



Town of Hilton Head Island

Design Review Board Meeting

Tuesday, August 27, 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 August 13th, 2024
- 4. Unfinished Business**
- 5. New Business**
 - a. DRB-1144-2024 - 35 Office Park Way Unit A - Alterations and Additions
 - b. DRB-001156-2024 - 103 Indigo Run - Conceptual
 - c. DRB-001163-2024 - Spanish Wells Entry - Conceptual
- 6. Public Comment - Non Agenda Items**
- 7. Board Business**
- 8. Staff Reports**
- 9. Adjournment**

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

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified

individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

Municipal Association of South Carolina (MASC) Civility Pledge:

“I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city or town.”



Town of Hilton Head Island DESIGN REVIEW BOARD MEETING Tuesday, August 13, 2024, 2:30 PM Minutes

1. Call to Order

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

2. Adoption of the Agenda

Mr. Parker moved to approve the Agenda. Mr. Theodore seconded. The Agenda was unanimously approved.

3. Approval of the Minutes

a. Regular Meeting Minutes of July 23, 2024.

Ms. Pastor moved to approve the Minutes of July 23, 2024. Mr. Theodore seconded. The Minutes were unanimously approved.

4. Unfinished Business

a. DRB-001008-2024- 111 Wexford Club Drive - Final

Melissa Leto, Principal Planner, presented the changes from the previous concept review on June 25th, 2024 for the Wexford Clubhouse renovations and additions. The applicant, Wexford Architect Mr. Daniel Ogden, and Mr. Woods from Woods Dendy Architects, answered questions regarding the following changes: a revised landscape plan, a lighting plan, various building architectural details, final floor plans, retention of current trees on the property, metal roof scale, and expansion of the landscape coverage plan.

Ms. Lippert made a Motion to approve with the following conditions: the applicant must submit fan and can light cut sheets to staff, additional plantings be added to the eastern facade of the shop, and a Building Permit and a Major Development Plan review be submitted. Mr. Theodore seconded. The Motion passed unanimously 7-0.

b. DRB-001093-2024- 113 Wexford Club Drive - Final

Melissa Leto, Principal Planner, presented the changes from the previous concept review on June 25th, 2024 for the Wexford Harbor Center demolition and reconstruction. Mr. Ogden and Mr. Woods answered questions regarding the following changes: the location of equipment and its screening, lighting and landscape plans, various building architectural details, a study of the railings, a study of the roof overhang, tree and planter additions, and final plans for the roof, floor, and elevations.

Mr. Parker made a Motion to approve with the following conditions: a Building Permit and a Major Development Plan review be submitted. Mr. Theodore seconded. The Motion passed unanimously 7-0.

5. New Business

None.

6. Public Comment - Non Agenda Items

None.

7. Board Business

Ms. Lippert requested staff clarify the differences between Concept reviews and Final reviews for future meetings.

8. Staff Reports

None.

9. Adjournment

The meeting was adjourned at 3:23 p.m.

Approved:

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

**35 Office Park Road,
Suit #2
Alteration and Additions
August 27th, 2024
DRB-001144-2024**



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:	8/13
Accepted by:	1144-2024
DRB #:	
Meeting Date:	

Applicant/Agent Name: Brent Roinson, AIA Company: Brent Robinson Architect, LLC
Mailing Address: 774 Boyd Creek Dr City: Ridgeland State: SC Zip: 29936
Telephone: 843-252-0833 Fax: _____ E-mail: brent@brentrobinsonarchitect.com
Project Name: One Hot Mamas - Plaza Park Project Address: 35 Office Park Rd, Ste #2, Hilton Head Island, SC
Parcel Number [PIN]: R 5 5 2 0 1 4 0 0 0 0 9 3 4 0 0 0 0
Zoning District: Sea Pines Commercial Overlay District(s): SPC

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

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

Project Category:

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

☒ Alteration/Addition
☐ Sign

Submittal Requirements for *All* projects:

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

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

- x _____ All of the materials required for final approval of proposed development as listed above, plus the following additional materials.
- 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 _____ Photographs of existing structure.

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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

Brent A. Robinson

SIGNATURE

08-12-2024

DATE

**35 Office Park Road,
Suit #2
PROJECT NARRATIVE**



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

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

Project Narrative

Issued August 12th, 2024

Client Information:

One Hot Mamas – Park Plaza
35 Office Park Rd Suite #2
Hilton Head Island, SC 29928

Project Narrative

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

- Convert the existing Nectar Restaurant into the relocated One Hot Mamas. Exterior Work to entail repainting of the whole building and new signage. The only architectural change to the main restaurant's exterior will be the addition of a smoker near the kitchens rear access, which we plan on screening with the similar detail to the proposed bench seating.
- Marley's Shrimp and Burger Shack will be converted to Hilton Head Surf Shack Grille. Modification to the building includes the addition of a few columns and a low slope metal roof that will provide additional cover over the existing patio space. Minor siding changes to the entry side and below the bar are preferred, using reclaimed wood to accent the brand image of the Surf Shack. The entire building will be repainted and proposed signage will be changed once approved. The existing wood terrace will be raised to the same height as the current concrete terrace. A bench will be added around the perimeter to help with fall protection and allow seating closer to the edge to maximize the outdoor seating capacity. The same decking will be re-installed over new framing. Three existing planters are planned for removal as well as the palms currently planted in them. The void will be filled in to match the patio finish and will be used for additional seating. Windows and Doors on three sides will be replaced with larger openings with roll down counter shutters (for security). The Hilton Head Surf Shack will serve as fresh take to a walk up bar and outdoor dining option for the Residents and Vistors of Hilton Head Island.
- We have provided a look book with the preferred colors and branding images.

**35 Office Park Road,
Suit #2
PLAN SET**

CONCEPTUAL DRB REVIEW 08-13-24

ONE HOT MAMAS- PARK PLAZA UPFIT

Park Plaza Shopping Center
35 Office Park Rd Suite #2
Hilton Head Island, SC 29928

OWNER/OWNERS REP

SERG RESTAURANT GROUP

PO BOX 23791
HILTON HEAD ISLAND SC 29925

CONTACT:
ANTHONY ARCURI
o: 843.384.7838
email: ta@sergroup.com

ARCHITECT

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

774 BOYD CREEK DR
RIDGELAND, SC 29936

CONTACT:
BRENT ROBINSON, AIA, NCARB
o: 843-252-0833
email: brent@brentrobinsonarchitect.com

CONTRACTOR

K COMPANY BUILDERS
LIC#: 95335

151 BURNT CHURCH RD
BLUFFTON SC 29910

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

INTERIOR DESIGN

KELLY CARON DESIGNS
LIC#: 23310 (NCIDQ)

5778 Guilford Pl, Bluffton, SC 29910

CONTACT:
JENNA SMABY
o: 843.815.4737
email: jenna@kellycarondesigns.com

GENERAL NOTES	DRAWING INDEX	SQUARE FOOTAGE SUMMARY	PROJECT DATA																																																								
1. ARCHITECT IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THESE CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE. THE ABOVE NAMED COMPANY AND ARCHITECT OF RECORD ARE NOT LIABLE FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE. 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, ALL WORK REQUIRING MEASURING SHALL BE DONE ACCORDING TO FIGURES ON DRAWINGS AND NOT SCALED FROM DRAWINGS, THE ARCHITECT SHALL FURNISH ANY MISSING DIMENSIONS UPON REQUEST. 3. ALL WORK SHALL CONFORM TO PREVAILING CODES, ORDINANCES AND REQUIREMENTS, CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION AND SHALL PAY ALL APPLICABLE FEES. 4. EXISTING CONDITIONS AND ACTUAL FIELD CONDITIONS MAY VARY FROM INDICATIONS ON DRAWINGS, ALL NEW WORK RELATED TO OR AFFECTED BY EXISTING CONDITIONS SHALL BE MODIFIED TO ACHIEVE THE INTENT OF THE DRAWINGS (COORDINATE WITH ARCHITECT AND OWNER), THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE OWNER AND THE ARCHITECT BEFORE PROCEEDING WITH DIRECTLY AFFECTED DEMOLITION OR CONSTRUCTION. 5. THE CONTRACTOR SHALL SURVEY PROJECT SITE BEFORE BEGINNING ANY WORK TO VERIFY EXISTING CONDITIONS, REPORT ANY DISCREPANCIES TO OWNER AND ARCHITECT BEFORE BEGINNING WORK. 6. PRIOR TO ANY NEW WORK, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT OF ANY UNFORESEEN EXISTING CONDITIONS IN NEED OF REPAIR OR WHICH MAY CAUSE DAMAGE TO THE NEW WORK. THE CONTRACTOR SHALL NOTIFY AND ALLOW SUFFICIENT TIME FOR THE OWNER AND ARCHITECT TO INSPECT THE CONDITION OF THE EXPOSED WORK PRIOR TO INSTALLING NEW CONSTRUCTION. 7. INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED FOR THE CONVINIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK, EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH CONDITIONS. 8. ALL ITEMS ON PLANS, ELEVATIONS AND DETAILS FOR NEW CONSTRUCTION SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.	<table><thead><tr><th colspan="2">ARCHITECTURAL</th><th colspan="2">STRUCTURAL</th></tr><tr><th>Sheet Number</th><th>Sheet Name</th><th>Sheet Number</th><th>Sheet Name</th></tr></thead><tbody><tr><td>A000</td><td>COVER</td><td></td><td></td></tr><tr><td>A100</td><td>EXISTING PHOTOS</td><td></td><td></td></tr><tr><td>A101</td><td>SITE PLAN</td><td></td><td></td></tr><tr><td>A201</td><td>FLOOR PLAN</td><td></td><td></td></tr><tr><td>A300</td><td>ELEVATIONS</td><td></td><td></td></tr><tr><td>A301</td><td>ELEVATIONS</td><td></td><td></td></tr><tr><td>A302</td><td>ELEVATIONS</td><td></td><td></td></tr><tr><td>A303</td><td>ELEVATIONS</td><td></td><td></td></tr><tr><td>A305</td><td>PERSPECTIVES</td><td></td><td></td></tr><tr><td>A306</td><td>PERSPECTIVES</td><td></td><td></td></tr><tr><td>AB201</td><td>ASBUILT FLOOR PLAN</td><td></td><td></td></tr><tr><td>D201</td><td>DEMO PLAN</td><td></td><td></td></tr></tbody></table>	ARCHITECTURAL		STRUCTURAL		Sheet Number	Sheet Name	Sheet Number	Sheet Name	A000	COVER			A100	EXISTING PHOTOS			A101	SITE PLAN			A201	FLOOR PLAN			A300	ELEVATIONS			A301	ELEVATIONS			A302	ELEVATIONS			A303	ELEVATIONS			A305	PERSPECTIVES			A306	PERSPECTIVES			AB201	ASBUILT FLOOR PLAN			D201	DEMO PLAN			SQUARE FOOTAGE SUMMARY EXISTING STRUCTURE +/-1,146 SF	NAME OF PROJECT: ONE HOT MAMAS PARK PLAZA TENANT UPFIT ADDRESS: Park Plaza Shopping Center 35 Office Park Rd Suite #2 Hilton Head Island, SC 29928 PROPOSED USE: COMMERCIAL OWNER / CONTACT PERSON: BILL DETORRE, K COMPANY BUILDERS CODE ENFORCEMENT JURISDICTION: TOWN OF HILTON HEAD BUILDING DATA: OCCUPANCY CLASSIFICATION: ASSEMBLY A-2 MIXED OCCUPANCY: Yes No ☒ Separation _____ Hr. CONSTRUCTION TYPE: ☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-B ☐ III-A ☐ IV ☐ V-A ☒ V-B ☐ Type <u>N/A</u> MIXED CONSTRUCTION: Yes No ☒ SPRINKLERED: Yes No ☒ FIRE DISTRICT: Yes No ☒ MEZZANINE: Yes No ☒ HIGH RISE: Yes No ☒ BUILDING HEIGHT: EXISTING NO STORIES: <u>1.0</u> UNITS: <u>1</u> OFFICES: <u>1</u> RESTROOMS: <u>2</u> FLOOD ZONE: <u>X</u> BASE FLOOD ELEV: <u>N/A</u> TYPE OF SEWAGE: <u>SEWER</u> FRAME TYPE: <u>MASONRY/WOOD</u> CODE REFERENCES: 2021 International Residential Code 2021 International Fire Code 2021 International Plumbing Code 2021 International Mechanical Code 2021 International Fuel Gas Code 2009 International Energy Code 2017 ANSI A 117.1 (Accessibility Code) 2021 National Electric Code
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SEAL

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ONE HOT MAMAS
PARK PLAZA UPFIT
PARK PLAZA SHOPPING CENTER
35 OFFICE PARK RD SUITE #2
HILTON HEAD ISLAND, SC 29928

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COVER



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DATE 08/02/24

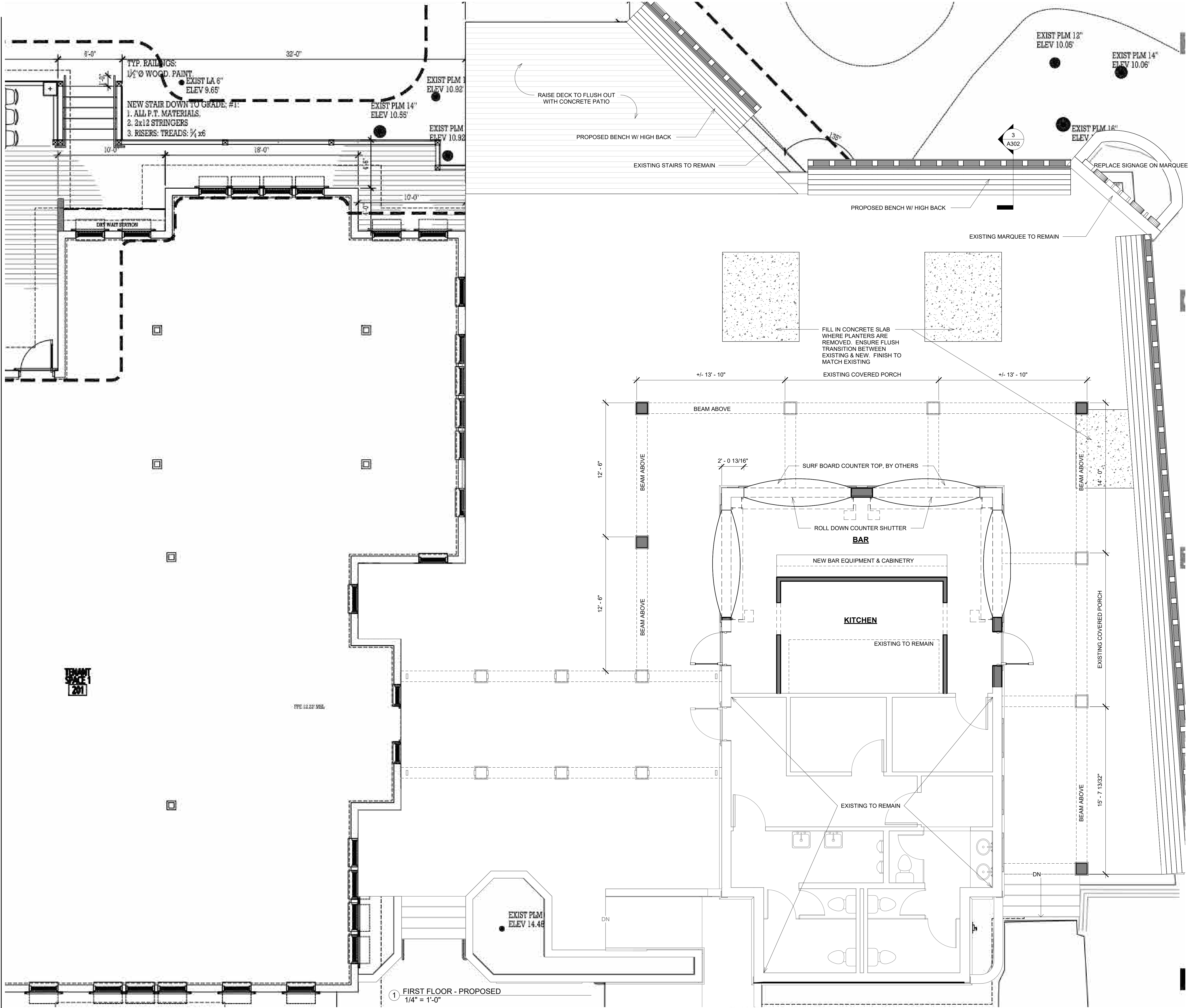
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SHEET NO.

A100

EXISTING
PHOTOS



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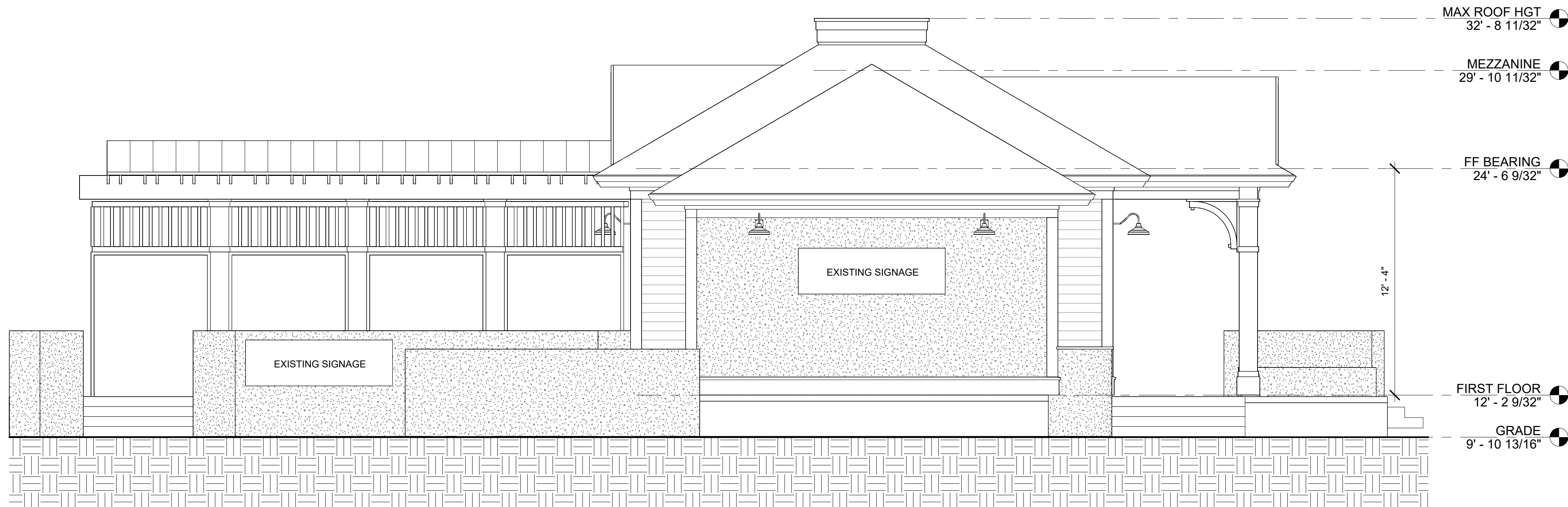
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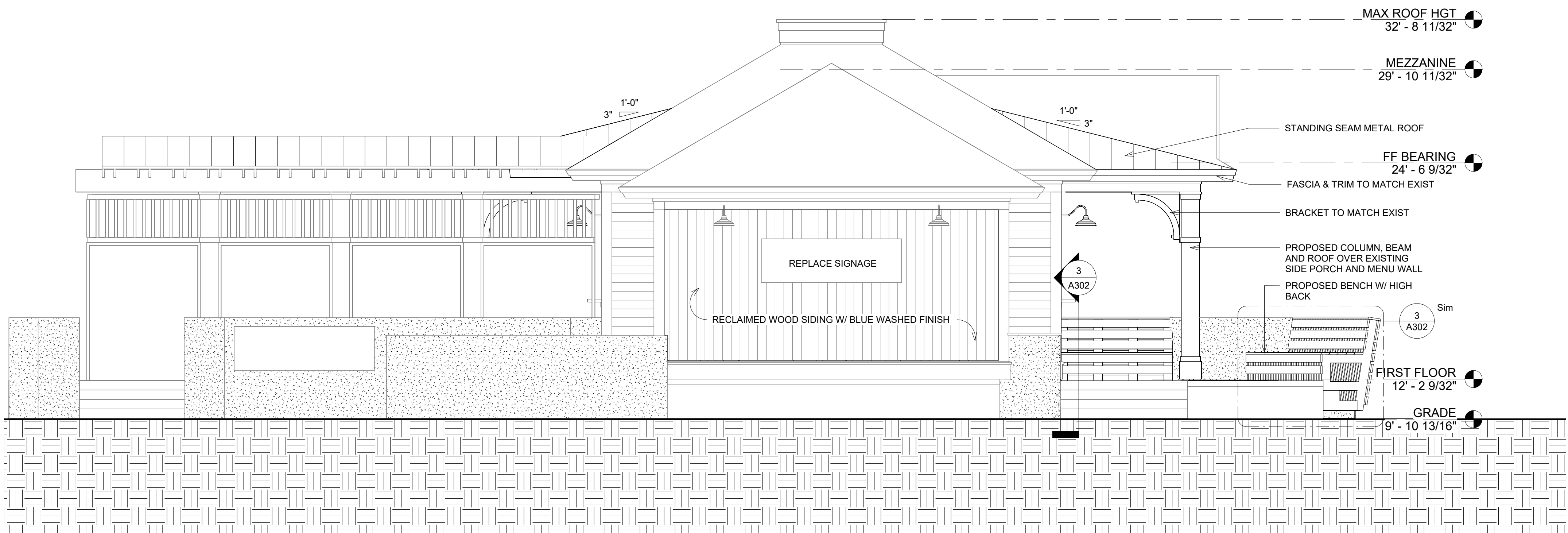
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A201
FLOOR PLAN



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



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



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08/02/24

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T.SMITH

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B.ROBINSON

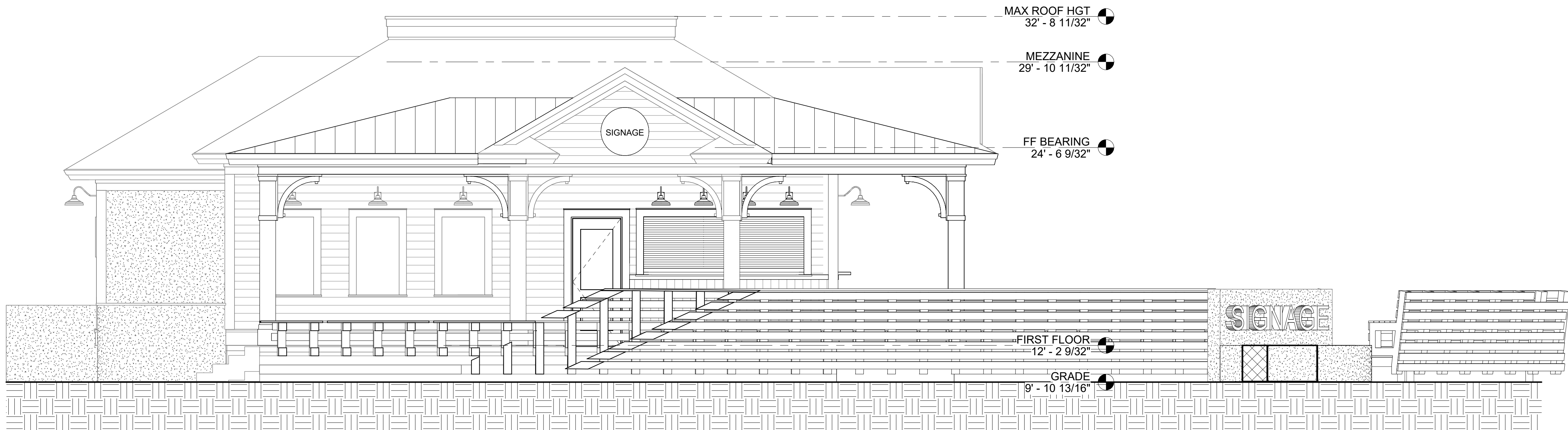
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A300

