



Town of Hilton Head Island

Design Review Board Meeting

Tuesday, August 13, 2024, 2:30 PM

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

- 1. Call to Order**
- 2. Adoption of the Agenda**
- 3. Approval of the Minutes**
 - a. Regular Meeting Minutes of July 23, 2024.
- 4. Unfinished Business**
 - a. DRB-001008-2024- 111 Wexford Club Drive - Final
 - b. DRB-001093-2024- 113 Wexford Club Drive - Final
- 5. New Business**
- 6. Public Comment - Non Agenda Items**
- 7. Board Business**
- 8. Staff Reports**
- 9. Adjournment**

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“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, July 23, 2024, 2:30 PM Minutes

1. Call to Order

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

2. Adoption of the Agenda

Mr. Parker moved to approve the agenda. Ms. Lippert seconded. The adoption of the agenda passed unanimously 6-0.

3. Approval of the Minutes

- a. Regular Meeting Minutes of July 9th, 2024.

Ms. Lippert moved to approve the minutes of July 9th, 2024. Mr. Parker seconded. The approval of the minutes passed unanimously 6-0.

4. Unfinished Business

- a. DRB-000928-2024 – 27 New Orleans – Final

Melissa Paul-Leto, Principal Planner, presented the Final Review for the Major Development Plan Review located at 27 New Orleans Road. This site previously served as a drainage channel, no longer in use. 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. This item was tabled since the last June meeting of the 9th. Board comments addressed: avoid high contrast colors, remove IRC on plan sheets, bike rack specs with color specs provided, materials color and lighting cut sheets are needed, revised plan to improve impervious to pervious brick. The applicant noted a tabby path landing as well as a crushed shell pathway. Staff recommends approval with the conditions that the applicant adheres to conditions set forth on March 12th and will require a building permit and a major DRP (Development Review Plan). Applicant asks for modified utility plan to keep the significant pine tree. Conceptual review approved March 12th.

Board Discussion: Mr. Parker questions the makeup air unit on the front of the building, suggesting it be moved to the back of the building. Mr. Parker noted the black color to be acceptable for the bike rack. Ms. Lippert recommends the trim and garage door be a different color to provide more contrast. Other color changes can be handled with a staff level review. Mr. Carsten suggests not using any lighting hanging from trees.

Ms. Lippert made a motion to approve with the following conditions: revise the globe lighting on the tree to an up-light, moving the makeup air fan to the back of the building, review the three parking spaces near the pine tree, revising the color palate for subtle contrast, and provide info on tabby concrete, stucco, shell size and color with two staff members and two DRB members reviewing the re-submission. Mr. Parker seconded. The motion was approved unanimously 6-0.

b. DRB-000955-2024 – 75 Mathews Drive – Wells Fargo Signs – Final

The item was presented as a final design for Wells Fargo on 75 Mathews Drive during the July 9th meeting. The applicant came back with a redesign for the sign colors and lighting specifications, as requested by Council members during the previous meeting. The applicant requested "Drum Beat Red" be used for the welcome sign, which is not visible from the front of the building. Halo lighting is confirmed at 3000k for the Wells Fargo sign.

Board Discussions: Mr. Parker notes the ATM is not allowed to be internally lit. Ms. Lippert suggests the number on the sign be the same red as the sign instead of black, and she is fine with limited accent colors being used for the "Hello" sign. Ms. Lippert and Mr. Brandenburg agreed with the size variance for the sign, and requires confirmation by Fire Rescue for the sizing of the street numbers on the street sign. Ms. Fitzpatrick inquired about the proposed "Do Not Enter" dimensions and suggested they be eight inches tall by four feet wide. Mr. Carstens pointed out that the submittal should show Dover White and Glidden Drum Beat Red and directionals be legacy colors, as well as notate in the rendering that the street sign be double-sided.

Ms. Lippert made a motion to approve with the following conditions: the "Do not enter" sign and clearance signs to be four feet by eight inches, the address number be Glidden Drum Beat Red and the street number size be determined by the fire department, all halo lighting be 3000K with the lumens at 2,700 maximum, notating double-sided street sign, and fix notation regarding white on page 22 and 23. The motion was approved unanimously 6-0.

c. DRB-000960-2024- 1 Greenwood Drive – Wells Fargo Signs – Final

This item was presented at the July 9th meeting, with conditions, for the Wells Fargo sign at 1 Greenwood Dr and Sea Pines circle. The colors were revised to Drum Beat Red with Dover White with halo lighting of 3000k and lumen count, and address numbers were added to the top right of the street sign. The applicant stresses the importance of matching the 75 Mathews Dr location signage.

Board Discussions: Ms. Lippert noted there is too much space around the ATM sign on page #34 of the rendering and noted the same conditions for the 75 Mathews Drive location. Mr. Carsten requested all notes on the fabricator sheets are correct. A motion to approve was made by Ms. Lippert with the following conditions: the address number size to be determined by the Fire Marshal, the halo lit sign to be no cooler than 3000K, the ATM sign be fourteen inches wide by twenty inches tall with a single post, cleaning up the color notes on the shop drawings, clearly indicate what is brand reference vs fabrication

direction and address number to be "Glidden Drum Beat Red". Mr. Theodore seconded. The motion was approved 6-0.

5. New Business

a. Nomination and Election of Officers for July 1, 2024 – June 30, 2025.

Chair Carstens asked if anyone would like to make a motion to nominate a board member to serve as Chair for this new term. Mr. Theodore nominated Mr. Carstens. Mr. Parker seconded. The motion passed unanimously 6-0.

Chair Carstens asked if anyone would like to make a motion to nominate a board member to serve as Vice Chair for this new term. Mr. Theodore nominated Ms. Lippert. Mr. Parker seconded. The motion passed unanimously 6-0.

b. Appointment of Board of Secretary for July 1, 2024 – June 30, 2025

Chair Carstens asked if anyone would like to make a motion to nominate Mrs. Ashley Facenda to serve as the Board Secretary for the new term. Ms. Lippert nominated Mrs. Facenda. Mr. Theodore seconded. The motion passed unanimously 6-0.

c. DRB-000967-2024 – 51 S South Forest Beach Drive – Conceptual

Mr. Theodore recused himself. This item is to discuss alterations to the Marriott Grand Ocean. Ms. Leto presented the Marriott Grand Ocean alteration. It is not a conceptual and will not need a final. The applicant is requesting to repaint all eleven buildings on the property. Marriott selected all colors which were presented to the board with a sample.

Board Discussion: Ms. Lippert suggests making the hurricane shutters on the parking garage side the "Colonial Revival Stone" color as the base as opposed to the white, Mr. Brandenburg agrees, Ms. Fitzpatrick asked about the existing color palette, Mr. Carstens did not note any issues. A motion to approve was made by Mr. Parker with the following conditions: Trim around windows to be notated as body color, parking garage louvers to match the base color and the others in the stairwell can remain white. Ms. Lippert seconded. The motion passed unanimously 5-0.

d. DRB-000992-2024 – 120 Arrow Road – Conceptual

Item to discuss design concepts for the Atlantic Laundry building located at 120 Arrow Road. The applicant is Mike Vaccaro from Vaccaro Architecture.

Ms. Leto presented, mentioning several commercial uses within the building. Ms. Leto stated several changes which will be made to the exterior of the building: removing the existing parapet and replacing it with a new one, painting the existing stucco wall of the building, replacing some stucco with fiberglass cement siding, replacing the exterior staircase with a covered staircase, the addition of a loading dock, no change in the building footprint. Staff recommends approval of the conditions that a material board be provided for the final review. A building permit and minor Development Planning Reviews

(DPR) are required prior to construction. No change in the building footprint, only material changes.

Board Discussion – Mr. Parker inquired about storefront changes in which Mr. Vaccaro explained it would not change, Mr. Parker suggested unifying the storefront. Mr. Parker also suggested a screening fence for tanks. Ms. Lippert inquired about floor plans and roof plans as well as awnings, which Mr. Vaccaro stated will be removed. Ms. Lippert expressed that she did not agree with painting the roof and suggested replacing it. She also noted that all materials specifications must be provided. Mr. Brandenburg inquired about signage changes. Ms. Fitzpatrick expressed that she thinks the renderings have too much of a modern feel and explained that more elements are needed, such as landscaping, etc. She also noted that it would be worth considering Land Management Ordinance (LMO) changes pertaining to Arrow Road. Mr. Theodore suggests checking into the Sea Pines Architecture Review Board (ARB) for zoning purposes. He also suggests that the storefront be updated. Mr. Carstens made comments regarding the potential for the building and screening of dumpsters in the future.

A motion to approve was made by Mr. Parker with the following conditions: coordination of signage with building will be required, landscaping considered, screening provided for existing equipment cohesive with new design of building and dumpster screens, color scheme and material details provided as well as a more complete set of plans - specifically the floor, roof, lighting, and storefront and windows. And a review of whether this falls under the ARB requirements, as well as potential revisions for LMO pertaining to Arrow Road. Mr. Theodore seconded. The motion passed unanimously 6-0.

e. DRB-000996-2024 – 148 Beach City Road - Final

Mr. Parker recused himself. The item is a final review of the proposed car parking barn at 148 Beach City Rd. The applicant is Tim Probst with PDG Architects. Ms. Leto presented, stating updates to the original design: The dumpster yard has been shifted farther away from the entrance door with a new elevation plan, and the sidewalk has been corrected to lead to the entry door. Final review for the car barn with demolition of the parking lot. Lighting spec sheets and exterior lighting plans were provided. Staff requires approval since this is a major development plan, and a building permit.

Board Discussion: Ms. Lippert asked detailed questions regarding the color scheme, including garage door, roof, and siding, which Mr. Probst addressed. Mr. Brandenburg had no further comment. Ms. Fitzpatrick had no further comment. Mr. Theodore recommends the entrance be a concrete paved area to break up the use of asphalt. Mr. Carstens inquired about the landscape plan and requested the height of sycamores be higher and updated landscaping on the backside of the building, regardless of low visibility.

A motion to approve was made by Ms. Lippert with the following conditions: a concrete pad in the entry area, a revised landscape plan provided which will come back to staff in

addition to both landscape architects on the board, clarification that the garage doors and the fascia color to match Sheffield Ash Gray, the main doors and frames also must match the Sheffield Ash Gray, and building sections on A2.3 be updated to match the elevations. Mr. Brandenburg seconded. The motion was approved 5-0.

6. Public Comment - Non Agenda Items

None.

7. Board Business

None.

8. Staff Reports

None.

9. Adjournment

The meeting was declared adjourned at 5:33 p.m.

Approved:

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

**111 WEXFORD CLUB
DRIVE
FINAL REVIEW
AUGUST 13th, 2024
DRB-001088-2024**

**111 WEXFORD CLUB
DRIVE
PROJECT NARRATIVE
&
WEXFORD HOA
APPROVAL
&
DRB COMMENTS AND
RESPONCES**



MEMORANDUM

Project:	Project No.
Wexford Clubhouse Renovations & Additions	24001
111 Wexford Club Drive	Date: 5/6/2024
Hilton Head Island, SC 29928	Submittal: HHI Conceptual Review

Site Analysis Narrative

Wexford Clubhouse Addition

The Wexford Clubhouse project includes renovations and additions to an existing facility. The existing building is 11,417 heated sf with 8,394 sf of renovated area and 4,737 sf of new heated area added. On the NE harbor facing side of the building a new dining room/bar and new outdoor covered dining/bar are being added. A new pro-shop is being added to the SE right side of the building with cart parking below and access to the front and rear of the building.

The new dining room/bar and new outdoor covered dining/bar are planned to be constructed over an existing open raised lawn with views of the Harbor. A portion of the outdoor dining will extend into a landscaped area to the right which is between cart paths and the building. A retaining wall is also planned in this area to allow for stairs down to the cart parking. The new pro shop on the right side of the building is being built over an area of existing cart paths. The existing building and allowable site areas for expansion influenced the design.

The added areas are within the building setbacks and is further away from the Wexford Harbour than the existing (to remain) raised patios and pool. The addition on the right side does not affect the adjacent parking lot / roundabout.

The trees removed are in the East corner of the property and all are within landscape areas between cart paths and the building. The trees to be removed are 5 live oaks ranging from 11" to 18", 3 palmettos ranging from 10" to 16", and one 19" pine.

The site and survey drawings are included in the submittal package for reference.



MEMORANDUM

Project:	Project No.
Wexford Clubhouse Renovations & Additions	24001
111 Wexford Club Drive	Date: 7/30/2024
Hilton Head Island, SC 29928	Submittal: HHI DRB Final Review

Project Narrative

Wexford Clubhouse

The Wexford Clubhouse submittal documents address the following DRB concept review comments:

1. Sample board, revised landscape plan, lighting plan, prominent details, final floor plans, and final elevations are included in the submittal.
2. **DRB comment:** "The understanding of the retention of the 15" and 18" Oaks at the back of the property, if possible, modify the retaining wall associated with those."
 - a. **Narrative:** The site retaining wall layout has been changed to save these two trees and the 10" oak. This can be seen on the landscape, civil, and architectural drawings.
3. **DRB comment:** "Decrease the spacing and coverage associated with the foundation plantings and appropriately scaling those depending on the associated walls."
 - a. **Narrative:** This has been updated on the landscape plans.
4. **DRB comment:** "The expansion of landscape coverage to mirror on the backside, on the harbour side of the building, to the pool area and the front side, beyond on either side of the expansion of the pro-shop. If materials are to be kept, it needs to be shown."
 - a. **Narrative:** This has been updated on the landscape plans.
5. **DRB comment:** "Study the scale of the small metal roofs. Associated primarily with the rear near the porch."
 - a. **Narrative:** The small metal roofs have been changed to wood framing supported by thick timber brackets. The brackets at the ends of the roofs extend down the wall/pilaster, and the intermediate brackets are mostly under/behind the roof (when seen in an elevation drawing). We appreciate this comment and think this is a good change to keep the detailing more in scale with the rest of the composition. These can be seen in the elevations, details, and renderings.

Thank you for your consideration for final approval for the design of this project. We look forward to hearing your feedback.

CLUBHOUSE - 111 Wexford Club Drive
COMMENT RESPONSE: 7/30/2024

<u>COMMENT</u> #	<u>RESPONSIBILITY</u>	<u>COMMENT</u>	<u>RESPONSE</u>
1	Nix	Physical Material and Color Board on an 11" x 17" board.	Provided in 7/30/2024 Submission
2	Dan Ogden	A revised Landscape plan.	Provided in 7/30/2024 Submission
3	WoodsDendy	Lighting Plan	Provided in 7/30/2024 Submission – See Architectural & Landscape Plans
4	WoodsDendy	Connection and prominent building architectural details, as needed.	Provided in 7/30/2024 Submission – See Architectural Plans
5	WoodsDendy	Final floor plans and elevation drawings.	Provided in 7/30/2024 Submission – See Architectural Plans
6	WoodsDendy	The understanding of the retention of the 15" and 18" Oaks at the back of the property, if possible, modify the retaining wall associated with those.	Provided in 7/30/2024 Submission – Revised to save Oak Trees - See Architectural, Civil & Landscape Plans
7	Dan Ogden	Decrease the spacing and coverage associated with the foundation plantings and appropriately scaling those depending on the associated walls.	Provided in 7/30/2024 Submission – See Landscape Plan
8	Dan Ogden	The expansion of landscape coverage to mirror on the backside, on the harbour side of the building, to the pool area and the front side, beyond on either side of the expansion of the pro-shop. If materials are to be kept, it needs to be shown.	Provided in 7/30/2024 Submission – See Landscape Plan
9	WoodsDendy	Studying the scale of the small metal roofs. Associated primarily with the rear near the porch.	Provided in 7/30/2024 Submission – See Architectural Plans



WEXFORD

Post Office Box 4100
Hilton Head Island, SC 29938
Telephone: (843) 686-6950

April 15, 2024

Town of Hilton Head Island
One Town Center Court
Hilton Head, SC 29928

RE: 111 Wexford Club Dr. – Wexford Clubhouse Improvement

To Whom it may concern,

The ASC for Wexford Plantation has received and reviewed the plans by Woods Dendy Architects, LLC dated May 6, 2024, for the Wexford Clubhouse Improvement. The project meets all the Wexford Guideline requirements. Therefore, on May 15, 2024, the ASC has given a Final Approval for the project to move forward with the Town of Hilton Head Planning/Permitting process.

Should you have any questions please feel free to contact me at 843-686-8820 or email cwilkins@wexfordhiltonhead.com.

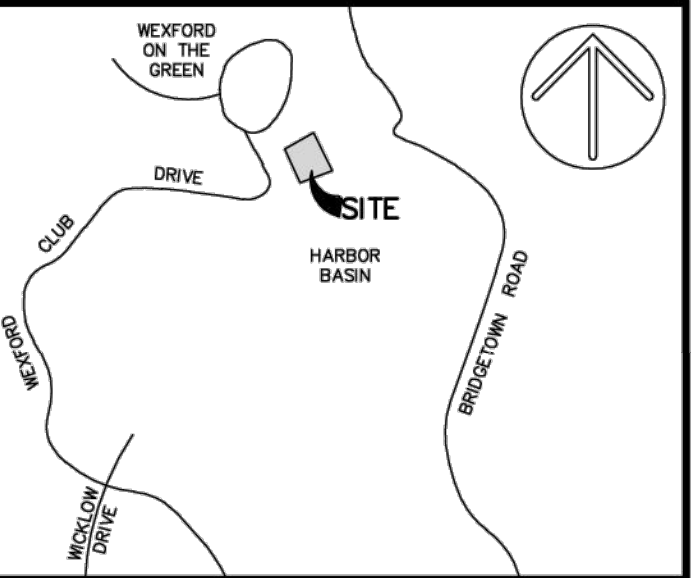
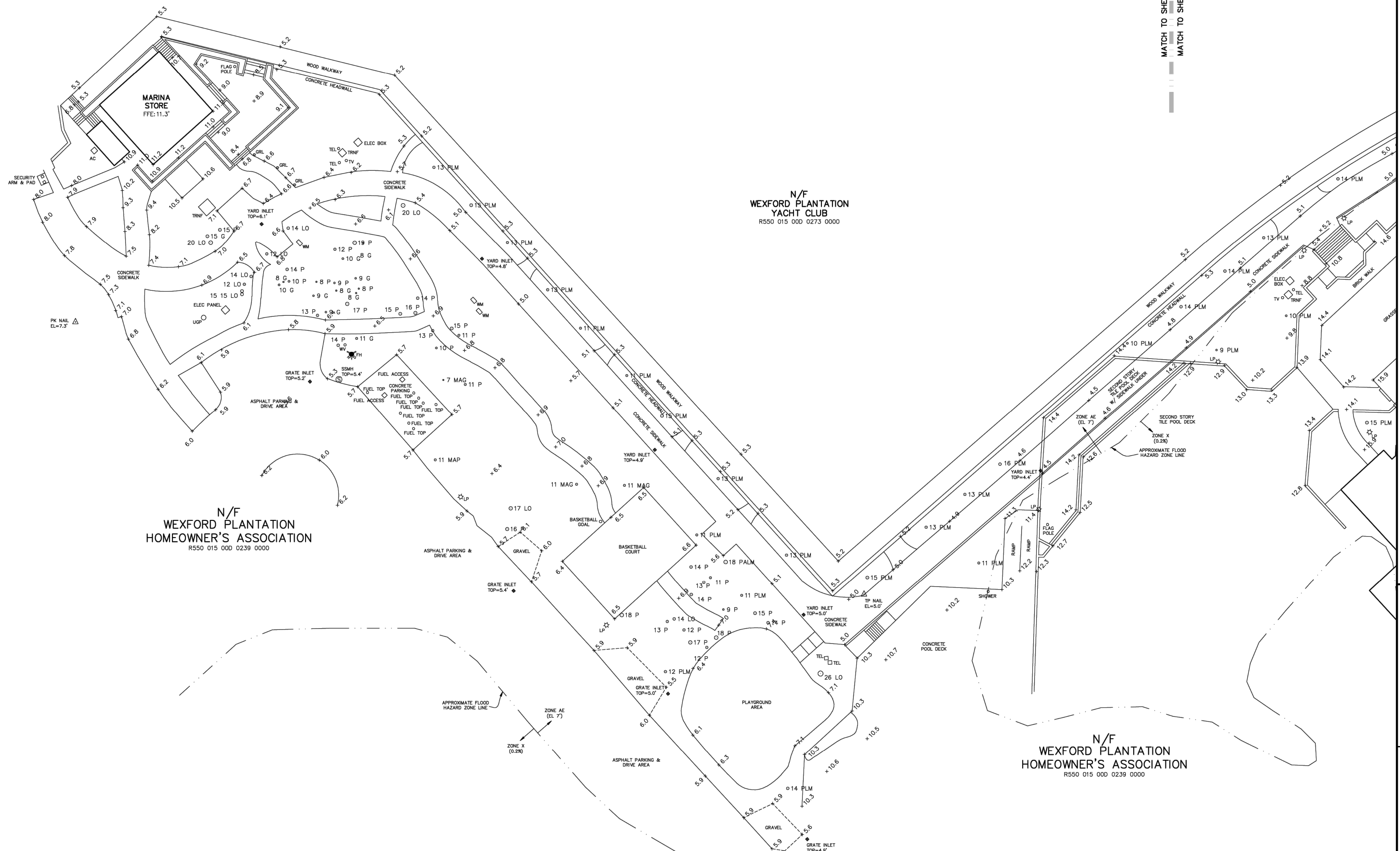
Best Regards,

Christine Wilkins

Christine Wilkins
ASC Administrator
Wexford HOA

PREMIER BOATING, GOLF & TENNIS COMMUNITY

111 WEXFORD CLUB DRIVE SURVEY



VICINITY MAP NOT TO SCALE

OTES:

- THIS AREA APPEARS TO LIE IN FLOOD ZONES PER FIRM MAP NO. 46013C0442G, COMMUNITY NO. 402502, DATED 03/23/21.
- TREE SIZES ARE IN INCHES OF DIAMETER. ELEVATIONS SHOWN ARE BASED ON SOUTH CAROLINA VRS NETWORK (NAVD 88 DATUM).
- THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT FOR THE TRANSFER OF PROPERTY OR RECORDING.
- UNDERGROUND STORM DRAINAGE PIPE SHOWN IS APPROXIMATE AND SHOULD BE VERIFIED BEFORE CONSTRUCTION. ALL GRADE INLETS WERE FULL OF WATER AT THE TIME OF THE FIELD SURVEY. THEREFORE PIPES CONNECTING TO GRADE INLETS SHOWN ARE BASED ON INFORMATION BY OTHERS.

REFERENCE(S):

PLAT BOOK 31, PAGE 9

LEGEND:

LM	PINE
O	PALMETTO
A	LIVE OAK
LM	LAUREL OAK
OL	ELM
AG	HOLLY
AP	MAGNOLIA
IL	MAP
P	WILLOW
M	LIGHT POST
H	FIRE HYDRANT
IM	WATER METER
DC	FIRE DEPARTMENT CONNECTION
IV	POST INDICATOR VALVE
SMH	SANITARY SEWER MANHOLE
DMH	SEWER DRAINAGE PIPE
DMH	STORM DRAINAGE MANHOLE
DMH	UNDERGROUND PROPANE TANK
10.0	SPOT ELEVATION

DONALD R. COOK, JR.
S.C.P.L.S. No. 19010
NOT VALID UNLESS CRIMPED WITH SEAL



GRAPHIC SCALE

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PARTIAL ASBUILT, TREE & TOPOGRAPHIC SURVEY OF

WEXFORD CLUBHOUSE AREA
WEXFORD CLUB DRIVE

WEXFORD PLANTATION
A PORTION OF TMS R550 015 00D 0239 0000
TOWN OF HILTON HEAD ISLAND, BEAUFORT COUNTY
SOUTH CAROLINA

PREPARED FOR:
WEXFORD PLANTATION
PROPERTY OWNERS ASSOC.



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PROJECT No.: 09080005

RAWN BY: DRC PROJECT NAME 09080005
DATE: 02.16.24
SCALE: 1"= 20' FILE: 09080005PAT12 021624.dwg

SHEET **1** OF **2**

**111 WEXFORD CLUB
DRIVE
EXISTING PHOTOS**



Exist. Wexford Clubhouse right of entry.



Exist. Wexford Clubhouse East wall



Exist. Wexford Clubhouse Rear NW corner



Exist. Wexford Clubhouse West wall

111 WEXFORD CLUB DRIVE PLAN SET

Autodesk Docs/24001 Wexford Clubhouse & Harbour Centre/Wexford Clubhouse - Cloud Central.int
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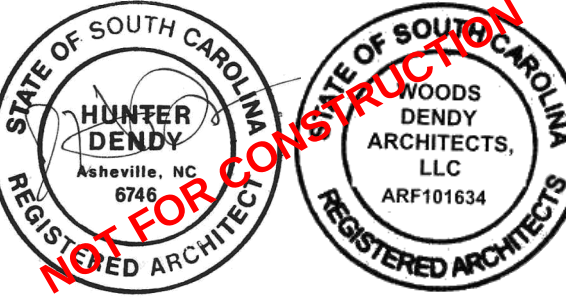
1 EXTERIOR RENDERINGS

WD

Woods Dendy
Architects, LLC

AMERICAN INSTITUTE OF ARCHITECTS MEMBERS

2201 BOUNDARY ST, SUITE 103
BEAUFORT, SC 29902
1 HAYWOOD ST, SUITE 421
ASHEVILLE, NC 28801



NOT FOR CONSTRUCTION

RENOVATIONS AND ADDITIONS TO:
WEXFORD CLUBHOUSE

111 WEXFORD CLUB DRIVE
HILTON HEAD ISLAND, SC 29928

PROJECT NO. 24001

DRAWN BY: HD CHECKED BY: GW/HD

REVISION SCHEDULE REV. NO. REV. DATE

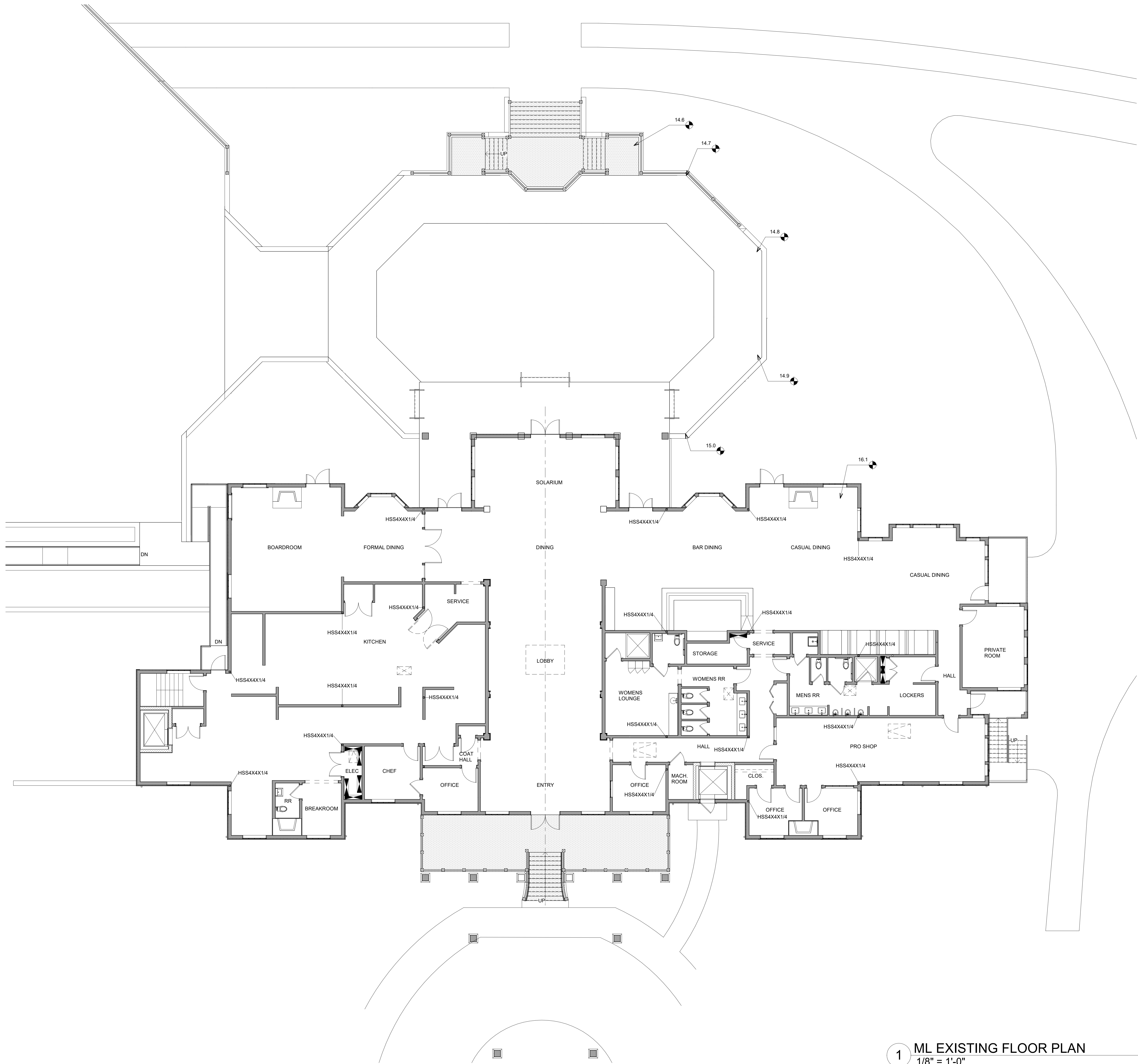
DRB FINAL REVIEW
DATE: 7/30/2024

RENDERINGS
AND COLORS

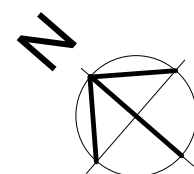
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PLOT INFO: 7/29/2024 10:42:59 PM Autodesk Docs/24001 Wexford Clubhouse & Harbour Center/Wexford Clubhouse - Cloud Central int



