



Town of Hilton Head Island

Design Review Board Meeting

Tuesday, September 10, 2024, 2:30 PM

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

- 1. Call to Order**
- 2. Adoption of the Agenda**
- 3. Approval of the Minutes**
 - a. Regular Meeting Minutes of August 27, 2024
- 4. Unfinished Business**
- 5. New Business**
 - a. DRB-001202-2024 - 1014 William Hilton Parkway - Alteration - Mural
 - b. DRB-001203-2024 - 100 South Forest Beach Drive Unit: Church - Addition - Conceptual
 - c. DRB-001207-2024 - 1 Brahms Point - Spanish Wells Entry - Final
- 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 27, 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 made a Motion to adopt the agenda. Mr. Theodore seconded. The Motion passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of August 13th, 2024

Mr. Theodore made a Motion to approve the meeting minutes of August 13th, 2024. Mr. Brandenburg seconded. The Motion passed unanimously.

4. Unfinished Business

None.

5. New Business

a. DRB-1144-2024 - 35 Office Park Way Unit A - Alterations and Additions

Melissa Paul-Leto, Principal Planner, presented the alteration and additions of 35 Office Park Road, Suite #2 for the proposed conversion of the existing Nectar Restaurant into One Hot Mamas BBQ, as well as converting the existing Marley's Shrimp and Burger Shack into Hilton Head Surf Shack Grille (located in the same building). The proposed exterior work includes repainting the entire building, new signage, adding a smoker near the kitchen's rear access, adding columns and a low-sloped metal roof over the patio space, siding changes, height changes to the wood terrace, the addition of outdoor benches, and the removal of several planters.

Applicant Brent Robinson, Architect, elaborated on the designs and answered questions. Mr. Parker questioned the color of the trim and the roll-down shutters for the outdoor bar area, the design of the outdoor benches, the quantity and brightness of exterior lighting, and the lighting for the signage. Mr. Brandenburg questioned the bright red colors of the outdoor furniture and the palms currently in the planters. Ms. Fitzpatrick expressed her preference to keep the palms, questioned the landscaping plans, and requested information on the large pig image cutout proposed for visitor engagement. Mr. Theodore inquired about the bench angles, elevation, landscaping, and stairs. Ms. Lippert inquired

about heaters and fans on the outdoor patio, reclaimed wood, and masking exterior equipment. Mr. Carstens disapproved of the fire ledge as an entry element, questioned the string lights, and the smoker screening.

Ms. Lippert made a Motion to approve with the following conditions: review staff comments, include signage details, include the design for the break in the bench, a landscaping plan that shows what is new vs. existing and including soft edges, provide details of the photo-op pig including its size, include all lighting cuts and heaters, study the light selections, clarify the extent of reclaimed lumber locations, study potentially integrating lights into the benches, provide the color of the roll-down shutters (no black will be approved for any elements), study the fire ledge, study the site circulation, provide details of the smoker's screening, and study the lighting and spacing on facades for lighting. Mr. Parker seconded. The Motion passed unanimously.

b. DRB-001156-2024 - 103 Indigo Run - Conceptual

Ms. Paul-Leto presented the conceptual review of the signage for 103 Indigo Run Drive, located at the corner of Marshland Road and Golden Bear Way.

Applicant Sean Congleton, from Sign D'sign, discussed the design of the signage and answered questions. The Board members raised concerns about the size and placement of the sign, confusing verbiage, colors, lighting, and landscaping.

Ms. Pastor made a Motion to approve with the following conditions: provide an existing lighting plan, show the placement of the sign within the flower bed, and verbiage changes. Ms. Fitzpatrick made an amendment to include the removal of the existing signage. Mr. Brandenburg seconded. The Motion passed unanimously.

c. DRB-001163-2024 - Spanish Wells Entry - Conceptual

Mr. Theodore recused himself and left the dias. Ms. Paul-Leto presented the conceptual review of the Spanish Wells Entry improvements. The applicant proposed demolishing the existing stucco wall and columns (including footings, signage, light fixtures, and associated conduits), as well as removing the existing water line underneath the stucco.

Applicant David McAllister, from Wood + Partners Inc., discussed the proposed demolition and answered questions. The Board members discussed the landscaping, walls along the roads, lantern fixtures, and the mounting and visibility of security cameras.

Mr. Parker made a motion to approve with the following conditions: incorporate staff comments, integrate the security camera into the design if possible to avoid exposed conduit, include landscaping along the backside of the side elements of the fence to provide full coverage, and review the plant selections to verify they are native species. Ms. Lippert seconded. The motion passed unanimously.

6. Public Comment - Non Agenda Items

None.

7. Board Business

This will be Mr. Brandenburg's last meeting due to a family medical emergency.

8. Staff Reports

Ms. Paul-Leto provided the DRB members with orientation binders, and informed them of an upcoming MASC training session the following day.

9. Adjournment

The meeting was adjourned at 4:04 p.m.

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

**1014 William Hilton
Parkway
Mural
September 10th, 2024
DRB-001202-2024**



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: Alan Wolf Company: SEK Group
Mailing Address: 9A Hunter Rd City: HHI State: SC Zip: 29926
Telephone: 843 226 2840 Fax: _____ E-mail: awolf@sekgroup.com
Project Name: Concours of HHI / Local Legend Brewery Project Address: 1014 William Hilton Parkway
Parcel Number [PIN]: R 5 5 2 0 1 5 0 0 0 0 2 5 3 0 0 0 0
Zoning District: Light Commercial 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

X Alteration/Addition
____ Sign

Submittal Requirements for *All* projects:

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

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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

SIGNATURE

DATE

**1014 William Hilton
Parkway
PLAN SET**

PRE-RENOVATION EXTERIOR



MURAL APPROXIMATE SIZE 37' x 10'



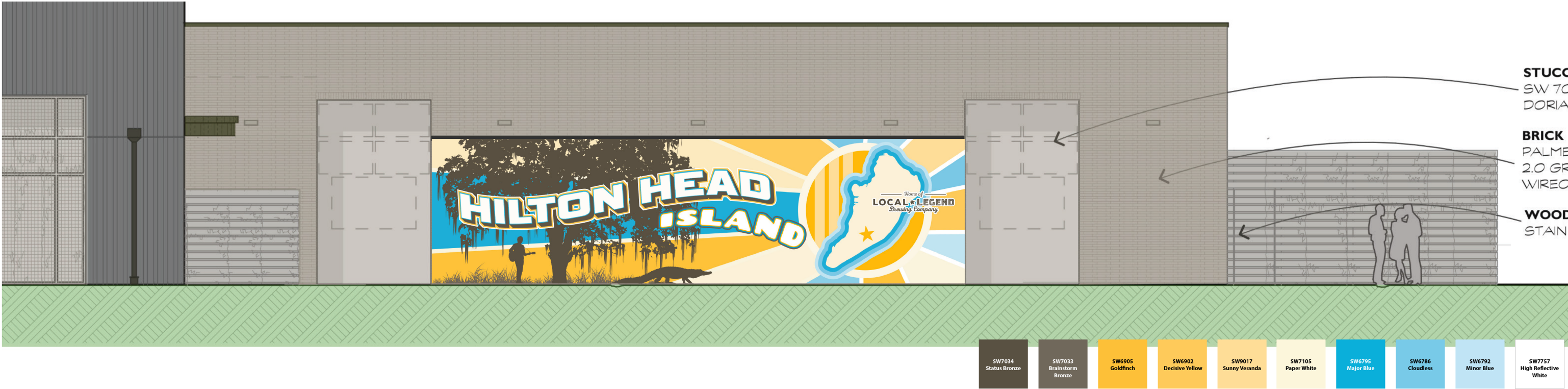
MAGENTA BOXES INDICATE APPROXIMATE LOCATION AND SHAPE OF PROPOSED MURAL - DIMENSIONS SHOWN HERE ARE NOT TO SCALE AND NOT EXACT



AS VIEWED FROM REAR OF BUILDING ALONG DUNNAGANS ALLEY; NOT PICTURED: A FENCE APPROX 48" TALL WILL BE SURROUNDING THE BEER GARDEN

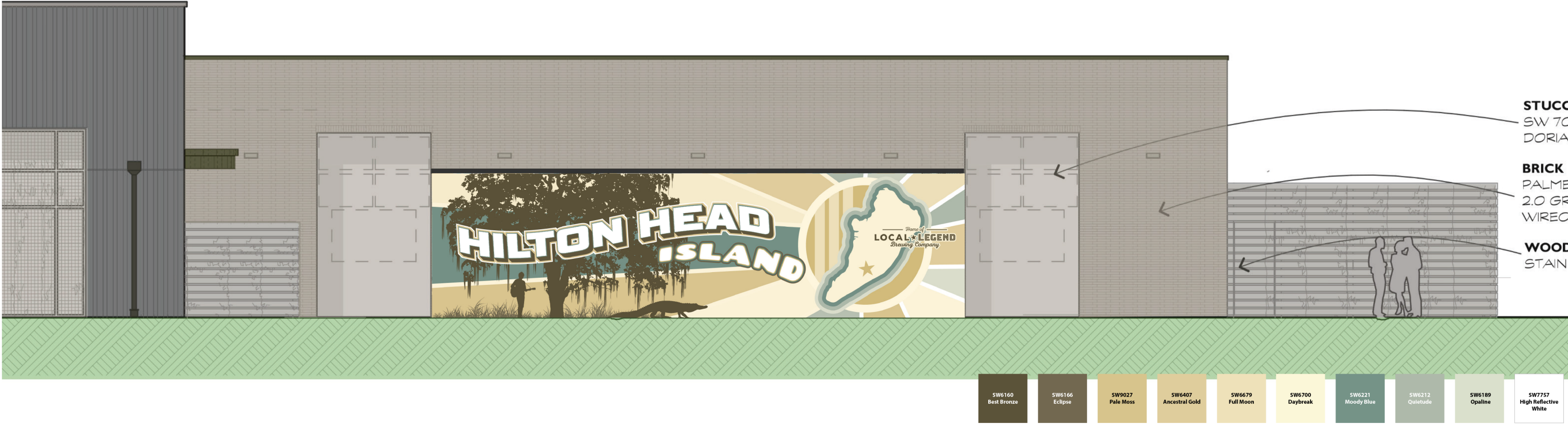
MURAL APPROXIMATE SIZE 37' x 10'

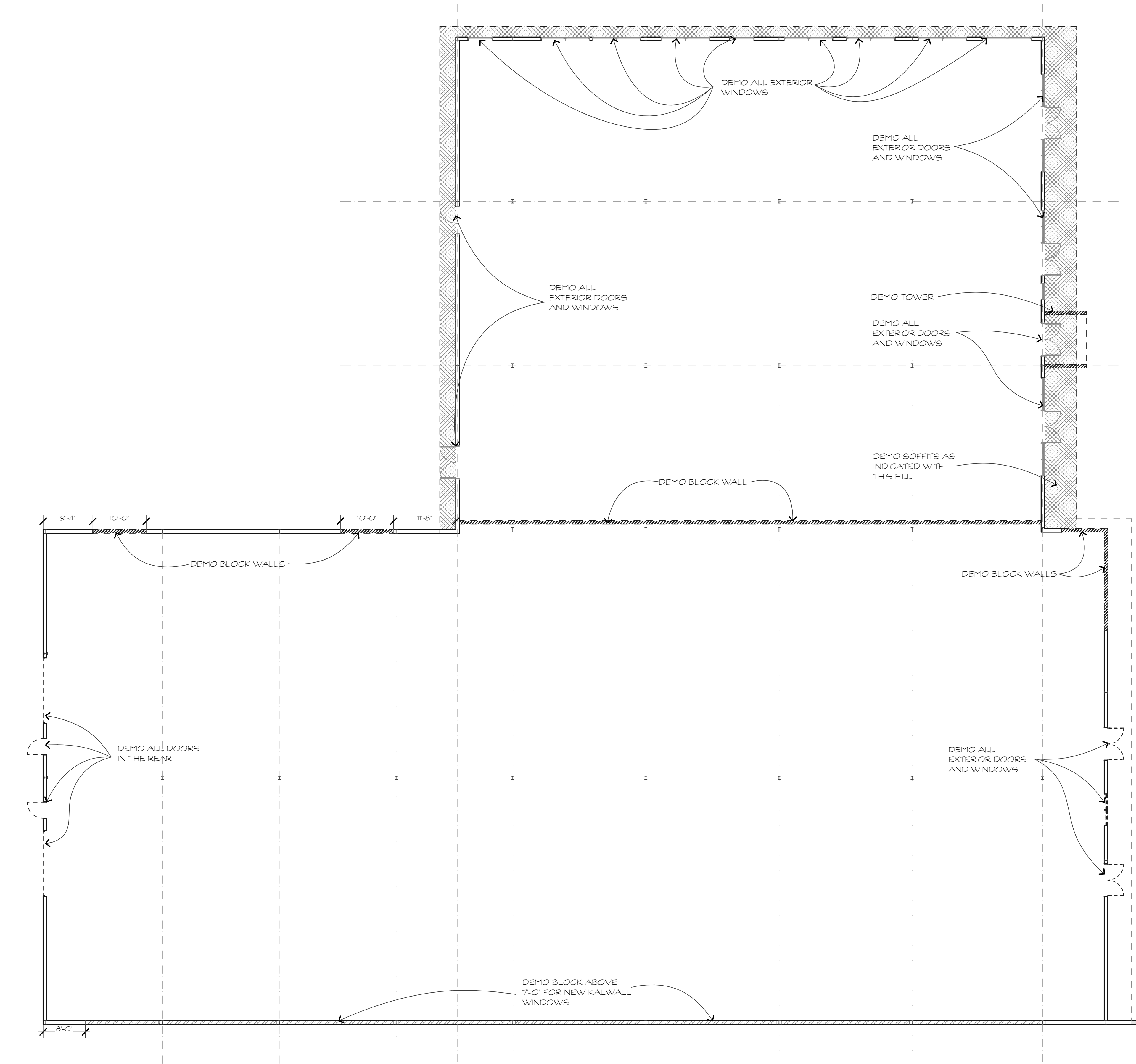
Preferred Design



MURAL APPROXIMATE SIZE 37' x 10'

Backup Design





DEMO FLOOR PLAN

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

1
A.I.0

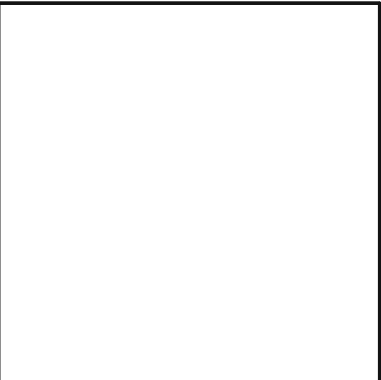
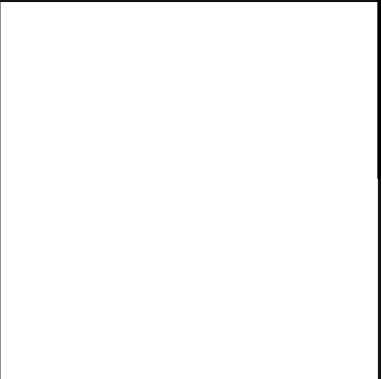
parkdesigngrouparchitects

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pdg

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FINAL DRB SET

A RENOVATION FOR A NEW BREWERY/
CAR STORAGE AT:
1014 WILLIAM HILTON PKWY
HILTON HEAD ISLAND, S.C.

REVISIONS	

DRAWN BY
TP

CHECKED BY
TP

DATE OF ISSUE:
10/05/23

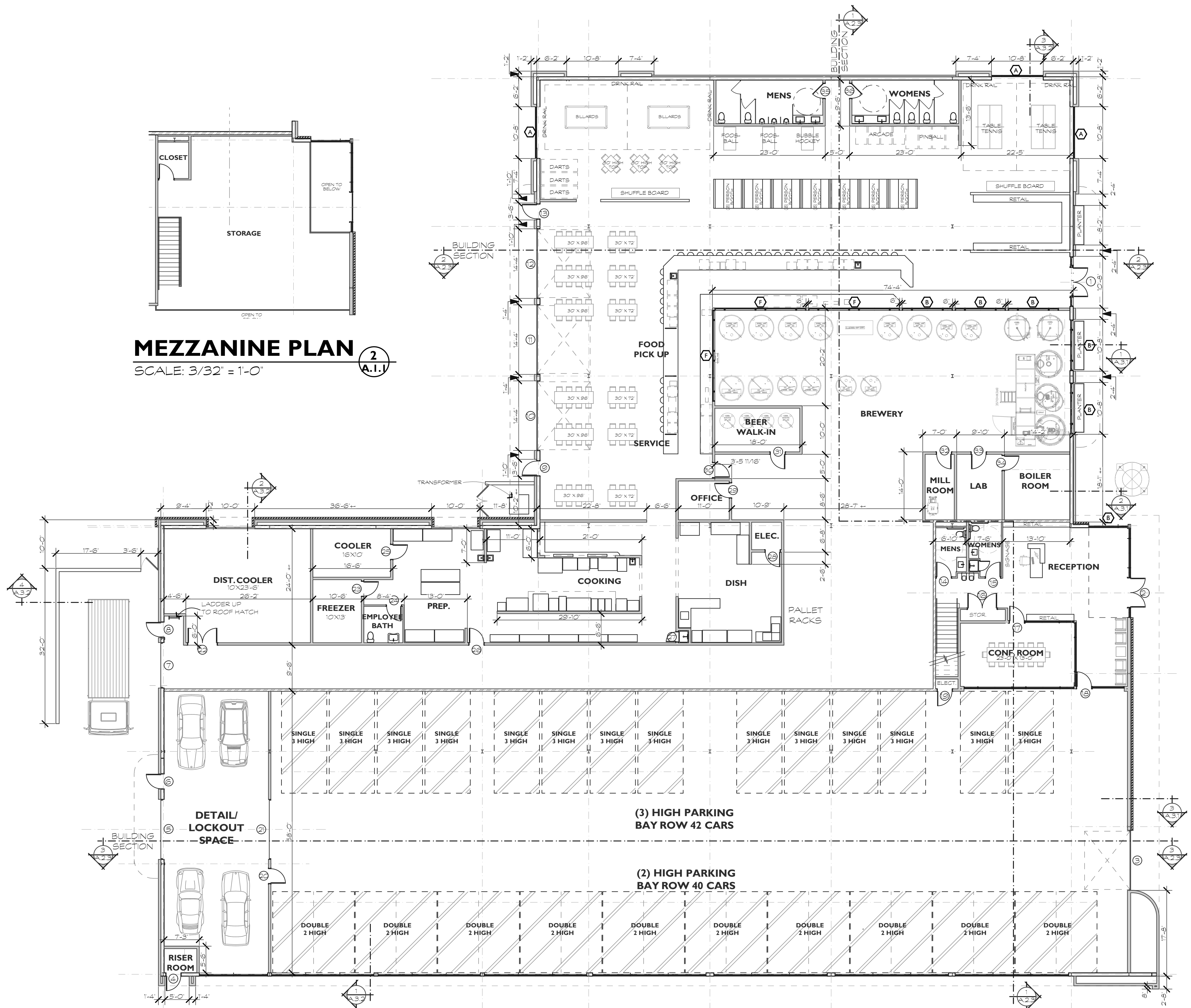
SCALE

JOB NO.

SHEET

A.I.0

OF SHEETS



MEZZANINE PLAN

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

2
A.I.I.

FIRST FLOOR PLAN

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

1
A.I.I.

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FINAL DRB
SET

A RENOVATION FOR A NEW BREWERY/
CAR STORAGE AT:
1014 WILLIAM HILTON PKWY
HILTON HEAD ISLAND, S.C.

REVISIONS

DRAWN BY
TP

CHECKED BY
TP

DATE OF ISSUE:
10/05/23

SCALE

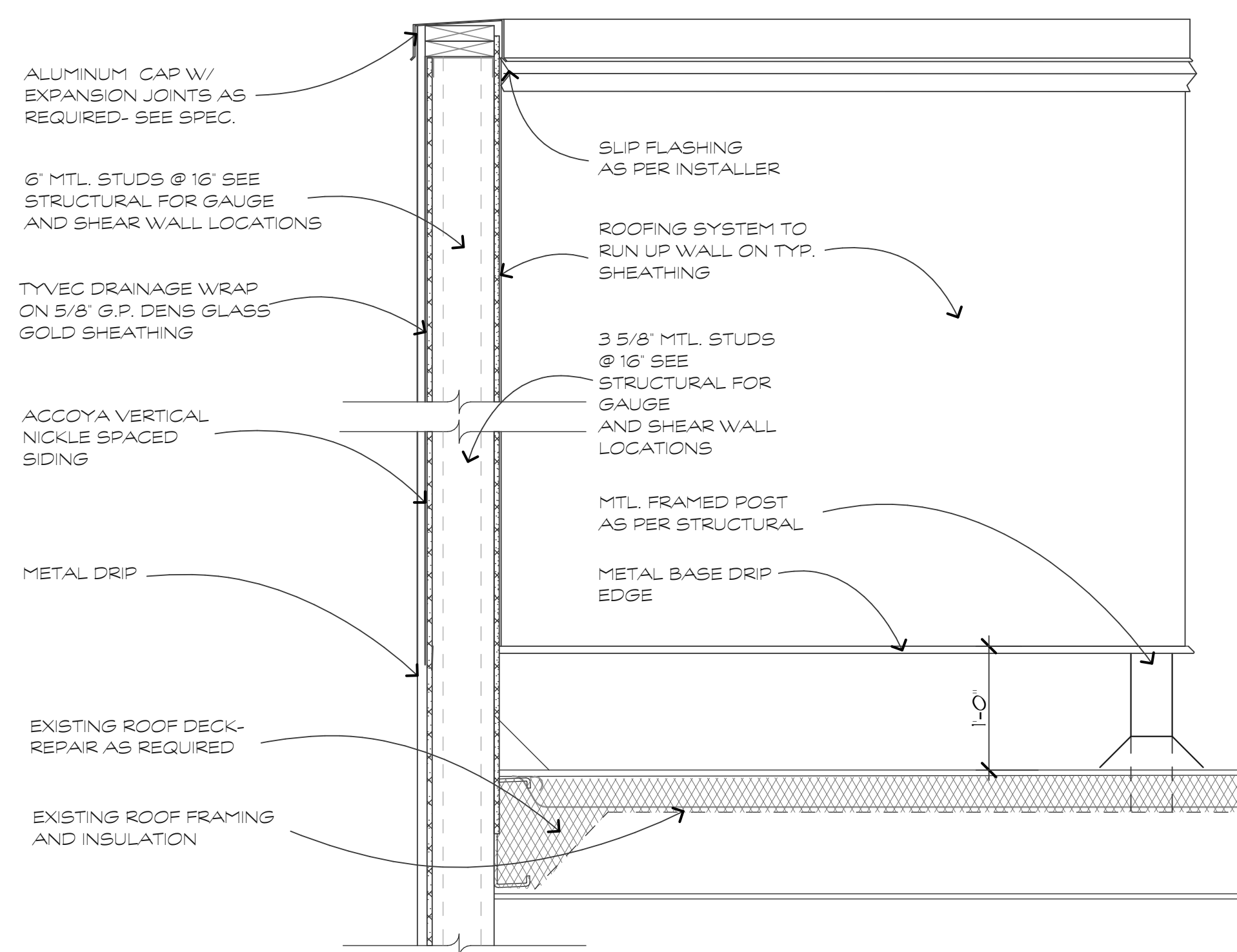
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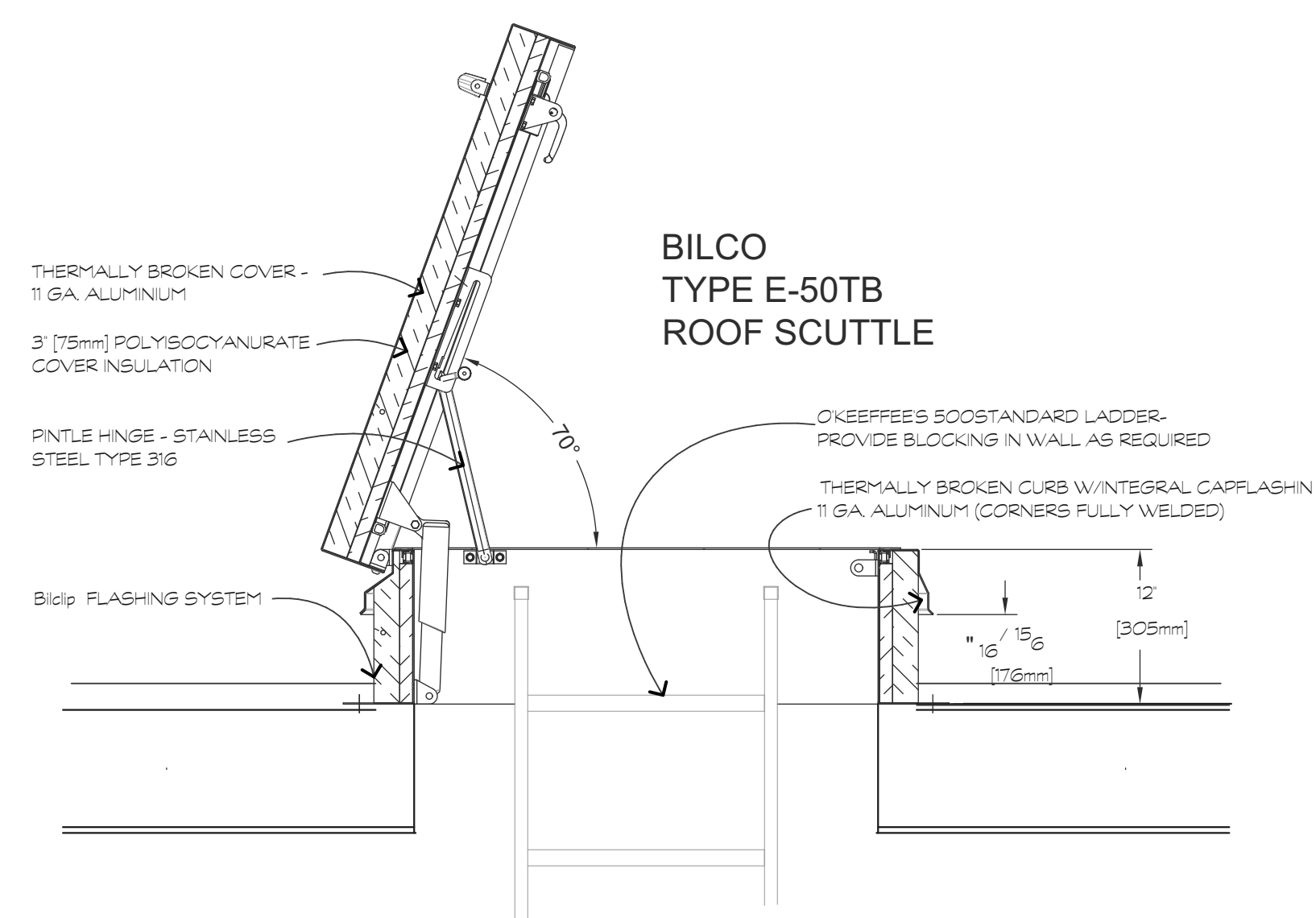
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Prepared by		Notes		Date	





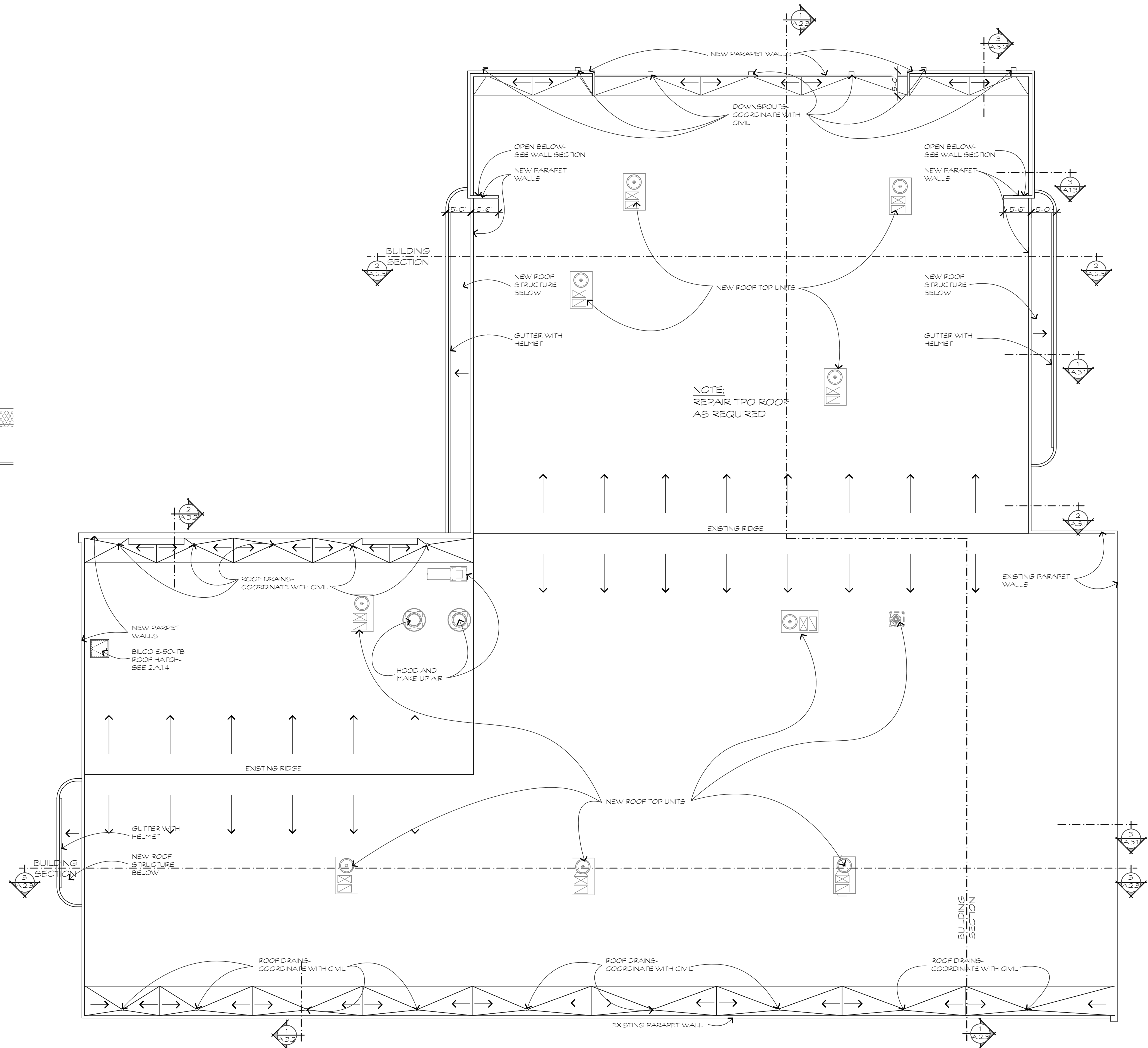
PARAPET WALL DETAIL

SCALE: 1" = 1'-0"



ROOF PLAN

SCALE: 1" = 1'-0"



ROOF PLAN

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

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FINAL DRB SET

**CAR STORAGE AT:
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HILTON HEAD ISLAND, S.C.**

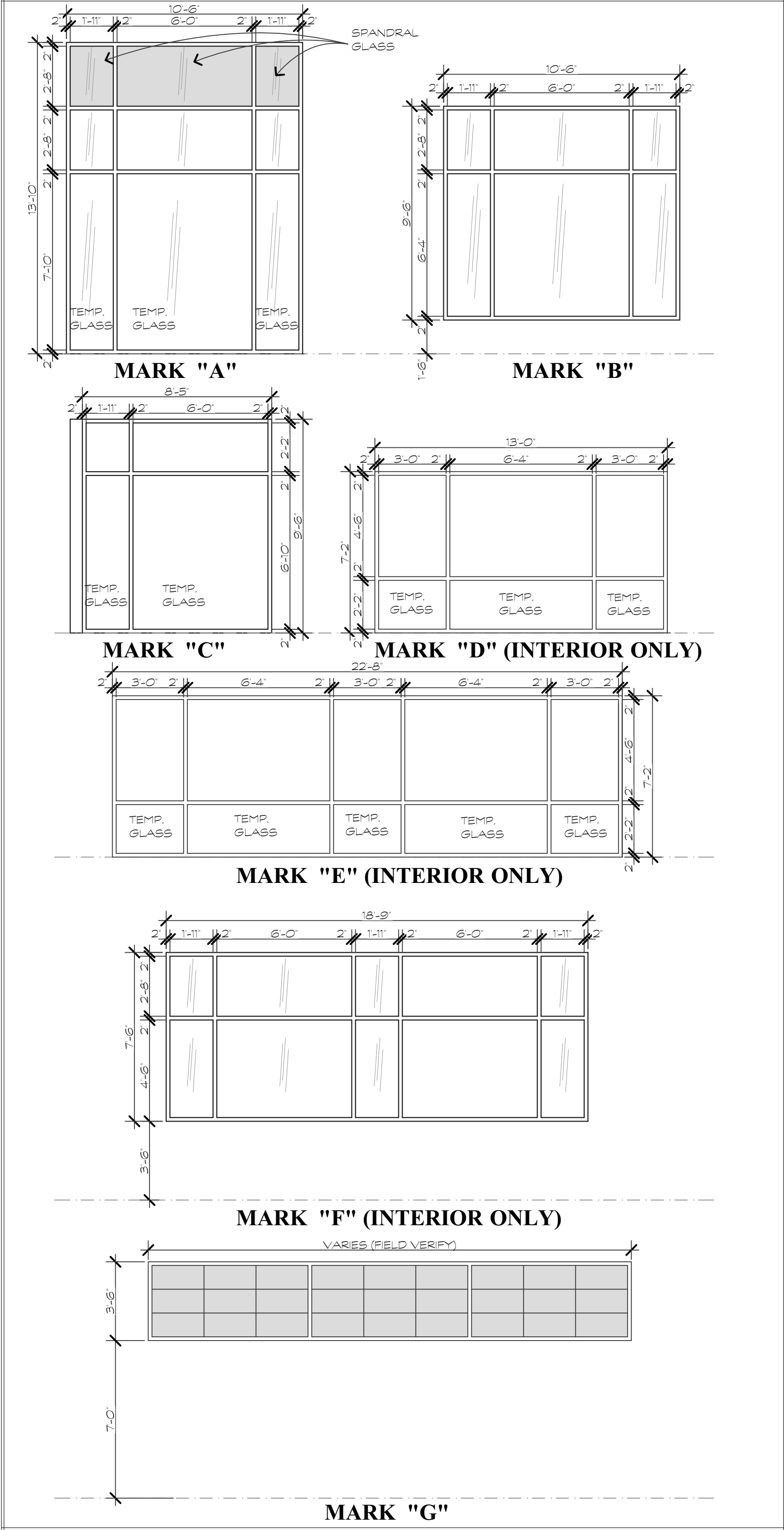
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DATE OF ISSUE:
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OF SHEETS

WINDOW SCHEDULE

MARK	TYPE	MFG. NUMBER	SIZE	REMARKS
A	STOREFRONT	YKK-YHS 50TU	10'-6" X 13'-10"	
B	STOREFRONT		10'-6" X 9'-6"	
C	STOREFRONT		8'-5" X 9'-6"	
D	STOREFRONT		13'-0" X 7'-2"	
E	STOREFRONT		22'-8" X 7'-2"	
F	STOREFRONT		18'-9" X 7'-6"	
G	KALWALL		VARIES X 3'-6"	

