



The Town of Hilton Head Island
Design Review Board Regular Meeting
Tuesday, August 27, 2019 – 1:15 p.m.
Benjamin M. Racusin Council Chambers
AGENDA

As a courtesy to others please turn off / silence ALL mobile devices during the meeting. Thank you.

- 1. Call to Order**
- 2. 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.
- 3. Roll Call**
- 4. Approval of Agenda**
- 5. Approval of Minutes** – Meeting of July 30, 2019
- 6. New Business**
 - a. Alteration/Addition*
 - i. Omni Pool Bar, DRB-001657-2019
 - ii. Slapfish Awning, DRB-001747-2019
 - b. New Development – Conceptual*
 - i. Palmetto Business Park Office Building, DRB-001710-2019
 - c. New Development – Final*
 - i. Bayshore Phase 2, DRB-001720-2019
 - d. Sign*
 - i. Bayshore Phase 2 Sign, DRB-001719-2019
- 7. Appearance by Citizens**
- 8. Board Business**
- 9. Staff Report**
 - a. Minor Corridor Report
- 10. Adjournment**

Please note that a quorum of Town Council may result if four (4) or more of their members attend this meeting.



Town of Hilton Head Island
Design Review Board
Tuesday, July 30, 2019 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from the Board: Chairman Dale Strecker, Vice Chairman Michael Gentemann, Cathy Foss, David McAllister, John Moleski

Absent from the Board: Debbie Remke (excused), Brian Witmer (unexcused)

Present from Town Council: Tamara Becker, Tom Lennox, Glenn Stanford

Present from Town Staff: Jenn McEwen, Director of Cultural Affairs; Tyler Newman, Senior Planner; Chris Darnell, Urban Designer; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Strecker called the meeting to order at 1:15 p.m.

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

3. Roll Call – See as noted above.

4. Approval of Agenda

The Board approved the agenda by general consent.

5. Approval of Minutes – Meeting of July 16, 2019

Vice Chairman Gentemann moved to approve the minutes of July 16, 2019 regular meeting. Mr. Moleski seconded. The motion passed unanimously.

6. New Business

a. Alteration/Addition

i. Lowcountry Celebration Park Construction Fence Mural, DRB-001225-2019

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval as submitted.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant answered the Board's questions.

Chairman Strecker asked for public comments and none were received.

The Board and the applicant discussed the project, including: the anticipated completion date of the project; the plan for maintenance; and there will be no evening lighting. The Board expressed support for the project complimenting the aesthetic value the mural will add to the project site.

Upon the conclusion of the discussion, Chairman Strecker asked for a motion.

Ms. Foss made a motion to approve DRB-001225-2019 as submitted. Vice Chairman Gentemann seconded. The motion passed with a vote of 5-0-0.

ii. Pope Avenue Bike Rental, DRB-001543-2019

(Mr. McAllister recused himself from review of DRB-001543-2019 due to a professional conflict of interest. A Conflict of Interest form was completed, signed, and made a part of the record.)

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval as submitted.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered the Board's questions.

The Board made comments and inquiries regarding the project, including: support for the staff recommendation; concern about the gap in the landscaping buffer on the Pope Avenue side of the building; and support for removal of the understory growth at the corner of Executive Park Road and Pope Avenue in order to improve safety concerns.

Chairman Strecker asked for public comments and the following were received: compliments on the building architecture; concern about the use of the building; and concern about the removal of the understory growth.

Upon the conclusion of the discussion, Chairman Strecker asked for a motion.

Ms. Foss made a motion to approve DRB-001543-2019 with the following condition:

1. Add at least one canopy tree where a gap exists along the Pope Avenue side of the building.

Mr. Moleski seconded. The motion passed with a vote of 4-0-0.

7. Appearance by Citizens – None

8. Board Business – None

9. Staff Report

- a. Minor Corridor Report – Mr. Darnell reported the Minor Corridor approvals for the month of July.

10. Adjournment

The meeting was adjourned at 1:58 p.m.

Submitted by: Teresa Haley, Secretary

Approved: August 13, 2019



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: Timothy Probst Company: Parker Design Group Architects
 Mailing Address: 10 Palmetto Business Park Suite 201 City: Hilton Head Island State: SC Zip: 29928
 Telephone: 843-785-5171 Fax: _____ E-mail: wtparker@hargray.com
 Project Name: Omni Resort Sea Shack Project Address: 23 Ocean Lane
 Parcel Number [PIN]: R520 016 000 0338 0000
 Zoning District: Planned Development 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 Alteration/Addition
 Final Approval – Proposed Development Sign

Submittal Requirements for *All* projects:

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

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

Additional Submittal Requirements:
Concept Approval – Proposed Development

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

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

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

Context photographs of neighboring uses and architectural styles.

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

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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



SIGNATURE

08/05/19

DATE



Omni Resort Sea Shack and Storage Structure:

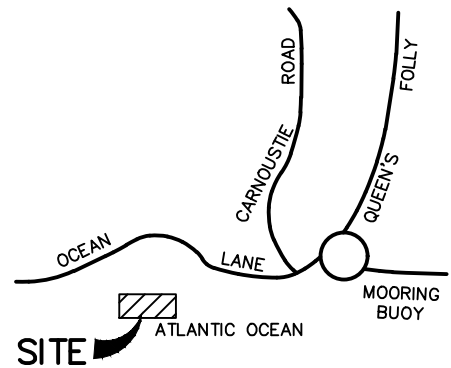
We are asking the DRB for these changes from what was originally submitted:

1. The owner has decided to keep the cupola as is on the cabana, we originally proposed extending it with louvers on each side.
2. The owner has added (2) sections of screening fence to block the view of the back of the house items behind the juice bar. This fence matches the existing fencing around the pool equipment. The owner will paint the existing fences to match the new fence. We have included a site plan and pictures to show the sections of fence that were added.

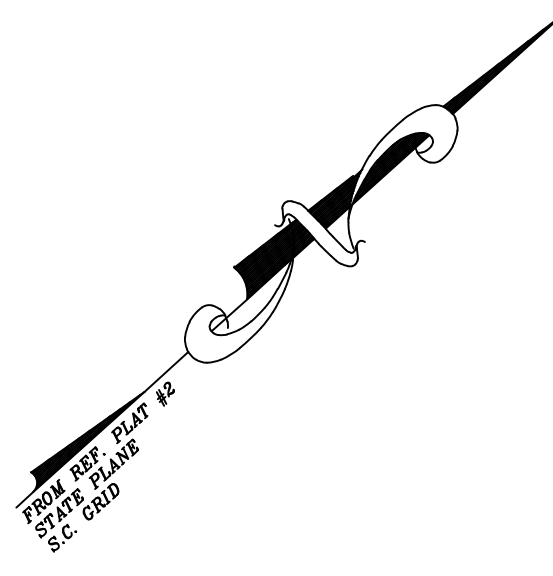
Thank you for your time and consideration of this project

A handwritten signature in blue ink, appearing to read 'T. Probst', with a long horizontal line extending to the right.

Timothy C. Probst, AIA NCARB



VICINITY MAP
N.T.S.

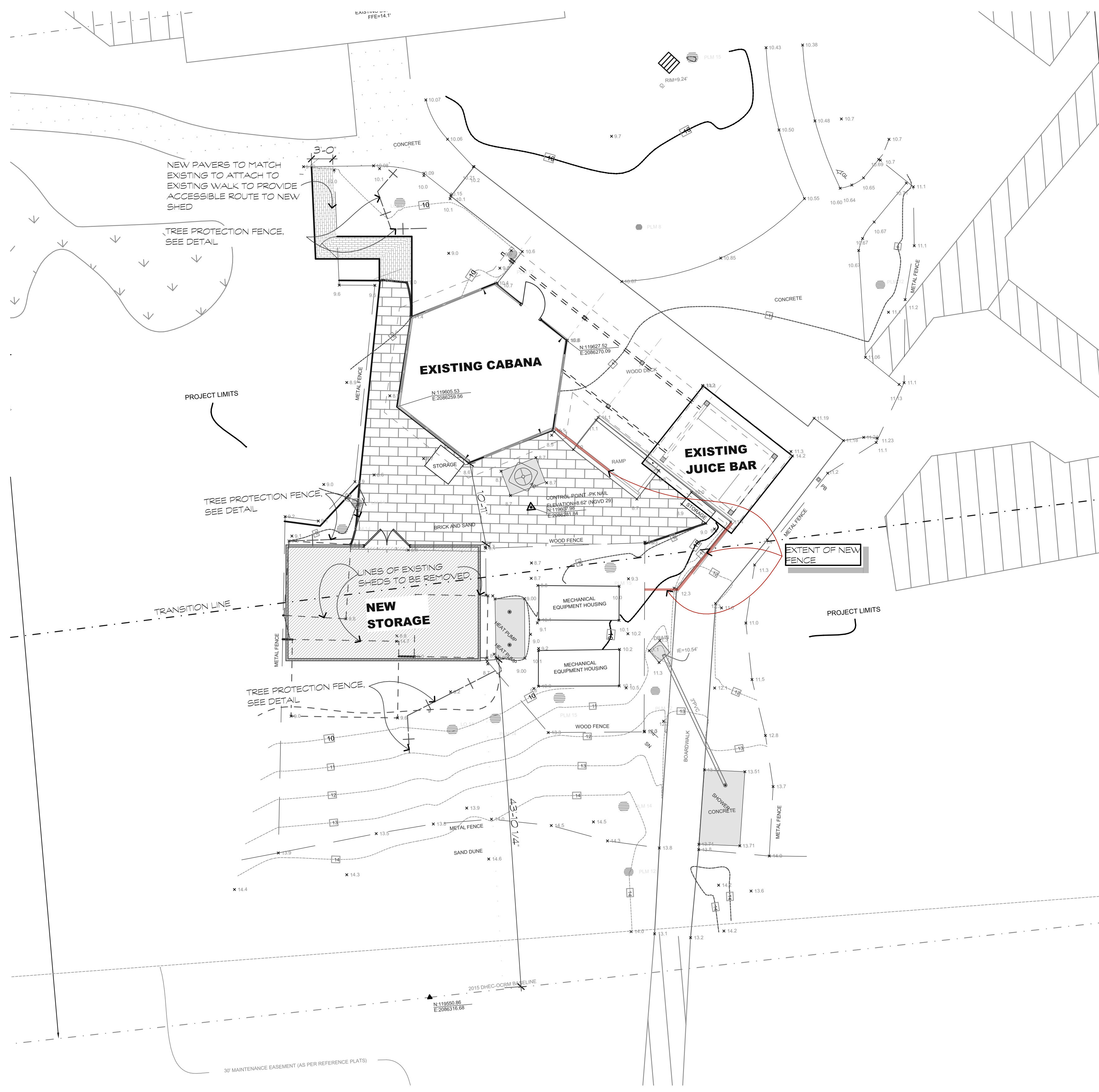


- LEGEND:
- TREE SIZES ARE INCHES IN DIAMETER
 - SPOT ELEVATION
 - CONTOUR
 - CONC. O. CONCRETE MONUMENT, OLD (FOUND)
 - LO LIVE OAK
 - PUM PALMETTO
 - AC AIR CONDITIONER
 - GI GRATE INLET
 - IE INVERT ELEVATION
 - NTS NOT TO SCALE
 - N/F NOW OR FORMERLY
 - DHEC DEPARTMENT OF HEALTH & ENVIRONMENTAL CONTROL
 - OCRM OCEAN & COASTAL RESOURCE MANAGEMENT
 - PB POWER JUNCTION BOX
 - SN SIGN
 - PVC POLYVINYL CHLORIDE

REFERENCE PLAT:
THE PURPOSE OF THIS SURVEY IS TO SHOWN THE ASBUILT INFORMATION WITHIN THE PROJECT LIMITS. GREY-SHADED IMPROVEMENTS NOT UPDATED AT THIS TIME.

- NOTES
- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
 - AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE A2, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 0014-D, COMMUNITY NO. 450250, MAP DATED 09/29/1986, BASE ELEVATION 14.0 (NGVD 29 DATUM). FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
 - BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS. EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
 - UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN AND ARE APPROXIMATE. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITY.
 - NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR WETLAND SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 - SURVEYING CONSULTANTS CERTIFIES TO THE TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. IF THIS DOCUMENT IS TO BE PROVIDED AS A BASE MAP FOR OTHERS, INFORMATION ADDED AFTER THE DATE OF THIS SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
 - THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.

- REFERENCE PLAT:
- ASBUILT SURVEY OF MARINERS INN, PALMETTO DUNES RESORT, DATED: 11/23/82; LATEST REVISION: 10/24/88, BY: ROY HUSSEY, S.C.R.L.S. NO. 2373.
 - A PARTIAL ASBUILT SURVEY OF HILTON RESORT, PALMETTO DUNES RESORT, DATED: 11/14/1996, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059.

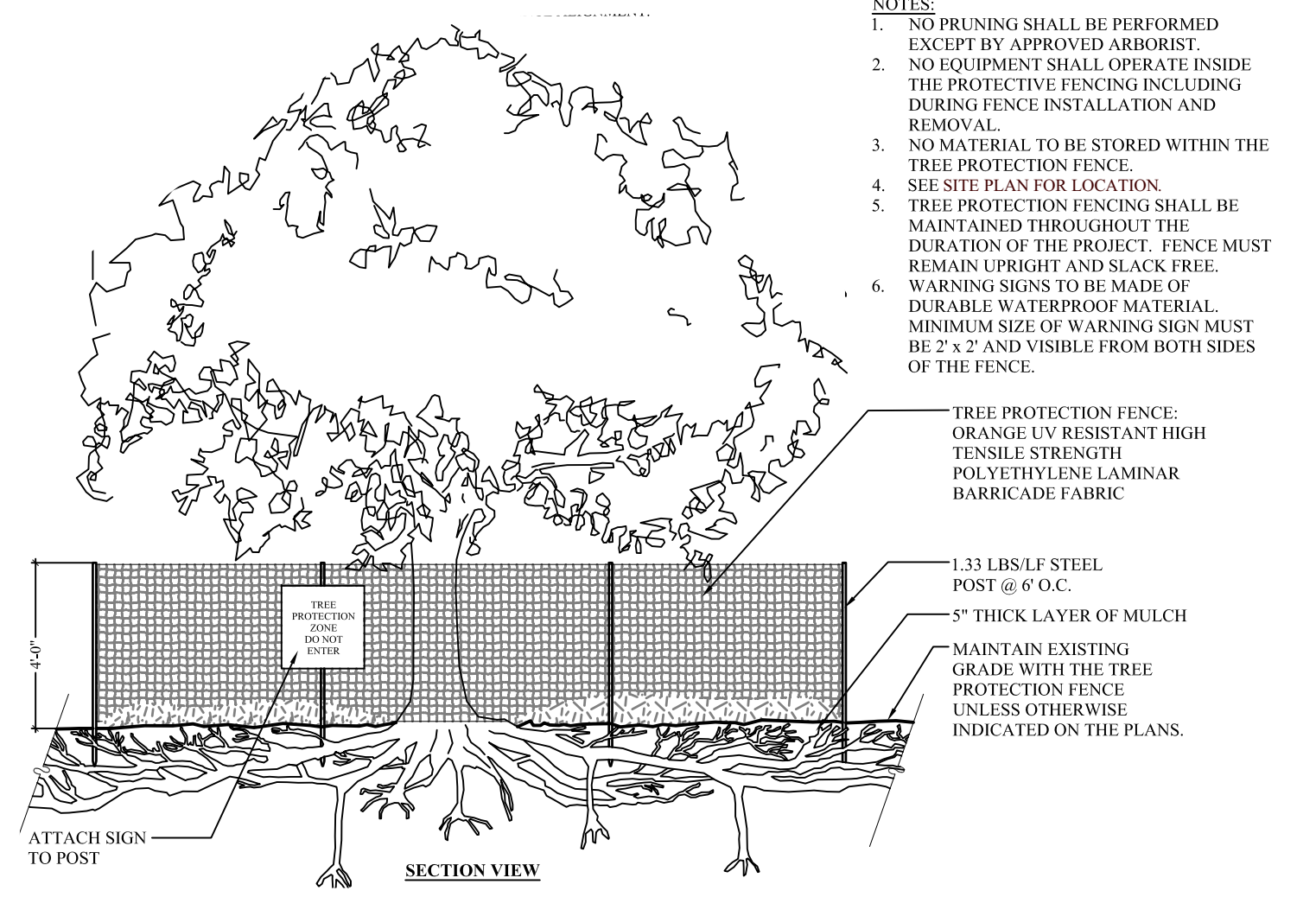


SITE PLAN
SCALE: 1'-0"=1/8"

ATLANTIC OCEAN – BEACH STRAND

PREPARED FOR: PARKER DESIGN GROUP ARCHITECTS

ADDRESS: #23 OCEAN LANE
TAX PARCEL I.D. NO. R520-016-000-0338-0000



TREE PROTECTION DETAIL
SCALE: N.T.S.

GENERAL SITE INFORMATION

ZONING DISTRICT- PD-1 PALMETTO DUNES
EXISTING IMPERVIOUS 14%
NEW STUCTURE SQUARE FOOTAGE 398 SQ. FT.
SHEDS TO BE DEMOLISHED 310 SQ. FT.
TOTAL SQ. FT. BEING ADDED 88 SQ. FT.
PROPOSED IMPERVIOUS (88 + 9,562,774 / 68,158,096) 100= 14%

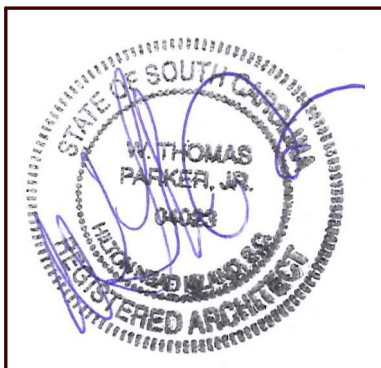
NEW STUCTURE SQ. FT. BEHIND TRANSITION LINE 244 SQ. FT.
SHEDS BEING REMOVED BEHIND TRANSITION LINE 248 SQ. FT.

PARTIAL ASBUILT
TREE & TOPOGRAPHIC
SURVEY OF A PORTION OF
MARINERS INN, OMNI RESORT
A SECTION OF
PALMETTO DUNES RESORT
HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
SCALE: 1/8" = 1'-0" DATE: 03/01/2018 JOB NO: SC96263C

SG SURVEYING CONSULTANTS
17 Sherington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815-3004 FAX: (843) 815-3305
GA Telephone: (912) 826-2775
www.SurveyingConsultants.com
Email: SC@SurveyingConsultants.com
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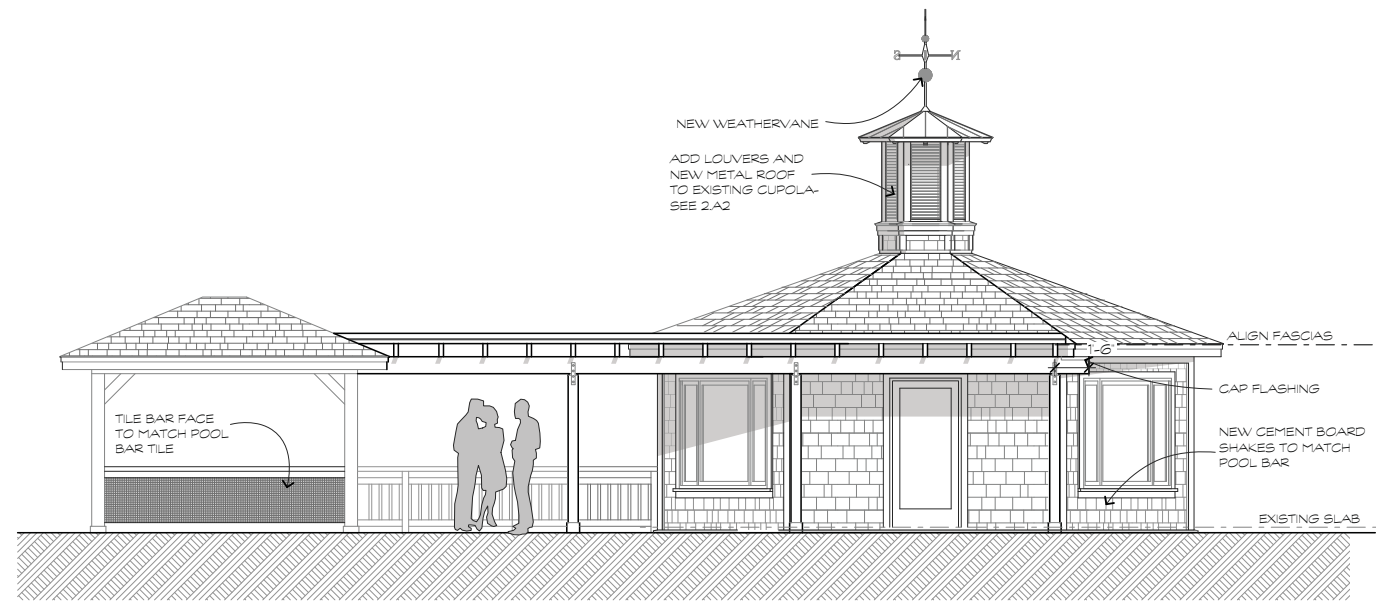
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A NEW SEA SHACK FOR:
OMNI HILTON HEAD OCEANFRONT RESORT
23 Ocean Lane
Hilton Head Island, S.C.

REVISIONS	DATE
ADDED SCREENING FENCE	

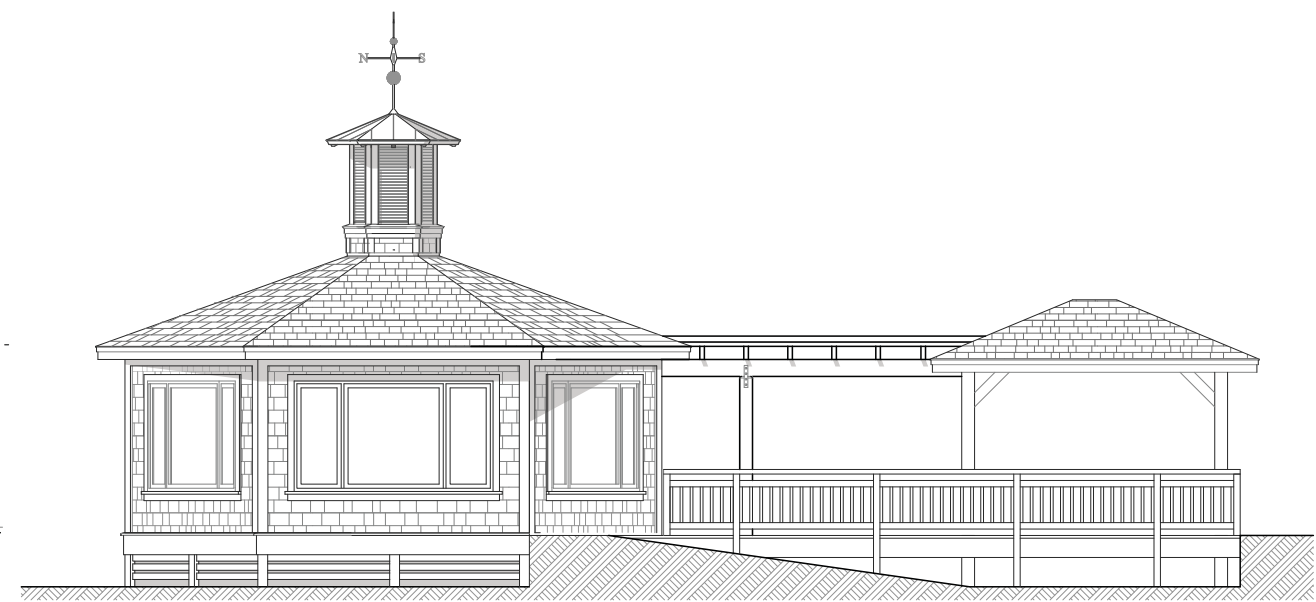
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DATE OF ISSUE: 03/16/18
SCALE
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FRONT ELEVATION

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

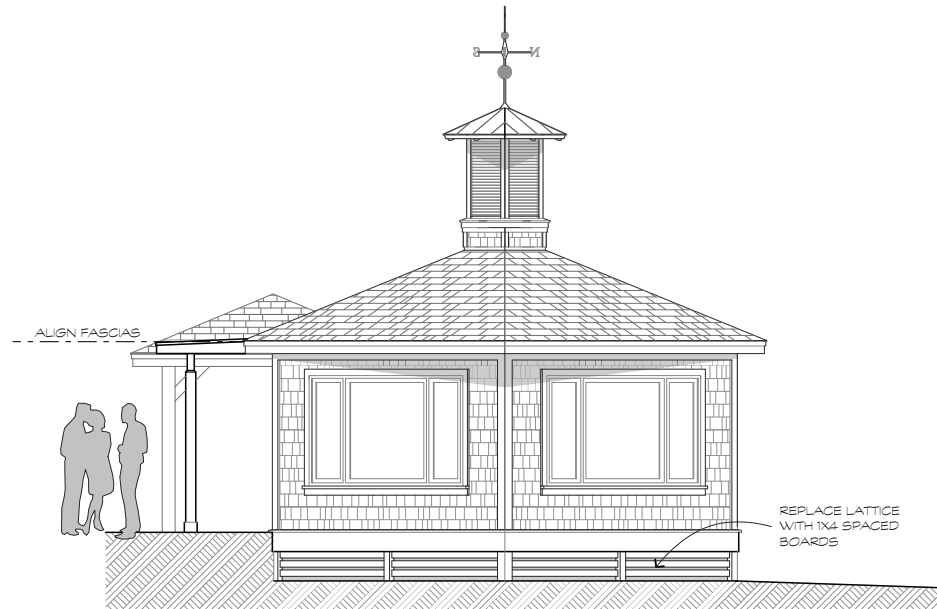
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OCEAN SIDE ELEVATION

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

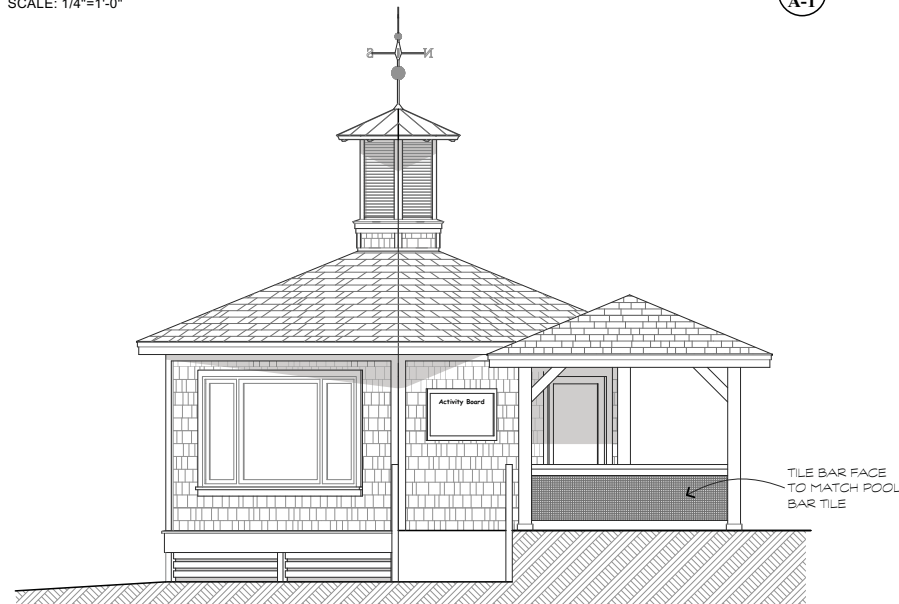
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PLAYGROUND SIDE ELEVATION