1 ML EXISTING FLOOR PLAN
1/8" = 1'-0"

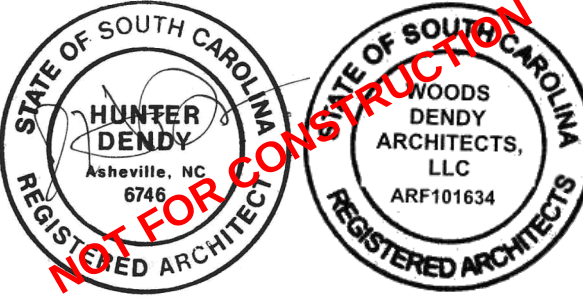


WD

Woods Dendy
Architects, LLC

AMERICAN INSTITUTE OF ARCHITECTS MEMBERS

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DRB FINAL REVIEW
DATE: 7/30/2024

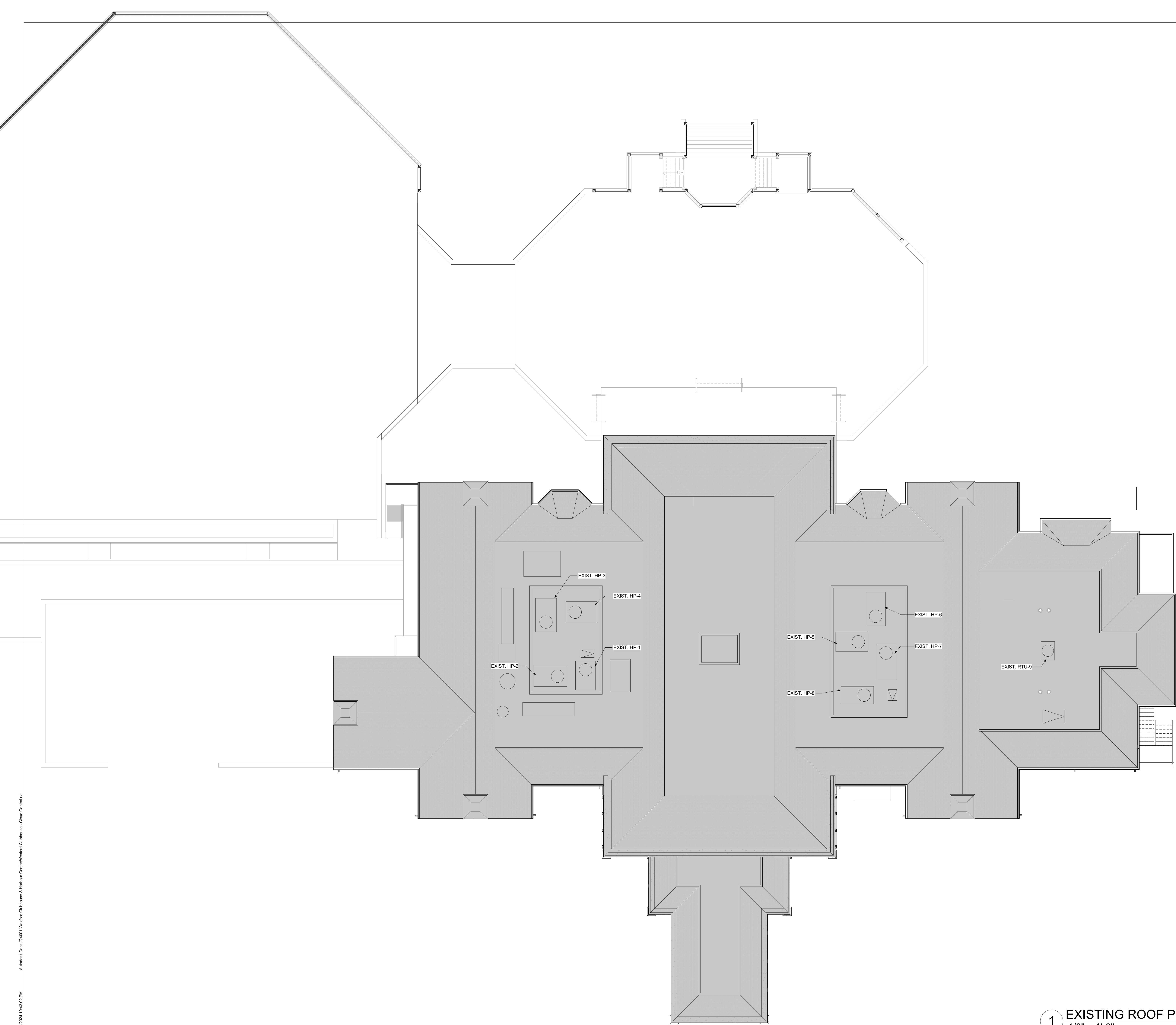
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PLAN

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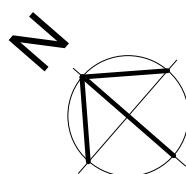
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AutoSave Doc: 24001 Wexford Clubhouse & Harbour Center/Wexford Clubhouse - Cloud Central.rvt

PLOT INFO: 7/29/2024 10:43:02 PM



1 EXISTING ROOF PLAN
1/8" = 1'-0"



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WEXFORD CLUBHOUSE

111 WEXFORD CLUB DRIVE
HILTON HEAD ISLAND, SC 29928

PROJECT NO. 24001

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REVISION SCHEDULE

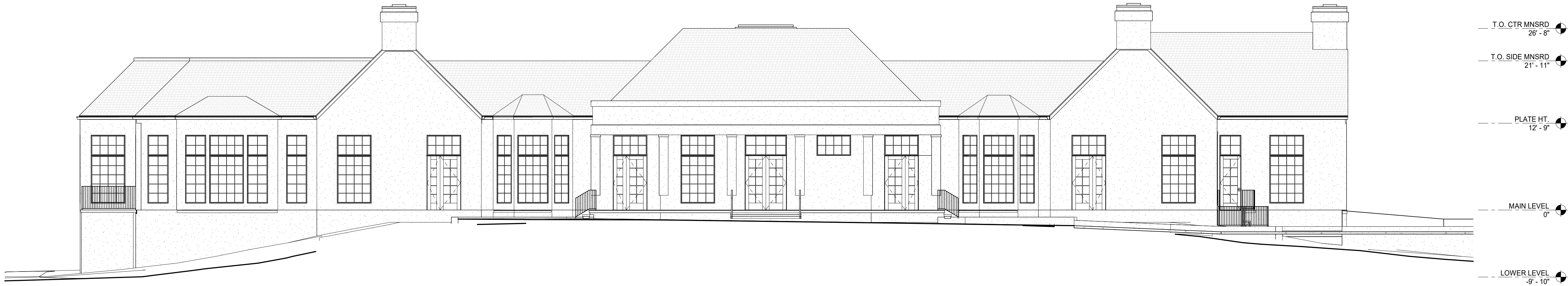
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DRB FINAL REVIEW
DATE: 7/30/2024

EXISTING ROOF PLAN

A2.03

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4 NORTH ELEVATION - EXISTING
1/8" = 1'-0"



3 WEST ELEVATION - EXISTING
1/8" = 1'-0"



2 EAST ELEVATION - EXISTING
1/8" = 1'-0"



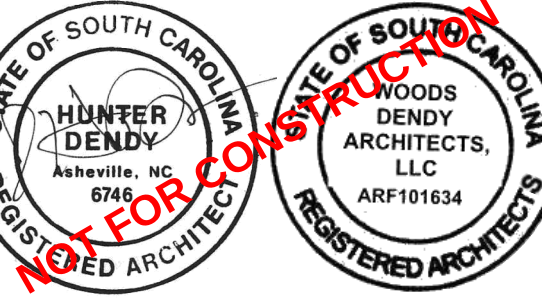
1 SOUTH ELEVATION - EXISTING
1/8" = 1'-0"

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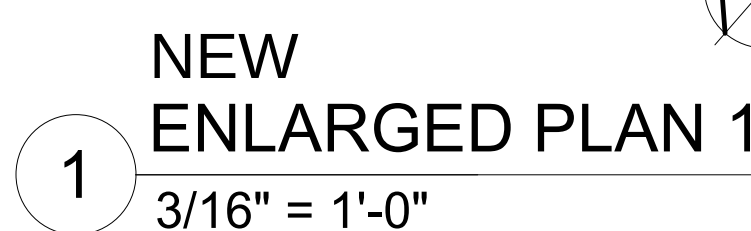
DRB FINAL REVIEW
DATE: 7/30/2024

EXISTING
ELEVATIONS

A2.04

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111 WEXFORD CLUB DRIVE
HILTON HEAD ISLAND, SC 29928



RENOVATIONS AND ADDITIONS TO:
WEXFORD CLUBHOUSE111 WEXFORD CLUB DRIVE
HILTON HEAD ISLAND, SC 29928

PROJECT NO. 24001

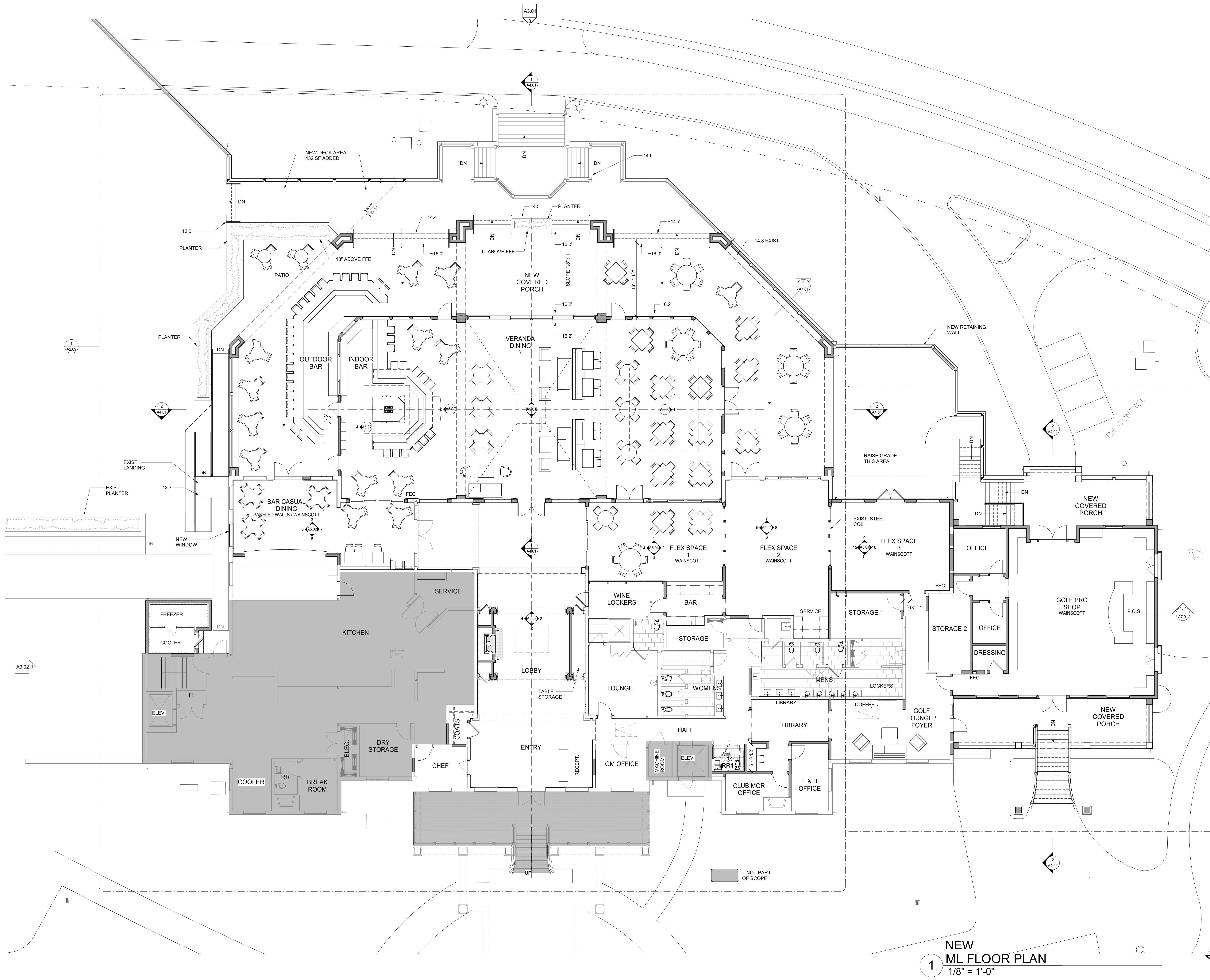
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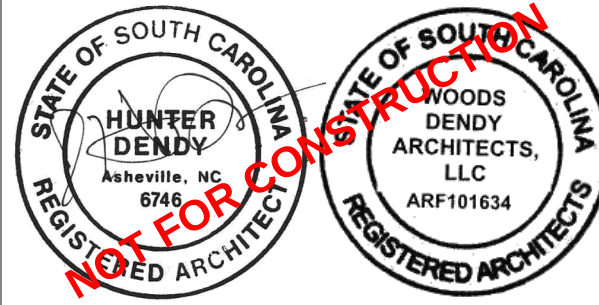
REVISION SCHEDULE
REV. NO. REV. DATE
1 Date 1DRB FINAL REVIEW
DATE: 7/30/2024

ML FLOOR PLAN

A2.08

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RENOVATIONS AND ADDITIONS TO:
WEXFORD CLUBHOUSE

111 WEXFORD CLUB DRIVE
HILTON HEAD ISLAND, SC 29928

PROJECT NO. 24001

DRAWN BY: HD CHECKED BY: GW/HD

REVISION SCHEDULE

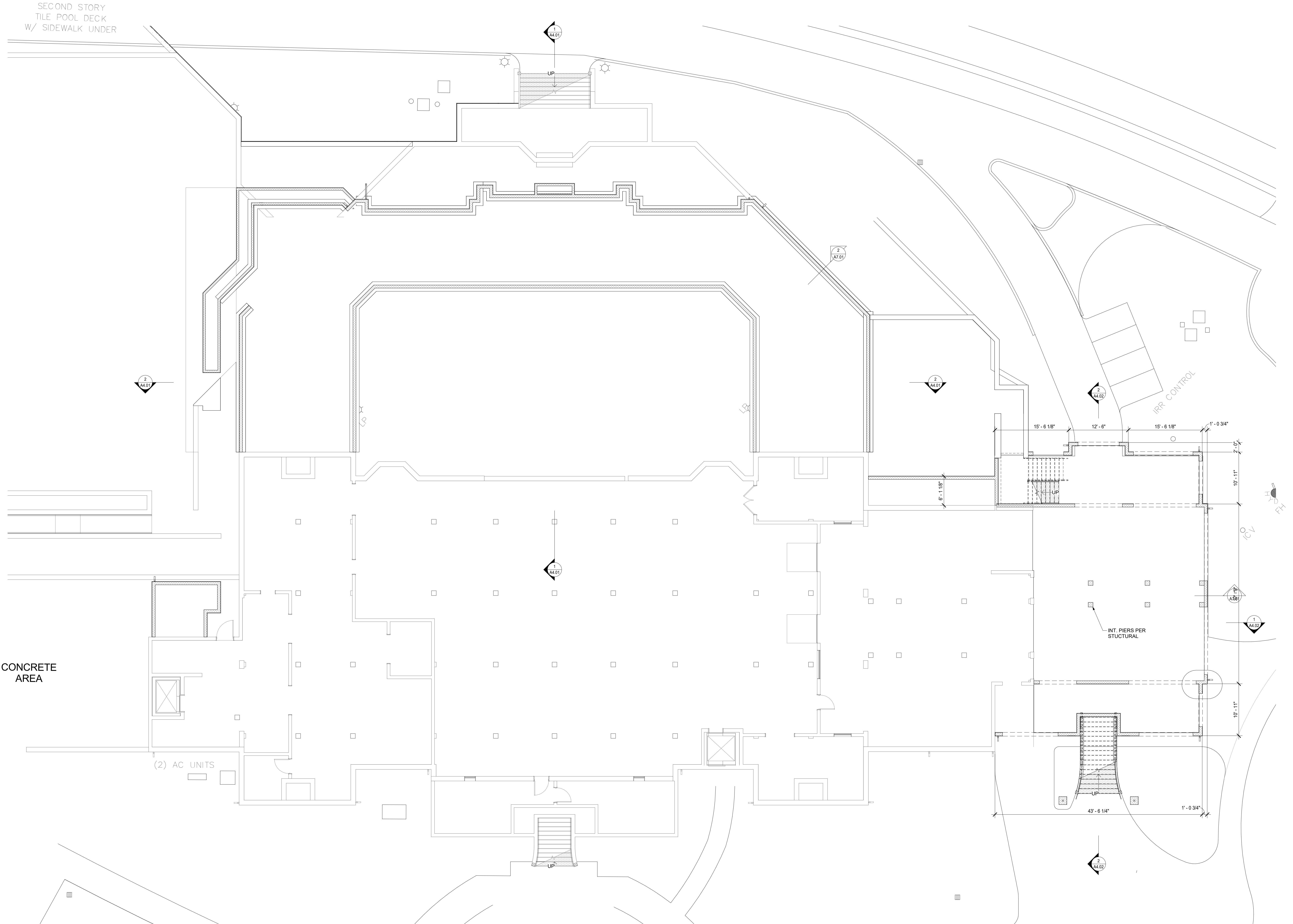
REV. NO. REV. DATE

DRB FINAL REVIEW
DATE: 7/30/2024

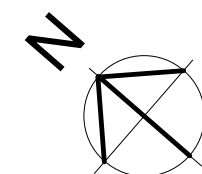
LL FLOOR PLAN

A2.07

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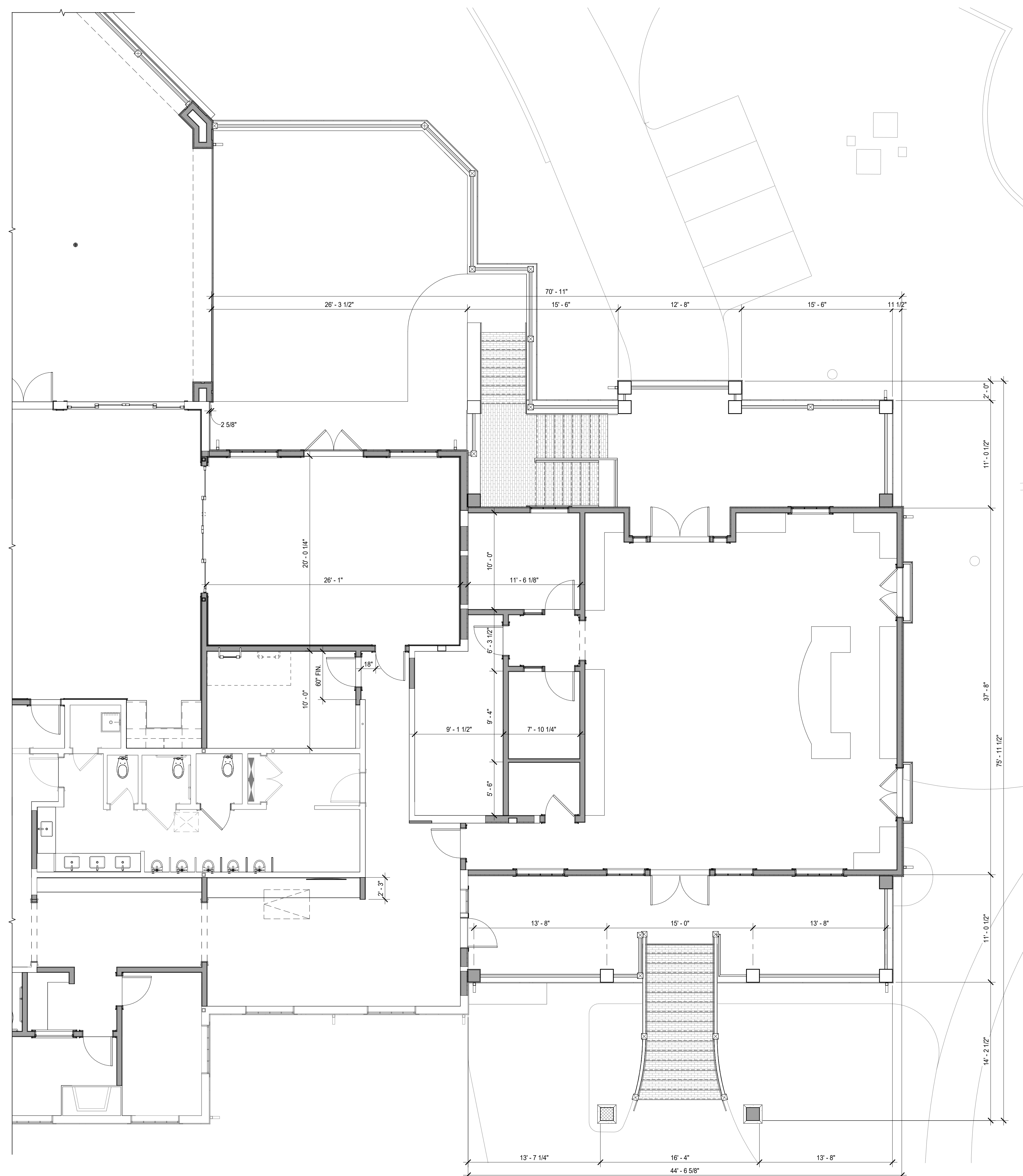
NEW
LL FLOOR PLAN
1/8" = 1'-0"



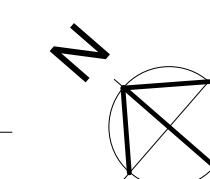
111 WEXFORD CLUB DRIVE
HILTON HEAD ISLAND, SC 29928

DIMENSION PLAN 2

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1 DIMENSION PLAN 2
3/16" = 1'-0"



RENOVATIONS AND ADDITIONS TO:
WEXFORD CLUBHOUSE111 WEXFORD CLUB DRIVE
HILTON HEAD ISLAND, SC 29928

PROJECT NO.

24001

DRAWN BY: Author

CHECKED BY: Checker

REVISION SCHEDULE

REV. NO. REV. DATE

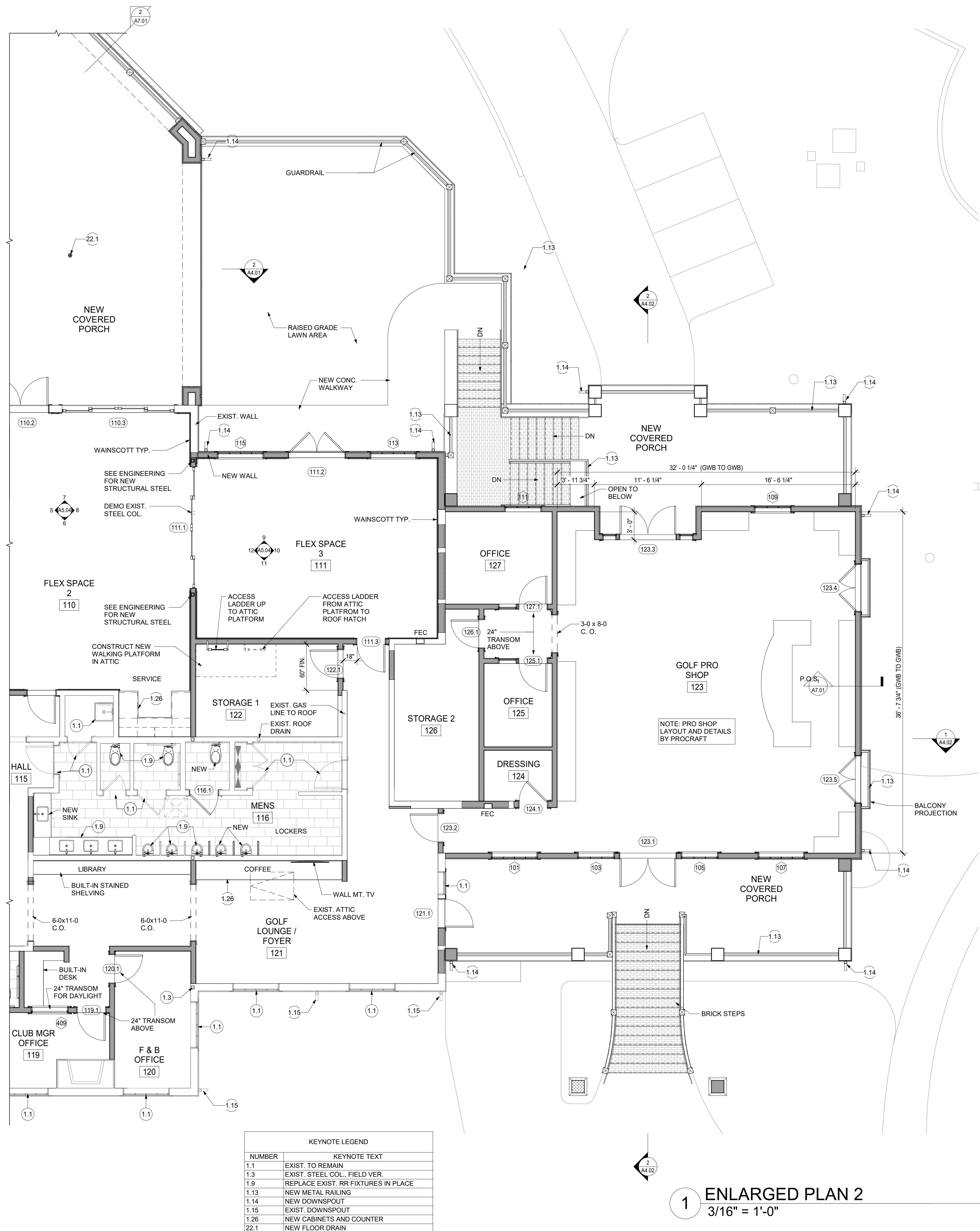
DRB FINAL REVIEW

DATE: 7/30/2024

ENLARGED PLAN 2

A2.11

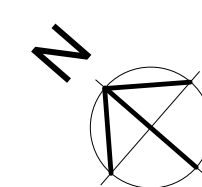
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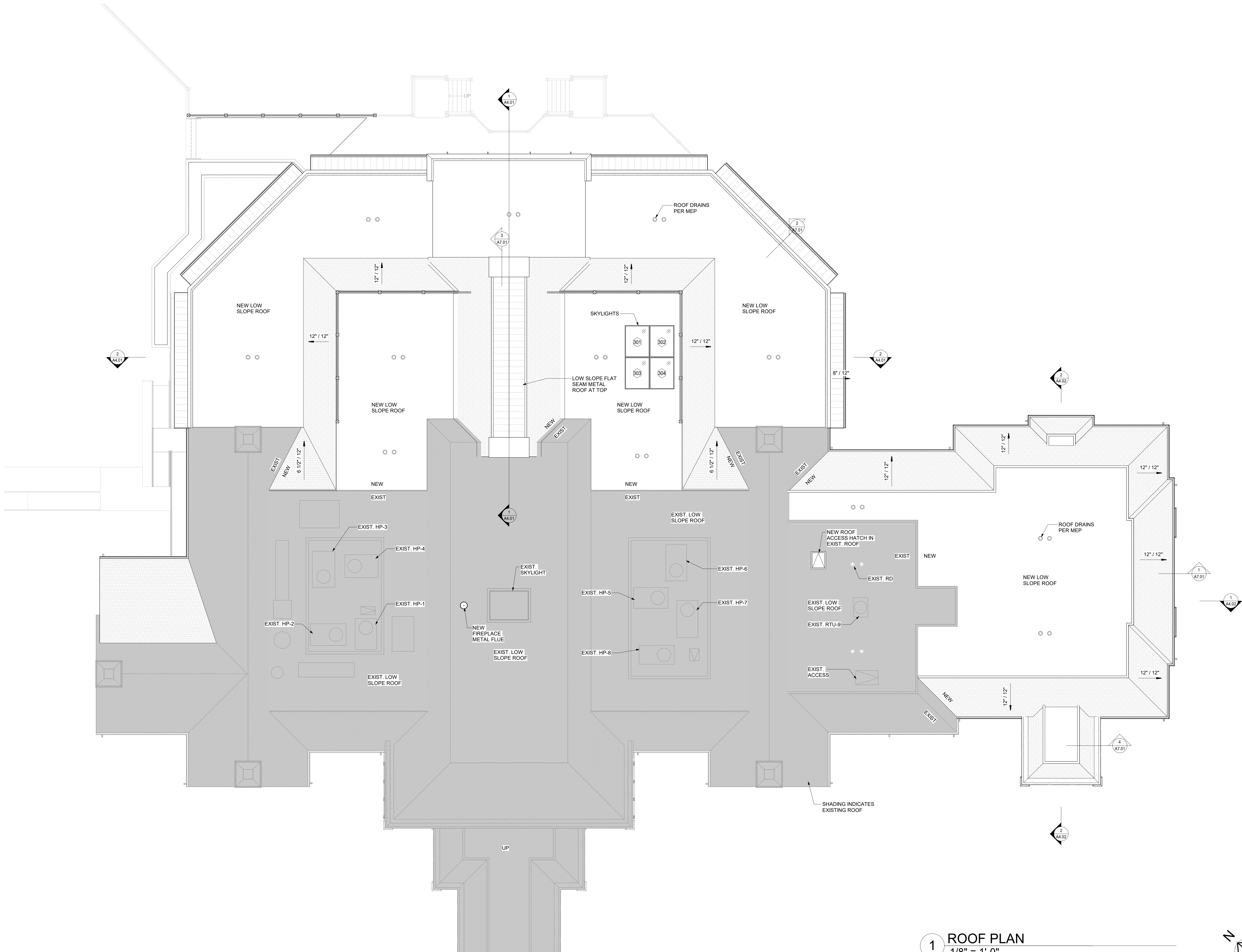
KEYNOTE LEGEND	
NUMBER	KEYNOTE TEXT
1.1	EXIST. TO REMAIN
1.3	EXIST. STEEL COL. FIELD VER.
1.9	REPLACE EXIST. RR FIXTURES IN PLACE
1.13	NEW METAL RAILING
1.14	NEW DOWNSPOUT
1.15	EXIST. DOWNSPOUT
1.26	NEW CABINETS AND COUNTER
22.1	NEW FLOOR DRAIN