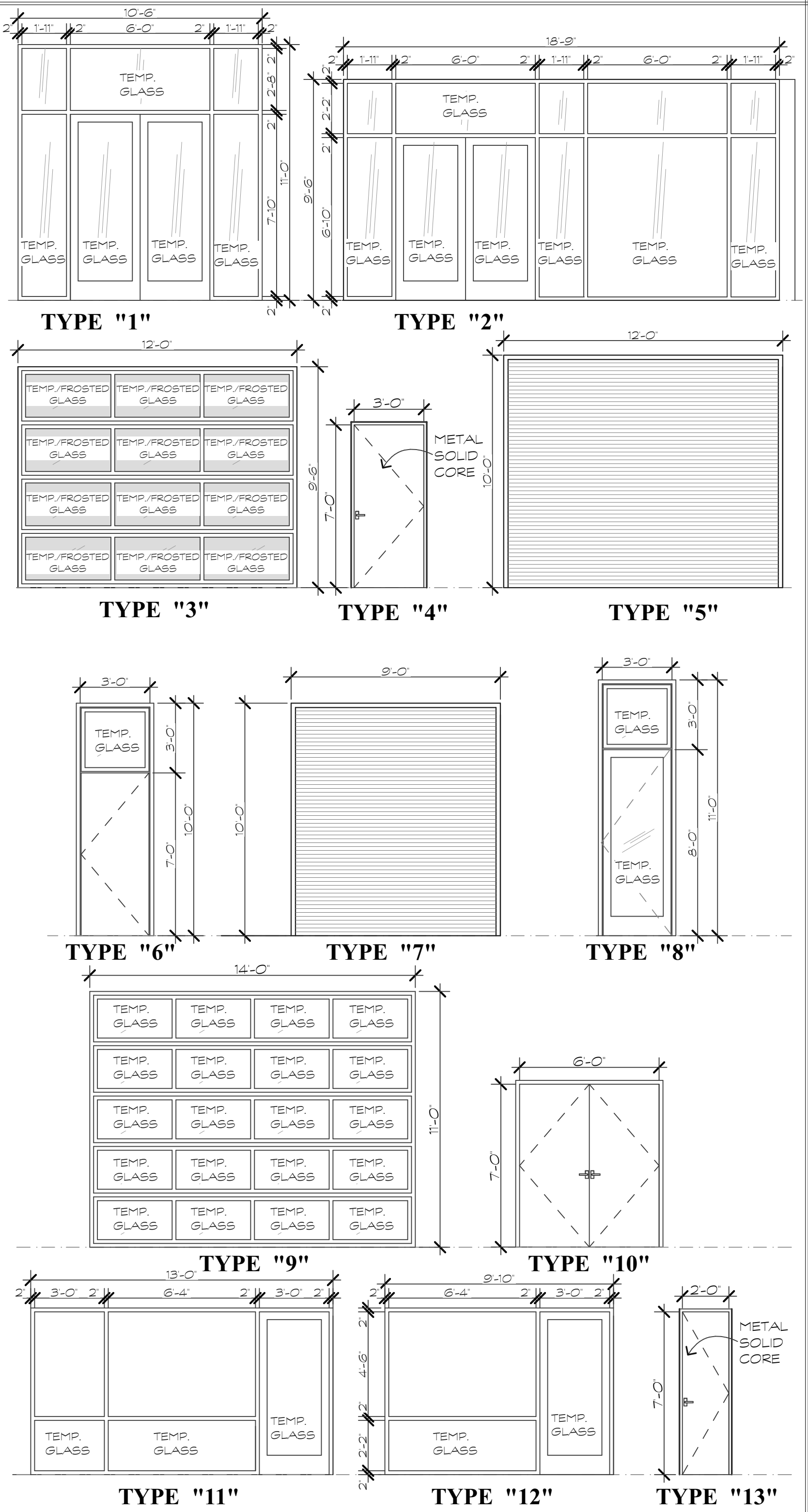
WINDOW ELEVATION KEYS



DOOR & FRAME SCHEDULE

MARK	DOOR				HARDWARE MARK	FRAME		FIRE RATING	REMARKS
	Size	Material / Finish	Type			Mat.	Jamb depth		
	W	H	T						
FIRST FLOOR									
1	6'-0"	8'-0"		ALUM.	1	ALUM.		NA	TRANSOM AND SIDELITES
2	6'-0"	7'-0"		ALUM.	2	ALUM.		NA	TRANSOM AND SIDELITES
3	12'-0"	9'-6"		ALUM.	3	METAL		NA	
4	3'-0"	7'-0"	1 3/4"	METAL	4	METAL		NA	
5	12'-0"	10'-0"		METAL	5	METAL		NA	
6	3'-0"	7'-0"	1 3/4"	METAL	6	METAL		NA	3'-0" TRANSOM
7	9'-0"	10'-0"		METAL	7	METAL		NA	
8	3'-0"	7'-0"	1 3/4"	METAL	6	METAL		NA	3'-0" TRANSOM
9	3'-0"	8'-0"		ALUM.	8	ALUM.		NA	3'-0" TRANSOM
10	14'-0"	11'-0"		ALUM.	9	ALUM.		NA	
11	14'-0"	11'-0"		ALUM.	9	ALUM.		NA	
12	14'-0"	11'-0"		ALUM.	9	ALUM.		NA	
13	3'-0"	8'-0"		ALUM.	8	ALUM.		NA	3'-0" TRANSOM
14	3'-0"	7'-0"	1 3/4"	WOOD	4	METAL		NA	
15	3'-0"	7'-0"	1 3/4"	WOOD	4	METAL		NA	
16	6'-0"	7'-0"	1 3/4"	WOOD	10	METAL		NA	
17	3'-0"	7'-0"	1 3/4"	WOOD	11	METAL		NA	FULLITE AND SIDELITES
18	3'-0"	7'-0"	1 3/4"	WOOD	12	METAL		NA	FULLITE AND SIDELITES
19	3'-0"	7'-0"	1 3/4"	WOOD	4	METAL		NA	
20	6'-0"	7'-0"	1 3/4"	WOOD	4	METAL		NA	
21	12'-0"	10'-0"		METAL	5	METAL		NA	
22	6'-0"	7'-0"	1 3/4"	WOOD	10	METAL		NA	
23	3'-0"	7'-0"	1 3/4"	WOOD	4	METAL		NA	
24	3'-0"	7'-0"	1 3/4"	WOOD	4	METAL		NA	
25	3'-0"	7'-0"	1 3/4"	WOOD	4	METAL		NA	
26	3'-0"	7'-0"	1 3/4"	WOOD	4	METAL		NA	
27	2'-0"	7'-0"	1 3/4"	WOOD	13	METAL		NA	
28	3'-0"	7'-0"	1 3/4"	WOOD	4	METAL		NA	
29	3'-0"	7'-0"	1 3/4"	WOOD	4	METAL		NA	
30	3'-0"	7'-0"	1 3/4"	WOOD	4	METAL		NA	
31	3'-0"	7'-0"	1 3/4"	METAL	4	METAL		NA	
32	3'-0"	7'-0"	1 3/4"	METAL	4	METAL		NA	
33	3'-0"	7'-0"	1 3/4"	METAL	4	METAL		NA	
34	3'-0"	7'-0"	1 3/4"	METAL	4	METAL		NA	
35	3'-0"	7'-0"	1 3/4"	METAL	4	METAL		NA	
36	3'-0"	7'-0"	1 3/4"	METAL	4	METAL		NA	

DOOR & FRAME ELEVATION KEYS



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FINAL DRB SET

A RENOVATION FOR A NEW BREWERY/ CAR STORAGE AT:

1014 WILLIAM HILTON PKWY

HILTON HEAD ISLAND, S.C.

REVISIONS	

DRAWN BY TP

CHECKED BY TP

DATE OF ISSUE: 10/05/23

SCALE

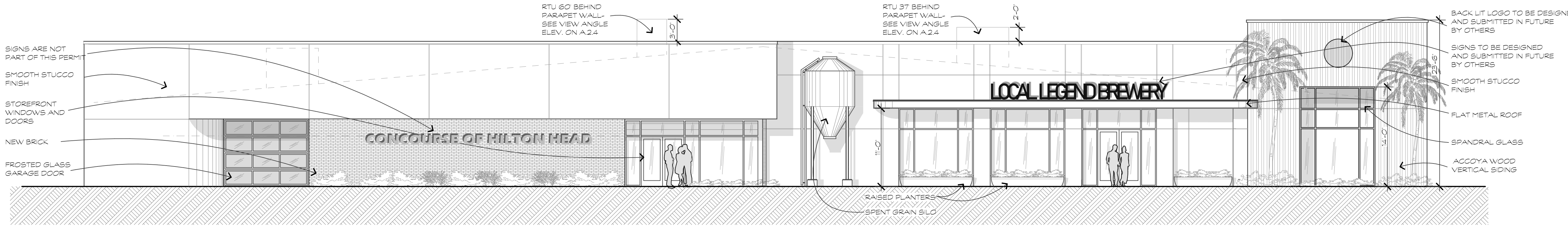
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SHEET

A.1.4

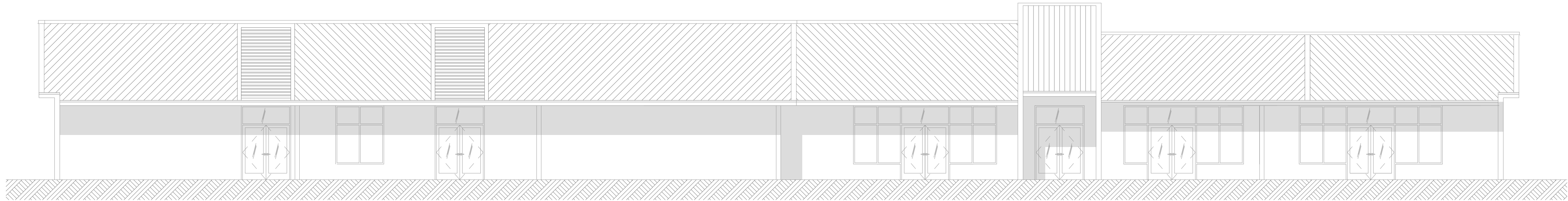
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Page 18 of 75



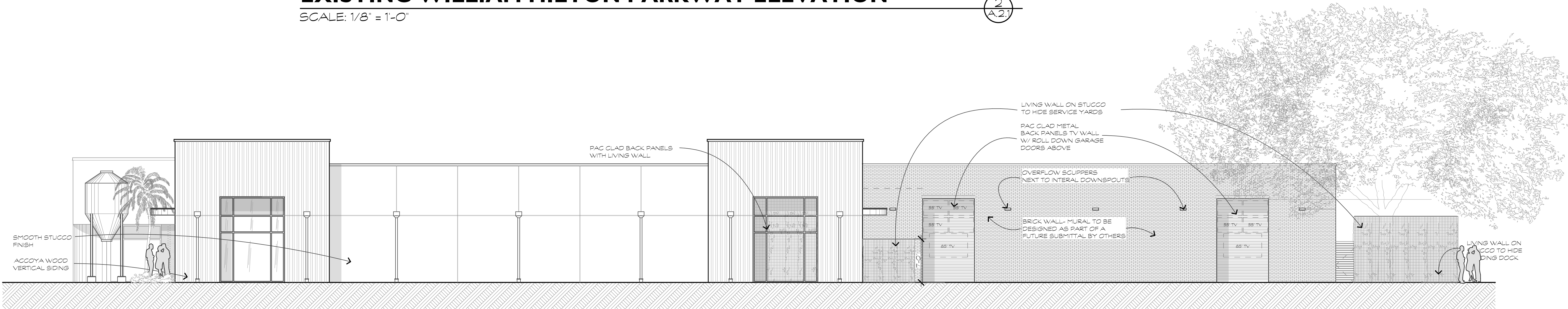
NEW WILLIAM HILTON PARKWAY ELEVATION

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



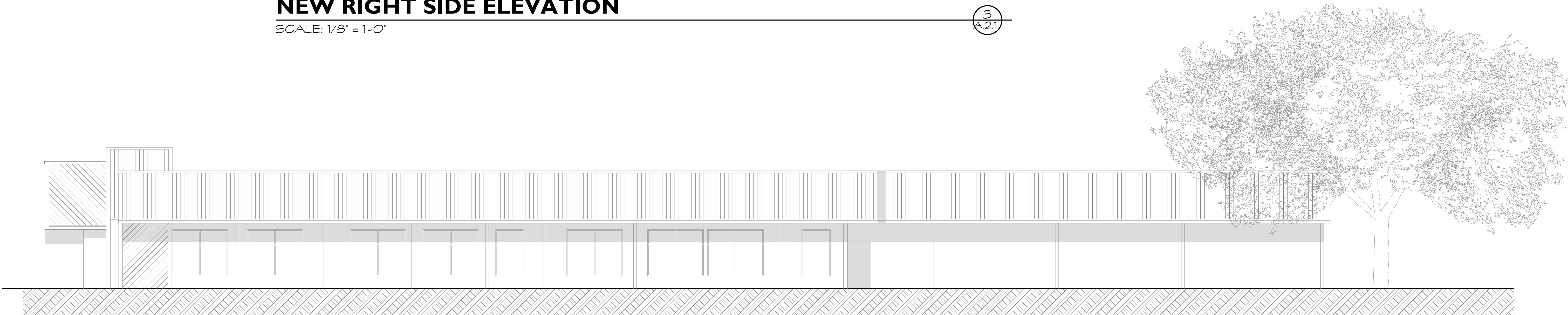
EXISTING WILLIAM HILTON PARKWAY ELEVATION

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



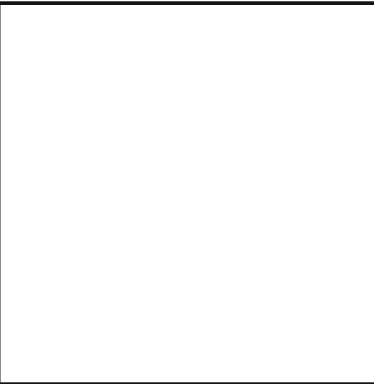
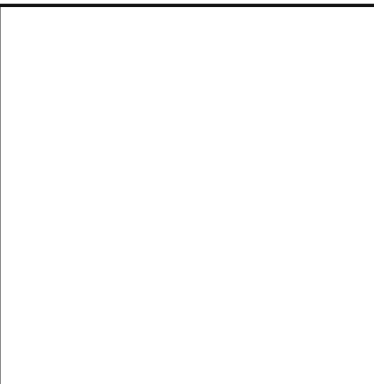
NEW RIGHT SIDE ELEVATION

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

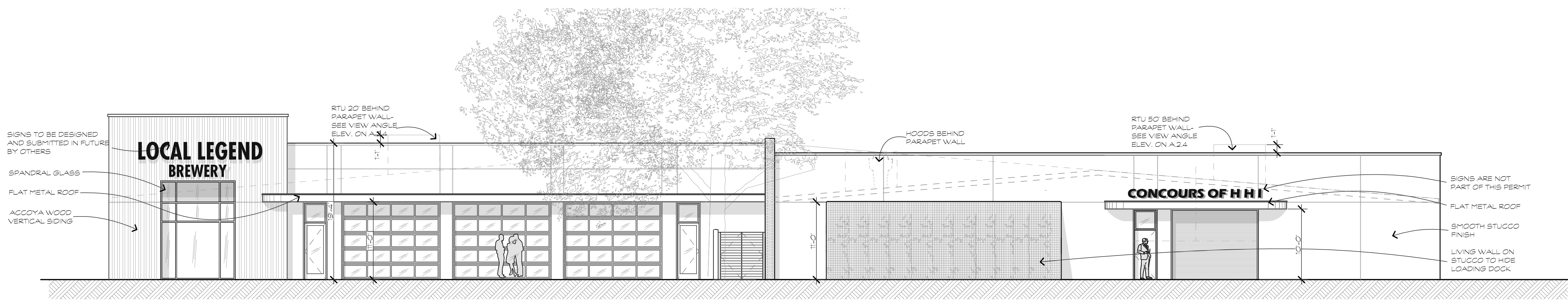


EXISTING RIGHT SIDE ELEVATION

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



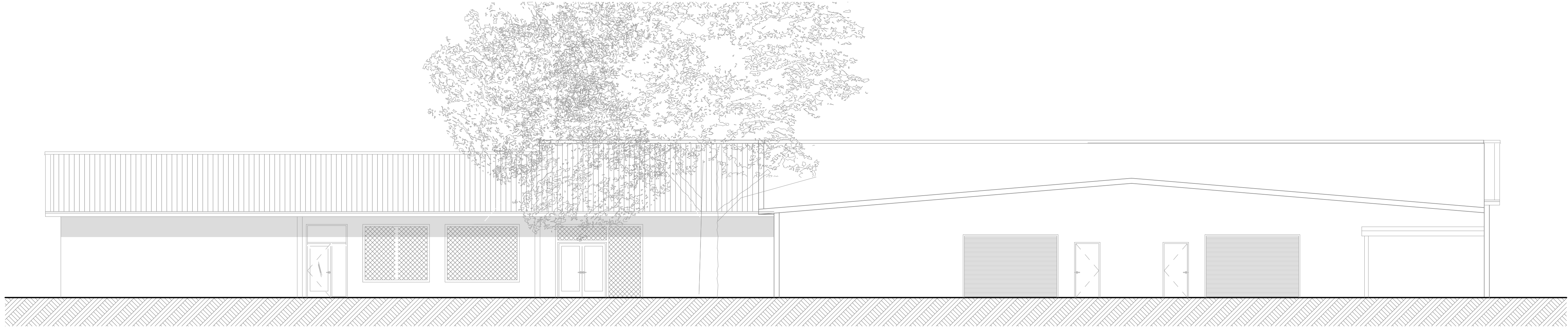
REVISIONS	



NEW DUNNIGAN'S ALLEY ELEVATION

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

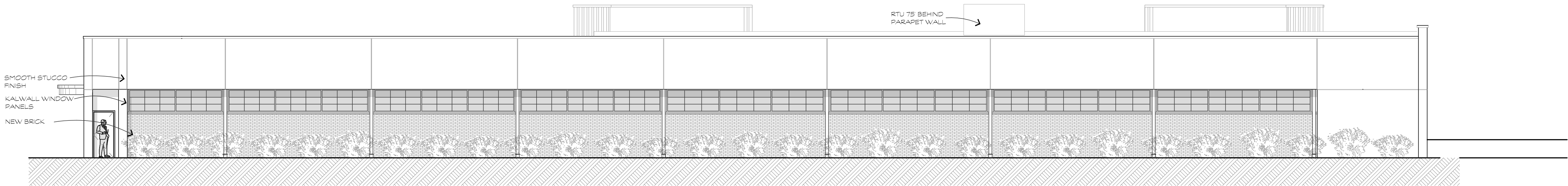
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A.2.2



EXISTING DUNNIGAN'S ALLEY ELEVATION

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

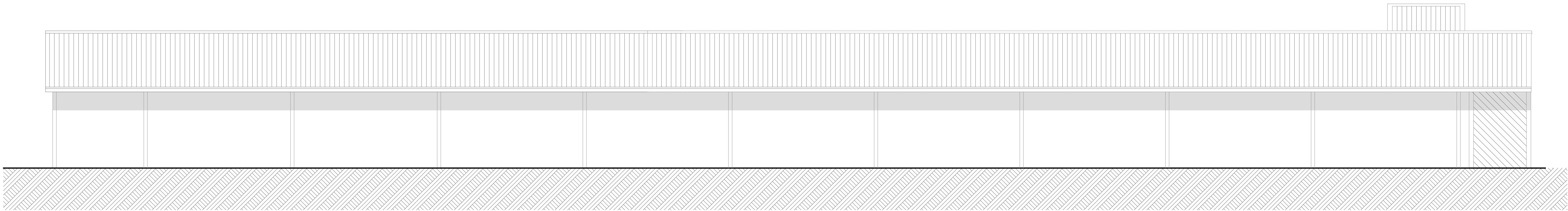
2
A.2.2



NEW LEFT SIDE ELEVATION

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

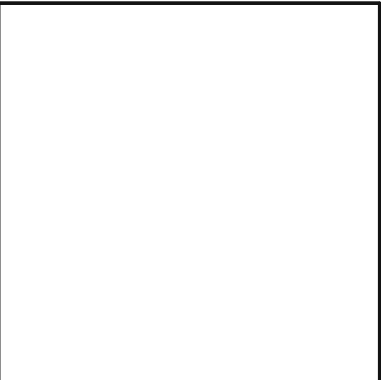
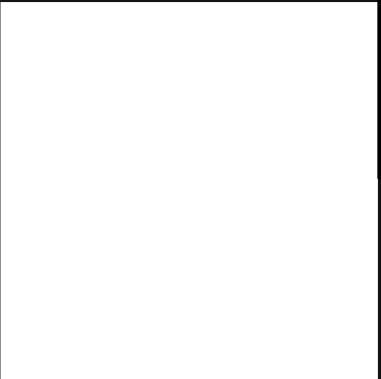
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A.2.2



EXISTING LEFT SIDE ELEVATION

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

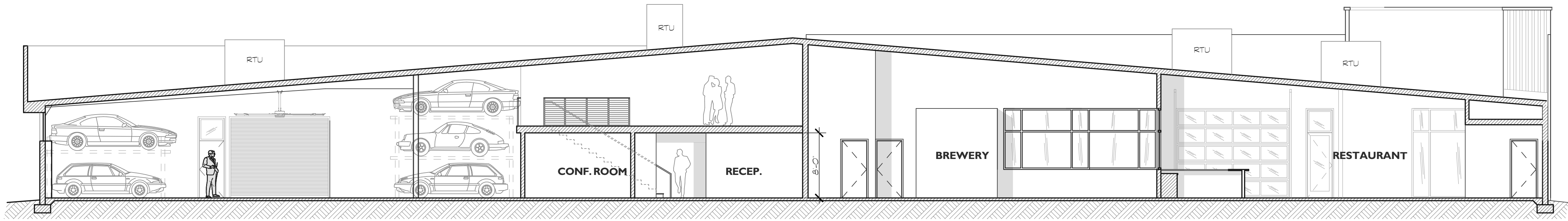
2
A.2.2



FINAL DRB SET	
A RENOVATION FOR A NEW BREWERY/ CAR STORAGE AT:	1014 WILLIAM HILTON PKWY
	HILTON HEAD ISLAND, S.C.

REVISIONS	

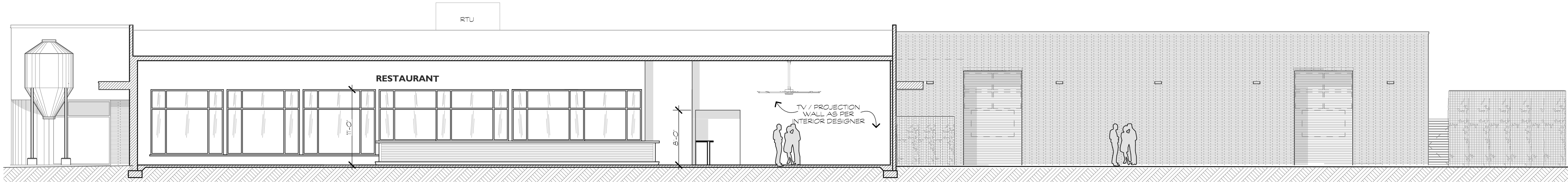
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A.2.2
OF SHEETS



BUILDING SECTION

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

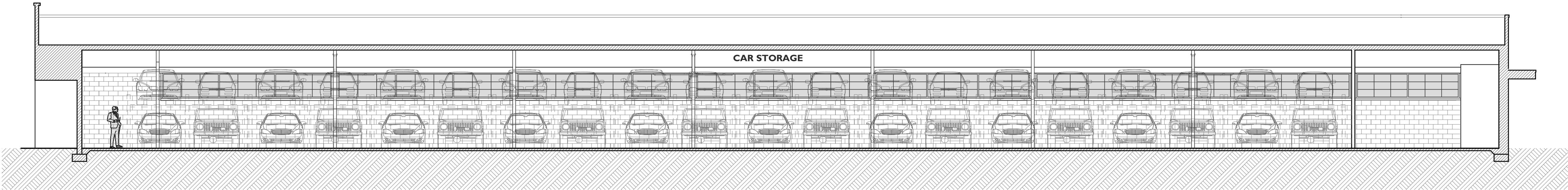
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A.2.3



BUILDING SECTION

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

2
A.2.3

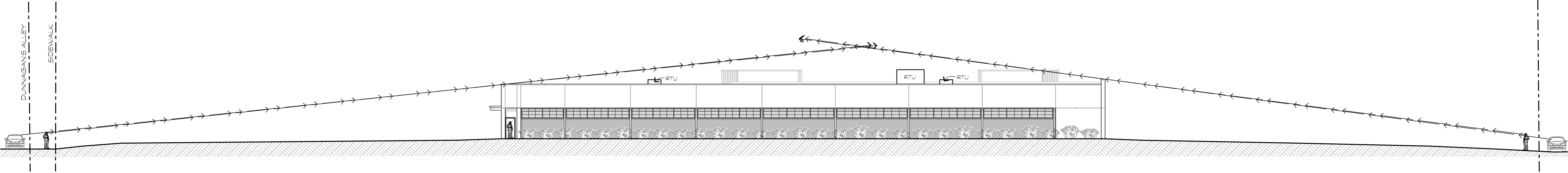


BUILDING SECTION

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

3
A.2.3

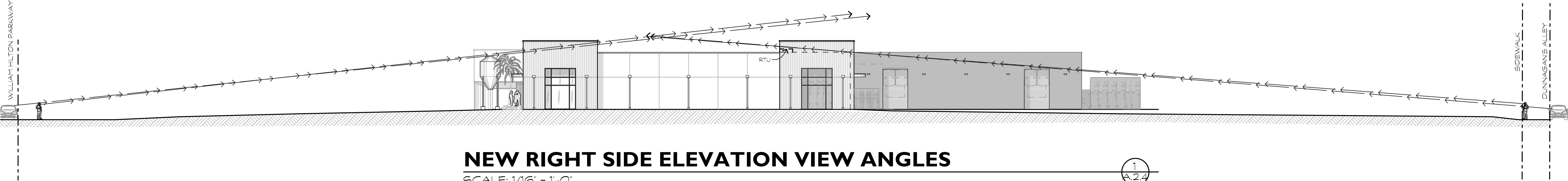
REVISIONS	



NEW LEFT SIDE ELEVATION VIEW ANGLES

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

1
A.2.4



NEW RIGHT SIDE ELEVATION VIEW ANGLES

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

1
A.2.4

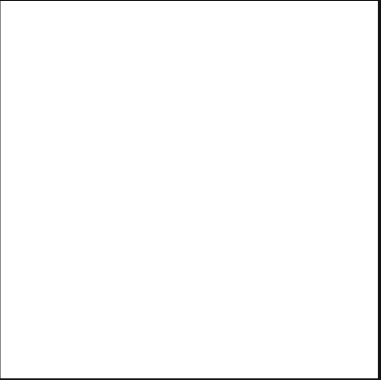
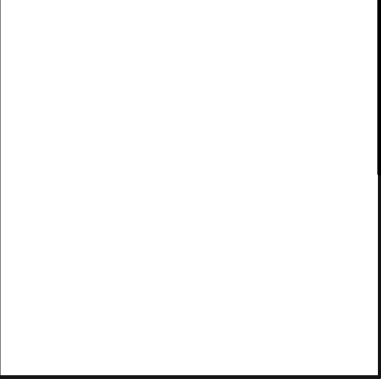
parkerdesigngrouparchitects

847.785.5171 POST OFFICE BOX 5010 HILTON HEAD ISLAND SC 29928

pdg

ARCHITECTS

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FINAL DRB SET

A RENOVATION FOR A NEW BREWERY/
CAR STORAGE AT:
1014 WILLIAM HILTON PKWY
HILTON HEAD ISLAND, S.C.

REVISIONS	

DRAWN BY
TP

CHECKED BY
TP

DATE OF ISSUE:
10/05/23

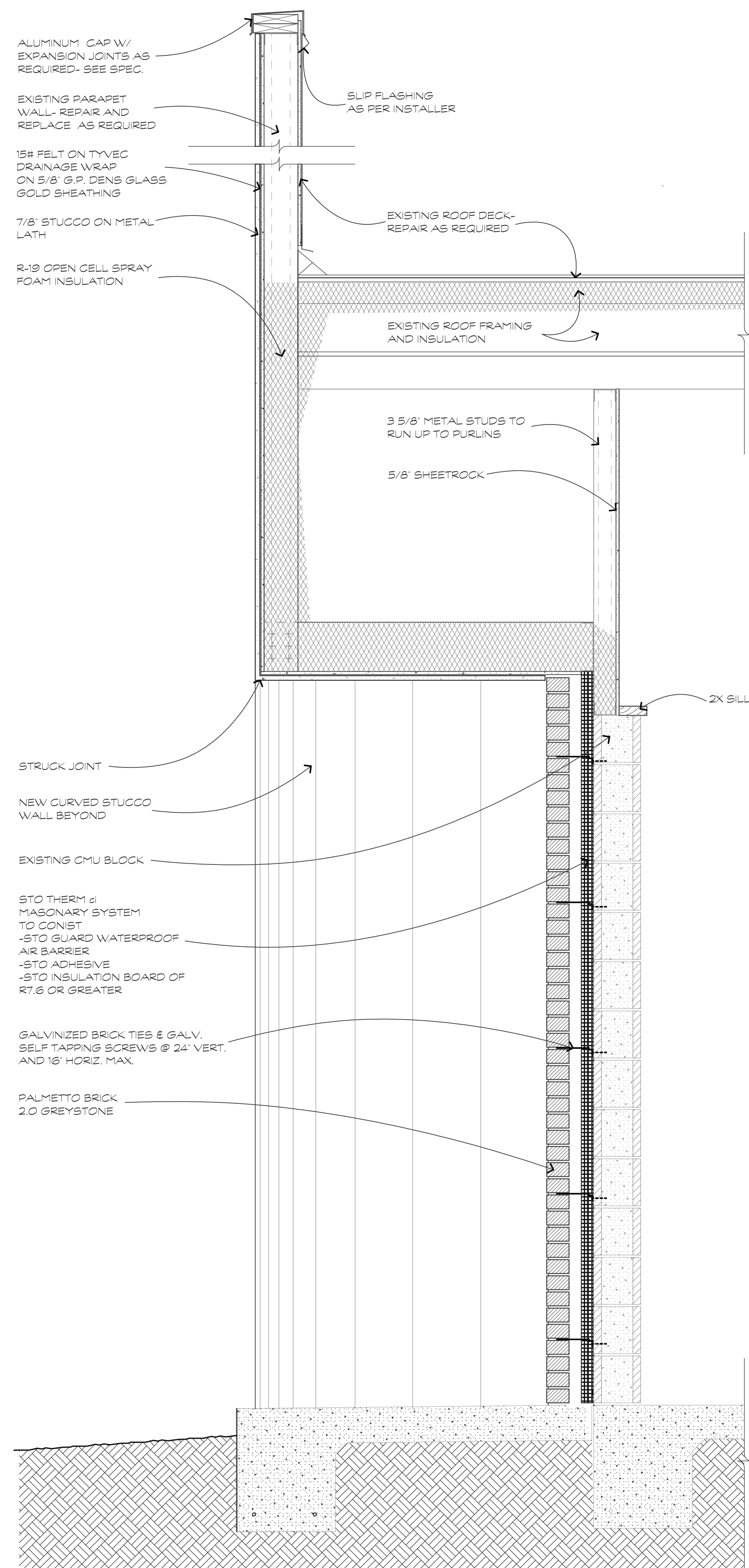
SCALE

JOB NO.

SHEET

A.2.4

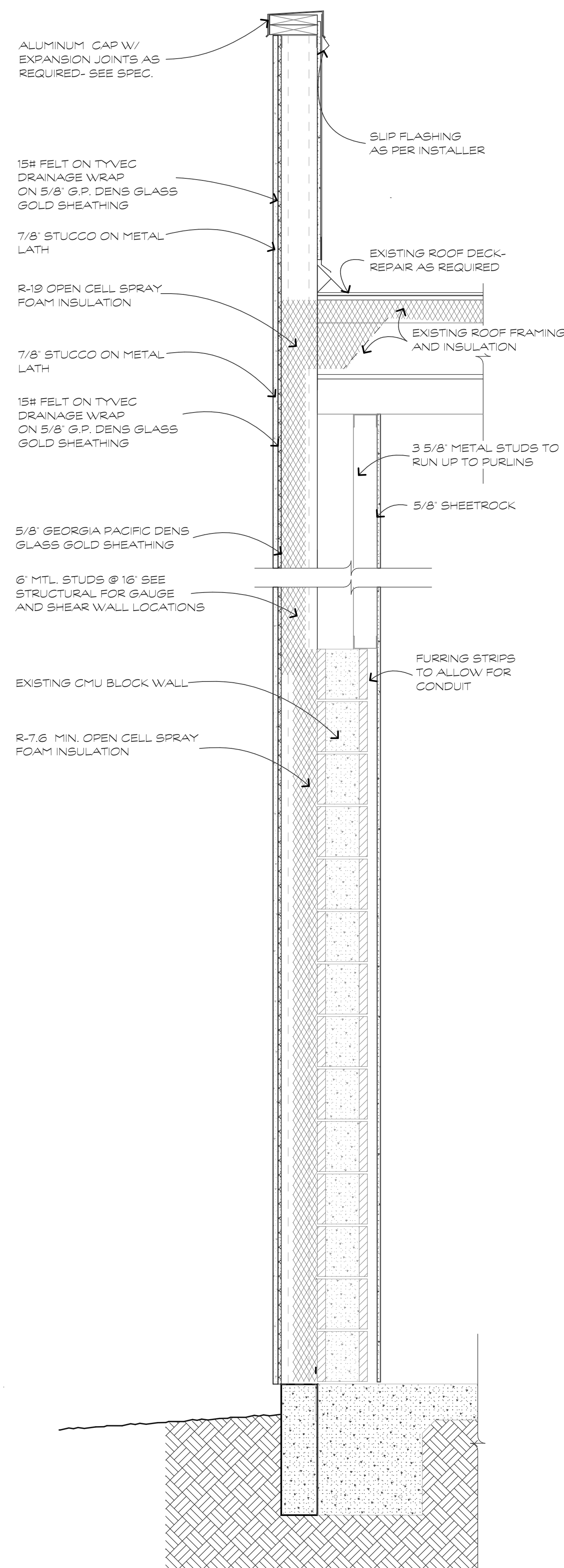
OF SHEETS



ENTRY WALL SECTION

SCALE: 1" = 1'-0"

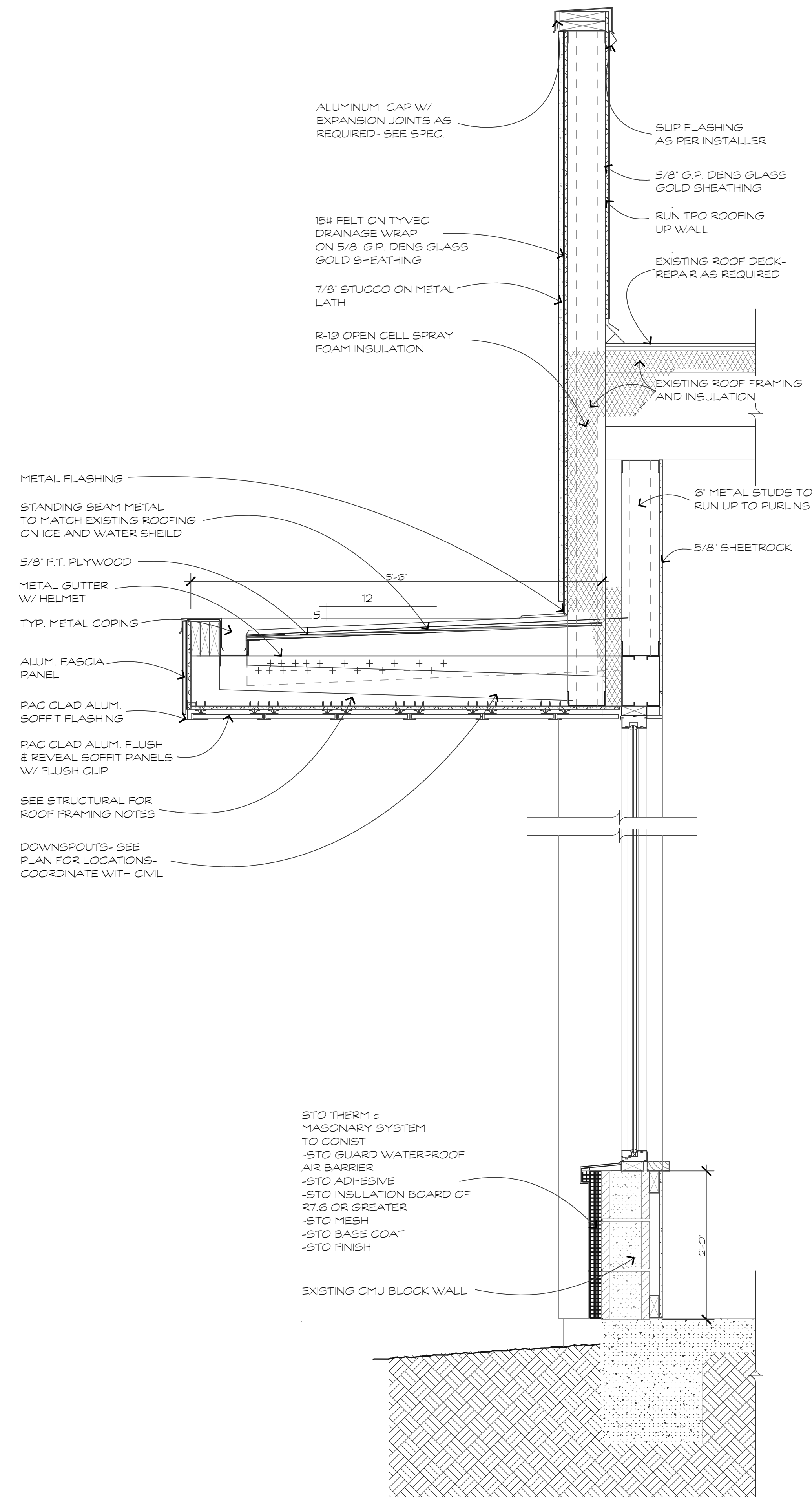
3
A.3.1



WALL SECTION

SCALE: 1" = 1'-0"