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

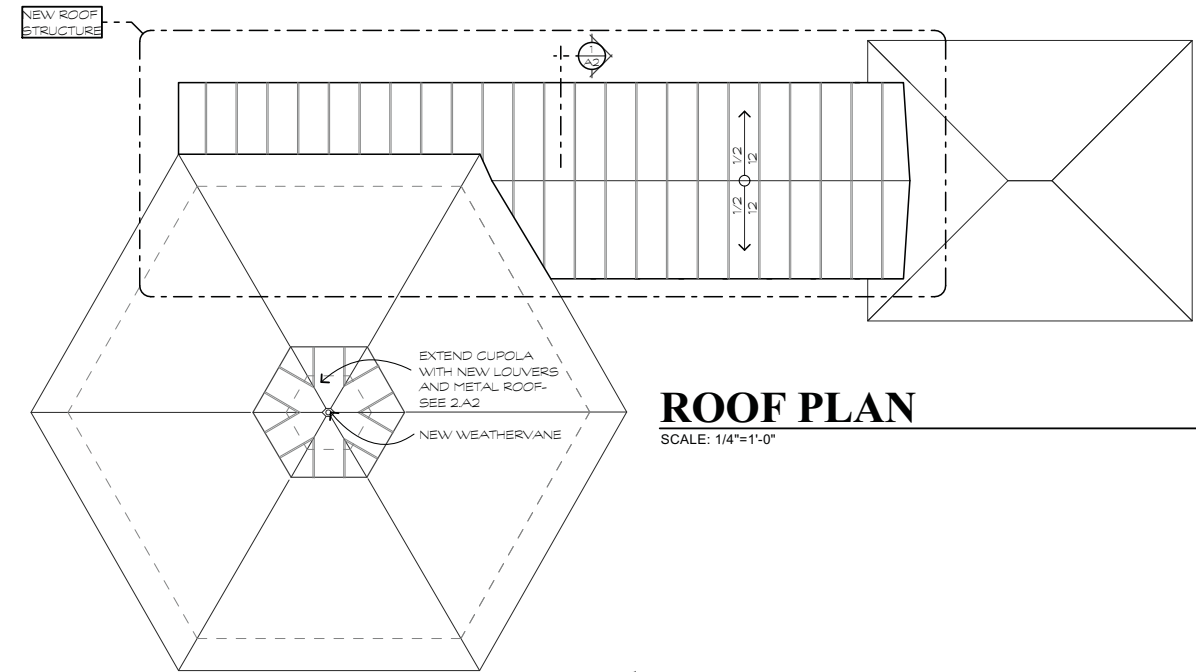
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POOL SIDE ELEVATION

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

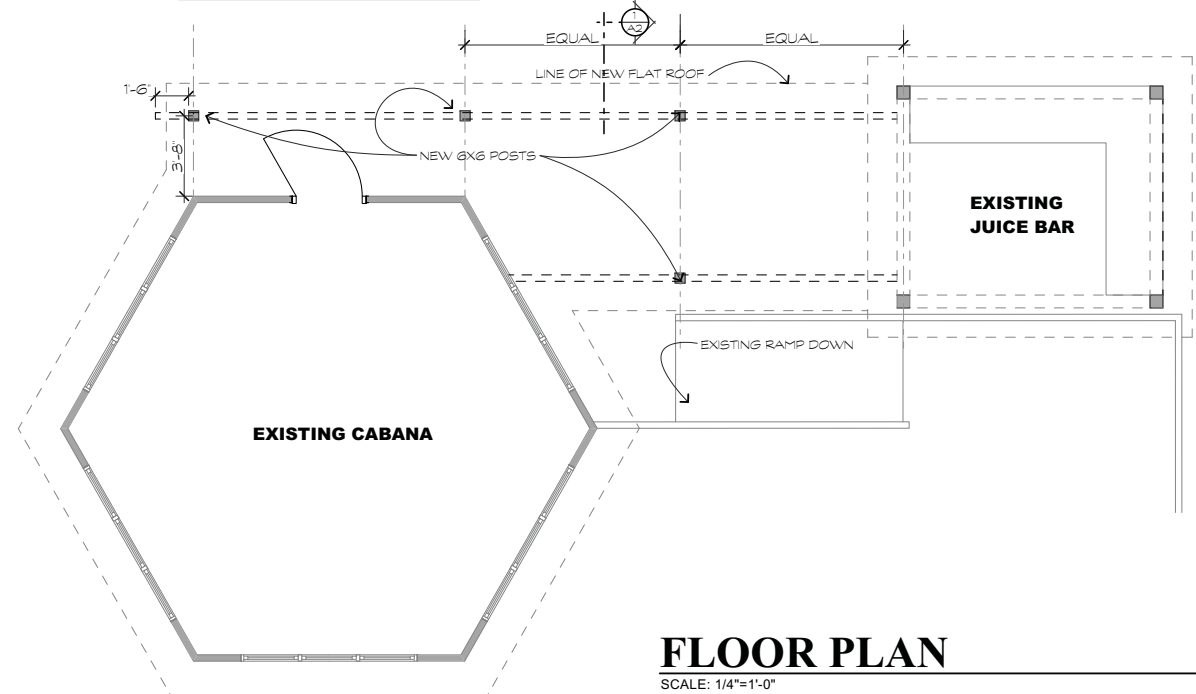
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ROOF PLAN

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

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A-1



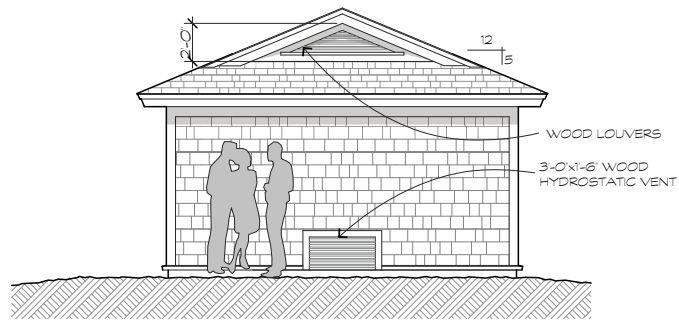
FLOOR PLAN

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

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A-1

REVISIONS	DATE

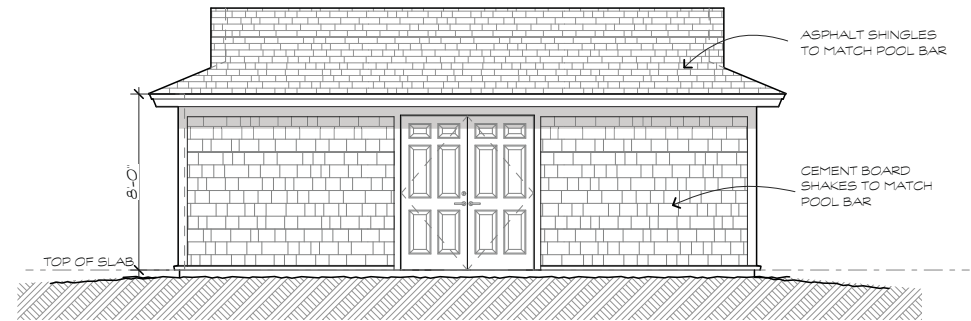
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CHECKED BY TP
DATE OF ISSUE: 01/19/18
SCALE
JOB NO.
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OF SHEETS



LEFT SIDE ELEVATION

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

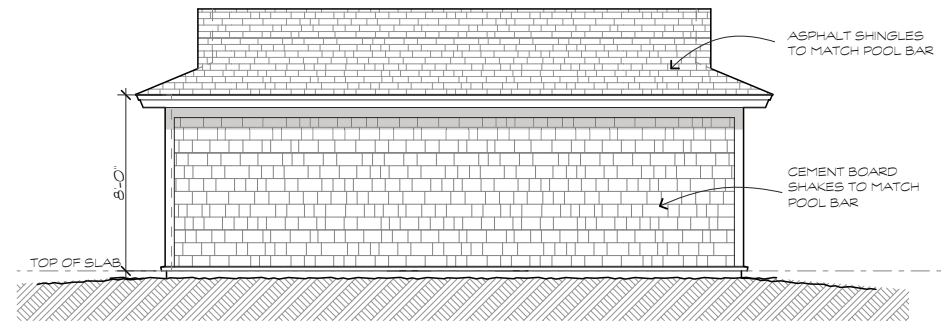
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A-3



ENTRY ELEVATION

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

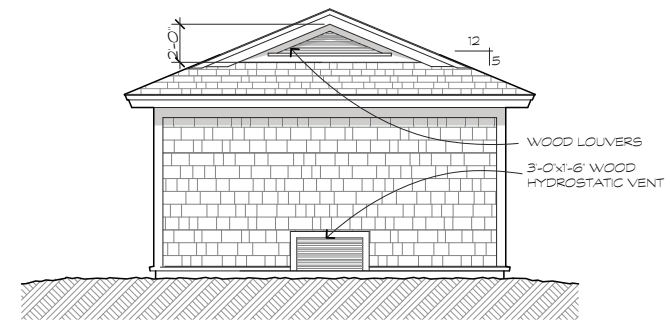
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A-3



REAR ELEVATION

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

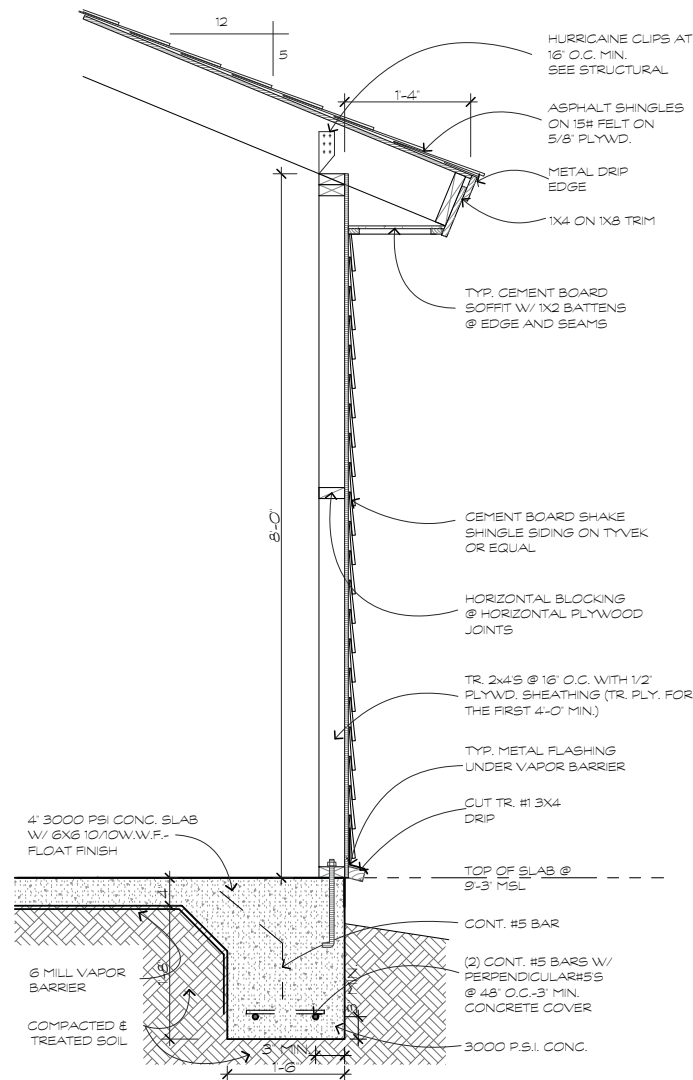
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RIGHT SIDE ELEVATION

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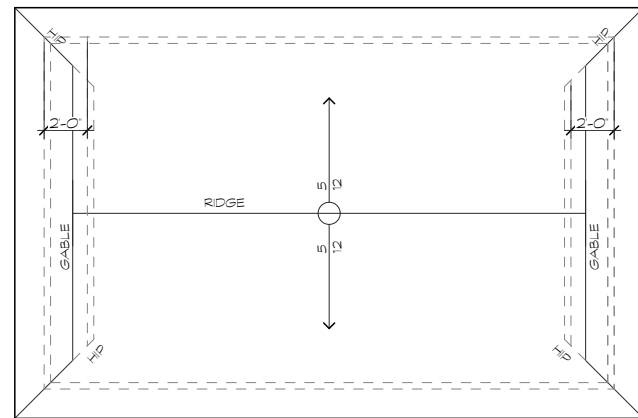
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WALL SECTION

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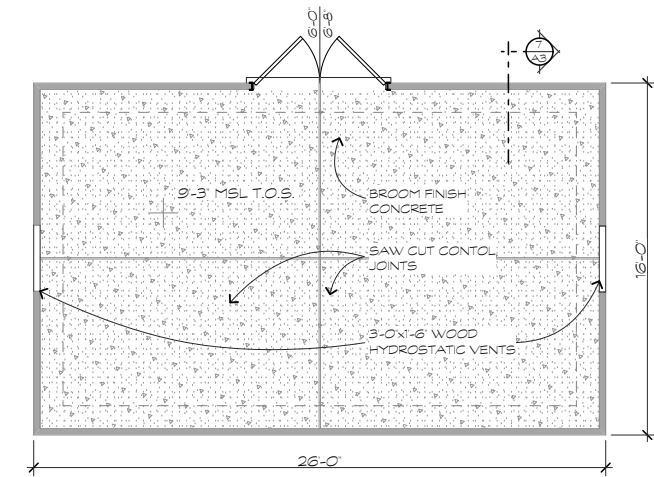
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A-3



ROOF PLAN

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

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A-3



FLOOR PLAN

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

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A-3

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(4) NEW STAIR ROOF ADDITIONS FOR:
OMNI HILTON HEAD
OCEANFRONT RESORT
 23 Ocean Lane
 Hilton Head Island, S.C.

REVISIONS	DATE

DRAWN BY TP
 CHECKED BY TP
 DATE OF ISSUE: 01/19/18
 SCALE:
 JOB NO.
 SHEET
A.3
 OF SHEETS



**THE TOWN OF HILTON HEAD ISLAND
DESIGN REVIEW BOARD – NOTICE OF ACTION**

PROJECT NAME: The Omni **PROJECT #:** DRB-000946-2018
PROJECT ADDRESS: 23 Ocean Lane
CATEGORY: Alteration/Addition
ACTION DATE: April 24, 2018 **NOTICE DATE:** April 27, 2018
APPLICANT/AGENT: Timothy Probst, Parker Design Group Architects
10 Palmetto Business Park, Suite 201
Hilton Head Island, SC 29928
Email: wtparker@hargray.com

On the above meeting date your Application received the following action:

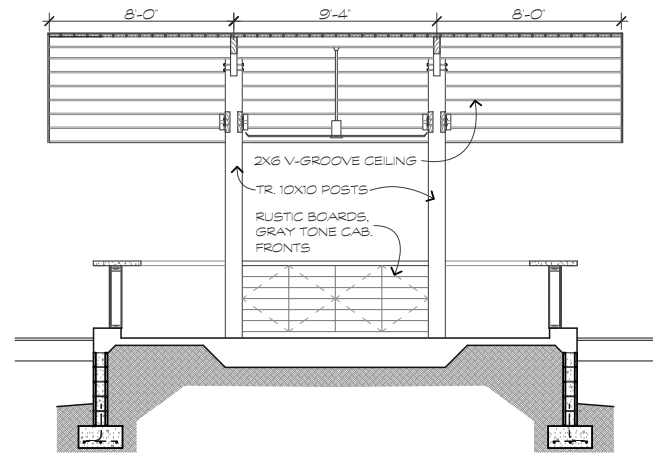
- APPROVED AS SUBMITTED**
 APPROVED WITH THE SPECIFIC CONDITIONS LISTED BELOW
 DENIED
 WITHDRAWN AT THE APPLICANTS REQUEST

1. The shade sail is eliminated from the proposed project.
2. No additional trees are removed.
3. No additional brick pavers are added beyond existing.
4. The proposed shed is compliant with the LMO Transition Zone requirements or receives a waiver from those requirements.

PURSUANT TO LMO 16-2-103-I.7, THIS APPROVAL WILL EXPIRE ONE YEAR FROM THE DATE OF THIS NOTICE UNLESS A DEVELOPMENT PLAN (SEE LMO 16-2-103.G) OR SMALL RESIDENTIAL DEVELOPMENT (SEE LMO 16-2-103.H) IS APPROVED OR, WHERE DEVELOPMENT PLAN REVIEW OR SMALL RESIDENTIAL DEVELOPMENT REVIEW IS NOT REQUIRED, THE APPROVED ACTIVITY IS COMPLETED. YOU HAVE THE RIGHT TO APPEAL THIS DECISION TO CIRCUIT COURT IN ACCORDANCE WITH LMO 16-2-103-I.4.c.ii.

NOTICE: APPROVAL BY THE DESIGN REVIEW BOARD MAY NOT CONSTITUTE AUTHORITY TO PROCEED. PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 843-341-4757 TO FIND OUT IF OTHER APPROVALS OR PERMITS ARE REQUIRED FROM THE DEVELOPMENT REVIEW AND ZONING, BUILDING, OR ENGINEERING DIVISIONS.

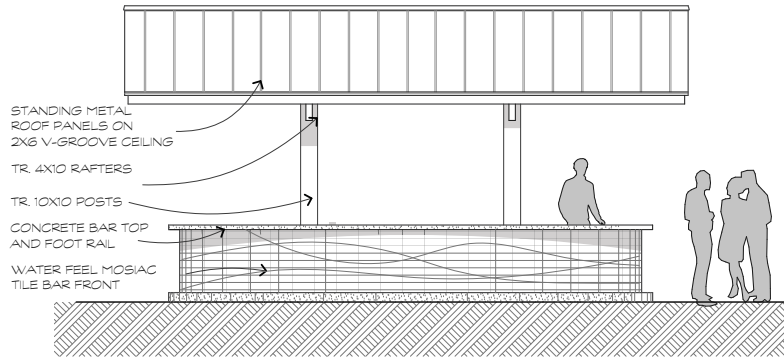
BY:  _____, Urban Designer



BUILDING SECTION

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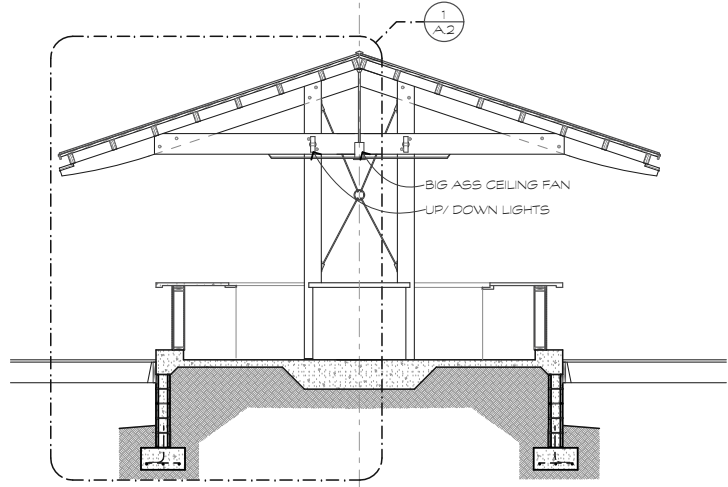
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NEW POOL SIDE ELEVATION

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

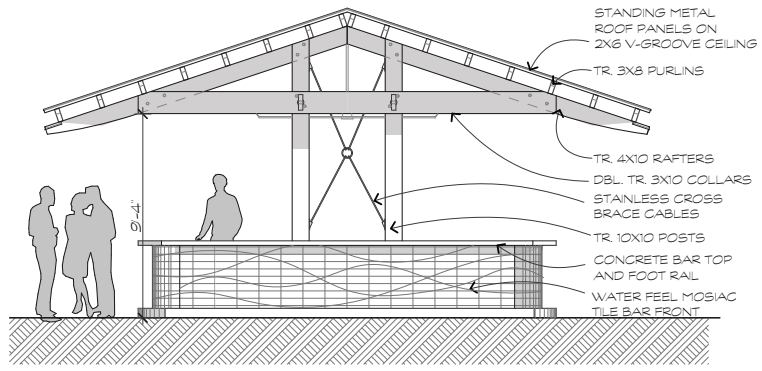
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BUILDING SECTION

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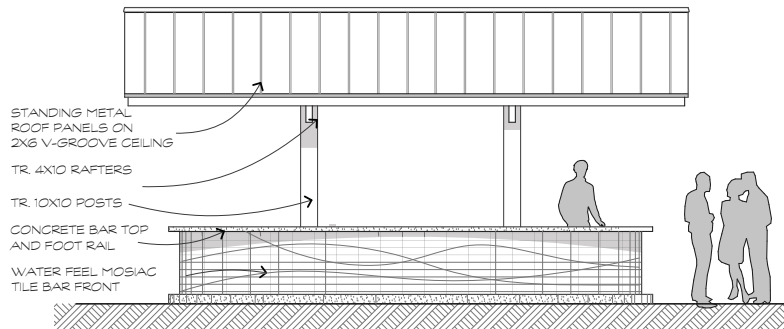
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OCEAN SIDE ELEVATION

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

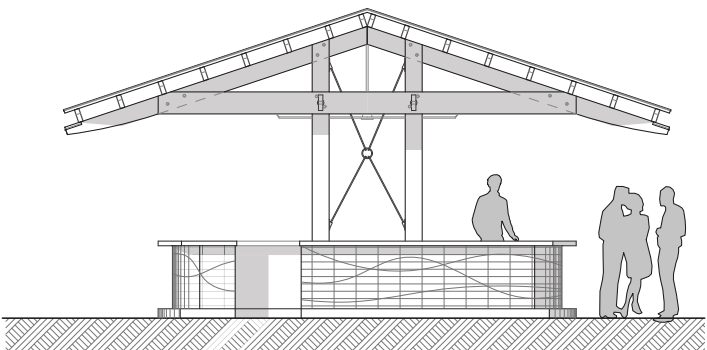
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OLD POOL SIDE ELEVATION

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

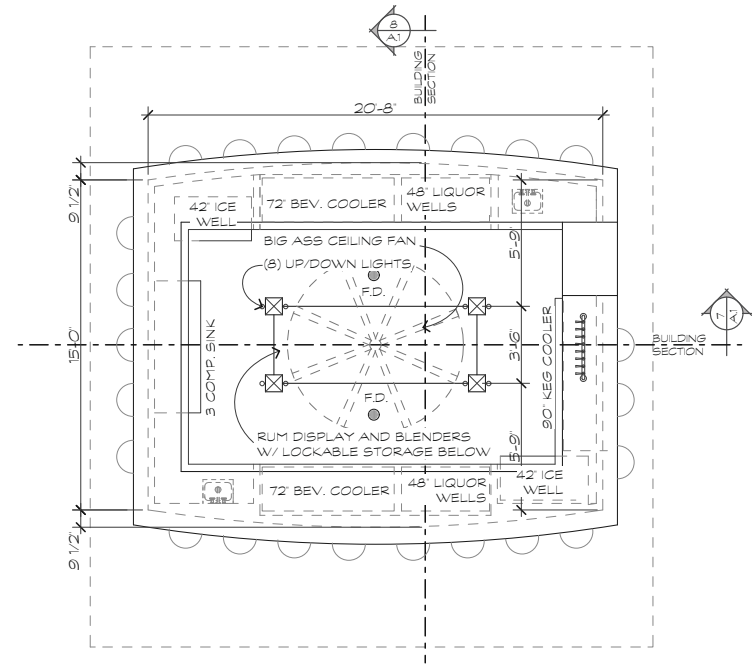
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HOTEL SIDE ELEVATION

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

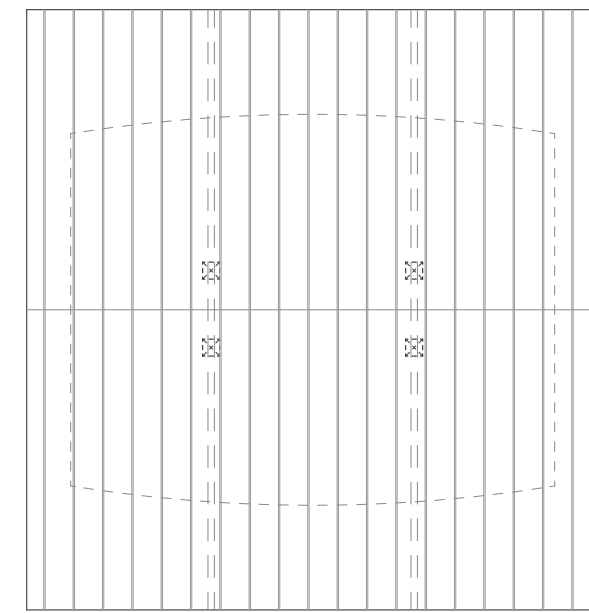
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BAR PLAN