111 WEXFORD CLUB DRIVE
HILTON HEAD ISLAND, SC 29928

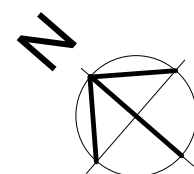
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1 DIMENSION PLAN 1
3/16" = 1'-0"



1 ROOF PLAN
1/8" = 1'-0"

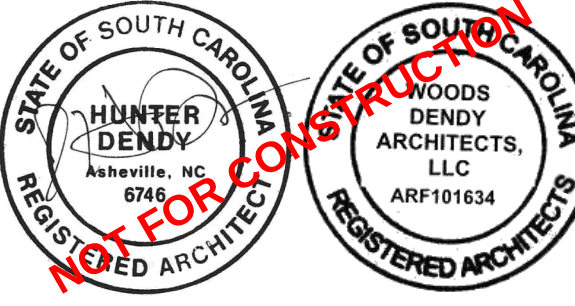


WD

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RENOVATIONS AND ADDITIONS TO:
WEXFORD CLUBHOUSE

111 WEXFORD CLUB DRIVE
HILTON HEAD ISLAND, SC 29928

PROJECT NO. 24001

DRAWN BY: HD CHECKED BY: GW/HD

REVISION SCHEDULE

REV. NO. REV. DATE

DRB FINAL REVIEW
DATE: 7/30/2024

ROOF PLAN

A2.16

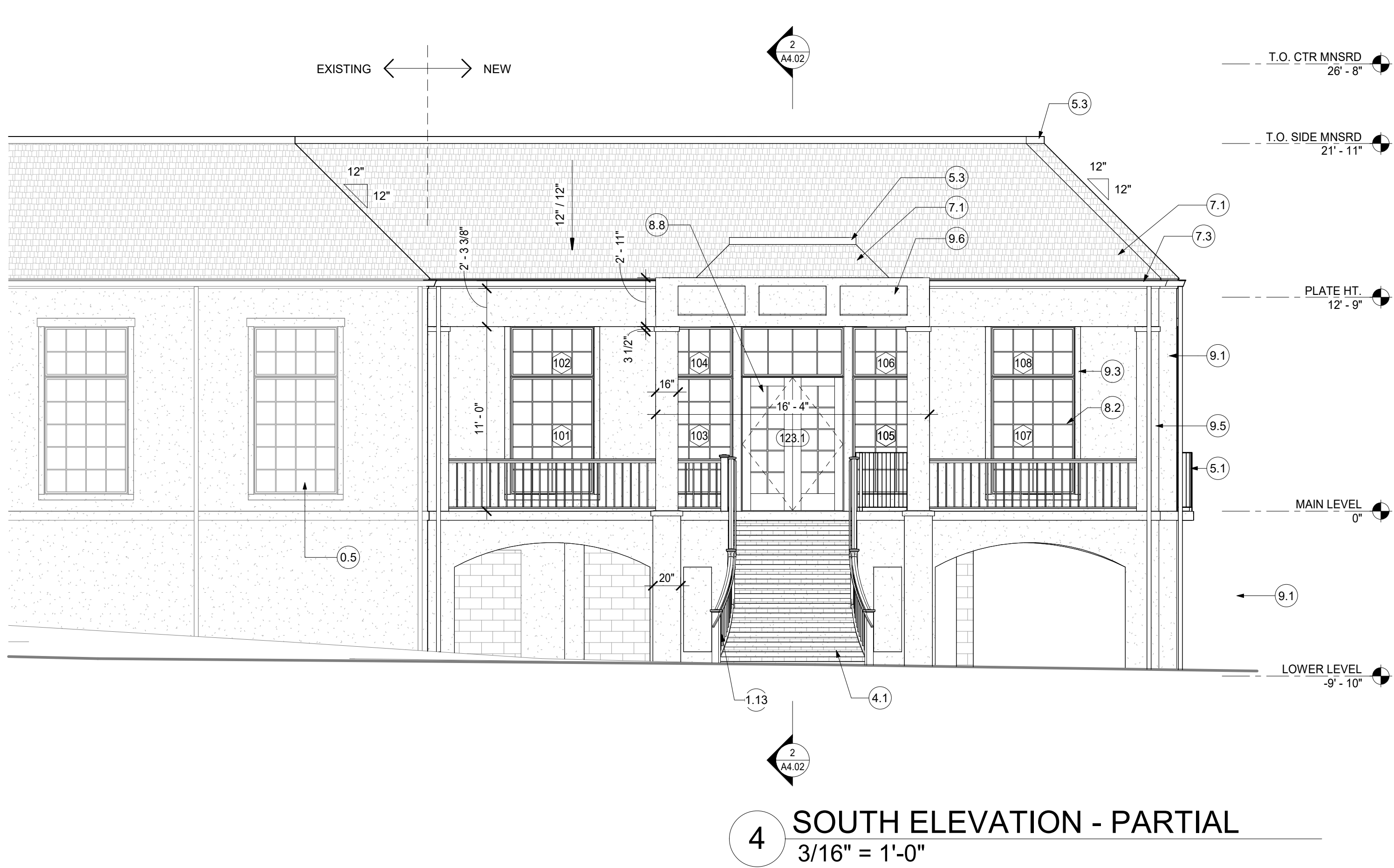
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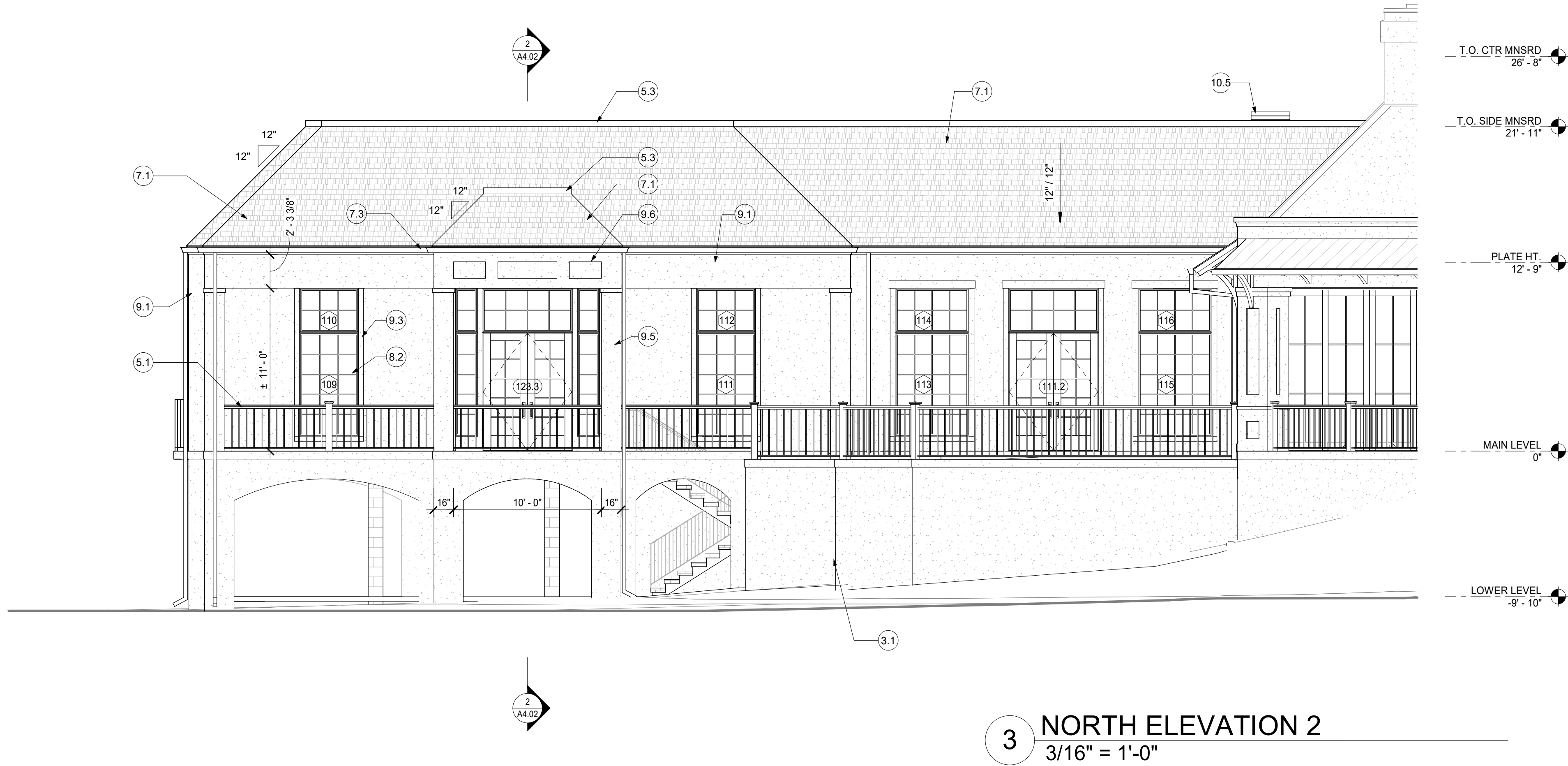


EXISTING RAILINGS, STUCCO, BRICK, AND WINDOW CASING TO MATCH

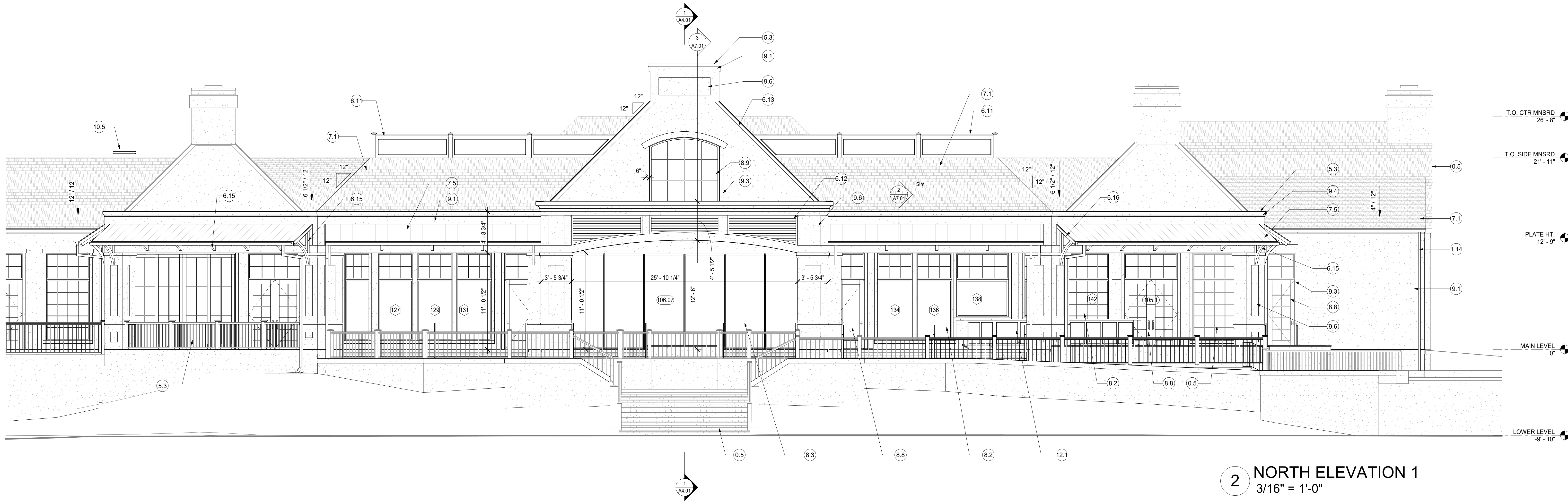
KEYNOTE LEGEND		
NUMBER	EXIST.	KEYNOTE TEXT
0.5	EXIST.	TO REMAIN
1.13	NEW	METAL RAILING
1.14	NEW	DOWNSPOUT
3.1	NEW	SITE RETAINING WALL, STUCCO FINISH
4.1	BRICK	STEPS W/ SUTCCO RISERS
5.1	ALUM.	RAILING
5.3	METAL	CAP
6.11	COMP.	PANEL ROOF SCREENING WITH NEWEL POSTS
6.12	COMP.	LOUVER PANELS, PAINT
6.13	RAKE	TRIM TO MATCH EXIST.
6.15	TIMBER	BRACKETS, PAINT
6.16	WOOD	FASCIA
7.1	SLATE	ROOFING TO MATCH CLUBHOUSE
7.3	ALUMINUM	GUTTER & DOWNSPOUTS
7.5	METAL	ROOF
8.2	ALUM.	CLAD WINDOWS
8.3	MULTISLIDE	DOOR
8.8	ALUM.	CLAD DOOR
8.9	ARCHED TOP	ALUM. CLAD WINDOW
9.1	STUCCO	TO MATCH CLUBHOUSE
9.3	RAISED	STUCCO CASING TO MATCH CLUBHOUSE
9.4	STUCCO	PROFILE
9.5	STUCCO	COLUMN
9.6	STUCCO	RECESSED PANEL
10.5	NEW	ROOF ACCESS HATCH
12.1	OUTDOOR	BAR, STAINED WOOD TBD



4 SOUTH ELEVATION - PARTIAL
3/16" = 1'-0"



3 NORTH ELEVATION 2
3/16" = 1'-0"



2 NORTH ELEVATION 1
3/16" = 1'-0"



1 NORTH ELEVATION - FULL
3/32" = 1'-0"

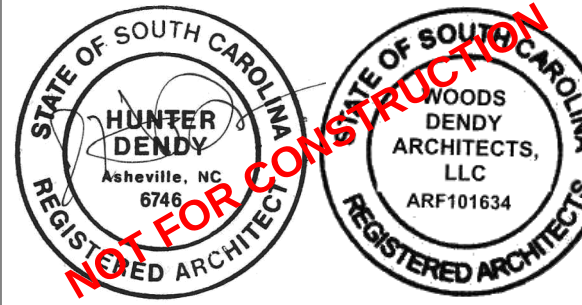
WD

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RENOVATIONS AND ADDITIONS TO:

WEXFORD CLUBHOUSE

111 WEXFORD CLUB DRIVE
HILTON HEAD ISLAND, SC 29928

PROJECT NO.

24001

DRAWN BY: HD

CHECKED BY: GW/HD

REVISION SCHEDULE

REV. NO. REV. DATE

DRB FINAL REVIEW

DATE: 7/30/2024

ELEVATIONS

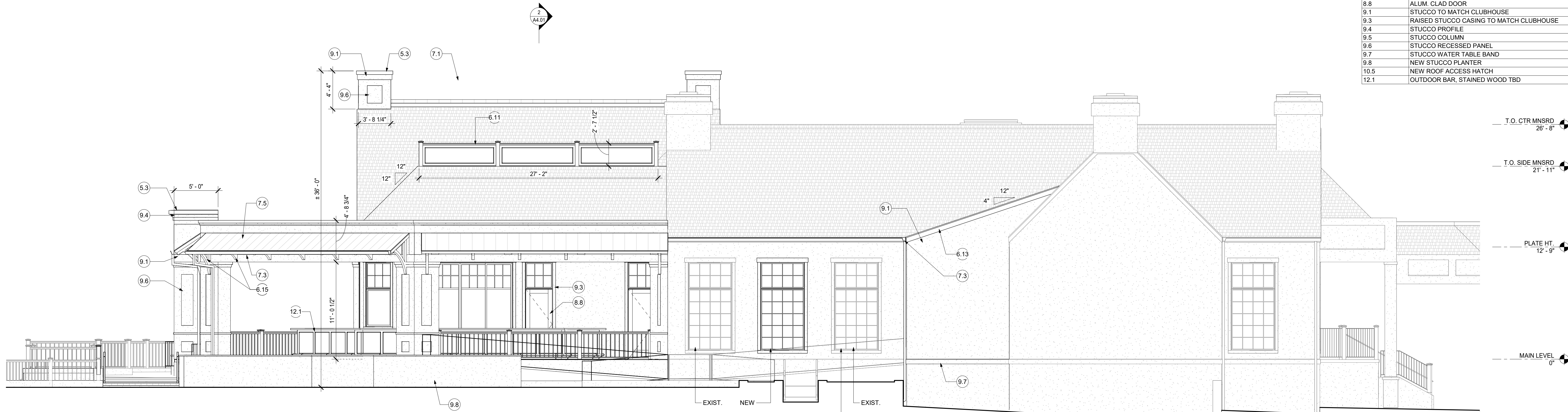
A3.01

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2 EAST ELEVATION
3/16" = 1'-0"

KEYNOTE LEGEND	
NUMBER	KEYNOTE TEXT
1.13	NEW METAL RAILING
4.1	BRICK STEPS w/ STUCCO RISERS
5.3	METAL CAP
6.11	COMP. PANEL ROOF SCREENING WITH NEWEL POSTS
6.13	RAKE TRIM TO MATCH EXIST.
6.15	TIMBER BRACKETS, PAINT
6.16	WOOD FASCIA
7.1	SLATE ROOFING TO MATCH CLUBHOUSE
7.3	ALUMINUM GUTTER & DOWNSPOUTS
7.5	METAL ROOF
7.6	INTERNAL GUTTER
8.2	ALUM. CLAD WINDOWS
8.8	ALUM. CLAD DOOR
9.1	STUCCO TO MATCH CLUBHOUSE
9.3	RAISED STUCCO CASING TO MATCH CLUBHOUSE
9.4	STUCCO PROFILE
9.5	STUCCO COLUMN
9.6	STUCCO RECESSED PANEL
9.7	STUCCO WATER TABLE BAND
9.8	NEW STUCCO PLANTER
10.5	NEW ROOF ACCESS HATCH
12.1	OUTDOOR BAR, STAINED WOOD TBD



1 WEST ELEVATION
3/16" = 1'-0"

RENOVATIONS AND ADDITIONS TO:
WEXFORD CLUBHOUSE

111 WEXFORD CLUB DRIVE
HILTON HEAD ISLAND, SC 29928

PROJECT NO. 24001

DRAWN BY: HD CHECKED BY: GWHD

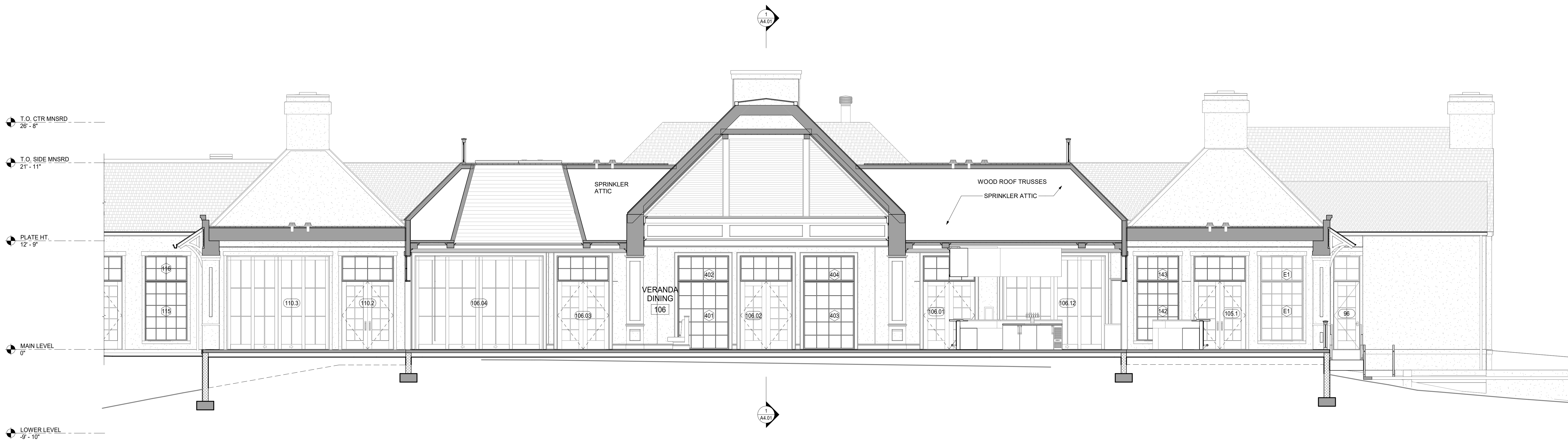
REVISION SCHEDULE REV. NO. REV. DATE

DRB FINAL REVIEW
DATE: 7/30/2024

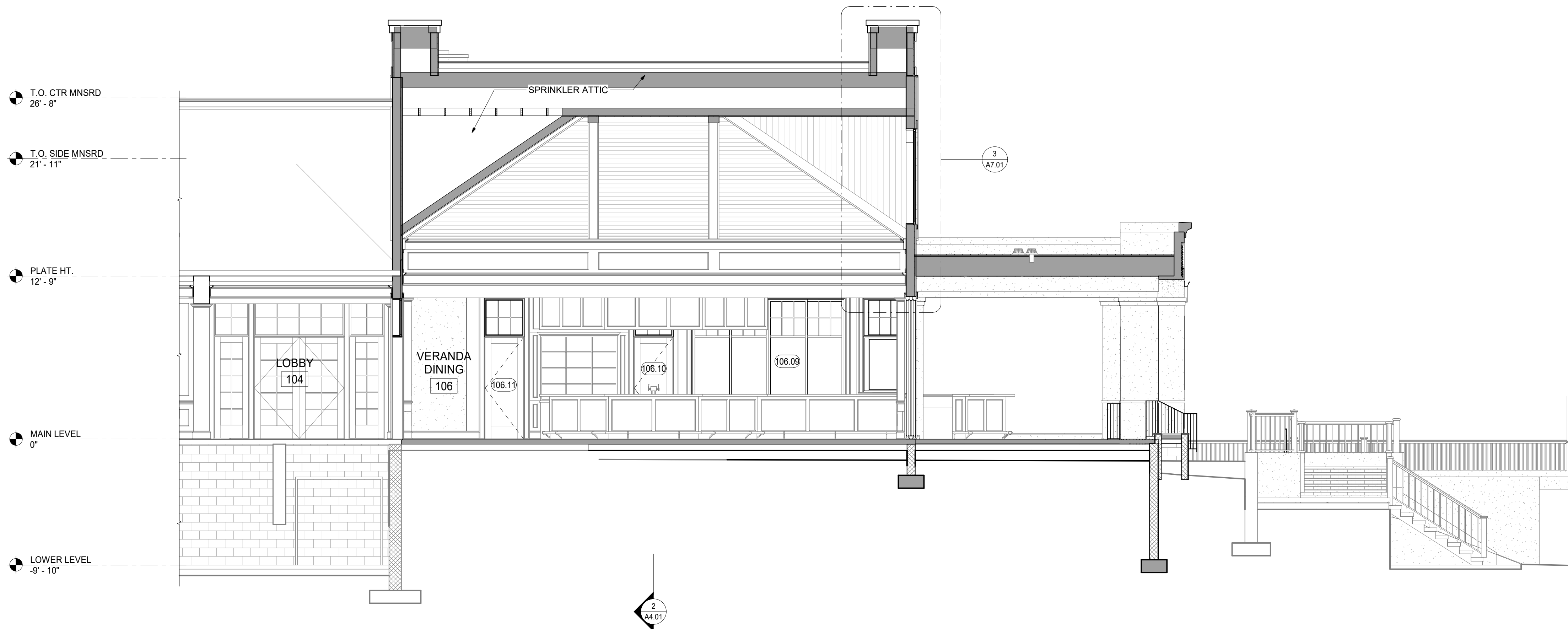
BUILDING SECTIONS

A4.01

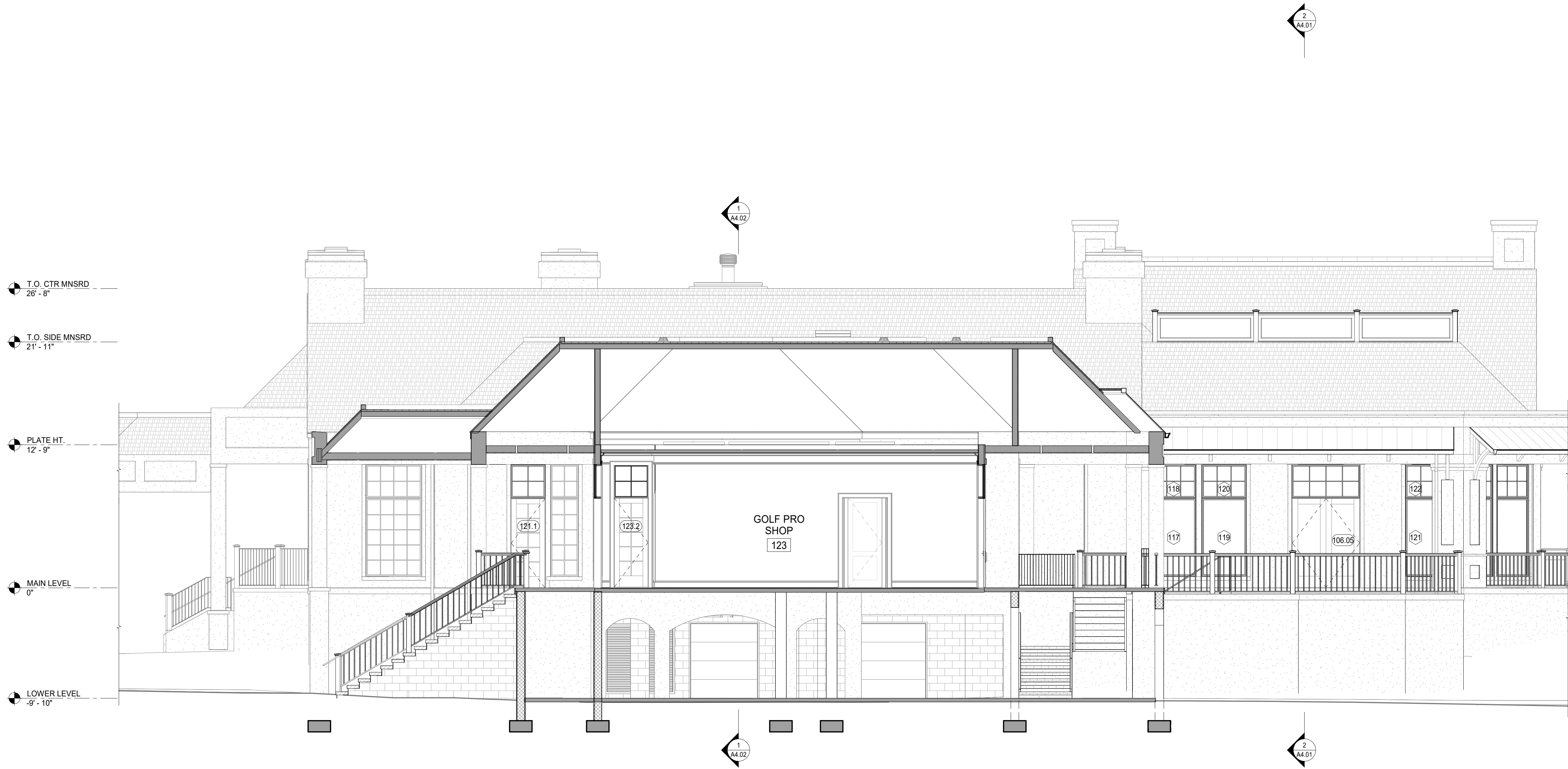
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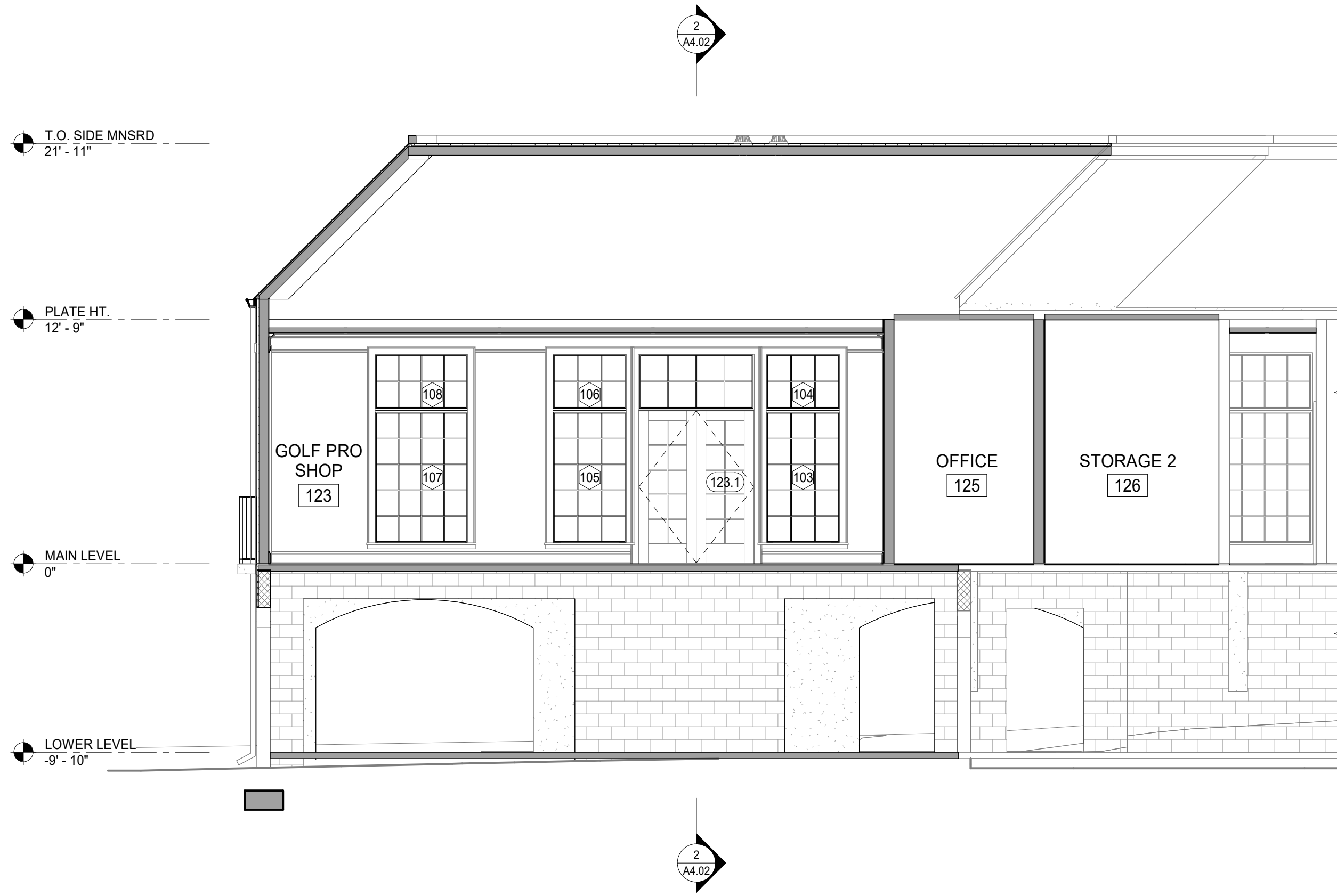
2 BUILDING SECTION 2
3/16" = 1'-0"