2
A.3.1



ENTRY WALL SECTION

SCALE: 1" = 1'-0"

1
A.3.1

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FINAL DRB SET	A RENOVATION FOR A NEW BREWERY/ CAR STORAGE AT: 1014 WILLIAM HILTON PKWY HILTON HEAD ISLAND, S.C.
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[illegible]

DRAWN BY TP
CHECKED BY TP
DATE OF ISSUE: 10/05/23
SCALE
JOB NO.
SHEET

A.3.1

OF SHEETS

SERVICE YARD SECTION

SCALE: 1" = 1'-0"

CORNER WALL SECTION

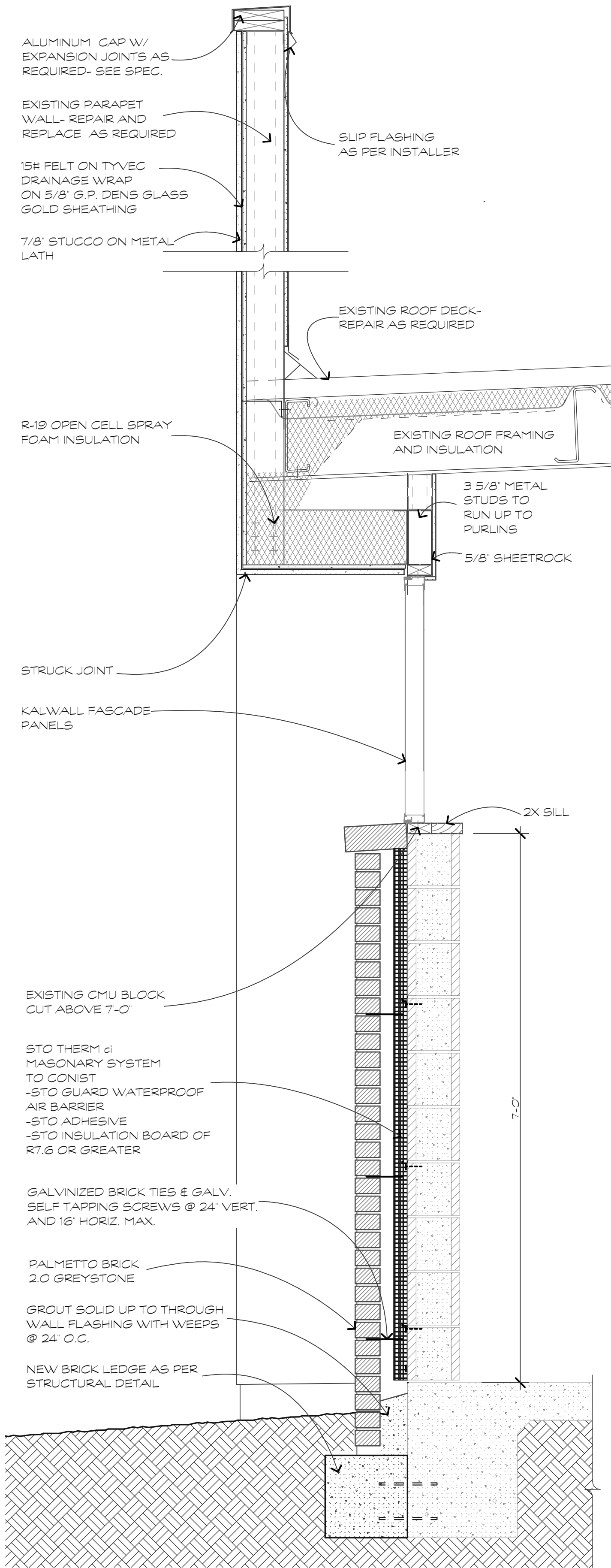
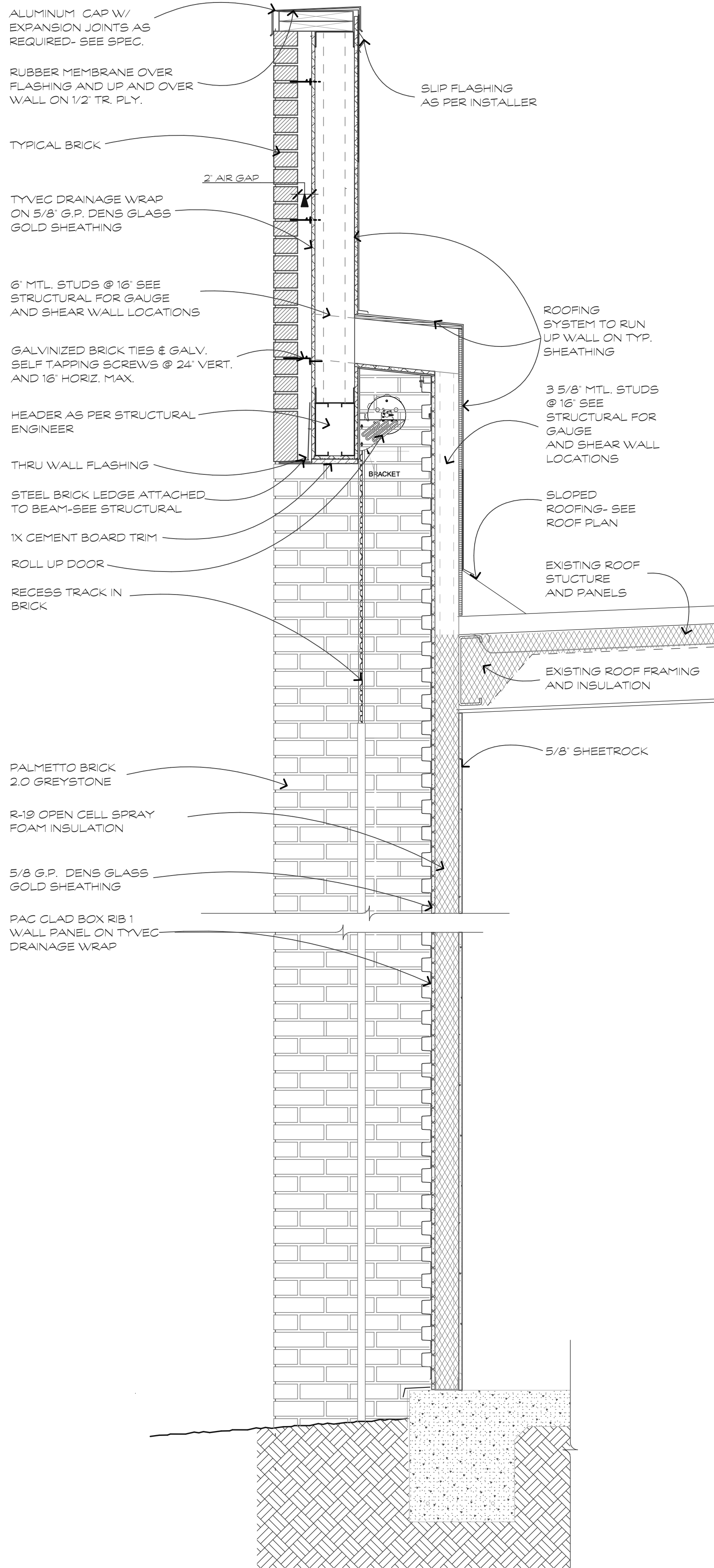
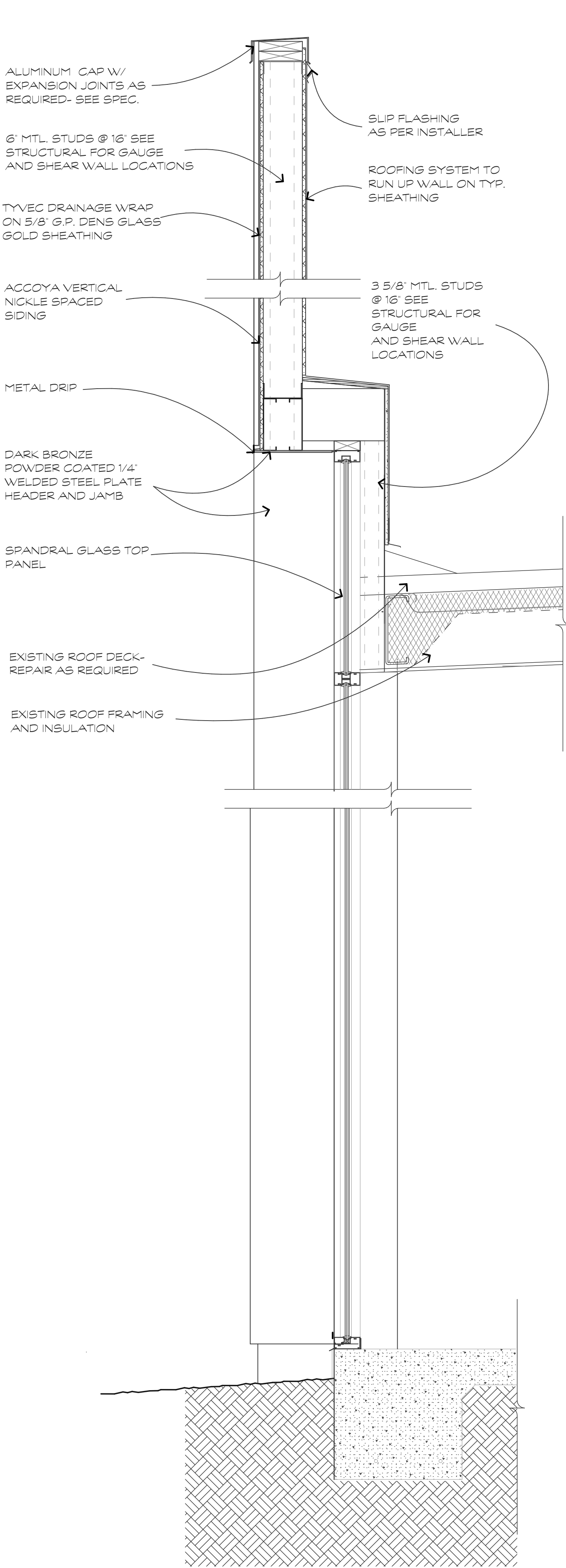
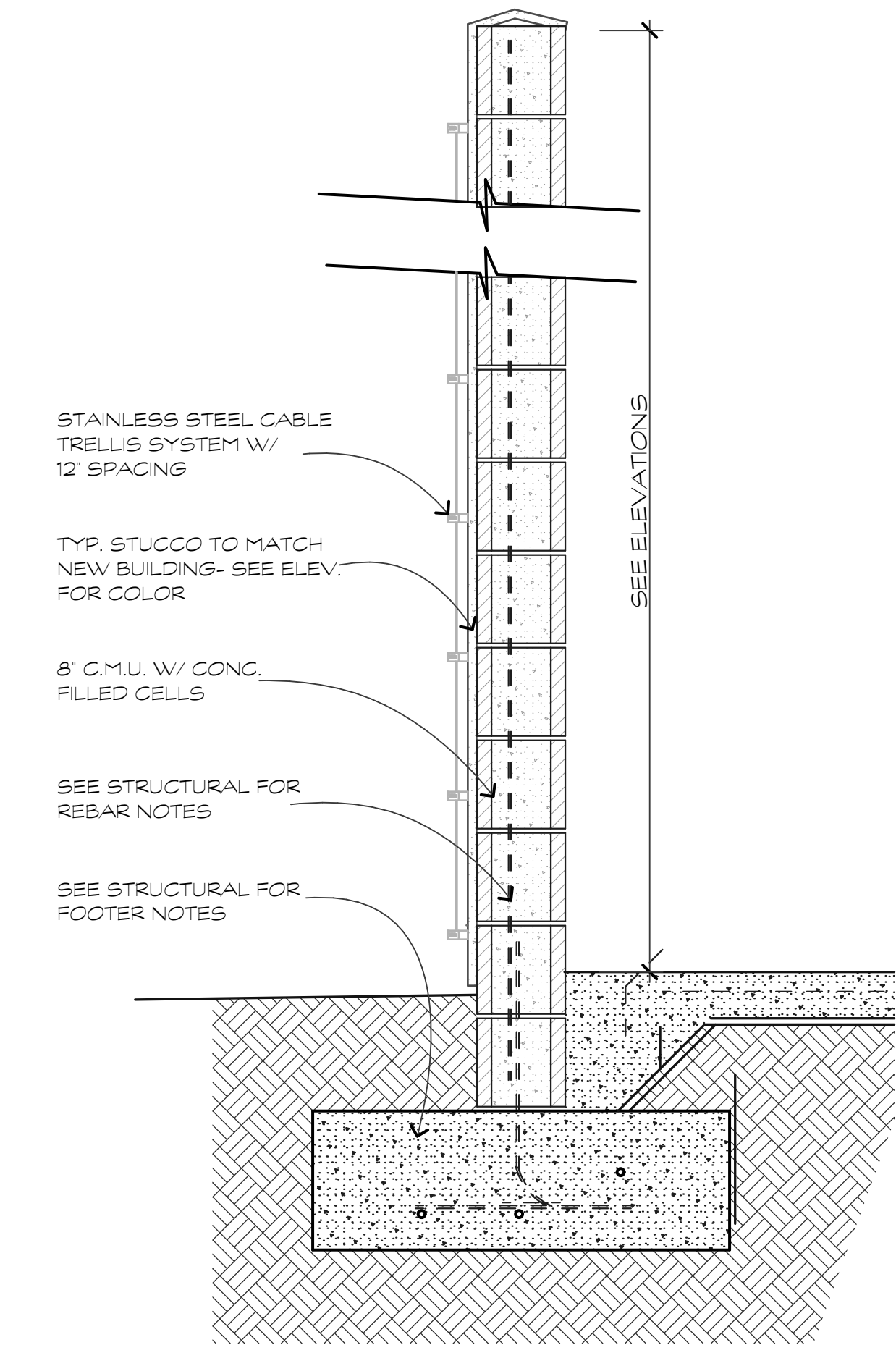
SCALE: 1" = 1'-0"

BRICK / TV WALL SECTION

SCALE: 1" = 1'-0"

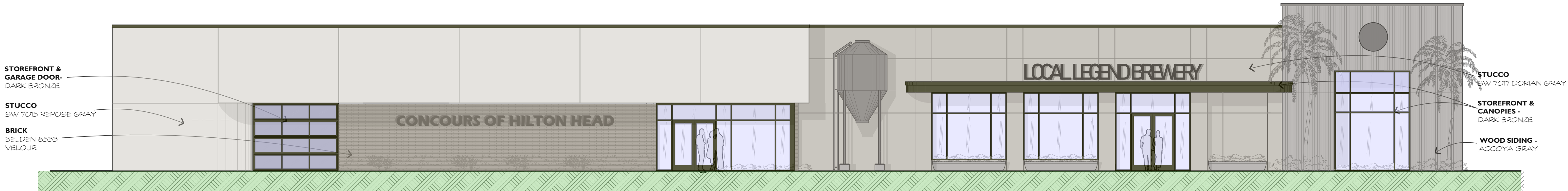
KALWALL WALL SECTION

SCALE: 1" = 1'-0"

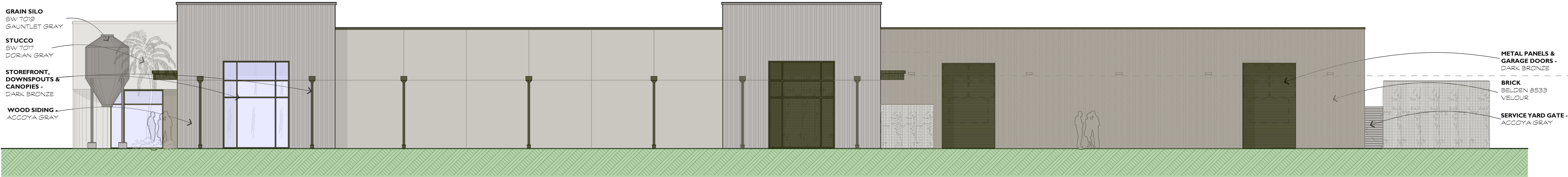


REVISIONS	

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CHECKED BY TP
DATE OF ISSUE: 10/05/23
SCALE
JOB NO.
SHEET



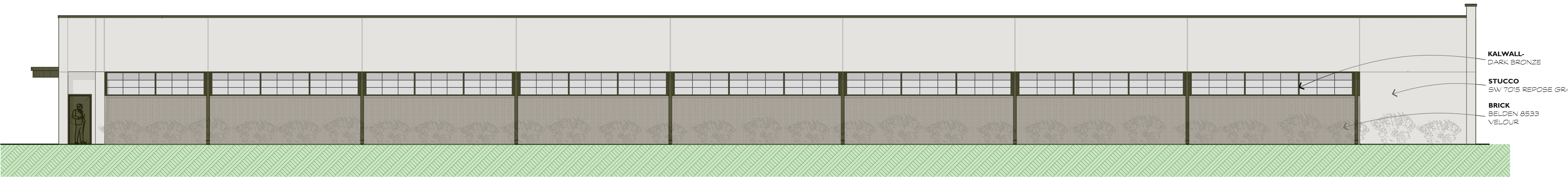
FRONT COLOR ELEVATION



RIGHT SIDE COLOR ELEVATION



DUNNAGAN'S ALLEY COLOR ELEVATION



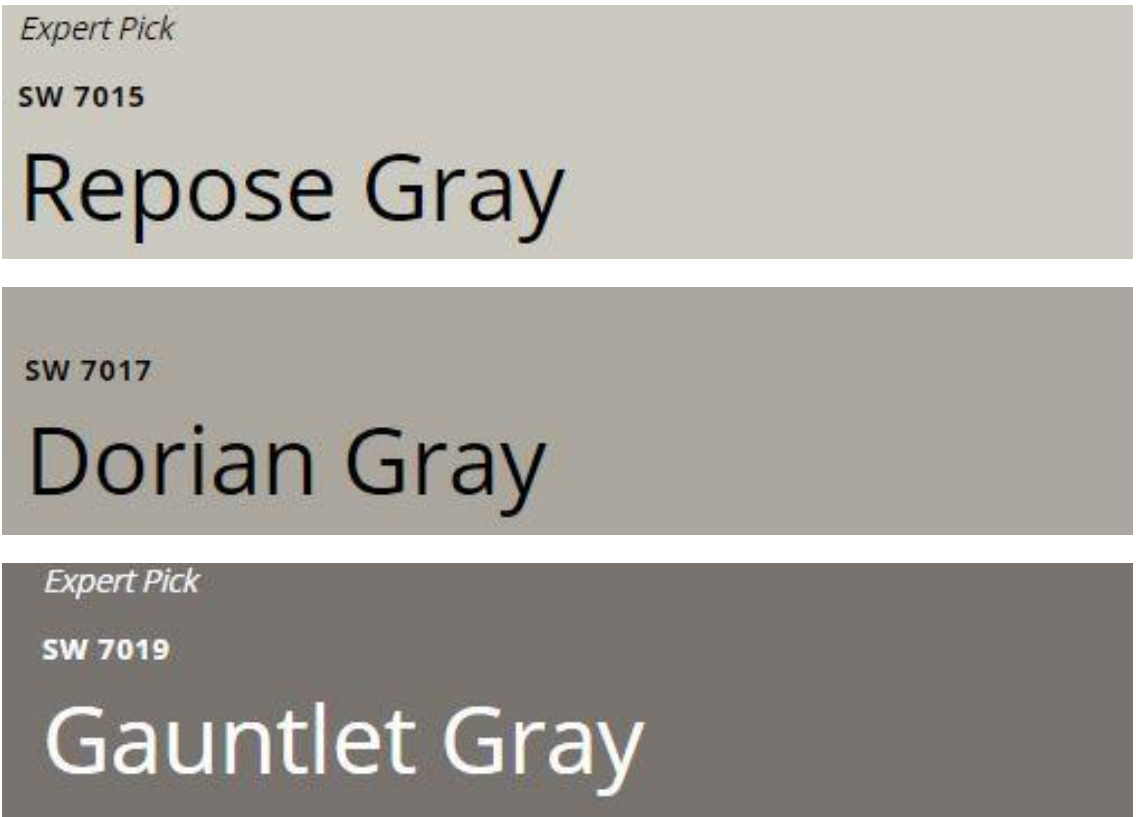
LEFT SIDE COLOR ELEVATION



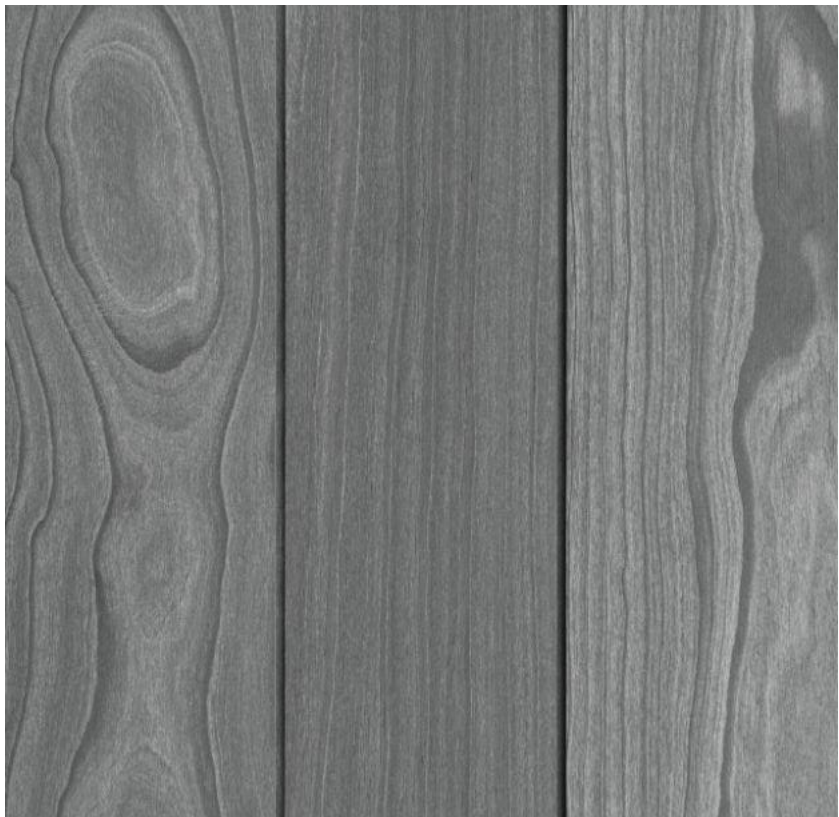
PALMETTO BRICK - 2.0 GREYSTONE WIRECUT MATERIALS



WALL PANELS AND STOREFRONT - DARK BRONZE



STUCCO COLORS



ACCOYA PREFINISHED GRAY

REVISIONS	

DRAWN BY TP
CHECKED BY TP
DATE OF ISSUE: 10/05/23
SCALE
JOB NO.
SHEET
OF
SHEETS

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: 1014 William Hilton Parkway

DRB-001202-2024

DATE: 9/10/2024

CATEGORY: Alteration / Mural

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 development of the Local Legend and Brewing Company, car storage, and restaurant site design have previously been approved by the Design Review Board. The applicant is submitting a mural design for the brewing company brick wall.
Dimensioned Details and of Sections	☒	☐	☐	
Detail Illustrating Connection to Existing Structure	☐	☐	☒	The proposed mural will be painted on existing brick wall.
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	☒	☐	☐	Option #2 Mural utilizes natural 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	☐	☐	☒	
Utilities and equipment are concealed from view	☐	☐	☒	
Decorative lighting is limited and low wattage and adds to the visual character	☐	☒	☐	Any lighting for the mural shall be submitted for final review.
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. Staff recommends approval of the alteration 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. Colors shall be of a natural base to blend into the architecture and landscaping.
 - c. Provide any lighting specs that will be used to enhance the mural.

2. Any additional information as required by the Board.

**100 S South Forest
Beach Drive Unit: Church
Addition
September 10th, 2024
DRB-001203-2024**

August 26, 2024

Melissa Paul-Leto, Principal Planner
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928

Re: First Baptist Church
100 S. Forest Beach Drive

Re: R550 018 000 138C 0000

Dear Melissa:

Please find attached the Corridor Review, Major Submittal Form for a restroom addition with A.D.A handicap facilities for the church sanctuary. Also included in the submittal are plans and photographs of the existing development.

Please let me know when to drop off the application fee for this project.

Yours sincerely,



Neil Gordon

CC: Brett Myers



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: Neil Gordon A.I.A Company: Neil Gordon Architect, P.A.
Mailing Address: 22 New Orleans Road, Suite 5 City: Hilton Head State: SC Zip: 29928
Telephone: 843-785-3222 Fax: N/A E-mail: neil@neilgordonarchitect.com
Project Name: First Baptist Church Sanctuary Project Address: 100 S. Forest Beach Drive
Parcel Number [PIN]: R 5 5 0 0 1 8 0 0 0 1 3 8 C 0 0 0 0
Zoning District: RD Overlay District(s): Corridor Overlay District

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

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

Project Category:

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

☒ Alteration/Addition
☐ Sign

Submittal Requirements for *All* projects:

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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



SIGNATURE

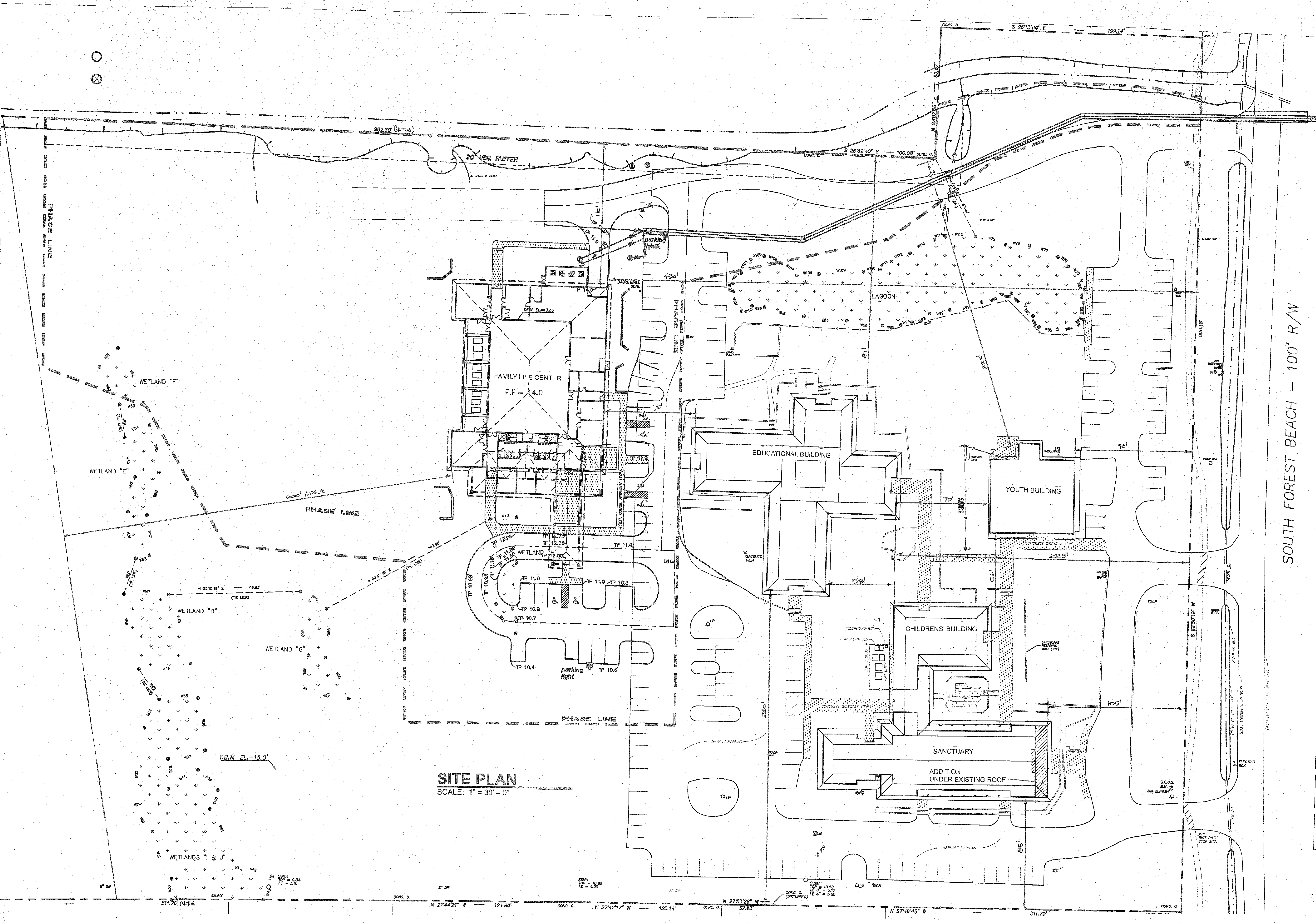
August 26, 2024

DATE

**100 S South Forest
Beach Drive Unit:Church
PLAN SET**





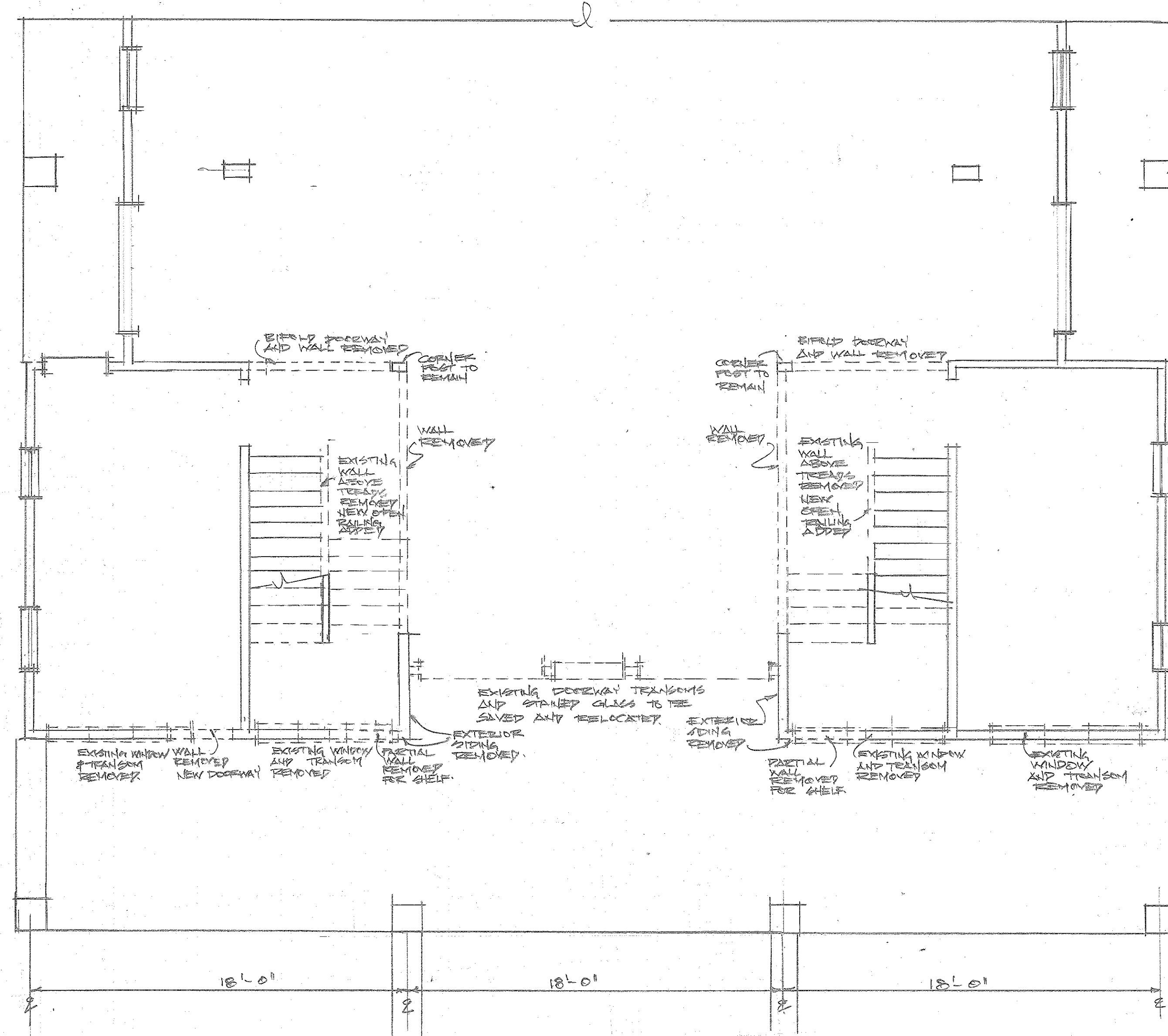


SOUTH FOREST BEACH - 100' R/W

FIRST BAPTIST CHURCH
SANCTUARY RESTROOM ADDITIONS
100 S. FOREST BEACH DRIVE HILTON HEAD, S.C.