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

1
A-1



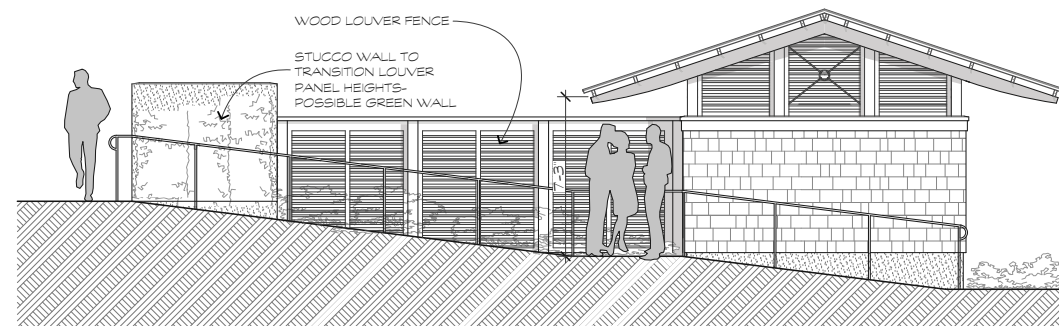
ROOF PLAN

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

2
A-1

REVISIONS	DATE

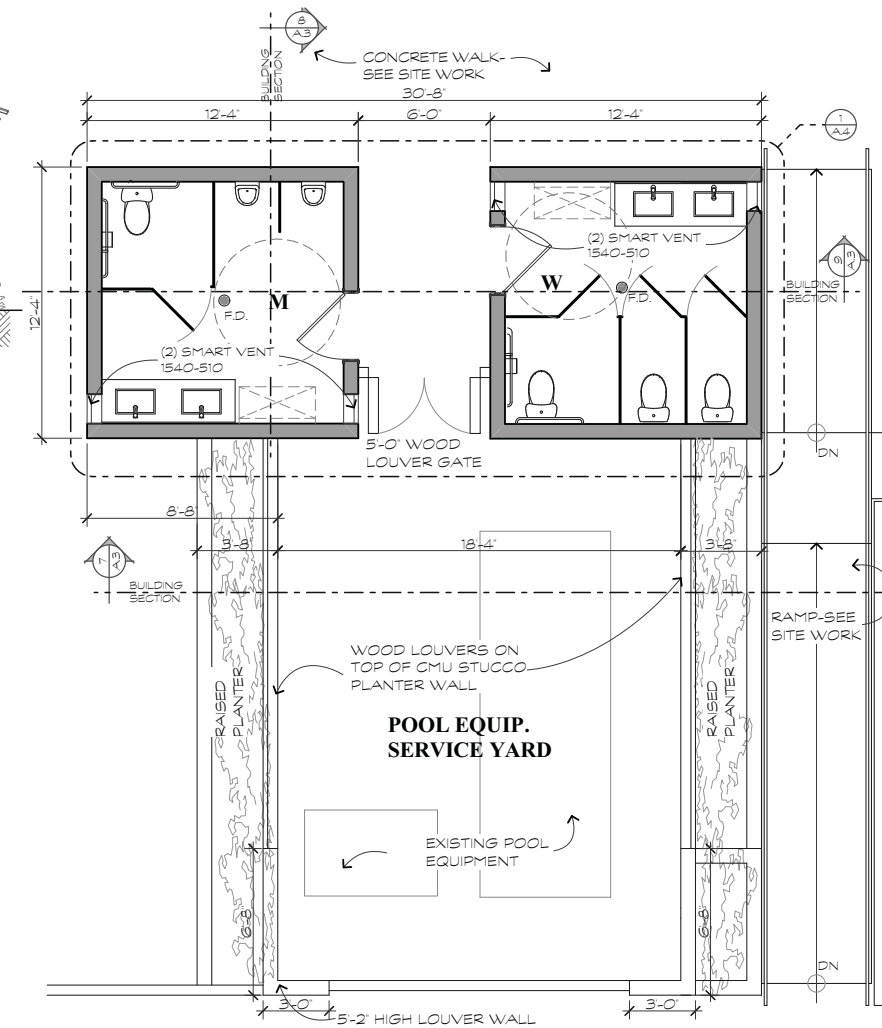
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TP
CHECKED BY
TP
DATE OF ISSUE:
11/27/18
SCALE
JOB NO.
SHEET



NEW POOL SIDE ELEVATION

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

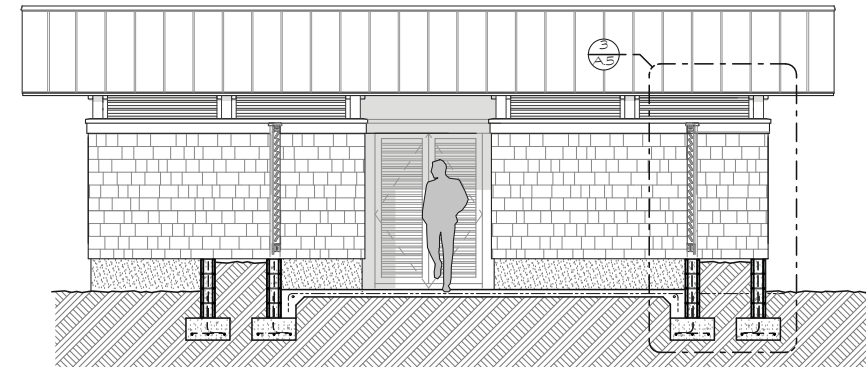
3
A-3



BATHROOM PLAN

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

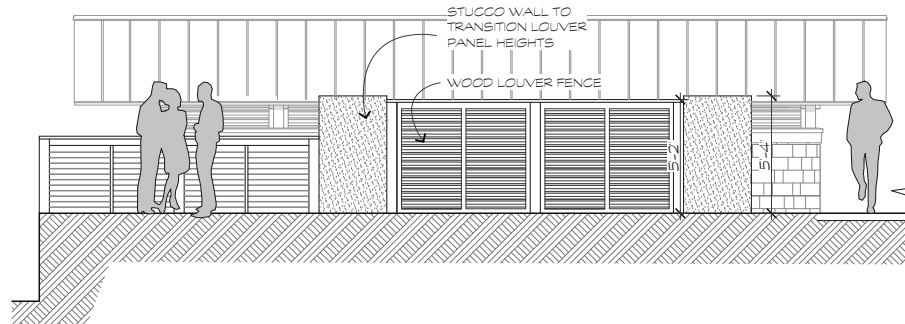
1
A-3



BUILDING SECTION

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

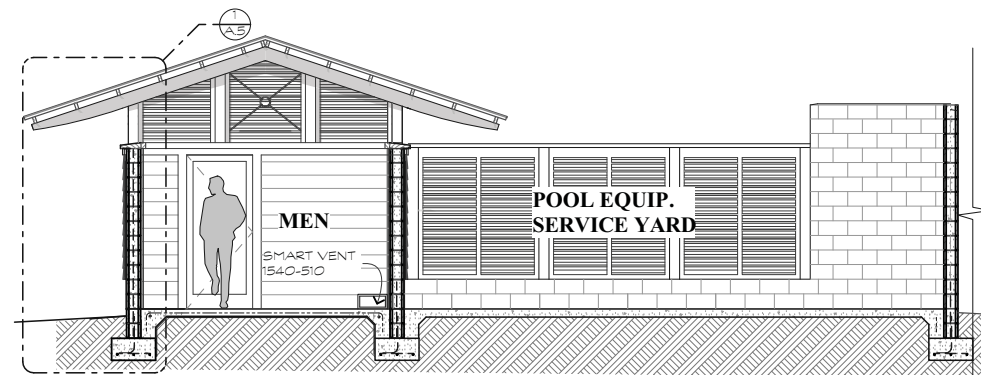
7
A-3



OCEAN SIDE ELEVATION

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

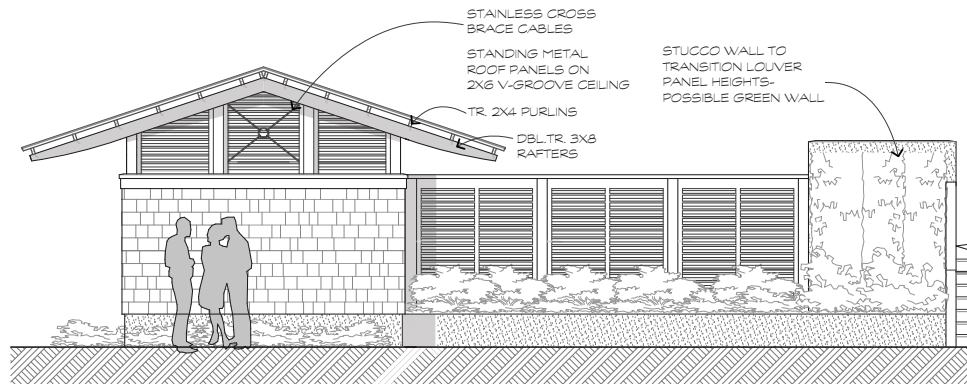
4
A-3



BUILDING SECTION

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

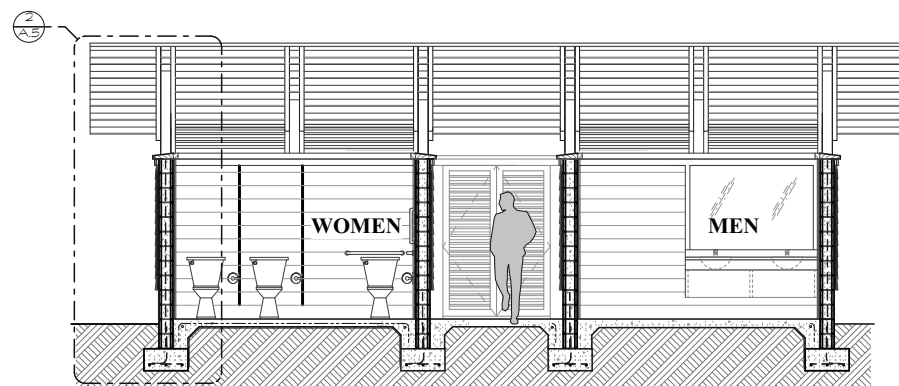
8
A-3



OLD POOL SIDE ELEVATION

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

5
A-3



BUILDING SECTION

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

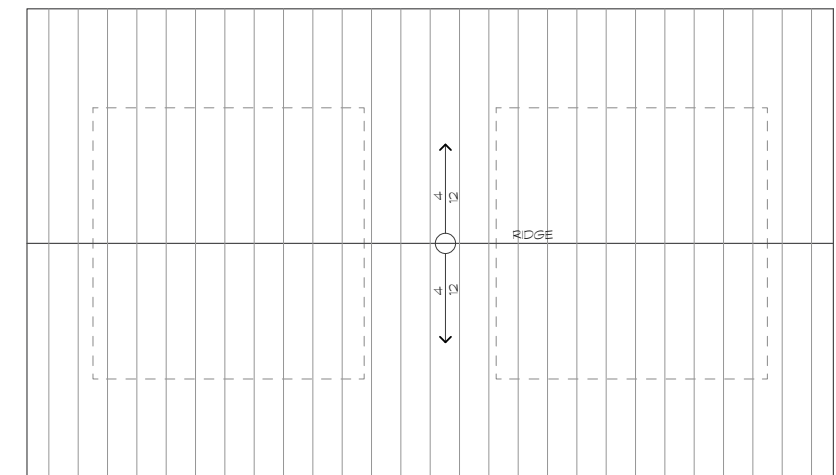
9
A-3



HOTEL SIDE ELEVATION

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

6
A-3



ROOF PLAN

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

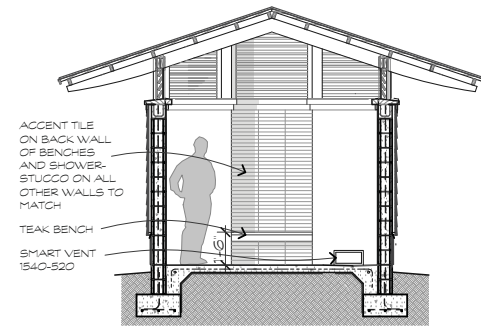
2
A-3

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A NEW BEACH BAR FOR:
OMNI HILTON HEAD OCEANFRONT RESORT
23 Ocean Lane
Hilton Head Island, S.C.

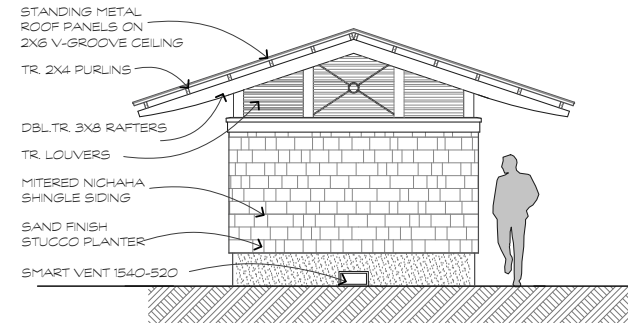
REVISIONS	DATE

DRAWN BY
TP
CHECKED BY
TP
DATE OF ISSUE:
11/27/18
SCALE
JOB NO.
SHEET



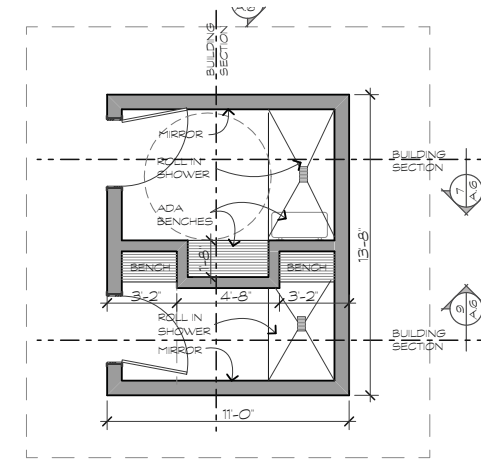
BUILDING SECTION
SCALE: 1/4"=1'-0"

7
A-6



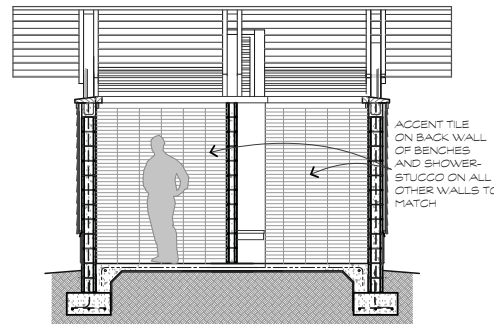
OCEAN SIDE ELEVATION
SCALE: 1/4"=1'-0"

3
A-6



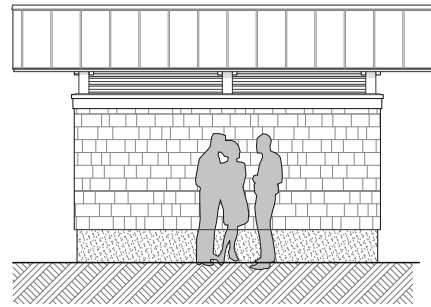
SHOWER PLAN
SCALE: 1/4"=1'-0"

1
A-6



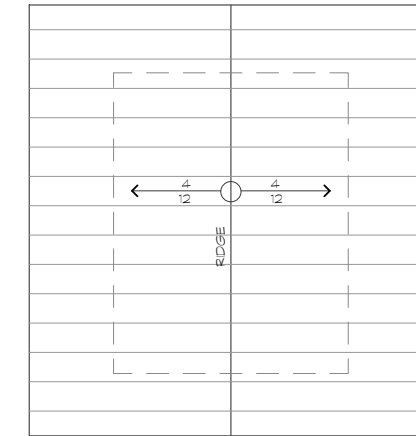
BUILDING SECTION
SCALE: 1/4"=1'-0"

8
A-6



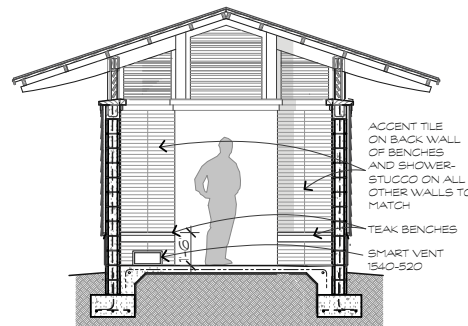
NEW POOL SIDE ELEVATION
SCALE: 1/4"=1'-0"

4
A-6



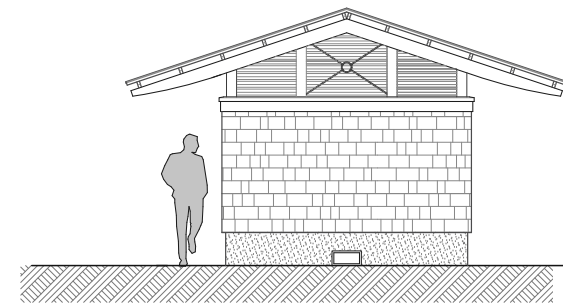
ROOF PLAN
SCALE: 1/4"=1'-0"

2
A-6



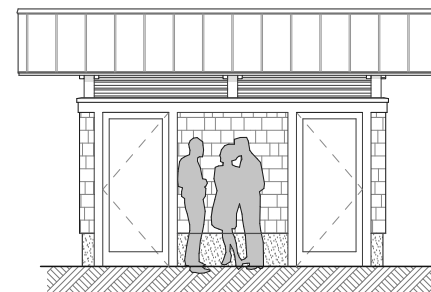
BUILDING SECTION
SCALE: 1/4"=1'-0"

9
A-6



PARKING LOT SIDE ELEVATION
SCALE: 1/4"=1'-0"

5
A-6



HOTEL SIDE ELEVATION
SCALE: 1/4"=1'-0"

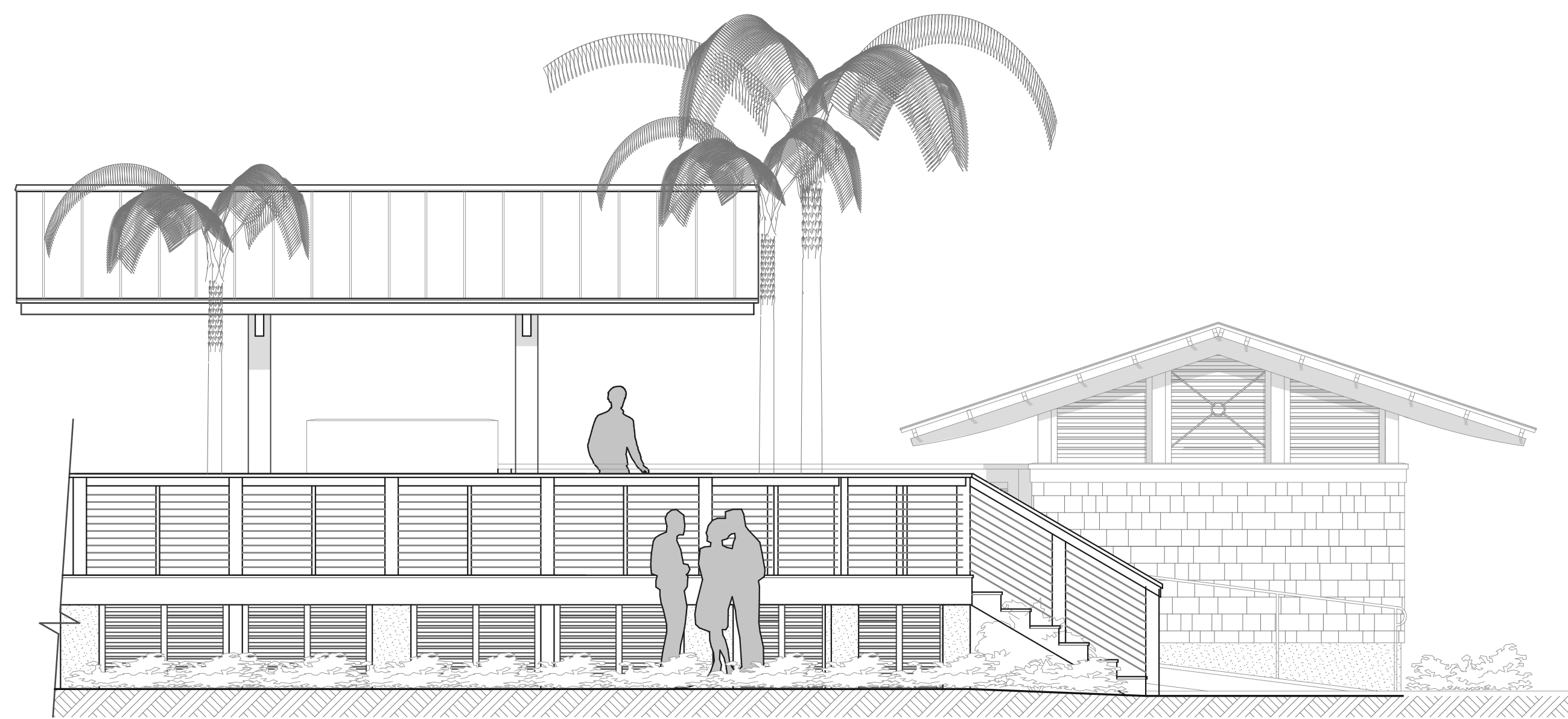
6
A-6

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A NEW BEACH BAR FOR:
OMNI HILTON HEAD OCEANFRONT RESORT
23 Ocean Lane
Hilton Head Island, S.C.

REVISIONS	DATE

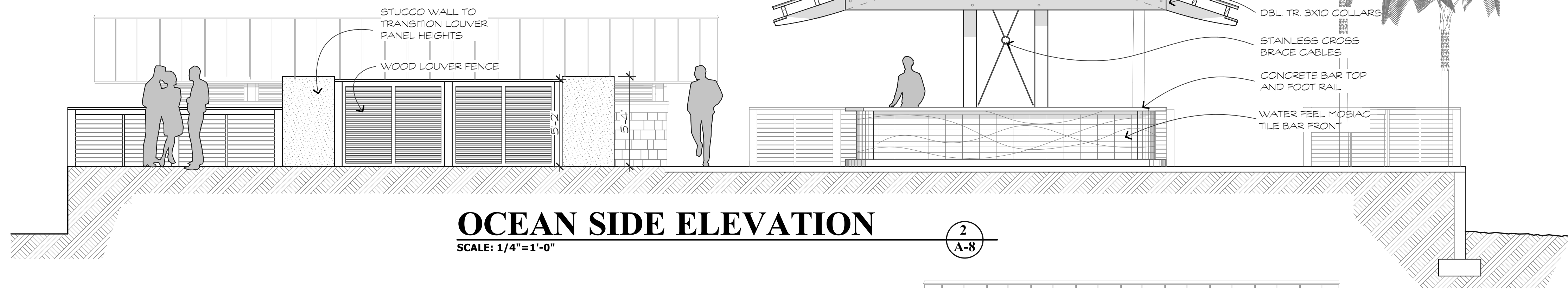
DRAWN BY
TP
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TP
DATE OF ISSUE:
11/27/18
SCALE
JOB NO.
SHEET
A.6
OF SHEETS



OLD POOL SIDE ELEVATION

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

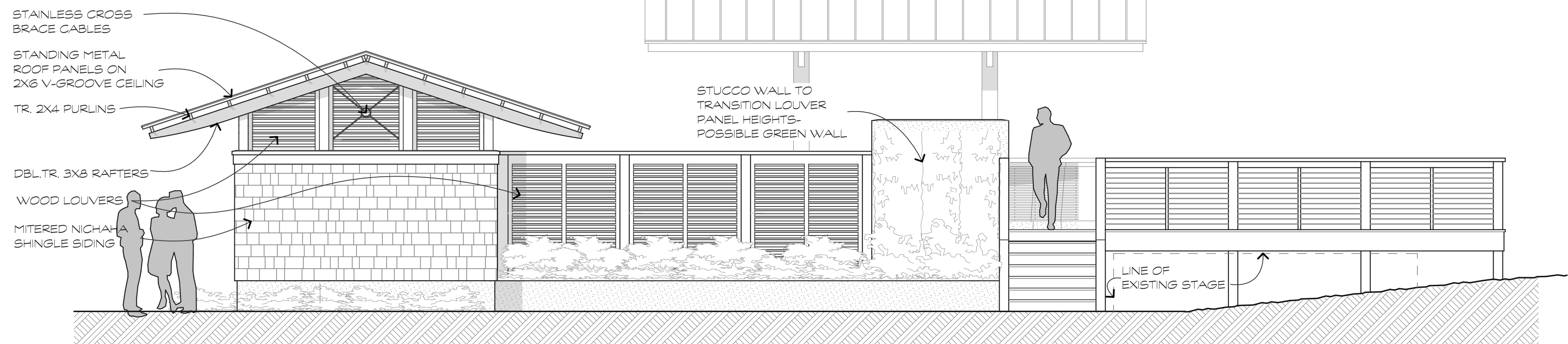
1
A-8



OCEAN SIDE ELEVATION

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

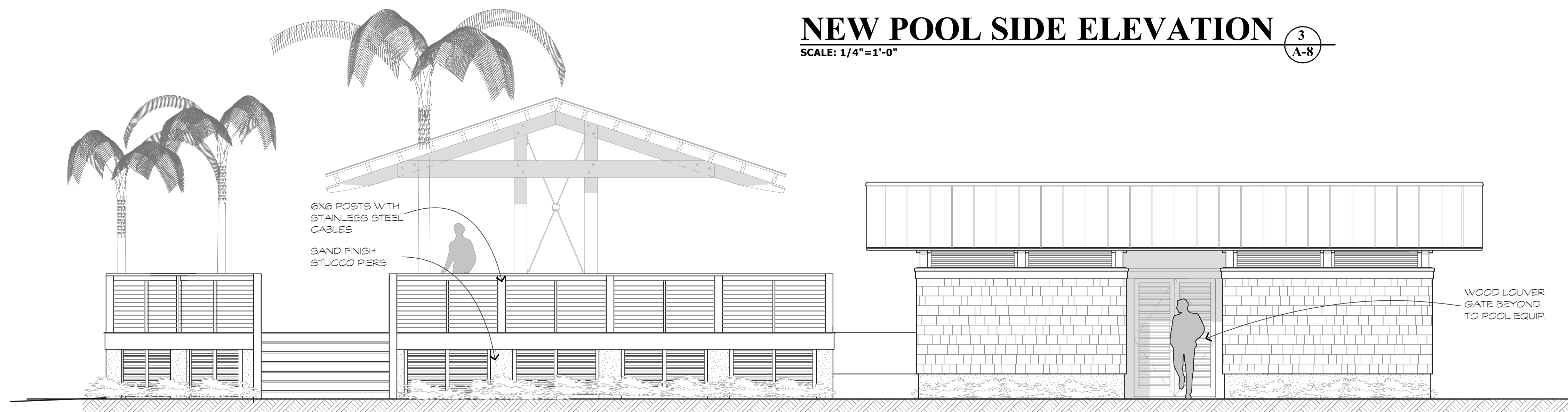
2
A-8



NEW POOL SIDE ELEVATION

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

3
A-8



HOTEL SIDE ELEVATION

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

4
A-8

A NEW BEACH BAR FOR:
OMNI HILTON HEAD
OCEANFRONT RESORT
23 Ocean Lane
Hilton Head Island, S.C.

REVISIONS	DATE

DRAWN BY
TP
CHECKED BY
TP
DATE OF ISSUE:
11/27/16
SCALE

JOB NO.

