



Town of Hilton Head Island

Design Review Board Meeting

Tuesday, September 24, 2024, 2:30 PM

**1 Town Center Court, Hilton Head Island, SC
Conference Room 4**

- 1. Call to Order**
- 2. Adoption of the Agenda**
- 3. Approval of the Minutes**
 - a. Regular Meeting Minutes of September 10th, 2024
- 4. Unfinished Business**
 - a. DRB-000992-2024 - 120 Arrow Road - Final
 - b. DRB-001207-2024 - 1 Brams Point - Spanish Wells Entry - Final
 - c. DRB-001288-2024 - 103 Indigo Run Drive - Final
- 5. New Business**
 - a. DRB-001202-2024 - 1014 William Hilton Parkway - Alteration
 - b. DRB-0011237-2024 - 18 New Orleans Road - Conceptual
 - c. DRB-001271-2024 - 40 Harriet Tubman Way - Historic Freedom Park, Archeology Research Facility, Archeology Research Facility - Conceptual
- 6. Public Comment - Non Agenda Items**
- 7. Board Business**
- 8. Staff Reports**
- 9. Adjournment**

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

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

Municipal Association of South Carolina (MASC) Civility Pledge:

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



Town of Hilton Head Island DESIGN REVIEW BOARD MEETING Tuesday, September 10, 2024, 2:30 PM Minutes

1. Call to Order

Chair Judd Carstens called the meeting to order at 2:35 p.m.

2. Adoption of the Agenda

Ms. Fitzpatrick made a Motion to approve the agenda with the modification of moving agenda item DRB-001202-2024 1014 William Hilton Parkway - Alteration - Mural to the last item on the agenda. Mr. Theodore seconded. The Motion was approved unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of August 27, 2024

Mr. Theodore made a Motion to approve the meeting minutes of August 27th. Ms. Lippert seconded. The Motion passed unanimously.

4. Unfinished Business

None.

5. New Business

a. DRB-001202-2024 - 1014 William Hilton Parkway - Alteration - Mural

Mr. Carstens passed the gavel to Ms. Lippert, recused himself, and left the dias. As a result, the Board lacked a quorum, and no vote was taken. The vote will be postponed until the next meeting on September 24th.

Melissa Paul-Leto, Principal Planner, presented the proposed mural for the Local Legend Brewery and car storage facility at 1014 William Hilton Parkway. The applicant, Alan Wolf from SERG Group, submitted two mural options for the Board's review. Staff recommended the submission of a material and color board, with colors chosen to blend naturally with the architecture and landscaping. They also requested lighting specifications for any exterior lighting used to enhance the mural, along with any additional information required by the Board. Brian Larson, director of PDG Architects, discussed the mural and responded to questions.

Mr. Theodore expressed concern that the mural might be considered a sign rather than artwork. He preferred muted colors and suggested distressing the design to create a weathered appearance. Ms. Fitzpatrick agreed with Mr. Theodore's color preferences and

shared the concern about the mural being classified as a sign. She requested a scaled design that includes the food court oak trees to better visualize the mural in its setting and asked for clarification on the amount of square footage being used for other signage on the property.

Mr. Larson inquired whether the Design Guide contained specific guidelines for murals. Ms. Lippert sought clarification on whether the artwork was a sign or a mural, noting the inclusion of text and the company name. She referred to the Design Guide and LMO, suggesting that removing the text could make the mural less like a sign. The Board requested further clarification on whether the artwork should be considered a sign or a commercial advertisement and recommended that the issue be referred back to Staff for review.

b. DRB-001203-2024 - 100 South Forest Beach Drive Unit:Church - Addition - Conceptual

Mr. Carstens returned to the dais, and Ms. Lippert passed the gavel back to him. Ms. Paul-Leto presented the proposed additions to the First Baptist Church sanctuary, which include a restroom with ADA-compliant handicap facilities. Staff recommended approval with conditions, including the submission of a physical material and color board on an 11x17" board, the addition of dimensions on plans, elevations, and sections, and the provision of lighting specifications for any exterior use, along with a full lighting plan if applicable. A landscape plan for any proposed exterior work, a boundary survey, and any additional information required by the Board were also requested.

Ms. Paul-Leto addressed questions and recorded Board recommendations on behalf of the applicant, Architect Neil Gorden, who was not present. Ms. Fitzpatrick and Ms. Lippert expressed support for the staff's recommendations. Mr. Theodore raised concerns about the impact on site access, specifically regarding sidewalks and ramps. Mr. Carstens discussed potential landscape improvements.

Ms. Lippert made a motion for conceptual approval with the condition that staff recommendations be integrated. She also noted that any tinting of glazing should match existing materials, that any damaged landscaping should be replaced in kind, and that building access should be reviewed as needed. Ms. Fitzpatrick seconded the motion. Motion passed unanimously.

c. DRB-001207-2024 - 1 Brams Point - Spanish Wells Entry - Final

Mr. Theodore recused himself and left the dais. As a result, the Board lacked a quorum, and no vote was taken. The vote will be postponed until the next meeting on September 24th.

Ms. Paul-Leto presented the final plan for the Spanish Wells Entry for review. The applicant, David McAllister from Wood + Partners, addressed plan revisions and answered questions. Ms. Lippert proposed a condition clarifying that security cameras are not included in the project's current scope. Should cameras be added later, they will be

mounted within the landscaping. Ms. Fitzpatrick praised the use of native plants and the landscaping improvements. Mr. Carstens raised concerns about the safety of the existing turnaround sections once the entrance road is widened.

6. Public Comment - Non Agenda Items

None.

7. Board Business

None.

8. Staff Reports

None.

9. Adjournment

The meeting was adjourned at 3:32 p.m.

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

120 Arrow Road
Final Review
September 24th, 2024
DRB-000992-2024



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

DRB 000992-2024

FOR OFFICIAL USE ONLY

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

Applicant/Agent Name: MICHAEL VACCARO Company: VACCARO ARCHITECTURE, INC.
Mailing Address: 31 OGLETHORPE LANE City: HILTON HEAD ISLAND State: SC Zip: 29926
Telephone: 843-290-3076 Fax: _____ E-mail: mike@vaccaroarchitecture.com
Project Name: 120 AROW ROAD Project Address: 120 AROW ROAD
Parcel Number [PIN]: R 552 015 000 0111 0000
Zoning District: LC Overlay District(s): ROW-ART

**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

V A C C A R O

ARCHITECTURE, INC.

Friday, March 8, 2024

RE: 120 Arrow Road -Atlantic Laundry

This project is an exterior façade renovation to the existing building at 120 Arrow Road. The scope of the work includes the following.

1. removing the existing parapet wall and replacing that with a new parapet,
2. painting the existing stucco walls of the building,
3. replacing some stucco wall areas with fiber cement siding as shown in the drawings,
4. replacing an existing exterior stair with a new stair (in the opposite direction) that is an open air covered stair
5. the addition of a new overhang at the rear loading dock.
6. The addition of two screening walls that are attached to the new parapet wall

There is no change to the building footprint or use as a result of this proposed work. Please feel free to contact me anytime to discuss.

Sincerely,



Michael A. Vaccaro, AIA, NCARB
President | VACCARO ARCHITECTURE, INC.
SC Registered Architect #6618



















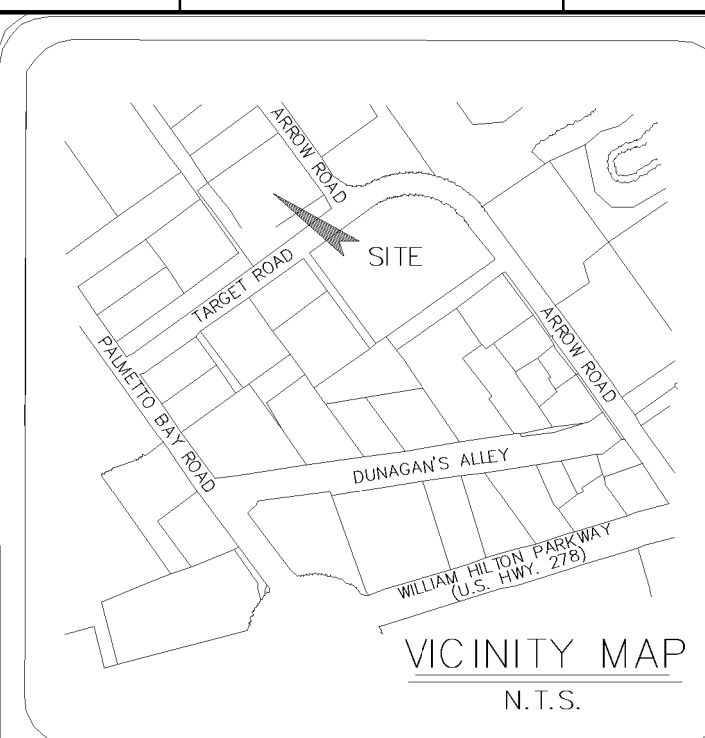








120 Arrow Road PLAN SET



- 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
- 2) NADINA, INC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLUIT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF NADINA, INC. A HARD COPY AVAILABLE FROM NADINA, INC. WILL BE THE ONLY OFFICIAL DOCUMENT.
- 3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACH-EROSION SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
- 4) HORIZONTAL DATUM IS SC STATE PLANE, NAD83.
- 5) VERTICAL DATUM IS NAVD83.
- 6) CONTOUR INTERVAL IS 1'.
- 7) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
- 8) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
- 9) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 10) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.
- 11) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.

R552 015 000 0015 0000
RP PALMETTO BAY LLC
800 EAST CANAL ST STE 1900
RICHMOND VA 23219

R552 015 000 0102 0000
PALMETTO BAY LODGES LLC
800 EAST CANAL STREET SUITE 1900
RICHMOND VA 23219

LEGEND & SYMBOLS:

TREE SIZES ARE INCHES IN DIAMETER	
SPOT ELEVATION	
CONTOUR	
3" CONCRETE MONUMENT FOUND	
1/2" IPF 0	1/2" IRON PIN FOUND
1BM	TERMINAL BENCH MARK
IE	INVERT ELEVATION
FFE	FINISHED FLOOR ELEVATION
RCP	REINFORCED CONCRETE PIPE
U	USE OAK
LA	LAUREL OAK
GUM	SWEET GUM
PN	PINE
PLM	PALM
WO	WATER OAK
E	ELECTRIC TRANSMISSEUR
T	TELEPHONE SERVICE
W	WATER METER
S	SANITARY MANHOLE
ST	STORM MANHOLE
F	FIRE HYDRANT
U	UTILITY POLE
S	SIGN
L	LIGHT POLE
G	GREASE TRAP
C	CLEARCUT
A/C	A/C UNIT

REFERENCE PLAT

- 1) A PLAT OF PALMETO BAY ROAD COMMERCIAL SUBDIVISION COMPOSITE, A SECTION OF THE LANDS OF SEA PINES PLANTATION CO., HILTON HEAD ISLAND, SOUTH CAROLINA, COUNTY OF BEAUFORT, DRAWN: 4/29/74, LAST REVISED: 4/14/75
RECORDED IN BOOK 33, PAGE 227, DATED: 6/2/86
RMC. BEAUFORT COUNTY, SC
BY: JERRY L. RICHARDSON S.C.R.L.S. #4784
- 2) A BOUNDARY RECONFIGURATION SURVEY OF LOT 12, PALMETO BAY ROAD COMMERCIAL SUBDIVISION, HILTON HEAD ISLAND, BEAUFORT COUNTY, DRAWN: 5/14/07
RECORDED IN BOOK 120, PAGE 92, DATED 6/11/07
ROD. BEAUFORT COUNTY, SC
BY: MARK R. RENEW S.C.R.L.S. #25437
- 3) ASBLT SURVEY OF: LOT 12, PALMETO BAY ROAD COMMERCIAL SUBDIVISION HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
DRAWN: 8/3/2023
RECORDING INFORMATION NOT FOUND
BY: JUSTIN R. KESSELER S.C.R.L.S. # 29901

PROPERTY AREA = 1.83 AC. 79,750 S.F.
ADDRESS: 120 ARROW ROAD
DISTRICT: 552, MAP: 15, PARCEL: 111
THIS PROPERTY LIES IN F.E.M.A. ZONE X & X SHADED
BASE FLOOD ELEVATION = N/A
COMMUNITY NO. 4052050, N/A
COMMUNITY NO. 0442G, DATED: 3/23/2021

Zoning District – LC
Overlay District – COR OVERLAY DISTRICT
Use of Property – COMMERCIAL
Gross Site Acres – 1.63
Allowed Total Density $1.63 \times 10,000 = 16,300$
Existing Building Square Footage – 27,772
Total Square Footage – 27,772
Maximum Building Height Allowed 45 FEET
Current Building Height 32 FEET
Maximum Allowed Impervious Area and percentage -60%, (47,850
SQUARE FEET)
EXISTING IMPERVIOUS AREA = 57,892 SQ. FEET
Proposed Impervious area and percentage- 0 ADDITIONAL SQUARE
FEET ADDITIONAL TO EXISTING
Flood zone – X & X SHADED

NEW WALL - AREA IS 14 SQUARE FEET

ASBUILT, TREE AND TOPOGRAPHIC SURVEY OF:
LOT 12, PALMETTO BAY ROAD COMMERCIAL
SUBDIVISION, HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA
PREPARED FOR: ATLANTIC BEST CLEANING, LLC

FOR:
ATLANTIC LAUNDRY
120 ARROW ROAD,
HILTON HEAD ISLAND, SC 29928

VACCARO
ARCHITECTURE, INC.

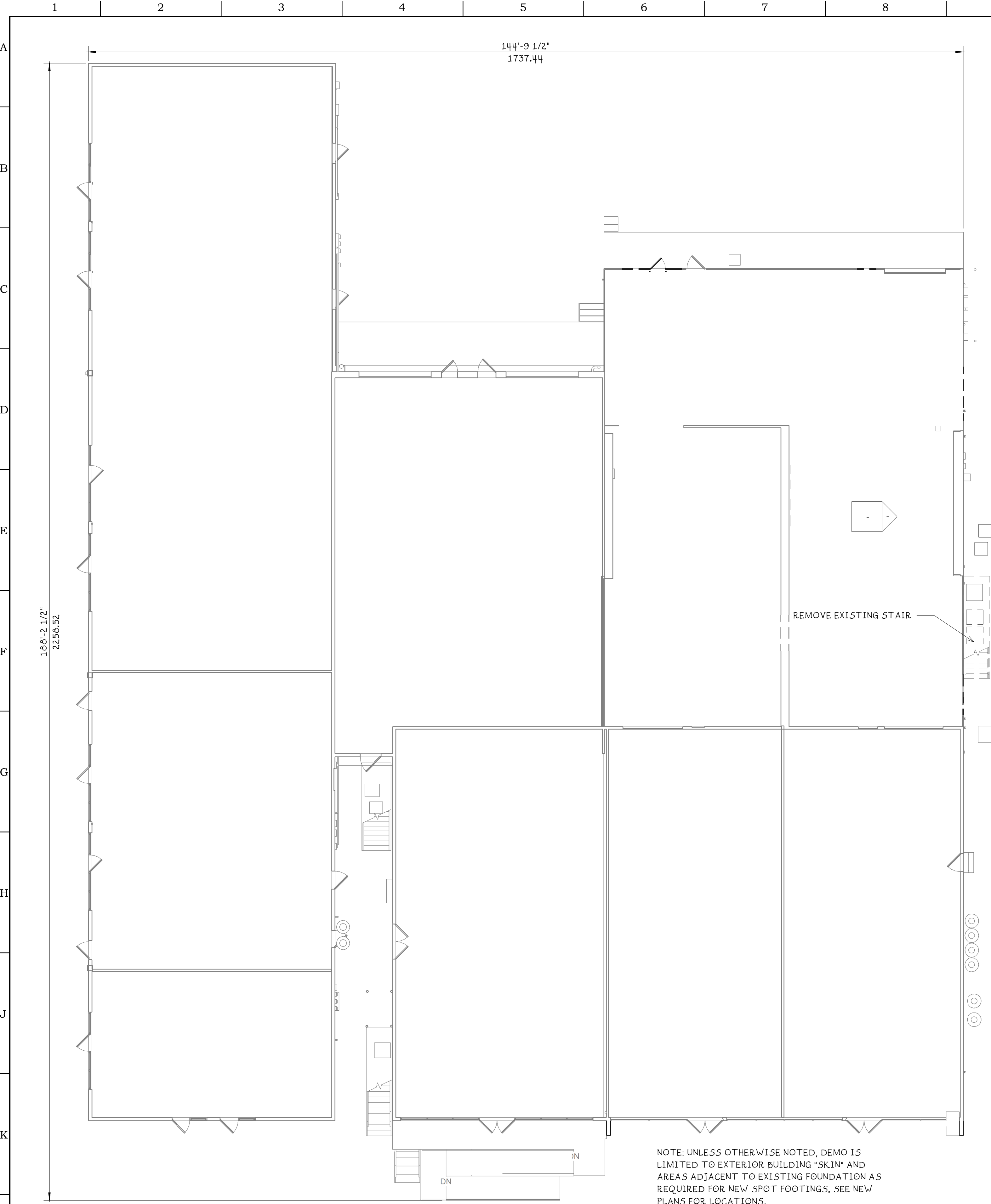
843.290.3076

— email: mikeyvacaro7@yahoo.com —

A001
SITE PLAN

PRINT DATE
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Page 24 of 166



1 FIRST FLOOR DEMO
1" = 10'-0"

NOTE: UNLESS OTHERWISE NOTED, DEMO IS LIMITED TO EXTERIOR BUILDING "SKIN" AND AREAS ADJACENT TO EXISTING FOUNDATION AS REQUIRED FOR NEW SPOT FOOTINGS, SEE NEW PLANS FOR LOCATIONS.



2 FIRST FLOOR NEW
1" = 10'-0"

NOTES:
1. THIS PROJECT IS AN EXTERIOR ONLY RENOVATION OF THE WALL SURFACING AND PARAPETS
2. REFER TO ENLARGED PLANS ON FOLLOWING SHEETS FOR DIMENSIONS AND DETAILS

FOR:
ATLANTIC LAUNDRY
120 ARROW ROAD,
HILTON HEAD ISLAND, SC 29926

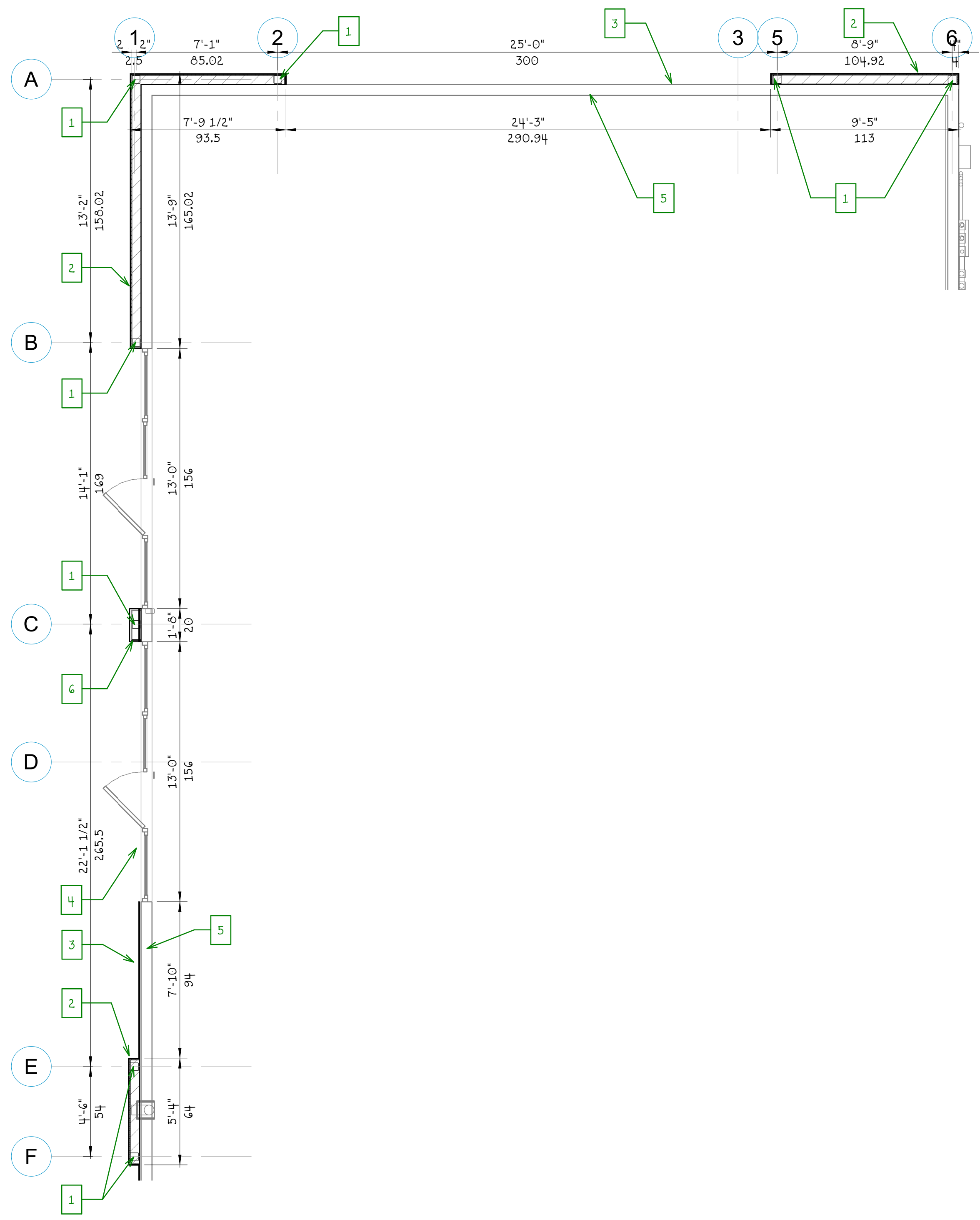
VACCARO
ARCHITECTURE, INC.

843.290.3076
email: mikevaccaro7@yahoo.com

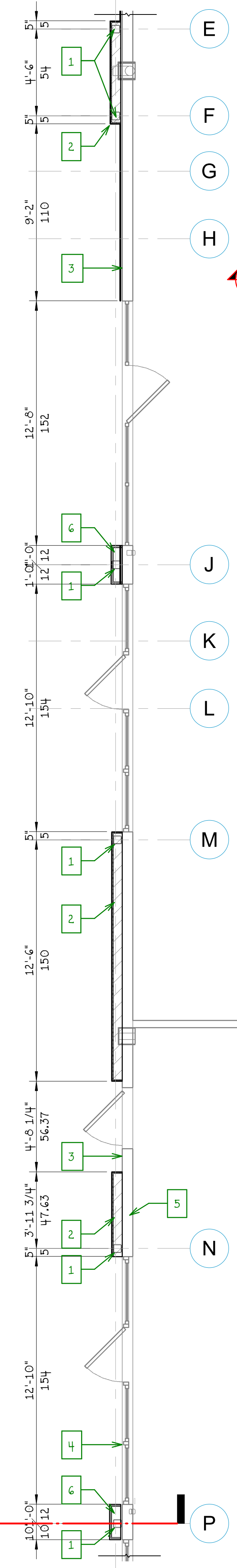
A101
FIRST FLOOR PLAN

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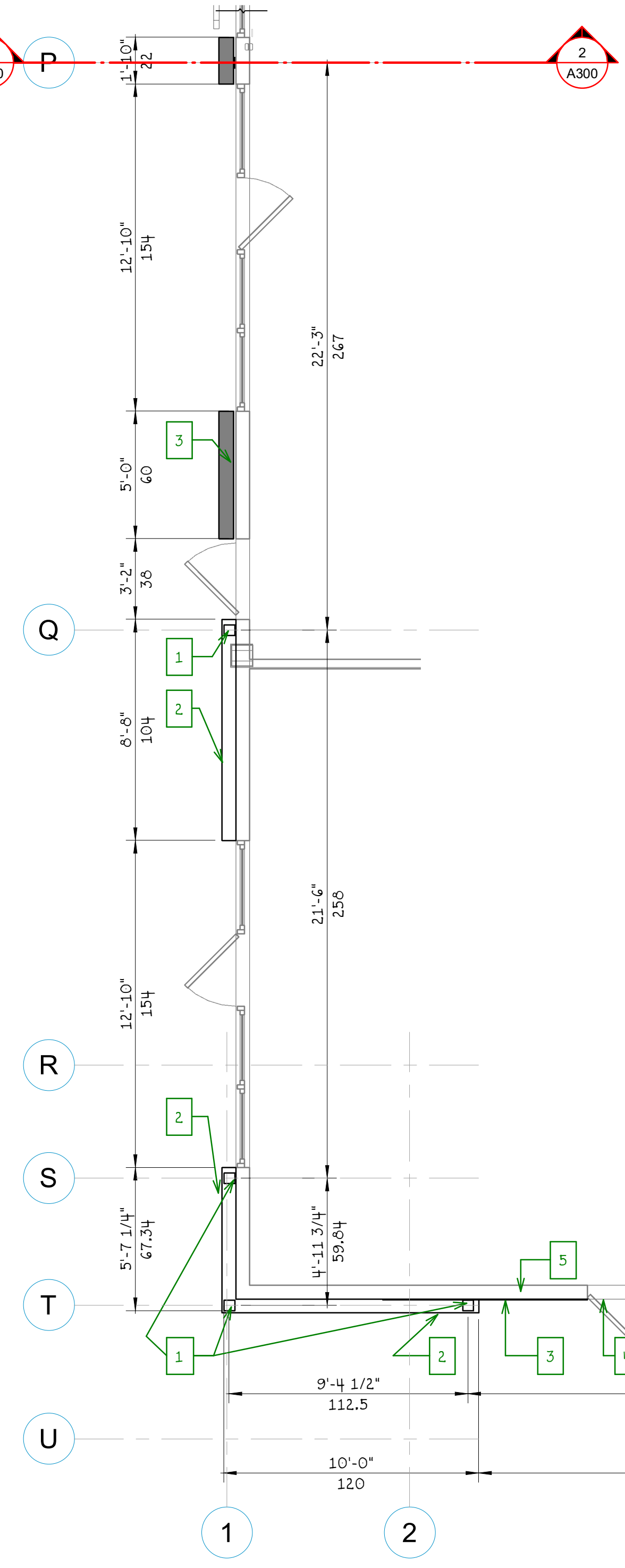
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5 SOUTHWEST CORNER
1/4" = 1'-0"

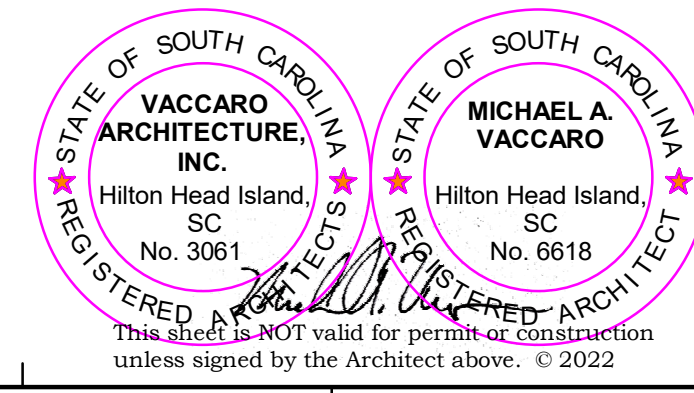


3 SOUTH MIDDLE
1/4" = 1'-0"



1 SOUTH EAST CORNER
1/4" = 1'-0"

- 1. STEEL COLUMN
- 2. LIGHT GAUGE STEEL WALL W/ FIBERCEMENT SIDING
- 3. STUCCO PARGING
- 4. REPAINT ALL STOREFRONT WINDOWS AND DOORS
- 5. EXISTING WALL
- 6. STUCCO ON LIGHT GAUGE

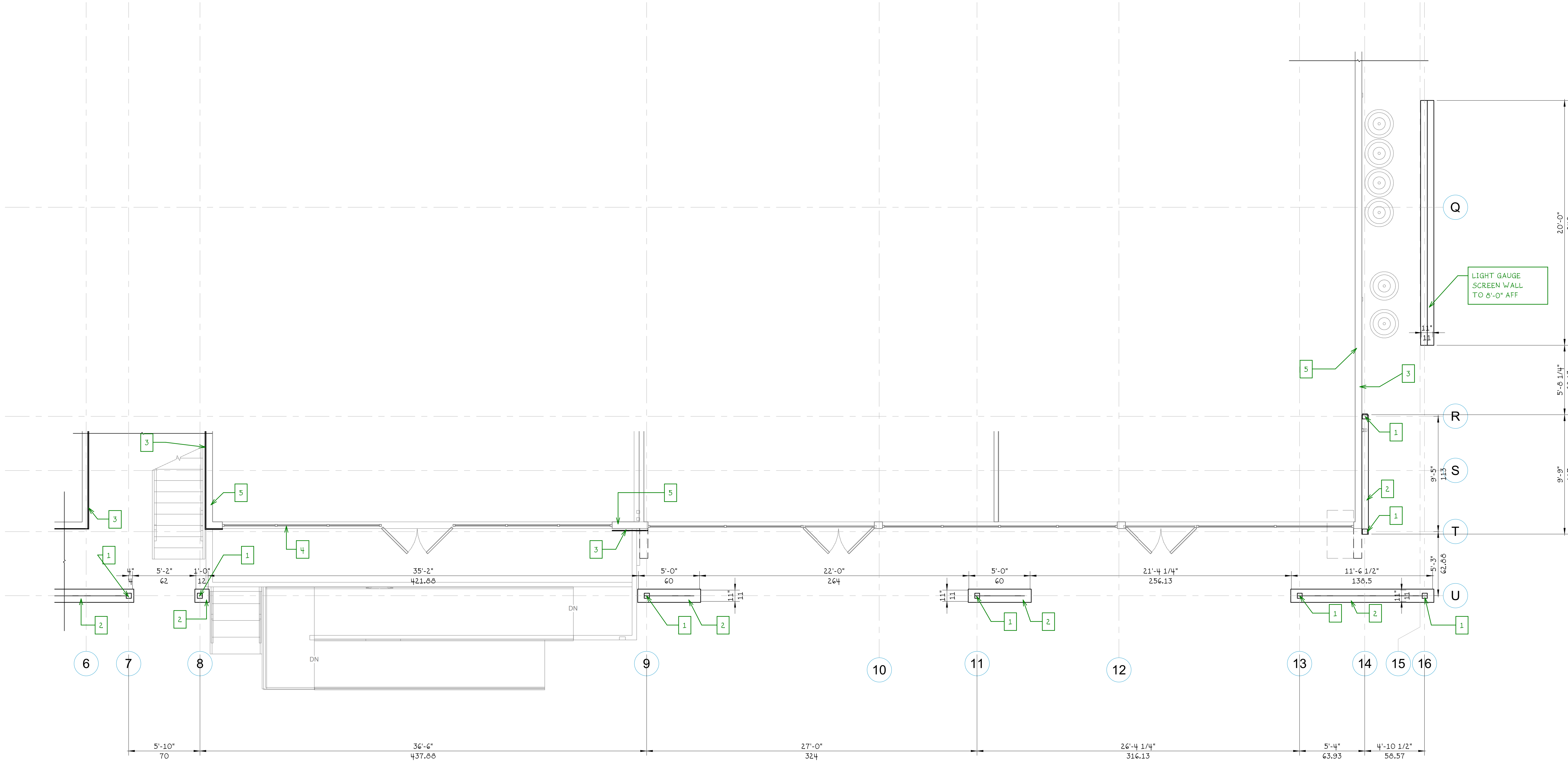


FOR:
ATLANTIC LAUNDRY
120 ARROW ROAD,
HILTON HEAD ISLAND, SC 29926

VACCARO
ARCHITECTURE, INC.

843.290.3076
email: mikevaccaro7@yahoo.com

ENLARGED PLANS -
TARGET RD. (SOUTH
SIDES)
PRINT DATE
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- 1. STEEL COLUMN
- 2. LIGHT GAUGE STEEL WALL W/ FIBERCEMENT SIDING
- 3. STUCCO PARING
- 4. REPAINT ALL STOREFRONT WINDOWS AND DOORS
- 5. EXISTING WALL
- 6. STUCCO ON LIGHT GAUGE

2 NORTHWEST CORNER
1/4" = 1'-0"

FOR:
ATLANTIC LAUNDRY

120 ARROW ROAD,
HILTON HEAD ISLAND, SC 29928

VACCARO
ARCHITECTURE, INC.

843.290.3076

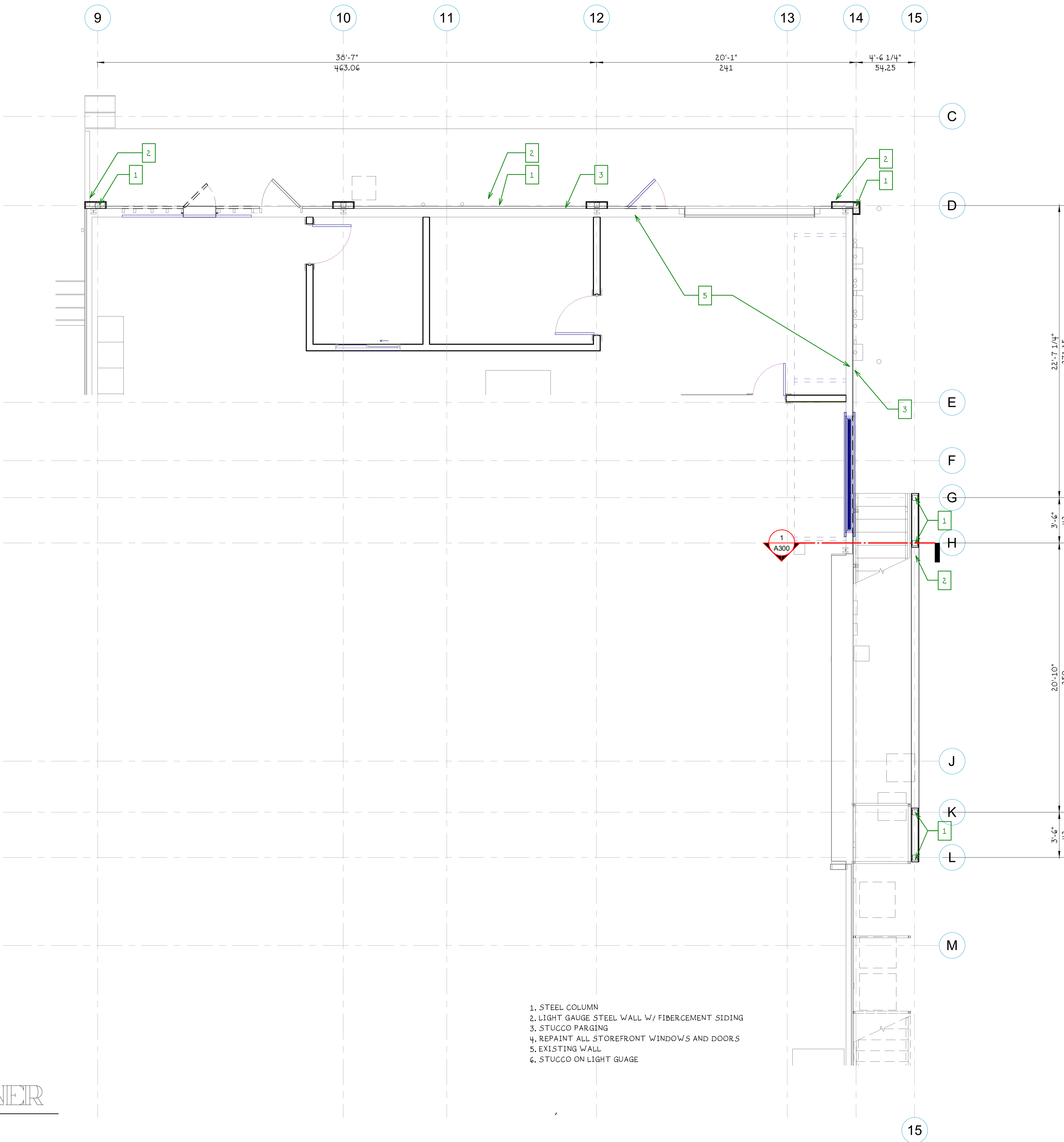
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A112

ENLARGED PLANS -
ARROW ROAD SIDE

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- 1. STEEL COLUMN
- 2. LIGHT GAUGE STEEL WALL W/ FIBERCEMENT SIDING
- 3. STUCCO PARGING
- 4. REPAINT ALL STOREFRONT WINDOWS AND DOORS
- 5. EXISTING WALL
- 6. STUCCO ON LIGHT GUAGE

1 NORTHWEST CORNER
1/4" = 1'-0"

FOR:
ATLANTIC LAUNDRY

120 ARROW ROAD,
HILTON HEAD ISLAND, SC 29926

VACCARO
ARCHITECTURE, INC.

843.290.3076

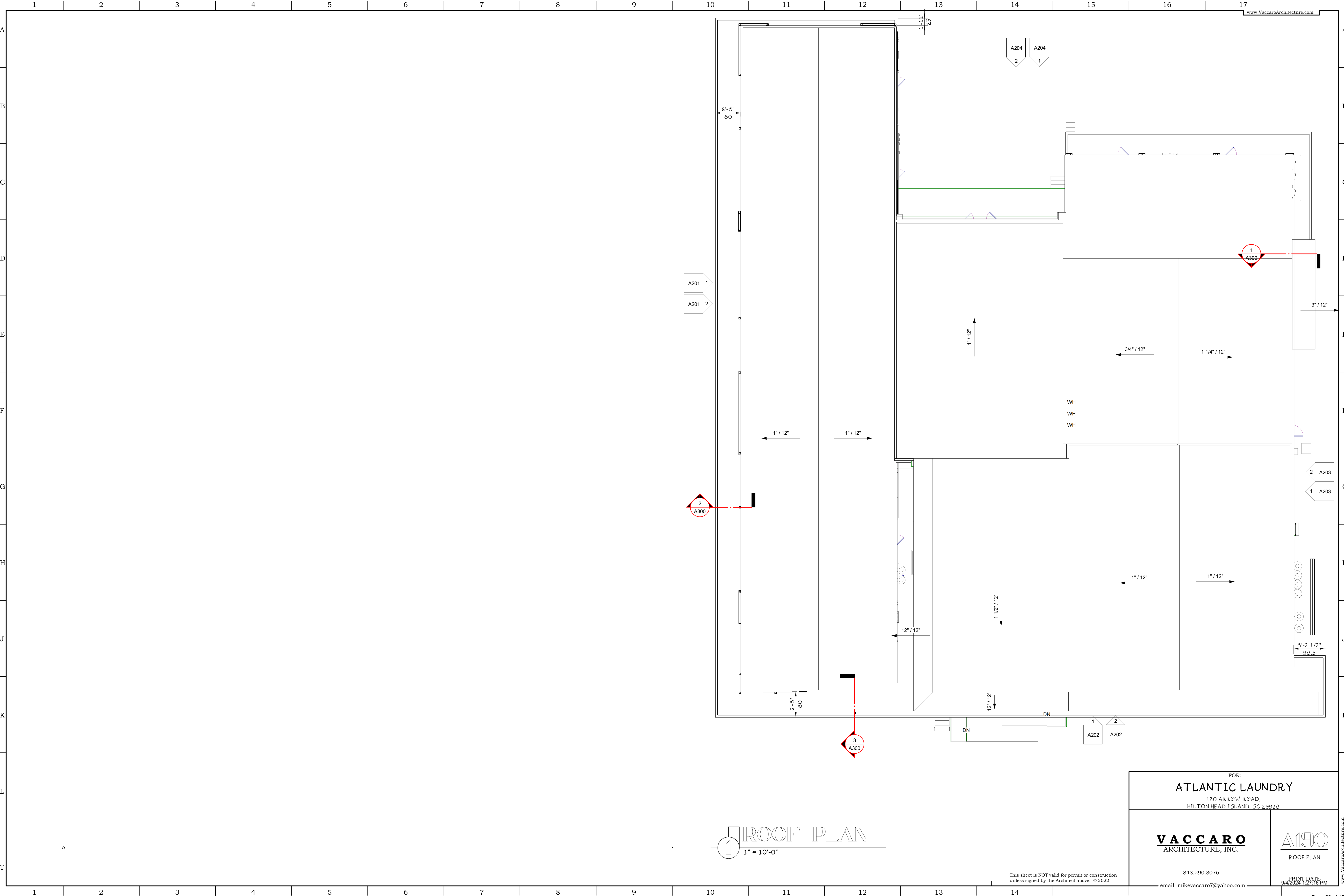
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A113

ENLARGED PLANS -
REAR NORTHWEST
CORNER

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1 ROOF PLAN
1" = 10'-0"

FOR:
ATLANTIC LAUNDRY
120 ARROW ROAD,
HILTON HEAD ISLAND, SC 29926

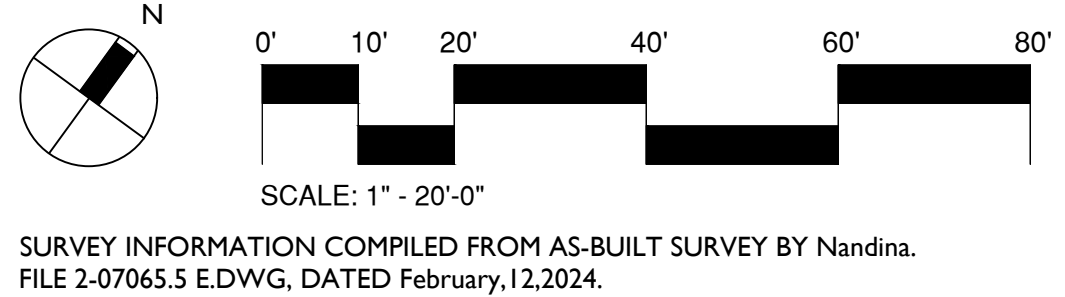
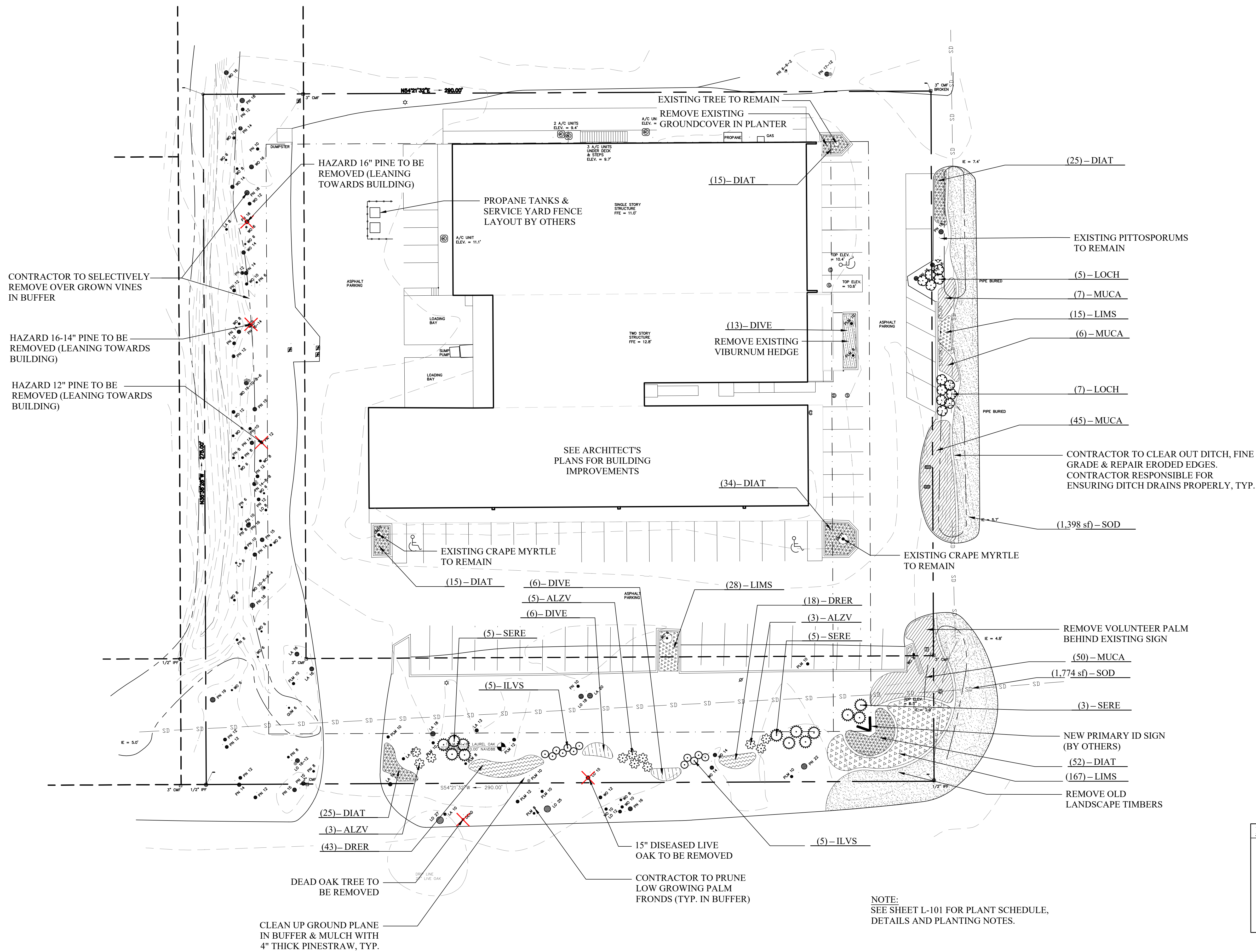
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A190
ROOF PLAN

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WOOD + PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING

7 Lafayette Place | Hilton Head Island, SC 29926
www.woodandpartners.com | 843.661.6618

ATLANTIC LAUNDRY

120 ARROW ROAD
Hilton Head Island, SC. 29928

PROFESSIONAL SEAL:

DRAWN BY:
CM

CHECKED BY:
DM

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#	REVISION	DATE	BY

DATE
08-20-2024

PROJECT NUMBER
01-24038

SHEET TITLE
Landscape Plan

SHEET NUMBER
L-100

G:\Projects-HH\Commercial\10 Arrow Road Elite Resort\Production\03 Work CDs\01-24038-100-Landscape.dwg, Wednesday, August 28, 2024, Printed By: David McAllister
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PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	REMARKS	
SHRUBS								
ALZV	11	Alpinia zerumbet `Variegata`	Variegated Shell Ginger	3 gal	18"-24"	18"-24"	Full in pot	
ILVS	12	Ilex vomitoria 'Stokes Dwarf'	Stokes Dwarf Yaupon Holly	3 gal	18"-24"	18"-24"	Full in pot	
LOCH	12	Loropetalum chinense	Chinese Fringe Flower	7 gal	14"-18"	18"-24"	Full in pot	
SERE	13	Serenoa repens	Saw Palmetto	7 gal	30"-36"	24"-30"		
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	REMARKS
GROUND COVERS								
DIAT	166	Dianella tasmanica 'Variegata'	Flax Lily	1 gal	16"-18"	16"-18"	24" o.c.	Full in pot
DIVE	25	Dietes vegeta	African Iris	1 gal	18-24"	12"-18"	36" o.c.	Full in pot
DRER	61	Dryopteris erythrosora 'Brilliance'	Autumn Fern	3 gal	18-24"	18"-24"	24" o.c.	Full in pot
LIMS	210	Liriope muscari `Super Blue`	Super Blue Liriope	1 gal	10"-12"	10"-12"	24" o.c.	Full in pot
MUCA	108	Muhlenbergia capillaris	Pink Muhly Grass	3 gal	12" - 18"	12" - 18"	42" o.c.	Full in pot
TURF GRASS								
SOD	3,172 sf	Zoysia x `Empire`	Empire Zoysia	sod				

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 QUANTITY 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, NEGLECT, 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:

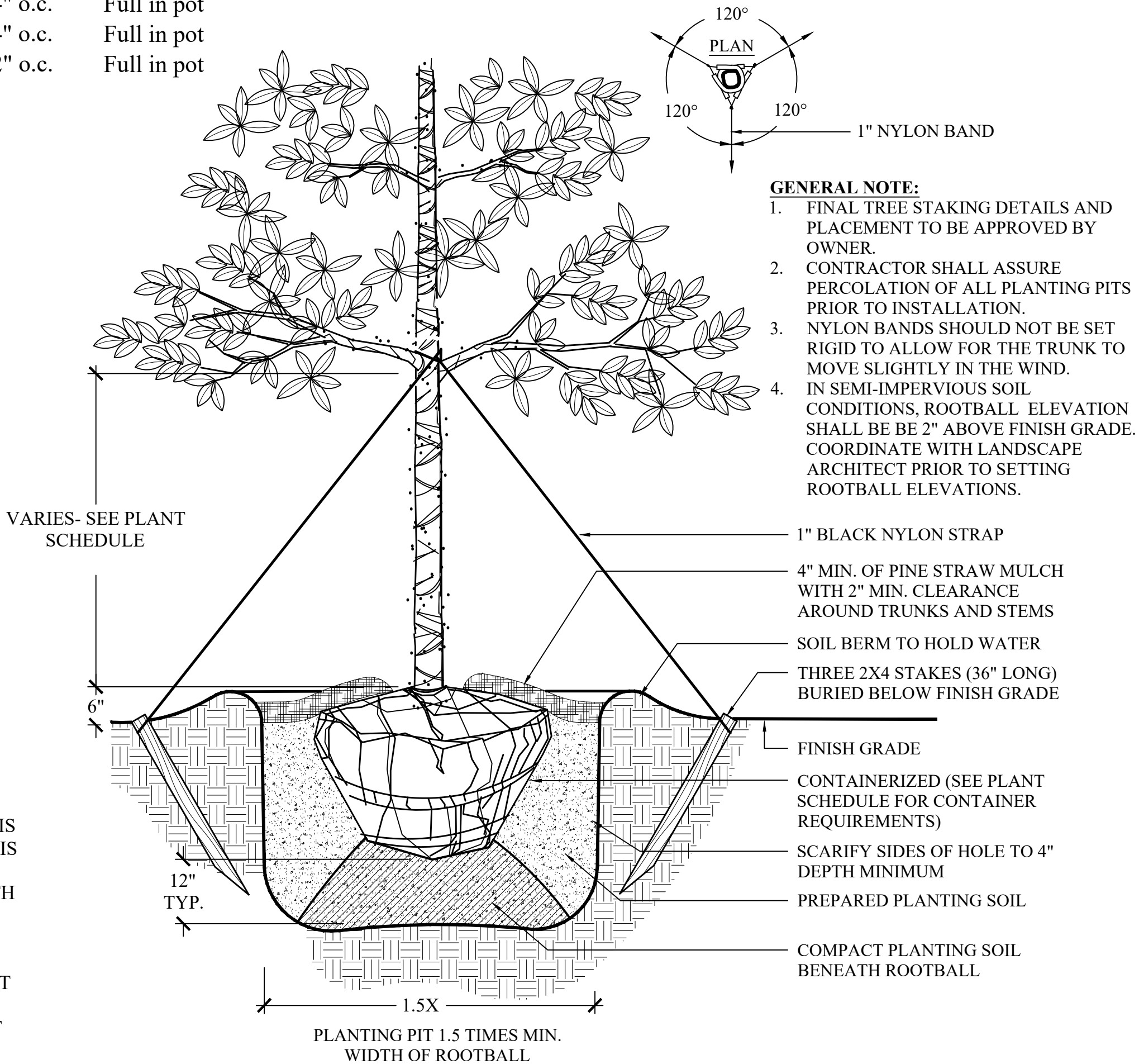
- CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED. SYSTEM SHALL INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, BACK-FLOW & CONTROLLER. THE INSTALLED SYSTEM SHALL PROVIDE 100% COVERAGE OF ALL SOD AND PLANTING BEDS. COORDINATE WITH OWNER TO DETERMINE WATER SOURCE CONNECTION POINT AND CONTROLLER LOCATION.
- CONTRACTOR TO SUBMIT AS-BUILT PLAN OF IRRIGATION LAYOUT AT PROJECT CLOSE - OUT.

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:

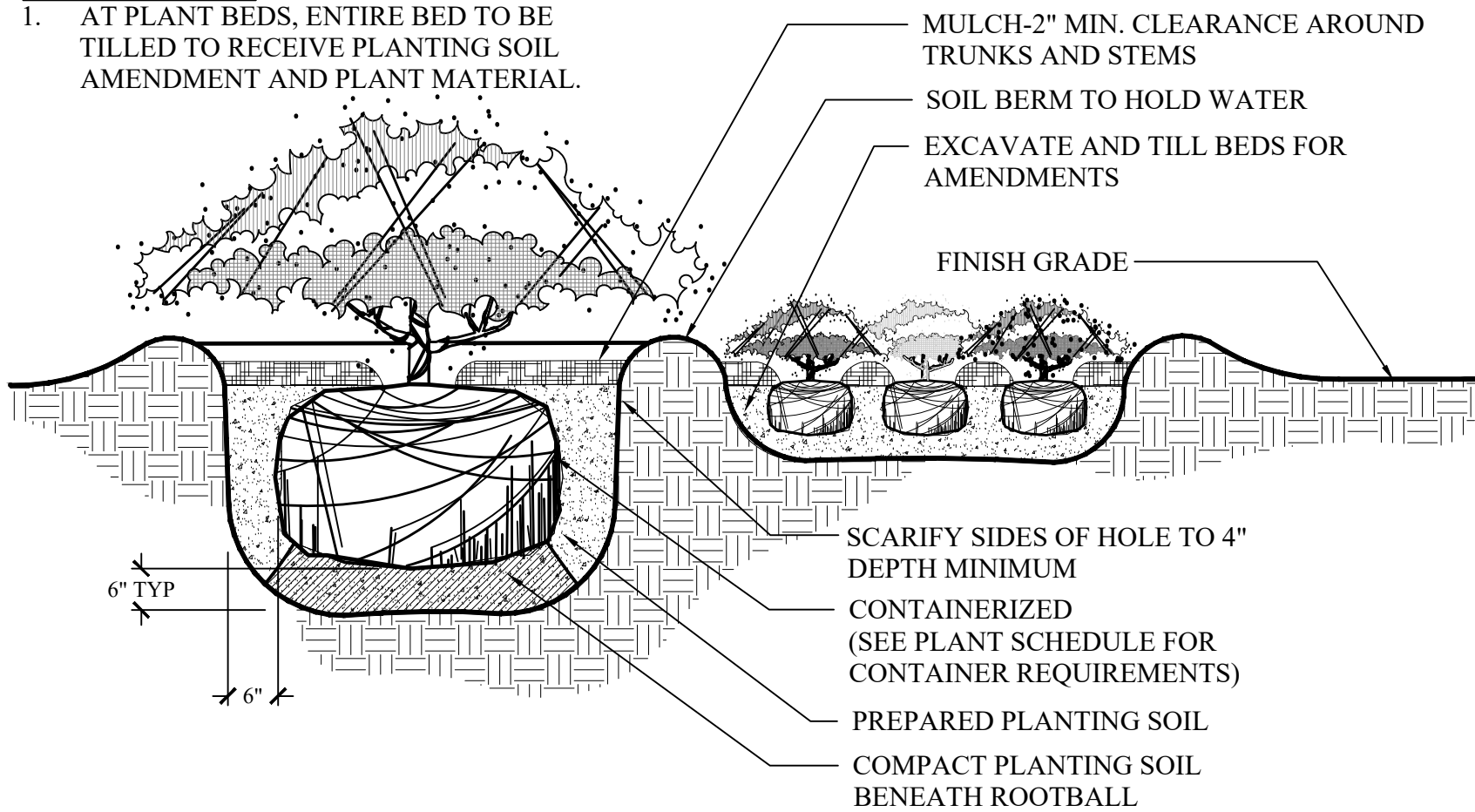
- CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO EXISTING UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ANY DISCREPANCIES.
- NOTIFY LANDSCAPE ARCHITECT OF ANY SITE CONDITIONS WHICH MAY 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.