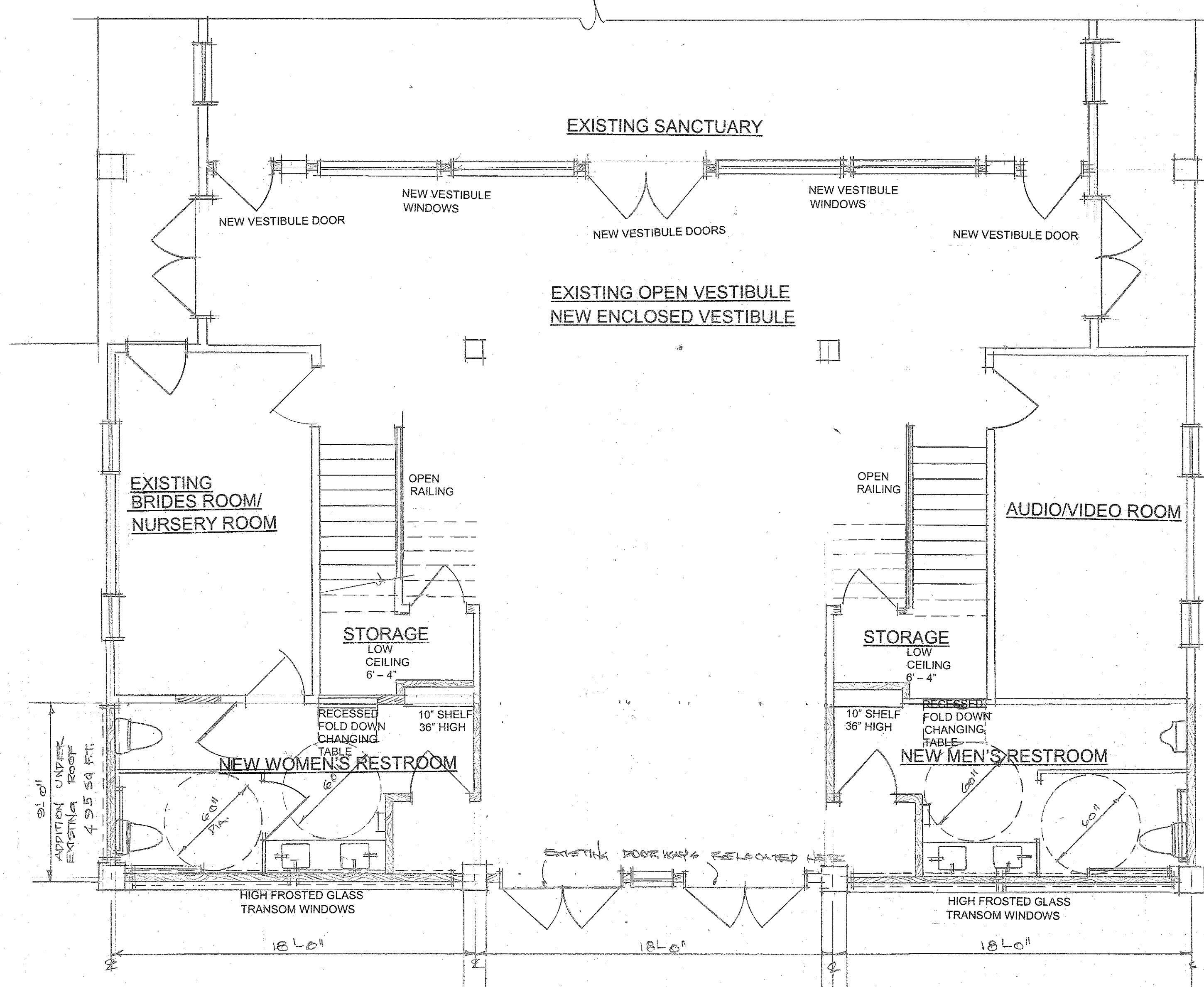
NEIL GORDON ARCHITECT, P.A.
PHONE: 843.785.3222
EMAIL: NEILGORDON@HARGRAY.COM

DATE: 8/17/24
REV.:



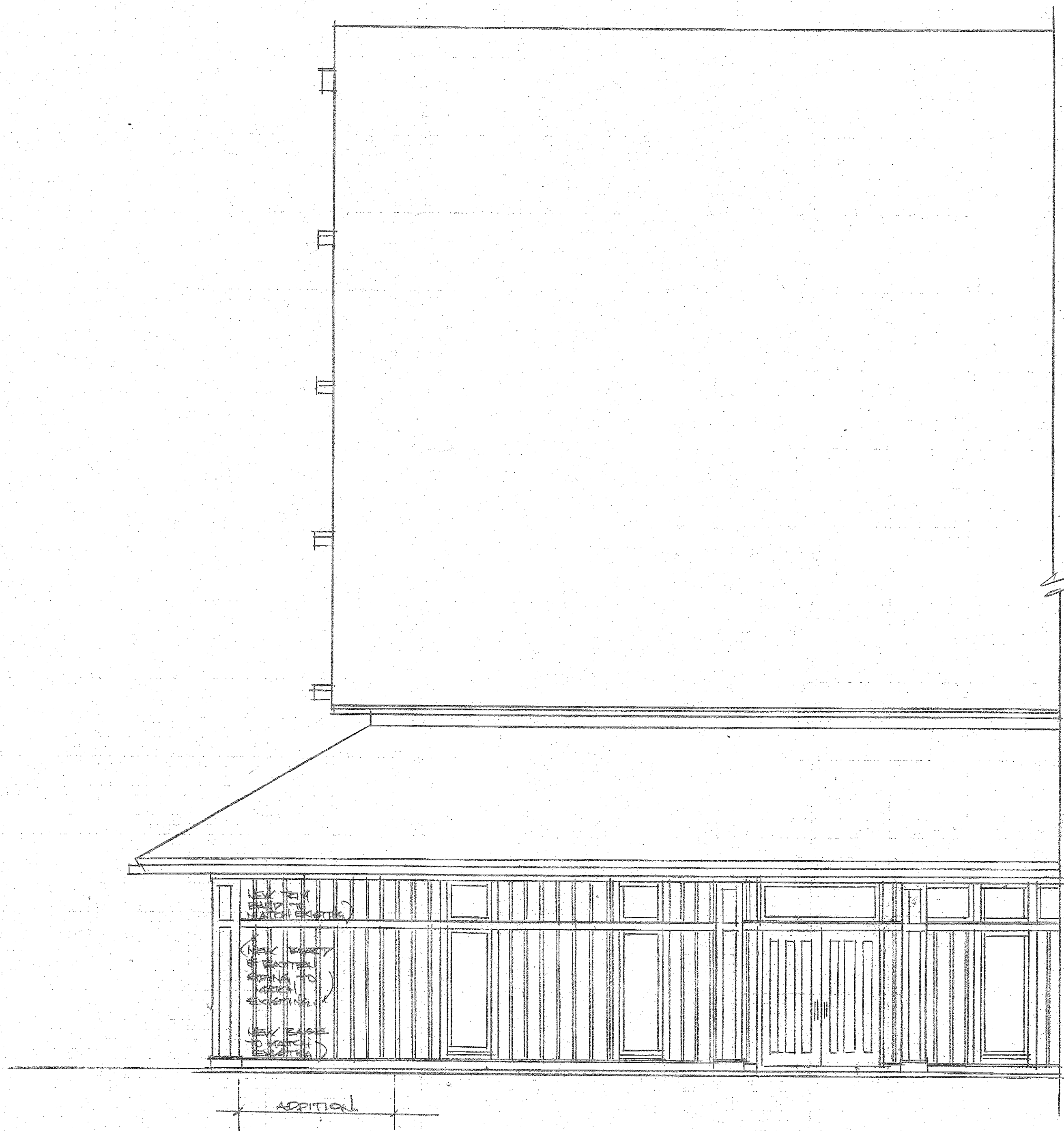
SANCTUARY DEMOLITION PLAN

SCALE: 1/4" = 1' - 0"

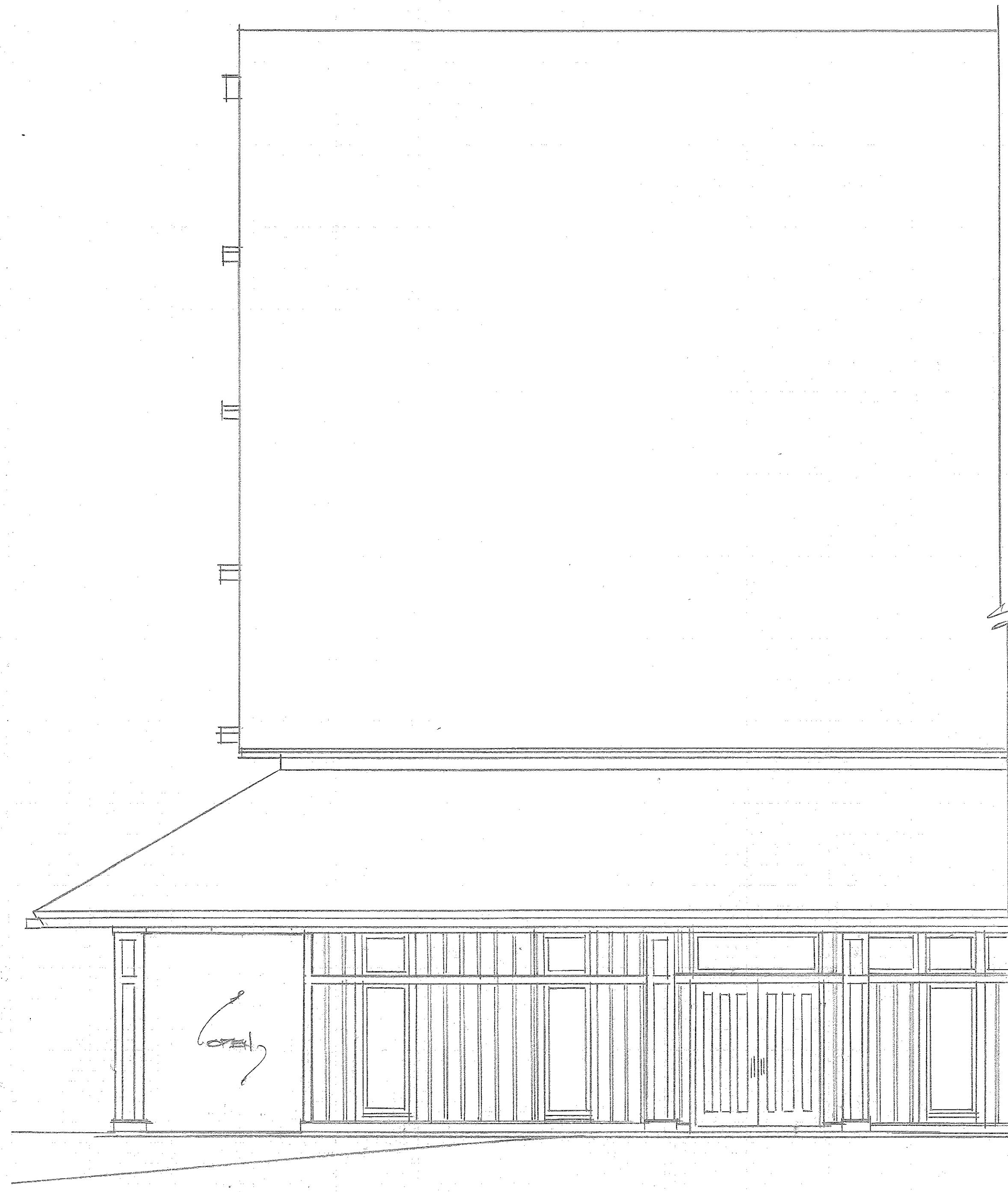


SANCTUARY PARTIAL FLOOR PLAN

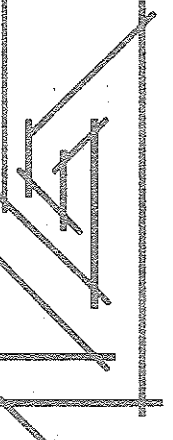
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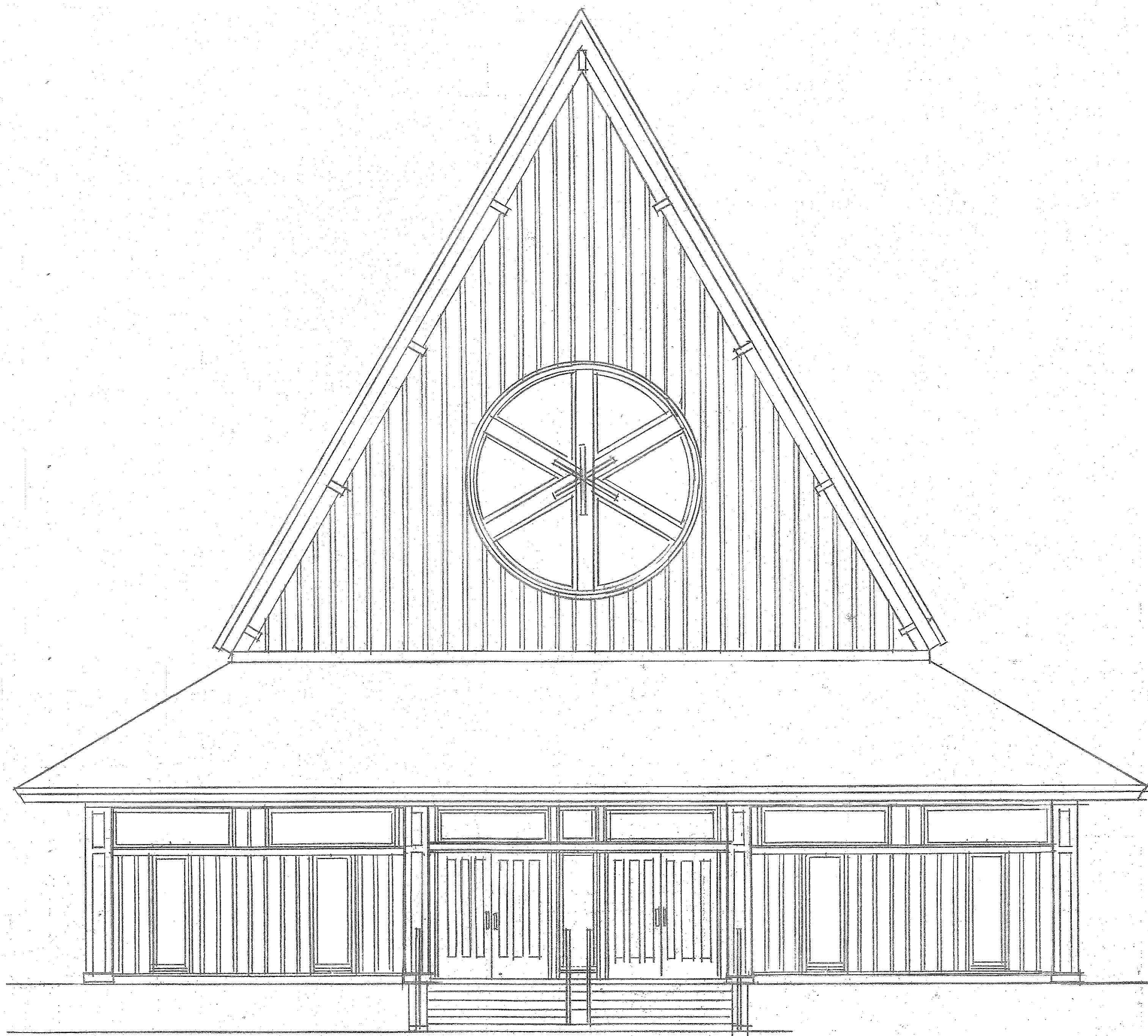


PARTIAL NEW RIGHT SIDE ELEVATION
SCALE: 1/4" = 1' - 0"



PARTIAL EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1' - 0"

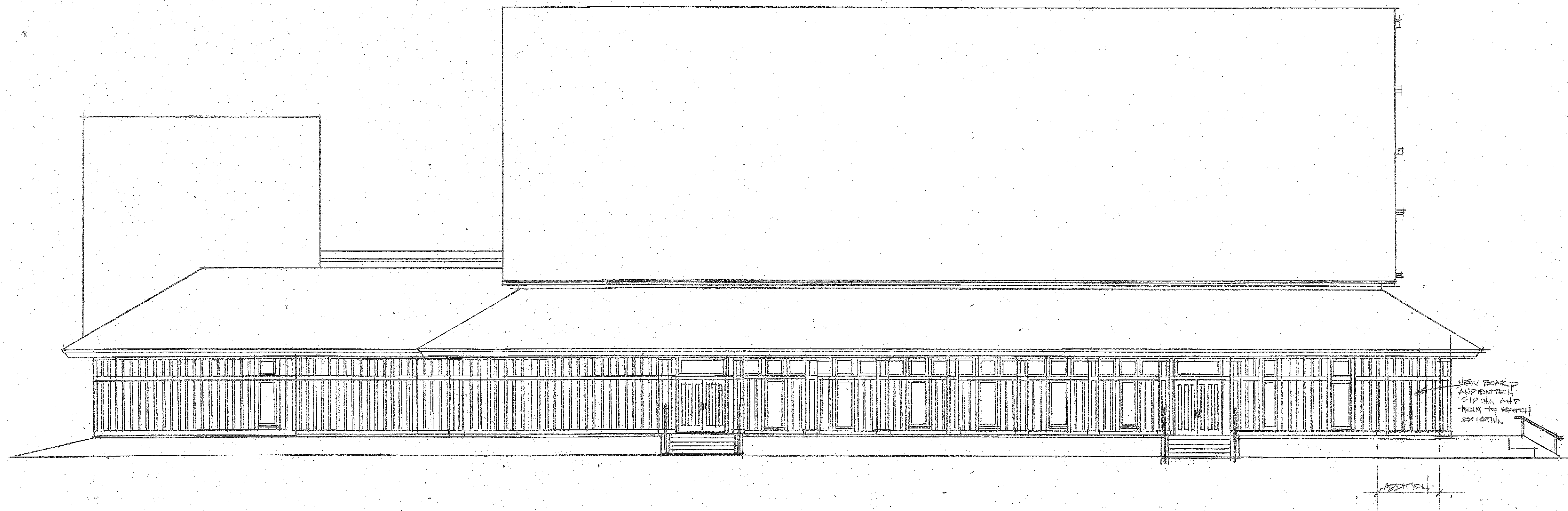




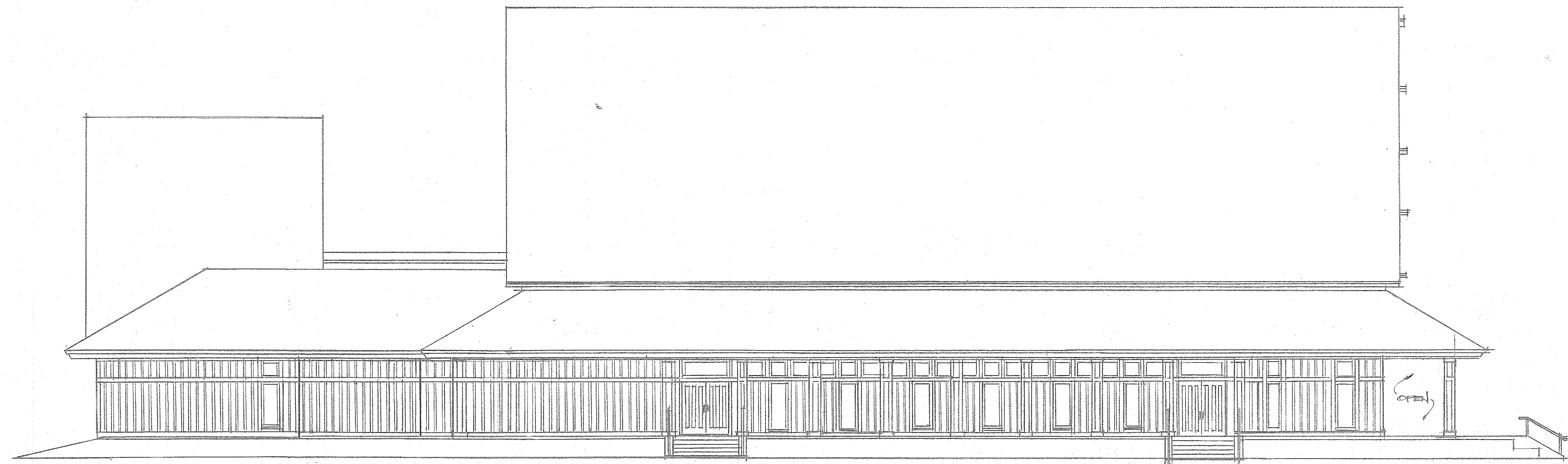
EXISTING FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



NEW FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



NEW LEFT SIDE ELEVATION
SCALE: 1/8" = 1' - 0"



EXISTING LEFT SIDE ELEVATION
SCALE: 1/8" = 1' - 0"

DESIGN TEAM/DRB COMMENT SHEET

*The comments below are staff recommendations to the Design Review Board (DRB)
and do NOT constitute DRB approval or denial.*

PROJECT NAME: 100 S South Forest Beach Drive Unit:Church

DRB-001203-2024

DATE: 9/10/2024

CATEGORY: Addition - Restrooms

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 proposal is to construct bathrooms with A.D.A. handicap facilities for the church sanctuary.
Dimensioned Details and of Sections	☐	☐	☒	Provide dimensions on plans, elevations and sections for Final Review.
Detail Illustrating Connection to Existing Structure	☐	☐	☒	The proposed mural will be painted on an existing brick wall.
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	☒	☐	☐	Provide a 11 x 17 Materials Board for final review.

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	☐	☒	☐	Provide details for final review.
Utilities and equipment are concealed from view	☐	☐	☒	
Decorative lighting is limited and low wattage and adds to the visual character	☐	☒	☐	Any exterior lighting for the bathroom addition shall be submitted for final review.
Accessory elements are designed to coordinate with the primary structure	☐	☒	☐	Provide any exterior elements of the addition to coordinate with the primary structure for 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	☐	☒	☐	Provide a landscape plan indicating the existing and proposed landscaping around the addition.
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 addition 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. Provide dimensions on plans, elevations and sections.
 - c. Provide any lighting specs that will be used at the exterior of the addition.

- | |
|--|
| <ul style="list-style-type: none">d. If you are using exterior lights, provide a lighting plan for final review.e. Provide a landscape plan for any proposed planting around the exterior of the addition.f. Provide a Boundary Survey. <p>2. Any additional information as required by the Board.</p> |
| |
| |

1 Brahms Point
Sign - Final
September 10th, 2024
DRB-001207-2024



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

☒ Final Approval – Proposed Development

_____ Alteration/Addition

_____ Sign

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

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

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

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

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

_____ Context photographs of neighboring uses and architectural styles.

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

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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



SIGNATURE

8/27/2024

DATE

1 Brahms Point PROJECT NARRATIVE



Spanish Wells Entry Improvements Project Narrative

Hilton Head Island, South Carolina

August 28, 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.

In response to comments received from the conceptual Design Review Board submittal, the landscape plan has been updated to include more native plant material. Proposed non-native material are adaptive plants commonly found on the island that are in keeping with island character and appropriate for high touch areas. Additional landscaping has also been added behind the pierced brick wall per DRB feedback. The existing security cameras are to be removed and will not be reintegrated into the sign, columns or walls. If ownership decides to add cameras at the entry they will be installed in the landscape.

1 Brahms Point 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

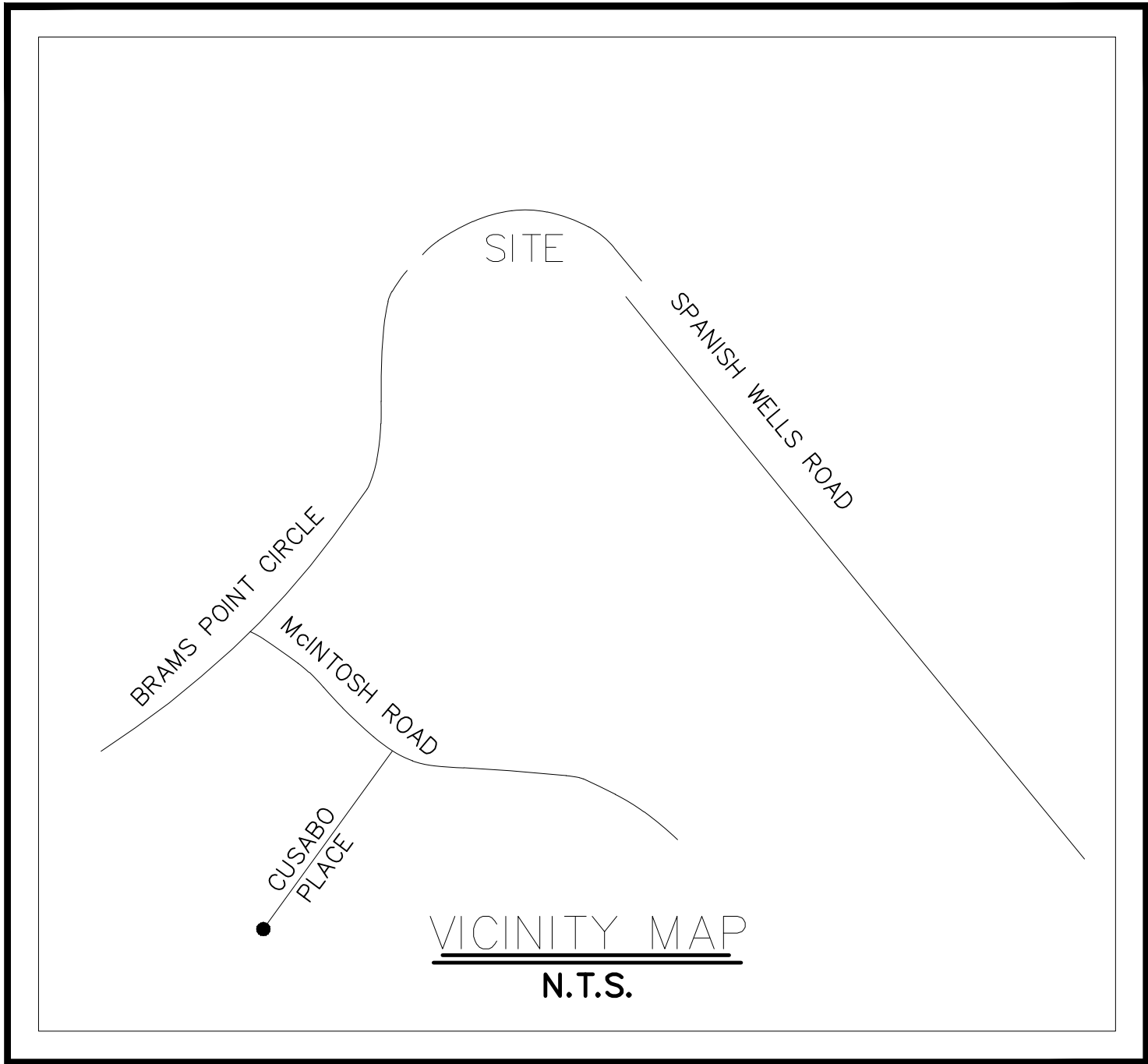
Sustainable Design Consultants, LLC
1 Diamond Causeway, Suite 7
Savannah, GA 31046
912-677-7716
Contact: Warren R. Law, P.E. RCDD, LEED AP

CONSTRUCTION DOCUMENTS

FOR

Spanish Wells
Entry Enhancements

Hilton Head Island, South Carolina
Permit Drawings - August 27, 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

G:\Projects-HH\Community\Spanish Wells - Phase 1 Entrance 01-24017\Production\03 Work_CDs\01-24017-100-Site.dwg Tuesday, August 27, 2024 Printed By: David McAllister
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SITE DEVELOPMENT GENERAL NOTES

1. THE SURVEY, INCLUDING TOPOGRAPHY, USED FOR THE DESIGN WAS PROVIDED BY THE OWNER AND PREPARED BY SURVEYING CONSULTANTS, DATED NOVEMBER 3, 2023. THE SURVEY HAS NOT BEEN FIELD VERIFIED BY WOOD+PARTNERS, INC. & WOOD+PARTNERS, INC. PROVIDES NO WARRANTY AS TO THE ACCURACY OF THE SURVEY.

CONTACT AND PROJECT INFORMATION

OWNER: Spanish Wells POA
Property Manager - GW Services
19 Shelter Cove Lane Suite 306
Hilton Head Island, SC
Contact: Greg Wynn
Phone: 843-686-4032

LANDSCAPE ARCHITECT: Wood + Partners, Inc.

7 Lafayette Place
Hilton Head Island, SC 29925

Todd Theodore - Principal (843) 681 6618 Ext. 230

David McAllister - Project Manager (843) 681 6618 Ext. 240

CONSTRUCTION DOCUMENTS

1. THIS PLAN SET HAS BEEN CREATED TO ILLUSTRATE THE GENERAL DESIGN INTENT OF THE PROJECT. THE CONTRACTOR SHALL WORK CLOSELY WITH THE OWNER'S REP. AND NOTIFY HIM AS ADDITIONAL INFORMATION IS NEEDED TO PROPERLY CONSTRUCT/INSTALL/BUILD ELEMENTS DEPICTED HEREIN.

2. THE SITE PLANS ARE INTENDED TO PORTRAY THE SITE AS A COMPLETED, FULLY FUNCTIONAL PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS USED TO ACHIEVE THE COMPLETED SITE CONDITION AS SET OUT IN THE PLANS. IT IS NOT THE INTENTION OF THESE PLANS TO PROVIDE SPECIFIC GUIDANCE OF EVERY ASPECT OF THE CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR THE IMPLEMENTATION OF THE PLANS IN COMPLIANCE WITH GENERALLY ACCEPTED PRACTICES AND UNDER CURRENT STANDARDS AND CODES. CONTRACTOR SHALL APPLY APPROPRIATE CONSTRUCTION DETAILS AND PROCESSES WHETHER OR NOT THESE INDIVIDUAL ASPECTS OF THE WORK ARE SPECIFICALLY CALLED OUT ON THE PLANS.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PERMITTED CONSTRUCTION DOCUMENTS. ANY DEVIATION FROM THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE ORGANIZATION AND/OR ENTITY RESPONSIBLE FOR THE INSTALLATION TO UPDATE/REPLACE ANY DEFICIENT MATERIAL/EQUIPMENT NECESSARY TO BRING THE FINAL PRODUCT TO THE STANDARDS OF THE PERMITTED CONSTRUCTION DOCUMENTS.

2. THE CONTRACTOR SHALL MAKE ALL NECESSARY SITE VISITS & INSPECTIONS TO BECOME FAMILIAR WITH THE PROJECT & MAKE ANY INVESTIGATIONS WHICH ARE APPROPRIATE TO CONFIRM THE TOPOGRAPHIC INFORMATION, WETLANDS, UTILITIES, ETC. TO BE ABLE TO PREPARE THE BID FOR CONSTRUCTING THE PROJECT IN ACCORDANCE WITH THE DRAWINGS & INFORMATION PROVIDED FOR BIDDING & CONSTRUCTION. ANY DEVIATIONS AND/OR DISCREPANCIES IN THE CONTRACTOR'S FINDING'S VERSUS THE CONSTRUCTION DOCUMENTS SHALL BE REPORTED IN WRITING TO OWNER PRIOR TO THE BID & PRIOR TO COMMENCEMENT OF CONSTRUCTION ON THE AREAS IN QUESTION.

3. BEFORE ANY DEMOLITION, UNDERBRUSHING, TREE REMOVAL, SOIL REMOVAL, OR ANY OTHER SITE WORK BEGINS, TOWN STAFF MUST INSPECT THE SITE TO ENSURE ANY REQUIRED EROSION CONTROLS AND /OR TREE PROTECTION IS INSTALLED. CONTACT TOWN STAFF TO SCHEDULE PRE-CLEAR INSPECTION.

4. GENERAL CONTRACTOR SHALL VERIFY THAT ALL NECESSARY PERMITS FOR CONSTRUCTION HAVE BEEN OBTAINED PRIOR TO THE START OF THE PROJECT. ALL REQUIRED PERMITS SHALL BE MAINTAINED ON SITE AT ALL TIMES.

5. ALL MATERIALS, METHODS & DETAILS OF CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF FEDERAL, STATE, LOCAL MUNICIPALITY AND/OR THE APPROPRIATE UTILITY COMPANY, WHICHEVER TAKES PRECEDENCE.

6. CONTRACTOR TO COORDINATE WITH OWNER TO DETERMINE CONSTRUCTION STAGING & STORAGE AREA PRIOR TO COMMENCEMENT OF MOBILIZATION. ANY CONSTRUCTION TRAILERS USED ON-SITE BY THE CONTRACTOR (IF NECESSARY) SHALL BE PERMITTED THROUGHOUT LOCAL GOVERNING AGENCY IF REQUIRED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS. CONTRACTOR TO COORDINATE WITH OWNERS REPRESENTATIVE FOR TEMPORARY CONSTRUCTION ENTRANCE & WILL BE RESPONSIBLE FOR ALL NECESSARY PERMITS & UTILITY CONNECTIONS.

7. A COMPLETE SET OF APPROVED DRAWINGS MUST BE MAINTAINED ON PROPERTY AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK.

8. WITHIN ALL NOTES, THE TERM CONTRACTOR SHALL MEAN THE GENERAL CONTRACTOR AND ANY SUBCONTRACTOR OR VENDOR PERFORMING CONSTRUCTION ON THE SITE.

9. CONTRACTOR SHALL MAKE ALL SEWER, WATER, POWER, PROPANE, AND ADDITIONAL UTILITY CONNECTIONS REQUIRED AS INDICATED ON THE PLANS. IT IS THE CONTRACTORS RESPONSIBILITY TO ACCOUNT FOR ALL GAPS BETWEEN DISCIPLINES DRAWINGS TO ENSURE ALL CONNECTIONS ARE ACCOUNTED FOR.

10. THE CONTRACT PRICE SHALL INCLUDE, BUT NOT LIMITED TO, THE NECESSARY MANPOWER, EQUIPMENT, SURVEY WORK AND MATERIALS NEEDED TO FULLY CONSTRUCT THE WORK AND PROVIDE A COMPLETE, FULLY OPERATIONAL FACILITY.

11. CONTRACTOR RESPONSIBLE FOR TEMPORARY ON SITE POWER, WATER & RESTROOM FACILITIES.

12. CONTRACTOR TO WARRANT ALL LABOR AND MATERIAL FURNISHED AND WORK PERFORMED AND ARE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND ANY AUTHORIZED MODIFICATIONS THERETO, AND WILL BE FREE FROM DEFECTS DUE TO DEFECTIVE MATERIAL OR WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR (STARTING AT TIME OF SUBSTANTIAL COMPLETION). SHOULD ANY DEFECTS DEVELOP DURING THE WARRANTY PERIOD DUE TO IMPROPER MATERIAL OR WORKMANSHIP, SHALL BE MADE GOOD BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER. THE OWNER WILL GIVE THE CONTRACTOR WRITTEN NOTICE OF DEFECTIVE WORK. SHOULD THE CONTRACTOR FAIL TO CORRECT DEFECTIVE WORK WITHIN THIRTY (30) DAYS AFTER RECEIPT OF WRITTEN NOTICE, OWNER MAY AT ITS OPTION, CORRECT AND CHARGE THE CONTRACTOR COST FOR SUCH CORRECTIONS. CONTRACTOR AGREES TO PAY SUCH CHARGES UPON DEMAND. NOTHING IN THE ABOVE SHALL BE DEEMED TO APPLY TO WORK WHICH HAS BEEN ABUSED OR NEGLECTED BY THE OWNER.

13. AT THE PRE-CONSTRUCTION MEETING, THE CONTRACTOR SHALL SUBMIT A TENTATIVE WORK SCHEDULE AND CONTACT INFORMATION FOR CONTRACTOR STAFF AND SUBCONTRACTOR STAFF.

14. REFER TO SHEET L-702 FOR PLANTING AND IRRIGATION NOTES.

MAINTENANCE OF TRAFFIC

1. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION & SAFETY OF THE PUBLIC & SHALL BE PROVIDED BY THE CONTRACTOR & MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT. CONTRACTOR TO COORDINATE ANY TEMPORARY BARRICADES WITH OWNER'S REPRESENTATIVE AT LEAST 24 HOURS PRIOR TO IMPLEMENTATION.

2. THE CONTRACTOR SHALL PREPARE & SUBMIT FOR APPROVAL A STAGING & CONSTRUCTION ACCESS PLAN DETAILING THE LOCATION OF LAY DOWN & STORING OF MATERIALS AS WELL AS CONSTRUCTION ACCESS AREAS. SUCH A PLAN SHALL REQUIRE THE APPROVAL OF THE OWNER PRIOR TO IMPLEMENTATION.

STORMWATER POLLUTION PREVENTION

1. THE CONTRACTOR SHALL PROVIDE & MAINTAIN ADEQUATE EROSION & TURBIDITY CONTROLS DURING & FOLLOWING CONSTRUCTION UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED TO AVOID ADVERSE ENVIRONMENTAL IMPACTS TO OFF-SITE PROPERTY & DRAINAGE SYSTEMS. ALL SEDIMENT & EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION & MAINTAINED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES FOR STORMWATER POLLUTION PREVENTION, OR AS INDICATED BY GRADING & DRAINAGE PLANS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE REQUIREMENTS OF THE EROSION CONTROL PLAN. THE EROSION & SEDIMENT CONTROLS SHOWN ON THE PLANS ARE THE MINIMUM REQUIRED. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED & MULCHED OR SODDED, IF APPLICABLE, IN ACCORDANCE WITH THESE CONSTRUCTION PLANS.

3. THE CONTRACTOR SHALL COMPLY WITH & MEET OWNER, LOCAL, STATE, & FEDERAL REQUIREMENTS OF THE CLEAN AIR & WATER ACT & OTHER REGULATIONS AS REQUIRED.

4. TEMPORARY EROSION & SEDIMENT CONTROLS (HAY BALES, SILT FENCES, ETC) SHALL BE INSTALLED AT INLETS, PIPES, & LIMITS OF WORK AREAS WHERE SURFACE RUN-OFF OCCURS UNTIL SOIL STABILIZATION IS COMPLETE.

UTILITIES

1. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH ALL OTHER UTILITY CONSTRUCTION (IF APPLICABLE).

2. ALL UNDERGROUND UTILITIES, INCLUDING CONDUIT & SLEEVES, TO BE INSTALLED SHALL BE IN ACCORDANCE WITH THE PLANS, APPROVED SPECIFICATIONS AS APPLICABLE.

3. CONTRACTOR SHALL COORDINATE CONDUIT LOCATIONS (I.E. IRRIGATION, ELECTRICAL, ETC.) WITH SUBSEQUENT DRAWINGS PRIOR TO PAVEMENT INSTALLATION. CONTRACTOR SHALL PROVIDE OWNERS REPRESENTATIVE WITH CONDUIT PLAN FOR APPROVAL PRIOR TO CONSTRUCTION.