SHEET

A.8
OF SHEETS

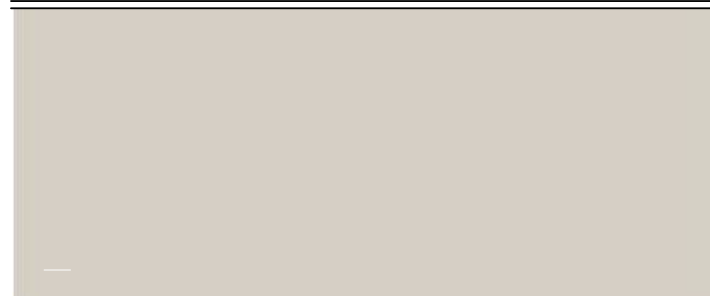
STANDING SEAMED- PAC CLAD MUSKET GRAY



LOUVERS/BEAMS/COLUMNS- SEA COAST GRAY



CEMENT BOARD SHAKES-MATCH BUOY BAR



STUCCO BASE- SW POPULAR GRAY 6071



COUNTERTOP- MATCH BUOY BAR

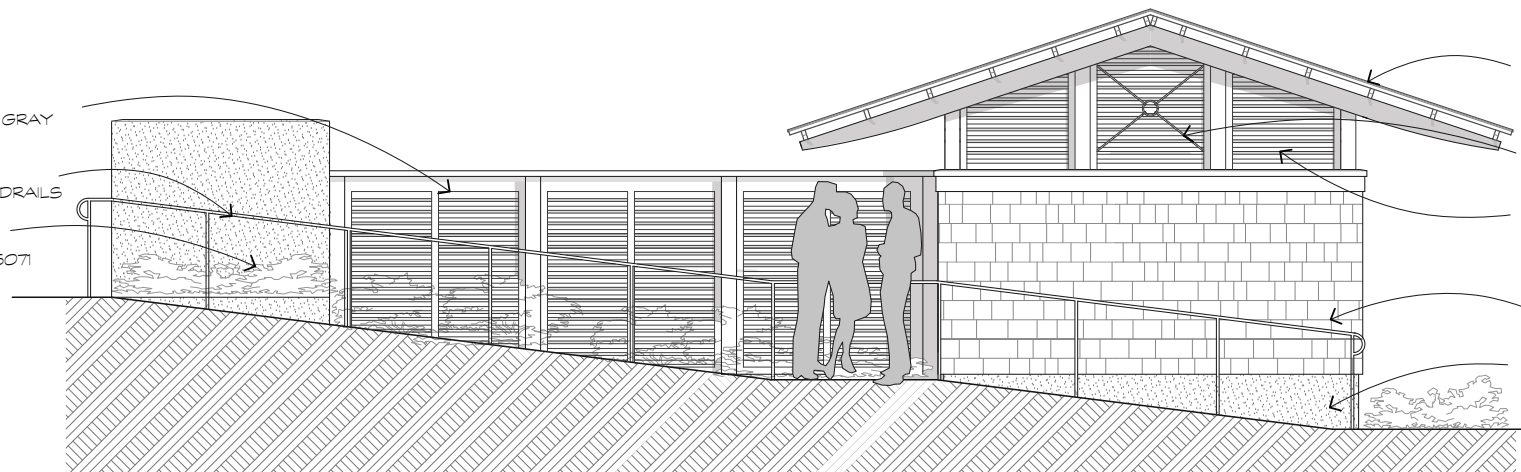


BAR TILE- MORNING MIST BLUE WAVE 4X12

LOUVERS
CABOTS SEA COAST GRAY

RAILING-
MATCH EXISTING HANDRAILS

STUCCO BASE-
SW POPULAR GRAY 6071



STANDING SEAMED ROOF-
PAC CLAD MUSKET GRAY

GALVANIZED CABLES

LOUVERS/BEAMS/COLUMNS-
CABOTS SEA COAST GRAY

CEMENT BOARD SHAKES-
MATCH BUOY BAR

STUCCO BASE-
SW POPULAR GRAY 6071

RESTROOM BUILDING

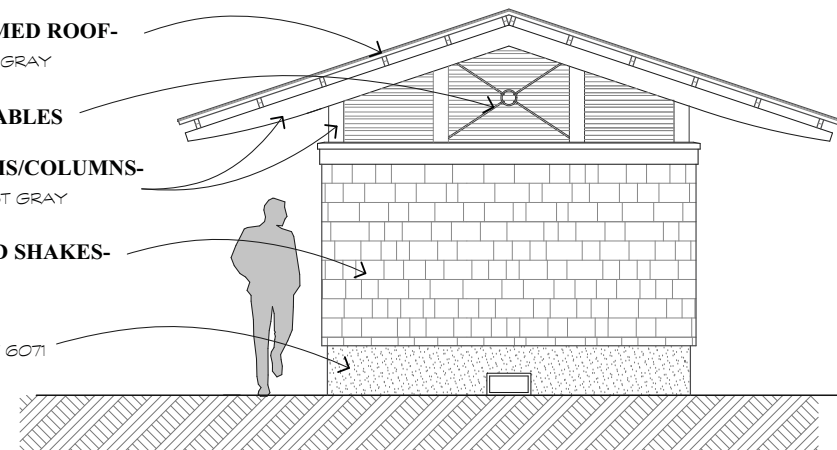
STANDING SEAMED ROOF-
PAC CLAD MUSKET GRAY

GALVANIZED CABLES

LOUVERS/BEAMS/COLUMNS-
CABOTS SEA COAST GRAY

CEMENT BOARD SHAKES-
MATCH BUOY BAR

STUCCO BASE-
SW POPULAR GRAY 6071



SHOWER BUILDING

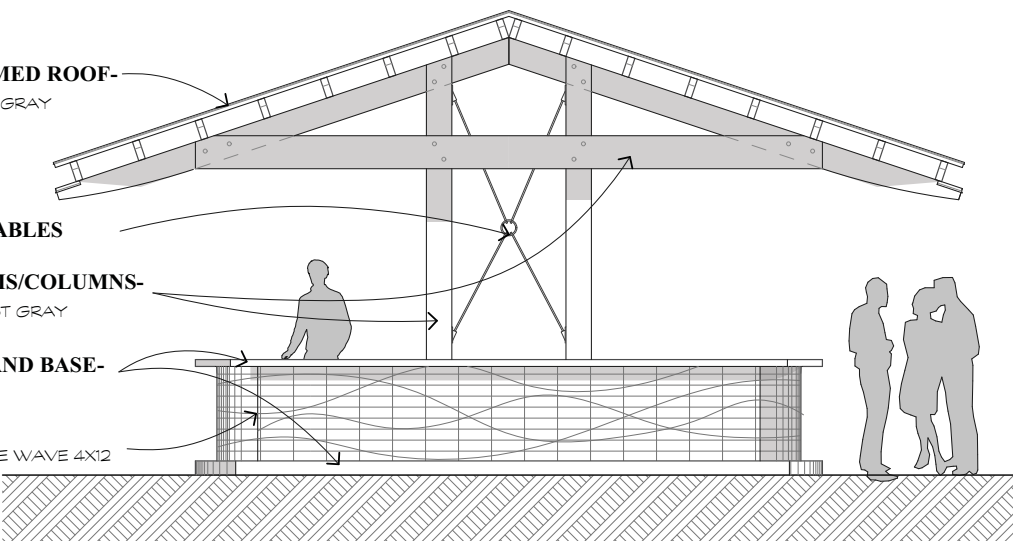
STANDING SEAMED ROOF-
PAC CLAD MUSKET GRAY

GALVANIZED CABLES

LOUVERS/BEAMS/COLUMNS-
CABOTS SEA COAST GRAY

COUNTERTOP AND BASE-
MATCH BUOY BAR

BAR TILE-
MORNING MIST BLUE WAVE 4X12



BAR BUILDING



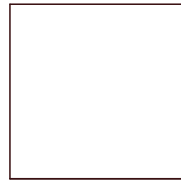
GALV. CABLES & COL. COLOR



HANDRAILS- MATCH EXISTING



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A NEW BEACH BAR FOR:
OMNI HILTON HEAD OCEANFRONT RESORT
23 Ocean Lane
Hilton Head Island, S.C.

REVISIONS	DATE

DRAWN BY
TP
CHECKED BY
TP
DATE OF ISSUE:
11/27/18
SCALE
JOB NO.
SHEET

A.9
OF SHEETS

SITE KEY LEGEND:

- S1 INTEGRAL COLORED CONCRETE
DETAIL 1 / L-600
- S2 POOL DECK (CONC. PAVERS)
DETAIL 4 / L-600
- S3 POOL COPING
DETAIL 4 / L-600
- S4 PERMEABLE PAVERS
DETAIL 2 / L-600
- S5 WOOD DECK (NEW FRAMING)
(SEE MATERIAL SCHEDULE)
- S6 WOOD DECK (USE EXISTING FRAMING)
(SEE MATERIAL SCHEDULE)
- S7 WOOD SERVICE RAMP
DETAIL 3 / L-602
- S8 CABLE RAIL SYSTEM
DETAIL 4 / L-601
- S9 WOOD STEPS
DETAIL 3 / L-600
- S10 PAVER STEPS
DETAIL 5 / L-600
- S11 ORNAMENTAL POOL FENCE
(SALVAGE & REUSE EXISTING)

- S12 POOL FENCE GATE
(MATCH EXISTING)
 - S13 WOOD TRELLIS & SHOWERS
DETAIL 1 / L-602
 - S14 DUNE CROSSOVER
DETAIL 3 / L-601
 - S15 DUNE CROSSOVER STAIRS
DETAIL 1 / L-601
 - S16 WOOD BENCH
DETAIL 2 / L-601
 - S17 SHELL WASH STATION
DETAIL 2 / L-602
 - S18 FOOT WASH
DETAIL X / L-6XX
- ARCHITECTURAL ELEMENTS:**
- A1 BEACH BAR
SEE ARCHITECTURAL DRAWINGS
 - A2 RESTROOM BUILDING
SEE ARCHITECTURAL DRAWINGS
 - A3 POOL CHANGING BUILDING
SEE ARCHITECTURAL DRAWINGS

PAVING / MATERIAL SCHEDULE:

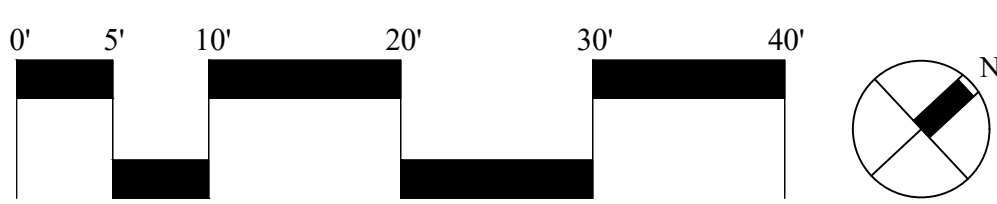
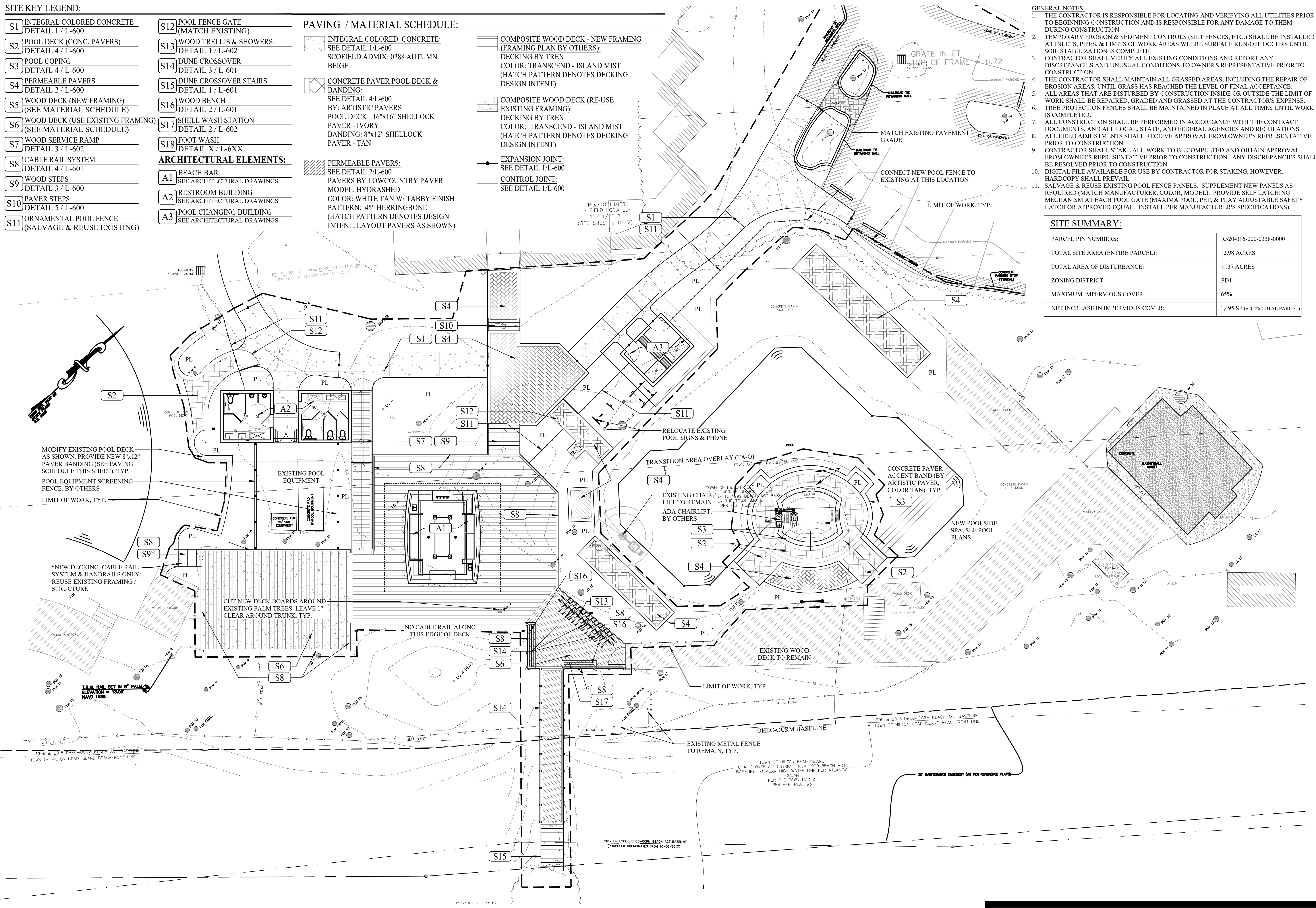
- INTEGRAL COLORED CONCRETE:
SEE DETAIL 1/L-600
SCOFFIELD ADMIX: 0288 AUTUMN
BEIGE
- CONCRETE PAVER POOL DECK &
BANDING:
SEE DETAIL 4/L-600
BY: ARTISTIC PAVERS
POOL DECK: 16"x16" SHELLOCK
PAVER - IVORY
BANDING: 8"x12" SHELLOCK
PAVER - TAN
- PERMEABLE PAVERS:
SEE DETAIL 2/L-600
PAVERS BY LOWCOUNTRY PAVER
MODEL: HYDRASHED
COLOR: WHITE TAN W/ TABBY FINISH
PATTERN: 45° HERRINGBONE
(HATCH PATTERN DENOTES DESIGN
INTENT, LAYOUT PAVERS AS SHOWN)
- COMPOSITE WOOD DECK - NEW FRAMING
(FRAMING PLAN BY OTHERS):
DECKING BY TREX
COLOR: TRANSCEND - ISLAND MIST
(HATCH PATTERN DENOTES DECKING
DESIGN INTENT)
- COMPOSITE WOOD DECK (RE-USE
EXISTING FRAMING):
DECKING BY TREX
COLOR: TRANSCEND - ISLAND MIST
(HATCH PATTERN DENOTES DECKING
DESIGN INTENT)
- EXPANSION JOINT:
SEE DETAIL 1/L-600
- CONTROL JOINT:
SEE DETAIL 1/L-600

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
2. TEMPORARY EROSION & SEDIMENT CONTROLS (SILT FENCES, ETC.) SHALL BE INSTALLED AT INLETS, PIPES, & LIMITS OF WORK AREAS WHERE SURFACE RUN-OFF OCCURS UNTIL SOIL STABILIZATION IS COMPLETE.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES AND UNUSUAL CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL MAINTAIN ALL GRASSED AREAS, INCLUDING THE REPAIR OF EROSION AREAS, UNTIL GRASS HAS REACHED THE LEVEL OF FINAL ACCEPTANCE.
5. ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION INSIDE OR OUTSIDE THE LIMIT OF WORK SHALL BE REPAIRED, GRADED AND GRASSED AT THE CONTRACTOR'S EXPENSE.
6. TREE PROTECTION FENCES SHALL BE MAINTAINED IN PLACE AT ALL TIMES UNTIL WORK IS COMPLETED.
7. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND ALL LOCAL, STATE, AND FEDERAL AGENCIES AND REGULATIONS.
8. ALL FIELD ADJUSTMENTS SHALL RECEIVE APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
9. CONTRACTOR SHALL STAKE ALL WORK TO BE COMPLETED AND OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE RESOLVED PRIOR TO CONSTRUCTION.
10. DIGITAL FILE AVAILABLE FOR USE BY CONTRACTOR FOR STAKING, HOWEVER, HARDCOPY SHALL PREVAIL.
11. SALVAGE & REUSE EXISTING POOL FENCE PANELS. SUPPLEMENT NEW PANELS AS REQUIRED (MATCH MANUFACTURER, COLOR, MODEL). PROVIDE SELF LATCHING MECHANISM AT EACH POOL GATE (MAXIMA POOL, PET. & PLAY ADJUSTABLE SAFETY LATCH OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS).

SITE SUMMARY:

PARCEL PIN NUMBERS:	R520-016-000-0338-0000
TOTAL SITE AREA (ENTIRE PARCEL):	12.98 ACRES
TOTAL AREA OF DISTURBANCE:	± .37 ACRES
ZONING DISTRICT:	PD1
MAXIMUM IMPERVIOUS COVER:	65%
NET INCREASE IN IMPERVIOUS COVER:	1,495 SF (± 0.2% TOTAL PARCEL)



SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY SURVEYING CONSULTANTS. FILE SC96263C.1.dwg, DATED JUNE 1, 2018. PLAN IS SUBJECT TO CHANGE.

Omni Hilton Head Oceanfront Resort
23 Ocean Lane
Hilton Head Island, SC 29928

OMNI HOTEL & RESORT
BEACH BAR STUDY
23 Ocean Lane
Hilton Head Island, SC

DRAWN BY:
DM/EW
CHECKED BY:
TT/EW

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#	REVISION	DATE	BY

DATE
11-27-2018
PROJECT NUMBER
01-18025
SHEET TITLE
SITE PLAN

Wood+Partners Inc. WPI
Landscape Architects
Land Planners

PO Box 2900 • Hilton Head Island, SC 29925
843.881.6518 • Fax 843.881.7065 • www.woodpartners.com

SHEET NUMBER

L-400



**THE TOWN OF HILTON HEAD ISLAND
DESIGN REVIEW BOARD – NOTICE OF ACTION**

PROJECT NAME: Omni Bar **PROJECT #:** DRB-002714-2018
PROJECT ADDRESS: 23 Ocean Lane
CATEGORY: Alteration/Addition
ACTION DATE: December 11, 2018 **NOTICE DATE:** December 12, 2018
APPLICANT/AGENT: Timothy C Probst, Parker Design Group Architects
10 Palmetto Business Park Suite 201
Hilton Head Island, SC 29928
Email: tim@pdg-architects.com

On the above meeting date your Application received the following action:

- APPROVED AS SUBMITTED**
 APPROVED WITH THE SPECIFIC CONDITIONS LISTED BELOW
 DENIED
 WITHDRAWN AT THE APPLICANTS REQUEST

1. Replant a total 4” of caliper of Live Oaks that were required under a previous mitigation.
2. Retain the 4” mitigation oak between the proposed bar and restrooms in its current location.

PURSUANT TO LMO 16-2-103-I.7, THIS APPROVAL WILL EXPIRE ONE YEAR FROM THE DATE OF THIS NOTICE UNLESS A DEVELOPMENT PLAN (SEE LMO 16-2-103.G) OR SMALL RESIDENTIAL DEVELOPMENT (SEE LMO 16-2-103.H) IS APPROVED OR, WHERE DEVELOPMENT PLAN REVIEW OR SMALL RESIDENTIAL DEVELOPMENT REVIEW IS NOT REQUIRED, THE APPROVED ACTIVITY IS COMPLETED. YOU HAVE THE RIGHT TO APPEAL THIS DECISION TO CIRCUIT COURT IN ACCORDANCE WITH LMO 16-2-103-I.4.c.ii.

NOTICE: APPROVAL BY THE DESIGN REVIEW BOARD MAY NOT CONSTITUTE AUTHORITY TO PROCEED. PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 843-341-4757 TO FIND OUT IF OTHER APPROVALS OR PERMITS ARE REQUIRED FROM THE DEVELOPMENT REVIEW AND ZONING, BUILDING, OR ENGINEERING DIVISIONS.

BY:  _____, Urban Designer









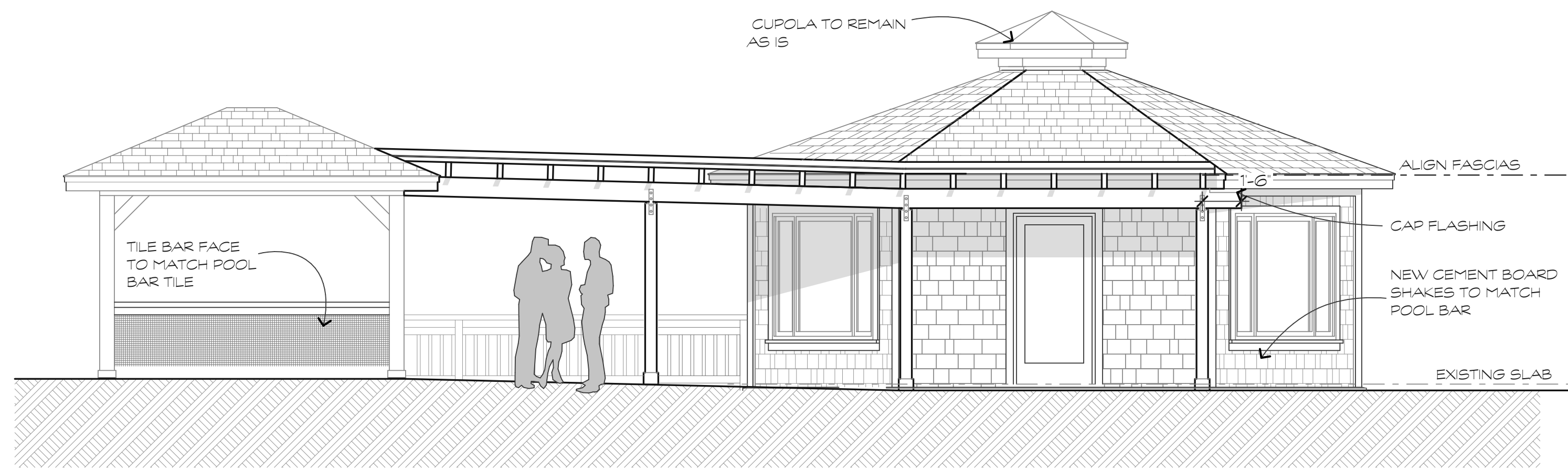


WATER TEMPERATURE
100
100
100
100

ALARM INDICATES
PUMP IS OFF
DO NOT USE SPA
WITH ALARM SOUND

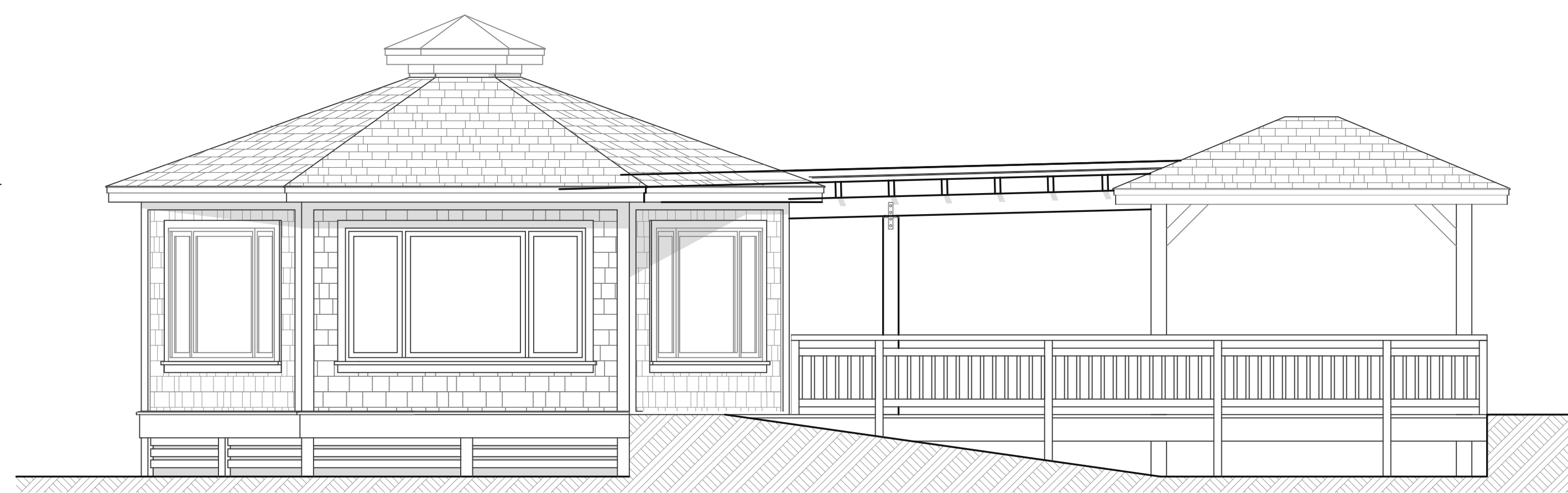
3 FT 2 IN

3 FT 2 IN



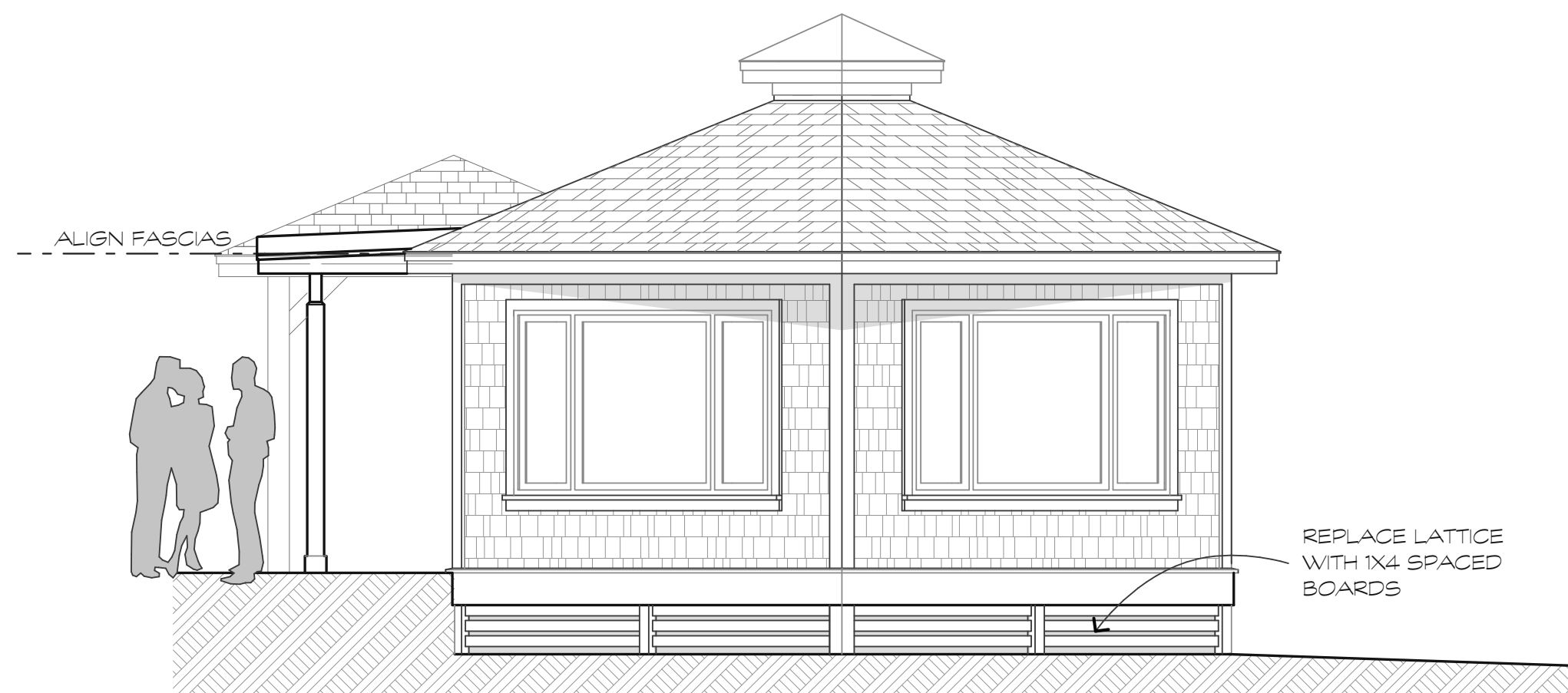
FRONT ELEVATION
SCALE: 1/4"=1'-0"