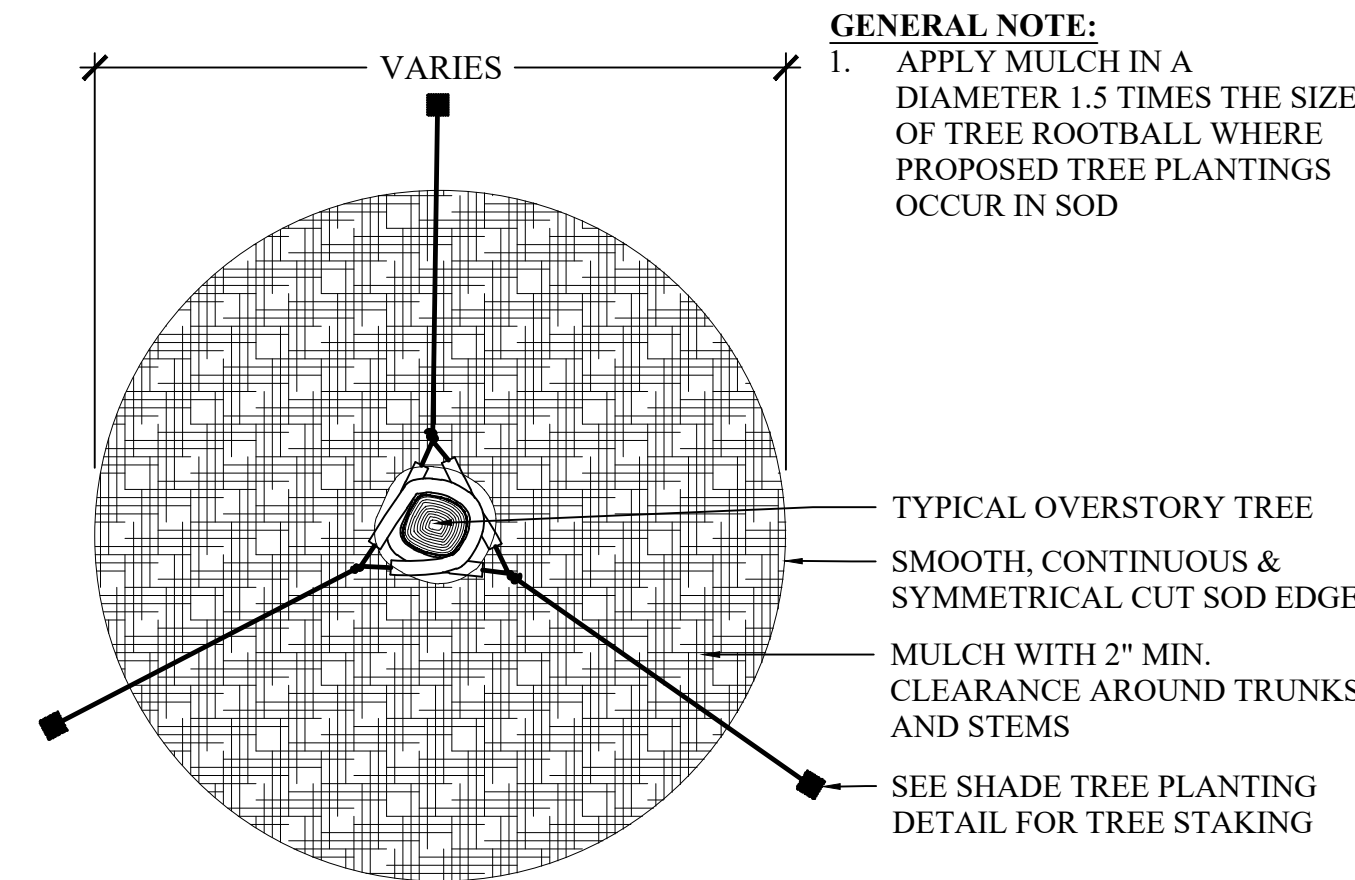
1 OVERSTORY TREE
L101 SCALE: NTS

GENERAL NOTE:

- AT PLANT BEDS, ENTIRE BED TO BE FILLED TO RECEIVE PLANTING SOIL AMENDMENT AND PLANT MATERIAL.



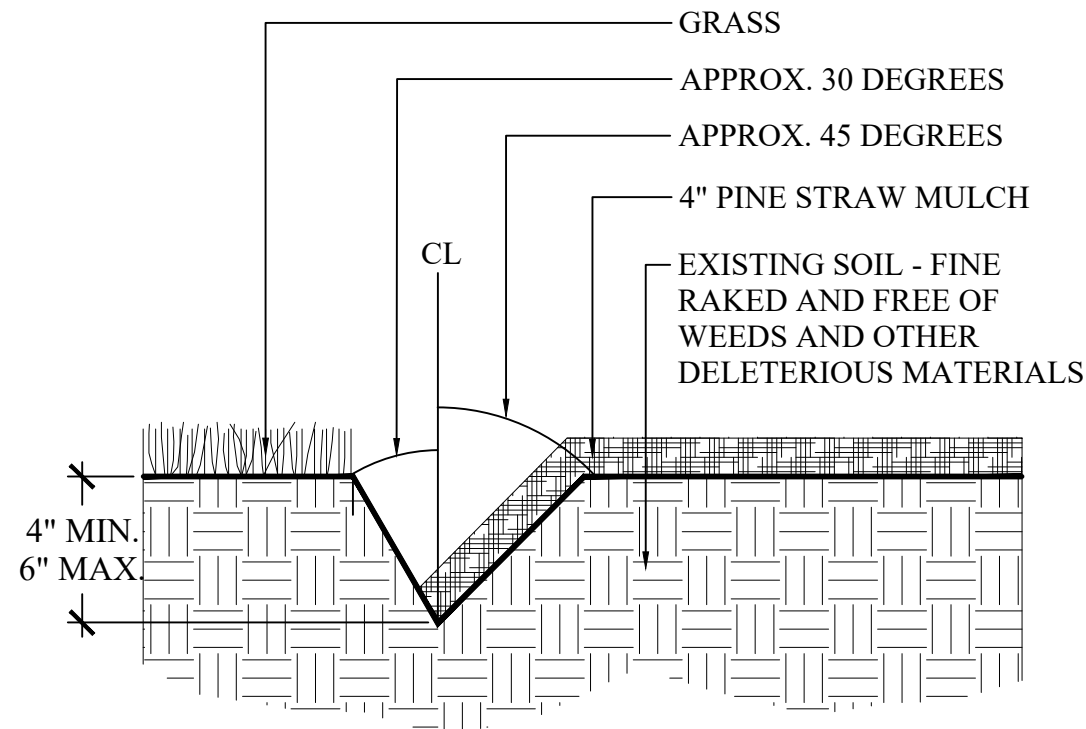
2 SHRUB PLANTING
L101 SCALE: NTS



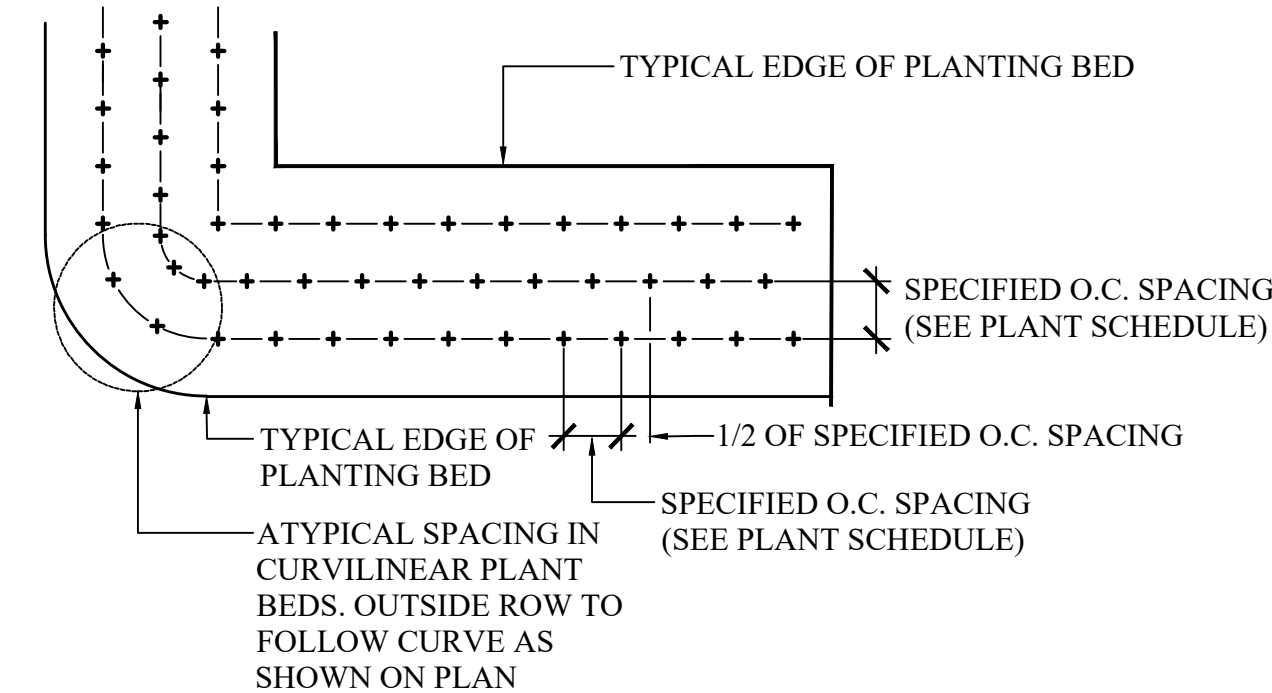
3 MULCH TREE RING
L101 SCALE: NTS

GENERAL NOTE:

- EXCAVATE TRENCH BY HAND WITH SPADE
- ADD EXCESS SOIL TO ADJACENT PLANT BED AFTER PULLING BACK EXISTING MULCH, RAKE SOIL AND SMOOTH BEFORE MULCHING.



4 LANDSCAPE BED EDGE
L101 SCALE: NTS



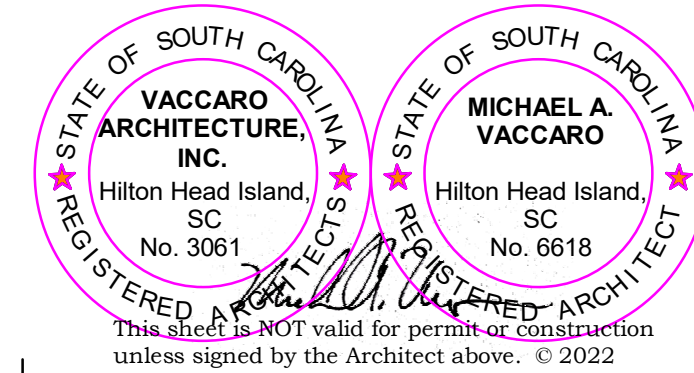
5 PLANT SPACING
L101 SCALE: NTS



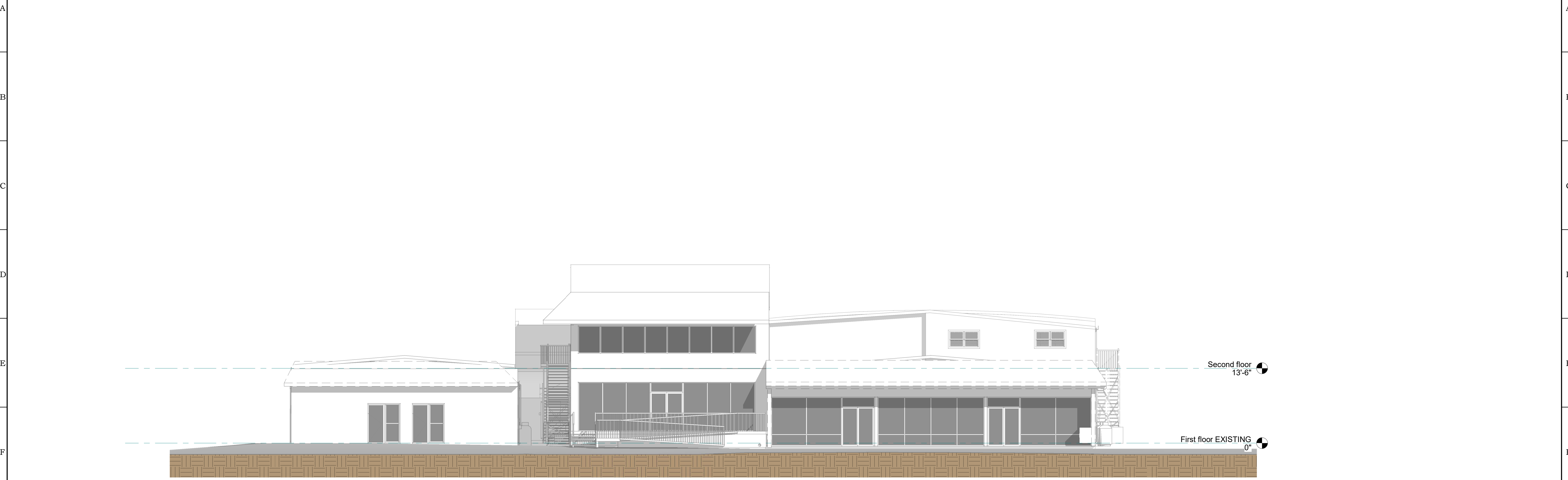
1 SOUTHEAST EXISTING
1/8" = 1'-0"



2 SOUTHEAST NEW
1/8" = 1'-0"



FOR: ATLANTIC LAUNDRY 120 ARROW ROAD, HILTON HEAD ISLAND, SC 29928	
VACCARO ARCHITECTURE, INC. 843.290.3076 email: mikevaccaro7@yahoo.com	A201 Elevations PRINT DATE 9/4/2024 1:27:26 PM



2

NORTHEAST EXISTING

1/8" = 1'-0"



1

NORTHEAST NEW

1/8" = 1'-0"

STATE OF SOUTH CAROLINA
VACCARO
ARCHITECTURE,
INC.
Hilton Head Island,
SC
No. 3061
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
MICHAEL A.
VACCARO
Hilton Head Island,
SC
No. 6618
REGISTERED ARCHITECT

This sheet is NOT valid for permit or construction unless signed by the Architect above. © 2022

FOR:
ATLANTIC LAUNDRY
120 ARROW ROAD,
HILTON HEAD ISLAND, SC 29926

VACCARO
ARCHITECTURE, INC.
843.290.3076
email: mikevaccaro7@yahoo.com

A202
Elevations
PRINT DATE
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www.VaccaroArchitecture.com

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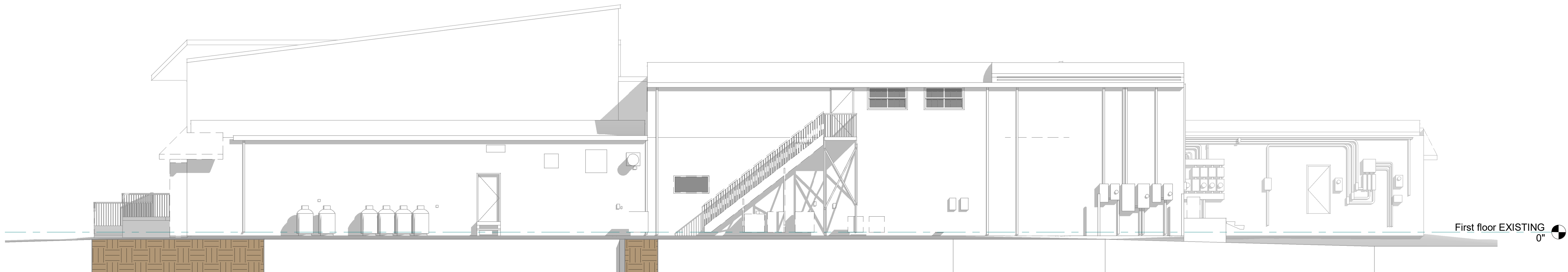
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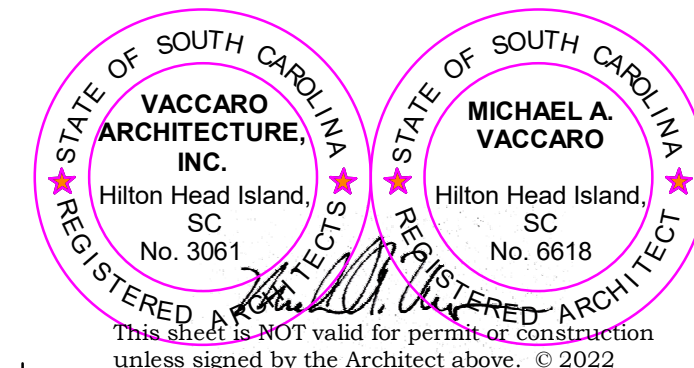
T



2 NORTHWEST EXISTING
1/8" = 1'-0"



1 NORTHWEST NEW
1/8" = 1'-0"



FOR: ATLANTIC LAUNDRY 120 ARROW ROAD, HILTON HEAD ISLAND, SC 29926	
VACCARO ARCHITECTURE, INC. 843.290.3076 email: mikevaccaro7@yahoo.com	A203 Elevations PRINT DATE 9/4/2024 1:27:46 PM

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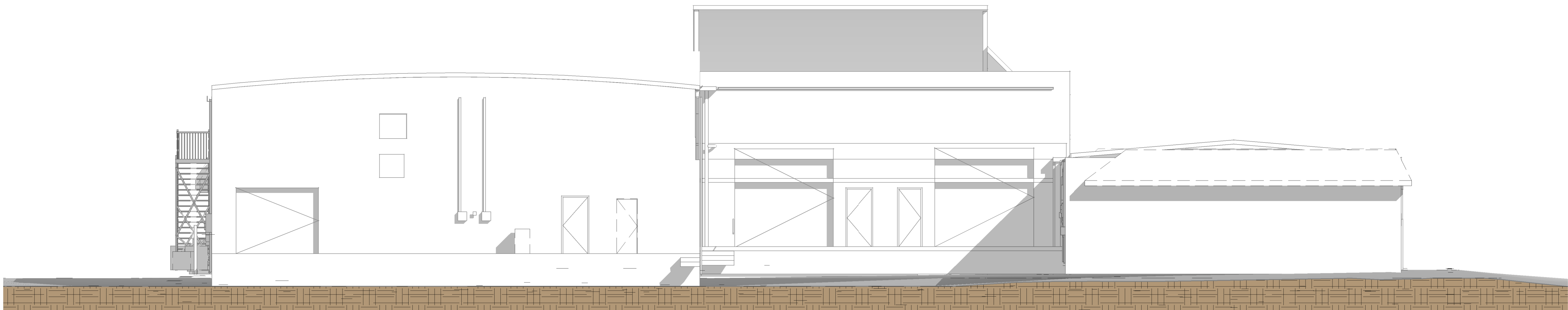
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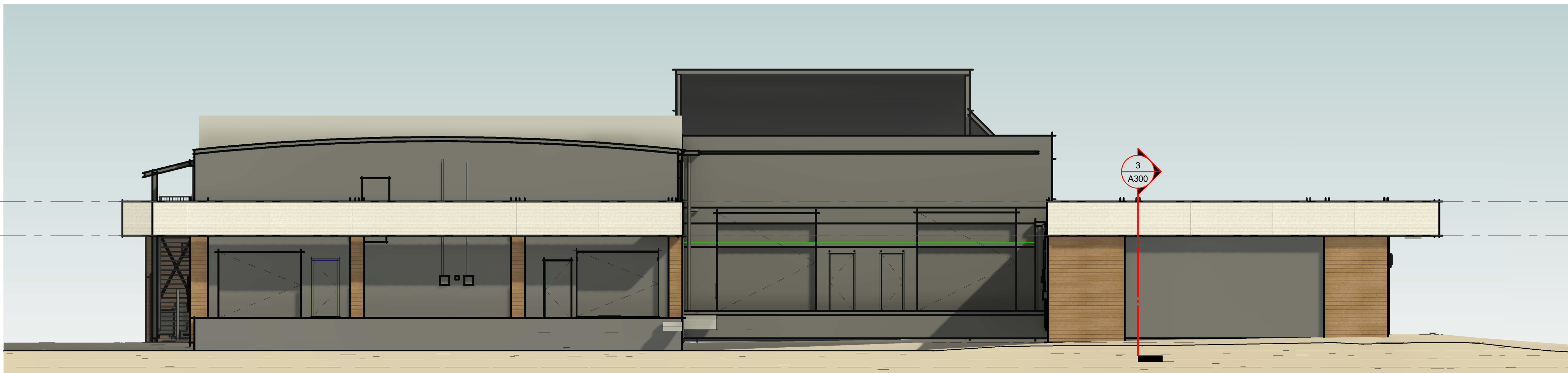
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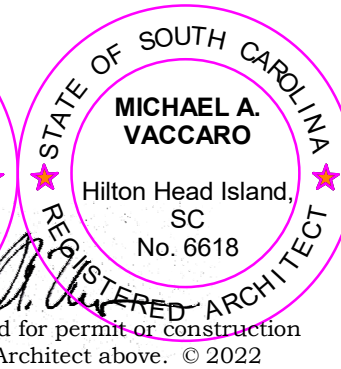
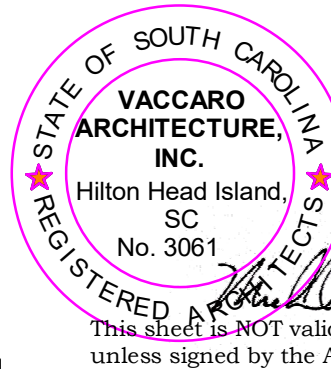


2 SOUTHWEST EXISTING
1/8" = 1'-0"



PARAPET
16'-2"
b.o. o.h.
12'-0"

1 SOUTHWEST NEW
1/8" = 1'-0"



FOR:
ATLANTIC LAUNDRY
120 ARROW ROAD,
HILTON HEAD ISLAND, SC 29928

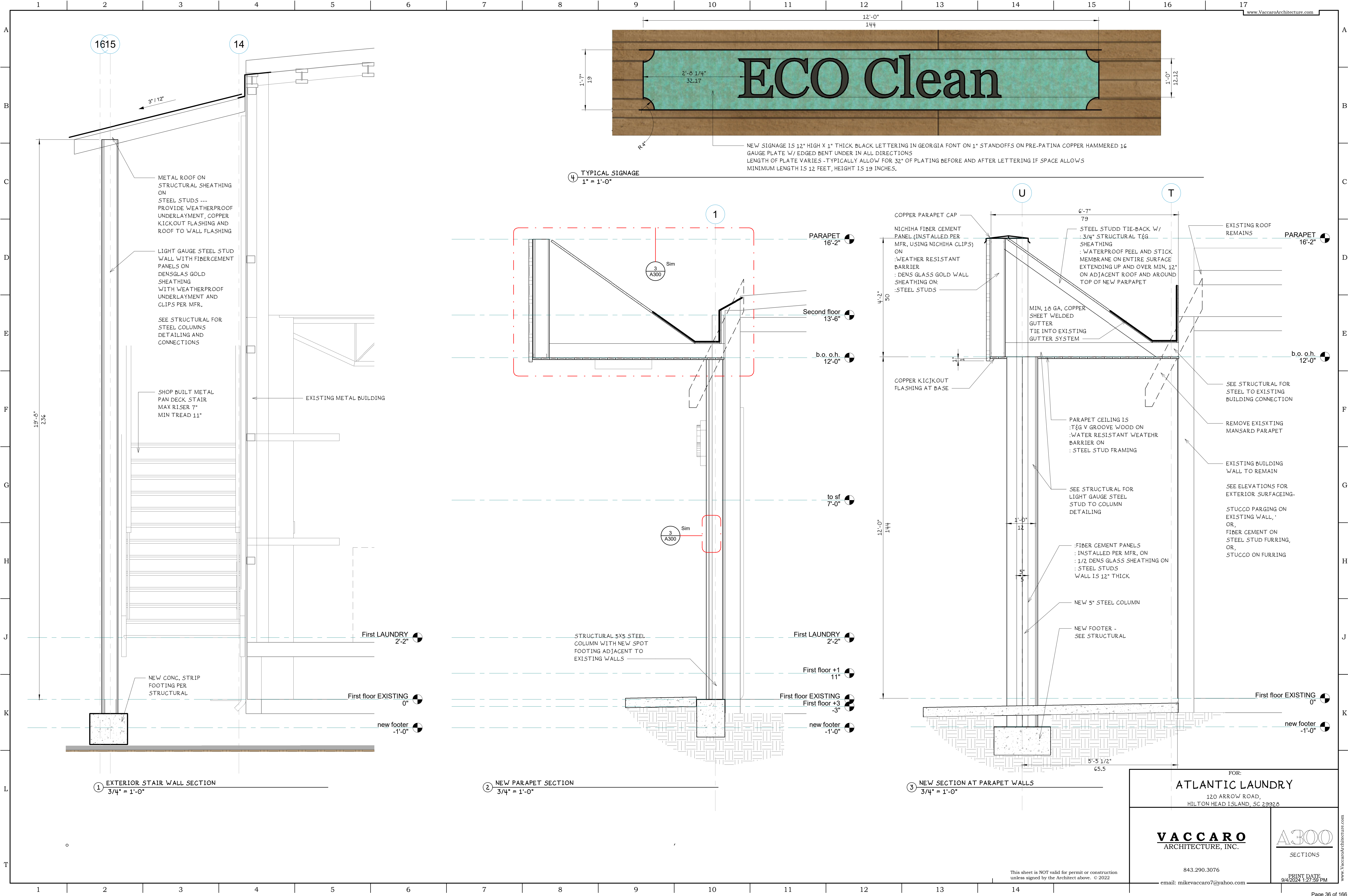
VACCARO
ARCHITECTURE, INC.

843.290.3076

email: mikevaccaro7@yahoo.com

A204
Elevations

PRINT DATE
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VACCARO
ARCHITECTURE, INC.

ATLANTIC LAUNDRY
COLOR & MATERIAL SELECTIONS

PARAPET
NICHIHA MOTHER OF PEARL



STUCCO
HARDCOAT STUCCO OVER STEEL STUDS/SHEATHING
MASTER WALL LUNAR



WALL PANELS BELOW SOFFIT:
NICHIHA VINTAGE WOOD



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: 120 Arrow Road

DRB-000992-2024

DATE: 9/24/2024

CATEGORY: Final Review

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

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

ARCHITECTURAL DESIGN

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

Avoids monotonous planes or unrelieved repetition	☒	☐	☐	
Has a strong roof form with enough variety to provide visual interest	☒	☐	☐	
Overhangs are sufficient for the façade height.	☒	☐	☐	
Forms and details are sufficient to reduce the mass of the structure	☒	☐	☐	
Human scale is achieved by the use of proper proportions and architectural elements	☒	☐	☐	
Utilizes a variety of materials, textures and colors	☒	☐	☐	
Incorporates wood or wood simulating materials	☒	☐	☐	
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	
Utilities and equipment are concealed from view	☒	☐	☐	
Decorative lighting is limited and low wattage and adds to the visual character	☐	☐	☐	Show any exterior lighting.
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 development submittal with the following conditions:
 - a. Provide a Letter of Approval from the Sea Pines CSA.
 - b. A Minor Development Plan approval.
 - c. Building permits will be required.
2. Any additional information as required by the Board.

1 Brahms Point
Sign - Final
September 24th, 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

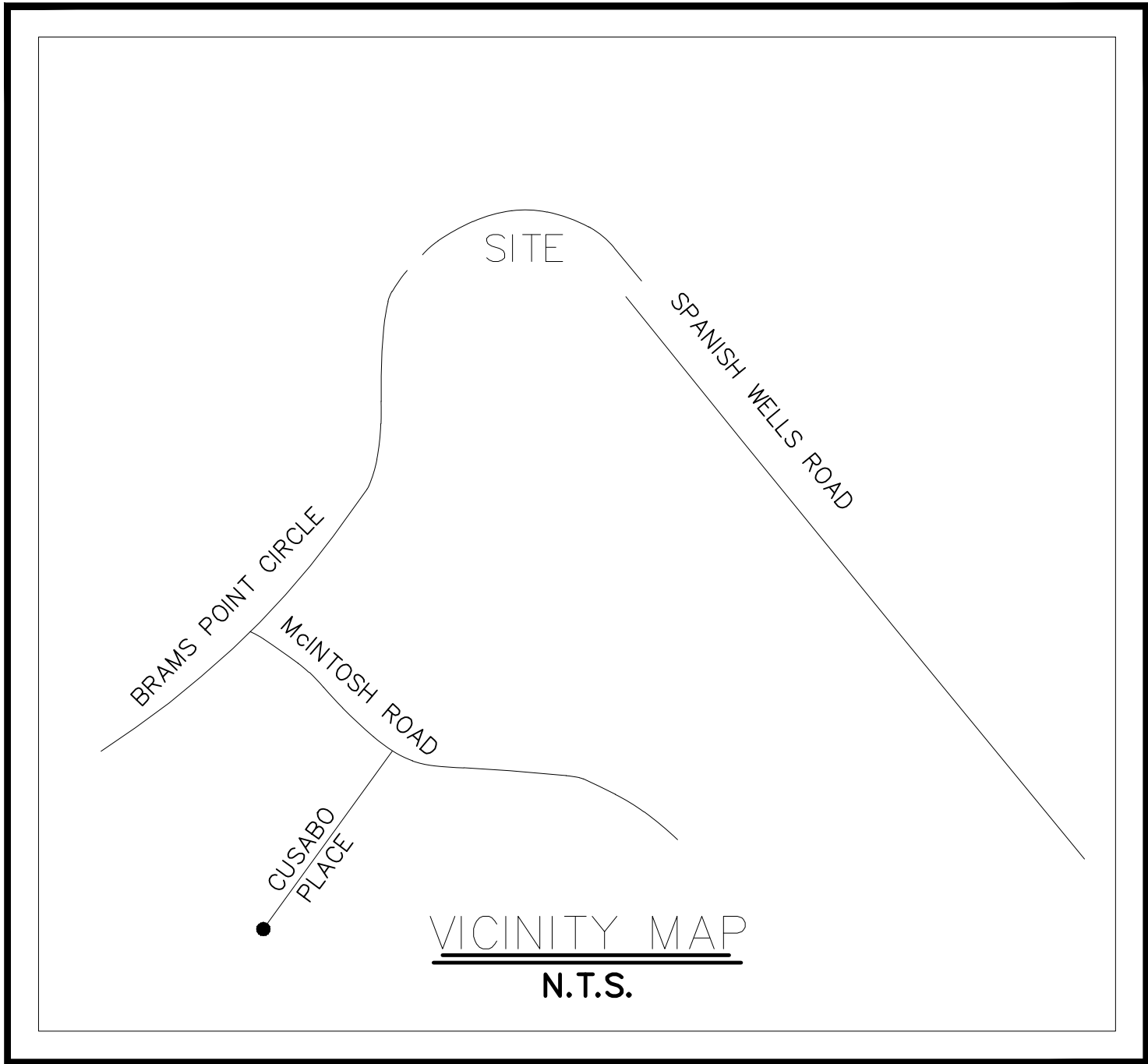
Sustainable Design Consultants, LLC
1 Diamond Causeway, Suite 7
Savannah, GA 31046
912-677-7716
Contact: Warren R. Law, P.E. RCDD, LEED AP

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
This document and all reproducible copies of this document are the property of wood + partners, inc. reproduction or alterations of this drawing without the written consent of Wood + Partners, inc. is not permitted. If this sheet is less than 24"x36" it is a reduced print, scale accordingly

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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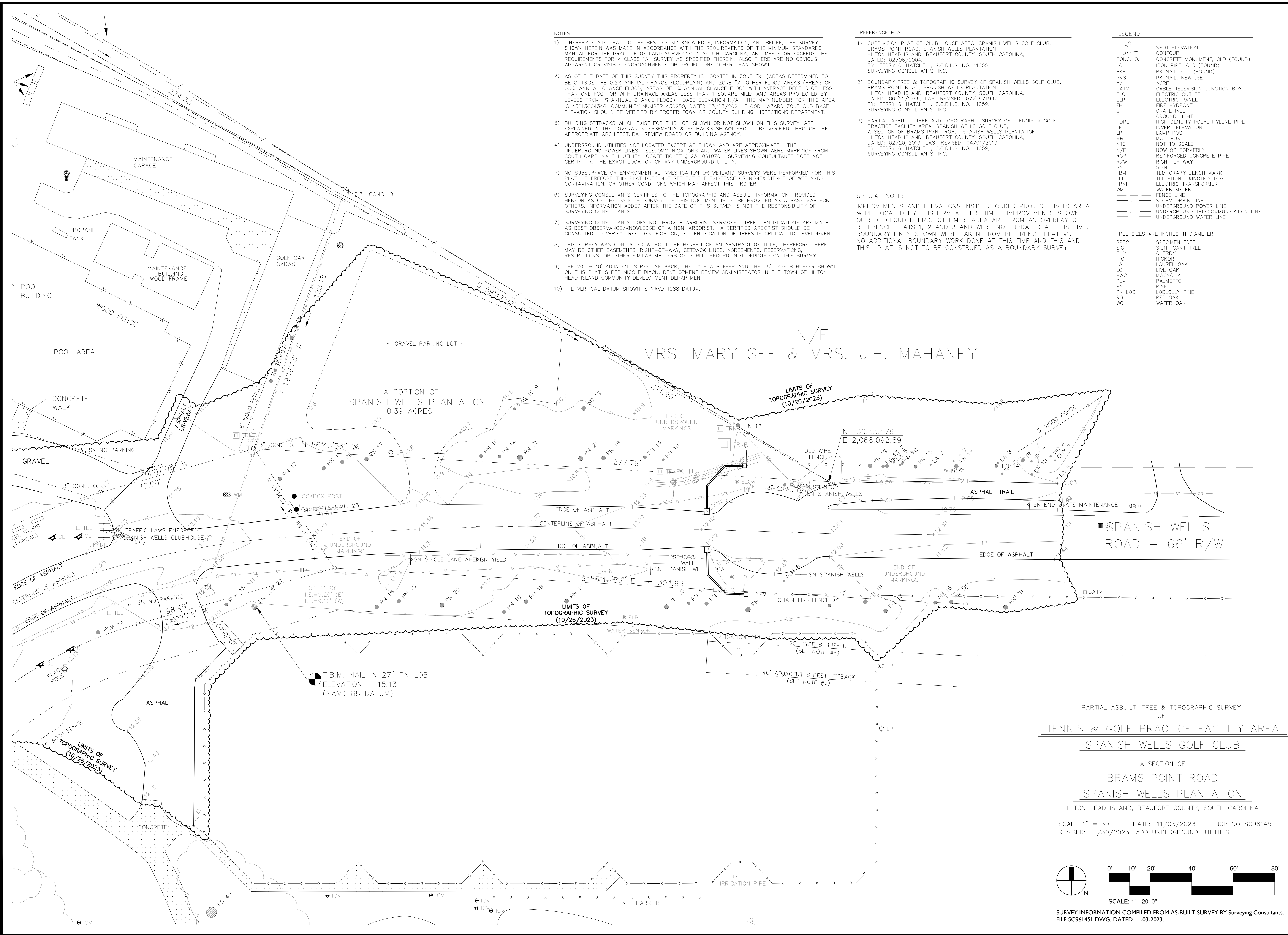
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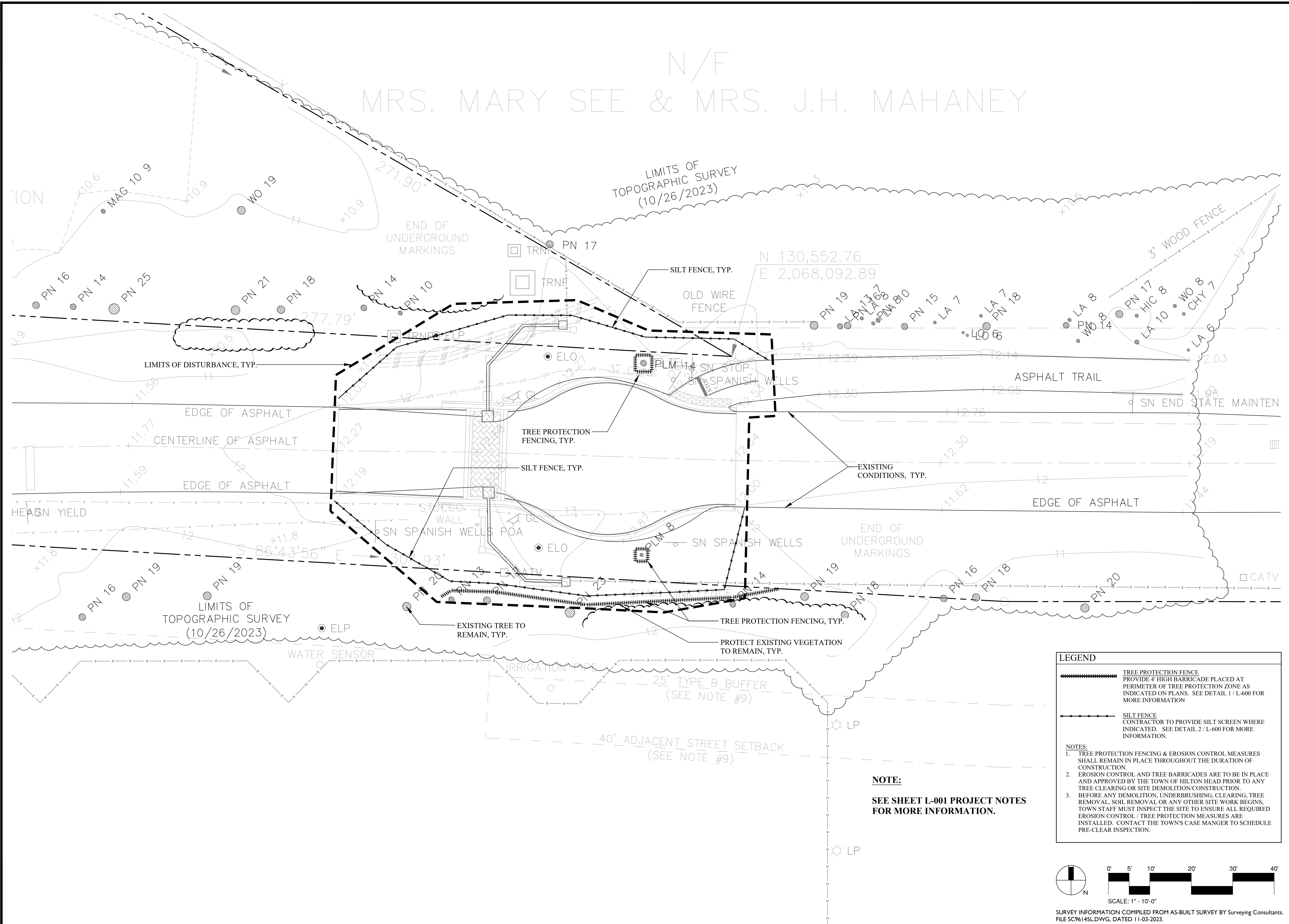
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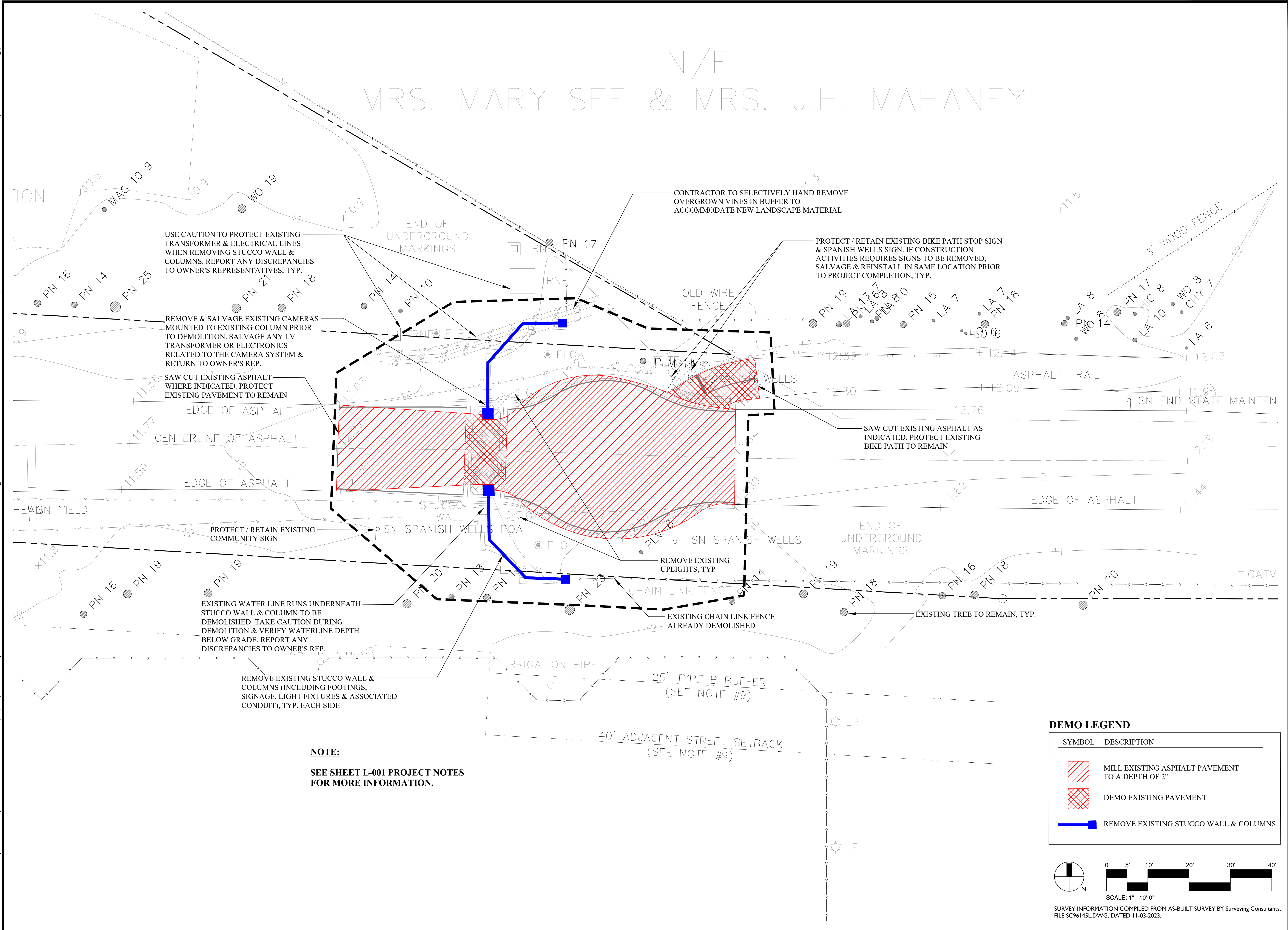
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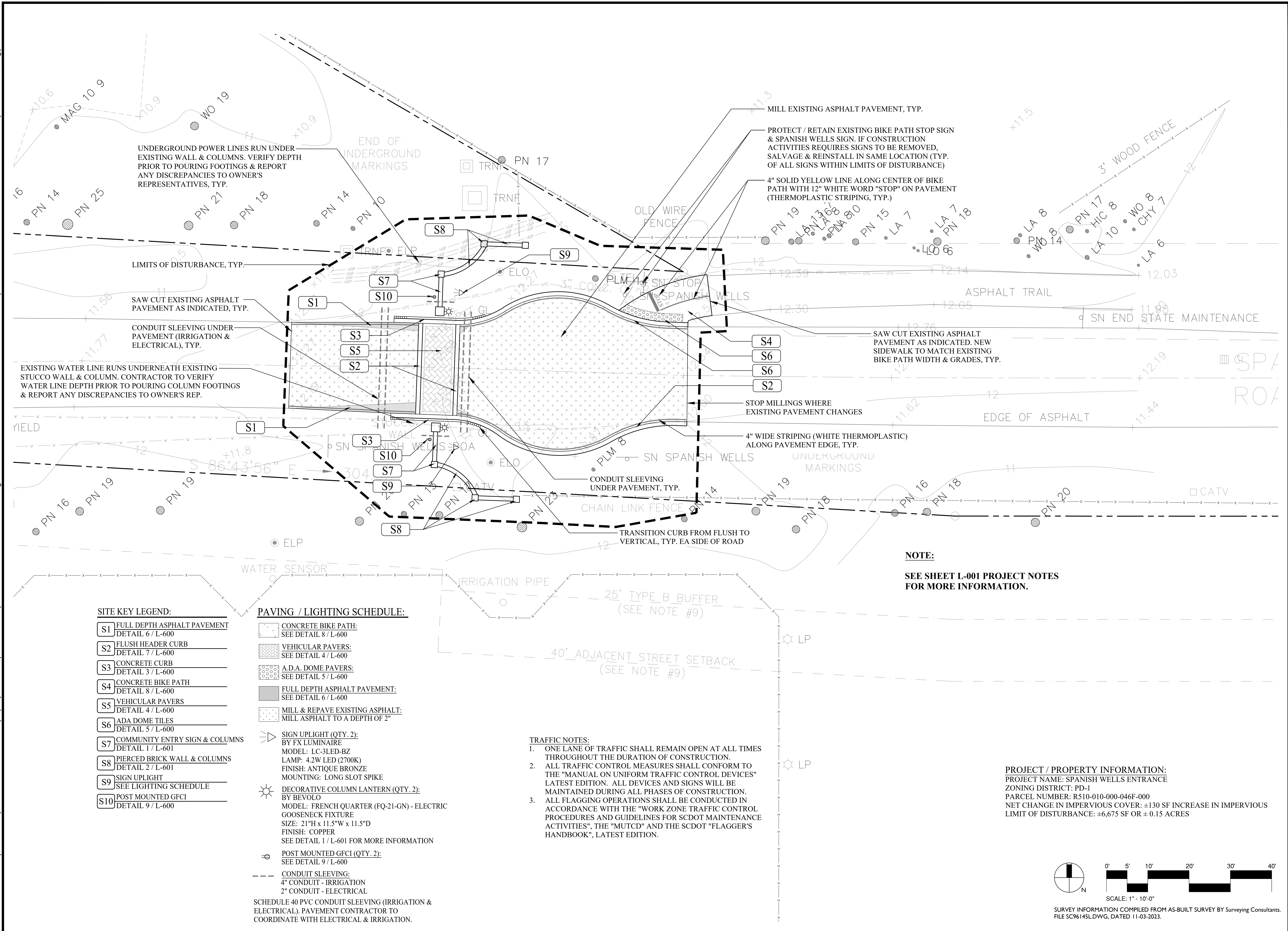
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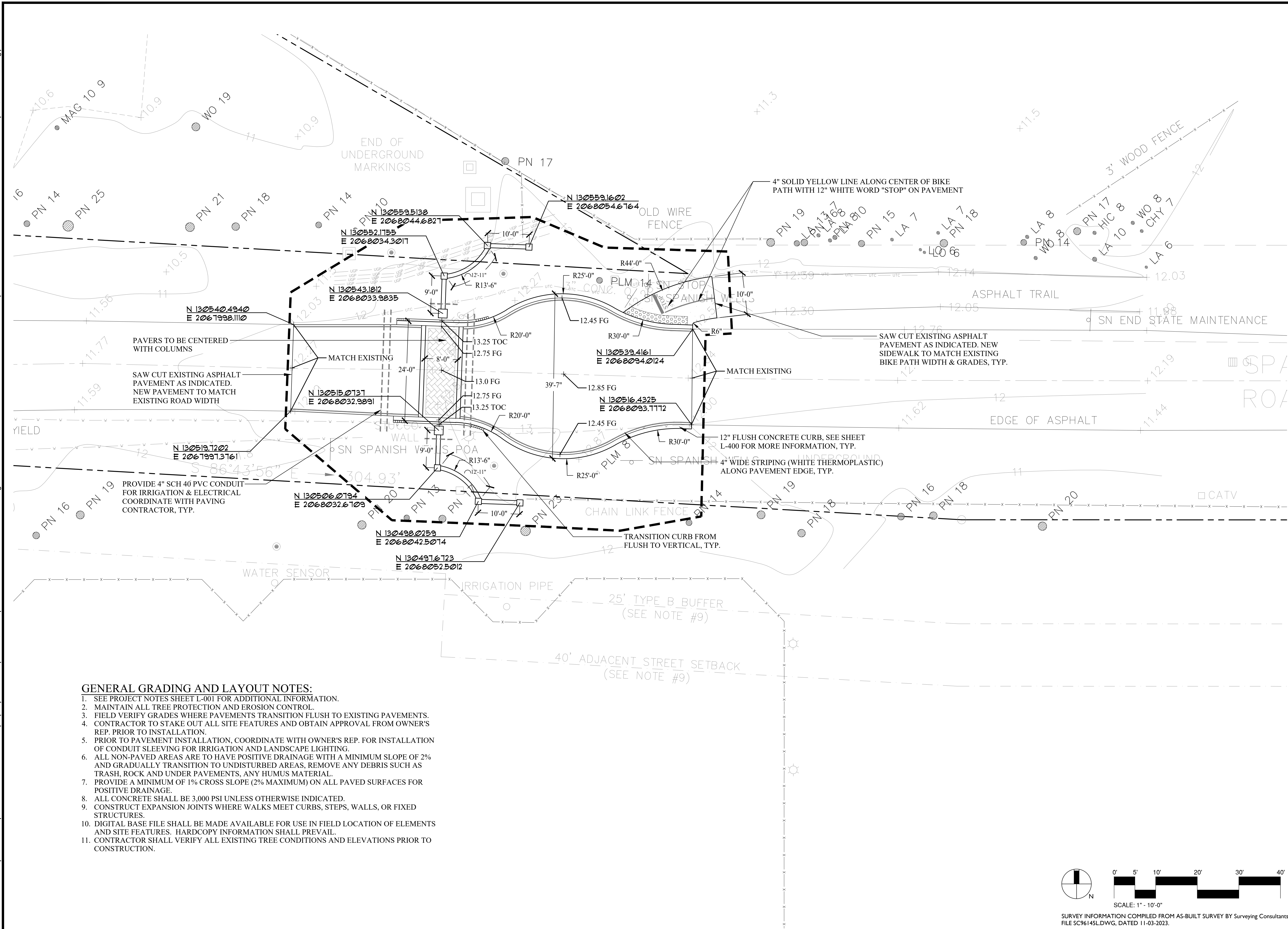
0' 5' 10' 20' 30' 40'

SCALE: 1" = 10'-0"

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

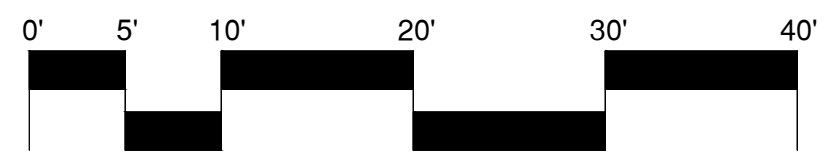
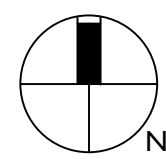
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GENERAL GRADING AND LAYOUT NOTES:

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



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

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**SPANISH WELLS ENTRY
ENHANCEMENTS**

