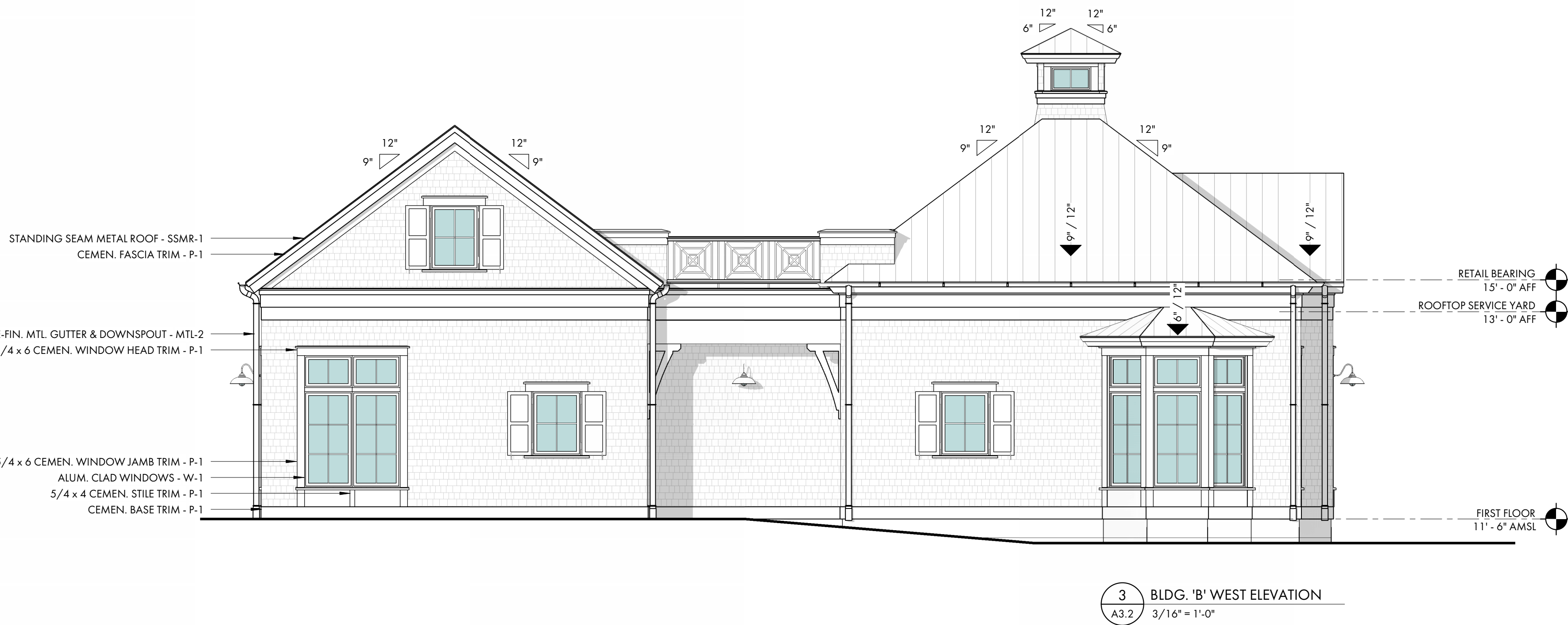
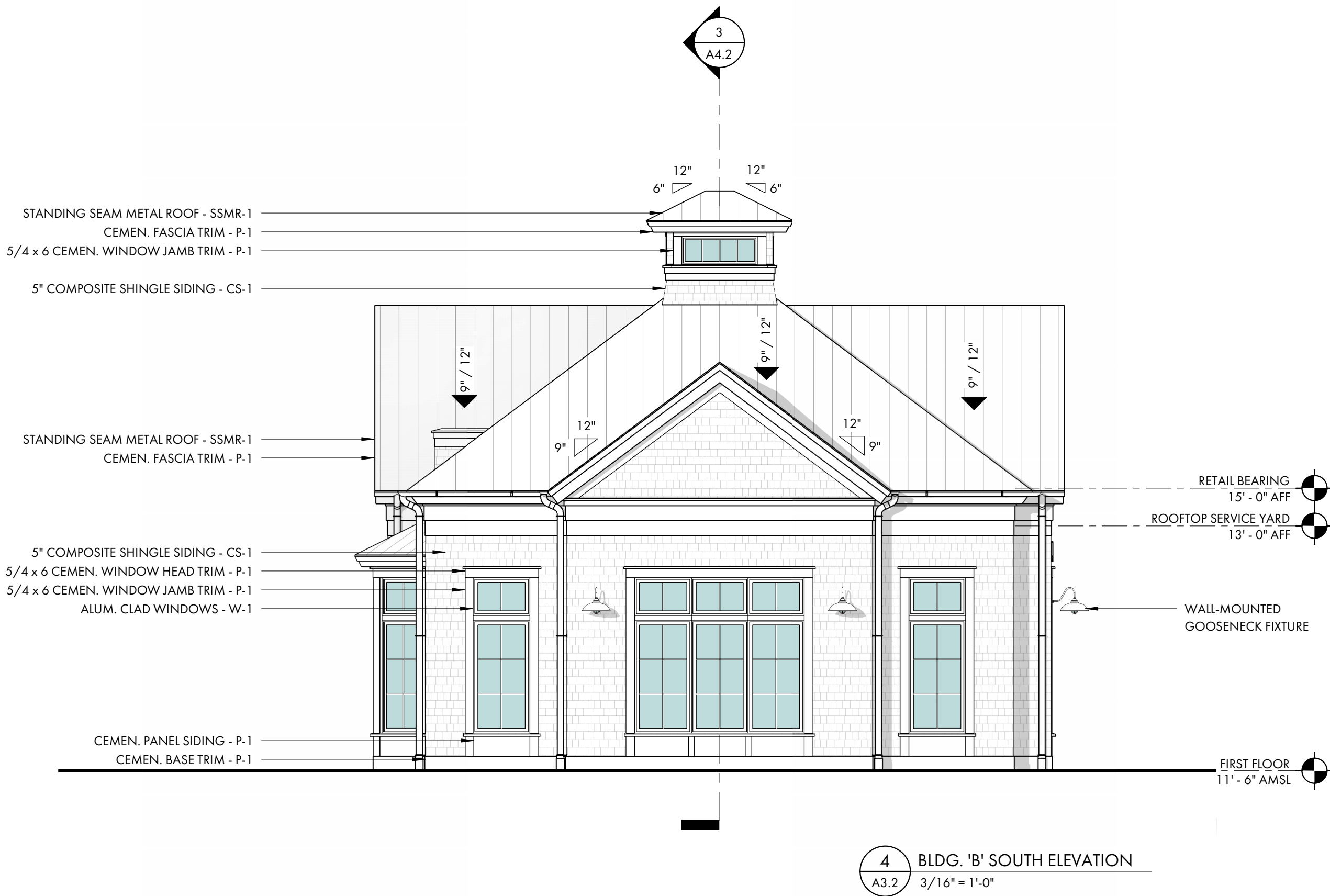
BLDG. 'B' EXTERIOR
ELEVATIONS

A3.2

GENERAL EXTERIOR ELEVATION NOTES:

- A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK.
- B. ADHESIVE APPLIED TO 5" SHINGLE SIDING LOCATED ABOVE ROOF AREAS, SEE NUCEDAR SHINGLE PRODUCT INSTALLATION GUIDE.
- C. EXPOSED CUT EDGES TO BE PAINTED WITH MANUFACTURER-SUPPLIED PAINT DAUBERS AT WOVEN CORNER DETAILS, SEE NUCEDAR SHINGLE PRODUCT INSTALLATION GUIDE.

EXTERIOR FINISHES LEGEND					
LABEL	MATERIAL	PRODUCT INFORMATION			REMARKS
		MANUFACTURER	STYLE	COLOR	
AW-1	CANVAS AWNING	SATTLER	BIG SUR	TRUE BLUE P612	
BR-1	BRICK				
CD-1	COMPOSITE DECKING	TREX	TRANSCEND	BISCAYNE	
CS-1	COMPOSITE SHINGLE	NUCEDAR	ROUGHSAWN	ARGOS	
D-1	ALUM. CLAD DOOR	MARVIN	ULTIMATE	STONE WHITE	
D-2	ALUM. CLAD DOOR	MARVIN	ULTIMATE	WINEBERRY	
D-3	FIBERGLASS DOOR	MARVIN	ULTREX	STONE WHITE	
MTL-1	PRE-FIN. MTL.			CHARCOAL	
MTL-2	PRE-FIN. MTL. GUARDRAIL			WHITE	
P-1	PAINT	SHERWIN WILLIAMS		SW7005 PURE WHITE	
P-2	PAINT	SHERWIN WILLIAMS		SW6244 NAVAL	
SSMR-1	STANDING SEAM MTL. ROOF	MCELOY		CHARCOAL	
W-1	ALUM. CLAD WINDOW	MARVIN	ULTIMATE	STONE WHITE	
W-2	ALUM. CLAD WINDOW	MARVIN	ULTIMATE	WINEBERRY	
WD-1	EXTERIOR WOOD STAIN			NATURAL	

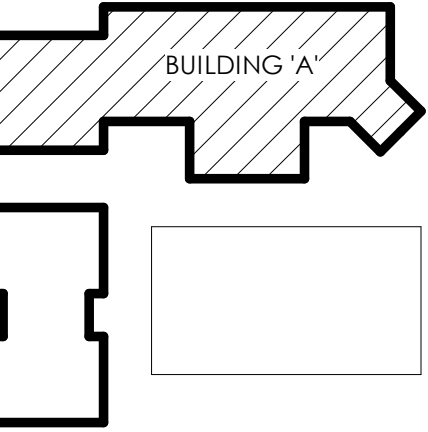




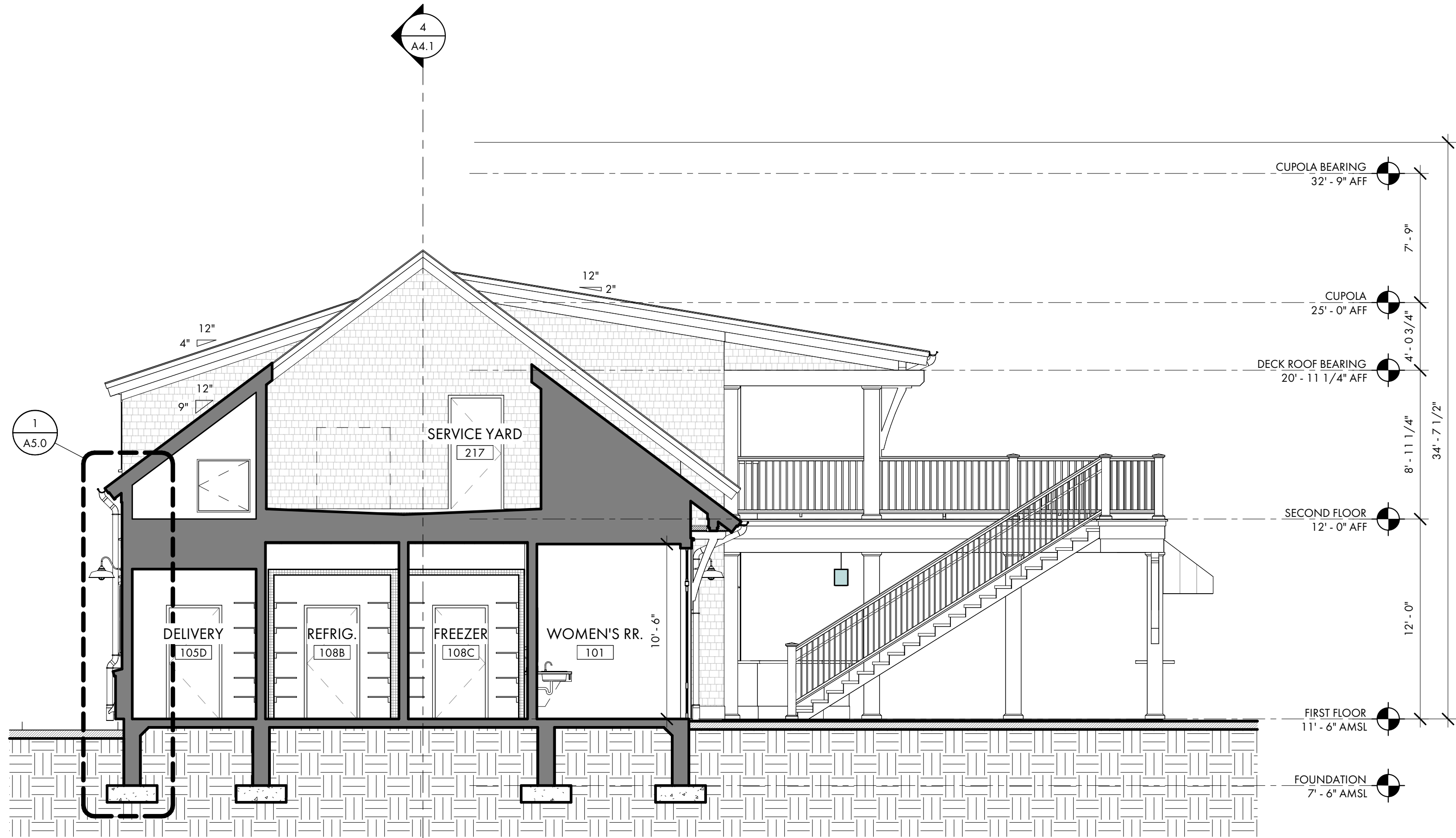
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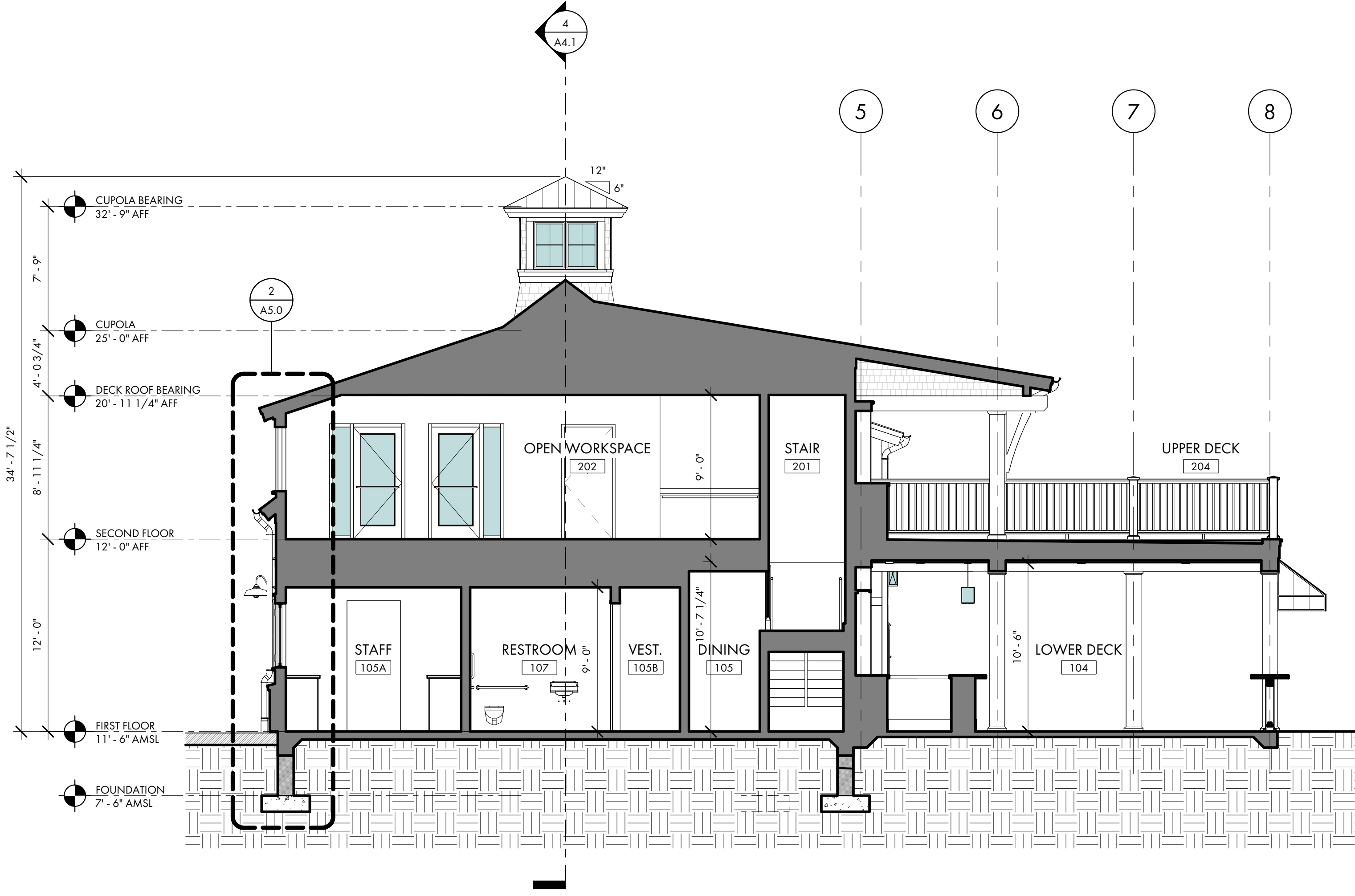
BUILDING KEYPLAN
N.T.S.