1 BUILDING SECTION 1
3/16" = 1'-0"



2 BUILDING SECTION 4
3/16" = 1'-0"



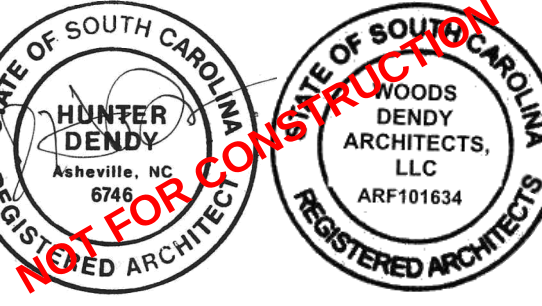
1 BUILDING SECTION 3
3/16" = 1'-0"

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RENOVATIONS AND ADDITIONS TO:
WEXFORD CLUBHOUSE

111 WEXFORD CLUB DRIVE
HILTON HEAD ISLAND, SC 29928

PROJECT NO. 24001

DRAWN BY: HD CHECKED BY: GW/HD

REVISION SCHEDULE

REV. NO. REV. DATE

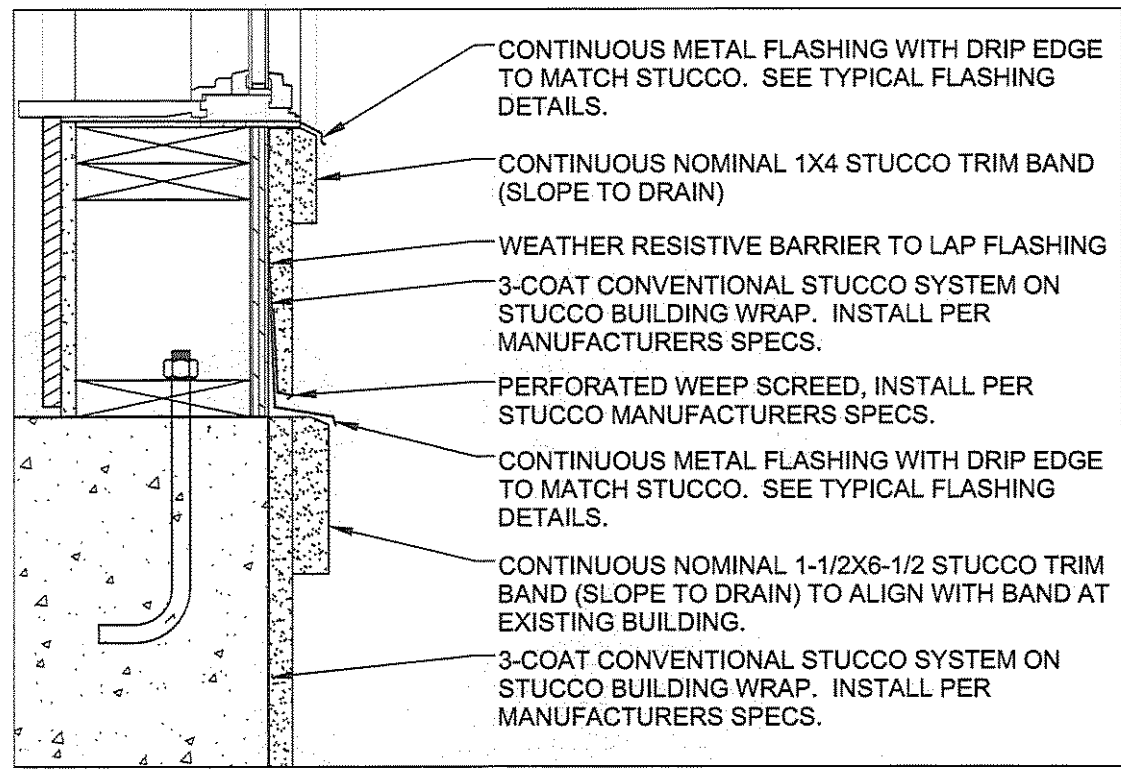
DRB FINAL REVIEW
DATE: 7/30/2024

BUILDING SECTIONS

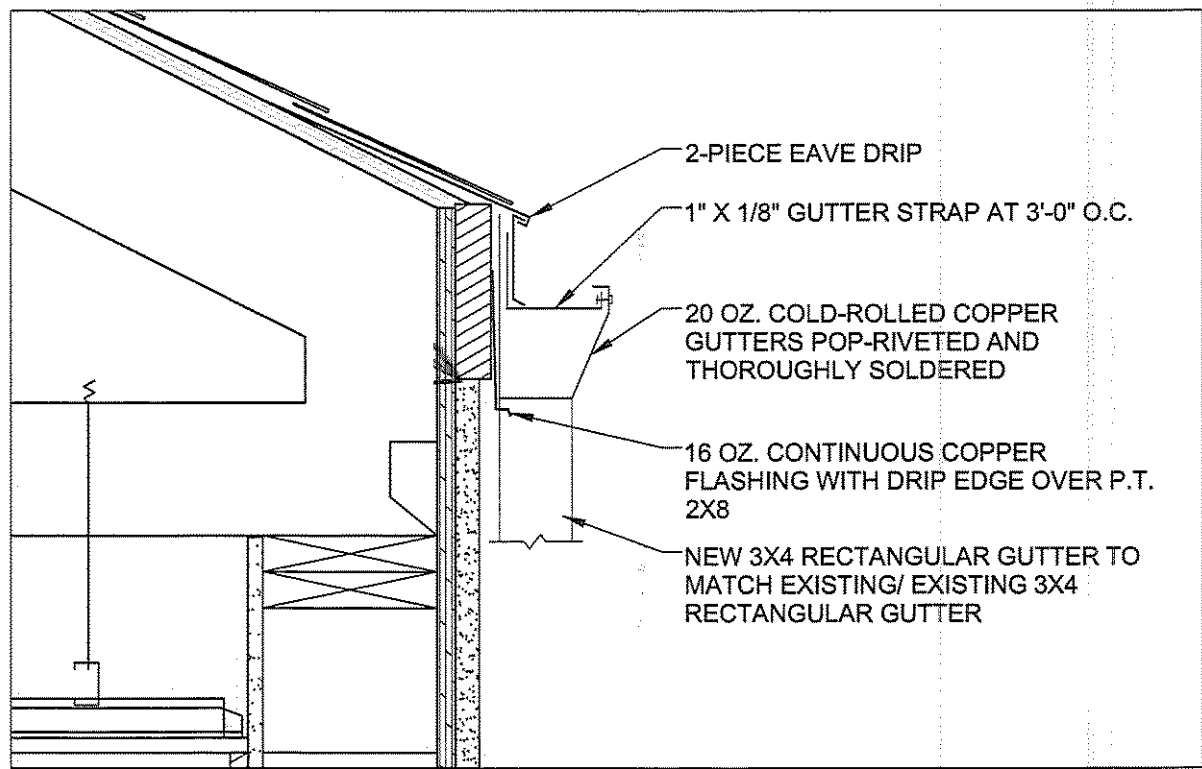
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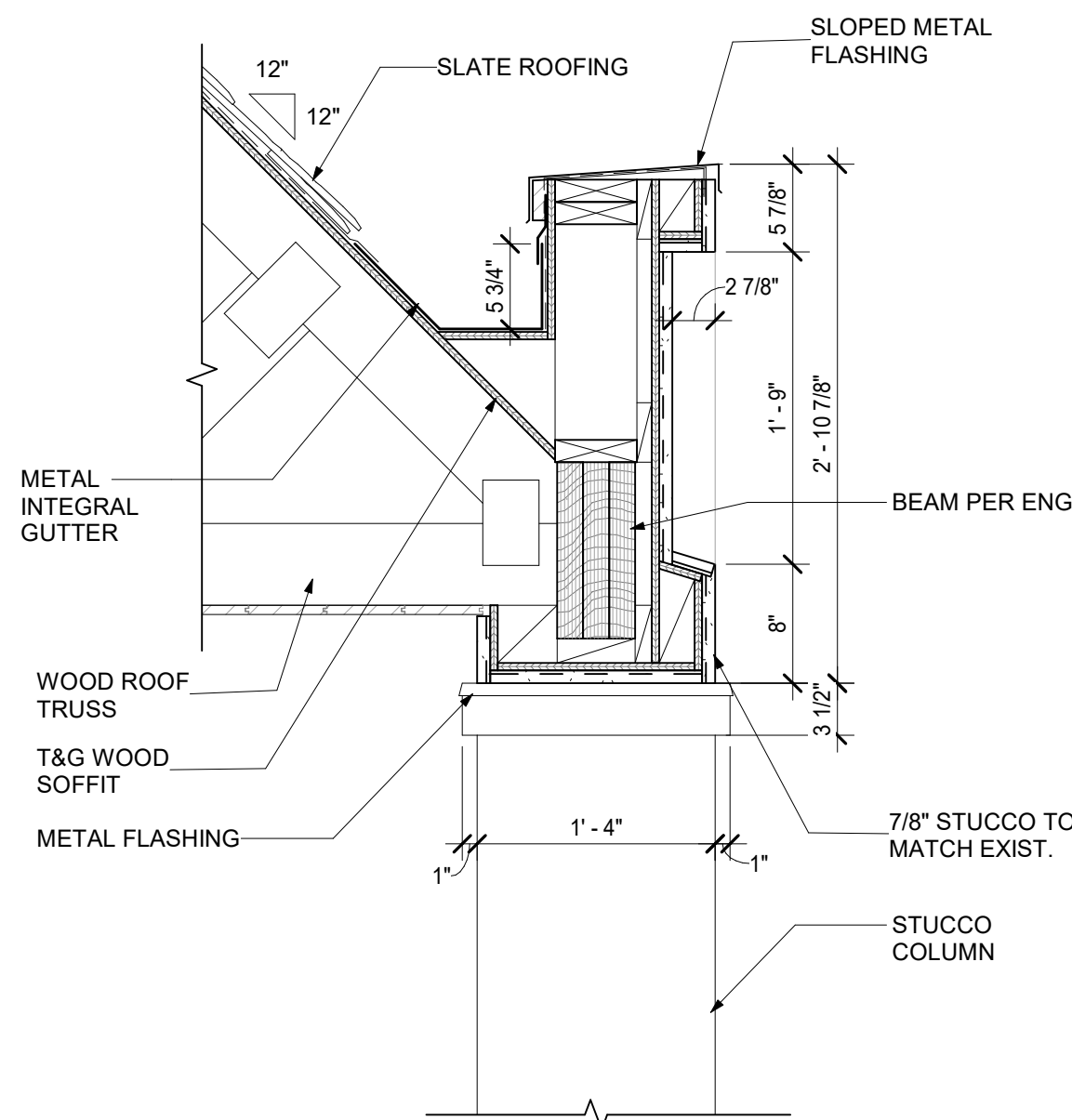
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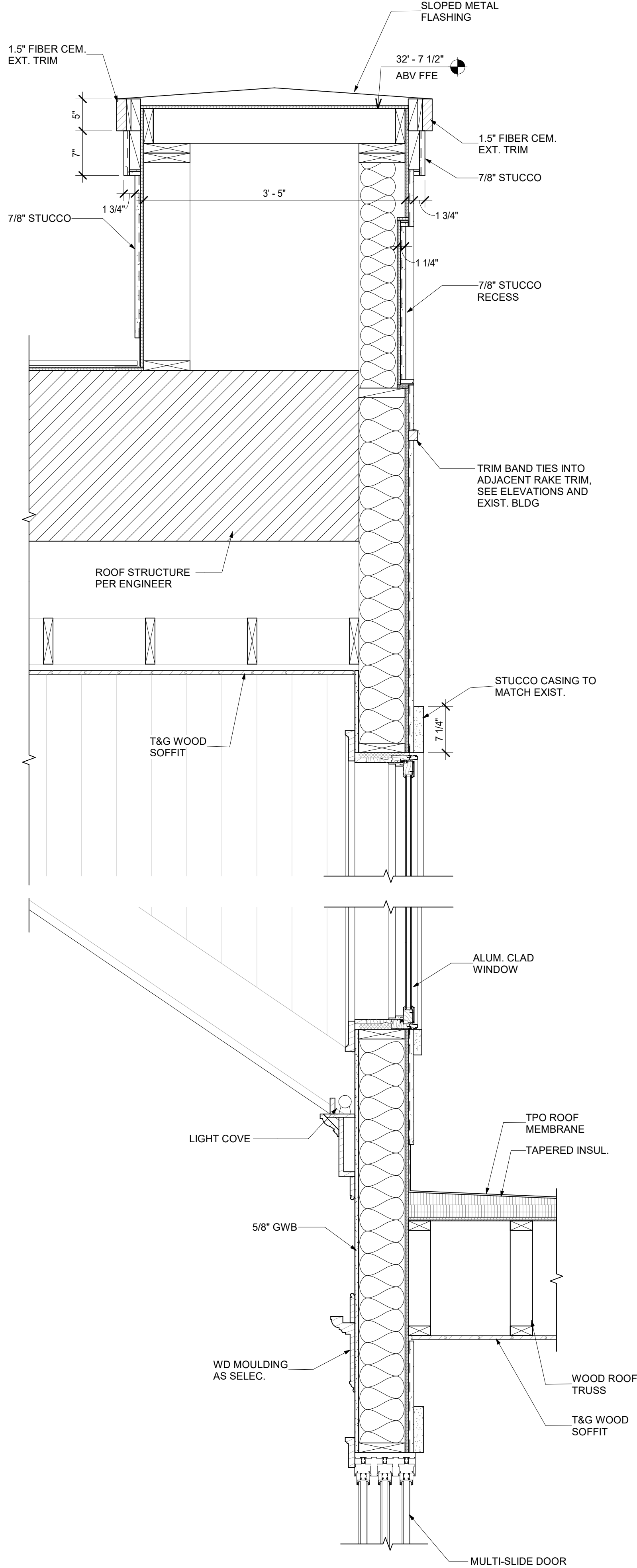
03 TYP. FLASHING/ WEEP
SCALE : 1-1/2" = 1'-0"



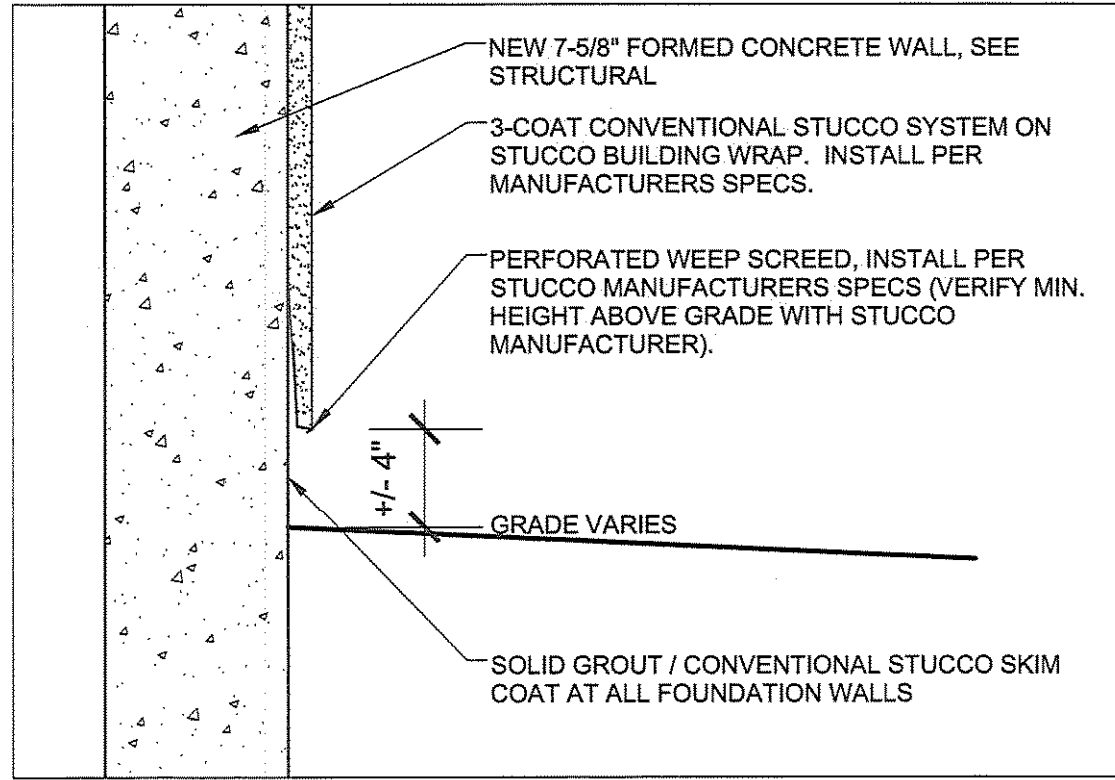
02 TYP. GUTTER
SCALE : 1-1/2" = 1'-0"



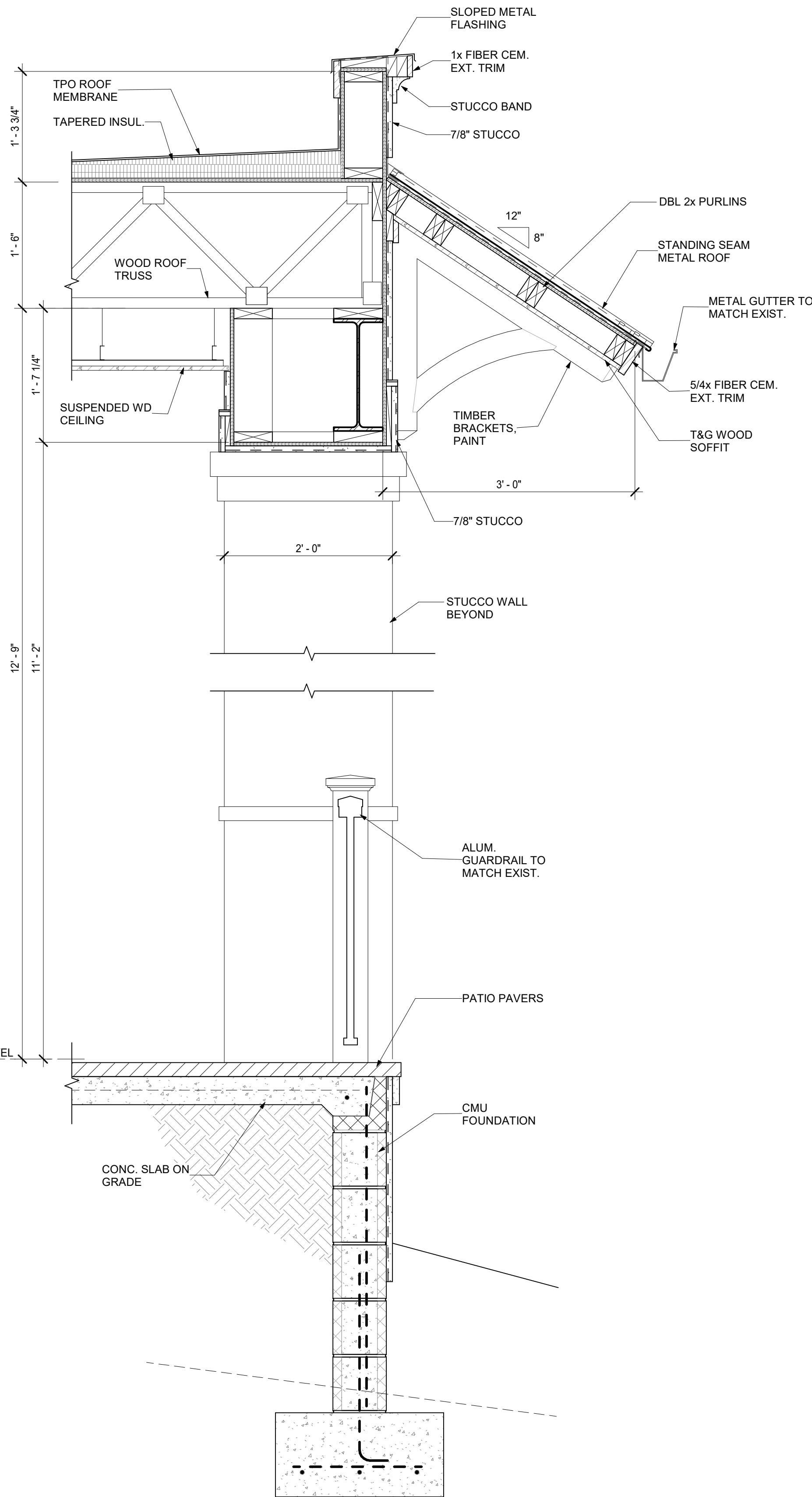
4 PRO-SHOP PORCH SECTION
1" = 1'-0"



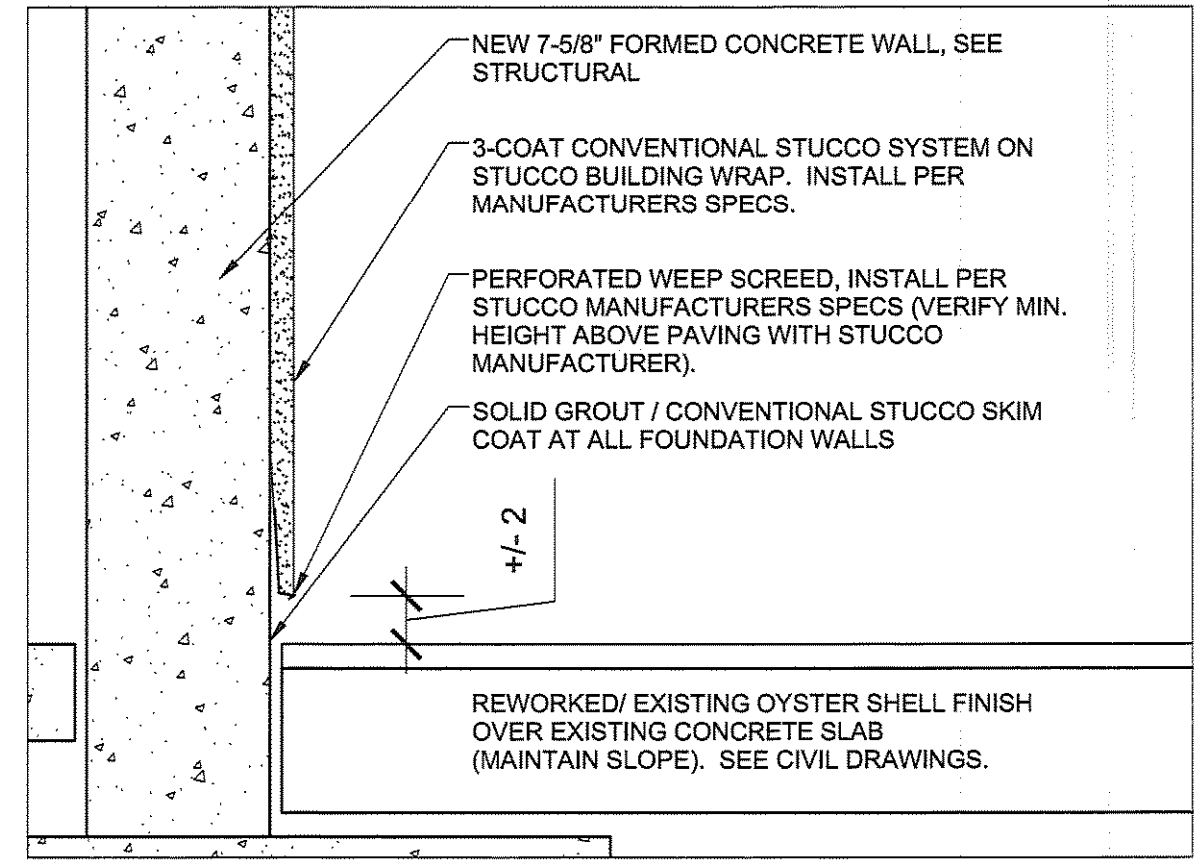
3 GABLE DETAIL
1" = 1'-0"



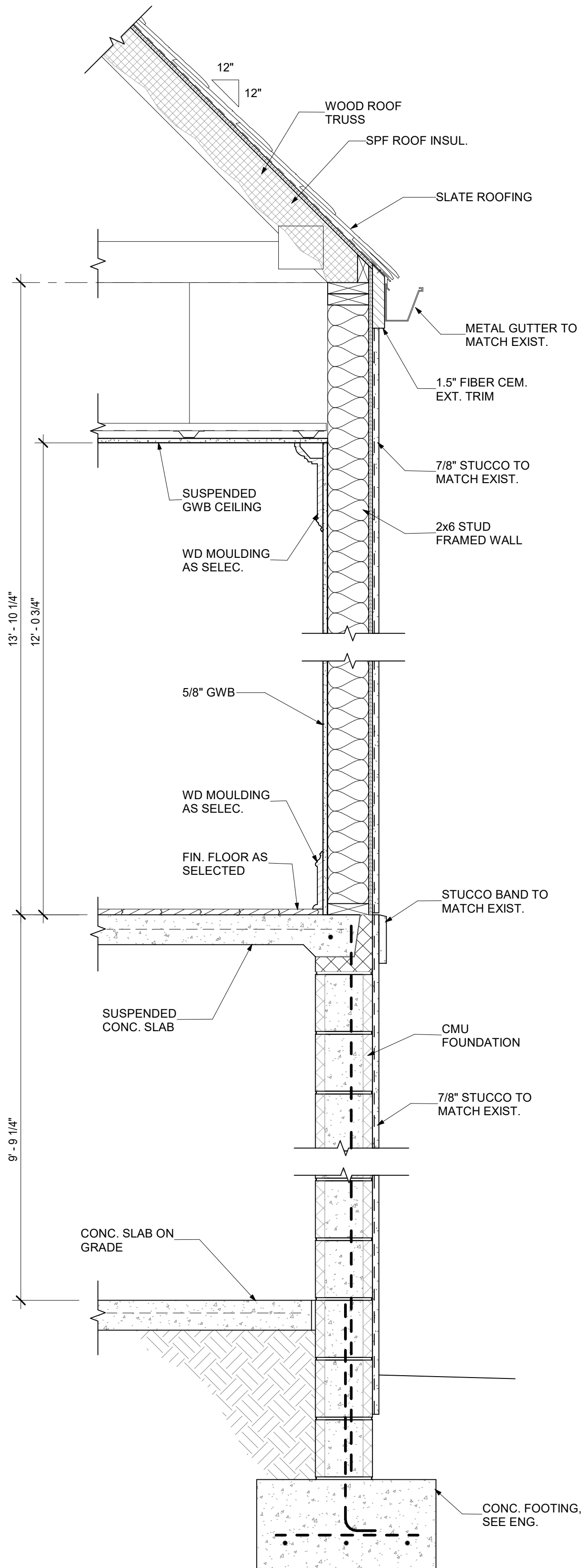
05 TYP. FLASHING/ WEEP @ GRADE
SCALE : 1-1/2" = 1'-0"



2 COVERED DINING SECTION
1" = 1'-0"



06 TYP. FLASHING/ WEEP @ PAVING
SCALE : 1-1/2" = 1'-0"



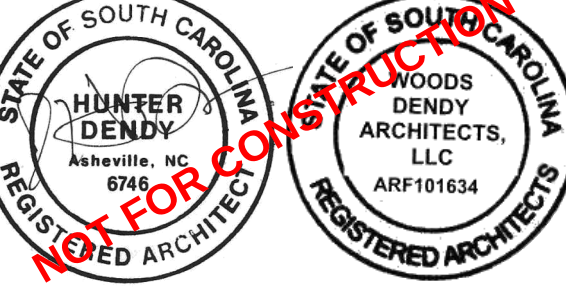
1 WALL SECTION
1" = 1'-0"

WD

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RENOVATIONS AND ADDITIONS TO:
WEXFORD CLUBHOUSE

111 WEXFORD CLUB DRIVE
HILTON HEAD ISLAND, SC 29928

PROJECT NO.	24001
DRAWN BY: HD	CHECKED BY: GWHD
REVISION SCHEDULE	REV. DATE
REV. NO.	
REV. DATE	
DRB FINAL REVIEW	
DATE: 7/30/2024	