ELEVATIONS



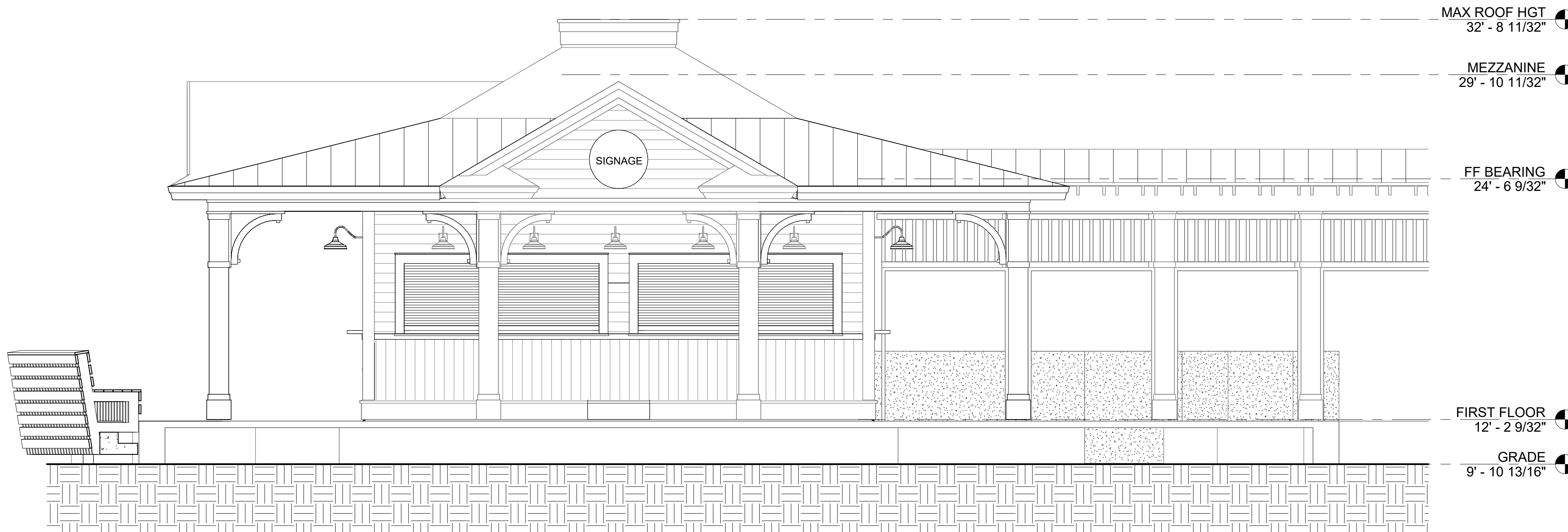
① AS-BUILT RIGHT ELEVATION
1/4" = 1'-0"



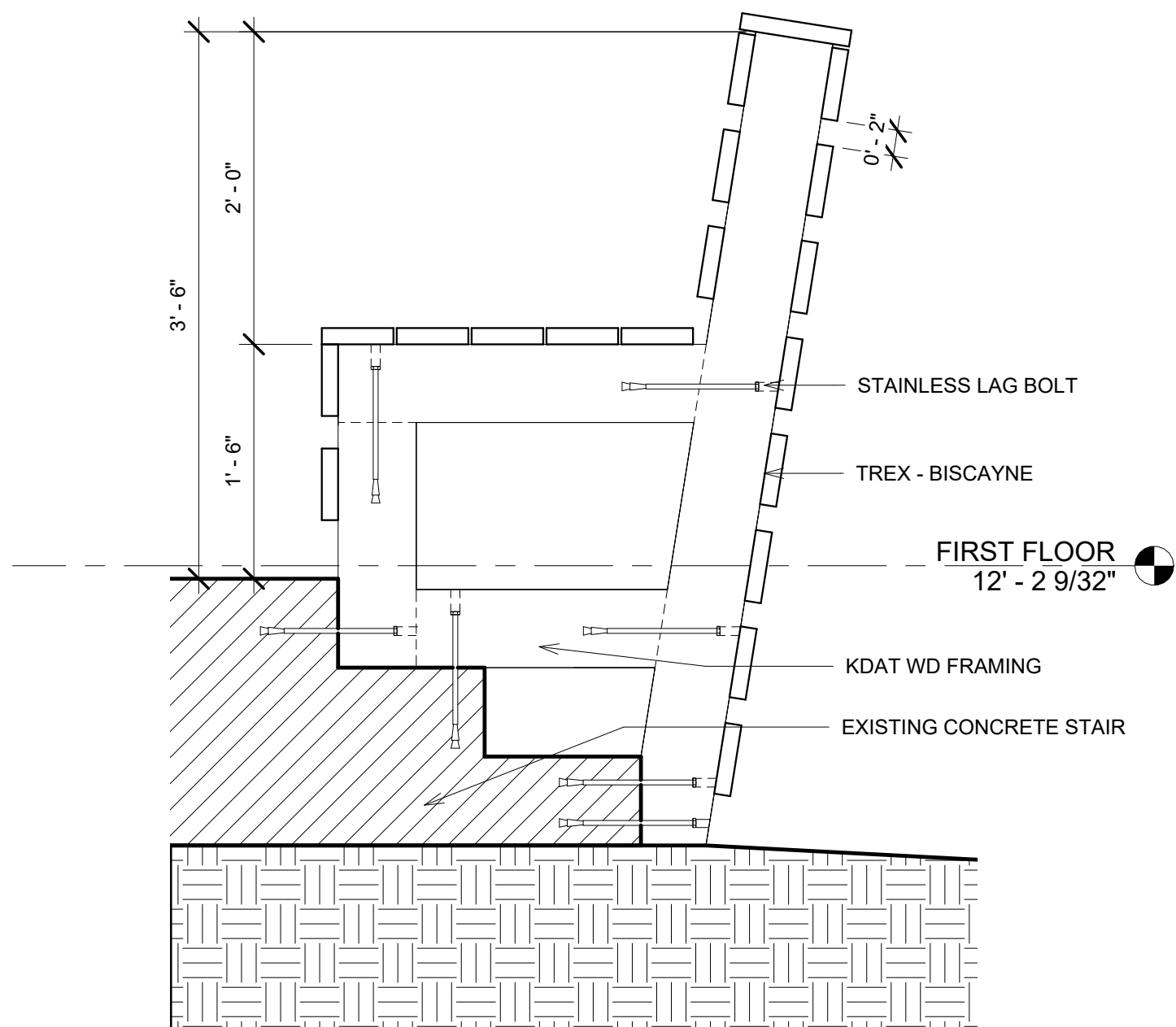
② PROPOSED RIGHT ELEVATION
1/4" = 1'-0"



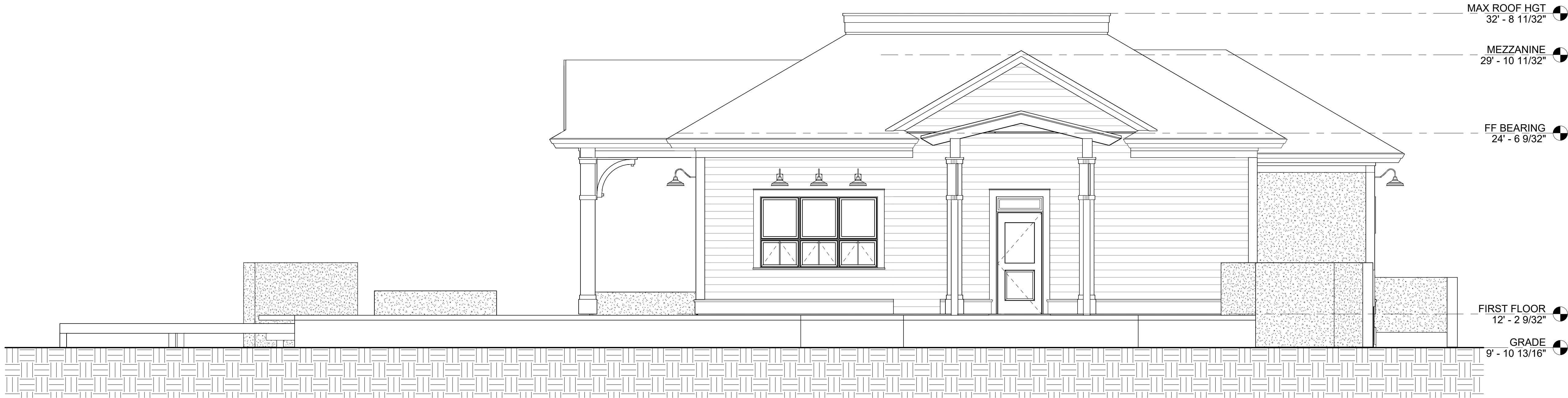
② AS-BUILT REAR ELEVATION
1/4" = 1'-0"



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



③ BENCH DETAIL
1" = 1'-0"



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



② PROPOSED LEFT ELEVATION
1/4" = 1'-0"



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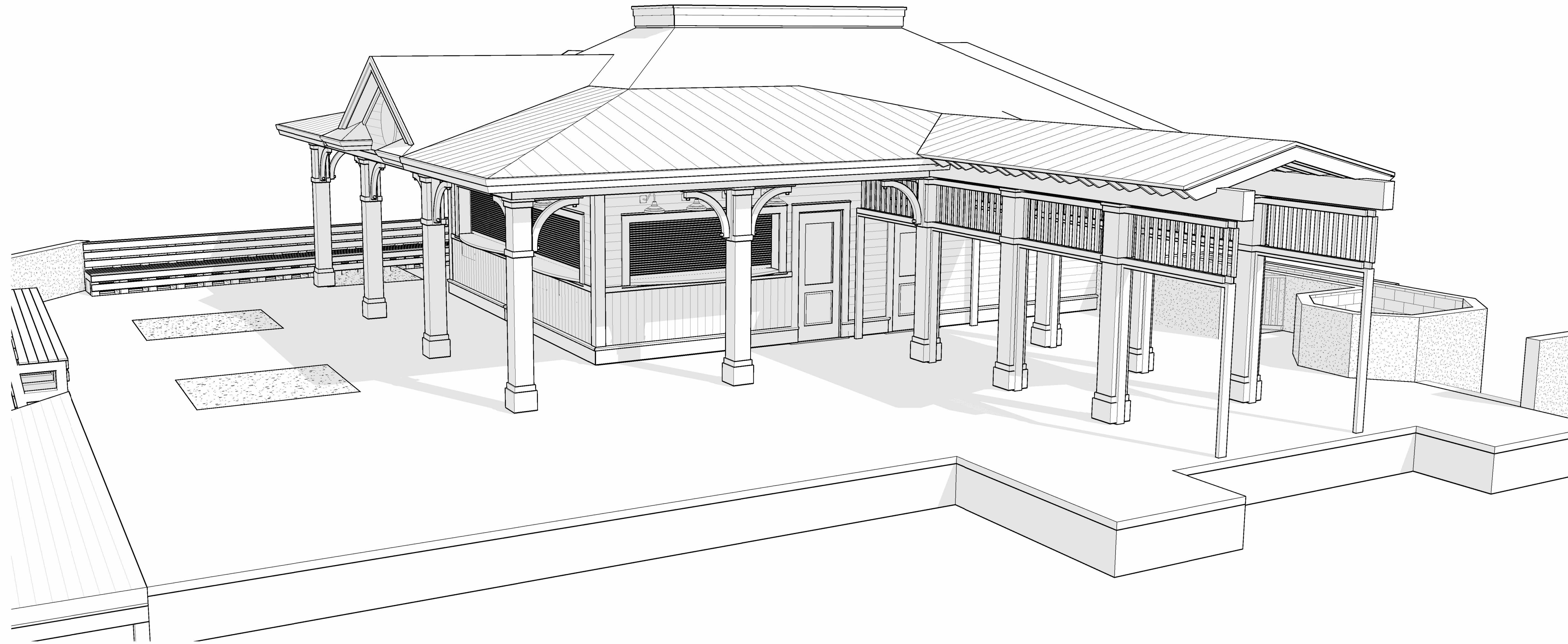
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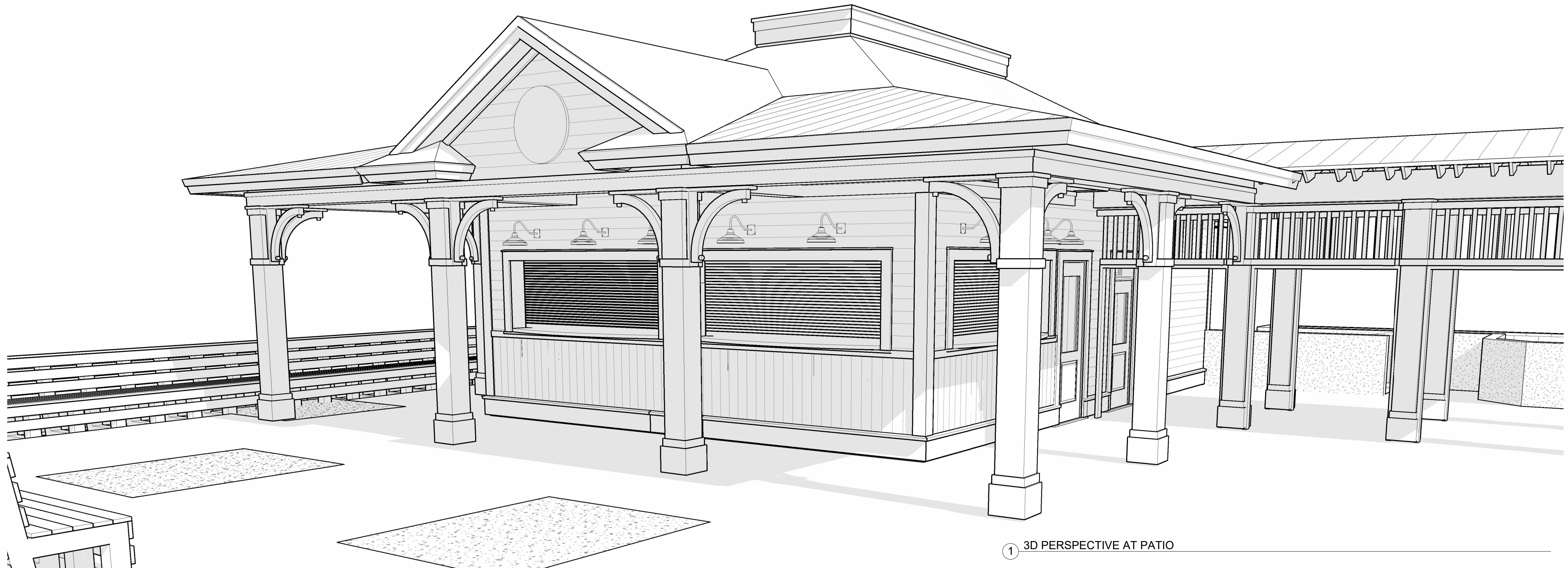
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SHEET NO.

A303
ELEVATIONS



② 3D PERSPECTIVE AT DRIVE



① 3D PERSPECTIVE AT PATIO



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ONE HOT MAMAS
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35 OFFICE PARK RD SUITE #2
HILTON HEAD ISLAND, SC 29928

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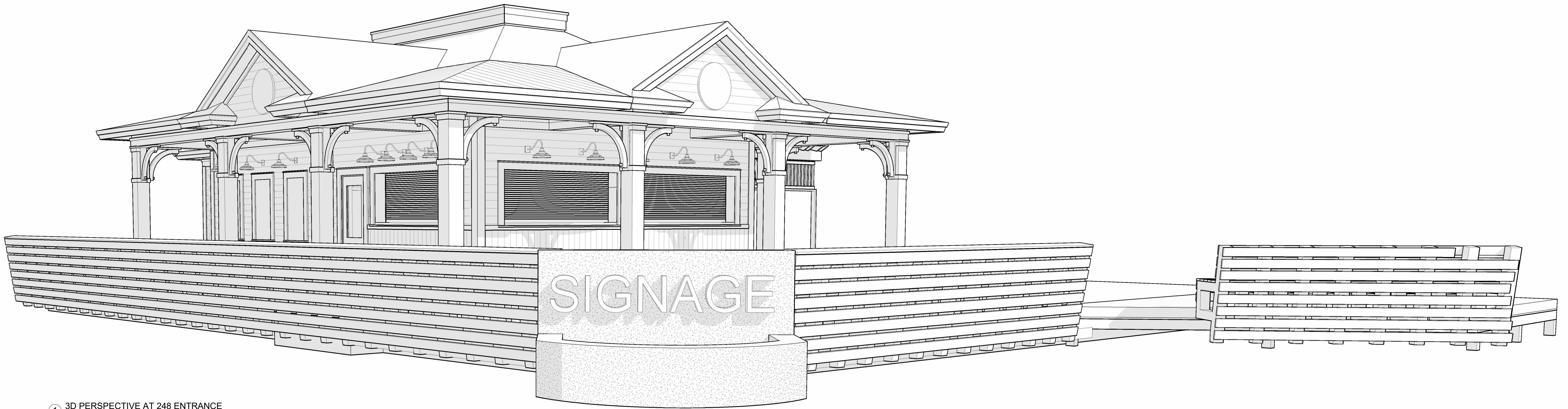
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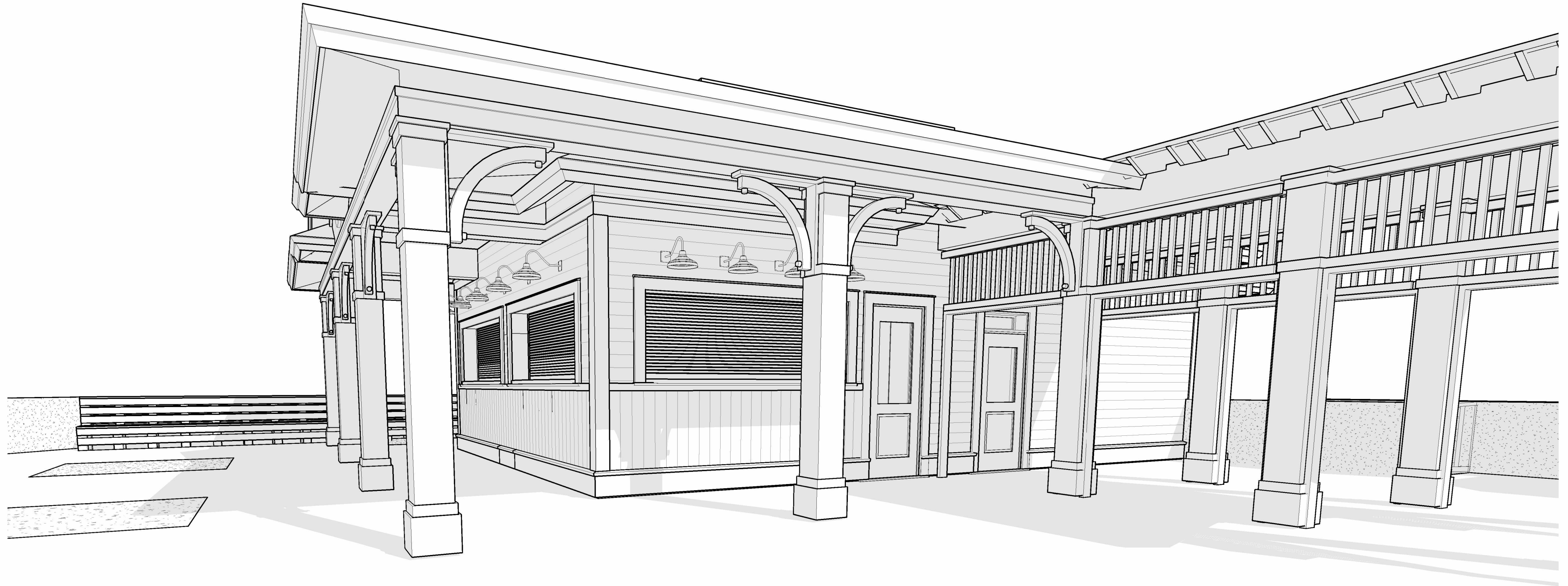
SHEET NO.

A305

PERSPECTIVES



① 3D PERSPECTIVE AT 248 ENTRANCE



② 3D PERSPECTIVE @ INTERIOR
COURTYARD



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DATE 08/02/24

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SHEET NO.

A306

PERSPECTIVES



SEAL

SEAL

ONE HOT MAMAS
PARK PLAZA UPFIT

**ONE HOT MAMA
PARK PLAZA UFF**

**PARK PLAZA SHOPPING CENTER
335 OFFICE PARK RD SUITE #2
HILTON HEAD ISLAND, SC 29928**

REVISIONS

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 UNAUTHORIZED REPRODUCTION OR REUSE OF
 THESE DOCUMENTS WILL RESULT IN LEGAL ACTION.
 PROJECT NO.