4. CONTRACTOR SHALL LOCATE, VERIFY, & IDENTIFY ALL EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THE PLANS PRIOR TO ANY EXCAVATING ACTIVITIES, SITE OR DEMOLITION OR CONSTRUCTION. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, BOTH MAIN & SERVICE LINES FOR THE FOLLOWING:

POTABLE WATER LINES
SANITARY SEWER LINES
ELECTRIC LINES (OVERHEAD AND UNDERGROUND)
GAS LINES
TELEPHONE LINES
CABLE TELEVISION LINES
STORMWATER CONVEYANCE LINES

5. CONTRACTOR SHALL CONTACT THE STATE'S 811 UTILITY LOCATION SERVICE AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

6. THE CONTRACTOR SHALL NOTIFY ALL APPLICABLE UTILITIES COMPANIES, OWNER, & THE ADJACENT PROPERTY OWNERS 72 HOURS PRIOR TO INITIATING ANY DEMOLITION & EXCAVATION ACTIVITIES, OR AS SPECIFIED BY THE UTILITIES COMPANIES & THE PERMITS OBTAINED FOR THE WORK.

7. CONTRACTOR SHALL COORDINATE WITH GOVERNING AGENCIES & ALL UTILITY COMPANIES TO COORDINATE TIMING OF & RESPONSIBILITY OF DEMOLITION OPERATIONS INCLUDING ANY REQUIRED INSPECTIONS.

8. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT UTILITIES DURING CONSTRUCTION. SHOULD ANY UTILITY LINE OR COMPONENT BECOME DAMAGED OR REQUIRE RELOCATION THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE RESPONSIBLE UTILITY COMPANY, THE OWNER & THE OWNERS REPRESENTATIVE.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES & INFRASTRUCTURE WITHIN THE SITE OR ADJOINING PROPERTIES (i.e. PAVEMENT, CURB, SIDEWALK, UTILITIES, LANDSCAPED AREAS etc.). CONTRACTOR SHALL REPAIR/REPLACE ALL DAMAGED ITEMS IMMEDIATELY, IF NECESSARY, OR PRIOR TO THE END OF THE JOB & AT NO COST TO THE OWNER.

10. CONTRACTOR SHALL STAKE ALL WORK TO BE COMPLETED & OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE RESOLVED PRIOR TO CONSTRUCTION.

DEMOLITION NOTES

1. CONTRACTOR TO INSTALL ALL TREE PROTECTION AND EROSION CONTROL DEVICES AND COORDINATE WITH THE OWNER AND TOWN TO OBTAIN PRE-CONSTRUCTION SITE INSPECTION APPROVAL PRIOR TO COMMENCING DEMOLITION WORK.

2. CODES: ALL APPLICABLE CODES REGULATING DEMOLITION WORK SHALL BE COMPLIED WITH. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING & CONFIRMING APPLICABLE CODE REQUIREMENTS. THE CONTRACTOR SHALL PUT UP & MAINTAIN SUCH BARRIERS & WARNING LIGHTS, AS MAY BE NECESSARY OR REQUIRED BY CODE, TO PROTECT & PREVENT UNAUTHORIZED PERSONNEL FROM ENTERING THE DEMOLITION WORK AREA. ALL DEMOLITION OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY & HEALTH ACT (OSHA) INsofar AS THEY APPLY TO DEMOLITION WORK TO BE PERFORMED UNDER THIS CONTRACT.

3. PROTECTION OF BUILDINGS & EQUIPMENT: TEMPORARY PROTECTIVE DEVICES, AS REQUIRED BY OWNER, LOCAL, STATE, & FEDERAL LAW, SHALL BE INSTALLED ADJACENT TO THE DEMOLITION WORK FOR PROTECTION OF PERSONNEL, EXISTING ADJACENT BUILDINGS, STRUCTURES & EQUIPMENT AGAINST DUST, FALLING OR FLYING DEBRIS. ANY DAMAGE TO EXISTING STRUCTURES, FACILITIES AND/OR EQUIPMENT RESULTING FROM DEMOLITION WORK SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.

4. DISPOSAL OF EXISTING EQUIPMENT & DEBRIS: ALL DEBRIS & EXISTING MATERIALS & EQUIPMENT SHALL BE HAULED AWAY & PROPERLY DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE THEIR OWN ARRANGEMENTS FOR OBTAINING DISPOSAL AREAS. THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PREVENT SPILLAGE OF MATERIALS BEING HAULED ON PUBLIC STREETS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY CLEAN UP ANY SPILLAGE WHICH MAY OCCUR. CONTRACTOR SHALL DISPOSE OF ALL MATERIALS IN A LEGAL MANNER. THE CONTRACTOR SHALL TURN OVER ANY REMOVED PUBLIC UTILITY ITEMS, I.E. WATER METERS, TO THE UTILITY DEPARTMENT. ALL OTHER MATERIAL SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS.

DEMOLITION NOTES (CONTINUED)

5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TRENCH SAFETY SYSTEM, IF APPLICABLE. THE TRENCH SAFETY SYSTEM SHALL BE COMPLIANT WITH OSHA STANDARDS. THERE ARE TO BE NO UNPROTECTED OPEN TRENCHES AT THE DAY'S END.

6. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN ENTERING MANHOLES, PIPES, OR OTHER STRUCTURES SHOWN ON THE PLANS. PROPER CONFINED SPACE ENTRY METHODS SHALL BE EXERCISED.

7. ALL EXISTING VEGETATION, ROOT SYSTEMS, REFUSE & OTHER DELETERIOUS, NON-SOIL MATERIAL SHALL BE STRIPPED FROM THE PROPOSED CONSTRUCTION AREAS. CLEAN TOPSOIL MAY BE STOCKPILED AND REUSED LATER IN LANDSCAPED AREAS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL/DISPOSAL OF ANY UNSUITABLE MATERIAL FROM THEIR OPERATION, FURNISHING & COMPACTING SUITABLE REPLACEMENT BACKFILL MATERIAL IN ACCORDANCE WITH FEDERAL, STATE, & LOCAL REGULATIONS.

9. INSTALL TREE PROTECTION BARRICADE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS INDICATED ON THE TREE PROTECTION PLAN FOR ALL TREES TO BE PRESERVED. CONSTRUCTION ACTIVITY & THE STAGING & STORAGE OF MATERIAL & EQUIPMENT WITHIN THE TREE PROTECTION FENCING SHALL BE PROHIBITED. TREE PROTECTION BARRICADE SHALL REMAIN ERECTED AT ALL TIMES.

10. CLEANUP: THE CONTRACTOR SHALL MAINTAIN AN ORDER OF NEATNESS & GOOD HOUSEKEEPING. TOOLS, SCAFFOLDING & OTHER DEMOLITION EQUIPMENT MUST AT ALL TIMES BE KEPT IN A NEAT & ORDERLY ARRANGEMENT. AT THE CONCLUSION OF THE DEMOLITION OPERATIONS, THE ENTIRE WORK AREA SHALL BE LEFT IN A CLEAN CONDITION AS REQUIRED FOR SUBSEQUENT NEW WORK.

11. ANY WATER LINES REQUIRING REMOVAL ARE TO BE CAPPED OFF AND MARKED TEMPORARILY IN A MANNER THAT WOULD ALLOW FOR FUTURE LOCATION DURING CONSTRUCTION IF NEEDED.

12. ANY IRRIGATION LINES REMOVED OR DAMAGED DURING CONSTRUCTION ARE TO BE CAPPED OFF AND MARKED TEMPORARILY IN A MANNER THAT WOULD ALLOW FOR FUTURE LOCATION DURING CONSTRUCTION IF NEEDED. COORDINATE WITH IRRIGATION INSTALLER FOR RECONFIGURATION OF IRRIGATION SYSTEM IF NECESSARY.

13. REMOVE ALL PLANT MATERIAL WITHIN THE LIMITS OF DISTURBANCE UNLESS SPECIFICALLY CALLED OUT TO REMAIN. PROTECT EXISTING HARDSCAPE AND FURNISHINGS TO REMAIN.

13. UNLESS SPECIFICALLY NOTED TO BE SAVED / STOCKPILED (R&S) OR REUSED / RELOCATED (R&R), ALL SITE FEATURES CALLED FOR REMOVAL SHALL BE REMOVED WITH THEIR FOOTINGS, ATTACHMENTS, BASE MATERIAL, ETC. TRANSPORTED FROM THE SITE TO BE DISPOSED OF IN A LAWFUL MANNER AT AN ACCEPTABLE DISPOSAL SITE AND AT NO ADDITIONAL COST TO THE OWNER.

LAYOUT NOTES

1. DIGITAL BASE FILE SHALL BE MADE AVAILABLE FOR USE IN FIELD LOCATION OF ELEMENTS & SITE FEATURES. HARDCOPY INFORMATION SHALL PREVAIL.

2. CONTRACTOR SHALL STAKE THE LAYOUT OF THE CONSTRUCTION DOCUMENTS FOR OWNER & OWNERS REPRESENTATIVE TO APPROVE PRIOR TO CONSTRUCTION.

3. ALL FIELD ADJUSTMENTS SHALL RECEIVE APPROVAL FROM THE OWNER PRIOR TO CONSTRUCTION.

5. FIELD VERIFY GRADES WHERE PAVEMENTS TRANSITION FLUSH TO EXISTING PAVEMENTS AND AT TOP / BOTTOM OF STAIRS.

6. CONTRACTOR TO PREPARE SUBGRADES PER DETAILS WITH ALLOWANCES FOR PAVEMENT BASE MATERIALS AND 4" MINIMUM TOP SOIL FOR LAWN AREAS AND 12" TOP SOIL FOR PLANT BEDS.

7. 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, BROKEN ROOTS AND BREAK UP ANY LARGE CHUNKS OF SOIL.

8. PROVIDE A MINIMUM OF 1% CROSS SLOPE FOR ALL SIDEWALKS (2% MAXIMUM) ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE. REMOVE ANY HUMUS MATERIAL UNDER PAVEMENT AND STRUCTURES. COMPACT SUBGRADES TO 95% PROCTOR OR AS NOTED ON DRAWINGS.

9. CONSTRUCT EXPANSION JOINTS WHERE WALKS MEET CURBS, STEPS, WALLS OR FIXED STRUCTURES AND CHANGES IN PAVEMENT DIRECTION.

FINAL ACCEPTANCE

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING "AS-BUILT" DRAWINGS CERTIFIED BY A REGISTERED SURVEYOR AND IN ACCORDANCE WITH TOWN OF HILTON HEAD'S REQUIREMENTS.

2. "AS-BUILT" DRAWINGS SHALL BE PROVIDED TO THE OWNER & OWNERS REPRESENTATIVE IN CAD & HARDCOPY FORMATS.

3. FINAL INSPECTION SHALL NOT OCCUR UNTIL "AS-BUILT" DRAWINGS HAVE BEEN PROVIDED TO & REVIEWED BY OWNER & OWNERS REPRESENTATIVE.

4. THERE SHALL BE A MINIMUM TEN (10) DAYS NOTICE GIVEN FOR SCHEDULING THE SUBSTANTIAL COMPLETION INSPECTION.

5. THERE SHALL BE A MINIMUM TEN (10) DAYS NOTICE GIVEN FOR SCHEDULING THE FINAL INSPECTION.

PAVING AND DRAINAGE NOTES

1. ALL GRADING, PLACEMENT OF FILL & COMPACTION SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS. ALL FILL PLACED AS A PART OF THIS PROJECT SHALL BE PLACED IN ACCORDANCE WITH THE PLANS. ALL FILL AREAS MUST BE COMPACTED AS STATED.

2. ALL CONSTRUCTION LINES & GRADES SHALL BE ESTABLISHED AND MAINTAINED BY THE CONTRACTOR.

3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION & NOTIFY OWNER OF DISCREPANCIES. CONTRACTOR TO ENSURE PROPER & POSITIVE DRAINAGE OF ALL GRADES.

4. THE CONTRACTOR SHALL VERIFY ALL THE ELEVATIONS OF ALL TIE-IN-POINTS FOR INSTALLATION OF UTILITIES, HARDSCAPE & FINISHED WORK, & NOTIFY THE OWNERS' REPRESENTATIVE OF DISCREPANCIES.

5. IF DISCREPANCIES DEVELOP BETWEEN THE PROPOSED GRADES AS SHOWN ON THE PLAN & THE EXISTING GROUND SURFACE, THE CONTRACTOR, WITH PRIOR APPROVAL FROM THE OWNER, SHALL MAKE GRADING ADJUSTMENTS NECESSARY TO MAINTAIN THE GENERAL INTENT OF THE DESIGN.

PAVING AND DRAINAGE NOTES (CONTINUED)

6. CONTRACTOR SHALL PROTECT ALL TREES, VEGETATION & REFERENCE POINTS AS INDICATED ON THE DRAWINGS.

7. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF THE PAVING WITH ALL OTHER CONSTRUCTION (INCLUDING CONDUIT SLEEVEING UNDER PAVEMENT).

8. ALL SIDEWALKS AND RAMPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.

9. ALL SIDEWALKS SHALL NOT EXCEED SLOPE OF 4.9% UNLESS OTHERWISE INDICATED.

10. TOLERANCE OF ANY HORIZONTAL GAP SHALL BE NO GREATER THAN 1/2" & THE VERTICAL CHANGE SHALL BE NO GREATER THAN 1/4", WHICH INCLUDES BUT IS NOT LIMITED TO THE RADIUS OF ANY CONCRETE EDGE & UNIT PAVING EDGE.

11. ALL SIDEWALKS & RAMPS CONSTRUCTED SHALL COMPLY WITH ALL LOCAL, STATE, & FEDERAL A.D.A. REGULATIONS, LAWS, & POLICIES.

12. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING ALL A.D.A. ACCESSIBLE ROUTES, PURSUANT TO LOCAL, STATE, & FEDERAL A.D.A. REGULATIONS.

13. CONFLICTING GRADES OR SLOPES COMPARED TO A.D.A. REQUIREMENTS. THE CONTRACTOR SHALL CONTACT THE OWNER OR OWNERS REPRESENTATIVE FOR CLARIFICATION, PRIOR TO IMPLEMENTATION.

GENERAL DETAILS NOTES

1. THESE NOTES SHALL APPLY TO ALL DETAILS INCLUDED IN THIS SET OF CONSTRUCTION DOCUMENTS.

2. ALL WOOD SUPPORT POSTS, FRAMING AND BLOCKING SHALL BE #2 STRUCTURAL GRADE PRESSURE TREATED SOUTHERN YELLOW PINE UNLESS OTHERWISE NOTED.

4. ALL EXPOSED WOOD SHALL BE #1 SELECT TREATED SOUTHERN YELLOW PINE AND RECEIVE SEALER OR PAINT / STAIN AS INDICATED ON DRAWINGS.

5. CONTRACTOR TO CONSTRUCT 4'-0" BY 4'-0" MOCK UP AREA FOR ALL PAVING SPECIFIED ON THE PROJECT. IF APPROVED, MOCK UP MAY BE A PART OF FINAL WORK.

6. ANY STEEL BRACKETS AND FASTENERS, BOLTS, THREADED RODS, WASHERS, NUTS, NAILS, ETC. SHALL BE HOT-DIPPED GALVANIZED STEEL UNLESS OTHERWISE NOTED.

7. ALL WELDS CONTINUOUS & GROUND SMOOTH.

8. INSTALL ALL SITE FURNISHINGS PLUMB, LEVEL, TRUE TO LINE & AT ELEVATIONS INDICATED.

9. RESTORE DAMAGED FINISHES & REPLACE DAMAGED OR DEFECTIVE UNITS AT NO ADDITIONAL EXPENSE TO OWNER.

10. SUBMIT SHOP DRAWINGS, PRODUCT DATA & MAINTENANCE DATA FOR APPROVAL PRIOR TO PURCHASING, FABRICATION & INSTALLATION.

11. ALL CONCRETE FOOTINGS, BASES, & WALKS SHALL BE A MINIMUM OF 3,000 PSI, UNLESS OTHERWISE SPECIFIED.

12. CONSTRUCT EXPANSION JOINTS WHERE WALKS MEET CURBS, STEPS, WALLS, OR FIXED SLABS OR AS OTHERWISE STATED IN THE PLANS. JOINT SEALANT COLORS TO MATCH ADJACENT PAVEMENT OR AS INDICATED.

GENERAL MATERIAL NOTES

1. ALL TIMBER STRUCTURES TO BE CONSTRUCTED USING SOUTHERN YELLOW PINE. ALL EXPOSED WOOD POSTS, ARBOR STRUCTURE & FENCE BOARDS SHALL BE SYP #1 GRADE AND ALL NON-EXPOSED WOOD SHALL BE SYP #2 GRADE, OR AS INDICATED.

2. TREATMENT FOR TIMBER SHALL BE: A) RAILINGS - 0.25 PCF CCA, B) STRINGERS AND BLOCKING - 0.6 CCA, C) TIMBER SUPPORT AND HANDRAIL POSTS AND BEAMS 2.5 CCA.

3. ALL PRESSURE TREATED WOOD WITH EXPOSED CUT ENDS TO BE SEALED TREATED WITH PRESERVATIVE SEALER.

4. WASHERS MUST BE USED WITH ALL SINGLE-BOLTED OR DOUBLE BOLTED CONNECTIONS.

PROJECT TESTING/INSPECTIONS & CLOSE-OUT NOTES

1. CONTRACTOR RESPONSIBLE FOR ALL REQUIRED PERIODIC DHEC & TOWN CODE INSPECTIONS, INCLUDING ENGINEERING REPORTS/CERTIFICATIONS, AS-BUILT SURVEY(IN ACCORDANCE WITH TOWN REQUIREMENTS) & IRRIGATION SITE PLAN.

2. CONTRACTOR TO PROVIDE THE OWNER ALL OPERATION AND MAINTENANCE MANUALS, WARRANTY INFORMATION, TESTING/INSPECTION REPORTS (CONSOLIDATED BINDER & PDF DIGITAL COPY)

SPANISH WELLS ENTRY
ENHANCEMENTS
Spanish Wells
Hilton Head Island, SC.
29938

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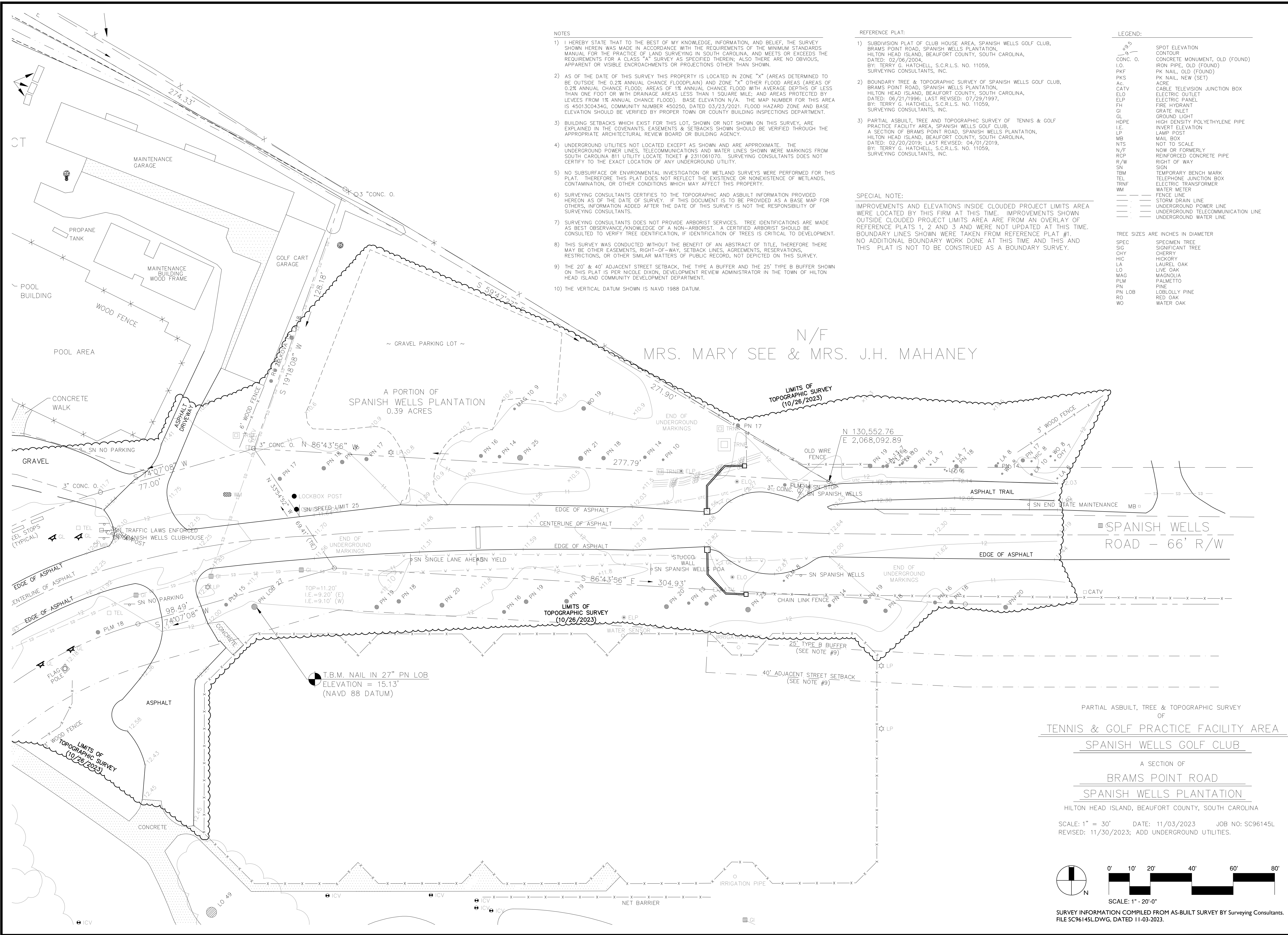
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08-27-2024
PROJECT NUMBER
01-24017
SHEET TITLE

Project
Notes

SHEET
NUMBER
L-001

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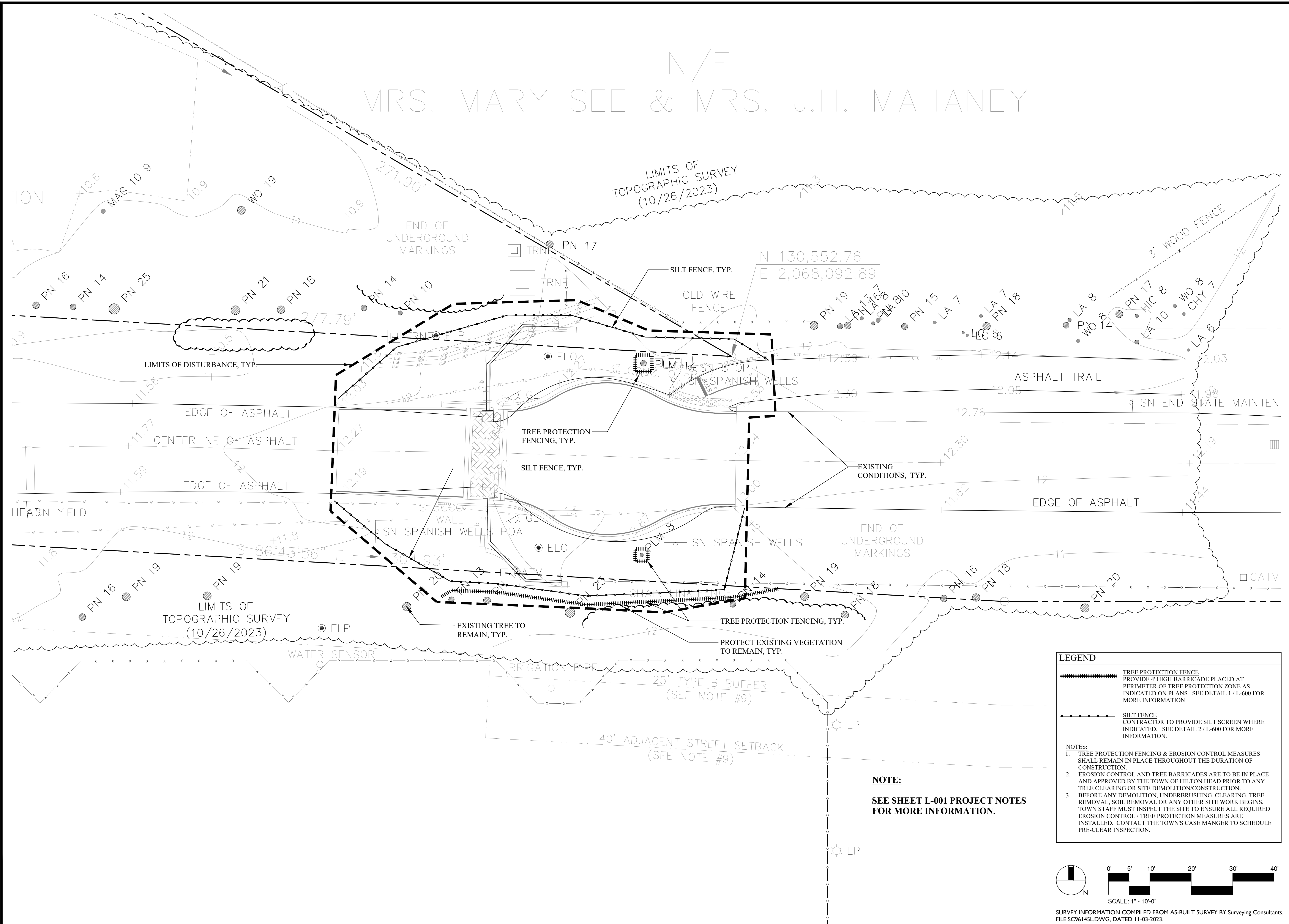
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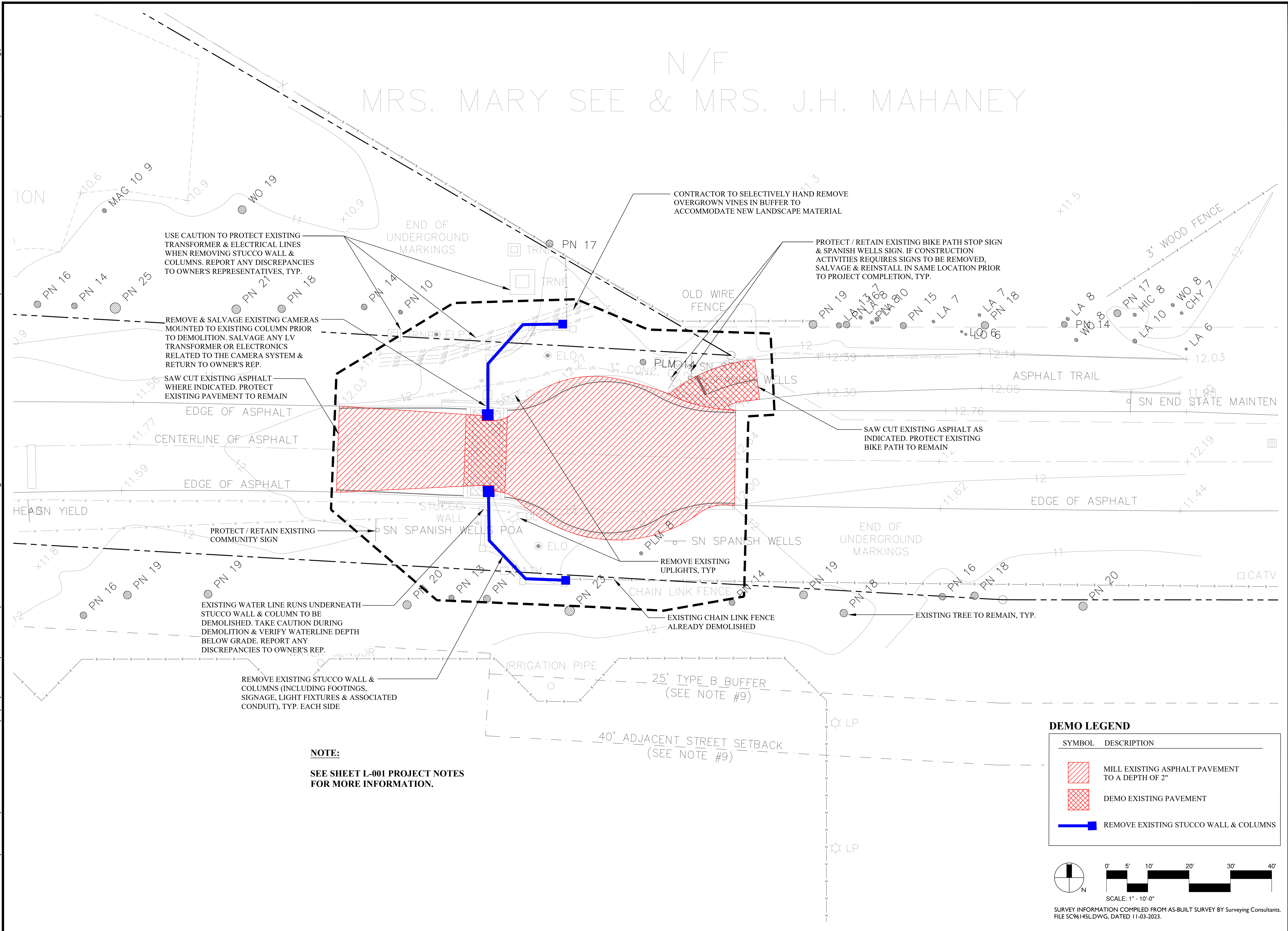
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PROJECT NUMBER
01-24017
SHEET TITLE
Existing
Conditions

SHEET
NUMBER
L-100

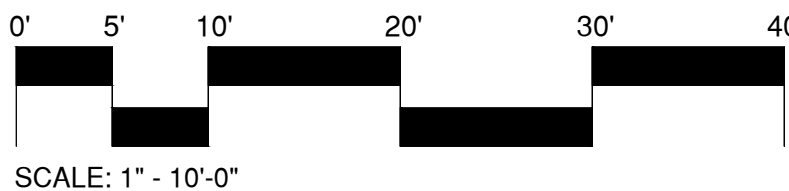
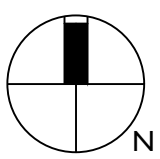


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NOTE:
**SEE SHEET L-001 PROJECT NOTES
FOR MORE INFORMATION.**

DEMO LEGEND		
SYMBOL	DESCRIPTION	
	MILL EXISTING ASPHALT PAVEMENT TO A DEPTH OF 2"	
	DEMO EXISTING PAVEMENT	
	REMOVE EXISTING STUCCO WALL & COLUMNS	



SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY Surveying Consultants.
FILE SC96145LDWG, DATED 11-03-2023.

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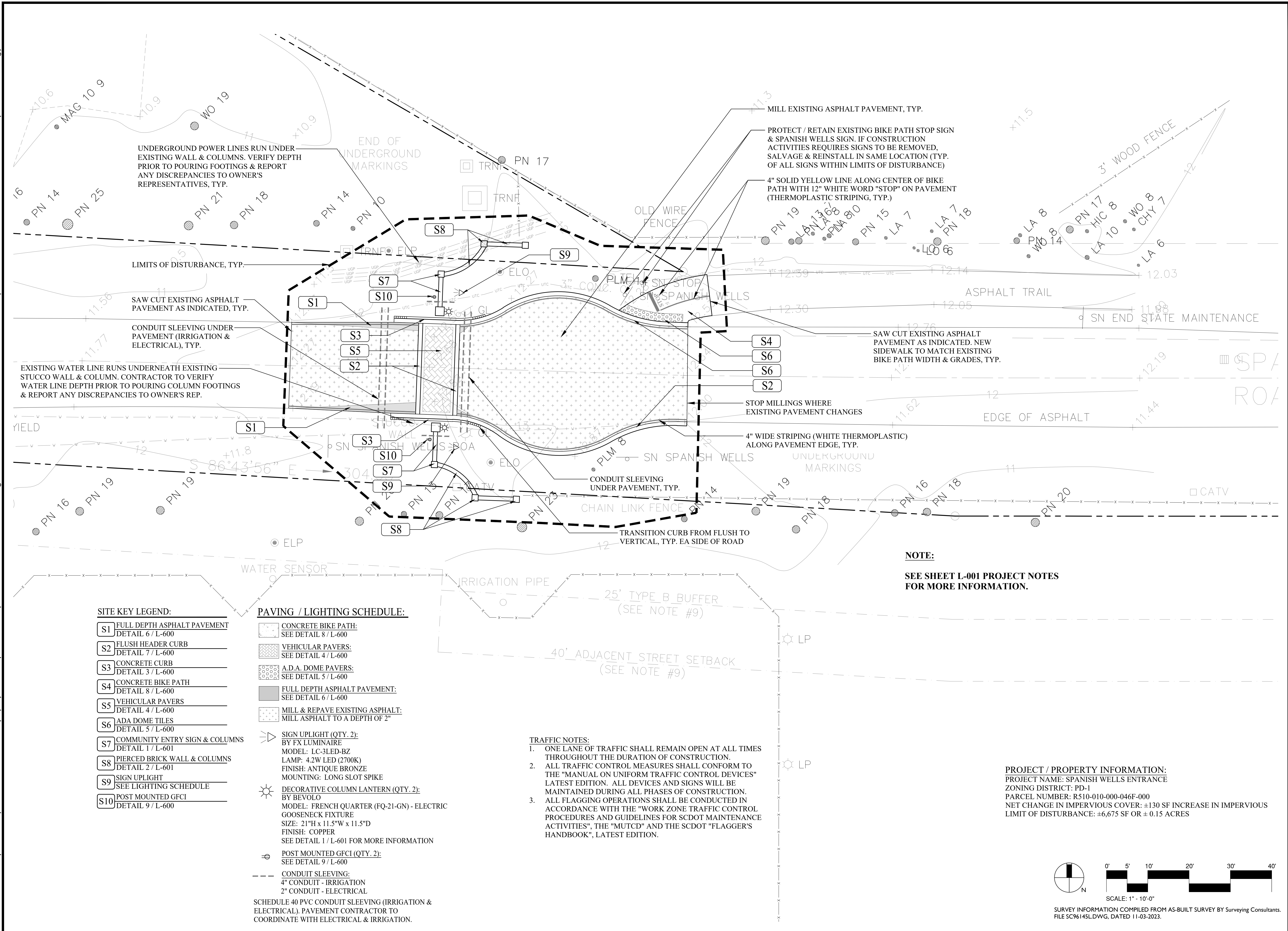
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PROJECT NUMBER
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SHEET TITLE

**Demolition
Plan**

SHEET
NUMBER
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SHEET TITLE
Site Plan

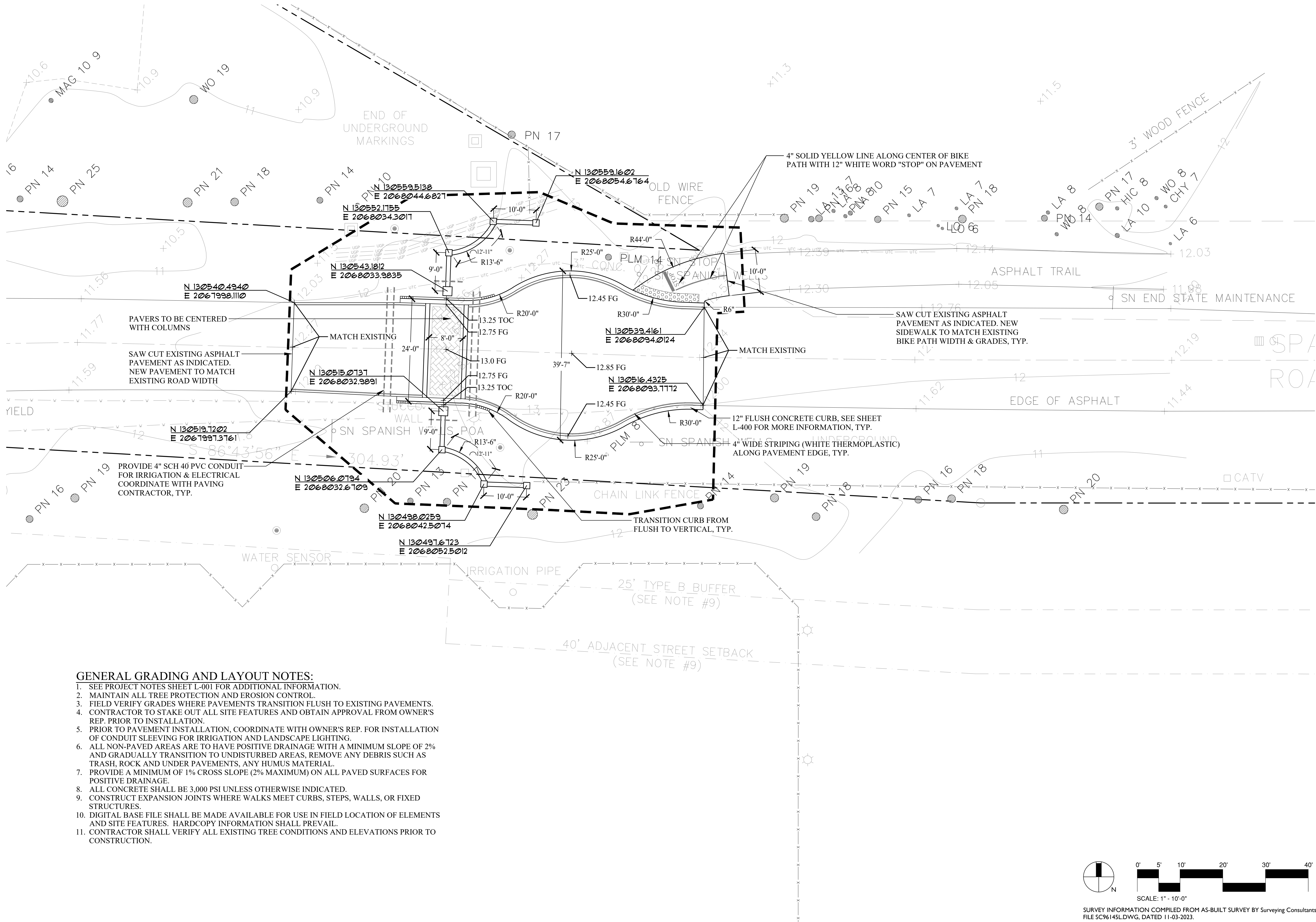
SHEET
NUMBER
L-400

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

SCALE: 1" = 10'-0"

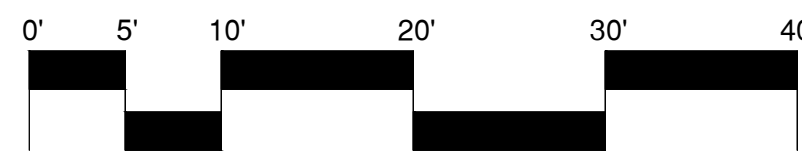
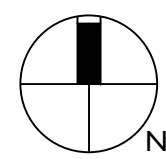
SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY Surveying Consultants.
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GENERAL GRADING AND LAYOUT NOTES:

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.