4
A-1



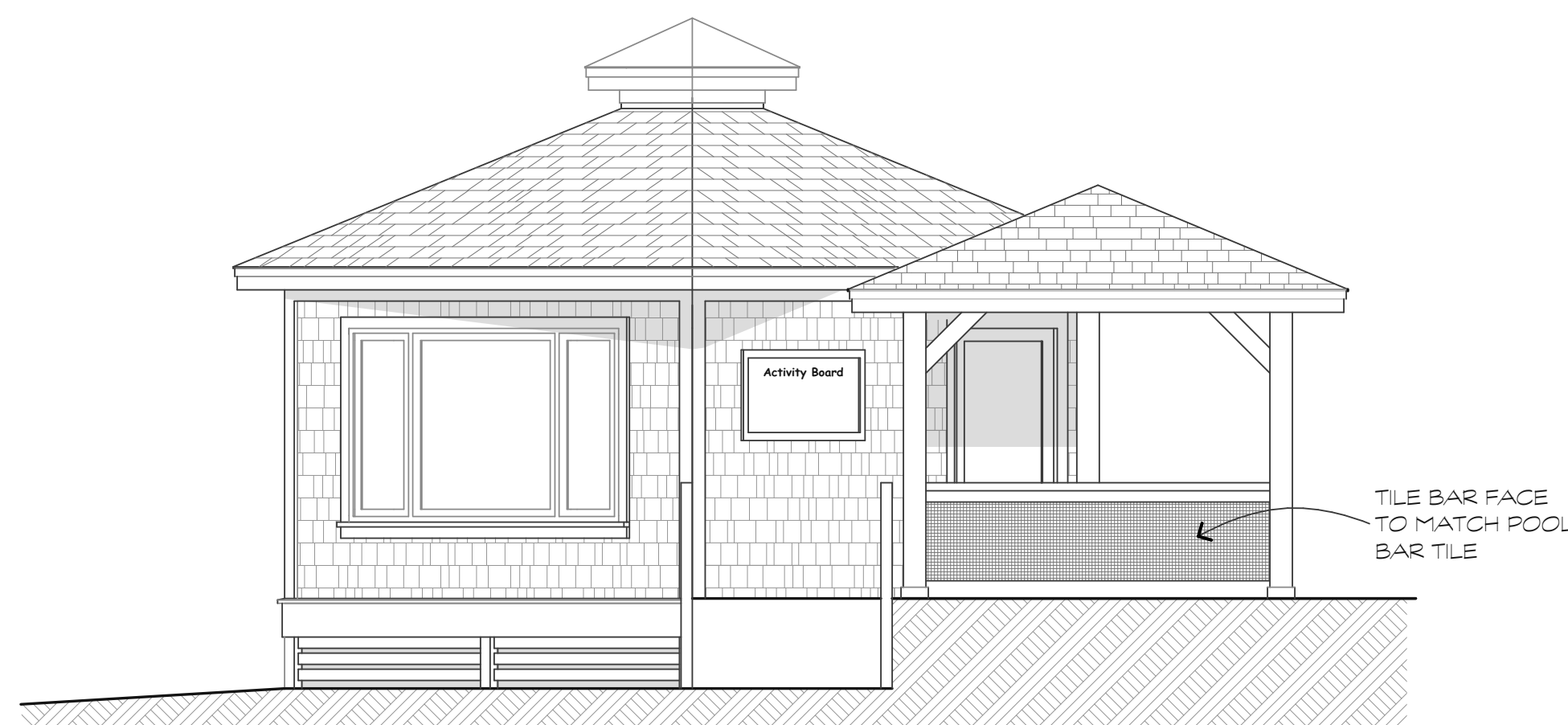
OCEAN SIDE ELEVATION
SCALE: 1/4"=1'-0"

1
A-1



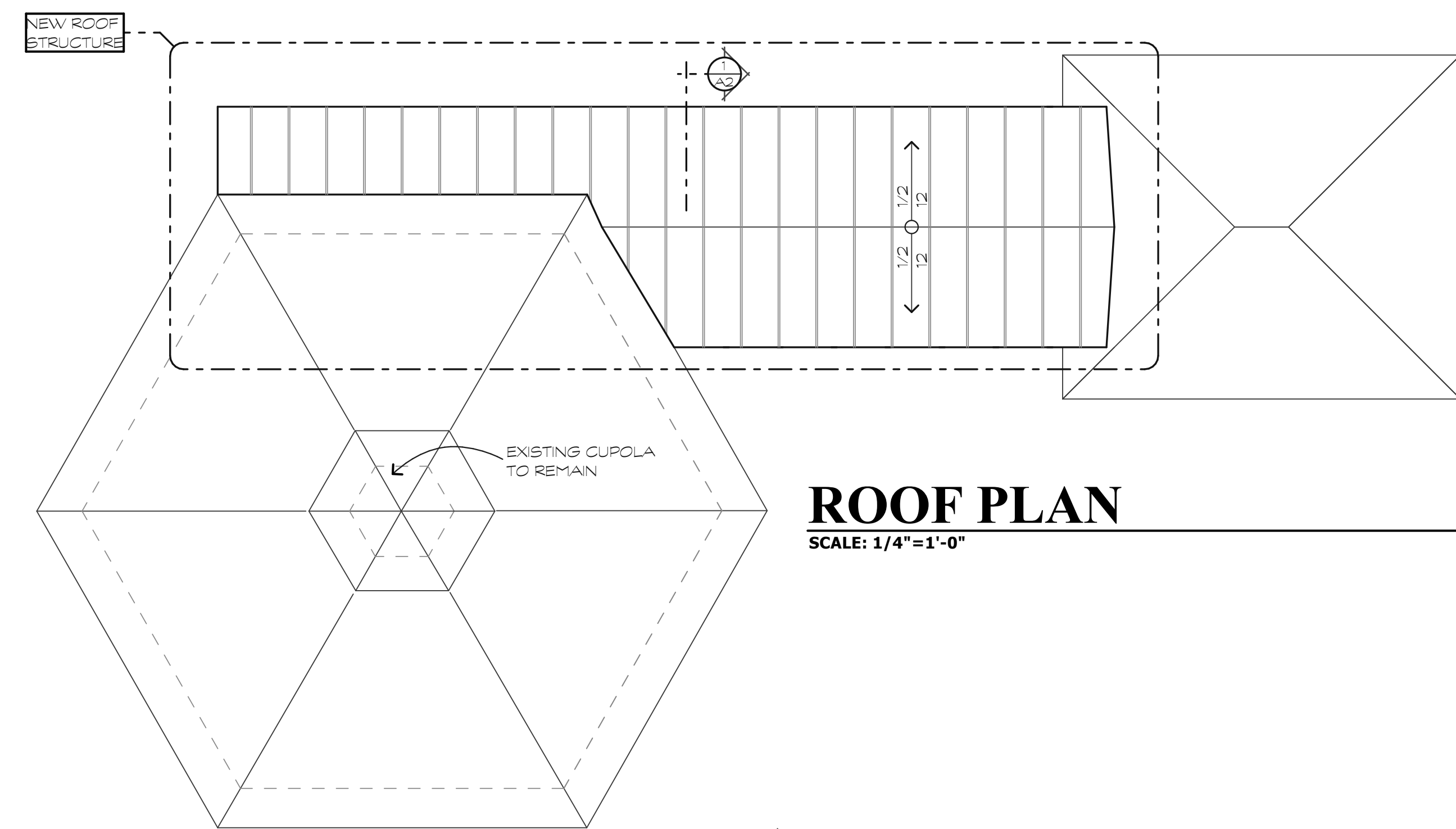
PLAYGROUND SIDE ELEVATION
SCALE: 1/4"=1'-0"

5
A-1



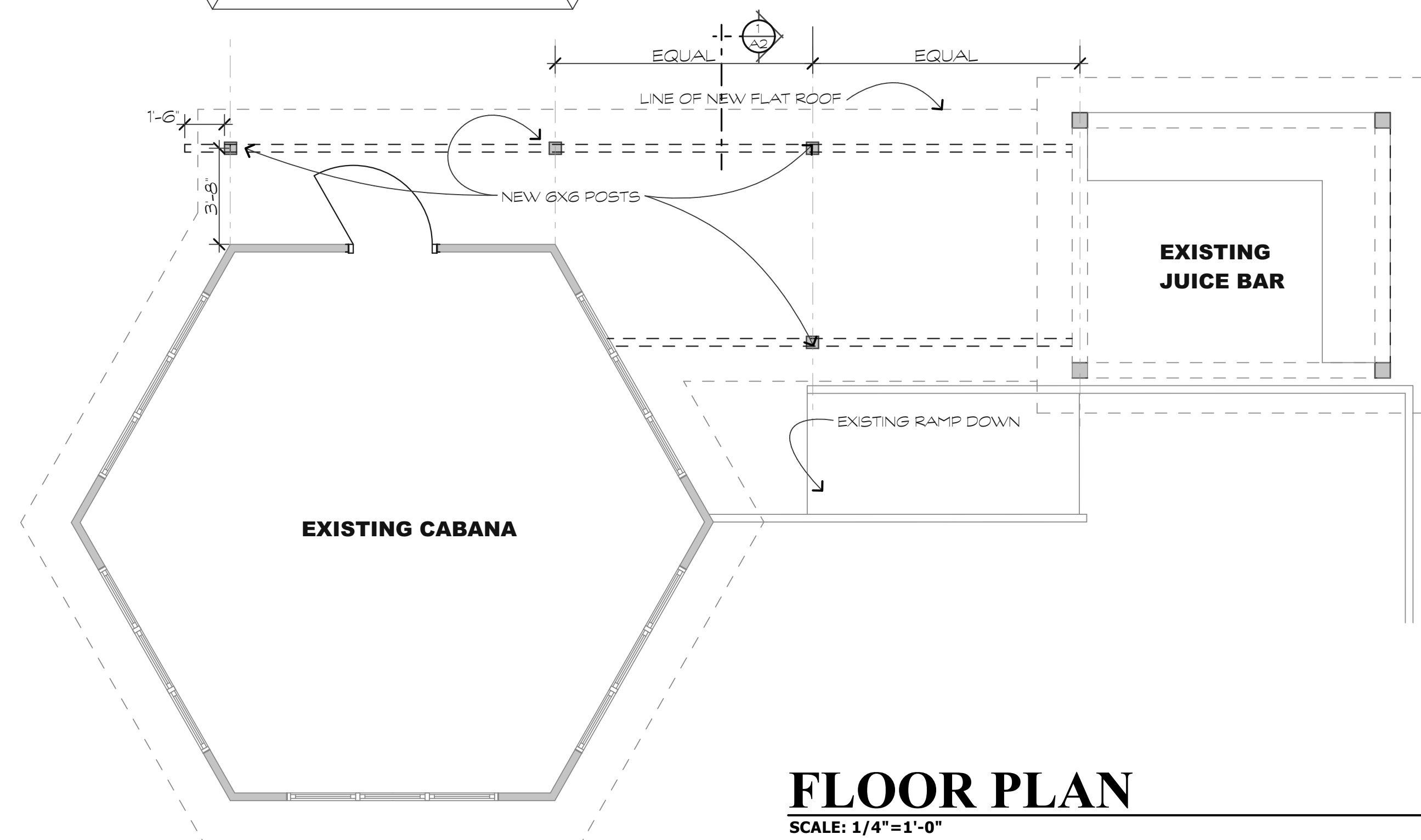
POOL SIDE ELEVATION
SCALE: 1/4"=1'-0"

6
A-1



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

2
A-1



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

1
A-1

REVISIONS	DATE
1. CHANGED ELEV. OF EXISTING STRUCTURE TO REFLECT EXISTING COOR.	5.28.19
2. REMOVED CUPOLA RENOVATION FROM WORK.	8.5.19

DRAWN BY TP
CHECKED BY TP
DATE OF ISSUE: 08/05/19
SCALE
JOB NO.
SHEET A.1
OF SHEETS

DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: Omni Sea Shack

DRB#: DRB-001657-2019

DATE: Aug. 6, 2019

RECOMMENDATION: Approval Approval with Conditions Denial
There is no Staff recommendation because this was part of a DRB approved plan.

RECOMMENDED CONDITIONS:

MISC COMMENTS/QUESTIONS

1. On April 24, 2018 the DRB approved the plans to renovate the Sea Shack (see DRB 000946-2018 Sea Shack Approved Plans).
2. On Dec. 12, 2018 the DRB approved additional buildings in the Omni Pool area (see DRB 002714-2018 Additional Building Approved)
3. The applicant requested a C of C without the cupola and was denied and required to submit to the DRB for approval to remove the cupola.
4. The applicant requested a C of C with additional screen fence that was not part of the DRB approval and was denied and required to submit to the DRB for approval of the fence.
5. Staff suggest that the new fence along the beach boardwalk be pulled back 5' from the boardwalk and that area be irrigated and planted (Ilex vomitoria, podocarpus, etc.) to soften the fence. The new planting should extend around the corner of the service yard where the existing fence is as well.



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 Lomasney Company: SFF, HHI LLC
 Mailing Address: 33 Castle Bridge Drive City: Hilton Head Island State: SC Zip: 29928
 Telephone: 845-750-4572 Fax: _____ E-mail: domasney@unitedpf.com
 Project Name: Slapfish Restaurant Project Address: 1024 William Hilton Parkway
 Parcel Number [PIN]: R5 5 2 0 1 5 0 0 0 0 4 2 0 0 0 0 0
 Zoning District: Light Commercial Overlay District(s): ROW Arterial

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

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

Project Category:
 Concept Approval – Proposed Development Alteration/Addition
 Final Approval – Proposed Development Sign

Submittal Requirements for *All* projects:

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

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

Additional Submittal Requirements:
Concept Approval – Proposed Development

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

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

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

Context photographs of neighboring uses and architectural styles.

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

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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


SIGNATURE

08 / 16 / 2019
DATE

STYLE C SIGN STAR™

SN-C



MATERIAL



FOR USE WITH



Power Supplies



Options



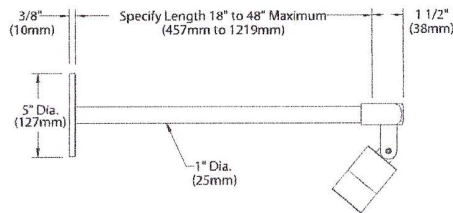
Mounting

"We wanted to provide lighting for the Carmel High School Center for the Performing Arts feature wall separately from the overall general illumination. The lighting's main purpose was to light artwork that would be mounted on the wall at typical viewing heights. I needed the fixture to be farther out from the wall so as to not cast shadows and this was done with an extended stem. The clients were very happy with the results."

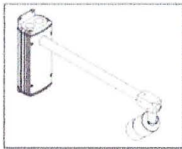
Steve Cate, Aurum Consulting Engineers, BKU Spring 2005



Shown with 'A' Cap
in Black Satin (BLP) finish

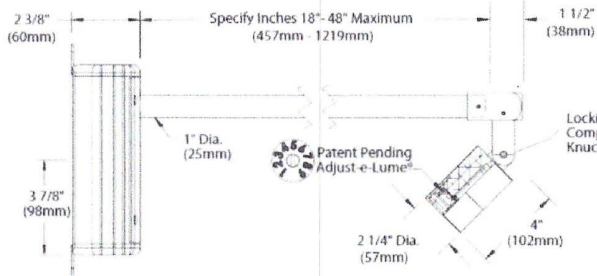


SIGN STAR™ STYLE C with PM1

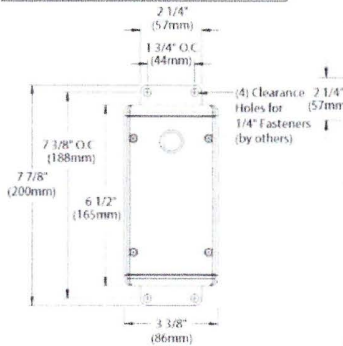


PROJECT:	
TYPE:	

SIDE VIEW



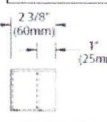
SURFACE MOUNT WITH BRACKETS



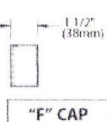
"A/D" CAP



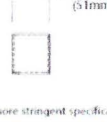
"B/E" CAP



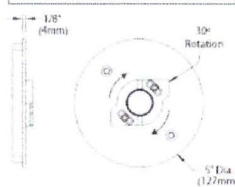
"C" CAP



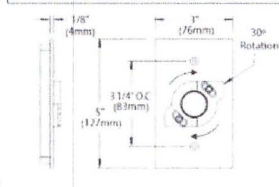
"F" CAP



ROUND CAMLOCK™ CANOPY



RECTANGULAR CAMLOCK™ CANOPY



All dimensions indicated on this submittal are nominal. Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™

Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials

Furnished in Copper-Free Aluminum (Type 6061-T6).

Style

'C' Style provides straight profile with machined adapter for 90° transition from fixture to stem.

Body

Fully machined from solid billet. Unibody design provides enclosed, water proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle

The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. Biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

Cap

Fully machined. Accommodates [1] lens or louvre media. Choose from 45° cutoff ('A' or 'D'), 1° deep bezel with 90° cutoff ('B' or 'E'), flush lens ('C') cap styles, or 1° deep cutoff with flush mounted lens ('F'). 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Stem

Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 48" maximum overall.

Lens

Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

BKSSL®

Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. ILM 80 certified components.

Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current. Output, over-voltage, open-circuit, and short circuit protected. Inrush current limited to <250mA (non-dimming). Conforms to Safety Std. C22.2 No. 250.13-12.

Optics

Interchangeable OPTIKIT™ modules permit field changes to optical distribution. Color-coded for easy reference: Narrow Spot (NSP) = Red. Spot (SP) = Green. Medium Flood (MFL) = Yellow. Wide Flood (WFL) = Blue.

Adjust-e-Lume® (Pat. Pending)

Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset output intensity.

Installation

Universal Power Module™ (PM1) features aluminum extrusion with die cast end caps. Surface mounted with flow through back channel to prevent water and debris collection. Machined aluminum cover with countersunk holes for flush hardware installation. Front access for ease of installation and inspection. [2] 1/2" NPT female conduit entries per end cap for through wiring. Specify Surface Mount (SM), Round Camlock™ Canopy (CR) or Rectangular Camlock™ Canopy (CT).

Transformer

Integral, IRe20 electronic transformer. 105-300VAC primary voltage. 50/60Hz. Non Dimming. 20VA maximum load.

Wiring

PVC coated, 18AWG, 150V, 60°C rated and certified to UL 1838 standard.

Hardware

Tamper-resistant, stainless steel hardware. LOCK™ aiming screw and canopy mounting screws are additionally black oxide treated for additional corrosion resistance.

Finish

StarGuard®, our exclusive RoHS compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating.

Warranty

5 year limited warranty.

Certification and Listing

SignStar™. UL Listed. Certified to CAN/CSA/ANSI Standards. IP66 Rated. RoHS compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations.

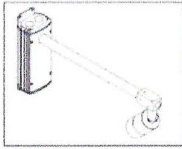
PM1™: NEMA 4X / IP-66 Rated Enclosure. UL Listed. Certified to CAN/CSA/ANSI Standards.

RoHS compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. IP 66 Rated. Made in USA.



*Energy Star is a registered trademark of the United States Environmental Protection Agency.

B-K LIGHTING	40429 Brookyard Drive • Madera, CA 93636 • USA 559 438.5800 • FAX 559 438.5900 www.bklighting.com • info@bklighting.com	RELEASED 05-17-17	DRAWING NUMBER SUB-2272-00



SIGN STAR™ STYLE C with PM1

PROJECT:	SLAPFISH (BLDS. SIGNLIGHTS)
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

SN 48 C LED e65 WFL A5 BZP 12 11 C PM1 SM

Example:

SN - 24 - C - LED - e66 - MFL - A4 - BZP - 12 - 11 - D - PM1 - SM -

Series

SN - Sign Star™

Stem Length

18", 24", 30", 36", 42" or 48"
(Specify in inches)

Style

C - Straight Mount

Source

LED - 'e' Technology with Integral Driver

LED Type

e64 - 7WLED/2.7K

e65 - 7WLED/3K

e66 - 7WLED/4K

e74 - 7WLED/Amber

Optics*

NSP - Narrow Spot (Red Indicator)

SP - Spot (Green Indicator)

MFL - Medium Flood (Yellow Indicator)

WFL - Wide Flood (Blue Indicator)

Adjust-e-Lume® Output Intensity

(Choose factory setting)

A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1

Finish

Aluminum Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	---
Verde	---	VER

Premium Finish

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert SandStone
AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper	Also available in RAI Finishes See submittal SUB-1439-00	

Lens Type

12 - Soft Focus Lens

13 - Rectilinear Lens

Shielding

11 - Honeycomb Baffle

Cap Style

A - 45° B - 90°

C - Flush

D - 45° less Weep Hole
(Interior Use Only)

E - 90° less Weep Hole
(Interior Use Only)

F - 90° cutoff with Flush Lens

Transformer Style

PM1 - Universal Power Module™ with TRe20 Electronic Transformer (105-300 VAC, 50/60 Hz, Non-Dimming)

Mounting

SM - Surface Mount

CR - Round Camlock™

CT - Rectangular Camlock™

Options

MB - Mounting Brackets (for CR and CT only)

B-K LIGHTING

40429 Briekyard Drive • Madera, CA 93636 • USA
559 438 5800 • FAX 559 438 5900
www.bklighting.com • info@bklighting.com

RELEASED
05-17-17

DRAWING NUMBER
SUB-2272-00

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- RED **Narrow Spot (NSP)**
- GREEN **Spot (SP)**
- YELLOW **Medium Flood (MFL)**
- BLUE **Wide Flood (WFL)**

NARROW SPOT : 13°

Distance	Beam Dia.	Footcandles		
		e64 2700K	e65 3000K	e66 4000K
4'	1'	375	384	431
8'	2'	94	96	108
12'	3'	42	43	48
16'	4'	23	24	27
20'	5'	15	15	17



If using No. 11 Honeycomb Baffle, multiply footcandle values by .80.

NOTE:
Adjust-e-Lume[®] dial is set to the
factory standard: 9

SPOT : 15°

Distance	Beam Dia.	Footcandles		
		e64 2700K	e65 3000K	e66 4000K
4'	1'	284	291	327
8'	2'	71	73	82
12'	3'	32	32	36
16'	4'	18	18	20
20'	5'	11	12	13



If using No. 11 Honeycomb Baffle, multiply footcandle values by .80.

MEDIUM FLOOD : 23°

Distance	Beam Dia.	Footcandles		
		e64 2700K	e65 3000K	e66 4000K
4'	2'	108	110	124
8'	3'	27	28	31
12'	5'	12	12	14
16'	7'	7	7	8
20'	8'	4	4	5



If using No. 11 Honeycomb Baffle, multiply footcandle values by .80.

WIDE FLOOD : 31°

Distance	Beam Dia.	Footcandles		
		e64 2700K	e65 3000K	e66 4000K
4'	2'	71	72	81
8'	4'	18	18	20
12'	7'	8	8	9
16'	9'	4	5	5
20'	11'	3	3	3



If using No. 11 Honeycomb Baffle, multiply footcandle values by .80.





P.O. Box 3978
Bluffton, SC 29910
P: 843.815.2557
F: 843.815.2547

August 15, 2019

Town of Hilton Head Island Design Review Board
Attn: Chris Darnell
One Town Center Court
Hilton Head Island, SC 29928

Re: Slapfish Restaurant
1024 William Hilton Parkway

Chris,

I am writing this letter on behalf of the Lomasney family and Court Atkins Group as a request to be placed on the agenda for the next meeting of the Town of Hilton Head Design Review Board. We are requesting a Final Design Review of the attached proposed patio canopy addition. The submittal package includes a drawing set, color board, site images, filing fee, and a DRB Application.

We plan to attend the DRB meeting to provide further explanation and answer any questions.

Sincerely,

A handwritten signature in black ink that reads 'Brianna Huffman'.