3 BUILDING 'A' SECTION @ ROOFTOP SERVICE YARD
3/16" = 1'-0"



2 BUILDING 'A' SECTION @ ENTRY
3/16" = 1'-0"



1 BUILDING 'A' SECTION @ UPPER & LOWER DECK
3/16" = 1'-0"

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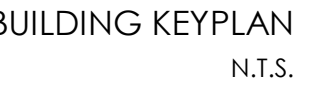
SHEET TITLE

BUILDING SECTIONS

A4.0



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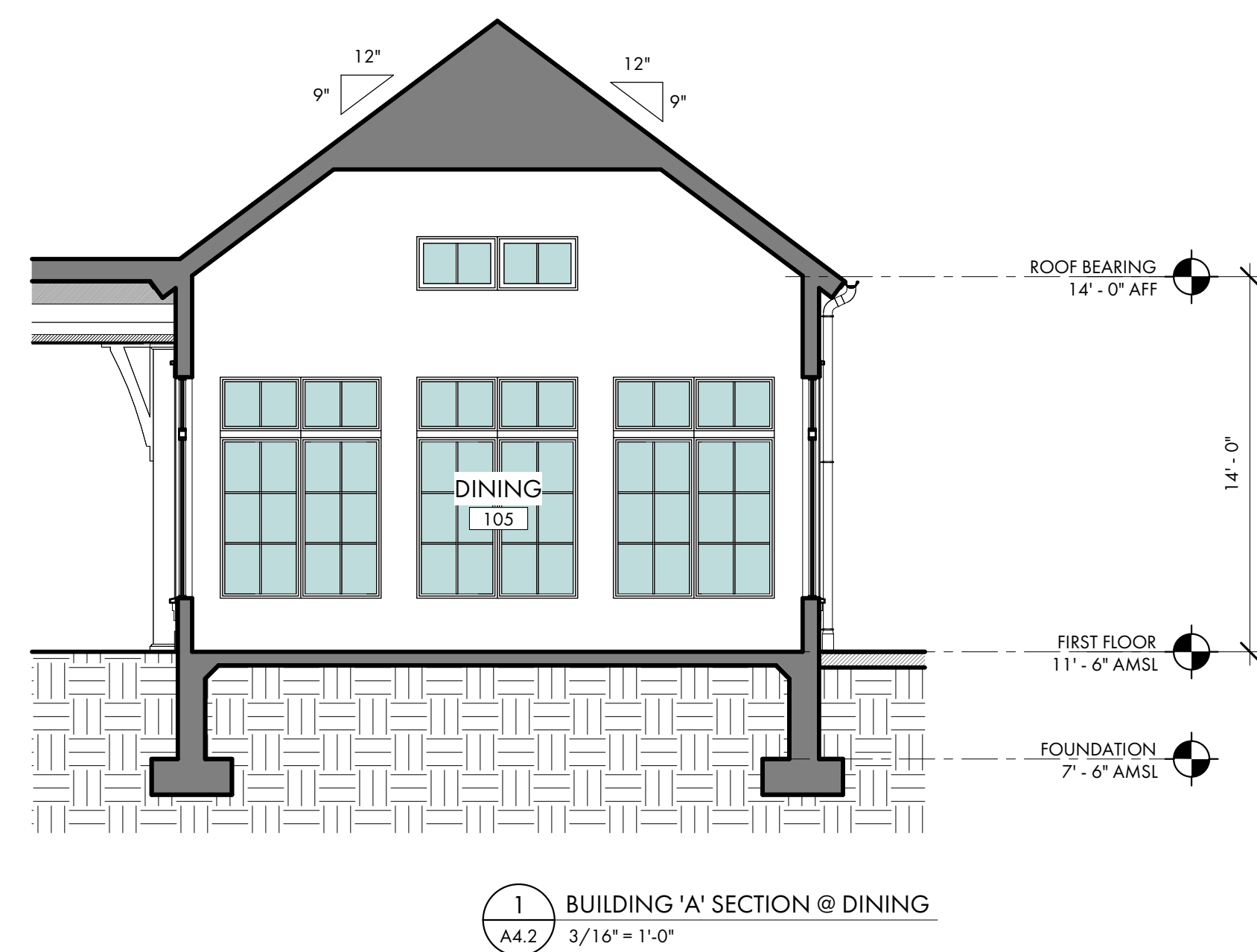
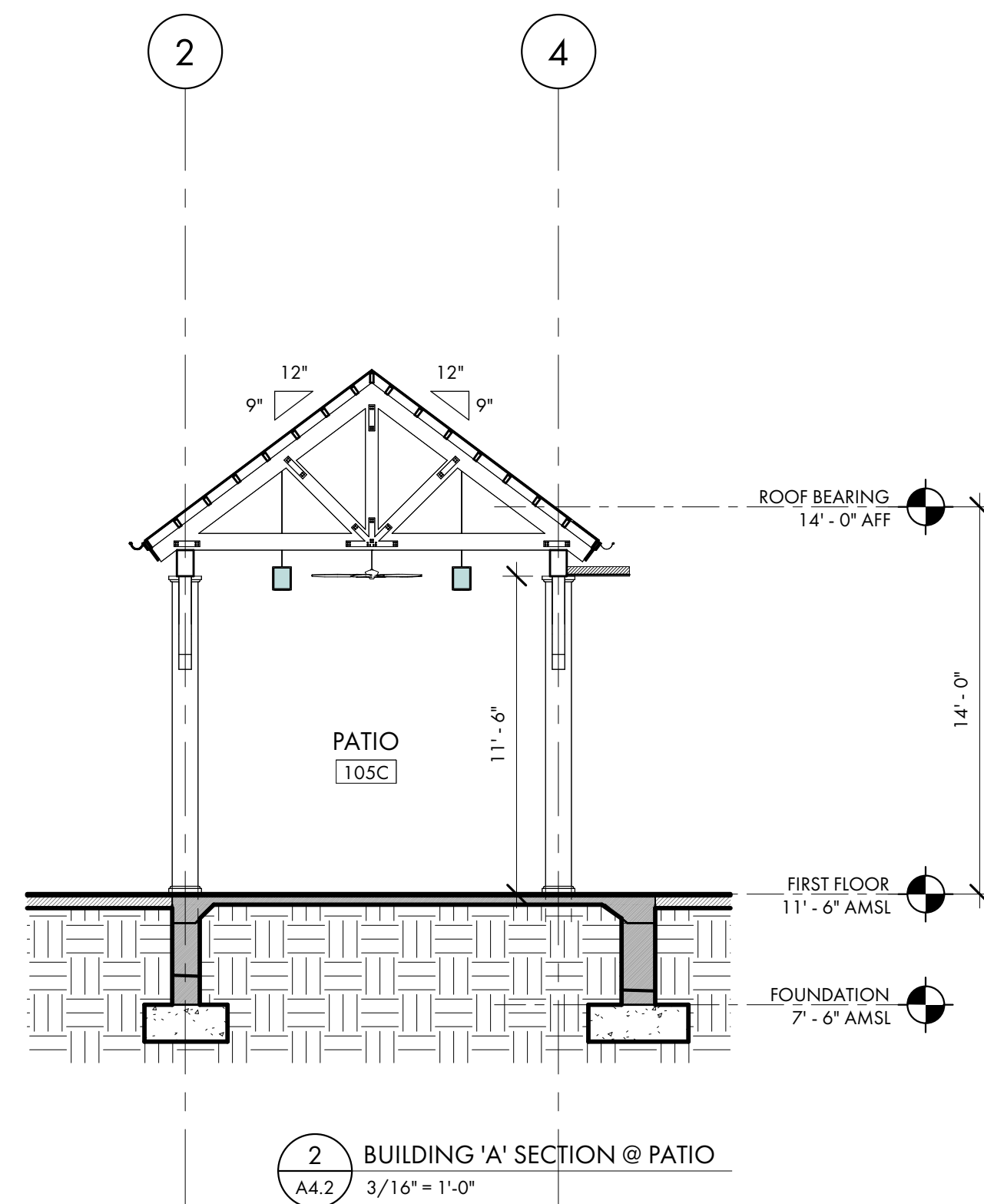
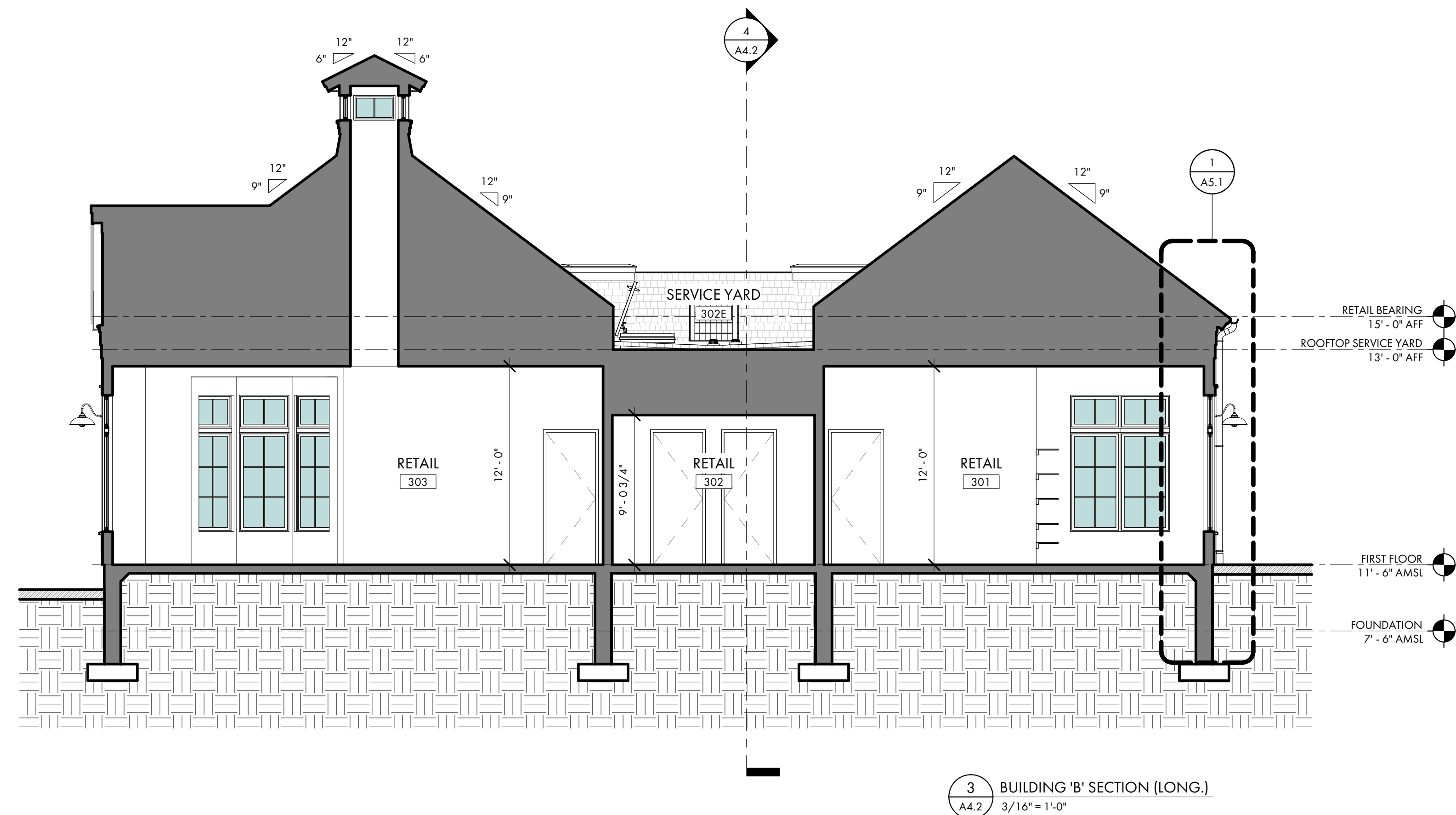
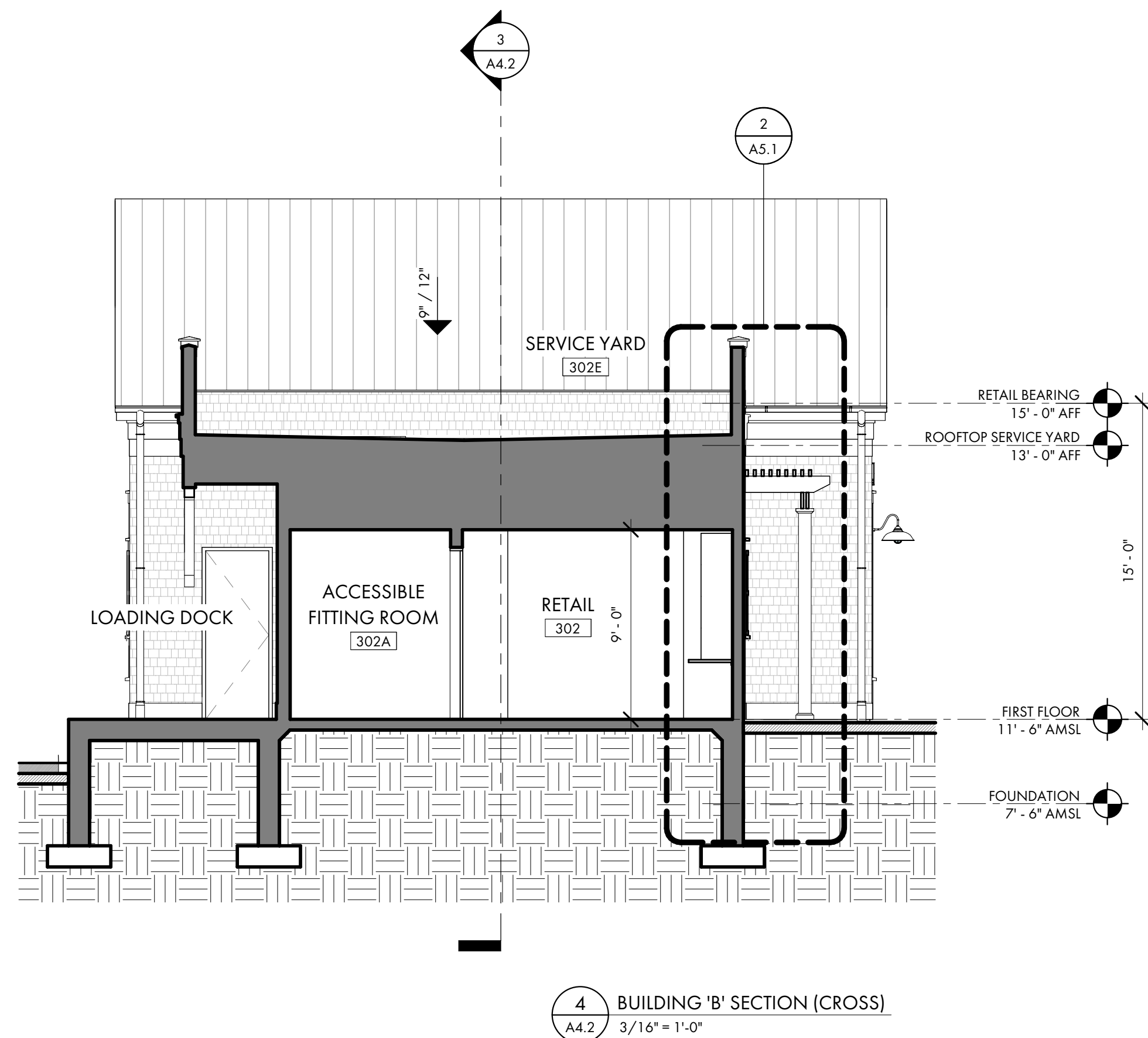
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Q.	REV. DATE	DESCRIPTION
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SHEET TITLE