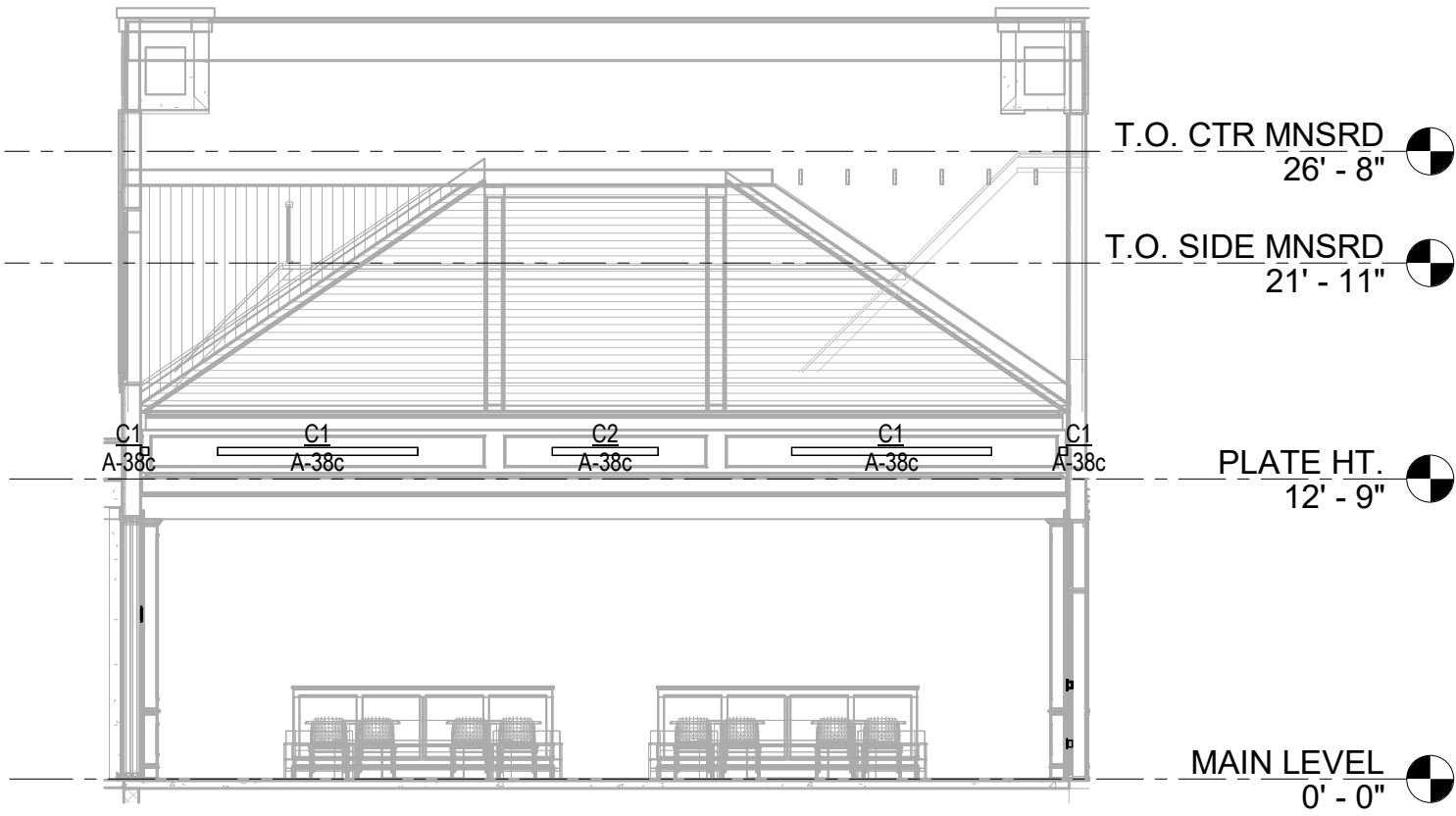
DETAILS

A7.01

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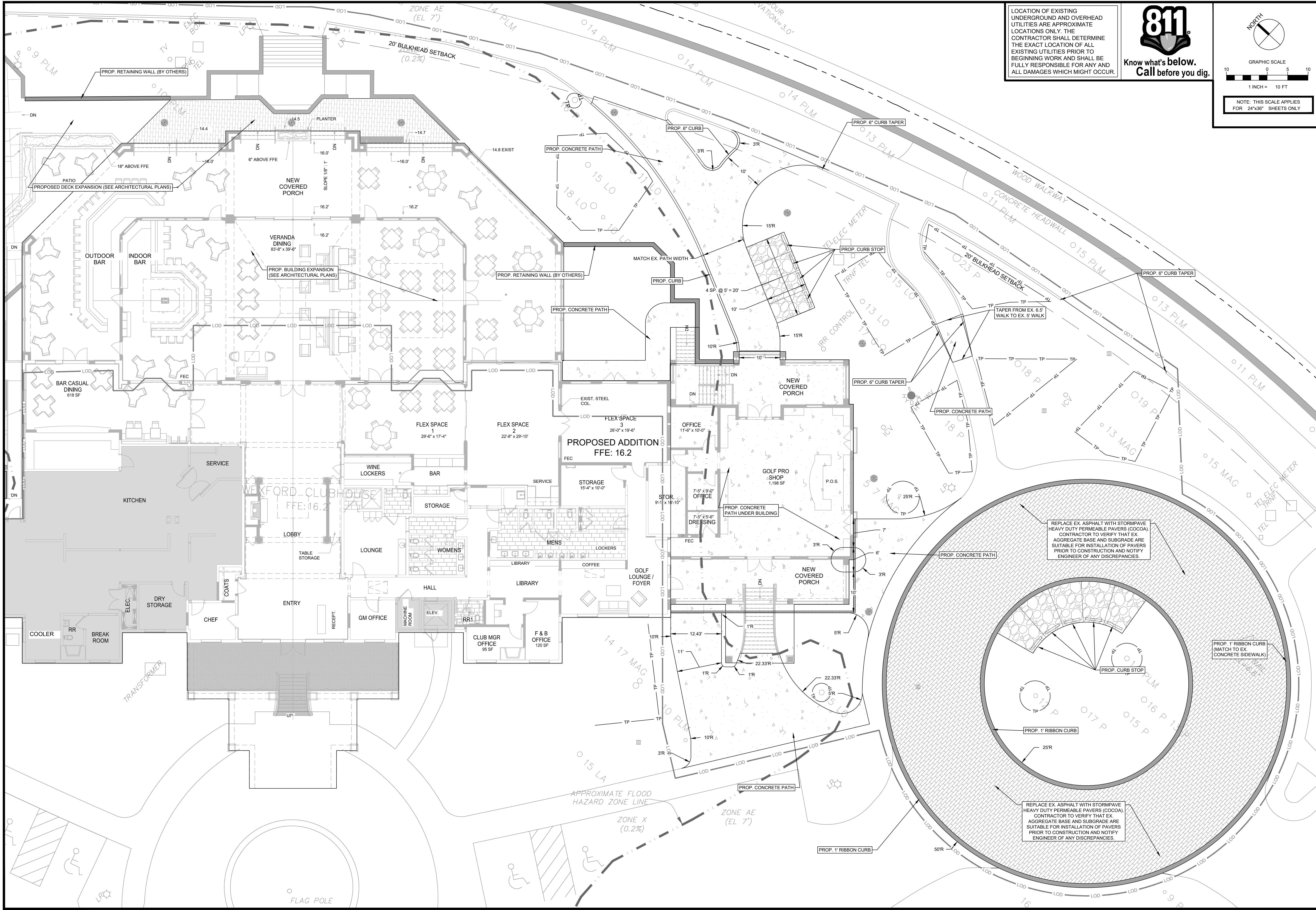
ELECTRICAL LIGHTING NOTES

1. ALL RECESSED LIGHTING FIXTURES IN LAY-IN CEILINGS SHALL BE INSTALLED WITH 6" LONG FLEXIBLE METAL CONDUIT.
2. REFER TO ARCHITECTURAL PLANS FOR MORE DETAILS REGARDING MOUNTING AND OPTIONS FOR EACH MAKE/MODEL OF THE LIGHT FIXTURES SHOWN ON THESE PLANS. SEE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR MOUNTING AND CONNECTIONS FOR EACH LIGHT FIXTURE AND AREA.
3. REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHTS OF LIGHTING FIXTURES. UNLESS OTHERWISE INDICATED, ALL MOUNTING HEIGHTS FOR LIGHTING FIXTURES SHOWN ON THESE PLANS ARE TO THE BOTTOM OF THE FIXTURE HOUSING.
4. WIRE COUNTS FOR CIRCUIT CONDUCTORS ARE NOT SHOWN. PROVIDE PROPER NUMBER OF CONDUCTORS TO ACHIEVE CIRCUIT AND SWITCHING CONNECTIONS.
5. REFER TO THE BOTTOM OF THE FIXTURE HOUSING FOR THE FOLLOWING: (SEE PANEL SCHEDULES).
 - A. BRANCH CIRCUITS SHALL BE SIZED ACCORDING TO THE CIRCUIT BREAKER RATING, UNLESS OTHERWISE INDICATED.
 - B. CIRCUIT NUMBERING SHALL BE INDICATED. A GROUP OF LIGHT FIXTURES/LIGHTING OUTLETS SHALL BE DEFINED BY THE BOUNDARIES OF ONE ROOM/AREA AND SHALL BE CONTROLLED BY THE SAME SWITCH/CONTROL POINT. EVERY LIGHT FIXTURE SHALL BE CONTROLLED BY AT LEAST ONE SWITCHING DEVICE.
6. EMERGENCY EXIT SIGN LIGHTING SHALL BE SUPPLIED POWER FROM UNSWITCHED LOCAL LIGHTING POWER.



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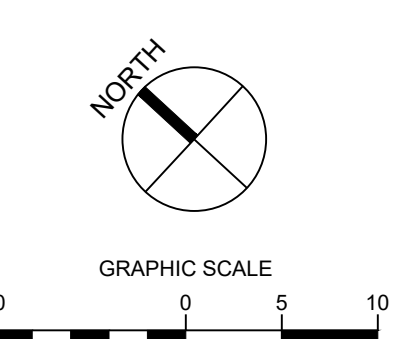
I:\24674\WEXFORD\WEXFORD Clubhouse\PLAN SHEETS\Clubhouse\SC4674-2001-CH-SITE PLANK.dwg
User: rmltters Jul 23, 24 - 11:08
Last Modified: Jul 23, 24 - 10:53
Plot Date/Time: Jul 23, 24 - 10:53



LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

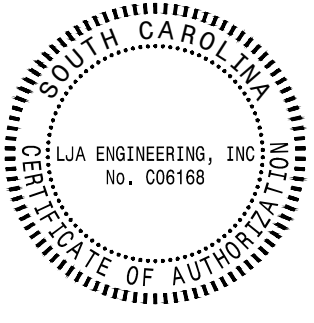


Know what's below.
Call before you dig.



NOTE: THIS SCALE APPLIES FOR 24"x36" SHEETS ONLY

LJA Engineering, Inc.
171 Church Street
Suite 100
Charleston, South Carolina 29401
Phone 843.507.8404
www.LJA.com
FRN-C06168



NO.	REVISIONS	DESCRIPTION	BY	DATE

WEXFORD CLUBHOUSE EXPANSION
WEXFORD CLUB DRIVE
NIX CONSTRUCTION
SITE PLAN

DATE: MAY 8, 2024
DESIGNED BY: RLW
DRAWN BY: RLW
CHECKED BY: CRH
JOB NUMBER: SC4674-2401

SHEET NO.
C3.01

TREES TO BE REMOVED - CLUBHOUSE AREA

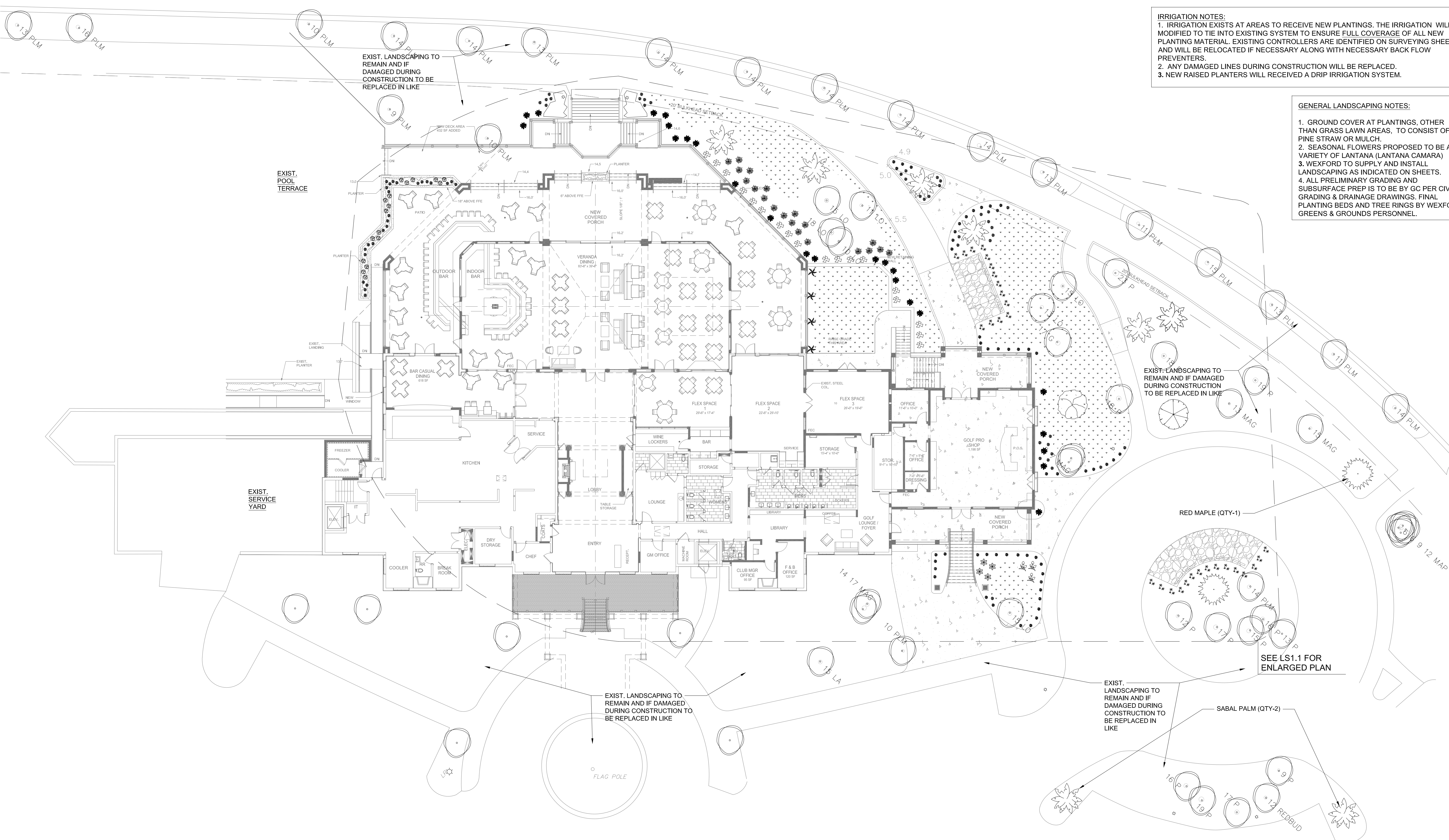
CATEGORY	SPECIES	SIZE	TOTAL INCHES
CAT.I TREES REMOVE	MAGNOLIA	14"	14"
CAT.II TREES REMOVED	WATER OAK	13"	13"
CAT.III TREES REMOVED	PINE - QTY (2) (LARGEST = 16")	VARIABLES	26" - TOTAL
	PALM - (QTY (5) (LARGEST = 16")	VARIABLES	72" - TOTAL

TREE REPLACEMENT - FOR CLUBHOUSE

CATEGORY	INCHES REMOVED	# OF TREES REQ'D	NEW TREES
CAT. I	14"	QTY- 1 (10' MIN. HT.)	1 - LIVE OAK @ (3" CALIP.) 1 - SOUTHERN MAGNOLIA @ (2" CALIPER)
CAT. II	13"	QTY- 1 (10' MIN HT.)	2 - RED MAPLE @ (3" CALIP.)
CAT. III	98"	QTY- 8 (6' MIN. HT.)	8 - PALMS @ 10' min. height

IRRIGATION NOTES:
1. IRRIGATION EXISTS AT AREAS TO RECEIVE NEW PLANTINGS. THE IRRIGATION WILL BE MODIFIED TO TIE INTO EXISTING SYSTEM TO ENSURE FULL COVERAGE OF ALL NEW PLANTING MATERIAL. EXISTING CONTROLLERS ARE IDENTIFIED ON SURVEYING SHEETS AND WILL BE RELOCATED IF NECESSARY ALONG WITH NECESSARY BACK FLOW PREVENTERS.
2. ANY DAMAGED LINES DURING CONSTRUCTION WILL BE REPLACED.
3. NEW RAISED PLANTERS WILL RECEIVED A DRIP IRRIGATION SYSTEM.

GENERAL LANDSCAPING NOTES:
1. GROUND COVER AT PLANTINGS, OTHER THAN GRASS LAWN AREAS, TO CONSIST OF PINE STRAW OR MULCH.
2. SEASONAL FLOWERS PROPOSED TO BE A VARIETY OF LANTANA (LANTANA CAMARA)
3. WEXFORD TO SUPPLY AND INSTALL LANDSCAPING AS INDICATED ON SHEETS.
4. ALL PRELIMINARY GRADING AND SUBSURFACE PREP IS TO BE BY GC PER CIVIL GRADING & DRAINAGE DRAWINGS. FINAL PLANTING BEDS AND TREE RINGS BY WEXFORD GREENS & GROUNDS PERSONNEL.



01

CLUBHOUSE AREA LANDSCAPE PLAN

SCALE : 1/16" = 1'-0"

ARCHITECT:

DANIEL L. OGDEN
for:
WEXFORD
PLANTATION
HILTON HEAD ISL.,
SOUTH CAROLINA

MECHANICAL / PLUMBING ENGINEER:

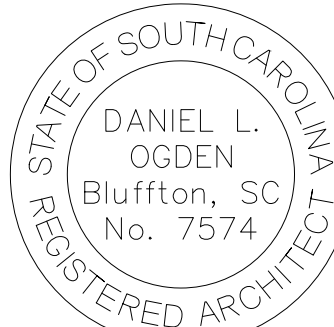
ELECTRICAL ENGINEER:

CONTRACTOR:

WEXFORD AMENITIES
CLUBHOUSE
RENOV./ADDITION

HILTON HEAD ISL., SC

REGISTERED SEAL



REGISTERED SEAL

Δ	ISSUE	DATE	DESCRIPTION
		04/26/2024	REVIEW SET
		06/21/2024	DRB CONCEPT
		07/29/2024	DRB FINAL REV.

PROJECT # : WX1-2024
PROJECT MANAGER : DLO
DRAWN BY: DLO

SHEET
LS1.0

CATEGORY	INCHES REMOVED	# OF TREES REQ'D	NEW TREES
CAT. I	14"	QTY- 1 (10' MIN. HT.)	1- LIVE OAK @ (3" CALIP.) 1- SOUTHERN MAGNOLIA @ (2" CALIPER)
CAT. II	13"	QTY- 1 (10' MIN HT.)	2- RED MAPLE @ (3" CALIP.)
CAT. III	98"	QTY- 8 (6' MIN. HT.)	8- PALMS @ 10' min. height

CATEGORY	SPECIES	SIZE	TOTAL INCHES
CAT.I TREES REMOVE	MAGNOLIA	14"	14"
CAT.II TREES REMOVED	WATER OAK	13"	13"
CAT.III TREES REMOVED	PINE - QTY (2) (LARGEST = 16")	VARIES	26" - TOTAL
	PALM - (QTY (5) (LARGEST = 16")	VARIES	72" - TOTAL

 (Qty.-18) Japanese Privet; - 15 gal.
"Ligustrum japonicum"

 (Qty.-115) Flax Lily - 3 gal.
"dianella tasmanica"

 (Qty.-22) Japanese Privet; - 7 gal.
"Ligustrum japonicum"- Jack Frost

 (Qty.-3) Knockout Roses - 3 gal.
"Rosa radrazz"

 (Qty.-29) Mulhy grass - 1 gal.
"muhlenbergia capillaris"

 (Qty.- 4) Saw Palmetto; - 7 gal.
"Serenoa repens"

 (Qty.- 26) Japanese Yew; - 15 gal.
"podocarpus macrophyllus"

 (Qty.-17) Littleleaf Boxwood; 3 - gal.
("Buxus Microphylla")

- 

Live Oak; 3" caliper
 "Quercus virginiana"
Qty - 1
- 

Red Maple;
 3" cal. - "Acer rubrum"
Qty - 1
- 

Sabal Palm
 10'-0" tall (min.)
 "Sabal Palmetto "
Qty - 8
- 

Southern Magnolia;
 2" caliper
 "Magnolia grandiflora"
Qty - 1

 SEASONAL COLOR; SPECIES
VARIES- 10 FLOWERS PER
4.5" CUP (TO FILL AREA)

DANIEL L. OGDEN
for:
WEXFORD
PLANTATION
HILTON HEAD ISL.,
SOUTH CAROLINA

CONTRACTOR:

HILION HEAD ISL., SC

STATE OF SOUTH CAROLINA
DANIEL L. OGDEN
Bluffton, SC
No. 7574
REGISTERED ARCHITECT

PROJECT #:	WX1-2024
PROJECT MANAGER:	DLO
DRAWN BY:	DLO

SHEET LS1.1



Project Transmittal _____

To: Melissa Paul-Leto

Town of Hilton Head Island
1 Town Center Court
Hilton Head Island, SC 29928

Date: 07/30/2024

PROJECT: WEXFORD -
CLUBHOUSE / HARBOUR CENTER

We Transmit:

☐ In accordance with your request ☒ Herewith ☐ Under separate cover

For Your:

☐ Approval ☐ Information ☐ Use ☒ Review and Comment
☐ Records ☐ Distribution to Parties
☐ _____

The Following:

☐ Drawings ☐ Samples ☐ Shop Drawing Prints ☐ Specifications
☐ Change(s) ☐ Product Literature ☐ Shop Drawing Reproducibles
☒ Other: _____

Copies	Description
1	Material Color Board on 11x17" Board

Delivery Method:

☐ Next Day ☒ Personal Delivery ☐ Courier ☐ Regular Mail ☐ Electronic

Remarks:

Melissa,

This transmittal is for the 1 Each Color Boards for materials to be used on:

111 Wexford Club Drive (Clubhouse)

113 Wexford Club Drive (Harbour Center)

The remaining Final DRB Submission will be transmitted digitally to
CDIC@HiltonHeadIslandSC.gov shortly. I will cc: you on that transmission so you can be aware
when it has been sent.

Thank you for your time and consideratoin.

From: Aaron Thielemier

cc: Dan Ogden, Joe Nix, Hunter Dendy, Read Walters

WEXFORD CLUBHOUSE
111 WEXFORD CLUB DRIVE, HHI, SC 29928

Item #	Location	Clubhouse
1	Roofing - Aluminum	Bronze
2	Roofing - Slate	Vermont Blend of Purple, Gray/Green, Mottled & Unfading Green
3	Stucco - Exterior Walls	Sherwin Williams - Match Current - SW#7572 "Lotus Pod"
4	Lighting Fixtures - Wall Lights	Bronze
5	Lighting Fixtures - Egress	Bronze
6	Windows	White
7	Door Hardware	Bronze
8	Handrails - Aluminum	Bronze

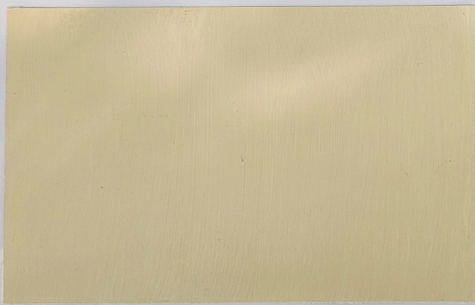
1. ROOFING – ALUMINUM



2. ROOFING – SLATE



3. STUCCO – EXTERIOR WALLS



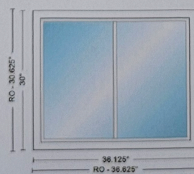
4. LIGHTING FIXTURE – WALL LIGHTS



5. LIGHTING FIXTURE – EGRESS LIGHTING



6. WINDOWS



Unit #	U-Factor	SHGC
A1	0.27	0.2

7 & 8 – DOOR HARDWARE & HANDRAILS



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: 111 Wexford Club Drive

DRB#: DRB-001088-2024

DATE: 8/13/2024

CATEGORY: Final

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

1. This project requires a Building Permit and a Major Development Plan Review approval.

**113 WEXFORD CLUB
DRIVE
FINAL REVIEW
AUGUST 13th, 2024
DRB-001093-2024**



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: Daniel L. Ogden Company: Wexford Plantation HOA, Inc.
Mailing Address: P.O. Box 4100 City: Hilton Head Island State: SC Zip: 29938
Telephone: (843) 715-0917 Fax: _____ E-mail: dogden@wexfordhiltonhead.com
Project Name: Wexford Harbour Center Replacement Project Address: 113 Wexford Club Dr.
Parcel Number [PIN]: R 5 5 0 0 1 5 0 0 D 0 2 3 9 0 0 0 0
Zoning District: PD-1 Overlay District(s): Corridor Overlay

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

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

Project Category:

 Concept Approval – Proposed Development

X Final Approval – Proposed Development

X Alteration/Addition

 Sign

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

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

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

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

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

X Context photographs of neighboring uses and architectural styles.

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

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

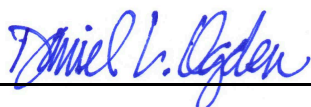
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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

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

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

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


SIGNATURE

July 30, 2024
DATE

**113 WEXFORD CLUB
DRIVE
PROJECT NARRATIVE
&
WEXFORD HOA
APPROVAL
&
DRB COMMENTS AND
RESPONCES**



MEMORANDUM

Project:	Project No.
Wexford Harbour Center	24001
113 Wexford Club Drive	Date: 7/30/2024
Hilton Head Island, SC 29928	Submittal: HHI DRB Final Review

Project Narrative

Wexford Harbour Center

The Wexford Clubhouse submittal documents address the following DRB concept review comments:

1. Sample board, revised landscape plan, lighting plan, prominent details, final floor plans, and final elevations are included in the submittal.
2. **DRB comment:** “Submit a utility plan that indicates the location of equipment and the screening of it.” And “To verify the service yards and the exhaust hoods reviewed and provide details”
 - a. **Narrative:** All of the HVAC equipment will be located on the roof in deep roof wells. The sidewalls of the wells completely hide the HVAC units. There will be no equipment on the ground that will need screening. This is shown on the roof plan and building sections.
 - b. **Narrative:** The Commissary will only be selling pre-prepared food items. There won’t be any cooking appliances requiring a hood.
3. **DRB comment:** “Request to study the railings”
 - a. **Narrative:** All railings have been changed to match the existing railings on the Clubhouse. A photograph of the railing is included with the elevation drawings for reference.
4. **DRB comment:** “Request to study the roof overhangs”
 - a. **Narrative:** We studied the overhangs, interviewed the Harbor Master, and got feedback from the Board. The Harbor Master requires a deep overhang to reduce sun glare while they are monitoring the harbor lock. The feedback we received from the Board was that they appreciated that the Harbor Master section retained some of the details from the original building that they all like so much and identify with Wexford. We looked at raising the roof but we needed to raise it quite a bit and as everything moved up, we felt the tower was becoming too tall and competing with the clubhouse, also the proportions weren’t as pleasing to our eyes. After considering this we feel we have the correct roof overhangs for the design of the building. We also prefer to keep the current roof height in relationship to the window casing. The concept is to tie it all together with the roof and banding below the transoms, with the wall field starting below. We didn’t want the windows / siding to be a band floating in a stucco field. We appreciate the comments and encouragement to consider other possibilities to have confidence in the design.

Thank you for your consideration for final approval for the design of this project.

Harbour center - 113 Wexford Club Drive

COMMENT RESPONSE: 7/30/2024

113 Wexford conditions – Harbour Center

Updated: 7/29/2024 – 3:35p

COMMENT RESPONSE:

Approval with the following conditions:

COMMENT #	RESPONSIBILITY	TOWN COMMENT	RESPONSE
1	WoodsDendy	Submit a utility plan that indicates the location of equipment and the screening of it.	Provided in 7/30/2024 Submission – See Architectural Plans – Building Sections show the Mechanical is Hidden in Roof Wells
2	Nix	Physical Material and Color Board on a 11” x 17”	Provided in 7/30/2024 Submission
3	WoodsDendy	Lighting Plan	Provided in 7/30/2024 Submission – See Architectural & Landscapes Plans
4	Dan Ogden	Landscape Plan	Provided in 7/30/2024 Submission – See Landscape Plan
5	WoodsDendy	Prominent building architectural details, as needed.	Provided in 7/30/2024 Submission – See Architectural Plans
6	WoodsDendy	Request to study the railings	Provided in 7/30/2024 Submission – See Architectural Plans
7	WoodsDendy	Request to study the roof overhangs	Provided in 7/30/2024 Submission – Narrative Provided
8	WoodsDendy	Provide final floor plans, elevations, and roof plans	Provided in 7/30/2024 Submission – See Architectural Plans
9	WoodsDendy	To verify the service yards and the exhaust hoods reviewed and provide details	Provided in 7/30/2024 Submission – See Architectural Plans – Building Sections show the Mechanical is Hidden in Roof Wells
10	Dan Ogden	Request to tighten up the spacing of the plant material to step down the building facades and include more year-round plantings.	Provided in 7/30/2024 Submission – See Landscape Plan
11	Dan Ogden	Replace Japanese Maples with Red Maples	Provided in 7/30/2024 Submission – See Landscape Plan



WEXFORD

Post Office Box 4100
Hilton Head Island, SC 29938
Telephone: (843) 686-6950

May 15, 2024

Town of Hilton Head Island
One Town Center Court
Hilton Head, SC 29928

RE: 113 Wexford Club Dr. – Harbour Center Improvement

To Whom it may concern,

The ASC for Wexford Plantation has received and reviewed the plans by Woods Dendy Architects, LLC dated April 22, 2024, for the Wexford Harbour Center Improvements near the Wexford harbour lock. The project meets all the Wexford Guideline requirements. Therefore, on May 15, 2024, the ASC has given a Final Approval for the project to move forward with the Town of Hilton Head Planning/Permitting process.