TE 24018

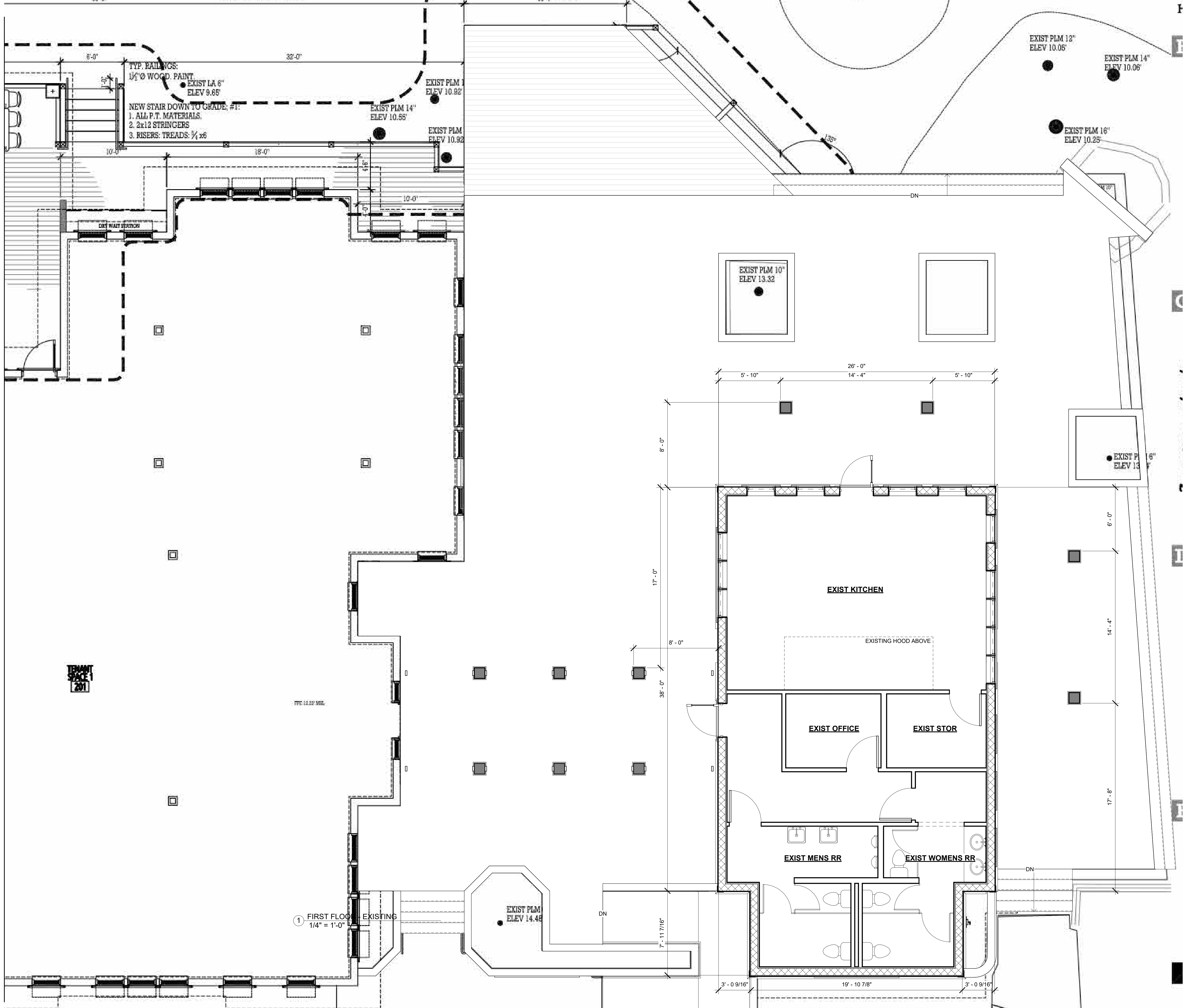
AWN BY

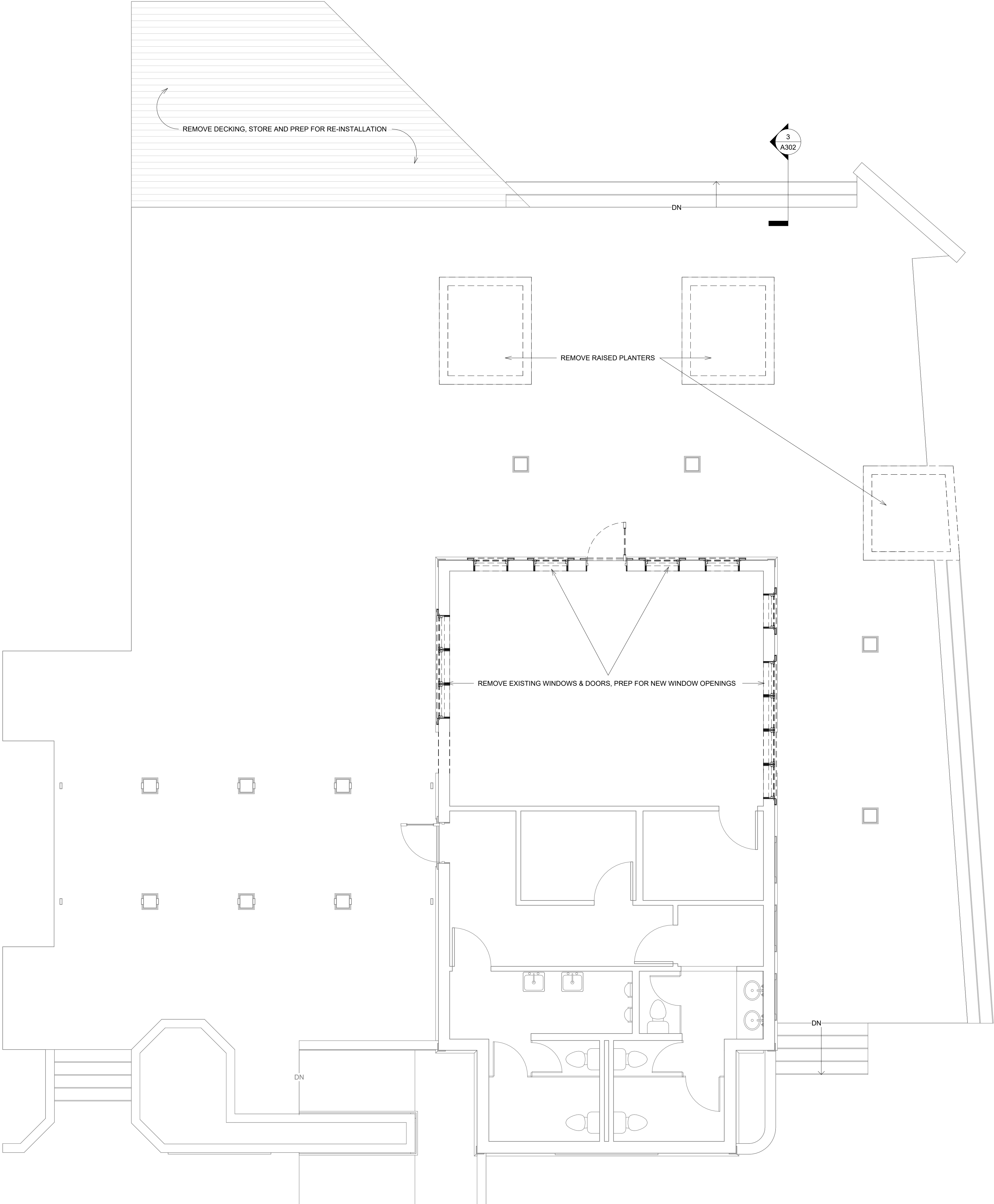
HECKED BY B.ROBINSON

EET NO.

AB201

ASBUILT
FLOOR PLAN





1 FIRST FLOOR - DEMO
1/4" = 1'-0"



SEAL

SEAL

ONE HOT MAMAS
PARK PLAZA UPFIT
PARK PLAZA SHOPPING CENTER
35 OFFICE PARK RD SUITE #2
HILTON HEAD ISLAND, SC 29928

NO REVISIONS

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PROJECT NO. 24018

DATE 08/02/24

DRAWN BY Author

CHECKED BY Checker

SHEET NO.

D201

DEMO PLAN

**35 Office Park Road
Suit #2
MATERIALS**

COLOR PALETTE AND LOGO



RECLAIMED WOOD SIDING



BLUE WASH RECLAIMED WOOD
SIDING



SW 7069 IRON ORE



SW 9171 FELTED WOOL



SW 9166 DRIFT OF MIST



SHEFFIELD METALS: SLATE
BLUE



SW 7029 AGREEABLE
GRAY



SW 6890 OSAGE ORANGE



SW 6902 DECISIVE
YELLOW



SW 6869 STOP



SURF SHACK EXTERIOR

UNDERSIDE OF
ROOF OVERHANG:
STAINED WOOD

WET RATED CEILING FANS
UNDER OVERHANG

SW 9166
LIGHT GRAY
UPPER WALL
PAINTED SIDING

SW 9166
LIGHT GRAY
COLUMNS

EXISTING SCONCES:
LIGHT GRAY ARM &
ORANGE SHADE

SW 9166
SW 6890

BLUE WASHED RECLAIMED
WOOD SIDING



PURSE HOOKS



BRANDED SURFBOARDS
AS BAR TOPS



BAR STOOLS

SHEFFIELD
METALS: SLATE
BLUE
PAINTED
GALVALUME &
BLUE METAL
ROOFING

OHM EXTERIOR

SW 7029

GRAY PAINTED SIDING

SW 7069

BLACK WINDOW FRAMES

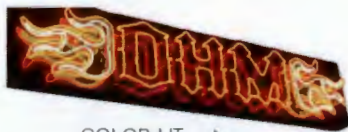
SW 7069

BLACK TRIM AND RAILING

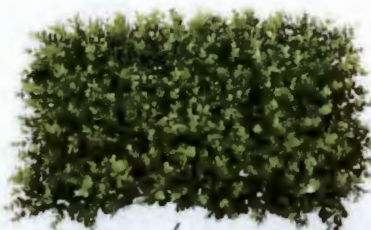
PIG PHOTO OP



BREEZEWAY ROOF:
PAINTED GALVALUME



COLOR-LIT
SIGNAGE



SHRUB
HEDGING



SPONSORED
UMBRELLAS



OUTDOOR DINING:
EXISTING CHAIRS



GAS FIRE LEDGE RAIL



GRAY STUCCO



DARK GRAY
LEDGE RAIL



OHM EXTERIOR



BLACK BREEZEWAY
TRIM/TRELLIS/DETAILS



PLANKS OF RECLAIMED
WOOD ON BOTH SIDES



BLUE WASHED RECLAIMED
WOOD SIDING (FRONT WALL)



DARK GRAY TRIM



GRAY PAINTED SIDING
AND STUCCO

OHM EXTERIOR



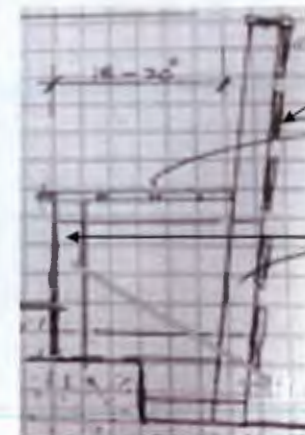
SW 7069

BLACK TRIM



SW 7029

GRAY PAINTED
SIDING



TREX BISCAYNE



SW 9166

LIGHT GRAY
FRAME

PERIMETER BENCHES

OHM ENTRANCE



HANGING LIGHT WITH
FAUX FLAME BULBS



SW 7069

BLACK TRIM



SW 9171

DARK GRAY LEDGE RAIL



SW 7069

BLACK PAINTED BRICK



RECLAIMED WOOD SIDING: UPPER INSIDE
WALLS



CHEF ORCHID PHOTO

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: 35 Office Park Road Suite #2

DRB-001144-2024

DATE: 8/27/2024

CATEGORY: Alterations and Additions

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 One Hot Mamas and Hilton Head Surf Shack Grille will keep the same footprint as the existing restaurants. Modifications to the building include the addition of some columns, and a low slope metal roof for the existing patio space at the proposed Hilton Head Surf Shack Grille.
Dimensioned Details and of Sections	☐	☒	☐	
Detail Illustrating Connection to Existing Structure	☐	☒	☐	
New Building Details Match Existing Building Details	☐	☒	☐	The proposed design does have some features that do not match the existing building.

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	☒	☐	☐	A 11x 17 materials board is required for final review.
Incorporates wood or wood simulating materials	☒	☐	☐	
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	Details will be submitted at final review.
Utilities and equipment are concealed from view	☐	☐	☒	Details will be submitted at final review.
Decorative lighting is limited and low wattage and adds to the visual character	☐	☐	☒	Specifications will be submitted at final review.
Accessory elements are designed to coordinate with the primary structure	☐	☐	☒	Details will be submitted at final review.

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	☐	☐	☒	Landscaping plan to be submitted at final review – applicable comment for remaining landscape design criteria
Landscape is designed so that it may be maintained in its natural shape and size	☐	☐	☒	
Preserves a variety of existing native trees and shrubs	☐	☐	☒	Provide an existing and proposed landscape plan.
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. Staff recommends approval of the conceptual submittal with the following conditions to be provided prior to the Final submittal:
 - a. Submit a utility plan that indicates the location of equipment and the screening of it.

- | |
|--|
| <ul style="list-style-type: none">b. Physical Material and Color Board on a 11"x17" - ask for example if neededc. Lighting Pland. Landscape Plane. Roof Planf. Prominent building architectural details, as neededg. Final floor plans and elevation drawingsh. Incorporate signage into the elevations and renderings. <p>2. Any additional information as required by the Board.</p> |
| |
| |

103 Indigo Run
CONCEPTUAL SIGN
REVIEW
August 27th, 2024
DRB-001156-2024



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: SEAN CONGLETON Company: SIGN D'SIGN
Mailing Address: 270 Red Cedar St. Suite 102 City: BLUFFTON State: SC Zip: 29910
Telephone: 843-757-7057 Fax: _____ E-mail: scongleton@sign-dsign.com
Project Name: INDIGO RUN Project Address: 103 INDIGO RUN DRIVE HHI, SC 29926
Parcel Number [PIN]: R 510 008 00B 0133 0000 _____
Zoning District: _____ Overlay District(s): _____

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

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

Project Category:

_____ Concept Approval – Proposed Development

_____ Final Approval – Proposed Development

_____ Alteration/Addition

_____ Sign

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

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

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

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

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

☒ Context photographs of neighboring uses and architectural styles.

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

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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

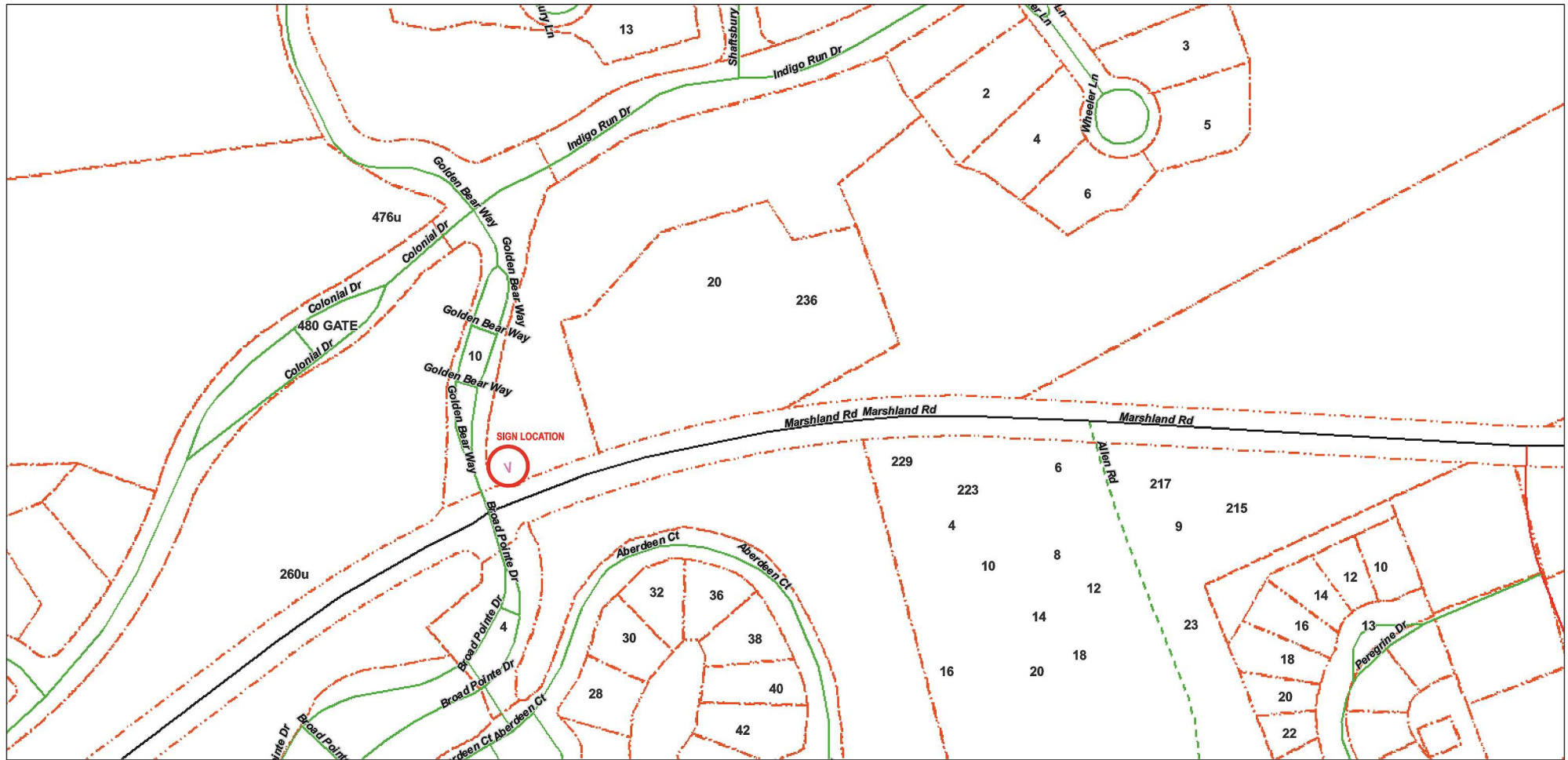
Sean Congleton

SIGNATURE

08-13-2024

DATE

103 Indigo Run PLAN SET

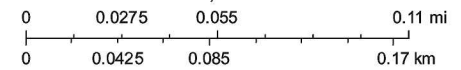


7/9/2024, 8:28:32 AM

Road Classifications

- STATE, PAVED
 — COUNTY, PAVED
 — PRIVATE, PAVED
 - - PRIVATE, UNPAVED
 LiveParcels

1:2,257

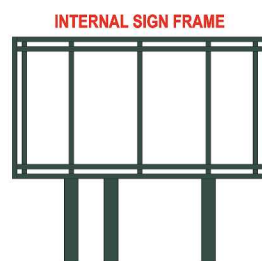
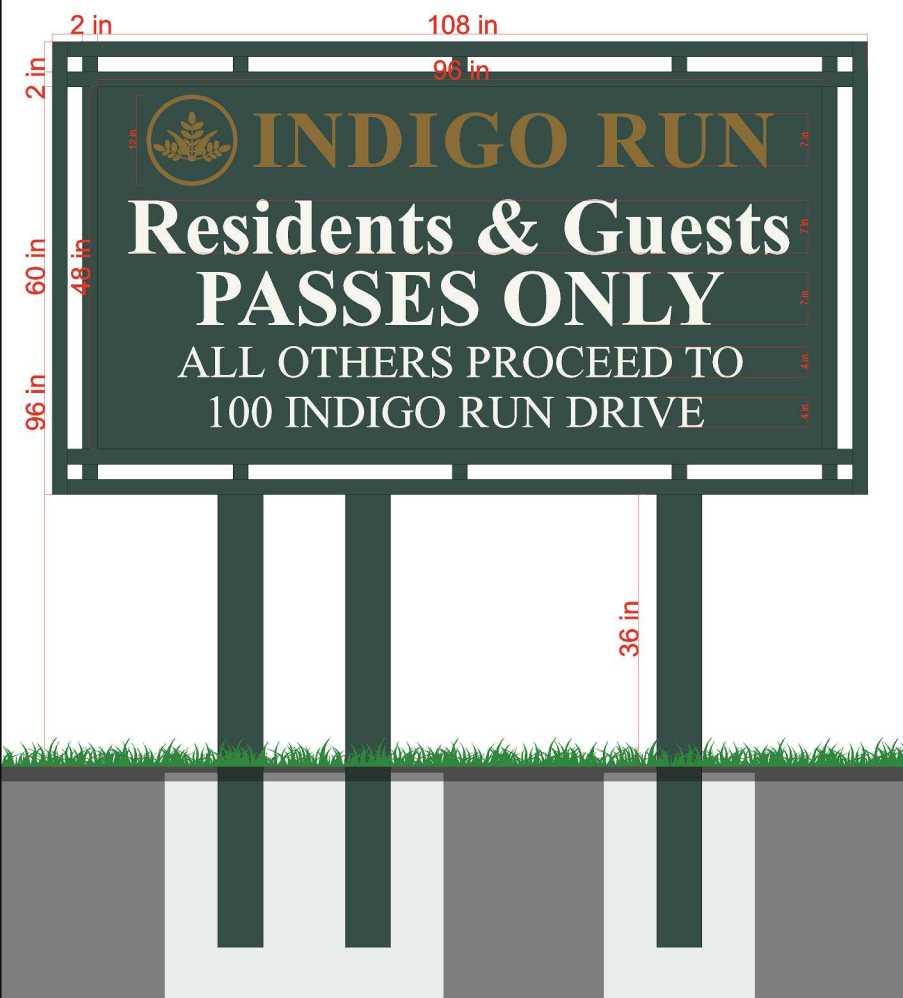


ArcGIS Web AppBuilder
Esri Community Maps Contributors, Town of Hilton Head Island, SC, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS |

INDIGO RUN | RESIDENT ENTRANCE V-SIGN

One new resident entrance sign to be installed at the location shown in the below renderings and on the enclosed site map. The sign faces will be constructed using 1.5" thick routed HDU that will be routed out at approximately 1/4" depth on one side. They will feature raised copy on a smooth, recessed background and will be painted on all sides with the backs and returns matching the faces. They will be installed within a custom built frame using 2" x 2" painted aluminum framing set on [4] painted aluminum posts [2 each] in the form of a "V". The posts will be set in ground approximately 2' deep in concrete for support and the sign will stand 8' above grade at finish. It will be set back 10' from the right of way. The entire sign will be manufactured, painted, assembled and installed to the outlined size and color specifications listed below and is not internally illuminated. The font is Times New Roman.

■ P&L 22-17: SHADED SPRUCE ■ P&L 33-1: DESIGNER WHITE ■ 1SHOT: METALLIC GOLD



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: 103 Indigo Run

DRB-001156-2024

DATE: 8/27/2024

CATEGORY: Conceptual Sign 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	☐	☒	☐	The proposed Indigo Run sign is different from the existing sign in location, size, and color.
Dimensioned Details and of Sections	☐	☒	☐	Provide dimensions on the three different fonts.
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	☐	☐	☒	Providing lighting for signage.
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	☐	☐	☒	Incorporate landscaping to scale of the proposed signage.
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☐	☐	☒	Landscaping plan to be submitted at final review – applicable comment for remaining landscape design criteria
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	☐	☒	☐	Provide landscaping for the proposed monument sign.

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. Staff recommends approval of the conceptual submittal with the following conditions to be provided prior to the Final submittal:
 - a. Physical Material and Color Board on a 11”x17” - ask for example if needed
 - b. Lighting Plan for the signage. Lighting, if used to illuminate the sign, must be completely shielded from streets and pathways.
 - c. Landscape Plan for the signage.
 - d. Freestanding or monument signs should be placed in logical locations near the project’s entrance and their design must compliment the

architectural design of the building (s) and other elements of development on site.
2. Any additional information as required by the Board.

**1 Brahms Point Road
Spanish Wells Entry
Improvements
CONCEPTUAL
August 27th, 2024
DRB-001163-2024**



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: David McAllister Company: Wood + Partners, Inc.
Mailing Address: 7 Lafayette Place City: HHI State: SC Zip: 29926
Telephone: 843-681-6618 Fax: _____ E-mail: dmcallister@woodandpartners.com
Project Name: Spanish Wells Entry Improvements Project Address: 1 Brams Point Road
Parcel Number [PIN]: R 5 1 0 0 1 0 0 0 0 0 4 6 F 0 0 0 0
Zoning District: PD-1 Overlay District(s): Corridor

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

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

Project Category:

☒ Concept Approval – Proposed Development ☐ Alteration/Addition
☐ Final Approval – Proposed Development ☐ Sign

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

- ☒ Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.
- ☒ Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Development \$175, Alterations/Additions \$100, Signs \$25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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



SIGNATURE

8/13/2024

DATE

**1 Brahms Point Road
Spanish Wells Entry
Improvements
PROJECT NARRATIVE**



WOOD+PARTNERS

LANDSCAPE ARCHITECTURE
LAND PLANNING

Spanish Wells Entry Improvements Project Narrative

Hilton Head Island, South Carolina

August 13, 2024

Parcel: R510-010-000-146F-000

Zoning: PD-I

The Spanish Wells community is proposing to renovate their existing entry signage and widen Spanish Wells Road at the community entrance to 24'. The existing drive into the community currently pinches down between two stucco columns to approximately 15'-6", creating potential hazards for motorists. The existing columns, walls and signage will be demolished to accommodate widening the drive. New brick columns, walls, landscape and signage are proposed to enhance the arrival experience into the community. Proposed site lighting includes low voltage uplights on the sign face and decorative column lights (similar to the existing column mounted fixtures). The vehicular turnaround in front of the entry columns will be maintained, and does not extend beyond the existing pavement footprint, and no trees will be impacted by the proposed improvements.