BUILDING SECTIONS

A4.1



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BUILDING SECTIONS

A4.2



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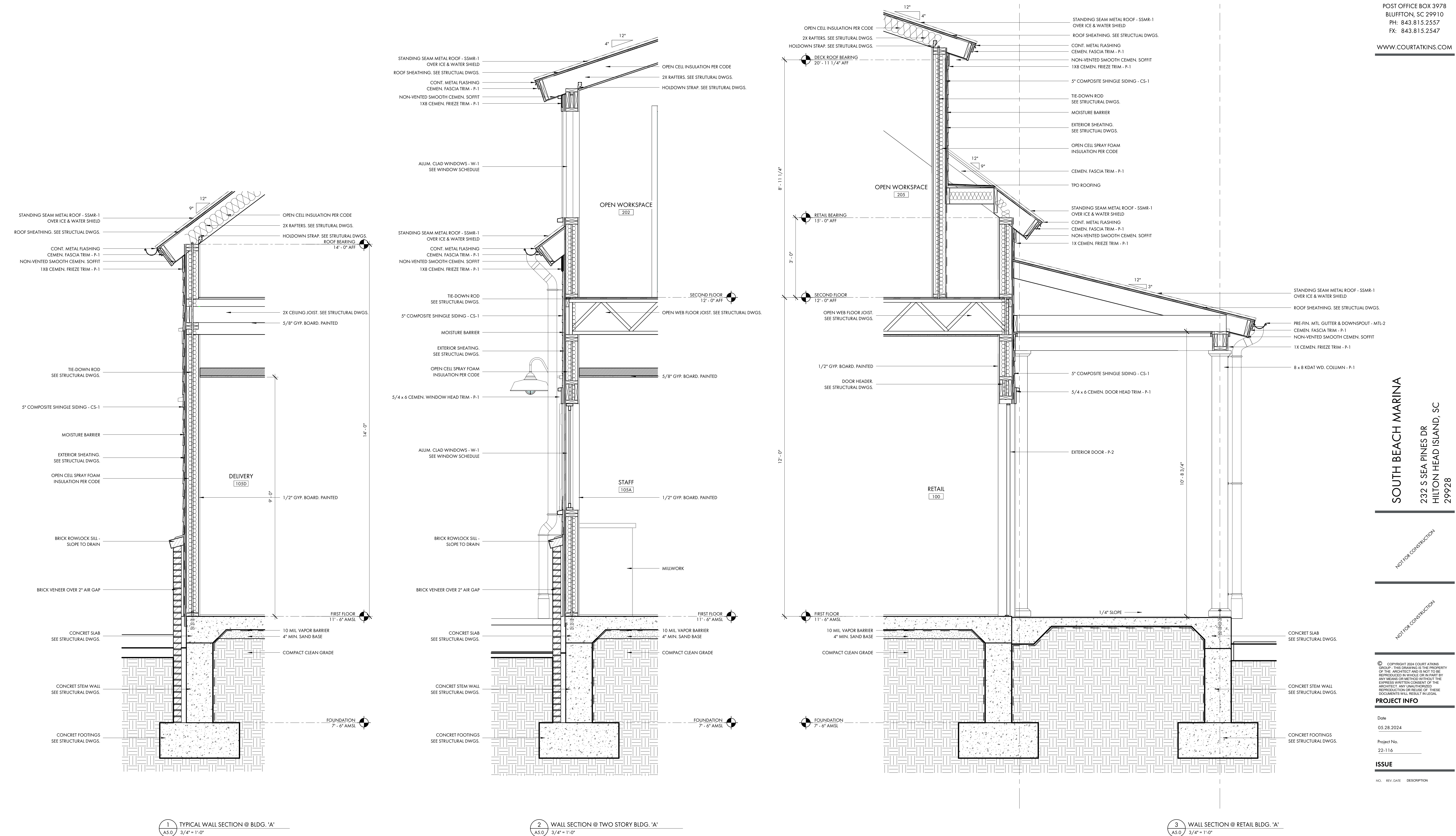
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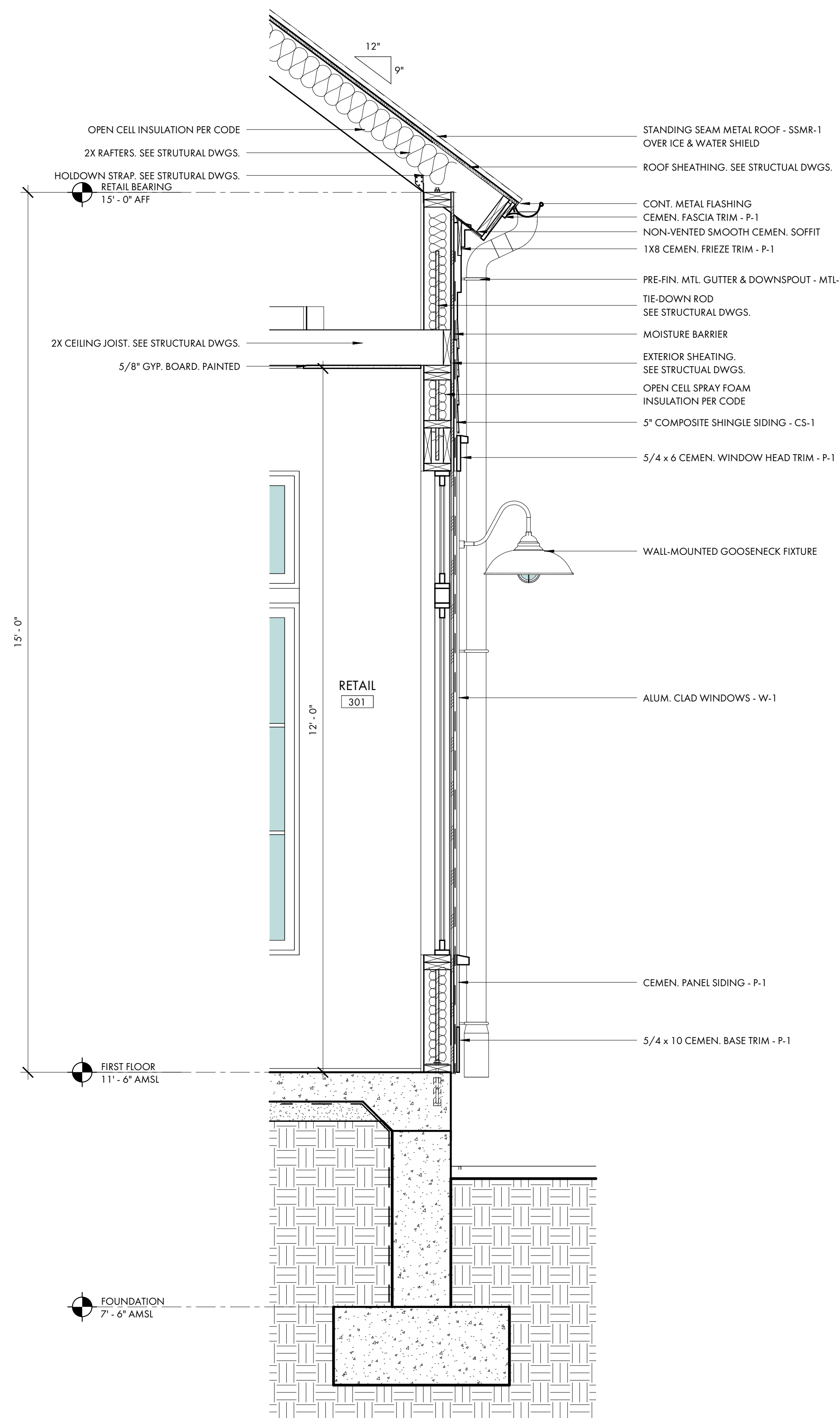
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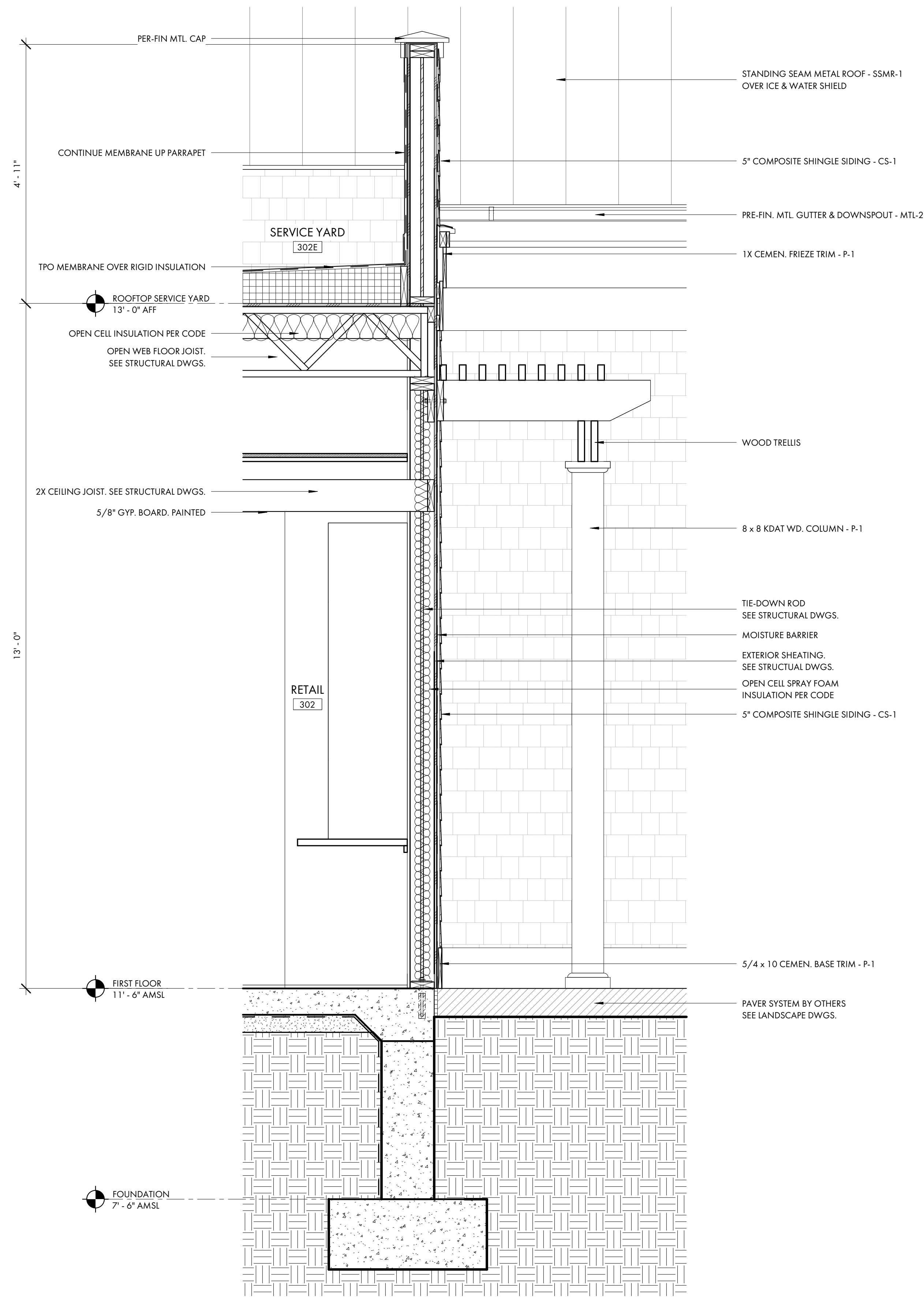
WALL SECTIONS