Brianna Huffman
Project Designer
Court Atkins Group

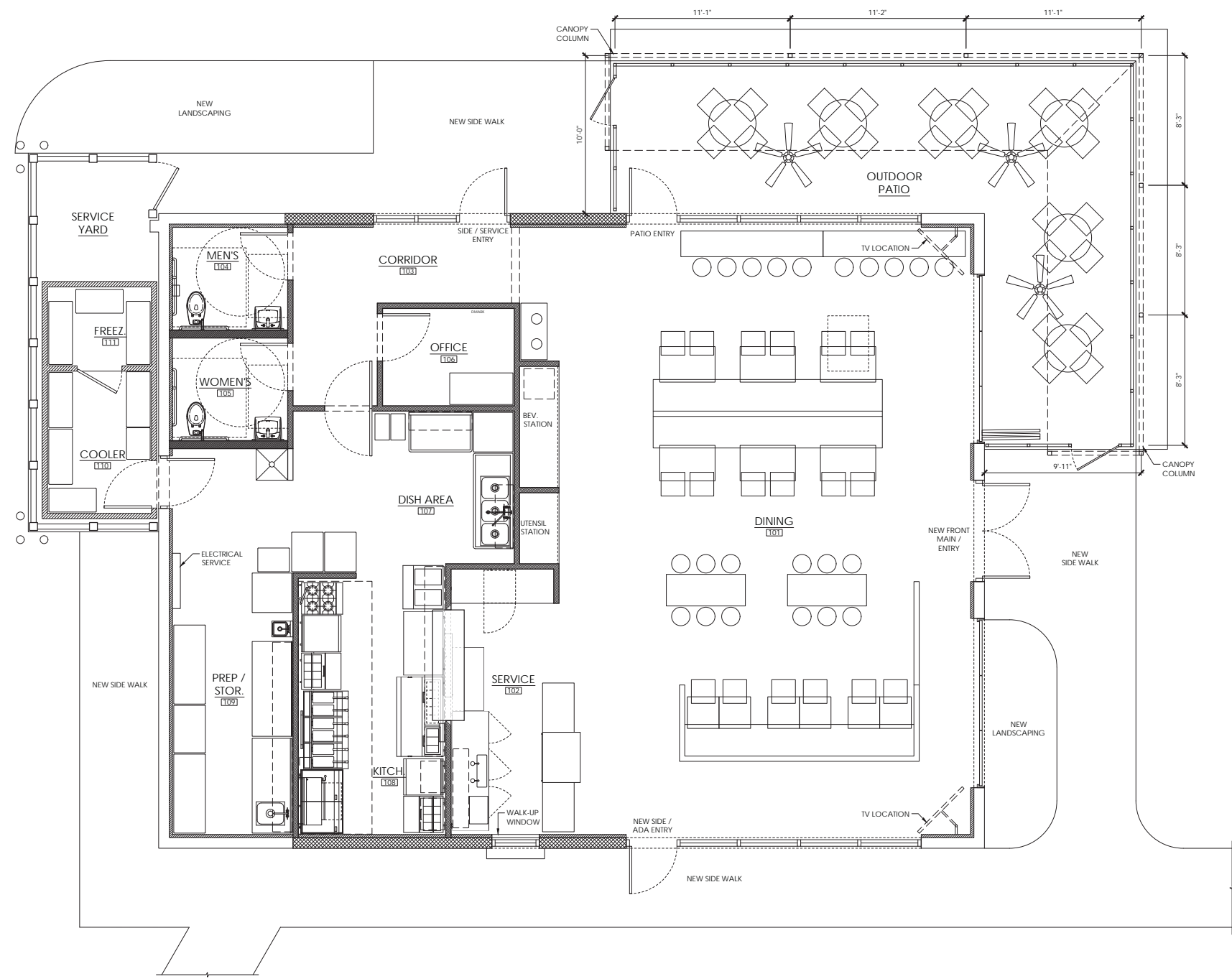
cc: The Lomasney Family











1 FLOOR PLAN
SCALE 1/4" = 1'-0"

WALL LEGEND

	8" CMU WALL INFILL
	6" METAL STUD WALL
	3 1/2" METAL STUD WALL
	2 1/2" METAL STUD WALL
	COOLER WALL

NOTE:
PROVIDE 5/8" GYP. BOARD ON METAL STUDS ON PERIMETER WALLS. EXTEND GYP BOARD TO UNDERSIDE OF ROOF DECK. EXTEND GYP BOARD ON PERIMETER WALLS 1'-0" ABOVE ADJACENT CEILING. IN ROOMS WITH NO CEILING EXTEND GYP. BOARD TO UNDERSIDE OF ROOF DECK.

- CANOPY AWNING STRUCTURE BASIS OF DESIGN:**
- CONTRACTOR TO PROVIDE ENGINEERED DRAWINGS FOR PERMITTING AND INSTALLATION TO MEET APPLICABLE CODES
 - DRAWINGS TO INCLUDE FOUNDATIONS, SIZING OF ALL FRAMING MEMBERS, MATERIAL COMPONENTS AND CONNECTIONS
 - AWNING COVERINGS TO BE WATERPROOF
 - STRUCTURE TO SUPPORT THE HANGING OF THREE CEILING FANS



COURT ATKINS GROUP

POST OFFICE BOX 3978
BLUFFTON, SC 29910
PH: 843.815.2557
FX: 843.815.2547

WWW.COURTATKINS.COM

SLAPFISH RESTAURANT

1024 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29928

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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ISSUE	DATE	DESCRIPTION

PROJECT # : 18-070
PROJECT CONTACT : JB
DATE : 08/15/2019

PATIO SHADE CANOPY
A2.1



**COURT
ATKINS
GROUP**

POST OFFICE BOX 3978
BLUFFTON, SC 29910
PH: 843.815.2557
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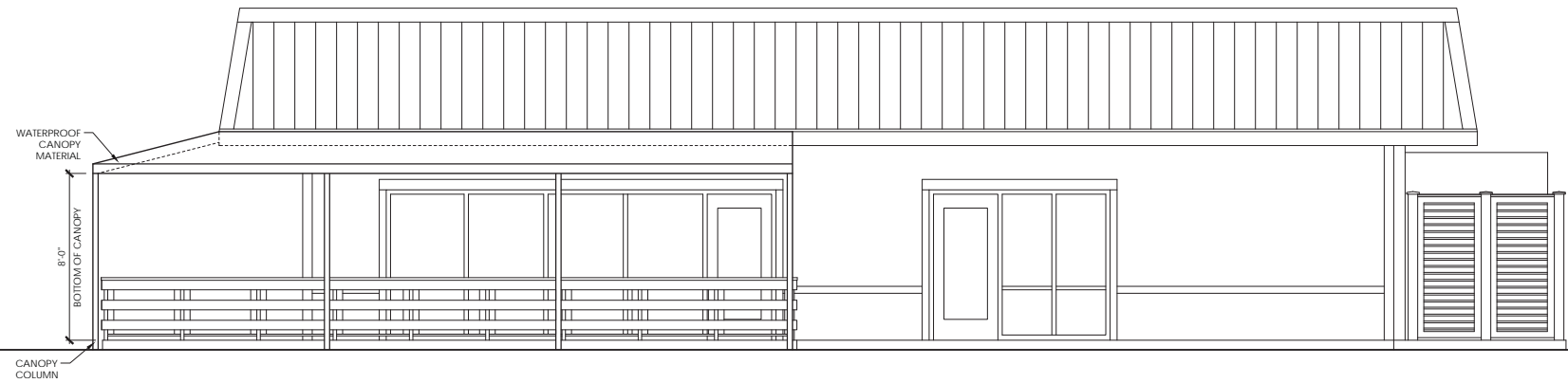
ISSUE DATE DESCRIPTION

PROJECT #: 18-070

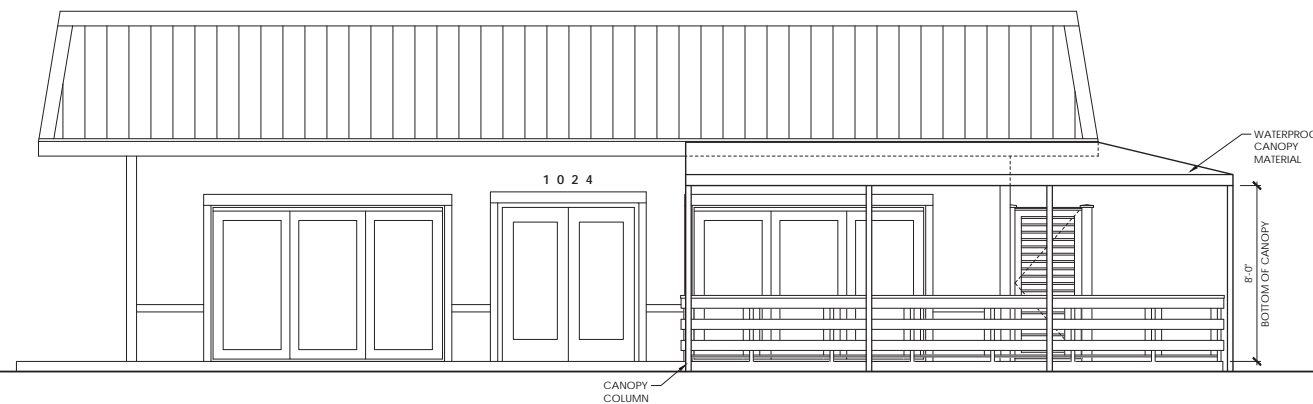
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DATE: 08/15/2019

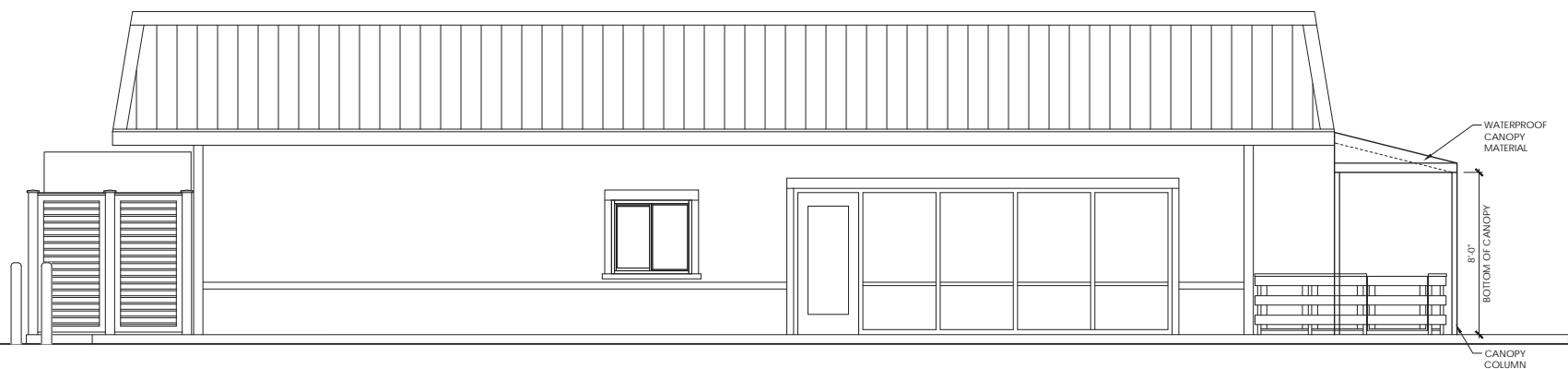
PATIO
SHADE
CANOPY
A3.0



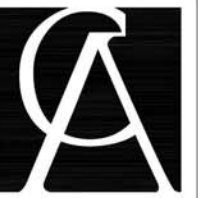
1 EAST ELEVATION
SCALE 1/4" : 1'-0"



2 SOUTH ELEVATION - HWY 278
SCALE 1/4" : 1'-0"



3 WEST ELEVATION - ARROW RD.
SCALE 1/4" : 1'-0"



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ATKINS
GROUP

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PH: 843.815.2557
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WWW.COURTATKINS.COM

SLAPFISH RESTAURANT

1024 WILLIAM HILTON PARKWAY
HILTON HEAD ISLAND, SC 29928



1 SOUTH ELEVATION - HWY 278
SCALE 1/4" = 1'-0"



2 WEST ELEVATION - ARROW RD.
SCALE 1/4" = 1'-0"

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ISSUE	DATE	DESCRIPTION

PROJECT # : 18-070
PROJECT CONTACT : JB
DATE : 08/19/2019

PATIO
SHADE
CANOPY
A3.0

DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: Slapfish Awnings

DRB#: DRB-001747-2019

DATE: 08/16/2019

RECOMMENDATION: Approval Approval with Conditions Denial
RECOMMENDED CONDITIONS:

<i>APPLICATION MATERIAL</i>				
DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Detail Illustrating Connection to Existing Structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	How are the awnings connected to the structure? How is the sign awning attached to the roof material? Provide details on the connection to the structure.

<i>ARCHITECTURAL DESIGN</i>				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Utilizes natural materials and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	How does the awning material relate to the roof color? Provide a physical sample of the roof material to compare to the proposed awning material.
Has a strong roof form with enough variety to provide visual interest	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The arch on the sign awning seems out of place. The sign awning shape should relate to or mimic the mansard roof. Slope the sides and front to match the slope on the existing roof with a flat top. Consider lowering the bottom of the Sign awning to match the bottom of the deck canopy.
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Specify any proposed lighting under the deck canopy. Add note to the plans that "Any electrical conduit

				under the deck canopy must be concealed. “
--	--	--	--	--------------------------------------------

<i>MISC COMMENTS/QUESTIONS</i>

Slapfish received DRB approval at the March 12, 2019 DRB meeting.



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: Timothy C Probst Company: Parker Design Group Architects
 Mailing Address: 10 Palmetto Business Park Suite 201 City: Hilton Head Island State: SC Zip: 29928
 Telephone: 843-785-5171 Fax: _____ E-mail: Tim@PDG-Architects.com
 Project Name: Palmetto Business, LLC Project Address: Lot 8 Palmetto Business Park
 Parcel Number [PIN]: R 5 5 2 0 1 4 0 0 0 0 9 0 0 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 Alteration/Addition
 Final Approval – Proposed Development Sign

Submittal Requirements for *All* projects:

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

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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.



8.13.19

SIGNATURE

DATE



August 12, 2019

Town of Hilton Head Island Design Review Board
One Town Center Court
Hilton Head Island, SC 29928

Project Narrative for Palmetto Business, LLC

The attached project is in Palmetto Business Park between Arrow Road and Palmetto Bay Road. The building consists of (3) separate tenant that will be 998 sq. ft. each with storage below.

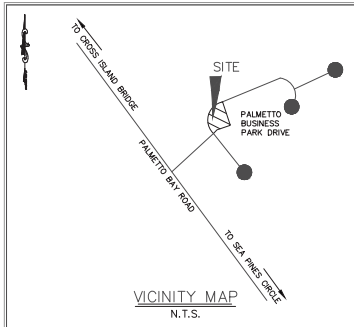
The building is oriented so that back of the building, the fenced in area, will be hidden from the road and lagoon. The other (3) sides of the building will be highly visible from the road and have covered porches with heavy timber brackets and exposed rafters to break up the long mass of the building.

The exterior uses a mix of materials of tabby stucco, alternating exposer cement board siding, and asphalt shingled roof. The materials and scale will be consistent with the other buildings that make up Palmetto Business Park.

Thank you for your time and consideration of this project

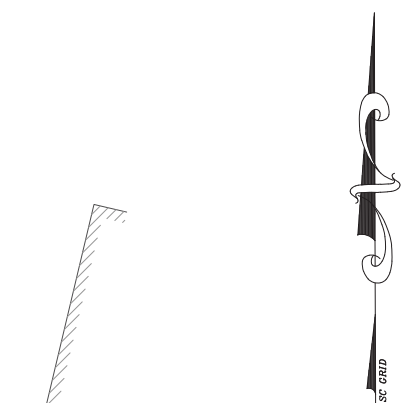
A handwritten signature in blue ink, appearing to read 'T. Probst', with a long horizontal line extending to the right.

Timothy C. Probst, AIA NCARB



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA ANGLE	CHORD	CHORD BEARING
C1	193.88'	135.00'	117.95'	82°17'07"	177.64'	N 05°17'56" E (N 05°28'40" E)
C2	82.97'	135.00'	42.84'	35°12'49"	81.67'	N 64°02'53" E (N 64°13'38" E)

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.56'	N 81°39'16" E (N 81°50'00" E)



TOWN OF HILTON HEAD ISLAND LMO SECTION 16-5-1402 DISCLOSURE STATEMENT
Some or all areas on this plot 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.

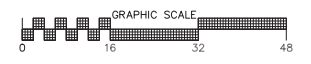
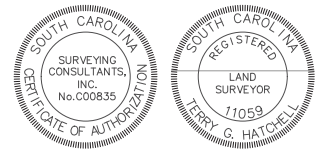
- NOTES
- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
 - AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE A-7, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 0007-D, COMMUNITY NO. 450250, MAP DATED 9/29/86, BASE ELEVATION 14.0' FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
 - BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS, EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
 - UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
 - NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 - SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. THIS DOCUMENT IS PROVIDED AS A BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
 - THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.
 - PER TOWN OF HILTON HEAD LAND MANAGEMENT ORDINANCE, ADOPTED OCTOBER 7, 2014, 2014, TABLE 16-5-103.D: ADJACENT STREET BUFFER REQUIREMENTS, TYPE A BUFFER, OPTION 1 (20' BUFFER) OR OPTION 2 (10' BUFFER), SEE PAGE 5-9 FOR DETAILS.
 - BEARINGS IN PARENTHESIS ARE PER REF. PLAT #1.

LEGEND:

○	TREE SIZES ARE INCHES IN DIAMETER
○	SPOT ELEVATION
○	CONTOUR
○	CONC. O. CONCRETE MONUMENT, OLD (FOUND)
○	T.B.M. TEMPORARY BENCH MARK
○	I.O. IRON PIPE, OLD (FOUND)
○	I.N. IRON REBAR, NEW (SET)
○	CB CATCH BASIN
○	GUM
○	HDPE HIGH-DENSITY POLYETHYLENE PIPE
○	IE INVERT ELEVATION
○	LF LINEAR FEET
○	LOB LOBOLLY
○	LO LIVE OAK
○	LA LAURAL OAK
○	MAG MAGNOLIA
○	MYT CREPE MYRTLE
○	PN PINE
○	PVC POLYVINYL CHLORIDE PIPE
○	RCP REINFORCED CONCRETE PIPE
○	WO WATER OAK

- REFERENCE PLAT:
- PALMETTO BUSINESS PARK, SEA PINES PLANTATION, DATED: 6/16/82, LAST REVISED: 2/3/84, BY: JOSIAH M. WILLIAMS, III, S.C.R.L.S. NO. 7626, RECORDED: P.B. 31, PG. 137, DATE: 7/5/83.
 - ASBUILT SURVEY WITH ELEVATIONS OF SOUTH ISLAND P.S.D., ADMINISTRATION BUILDING, REVISED LOT 9, PALMETTO BUSINESS PARK DRIVE, A SECTION OF PALMETTO BUSINESS PARK, DATED: 8/31/11, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059.

PREPARED FOR: ELITE RESORT GROUP
ADDRESS: #12 PALMETTO BUSINESS PARK
TAX PARCEL I.D. NO. R552-014-000-0900-0000



BOUNDARY TREE & TOPOGRAPHIC SURVEY OF
LOT 8, PALMETTO BUSINESS PARK DRIVE
A SECTION OF
PALMETTO BUSINESS PARK
HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
SCALE: 1/16" = 1'-0" DATE: 10/18/2017 JOB NO: SC000218

SG SURVEYING CONSULTANTS
17 Sherington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 816-3904 FAX: (843) 816-3305
GA Telephone: (912) 826-2775
www.SurveyingConsultants.com
Email: SC@SurveyingConsultants.com









FRASER & ALLEN, LLC









PARKING LOT ELEVATION

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

1
A.2.1

ASPHALT ROOF SHINGLE

3X8 EXPOSED RAFTERS
@ COVERED PORCHES

ALUM. 6" ROUND GUTTER
OVER STAIR

ALTERNATING EXPOSER
CEMENT BOARD LAP SIDING

6X6 POSTS

1X4 SPACED BOARD
GUARDS

TABBY STUCCO BASE

HEAVY TIMBER
PORCH BRACKETS

1X4 SPACED BOARD
HYDROSTATIC VENTS

1ST FLOOR 20'-4" MSL

TOP OF SLAB 9'-0" MSL

STREET ELEVATION

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

2
A.2.1

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A New Contractor's Office for:
Palmetto Business, LLC
Lot #8 Palmetto Business Park
Hilton Head Island, S.C.

REVISIONS	DATE

DRAWN BY
TP

CHECKED BY

DATE OF ISSUE:
08/02/19

SCALE

JOB NO.
1927

SHEET



LAGOON ELEVATION

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

1
A.2.1



FENCED IN YARD ELEVATION

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

2
A.2.1

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A New Contractor's Office for:
Palmetto Business, LLC
Lot #8 Palmetto Business Park
Hilton Head Island, S.C.

REVISIONS	DATE

DRAWN BY
TP

CHECKED BY

DATE OF ISSUE:
08/02/19

SCALE

JOB NO:
1927

SHEET

A.2.2

OF SHEETS

DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: Palmetto Business Building

DRB#: DRB-1710-2019

DATE: 08/14/2019

RECOMMENDATION: Approval Approval with Conditions Denial
RECOMMENDED CONDITIONS:

ARCHITECTURAL DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Utilizes natural materials and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conceptual Review – Colors not required
Utilizes a variety of materials, textures and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conceptual Review – Not required
Utilities and equipment are concealed from view	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Final Plan should include exterior utilities and equipment like AC units.
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All exterior lighting fixtures (on the building and / or on poles) must be shown on a lighting plan. (3000K or less)
Accessory elements are design to coordinate with the primary structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Final Application should include fence detail.

LANDSCAPE DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Provides Landscaping of a scope and size that is in proportion to the scale of the development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a landscape plan showing the existing vegetation (trees and understory) to be preserved.
Preserves a variety of existing native trees and shrubs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Include preservation of understory vegetation.

<i>NATURAL RESOURCE PROTECTION</i>				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Supplemental and replacement trees meet LMO requirements for size, species and number	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The landscape plan should include the required mitigation trees

<i>MISC COMMENTS/QUESTIONS</i>



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: Agent - Trey Griffin Company: Wood+Partners, Inc.
 Mailing Address: POB 23949 City: HHI State: SC Zip: 29925
 Telephone: 681-6618 Fax: 681-2319 E-mail: tgriffin@woodandpartners.com
 Project Name: The Cottages at Bayshore Project Address: 424 Squire Pope Road
 Parcel Number [PIN]: R 510 003 000 0126 0000
 Zoning District: PD-1 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:

<input type="checkbox"/> Concept Approval – Proposed Development	<input type="checkbox"/> Alteration/Addition
<input checked="" type="checkbox"/> Final Approval – Proposed Development	<input type="checkbox"/> Sign

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

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

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

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

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

Context photographs of neighboring uses and architectural styles.

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

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

Additional Submittal Requirements:

Final Approval – Proposed Development

A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.

Final site development plan meeting the requirements of Appendix D: D-6.F.

Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.

Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.

A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions

All of the materials required for final approval of proposed development as listed above, plus the following additional materials.

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

Photographs of existing structure.

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

Proposed landscaping plan.

For wall signs:

Photograph or drawing of the building depicting the proposed location of the sign.

Location, fixture type, and wattage of any proposed lighting.

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

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

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

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

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



 SIGNATURE

8-13-19

 DATE



Hilton Head Plantation Property Owners' Association, Inc.

PO Box 21940, 7 Surrey Lane
Hilton Head Island, SC 29925-1940

July 3, 2019

Wood + Partners, Inc.
7 Lafayette Place
Hilton Head Island, SC 29926

Dear Wood + Partners:

The Hilton Head Plantation Architectural Review Board reviewed the plans for Phase II of the Bayshore Project. The Board wishes to advise you that the plans for the new construction has been granted a final approval.

The committee was complimentary of the design and the size of the homes. The project will complete and enhance the area.

Hilton Head Plantation Property Owners' Association would like to have a copy of the HH Town Permit for our files.

We look forward to the ongoing development of the area.

If you have any questions or concerns, please contact Hilton Head Plantation POA Office at (843) 681-8800, ext. 0

Sincerely,

Michele Chisolm
Administrator, ARB and Covenants
Email: mchisolm@hhppoa.org
Phone: 843-681-8800 ext. 231

The Cottages at Bayshore

Hilton Head Island, SC

Final DRB Narrative

August 13Th, 2019

Bayshore Hilton Head Island Phase 2 will be a continuation of the Bayshore Community. Phase 2 will occur on approximately 5.98 acres on parcels 12 and 12A (R510 003 000 0126 0000 and R510 003 000 0121 0000) along Squire Pope Road directly across from the existing Bayshore property. The property is zoned as PD-1 and allows for 26 units. The parcels will be combined prior to finalizing the DPR.

The plan will consist of 26 single level residential units in a combination of two and three unit buildings. The homes will be offered on a rental basis to independent living seniors. Residents will have access to all services and amenities available on Phase 1, and will have periodic housekeeping (including trash removal) and maintenance services available at their homes. Additional buildings will include a small club building providing amenities for the residences as well as a small storage building

Parking will be provided at the appropriate rate for 2 bedroom multi-family units per LMO requirements. Thirty Nine (39) additional parking spaces have been proposed to serve as overflow parking for the community and have been addressed under separate cover with planning staff. Overflow and guest parking serving the entire community has been located throughout the site with a larger parking area adjacent to the club facility and additional guest and overflow parking distributed around the property. A parking summary is provided on the site plan.

The buildings are envisioned to have individual architectural treatments, details, and color schemes that complement each other to avoid creating a redundant or repetitive feel. The mass and scale of the buildings will compliment adjacent existing buildings within the Cypress and other surrounding areas and maintain a lower massing along Squire Pope in order to provide a quality streetscape presence.

Phase 1 and Phase 2 will be connected by an existing crosswalk installed during Phase 1 which will allow Bayshore to leverage its existing Phase 1 staff to support the services offered to Phase 2 residents.

The site will feature nicely landscaped walking paths and common areas and will connect with the adjacent Town bike path. The main entry to the site aligns with the existing entry drive to the Bayshore Phase 1 property and will terminate internally on the club amenity providing a strong sense of arrival. A waiver request will be submitted during the DPR process to allow the alignment of the two driveways.

The entry is heavily landscaped and includes signage, entry walls and columns to mimic the Phase 1 portion of the project. Hardscape elements also mimic the phase 1 portion of the project utilizing permeable decorative pavers at the entry, parking areas and residential driveways which also help reduce the overall impervious hardscape surfaces.

The 26 units are arranged to maximize the layout and provide easy access to units. A small storage facility is located to the rear of the property. Mail delivery will be by gang mail boxes located at several easily accessible points of the property (pending post master approval).

There are 3 specimen trees located on-site and are indicated on the as-built survey and site plans. All specimens have been preserved through site planning efforts meeting LMO standards. Specimen tree drip-line impact exhibits will be provided during DPR submittals.

The water quality analysis for the project will address the OCRM First Flush requirements, the Town of Hilton Head Island Volume Control requirements and BMP Standards. The site contains existing infrastructure (parking, dry-pond, etc.) and will be accounted for as the pre-existing condition. Runoff associated with the buildings, parking areas, and sidewalks will be routed through a series of pervious paving, perforated pipes and bio-retention systems in order to infiltrate the required volume. These proposed BMP's will take advantage of the highly permeable soils onsite and infiltrate runoff prior to ultimately discharging peak flows to Skull Creek at the previous developed Phase 1 area of the site.

The stormwater routing from the site will ultimately connect to the existing drainage trunk-line onsite and discharge into Skull Creek. This system discharges directly to Skull Creek and appears to present no adverse effects on surrounding properties. Ward Edwards has met with Town of Hilton Head engineering staff to review the existing site drainage infrastructure. There are a few existing drainage easements on the property which have been incorporated into the site planning efforts. Relocation of one of the minor spurs of the existing drainage system will be integrated with the development and designed to improve the existing system (materials and hydraulics). The updated drainage easements will be recorded with the Town of Hilton Head as appropriate.

Existing water and sewer service, owned and maintained by Hilton Head PSD, are available for the subject parcel with adequate capacity to properly service the proposed development. Fire protection accessibility and flow with new fire hydrants will be incorporated in to the detailed design. Electrical service will be provided by Palmetto Electric. The existing service is located along Squire Pope Road. Cable television services will be provided by Time Warner Cable and/or Hargray Communications.

There are no wetlands on the property. The USACE has issued a wetland delineation letter indicating that the site does not contain any wetlands.