**1 Brahms Point Road
Spanish Wells Entry
Improvements
PLAN SET**

PROJECT OWNER:

Spanish Wells POA

GW Services, Inc.
19 Shelter Cove Lane Suite 306
Hilton Head Island, SC 29938
Contact: Greg Wynn

PROJECT TEAM:



WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING

LANDSCAPE ARCHITECT

Wood + Partners Inc.
7 Lafayette Place
Hilton Head Island, SC 29925
843-681-6618
Contact: Todd Theodore



ELECTRICAL ENGINEER

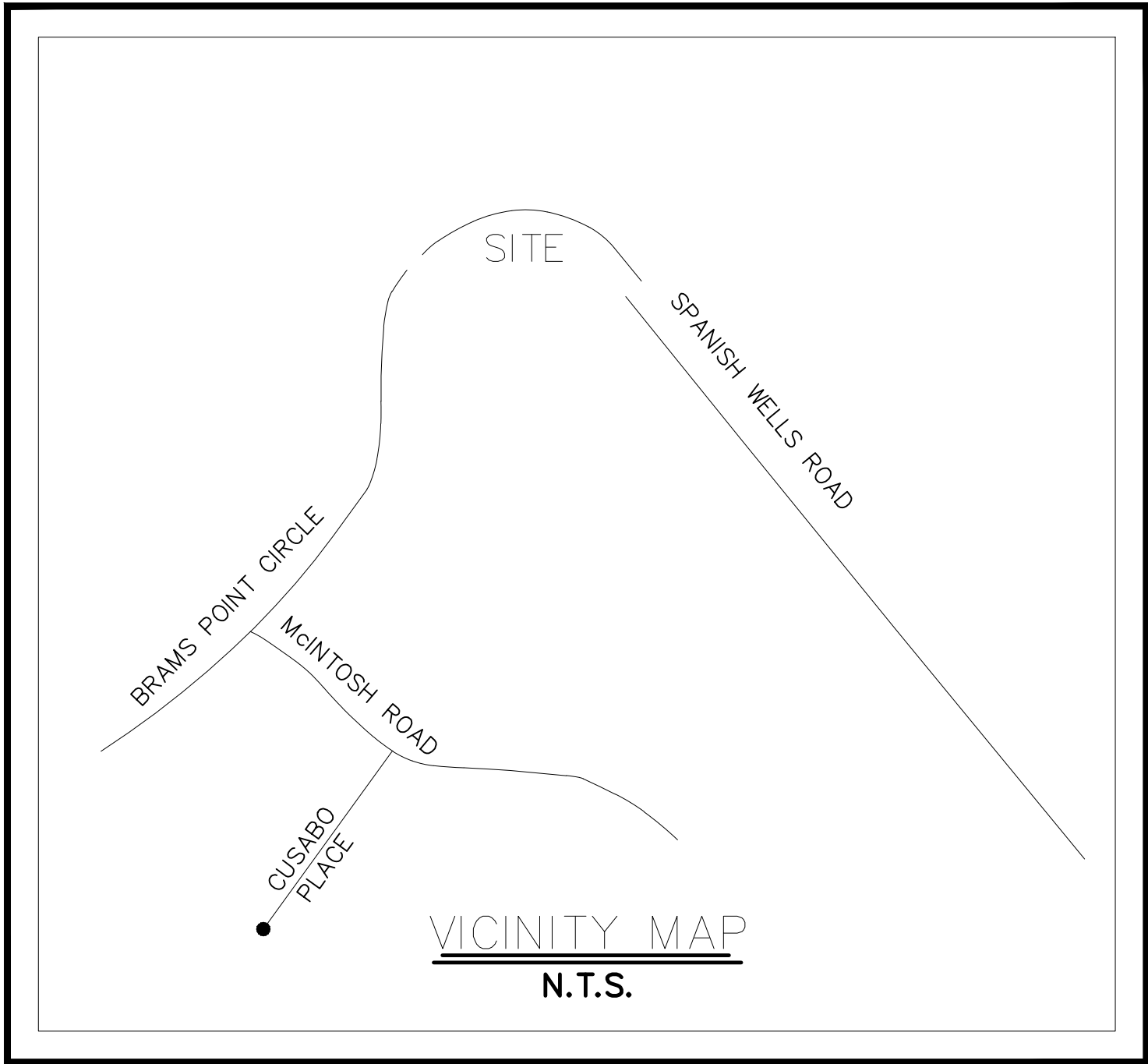
Sustainable Design Consultants, LLC
1 Diamond Causeway, Suite 7
Savannah, GA 31046
912-677-7716
Contact: Warren R. Law, P.E. RCDD, LEED AP

CONSTRUCTION DOCUMENTS

FOR

Spanish Wells
Entry Enhancements

Hilton Head Island, South Carolina
Permit Drawings - July 9, 2024



SITE CONTEXT MAP:



#:	REVISION:	DATE:

INDEX TO DRAWINGS:

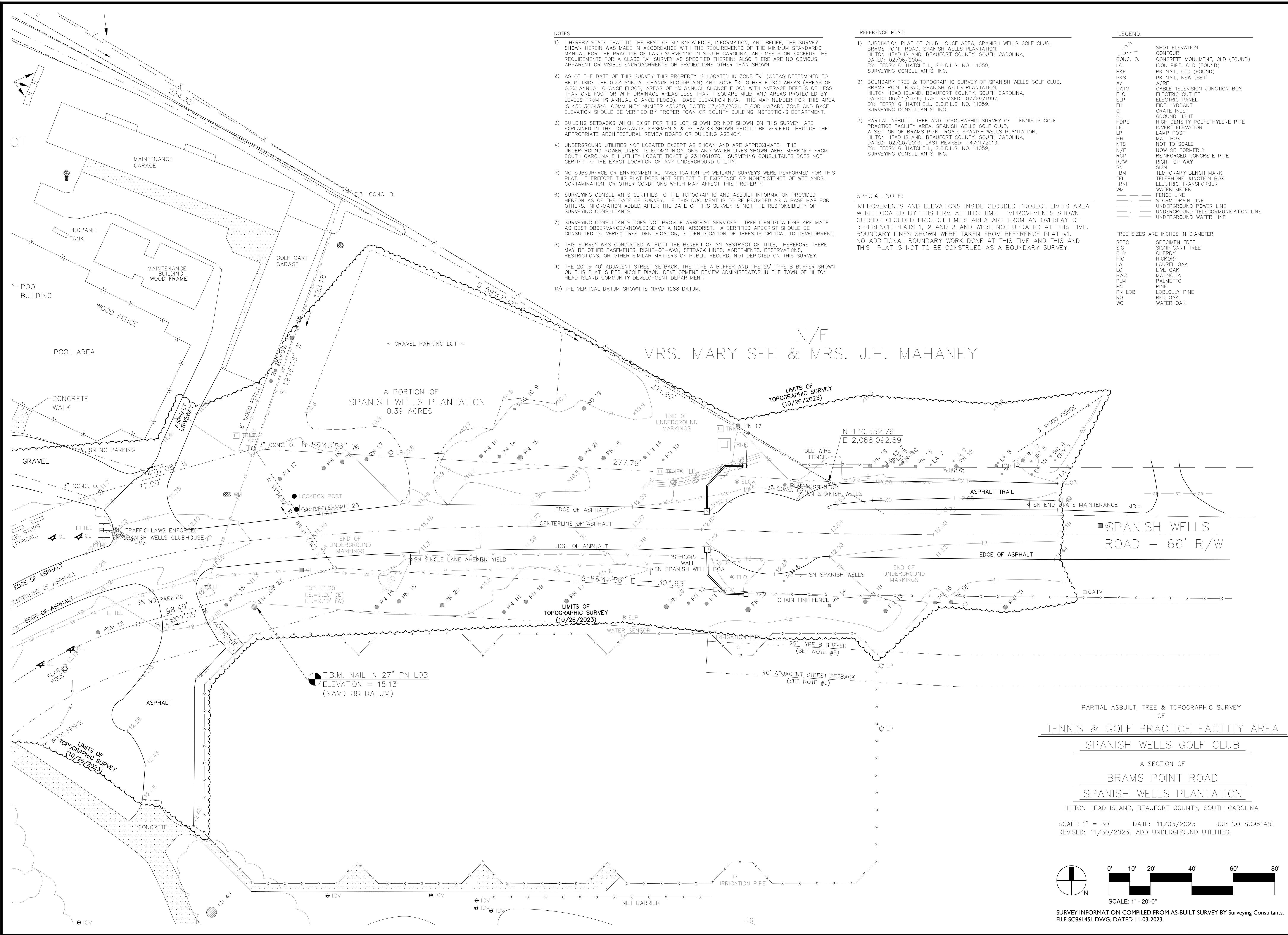
COVER	CVR
L-001	PROJECT NOTES
L-100	EXISTING CONDITIONS
L-200	EROSION CONTROL & TREE PROTECTION PLAN
L-300	DEMO PLAN
L-400	SITE PLAN
L-500	LAYOUT & GRADING PLAN
L-600	DETAILS
L-601	DETAILS
L-700	PLANTING PLAN
L-701	PLANT SCHEDULE & DETAILS



Know what's below.
Call before you dig.

PROJECT / PROPERTY INFORMATION:
PROJECT NAME: SPANISH WELLS ENTRANCE
ZONING DISTRICT: PD-1
PARCEL NUMBER: R510-010-000-046F-000
NET CHANGE IN IMPERVIOUS COVER: ±130 SF INCREASE IN IMPERVIOUS
LIMIT OF DISTURBANCE: ±6,675 SF OR ± 0.15 ACRES

CVR



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PERMIT SET

SPANISH WELLS ENTRY
ENHANCEMENTS

Spanish Wells
Hilton Head Island, SC.
29938

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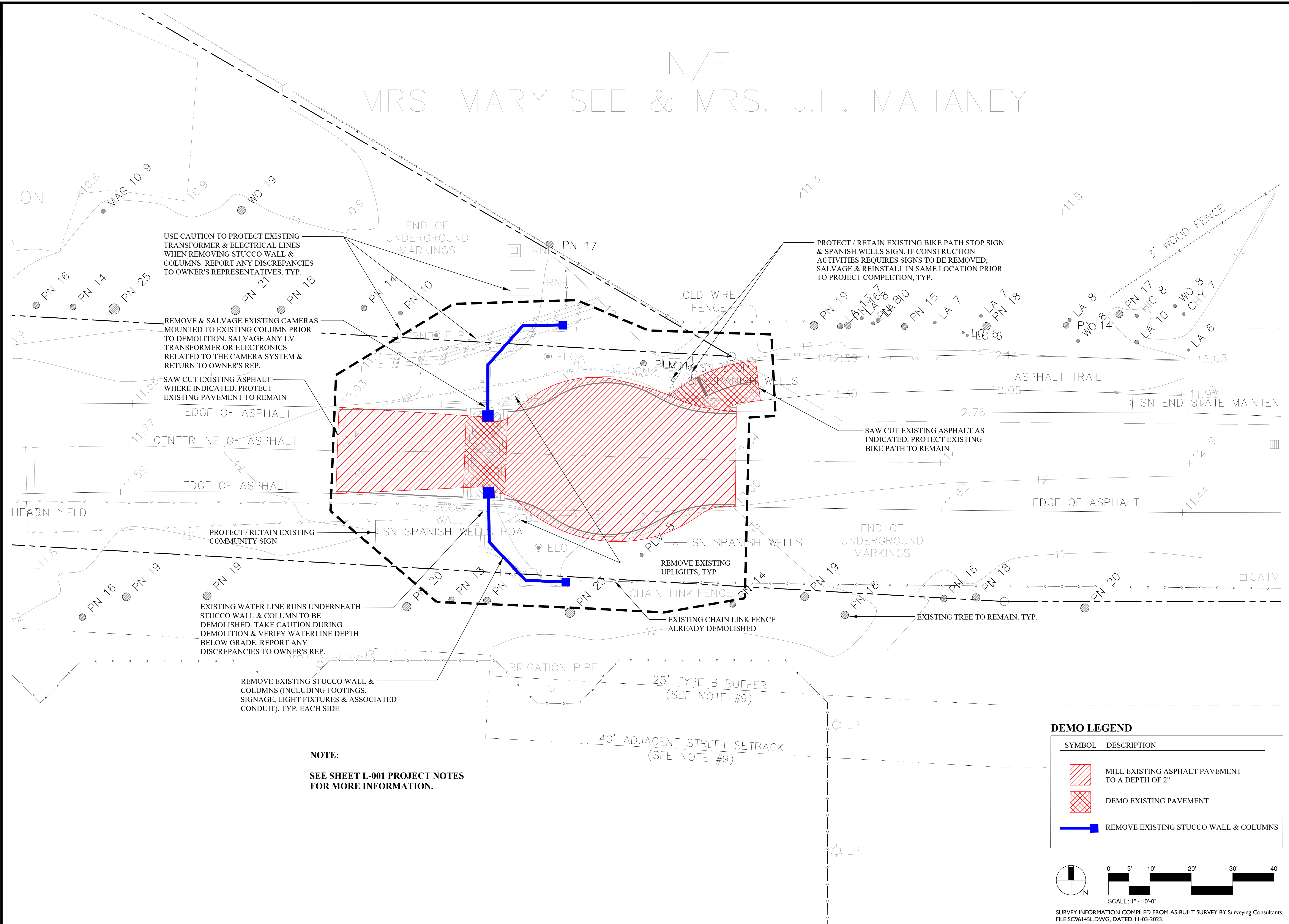
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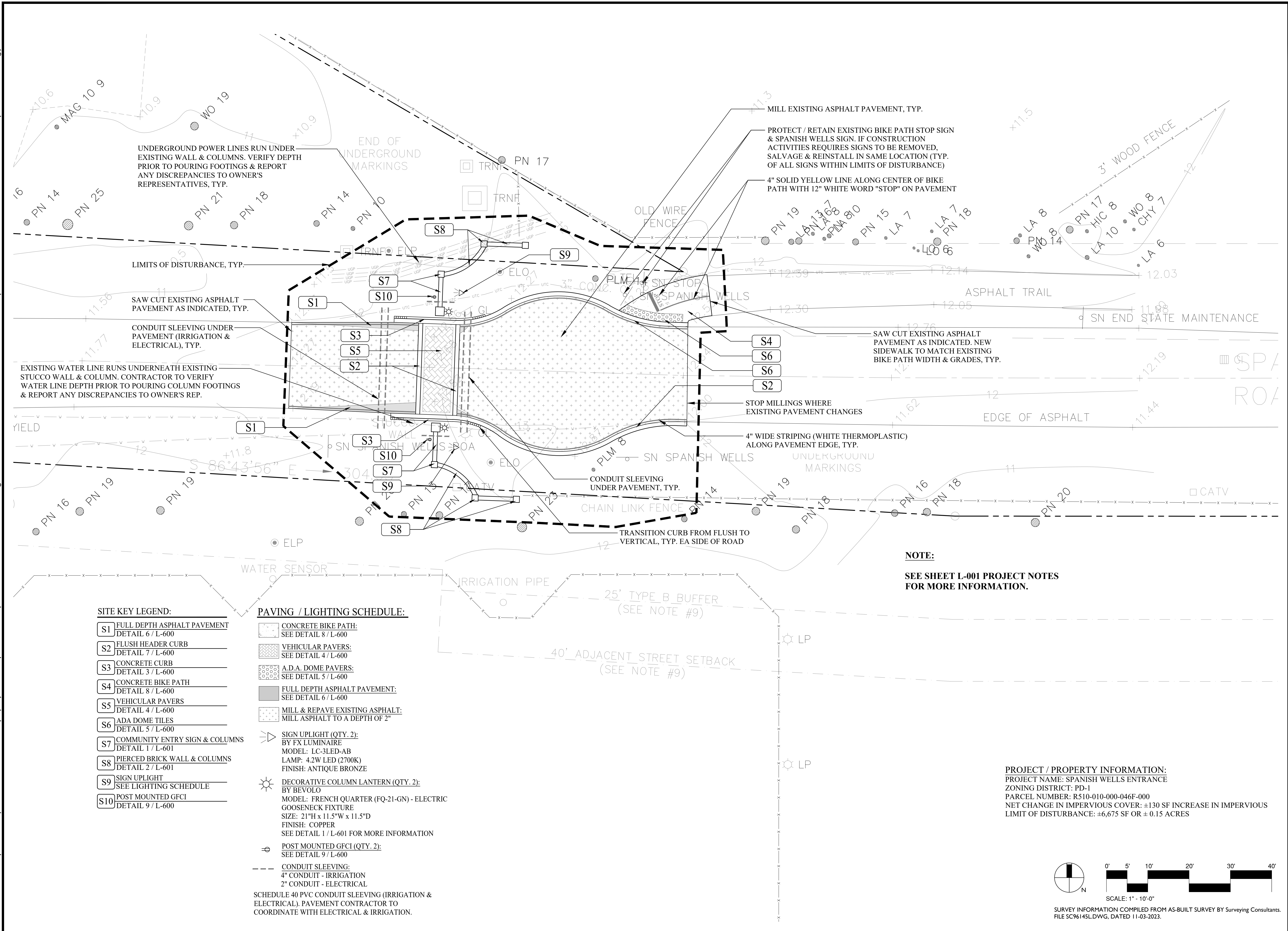
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DATE
07-09-2024
PROJECT NUMBER
01-24017
SHEET TITLE
Existing
Conditions

SHEET
NUMBER
L-100



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Spanish Wells
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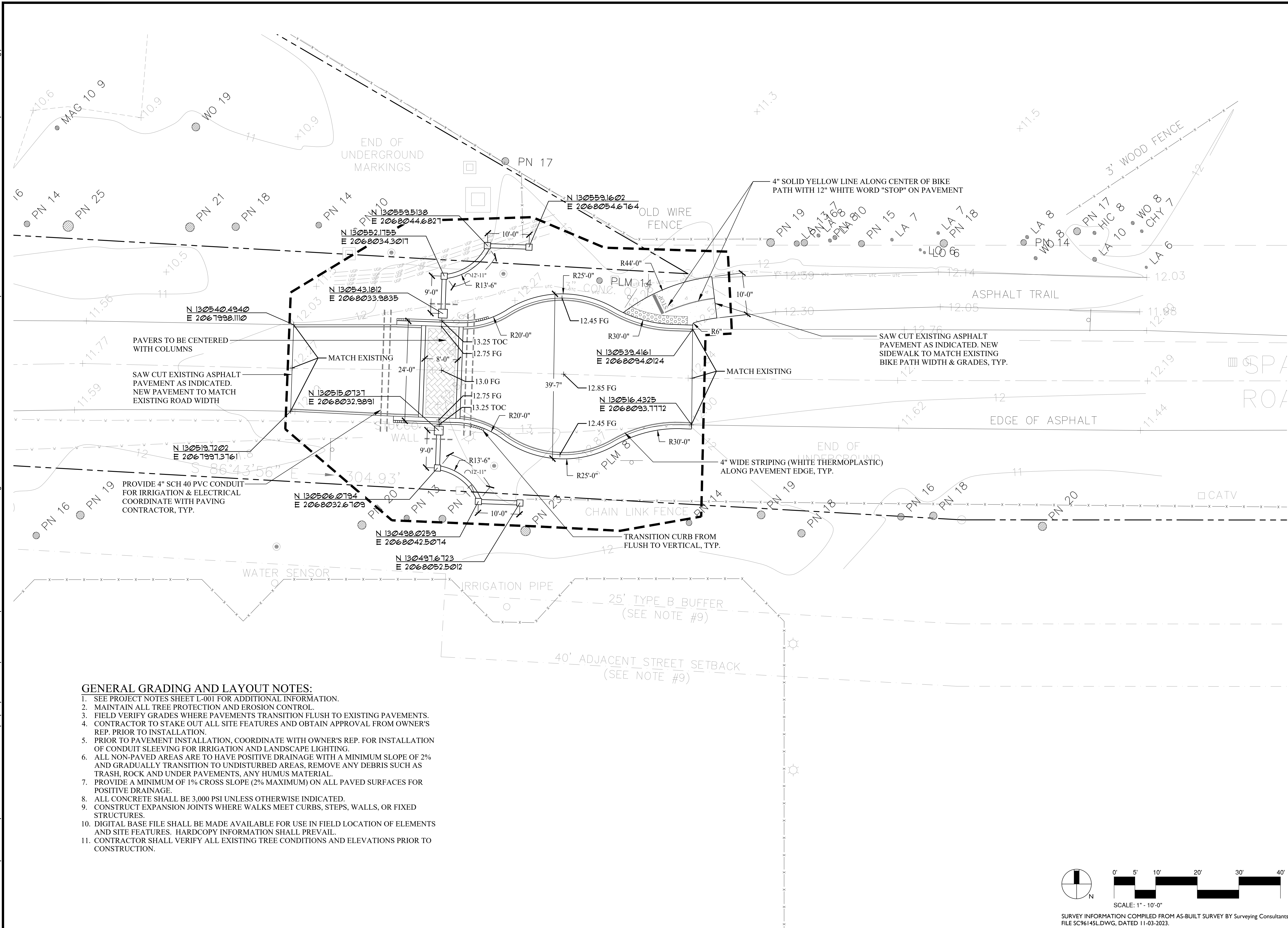
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PROJECT NUMBER
01-24017
SHEET TITLE
Site Plan

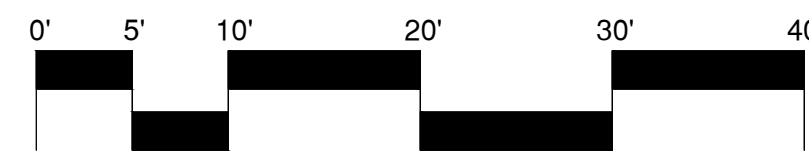
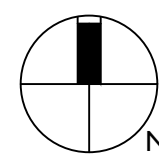
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NUMBER
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GENERAL GRADING AND LAYOUT NOTES:

1. SEE PROJECT NOTES SHEET L-001 FOR ADDITIONAL INFORMATION.
2. MAINTAIN ALL TREE PROTECTION AND EROSION CONTROL.
3. FIELD VERIFY GRADES WHERE PAVEMENTS TRANSITION FLUSH TO EXISTING PAVEMENTS.
4. CONTRACTOR TO STAKE OUT ALL SITE FEATURES AND OBTAIN APPROVAL FROM OWNER'S REP. PRIOR TO INSTALLATION.
5. PRIOR TO PAVEMENT INSTALLATION, COORDINATE WITH OWNER'S REP. FOR INSTALLATION OF CONDUIT SLEEVING FOR IRRIGATION AND LANDSCAPE LIGHTING.
6. ALL NON-PAVED AREAS ARE TO HAVE POSITIVE DRAINAGE WITH A MINIMUM SLOPE OF 2% AND GRADUALLY TRANSITION TO UNDISTURBED AREAS. REMOVE ANY DEBRIS SUCH AS TRASH, ROCK AND UNDER PAVEMENTS. ANY HUMUS MATERIAL.
7. PROVIDE A MINIMUM OF 1% CROSS SLOPE (2% MAXIMUM) ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
8. ALL CONCRETE SHALL BE 3,000 PSI UNLESS OTHERWISE INDICATED.
9. CONSTRUCT EXPANSION JOINTS WHERE WALKS MEET CURBS, STEPS, WALLS, OR FIXED STRUCTURES.
10. DIGITAL BASE FILE SHALL BE MADE AVAILABLE FOR USE IN FIELD LOCATION OF ELEMENTS AND SITE FEATURES. HARDCOPY INFORMATION SHALL PREVAIL.
11. CONTRACTOR SHALL VERIFY ALL EXISTING TREE CONDITIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.



SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY Surveying Consultants.
FILE SC96145L.DWG, DATED 11-03-2023.

PERMIT SET
SPANISH WELLS ENTRY
ENHANCEMENTS

Spanish Wells
Hilton Head Island, SC.
29938

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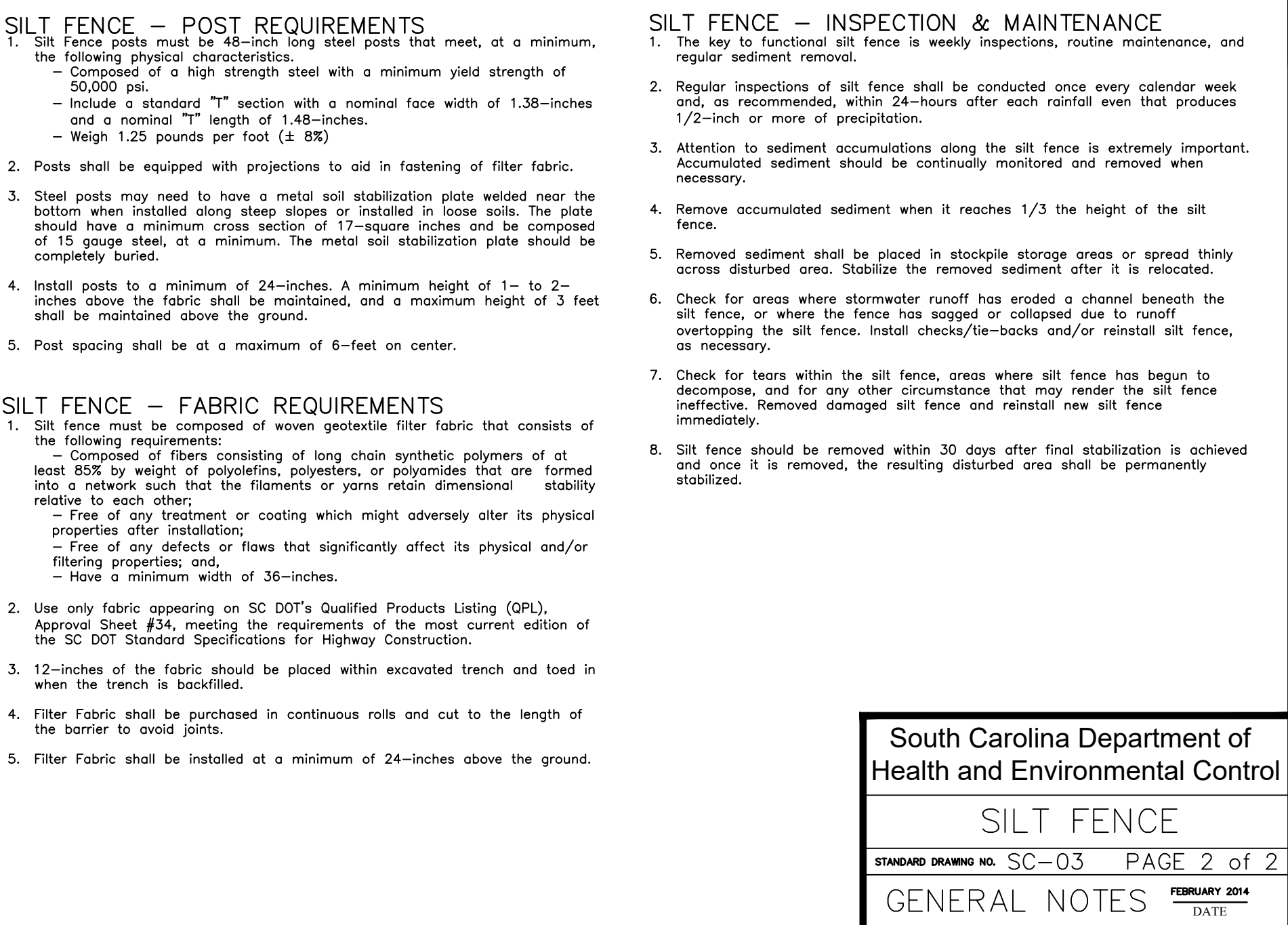
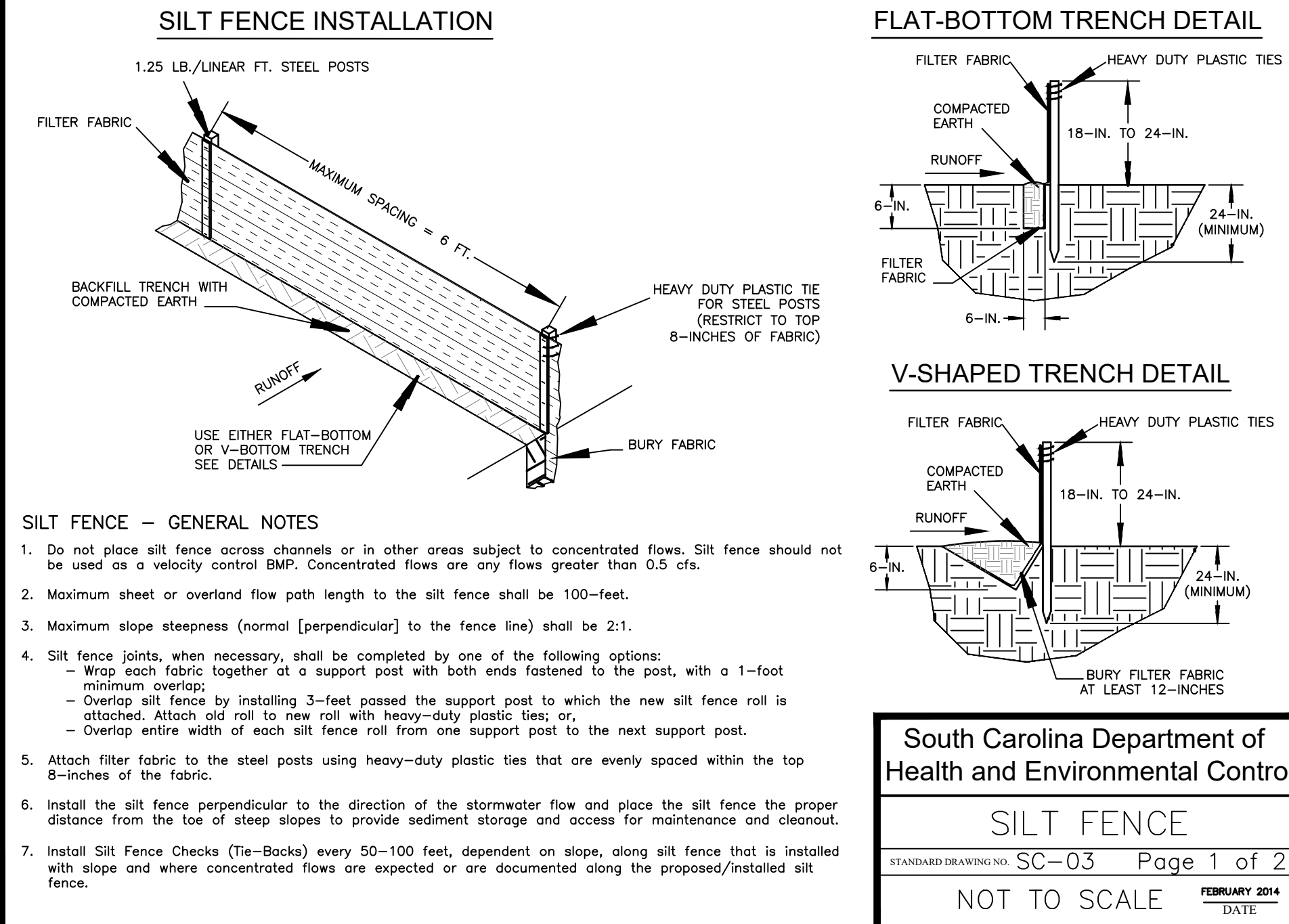
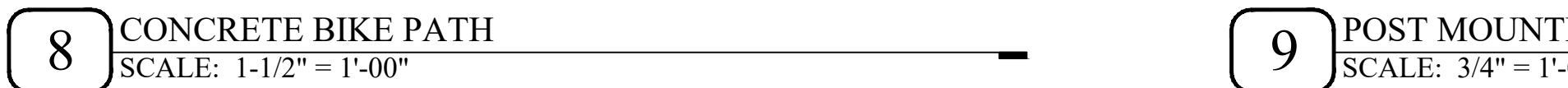
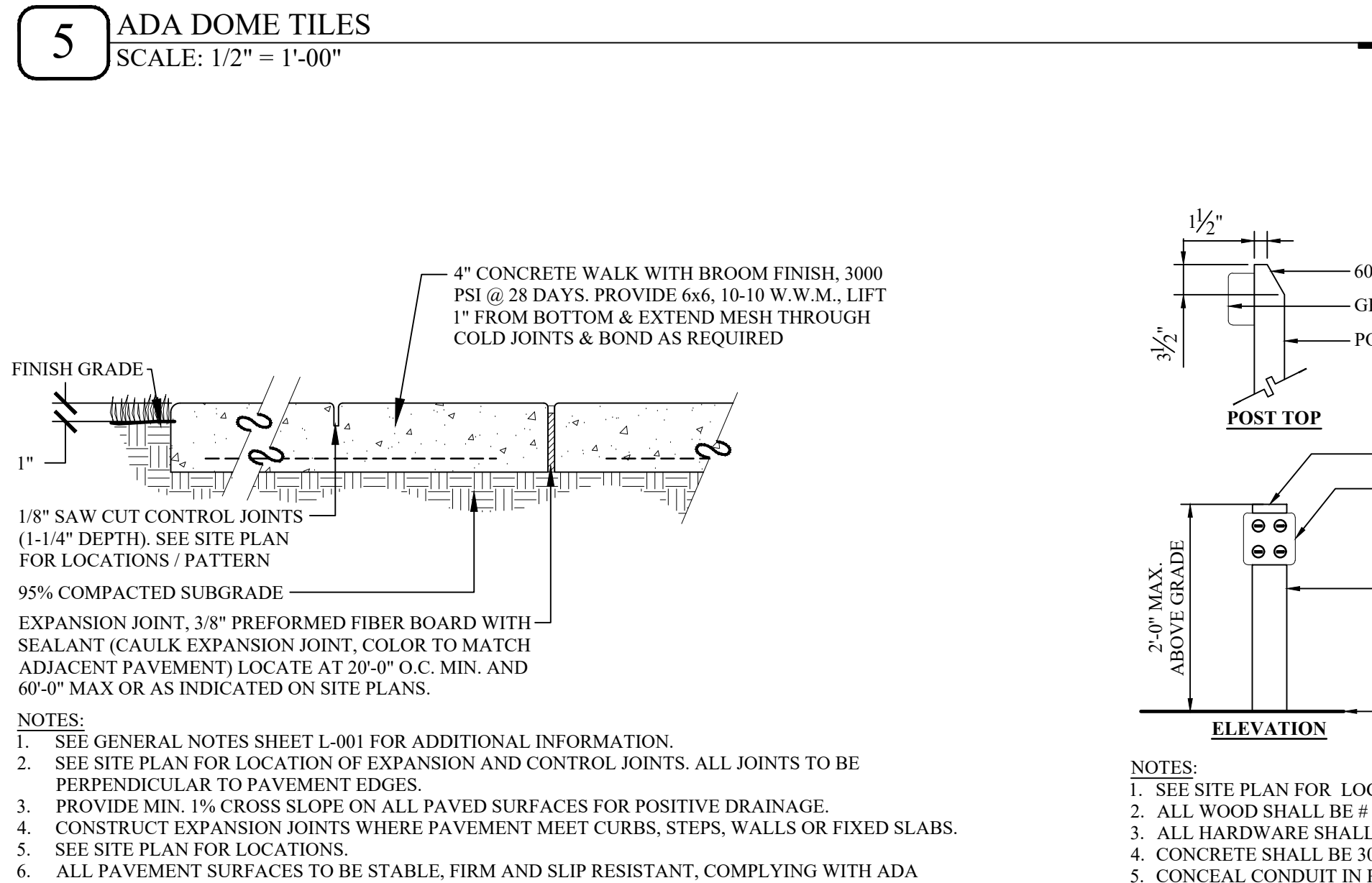
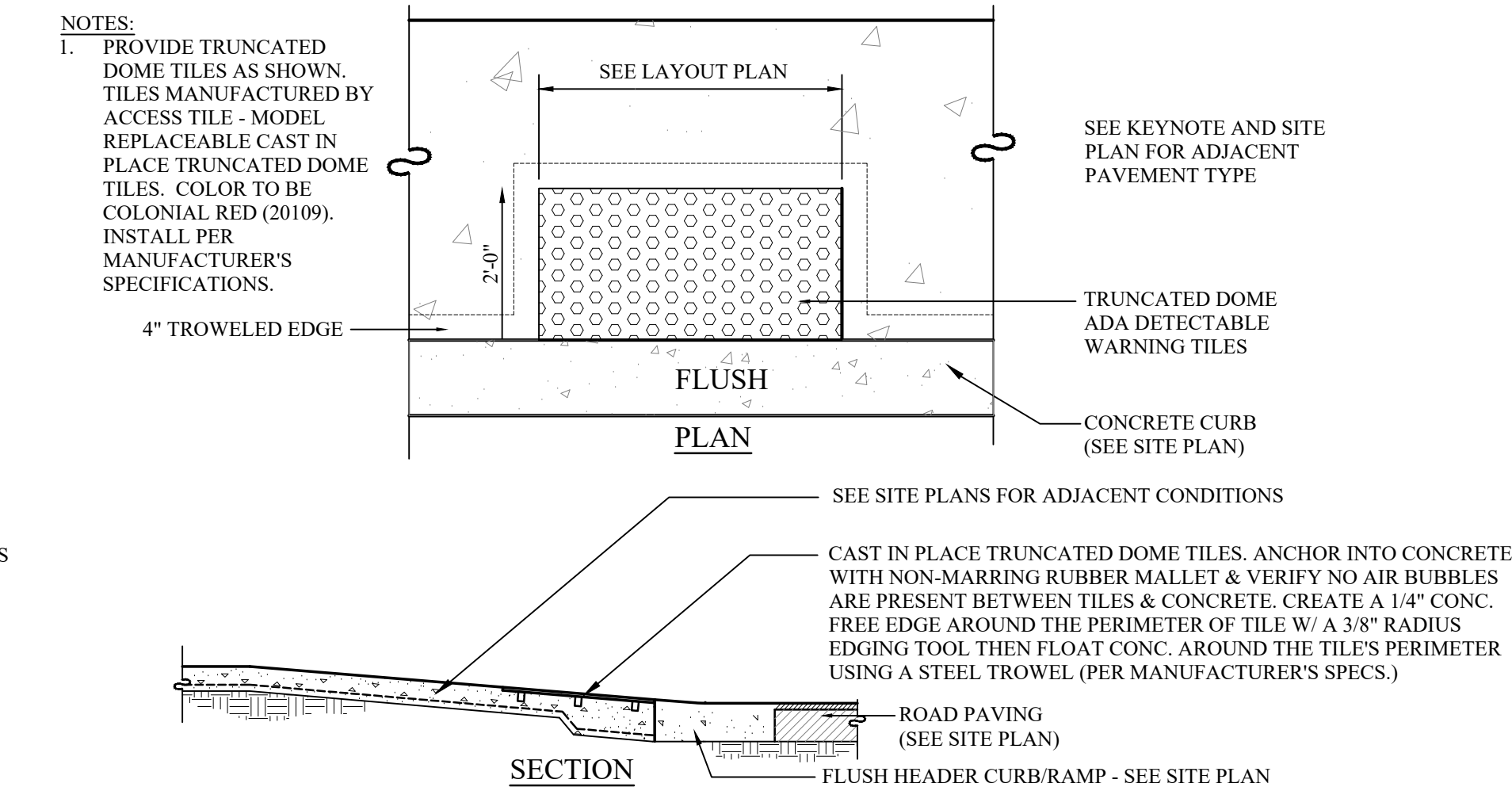
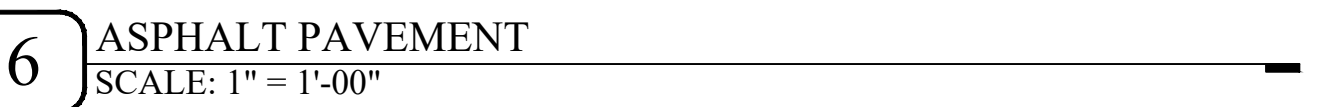
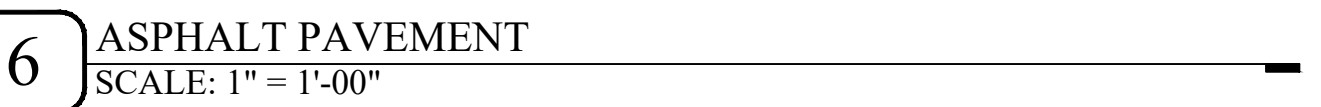
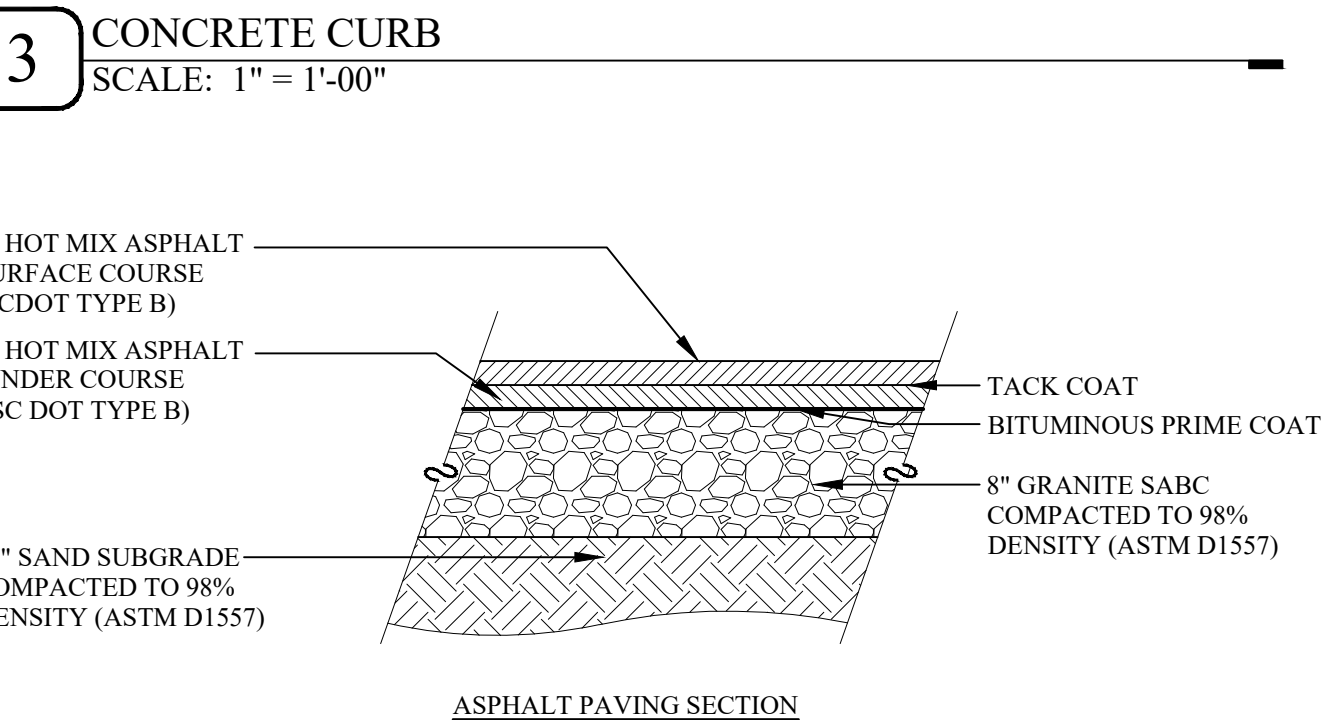
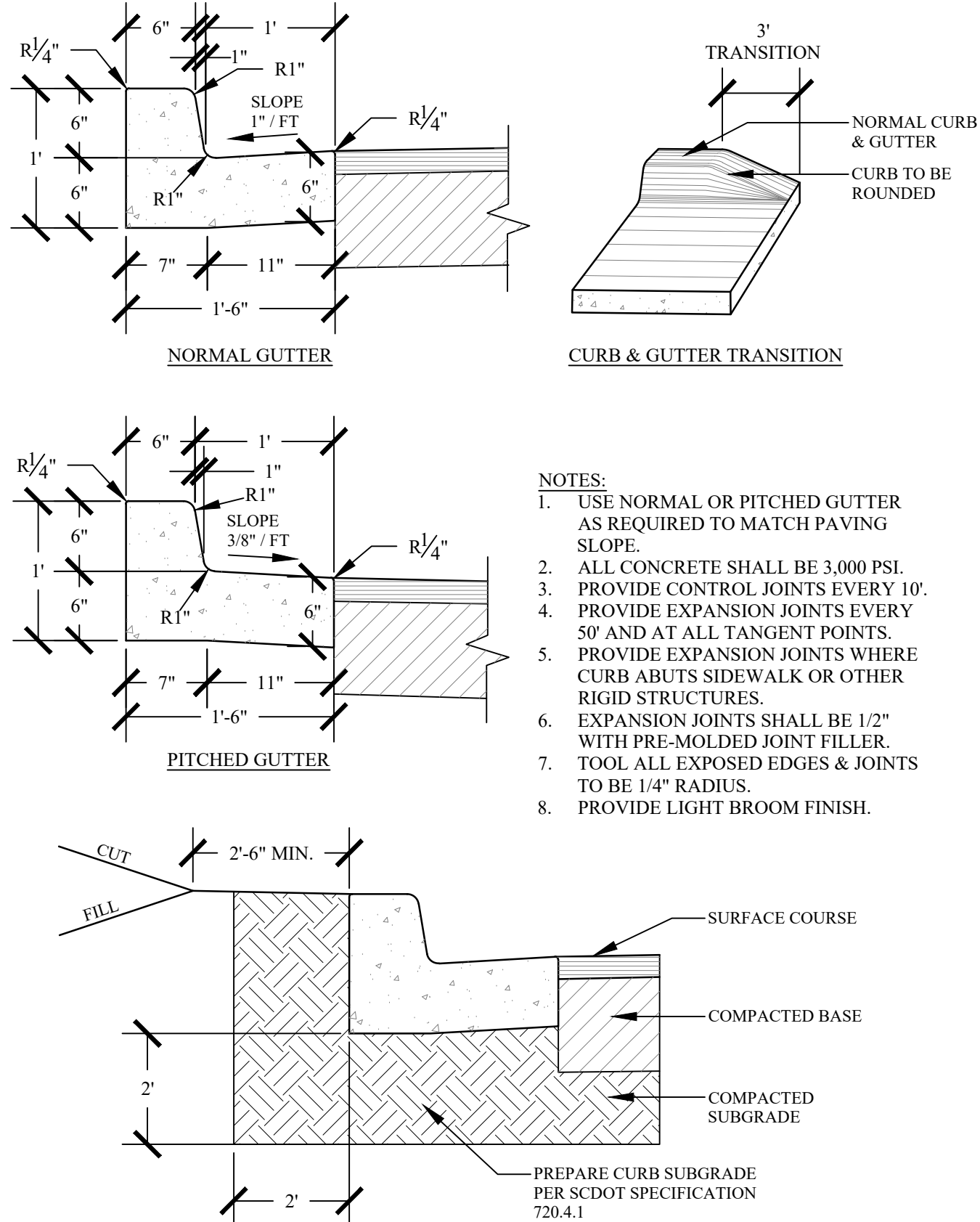
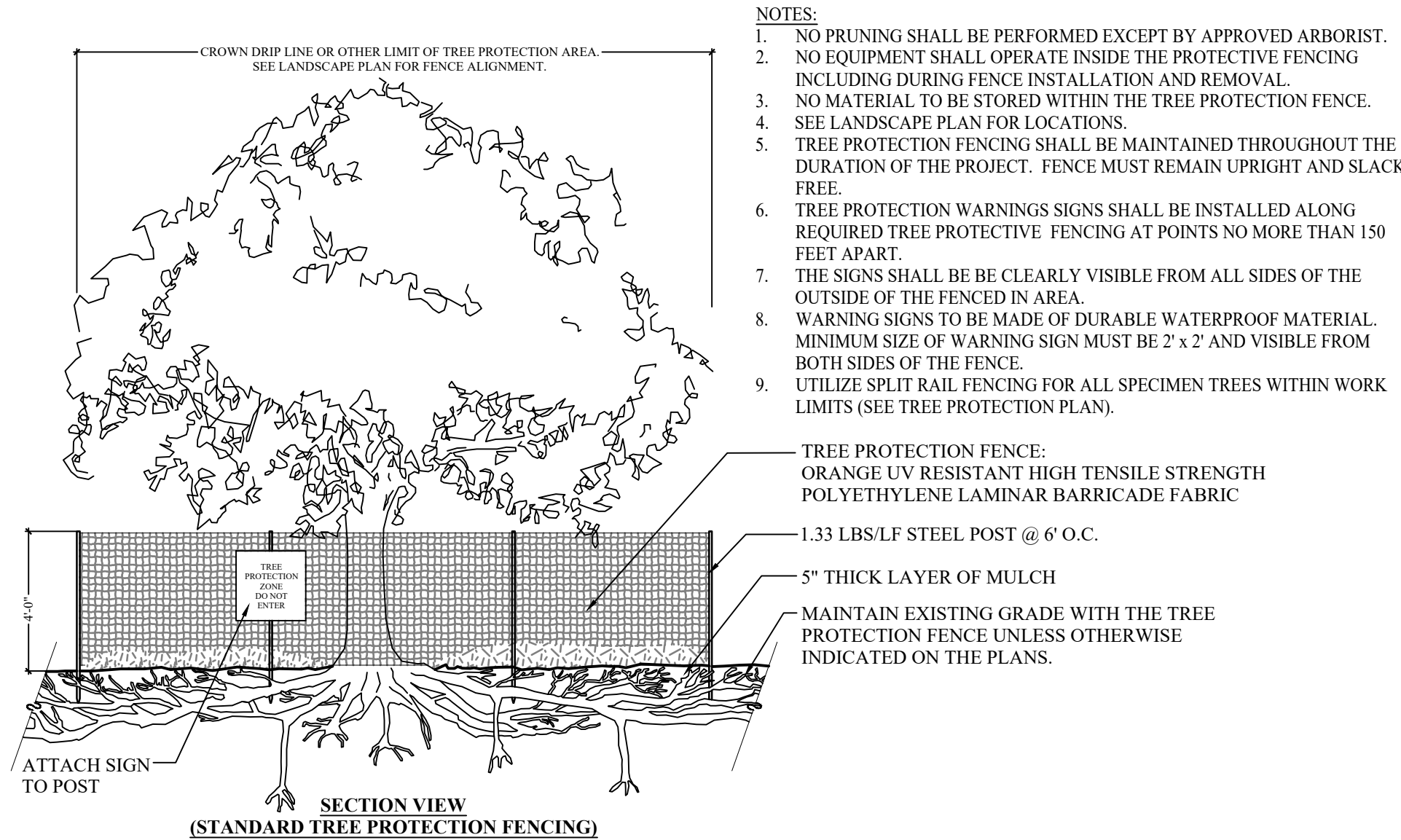
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DATE
07-09-2024
PROJECT NUMBER
01-24017
SHEET TITLE