Spanish Wells
Hilton Head Island, SC.
29938

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DATE
08-27-2024

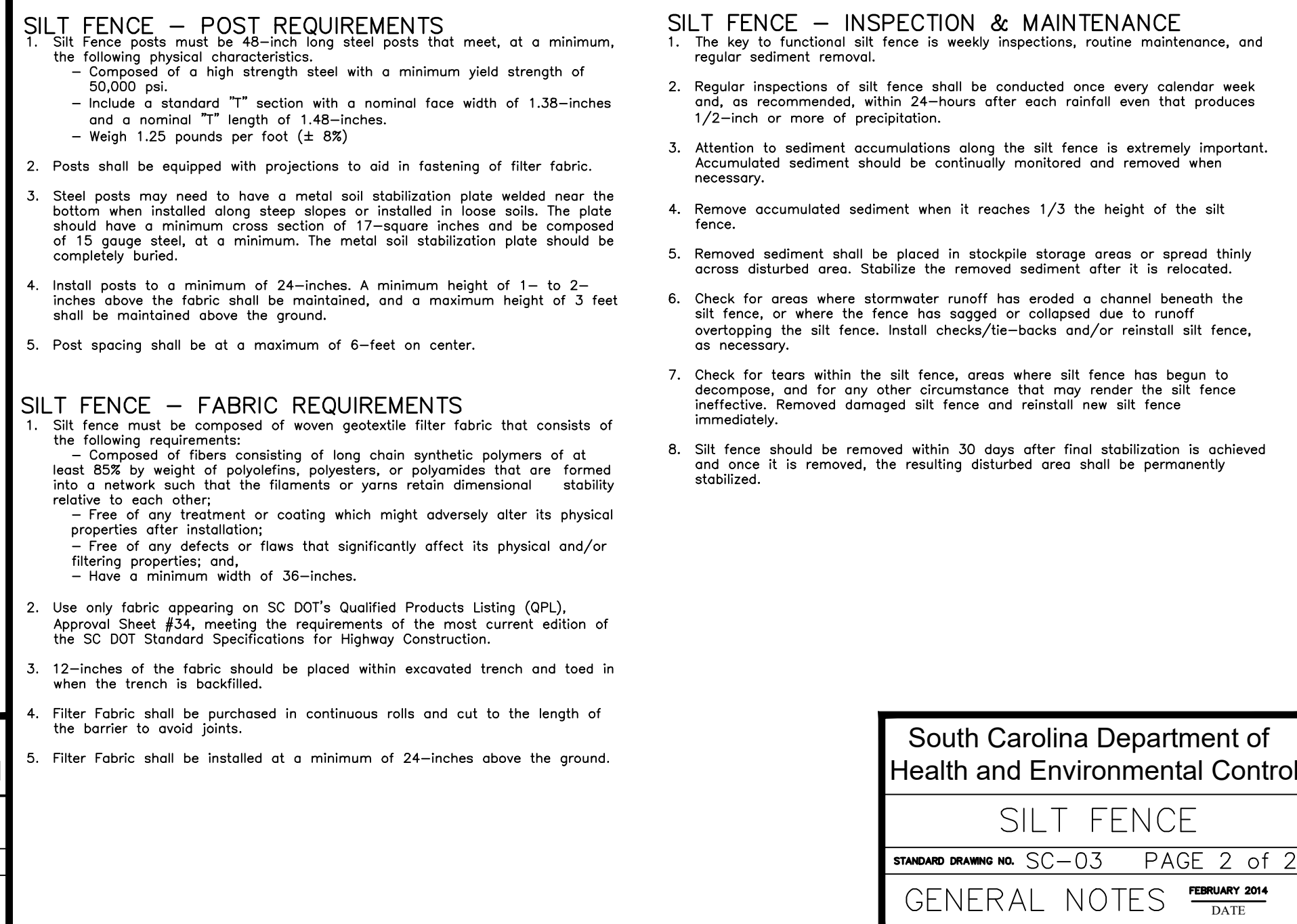
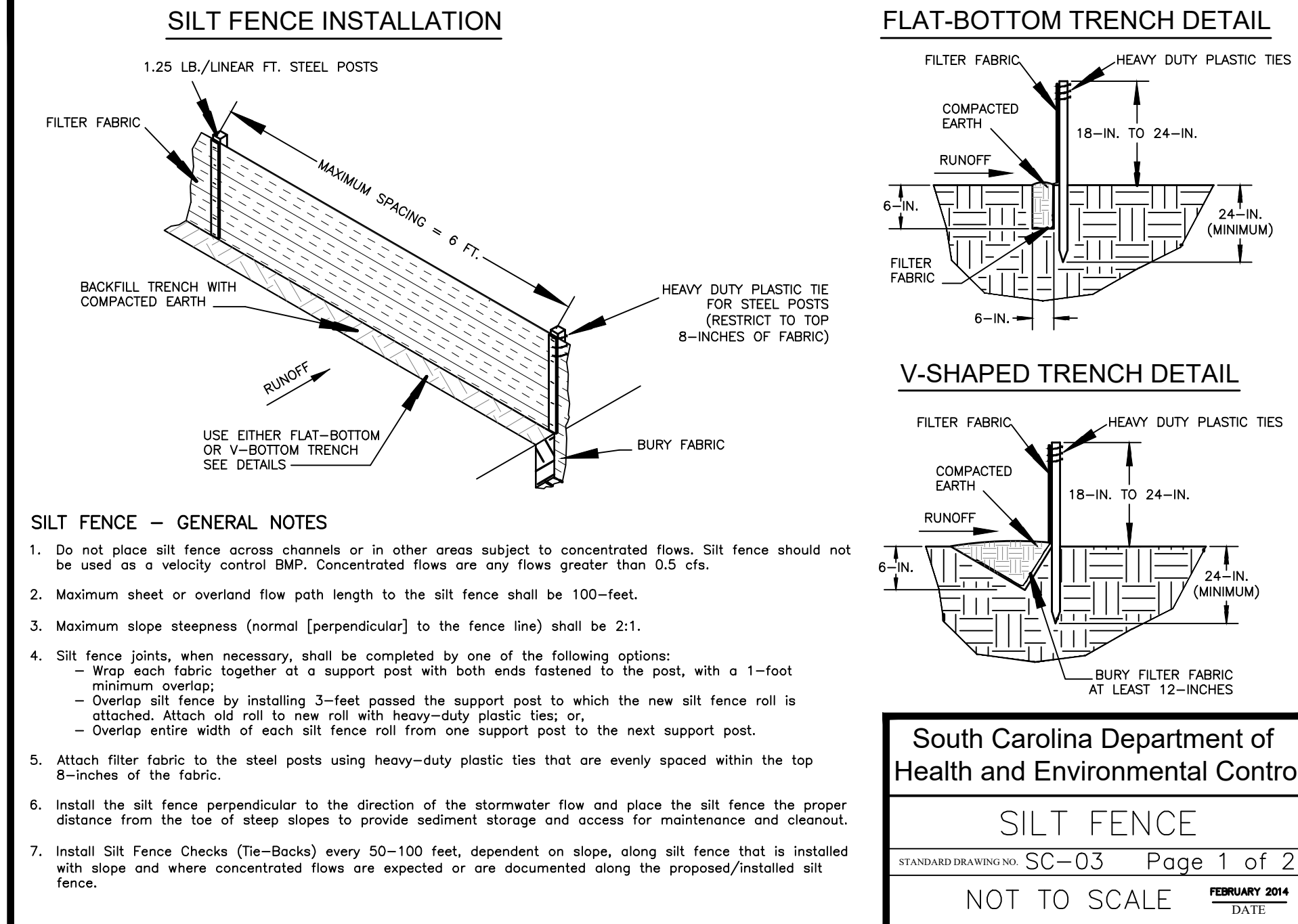
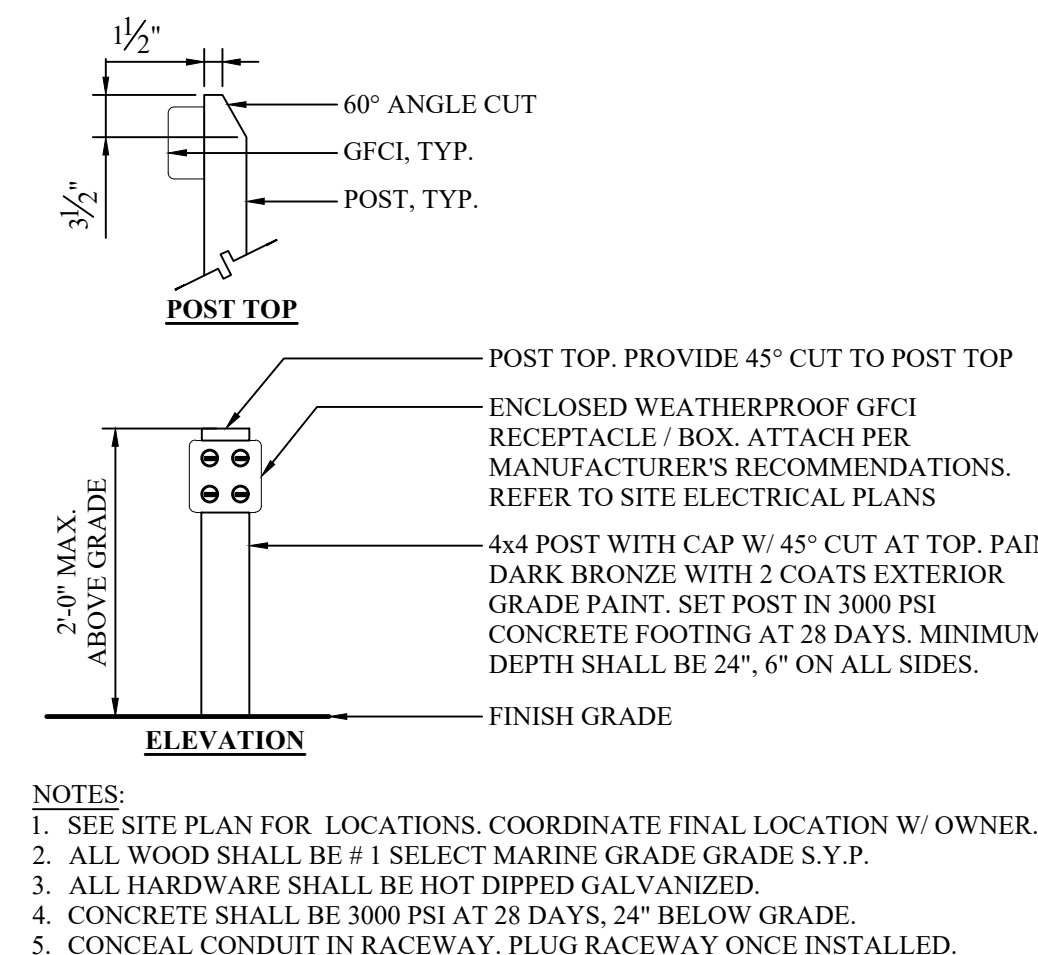
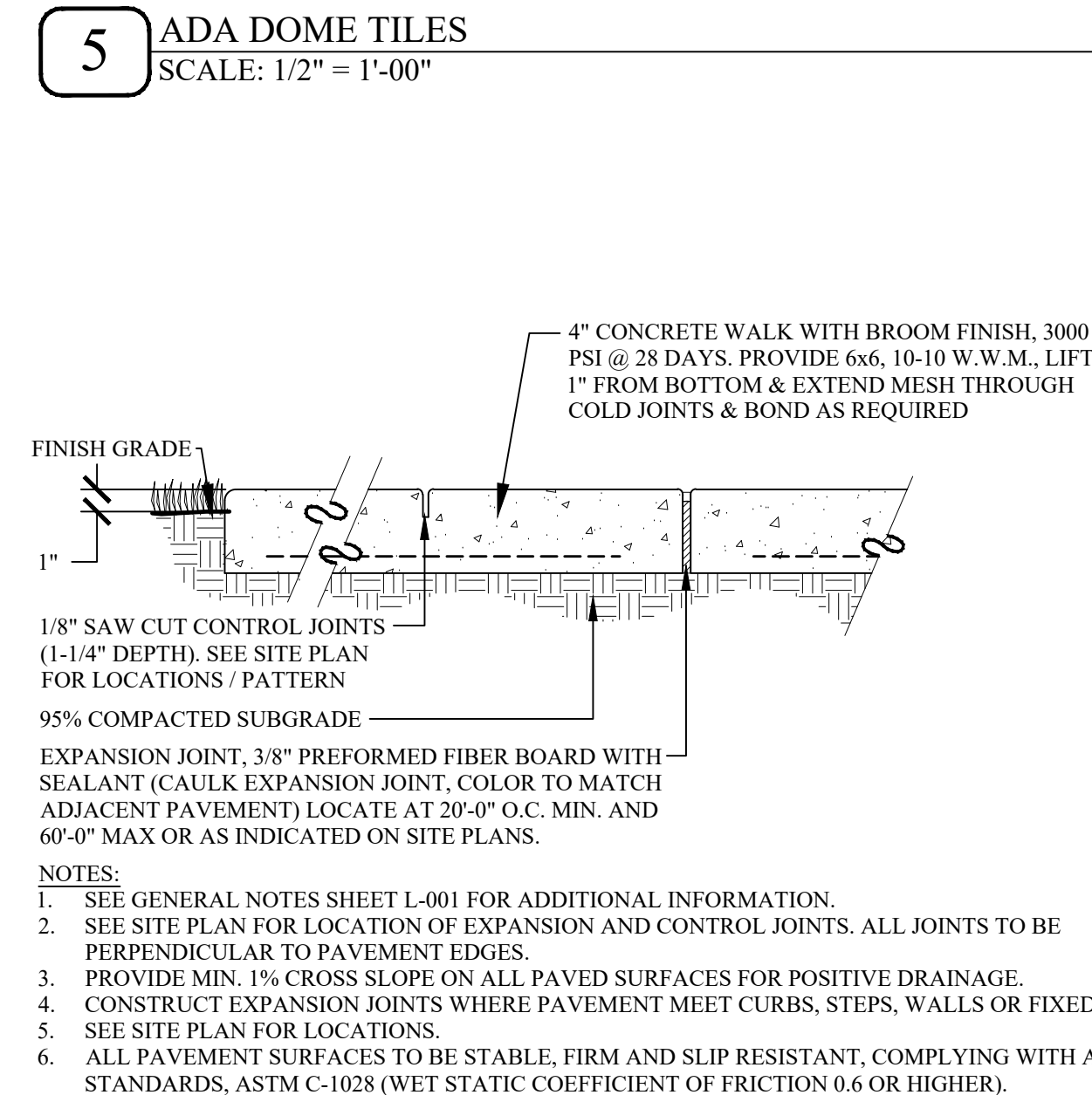
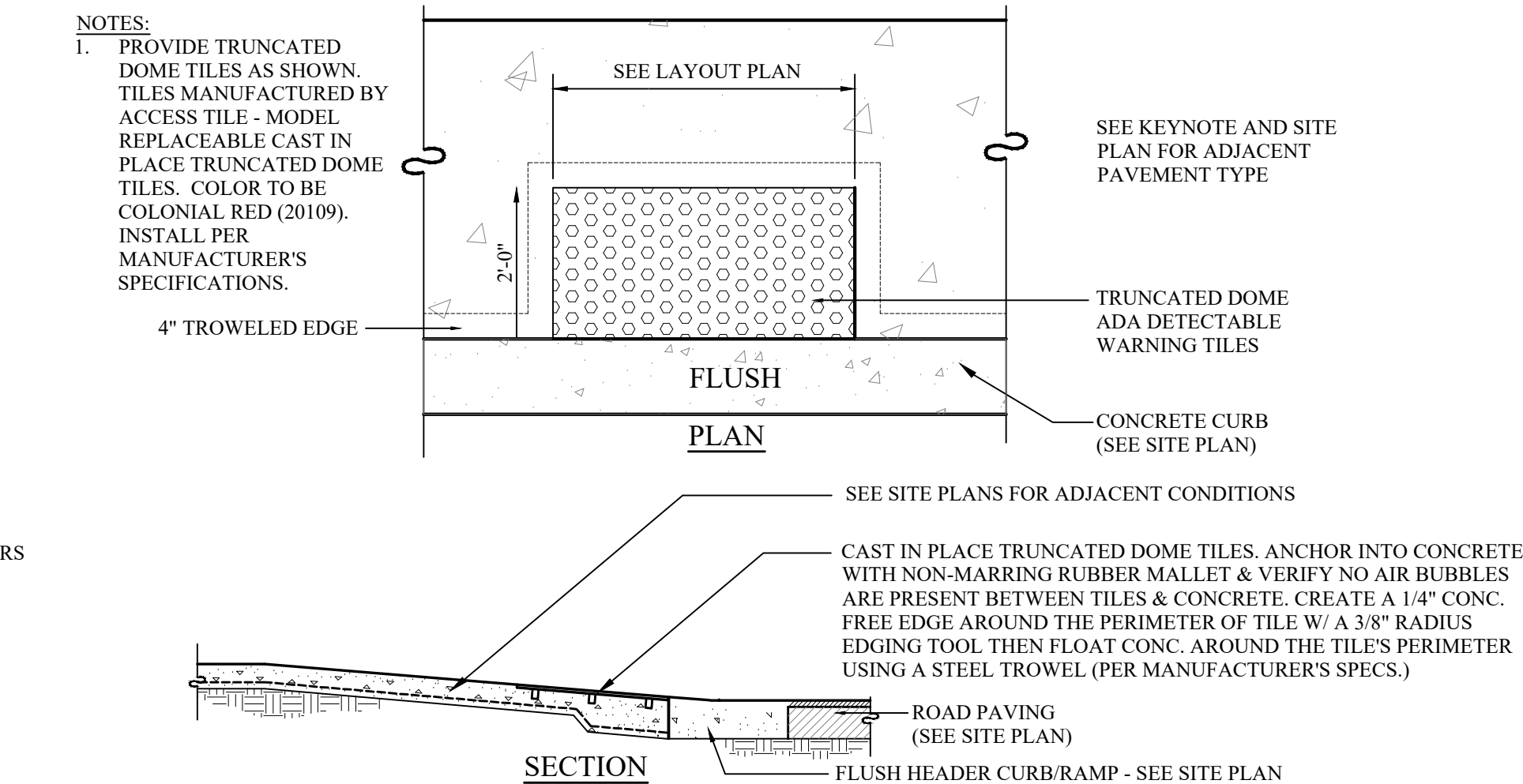
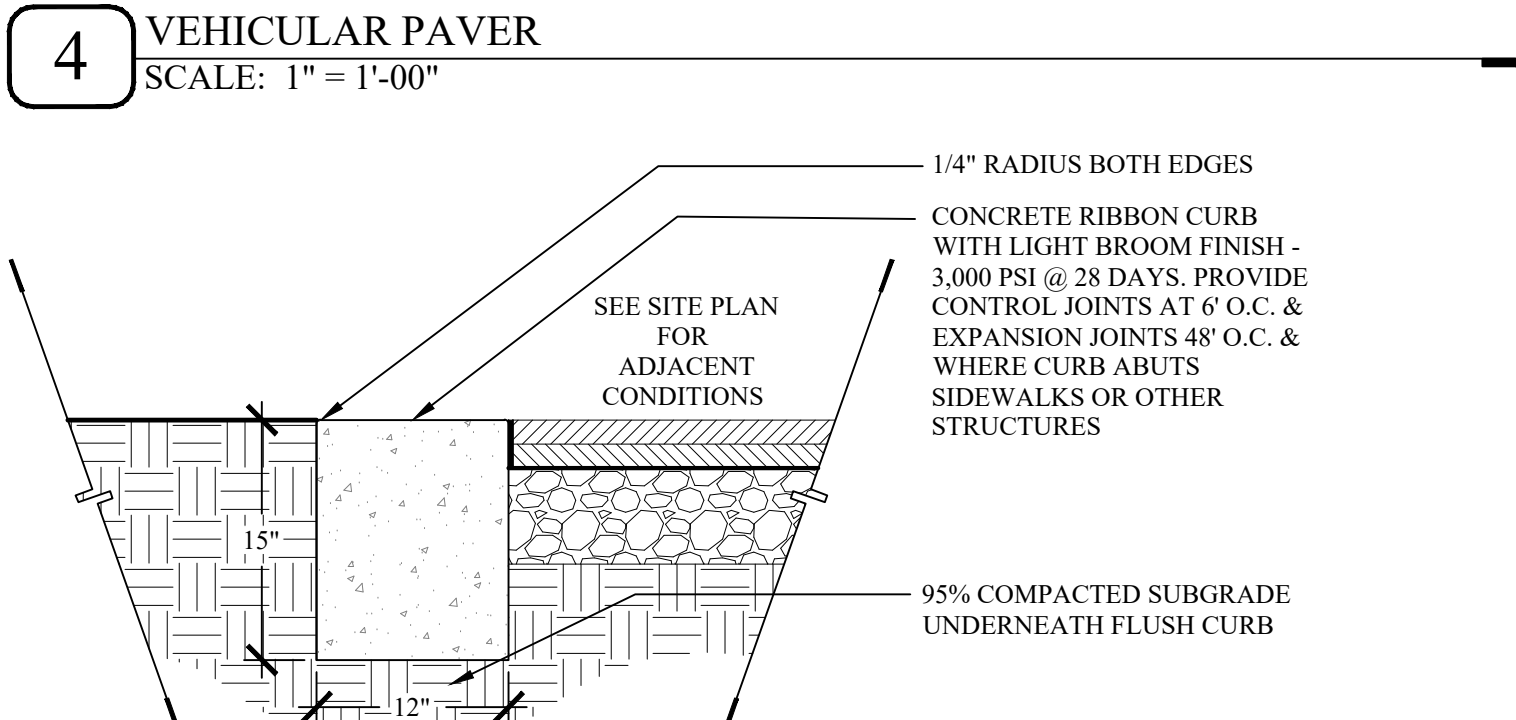
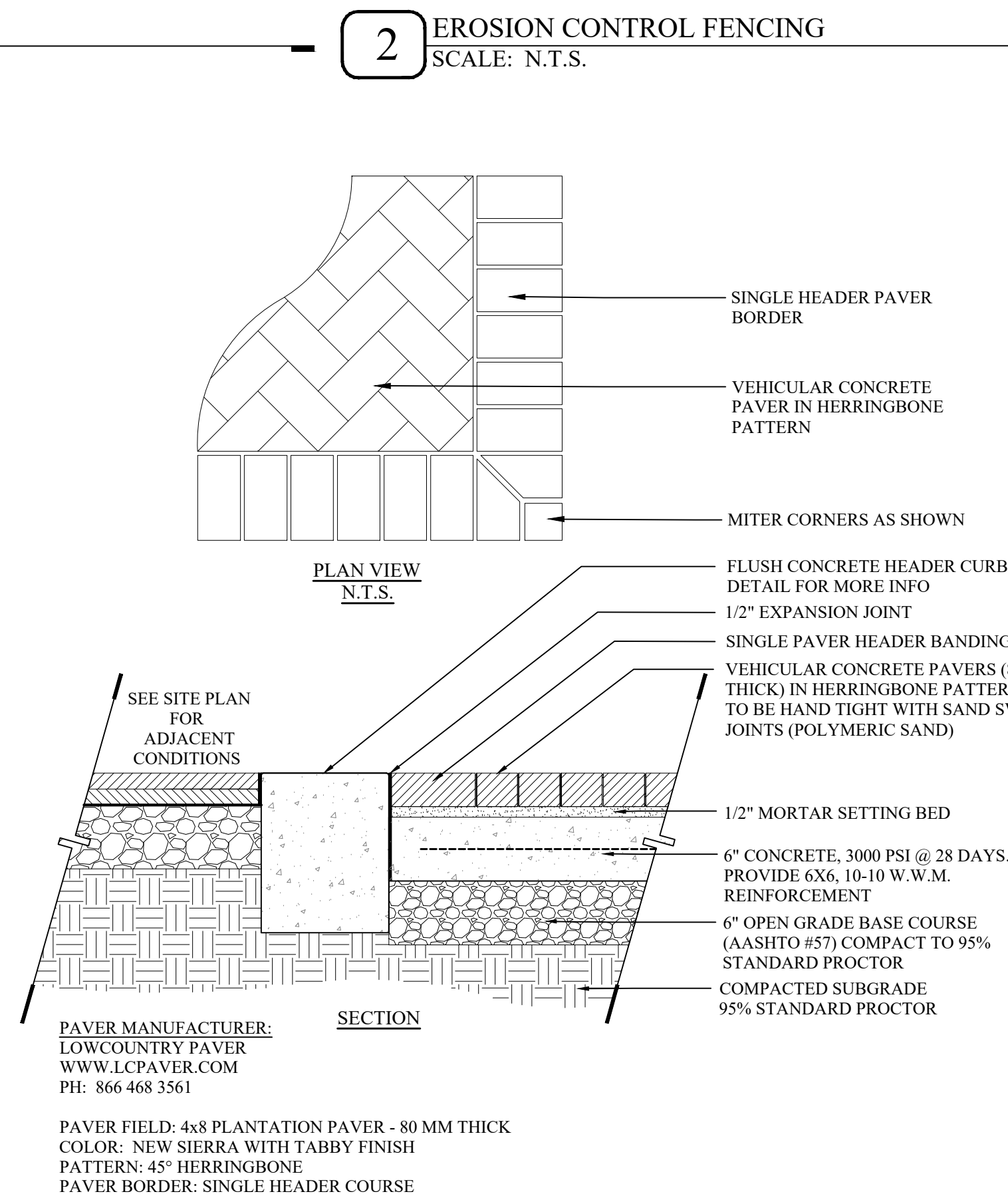
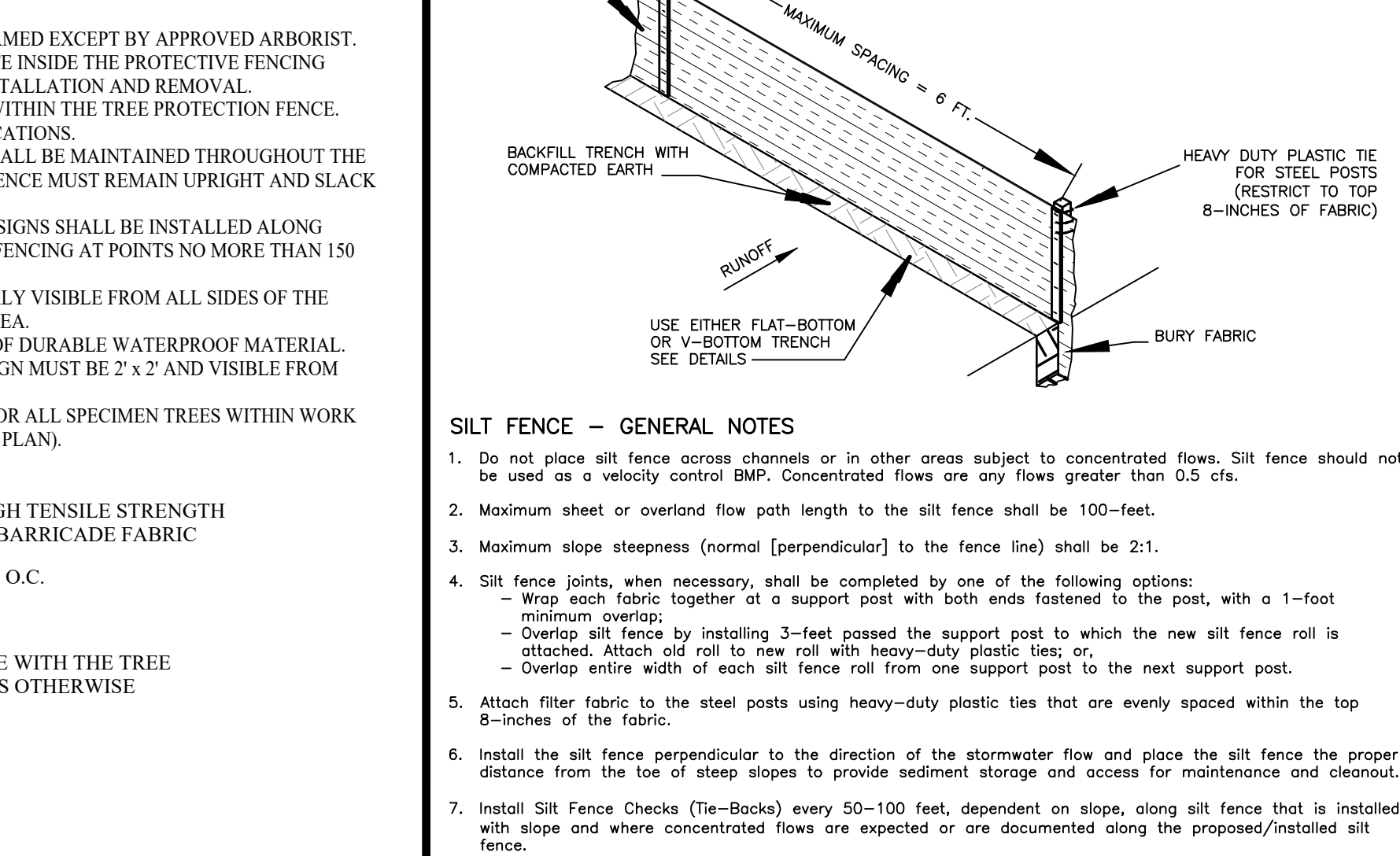
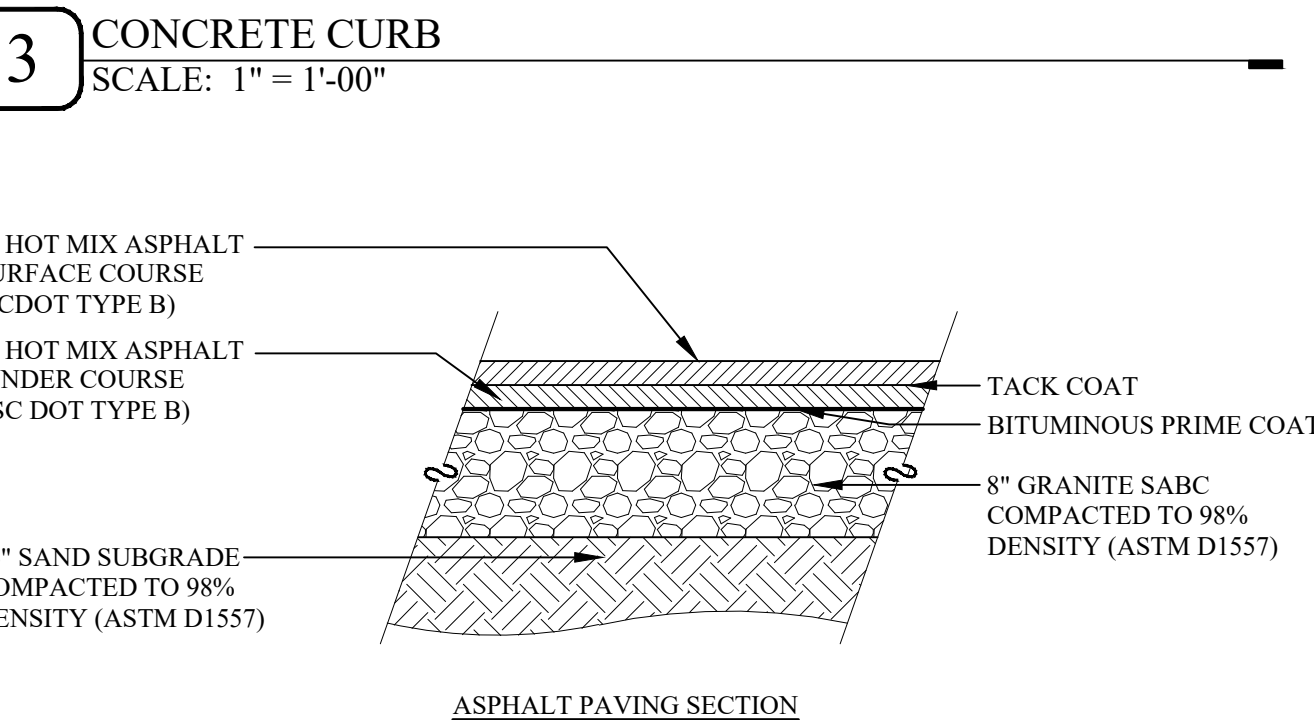
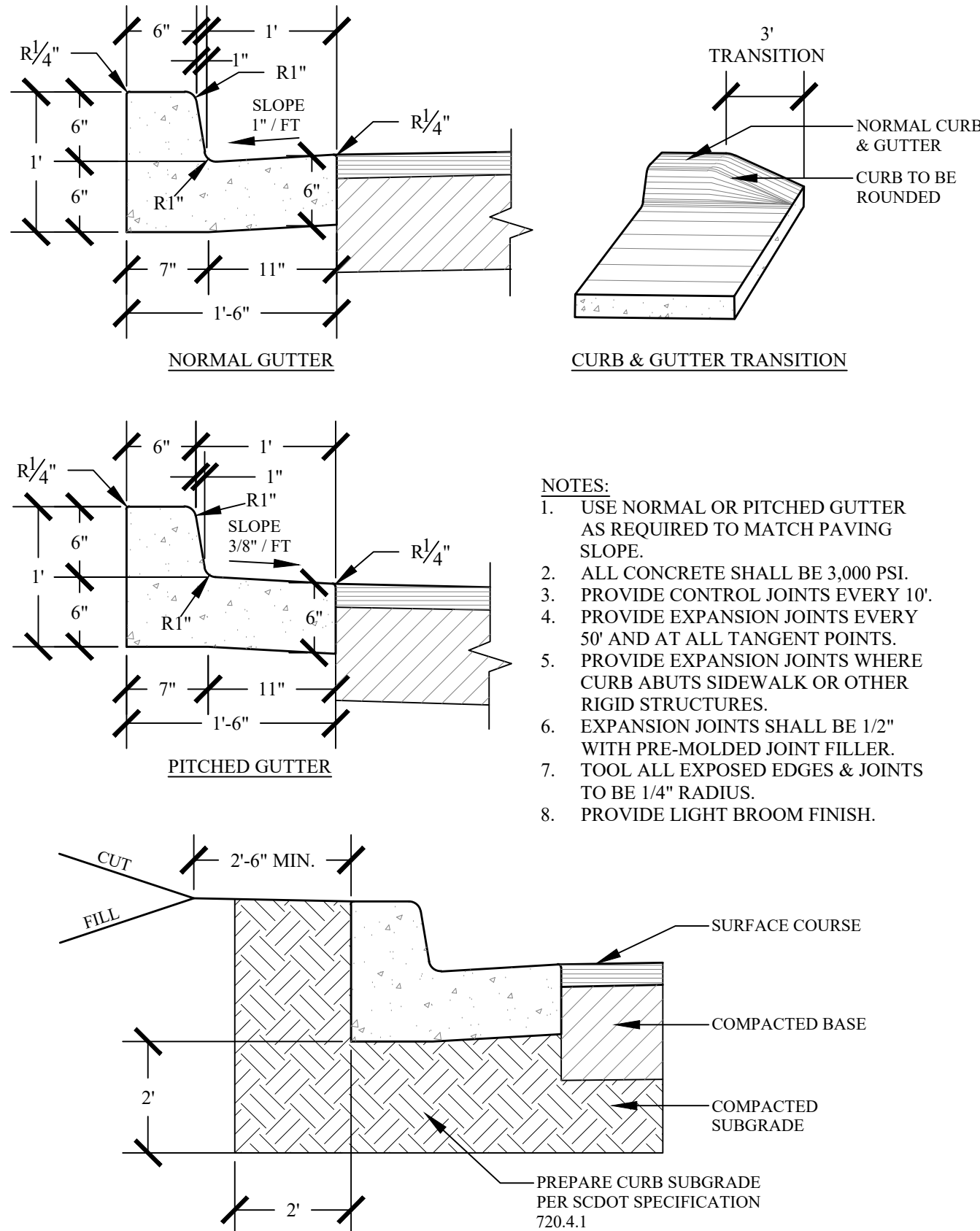
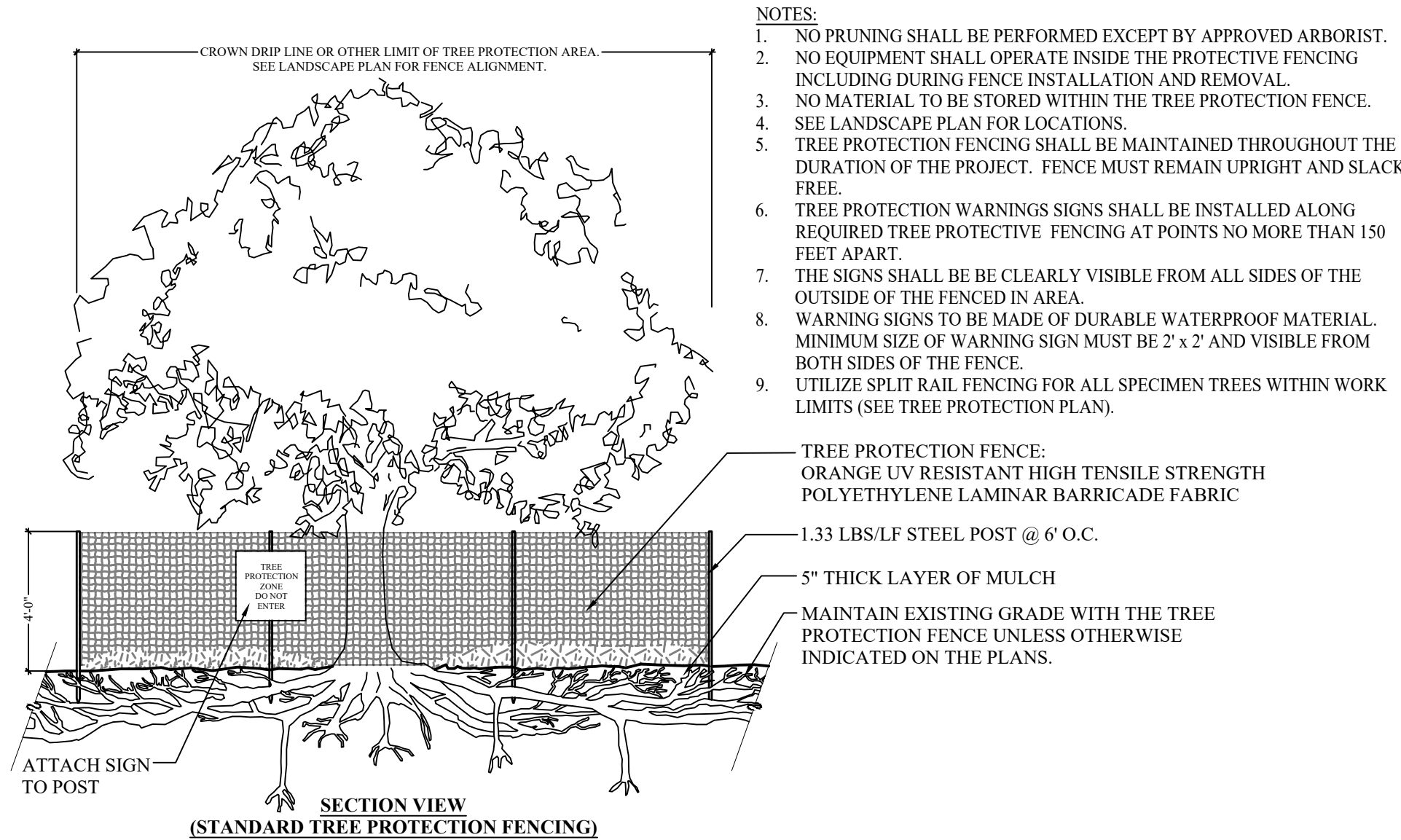
PROJECT NUMBER
01-24017

SHEET TITLE
**Layout &
Grading Plan**

SHEET
NUMBER
L-500

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

SHEET
NUMBER
L-600

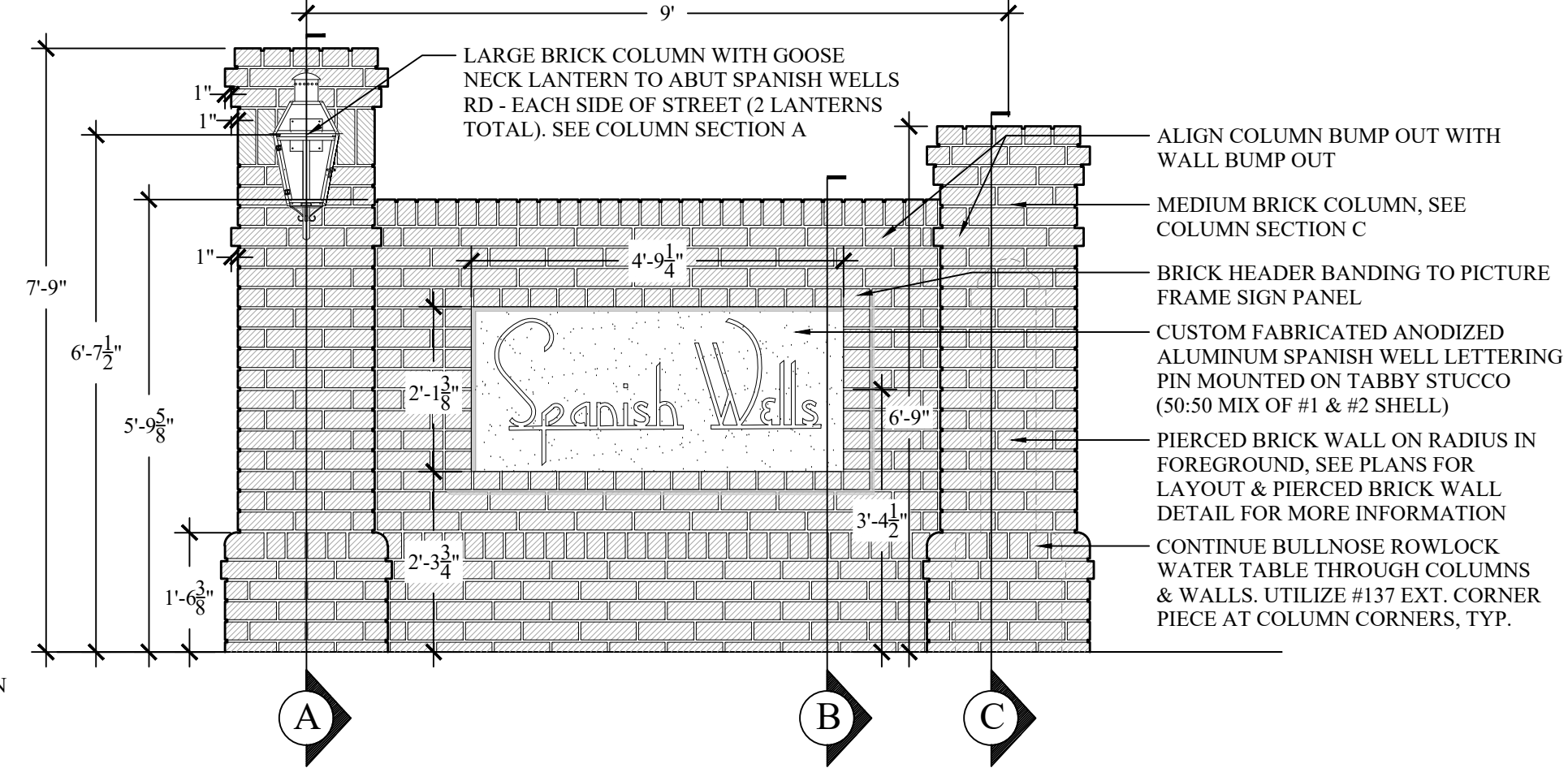
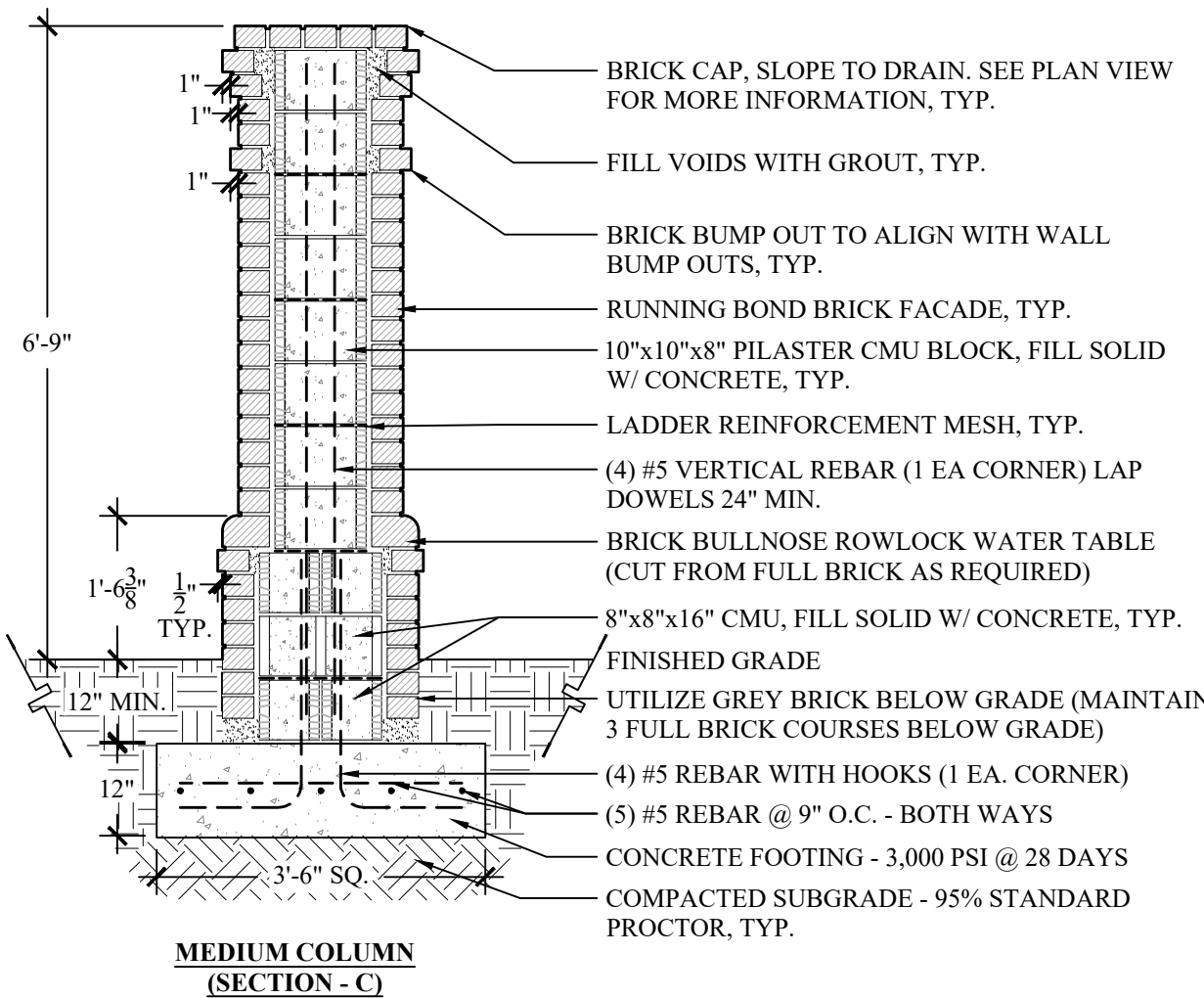
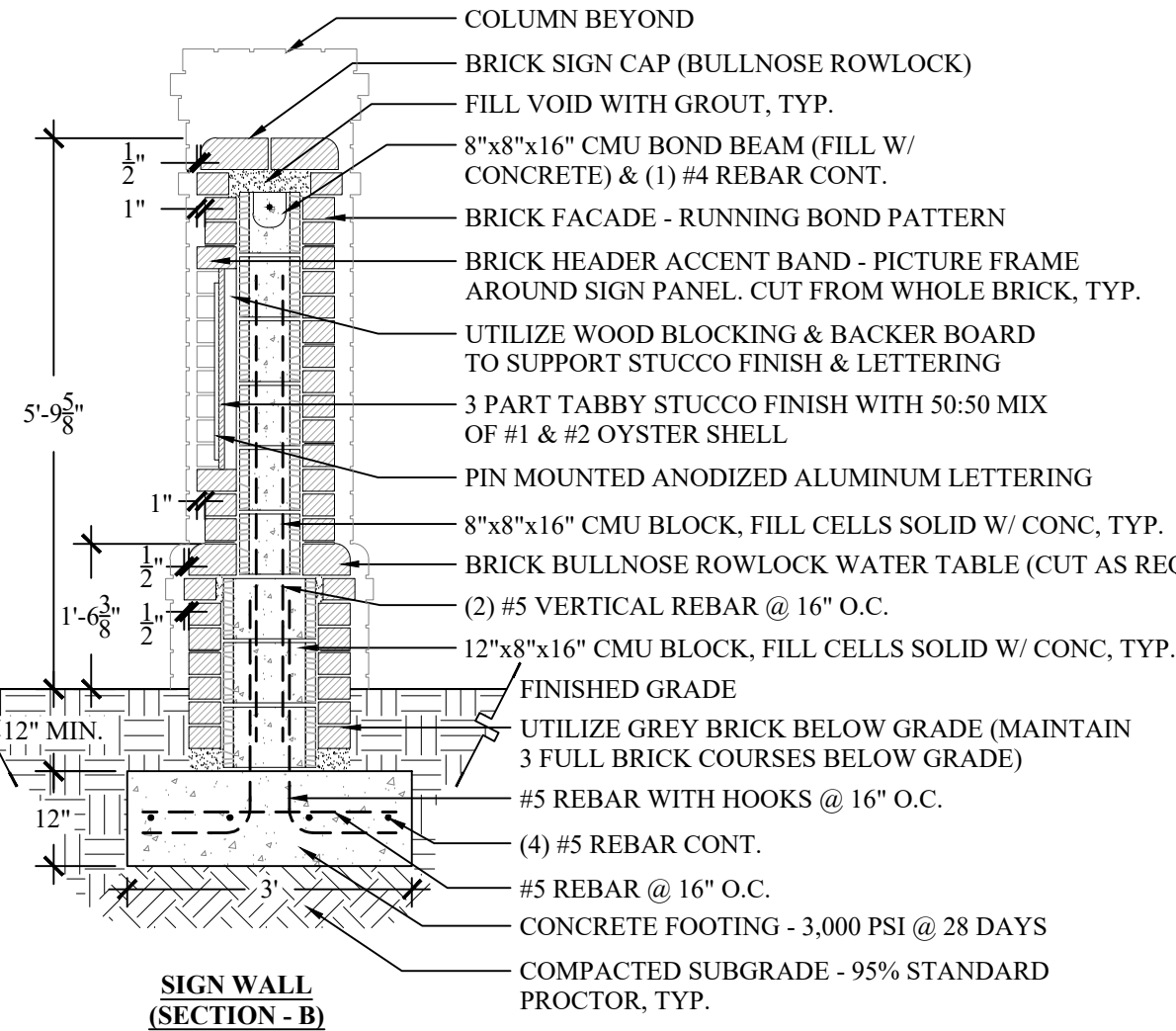
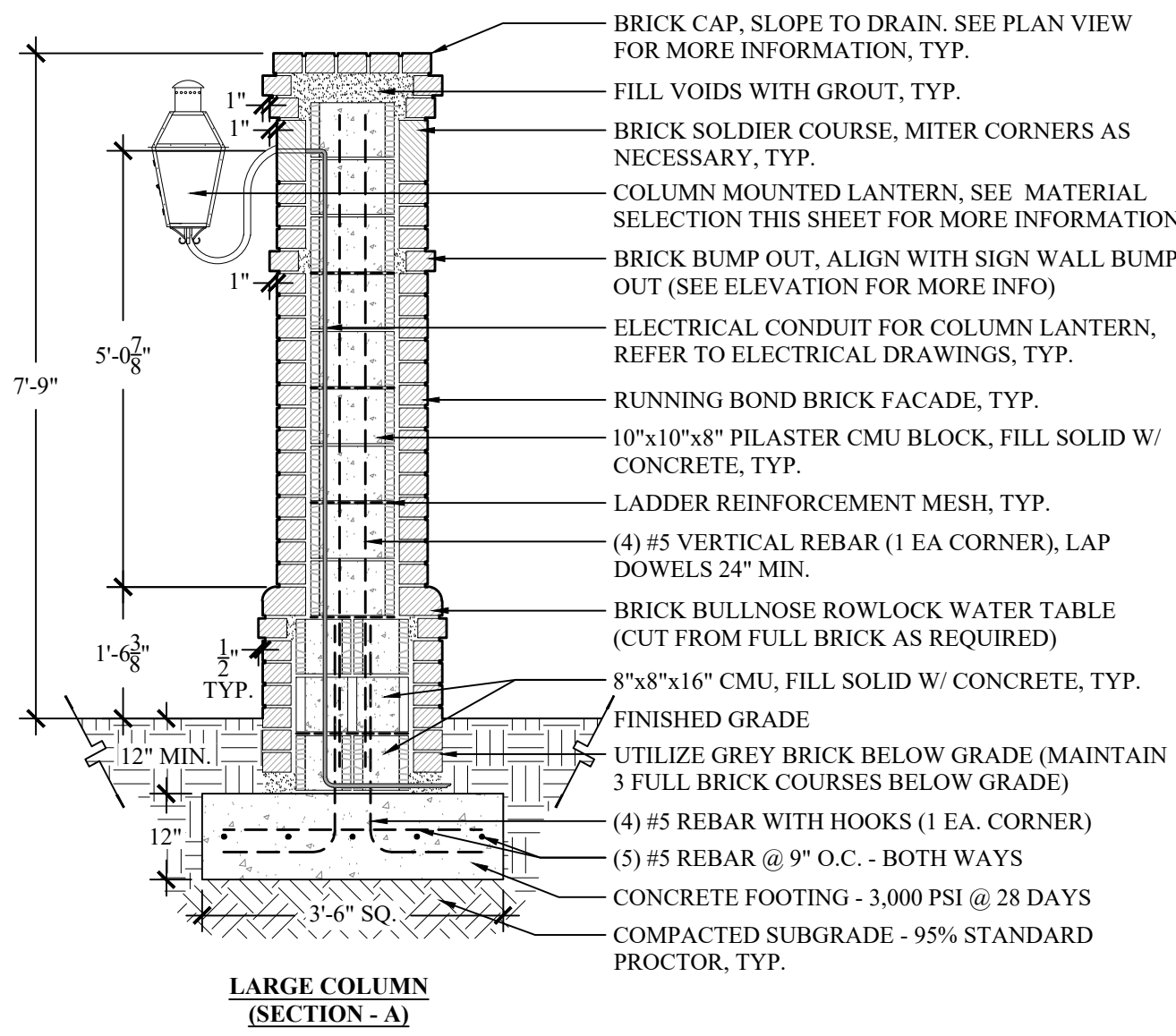
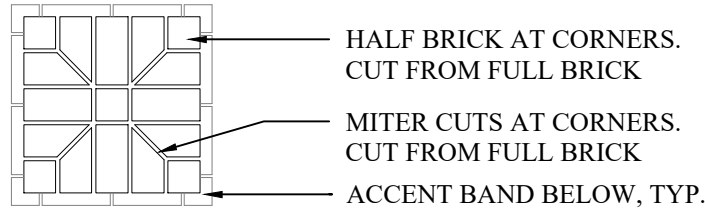
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NOTES:

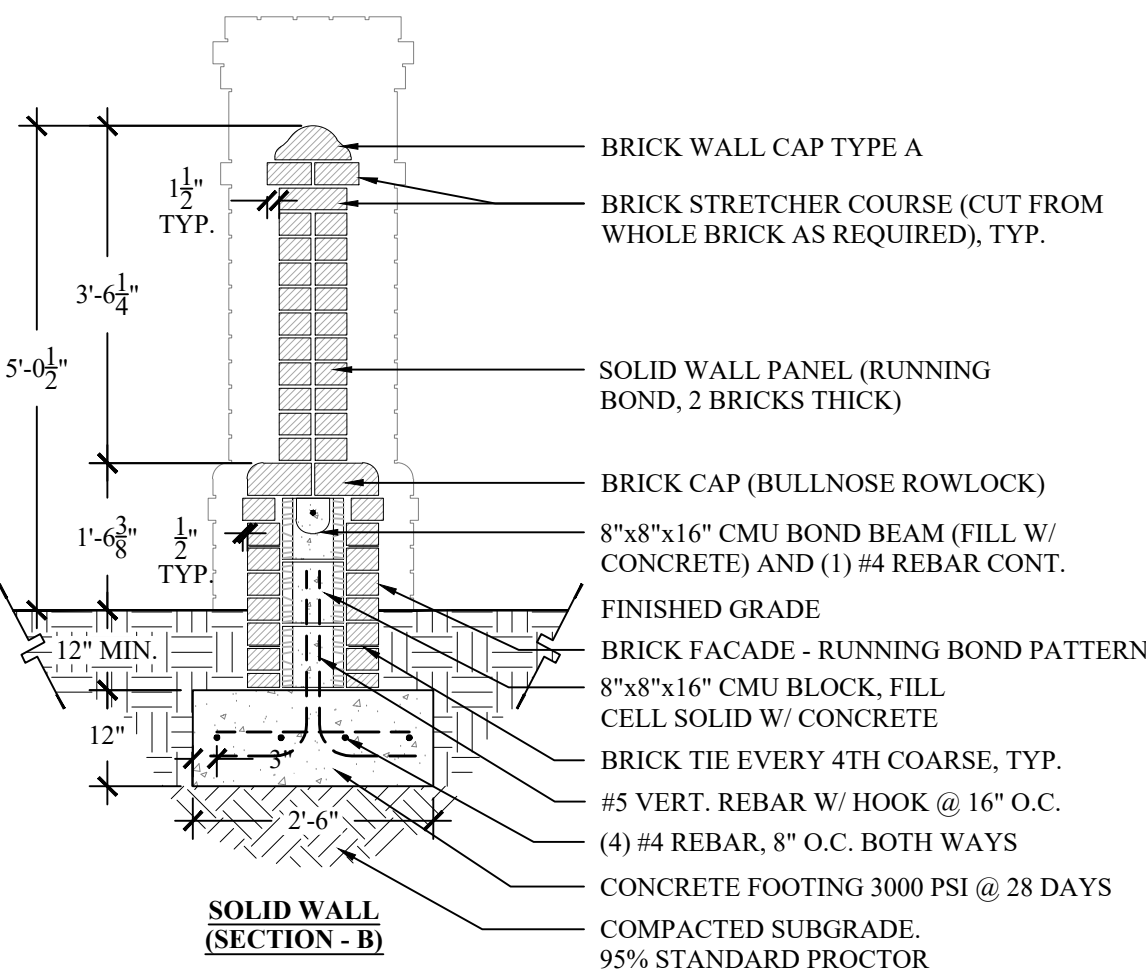
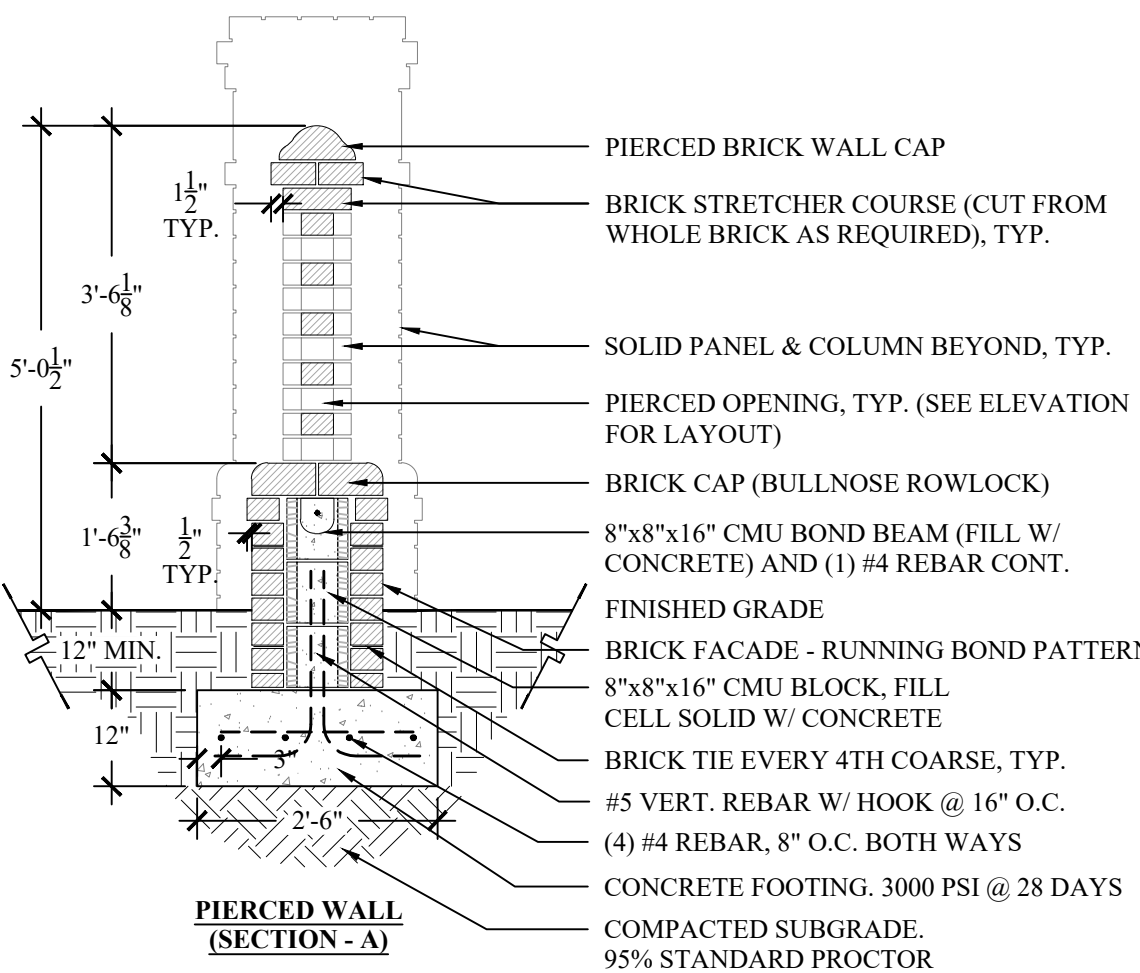
- SPANISH WELLS SIGN LETTERING / LOGO SHALL BE CUSTOM FABRICATED ANODIZED ALUMINUM (DARK BRONZE COLOR). CONTRACTOR TO SUBMIT SHOP DRAWINGS OF SIGN PANEL, INCLUDING LETTERING LAYOUT, SIZE, DEPTH AND, ATTACHMENT METHODS TO MASONRY WALL PRIOR FOR APPROVAL TO INSTALLATION.
- PROVIDE MOCK UP OF SHELL STUCCO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