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FILE SC96145L.DWG, DATED 11-03-2023.

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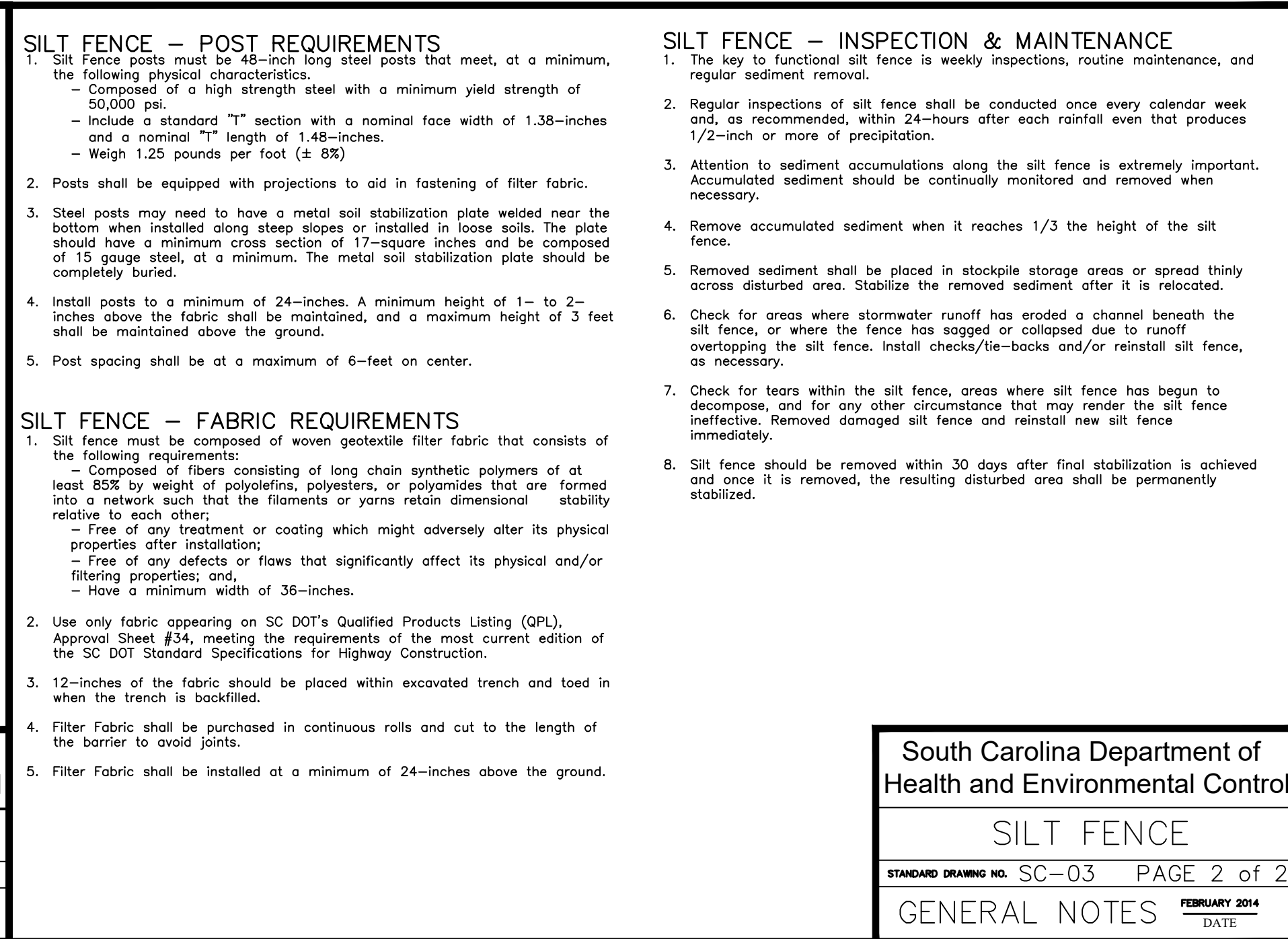
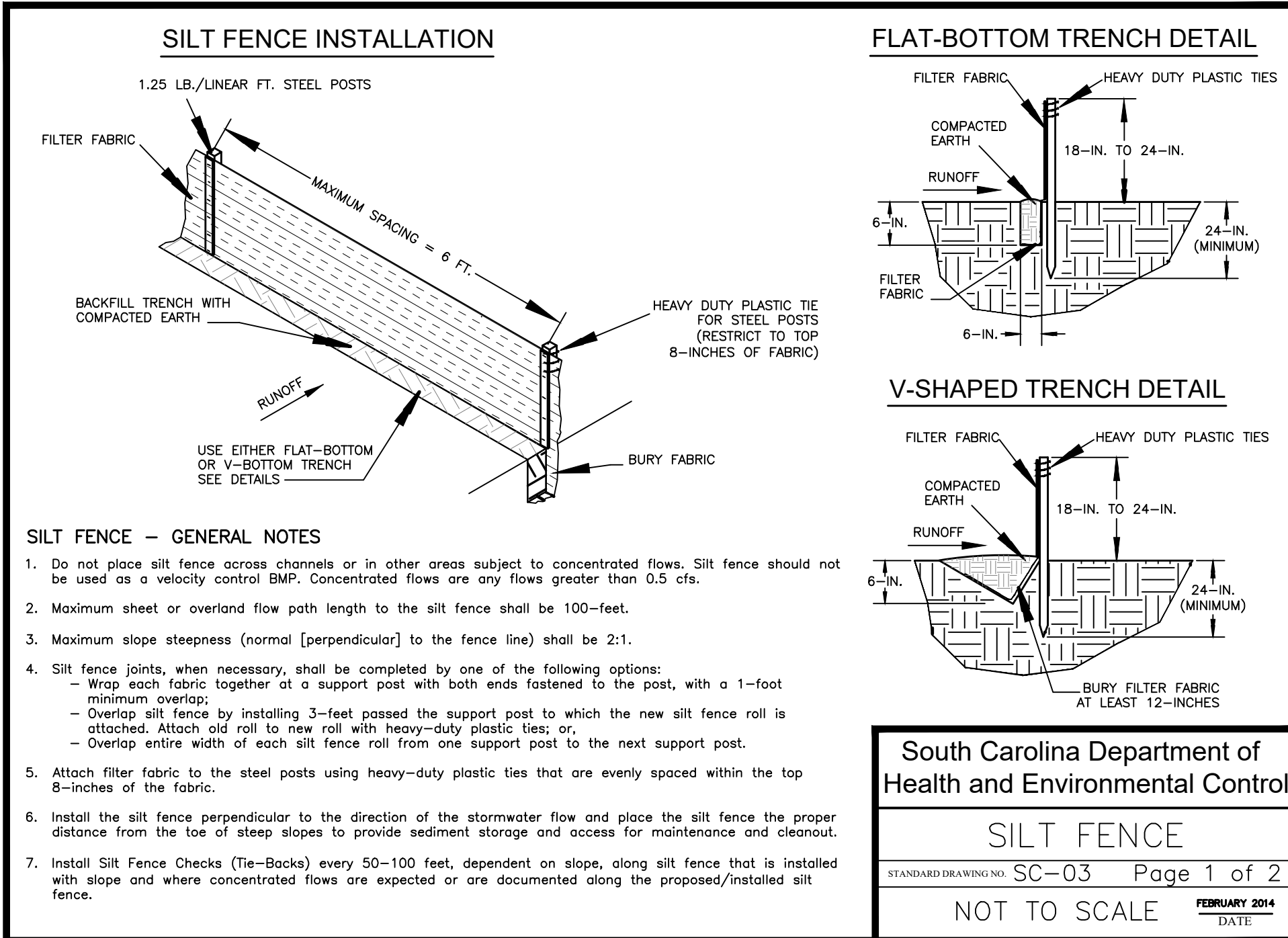
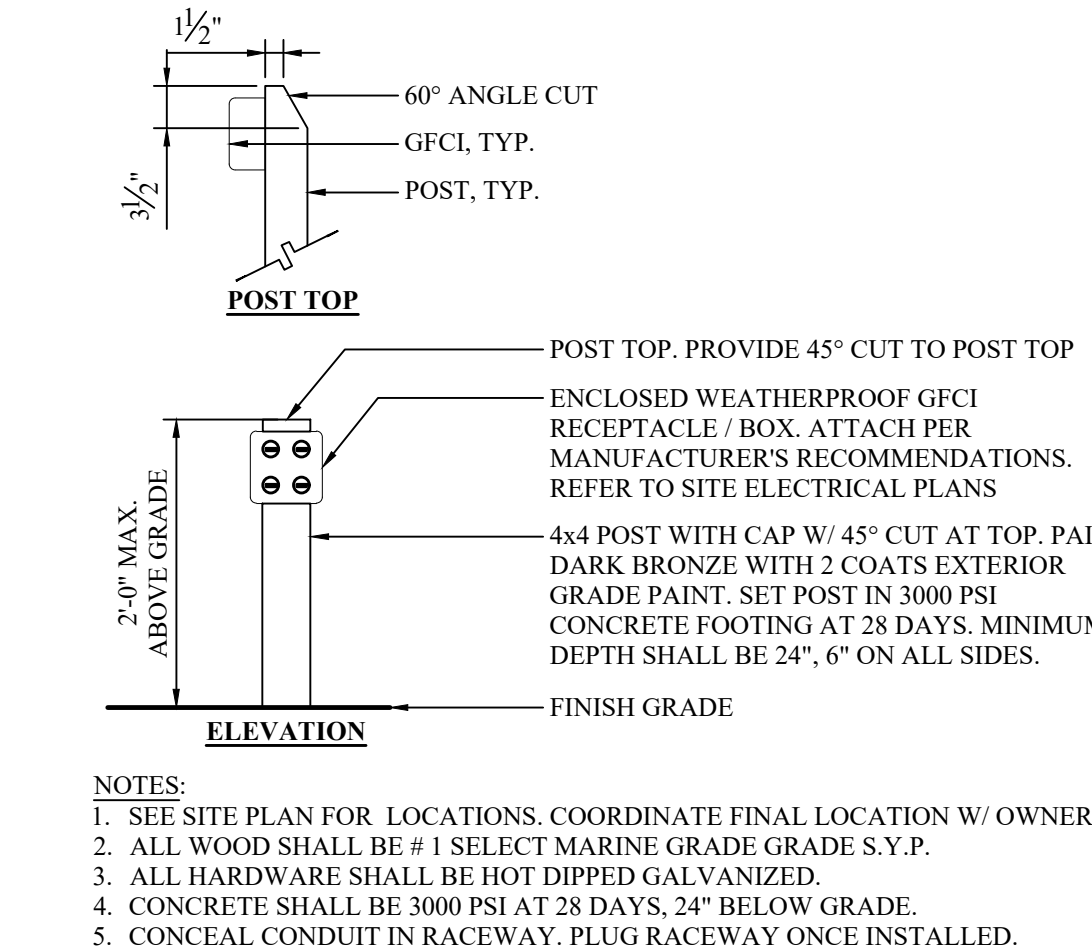
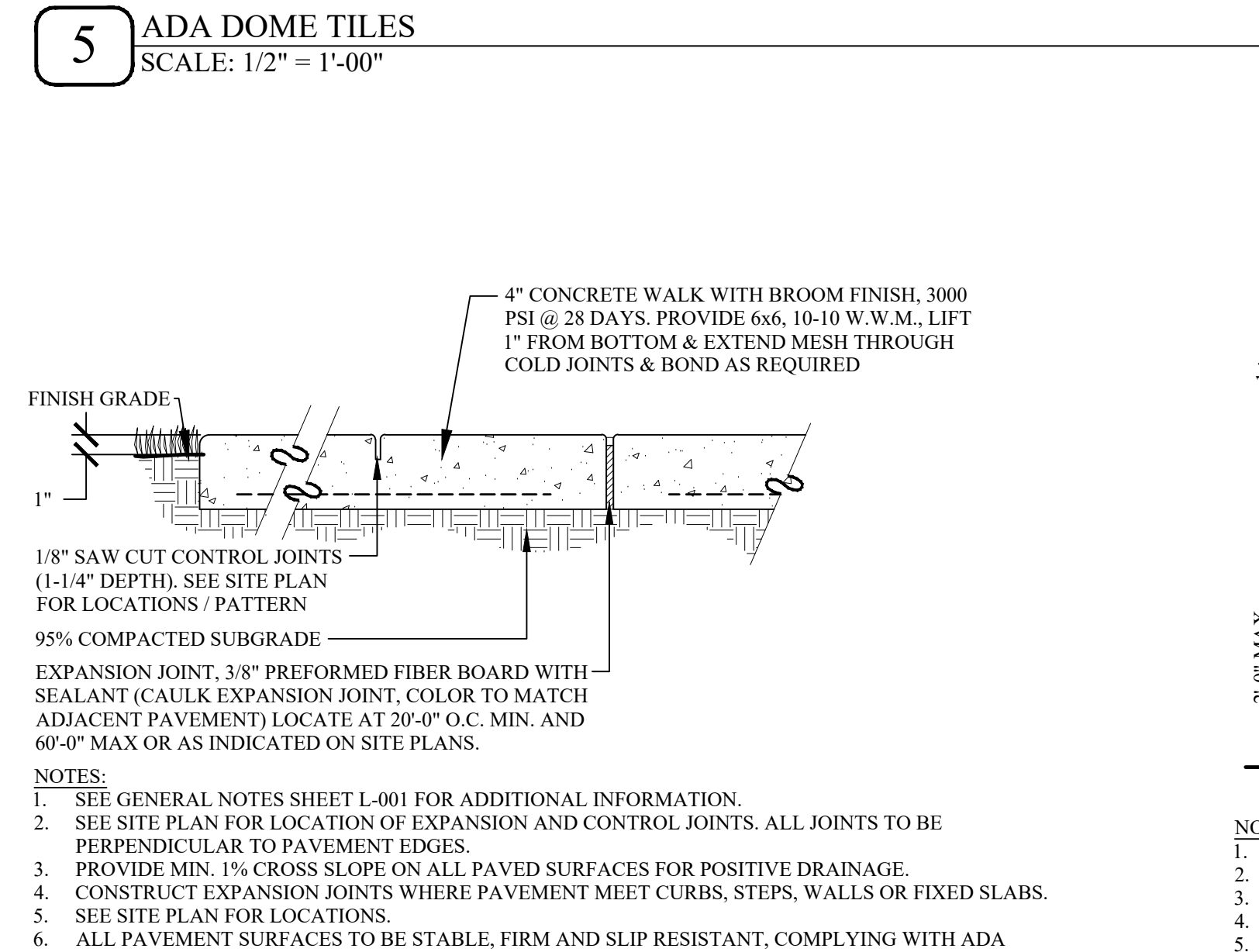
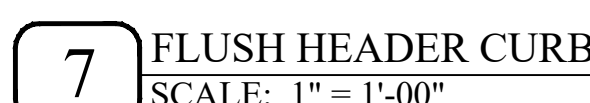
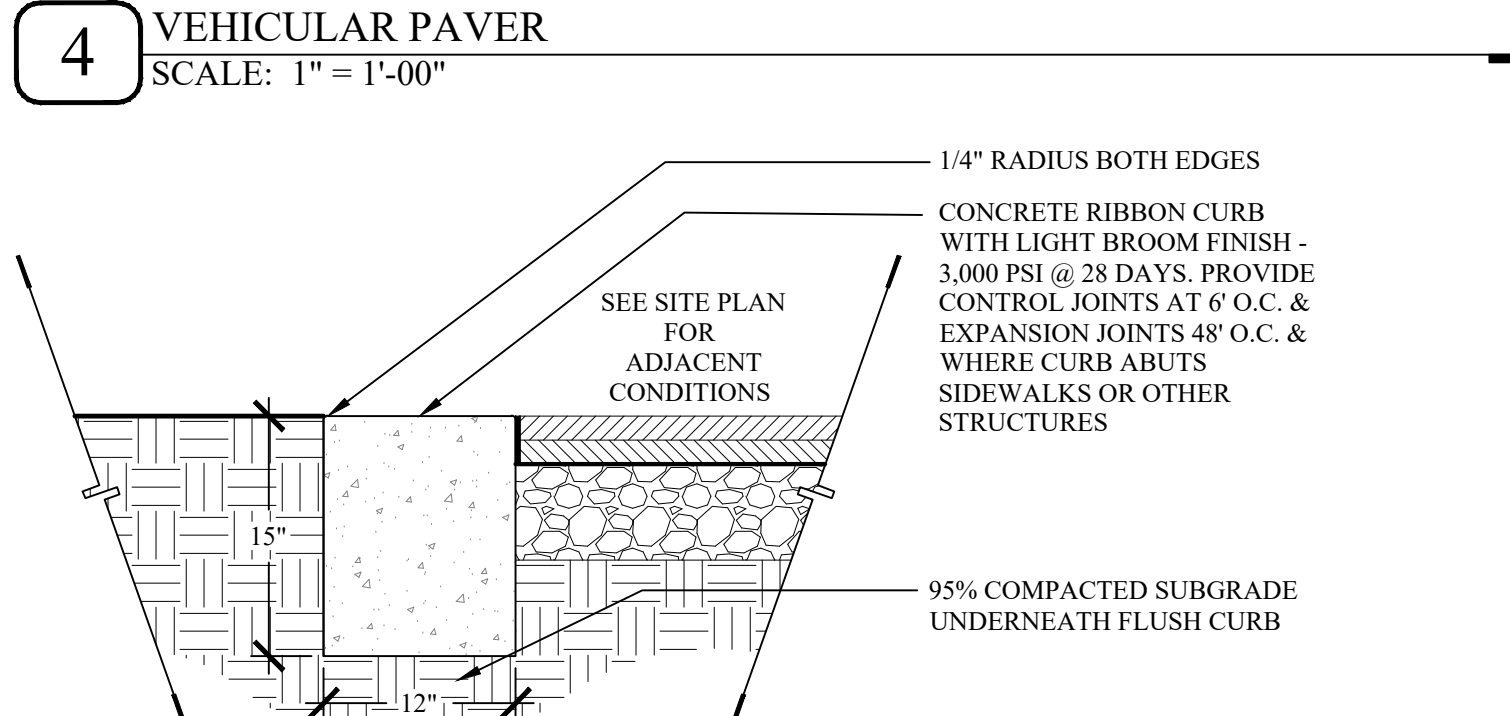
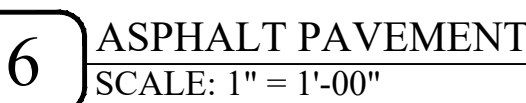
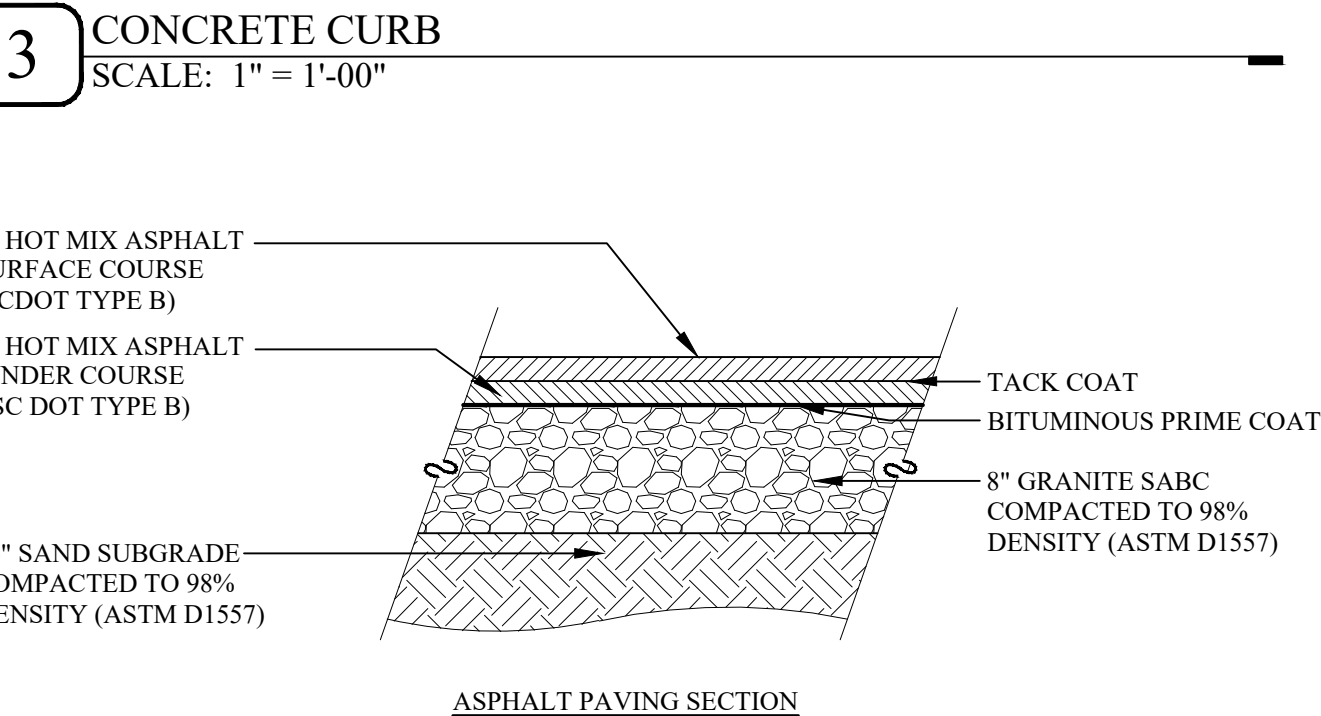
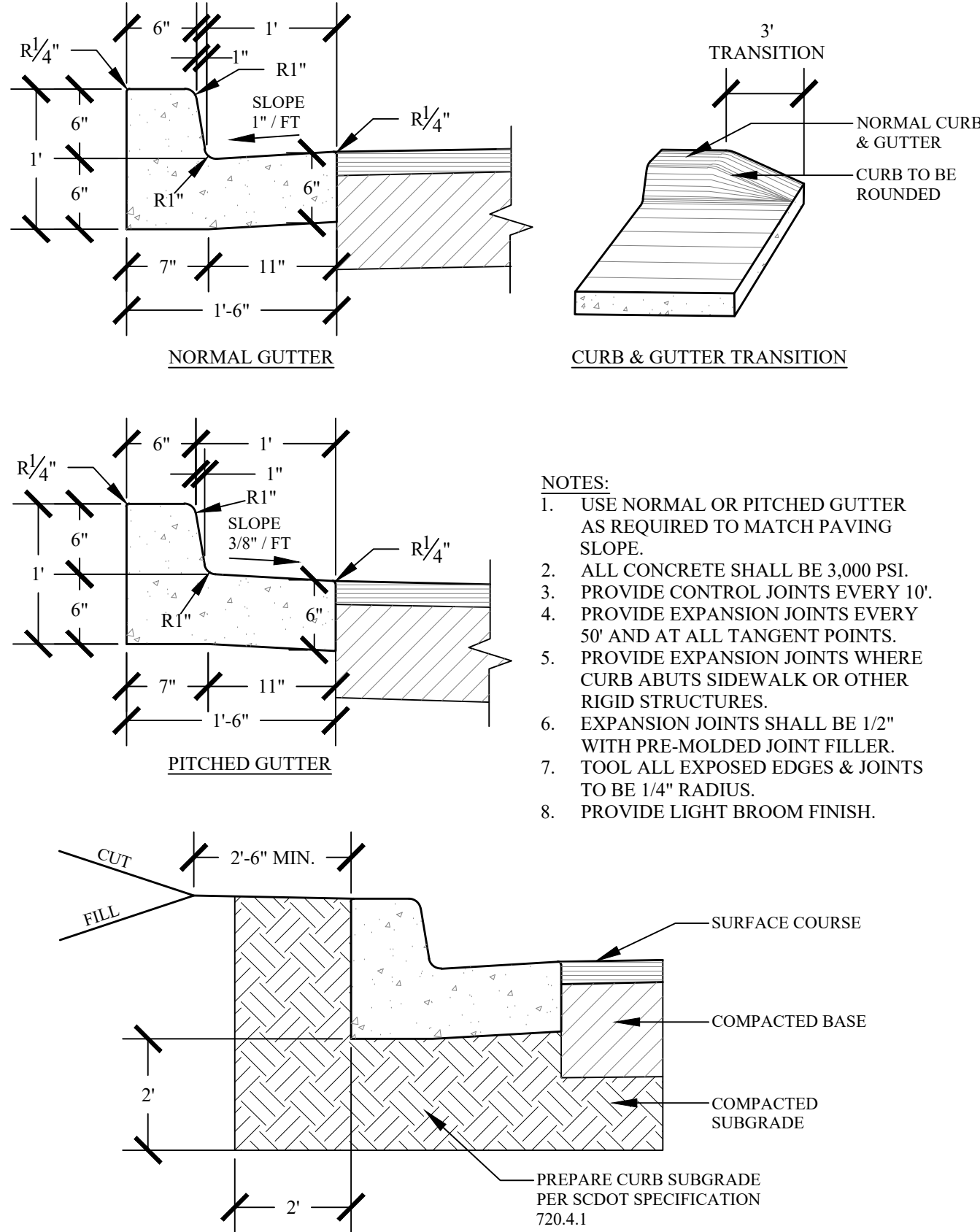
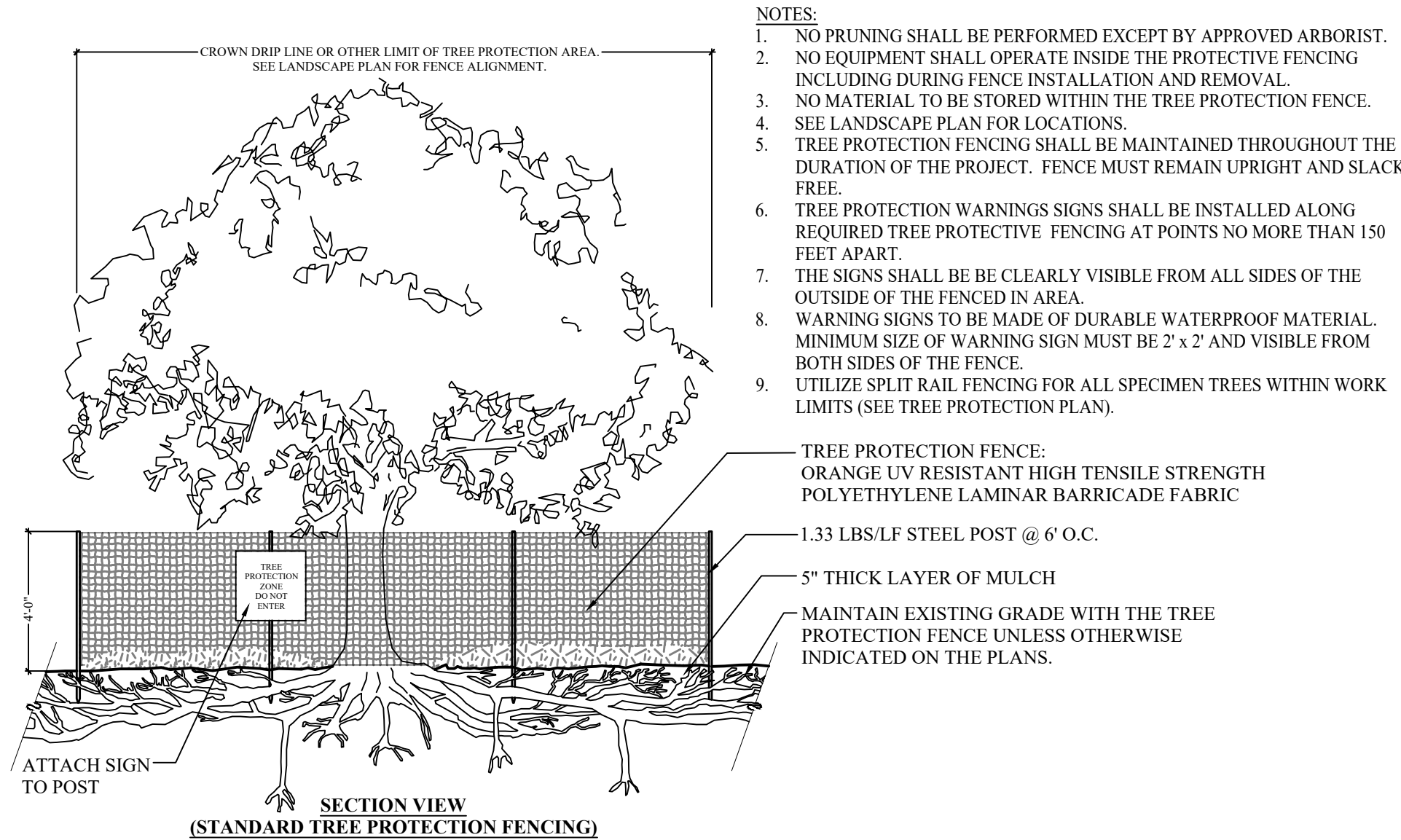
PROJECT NUMBER
01-24017

SHEET TITLE
Layout &
Grading Plan

SHEET
NUMBER
L-500

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01-24017
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Details