Should you have any questions please feel free to contact me at 843-686-8820 or email cwilkins@wexfordhiltonhead.com.

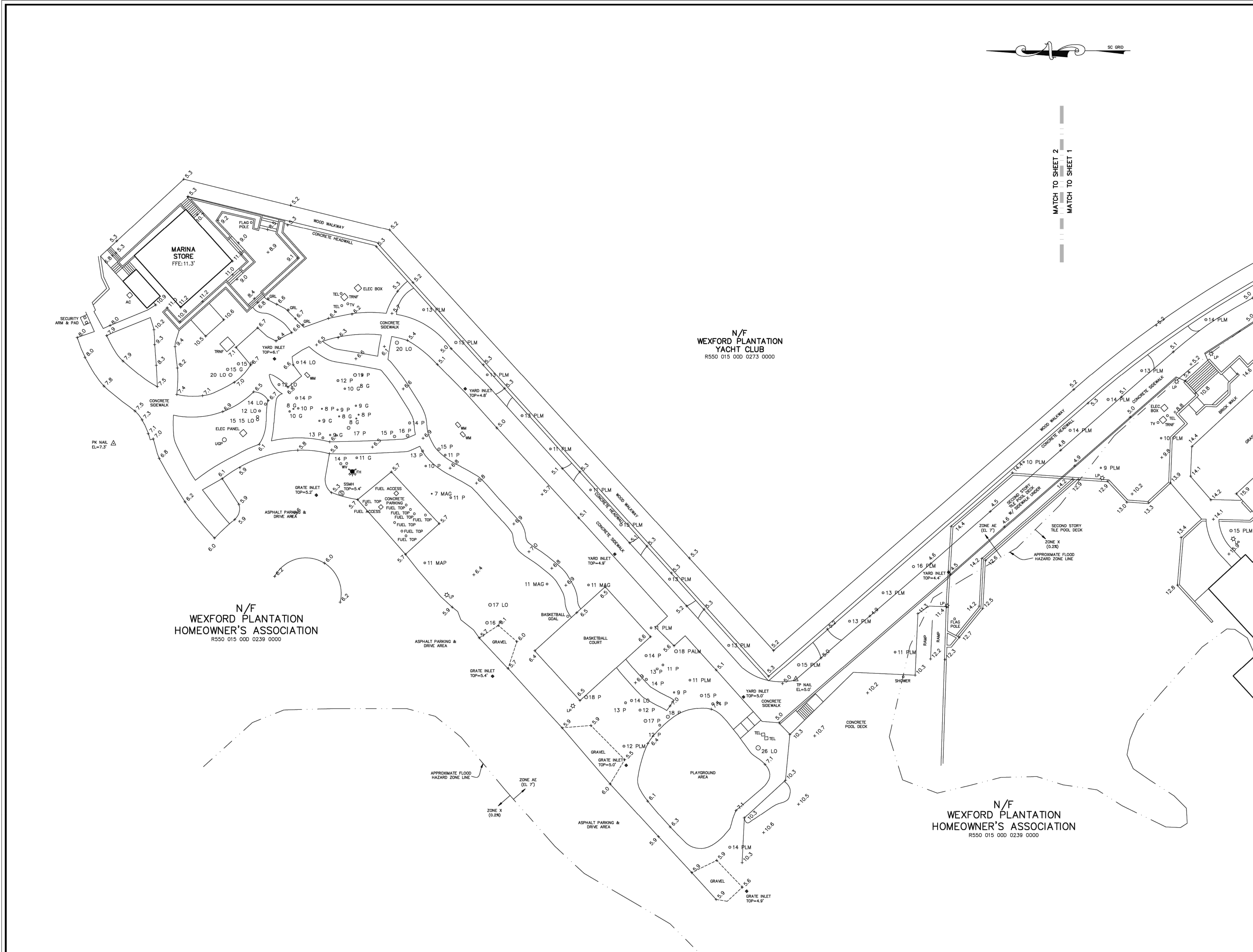
Best Regards,

Christine Wilkins

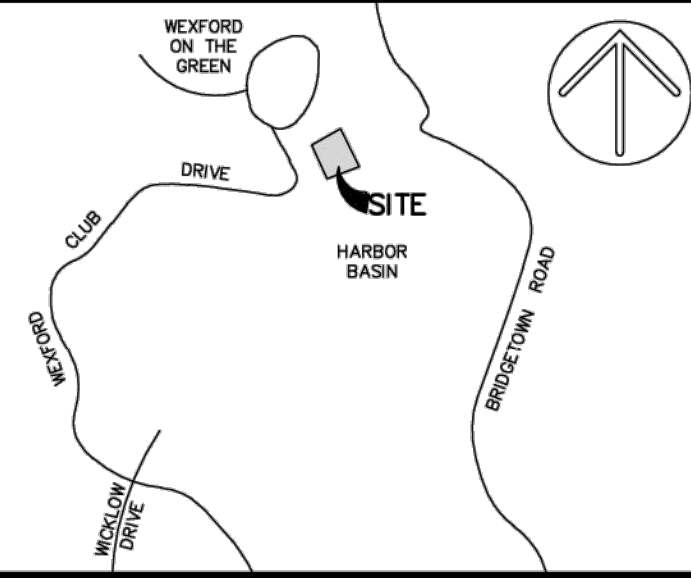
Christine Wilkins
ASC Administrator
Wexford HOA

PREMIER BOATING, GOLF & TENNIS COMMUNITY

113 WEXFORD CLUB DRIVE SURVEY



MATCH TO SHEET 2
MATCH TO SHEET 1



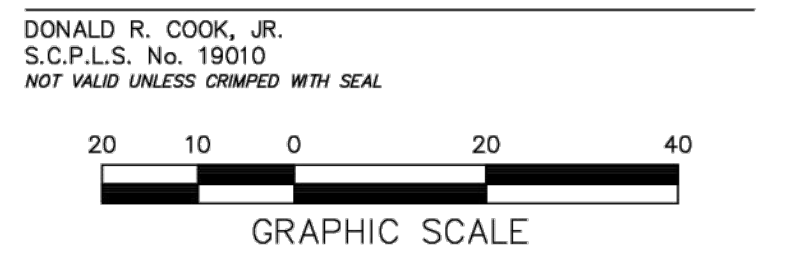
VICINITY MAP NOT TO SCALE

- NOTES:
1. THIS AREA APPEARS TO LIE IN FLOOD ZONES PER FIRM MAP No. 46015004426, COMMUNITY No. 450250, DATED 03/23/21.
 2. TREE SIZES ARE IN INCHES OF DIAMETER. ELEVATIONS SHOWN ARE BASED ON SOUTH CAROLINA VRS NETWORK (NAVD 88 DATUM).
 3. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT FOR THE TRANSFER OF PROPERTY OR RECORDING.
 4. UNDERGROUND STORM DRAINAGE PIPE SHOWN IS APPROXIMATE AND SHOULD BE VERIFIED BEFORE CONSTRUCTION. ALL GRATE INLETS WERE FULL OF WATER AT THE TIME OF THE FIELD SURVEY. THEREFORE PIPES CONNECTING TO GRATE INLETS SHOWN ARE BASED ON INFORMATION BY OTHERS.

REFERENCE(S):
1. PLAT BOOK 31, PAGE 9

LEGEND:

P	PINE
PLM	PALMETTO
LO	LIVE OAK
LA	LAUREL OAK
ELM	ELM
HOL	HOLLY
MAG	MAGNOLIA
MAP	MAPLE
WIL	WILLOW
LP	LIGHT POST
FH	FIRE HYDRANT
WM	WATER METER
FDC	FIRE DEPARTMENT CONNECTION
PIV	POST INDICATOR VALVE
SSMH	SANITARY SEWER MANHOLE
-SD-	STORM DRAINAGE PIPE
SSMH	STORM DRAINAGE MANHOLE
UGP	UNDERGROUND PROPANE TANK
x10.0	SPOT ELEVATION



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A PARTIAL ASBLUIT, TREE & TOPOGRAPHIC SURVEY OF
WEXFORD CLUBHOUSE AREA
WEXFORD CLUB DRIVE

WEXFORD PLANTATION
A PORTION OF TMS R550 015 000 0239 0000
TOWN OF HILTON HEAD ISLAND, BEAUFORT COUNTY,
SOUTH CAROLINA

PREPARED FOR:
WEXFORD PLANTATION
PROPERTY OWNERS ASSOC.



PROJECT No.: **09080005**
DRAWN BY: DRC PROJECT NAME: 09080005
DATE: 02.16.24 FILE: 09080005PAT12 021624.dwg
SCALE: 1"= 20'

SHEET **1** OF **2**

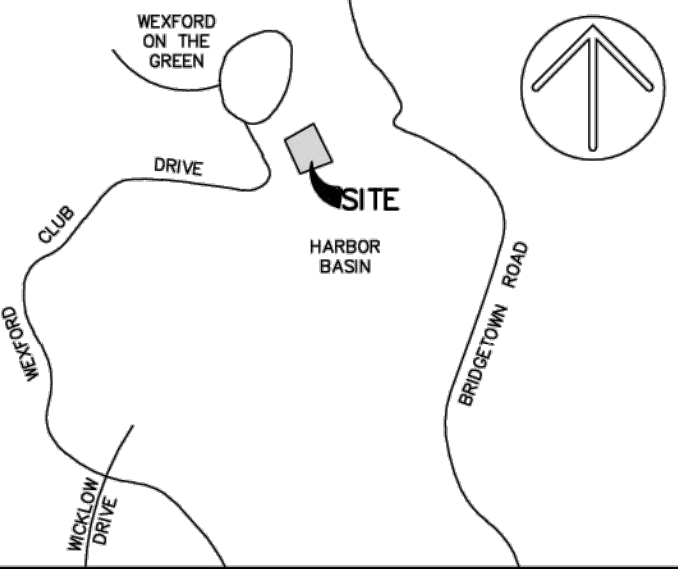


MATCH TO SHEET 2
MATCH TO SHEET 1

N/F
WEXFORD PLANTATION
YACHT CLUB
R550 015 000 0273 0000

WEXFORD CLUBHOUSE
FFE:16.2'

N/F
WEXFORD PLANTATION
HOMEOWNER'S ASSOCIATION
R550 015 000 0239 0000



VICINITY MAP NOT TO SCALE

NOTES:

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- TREE SIZES ARE IN INCHES OF DIAMETER. ELEVATIONS SHOWN ARE BASED ON SOUTH CAROLINA VRS NETWORK (NAVD 88 DATUM).
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REFERENCE(S):

1. PLAT BOOK 31, PAGE 9

LEGEND:

P	PINE
PLM	PALMETTO
LO	LIVE OAK
LA	LAUREL OAK
ELM	ELM
HOL	HOLLY
MAG	MAGNOLIA
MAP	MAPLE
WIL	WILLOW
LP	LIGHT POST
PH	FIRE HYDRANT
WM	WATER METER
FDC	FIRE DEPARTMENT CONNECTION
PV	POST INDICATOR VALVE
SSMH	SANITARY SEWER MANHOLE
-SD-	STORM DRAINAGE PIPE
SDMH	STORM DRAINAGE MANHOLE
UGP	UNDERGROUND PROPANE TANK
x10.0	SPOT ELEVATION

DONALD R. COOK, JR.

S.C.P.L.S. No. 19010

NOT VALID UNLESS CRIMPED WITH SEAL



GRAPHIC SCALE

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A PARTIAL ASBLUIT, TREE & TOPOGRAPHIC SURVEY OF

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WEXFORD CLUB DRIVE

WEXFORD PLANTATION
A PORTION OF TMS R550 015 000 0239 0000
TOWN OF HILTON HEAD ISLAND, BEAUFORT COUNTY,
SOUTH CAROLINA

PREPARED FOR:
WEXFORD PLANTATION
PROPERTY OWNERS ASSOC.



PROJECT No.: **09080005**
DRAWN BY: DRC PROJECT NAME: 09080005
DATE: 02.16.24 FILE: 09080005PAT12 021624.dwg
SCALE: 1" = 20'

SHEET **2** OF **2**

**113 WEXFORD CLUB
DRIVE
EXISTING PHOTOS**



Exist. Wexford Harbourcenter North wall



Exist. Wexford Harbourcenter East wall corner of South



Exist. Wexford Harbourcenter West wall



Exist. Wexford Harbourcenter South wall
(Harbour to right)



WEXFORD HARBOUR CENTER AS VIEWED FROM THE PUBLIC
CHANNEL OF BROAD CREEK WATER WAY.

**113 WEXFORD CLUB
DRIVE
PLAN SET**

Autodesk Docs\24001 Wexford Clubhouse & Harbour Centre\Wexford Harbour Centre - Cloud Central\nt
PLOT INFO: 7/30/2024 8:18:27 AM



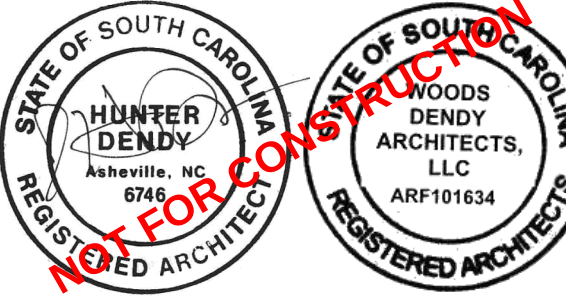
1 EXTERIOR RENDERINGS

WD

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Architects, LLC

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BEAUFORT, SC 29902
1 HAYWOOD ST, SUITE 421
ASHEVILLE, NC 28801



NOT FOR CONSTRUCTION

RENOVATIONS AND ADDITIONS TO:
WEXFORD HARBOUR CENTER

113 WEXFORD CLUB DRIVE
HILTON HEAD ISLAND, SC 29928

PROJECT NO. 24001

DRAWN BY: Author CHECKED BY: Checker

REVISION SCHEDULE REV. NO. REV. DATE

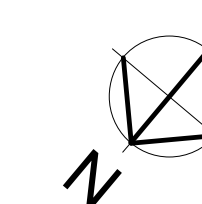
DRB FINAL REVIEW
DATE: 7/30/2024

RENDERINGS
AND COLORS

A1.00

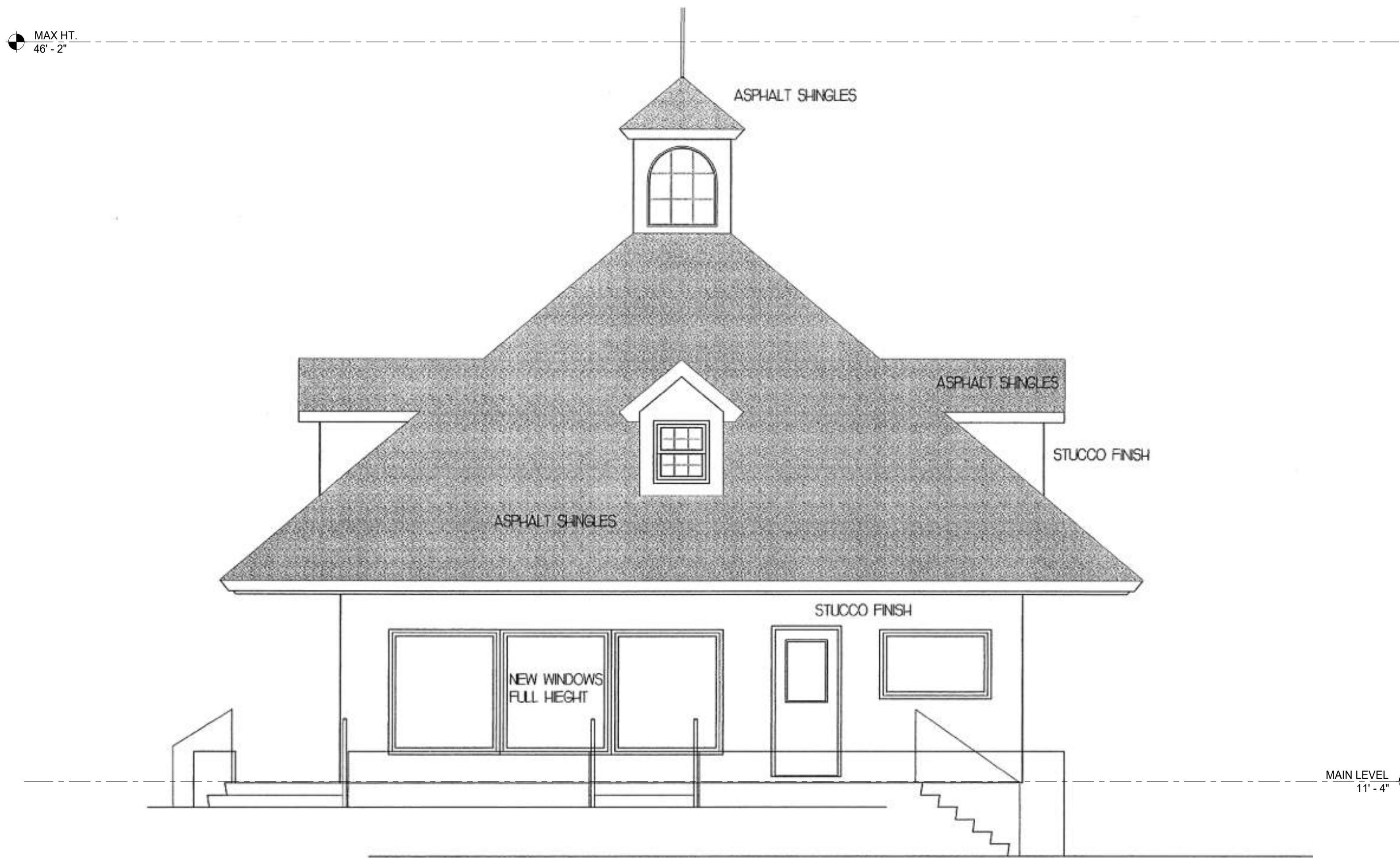
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1 EXISTING FLOOR PLAN
3/16" = 1'-0"

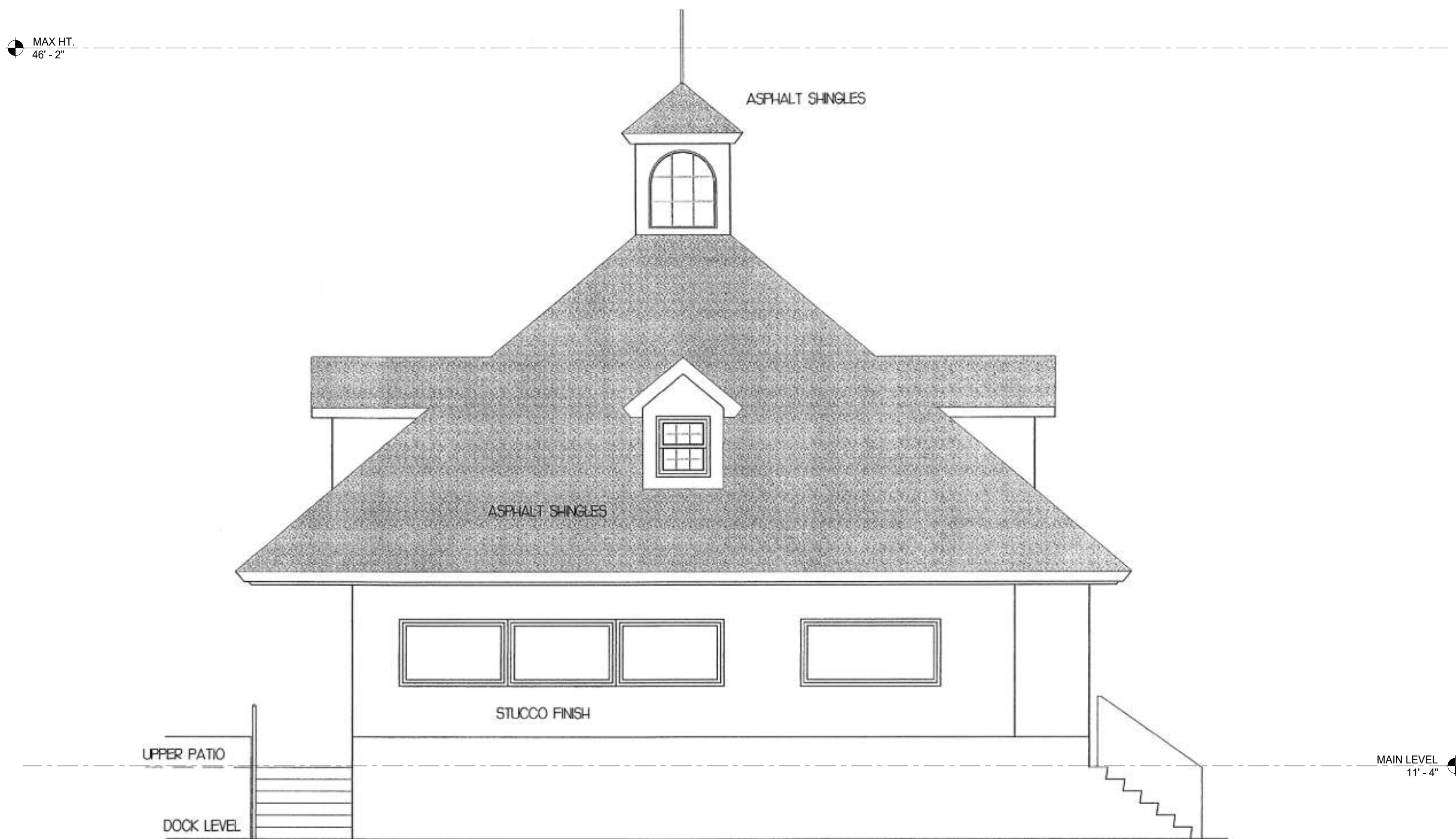
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PLOT INFO: 7/30/2024 9:18:22 AM



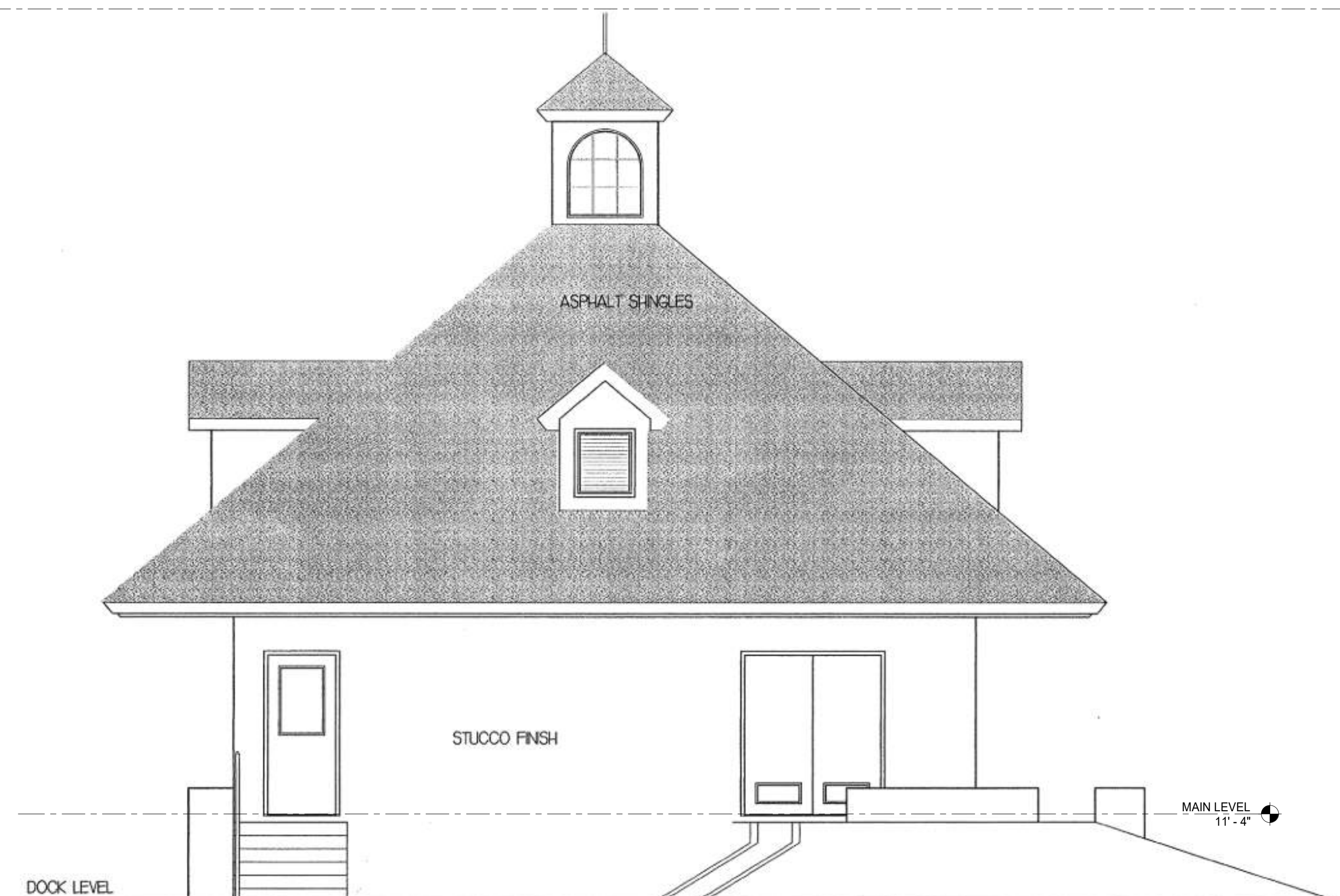
4 SE ELEVATION - EXISTING
1/4" = 1'-0"



2 SW ELEVATION - EXISTING
1/4" = 1'-0"



3 NE ELEVATION - EXISTING
1/4" = 1'-0"



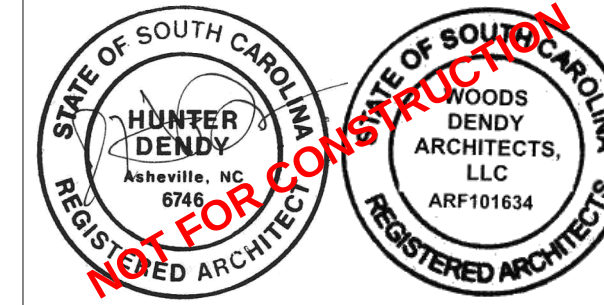
1 NW ELEVATION - EXISTING
1/4" = 1'-0"

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RENOVATIONS AND ADDITIONS TO:
WEXFORD HARBOUR CENTER

113 WEXFORD CLUB DRIVE
HILTON HEAD ISLAND, SC 29928

PROJECT NO. 24001

DRAWN BY: Author CHECKED BY: Checker

REVISION SCHEDULE REV. NO. REV. DATE

DRB FINAL REVIEW
DATE: 7/30/2024

EXISTING
ELEVATIONS

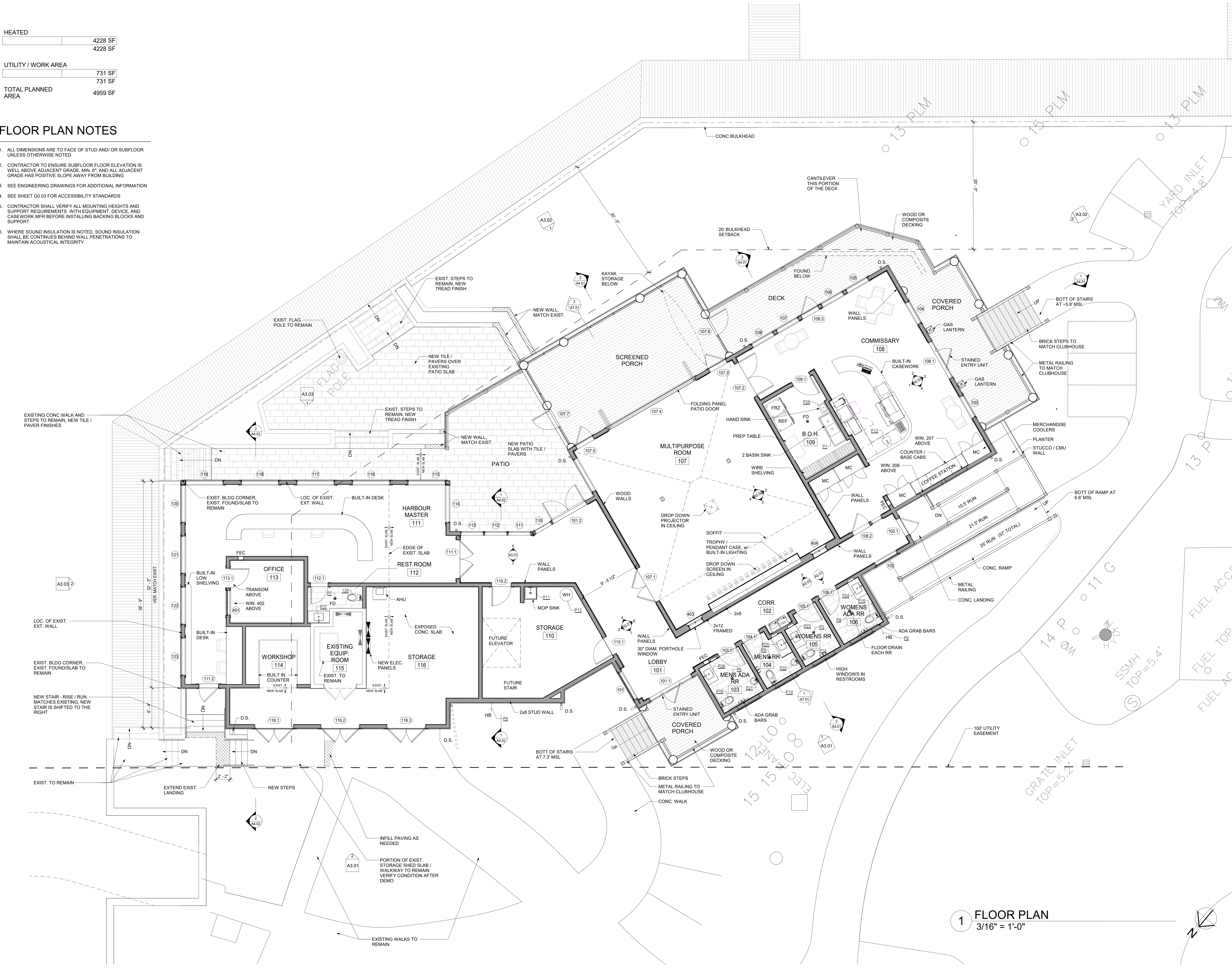
A2.03

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HEATED	4228 SF
	4228 SF
UTILITY / WORK AREA	731 SF
	731 SF
TOTAL PLANNED AREA	4959 SF