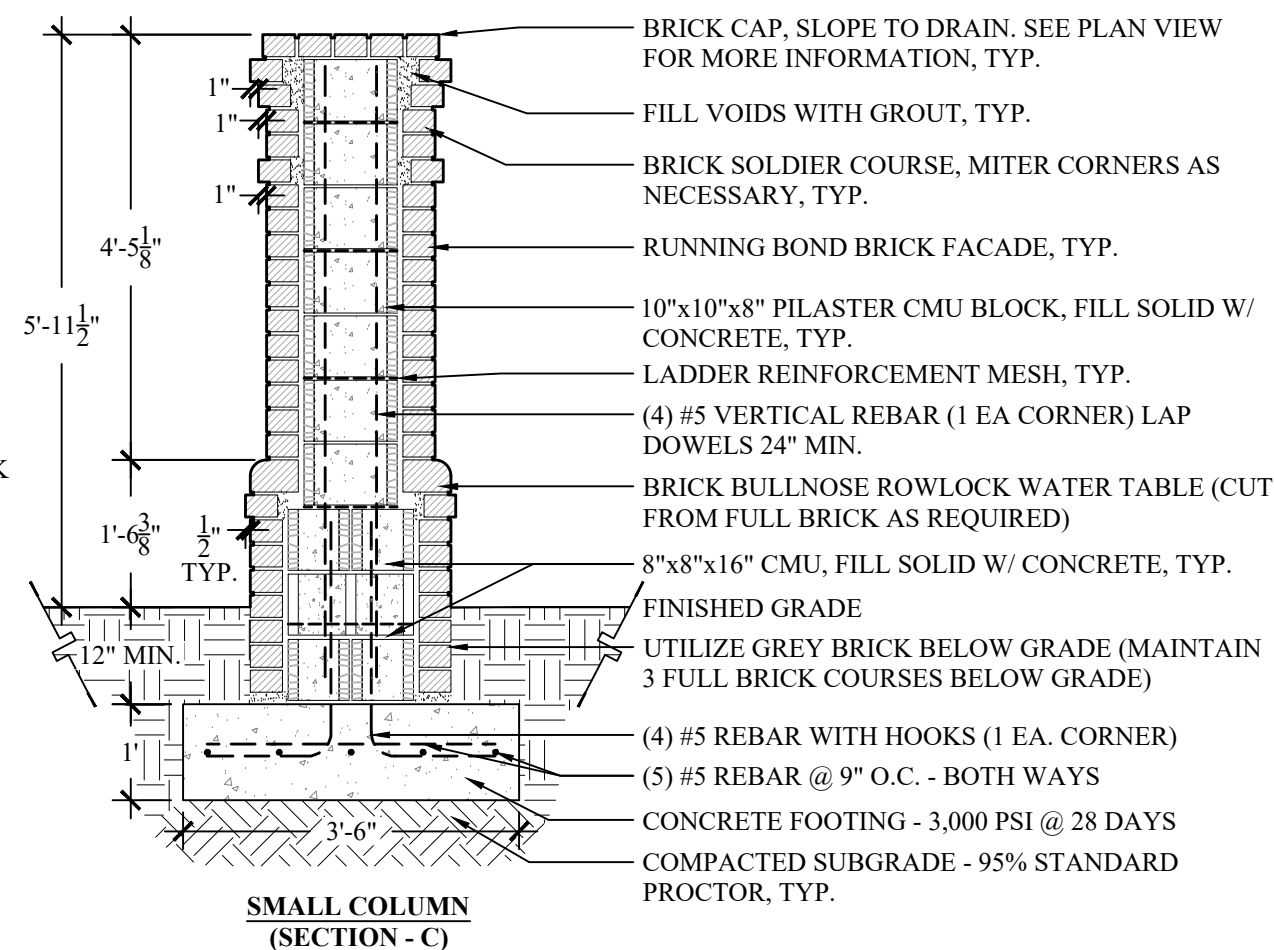
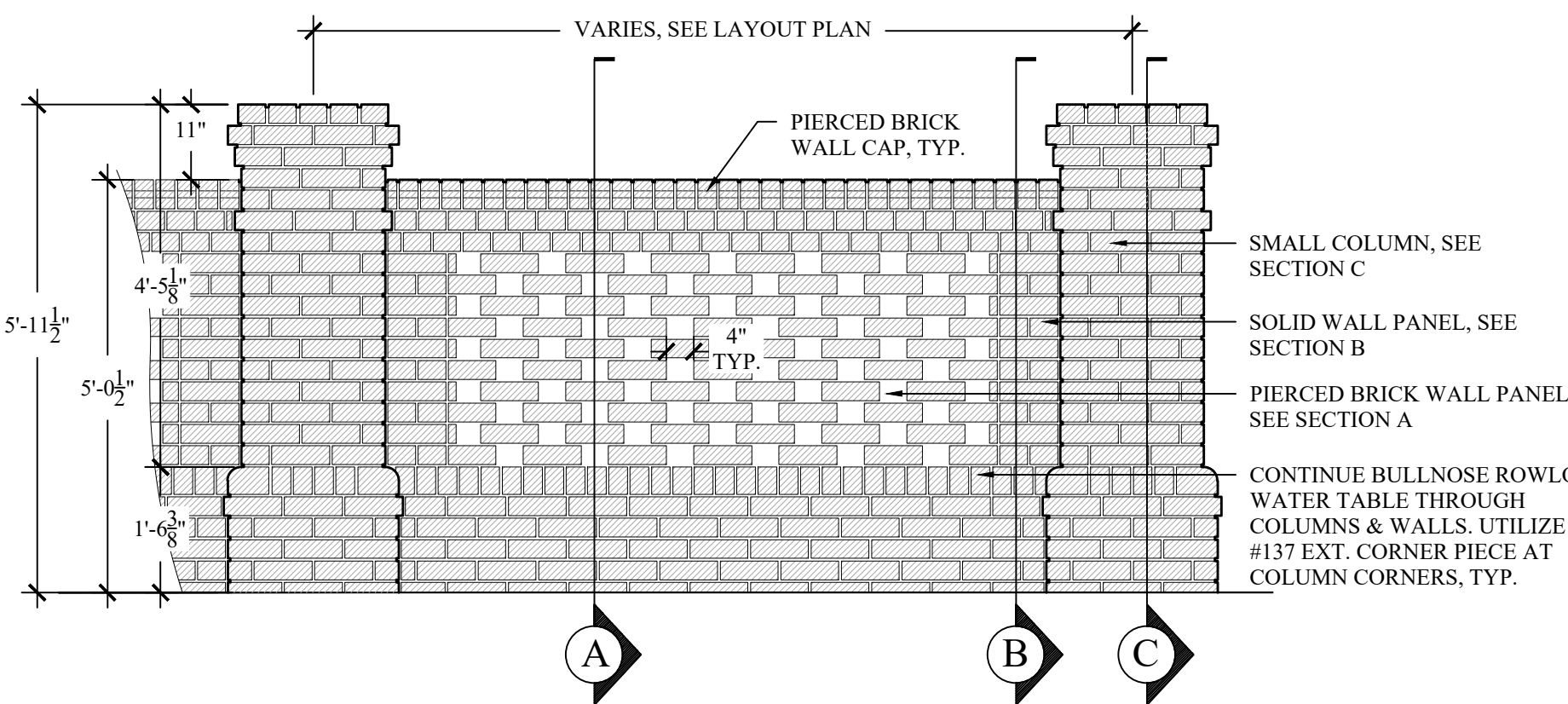
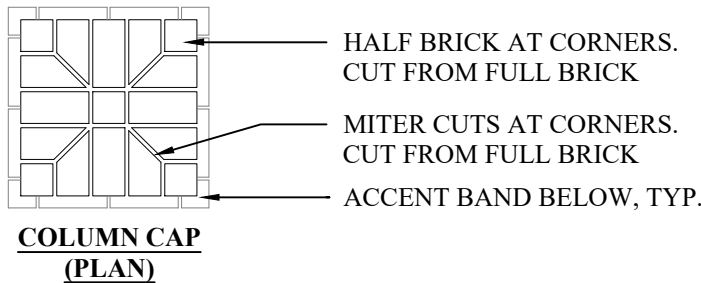


MATERIAL SELECTIONS:

- 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

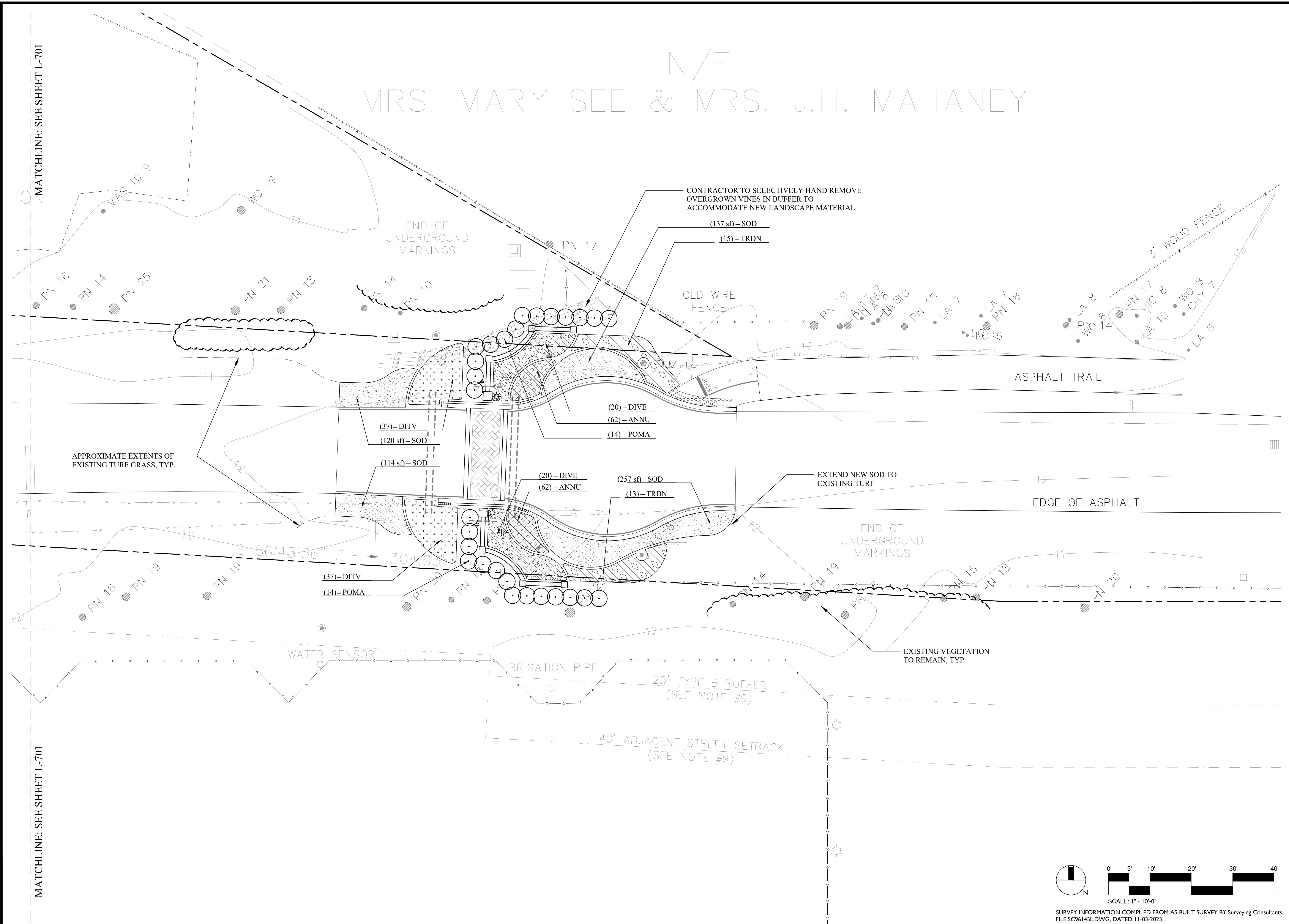
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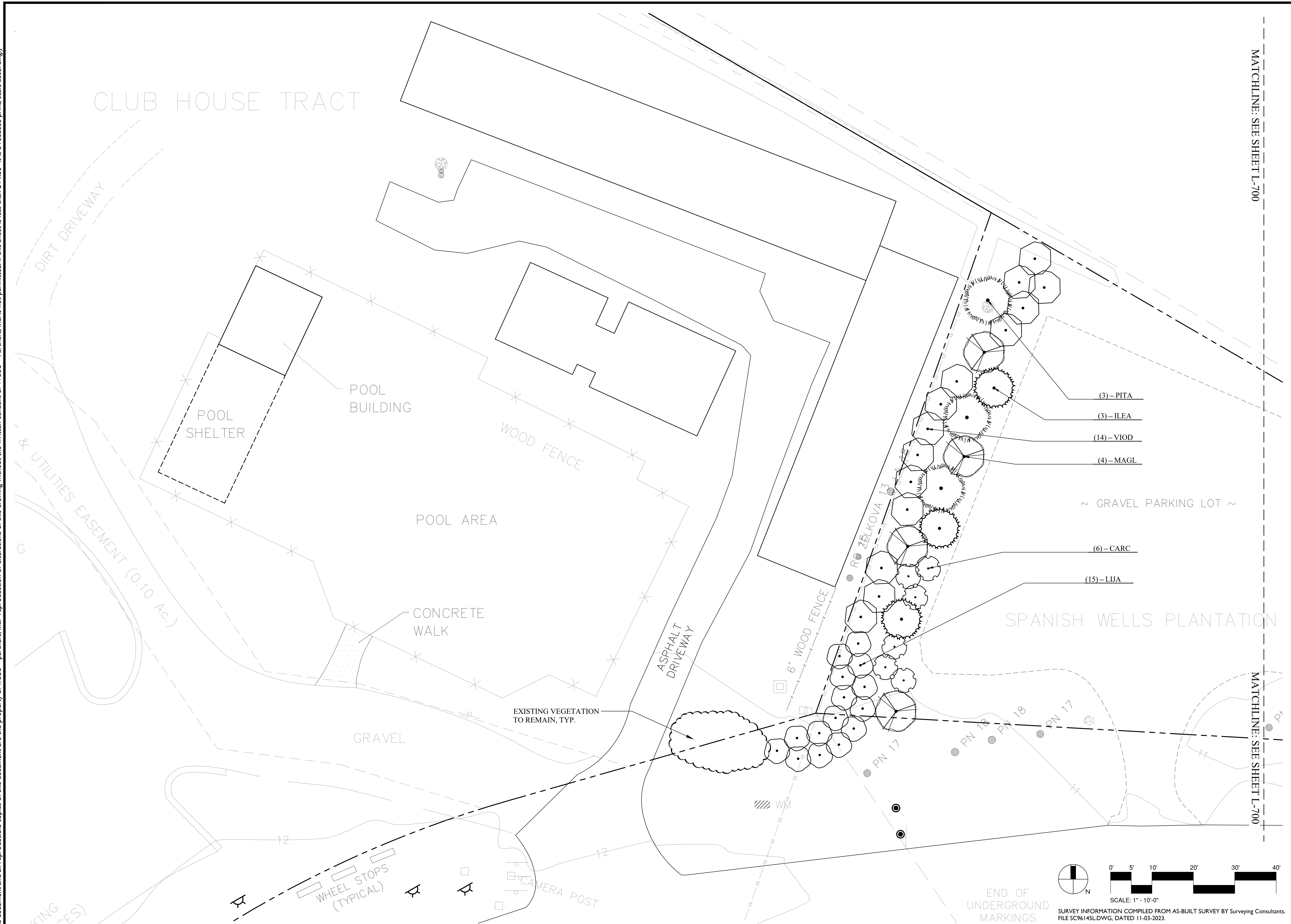
- ALL SPECIAL BRICKS USED AS CORNERS SHALL BE FULL CORNERS. NO MITERED CUTS WILL BE PERMITTED.
- ALL REBAR SHALL BE DEFORMED & MAINTAIN A MIN OF 3" FROM ALL CONCRETE FOOTING EDGES.
- UNLESS INDICATED ON PLANS, WHERE WALLS ABUT COLUMNS, PROVIDE HORIZONTAL REINFORCEMENTS FROM WALL THAT EXTEND THROUGH COLUMN.
- 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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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:

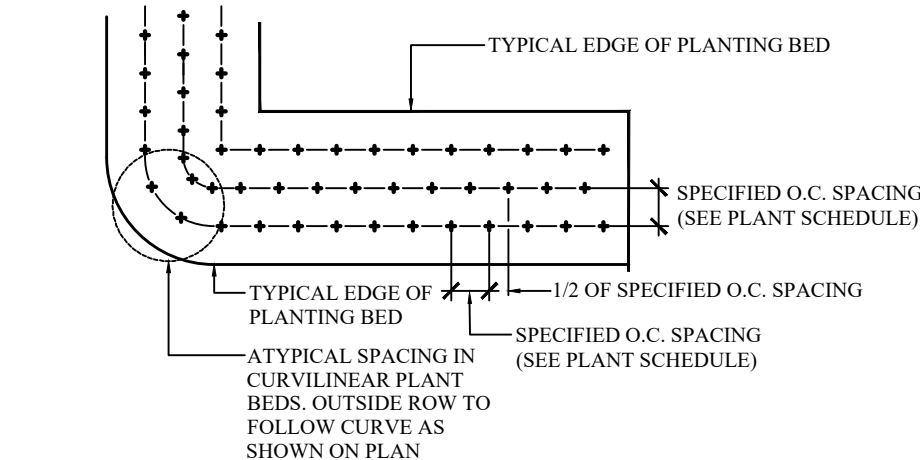
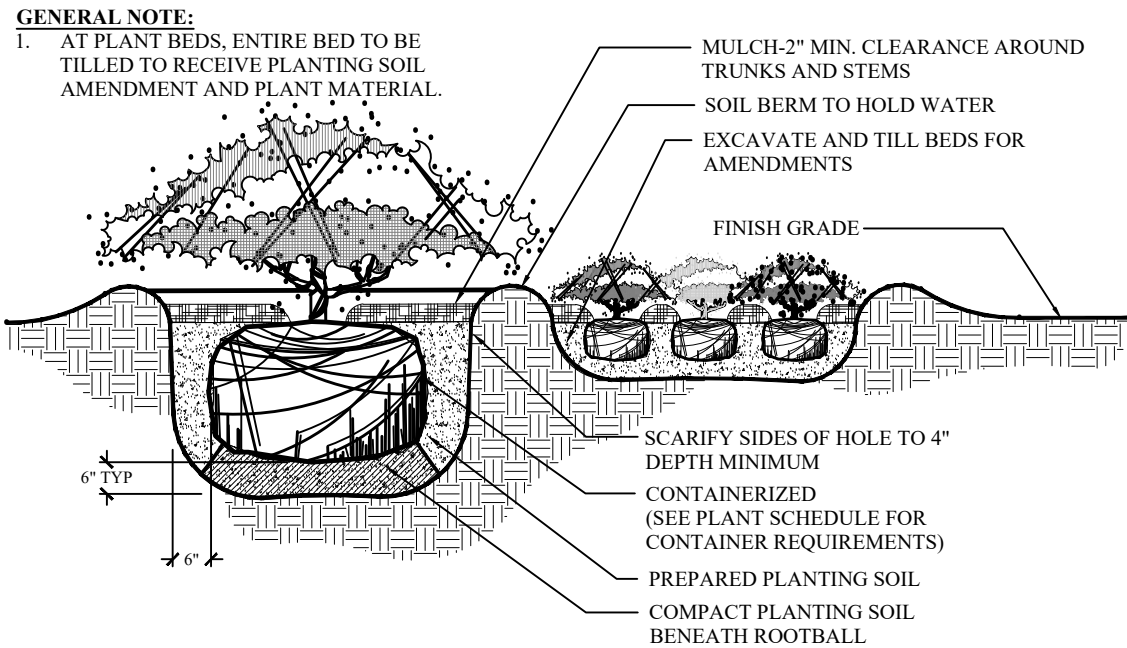
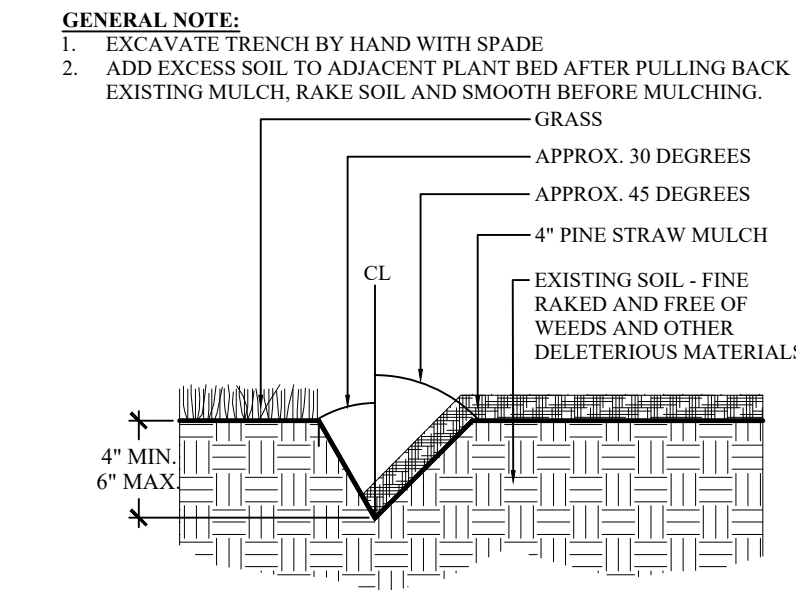
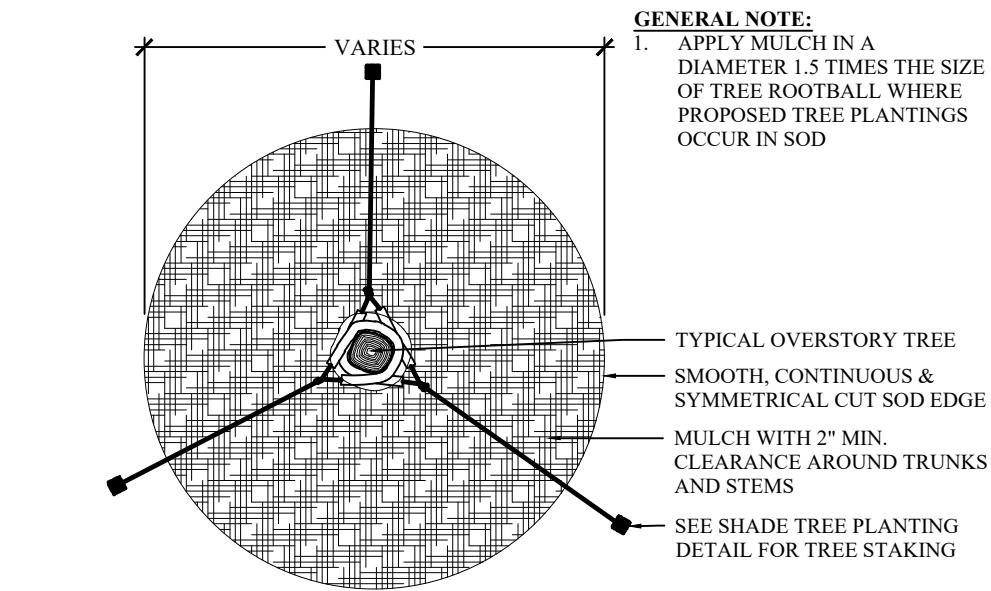
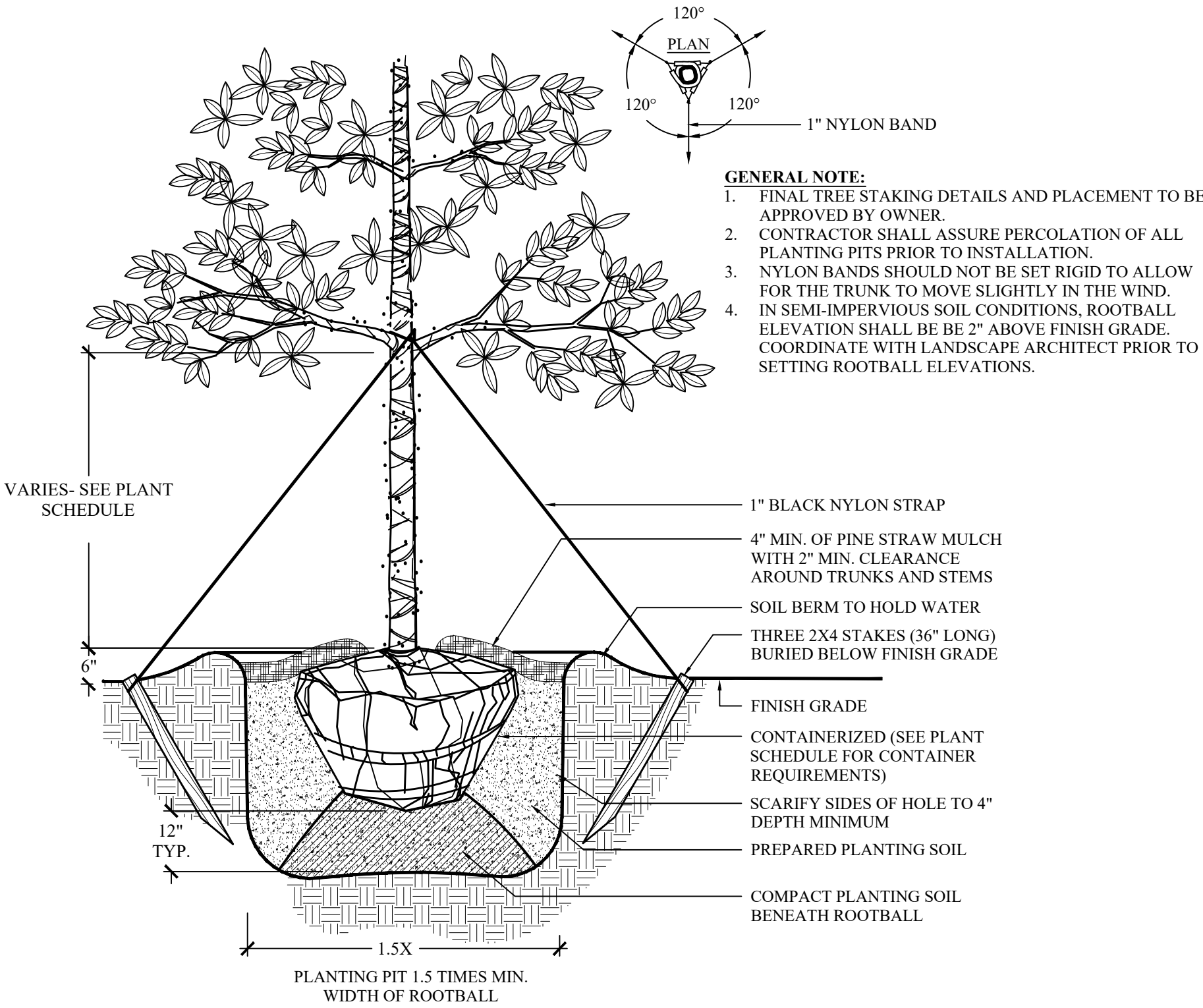
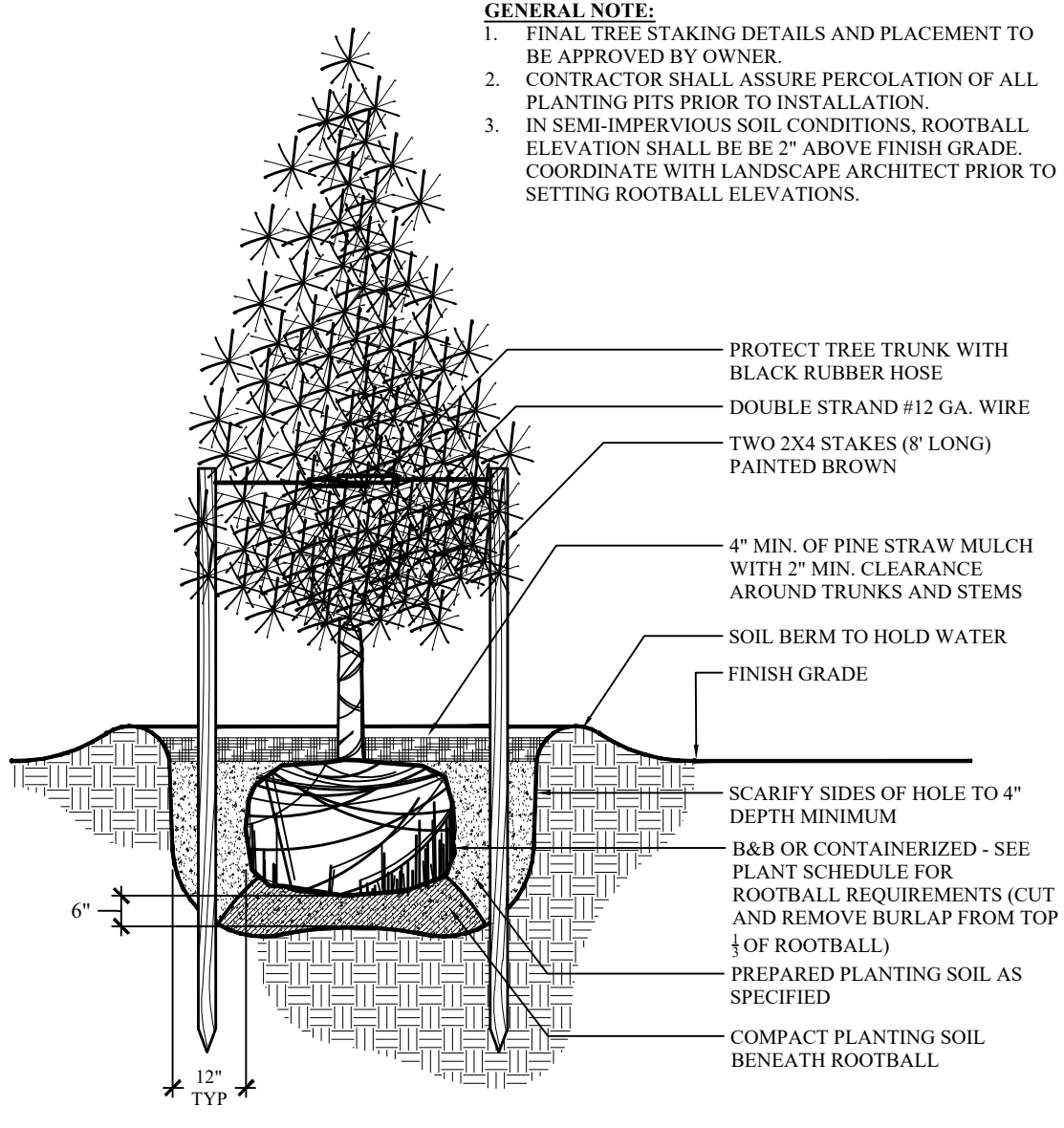
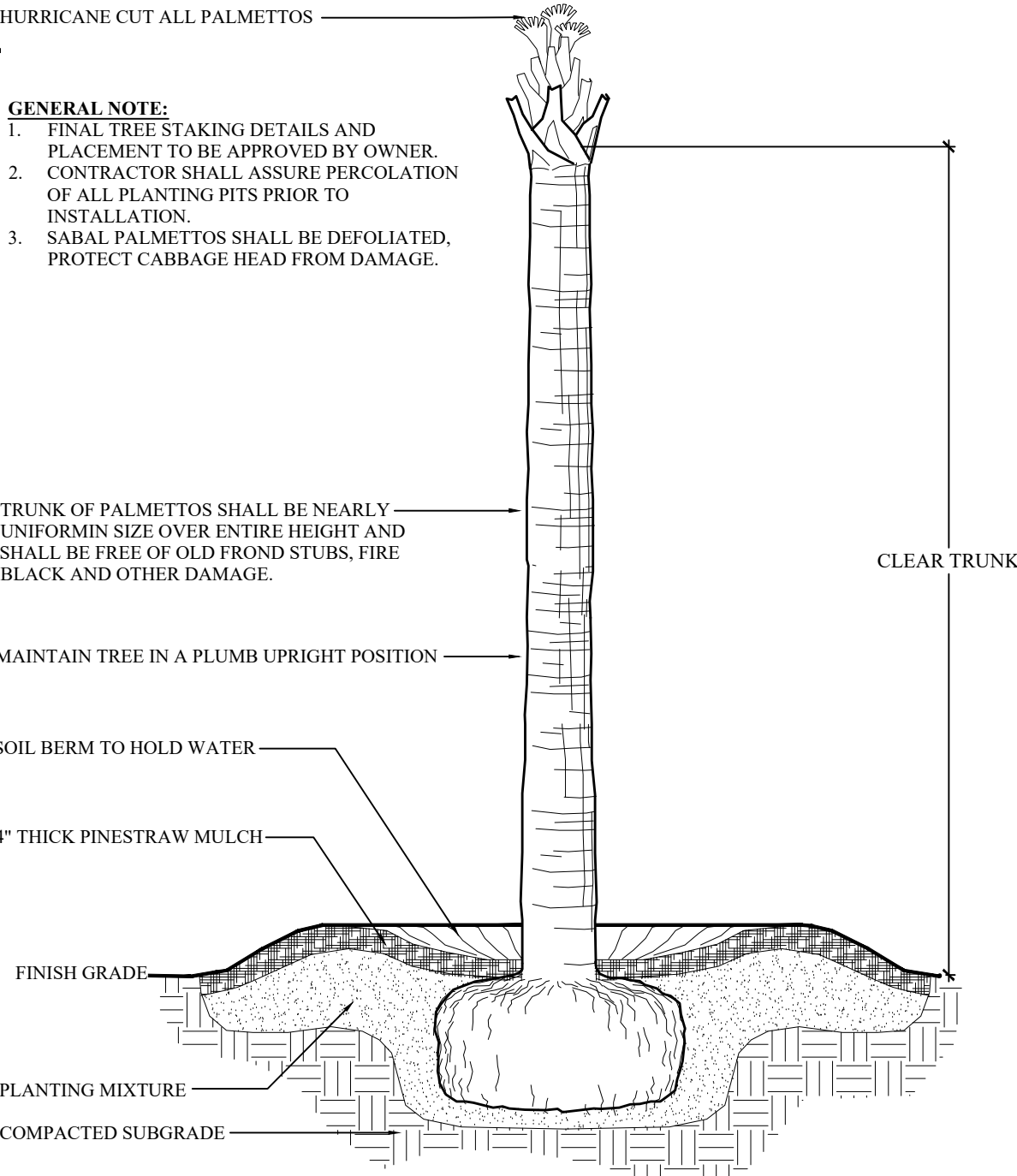
- CONTRACTOR TO TIE INTO EXISTING IRRIGATION MAIN WATER SOURCE, COORDINATE WITH OWNER'S REPRESENTATIVE FOR LOCATION.
- CONTRACTOR TO PROVIDE 100% IRRIGATION COVERAGE FOR THE IMPROVEMENT AREA, INCLUDING COORDINATION WITH OWNER'S REPRESENTATIVE FOR TYING INTO COMMUNITY'S OVERALL IRRIGATION CONTROLLER SYSTEM,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



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DATE
08-27-2024
PROJECT NUMBER
01-24017
SHEET TITLE
Plant Details
& Notes

SHEET
NUMBER
L-702

LC LED Up Light

DESIGNER PREMIUM

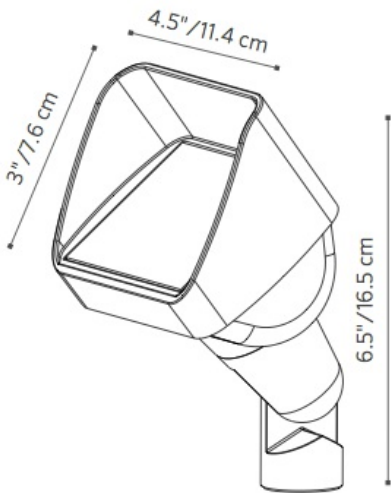


PROJECT
CATALOG #
TYPE
NOTES

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

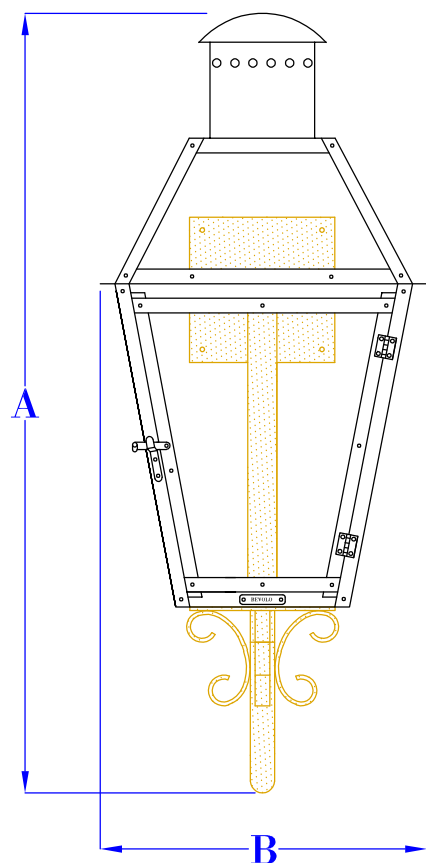
Distance	Center Beam fc	Beam Width	
Feet (Meters)	Foot-Candles (Lux)	Vertical : 40.2 °	Horizontal : 38.1 °
4' (1.2 m)	10.8 fc (116 lx)	2.9' (0.9 m)	2.8' (0.9 m)
8' (2.4 m)	2.7 fc (29 lx)	5.9' (1.8 m)	5.5' (1.7 m)
12' (3.7 m)	1.2 fc (13 lx)	8.8' (2.7 m)	8.3' (2.5 m)
16' (4.9 m)	0.7 fc (8 lx)	11.7' (3.6 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

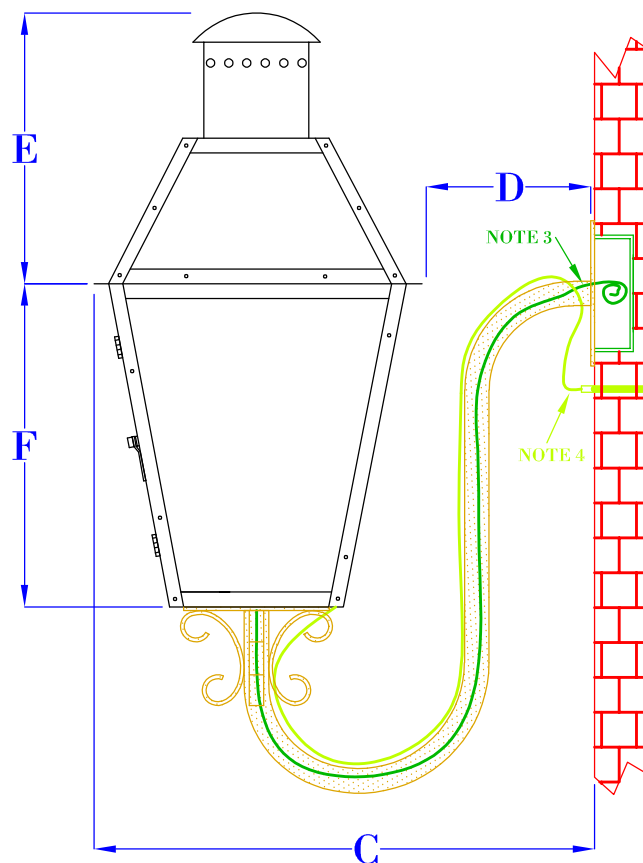
Power	Catalog No.		Power	Catalog No.	
Plug-In Transformer, 6 W	MT-6W		Step-Down Transformer, UV (120/277 V to 12 V)	ST-UV	
Surge Protection Module	SURGE-MOD				
-					

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*				

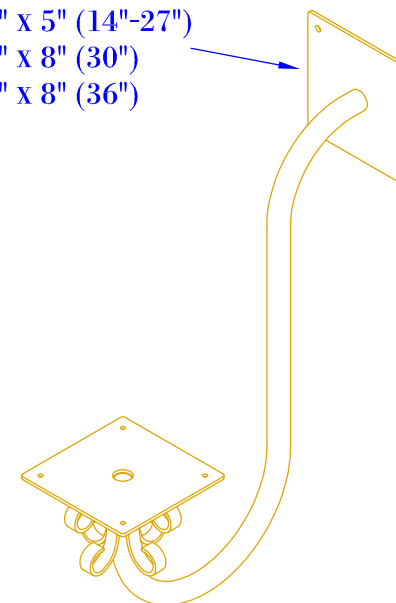


FRONT VIEW
(NTS)



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

LIGHT:	FRENCH QUARTER	DATE:	DRW BY:	JJG	COPYRIGHT 2017, BEVOLO GAS & ELECTRIC LIGHTS. DRAWINGS & DESIGNS ARE OWNED BY BEVOLO AND REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF BEVOLO GAS & ELECTRIC LIGHTS. DRAWINGS AND DESIGNS SHALL NOT BE DUPLICATED IN WHOLE OR PART.
BRACKET:	GOOSENECK	APP. BY:	JJG		
		REVISION:	5		

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 Brams Point

DRB-001207-2024

DATE: 9/24/2024

CATEGORY: Entry Gates to Spanish Wells - Final

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	☒	☐	☐	
Existing Conditions match As-Built	☐	☒	☐	The 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	☒	☐	☐	

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

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

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

NATURAL RESOURCE PROTECTION

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

COMMENTS & CONDITIONS

1. Staff recommends approval of the entry gates submittal with the following conditions:
 - a. Integrate the security camera into the design, if possible, to avoid exposed conduit.
 - b. Include landscaping along the backside of the side elements of the fence to provide full coverage.
 - c. Provide plant selections to verify they are native species
2. Any additional information as required by the Board.

103 Indigo Run
Final Review
September 24th, 2024
DRB-001288-2024



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

1288-2027

FOR OFFICIAL USE ONLY

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

Applicant/Agent Name: Sean Congleton Company: Sign D'Sign
Mailing Address: 270 Red Cedar St Suite 102 City: Bluffton State: SC Zip: 29910
Telephone: 843-757-7057 Fax: _____ E-mail: scongleton@sign-dsign.com
Project Name: Indigo Run Project Address: 103 Indigo Run Drive HHI, SC 29926
Parcel Number [PIN]: R51D 008 00B 0133 0000
Zoning District: _____ Overlay District(s): _____

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

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

Project Category:

☐ Concept Approval – Proposed Development

☒ Final Approval – Proposed Development

☐ Alteration/Addition

☒ Sign

Submittal Requirements for *All* projects:

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

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

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

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

☐ Context photographs of neighboring uses and architectural styles.

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

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

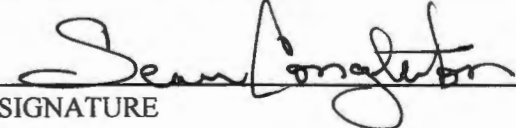
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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

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

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

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

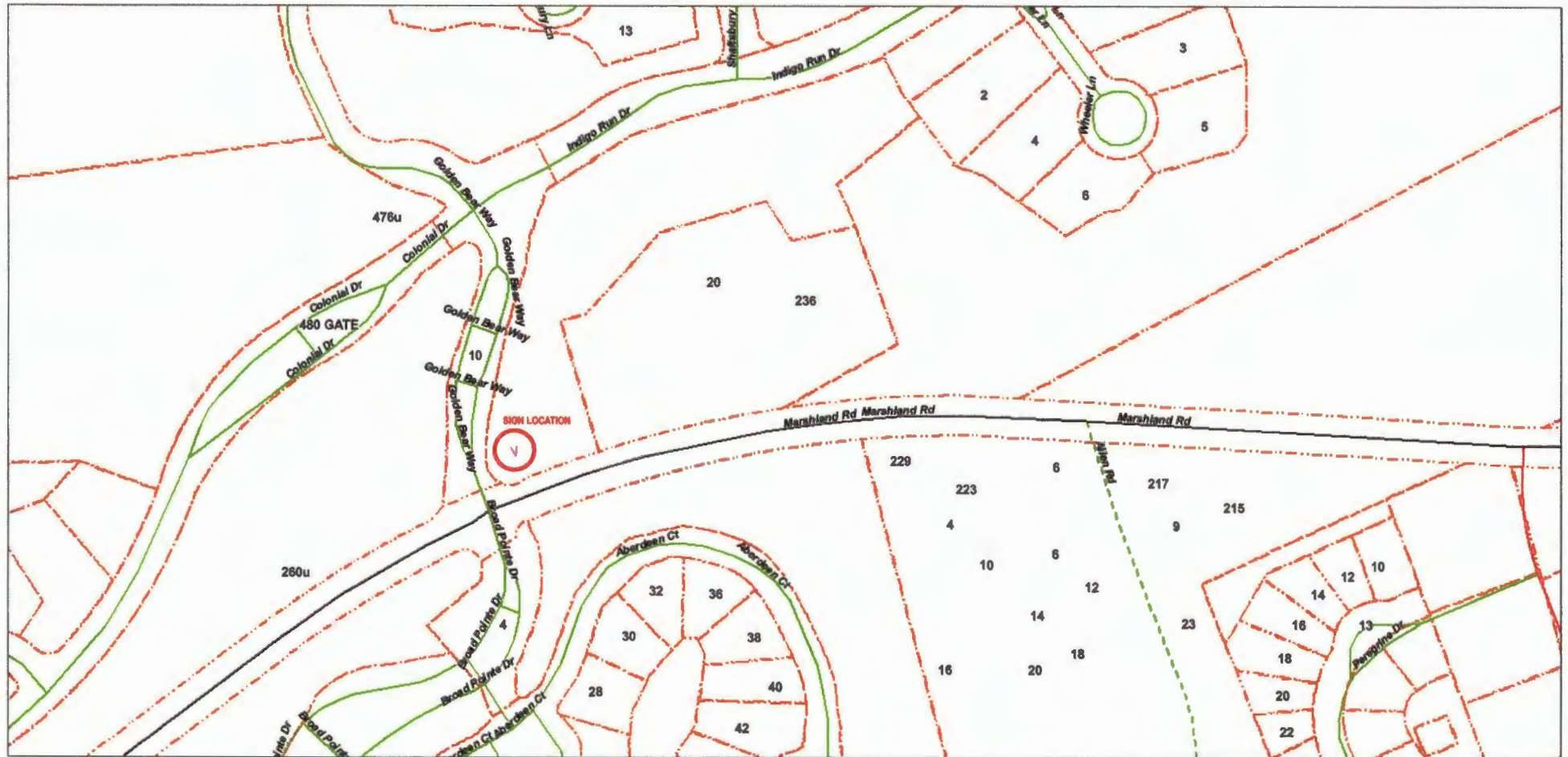

SIGNATURE

9-13-2024
DATE

103 Indigo Run PLAN SET

SITE MAP

ArcGIS Web Map

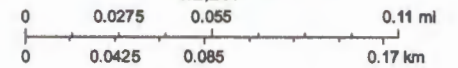


7/9/2024, 8:28:32 AM

Road Classifications

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

1:2,257



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



INDIGO RUN | RESIDENT ENTRANCE V-SIGN

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

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

MEASUREMENT FROM TIP OF SIGN TO THE EDGE OF THE GARDEN BED



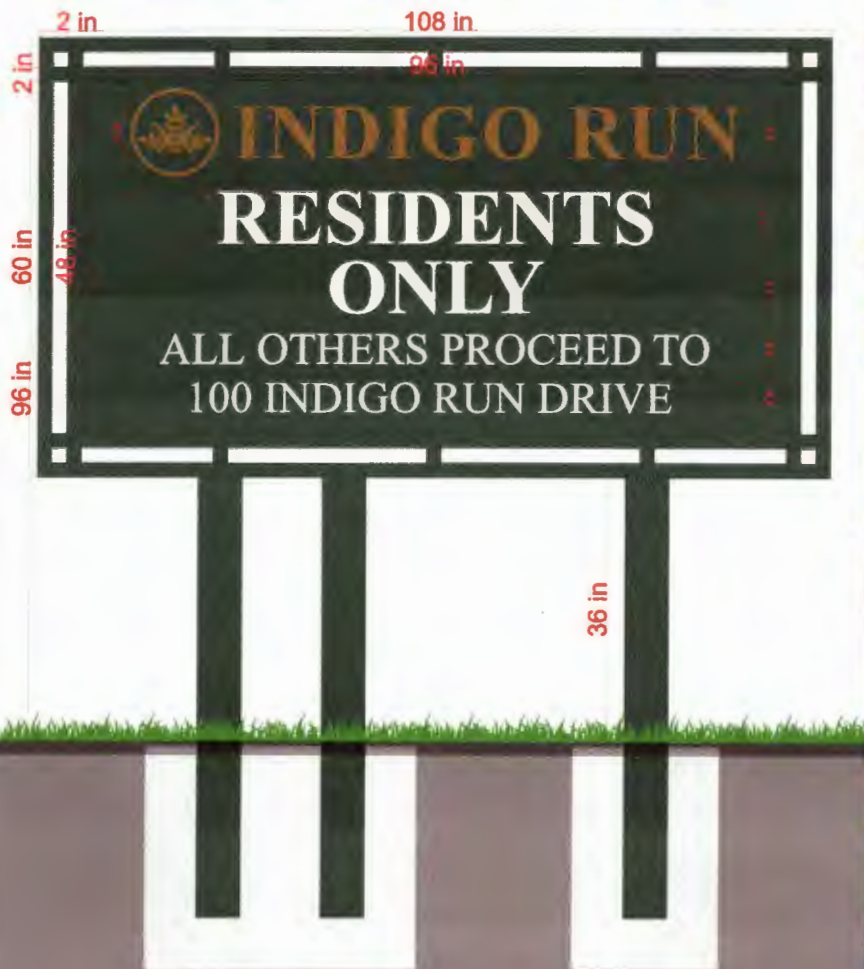
EXISTING LIGHT FIXTURES



INTERNAL SIGN FRAME



SIGN IN FORM OF A "V"



Sponsored

Customers who viewed this item also viewed



RAB Lighting FFLED18 LED Floodlight For Landscapes/Facades/Security
4.5 141
\$159⁹⁹



RAB Lighting FFLED26 LED Floodlight, NEMA 7H x 6V Beam Spread, Arm Mounted,
5.0 1
\$239⁹⁹



RAB Lighting FUTURE FLOOD 18W WARM LED 120V TO 277V BRONZE
\$144⁹⁹

Tools & Home Improvement ▸ Lighting & Ceiling Fans ▸ Outdoor Lighting ▸ Flood & Security Lights



Roll over image to zoom in



RAB FFLED18Y - 18 Watt - LED - Landscape Lighting - Flood Light Fixture - 120/208/240/277 Volt - Bronze Finish

Brand: RAB Lighting
4.8 18 ratings

\$149⁰⁰

FREE Returns

Get \$10 off instantly. Pay \$139.00 ~~\$149.00~~ upon approval for the Amazon Store Card. No annual fee.

Available at a lower price from [other sellers](#) that may not offer free Prime shipping.

Brand	RAB Lighting
Color	Bronze
Material	Metal
Style	Traditional
Light fixture form	Floodlight

About this item

- Dimensions: 8.625"W x 7"H
- 18W LED
- Initial Lumens: 1075; Lumens Per Watt: 48
- Ballast Information - Type: Constant Current; Input Watts: 22.5W; Efficiency: 80%
- Heavy-duty mounting arm with O ring seal & stainless steel screw

▶ See more product details

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Only 10 left in stock - order soon.

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Add a Protection Plan:

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- ☐ 4-Year Protection for **\$32.99**
- ☐ Asurion Complete Protect: One plan covers all eligible past and future purchases (Renews Monthly Until Cancelled) for **\$16.99/month**

Sponsored

Frequently bought together

DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: 103 Indigo Run

DRB-001288-2024

DATE: 9/24/2024

CATEGORY: Final Review

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

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

ARCHITECTURAL DESIGN

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

Avoids monotonous planes or unrelieved repetition	☐	☐	☒	
Has a strong roof form with enough variety to provide visual interest	☐	☐	☒	
Overhangs are sufficient for the façade height.	☐	☐	☒	
Forms and details are sufficient to reduce the mass of the structure	☒	☐	☐	
Human scale is achieved by the use of proper proportions and architectural elements	☒	☐	☐	
Utilizes a variety of materials, textures and colors	☒	☐	☐	
Incorporates wood or wood simulating materials	☒	☐	☐	
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	
Utilities and equipment are concealed from view	☒	☐	☐	
Decorative lighting is limited and low wattage and adds to the visual character	☒	☐	☐	Show any exterior lighting.
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 Indigo Run submittal with the following conditions:
 - a. Building permits will be required.
2. Any additional information as required by the Board.