A5.0





1
A5.1
TYPICAL WALL SECTION @ BLDG. 'B'
3/4" = 1'-0"



2
A5.1
WALL SECTION @ BLDG. 'B'
3/4" = 1'-0"

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WALL SECTIONS

A5.1



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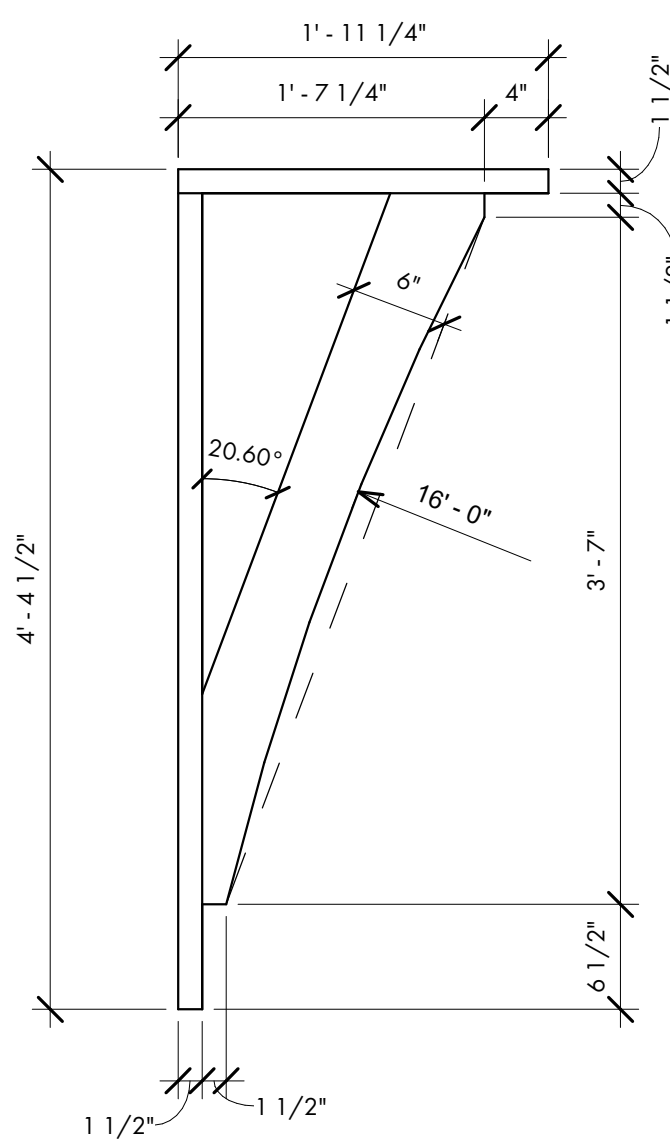
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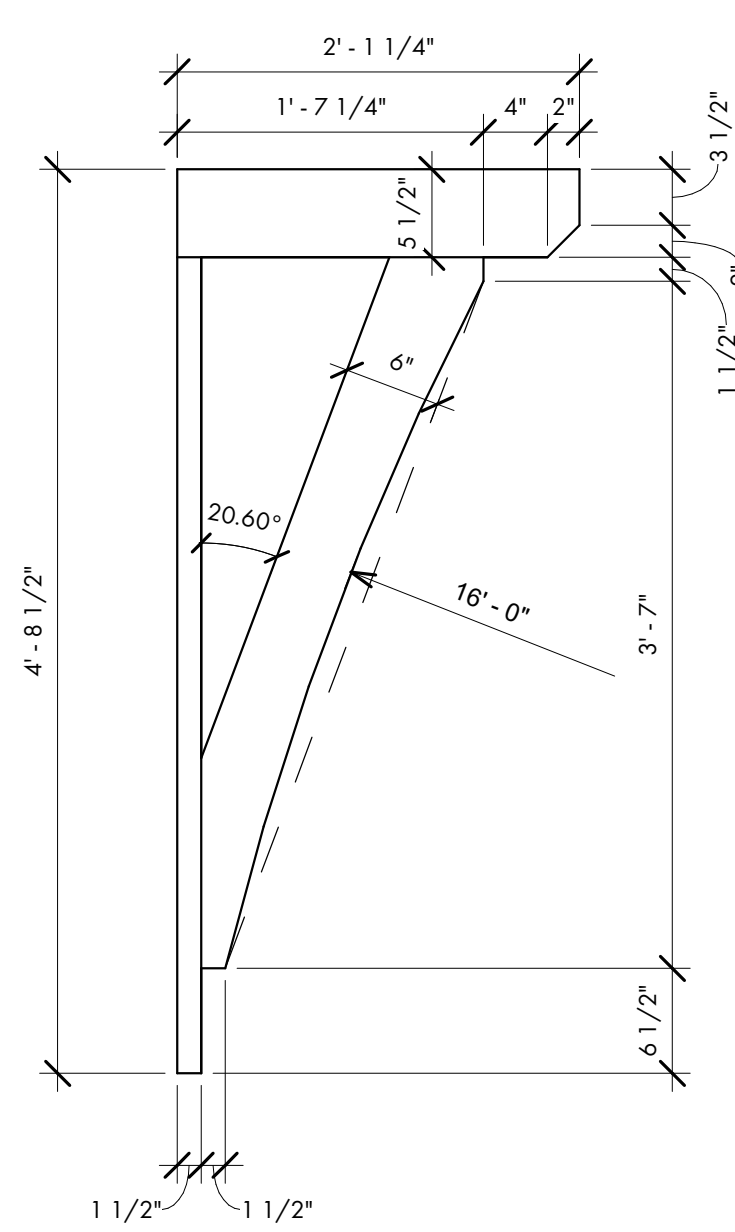
DETAILS

A5.2

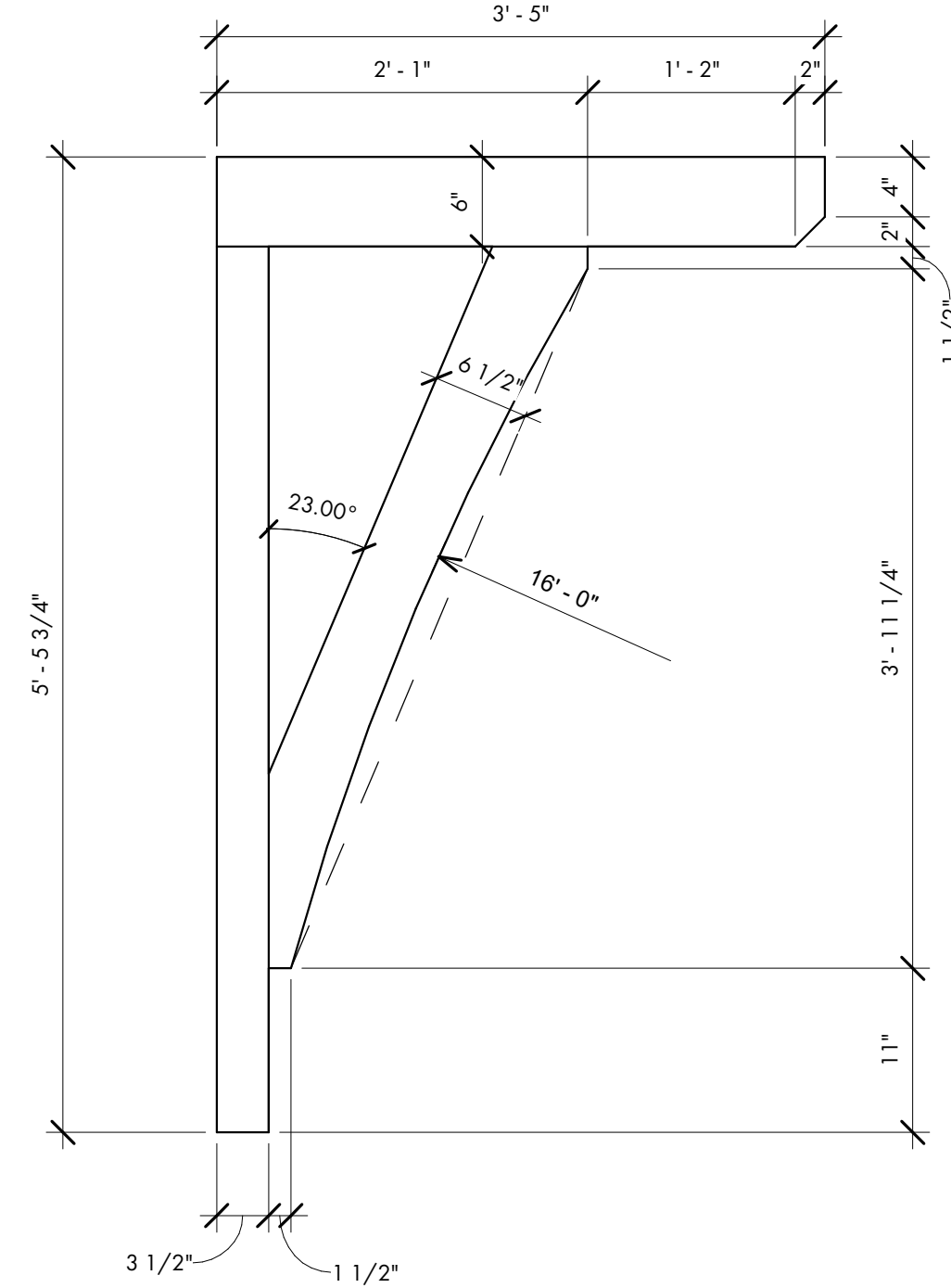
BRACKET @ UPPER DECK



BRACKET @ RESTROOM & GABLE

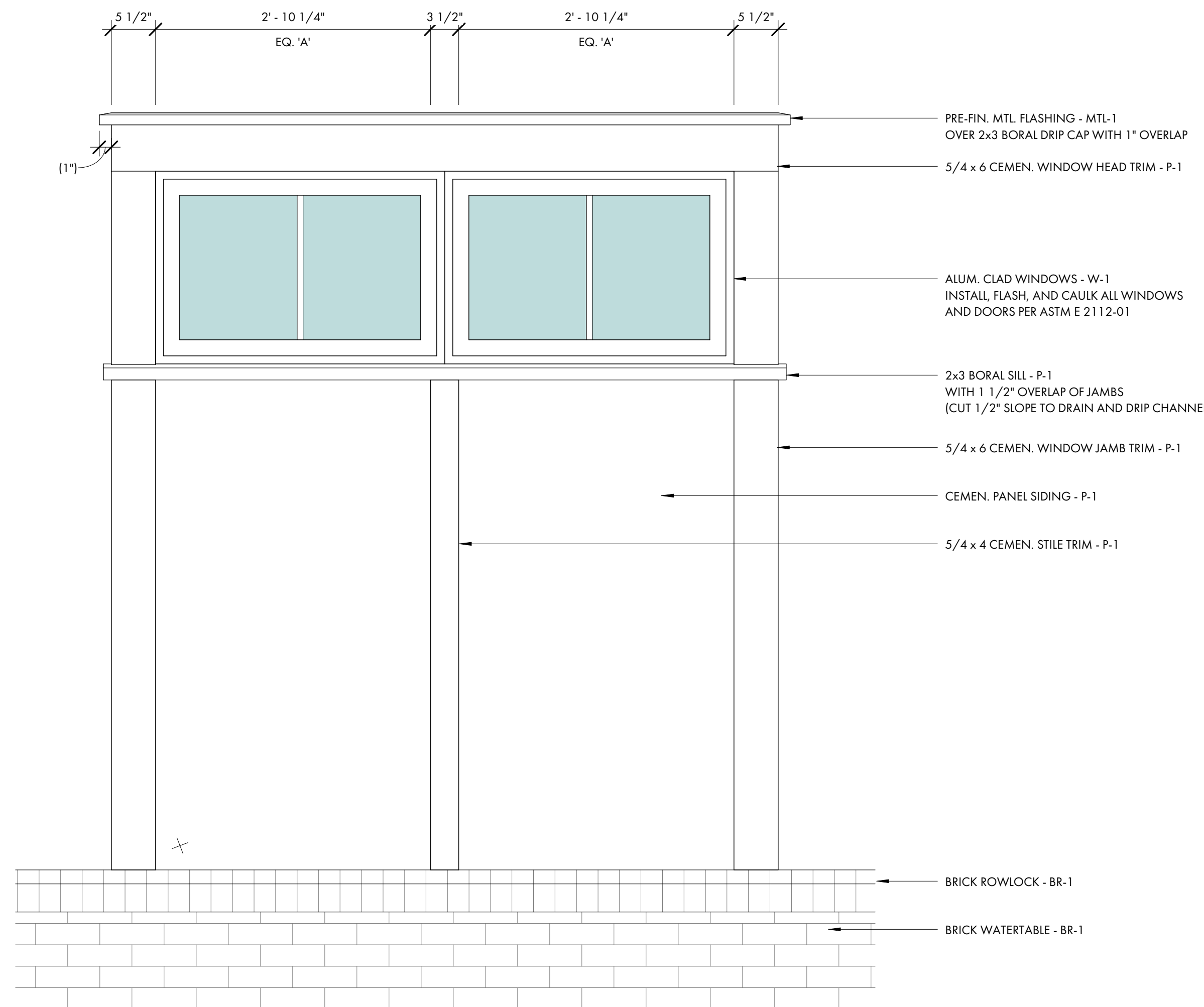


BRACKET @ GABLE

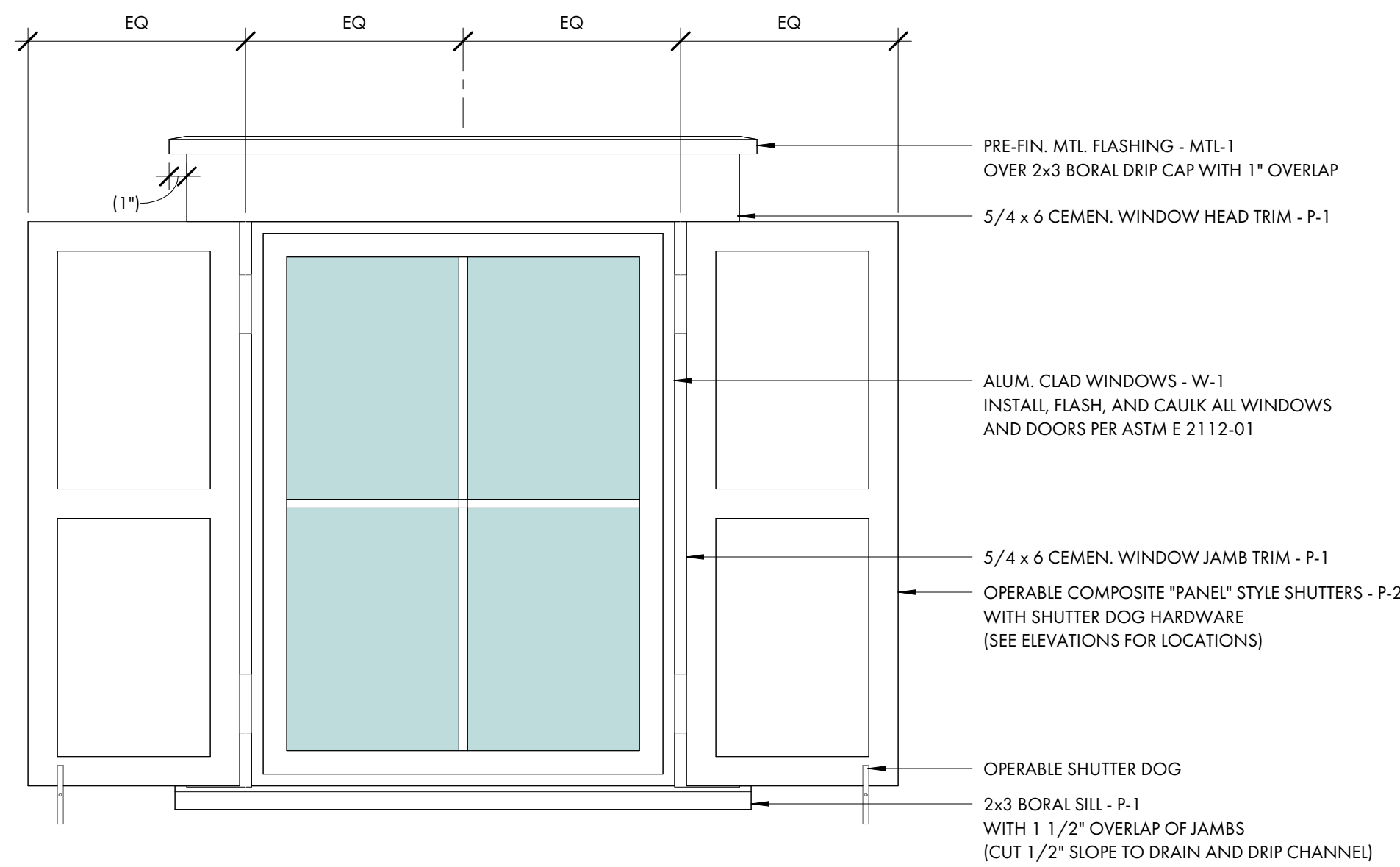


BRACKET DETAILS
1" = 1'-0"