FLOOR PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF STUD AND/ OR SUBFLOOR UNLESS OTHERWISE NOTED
- CONTRACTOR TO ENSURE SUBFLOOR FLOOR ELEVATION IS WELL ABOVE ADJACENT GRADE, MIN. 6", AND ALL ADJACENT GRADE HAS POSITIVE SLOPE AWAY FROM BUILDING
- SEE ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION
- SEE SHEET G0.03 FOR ACCESSIBILITY STANDARDS
- CONTRACTOR SHALL VERIFY ALL MOUNTING HEIGHTS AND SUPPORT REQUIREMENTS WITH EQUIPMENT, DEVICE, AND CASEWORK MFR BEFORE INSTALLING BACKING BLOCKS AND SUPPORT
- WHERE SOUND INSULATION IS NOTED, SOUND INSULATION SHALL BE CONTINUES BEHIND WALL PENETRATIONS TO MAINTAIN ACOUSTICAL INTEGRITY



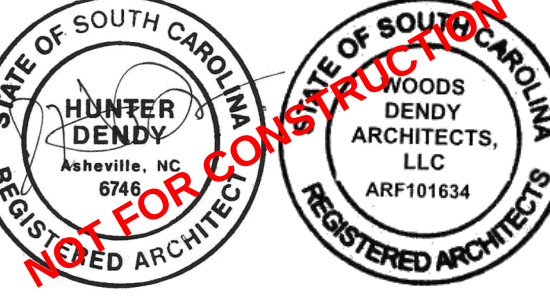
1 FLOOR PLAN
3/16" = 1'-0"

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NOT FOR CONSTRUCTION

WEXFORD HARBOUR CENTER

113 WEXFORD CLUB DRIVE
HILTON HEAD ISLAND, SC 29928

RENOVATIONS AND ADDITIONS TO:

PROJECT NO. 24001

DRAWN BY: GWHD CHECKED BY: GWHD

REVISION SCHEDULE REV. NO. REV. DATE

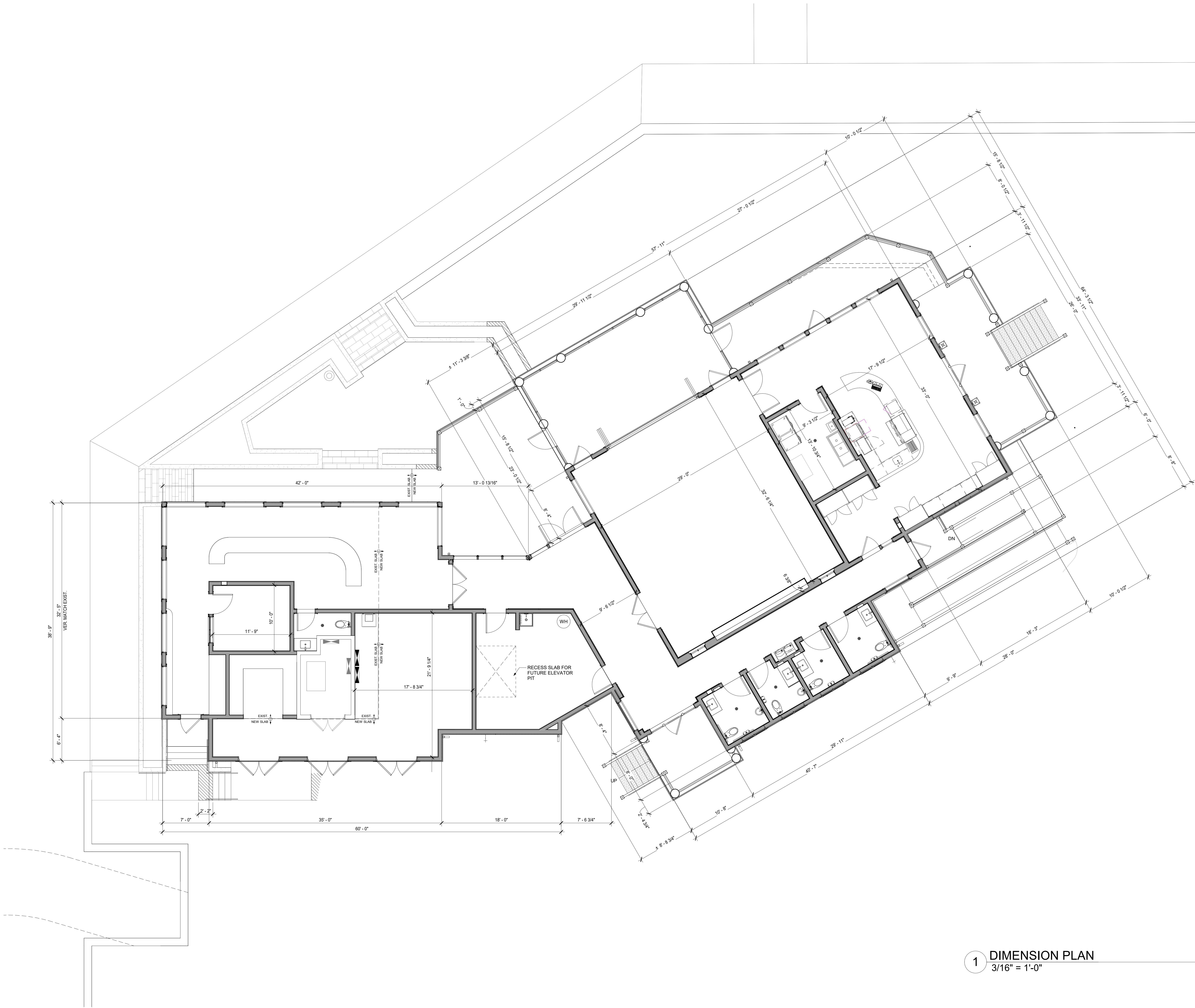
DRB FINAL REVIEW
DATE: 7/30/2024

FLOOR PLAN

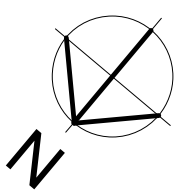
A2.06

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

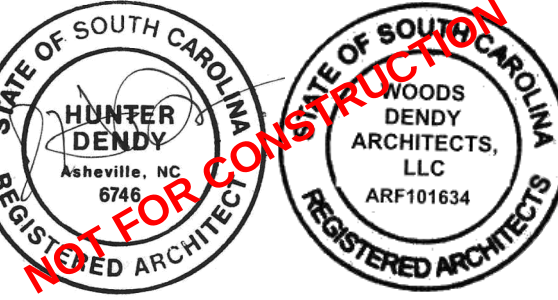


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RENOVATIONS AND ADDITIONS TO:
WEXFORD HARBOUR CENTER

113 WEXFORD CLUB DRIVE
HILTON HEAD ISLAND, SC 29928

PROJECT NO. 24001

DRAWN BY: HD CHECKED BY: HD

REVISION SCHEDULE

REV. NO. REV. DATE

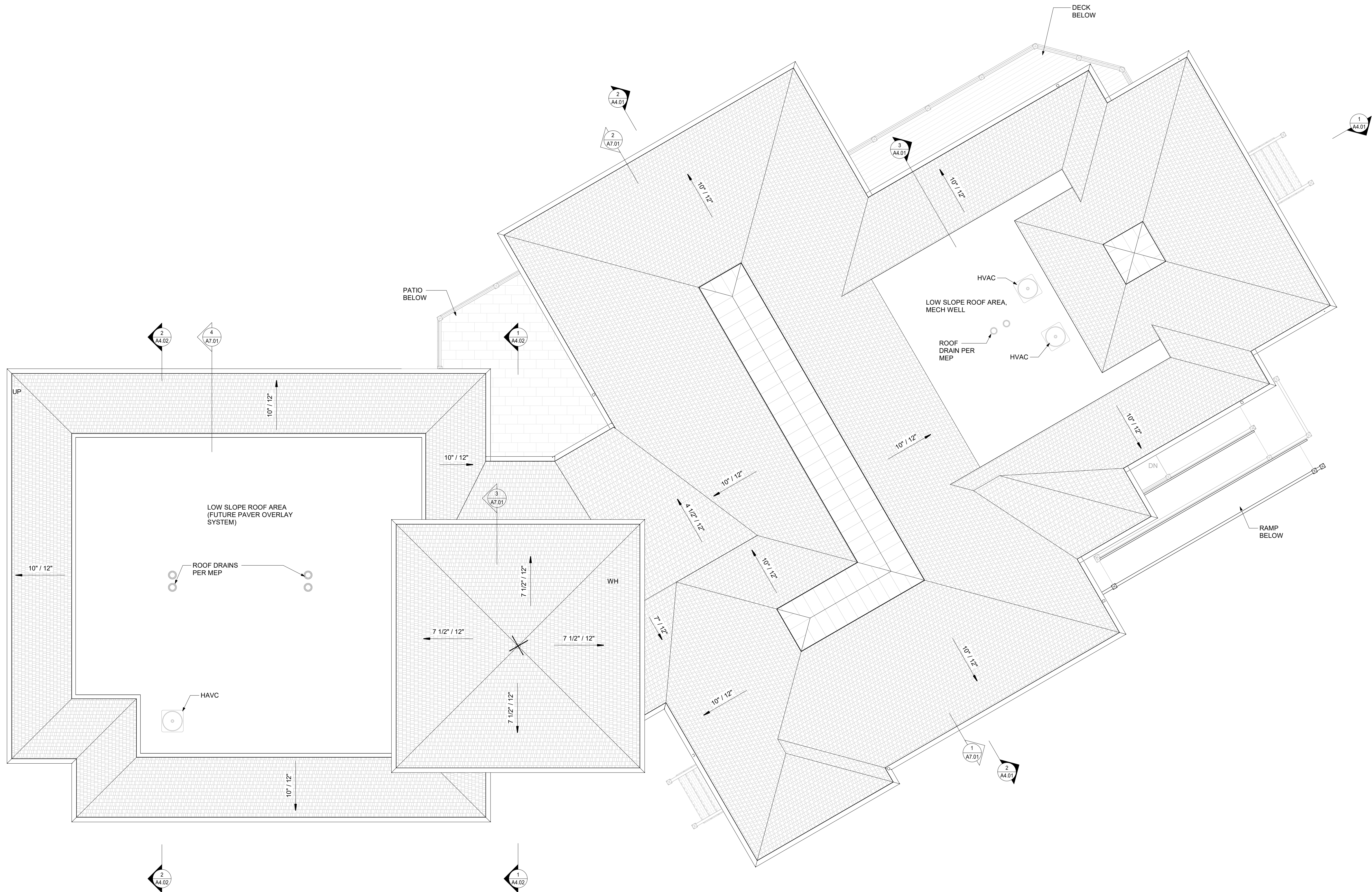
DRB FINAL REVIEW
DATE: 7/30/2024

DIMENSION PLAN

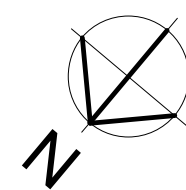
A2.07

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PLOT INFO: 7/30/2024 9:18:46 AM Autodesk Docs://24001 Wexford Clubhouse & Harbour Center/Wexford Harbour Center - Cloud Central.plt



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

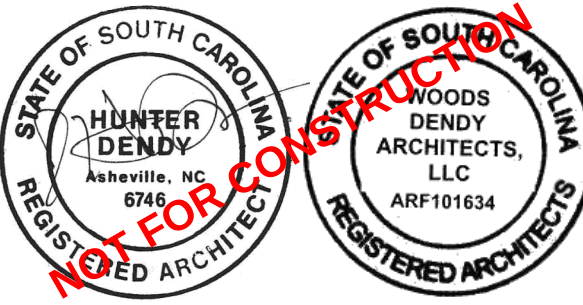


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RENOVATIONS AND ADDITIONS TO:

WEXFORD HARBOUR CENTER

113 WEXFORD CLUB DRIVE
HILTON HEAD ISLAND, SC 29928

PROJECT NO. 24001

DRAWN BY: GWHD CHECKED BY: GWHD

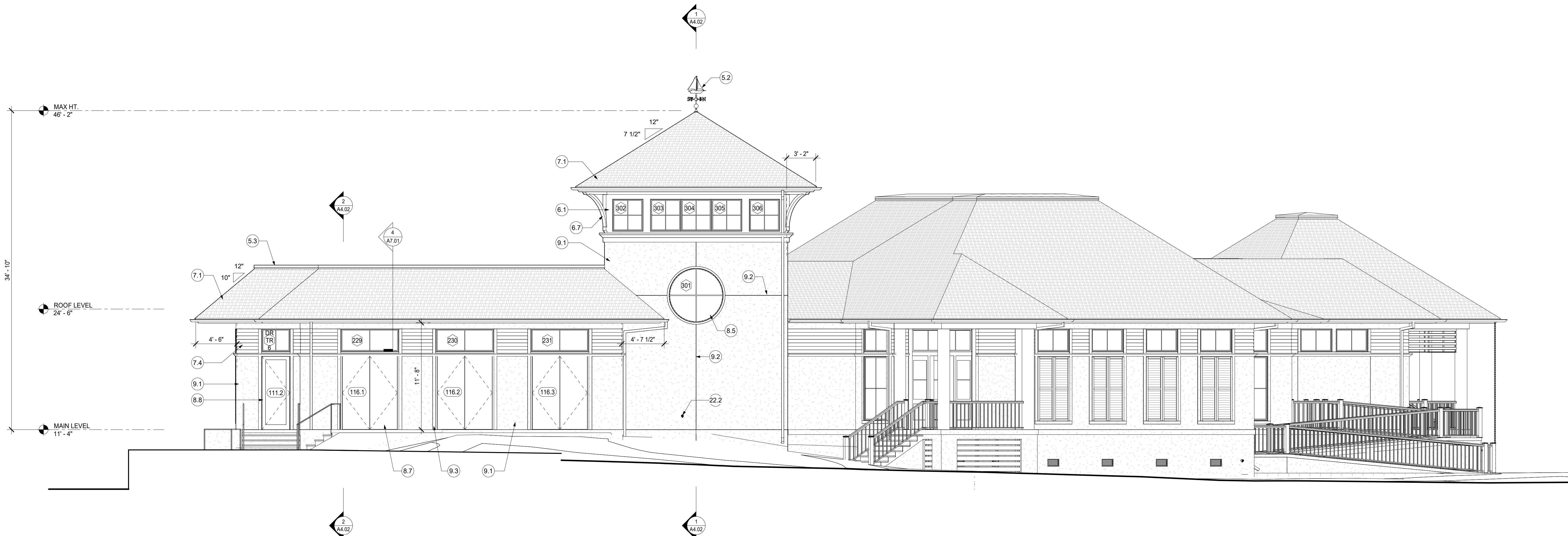
REVISION SCHEDULE
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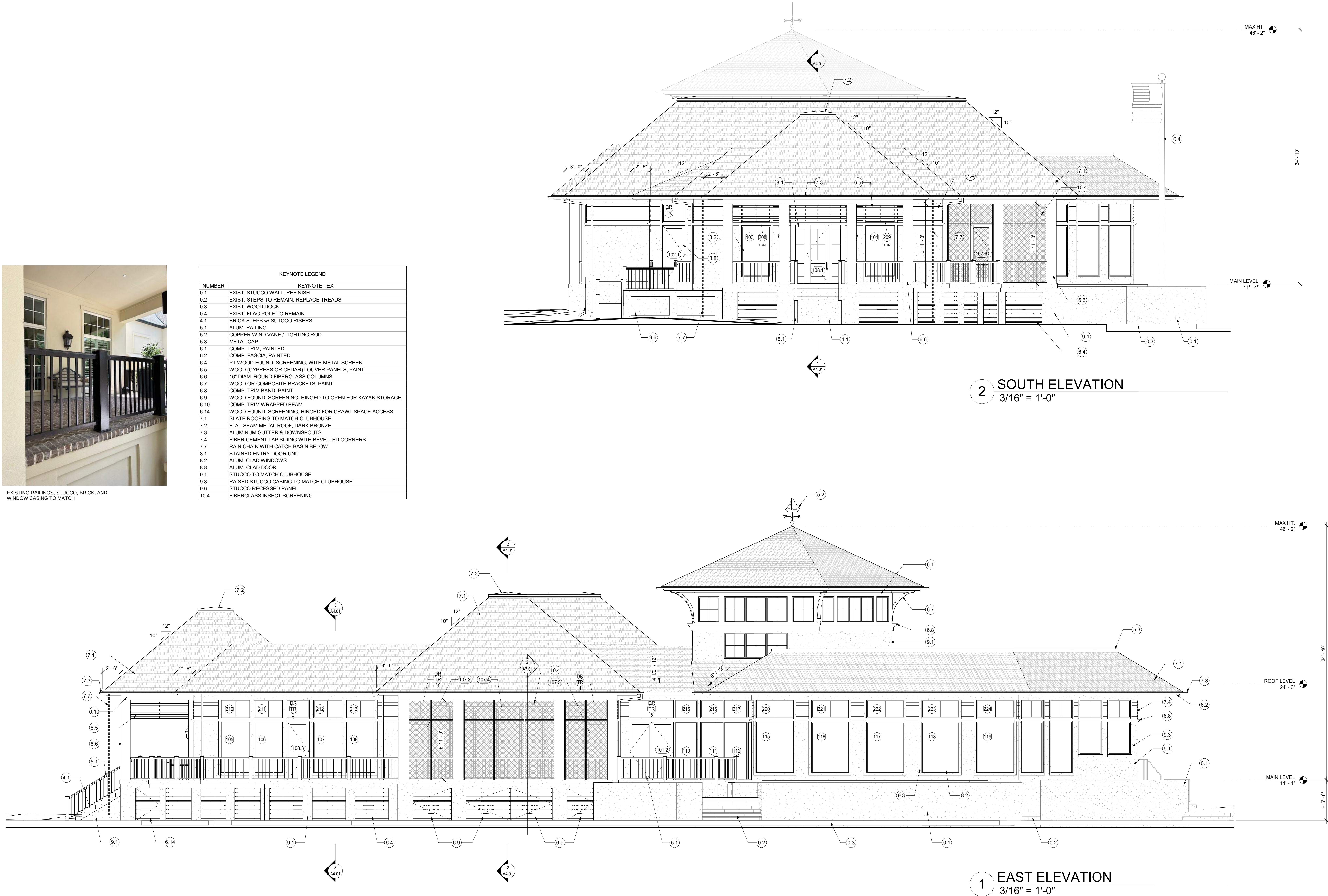
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ROOF PLAN

A2.09

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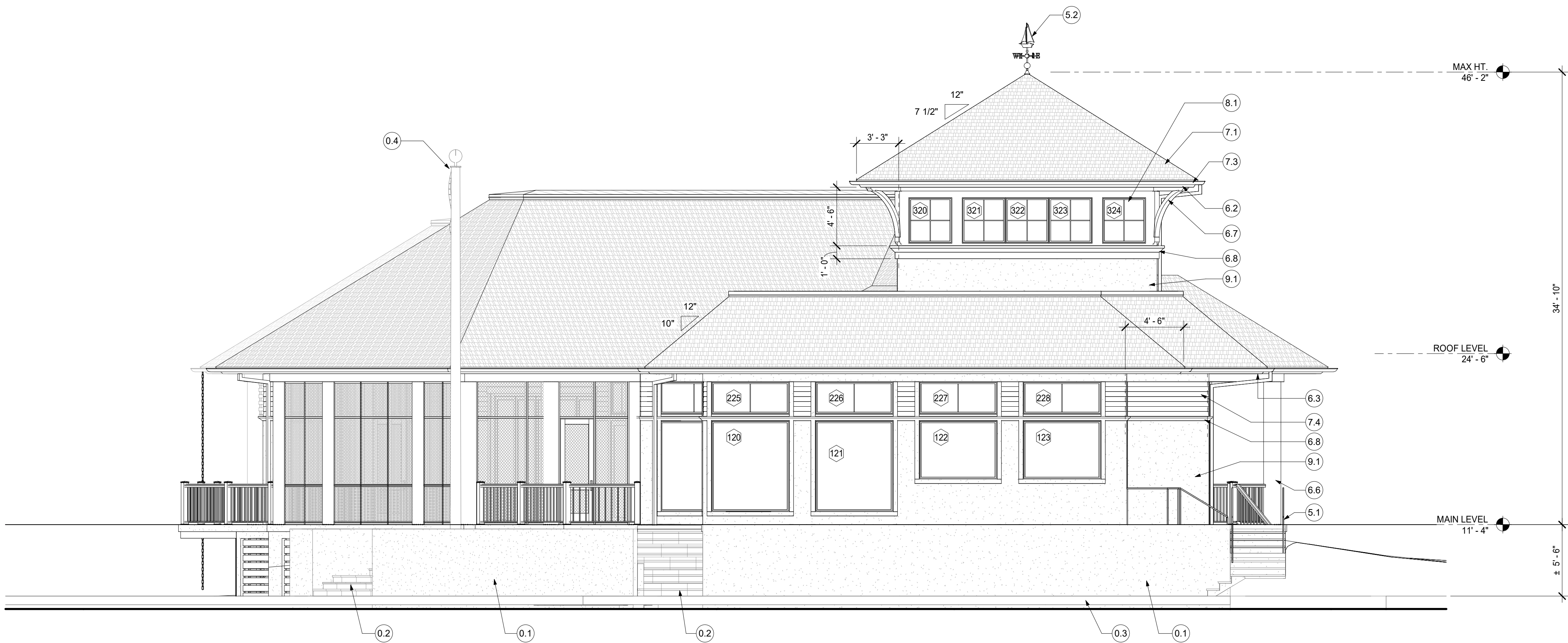




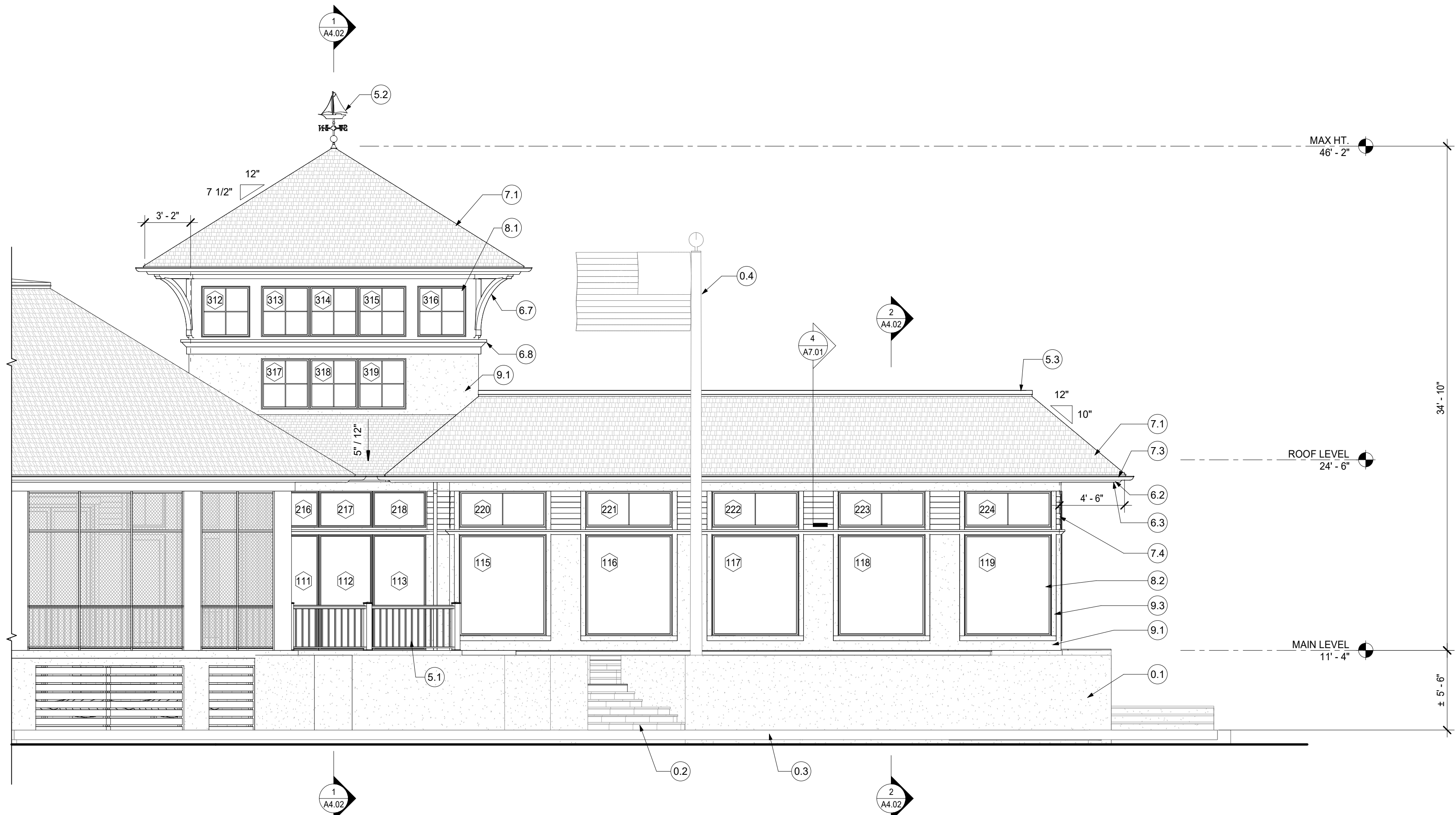
EXISTING RAILINGS, STUCCO, BRICK, AND WINDOW CASING TO MATCH

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PLOT INFO: 7/30/2024 9:18:06 AM



2 NE ELEVATION
3/16" = 1'-0"



1 SE ELEVATION
3/16" = 1'-0"

KEYNOTE LEGEND	
NUMBER	KEYNOTE TEXT
0.1	EXIST. STUCCO WALL, REFINISH
0.2	EXIST. STEPS TO REMAIN, REPLACE TREADS
0.3	EXIST. WOOD DOCK
0.4	EXIST. FLAG POLE TO REMAIN
5.1	ALUM. RAILING
5.2	COPPER WIND VANE / LIGHTING ROD
5.3	METAL CAP
6.2	COMP. FASCIA, PAINTED
6.3	T&G SOFFIT, PAINT
6.6	16" DIAM. ROUND FIBERGLASS COLUMNS
6.7	WOOD OR COMPOSITE BRACKETS, PAINT
6.8	COMP. TRIM BAND, PAINT
7.1	SLATE ROOFING TO MATCH CLUBHOUSE
7.3	ALUMINUM GUTTER & DOWNSPOUTS
7.4	FIBER-CEMENT LAP SIDING WITH BEVELLED CORNERS
8.1	STAINED ENTRY DOOR UNIT
9.1	STUCCO TO MATCH CLUBHOUSE
9.3	RAISED STUCCO CASING TO MATCH CLUBHOUSE

WD

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RENOVATIONS AND ADDITIONS TO:
WEXFORD HARBOUR CENTER

113 WEXFORD CLUB DRIVE
HILTON HEAD ISLAND, SC 29928

PROJECT NO.