**1014 William Hilton
Parkway
Mural
September 24th, 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: SEK6 Group
Mailing Address: 9A Hunter Rd City: HHI State: SC Zip: 29926
Telephone: 843 226 2840 Fax: _____ E-mail: awolf@sek6group.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



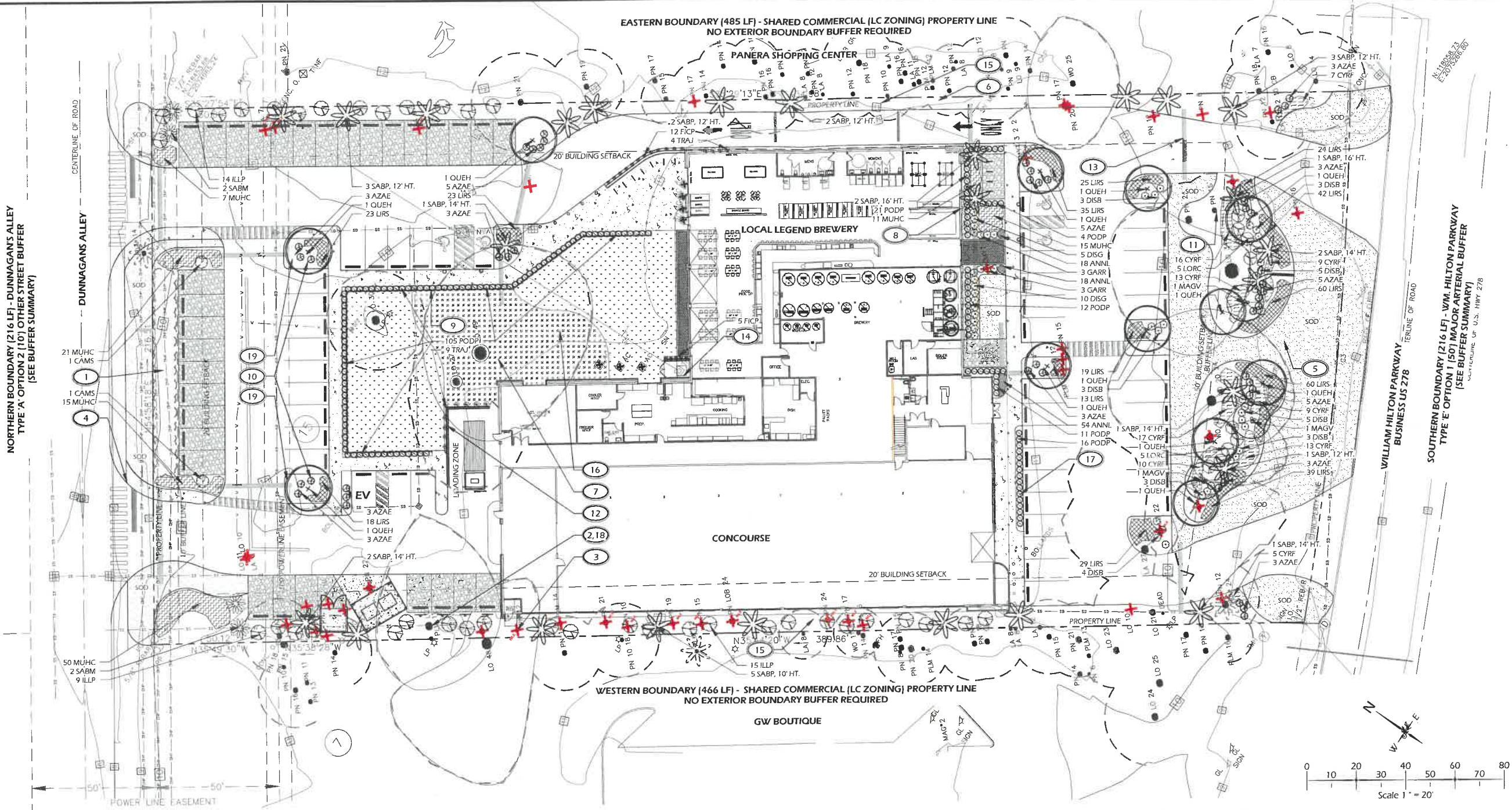
MURAL APPROXIMATE SIZE 37' x 10'



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



PLANTING DETAILS		
CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	1/L510
14.2	PALM TREE PLANTING	2/L510
14.3	SHRUB PLANTING	3/L510
14.4	GROUND COVER PLANTING	4/L510
14.5	ROOT BARRIER	5/L510

PLANT KEY LEGEND		
Abbrev	Botanical Name	Common Name
TREES		
QUEH	Quercus virginiana 'QUTTA' PP	High Rise Live Oak
SABP	11219 Hignoise Sabal palmetto	Cabbage Palm
UNDERSTORY TREES		
MAGV	Magnolia virginiana	Sweetbay Magnolia
SABM	Sabal minor	Dwarf Palmetto
SHRUBS		
AZAE	Azalea x encore	Encore Azalea
CAMS	Camellia sasanqua	Sasanqua Camellia
DICG	Dicentra 'Cinnamon Girl' (PD674 PP24341)	Cinnamon Girl Dicentra
DISB	Disyllum 'Blue Cascade' (PD674 PP24409)	Blue Cascade Disyllum
GARR	Gastonia jennisonii 'Thickens'	Dwarf Gastonia
ILP	Illex perfoliatus	Yellow Anise
LORC	Lonopoclym chinensis 'Chang Nien Hong'	Ever Red Fange Flower
PODP	Podocarpus macrocarpa 'Pringles Dwarf'	Dwarf Podocarpus
ORNAMENTAL GRASSES & FERNS		
CYRF	Oxypum lacinum	Holly Fern
MUHC	Muhlenbergia capillaris	Pink Muhly Grass
GROUND COVERS, VINES & PERENNIALS		
ANNL	Annalis	Annalis
FICP	Ficus pumila	Creeper Fig
LIRS	Linopoclym 'Super Blue'	Super Blue Linopoclym
TRAJ	Tradescantia virginiana	Corridaleto perenne
SOD & MULCH		
SOD SP	Empin 'Zorisa Sod	Empin Sod
MULCH SF	Pine Straw - all disturbed areas	Pine Straw

PLANTING REFERENCE NOTES:

- EXISTING VEGETATION TO REMAIN.
- EXISTING TREES TO REMAIN.
- EXISTING TREES TO BE REMOVED. SEE SHEET L501 FOR TREE MITIGATION SUMMARY.
- EXISTING OVERHEAD UTILITY LINE TO REMAIN. DO NOT DISTURB. NO OVERSTORY TREES SHALL BE PLANTED IN EASEMENT.
- CONTRACTOR SHALL REPAIR OR REPLACE ANY AND ALL GRASS DAMAGED DURING CONSTRUCTION.
- SELECTIVELY THIN AND UNDERBRUSH, REMOVE DEAD LIMBS AND PINE STRAW DISTURBED AREAS ALONG SHARED PROPERTY LINES.
- MULCH DISTURBED AREAS DUE TO CONSTRUCTION.
- ALIGN ALL PALM TREES, AT FRONT OF BUILDING, WITH BUILDING COLUMNS TO FRAME WINDOW.
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- TRAIN TRAJ TO WIRE SUPPORTS ON WALL. SUPPORT STRUCTURE PER ARCHITECTS DRAWINGS.
- PROVIDE TWO (2) 4" P.V.C. CONDUIT FOR IRRIGATION AND LOW VOLTAGE LIGHTING. LOCATION TO BE COORDINATED WITH CIVIL ENGINEERS DRAWINGS.
- COORDINATE IRRIGATION CONTROLLER LOCATION WITH CIVIL ENGINEER.
- NO BUFFER REQUIRED IN LIGHT COMMERCIAL ZONING FOR ADJACENT SIMILAR USES.
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BUFFER SUMMARY:

NORTHERN BOUNDARY (216 LF) - DUNNAGAN'S ALLEY
20' ADJACENT STREET SETBACK - OTHER STREET
TYPE 'A' OPTION 2 (10) OTHER STREET BUFFER

OVERSTORY TREES: 2 TREES PER 100 LF - 4 TREES REQUIRED
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SATISFYING BUFFER REQUIREMENT TO GREATEST EXTENT POSSIBLE WITHIN Santee Cooper Regulations

EASTERN BOUNDARY (485 LF) - SHARED COMMERCIAL (LC ZONING) PROPERTY LINE
20' ADJACENT USE SETBACK
NO EXTERIOR BOUNDARY BUFFER REQUIRED

SOUTHERN BOUNDARY (216 LF) - W.M. HILTON PARKWAY
50' ADJACENT STREET SETBACK - MAJOR ARTERIAL
TYPE 'E' OPTION 1 (50) MAJOR ARTERIAL BUFFER

OVERSTORY TREES: 4 TREES PER 100 LF - 9 TREES REQUIRED (4 EXISTING, 5 PROPOSED)
UNDERSTORY TREES: 5 TREES PER 100 LF - 11 TREES REQUIRED (1 EXISTING, 10 PROPOSED)
EVERGREEN SHRUBS: 20 SHRUBS PER 100 LF - 43 SHRUBS REQUIRED

WESTERN BOUNDARY (466 LF) - SHARED COMMERCIAL (LC ZONING) PROPERTY LINE
20' ADJACENT USE SETBACK
NO EXTERIOR BOUNDARY BUFFER REQUIRED

SITE DEVELOPMENT PLANS FOR

1014 W.M. HILTON PARKWAY

CONCOURSE HILTON HEAD
HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	DEC 7, 2023
PROJECT NO.:	23075.01
DRAWN BY:	JC
CHECKED BY:	DK

FINAL DPR
SUBMITTAL PLAN

REVISIONS:

DRAWING TITLE
PLANTING PLAN

DRAWING NUMBER

L500

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THIS SHEET TO SCALE AT 1/4"=20'

W.J. Jones & Keefe
Landscape architecture
landscaping
landscape architecture
landscaping

28 Promenade Street, Suite 201, Bluffton, South Carolina 29910 | ph 843.797.7411
www.wjkllc.com

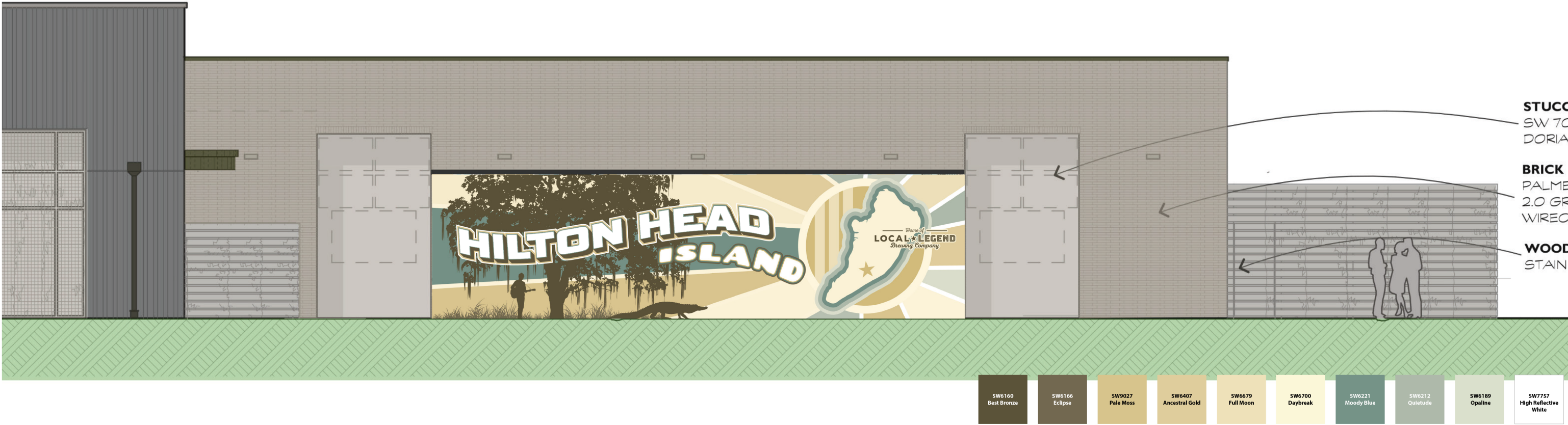
MURAL APPROXIMATE SIZE 37' x 10'

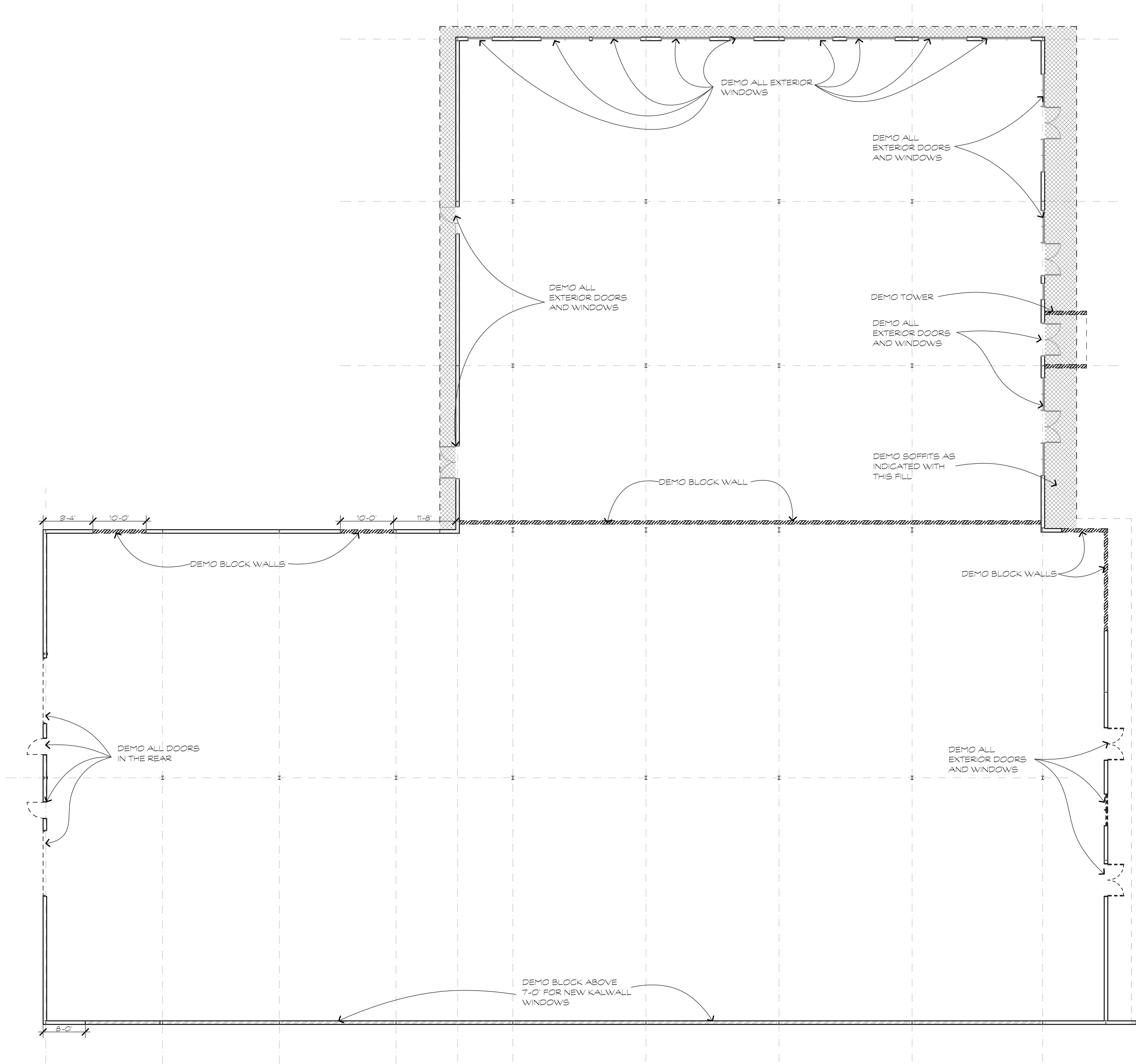
Preferred Design



MURAL APPROXIMATE SIZE 37' x 10'

Backup Design



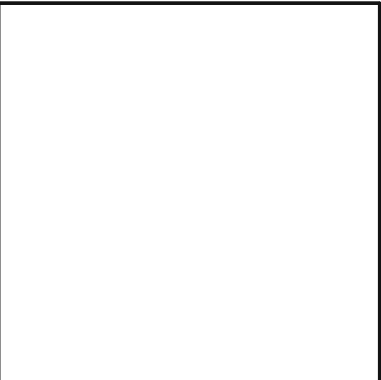
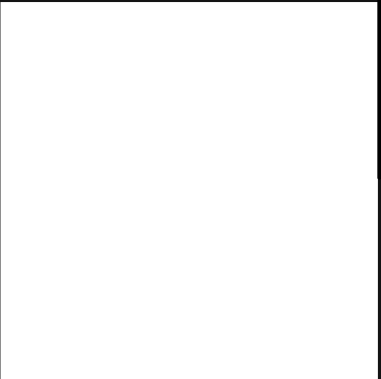


DEMO FLOOR PLAN

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

1
A.I.0

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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

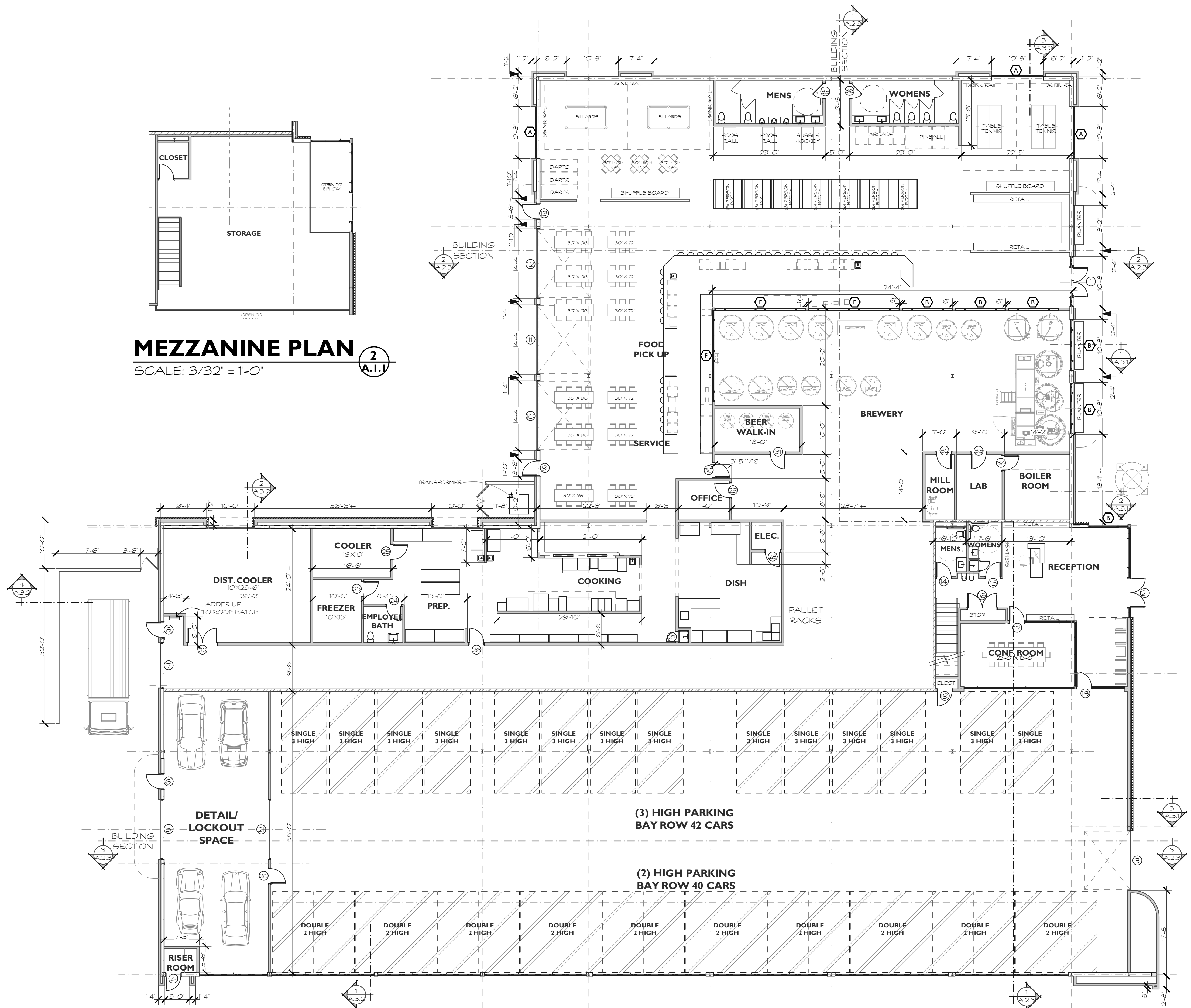
SCALE

JOB NO.

SHEET

A.I.0

OF SHEETS



MEZZANINE PLAN 2
SCALE: 3/32" = 1'-0" A.I.I.

FIRST FLOOR PLAN 1
SCALE: 3/32" = 1'-0" A.I.I.

parkdesigngrouparchitects
840 785 5171 POST OFFICE BOX 500 HILTON HEAD ISLAND SC 29928

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FINAL DRB SET

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CAR STORAGE AT:
1014 WILLIAM HILTON PKWY
HILTON HEAD ISLAND, S.C.

REVISIONS	

DRAWN BY
TP

CHECKED BY
TP

DATE OF ISSUE:
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SCALE

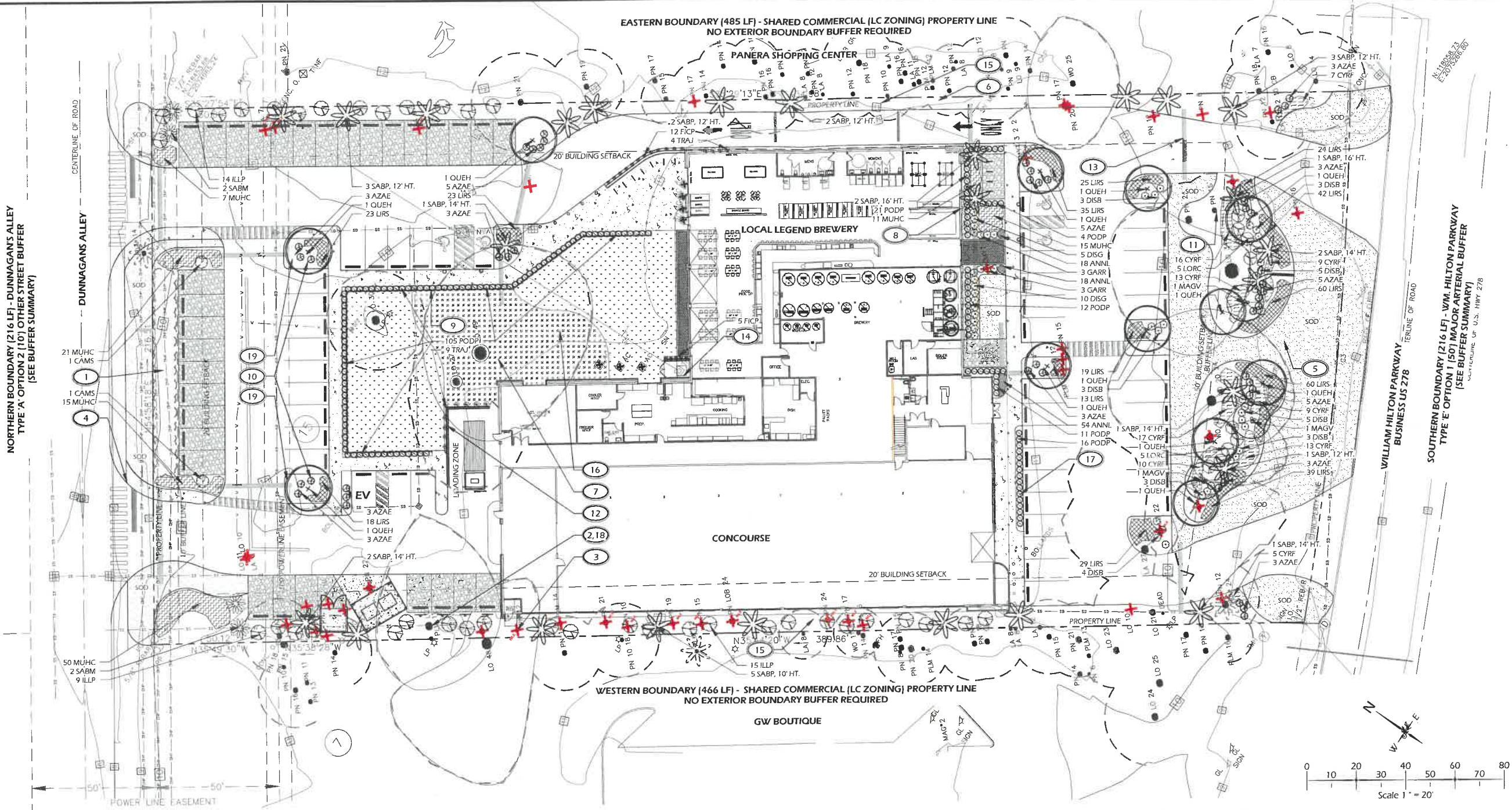
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OF SHEETS

Page 92 of 166



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20' ADJACENT STREET SETBACK - OTHER STREET
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EVERGREEN SHRUBS: 10 SHRUBS PER 100 LF - 22 SHRUBS REQUIRED

SATISFYING BUFFER REQUIREMENT TO GREATEST EXTENT POSSIBLE WITHIN SANTEE COOPER REGULATIONS

EASTERN BOUNDARY (485 LF) - SHARED COMMERCIAL (LC ZONING) PROPERTY LINE
20' ADJACENT USE SETBACK
NO EXTERIOR BOUNDARY BUFFER REQUIRED

SOUTHERN BOUNDARY (216 LF) - WM. HILTON PARKWAY
50' ADJACENT STREET SETBACK - MAJOR ARTERIAL
TYPE 'E' OPTION 1 (50) MAJOR ARTERIAL BUFFER:

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Wm. Jones-Keefe Ltd.
landscape architecture
land planning

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landscape architecture
land planning

28 Promenade Street, Suite 201, Bluffton, South Carolina 29910 | ph 843.797.7411

TYPE A

Project	Catalog #	Type
Prepared by	Notes	Date



HALO Commercial

HC6 | HM6 | 61 | 61PS

6-inch LED downlight and wall wash

Typical Applications

Office • Healthcare • Hospitality • Institutional • Mixed-Use/Retail

Product Certification



Product Features



Control Compatibility



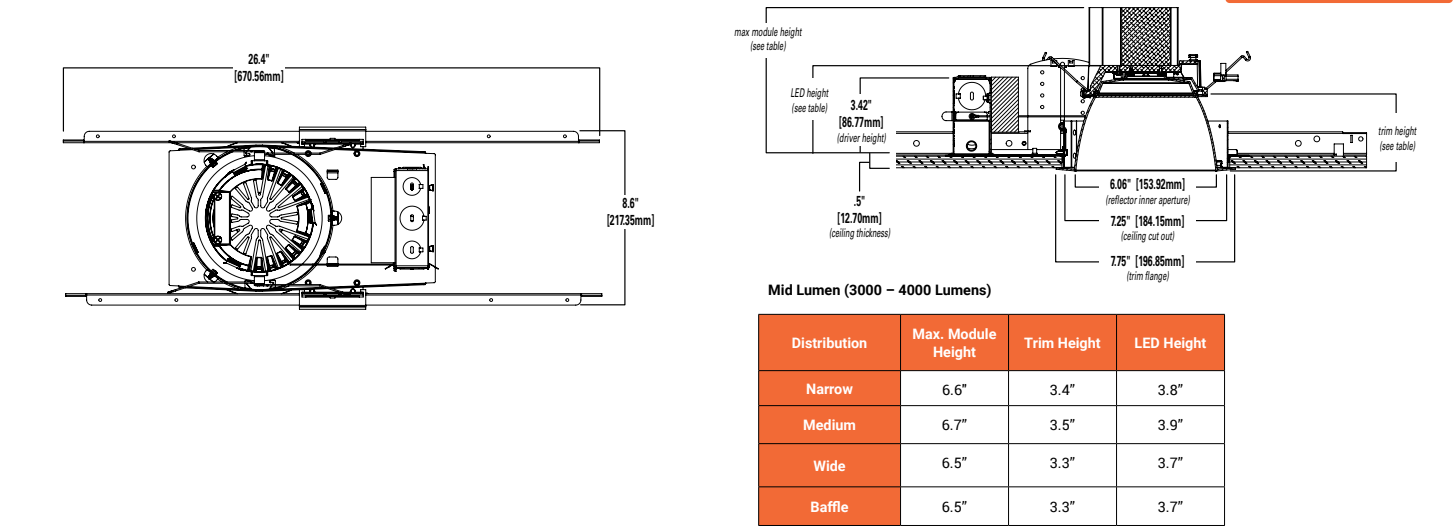
Interactive Menu

- Order Information page 2
- Product Specifications page 4
- Photometric Data page 5
- Energy & Performance Data page 8
- Connected Systems page 10
- Product Warranty

Top Product Features

- New construction/remodel series; 500 to 6,000 lumens
- Narrow, Medium and Wide distributions; Wall wash with rotatable linear spread lens
- 2700K, 3000K, 3500K, 4000K, 5000K CCT; 80 or 90 CRI
- Universal voltage 120V-277V; Standard 0-10V driver dims to 1%
- Mounting frame converts to remodel that installs from below the ceiling
- Rapid Response emergency backup mounting frames - fast delivery option

Dimensional and Mounting Details



PS517016EN page 1

May 2, 2023 11:14 PM

TYPE B

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for facade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 20W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages: 5000K, 4000K and 3000K CCT.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 20W and 38W series operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 95% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

electrical wiring compartment. Integral LED electronic driver is standard 0-10V dimming, 120-277V 50/60Hz or 347V 60Hz models.

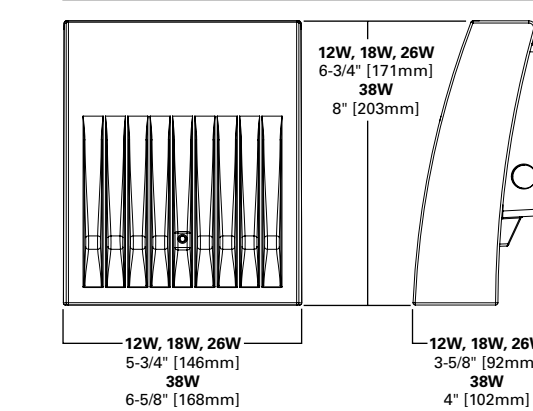
Warranty
Five-year warranty.



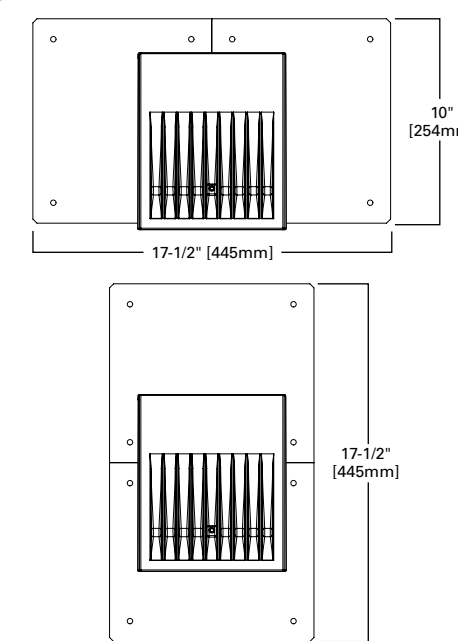
XTOR CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA
Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
UL/ULX Wet Location Listed
LM79 LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingress Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

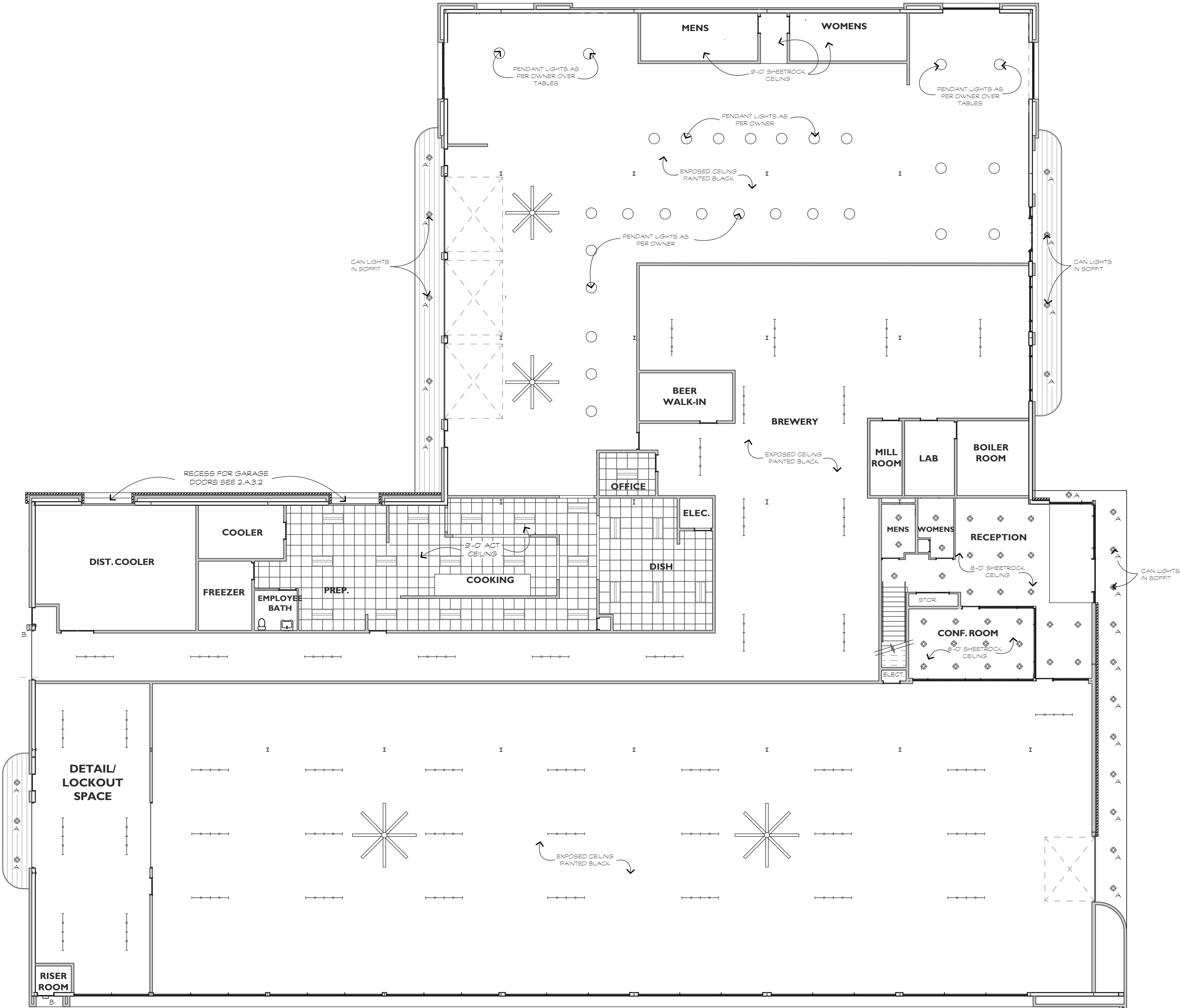
EPA
Effective Projected Area (Sq. Ft.):
XTOR18, XTOR20, XTOR38=0.34
XTOR38=0.45

SHIPPING DATA:
Approximate Net Weight:
3.7 - 5.25 lbs. (1.7 - 2.4 kgs.)



*www.designlights.org

TD16013EN
December 14, 2021 5:27 PM



REFLECTED CEILING PLAN

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



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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

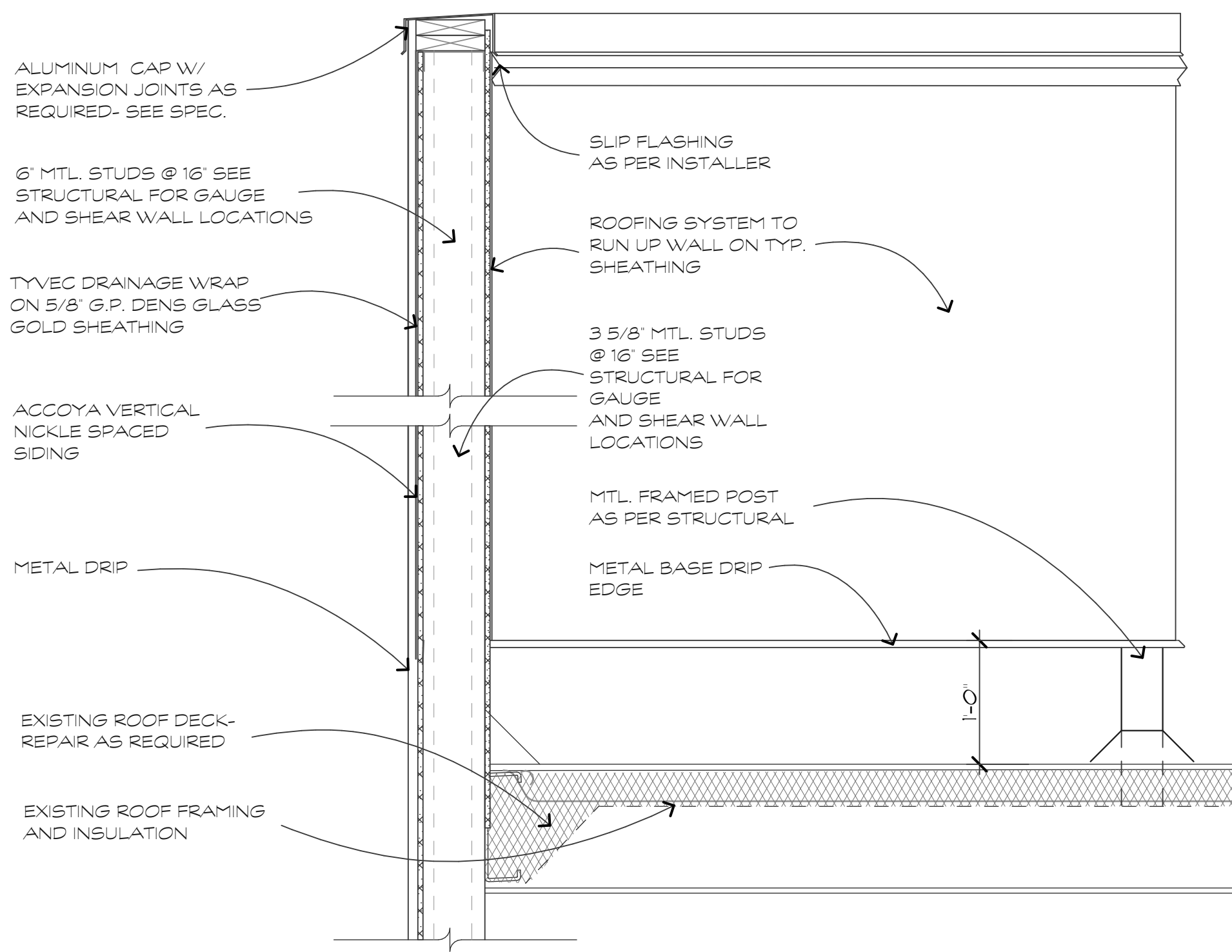
SCALE

JOB NO.

SHEET

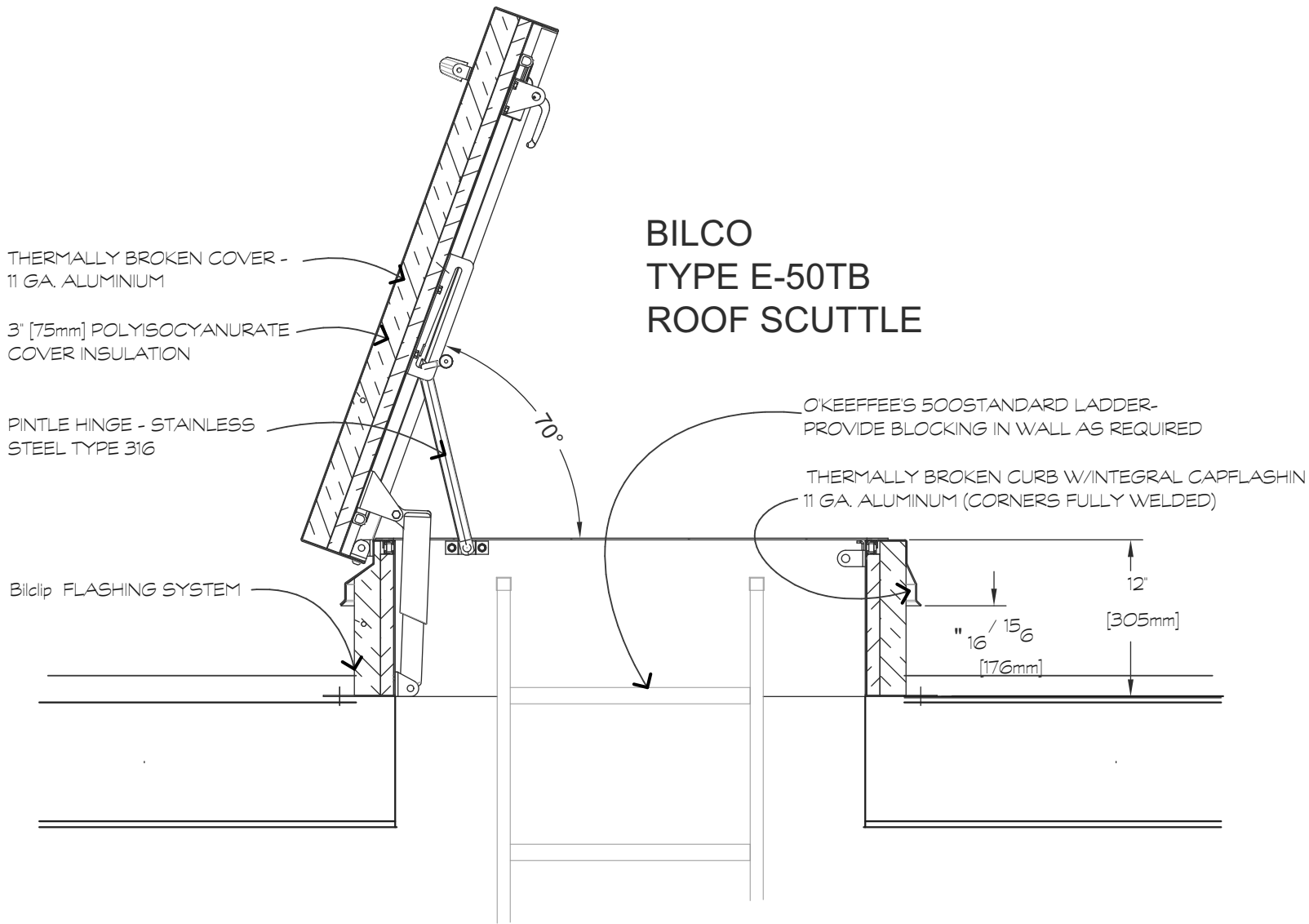
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OF SHEETS



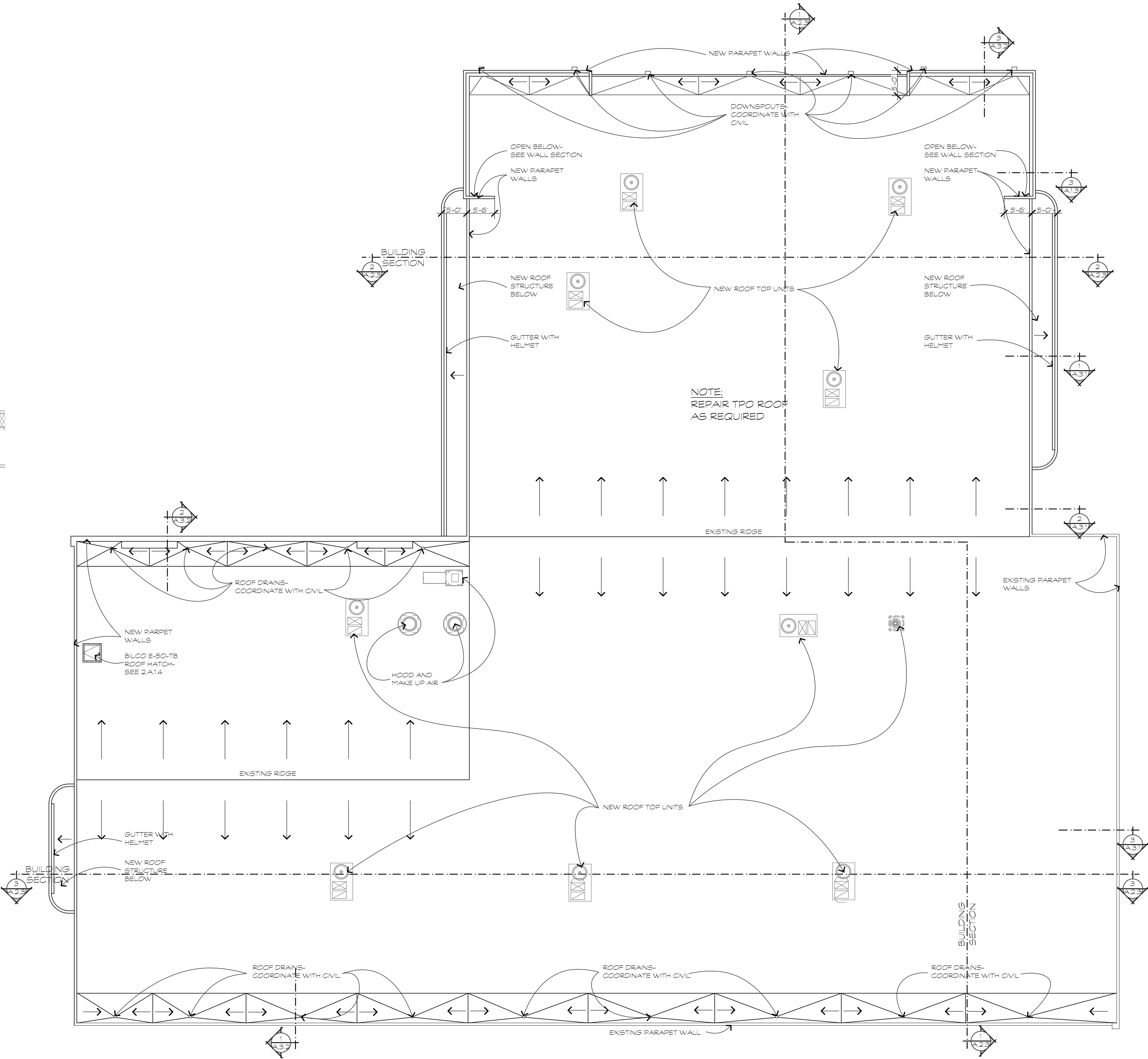
PARAPET WALL DETAIL
SCALE: 1" = 1'-0"

3
A.1.3



ROOF PLAN
SCALE: 1" = 1'-0"

2
A.1.3



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

1
A.1.3

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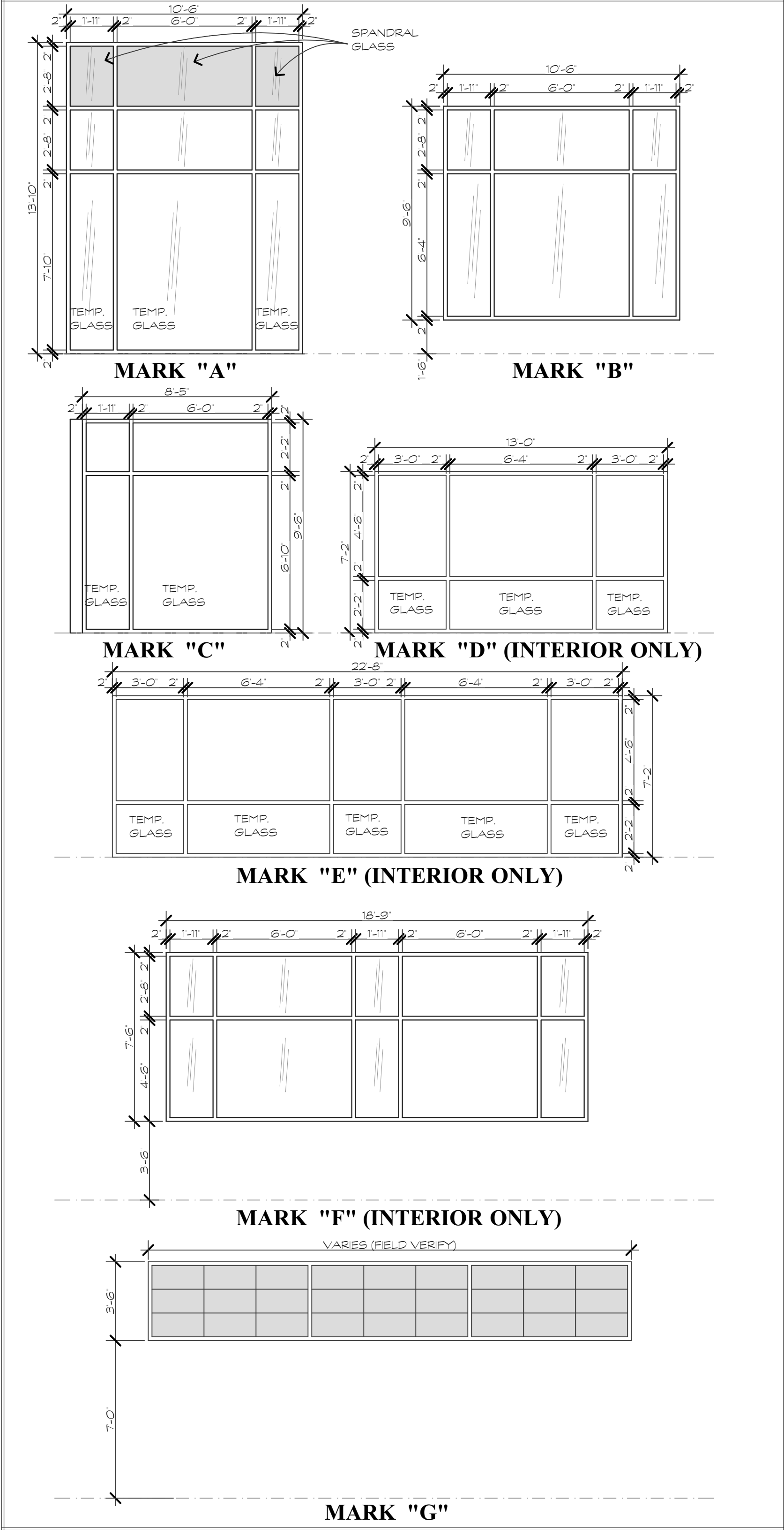
A.1.3

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'-2" X 7'-6"	
G	KALWALL		VARIES X 3'-6"	

WINDOW ELEVATION KEYS

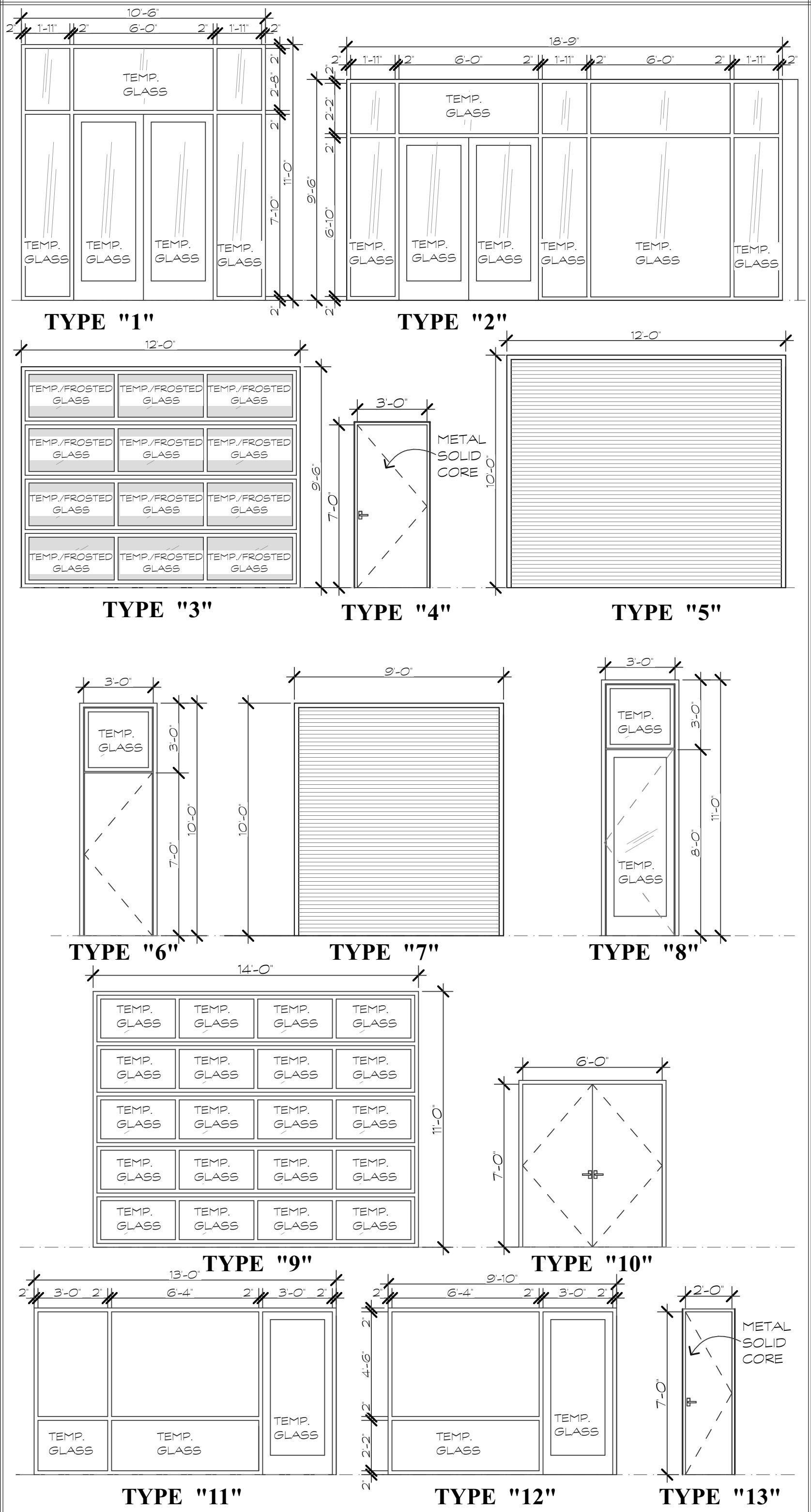


DOOR & FRAME SCHEDULE

DOORS

MARK	DOOR				HARDWARE MARK	FRAME		FIRE RATING	REMARKS
	Size		Material / Finish	Type		Mat.	Jamb depth		
	W	H							
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.

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CHECKED BY TP

DATE OF ISSUE: 10/05/23

SCALE

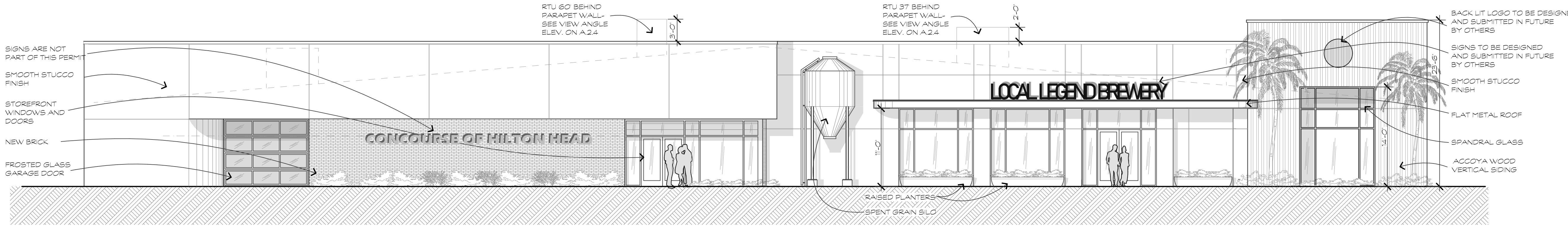
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SHEET

A.1.4

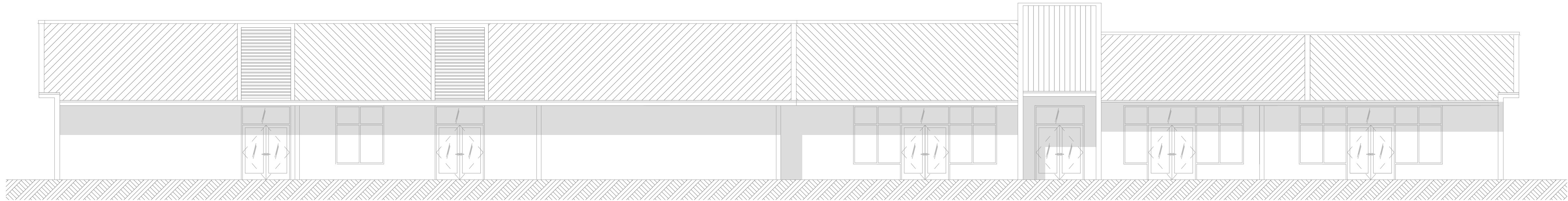
OF SHEETS

Page 96 of 166



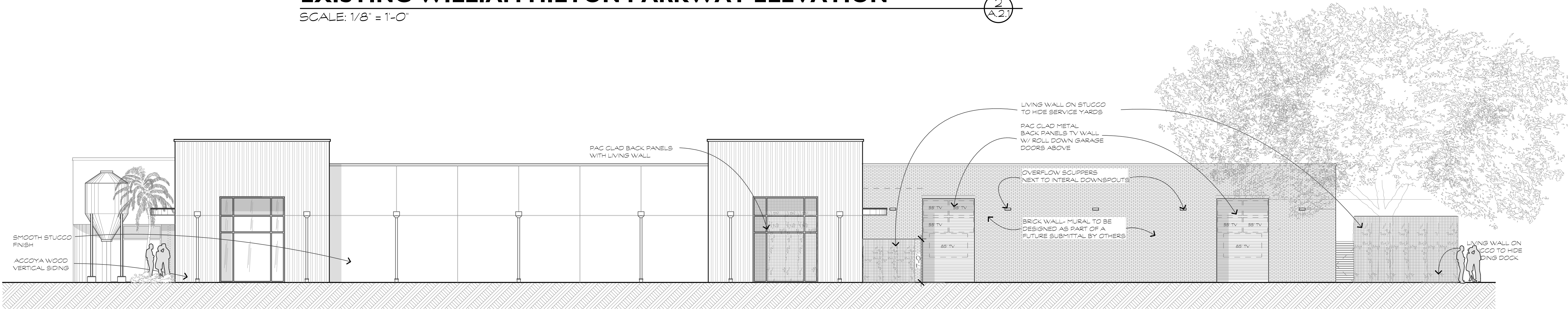
NEW WILLIAM HILTON PARKWAY ELEVATION

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



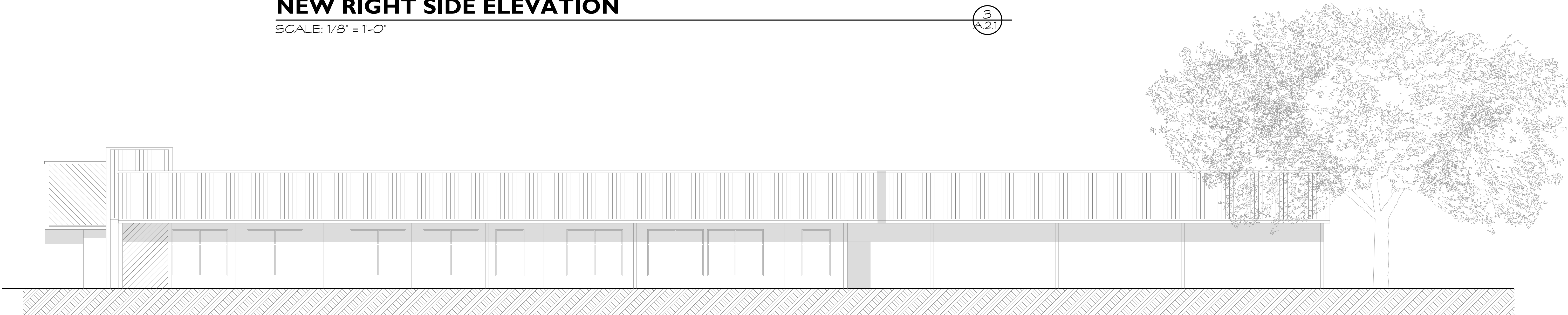
EXISTING WILLIAM HILTON PARKWAY ELEVATION

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



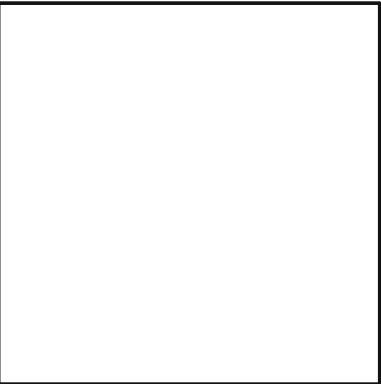
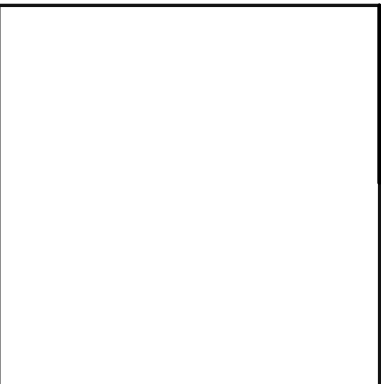
NEW RIGHT SIDE ELEVATION

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

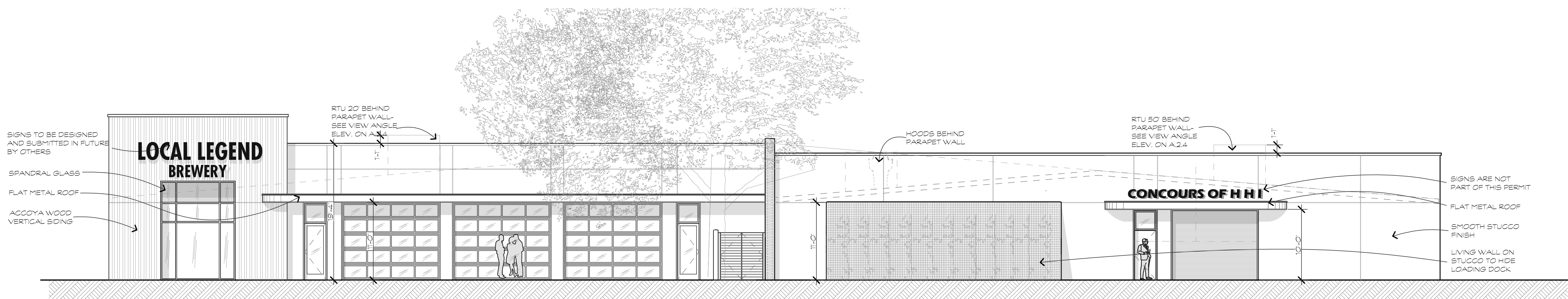


EXISTING RIGHT SIDE ELEVATION

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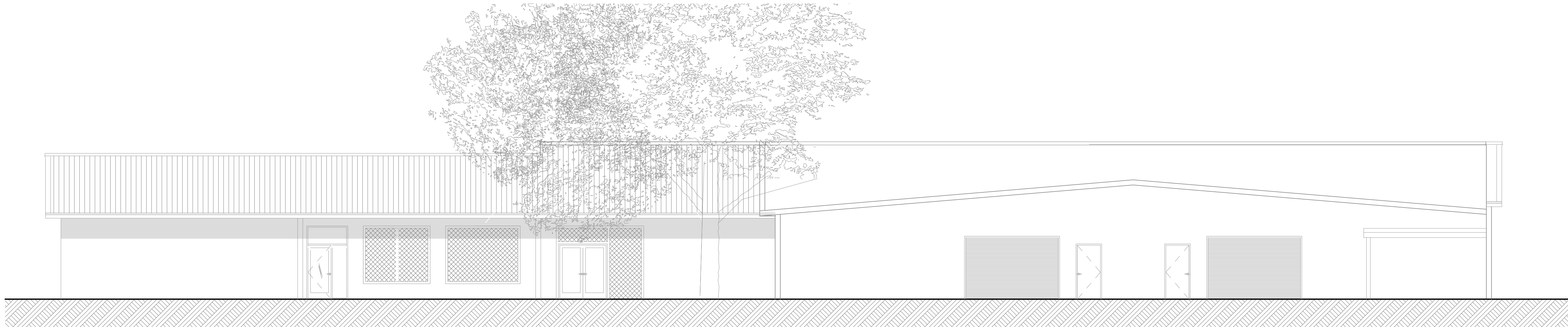
REVISIONS	