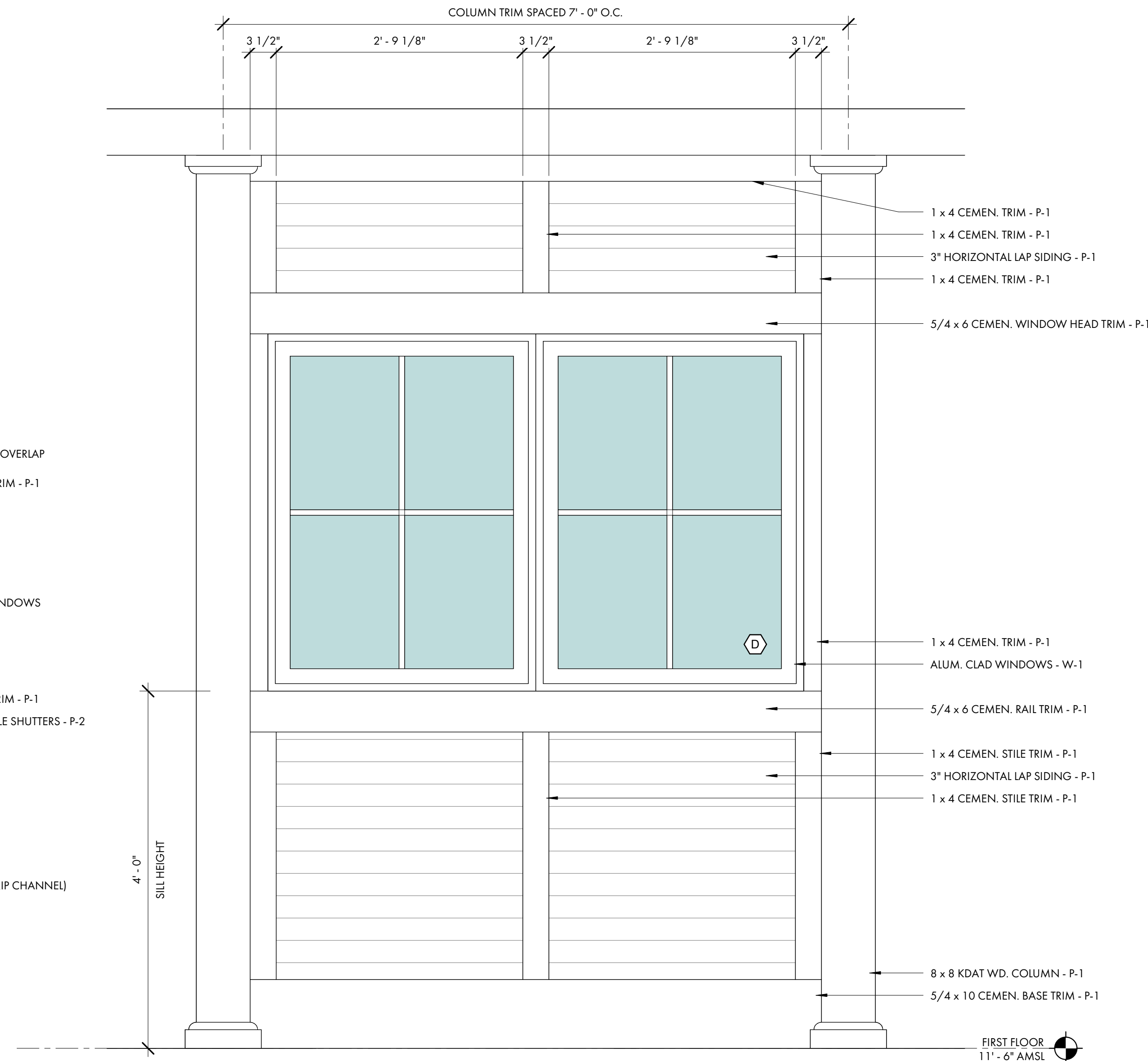
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A5.2
TYPICAL WINDOW DETAIL @ NORTH ELEVATION
1" = 1'-0"



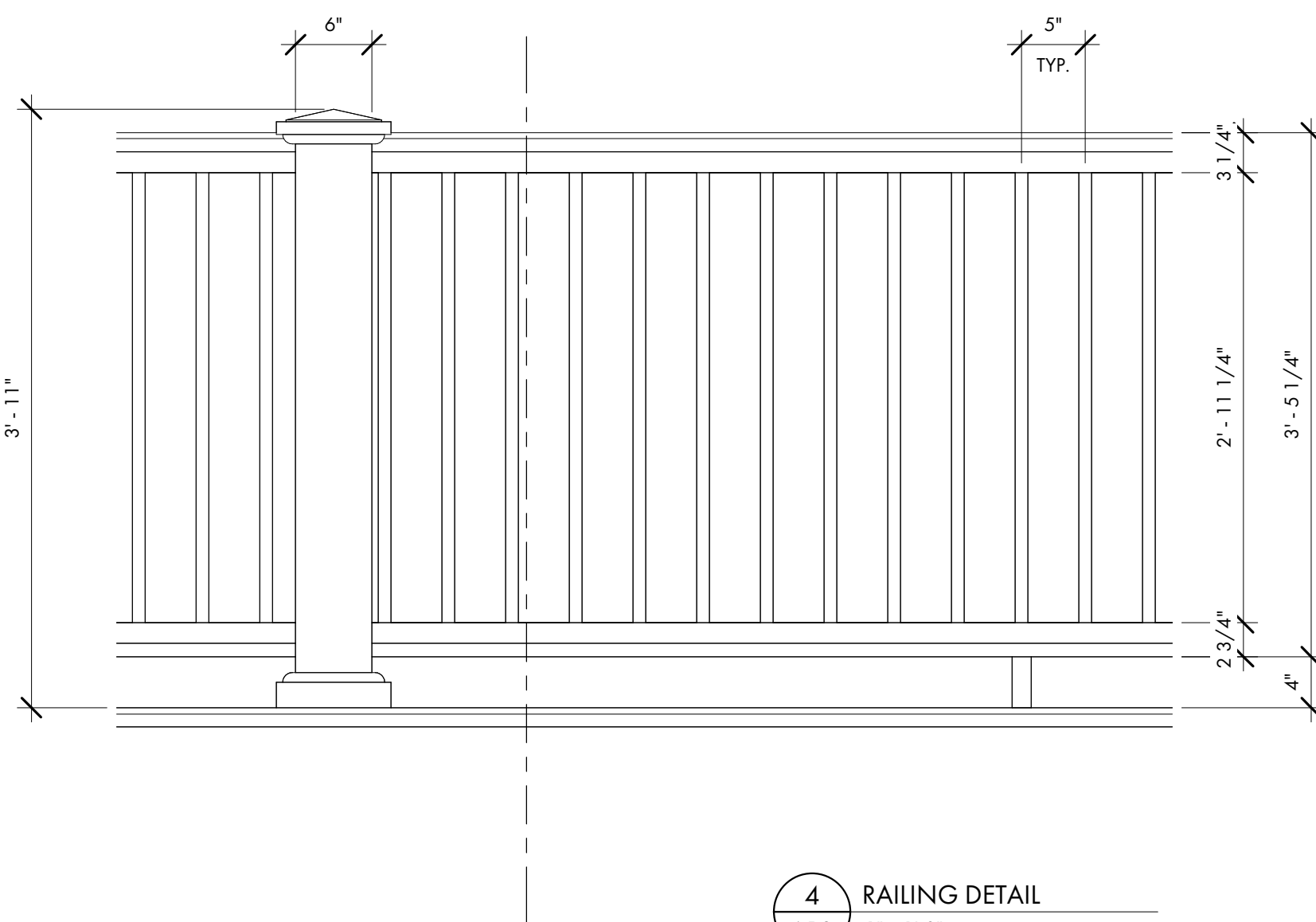
2
A5.2
TYPICAL WINDOW & SHUTTER DETAIL
1" = 1'-0"



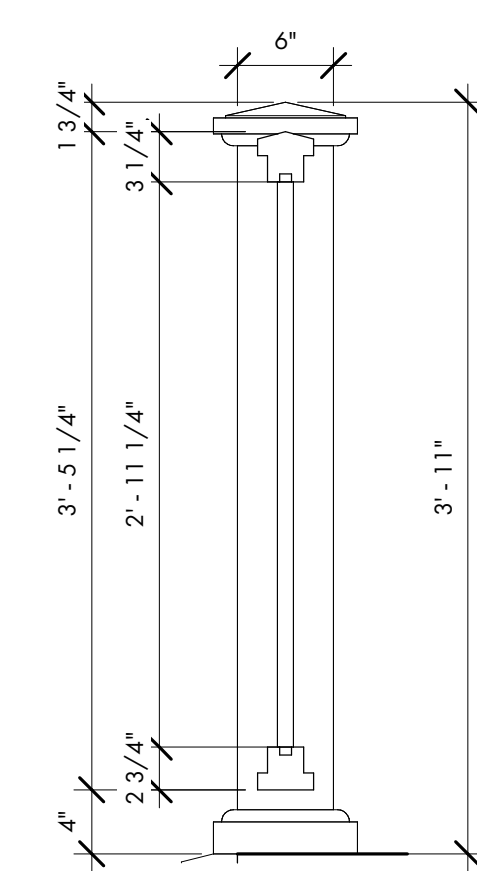
1
A5.2
TYPICAL WINDOW DETAIL @ REAR ENTRY
1" = 1'-0"



4
A5.2
RAILING DETAIL
1" = 1'-0"



3
A5.2
RAILING SECTION DETAIL
1" = 1'-0"





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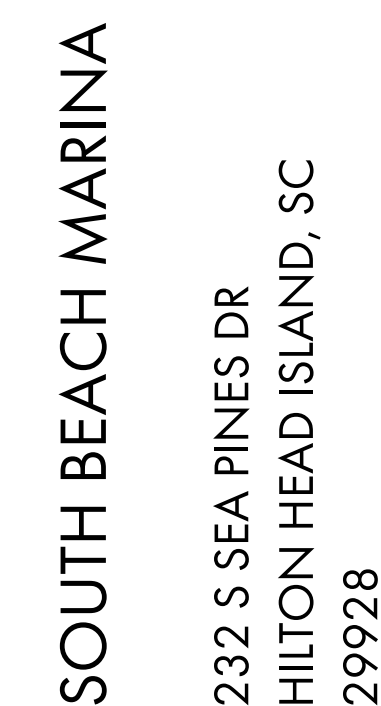


A.	THIS DRAWING INDICATES THE GENERAL LOCATION OF FIXTURES, ARCHITECTURAL DETAILS AND FINISHES. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.
B.	SEE FINISH SCHEDULE, FINISH PLANS, AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
C.	PROVIDE ACT HOLD DOWN CLIPS WITHIN 20'-0" OF ENTRY DOORS.
D.	CEILING AND FIXTURES TO BE INSTALLED PER REQUIREMENTS OF THE PROJECT SEISMIC DESIGN CATEGORY <u>VERY</u> . VERIFY WITH STRUCTURAL DRAWINGS
E.	ALL CEILING TILE TO BE CENTERED IN BOTH DIRECTIONS IN EACH ROOM OR SPACE U.N.O.
F.	REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPE & CIRCUITING. COORDINATE LAYOUT WITH ARCHITECTURAL & ELECTRICAL PLANS.
G.	ALL DOWN LIGHTS AND WALL WASHERS TO BE CENTERED IN CEILING TILE OR SOFFIT, U.N.O.
H.	SEE MECHANICAL DRAWINGS FOR DUCT AND EQUIPMENT LAYOUT. COORDINATE WITH ARCHITECTURAL PLANS.
I.	COORDINATE LOCATION OF ELECTRICAL FIXTURES, MECHANICAL GRILLES AND DIFFUSERS, SPRINKLER HEADS, AND OTHER CEILING MOUNTED ITEMS, NOTIFY ARCHITECT OF CONFLICTS PRIOR TO FINAL INSTALLATION.