The Cottages at Bayshore
Site Materials & Furnishings

August 13, 2019



Concrete Walk (Natural - Rocksalt Finish)



Permeable Pavers - Driveways Type 1



Permeable Pavers - Driveways Type 2 (Cobble)



Permeable Pavers - Main Entry (Parking)- Type 1



Permeable Pavers - Main Entry (Drive Aisles) - Type 2



Charcoal Striping



Blue ADA Paver Striping

Concrete Walks:

- Finish: Rocksalt With Troweled Edges

Permeable Pavers (Driveways):

Type 1 (Driveways):

- Manufacturer: Belgard
- Aqua-Bric Type 4 (5x10 80 MM Paver)
- Color: Smokey Mountain (Match Phase 1)
- Pattern: 45 deg Herringbone
- Border/Bands: Single Header

Type 2 (Driveways):

- Manufacturer: Belgard
- Belgian Cobble Pavers
- Color: Driftwood
- Pattern: Standard
- Border: Single Header (Border Paver/Color to Match Type 1)

Permeable Pavers (Drive Aisles and Parking Areas):

Type 1 (Parking Stalls):

- Manufacturer: Belgard
- Aqua-Bric Type 4 (5x10 80 MM Paver)
- Color: Smokey Mountain (Match Phase 1)
- Pattern: 45 deg Herringbone
- Border: Single Header Course
- Standard Striping Color: Charcoal
- ADA Striping Color: Blue

Type 2 (Main Entry Drive):

- Manufacturer: Belgard
- Aqua-Bric Type 4 (5x10 Paver)
- Color: Guilford (Match Phase 1)
- Pattern: 45 deg Herringbone
- Border/Bands: Single or Double Header Course



Pedestrian Pavers - Type 1 (Herringbone)



Pavers - Type 2 (Running Bond Pattern Example Only. Type 1 Image Above Represents Color Selection)



ADA Truncated Dome Tiles

Pedestrian Pavers:

Type 1

- Manufacturer: Lowcountry Paver
- 4x8 Plantation Paver
- Color: 50:50 Blend: Gold Coast and Bonfire (Match Phase 1)
- Pattern: 45 deg Herringbone
- Border: Single Header Course

Type 2

- Manufacturer: Lowcountry Paver
- 4x8 Plantation Paver
- Color: 50:50 Blend: Gold Coast and Bonfire (Match Phase 1)
- Pattern: Running Bond
- Border: Single Header Course

ADA Truncated Dome Tiles:

- Manufacturer; Casteck, Inc. 12"x-12"x1/2" Warning Tiles
- Color: Chocolate Brown



Pool Coping

Pool Coping:

- Manufacturer; Natural Stone
- 2" x 12"x24" Pool Coping
- color: Light Ivory
- Honed and Filled



Pool Deck

Pool Deck Pavers & Banding:

- Manufacturer: Natural Stone
- Pool Deck: 2" Travertine Pavers
- Deck Color: Ivory
- Pattern: Versailles, 3-piece
- Banding: 12" x24" Paver or 6"x 12" Paver
- Banding Color: Ivory
-



Classic

Pool Plaster

Pool Plaster:

- Manufacturer; Diamond Brite
- Color: Classic or Equal



Pool Tile (Waterline)

Pool Tile:

- Manufacturer: National Pool Tile
- 6"x6" Quarries Series
- Color: TRAV-NOCE



Pool Drinking Fountain

Pool Drinking Fountain:

- Manufacturer: Most Dependable
- Model: 440 SMSS
- Color: Stainless Steel
- ADA Compliant



Pool Shower

Pool Shower:

- Manufacturer: Most Dependable
- Model: 565 SMSS with hose bib
- Color: Stainless Steel
- ADA Compliant



Park Fountain

Park Drinking Fountain:

- Manufacturer: Most Dependable
- Model: 440 SM
- Color: Brown
- With Pet Fountain
- ADA Compliant



Spa Wall Tile (6"x6")

Spa Water Feature Wall Tile:

- Manufacturer: Daltile
- Style: 6"x6"
- Color: Light Noce (or equal)
- Finish: Honed



Spa Wall Accent (1"x1")

Spa Water Feature Accent Tile:

- Manufacturer: Daltile
- Style: 1"x1" Metal Accent
- Model: Massalia - MS92



Garden Bench (4' or 6')

4' & 6' Bench:

- Manufacturer: Victor Stanley
- model: CR-196
- color: Black
- Surface Mount



Swing Bench

Swing Bench:

- Manufacturer: Wabash Valley
- Model: 4' Slat Swing, SP300S
- Color: Black
- With Rods



Putting Green Surface

Putting Green:

- Manufacturer: Forever Lawn
- Model: True Putt 10/11 + Fringe



Raised Garden Beds

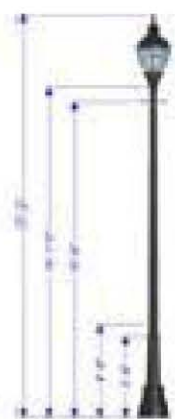
Raised Garden Beds:

Frame & Cap

- 6" tongue and groove cedar frame
- 1"x6" Cedar Cap with eased edges
- Color - natural

Posts

- 4"x4" cedar
- Color - natural



Street Light - Sternberg Town Square

Area Light (Matches Phase 1):

- Manufacturer: Sternberg
- Model: Town Square Series-Post Top
- Light: 3000k LED
- Color: Textured Black
- Pole: 14' on 3" tapered, fluted decorative pole and base, black with optional outlet



Decorative Bollard Light

Decorative Bollard Light:

- Manufacturer: SPJ Lighting
- Model: SPJ150-B-MBR-6w
- Light: 2W LED, 2700k
- Matte Bronze



Decorative Down Light

Wall Mount Step Light:

- Manufacturer: Beach Side
- Model: E9-RCL
- Light: LED
- Unfinished Brass



Step Light

Down Light:

- Manufacturer: Focus Industries
- Model: SL-16-DMR16-BRS-LED5
- Light: 5W LED 300k 12v
- Brass



Decorative UP Light

Up Light:

- Manufacturer: Focus Industries
- Model: DL38-NL-EC-BRS LED
- Light: 21W PAR 38 LED
- Brass



Ceiling Fan w Light

Ceiling Fan w Light:

- Manufacturer: Modern Forms
- Model: FR-W1814-60L30MBWIG
- Finish: Matte Black with Dark Weathered Gray Blades
- Light: 19W LED , 2700k



Sign Light

Sign Light:

- Manuf: Focus Industries
- Model:LFL-01-HELEP812oVBLT
- Light: 8W 120v, 3000k
- with hood

Site / Hardscape Materials:

Entry Walls, Columns and Sign Wall (see details)

Wall Material:

Finish-Stucco with medium finish
 Color-Accessible Beige SW 7036
 Trim-Stucco with Fine finish
 Color-Natural Choice SW 7011

Cap Material:

Pre-Cast stone with Light Sand Blast Finish
 Color: off-white to match Natural Choice SW 7011

Sign Material:

Background and Trim - Stucco with sand finish
 Background Color - Natural Choice SW 7011
 Letters - 8" & 4" cast metal (1.5" thick) with flat face, stud pin mounted
 Color - Match SW 7060 Attitude Grey

Logo Medalion:

Pre-Caste Stone with smooth finish
 Color: off white to match Natural Choice SW 7011



*Accessible Beige
(SW 7036)*



*Natural Choice
(SW 7011)*



Logo Medalion



Phase 1 Sign

Pool Fence, Gates, Columns and Knee Walls & Equipment Enclosure Fence (see details)

Fence Material:

Custom Aluminum, Powder Coat Finish
 Color-Attitude Grey SW 7060

Column:

Finish-Stucco with medium finish
 Color-Accessible Beige SW 7036
 Trim-Stucco with Fine finish
 Color-Natural Choice SW 7011

Column Cap:

Pre-Cast stone with Light Sand Blast Finish
 Color: off-white to match Natural Choice SW 7011

Logo Medalion:

Pre-Caste Stone with smooth finish
 Color: off white to match Natural Choice SW 7011

Equipment Enclosure Fence & Gate:

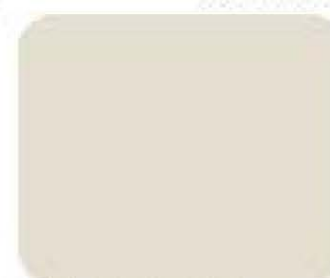
P.T. SYP, #1
 Color: Accessible Beige SW 7036



*Attitude Grey
(SW 7060)*



*Accessible Beige
(SW 7036)*



*Natural Choice
(SW 7011)*



Equipment Enclosure Fence

Site Pavilions and Trellis Features:

Entry Garden Pavilion (see details)

Roof Material:

Metal Roof: 5V Crimp (To Match Clubhouse)

Color: SW 7060 Attitude Grey

Sub Roof: T&G 1x6 (Cedar)

Color: Clear Sealant

Wood Columns and Framing:

Smooth Clear Cedar

Color: Clear Sealant

Column Base:

Finish-Stucco with medium finish

Color-Accessible Beige SW 7036

Trim-Stucco with Fine finish

Color-Natural Choice SW 7011

Column Cap:

Pre-Cast stone with Light Sand Blast Finish

Color: off-white to match Natural Choice SW 7011

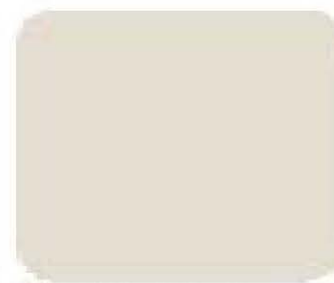
Cementitious Lap Siding - Color: SW 7668 March Wind (To Match Clubhouse)



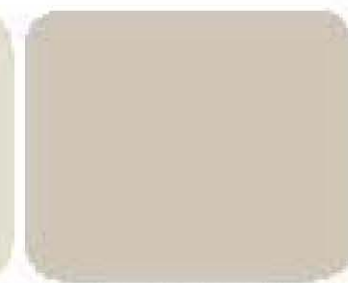
*Attitude Grey
(SW 7060)*



*Cedar Framing
(With Clear Sealant)*



*Natural Choice
(SW 7011)*



*Accessible Beige
(SW 7036)*

Park Pavilion - Alternate (see details)

Roof Material:

Metal Roof

Color: Slate Gray or Similar

Sub Roof - T&G 1x6

Color-x

Wood Columns:

6"x6" Treated

Color: Gunstock Stain (Factory)

Wood Trim:

1"x10" Treated SYP

Color: Gunstock

Swing Trellis - (see details)

Wood Members:

Smooth Cedar Posts, Trim, Upper members

Color: Clear Sealant

Swing Bench:

4' Wabash Valley Swing Bench

Color: Black



Slate Gray



*March Wind
(SW 7668)*



Gun Stock Stain

Park Arbor - (see details)

Wood Members:

Smooth Cut Cedar Posts, Trim, Upper members & Lattice

Color: Natural With Clear Sealant

THE BAYSHORE COTTAGES ON
HILTON HEAD ISLAND

Hilton Head Island, South Carolina

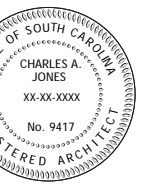
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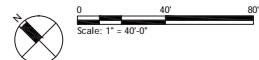
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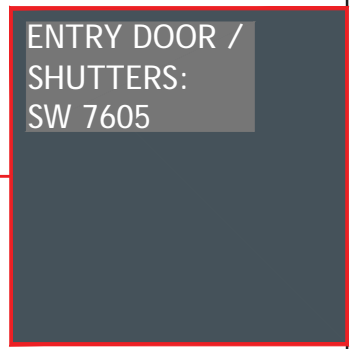
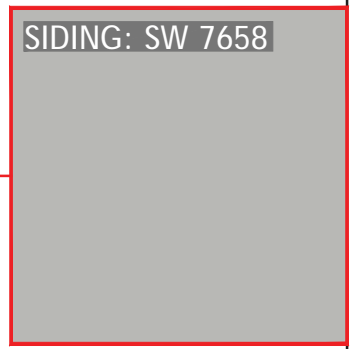
ARCHITECTURAL
SITE PLAN

A1.00



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'-0"

PRINTED COLORS WILL APPEAR DIFFERENT FROM ACTUAL COLORS
COLOR / MATERIAL SAMPLES TO BE PROVIDED



0 4' 8' 16'
Scale: 1/8" = 1'-0" (APPROXIMATE)

COLOR SCHEME: 3

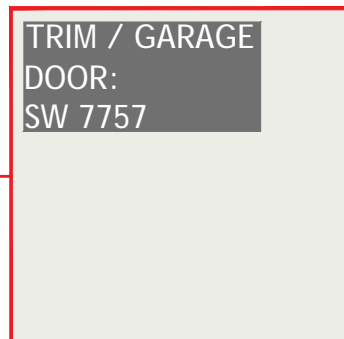
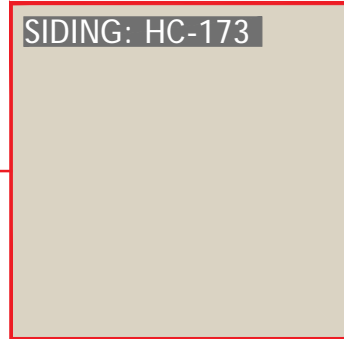
THE BAYSHORE COTTAGES

ON HILTON HEAD

Hilton Head Island, South Carolina

CLUBHOUSE

PRINTED COLORS WILL APPEAR DIFFERENT FROM ACTUAL COLORS
COLOR / MATERIAL SAMPLES TO BE PROVIDED



0 4' 8' 16'
Scale: 1/8" = 1'-0" (APPROXIMATE)

THE BAYSHORE COTTAGES

ON HILTON HEAD

Hilton Head Island, South Carolina

COLOR SCHEME: 1

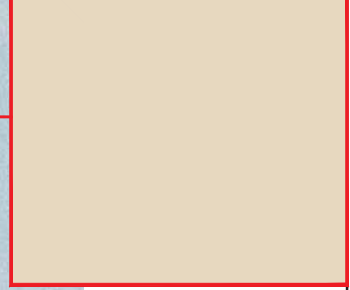
RESIDENCES:
BLDG - A
BLDG - D
BLDG - F
BLDG - I

PRINTED COLORS WILL APPEAR DIFFERENT FROM ACTUAL COLORS
COLOR / MATERIAL SAMPLES TO BE PROVIDED

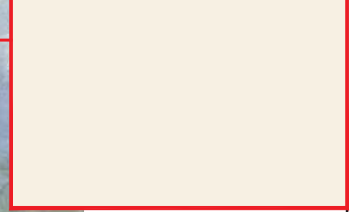
DIMEN'L SHINGLES:
GAF TIMBERLINE HD
"WEATHERED WOOD"



SIDING: SW 7696



TRIM / GARAGE
DOOR:
SW 8917



ENTRY DOOR /
SHUTTERS:
SW 7062



0 4' 8' 16'
Scale: 1/8" = 1'-0" (APPROXIMATE)

THE BAYSHORE COTTAGES

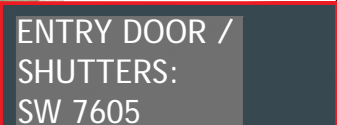
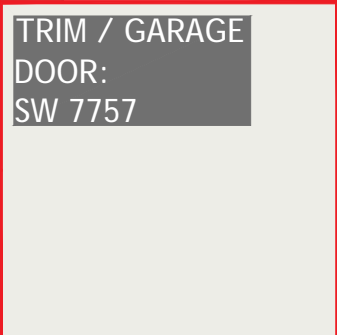
ON HILTON HEAD

Hilton Head Island, South Carolina

RESIDENCES:
BLDG - B
BLDG - G
BLDG - J

COLOR SCHEME: 2

PRINTED COLORS WILL APPEAR DIFFERENT FROM ACTUAL COLORS
COLOR / MATERIAL SAMPLES TO BE PROVIDED



0 4' 8' 16'
Scale: 1/8" = 1'-0" (APPROXIMATE)

THE BAYSHORE COTTAGES ON HILTON HEAD

Hilton Head Island, South Carolina

COLOR SCHEME: 3

RESIDENCES:
BLDG - C
BLDG - E
BLDG - H

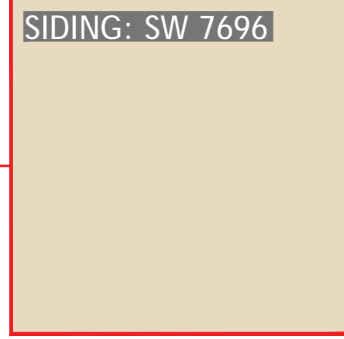
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COLOR / MATERIAL SAMPLES TO BE PROVIDED



DIMEN'L SHINGLES:
GAF TIMBERLINE HD
"WEATHERED WOOD"



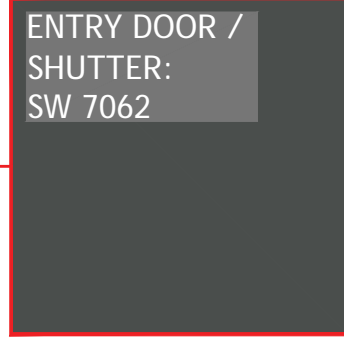
SIDING: SW 7696



TRIM: SW 8917



ENTRY DOOR /
SHUTTER:
SW 7062



0 4' 8' 16'
Scale: 1/8" = 1'-0" (APPROXIMATE)

THE BAYSHORE COTTAGES ON HILTON HEAD

Hilton Head Island, South Carolina

MAINTENANCE

COLOR SCHEME: 2



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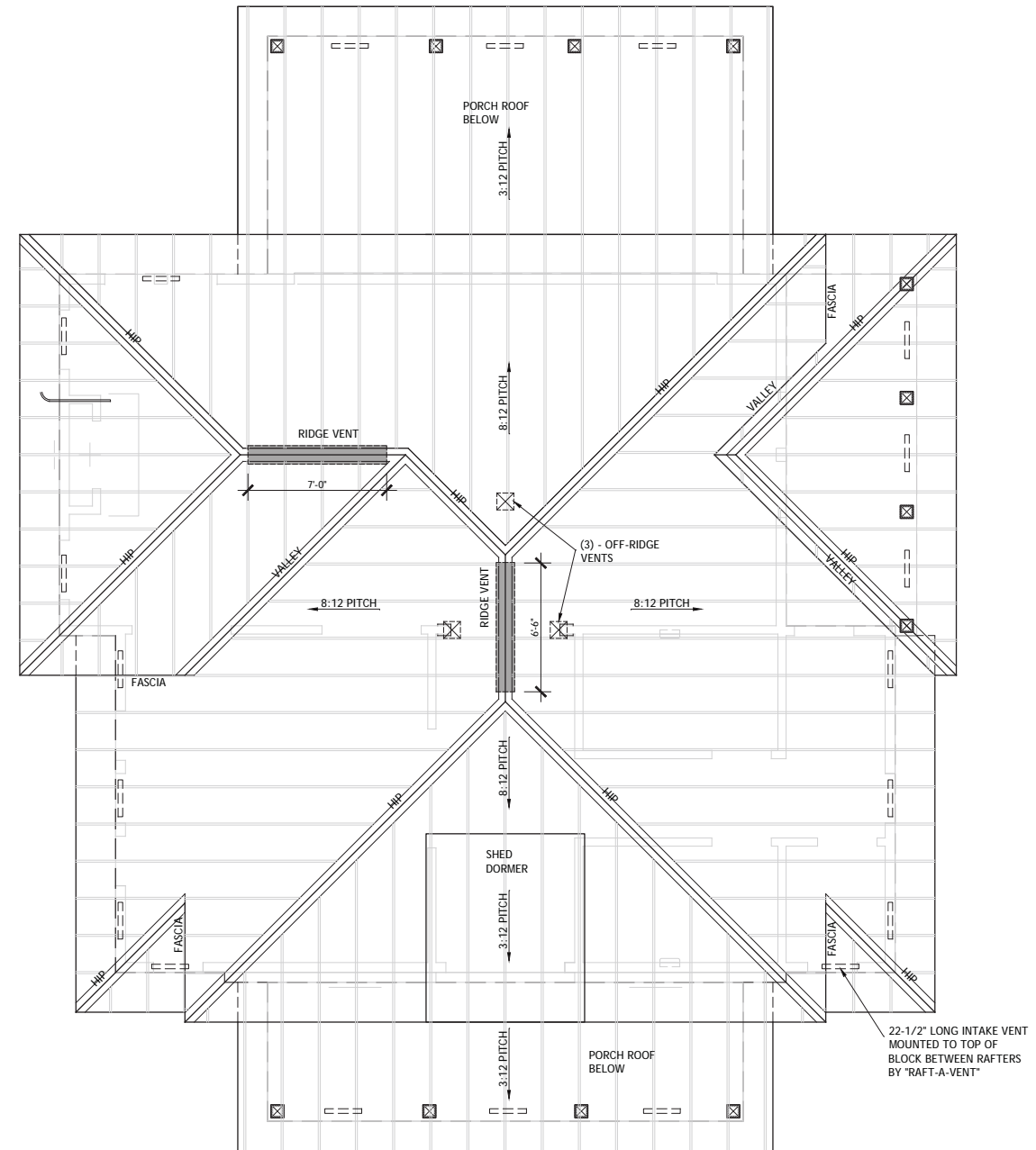
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ARCHITECT OF RECORD
CHARLES ALAN JONES
SC LIC. 9417

CLUBHOUSE
ROOF PLAN

A2.01



ATTIC VENTILATION CALCULATIONS:

<p>1/300 RULE (FBC 1203.2) = 1,359 SF OF ATTIC AREA DIVIDED BY 300 = 4.53 SF X 144 = 652.32 SQ. IN. RIDGE VENT NET FREE AREA REQUIRED = 652.32 DIVIDED BY 2 = 326.16 SQ. IN. SOFFIT VENT NET FREE AREA REQUIRED = 652.32 DIVIDED BY 2 = 326.16 SQ. IN.</p>
<p>INTAKE: == == == INDICATES "RAFT-A-VENT" AT TOP OF "BIRD BLOCK" BY COR-A-VENT = NET FREE VENT AREA = 18.75" SQ. IN. PER 22-1/2" BLOCK BETWEEN RAFTERS TOTAL EAVE VENT NET FREE AREA REQUIRED = 326.16 SQ. IN. 326.16 SQ. IN. DIVIDED BY 18.75 = 17.39 OR 18 "RAFT-A-VENTS" DISTRIBUTED AROUND THE PERIMETER OF THE BUILDING (18 REQUIRED MIN. - 20 PROVIDED)</p>
<p>EXHAUST PART 1: - INDICATES RIDGE VENT = EZ VENT-N-CLOSURE = NET FREE VENT AREA = 12 SQ. IN. PER FT 326.16 SQ. IN. DIVIDED BY 12 SQ. IN. = 27.18 OR 28 LF (MIN. REQUIRED) RIDGE LENGTHS ON ROOF PLAN = 6'-6" + 7'-0" = 13'-6" OR 13'-6" X 12 = 162 SQ. IN.</p>
<p>EXHAUST PART 2: - INDICATES OFF-RIDGE VENT = LOMANCO 770 = NET FREE VENT AREA = 70 SQ. IN. PER UNIT 326.16 SQ. IN. (MIN. REQ.) - 162 SQ. IN. (PART 1) = 164.16 SQ. IN. (REMAINING) (3) - OFF-RIDGE VENTS X 70 SQ. IN. EACH = 210 SQ. IN.</p>
<p>EXHAUST FINAL: 162 SQ. IN. (PART 1) + 210 SQ. IN. (PART 2) = 372 SQ. IN. (TOTAL) EXCEEDS REQUIREMENT OF 326.16 SQ. IN.</p>