NEW DUNNIGAN'S ALLEY ELEVATION

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

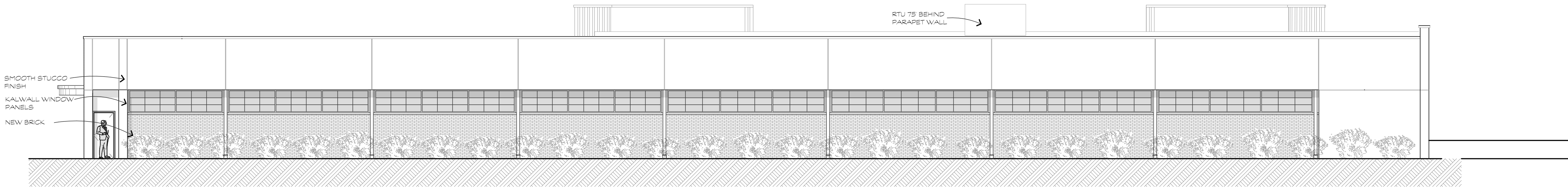
1
A.2.2



EXISTING DUNNIGAN'S ALLEY ELEVATION

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

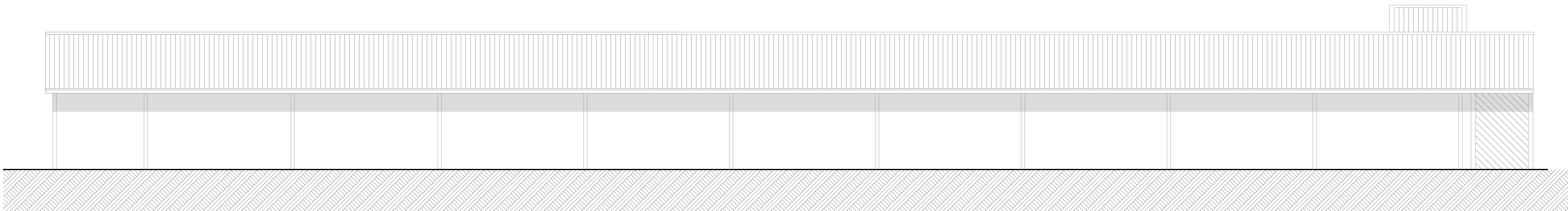
2
A.2.2



NEW LEFT SIDE ELEVATION

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

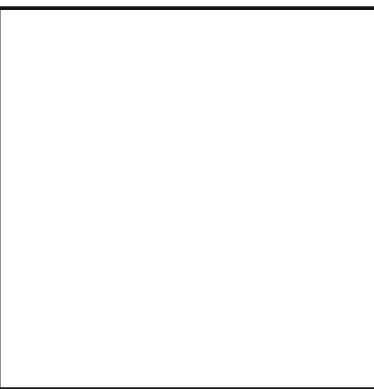
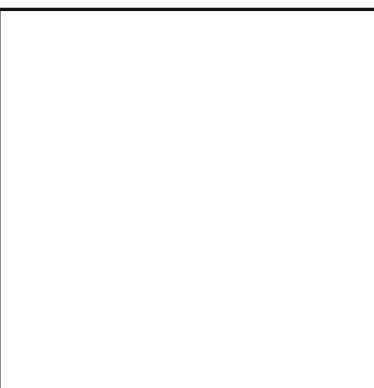
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A.2.2



EXISTING LEFT SIDE ELEVATION

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

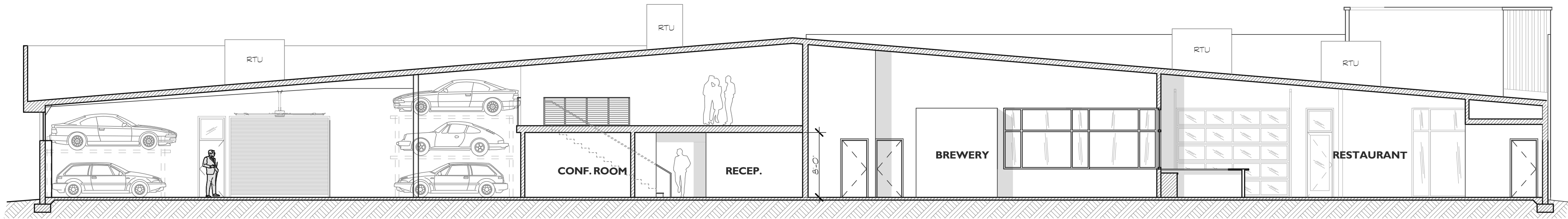
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A.2.2



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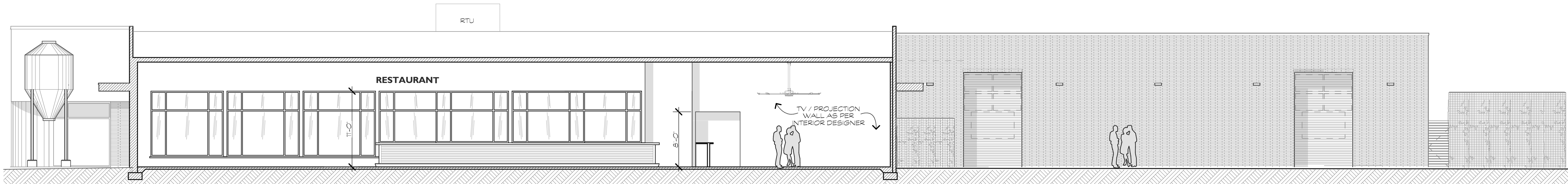
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BUILDING SECTION

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

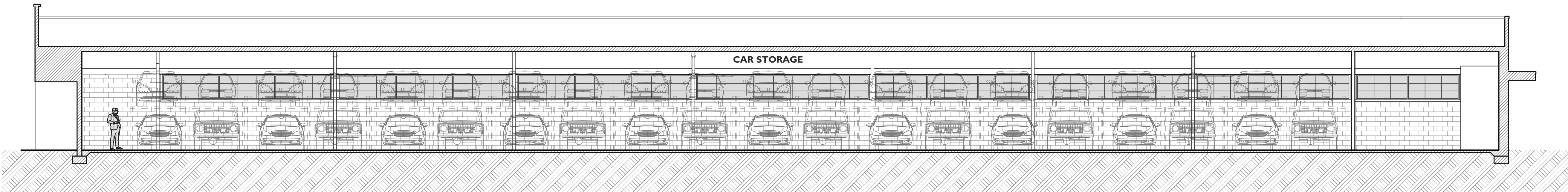
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A.2.3



BUILDING SECTION

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

2
A.2.3



BUILDING SECTION

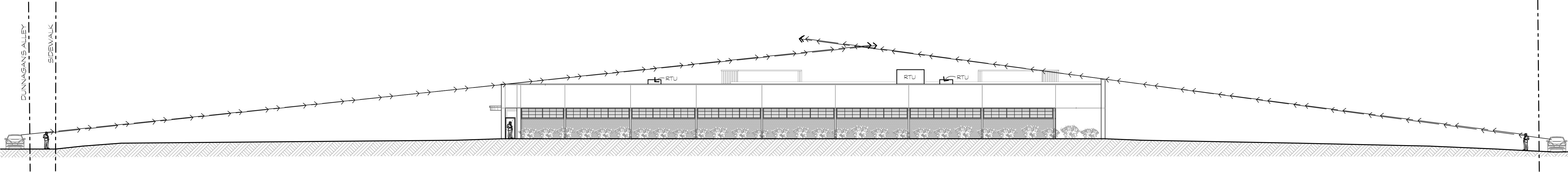
SCALE: 1/8" = 1'-0"

3
A.2.3

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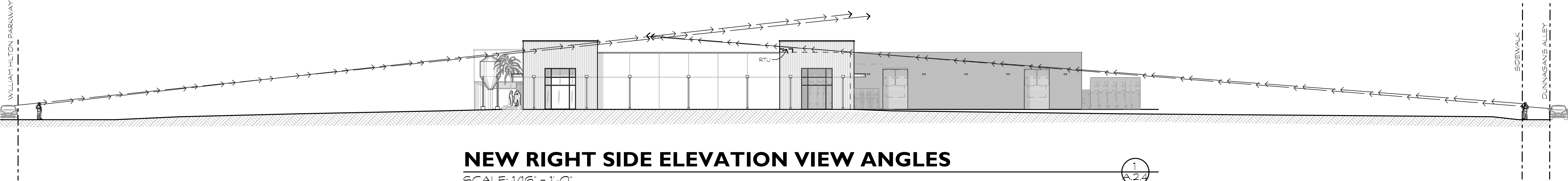
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NEW LEFT SIDE ELEVATION VIEW ANGLES

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

1
A.2.4



NEW RIGHT SIDE ELEVATION VIEW ANGLES

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

1
A.2.4

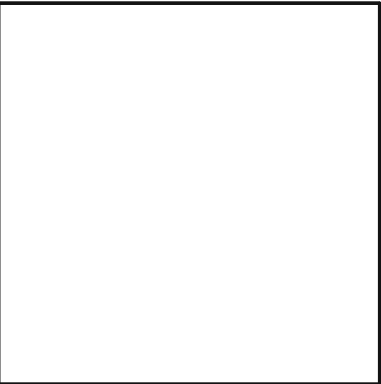
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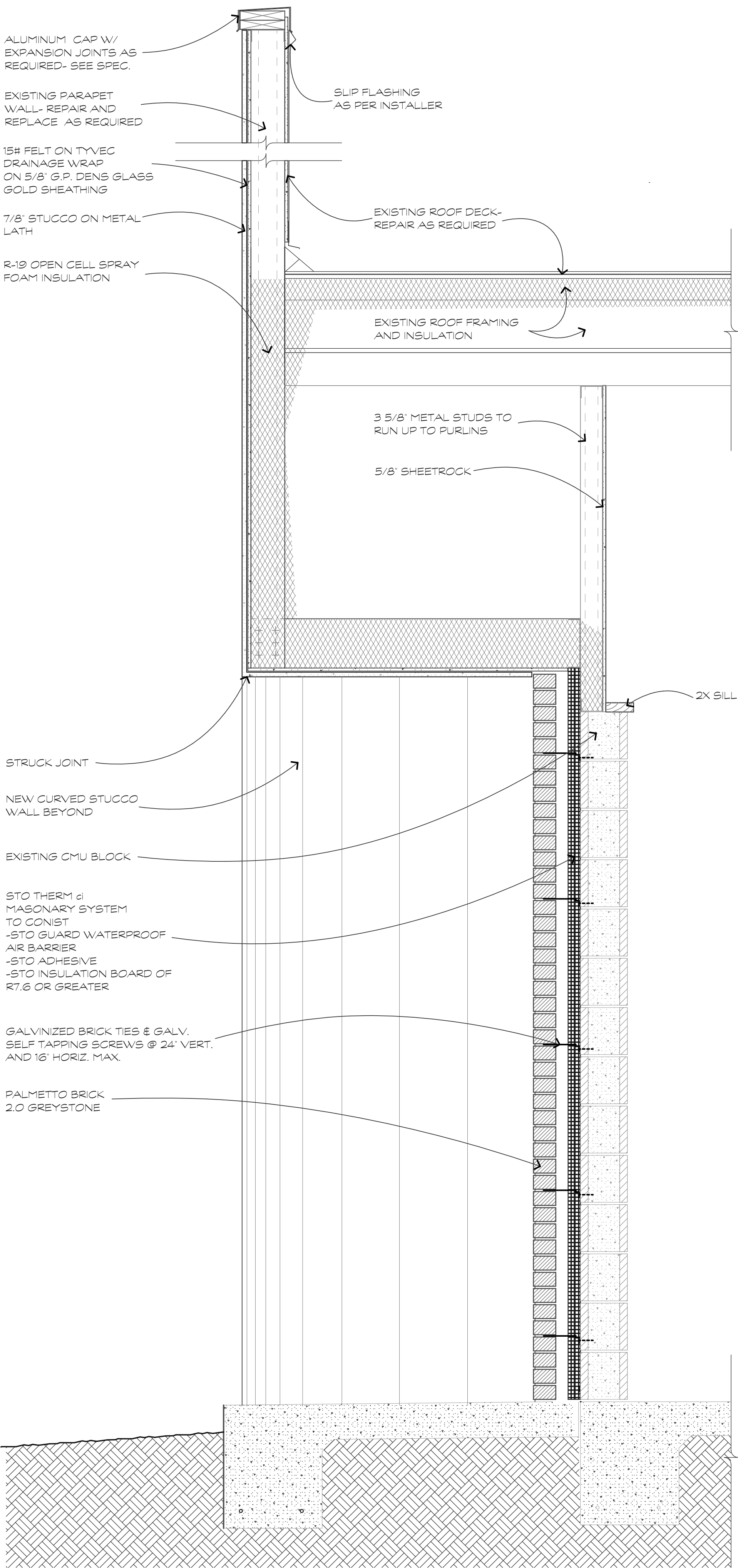
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A.2.4

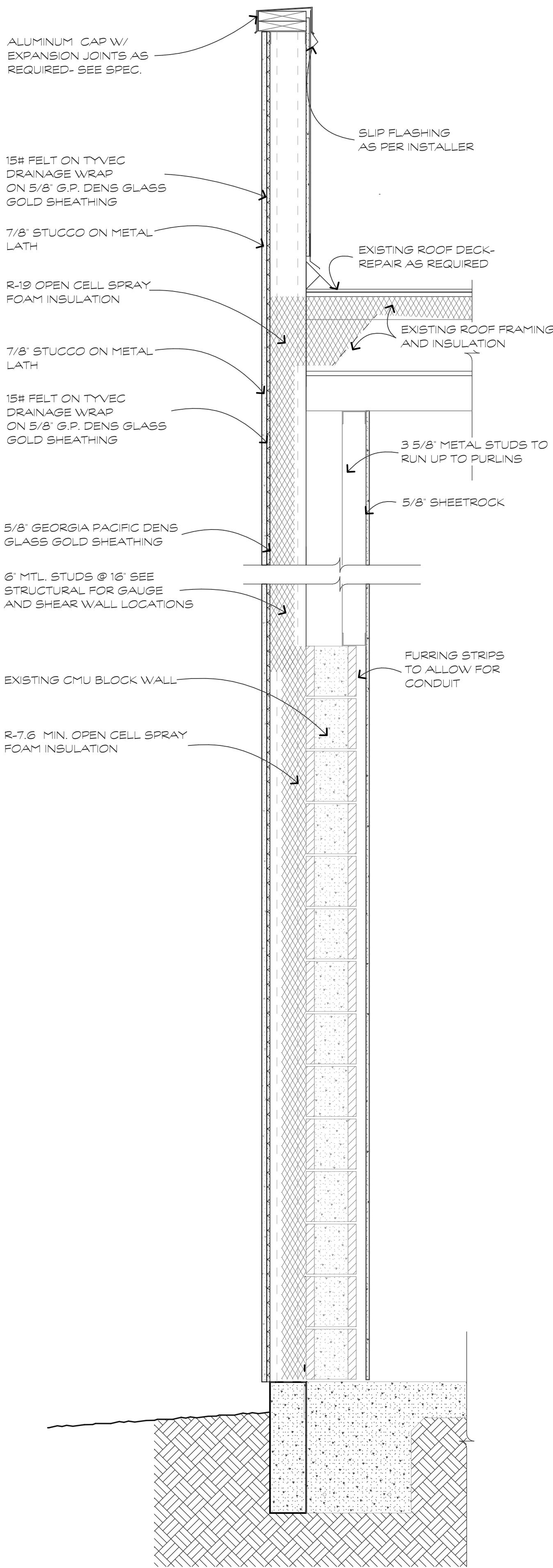
OF SHEETS



ENTRY WALL SECTION

SCALE: 1" = 1'-0"

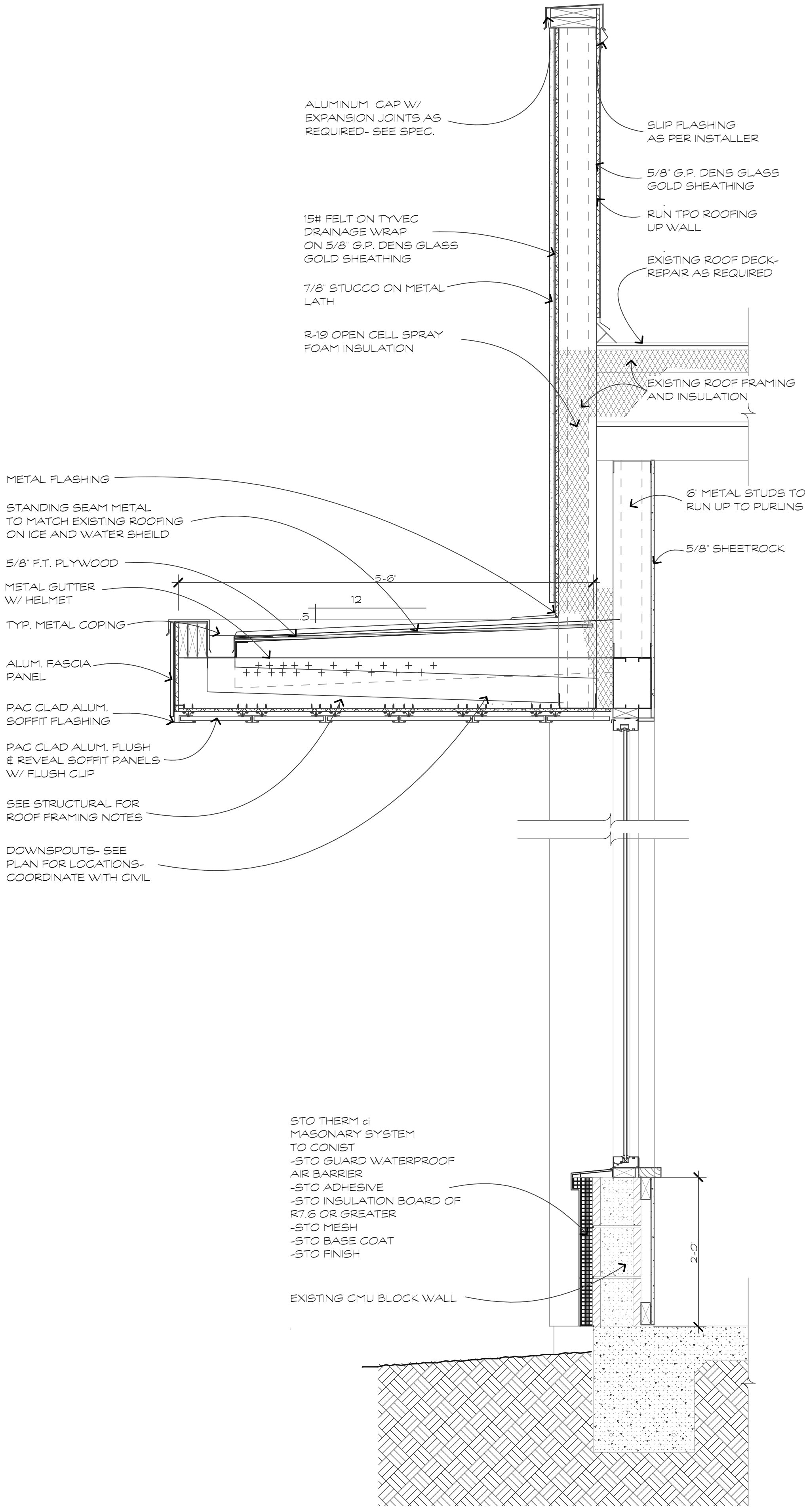
3
A.3.1



WALL SECTION

SCALE: 1" = 1'-0"

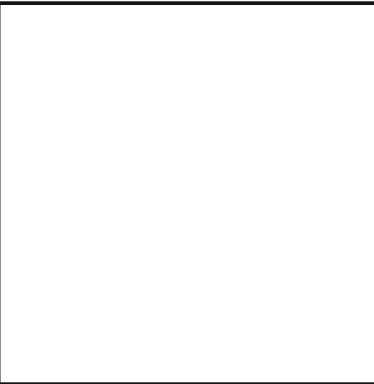
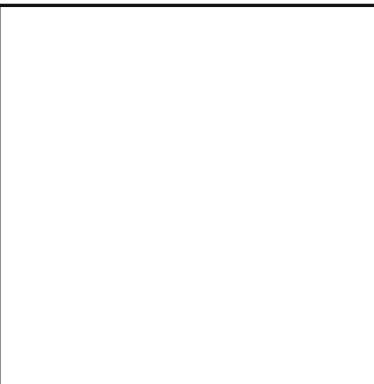
2
A.3.1



ENTRY WALL SECTION

SCALE: 1" = 1'-0"

1
A.3.1



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SERVICE YARD SECTION

SCALE: 1" = 1'-0"

CORNER WALL SECTION

SCALE: 1" = 1'-0"

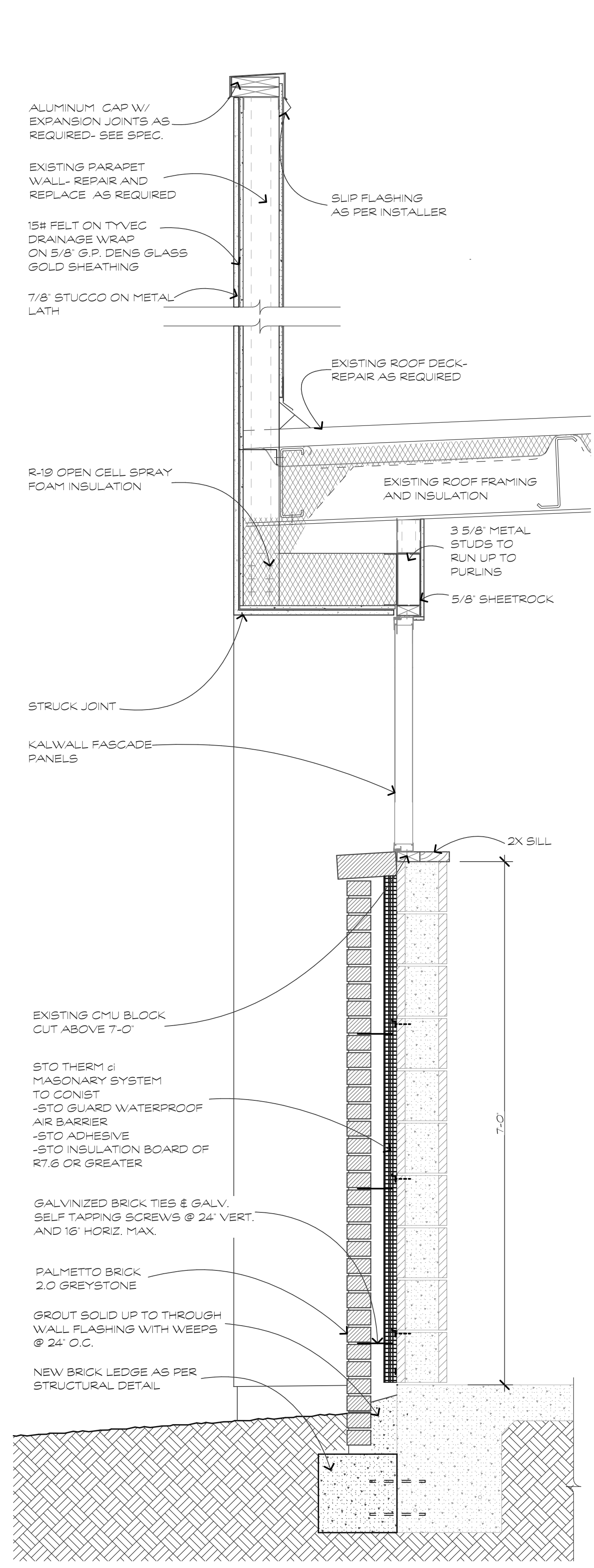
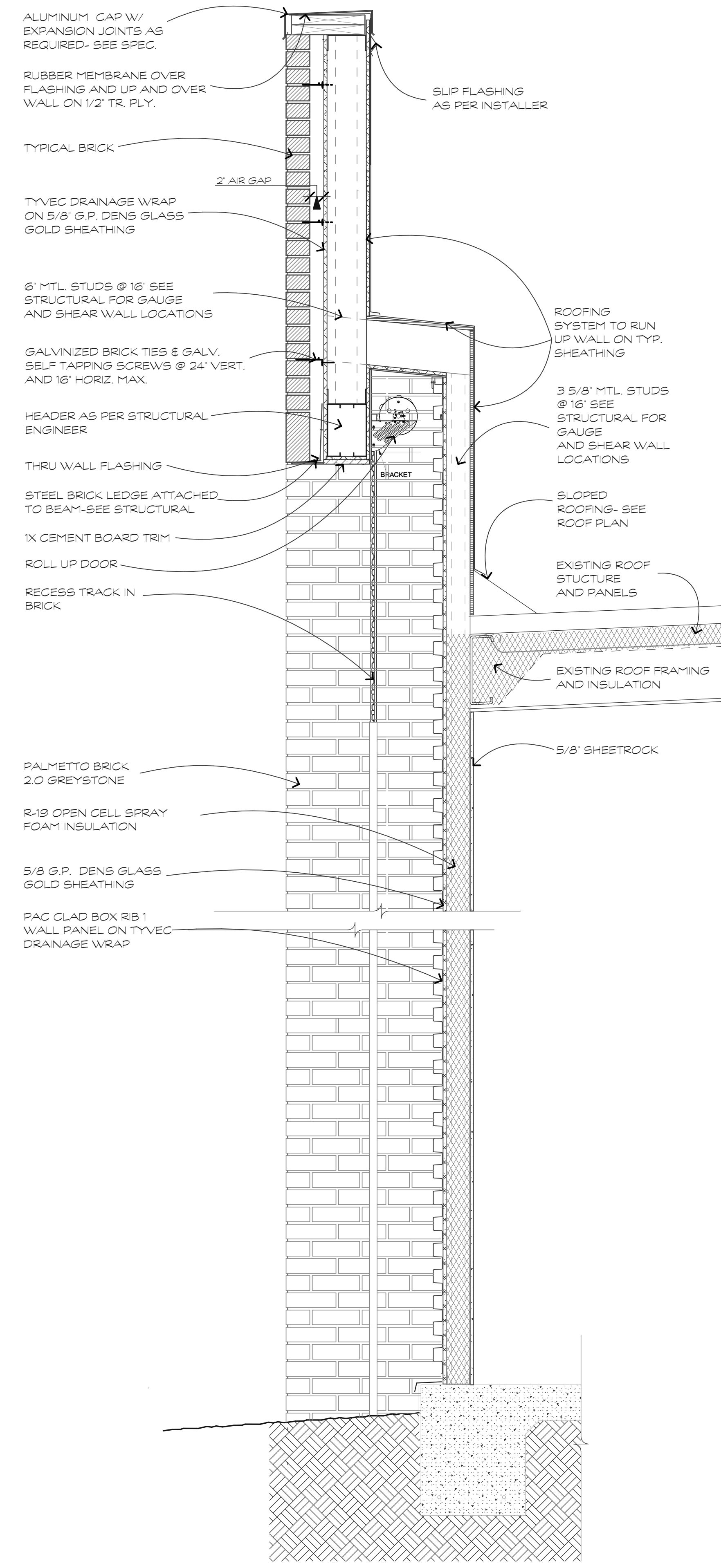
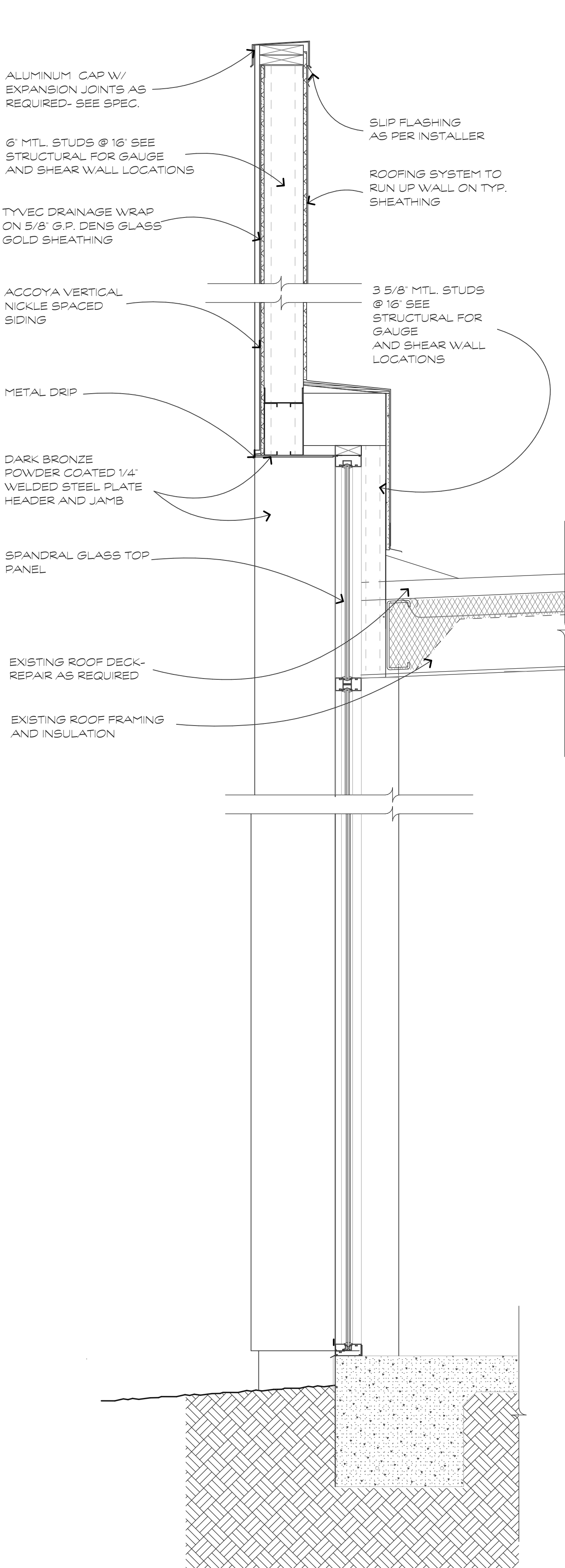
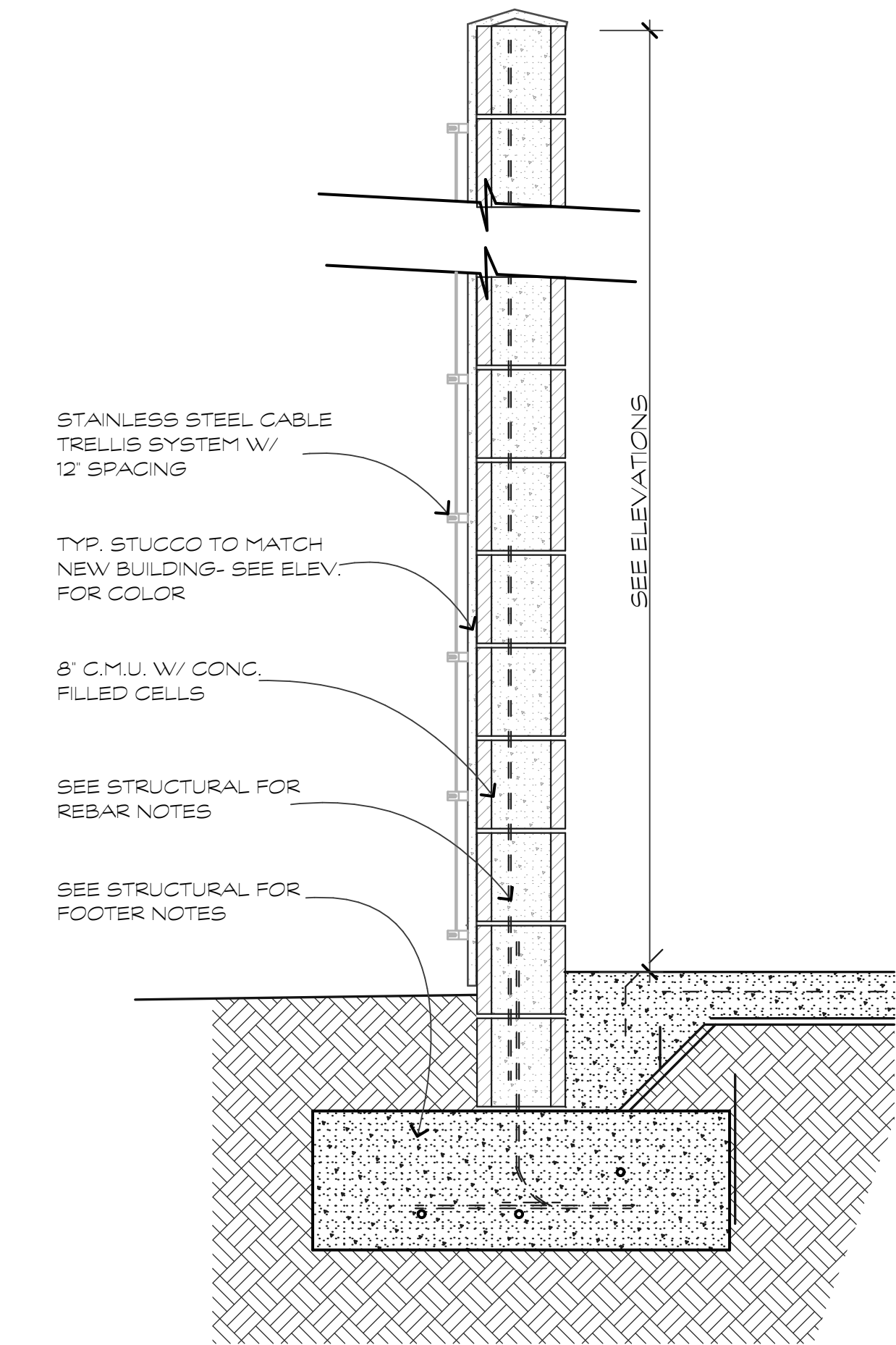
BRICK / TV WALL SECTION

SCALE: 1" = 1'-0"

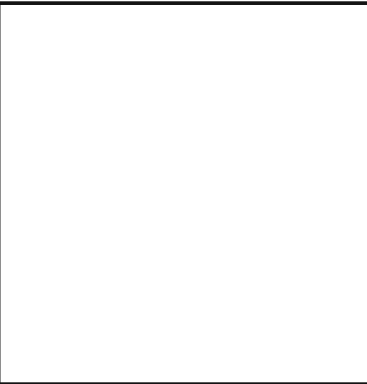
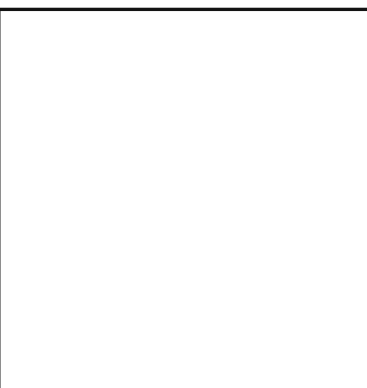
KALWALL WALL SECTION

SCALE: 1" = 1'-0"

A.3.2
OF SHEETS



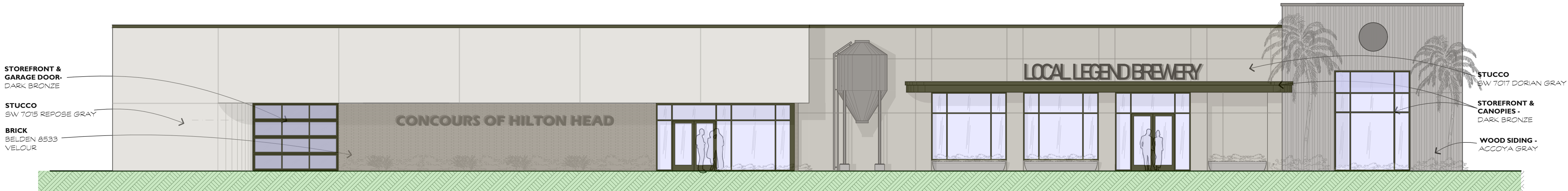
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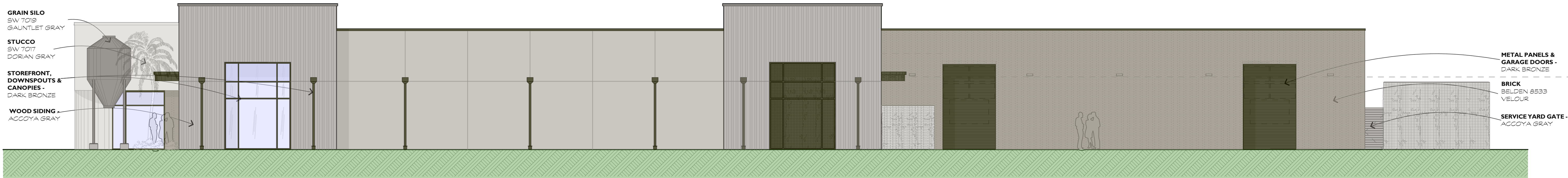
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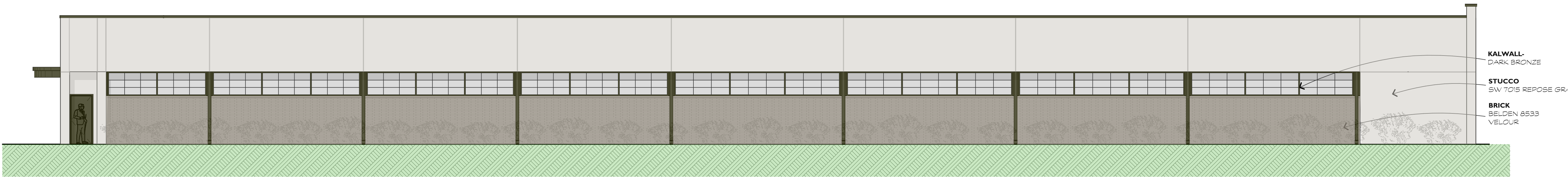
FRONT COLOR ELEVATION



RIGHT SIDE COLOR ELEVATION



DUNNAGAN'S ALLEY COLOR ELEVATION



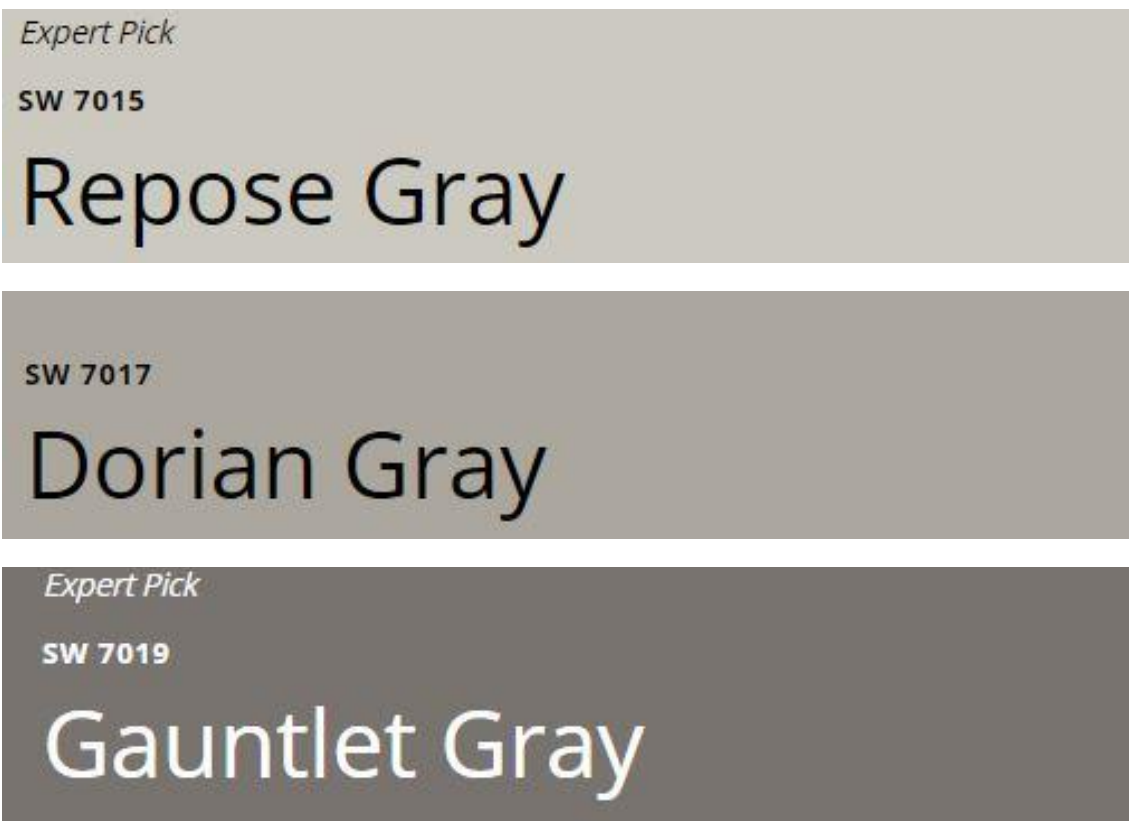
LEFT SIDE COLOR ELEVATION



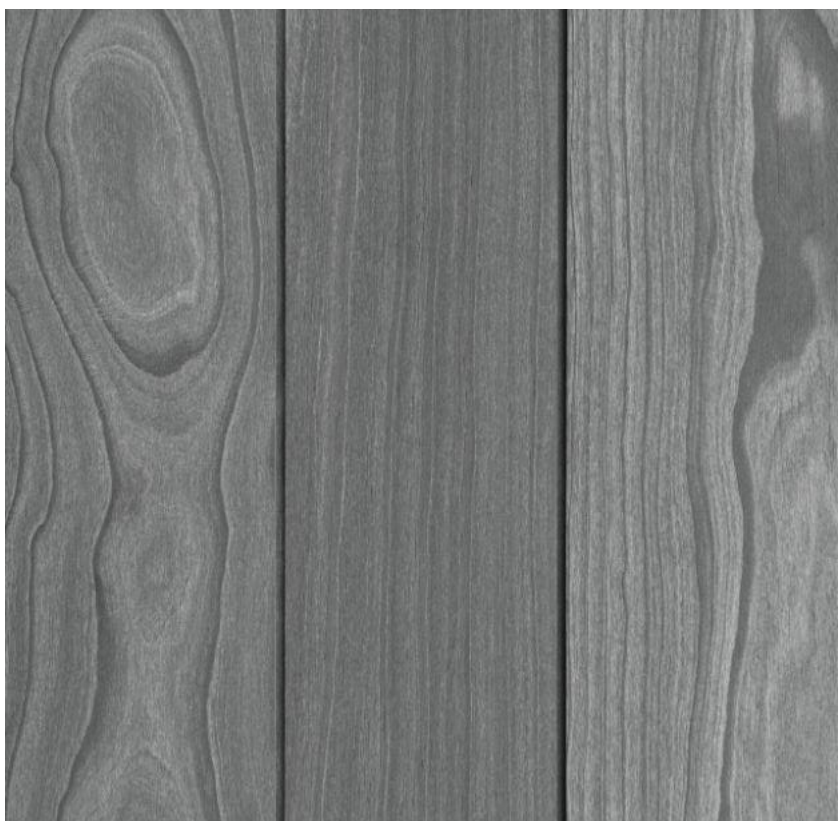
PALMETTO BRICK - 2.0 GREYSTONE WIRECUT MATERIALS



WALL PANELS AND STOREFRONT - DARK BRONZE



STUCCO COLORS



ACCOYA PREFINISHED GRAY

Previous Approvals

TOWN OF HILTON HEAD ISLAND
THE DESIGN REVIEW BOARD

Marvin Caretsky, *Chairman*
Steve Clark, *Vice Chairman*
Ted Behling
W. Thomas Parker, Jr.
Jack Qualey
Terry Rosser
Todd Theodore



REVISED AGENDA

Tuesday, December 9, 2008

1:15 pm - Benjamin M. Racusin Council Chambers

- I CALL TO ORDER
- II ROLL CALL
- III FREEDOM OF INFORMATION ACT COMPLIANCE
- IV APPROVAL OF AGENDA
- V APPROVAL OF MINUTES – November 25, 2008
- VI STAFF REPORT
- VII BOARD BUSINESS
- VIII UNFINISHED BUSINESS
 - A. Airport Fire & Rescue Training Center
 - B. Sunset Bay Villas
- IX NEW BUSINESS
 - A. New Development
 - 1. Harris Teeter Redevelopment- Final
 - 2. Airport Self-Storage- Conceptual
 - B. Addition/ Alteration
 - 1. Villamare Boardwalk
 - C. Signs
 - 1. Jamaican Me Crazy
 - 2. Coligny Theatre
- X APPEARANCE BY CITIZENS
- XI ADJOURNMENT

Training presentation “Maintaining Neighborhood Character” (APA) to follow meeting. This fulfills one (1) hour of State mandated Board training

**TOWN OF HILTON HEAD ISLAND
THE DESIGN REVIEW BOARD**
Minutes of the Tuesday, December 9, 2008 Meeting **APPROVED**
1:15pm – Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Marvin Caretsky, Vice Chairman Steve Clark,
Ted Behling, Tom Parker, Jack Qualey, Terry Rosser and Todd Theodore

Board Members Absent: None

Council Members Present: Bill Ferguson and George Williams

Town Staff Present: Mike Roan, Urban Design Administrator
Ed Drane, Urban Designer
Sally Krebs, Natural Resources Administrator
Kathleen Carlin, Administrative Assistant

I CALL TO ORDER

Chairman Caretsky called the meeting to order at 1:15pm.

II ROLL CALL

III FREEDOM OF INFORMATION ACT COMPLIANCE

IV APPROVAL OF THE AGENDA

Mr. Roan reported that the application for Villamare boardwalk, appearing under Alterations/Additions, has been withdrawn from today's agenda at the applicant's request. The revised agenda was **approved** by general consent.

V APPROVAL OF THE MINUTES

The minutes of the November 25, 2008 meeting were **approved** as amended by general consent.

VI STAFF REPORT

None

VII BOARD BUSINESS

If time permits, the staff will provide one hour of State mandated training following today's meeting. The goal is to complete all training requirements prior to the end of the year. If the training is unable to be held due to the length of today's meeting, the staff will be happy to work with the board on an individual basis to complete the required training.

VIII UNFINISHED BUSINESS

Airport Fire & Rescue Training Center

Mr. Drane presented background information on the project. The board discussed the proposed color palette for the Airport Fire & Rescue Training Center at their November 25th meeting but could not vote on the item because the project was not on the agenda. The board recommended that the color palette be revised to more closely match the color palette of Fire Station # 1 and Fire Station # 5.

Mr. Drane circulated the revised color board for this project at today's meeting. The board agreed with the staff that the revised color palette is more in keeping with that of Fire Station # 1 and Fire Station # 5. Following final comments, Chairman Caretsky requested that a motion be made.

Vice Chairman Clark made a **motion to approve** the color palette as presented today by the staff. Mr. Rosser **seconded** the motion and the motion **passed** with a vote of 7-0-0.

Sunset Bay Villas – Palmetto Bay Road - New Development: Final Review

Mr. Roan presented the background information on this project. Mr. Roan stated that the staff and a member of the DRB have met with the applicant on four separate occasions in an effort to help guide this project forward. In each case the applicant has tried to follow the recommended design revisions.

Mr. Roan presented a review of the site plans. The applicant has added balconies on the side elevations of each floor and rear balconies have been wrapped around the sides. Projections on the side elevations have been consolidated and roof forms have been added.

Mr. Roan stated that while the architectural character of today's submission is still not ideal, due to the layout of the floor plan, today's submission is probably as close as it is likely to get. There are still a few inconsistencies in the drafting of the elevations, but the staff believes that these can be resolved.

The board discussed the history of the project as well as the latest design improvements. The board agreed that today's submission is a great improvement over past submissions. The board complimented the applicant on the project's delineated color scheme which has helped to break up the mass of the building.

Mr. Dale Johnson, Architect, presented statements in support of the application. The board stated concern with the information that is missing from today's application. Additional information is needed regarding the placement of the dumpster and the placement of the sidewalks. Details regarding these hardscapes will be required.

The board and the applicant discussed the elevations, the rear wall, the roof canopies, and the color scheme. The board stated that they would like to see a rendered elevation of all four sides of the project. The board stated concern with the minimally lowered roof forms. The board stated that the view from the water side of the project will be very important to the success of this project.

The staff, the board and the applicant discussed the proposed landscape plan. The staff believes that the plan may be a little under articulated in terms of materials. Most of the plants are non-native and more native plants should be used instead. Any plants that are located in the OCRM buffer (20-ft. minimum, 40-ft. average) must be native and salt tolerant. There is still a question as to whether the building can meet the required 20-ft. minimum, 40-ft. average buffer from the OCRM critical line. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Vice Chairman Clark made a **motion to approve** the Final application subject to the following conditions: (1) the board is to receive a color rendering of all four sides of the project; (2) the board is to receive a more detailed site plan; specifically, delineating all hard scapes including the plans for the dumpster and the sidewalks; (3) a sample of all materials is required; (4) the board is to receive a revised landscape plan based on the staff's recommendations. Mr. Rosser **seconded** the motion and the motion **passed** with a vote of 7-0-0.

IX NEW BUSINESS

Harris Teeter Redevelopment – Park Plaza - New Development: Final Review

Mr. Roan presented the background information on this project. The board granted Conceptual approval with conditions at their August 26, 2008 meeting. The applicant has addressed several of the conditions that were attached to the approval, but they have yet to accomplish the board's directive to address the existing continuity with the neighboring parcel. This is an important aspect for approval of the project.

Mr. Roan stated that the proposed plan contemplates picking up the existing Harris Teeter footprint as it operates today and turning it around 90 degrees in order to face Greenwood Drive. The reconfigured parking is in compliance with the Land Management Ordinance.

Before beginning his presentation on the proposed architecture, Mr. Roan reported that the staff and the board have received correspondence from several tenants of Park Plaza. The tenants' correspondence is in opposition to the proposed design (due to its negative impact on existing Park Plaza Phase II).

The staff believes that the proposed eastern elevation is inconsistent with the rest of the elevations. It appears to be more of an exercise in mitigating landscaping than architecture. Pedestrian treatment of the walkways under the canopies with a landscaped area between the sidewalks and the parking lot should be continued around the building. The drive aisle to the west of the site appears to die into the building and it does little to provide any functional continuity across the parcel lines. Any real continuity appears to be purely in aesthetics, and any real human scaled use of the building is located solely on the north side.

A joint reconfiguration of parking and drive aisle across the property lines could provide more functionality between the parcels, and decongest the infrastructure on the south side, while still allowing for truck access and provide an opportunity for expanded walkways and landscaping.

In addition, a reconfiguration of interior uses could allow for a secondary entrance on the south, and even east sides of the building providing humanly scaled elements, and facades that address all public sides of the structure. As it stands, the best side of the building will only be viewed as a fully lateral

elevation if the user/driver has to circle back and return up a parking bay moving south away from Greenwood Drive.

The staff believes that the south east corner of the supermarket needs to be more of a focal point both visually and functionally. The eastern façade does not provide the same architectural character as the northern (entry) façade, and it does not provide continuation of adequate pedestrian circulation from Phase II. The western façade of the retail building lacks the continuity of architectural character of the other three facades. The shed roof forms seem out of character with the rest of the building.

The staff believes that the landscape plan is generally very well done, and the staff has only a few suggestions. The dwarf material at the southeast corner of the building seems to do little to mitigate the enormity of the façade. The use of planting beds between the parking lot and the pedestrian walkways on the north side is very effective and should be continued around the building where possible. The large expanse of concrete on the northeast corner of the building seems superfluous and does little to soften the most visible corner of the building upon entering the site. There is a good mixture of over story and understory trees and low shrubs on the site. The proposed use of Pinto palms in the powerline easement will provide a “wall of vegetation” while staying low enough for Santee Cooper. Dwarf palmetto would also serve this area well and would provide the same effect.

Plantings that will mature over 12-ft. in height are still shown in the Santee Cooper easement. New stormwater lagoons have no water quality plantings shown (native in-water wetland plants). Sweet Bay magnolia has shown nearly a 0% survival rate on Hilton Head Island in the past. The staff recommends substituting another species of tree. The staff also recommends that the applicant eliminate (or use pervious materials on top of existing grade) the sidewalk and the plantings under the canopy of the specimen Live Oak tree which is located in front of Marley’s restaurant.

Mr. Roan described the color palette and distributed the color board for the board’s review. The staff believes that the brick material is too red and needs to be more nature blending (i.e. a “Savannah gray” brick may be more successful). The white trim should be toned down to reduce the brightness. The staff believes that the EFIS # 2 may be too yellow and should lean more toward a more neutral color. The roof colors are effective.

At the conclusion of the staff’s presentation, Chairman Caretsky requested statements from the board. Mr. Parker reported that the left hand side of the east elevation (Harris Teeter building) is a very important node. This element needs to be much more successful in its detailing, in its transparency, and in its ability to let people move in and out. Also, as you come off the pedestrian way (from the Alligator Grille), a better visual node is needed. Improved pedestrian flow will be very important in this area.

Mr. Parker also stated the small building is in need of much more architectural restraint. The drop-down metal roof detail seems to be out of place and the shed roof dormers do not help the architecture. As you travel around the back of the building, the series of gable elements appear to be foreign to the building and to the site overall. Mr. Rosser reported his agreement with these architectural concerns. Mr. Rosser stated that attracting pedestrian traffic from one area to the other by creating a sense of anticipation will be very important (an improved connection of the two properties is needed).

Regarding the palette of new materials and new colors, Mr. Rosser stated that it might be better to make a connection between the existing and the new color palettes. This seems to be a better solution than differentiating between the two.

Vice Chairman Clark agreed with many of these statements. Mr. Clark also agreed that the white is too "white" and the brick is too "red". The applicant should consider using Savannah gray brick and Sailcloth White instead. With regard to the color palette, Mr. Qualey stated that Phase II should be included in the new color palette because the existing Phase II colors and materials seem to be worn out.

Mr. Theodore stated serious concern with the applicant's turning the Harris Teeter center around 90 degrees. There needs to be improved connectivity. Additional potted plants and additional trees, particularly shade trees, are needed.

The board's primary concern is the lack of cohesiveness between the two shopping centers. Phase II lacks visibility and a sense of connection. This is an important element and needs to be improved.

Mr. Chris Darnell, Architect, with J.K. Tiller, presented statements in support of the application. The applicant and the board discussed the proposed design. The applicant and the board also discussed the proposed landscape plan.

At the completion of the discussion, Chairman Caretsky requested public comments and statement from the following were received:

William Foiles, attorney, and agent for the owner of Park Plaza II; Mr. Gerald Nemetz, owner of the Electric Piano; Mr. Bill Cabbage, tenant; Mr. Dale Johnson, architect, and Mr. James Richardson, property owner. All statements were in opposition to the proposed plan.

The citizens stated that the proposed design (re-development of the Harris Teeter Center) completely changes the orientation of Harris Teeter and detrimentally affects Plaza II. The existing connectivity between the two centers has been lost. The proposed design breaks up the visual traffic and pedestrian continuity currently enjoyed by the two centers.

Chairman Caretsky reported his agreement with many of the concerns presented today by the staff and the board. Today's application is in need of design improvement before it can be approved. Mr. Chris Darnell stated that he would like to withdraw today's submission in order to make recommended design changes. The board agreed with the applicant's request. Chairman Caretsky requested a motion to accept the applicant's request for withdraw of today's application.

Mr. Qualey made a **motion** to accept the applicant's request to withdraw today's application for needed design revisions. Mr. Rosser **seconded** the motion and the motion **passed** with a vote of 7-0-0.

Airport Self-Storage – Mathews Drive - New Development: Conceptual

(Mr. Tom Parker recused himself from review of the following application due to a professional Conflict of Interest. A Conflict of Interest form was signed and attached to the record).

Mr. Roan introduced the project and stated its location. The applicant is proposing to develop a self storage facility and recreational vehicle storage on this 3.94 acre parcel. The project fronts Mathews Drive. The existing building will be converted to facilitate the storage of individual units. Additional storage units are planned along the eastern and western property lines. A covered building will offer slips for both RV and boat storage. The project has mostly metal facades with some stucco. The proposed metal and stucco elements are of high quality and are approved by staff.

Mr. Roan presented the revised site plan and reviewed the elevations. This project is located in the Light Industrial district and is the redevelopment of a former lumber company storage yard. The submitted plan is highly conceptual and graphic although it does address the most pressing concern of this parcel and project which is to conceal it from public view and adjacent parcels. The proposed street buffer is virtually nonexistent and must be increased. The staff feels there isn't a quantity or size of landscape material that could be considered too much for this project. An existing specimen Live Oak tree on site should be preserved and properly maintained.

The staff recommends approval of the application with the condition that the concerns regarding the landscape plan are satisfied. The lack of a plant schedule will not hold up today's Conceptual review; however, the application may be at risk of denial at Final review if the final landscape plan is considered insufficient.

The applicant, Mr. Thomas Parker, with Lee & Parker Architects, presented statements in support of the application. The board complimented the quality of the project and stated that the architectural treatment is a welcomed improvement. The board and applicant discussed the project and the need for sufficient landscaping.

Mr. Michael Brock, Landscape Architect, with Ward Edwards, presented statements regarding the landscape plan and the need to screen the project. The applicant will preserve and properly maintain the specimen Live Oak trees. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Vice Chairman Clark made a **motion** to **approve** the Conceptual application as presented. Chairman Caretsky **seconded** the motion and the motion **passed** with a vote of 6-0-1 (*Mr. Parker abstained*).

Jamaican Me Crazy – Coligny Plaza - Signs

(Mr. Qualey recused himself from review of the following two sign applications due to a professional conflict of interest. A Conflict of Interest form was signed and attached to the record).