Layout &
Grading Plan

SHEET
NUMBER
L-500

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SHEET TITLE
Details

SHEET
NUMBER
L-600

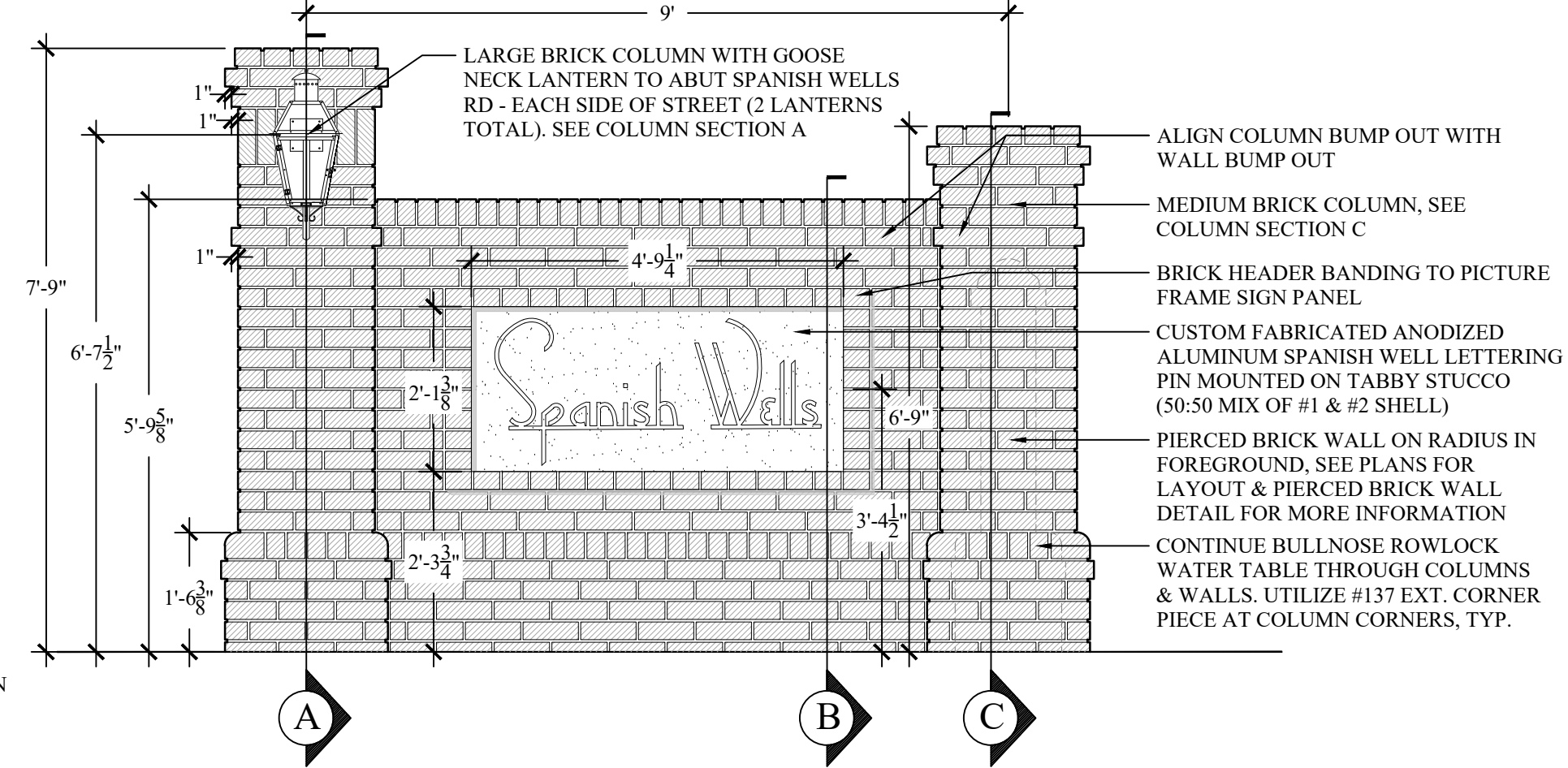
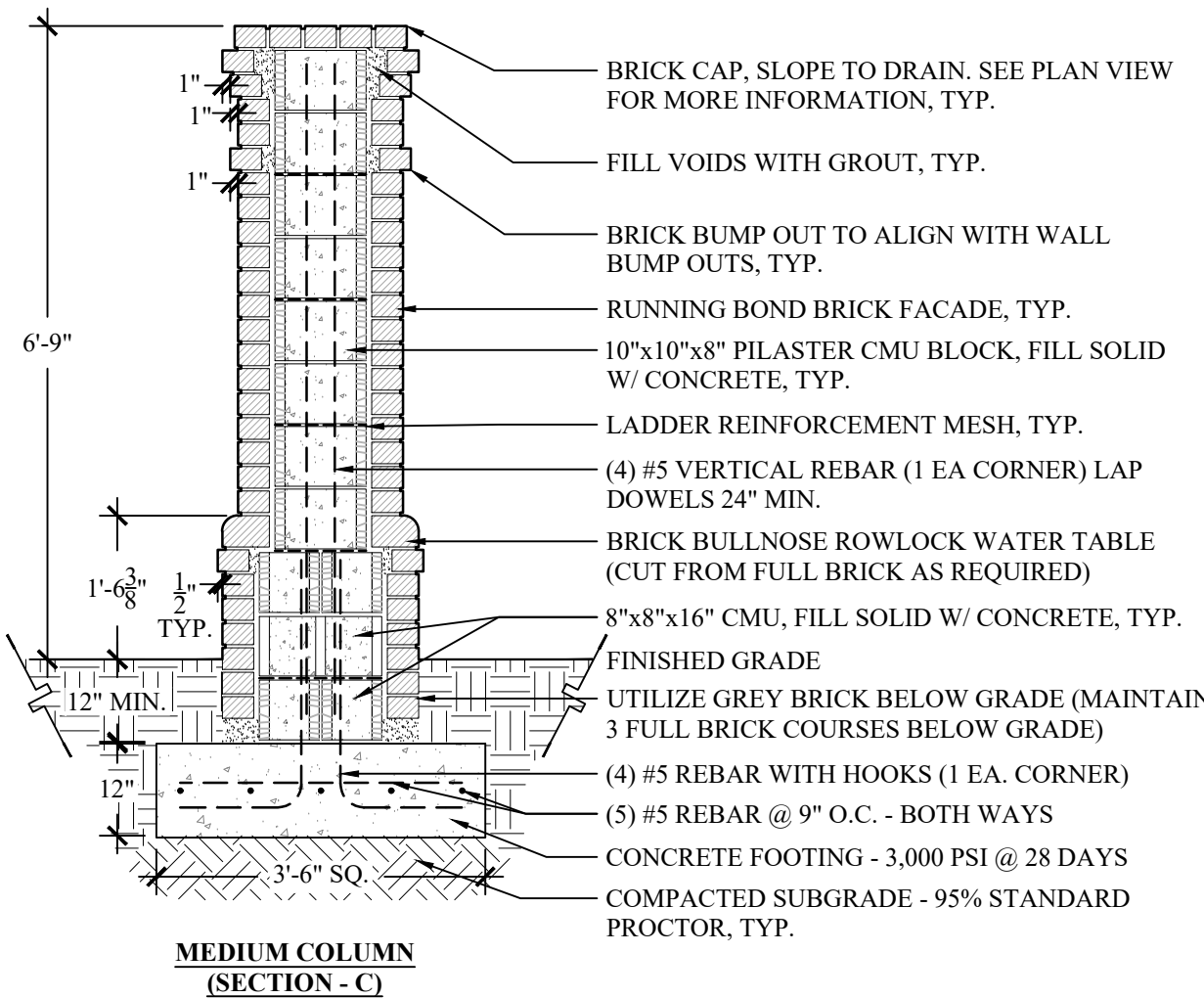
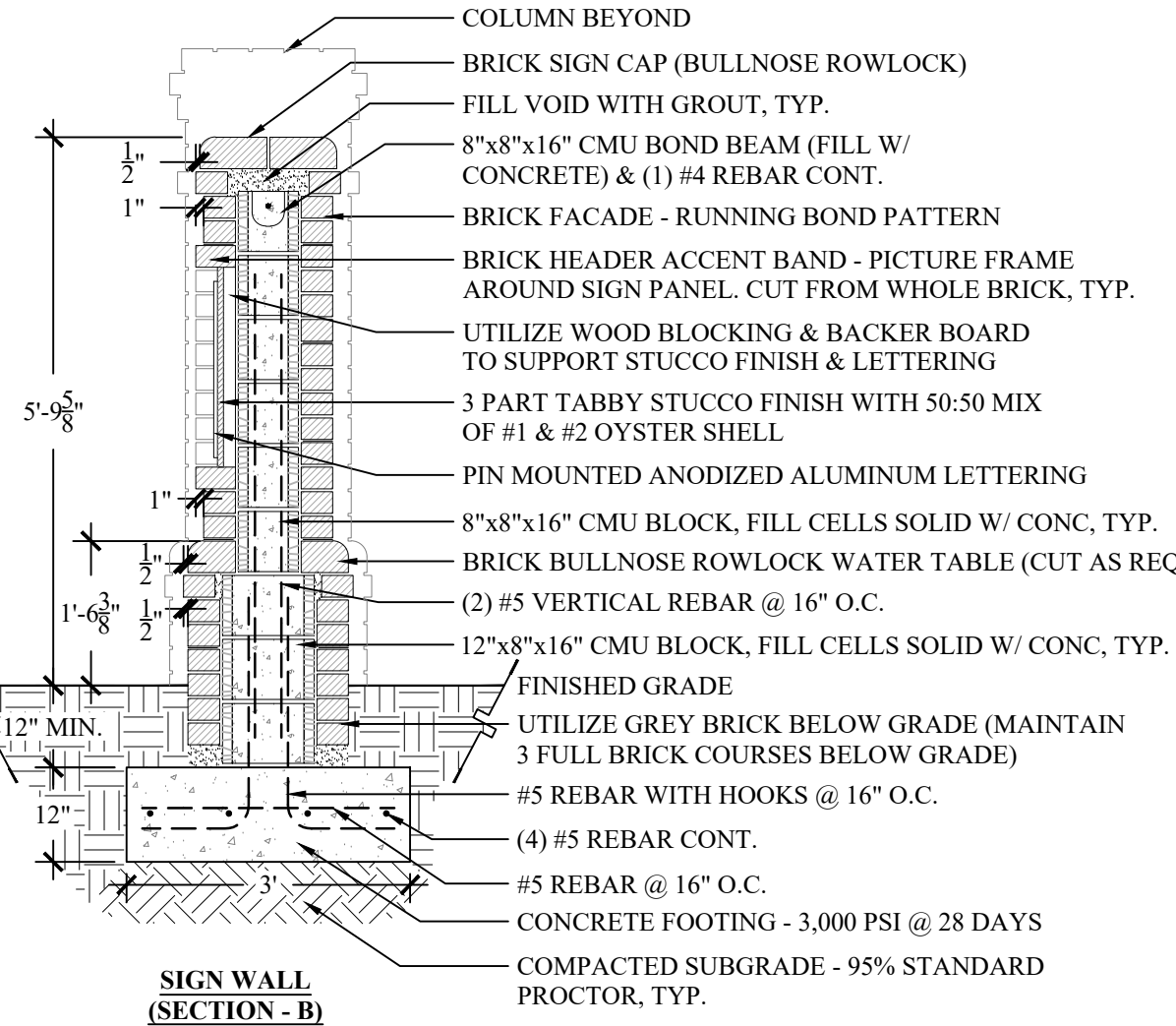
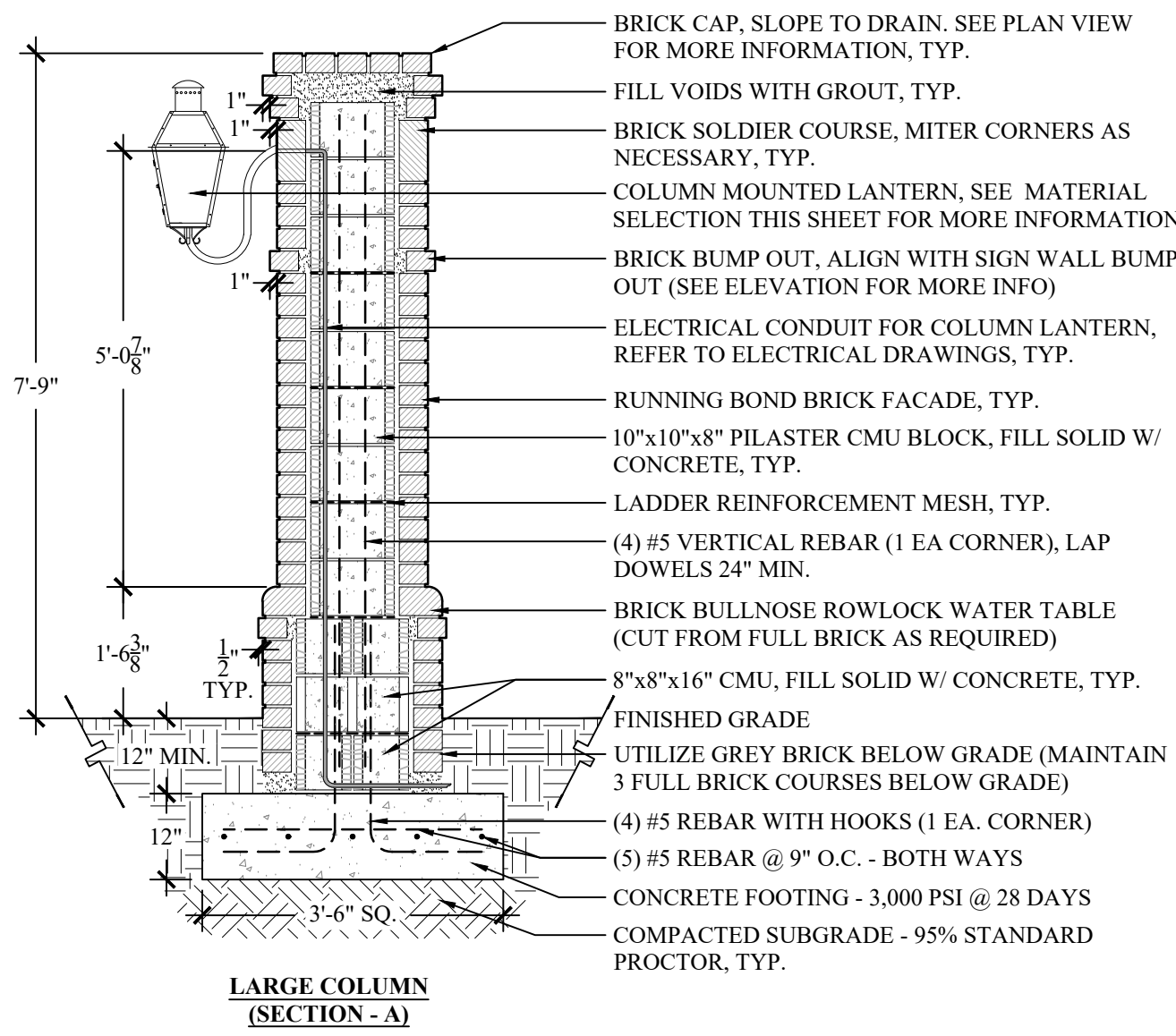
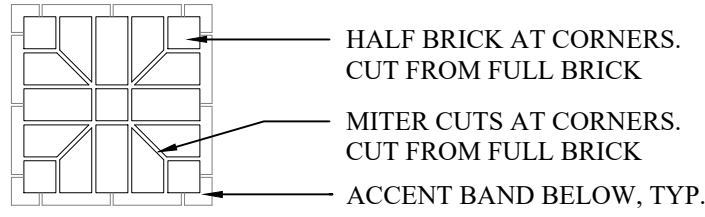
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NOTES:

- SPANISH WELLS SIGN LETTERING / LOGO SHALL BE CUSTOM FABRICATED ANODIZED ALUMINUM (DARK BRONZE COLOR). CONTRACTOR TO SUBMIT SHOP DRAWINGS OF SIGN PANEL, INCLUDING LETTERING LAYOUT, SIZE, DEPTH AND, ATTACHMENT METHODS TO MASONRY WALL PRIOR TO APPROVAL TO INSTALLATION.
- PROVIDE MOCK UP OF SHELL STUCCO FINISH FOR APPROVAL PRIOR INSTALLATION.
- CONTRACTOR TO REPORT ANY DISCREPANCIES TO OWNER'S REP. PRIOR TO INSTALLATION.
- ALL SPECIAL BRICKS USED AS CORNERS SHALL BE FULL CORNERS. NO MITERED CUTS WILL BE PERMITTED.
- ALL REBAR SHALL BE DEFORMED & MAINTAIN A MIN OF 3" FROM ALL CONCRETE FOOTING EDGES.
- ALL ELECTRICAL WORK SHALL MEET LOCAL & STATE CODES. ROUTE CONDUIT THROUGH CENTER OF COLUMN.
- UNLESS INDICATED ON PLANS, WHERE WALLS ABUT COLUMNS, PROVIDE HORIZONTAL REINFORCEMENTS FROM WALL THAT EXTEND THROUGH COLUMN.
- PROVIDE 7/8" x 6-3/8" 22 GAUGE S.S. BRICK TIES AT 16" O.C. VERTICAL AND HORIZONTAL.
- ALL FASTENERS AND HARDWARE SHALL BE S.S.
- ALL WOOD FRAMING & BLOCKING SHALL BE #2 PT TYP.
- STAKE OUT COLUMNS AND WALLS FOR APPROVAL PRIOR TO CONSTRUCTION.