- | | |
|---|---|
|  | ACOUSTIC CEILING TILE (SEE FINISH LEGEND FOR MORE INFORMATION) |
| ACT-1 | |
|  | ACOUSTIC CEILING TILE @ WET LOCATION (SEE FINISH LEGEND FOR MORE INFORMATION) |
| ACT-2 | |
|  | PAINTED GYP. BD. CEILING, BULKHEAD, HEADER, OR SOFFIT |
| GYP. BD.-1 | |
|  | MOISTURE RESISTANT PAINTED GYP. BD. CEILING, BULKHEAD, HEADER, OR SOFFIT |
| GYP. BD.-2 | |
|  | WOOD TAG CEILING (SEE FINISH LEGEND FOR MORE INFORMATION) |
| T&G-1 | |
|  | CEILING TAG |
| ACT-1
10'-6 1/2" | |

LIGHT FIXTURES LEGEND,
COORDINATE W/ ELECTRICAL

- | | | |
|---|------------------|--|
|  | DIR. EXIT (S.M.) | } EXIT LIGHTS LEGEND,
COORDINATE W/ ELECTRICAL
& LIFE SAFETY PLANS |
|  | DIR. EXIT (C.M.) | |
|  | WALL PACK | |
|  | SUPPLY DIFFUSER | } HVAC DEVICES LEGEND
COORDINATE W/ MECHANICAL |
|  | RETURN GRILLE | |
|  | LINEAR DIFFUSER | |



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SHEET TITLE

BUILDING 'A' FIRST
FLOOR RCP

A8.1A



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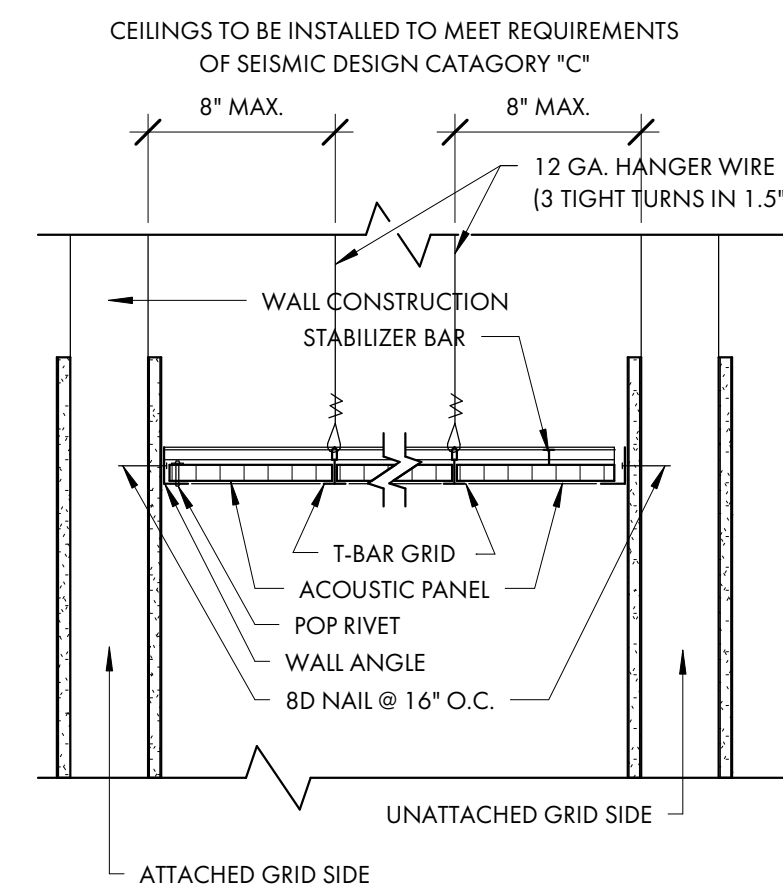
	ACOUSTIC CEILING TILE (SEE FINISH LEGEND FOR MORE INFORMATION)
ACT-1	
	ACOUSTIC CEILING TILE @ WET LOCATION (SEE FINISH LEGEND FOR MORE INFORMATION)
ACT-2	
	PAINTED GYP. BD. CEILING, BULKHEAD, HEADER, OR SOFFIT
GYP. BD-1	
	MOISTURE RESISTANT PAINTED GYP. BD. CEILING, BULKHEAD, HEADER, OR SOFFIT
GYP. BD-2	
	WOOD T&G CEILING (SEE FINISH LEGEND FOR MORE INFORMATION)
T&G-1	
ACT-1	
	CEILING TAG

-  LED LAY-IN
-  RECESS CAN
-  LED STRIP LIGHT
-  SQUARE PENDANT
-  GOOSENECK
-  SCONCE

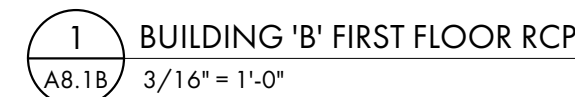
	DIR. EXIT [S.M.]
	DIR. EXIT [C.M.]
	WALL PACK
	SUPPLY DIFFUSER
	RETURN GRILLE
	LINEAR DIFFUSER

EXIT LIGHTS LEGEND,
COORDINATE W/ ELECTRICAL
& LIFE SAFETY PLANS

HYVAC DEVICES LEGEND
COORDINATE W/ MECHANICAL



2 ACT SEISMIC CEILING DETAIL
A8.1B 1 1/2" = 1'-0"



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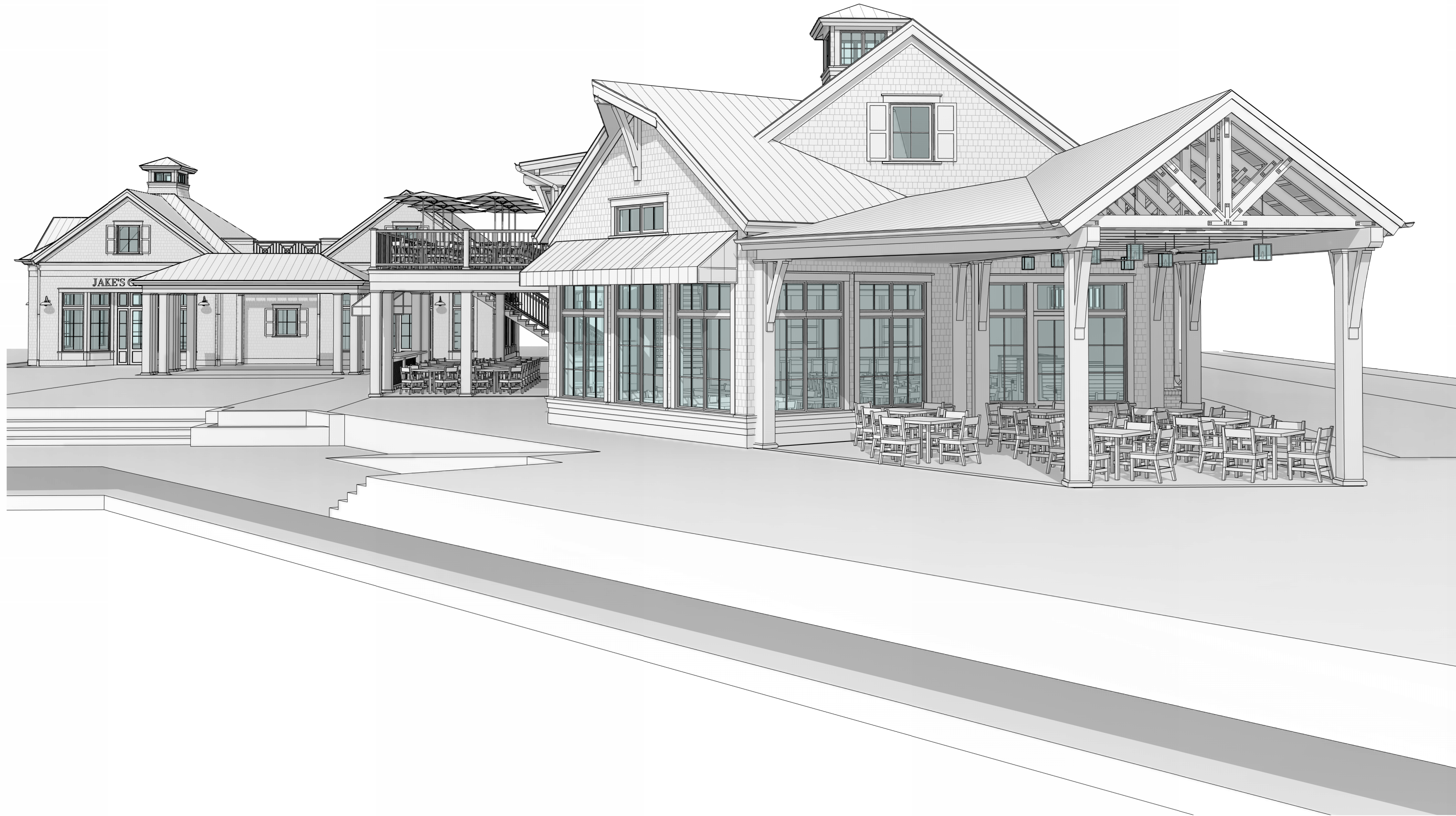
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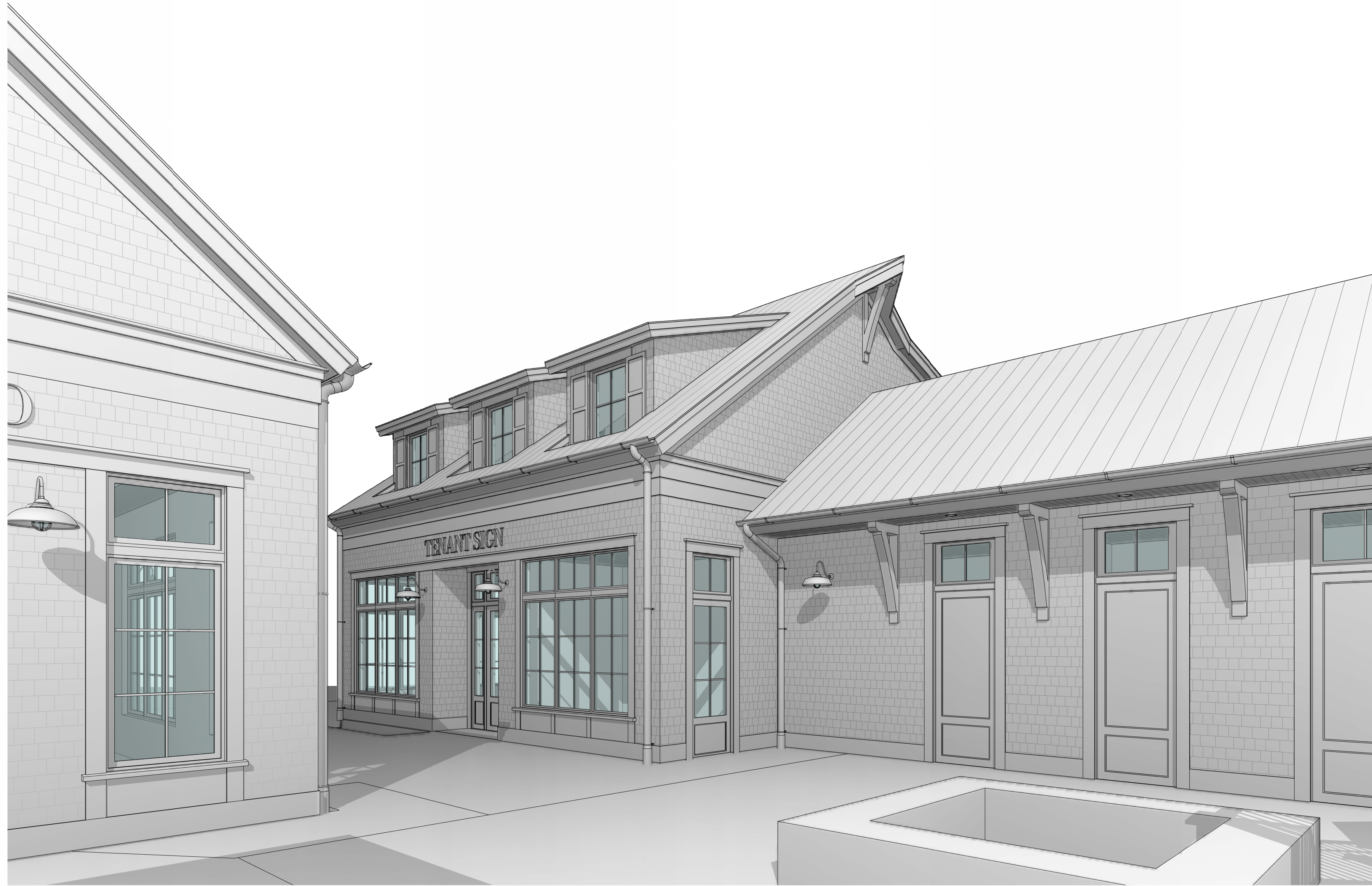
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BUILDING 'B' FIRST
FLOOR RCP