Mr. Roan introduced the sign application and stated its location. The applicant has a hand painted mural on the side of the building that is closest to Piggly Wiggly. The mural on this building has been deemed to be a sign by the LMO Administrator per the definition in the LMO. The sign exceeds the maximum

allowable square footage permitted by the LMO and, therefore, is in violation. The mural is considered a sign because it is a graphic or text designed solely to bring attention to the building. The sign exceeds the 40-ft. sign maximum. The staff recommends denial based on this LMO violation. This recommendation is regardless of an interpretation of art, design, or applicability to the Design Guide.

The board discussed the distinction between art and a sign. This is a subjective issue and it is difficult to judge. The board inquired about a grandfathered clause. Mr. Drane stated that the sign would have to have been in compliance with the LMO to begin with to be grandfathered. The sign was not in compliance then and it is not in compliance now. The board discussed approving the aesthetics of an illegal sign but this does not change the fact that it is still an illegal sign.

The applicant, Mr. James Richardson, Coligny Plaza property owner, presented statements in support of the application. The applicant requested a variance from the LMO because the mural is not very visible and it has been part of Coligny Plaza for many years. The board stated that this is a difficult issue to decide. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Vice Chairman Clark made a **motion to approve** the sign application as presented today. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 6-0-1 (*Mr. Qualey abstained*).

Coligny Theatre - Coligny Plaza - Signs

Mr. Roan introduced the application and stated its location. The Coligny Theatre has a series of hand painted murals surrounding the entrance to the theatre doors. These murals have been deemed to be signs by the LMO Administrator per the definition in the LMO. The signs exceed the maximum allowable square footage permitted by the LMO and, therefore, are in violation of the LMO.

The murals are considered signs because they are graphics or text designed solely to bring attention to the building. The signs exceed the 40-ft. sign maximum. The staff recommends denial based on this LMO violation. This recommendation is regardless of an interpretation of art, design or applicability to the Design Guide.

The applicant, Mr. James Richardson, Coligny Plaza property owner, presented statements in support of the application. The applicant requested a variance from the LMO because the murals are not very visible and they have been part of Coligny Plaza for many years. Like the application before this one, the board discussed difficulty in making a final decision on the application. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Vice Chairman Clark made a **motion to approve** the sign application as presented today. Mr. Rosser **seconded** the motion and the motion **passed** with a vote of 6-0-1 (*Mr. Qualey abstained*).

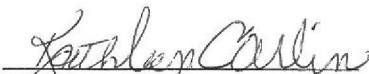
X APPEARANCE BY CITIZENS

None

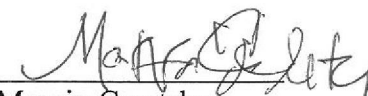
XI ADJOURNMENT

The meeting was adjourned at 4:00pm.

Submitted By:


Kathleen Carlin
Administrative Assistant

Approved By:


Marvin Caretsky
Chairman

DESIGN TEAM/ SIGN COMMENT SHEET

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

PROJECT Jamaican Me Crazy

DRB# DR080076

DATE 12-9-08

RECOMMEND
APPROVE

☐

RECOMMEND
APPROVE W/COND.

☐

RECOMMEND
DENY

☒

FREE STANDING SIGNS

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/N/A	COMMENTS OR CONDITIONS
SIGN FACE IS 3 DIMENSIONAL	No	Can not exceed 10% of façade area
TENANT PANELS LIMITED TO 3 OF SAME SIZE, FONT AND COLOR AND COMPRISE NO MORE THE 1/3 OF THE SIGN FACE		
LOGOS DO NOT EXCEED 10% OF SIGN FACE AND VIVID COLORS ARE LESS THAN 10% OF LOGO		
LIGHTING IS SHIELDED BY THE SIGN OR PLANT MATERIAL		
LANDSCAPING IS ADEQUATE FOR SIZE OF SIGN		

FAÇADE SIGNS

This mural has been deemed a Sign by the LMO Administrator, per the definition in the Land Management Ordinance. It exceeds the maximum allowable SF, and therefore is in violation of the LMO, and is consequently illegal. Staff recommends denial as an LMO violation, regardless of interpretation of design or applicability to the Design Guide.

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
MEETS LMO 16-5-1309 SIZE CRITERIA		
ONLY 2 SIGNS PER FAÇADE (EXCEPT FOR SHOPPING CENTERS)		
COMPLIES WITH SIGN SYSTEM IF SHOPPING CENTER		
CONTAINED WITHIN AN ARCHITECTURAL ELEMENT OF THE BUILDING		
IS SIMILAR IN DESIGN AND CONTENT OF FREE STANDING SIGN(S)		
SIGN HAS 3 DIMENSIONAL FACE		
LOGOS DO NOT EXCEED 10% OF SIGN FACE AND VIVID COLORS ARE LESS THAN 10% OF LOGO		
LIGHTING IS SHIELDED FROM THE PUBLIC WAY		

MISCELLANEOUS LMO REQUIREMENTS (REQUIRED)

CRITERIA	YES/NO/NA
DOES NOT CONTAIN MORE INFORMATION THAN NECESSARY TO PROVIDE REASONABLE IDENTIFICATION OF THE BUSINESS	
MATERIALS, COLORS, SHAPES AND DETAILS REFLECT THOSE OF THE BUILDING	
SIZE AND PROPORTION DOES NOT DOMINATE SITE	
SIZE AND PROPORTION IS COMPATIBLE WITH NEARBY AND ADJACENT	

DESIGN TEAM/ SIGN COMMENT SHEET

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

PROJECT Jamaican Me Crazy

DRB# DR080076

DATE 12-9-08

RECOMMEND
APPROVE ☐

RECOMMEND
APPROVE W/COND. ☐

RECOMMEND
DENY ☒

FREE STANDING SIGNS

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/N/A	COMMENTS OR CONDITIONS
SIGN FACE IS 3 DIMENSIONAL	No	Can not exceed 10% of façade area
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FAÇADE SIGNS

This mural has been deemed a Sign by the LMO Administrator, per the definition in the Land Management Ordinance. It exceeds the maximum allowable SF, and therefore is in violation of the LMO, and is consequently illegal. Staff recommends denial as an LMO violation, regardless of interpretation of design or applicability to the Design Guide.

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MEETS LMO 16-5-1309 SIZE CRITERIA		
ONLY 2 SIGNS PER FAÇADE (EXCEPT FOR SHOPPING CENTERS)		
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SIGN HAS 3 DIMENSIONAL FACE		
LOGOS DO NOT EXCEED 10% OF SIGN FACE AND VIVID COLORS ARE LESS THAN 10% OF LOGO		
LIGHTING IS SHIELDED FROM THE PUBLIC WAY		

MISCELLANEOUS LMO REQUIREMENTS (REQUIRED)

CRITERIA	YES/NO/NA
DOES NOT CONTAIN MORE INFORMATION THAN NECESSARY TO PROVIDE REASONABLE IDENTIFICATION OF THE BUSINESS	
MATERIALS, COLORS, SHAPES AND DETAILS REFLECT THOSE OF THE BUILDING	
SIZE AND PROPORTION DOES NOT DOMINATE SITE	
SIZE AND PROPORTION IS COMPATIBLE WITH NEARBY AND ADJACENT	

DESIGN TEAM/ SIGN COMMENT SHEET

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

PROJECT Coligny Theatre

DRB# DR080077

DATE 12-9-08

RECOMMEND
APPROVE ☐

RECOMMEND
APPROVE W/COND. ☐

RECOMMEND
DENY ☒

FREE STANDING SIGNS

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/N/A	COMMENTS OR CONDITIONS
SIGN FACE IS 3 DIMENSIONAL		
TENANT PANELS LIMITED TO 3 OF SAME SIZE, FONT AND COLOR AND COMPRISE NO MORE THE 1/3 OF THE SIGN FACE		
LOGOS DO NOT EXCEED 10% OF SIGN FACE AND VIVID COLORS ARE LESS THAN 10% OF LOGO		
LIGHTING IS SHIELDED BY THE SIGN OR PLANT MATERIAL		
LANDSCAPING IS ADEQUATE FOR SIZE OF SIGN		

FAÇADE SIGNS

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DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
MEETS LMO 16-5-1309 SIZE CRITERIA	No	Can not exceed 10% of façade area
ONLY 2 SIGNS PER FAÇADE (EXCEPT FOR SHOPPING CENTERS)		
COMPLIES WITH SIGN SYSTEM IF SHOPPING CENTER		
CONTAINED WITHIN AN ARCHITECTURAL ELEMENT OF THE BUILDING		
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SIGN HAS 3 DIMENSIONAL FACE		
LOGOS DO NOT EXCEED 10% OF SIGN FACE AND VIVID COLORS ARE LESS THAN 10% OF LOGO		
LIGHTING IS SHIELDED FROM THE PUBLIC WAY		

MISCELLANEOUS LMO REQUIREMENTS (REQUIRED)

CRITERIA	YES/NO/NA
DOES NOT CONTAIN MORE INFORMATION THAN NECESSARY TO PROVIDE REASONABLE IDENTIFICATION OF THE BUSINESS	
MATERIALS, COLORS, SHAPES AND DETAILS REFLECT THOSE OF THE BUILDING	
SIZE AND PROPORTION DOES NOT DOMINATE SITE	

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: 9/24/2024

CATEGORY: Alteration / Mural - Conceptual

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's brick wall.
Dimensioned Details and of Sections	☒	☐	☐	
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	☒	☐	☐	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	☒	☐	☐	
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 based on previous approvals for murals by the Design Review Board with the following conditions to be provided prior to the Final submittal:
 - a. Colors shall be of a natural base to blend into the architecture and landscaping.
2. Any additional information as required by the Board.

**18 New Orleans Road
Addition - Conceptual
September 24th, 2024
DRB-001237-2024**



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

FOR OFFICIAL USE ONLY

Date Received: 8/30
Accepted by: BA
DRB #: 1237-2024
Meeting Date: _____

Applicant/Agent Name: Brad Childs Company: Southern Mainland Construction
Mailing Address: 10 Capital Dr. City: HIT State: SC Zip: 29926
Telephone: 843-689-9604 Fax: _____ E-mail: brad@southernmainlandsc.com
Project Name: Munzig's Restaurant Project Address: 18 New Orleans Rd.
Parcel Number [PIN]: R552 015 000 0074 0000
Zoning District: _____ Overlay District(s): _____

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

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

Project Category:

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

☒ Alteration/Addition
☐ Sign

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

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

1237-2024

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.
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- _____ 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.
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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.

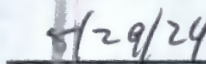
Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. ☐ YES ☒ NO

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

18 New Orleans Road PROJECT NARRATIVE

Lindsay Belich

1237-2024

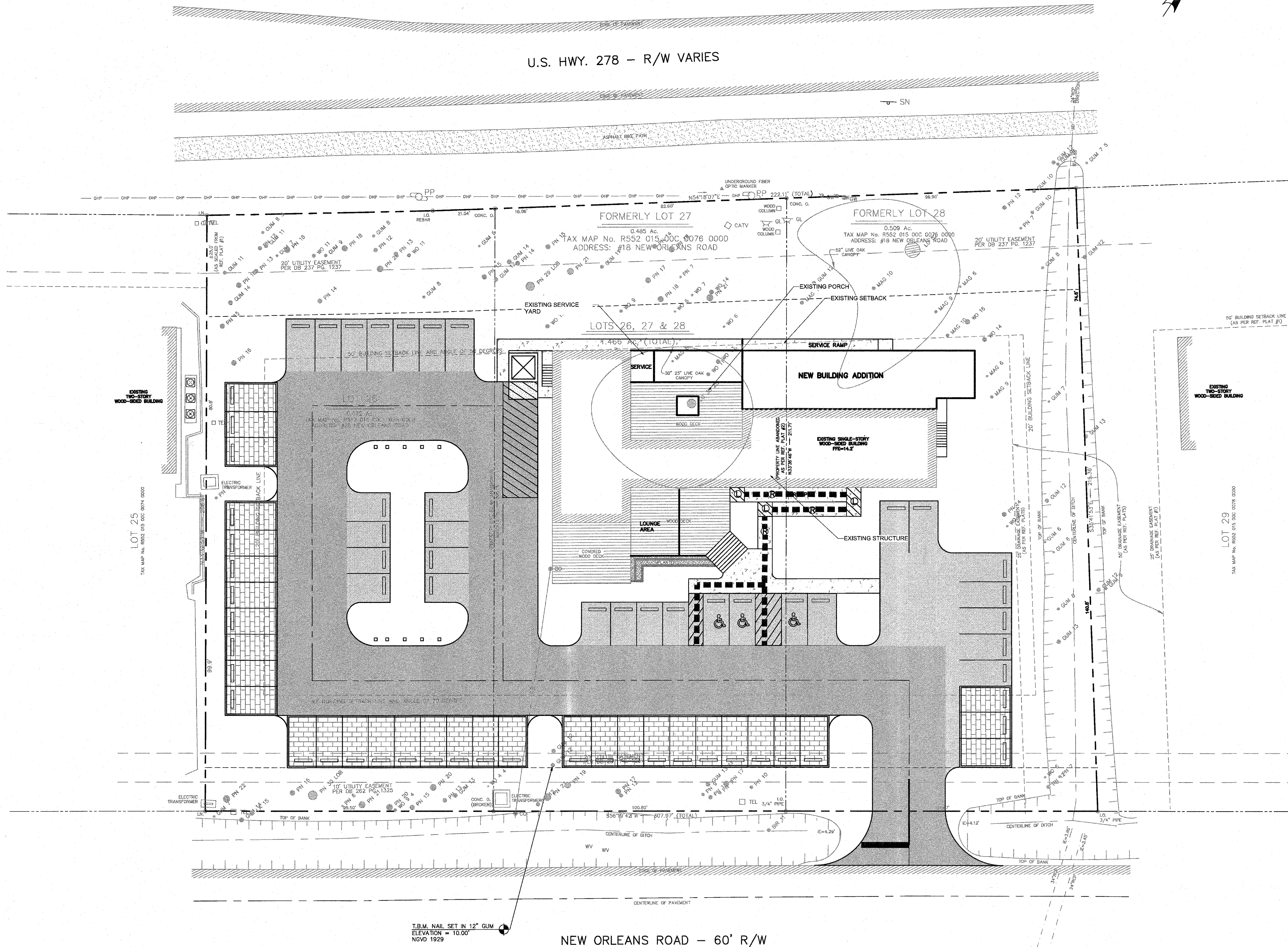
From: Brad Childs
Sent: Saturday, August 10, 2024 4:35 PM
To: melissapl@hiltonheadislandsc.gov
Cc: Lindsay Belich; Brad Childs
Subject: Nunzios restaurant plan

Melissa,

Thanks so much taking my call and for your help with this. As we discussed on the phone we would like to expand the back porch facing 278 by 10' to the back of the current building and add a roof over the porch. The roof would be the same standing seam metal as currently exist and would have a hole for the tree and 8 skylights. The current porch wall facing 278 is concrete block, we would replace this with a softer looking horizontal wood plank painted the same color as the building. There is an existing service yard containing 3 HVAC units in part of the expansion area that we will move. We would relocate one to the roof beside a current system behind the knee wall. The other two would go on a new right side (from the front of the building) service yard beside the current employee entrance stairs-see photo. You can't see this from 278 and it's pretty shielded by a tree from New Orleans road. It's not shown on the roof plan but I tried to show it in the photo as well as the back area in the other photo. We are inside all setbacks.

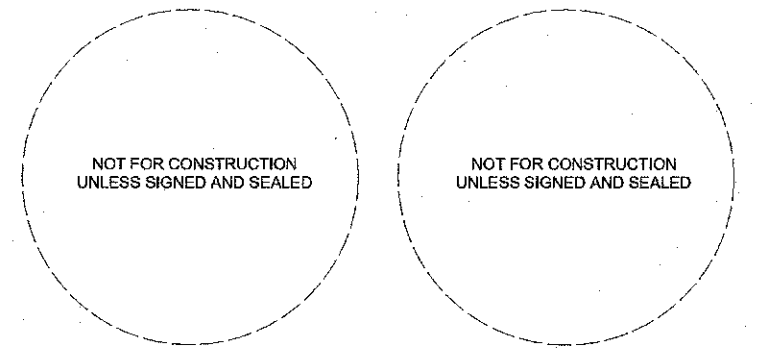
I hope this gives you enough information and if you have any additional questions please give me a call on my cell: 864-918-4600.
Thanks again!

18 New Orleans Road PLAN SET



GRAPHIC SCALE

1 EXISTING SITE PLAN
Scale: 1/16" = 1'-0"



PROJECT:
**NUNZIO'S
RESTAURANT**

ADDRESS:
**18 New Orleans Rd,
Hilton Head Island, SC**

ISSUE / REVISION:
9/19/2022 UPDATED SERVICE YARD
AND SITE PLAN
9/26/2022 UPDATED SITEPLAN

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DRAWN BY: T. Michaels
REVIEWED BY: T. Michaels
PROJECT ID: 21-016B

SHEET TITLE:

**PROPOSED SITE
PLAN**

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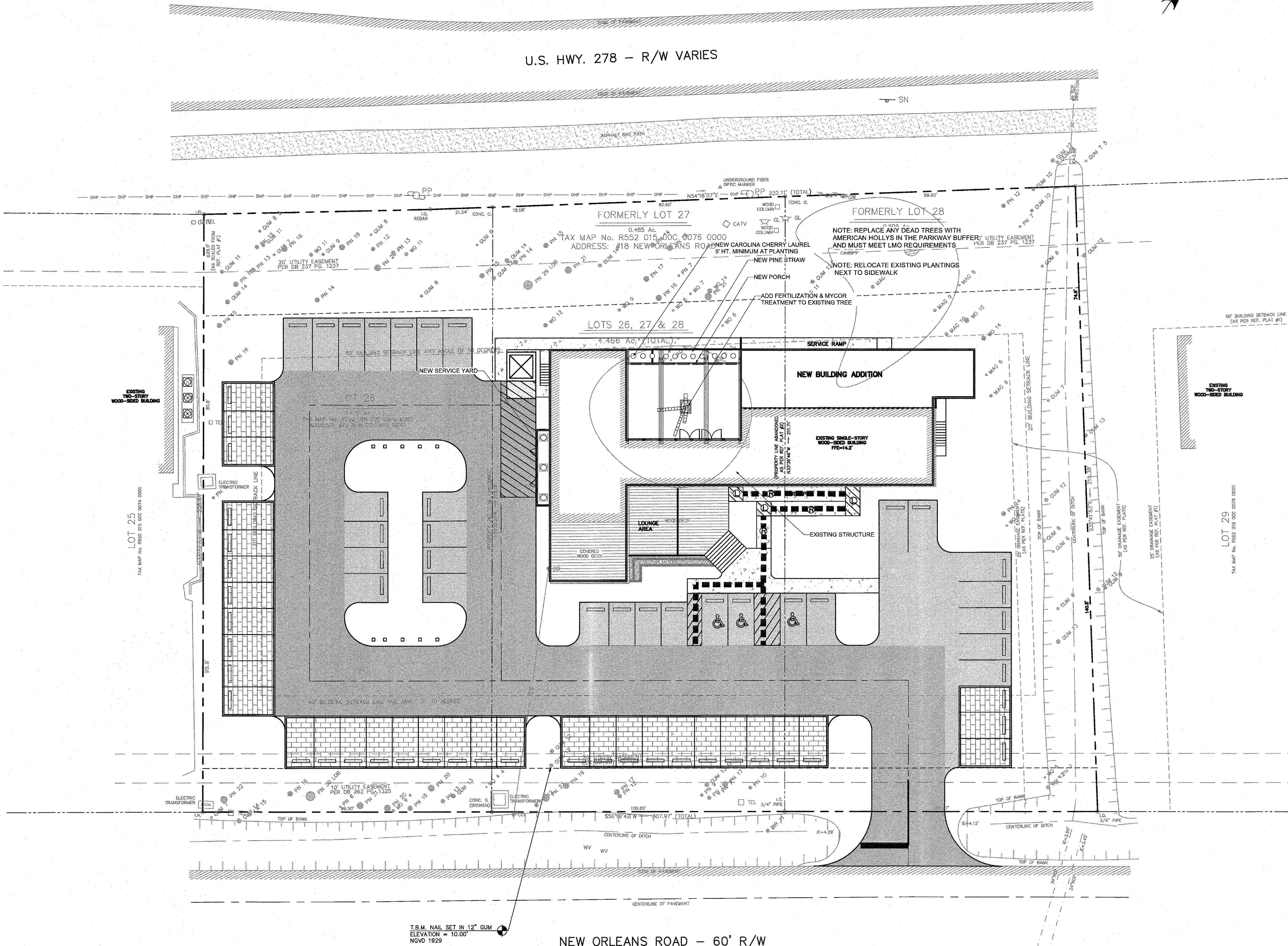
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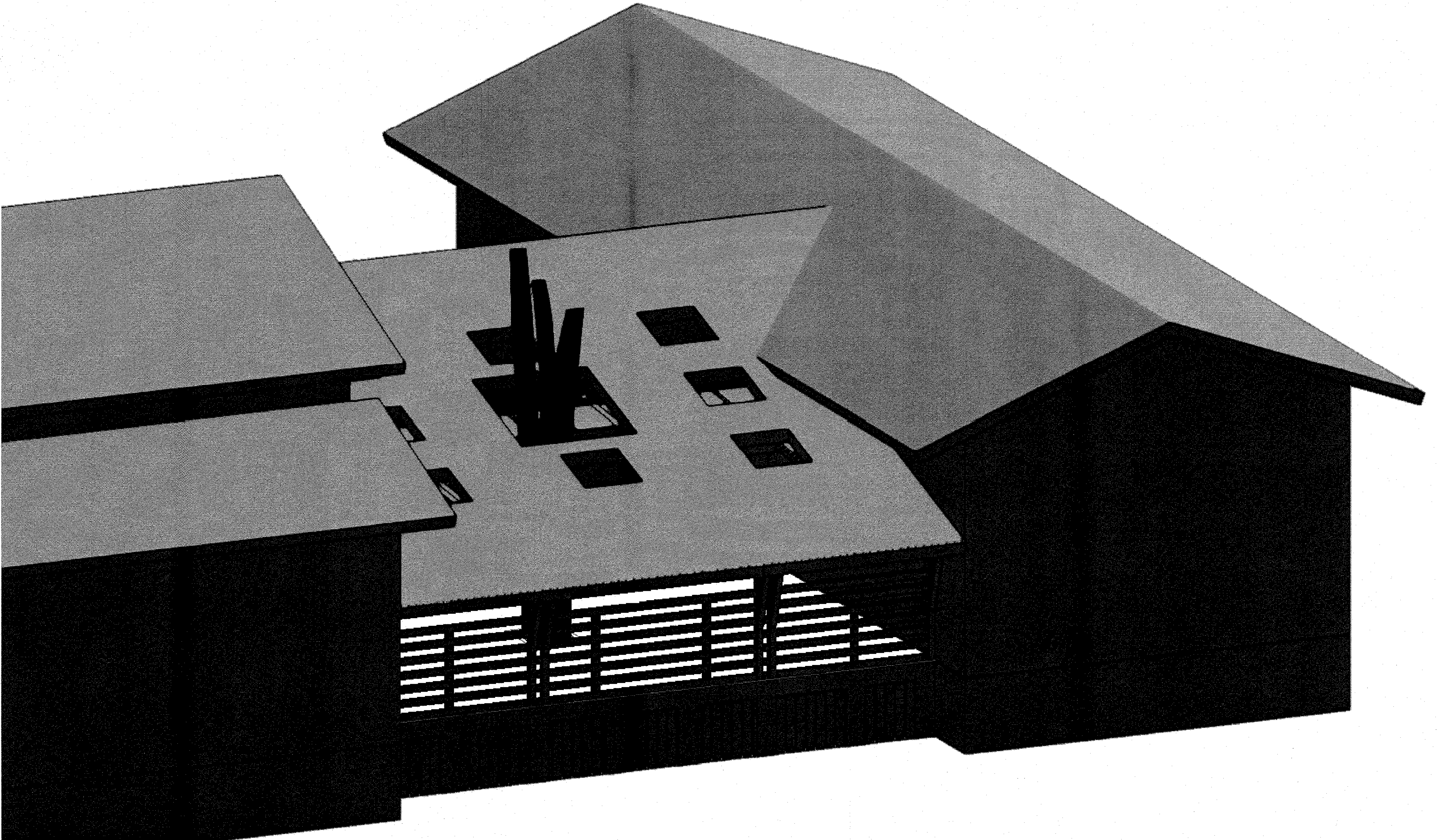
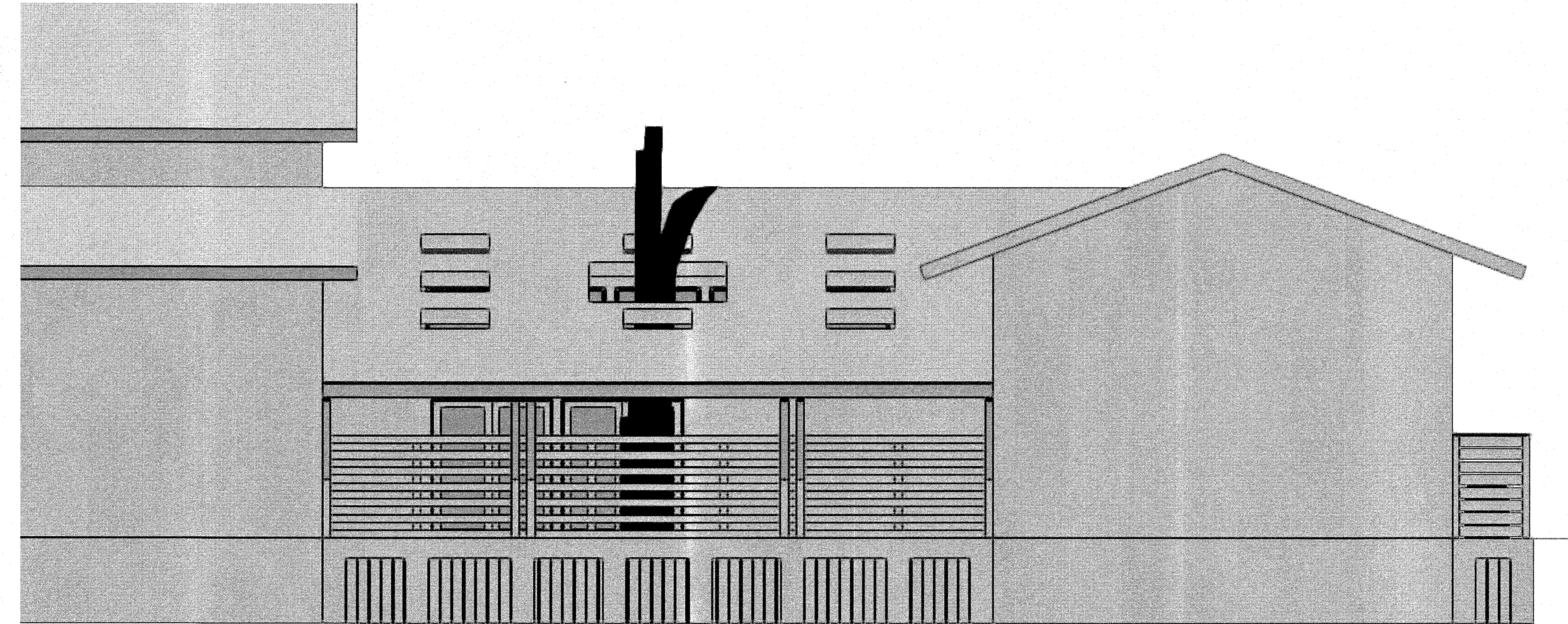
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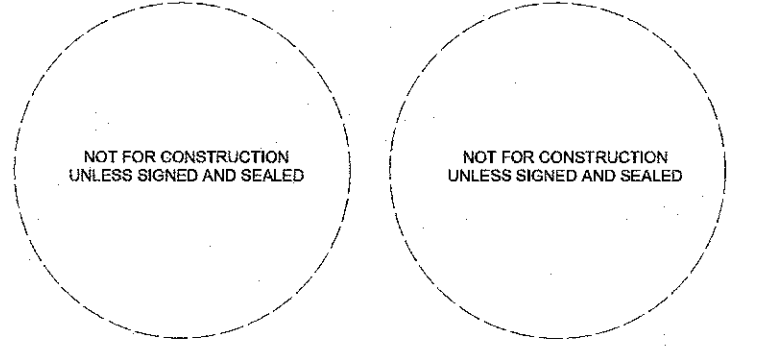
PHIC SCALE

1 PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"



architecture + planning

SM7 DESIGN LLC
1011 BAY STREET, STE 314
BEAUFORT SC 29002



PROJECT:
NUNZIO'S
RESTAURANT

ADDRESS:
18 New Orleans Rd,
Hilton Head Island, SC

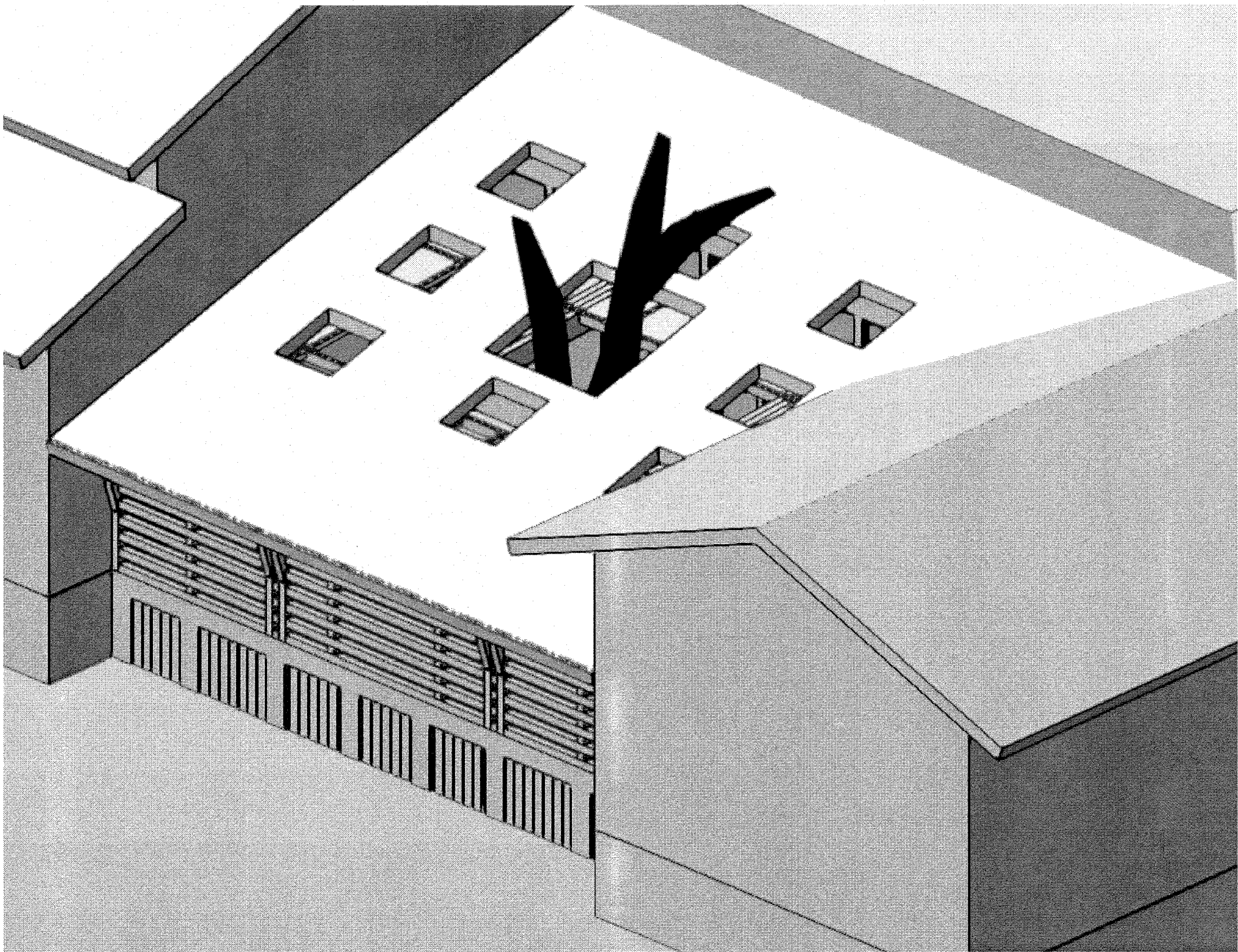
ISSUE / REVISION:
9/19/2022 UPDATED SERVICE YARD
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2/13/2023 ADJUSTMENTS FOR
SUBMITTAL

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DRAWN BY: T. Michaels
REVIEWED BY: T. Michaels
PROJECT ID: 22-011
SHEET TITLE:

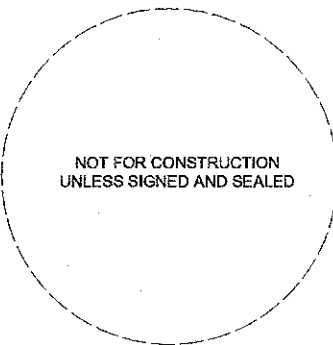
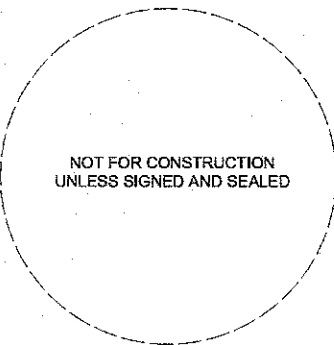
VIEWS

A401



architecture + planning

SM7 DESIGN LLC
1011 BAY STREET, STE 314
BEAUFORT SC 29002



PROJECT:
**NUNZIO'S
RESTAURANT**

ADDRESS:
**18 New Orleans Rd,
Hilton Head Island, SC**

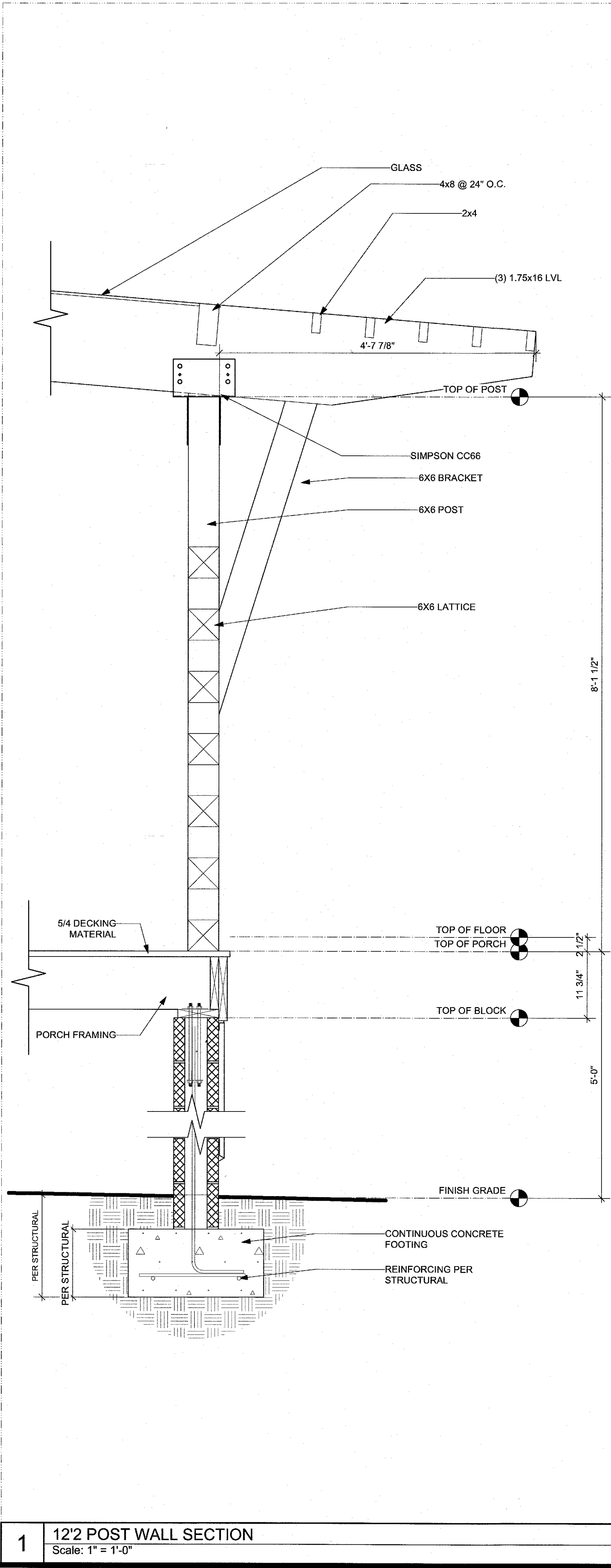
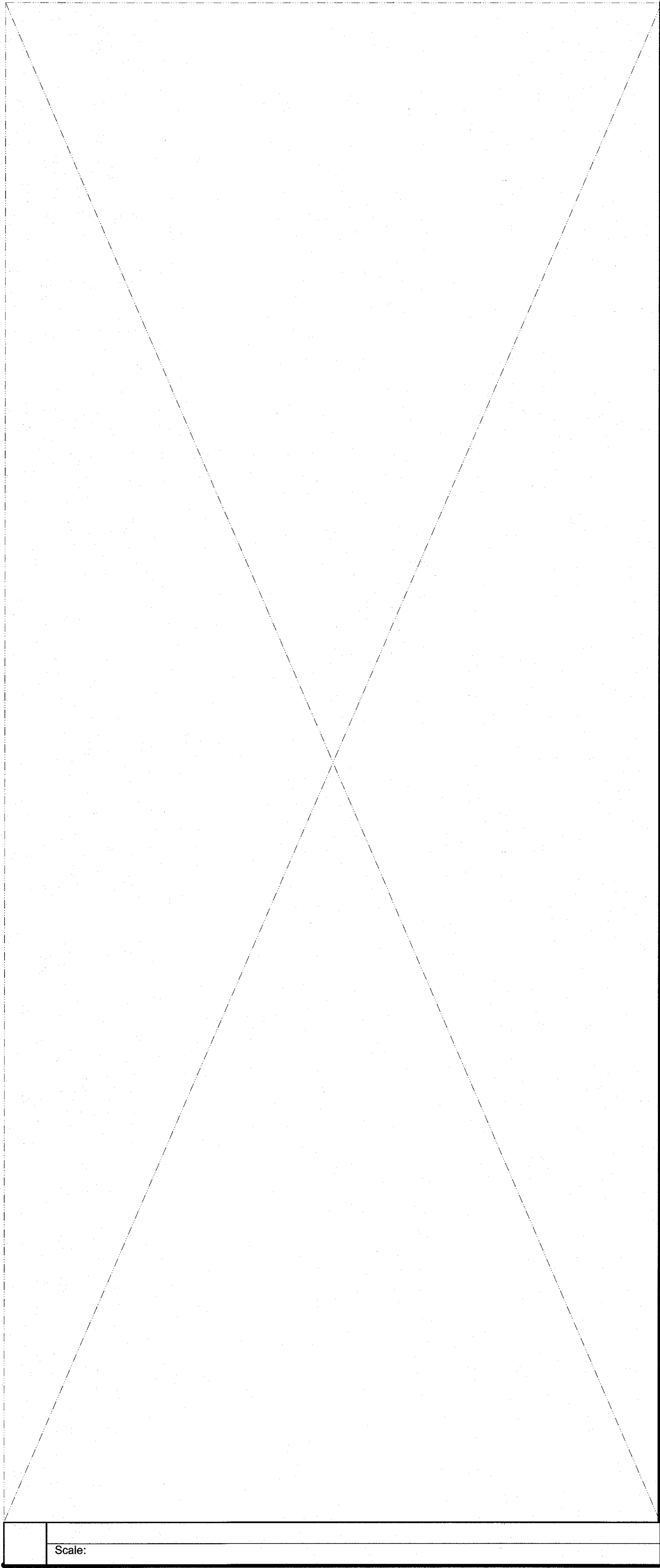
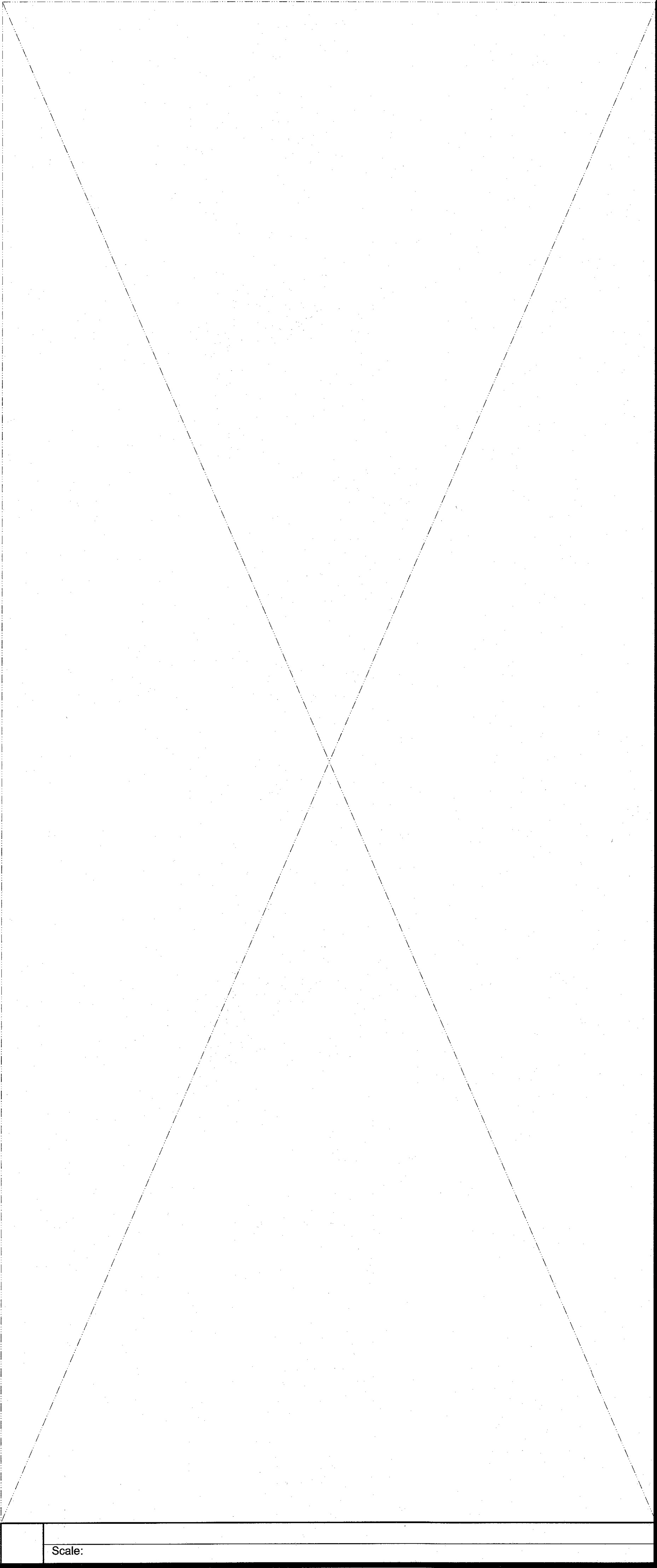
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DRAWN BY:	T. Michaels
REVIEWED BY:	T. Michaels
PROJECT ID:	22-011
SHEET TITLE:	

VIEWS

A402

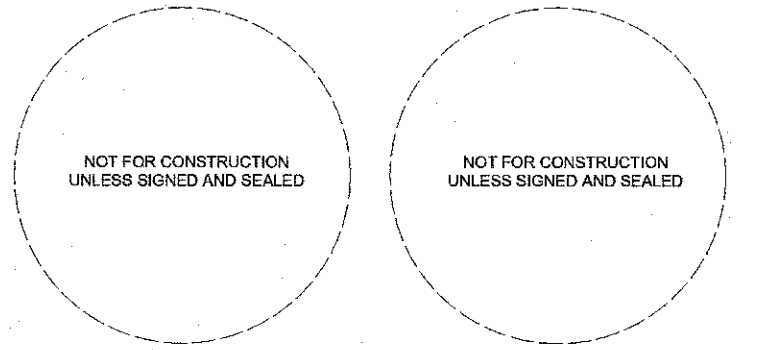


1 12'2 POST WALL SECTION
Scale: 1" = 1'-0"



architecture + planning

SM7 DESIGN LLC
1011 BAY STREET, STE 314
BEAUFORT SC 29002



PROJECT:
NUNZIO'S
RESTAURANT

ADDRESS:
18 New Orleans Rd,
Hilton Head Island, SC

ISSUE / REVISION:
9/19/2022 UPDATED SERVICE YARD
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DRAWN BY: T. Michaels
REVIEWED BY: T. Michaels
PROJECT ID: 21-016B
SHEET TITLE:

WALL SECTIONS

A501

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: 18 New Orleans Road

DRB-001237-2024

DATE: 9/24/2024

CATEGORY: Nunzio's – 18 New Orleans Road

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

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

ARCHITECTURAL DESIGN

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

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

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

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

NATURAL RESOURCE PROTECTION

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

COMMENTS & CONDITIONS

1. Staff recommends approval of the conceptual submittal with the following conditions:
 - a. Provide a Boundary Survey.
 - b. Include details on how the addition is attached to the existing building.
 - c. Provide existing and proposed landscape plans.
 - d. Provide plant selections to verify they are native species
 - e. Provide an exterior lighting that may be used.
 - f. Provide a roof plan with the existing and proposed addition.
 - g. Provide a 11'x 17'Materials Board.

2. Any additional information as required by the Board.



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: Sarah Kepple Company: Pearce Scott Architects
Mailing Address: 6 State of Mind St, Suite 200 City: Bluffton State: SC Zip: 29910
Telephone: 843-837-5700 Fax: _____ E-mail: sarah@pscottarch.com
Project Name: HMFP, Archeology Research Facility Project Address: 40 Harriet Tubman Way, HHI
Parcel Number [PIN]: R 510-005-000-0248-0000 and R 510-005-000-0208-0000
Zoning District: PR (parks & rec) Overlay District(s): COR

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

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

Project Category:

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

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- ☒ 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:

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- _____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.
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- _____ Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.
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- _____ 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.
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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.

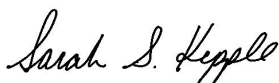
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A representative for each agenda item is strongly encouraged to attend the meeting.

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

09-09-2024

DATE



September 10, 2024

Re: Concept DRB Submittal
Project: Historic Mitchelville Freedom Park, Archeology Research Facility
40 Harriet Tubman Way, HHI

Dear Design Review Board,

Enclosed you will find our Conceptual Submittal for the new Archeology Research Facility at Historic Mitchelville Freedom Park. This project is part of a larger previously approved Master Plan.

Including:

- DRB Application
- List of Projects at Historic Mitchelville
- Master Plan of Historic Mitchelville
- Narrative of Master Plan for Historic Mitchelville
- Folder with Previously approved development at Mitchelville
- Existing Site Survey
- Archeology Building, Site Analysis
- Archeology Building, Narrative
- Archeology Building, Architectural Concept Drawings
- Archeology Building, Landscape Concept Plan
- Existing Site Photos

We understand that there are a lot of moving parts with this project and we're happy to discuss as needed.

Sincerely,

Sarah S. Kepple
Project Manager
Pearce Scott Architects
sarah@pscottarch.com



Narrative

Historic Mitchelville Freedom Park, Archeology Research Facility
40 Harriet Tubman Way, HHI

The new Archeology Research Facility at Historic Mitchelville Freedom Park is part of an overall, previously approved, Master Plan. This project includes a new 4,709 square foot commercial building and will be supported by a small fifteen-space parking lot.

The design of the first structure in the new Historic Mitchelville Freedom Park campus is an important first step to reviving and celebrating the spirit of this historic site. Mitchelville was the first self-governing town of freedmen and had the first compulsory education law in South Carolina. In addition to the town of Mitchelville this site is also known as the Fish Haul Archeological site. Fish Haul has a much older history of native American seasonal settlements. Oyster shell middens, prehistoric pottery, historic ceramics along with other artifacts have been excavated and provide a deeper layer of history to the site. Incorporating oyster shell accents as part of the project seems like an appropriate nod to this more ancient and less documented history.

The general spirit of the building is simple straightforward affordable construction. This building will be functional at its core with little need for excess decoration or adornments much like the Historic Mitchelville structures would have been. We introduced a butterfly roof on the sides intersecting a shed roof at the front. Behind the front roof about halfway back the roof is flat behind a short wall, hidden by the roof slope, that hides the mechanical units from view while keeping easy access to them. The whole project is metaphorically taking off with this first building so we gave it wings.



For the siding we also mixed it up by calling out Hardie Architectural panels instead of siding. This gave us some artistic freedom on the pattern of the panels, which felt more appropriate to the new design direction. It also embraces the spirit of the original Mitchelville homes that used the most durable and available products to build their homes. They had wood siding so that is what they used; but if panels had been available, I bet they would have used those. Panels would be preferred for ease of installation and durability.

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	N48°04'21"E	34.93
L2	S48°10'50"W	34.93
L3	S47°28'14"W	7.56
L4	S41°35'35"E	65.16
L5	N43°52'26"W	35.17
L6	OMITTED	OMITTED
L7	S41°42'51"E	26.41
L8	N17°19'23"E	9.30
L9	N34°59'07"E	81.16
L10	N24°08'52"E	1.03
L11	N29°25'18"E	37.56
L12	N26°49'32"E	37.95
L13	S24°08'52"E	27.04
L14	S30°12'22"W	66.00
L15	S25°28'22"W	31.93
L16	S09°58'17"W	38.39
L17	S07°14'52"W	48.75
L18	S12°31'28"W	37.50
L19	S05°36'12"W	52.09
L20	S30°15'31"W	30.37
L21	S39°24'13"W	45.48
L22	S19°49'19"W	39.08
L23	S27°32'30"W	20.91
L24	S27°32'30"W	23.75
L25	S41°08'14"W	16.46
L26	S41°08'14"W	12.38
L27	S52°17'15"E	62.92
L28	S48°22'44"W	38.40
L29	S57°53'18"W	46.46
L30	S52°43'23"W	25.31
L31	S75°06'09"W	15.88
L32	N82°59'50"W	7.56
L33	N82°59'50"W	10.76
L34	N87°46'28"W	11.31
L35	N87°46'28"W	17.33
L36	N71°00'34"W	21.46
L37	N32°57'16"W	17.16
L38	N58°06'08"W	14.27
L39	S78°22'34"W	20.80
L40	S63°20'30"W	26.37
L41	N87°15'31"W	15.54
L42	N87°15'31"W	1.31
L43	S75°29'17"W	30.65
L44	S52°10'12"W	11.17
L45	S08°42'12"W	21.16

N/F
TOWN OF HILTON HEAD ISLAND SC
BEAUFORT COUNTY SOUTH CAROLINA
(PARCEL 248)
TMS R510 005 000 0248 0000
PB:100 PG:191
PB:132 PG:174
DB:3149 PG:1500
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0.838 AC.

N/F
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BEAUFORT COUNTY SOUTH CAROLINA
TMS R510 005 000 0101 0000
PB:134 PG:28
DB:3149 PG:1500
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N/F
TOWN OF HILTON HEAD ISLAND
BEAUFORT COUNTY SOUTH CAROLINA
(PARCEL 10A)
TMS R510 005 000 010A 0000
PB:111 PG:176
PB:132 PG:173
DB:3149 PG:1500
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1.005 AC.

N/F
TOWN OF HILTON HEAD ISLAND
TMS R510 005 000 0208 0000
PB:30 PG:63
PB:77 PG:89
DB:1102 PG:1328
PROJECT AREA
413,685 S.F.
9.497 AC.

TOWN OF HILTON HEAD ISLAND LMO SECTION 16.5-112.B DISCLOSURE STATEMENT

SOME OR ALL AREAS ON THIS PLAT ARE FLOOD HAZARD AREAS AND HAVE BEEN IDENTIFIED AS HAVING AT LEAST A ONE PERCENT CHANCE OF BEING FLOODED IN ANY GIVEN YEAR BY RISING TIDAL WATERS ASSOCIATED WITH POSSIBLE HURRICANES. LOCAL REGULATIONS REQUIRE THAT CERTAIN FLOOD HAZARD PROTECTIVE MEASURES BE INCORPORATED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES IN THESE DESIGNATED AREAS. REFERENCE SHALL BE MADE TO THE DEVELOPMENT COVENANTS AND RESTRICTIONS OF THIS DEVELOPMENT AND REQUIREMENTS OF THE TOWN BUILDING OFFICIAL. IN ADDITION, FEDERAL LAW REQUIRES MANDATORY PURCHASE OF FLOOD INSURANCE AS A PREREQUISITE TO FEDERALLY INSURED MORTGAGE FINANCING IN THESE DESIGNATED FLOOD HAZARD AREAS.

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT (SCHEMATIC) PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELIVERING THE PERMIT AUTHORITY OF SCHEMATIC DESIGN, SCHEMATIC DESIGN IN THIS PLAT MOVES ITS RIGHT TO ASSERT PERMIT AUTHORITY AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

Nathan P 05/17/23

THE critical line shown on this plat is valid for five years from the date of this statement, subject to the evolutionary language above.

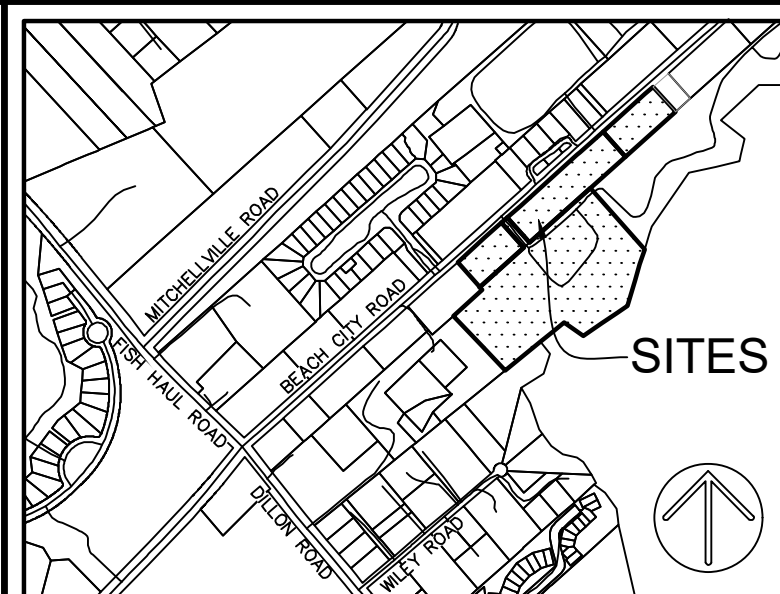
LEGEND

△	CALC POINT - CORNER NOT SET
CMF	CONC. MONUMENT FOUND
CMFD	CONC. MONUMENT FOUND DISTURBED
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
RBF	IRON REBAR FOUND
RBFd	IRON REBAR FOUND DISTURBED
●	BOLLARD
OCJ	CABLE JUNCTION BOX
□	CONTROL PANEL
⊕	ELECTRIC METER
⌵	FIRE HYDRANT
⊞	FIBER OPTIC BOX
⊞	HANDICAP PARKING
⊞	IRRIGATION CONTROL VALVE
⊞	JUNCTION BOX
⊞	MARSHGRASS
⊞	POST

○	SANITARY SEWER CLEAN OUT
○	SANITARY SEWER MANHOLE
○	SIGN
○	SPIGOT
○	SPOT ELEVATION
○	TELEPHONE JUNCTION BOX
○	TELEPHONE PEDESTAL
○	TRANSFORMER-ELECTRIC
○	TRASH CAN
○	TREE LIMB
○	UNDERGROUND FIBER OPTICS MARKER
○	WATER METER
○	WATER VALVE
○	2" PVC CONDUIT
○	BAY
○	BLACK GUM
○	CHERRY
○	SWEET GUM

HIC	HICKORY
LA	LAUREL OAK
LO	LIVE OAK
MAG	MAGNOLIA
MAP	RED MAPLE
MUL	MULBERRY
P	PINE
PA	PALMETTO
WO	WATER OAK
WXM	WAX MYRTLE
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
HDPE	HIGH DENSITY POLY-ETHYLENE PIPE
IE	INVERT ELEVATION
OCRM	OCEAN AND COASTAL RESOURCE MANAGEMENT
PD	PIPE DIRECTION
RCP	REINFORCED CONCRETE PIPE
WSE	WATER SURFACE ELEVATION

BB	BOTTOM OF BANK
CL	CONTOUR LINE
CLD	CENTERLINE OF DITCH
X	FENCE LINE
FM	FORCEMAIN
TO	TOP OF BANK
OPY	TREE CANOPY
UD	UNDERGROUND DRAINAGE LINE
UE	UNDERGROUND ELECTRIC LINE
UFO	UNDERGROUND FIBER OPTICS LINE
UT	UNDERGROUND TELEPHONE
W	UNDERGROUND WATER LINE
BD	BOARDWALK/DOCK
CON	CONCRETE
ED	EDGE OF PAVEMENT
GRA	GRAVEL



VICINITY MAP NOT TO SCALE

NOTES

- FULL LEGEND, LINE & CURVE TABLES, FULL PROPERTY INFORMATION & ACRES, DIER SIGNATURE AND FLOOD DISCLOSURE STATEMENT ARE LOCATED ON COVER SHEET.
- THESE PARCELS APPEAR TO BE IN MULTIPLE FLOOD ZONES: X, X (0.2% CHANCE), AE (ELEVATION 10' & 11'). COMMUNITY 450250 (TOWN OF HILTON HEAD ISLAND), MAP NUMBERS 4501304526 AND 4501304566.
- CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
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- LINE TAGS ARE IN SEQUENTIAL ORDER.
- THESE PROPERTIES FALL WITHIN THE AIRPORT-OVERLAY DISTRICT, INCLUDING A PORTION OF THE APPROACH PATH.
- PER THE HILTON HEAD ISLAND LMO, 16-3-106.6.3.3: THESE PROPERTIES LIE EITHER PARTIALLY OR WHOLLY WITHIN THE HILTON HEAD ISLAND AIRPORT OVERLAY DISTRICT AND ARE SUBJECT TO NOISE THAT MAY BE OBJECTIVE.
- THESE PROPERTIES ARE SUBJECT TO "NO NOISE LINES" 60' DATA FROM THE TOWN OF HILTON HEAD ISLAND AIRPORT OVERLAY DISTRICT ESTABLISHED: 1987 LMO, LAST REVISED: 06-01-2022, PER LMO, CHAPTER 3, SECTION: 16-3-106.6.