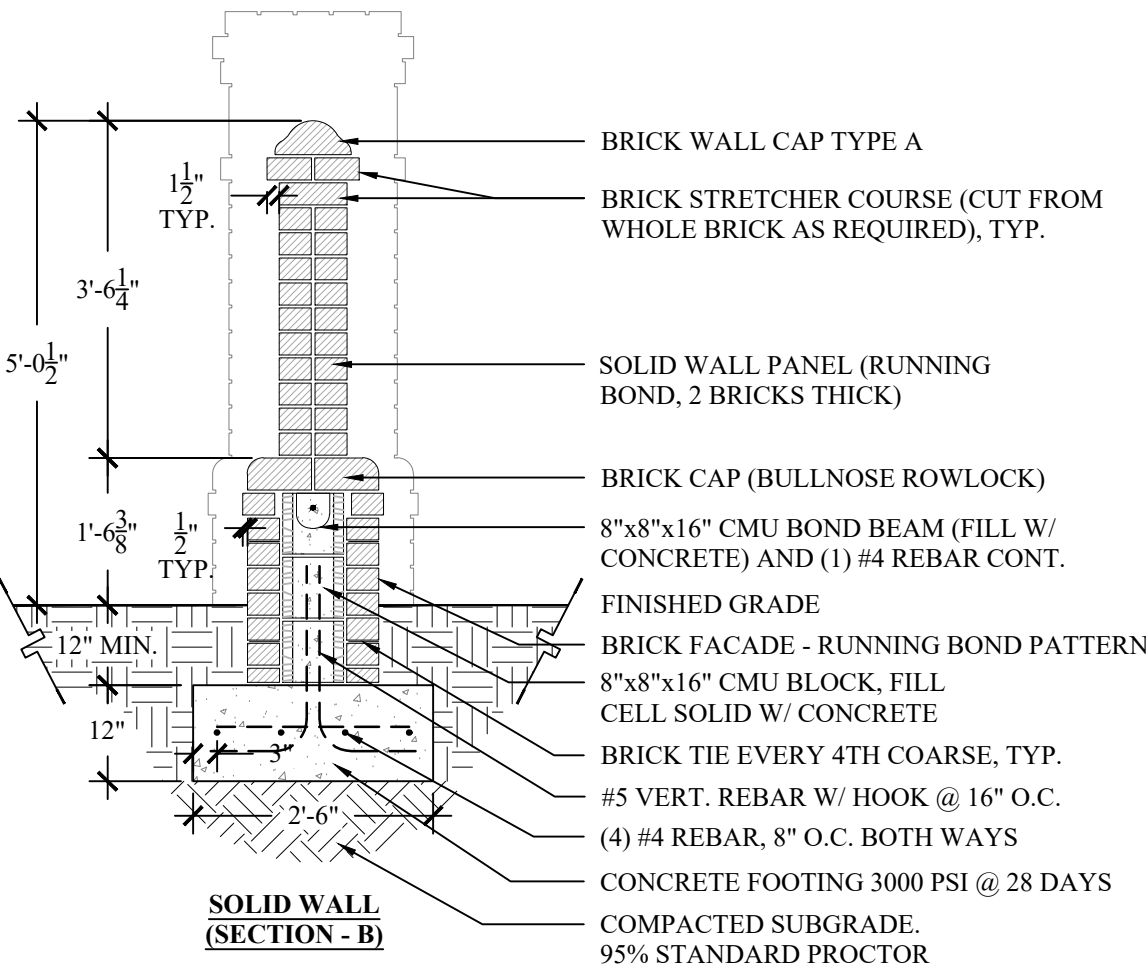
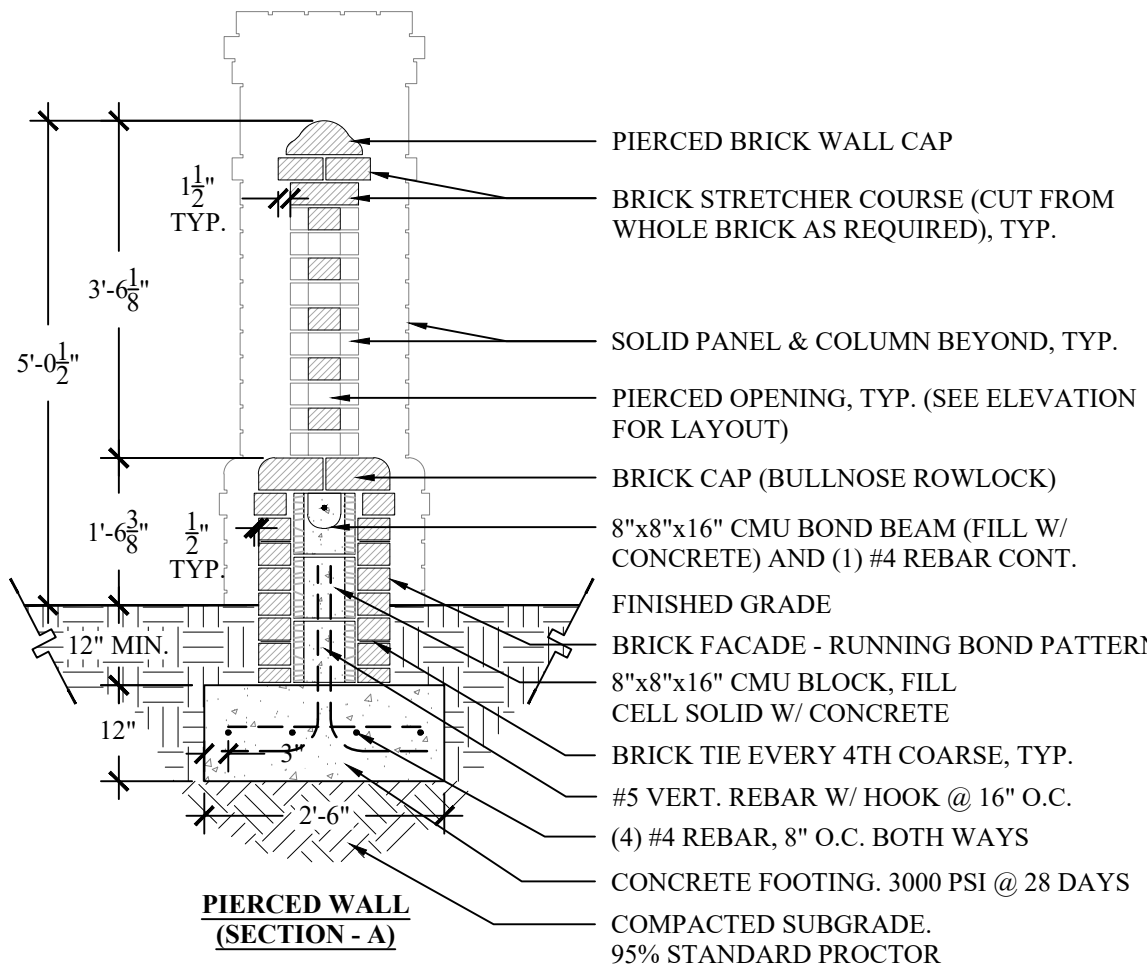
MATERIAL SELECTIONS:

- BRICK FACADE:**
MNFR: OLD CAROLINA
MODEL: OVERSIZE
COLOR: SAVANNAH GREY
- BRICK SIGN CAP & WATER TABLE:**
MNFR: OLD CAROLINA
MODEL: BULLNOSE ROWLOCK (#135)
WATER TABLE CORNER ON COLUMNS: #137 EXT. CORNER
COLOR: SAVANNAH GREY
- MORTAR:**
MNFR: ARGOS
COLOR: SAVANNAH IVORY
JOINT STYLE: CONCAVE
- LIGHT FIXTURE (LANTERN):**
MNFR: BEVOLO
MODEL: FRENCH QUARTER (FQ-21-GN) - ELECTRIC GOOSE NECK
SIZE: 21"Hx11.5"Wx11.5"D
COLOR: COPPER
CONTRACTOR TO PROVIDE 3000K LED BULB



1 COMMUNITY ENTRY SIGN & COLUMNS

SCALE: 1/2" = 1'-00"

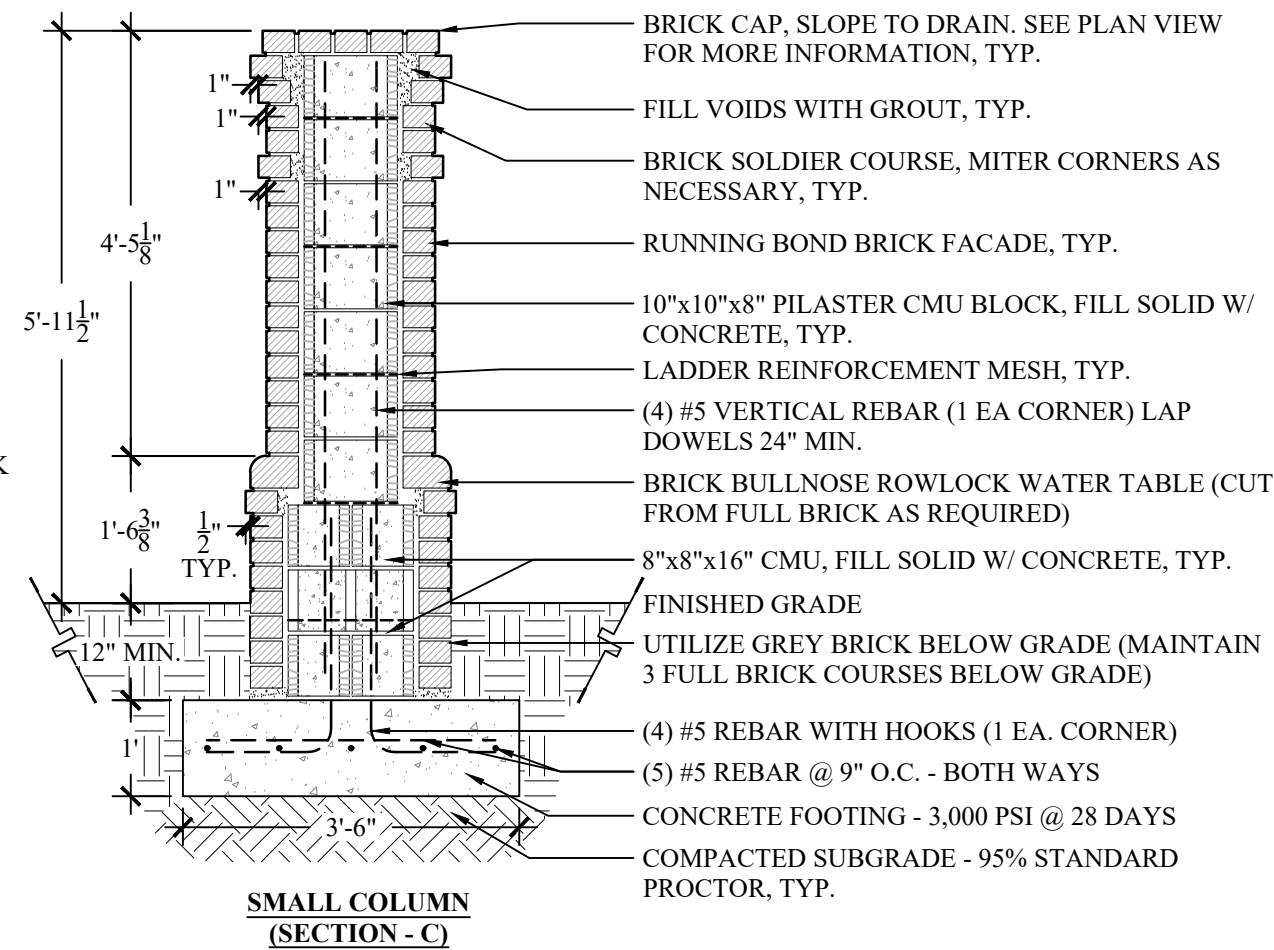
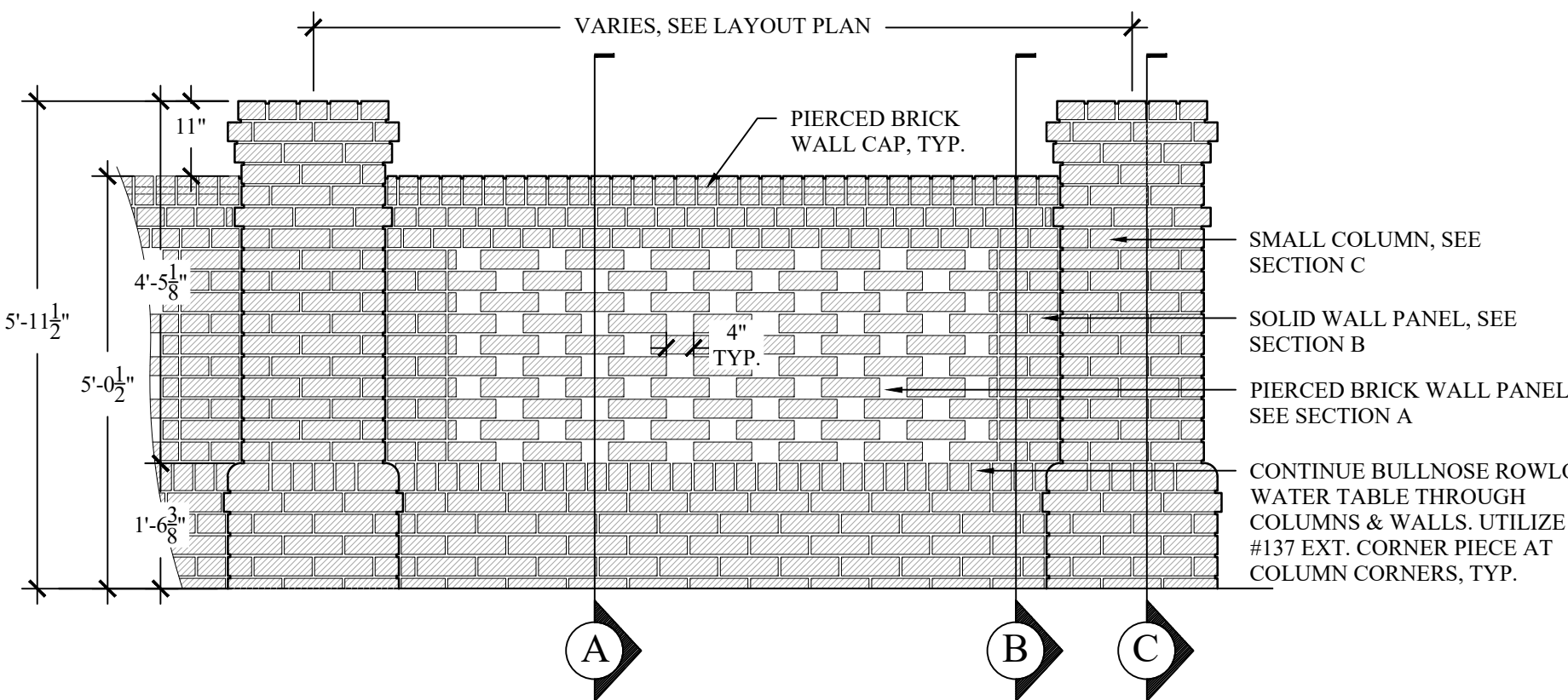
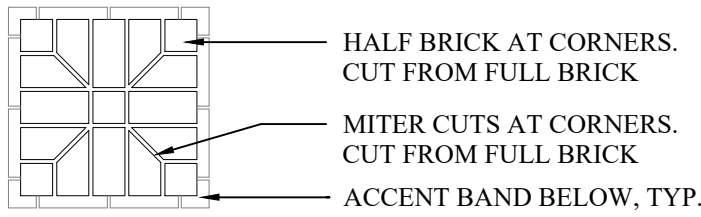


MATERIAL SELECTIONS:

- BRICK FACADE:**
MNFR: OLD CAROLINA
MODEL: OVERSIZE
COLOR: SAVANNAH GREY
- BRICK WATER TABLE:**
MNFR: OLD CAROLINA
MODEL: BULLNOSE ROWLOCK (#135)
WATER TABLE CORNER ON COLUMNS: #137 EXT. CORNER
COLOR: SAVANNAH GREY
- PIERCED BRICK WALL CAP:**
MNFR: OLD CAROLINA
MODEL: WALL COPING TYPE 3 (#174 CAP)
COLOR: SAVANNAH GREY
- MORTAR:**
MNFR: ARGOS
COLOR: SAVANNAH IVORY
JOINT STYLE: CONCAVE

NOTES:

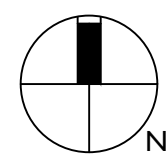
- ALL SPECIAL BRICKS USED AS CORNERS SHALL BE FULL CORNERS. NO MITERED CUTS WILL BE PERMITTED.
- ALL REBAR SHALL BE DEFORMED & MAINTAIN A MIN OF 3" FROM ALL CONCRETE FOOTING EDGES.
- UNLESS INDICATED ON PLANS, WHERE WALLS ABUT COLUMNS, PROVIDE HORIZONTAL REINFORCEMENTS FROM WALL THAT EXTEND THROUGH COLUMN.
- PROVIDE 7/8" x 6-3/8" 22 GAUGE S.S. BRICK TIES AT 16" O.C. VERTICAL AND HORIZONTAL.
- ALL FASTENERS AND HARDWARE SHALL BE S.S.
- STAKE OUT COLUMNS AND WALLS FOR APPROVAL PRIOR TO CONSTRUCTION.



2 PIERCED BRICK WALL & COLUMNS

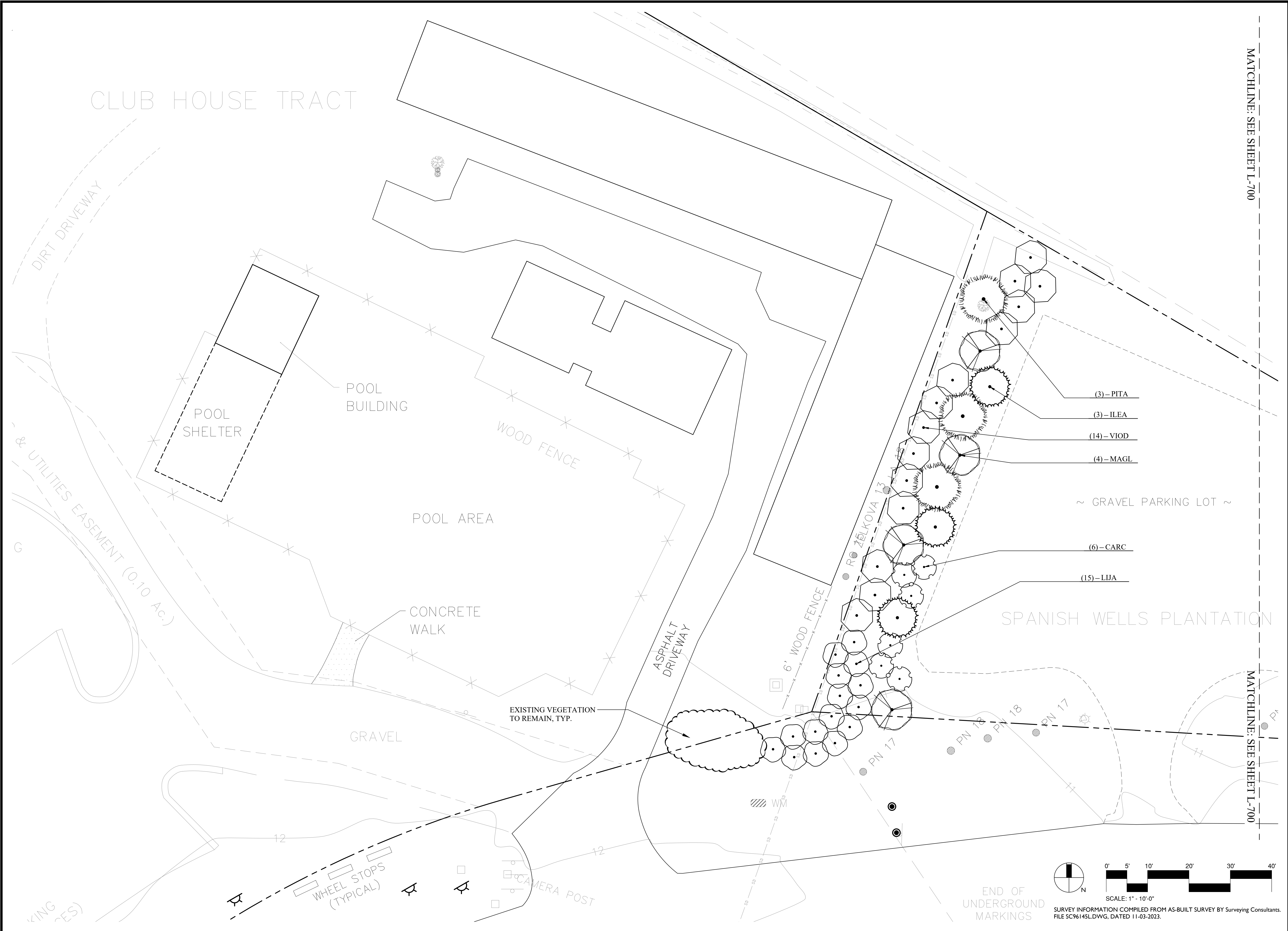
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SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY Surveying Consultants.
FILE SC96145L.DWG, DATED 11-03-2023.

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SPANISH WELLS ENTRY ENHANCEMENTS

Spanish Wells
Hilton Head Island, SC.
29938

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DATE 07-09-2024
PROJECT NUMBER 01-24017
SHEET TITLE Landscape Plan

SHEET NUMBER L-701

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PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HEIGHT	SPREAD	REMARKS
TREES								
ILEA	3	Ilex x attenuata `Eagleston`	Eagleston Holly	B&B or Cont.	2" Cal.	8'-10'	4'-5'	Strong central leader, full to ground
MAGL	4	Magnolia grandiflora `Little Gem` TM	Little Gem Southern Magnolia	B&B or Cont.	2" Cal	8'-10'	5'-6'	Full to Ground
PITA	3	Pinus taeda	Loblolly Pine	B & B or Cont.	2" Cal.	8'-10'	3'-4'	Strong central leader
SHRUBS								
CARC	12	Callistemon rigidus `Clemson Hardy`	Clemson Hardy Bottlebrush	7 gal	30"-36"	24"-36"		Full pot
LIJA	15	Ligustrum japonicum	Japanese Privet	15 gal	42"-48"	42"-48"		Full in pot
POMA	16	Podocarpus macrophyllus	Japanese Yew	7 Gal.	24"-30"	18"-24"		Full
VIOD	14	Viburnum odoratissimum	Sweet Viburnum	15 gal	36"-42"	36"-42"		Full in pot, Evergreen
GROUND COVERS								
ANNU	124	Annuals	Annuals	flat				Selected by owners rep.
DITV	135	Dianella tasmanica `Variegata`	Variegated Flax Lily	3 gal	18-24"	18"-24"		Full pot
DIVE	40	Dietes vegeta	African Iris	3 gal	18-24"	12"-18"		Full pot
SOD/SEED								
SOD	628 sf	Cynodon dactylon `Celebration`	Celebration Bermuda Grass	sod				Sod

GENERAL PLANTING & IRRIGATION NOTES:

- LANDSCAPE NOTES:
- THE OWNER'S REP. SHALL APPROVE ALL PLANT SUBSTITUTIONS PRIOR TO PURCHASE OR INSTALLATION.
 - PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES FOR THE CONTRACTOR'S CONVENIENCE ONLY. ITS ACCURACY IS NOT GUARANTEED. CONTRACTOR SHALL MAKE OWN QUANTITIES TAKEOFF USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
 - WARRANT EXTERIOR PLANTS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE, OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
 - CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS DETERMINED AVAILABLE AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED. DO NOT MAKE SUBSTITUTIONS. IF THERE ARE DIFFICULTIES LOCATING PLANT MATERIAL AS SPECIFIED, CONTACT LANDSCAPE ARCHITECT OR OWNER'S REP. PRIOR TO BIDDING.
 - THE CONTRACTOR SHALL COORDINATE WITH OWNER/OWNER'S REPRESENTATIVE TO ESTABLISH A PLANTING SCHEDULE THAT PRIORITIZES THE PLANTING OF ALL TREES AND LAWN AREAS.
 - ALL PLANT MATERIAL SHALL HAVE A WELL FORMED HEAD WITH THE MINIMUM CALIPER, HEIGHT, SPREAD AS SHOWN IN THE PLANT SCHEDULE. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
 - ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNERS REPRESENTATIVE BEFORE, DURING AND AFTER INSTALLATION.
 - ALL PLANTING TECHNIQUES SHALL CONFORM TO APPROVED INDUSTRY STANDARDS.
 - PLANTS BED TO BE FINE GRADED, CONSIST OF HAND RAKED SMOOTH, FREE OF ROCKS, ROOTS, AND OTHER DEBRIS, ALL AREAS TO RECEIVE LANDSCAPE PLANTING, INCLUDING LAWN AREAS IF APPLICABLE, AND/OR PINE STRAW MULCH.
 - ALL PLANT BEDS SHALL BE MULCHED WITH PINESTRAW MULCH TO A DEPTH OF 4".
 - ALL PLANT BEDS TO RECEIVE PRE-EMERGENT TREATMENT PRIOR TO MULCHING, SUBMIT PRODUCT INFORMATION FOR APPROVAL.
 - ALL LAWN AREAS AND PLANT BEDS TO BE FERTILIZED WITH A TIMED RELEASE FERTILIZER.
 - NOTIFY OWNER'S REP. OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. OWNER'S REP. SHALL, IF NECESSARY, MAKE "IN-FIELD MODIFICATIONS".
 - REPLACE ANY PLANT MATERIAL INTENDED TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION.
 - MAINTAIN PLANT BEDS FREE OF WEEDS & DEBRIS DURING THE CONSTRUCTION PERIOD.