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NUMBER
L-600

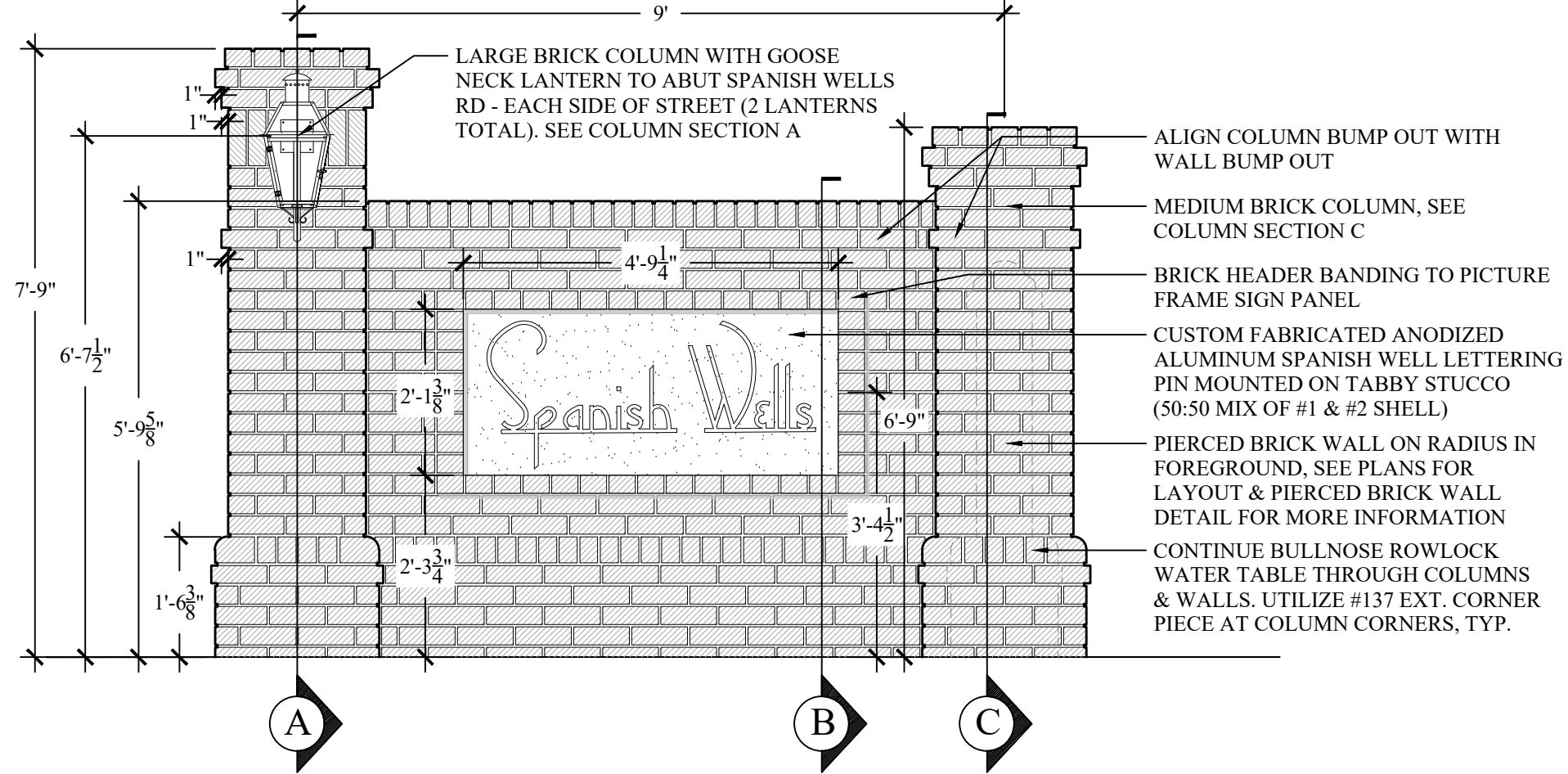
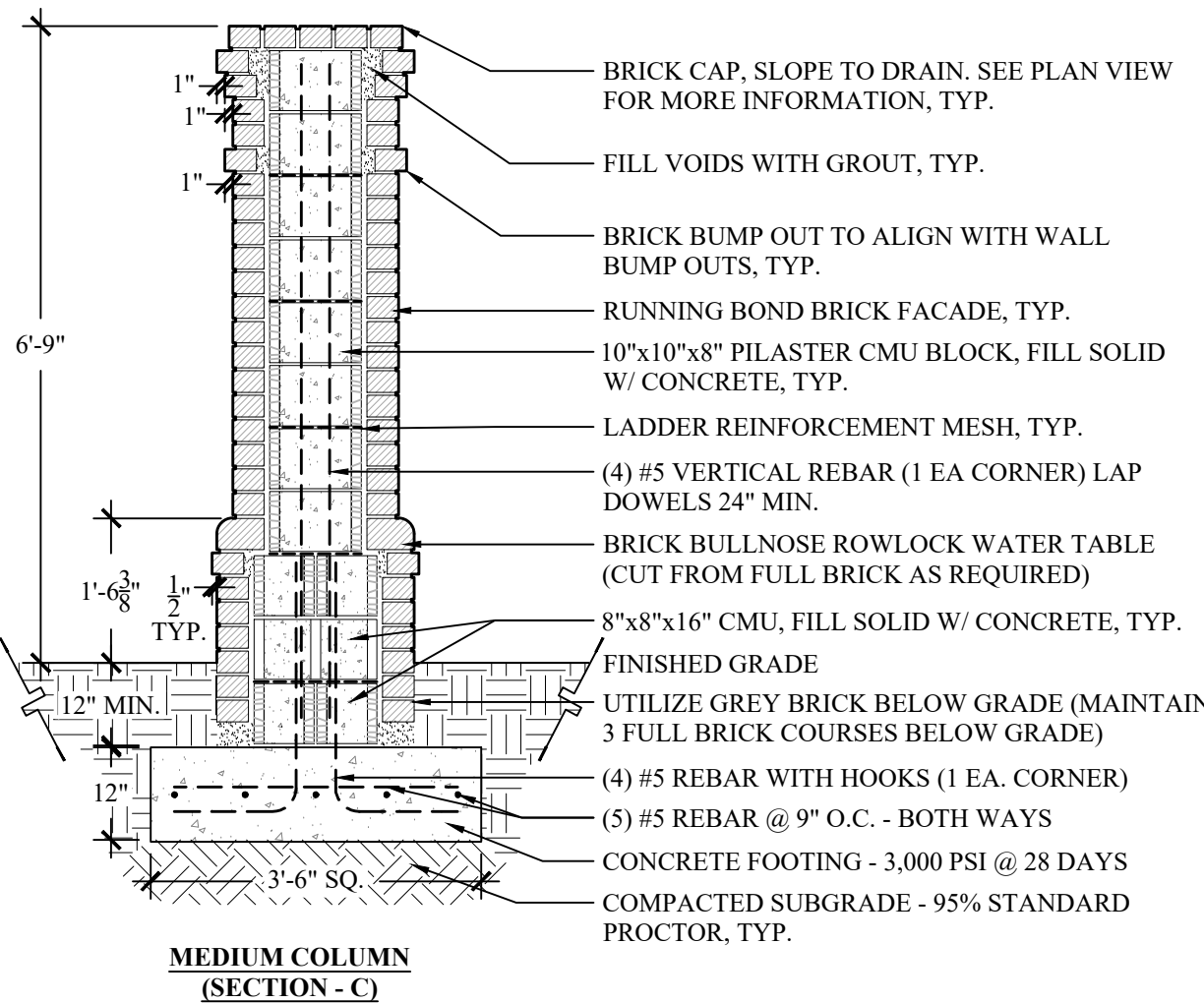
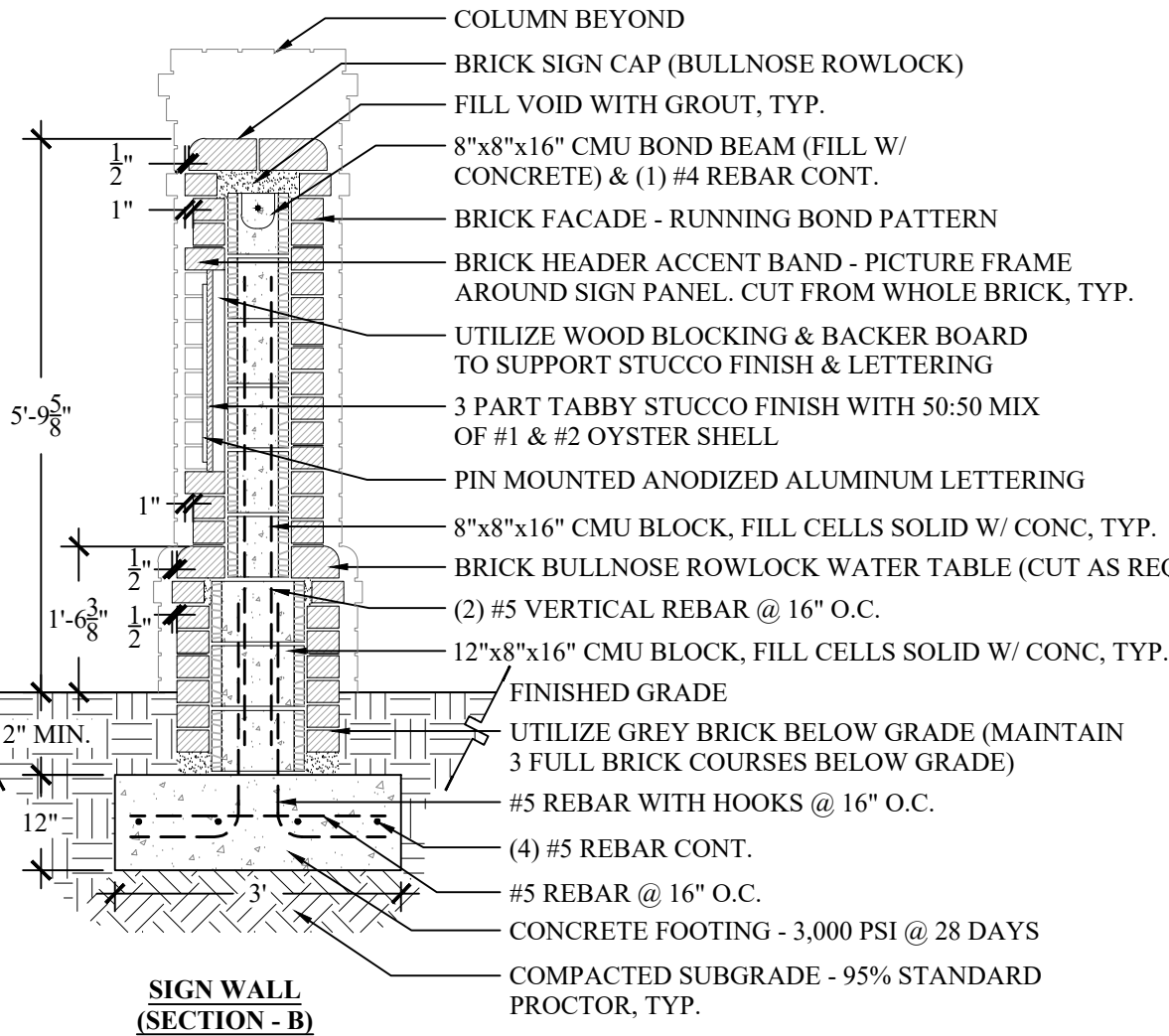
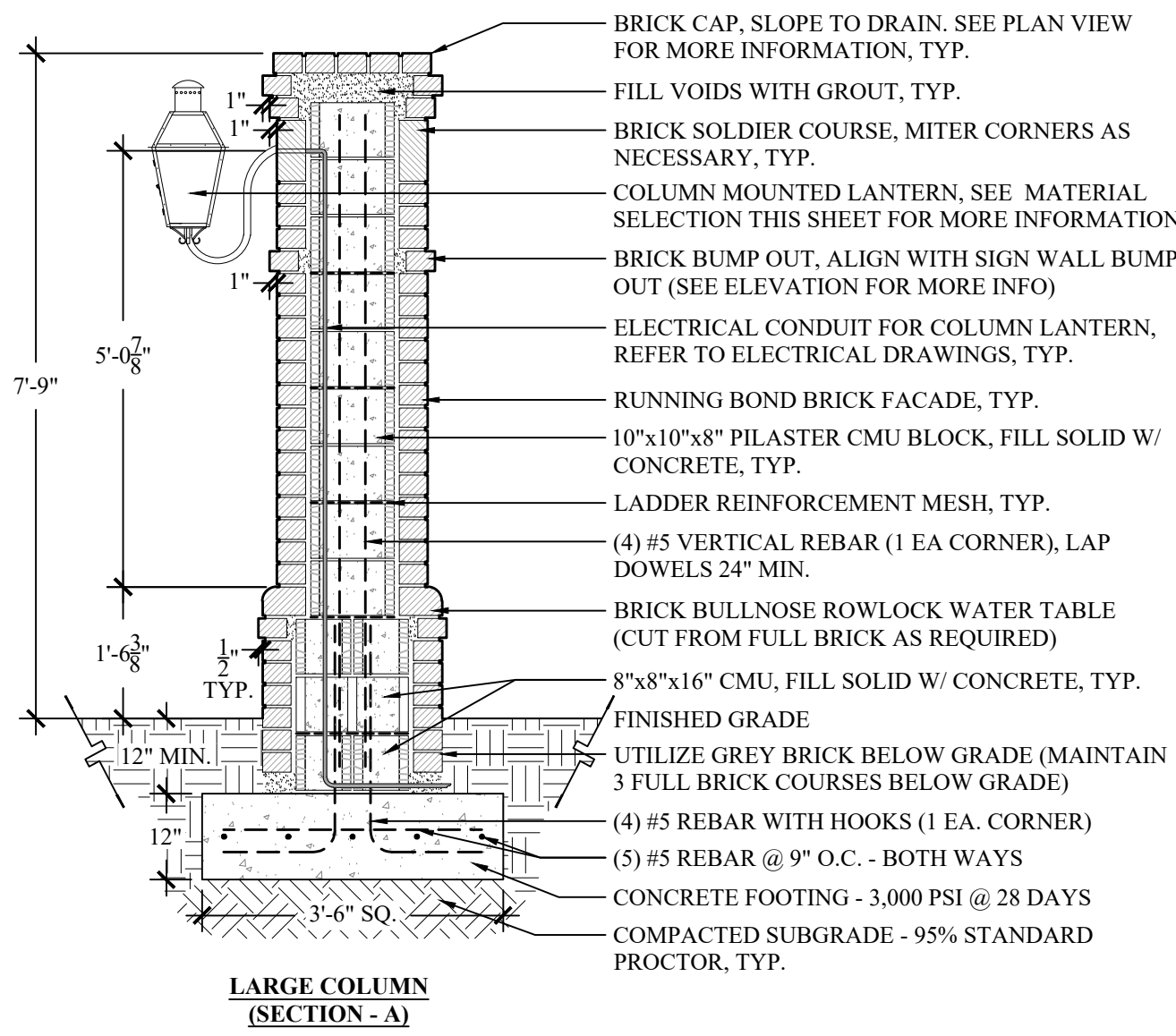
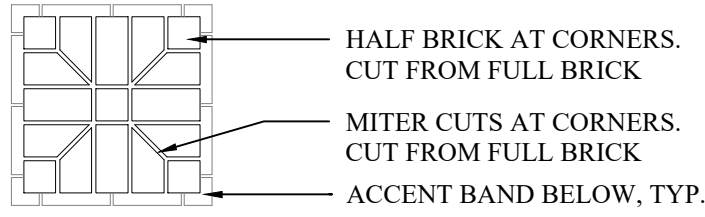
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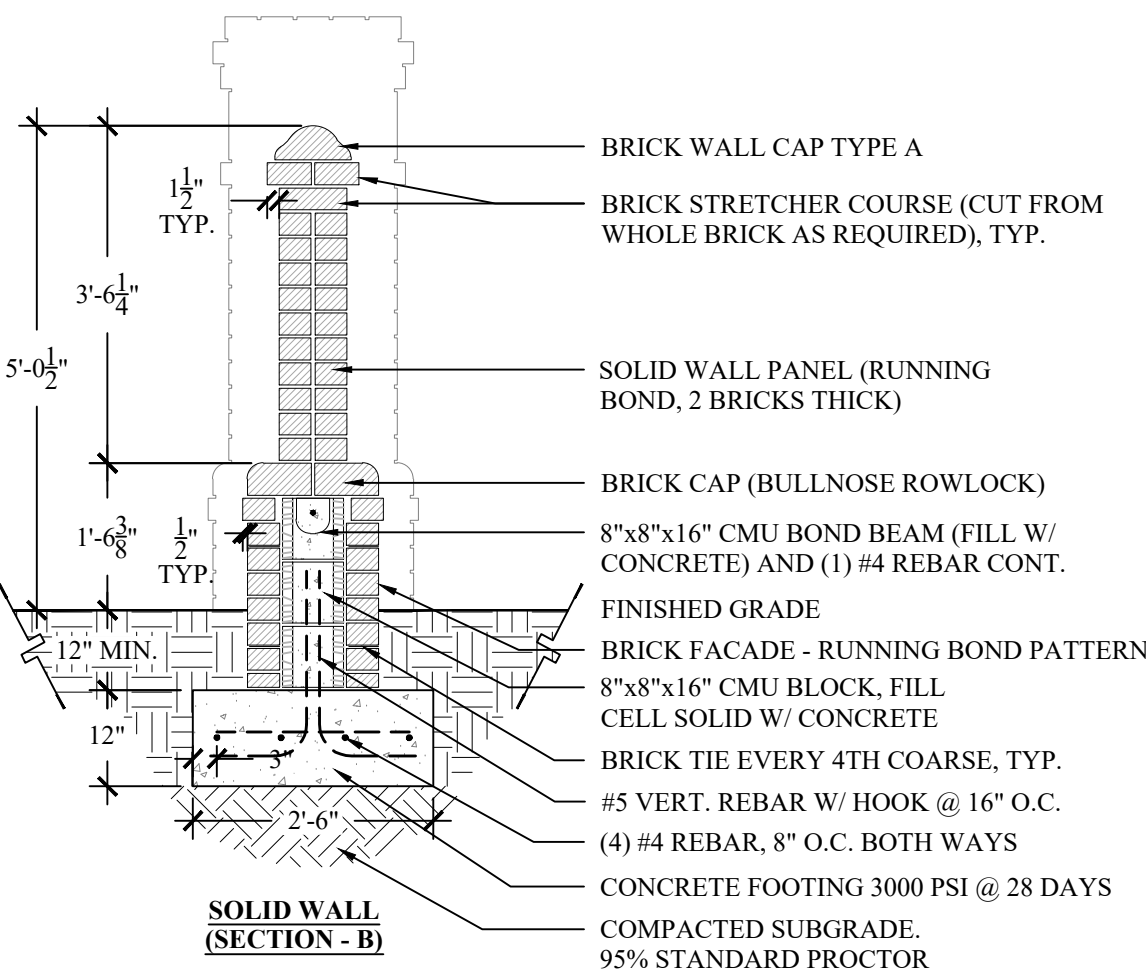
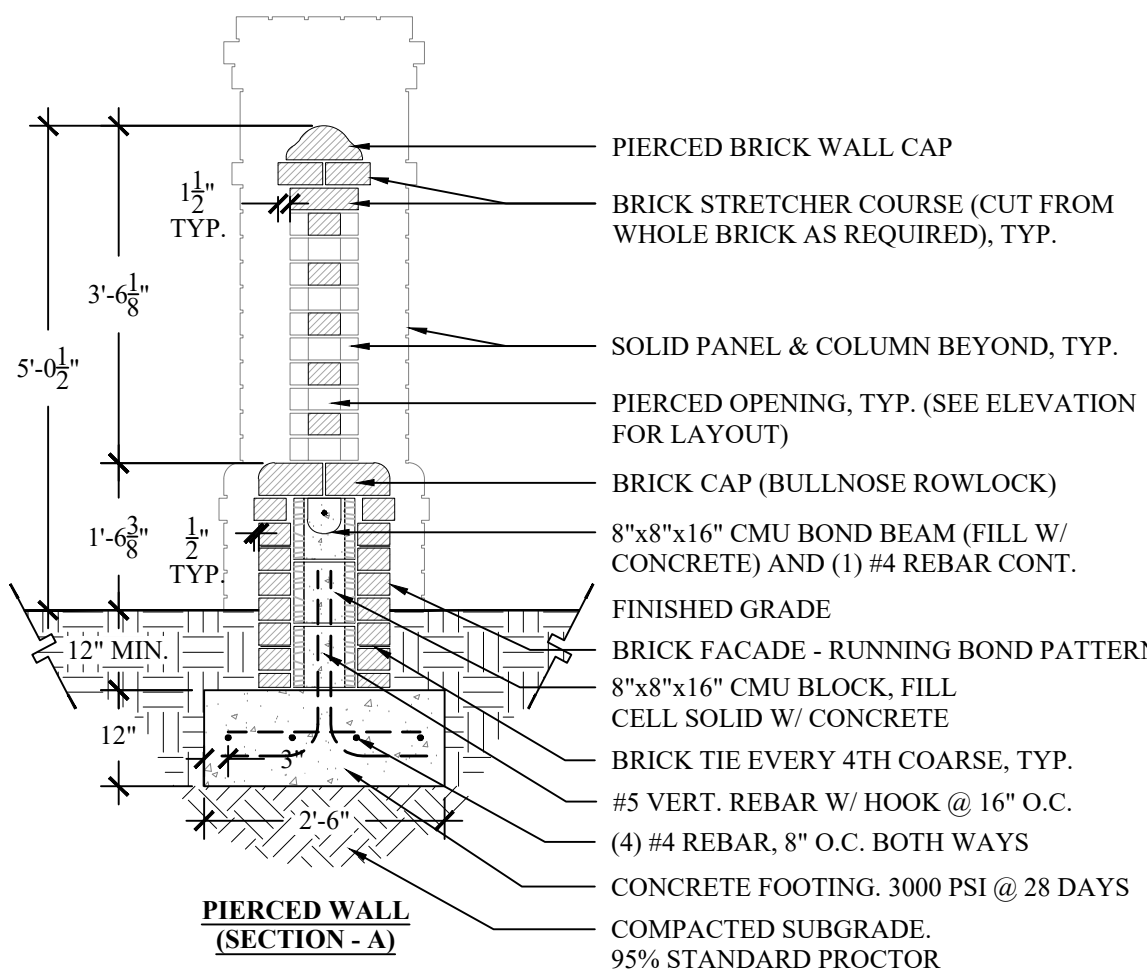
- SPANISH WELLS SIGN LETTERING / LOGO SHALL BE CUSTOM FABRICATED ANODIZED ALUMINUM (DARK BRONZE COLOR). CONTRACTOR TO SUBMIT SHOP DRAWINGS OF SIGN PANEL, INCLUDING LETTERING LAYOUT, SIZE, DEPTH AND, ATTACHMENT METHODS TO MASONRY WALL PRIOR FOR APPROVAL TO INSTALLATION.
- PROVIDE MOCK UP OF SHELL STUCCO 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"

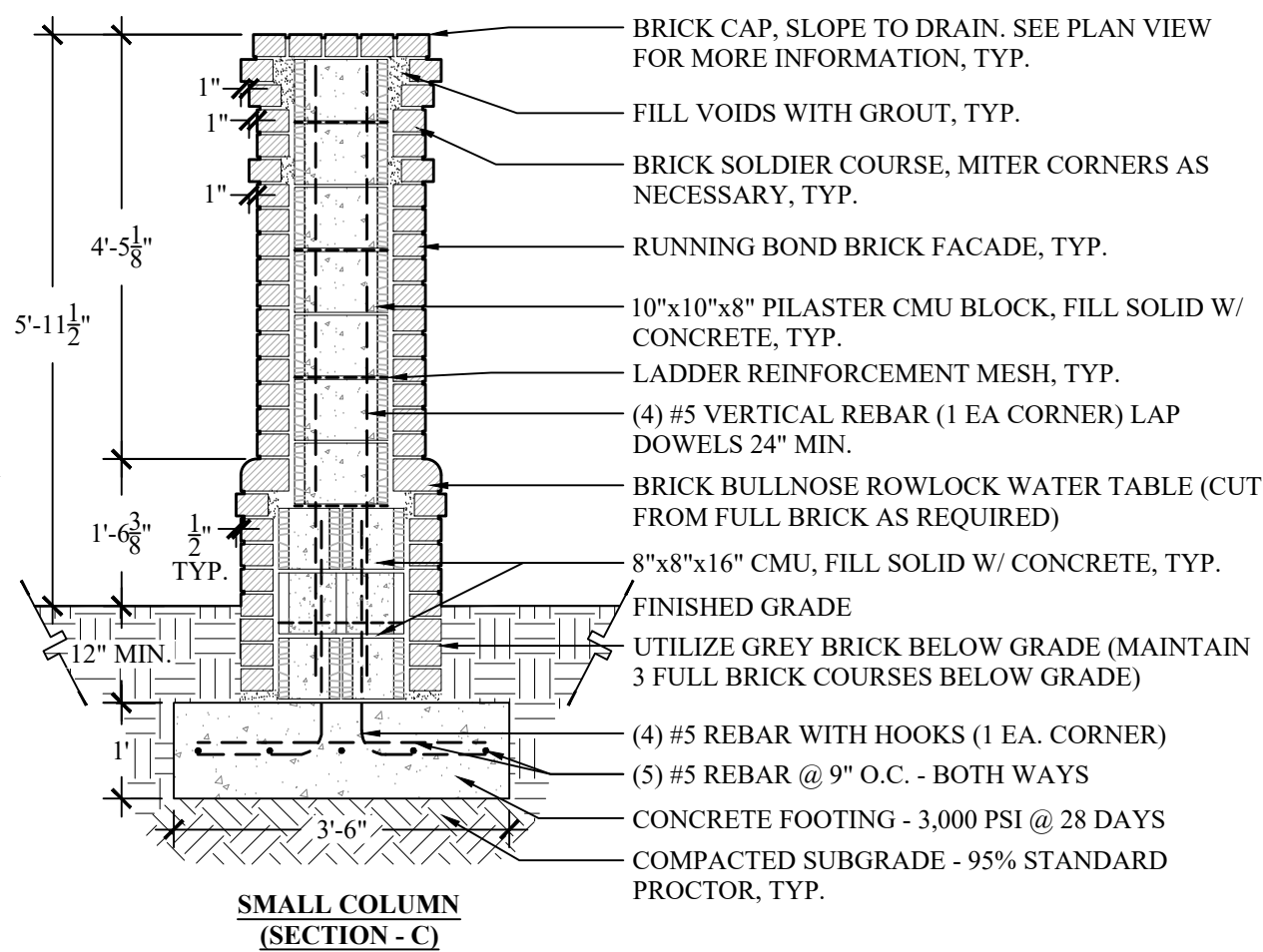
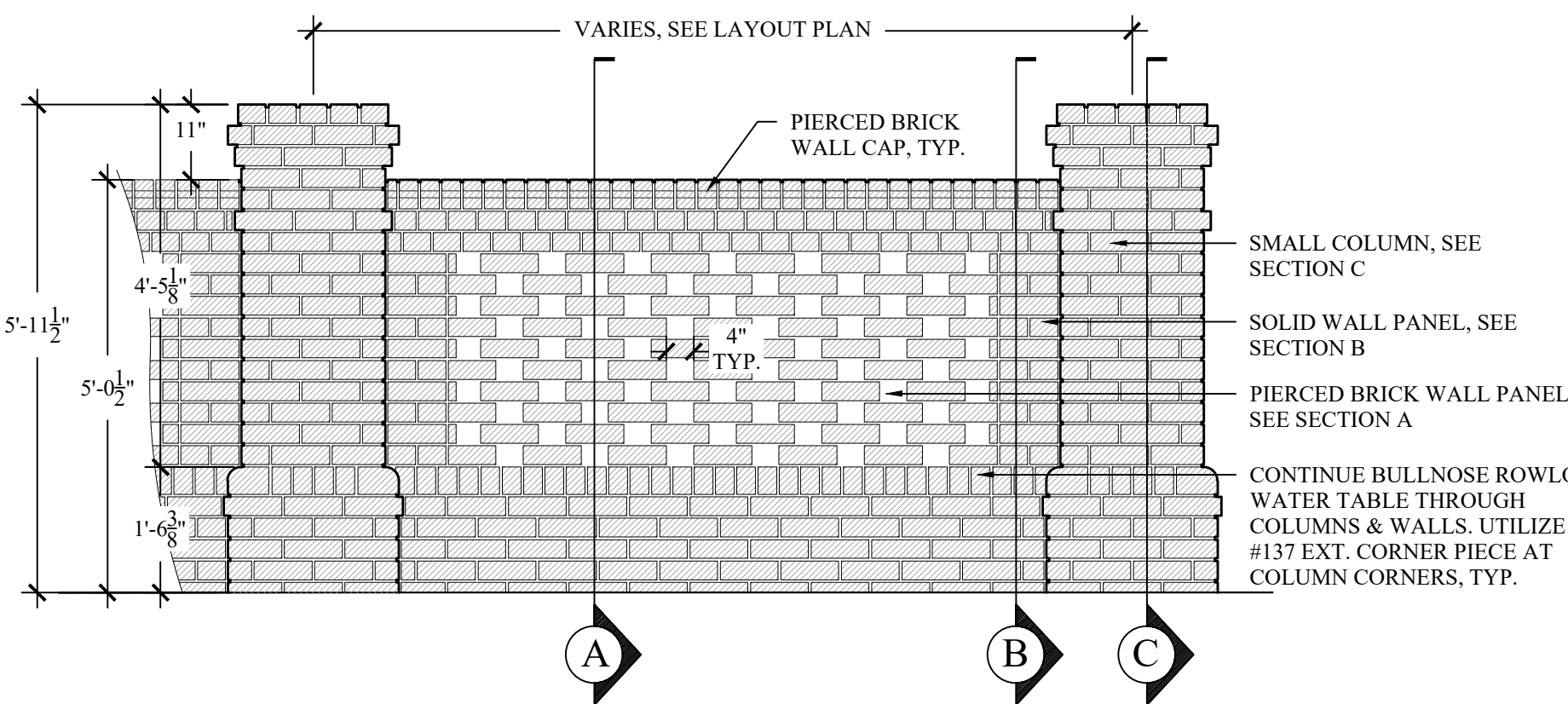
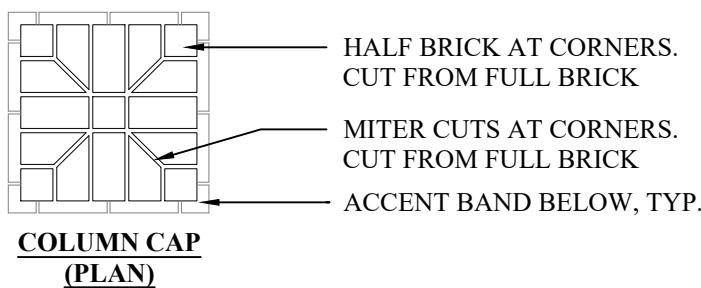


MATERIAL SELECTIONS:

- 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

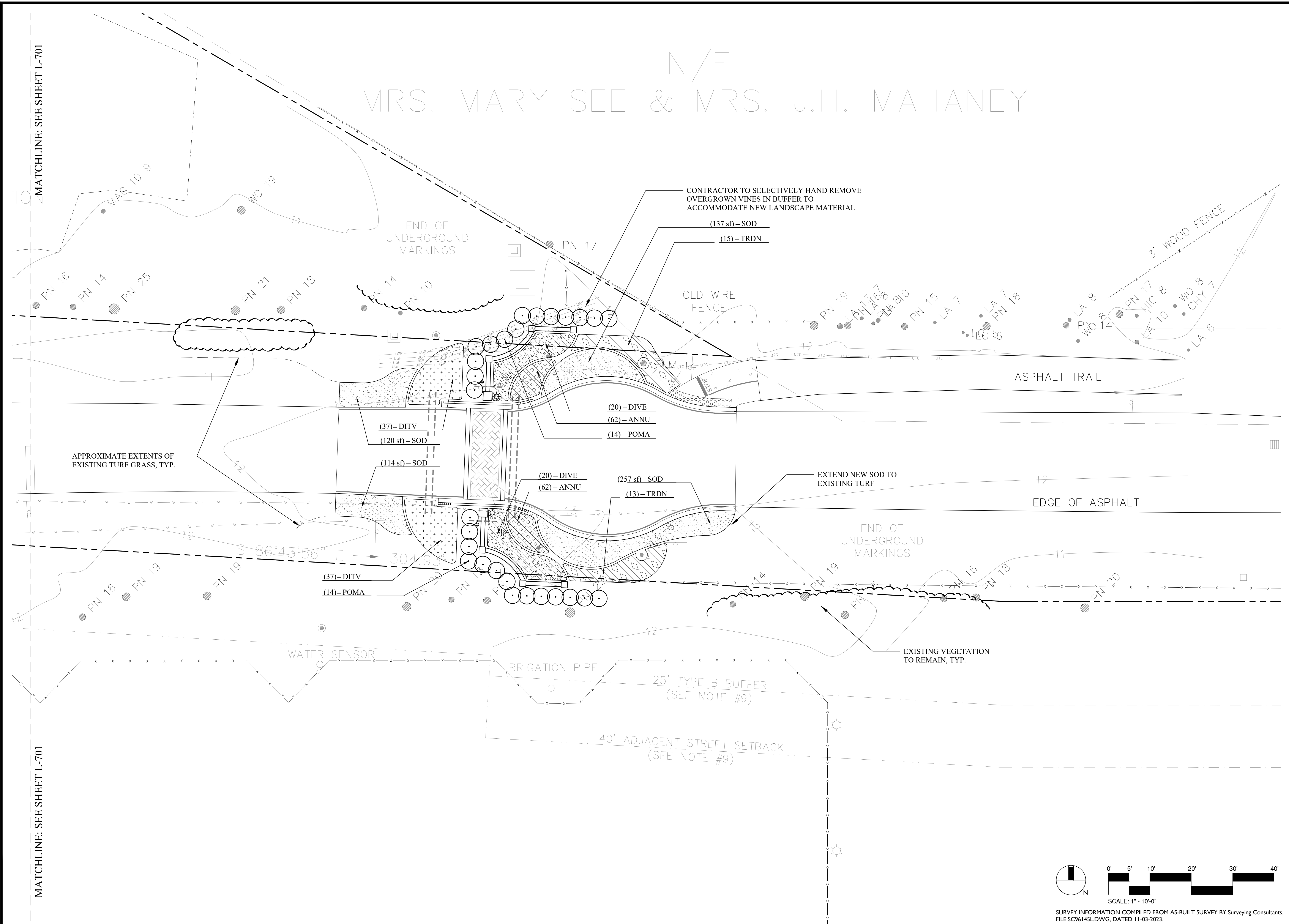
NOTES:

- 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.

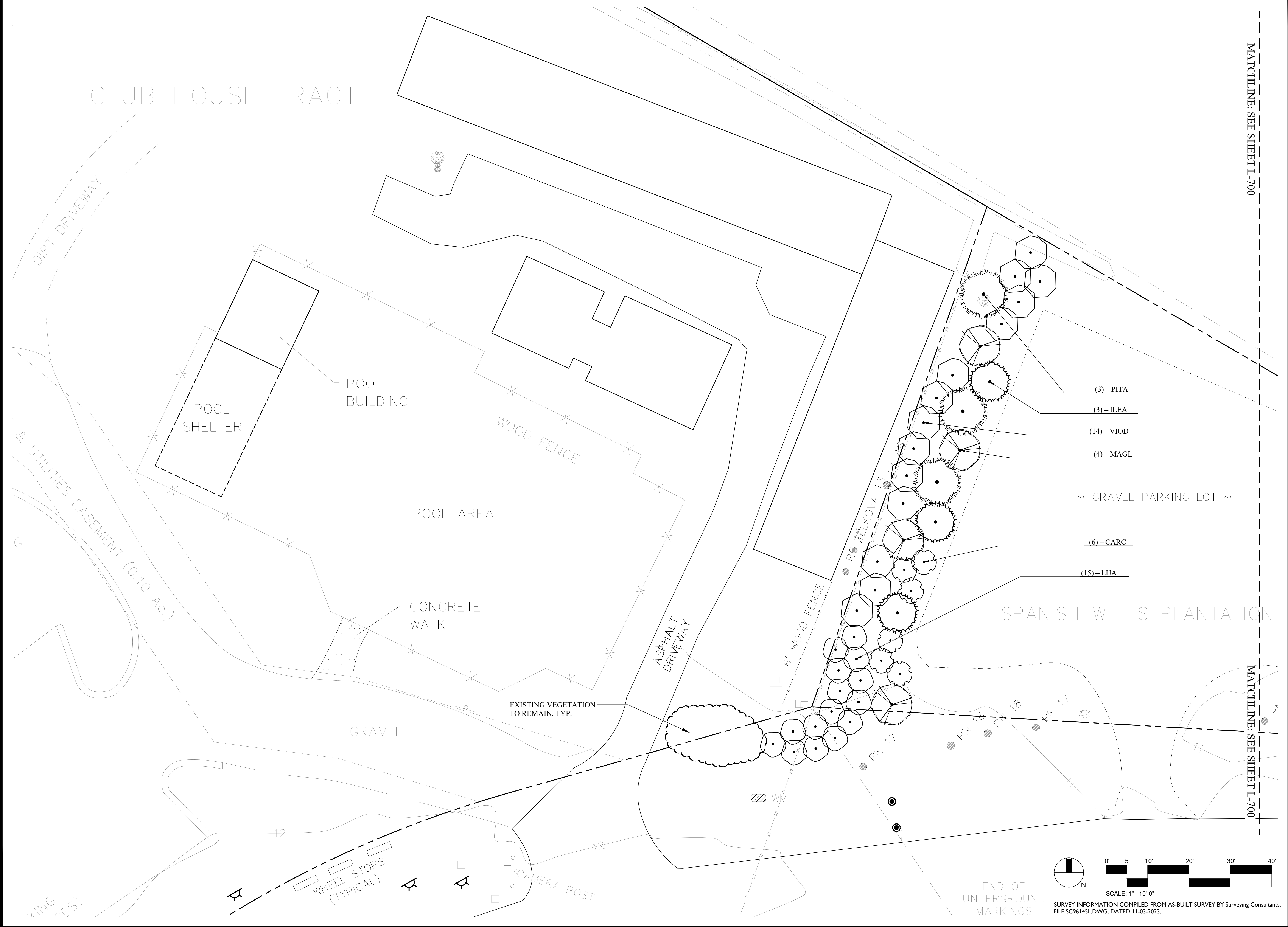


2 PIERCED BRICK WALL & COLUMNS
SCALE: 1/2" = 1'-00"

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29938

PROFESSIONAL SEAL:

DRAWN BY:
CM

CHECKED BY:
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#	REVISION	DATE	BY

DATE
08-27-2024

PROJECT NUMBER
01-24017

SHEET TITLE
Landscape Plan

SHEET NUMBER
L-701

G:\Projects-HH\Community\Spanish Wells - Phase 1 Entrance 01-24017\Production\03 Work CDs\01-24017-400-Landscape.dwg, Wednesday, August 28, 2024, Printed By: David McAllister
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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	6	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	28	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			12" o.c.	Selected by owners rep.
DITV	74	Dianella tasmanica `Variegata`	Variegated Flax Lily	3 gal	18-24"	18"-24"	24" o.c.	Full pot
DIVE	40	Dietes vegeta	African Iris	3 gal	18-24"	12"-18"	30" o.c.	Full pot
TRDN	28	Tripsacum dactyloides nana	Dwarf Fakahatchee Grass	3 gal	12"-18"	12"-18"	36" o.c.	Dwarf - Full pot
SOD/SEED								
SOD	618 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:

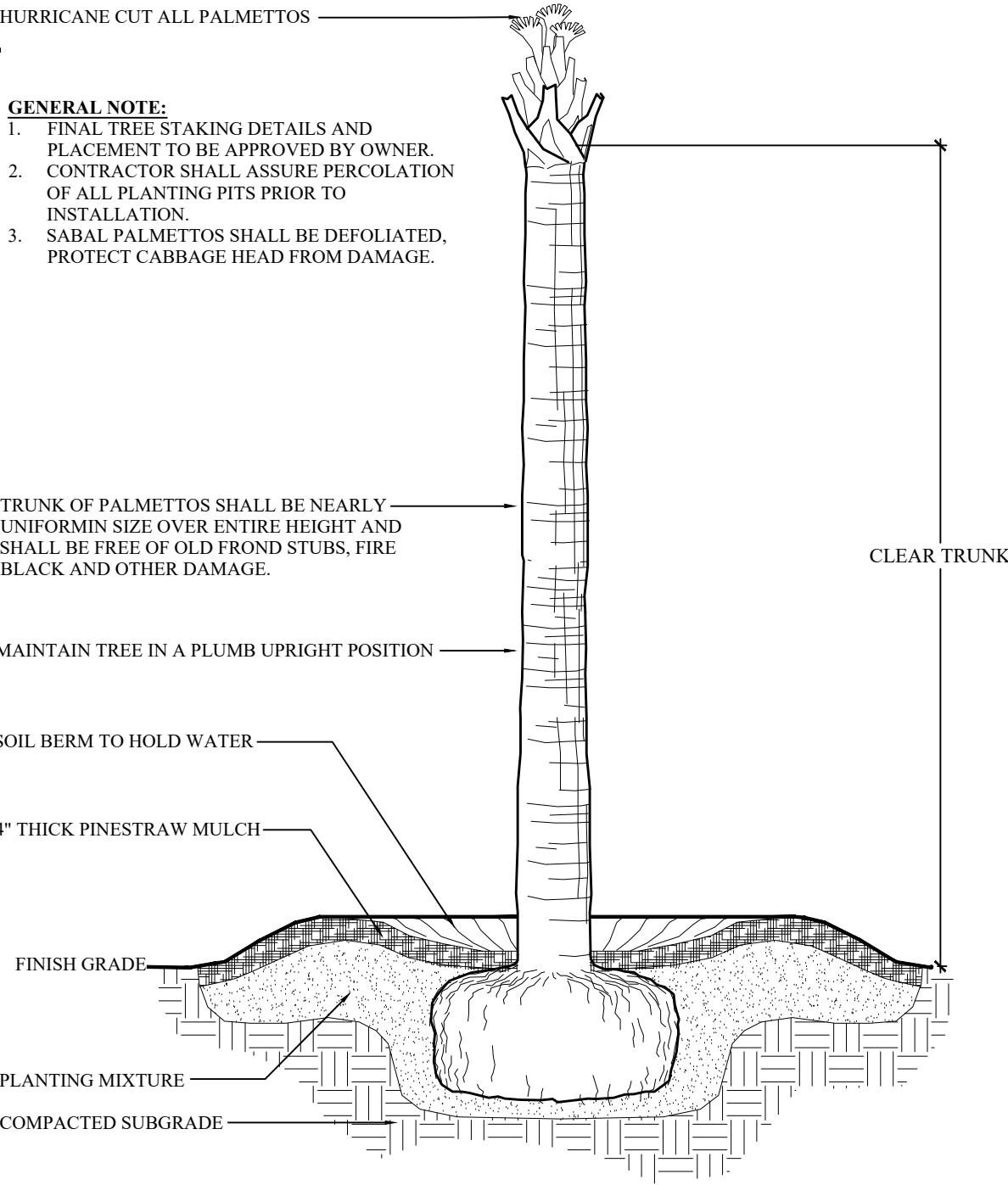
- CONTRACTOR TO TIE INTO EXISTING IRRIGATION MAIN WATER SOURCE, COORDINATE WITH OWNER'S REPRESENTATIVE FOR LOCATION.
- CONTRACTOR TO PROVIDE 100% IRRIGATION COVERAGE FOR THE IMPROVEMENT AREA, INCLUDING COORDINATION WITH OWNER'S REPRESENTATIVE FOR TYING INTO COMMUNITY'S OVERALL IRRIGATION CONTROLLER SYSTEM, 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:

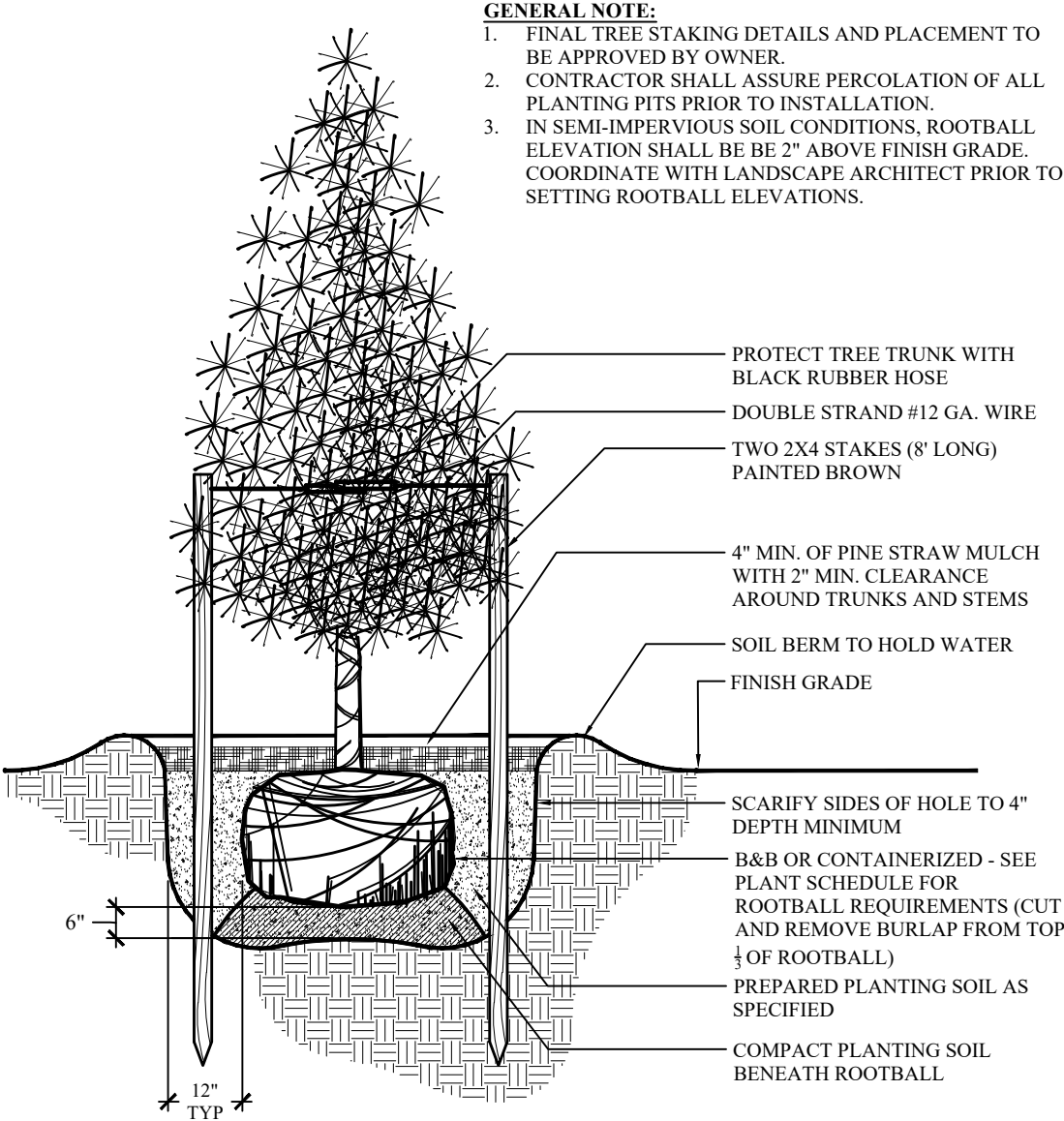
- CONTRACTOR TO PERFORM FINE GRADING WITHIN ALL TURF AND PLANT BEDS. FINE GRADING SHALL CONSIST OF A HAND RAKED, SMOOTH SOIL FREE OF ROCKS, ROOTS, AND DEBRIS.

GENERAL NOTES:

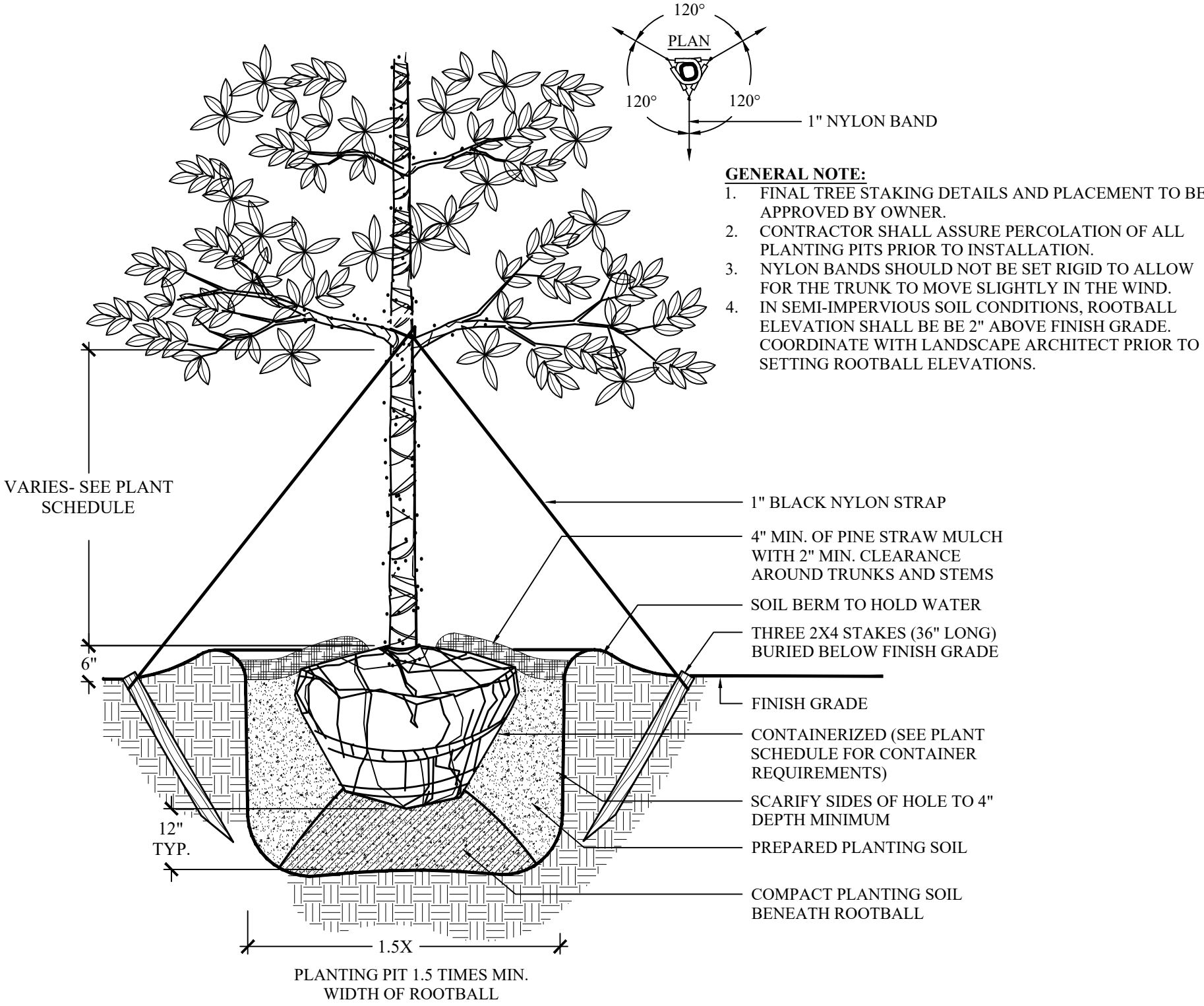
- REFER TO GENERAL NOTES ON SHEET L-001 FOR ADDITIONAL INFORMATION.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO EXISTING UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ANY DISCREPANCIES.
- 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.



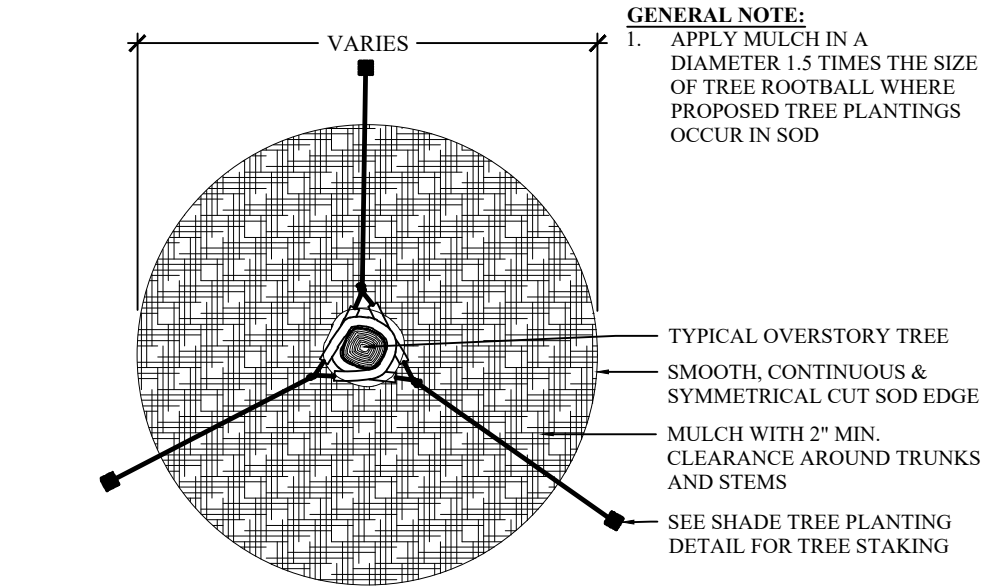
1 PALM TREE SCALE: NTS



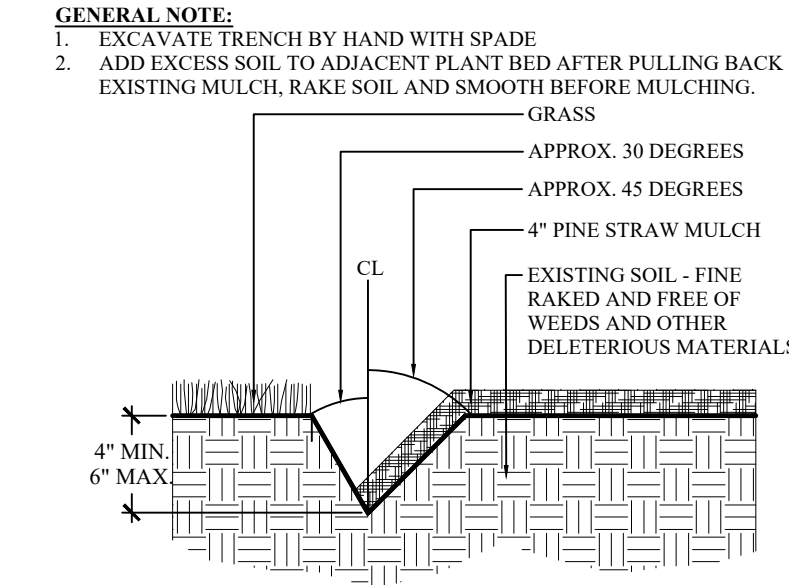
2 EVERGREEN TREE SCALE: NTS



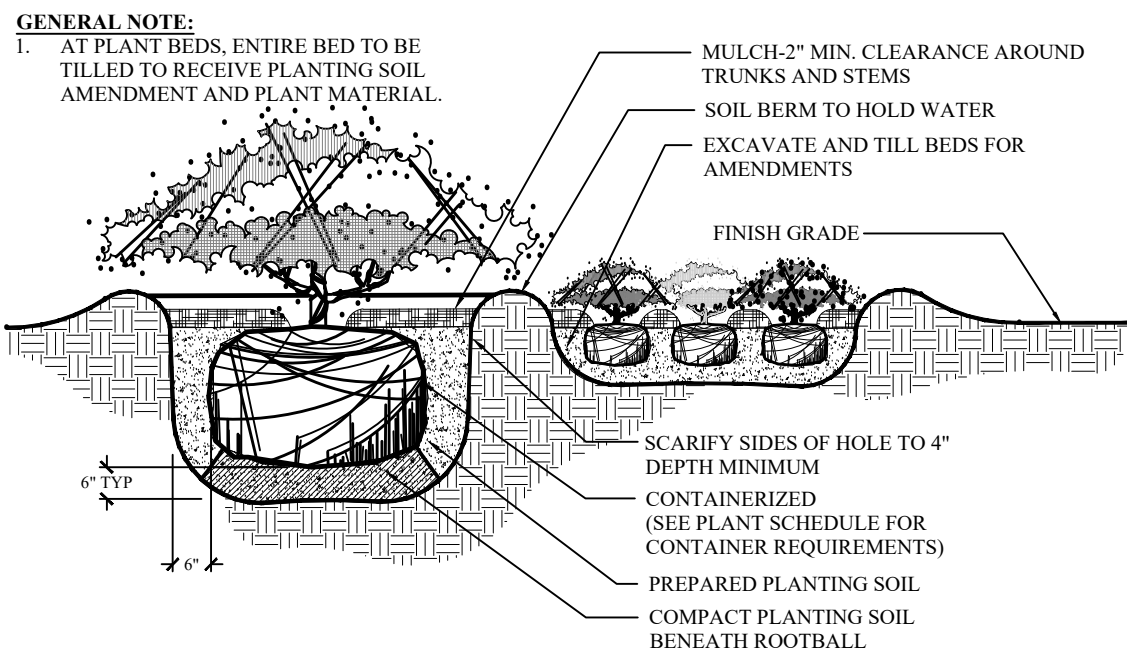
3 SHADE TREE SCALE: NTS



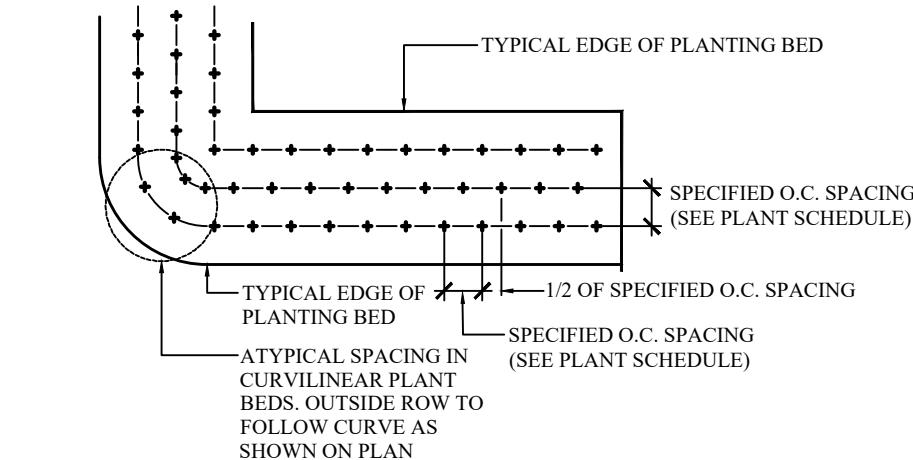
4 MULCH TREE RING SCALE: NTS



5 LANDSCAPE BED EDGE SCALE: NTS



6 SHRUB PLANTING SCALE: NTS



7 PLANT SPACING SCALE: NTS

#	REVISION	DATE	BY

LC LED Up Light DESIGNER PREMIUM

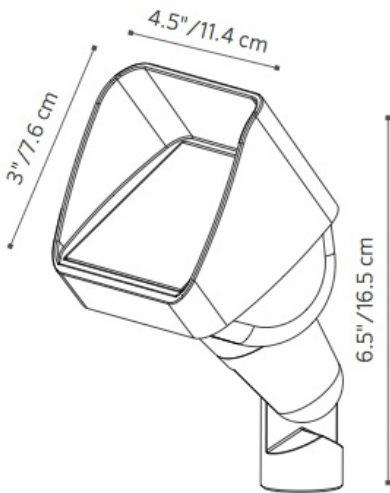


PROJECT
CATALOG #
TYPE
NOTES

High-performance wall wash light in 3, 6, or 9 LED. Available in aluminum or brass construction. RGBW capable with Luxor® systems.

Quick Facts

- Die-cast aluminum
- Two-layer marine-grade anodization and powder coat finish
- Lumileds® integrated LEDs
- ProAim™ adjustability
- Tamper-resistant features
- Compatible with Luxor technology
- Phase dimmable
- Input voltage: 10-15V



Output	3LED	6LED	9LED	ZDC
Total Lumens†	305	540	811	192
Input Voltage	10 to 15V	10 to 15V	10 to 15V	11 to 15V
Input Power (Watt)	4.0	7.7	11.1	9.1
Power Consumption (VA)	4.4	9.3	12.2	11.0
Efficacy (Lumens/Watt)	77	70.0	73.0	37.0
Color Rendering Index (CRI)	84	84	84	80+
Center Beam Candlepower*				
Very Wide Flood (90)	147	262	400	193
Dimming				
Primary Dimming (Transformer)	Consult tranformer specifications			
Secondary Dimming (Fixture)	Phase-cut**	Phase-cut**	Phase-cut**	Luxor
RGBW Available	No	No	No	Yes
Luxor Compatibility				
Default	Zoning	Zoning	Zoning	--
ZD Option	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	--
ZDC Option	--	--	--	Zoning/Dimming/Color
Minimum Rated Life (L70)	72,000 Hrs	72,000 Hrs	72,000 Hrs	55,000 Hrs

* Information not available for Flood or Wide Flood.
** For optimal performance, use a trailing-edge, phase-cut dimmer.
† Measured using the 2,700K CCT option.

FX Luminaire

FX Luminaire is an industry-leading manufacturer of landscape and architectural lighting products with a focus on the advancement of LED technology and digital lighting control with zoning, dimming, and color adjustment capabilities. We offer a full spectrum of specification-driven lighting fixtures that can be utilized to create elegant, cutting-edge landscape lighting systems for commercial or residential applications. Our products are available exclusively via our extensive professional distributor network.

Materials

Die-cast C360 brass housing, shroud, and knuckle/base assembly with brass hardware or die-cast aluminum A380 housing, shroud, and knuckle with stainless steel hardware.

Knuckle

Die-cast brass or die-cast aluminum knuckle with 1/2"-14 NPSM threads. Compress and lock features prevent slip after installation. 9° increments adjustability over 220° of vertical adjustment.

LED

Integrated module with Lumileds LEDs. Gold-plated connectors and conformal coated for maximum reliability and corrosion resistance. Proprietary on-board intelligent driver uses firmware-controlled temperature regulation, maximizing LED life. Field upgradeable and replaceable, the LEDs are rated to 72,000 hrs. Maximum drive current: 1 A.

Optics

Color temperature defined by part number. Beam angle is calculated using LM-79 method for SSL luminaires.

Finish

Options of powder coat, natural brass finish, or antiqued finish with brushed (Antique Bronze) or tumbled (Antique Tumbled) effect. Powder coat finishes sealed with two-layer protection of sulfuric acid anodization and polyester TGIC powder coat, providing superior outdoor weathering in all conditions. Tested to ASTM standards. Antique finishes sealed with a clear TGIC powder coat layer.

Hardware

Brass or stainless steel angle lock screw. Includes 12" (305 mm) ABS slotted installation spike.

Wiring

18 AWG (1 mm); SPT-1W; 220°F (105°C); 300V; 10' (3 m) length.

Sockets

Socket contains MoistureBlock™ technology, preventing moisture from wicking up into sealed areas of the fixture.

Power

Input 10-15VAC/VDC 50/60Hz. Remote transformer required (specify separately).

Housing

Die-cast brass or aluminum housing with capacity for 1LED, 3LED, 6LED, 9LED, or ZDC integrated LEDs.

Glare Control

Die-cast brass or aluminum shroud with 30° cutoff.

Weight

3.8 lbs. (1.7 kg)

Lens

Tempered frosted glass lens with shock resistance and high tolerance for thermal expansion and stress.

International Compliance

Compliant per IEC 60598-1 and IEC 60598-2-4 when used with International Spike Kit ("EKITSPIKE") or alternate mount greater than or equal to IP65, or by selecting the "e" version.

Ambient Operating Temperature

0°F to 140°F (-18°C to 60°C)

Sustainability

Innovation meets conservation in the design and manufacturing of our products. Where we can, we use recycled materials while maintaining superior functionality. Our LED products provide high quality light at optimal energy efficiency, lifespan, and durability.

Installation Requirements

Designed for installation in the upward direction only.

Control

ZD or ZDC options utilize Luxor technology to zone light fixtures in up to 250 groups, dim each group in 1% increments between 0 and 100%, or change to one of 30,000 colors with RGBW LEDs. Select the ZD option for zoning/dimming or ZDC for zoning/dimming/color. Standard fixture is zoneable with Luxor.

Manufacturing

ISO 9001:2015 certified facility

Warranty

10-year limited warranty.

Listings



Fixture	Luxor Option	Lamp	Compliance	Finish
LC	[default] Zone	3 LED 4.0W/4.4VA	[default] North America (UL Listed)	BZ Bronze Metallic
	ZD Zone/Dim	6 LED 7.7W/9.3VA	E International (CE Certified)	FB Black
	ZDC Zone/Dim/Color	9 LED 11.1W/12.2VA		DG Desert Granite
		[default ZDC option] 9.1W/11.0VA		WI Weathered Iron
				SB Sedona Brown
				FW Flat White
				SV Silver
				AB Antique Bronze
				AT Antique Tumbled
				NP Nickel Plate
				BS Natural Brass

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EXAMPLE FIXTURE CONFIGURATION: LC-XX-XXXX-XX

LC 3LED - Illuminance at a Distance

Distance	Center Beam fc	Beam Width	
Feet (Meters)	Foot-Candles (Lux)	Vertical : 95.4 °	Horizontal : 84.5 °
4' (1.2 m)	4.9 fc (53 lx)	8.8' (2.7 m)	7.3' (2.2 m)
8' (2.4 m)	1.2 fc (13 lx)	17.6' (5.4 m)	14.5' (4.4 m)
12' (3.7 m)	0.6 fc (7 lx)	26.4' (8.1 m)	21.8' (6.7 m)
16' (4.9 m)	0.3 fc (3.2 lx)	32.2' (9.8 m)	29.0' (8.8 m)
20' (6.1m)	0.2 fc (2.2 lx)	44.0' (13.4 m)	36.3' (11.1 m)
24' (7.3 m)	0.1 fc (1.1 lx)	52.8' (16.1 m)	43.6' (13.3 m)

LC 6LED - Illuminance at a Distance

Distance	Center Beam fc	Beam Width	
Feet (Meters)	Foot-Candles (Lux)	Vertical : 94 °	Horizontal : 81.5 °
4' (1.2 m)	10.7 fc (115 lx)	8.6' (2.6 m)	6.9' (2.1 m)
8' (2.4 m)	2.7 fc (29 lx)	17.2' (5.2 m)	13.8' (4.2 m)
12' (3.7 m)	1.2 fc (13 lx)	25.7' (7.8 m)	20.7' (6.3 m)
16' (4.9 m)	0.7 fc (8 lx)	34.3' (10.5 m)	27.7' (8.4 m)
20' (6.1m)	0.4 fc (4.3 lx)	42.9' (13.1 m)	34.6' (10.6 m)
24' (7.3 m)	0.3 fc (3.2 lx)	51.5' (15.7 m)	41.5' (12.7 m)

LC 9LED - Illuminance at a Distance

Distance	Center Beam fc	Beam Width	
Feet (Meters)	Foot-Candles (Lux)	Vertical : 90 °	Horizontal : 81.7 °
4' (1.2 m)	14.4 fc (155 lx)	8.1' (2.5 m)	6.9' (2.1 m)
8' (2.4 m)	3.6 fc (39 lx)	16.3' (5.0 m)	13.8' (4.2 m)
12' (3.7 m)	1.6 fc (17 lx)	24.4' (7.4 m)	20.7' (6.3 m)
16' (4.9 m)	0.9 fc (10 lx)	32.5' (9.9 m)	27.7' (8.4 m)
20' (6.1m)	0.6 fc (7 lx)	40.7' (12.4 m)	34.6' (10.6 m)
24' (7.3 m)	0.4 fc (4.3 lx)	48.8' (14.9 m)	41.5' (12.7 m)

LC ZDC - Illuminance at a Distance

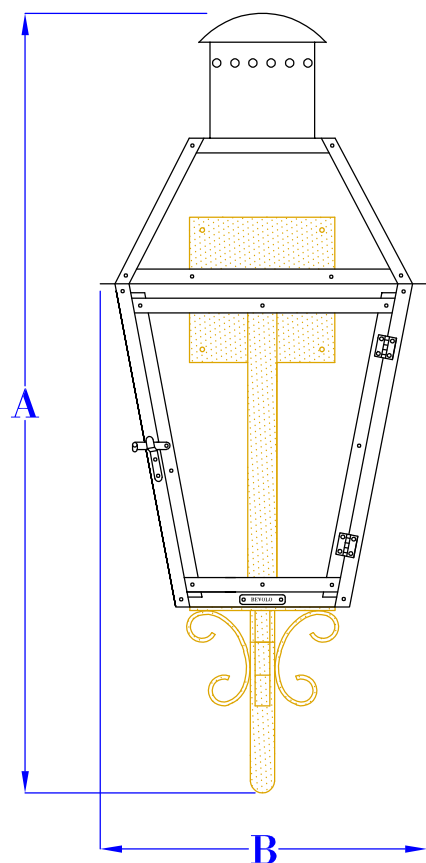
Distance	Center Beam fc	Beam Width	
Feet (Meters)	Foot-Candles (Lux)	Vertical : 40.2 °	Horizontal : 38.1 °
4' (1.2 m)	10.8 fc (116 lx)	2.9' (0.9 m)	2.8' (0.9 m)
8' (2.4 m)	2.7 fc (29 lx)	5.9' (1.8 m)	5.5' (1.7 m)
12' (3.7 m)	1.2 fc (13 lx)	8.8' (2.7 m)	8.3' (2.5 m)
16' (4.9 m)	0.7 fc (8 lx)	11.7' (3.6 m)	11.0' (3.4 m)
20' (6.1m)	0.4 fc (4.3 lx)	14.6' (4.5 m)	13.8' (4.2 m)
24' (7.3 m)	0.32 fc (3.4 lx)	17.6' (5.4 m)	16.6' (5.1 m)

POWER OPTIONS: Specify Separately

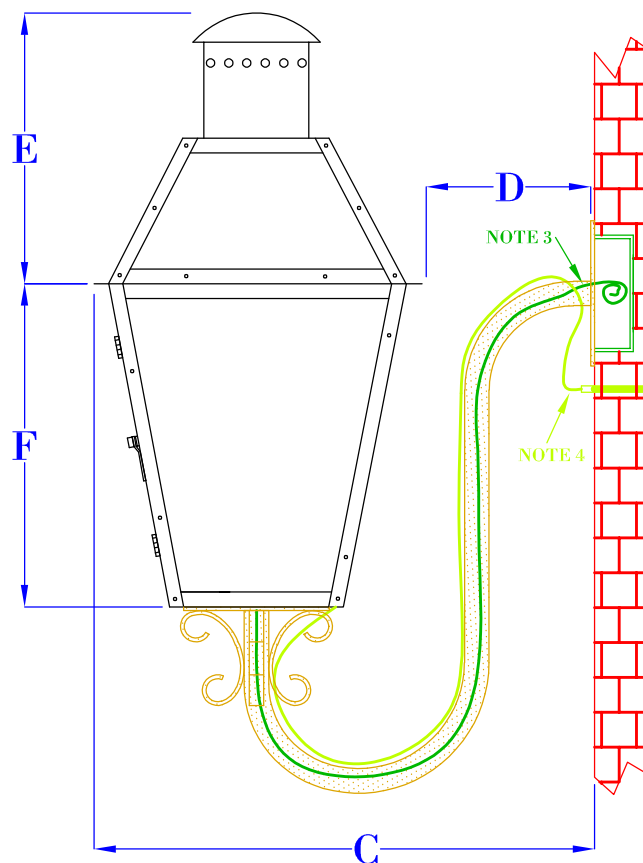
Power	Catalog No.		Power	Catalog No.	
Plug-In Transformer, 6 W	MT-6W		Step-Down Transformer, UV (120/277 V to 12 V)	ST-UV	
Surge Protection Module	SURGE-MOD				
-					

MOUNTING OPTIONS: Specify Separately

Mounts	Catalog No.		Mounts	Catalog No.	
Long Slot Spike	250015840000		Three-Prong Spike	250020020000	
Lock Ring	250030410000SP		Super Slot Spike	753900	
Straight Coupling	COUP-XX*		CE Certified Spike	eKitSpike	
90° Coupling	ELBW-050-XX*		Gutter Mount	GM-SS	
Ground Mount with ½" Thread	GM-XX*		Mini J-Box for ½" Thread	MJB-050-XX*	
Mini Mount	MM-050-XX*		ProAim® Ratcheting Spike	PARS	
Post Mount	PM-XX*		Super J-Box Spike	SJ-XX*	
TreeBox® Mount with ½" Thread	TB-XX*		T-Mount Coupling with ½" Thread	TMNT-050-XX*	
Tree Ring	TR-YY*-6P-XX*		VersaBox® Mount with ½" Thread	VB-050-XX*	
Variable Height Riser for Up Lights	VHR-UL		Wall Mount Knuckle	WM-XX*	
Single-Gang Wall Plate with ½" Thread	WP-1G-050-XX*		Round Wall Plate with ½" Thread	WP-RD-050-XX*	
1.0" (25 mm) Copper Riser for GT Path Light	YY*-R-GT-XX*		Sign Light Riser, Aluminum	YY*-R-SL-XX*	
Aluminum Riser, ¾" Diameter	YY*-R-XX*				

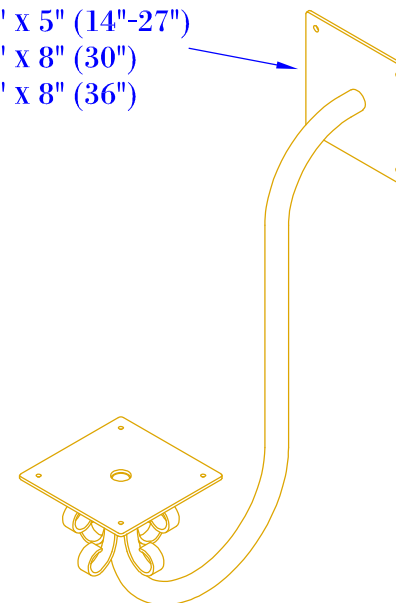


FRONT VIEW
(NTS)



SIDE VIEW
(NTS)

BACK PLATE
5" x 5" (14"-27")
5" x 8" (30")
5" x 8" (36")



ISOMETRIC VIEW
(NTS- BRACKET ONLY)

NOTES:

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

SIZE:	14"	18"	21"	24"	27"	30"	36"
A:	20 $\frac{5}{8}$ "	23 $\frac{3}{4}$ "	26 $\frac{7}{8}$ "	31 $\frac{5}{8}$ "	32 $\frac{5}{8}$ "	38"	44 $\frac{3}{8}$ "
B:	9 $\frac{1}{4}$ "	10 $\frac{1}{2}$ "	11 $\frac{1}{2}$ "	13 $\frac{1}{4}$ "	14 $\frac{1}{2}$ "	17 $\frac{1}{2}$ "	21 $\frac{1}{2}$ "
C:	16 $\frac{1}{4}$ "	16 $\frac{3}{4}$ "	17 $\frac{1}{4}$ "	18 $\frac{1}{4}$ "	18 $\frac{3}{4}$ "	23 $\frac{3}{4}$ "	25 $\frac{1}{4}$ "
D:	7"	6 $\frac{1}{2}$ "	5 $\frac{7}{8}$ "	5"	4 $\frac{1}{2}$ "	6"	4"
E:	6 $\frac{1}{4}$ "	7 $\frac{5}{8}$ "	9 $\frac{3}{8}$ "	12 $\frac{3}{8}$ "	11 $\frac{7}{8}$ "	14 $\frac{1}{2}$ "	17 $\frac{3}{8}$ "
F:	8"	10 $\frac{1}{8}$ "	11 $\frac{1}{8}$ "	12 $\frac{7}{8}$ "	14 $\frac{3}{8}$ "	16 $\frac{1}{8}$ "	19 $\frac{5}{8}$ "

BEVOLO GAS & ELECTRIC LIGHTS

DRW BY: JJG

LIGHT:

FRENCH QUARTER

DATE:

APP. BY: JJG

BRACKET:

GOOSENECK

12-7-17

REVISION:

5

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DESIGN TEAM/DRB COMMENT SHEET

*The comments below are staff recommendations to the Design Review Board (DRB)
and do NOT constitute DRB approval or denial.*

PROJECT NAME: 1 Brahms Point

DRB-001207-2024

DATE: 9/10/2024

CATEGORY: Entry Gates to Spanish Wells

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 proposal is to demolish the existing stucco wall and columns (including footings, signage, light fixtures, and associated conduits), as well as removing the existing water line underneath the stucco.
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	☒	☐	☐	Provide a 11 x 17 Materials Board for final review.

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	☒	☐	☐	
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	☒	☐	☐	Provide a landscape plan indicating the existing and proposed landscaping around the addition.
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 entry gates submittal with the following conditions:
 - a. Physical Material and Color Board on a 11”x17” - ask for example if needed
 - b. Integrate the security camera into the design, if possible, to avoid exposed conduit.
 - c. Include landscaping along the backside of the side elements of the fence to provide full coverage.

d. Provide plant selections to verify they are native species
2. Any additional information as required by the Board.