REFERENCES

- DEED BOOK:3149 PAGE:1500
- DEED BOOK:329 PAGE:1350
- DEED BOOK:1102 PAGE:1328
- DEED BOOK:3210 PAGE:2689
- PLAT BOOK:11 PAGE:34
- PLAT BOOK:29 PAGE:158
- PLAT BOOK:27 PAGE:48
- PLAT BOOK:29 PAGE:100
- PLAT BOOK:77 PAGE:89
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- PLAT BOOK:110 PAGE:132
- PLAT BOOK:111 PAGE:176
- PLAT BOOK:124 PAGE:124
- PLAT BOOK:132 PAGE:173
- PLAT BOOK:132 PAGE:174
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PREPARED FOR:
TOWN OF HILTON HEAD
AN AS-BUILT, TREE AND TOPOGRAPHIC SURVEY OF
HISTORIC MITCHELLE
FREEDOM PARK

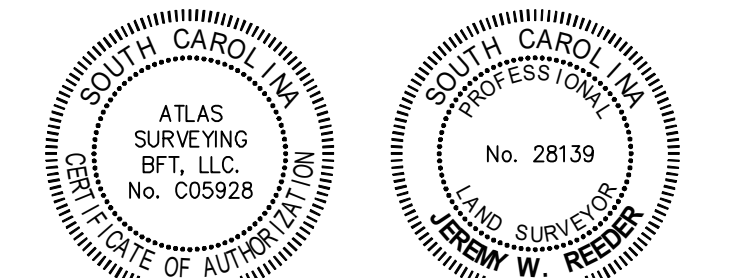
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AND A PORTION OF
R510 005 000 0208 0000
THE TOWN OF HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: JLG
FIELD CHECK: JRG
DRAWN BY: JRG
FIELD DATE: 04-21-2023
PLAT DATE: 05-02-2023
SCALE: 1"=60'
PROJECT NO.: BFT-18296
FILE: BFT-18296 TLDWG

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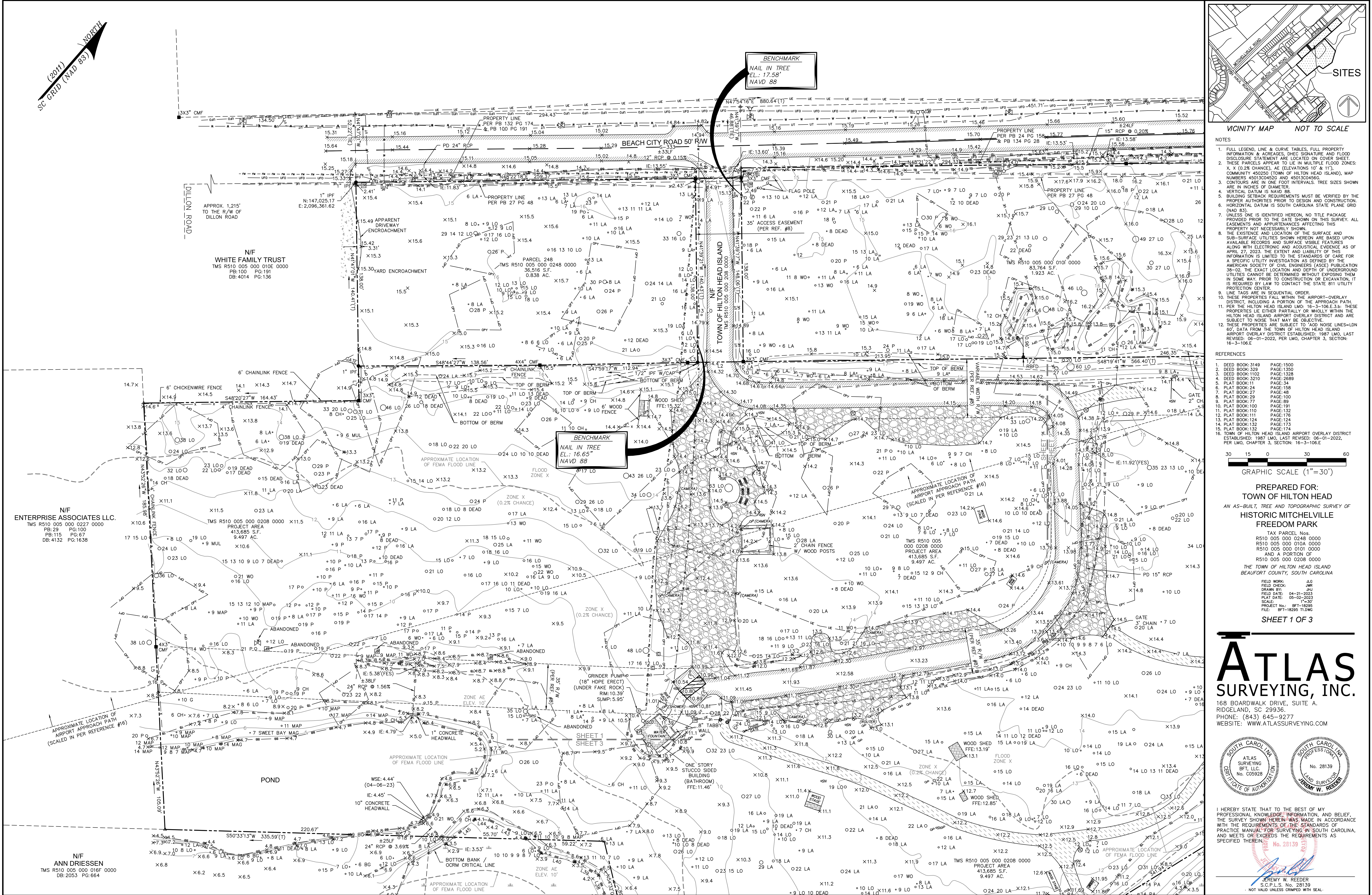
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168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

Jeremy W. Reeder
S.C.P.L.S. No. 28139
- NOT VALID UNLESS CRIMPED WITH SEAL -



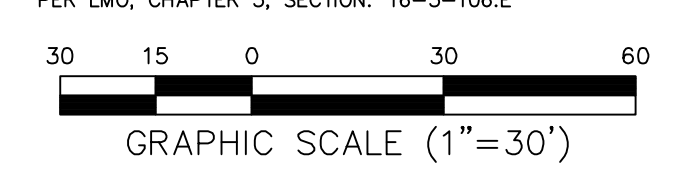
VICINITY MAP NOT TO SCALE

NOTES

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8. LINE TAGS ARE IN SEQUENTIAL ORDER.
9. THESE PROPERTIES FALL WITHIN THE AIRPORT-OVERLAY DISTRICT INCLUDING A PORTION OF THE APPROACH PATH.
10. PER THE HILTON HEAD ISLAND LMO: 16-3-106.6.3.3: THESE PROPERTIES LIE EITHER PARTIALLY OR WHOLLY WITHIN THE HILTON HEAD ISLAND AIRPORT OVERLAY DISTRICT AND ARE SUBJECT TO NOISE THAT MAY BE OBJECTIVE.
12. THESE PROPERTIES ARE SUBJECT TO "ADD NOISE LINES" LMO: 607 DATA FROM THE TOWN OF HILTON HEAD ISLAND AIRPORT OVERLAY DISTRICT ESTABLISHED: 1987 LMO, LAST REVISED: 06-01-2022, PER LMO, CHAPTER 3, SECTION: 16-3-106.6.

REFERENCES

- | | |
|---|-----------|
| 1. DEED BOOK:3149 | PAGE:1500 |
| 2. DEED BOOK:329 | PAGE:1350 |
| 3. DEED BOOK:102 | PAGE:1328 |
| 4. DEED BOOK:3210 | PAGE:2689 |
| 5. PLAT BOOK:11 | PAGE:34 |
| 6. PLAT BOOK:24 | PAGE:158 |
| 7. PLAT BOOK:27 | PAGE:48 |
| 8. PLAT BOOK:29 | PAGE:100 |
| 9. PLAT BOOK:77 | PAGE:89 |
| 10. PLAT BOOK:100 | PAGE:191 |
| 11. PLAT BOOK:110 | PAGE:132 |
| 12. PLAT BOOK:111 | PAGE:176 |
| 13. PLAT BOOK:124 | PAGE:124 |
| 14. PLAT BOOK:132 | PAGE:173 |
| 15. PLAT BOOK:132 | PAGE:174 |
| 16. TOWN OF HILTON HEAD ISLAND AIRPORT OVERLAY DISTRICT ESTABLISHED: 1987 LMO, LAST REVISED: 06-01-2022, PER LMO, CHAPTER 3, SECTION: 16-3-106.6. | |



PREPARED FOR:
TOWN OF HILTON HEAD

AN AS-BUILT, TREE AND TOPOGRAPHIC SURVEY OF
HISTORIC MITCHELLE
FREEDOM PARK

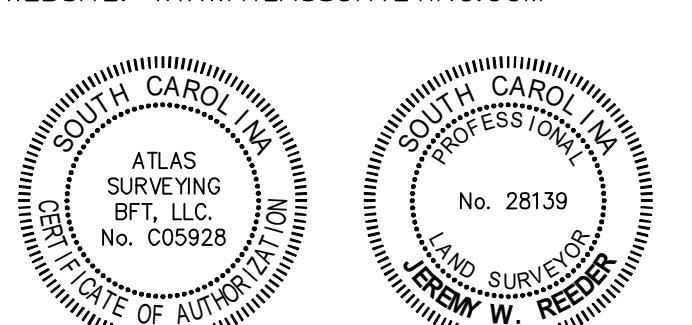
TAX PARCEL Nos.
R510 005 000 0248 0000
R510 005 000 0104 0000
R510 005 000 0101 0000
AND A PORTION OF
R510 005 000 0208 0000
THE TOWN OF HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: JLG
FIELD CHECK: JLG
DRAWN BY: JHG
FIELD DATE: 04-21-2023
PLAT DATE: 05-02-2023
SCALE: 1"=30'
PROJECT No.: BFT-18296
FILE: BFT-18296

SHEET 1 OF 3

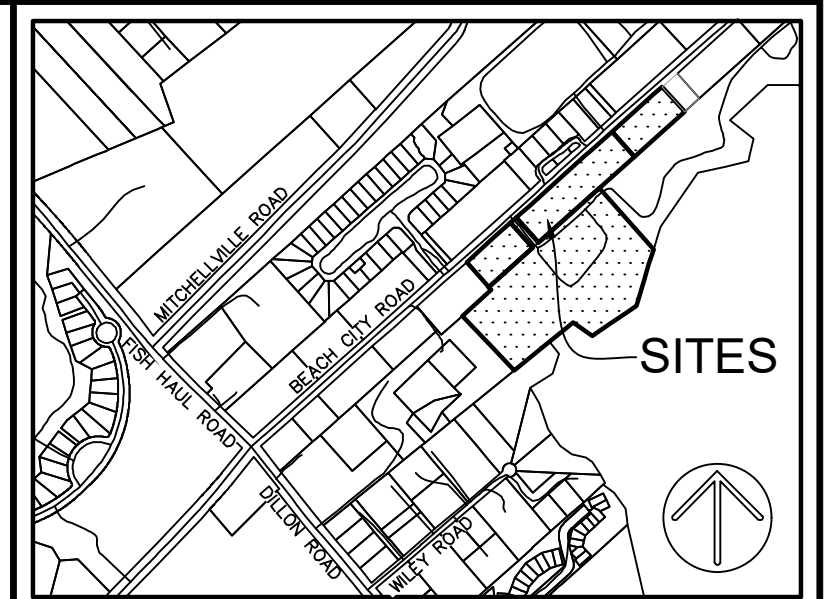
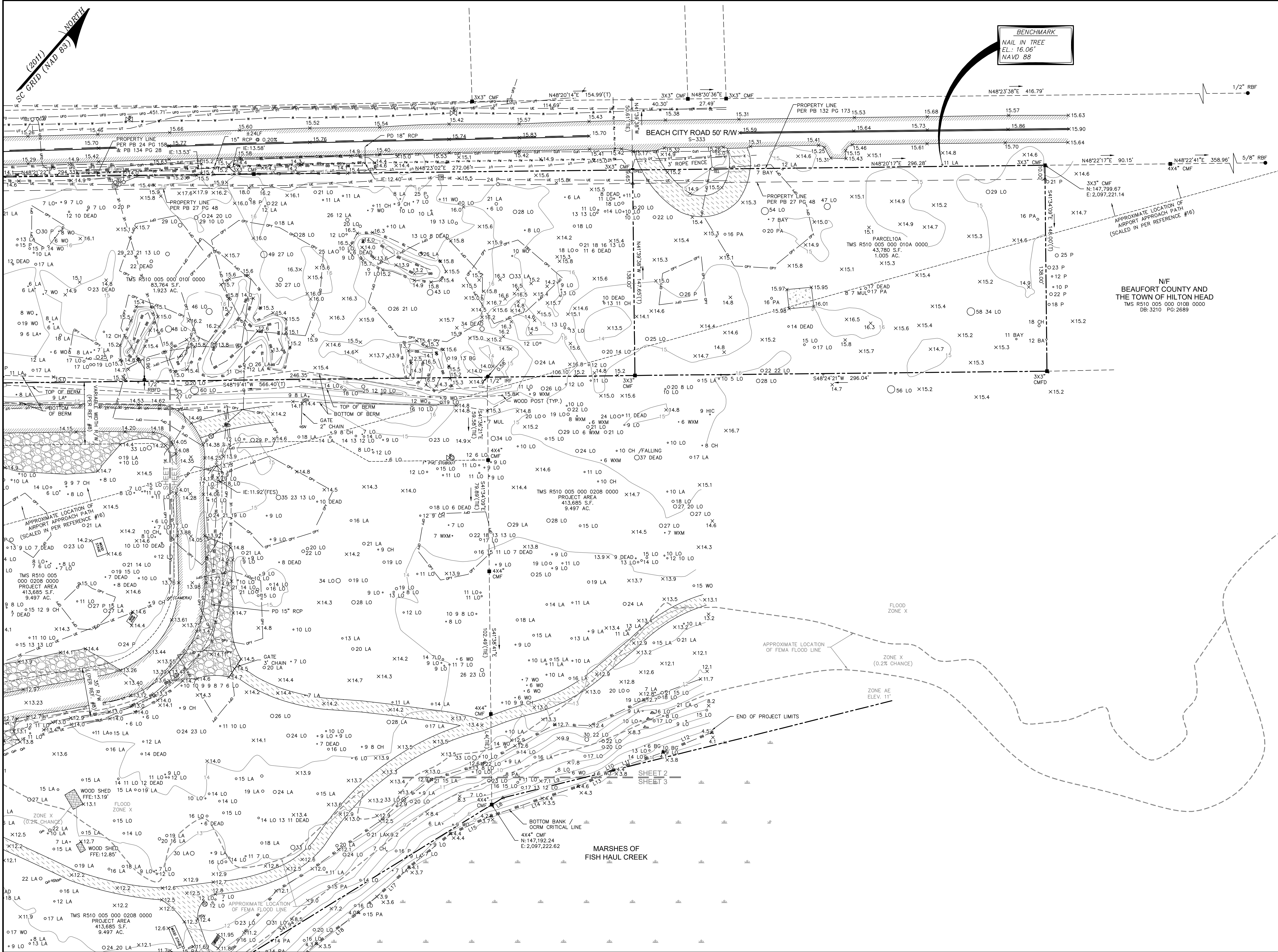
ATLAS
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Jeremy W. Reeder
S.C.P.L.S. No. 28139
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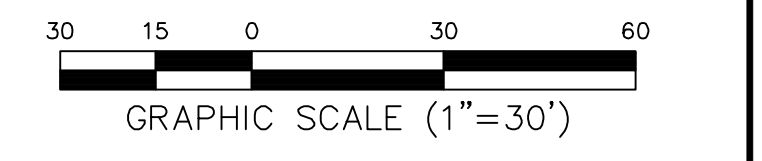


VICINITY MAP NOT TO SCALE

- NOTES
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 3. CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
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16. TOWN OF HILTON HEAD ISLAND AIRPORT OVERLAY DISTRICT ESTABLISHED: 1987 LMO, LAST REVISED: 06-01-2022, PER LMO, CHAPTER 3, SECTION: 16-3-106.6.	



PREPARED FOR:
TOWN OF HILTON HEAD
AN AS-BUILT, TREE AND TOPOGRAPHIC SURVEY OF
**HISTORIC MITCHELLVILLE
FREEDOM PARK**

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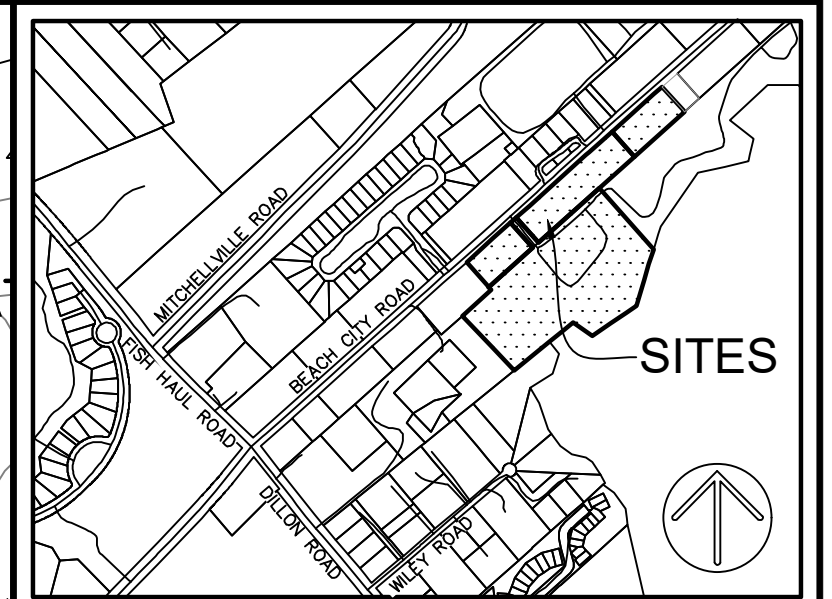
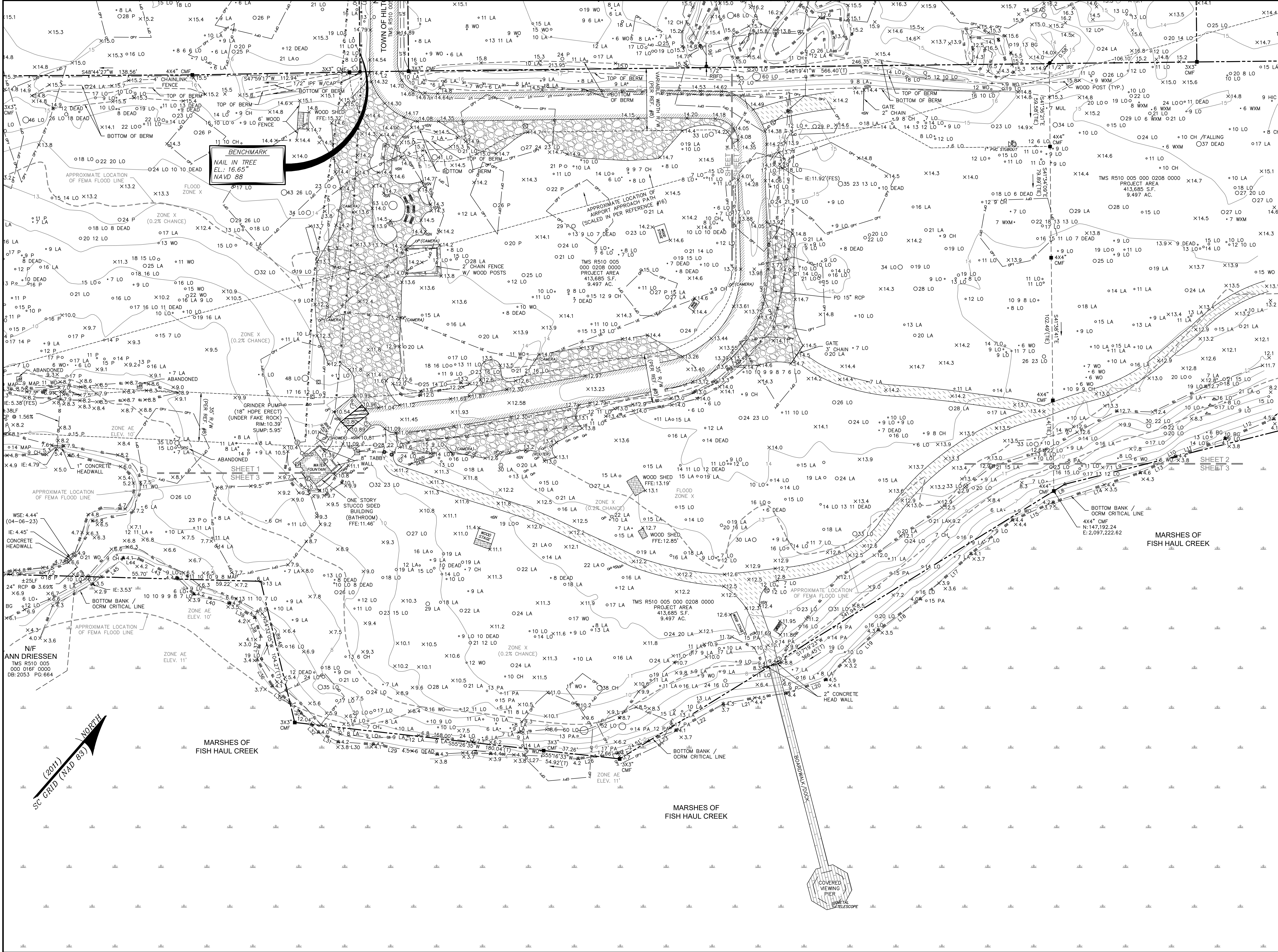
THE TOWN OF HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: JLG
DRAWN BY: JHU
FIELD DATE: 04-21-2023
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SCALE: 1\"/>

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SITES

VICINITY MAP NOT TO SCALE

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4. VERTICAL DATUM IS NAVD 88.
5. BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED BY THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
6. UNLESS ONE IS IDENTIFIED HEREON, NO TITLE PACKAGE PROVIDED PRIOR TO THE DATE SHOWN ON THIS SURVEY. ALL EASEMENTS AND APPURTENANCES AFFECTING THIS PROPERTY NOT NECESSARILY SHOWN.
7. THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRONIC AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.
8. LINE TACS ARE IN SEQUENTIAL ORDER.
9. THESE PROPERTIES FALL WITHIN THE AIRPORT-OVERLAY DISTRICT, INCLUDING A PORTION OF THE APPROACH PATH. PER THE HILTON HEAD ISLAND LMO, 16-3-106.3.3, THESE PROPERTIES LIE EITHER PARTIALLY OR WHOLLY WITHIN THE HILTON HEAD ISLAND AIRPORT OVERLY DISTRICT AND ARE SUBJECT TO NOISE THAT MAY BE OBJECTIVE.
10. THESE PROPERTIES ARE SUBJECT TO "ADD NOISE LINES" 60' DATA FROM THE TOWN OF HILTON HEAD ISLAND AIRPORT OVERLAY DISTRICT ESTABLISHED: 1987 LMO, LAST REVISED: 06-01-2022, PER LMO, CHAPTER 3, SECTION: 16-3-106.6.

REFERENCES

1. DEED BOOK:3149	PAGE:1500
2. DEED BOOK:329	PAGE:1350
3. DEED BOOK:1102	PAGE:1328
4. DEED BOOK:3210	PAGE:2689
5. PLAT BOOK:11	PAGE:34
6. PLAT BOOK:22	PAGE:158
7. PLAT BOOK:27	PAGE:48
8. PLAT BOOK:29	PAGE:100
9. PLAT BOOK:77	PAGE:89
10. PLAT BOOK:100	PAGE:191
11. PLAT BOOK:110	PAGE:132
12. PLAT BOOK:111	PAGE:176
13. PLAT BOOK:124	PAGE:124
14. PLAT BOOK:131	PAGE:173
15. PLAT BOOK:132	PAGE:174
16. TOWN OF HILTON HEAD ISLAND AIRPORT OVERLAY DISTRICT ESTABLISHED: 1987 LMO, LAST REVISED: 06-01-2022, PER LMO, CHAPTER 3, SECTION: 16-3-106.6.	

GRAPHIC SCALE (1"=30')

PREPARED FOR:
TOWN OF HILTON HEAD
AN AS-BUILT, TREE AND TOPOGRAPHIC SURVEY OF
HISTORIC MITCHELLVILLE
FREEDOM PARK

TAX PARCEL Nos.
R510 005 000 0248 0000
R510 005 000 0104 0000
R510 005 000 0101 0000
AND A PORTION OF
R510 005 000 0208 0000

THE TOWN OF HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: JLG
FIELD CHECK: JLG
DRAWN BY: JLG
FIELD DATE: 04-21-2023
PLAT DATE: 05-02-2023
PROJECT No.: BFT-18296
FILE: BFT-18296 T1.DWG

SHEET 3 OF 3

ATLAS SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

SOUTH CAROLINA
ATLAS SURVEYING
BFT, LLC.
No. C05928

SOUTH CAROLINA
LAND SURVEYOR
Jeremy W. Reeder
No. 28139

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

Jeremy W. Reeder
S.C.P.L.S. No. 28139
- NOT VALID UNLESS CRIMPED WITH SEAL -

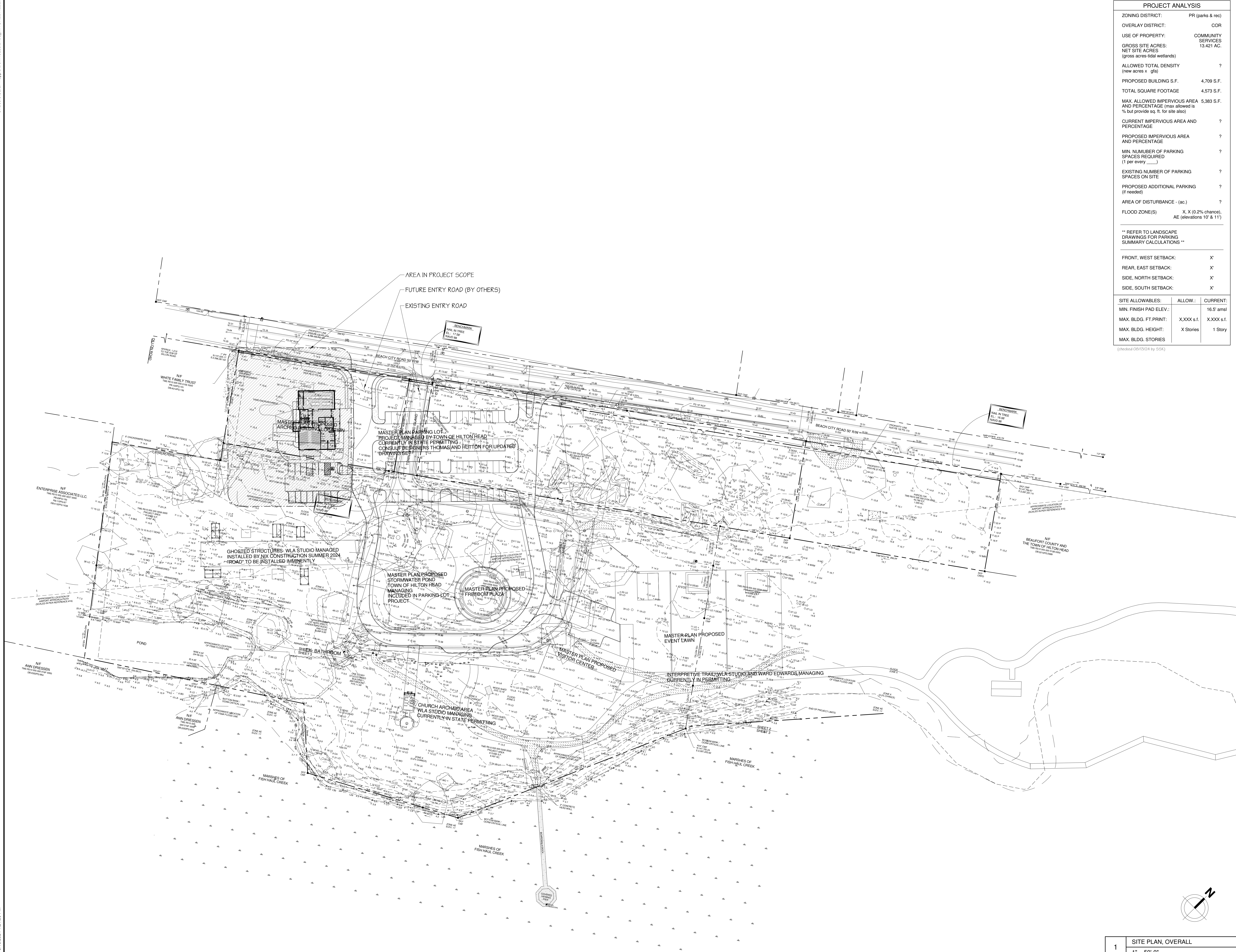
(checked 08/13/24 by SSK)

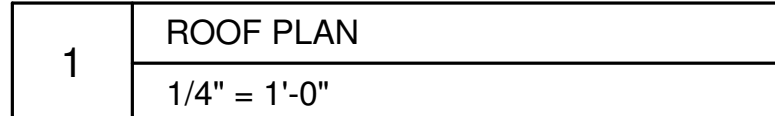
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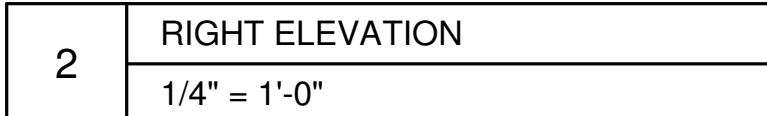


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EXTERIOR ELEVATIONS

A401

30x42 PAPER SIZE

[illegible]

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EXTERIOR ELEVATIONS

SHEET NO.

A402

30x42 PAPER SIZE



1	VIEW FROM ROAD ENTRANCE
---	-------------------------



2	VIEW FROM PARK
---	----------------

[illegible]

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NEW ARCHEOLOGICAL
RESEARCH BUILDING FOR:
HISTORIC MITCHELLEVILLE FREEDOM PARK
229 BEACH CITY ROAD, PARCEL 248
HILTON HEAD ISLAND, SC 29926

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PROJECT NUMBER: 2406

DATE: 09.10.24

DRAWN BY: SSK / MJS

PERSPECTIVES

SHEET NO.

A403

10x42 PAPER SIZE



1

BEACH CITY ROAD APPROACH



2

VIEW FROM PARKING LOT

DO NOT SCALE FROM DRAWINGS					
					SSK
					08.10.24
					DISE CONCEPT

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BLUFFTON, SC 29910
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PROJECT NUMBER:	2406
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DATE: 09.10.24

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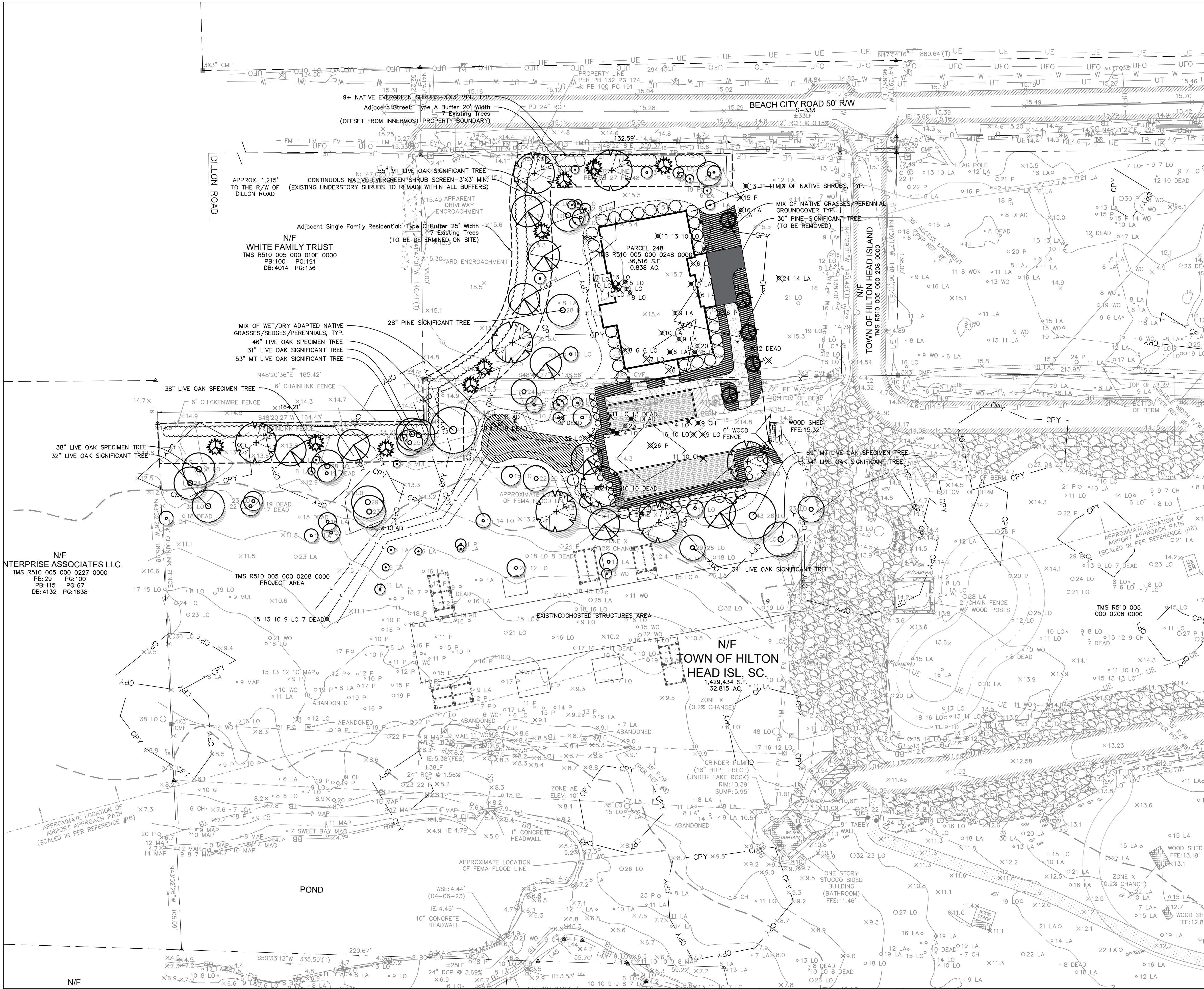
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PERSPECTIVES

SHEET NO.

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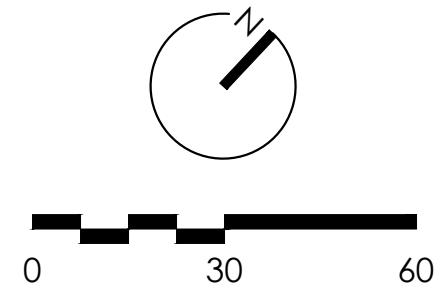
LEGEND

- EXISTING TREES TO BE REMOVED, SEE DEM. PLAN
- EXISTING TREES- CANOPY ILLUSTRATIVE
- QUERCUS VIRGINIANA-LIVE OAK- 26" DIA.
- ILEX OPACA-AMERICAN HOLLY- 20" DIA.
- MAGNOLIA VIRGINIANA-SWEET BAY MAGNOLIA - 10.5' DIA.
- ILEX CASSINE-DAHOON HOLLY - 10.5' DIA.
- BUFFER SCREENING SHRUB*
- NATIVE SHRUB*
- BUFFER BOUNDARY
- PLANTING BED LINE
- MIX OF WET/DRY ADAPTED NATIVE GRASSES/SEDGES/PERENNIALS*
- MIX OF NATIVE GRASSES/PERENNIAL GROUNDCOVER*
- *SPECIFIC SPECIES TO BE DEFINED IN FUTURE SUBMITTAL

NOTES

1. TREE REMOVAL:
PROPOSED LIVE TREES TO BE REMOVED: 44
SPECIMEN TREES: 0
SIGNIFICANT TREES: 1 (30" PINE)
PROPOSED DEAD TREES TO BE REMOVED: 9
TOTAL TREES TO BE REMOVED: 53

2. BUFFERS PER Sec.16-5-103. - Buffer Standards, TABLE 16-5-103.F:
BUFFER TYPES:
ADJACENT STREET: TYPE A BUFFER
OPTION 1: 20' WIDE BUFFER ALONG BEACH CITY ROAD
ADJACENT SINGLE FAMILY RESIDENTIAL: TYPE C BUFFER
OPTION 1: 25' WIDE BUFFER.



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Athens, GA 30601
(706)543-5459
www.wlandstudio.com

CONCEPT
REVIEW
SUBMITTAL,
NOT FOR
CONSTRUCTION

REVISIONS:		
#	DATE	DESCRIPTION

PROJECT NO.: 23003
SCALE: 1" = 30'
DATE: 09.10.2024
DRAWN: LS
CHECKED: MF

LANDSCAPE
PLAN

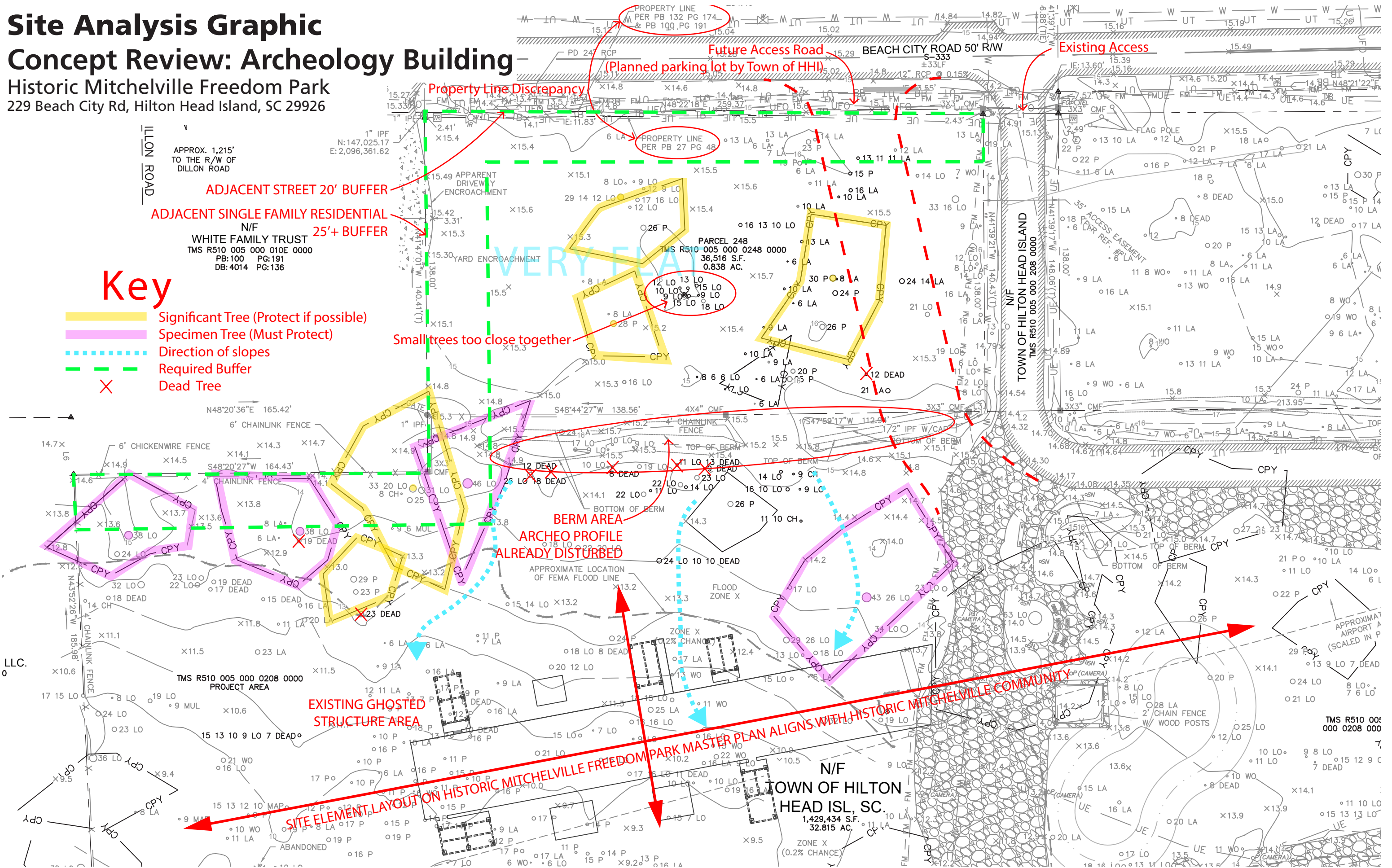
SHEET TITLE:
L-001

CLIENT:
ARCHEOLOGY RESEARCH FACILITY
HISTORIC MITCHELLE FREEDOM PARK
229 BEACH CITY ROAD
HILTON HEAD ISLAND, SC 29926

Page 153 of 166

Historic Mitchelville Freedom Park
229 Beach City Rd, Hilton Head Island, SC 29926

Historic Mitchelville Freedom Park
229 Beach City Rd, Hilton Head Island, SC 29926



Historic Mitchelville Freedom Park

Site Plan Narrative for Business Plan



Plan View of the Visitor Center and Entry Plaza

The Visitor Center is an 18,000 square foot state of the art building. The first floor includes a gift shop/bookstore, standing theater, lobby and welcome area, permanent and temporary exhibit areas, janitorial space, restrooms, and general program storage. There is a visitor elevator and a freight elevator connecting the first floor with the second floor. The second floor includes a catering kitchen, offices, restrooms, audiovisual closet, and an event space with moveable walls (250-person capacity). The second story features an overlook/terrace. A 1,750 square foot lower terrace off the back of the building overlooks the Event Lawn and can serve as a stage with storage and a loading dock underneath.

An Entry Plaza in front of the Visitor Center serves as a gathering area and drop off location for the building. There is room for buses to load and unload at the Entry Plaza, which features decorative paving to represent and interpret the Mitchelville-era Historic Map.

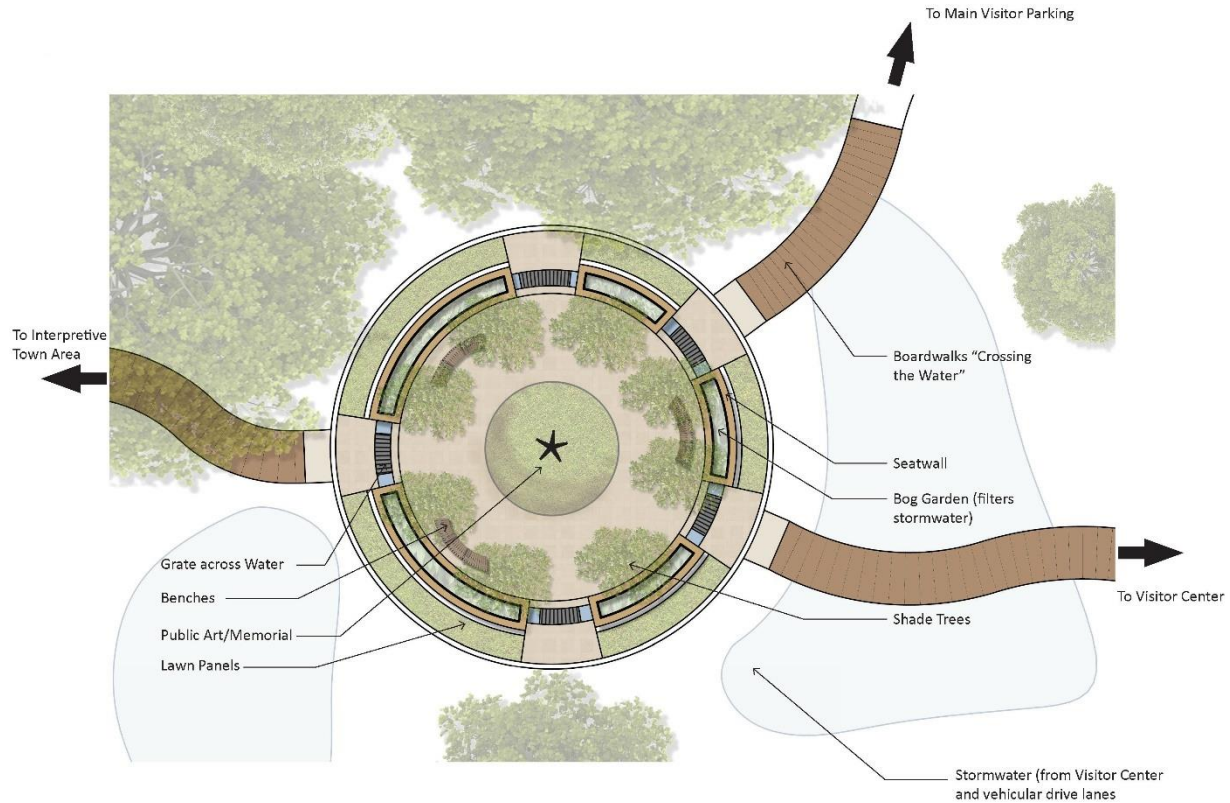
Adjacent to the Visitor Center there is a pervious paved accessible and staff lot with approximately thirteen parking spaces. The area also includes a service entrance for the Visitor Center for caterers, vendors, deliveries, and trash collection.



Plan View of the Event Lawn and Group Shelter

The Event Lawn is an open grassy area that serves as a gathering and interpretive space for the site. The lawn sits below the Visitor Center Terrace. The Event Lawn includes interpretive footprints delineating Mitchelville-era houses and quarter-acre lots. These footprints are flush with grade and can be constructed of tabby concrete or decorative pavers. The house footprints delineate the approximate size of a residential building in historic Mitchelville. The quarter-acre lots represent the approximate size of a property owned by residents of Mitchelville.

A Group Shelter is located in the Event Lawn and is a 1,275 SF open air structure that can be used for special events, educational programming, and visitor picnics. The Group Shelter includes restrooms. This space can be used as VIP seating for events featuring performances on the Visitor Center Terrace.



Plan View of Freedom Plaza

Freedom Plaza is a central gathering space within historic Mitchelville Freedom Park. The 5,200 square foot plaza includes paving, plantings, seating opportunities and lawn areas. Stormwater from the site is filtered through bog gardens, which ring the plaza. Footbridges cross over the filtration bogs, and visitors “cross the water” to enter the space. The space includes benches and seatwalls for seated contemplation as well as a central lawn area that will house the site’s most prominent memorial or piece of public art. Located centrally, visitors enter the plaza from the main visitor parking lot or the Visitor Center. Visitors follow a boardwalk carrying them over an ephemeral pond that stores stormwater runoff from impervious surfaces and roofs at the site. This “crossing the water” zone could be an area for interpretation of the journey of freedmen and women during the Civil War from the mainland to Hilton Head Island. In the plaza, water is filtered through an “eco revelatory” design which uses native plants to filter and improve water quality in raised bog gardens. The plaza is large enough to stage small gatherings, but intimate enough to provide space for reflection and rest. Visitors exit the plaza to the east and make their way to the interpretive town area.



Plan View of the Classroom/Lab and Maintenance Area

Phase One includes construction of a 4,000 square foot Classroom/Lab Building with an artifact processing area (wet room), climate-controlled artifact storage, a curatorial area, at least two classrooms, offices, and restrooms. A Maintenance Operations Building is also located in this area. The building will support equipment for maintenance and personnel. It will have service bays, work stations, and storage. The area is supported by a small seven-space parking lot.



Plan View of the Main Parking Area

Vehicular Access to the site is via two drive aprons located on the edge of the property for access from Beach City Road. These entrances will be two-way and will have automatic gates. The southern entrance will be limited to employee/permit access. The northern entrance will include a Welcome/Pay Station. Visitors will pay an entrance fee to activate the gate. The Welcome/Pay Station is 275 square foot building that is climate-controlled and appropriate for housing staff or security for events. For special events and free days, the gates may remain open.

The primary parking lot for the facility includes seventy-two total parking spaces with two-way vehicular circulation. Fifty-four spaces will be constructed with pervious pavers or gravel with wheel stops to promote on-site treatment and retention of stormwater. Eighteen grass pave spaces will serve as overflow for large events. All spaces will include concrete curb stops and access to pedestrian circulation for the site. Site plans include an additional nine on street pervious parking spaces located on the south side of Beach City Road. These spaces can serve as both overflow parking and parking for buses.



Plan View of the Interpretive Boardwalk, General Store, and Woodland Knoll Shelter

Pedestrian circulation at the site uses existing trail clearing where possible to minimize impact to natural resources. A twelve-foot-wide path serves as an Interpretive Trail that partially follows a historic road alignment and skirts the marshline to connect visitors to various interpretation points throughout the park. There will be interpretive panels along the trail describing the natural and historical features of the park. The Interpretive Trail also leads to the General Store. The General Store is an interpretive site, potentially informed by future archeological work, which is a representation of one of the Mitchelville-era stores with standalone interior interpretation. Phase One interpretation may include a ghosted structure with full build out during Phase Two.

The Interpretive Trail will be paved with stabilized aggregate screenings, which provides an accessible “natural” walking surface. The path leads to an Interpretive Boardwalk, which allows visitors to walk out across the marsh area. Interpretation along the boardwalk will include information about the flora and fauna of the marsh, cultural influences of life on the marsh, and Gullah Geechee waterways traditions. The Interpretive Trail leads to Woodland Knoll Shelter located at a high point on the site. This small group shelter will include picnic tables and can accommodate outdoor classroom uses, small group gatherings, and environmental education efforts. No restrooms or kitchen facilities will be provided at this location. The Interpretive Trail leads to a path to the beach. This accessible natural surface path connects visitors to one of the premier views at the site with sweeping views of Port Royal Sound.

Site Interpretive Elements

Visitor Center Interpretation. The Visitor Center will include multiple galleries with different modalities of interpretation to appeal to various ages and types of visitors. The following summarizes the main galleries and displays.

Theater: Battle of Port Royal

A dynamic five-minute media presentation using lights, video, and special effects to tell the story of the Battle of Port Royal: the event that forever changed the lives of African Americans in the region.

Transition Space: Maze of Questions

This space includes multi-sided forms that are emblazoned with questions confronted by the formerly enslaved in the aftermath of the Battle of Port Royal.

Celebration + Uncertainty

This gallery includes a series of exhibits using graphics, images, and objects places Mitchelville within the greater regional and national context of the chaotic years between 1861 to 1870—a time when the status of African Americans was in constant flux.

Gullah Culture

This area includes a spiral-shaped, basket-like structure, which puts Gullah culture at the center of the gallery space. Imagery and text celebrate the Gullah people: their history, their unique traditions and language, and their continued presence in Hilton Head and the Sea Island. A timeline of Mitchelville history is mounted to the exterior of the exhibit structure. This area Celebrates the passing-down of traditions, foodways, language through today.

Mitchelville's Relevance

This gallery has a series of kiosks that use imagery, object display, media, and text to connect the daily activities of Mitchelville with larger themes that remain relevant to African American communities today: political participation, education, religion, family, economic opportunity, and home or land ownership.

What Does It Mean to Be A Citizen?

This area includes multi-sided kiosks that invite visitors to weigh in some of themes explored in the rest of the museum. The exhibit employs low-tech (response cards) and media techniques (“record your story” video stations) to ask such questions as: What are the advantages and responsibilities of citizenship? Who has access to their full rights as a citizen?

Virtual Mitchelville – Roof Overlook

The second story terrace will include three augmented reality (AR) stations to give visitors as sense of the activity level and density of Mitchelville.

Exterior Interpretive Elements

Interpretation at the site will include eight to ten reconstructed houses that represent the orientation and clustering of homes at Mitchelville during the historic period. Phase One of the project will include “ghosted” structures, which are framed out houses without walls that represent the house form in three dimensions. Interpretation during this phase may include facade panels. This interpretive element uses windows and doors, which serve as a metaphor for freedom and opportunity. The front side of the structures would provide interpretation of historic Mitchelville. Visitors pass through the door to discover alternate graphics on the back side of these panels, which would include alternate graphics with a contemporary feel that address current relevant issues. Phase Two of the project will include full reconstructed houses. Some of these will be open for interpretation with standalone interior exhibits. One house will include interpretation of the rear yard. This area will be a space for interpreting outdoor household practices in Mitchelville. The area may include a small interpretive garden with period-appropriate plants. The area between the houses (“the road”) will be paved with stabilized aggregate screenings, which provides an accessible “natural” walking surface.



Plan View of the Interpretive Houses and Garden



Rendering of a Ghosted House Facade Interpretation

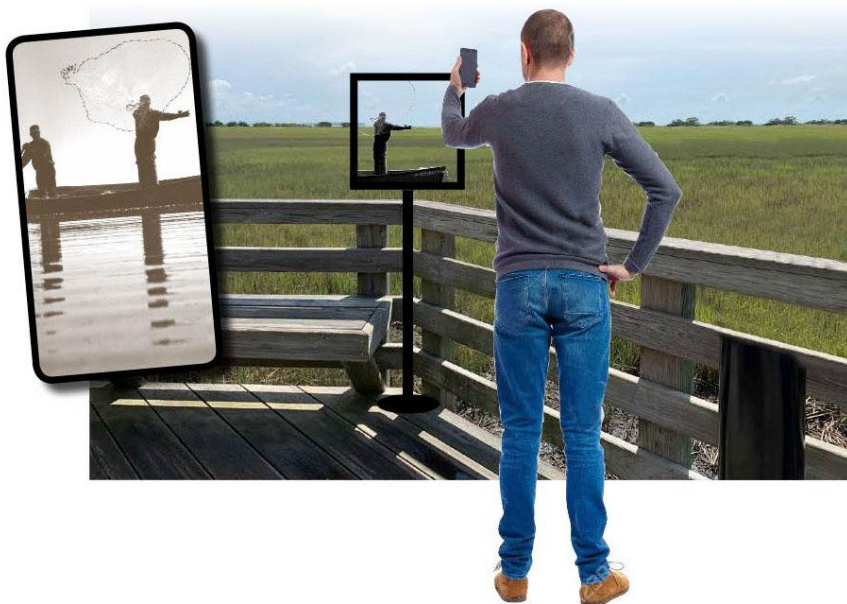


Rendering of the Archaic/Church Interpretive Area

Designed to be a contemplative space on the site of the former church, this area combines a ghosted facade interpretive element and a core sample (representing archeology at the site) in a circular plaza.

Graphics on the front of the façade interpret the former location of the church and the role of spirituality in the community. Passing through, visitors encounter a core sample and a semicircular seatwall. The footprint of the Mitchelville-era church intersects with the circular plaza. Impressions of artifacts found on the site are revealed in the sides of the seatwall and/or in the plaza paving. The core sample conveys the history of human habitation on this site and back of the façade will provide interpretation of the findings and the potential spiritual connection across the millennia. The approach to this plaza is a wide pathway interpreting the alignment of a road from the Mitchelville-era Historic Map.

Exterior exhibits will be located along the Interpretive Trail. These exhibits include six augmented reality stops and various exhibit panels. The augmented reality tour “Virtual Mitchelville” includes framed windows with silhouetted images that signal stops. Visitors that download the app can watch an animation depicting daily life at Mitchelville or survey the town as it once may have appeared. There will be five three-dimensional core samples highlighting the layers of human occupation at the site that have been revealed through archeology. Exterior exhibits along the trail include Bateau Panels, which will be used to interpret daily life of the residents at Mitchelville. From fishing and farming, to basket weaving and netmaking, to storytelling and dance—these panels will bring to life the Native Islander Culture. Additional wayfinding signage, welcome signs, and interpretive waysides may be located throughout the park.



Example of a Stop on the Augmented Reality Tour



Rendering of a Bateau Panel



Rendering of a Core Sample

- | | |
|--|---|
| A Visitor Center (~18,000 SF) with Terrace | L Maintenance/Lab Parking (7 spaces) |
| B Event Lawn with Interpretive Footprints/
and Quarter Acre Lot Delineations | M Main Parking Lot (54 spaces, 18 overflow) |
| C Entry Plaza with Mitchelville Map | N On Street Parking (11 spaces) |
| D Group Shelter | O Interpretive Trail |
| E Freedom Plaza (see enlargement) | P Interpretive Boardwalk |
| F Interpretive Houses | Q General Store Interpretation |
| G Interpretive Garden/Rear Yard | R Path to Beach |
| H Church and Archaic Interpretive Area (see
enlargement) | S Welcome/Pay Station |
| I Military Map Road Alignment | T Visitor Center Accessible Parking and
Service Area (~13 spaces) |
| J Classroom, Lab, and Offices (~4,000 SF) | U Woodland Knoll Shelter |
| K Maintenance Building (~2,000 SF) | |