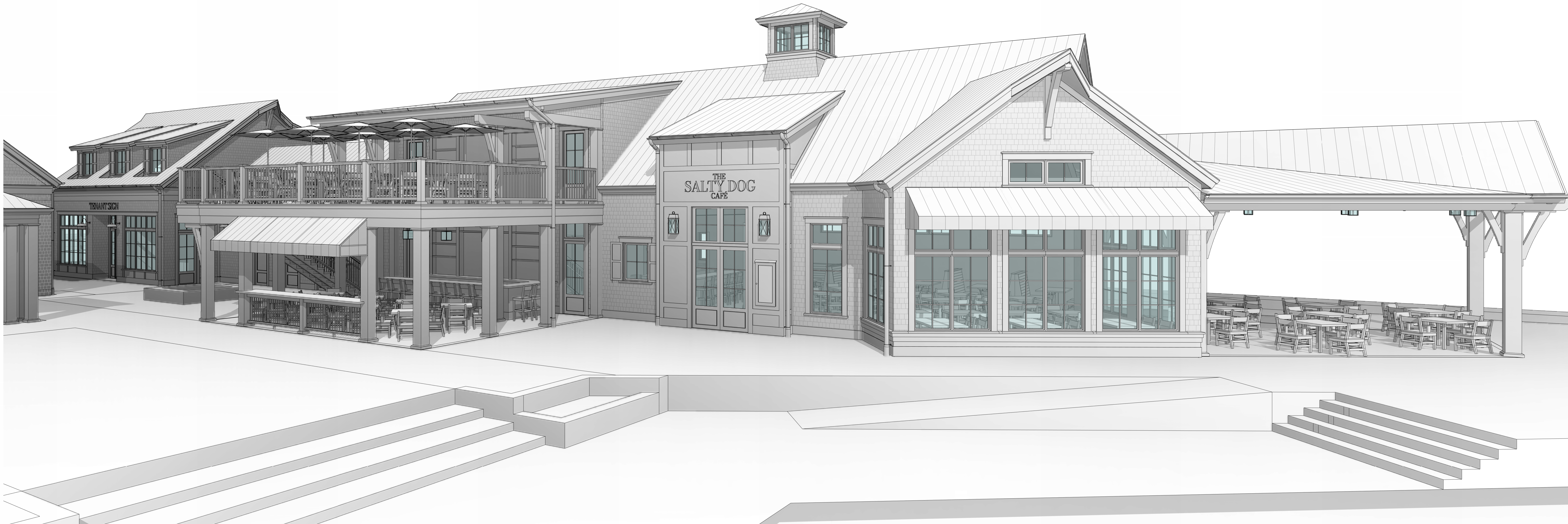
A8.1 B



3 WATERFRONT PERSPECTIVE
X1.0



2 COURTYARD PERSPECTIVE
X1.0



1 BOARDWALK PERSPECTIVE
X1.0

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PERSPECTIVE VIEWS

X1.0



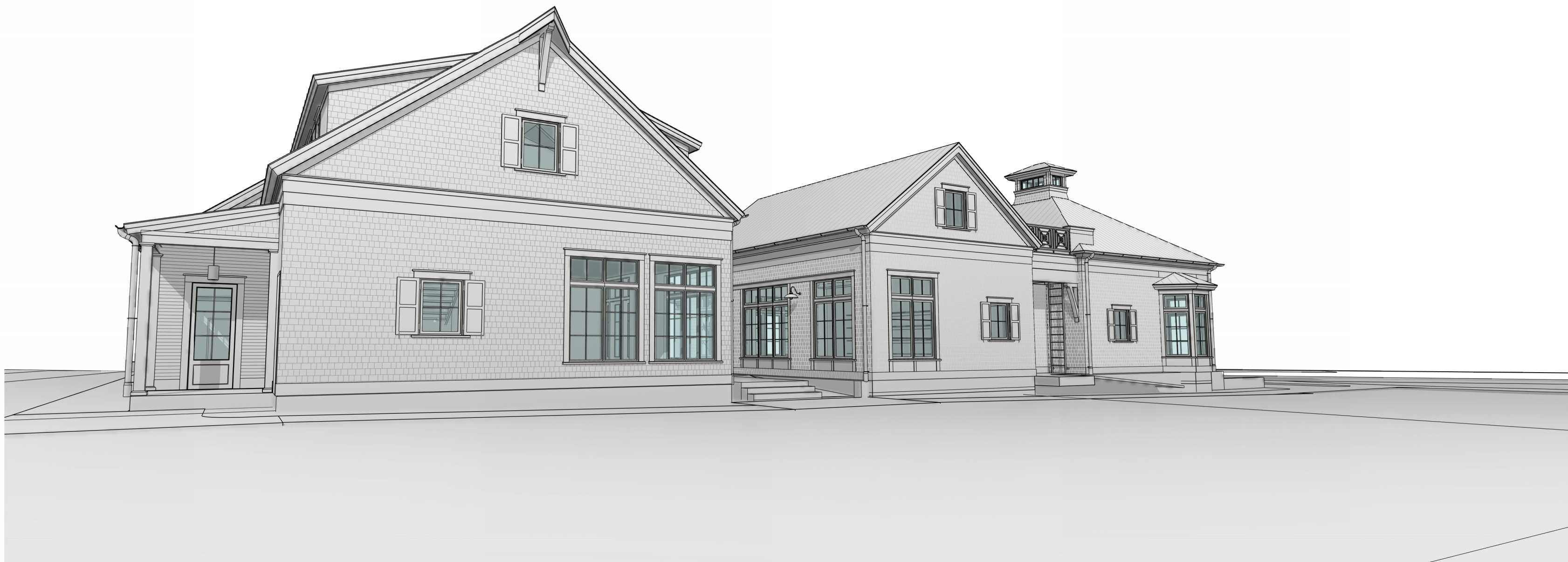
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FX: 843.815.2547

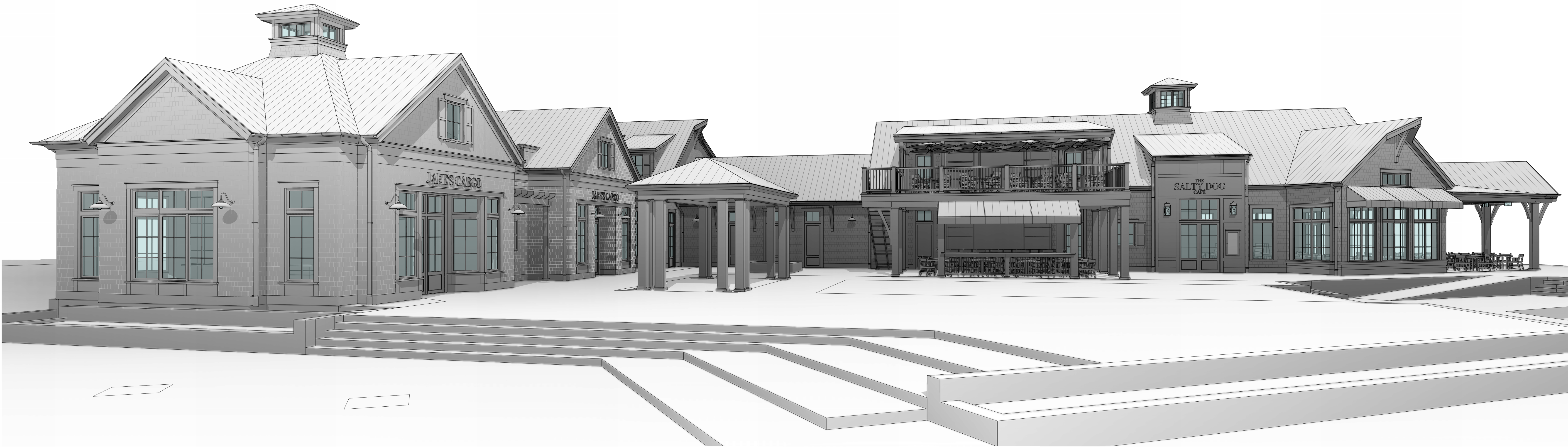
WWW.COURTATKINS.COM



3 DROP-OFF PERSPECTIVE
X1.1



2 PARKING LOT PERSPECTIVE
X1.1



1 OVERALL PLAZA PERSPECTIVE
X1.1

SOUTH BEACH MARINA

232 S SEA PINES DR
HILTON HEAD ISLAND, SC
29928

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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PROJECT INFO

Date
05.28.2024

Project No.
22-116

ISSUE

NO.	REV.	DATE	DESCRIPTION
-----	------	------	-------------

SHEET TITLE

PERSPECTIVE VIEWS

X1.1

METAL ROOF

MCELROY - STANDING SEAM METAL
Charcoal



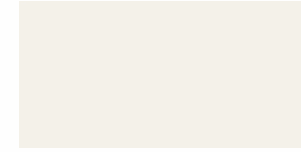
SIDING

NUCEDAR - ROUGHSAWN COMPOSITE SHINGLE
Argos



TRIM, PANEL, & FASCIA

SHERWIN WILLIAMS
Pure White SW 7005



WINDOWS

MARVIN - ULTIMATE COLLECTION
Stone White
Wineberry



SHUTTERS

SHERWIN WILLIAMS
Naval SW6244



AWNINGS

SATTLER - BIG SUR
True Blue 9612



SOUTH BEACH MARINA

232 S SEA PINES DRIVE - HILTON HEAD ISLAND, SC
COLOR BOARD
04/26/2024



COURT ATKINS
GROUP
Page 73 of 123

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: 232 South Sea Pines

DRB#: DRB-000833-2024

DATE: 6/25/2024

CATEGORY: Final Review

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	☒	☐	☐	
Incorporates wood or wood simulating materials	☒	☐	☐	
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	
Utilities and equipment are concealed from view	☒	☐	☐	
Decorative lighting is limited and low wattage and adds to the visual character	☒	☐	☐	
Accessory elements are designed to coordinate with the primary structure	☒	☐	☐	

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

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

NATURAL RESOURCE PROTECTION				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	☒	☐	☐	
Supplemental and replacement trees meet LMO requirements for size, species and number	☐	☐	☒	
Wetlands if present are avoided and the required buffers are maintained	☐	☐	☒	
Sand dunes if present are not disturbed	☐	☐	☒	

COMMENTS & CONDITIONS
- Staff recommends approval with the condition that the applicant provides responses to the conditions set forth on April 9, 2024. - This project will require a Building Permit prior to construction and a Major Development Plan approval. Please email CDIC@hiltonheadislandsc.gov following this approval.
- Conceptual Review was approved with conditions on 4/09/2024 - The white trim to be approved as this is a unique area. - The buffer continued to be studied. - Future parking plans to be investigated.

75 MATTHEWS DRIVE
SIGN SYSTEM FINAL
REVIEW

July 9, 2024
DRB-000955-2024



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]: R55201500002690000
 Zoning District: _____ Overlay District(s): Major 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
☒ 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.

\$175 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

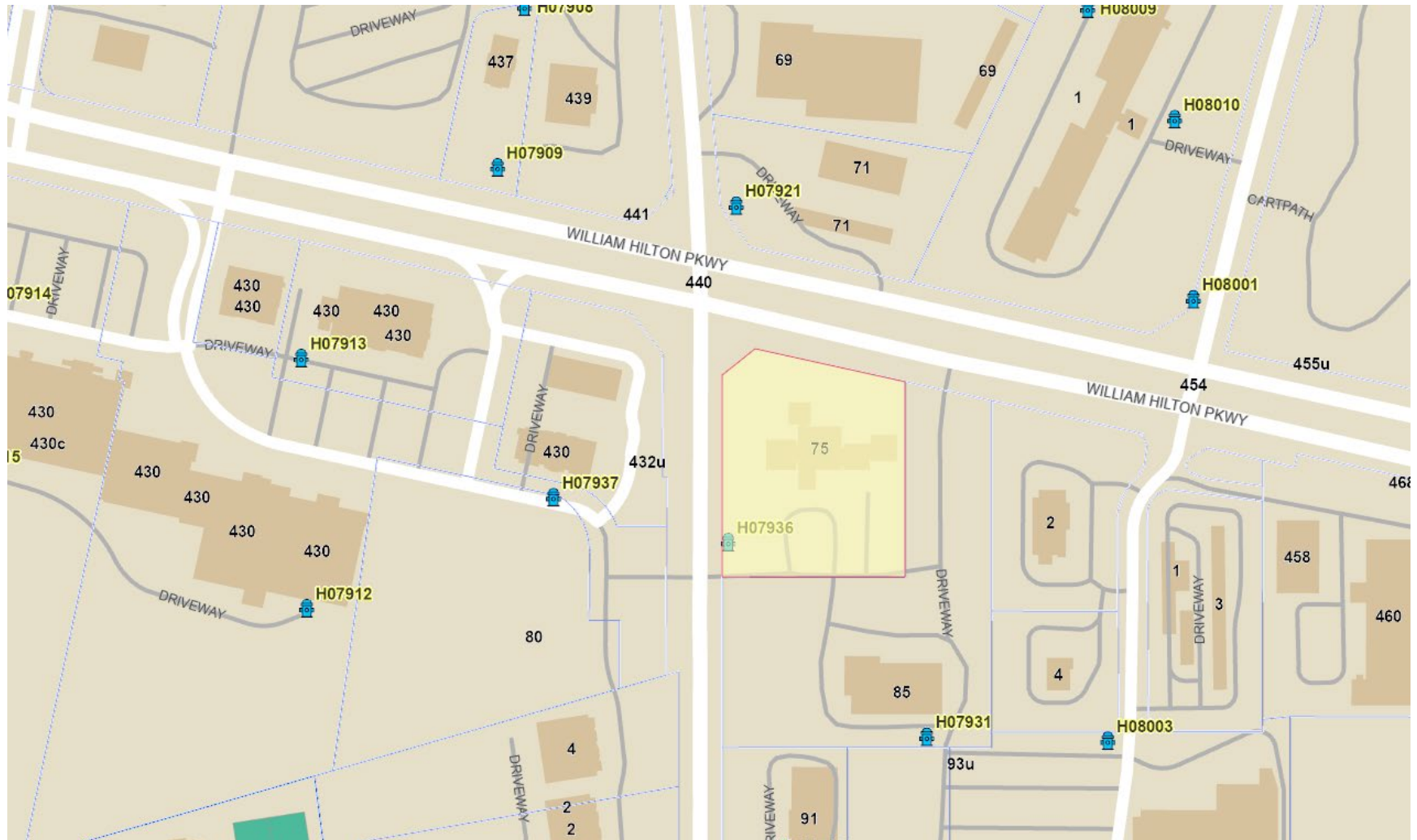
To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property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

Donna C Foster
SIGNATURE

6/24/24
DATE

**75 MATTHEWS DRIVE
WELLS FARGO SIGN
SYSTEM
LOCATION MAP**



75 Matthews Drive – Wells Fargo

**75 MATTHEWS DRIVE
WELLS FARGO SIGN
SYSTEM REVISION
STATEMENT**

Wells Fargo North Island –
75 Matthews Drive
Hilton Head Island SC

We have revised our drawings to attempt to comply with color requirements as requested. Revised Drawings are attached. For this location (75 Matthews Drive) we are proposing changing our letter faces to White with Burgundy Red retainers as our first option. As our second option we are proposing a Burgundy Red Face with Dover White retainers. The White Letter Face is Wells Fargo's preferred choice, and we would appreciate your consideration of this option.

It is our understanding that the color choices were the only problem with our proposed sign package.

Wells Fargo Sea Pines –
1 Greenwood Drive
Hilton Head Island SC

We have revised our drawings to attempt to comply with color requirements as requested. Revised drawings are attached. For this location (1 Greenwood Drive) we are proposing changing our letter faces to White with Burgundy Red retainers as our first option. As our second option we are proposing a Burgundy Red Face with Dover White retainers. The White Letter Face is Wells Fargo's preferred choice, and we would appreciate your consideration of this option.

75 MATTHEWS DRIVE - WELLS FARGO SIGN SYSTEM ELEVATIONS

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

**WELLS
FARGO**

**BE # 142521
North Island**

**75 Matthews Drive
Hilton Head Island, SC 29926
6/24/2024**



Brand Book Approval

LL Required Change(s)

Permit Change(s)

PROPOSED



EXISTING



Glidden Drum Beat #A0279



Wells Fargo White

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

NOTE: FIELD VERIFICATION REQUIRED BEFORE CONSTRUCTION



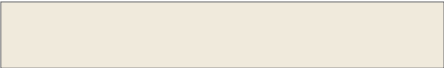
PROPOSED



EXISTING



Glidden Drum Beat #A0279



SW 6385 Dover White

CUSTOM COMMENTS:
"PER CODE INTERNALLY ILLUMINATED SIGNAGE IS NOT PERMITTED; STREET
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PROPOSED



EXISTING



Glidden Drum Beat #A0279



Wells Fargo White



PROPOSED

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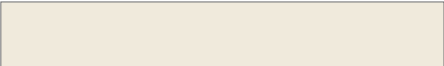
JOB NAME: WELLS FARGO	SALESMAN: HILTON DISPLAYS	DATE: 1-25-24	QID# 24-70557
LOCATION: 75 Matthews Drive	DESIGNER: Chad W.	SCALE: AS NOTED	BE # 142521
CITY/STATE: Hilton Head Island, SC	FILE: 2023/WELLSFARGO/2023 REFRESH/LOCATIONS/NORTH ISLAND V1 1.25.24		7



EXISTING



Glidden Drum Beat #A0279



SW 6385 Dover White



PROPOSED

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EXISTING



Glidden Drum Beat #A0279



Wells Fargo White



PROPOSED

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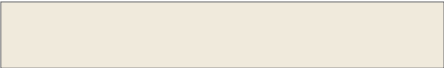
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EXISTING



Glidden Drum Beat #A0279



SW 6385 Dover White

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PROPOSED



EXISTING



Glidden Drum Beat #A0279



Wells Fargo White



PROPOSED

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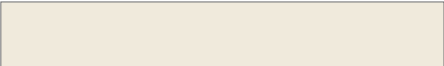
JOB NAME: WELLS FARGO	SALESMAN: HILTON DISPLAYS	DATE: 1-25-24	QID# 24-70557
LOCATION: 75 Matthews Drive	DESIGNER: Chad W.	SCALE: AS NOTED	BE # 142521
CITY/STATE: Hilton Head Island, SC	FILE: 2023/WELLSFARGO/2023 REFRESH/LOCATIONS/NORTH ISLAND V1 1.25.24		11



EXISTING



Glidden Drum Beat #A0279



SW 6385 Dover White

CUSTOM COMMENTS:
"PER CODE INTERNALLY ILLUMINATED SIGNAGE IS NOT PERMITTED; STREET
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PROPOSED

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		
			10



EXISTING



Glidden Drum Beat #A0279



Wells Fargo White



PROPOSED

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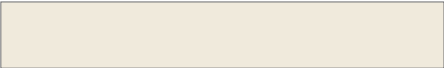
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EXISTING



Glidden Drum Beat #A0279



SW 6385 Dover White

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PROPOSED



EXISTING



Glidden Drum Beat #A0279



Wells Fargo White



PROPOSED

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EXISTING

Glidden Drum Beat #A0279

SW 6385 Dover White

CUSTOM COMMENTS:

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

NOTE: FIELD VERIFICATION REQUIRED BEFORE CONSTRUCTION



PROPOSED

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-000955-2024

DATE: 7/09/2024

CATEGORY: Final Review
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	☐	☐	☒	Any white elements on signage whether they are letters or returns shall be the building case color.