IRRIGATION NOTES:

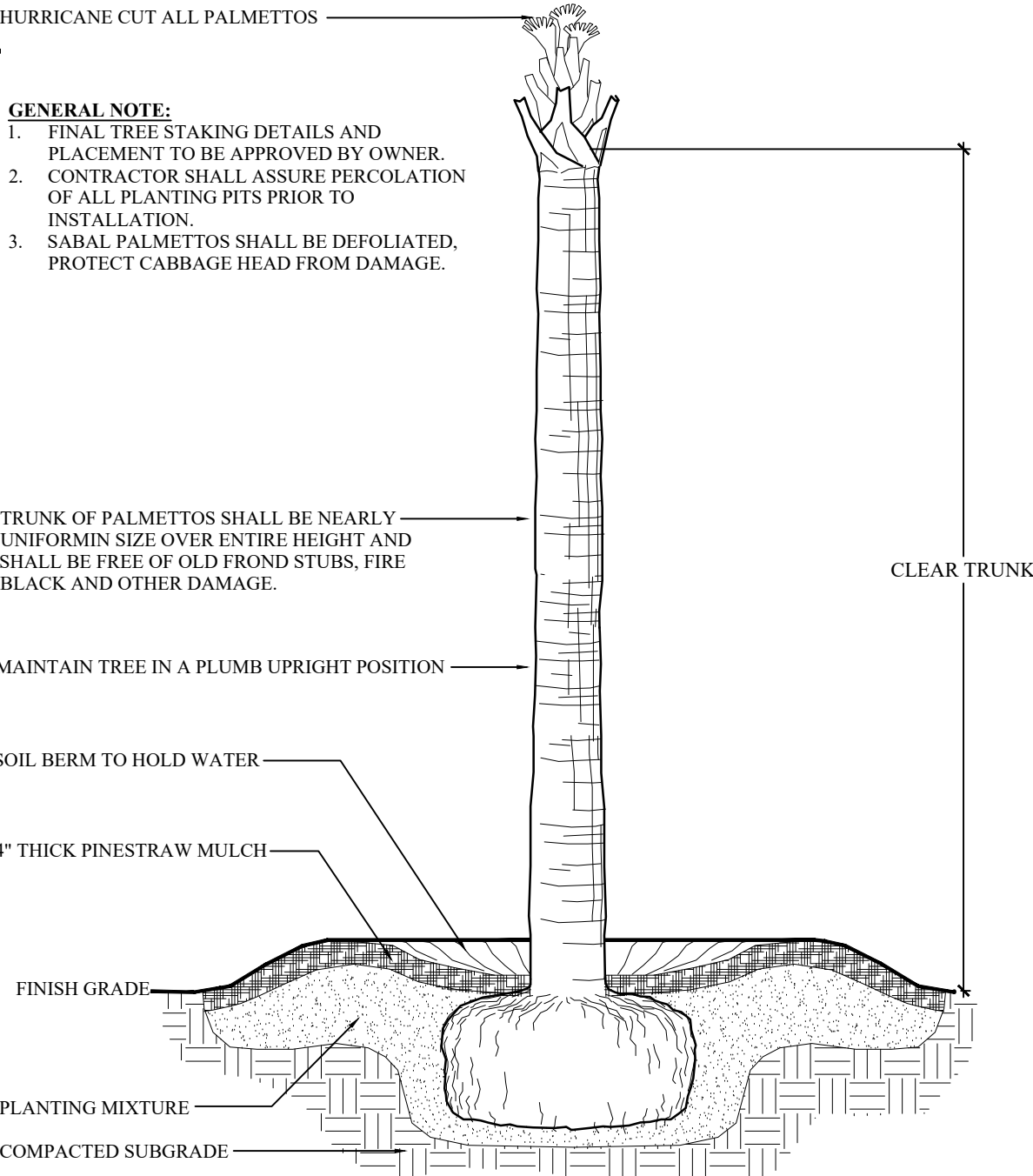
- CONTRACTOR TO TIE INTO EXISTING IRRIGATION MAIN WATER SOURCE, COORDINATE WITH OWNER'S REPRESENTATIVE FOR LOCATION.
- CONTRACTOR TO PROVIDE 100% IRRIGATION COVERAGE FOR THE IMPROVEMENT AREA, INCLUDING COORDINATION WITH OWNER'S REPRESENTATIVE FOR TYING INTO COMMUNITY'S OVERALL IRRIGATION CONTROLLER SYSTEM, SUBMIT SHOP DRAWING OF PROPOSED IRRIGATION LAYOUT FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR TO REPLACE ANY DAMAGES THAT MAY OCCUR TO EXISTING IRRIGATION SYSTEM DURING CONSTRUCTION.
- ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY OWNER'S REPRESENTATIVE.
- COORDINATING WITH PAVING CONTRACTOR FOR CONDUIT SLEEVING UNDER PAVEMENT.

GRADING NOTES:

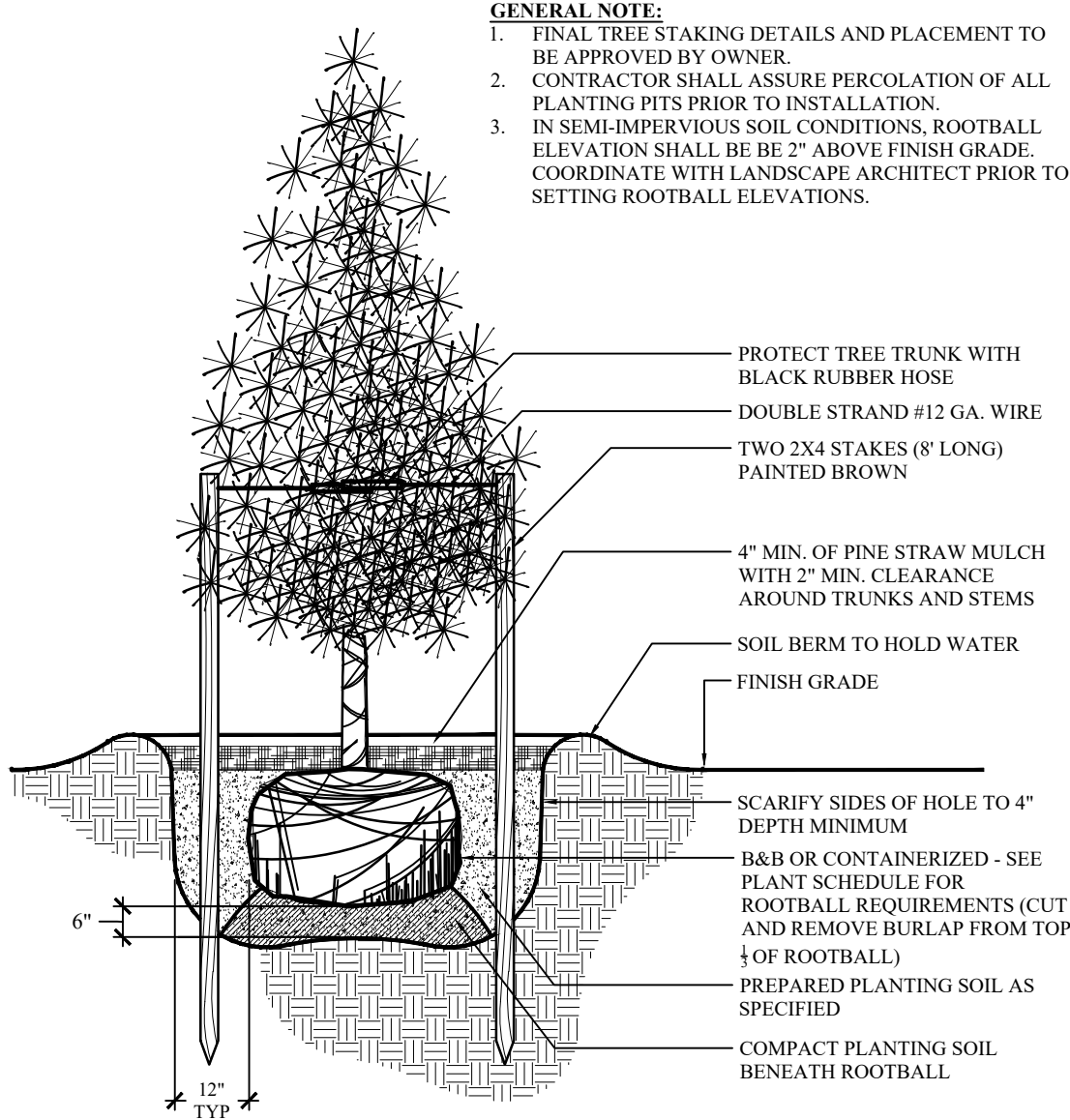
- CONTRACTOR TO PERFORM FINE GRADING WITHIN ALL TURF AND PLANT BEDS. FINE GRADING SHALL CONSIST OF A HAND RAKED, SMOOTH SOIL FREE OF ROCKS, ROOTS, AND DEBRIS.

GENERAL NOTES:

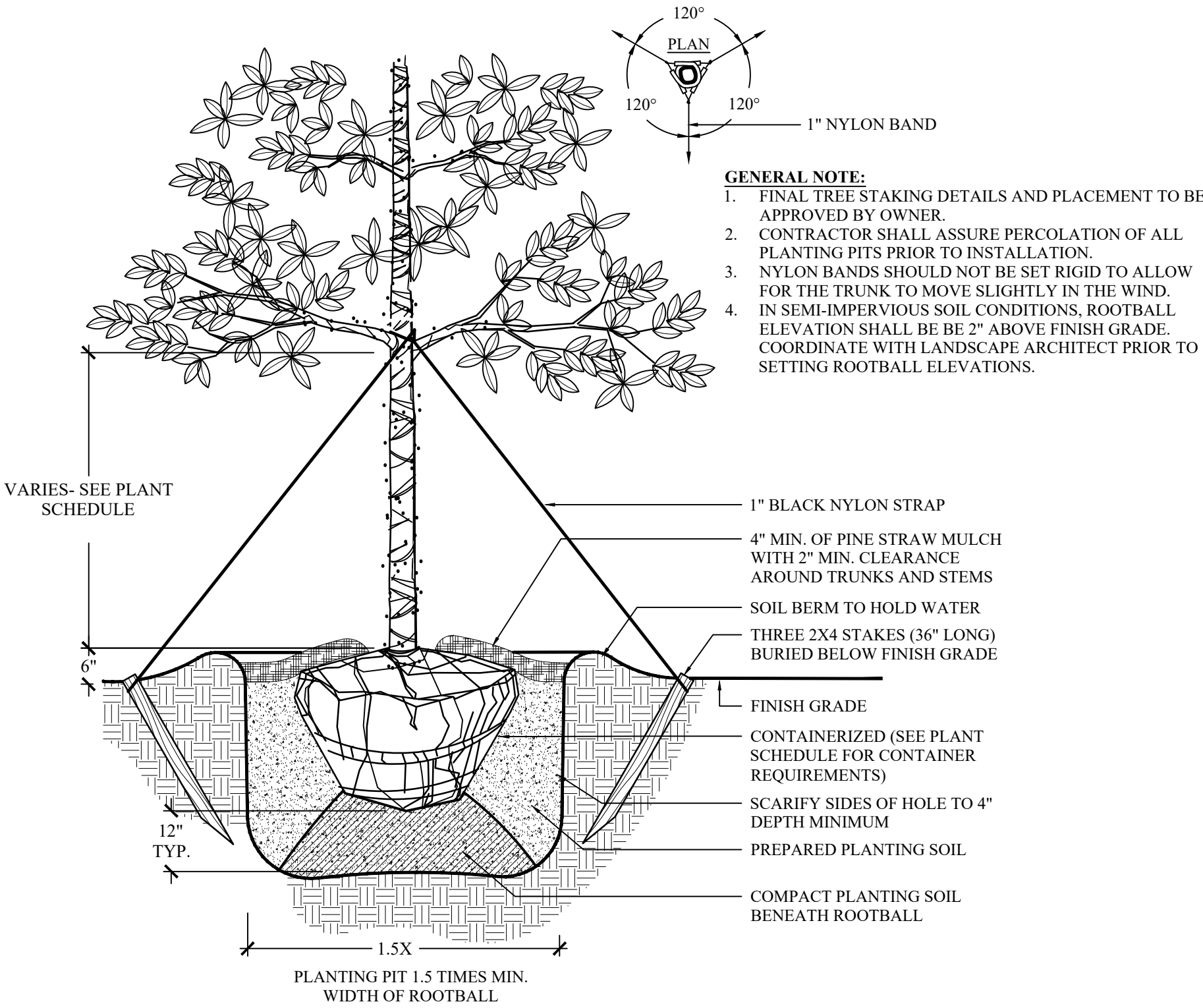
- REFER TO GENERAL NOTES ON SHEET L-001 FOR ADDITIONAL INFORMATION.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO EXISTING UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ANY DISCREPANCIES.
- NOTIFY LANDSCAPE ARCHITECT OF ANY SITE CONDITIONS WHICH MAY NECESSITATE A MODIFICATION TO THE PLANS. LANDSCAPE ARCHITECT SHALL, IF NECESSARY, MAKE "IN-FIELD MODIFICATIONS".
- ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.



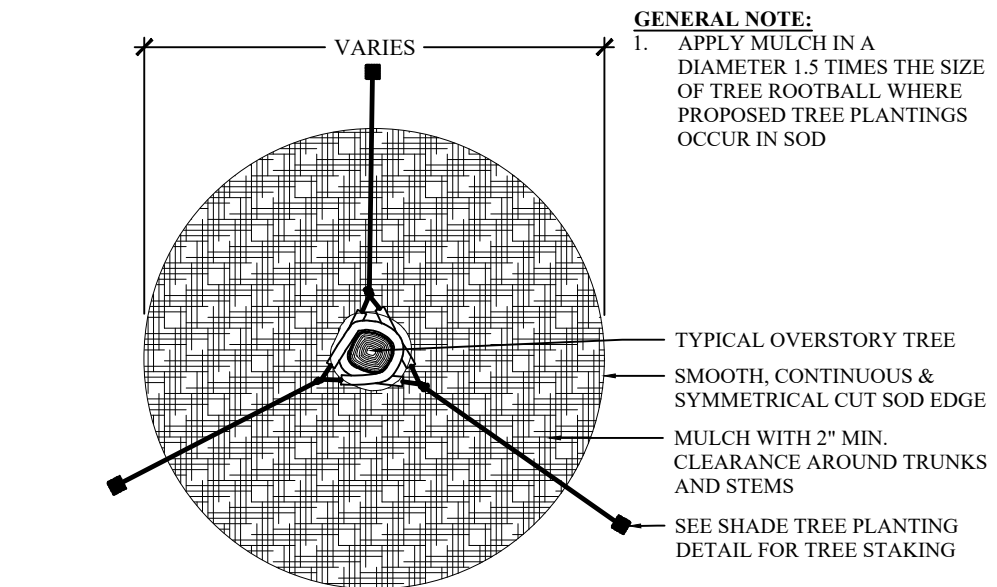
1 PALM TREE
L-702 SCALE: NTS



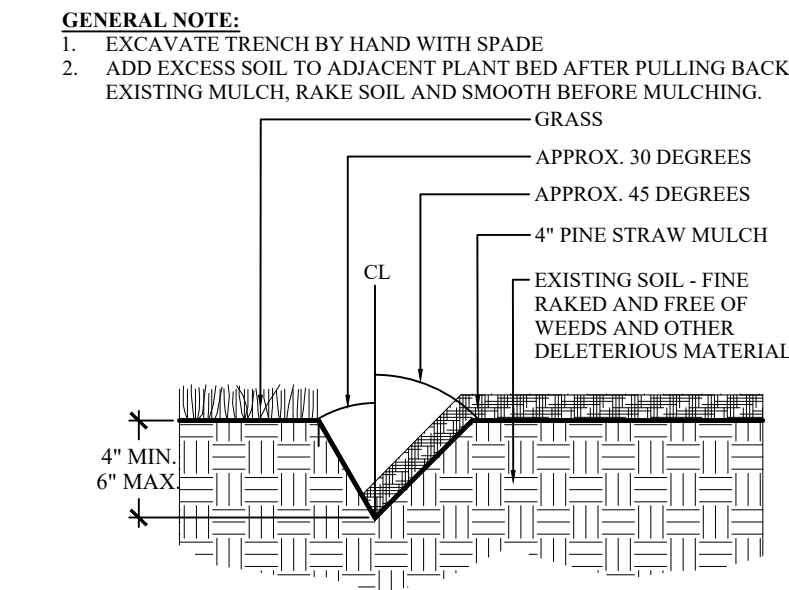
2 EVERGREEN TREE
L-702 SCALE: NTS



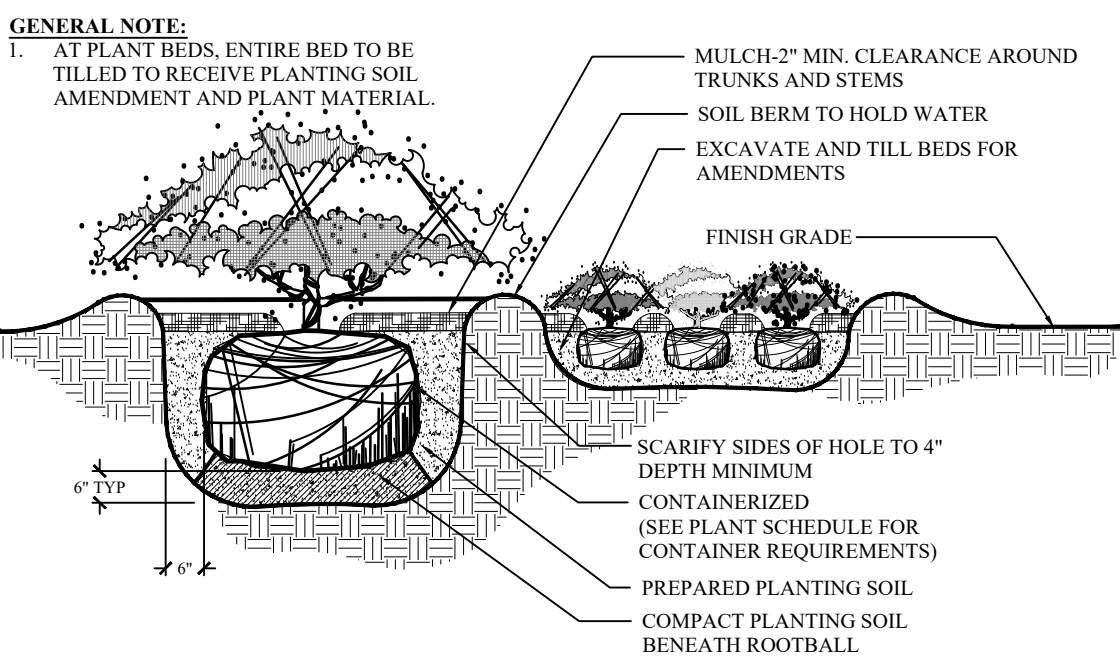
3 SHADE TREE
L-702 SCALE: NTS



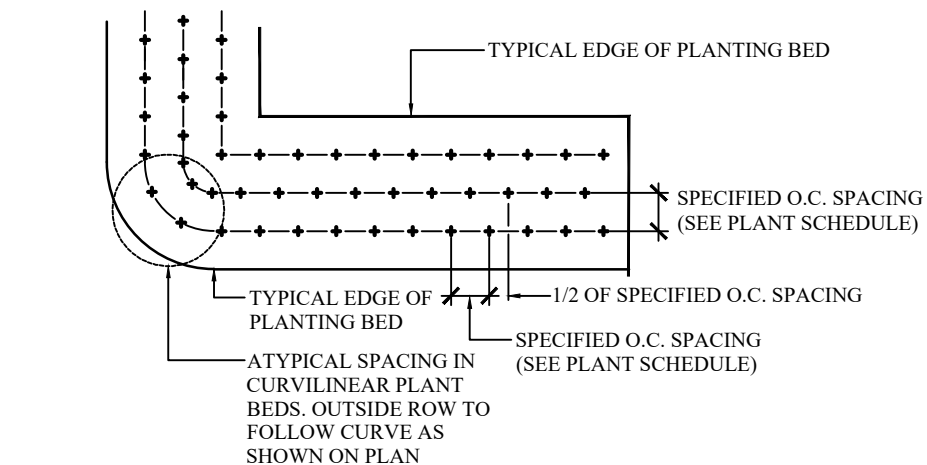
4 MULCH TREE RING
L-702 SCALE: NTS



5 LANDSCAPE BED EDGE
L-702 SCALE: NTS



6 SHRUB PLANTING
L-702 SCALE: NTS



7 PLANT SPACING
L-702 SCALE: NTS

#	REVISION	DATE	BY





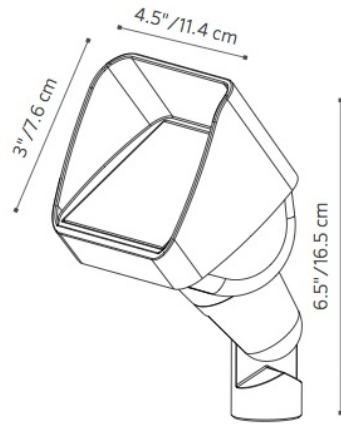
Proposed Brick:
 Manufacturer: Old Carolina Brick Company
 Color: Savannah Gray



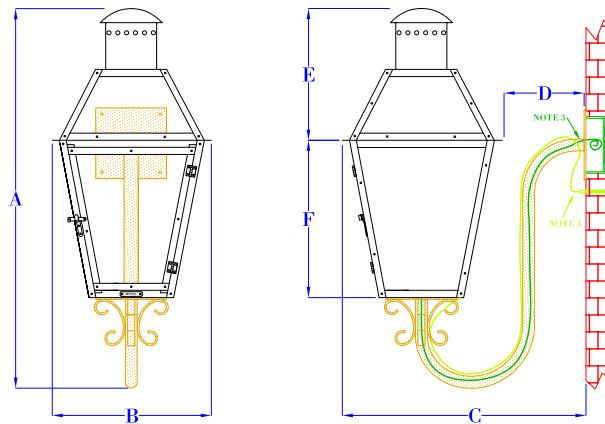
Proposed Pavers:
 Manufacturer: Lowcountry Paver
 Color: New Sierra with Tabby Finish



(Tabby Finish Example)



Sign Uplight:
 Manufacturer: FX Luminaire
 Lamp: 2700K LED
 Finish: Antique Bronze



Column Lantern:
 Manufacturer: Bevolo
 Lamp: 3000K LED
 Finish: Copper

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 Brahms Point Road

DRB-001163-2024

DATE: 8/27/2024

CATEGORY: Conceptual – Spanish Wells Entry Improvements

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 Spanish Wells community is proposing to demolish the existing columns, walls, and signage. New brick columns, walls, landscape, and signage are proposed.
Dimensioned Details and of Sections	☐	☒	☐	Provide dimensional details and sections for final.
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	☒	☐	☐	A 11x 17 materials board is required for final review.
Incorporates wood or wood simulating materials	☒	☐	☐	
Windows are in proportion to the facade	☐	☐	☒	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	Details will be submitted at final review.
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	☐	☐	☒	Details will be submitted at final review.

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. Staff recommends approval of the conceptual submittal with the following conditions to be provided prior to the Final submittal:
 - a. Physical Material and Color Board on a 11”x17” - ask for example if needed
 - b. Lighting Plan
 - c. Landscape Plan
 - d. Final elevation drawings

2. Any additional information as required by the Board.