24001

DRAWN BY: GWHD CHECKED BY: GWHD

REVISION SCHEDULE
REV. NO. REV. DATE

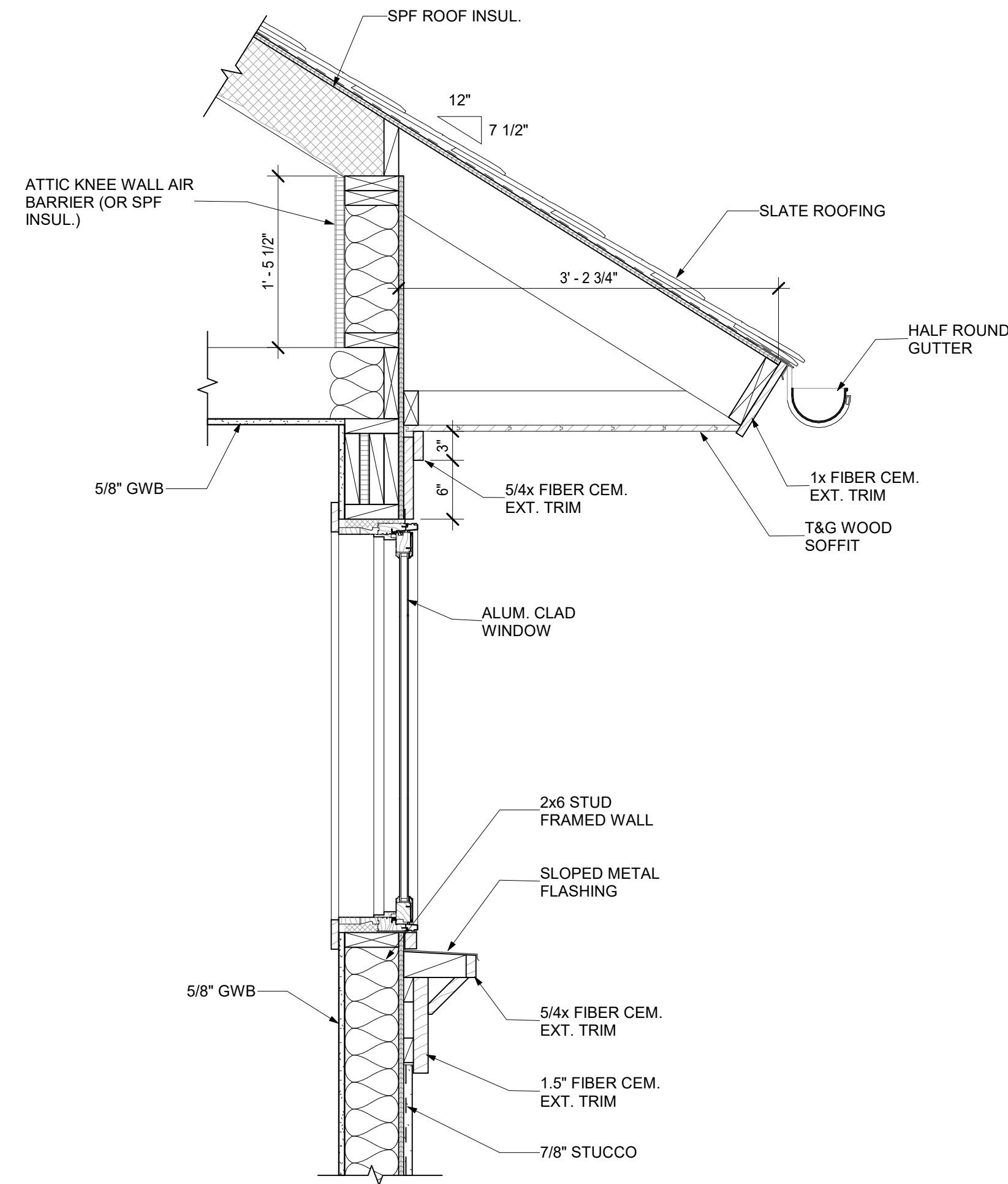
DRB FINAL REVIEW
DATE: 7/30/2024

ELEVATIONS

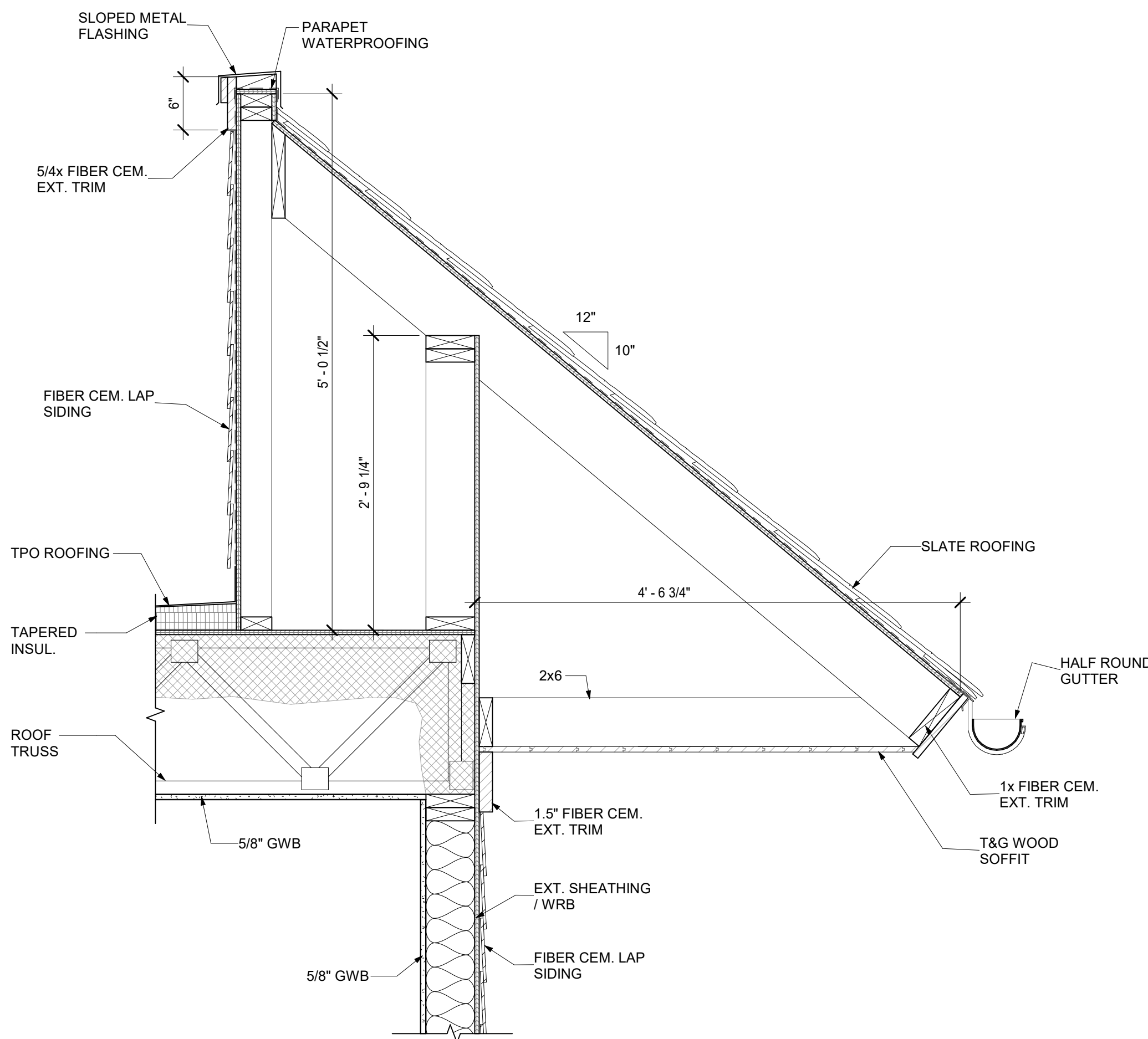
A3.03

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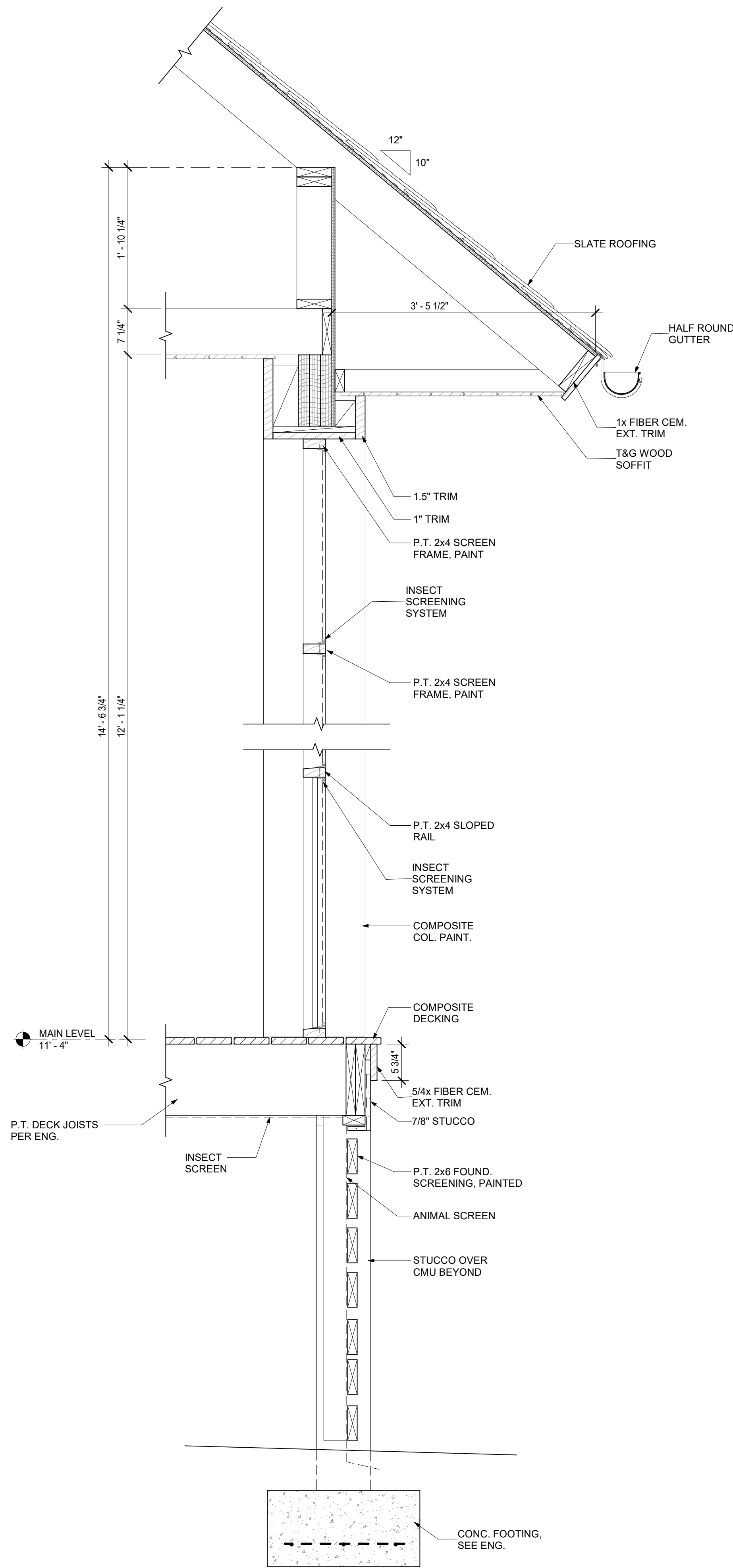
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PLOT INFO: 7/30/2024 8:18:21 AM



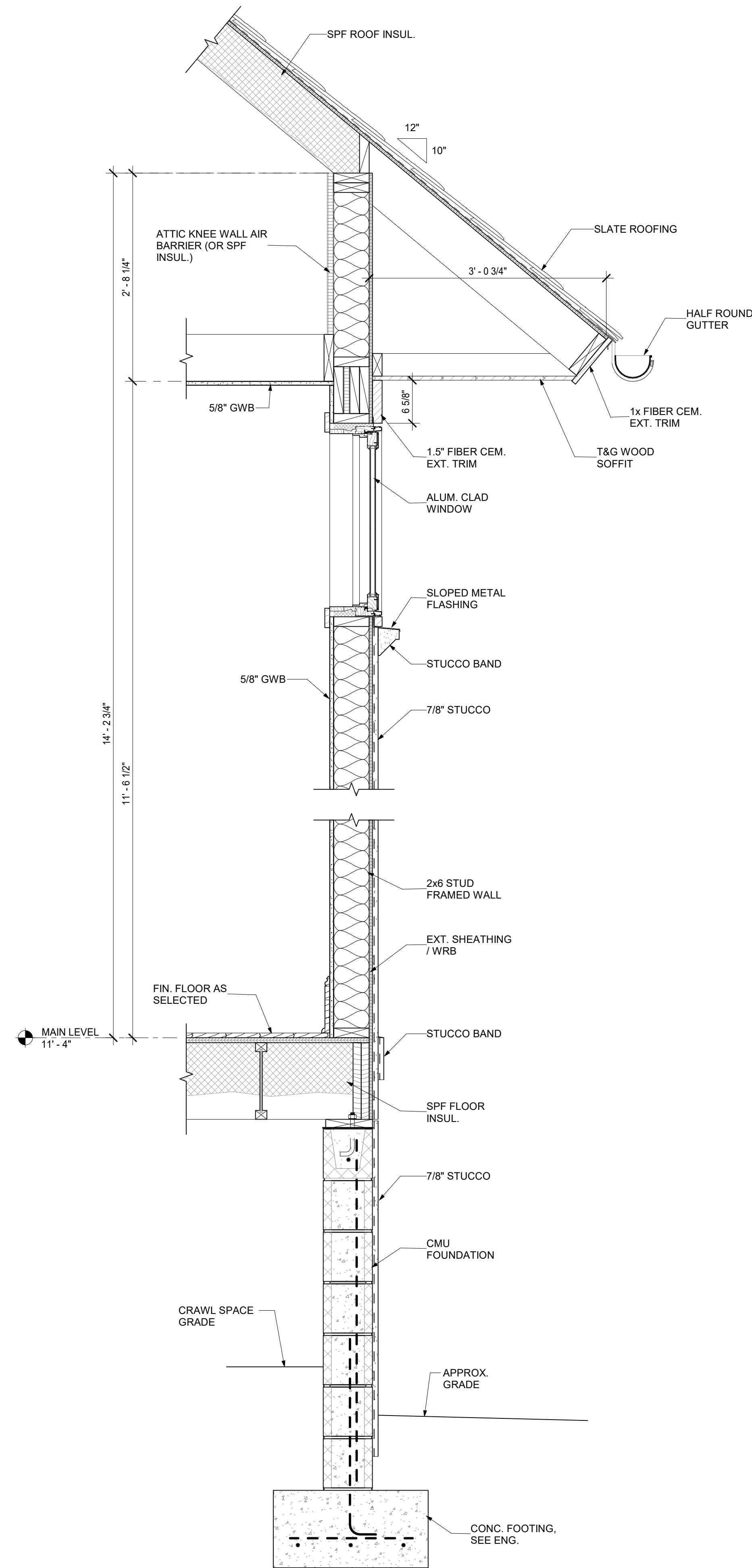
3 TOWER SECTION
1" = 1'-0"



4 HARBOUR MASTER SECTION
1" = 1'-0"



2 PORCH SECTION
1" = 1'-0"



1 WALL SECTION
1" = 1'-0"

WD

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RENOVATIONS AND ADDITIONS TO:
WEXFORD HARBOUR CENTER

113 WEXFORD CLUB DRIVE
HILTON HEAD ISLAND, SC 29928

PROJECT NO.	24001
DRAWN BY: HD/GW	CHECKED BY: HD/GW
REVISION SCHEDULE	REV. DATE
REV. NO.	
REV. NO.	
REV. NO.	
REV. NO.	
REV. NO.	
DRB FINAL REVIEW	
DATE: 7/30/2024	

DETAILS

A7.01

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LIGHTING FIXTURE SCHEDULE							
ID	DESCRIPTION	MANUFACTURER	MODEL	LUMENS	VOLTAGE	INPUT WATTS	NOTES
A	6" DOWNLIGHT	INDY	L6 13LM 35K MVOLT 90CRI E21 w/ HM CS PF	1404 lm	120 V	12 W	MOUNTING AND OPTIONS AS REQUIRED.
B	WALL SCONCES	TBD	TBD	1500 lm	120 V	15 W	MOUNTING AND OPTIONS AS REQUIRED. COORDINATE WITH ARCHITECTURAL PLANS FOR MORE DETAILS.
E	DECORATIVE CHANDELIER	TBD	TBD	1404 lm	120 V	12 W	MOUNTING AND OPTIONS AS REQUIRED.
F	14" SURFACE	LITHONIA	BL14 20L ADP E21 LP835 w/ 1X4SMKSHIP PAF	1907 lm	120 V	15 W	MOUNTING AND OPTIONS AS REQUIRED.
G	DISPLAY CASE LED	TBD	TBD	1404 lm	120 V	12 W	MOUNTING AND OPTIONS AS REQUIRED.
H	WALL WASH LED	TBD	TBD	1404 lm	120 V	12 W	MOUNTING AND OPTIONS AS REQUIRED.

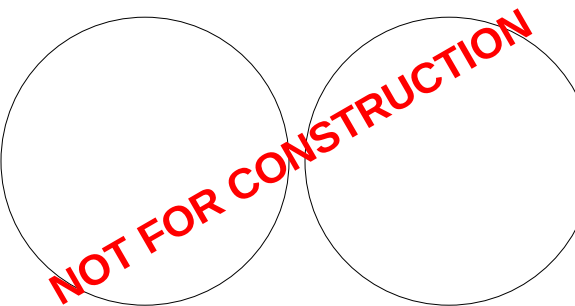
ELECTRICAL LIGHTING NOTES	
1.	ALL RECESSED LIGHTING FIXTURES IN LAY-IN CEILINGS SHALL BE INSTALLED WITH 6" LONG FLEXIBLE METAL CONDUIT.
2.	REFER TO ARCHITECTURAL PLANS FOR MORE DETAILS REGARDING MOUNTING AND OPTIONS FOR EACH MAKE/MODEL OF THE LIGHT FIXTURES SHOWN ON THESE PLANS. SEE ARCHITECTURAL PLANS FOR MORE DETAILS ON SWITCHING AND CONTROLS FOR EACH LIGHT FIXTURE AND AREA.
3.	REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHTS OF LIGHTING FIXTURES, UNLESS OTHERWISE INDICATED. ALL MOUNTING HEIGHTS FOR LIGHTING FIXTURES SHOWN ON THESE PLANS ARE TO THE BOTTOM OF THE FIXTURES, UNLESS OTHERWISE INDICATED.
4.	WIRE COUNTS FOR CIRCUIT CONDUCTORS ARE NOT SHOWN. PROVIDE PROPER NUMBER OF CONDUCTORS TO ACHIEVE CIRCUIT AND SWITCHING CONNECTIONS SHOWN.
5.	CIRCUIT NUMBERS CORRESPOND TO PANELBOARD CIRCUIT BREAKERS (SEE PANEL SCHEDULES). BRANCH CIRCUITS SHALL BE SIZED ACCORDING TO THE CIRCUIT BREAKER RATING, UNLESS OTHERWISE INDICATED.
6.	UNLESS OTHERWISE INDICATED, A GROUP OF LIGHT FIXTURES/LIGHTING OUTLETS SHALL BE DEFINED BY THE BOUNDARIES OF ONE ROOM/AREA AND SHALL BE CONTROLLED BY THE SAME SWITCH/SWITCH SYSTEM. EVERY LIGHT FIXTURE SHALL BE CONTROLLED BY AT LEAST ONE SWITCHING DEVICE.
7.	EMERGENCY EXIT SIGN LIGHTING SHALL BE SUPPLIED POWER FROM UNSWITCHED LOCAL LIGHTING POWER.

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PRELIMINARY - NOT FOR CONSTRUCTION

RENOVATIONS AND ADDITIONS TO:
WEXFORD HARBOR CENTER

113 WEXFORD CLUB DRIVE
HILTON HEAD ISLAND, SC 29928

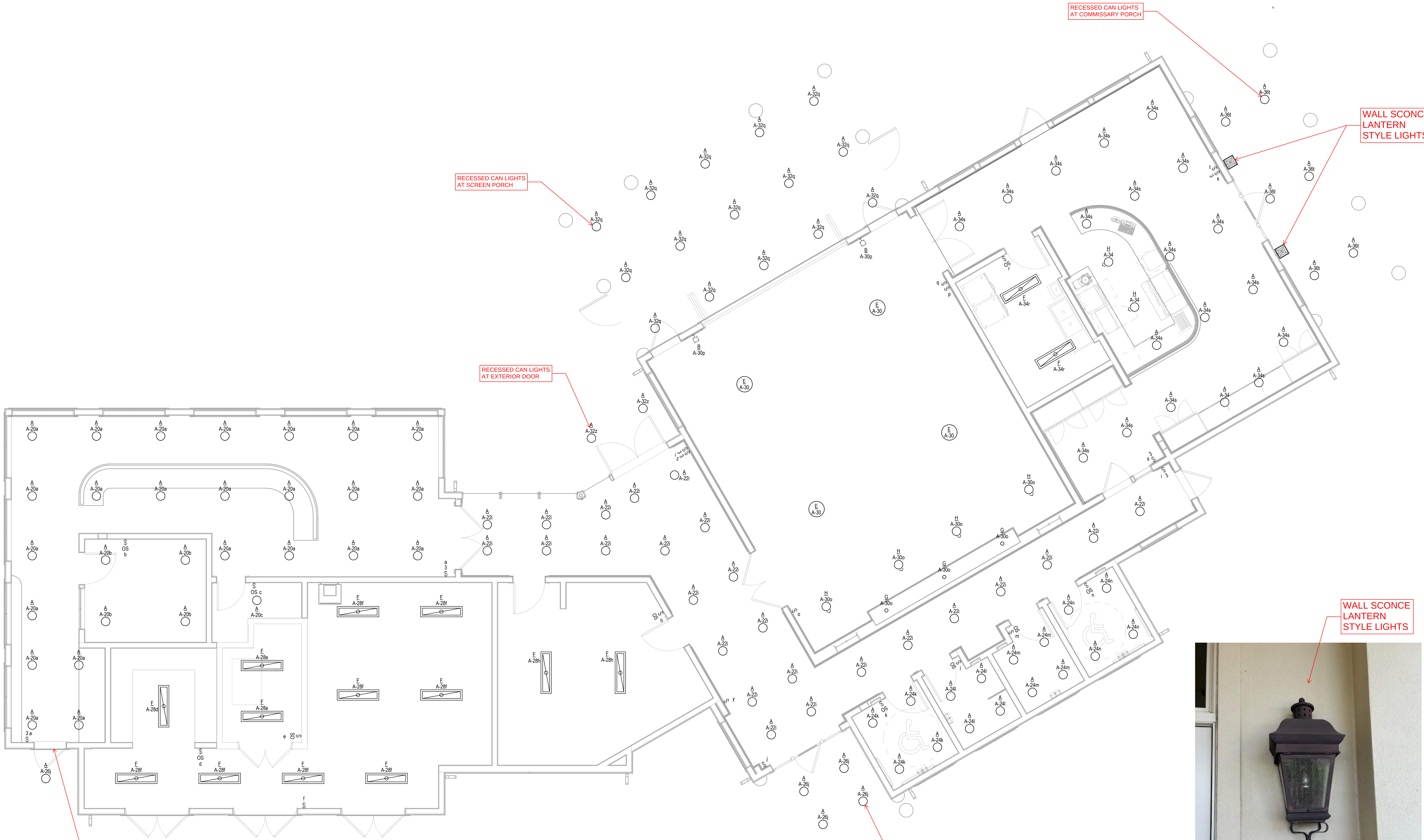
PROJECT NO.	240013
DRAWN BY: CH	CHECKED BY: SB
REVISION SCHEDULE	
REV. NO.	REV. DATE
A	05-01-2024

Project Status
DATE: 04-29-2024

LIGHTING PLAN

EL101

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DANIEL L. OGDEN
for:
WEXFORD
PLANTATION
HILTON HEAD ISL.,
SOUTH CAROLINA

ELECTRICAL ENGINEER:

WEXFORD AMENITIES HAROURCENTER EXPANSION

DANIEL L. OGDEN
Bluffton, SC
No. 7574

STATE OF SOUTH CAROLINA
REGISTERED ARCHITECT

PROJECT #:	WX1-2024
PROJECT MANAGER:	DLO
DRAWN BY:	DLO

SHEET
LS2.0

01 HARBOURCENTER AREA LANDSCAPE PLAN
SCALE : 3/32" = 1'-0"

PLANT LIST

- (Qty.-23) Jape "Ligustrum jap"
- (Qty.- 78) Vari "Dianella tasm"
- (Qty.-12) Jape "Ligustrum jap"
- (Qty.- 22) Mulh "muhlenbergia"
- (Qty - 7) Saw "Serenoa repe"
- (QTY - 24) Jap "podocarpus n"
- (Qty.- 8) Knoc "Rosa radrazz"

1. GROUND COVER AT PLANTINGS, OTHER THAN GRASS LAWN AREAS, TO CONSIST OF PINE STRAW OR MULCH.
2. SEASONAL FLOWERS PROPOSED TO BE A VARIETY OF LANTANA (LANTANA CAMARA)
3. WEXFORD TO SUPPLY AND INSTALL LANDSCAPING AS INDICATED ON SHEETS.
4. ALL PRELIMINARY GRADING AND SUBSURFACE PREP IS TO BE BY GC PER CIVIL GRADING & DRAINAGE DRAWINGS. FINAL PLANTING BEDS AND TREE RINGS BY WEXFORD GREENS & GROUNDS PERSONNEL.

CATEGORY	SPECIES	SIZE	TOTAL INCHES
CAT.I TREES REMOVED	LIVE OAK LIVE OAK LIVE OAK LIVE OAK LIVE OAK	20" 14" 14" 12" 20"	80"
CAT.II TREES REMOVED	SWEET GUMS - QTY (10) (LARGEST = 15")	VARIES	94" - TOTAL
CAT.III TREES REMOVED	PINE - QTY (13) (LARGEST = 19")	VARIES	182" - TOTAL

CATEGORY	INCHES REMOVED	# OF TREES REQ'D	NEW TREES
CAT. I	80"	QTY- 8 (10' MIN. HT.)	3 - LIVE OAKS @ (3" CALIP.) 1 - S. MAGNOLIA @ (2" CALIP.)
	<u>NOTE: S. MAGNOLIA SHOWN AT CLUBHOUSE, THE OTHER 3 TO BE PLACED AT LOCS. WITHIN COMMON AREAS OF THE COMMUNITY .</u>		
CAT. II	94"	QTY- 9 (10' MIN HT.)	3 - RED MAPLE @ (3" CALIPER) 3 - DAHOON HOLLY @ (3" CALIPER)
	<u>NOTE: SEE CLUBHOUSE LNDSCP. PLAN FOR - (1) RED MAPLE @ 2" CALIPER</u>		
CAT. III	182"	QTY- 13 (6' MIN. HT.)	9 - PALMS @ 10' min. height
	<u>NOTE: QTY - 4 PALMS TO BE PLANTED IN COMMON AREA NEAR THE POND AT FRONT GATE ENTRY.</u>		

EXIST. TREE
TO REMAIN

 Live Oak; 3" caliper
"Quercus virginiana"
Qty - 3



Red Maple;
3" cal. - "Acer rubrum"
Qty - 3



Sabal Palm
10'-0" tall (min.)
"Sabal Palmetto"
Qty - 8



Dahoon Holly;
3" cal. - "Ilex cassine"
Qty - 3

GRASS/LAWN AREA: (NEW)
Common Zoysia - "Zoysia japonica"

 SEASONAL COLOR; SPECIES
VARIES- 10 FLOWERS PER
4.5" CUP (TO FILL AREA)

01

SCALE : 3/32" = 1'-0"



Project Transmittal _____

To: Melissa Paul-Leto

Town of Hilton Head Island
1 Town Center Court
Hilton Head Island, SC 29928

Date: 07/30/2024

PROJECT: WEXFORD -
CLUBHOUSE / HARBOUR CENTER

We Transmit:

☐ In accordance with your request ☒ Herewith ☐ Under separate cover

For Your:

☐ Approval ☐ Information ☐ Use ☒ Review and Comment
☐ Records ☐ Distribution to Parties
☐ _____

The Following:

☐ Drawings ☐ Samples ☐ Shop Drawing Prints ☐ Specifications
☐ Change(s) ☐ Product Literature ☐ Shop Drawing Reproducibles
☒ Other: _____

Copies	Description
1	Material Color Board on 11x17" Board

Delivery Method:

☐ Next Day ☒ Personal Delivery ☐ Courier ☐ Regular Mail ☐ Electronic

Remarks:

Melissa,

This transmittal is for the 1 Each Color Boards for materials to be used on:

111 Wexford Club Drive (Clubhouse)

113 Wexford Club Drive (Harbour Center)

The remaining Final DRB Submission will be transmitted digitally to
CDIC@HiltonHeadIslandSC.gov shortly. I will cc: you on that transmission so you can be aware
when it has been sent.

Thank you for your time and consideratoin.

From: Aaron Thielemier

cc: Dan Ogden, Joe Nix, Hunter Dendy, Read Walters

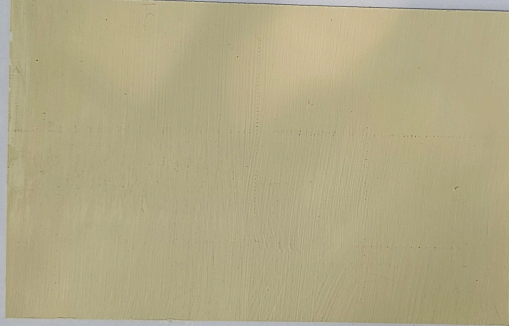
WEXFORD HARBOUR CENTER
113 WEXFORD CLUB DRIVE, HHI, SC 29928

Item #	Location	Harbour Center
1	Roofing - Slate	Vermont Blend of Purple, Gray/Green, Mottled & Unfading Green
2	Stucco - Exterior Walls	Sherwin Williams - Match Current - SW#7572 "Lotus Pod"
3	Lighting Fixtures - Wall Lights	Bronze
4	Lighting Fixtures - Egress Lighting	Bronze
5	Windows	White
6	Door Hardware	Bronze
7	Handrails - Aluminum	Bronze Colored Aluminum

1. ROOFING – SLATE



2. STUCCO – EXTERIOR WALLS



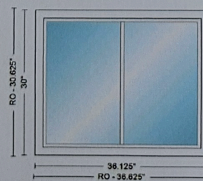
3. LIGHTING FIXTURE – WALL LIGHTS



4. LIGHTING FIXTURE – EGRESS LIGHTING



5. WINDOWS



Unit #	U-Factor	SHGC
A1	0.27	0.2

6 & 7 – DOOR HARDWARE & HANDRAILS



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: 113 Wexford Club Drive Unit HMASTD RB#: DRB-001093-2024

DATE: 8/13/2024

CATEGORY: Final

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	☐	☒	☐	The proposed Wexford Harbour Center will be replacing the existing Wexford Harbourmaster building in a larger footprint.
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

1. This project requires a Building Permit and a Major Development Plan Review approval.