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

COMMENTS & CONDITIONS

Final review comments for July 9, 2024, are the following:

1. Staff recommends approval with one condition:
 - a. The proposed signage is recommended to use the following colors:
 For white: SW 6385 – Dover White not Wells Fargo White
 For red: Gidden Drum Beat #A0279
 For yellow: SW 6687 - Brittlebrush

Conceptual review comments from May 14, 2024, are the following:

1. The Design Review Board approval with the following conditions:
 - b. Directional signage should have the same background color as the building.
 - c. The red needs to be toned down to a somewhat darker nature-oriented red.
 - d. The yellow also needs to be toned down.
 - e. The monument sign needs to be investigated as to whether a street number should be added per Fire Departments request.
 - f. A new layout should be provided.
 - g. Any white elements on signage whether they are letters or returns shall be the building case color.
 - h. The yellow stripe should be removed.

**1 GREENWOOD DRIVE
SIGN SYSTEM FINAL
REVIEW**

**July 9, 2024
DRB-000960-2024**



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: 75 Matthews Drive
 Parcel Number [PIN]: R 511 008 000 157A 0000
 Zoning District: _____ Overlay District(s): Major 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
☒ 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.

\$175 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

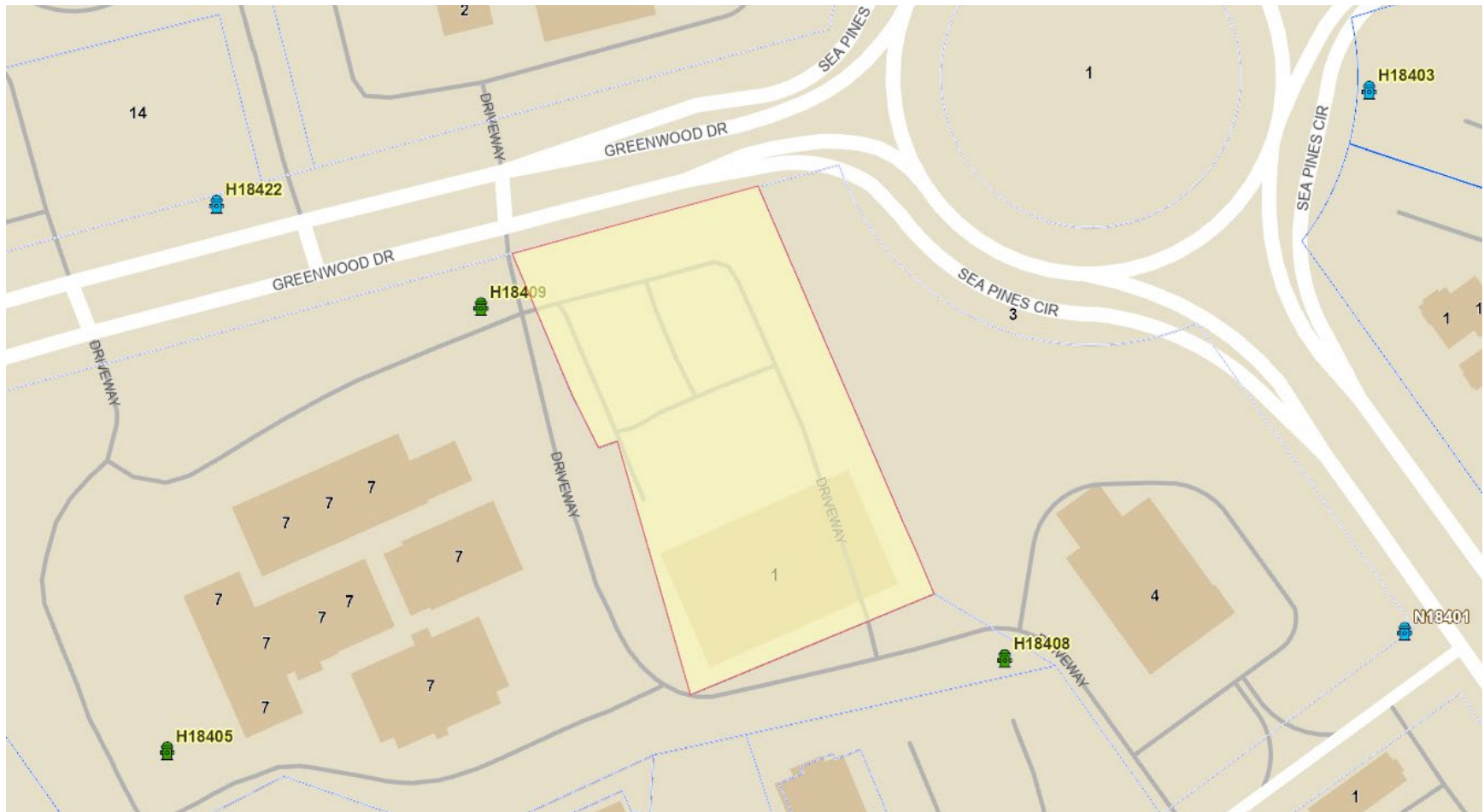
To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property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

Donna C. Foster
SIGNATURE

6/24/24
DATE

1 GREENWOOD DRIVE - WELLS FARGO SIGN SYSTEM LOCATION MAP



1 Greenwood Drive – Wells Fargo

1 GREENWOOD DRIVE WELLS FARGO SIGN SYSTEM REVISION STATEMENT

Wells Fargo North Island –
75 Matthews Drive
Hilton Head Island SC

We have revised our drawings to attempt to comply with color requirements as requested. Revised Drawings are attached. For this location (75 Matthews Drive) we are proposing changing our letter faces to White with Burgundy Red retainers as our first option. As our second option we are proposing a Burgundy Red Face with Dover White retainers. The White Letter Face is Wells Fargo's preferred choice, and we would appreciate your consideration of this option.

It is our understanding that the color choices were the only problem with our proposed sign package.

Wells Fargo Sea Pines –
1 Greenwood Drive
Hilton Head Island SC

We have revised our drawings to attempt to comply with color requirements as requested. Revised drawings are attached. For this location (1 Greenwood Drive) we are proposing changing our letter faces to White with Burgundy Red retainers as our first option. As our second option we are proposing a Burgundy Red Face with Dover White retainers. The White Letter Face is Wells Fargo's preferred choice, and we would appreciate your consideration of this option.

1 GREENWOOD DRIVE - WELLS FARGO SIGN SYSTEM ELEVATIONS

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		
			2

**WELLS
FARGO**

**Store Number 142520
Sea Pines**

**1 Greenwood Drive
Hilton Head Island, SC 29928
6/24/2024**



Brand Book Approval

LL Required Change(s)

Permit Change(s)

PROPOSED



EXISTING



PROPOSED

RESTORATION AREA



Drum Beat #A0279



Wells Fargo White



EXISTING REVERSE



EXISTING



PROPOSED

RESTORATION AREA



Drum Beat #A0279



Dover White SW 6385



EXISTING REVERSE

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



EXISTING



PROPOSED

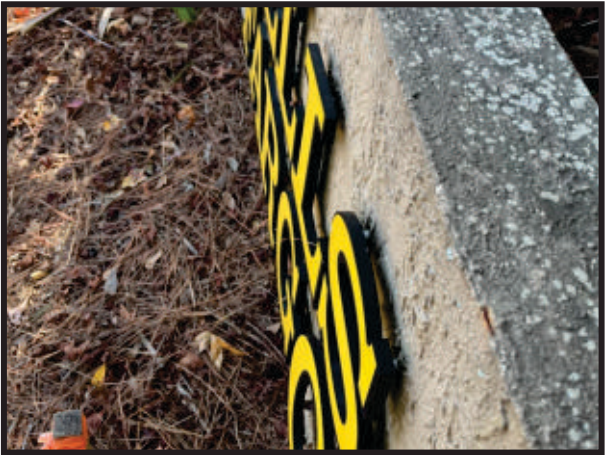
RESTORATION AREA



Drum Beat #A0279



Wells Fargo White



EXISTING DETAIL

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		8



EXISTING



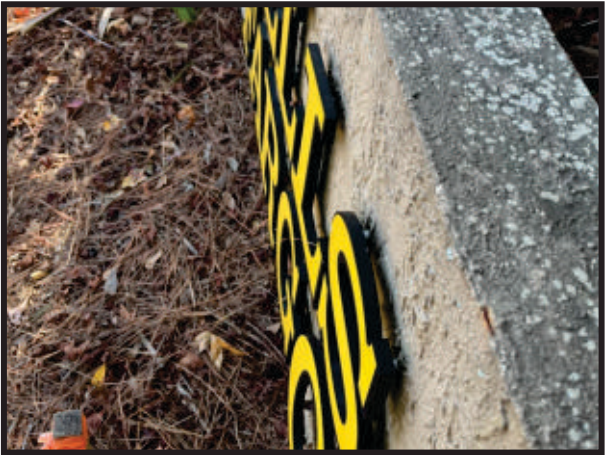
PROPOSED



Drum Beat #A0279



Dover White SW 6385



EXISTING DETAIL

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		
				7



EXISTING

PMS/PAINT

SW 6392

WELLS FARGO

BROWN BUILDING COLOR CHART



Drum Beat #A0279



Wells Fargo White

NIGHT VIEW



PROPOSED

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		CITY/STATE: HILTON HEAD ISLAND, SC	FILE: 2024\Wells Fargo\2024 Refresh\Locations\Hilton Head Island SC\24-70556\142520 Sea Pines			10



EXISTING

PMS/PAINT

SW 6392

WELLS FARGO

BROWN BUILDING COLOR CHART

Drum Beat #A0279

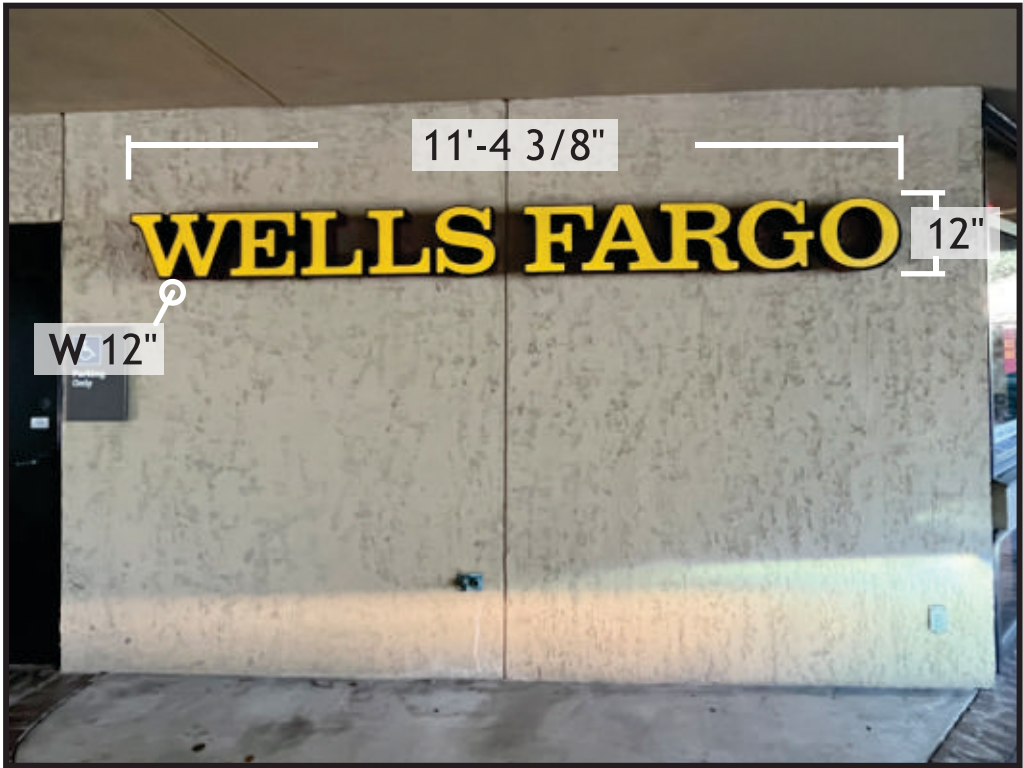
Dover White SW 6385



PROPOSED



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EXISTING

PMS/PAINT

SW 6392

BROWN BUILDING COLOR CHART



Drum Beat #A0279



Wells Fargo White



PROPOSED

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EXISTING

PMS/PAINT

SW 6392

WELLS FARGO

BROWN BUILDING COLOR CHART



Drum Beat #A0279



Dover White SW 6385



PROPOSED

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EXISTING

PMS/PAINT

SW 6392

BROWN BUILDING COLOR CHART



Drum Beat #A0279



Wells Fargo White



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EXISTING

PMS/PAINT

SW 6392

WELLS FARGO

BROWN BUILDING COLOR CHART



Drum Beat #A0279



Dover White SW 6385



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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-000960-2024

DATE: 7/09/2024

CATEGORY: Final Review
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	☐	☐	☒	Any white elements on signage whether they are letters or returns shall be the building case color.

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

COMMENTS & CONDITIONS

Final review comments for July 9, 2024, are the following:

1. Staff recommends approval with one condition:
 - a. The proposed signage is recommended to use the following colors:
 For white: SW 6385 – Dover White not Wells Fargo White
 For red: Gidden Drum Beat #A0279
 For yellow: SW 6687 - Brittlebrush

Conceptual review comments from May 14, 2024, are the following:

1. The Design Review Board approval with the following conditions:
 - a. Directional signage should have the same background color as the building.
 - b. The red needs to be toned down to a somewhat darker nature-oriented red.
 - c. The yellow also needs to be toned down.
 - d. The monument sign needs to be investigated as to whether a street number should be added per Fire Departments request.
 - e. A new layout should be provided.
 - f. Any white elements on signage whether they are letters or returns shall be the building case color.
 - g. The yellow stripe should be removed.