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

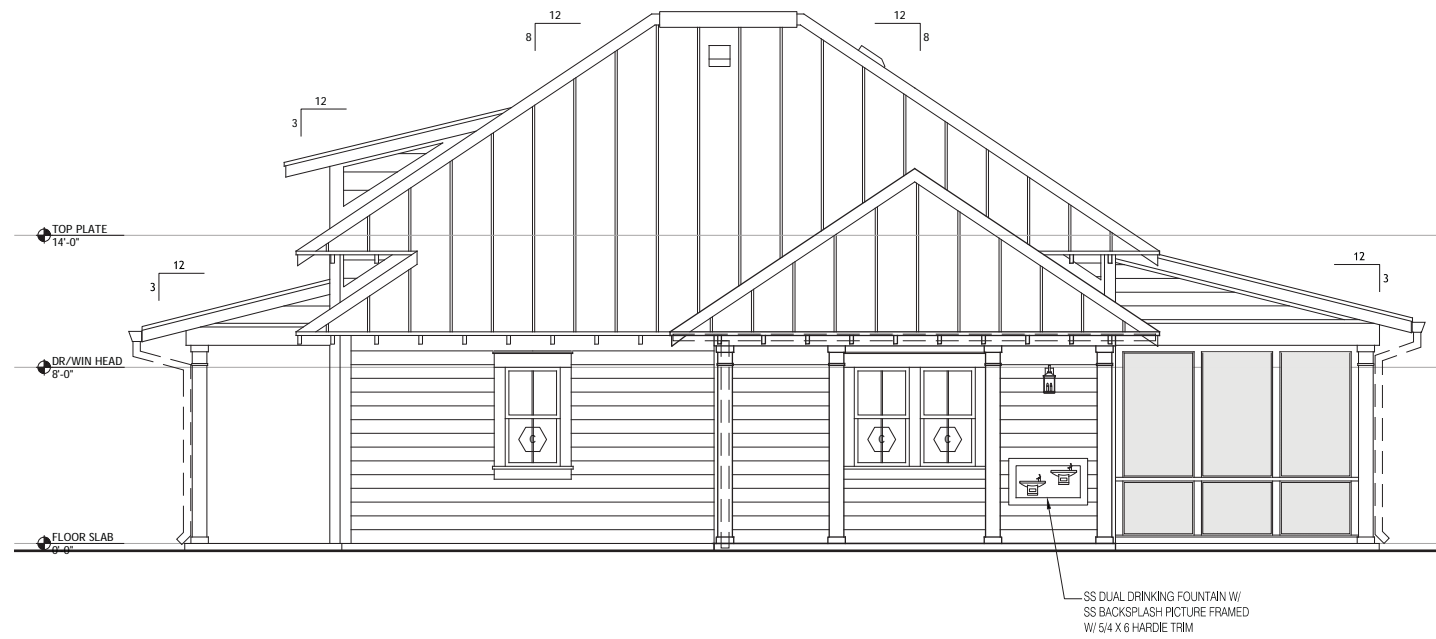
BUILDING:
CLUBHOUSE



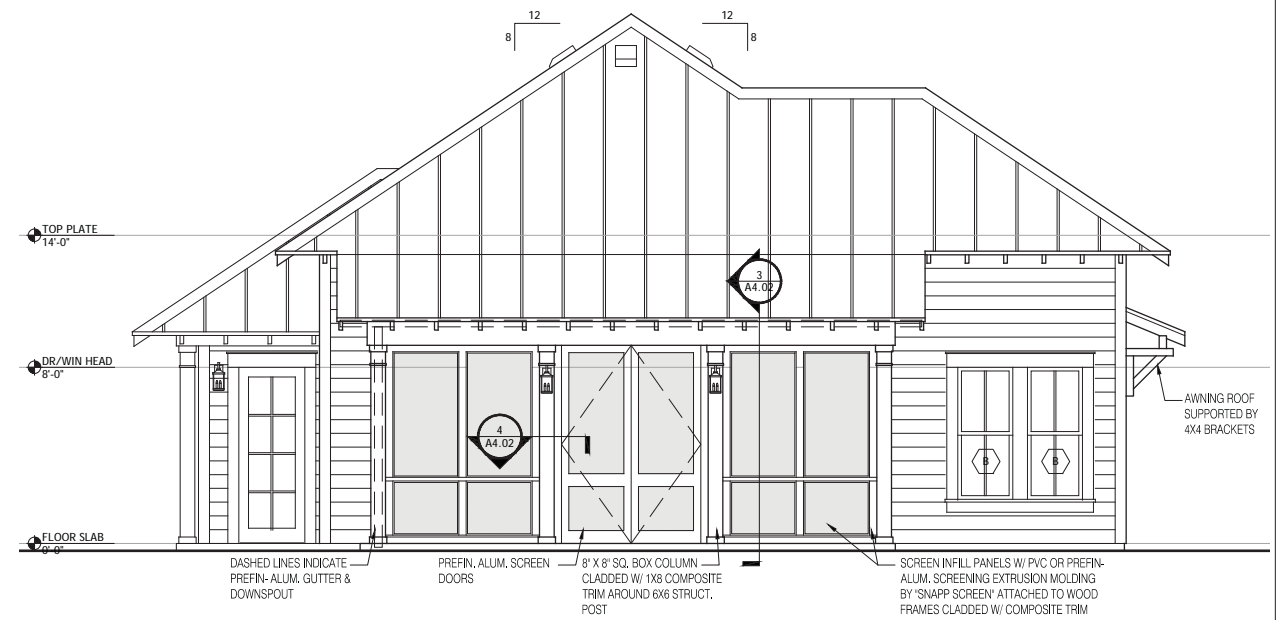
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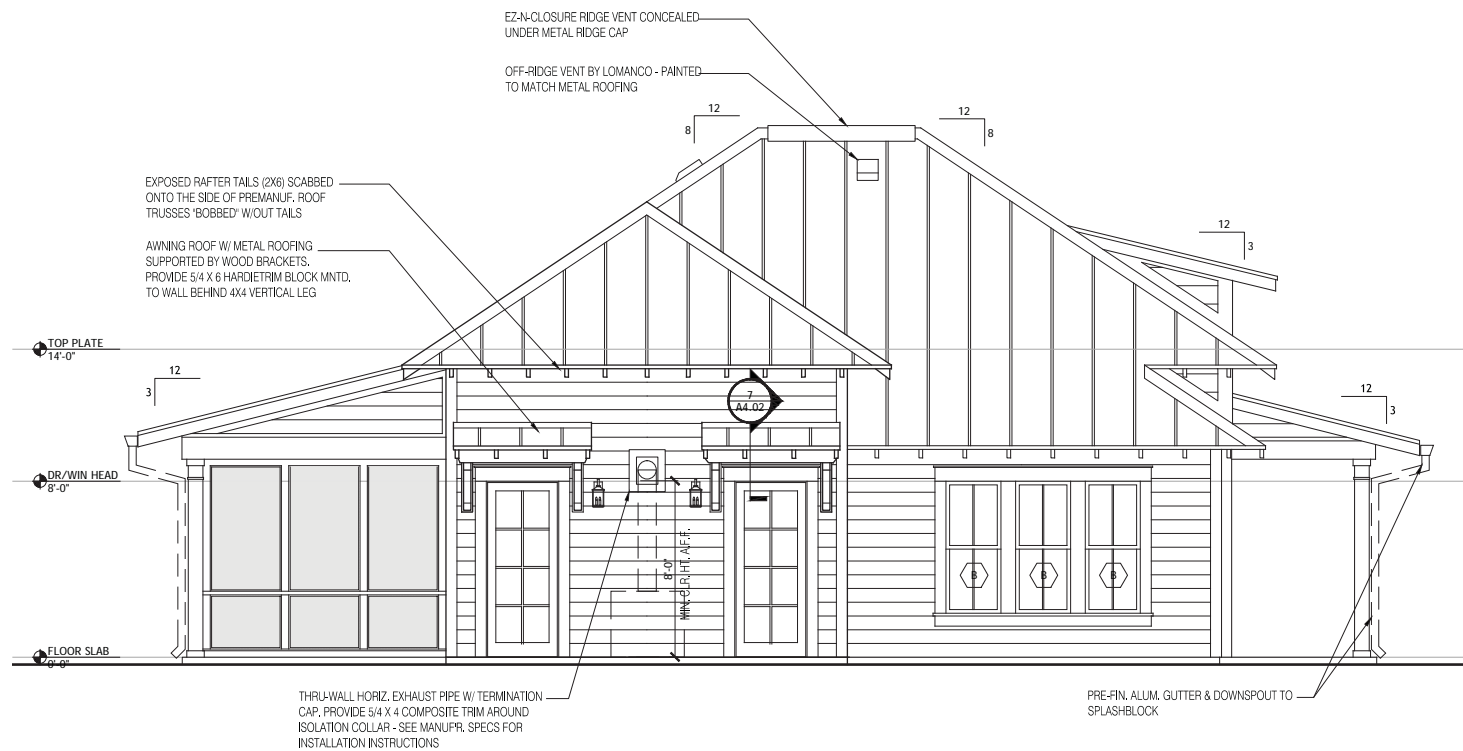
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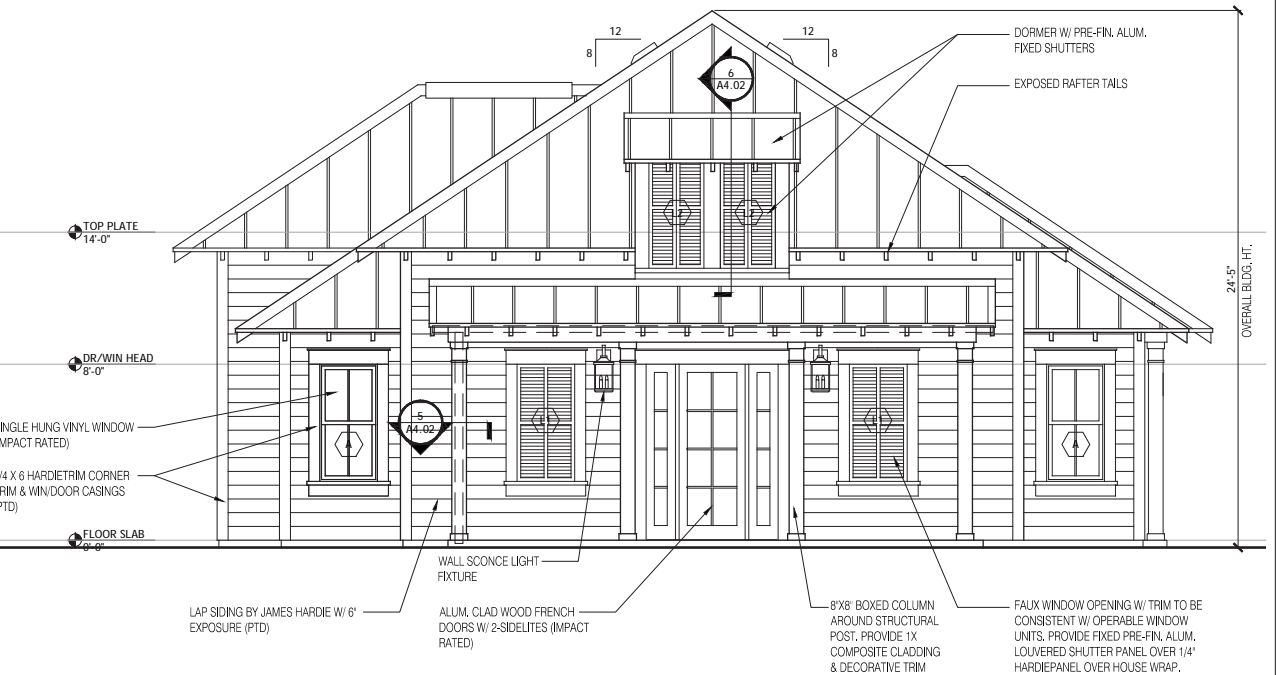
4 RIGHT SIDE ELEVATION
SCALE: 1/4"=1' - 0"



2 REAR ELEVATION
SCALE: 1/4"=1' - 0"



3 LEFT SIDE ELEVATION
SCALE: 1/4"=1' - 0"



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

BUILDING:
CLUBHOUSE



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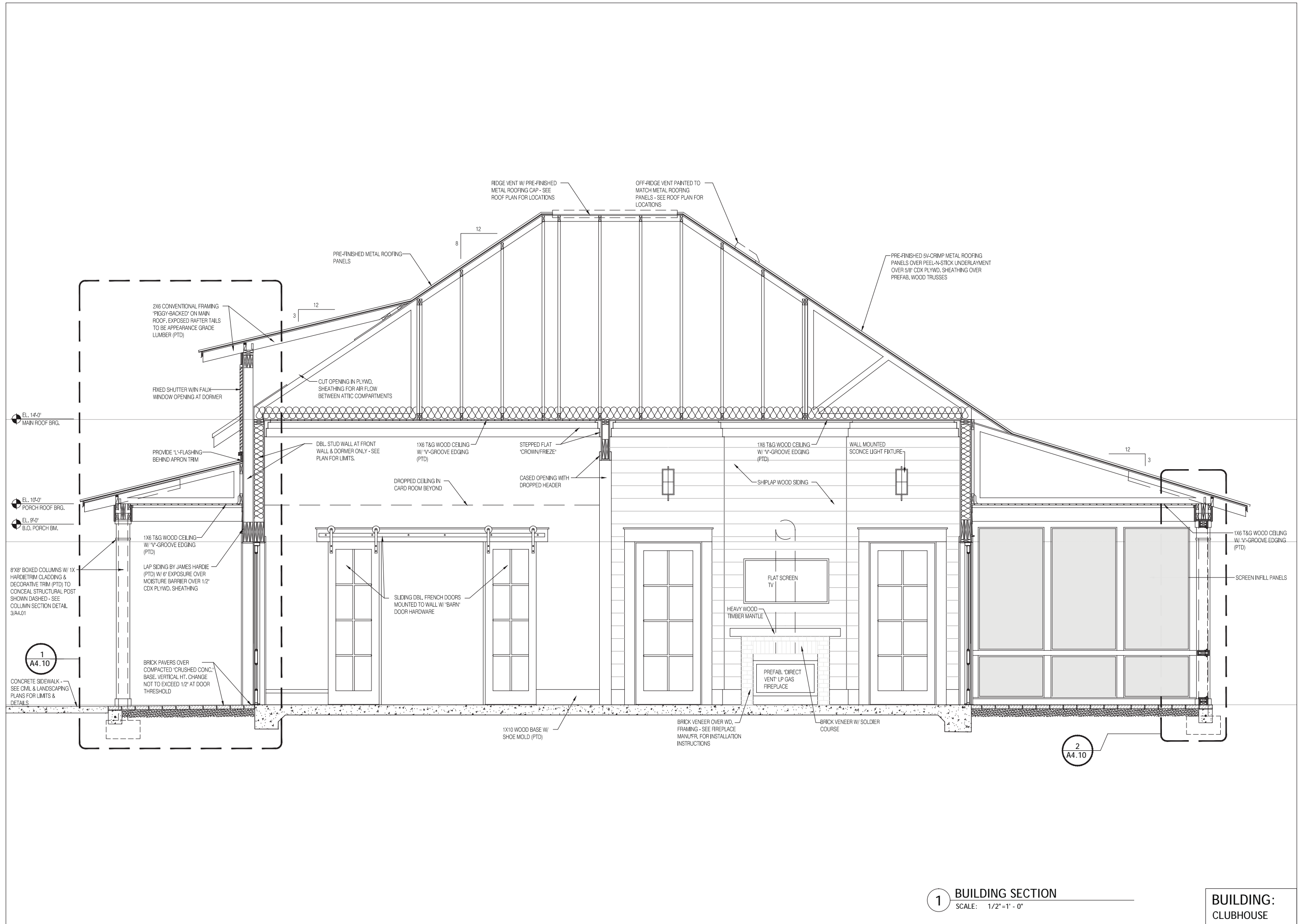
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CLUBHOUSE
BUILDING SECTION

A4.00



1 BUILDING SECTION
SCALE: 1/2" = 1' - 0"

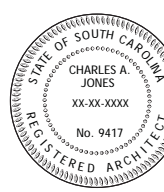
BUILDING:
CLUBHOUSE



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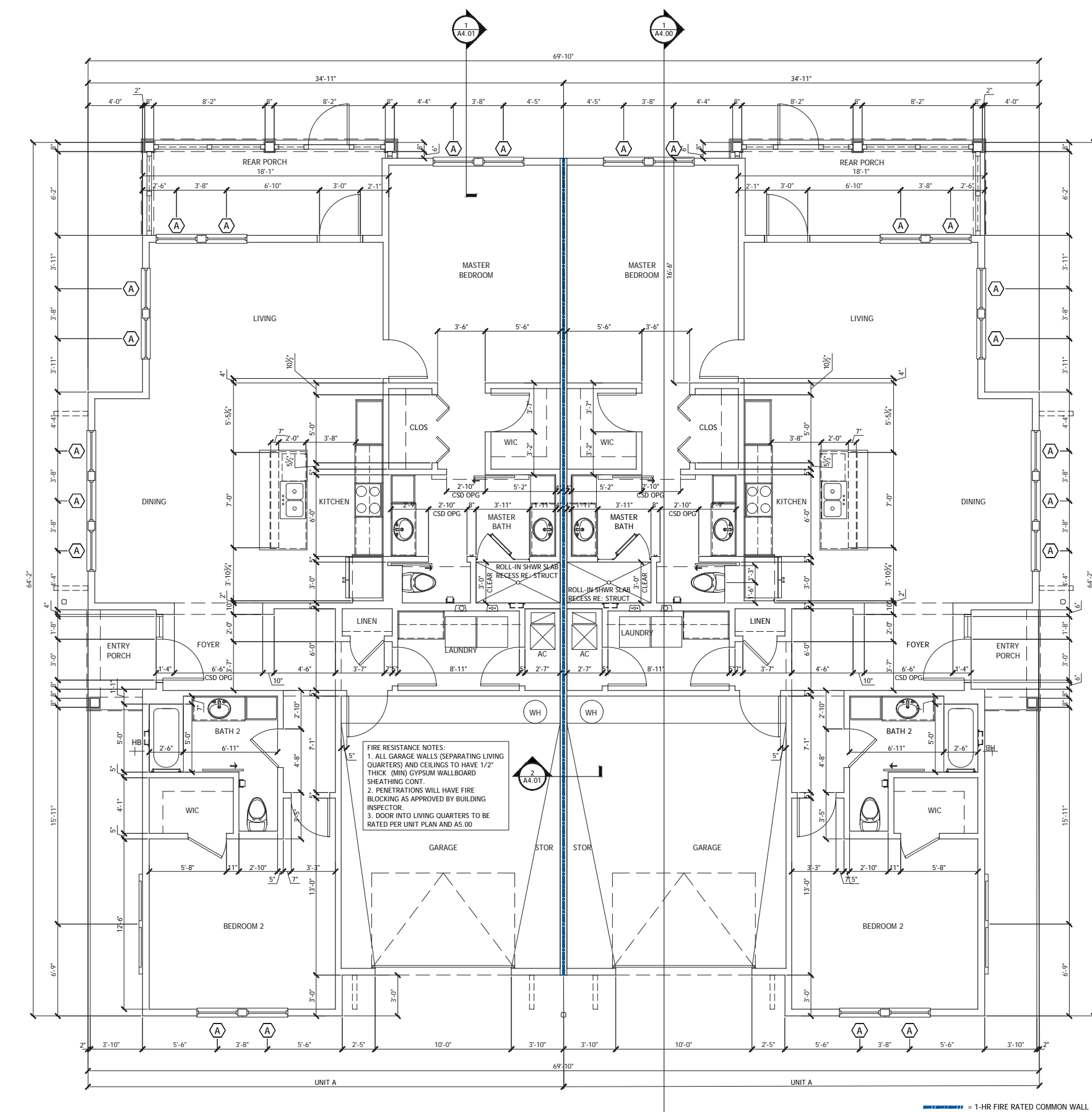
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FLOOR PLAN

A2.00



FIRE RESISTANCE NOTES:
1. ALL GARAGE WALLS (SEPARATING LIVING QUARTERS) AND CEILINGS TO HAVE 1/2" THICK (MIN) GYPSUM WALLBOARD SHEATHING CONT.
2. PENETRATIONS WILL HAVE FIRE BLOCKING AS APPROVED BY BUILDING INSPECTOR.
3. DOOR INTO LIVING QUARTERS TO BE RATED PER UNIT PLAN AND AS.00

1-HR FIRE RATED COMMON WALL

UNIT A: 2 BED / 2 1/2 BATH	
FLOOR AREA (A/C)	= 1,520 SF
ENTRY PORCH	= 35 SF
REAR PORCH	= 128 SF
GARAGE	= 335 SF
TOTAL (UNDER ROOF)	= 2,018 SF

DUPLEX: BUILDING A
TOTAL (UNDER ROOF) = 4,036 SF

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

**DUPLEX
UNITS: A / A**

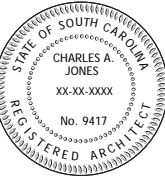


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ARCHITECT OF RECORD
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SC LIC. 9417

LEGEND

INDICATES AREAS OF FIRE RETARDANT PLYWOOD ROOF DECK (NO OPENINGS ALLOWED IN DECK IN THESE AREAS)

INDICATES RIDGE OR EDGE VENT

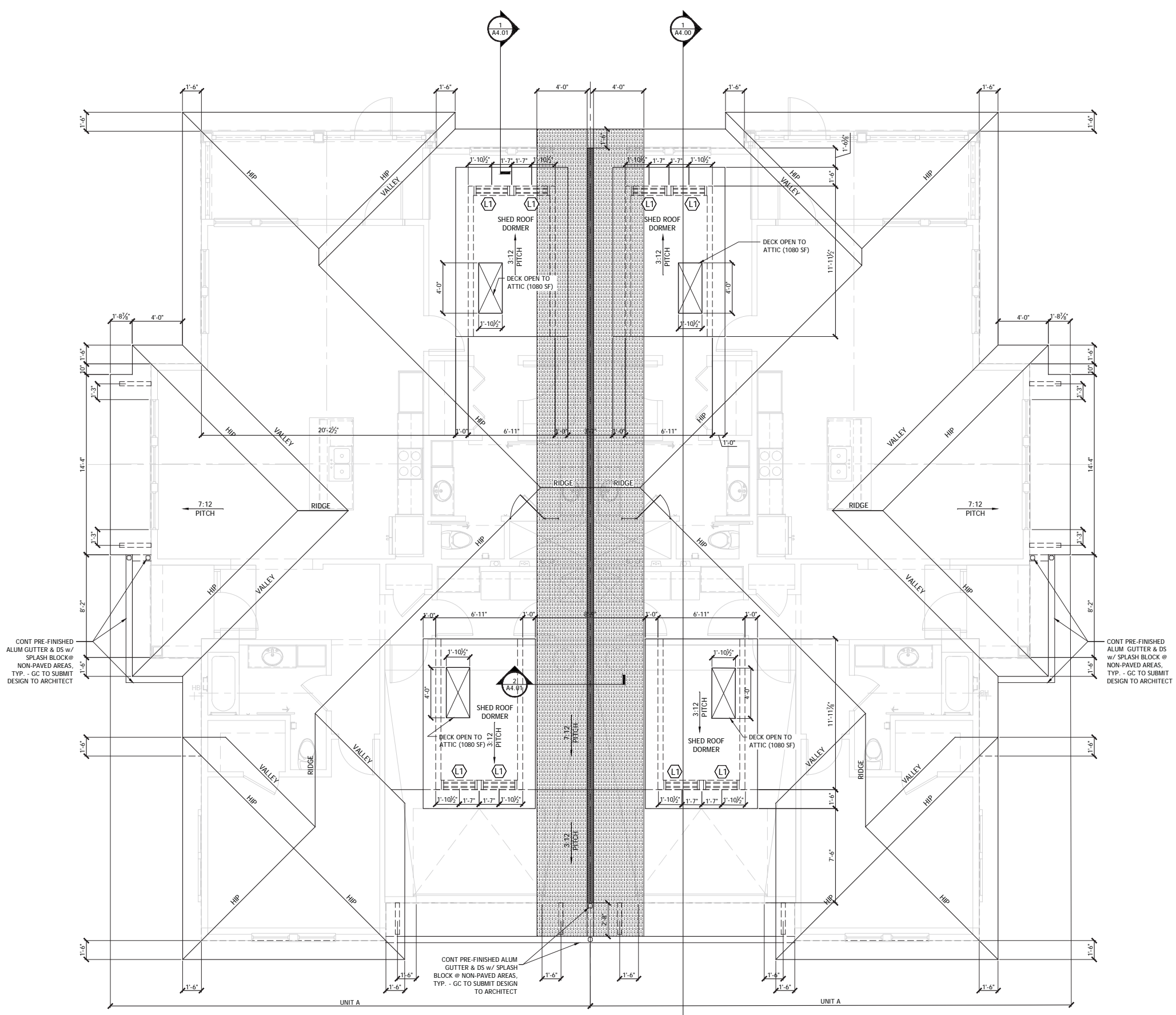
INDICATES PLACEMENT OF 1 HR. RATED FRAMED (PRE-ENGINEERED WOOD ROOF TRUSS) ATTIC SEPARATION FROM TOP OF UNIT PARTY WALLS TO UNDERSIDE OF ROOF DECK RE: UL# U338

ROOF VENT CALCULATION: UNIT A

ATTIC AREA - 2246.54 SF, REQUIRED NFVA (1/150) = 14.98 SF
 VENTILATION PROVIDED AT SOFFIT 5.31 SF
 VENTILATION PROVIDED AT DORMER (4 LOUVERS) 14.17 SF
 TOTAL VENT AREA PROVIDED = 19.47 SF

SOFFIT VENT IS "HARDISOFFIT PANELS" (VENTED) BY JAMES HAROIE INDUSTRIES OR EQUAL. PROVIDES 5.00 SQ INCHES NET FREE VENTILATION AREA PER LINEAL FT OF SOFFIT AREA.

WEATHER RESISTANT "HURRICANE" LOUVER "ESS-5020" (LOCATED IN DORMER) IS BY GREENHECK OR EQUAL, 34" x 30" AT 50% NET FREE VENTILATION AREA PROVIDED.



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

DUPLEX
UNITS: A / A



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



2 REAR ELEVATION
SCALE: 1/4" = 1' - 0"

DUPLEX
UNITS: A / A

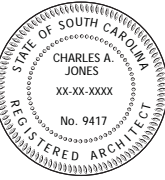
DRB
PRESENTATION
08.27.19



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REV. 12

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ARCHITECT OF RECORD
CHARLES ALAN JONES
SC LIC. 9417

FRONT & REAR ELEVATIONS

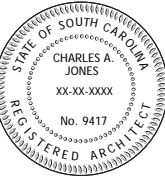
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REV. 12

To the best of the architect's knowledge, the plans and specifications comply with the applicable code, building codes and the applicable fire safety standards as determined by the AHJ in accordance with IRC 110.2.1.4 and Ch. 833, F.L. STATUTES.

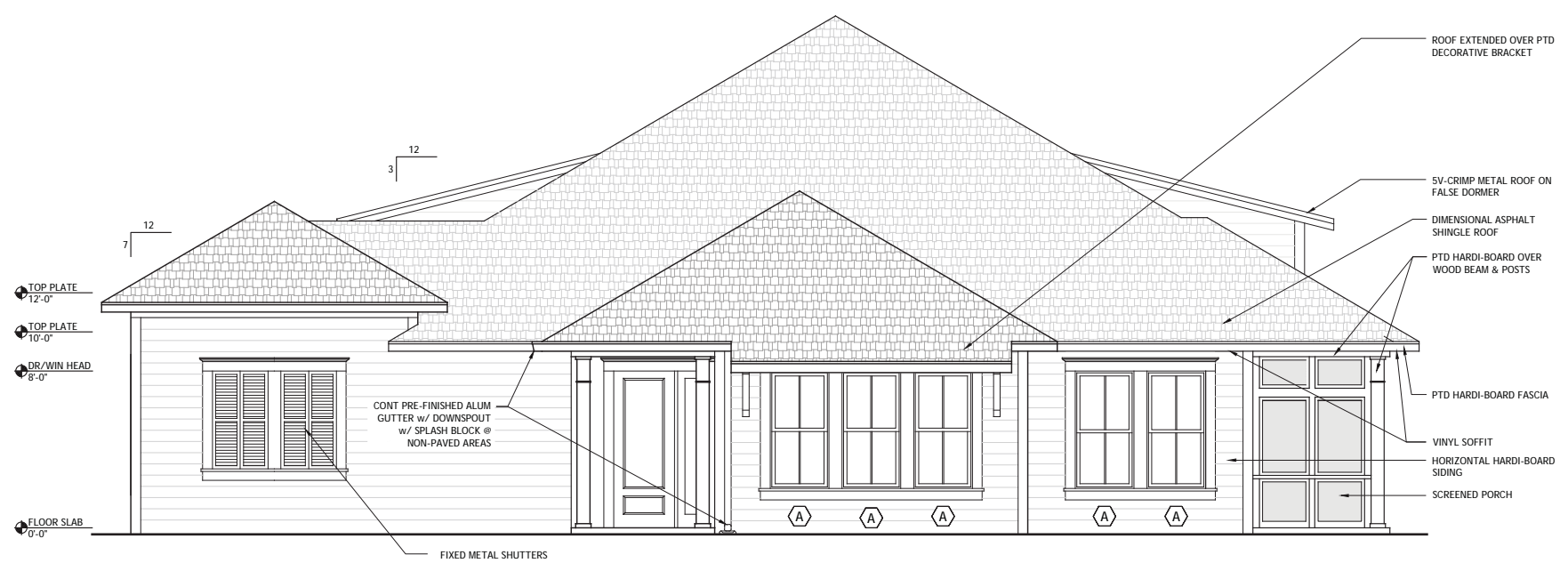


ARCHITECT OF RECORD
CHARLES ALAN JONES
SC LIC. 9417

LEFT & RIGHT SIDE ELEVATIONS



1 LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



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

**DUPLEX
UNITS: A / A**



CURTIS GAINES HALL JONES
ARCHITECTS
1213 EAST 6TH AVENUE
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TAMPA FLORIDA 33605
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FX: 813 228-0770
FL LIC. C0001590

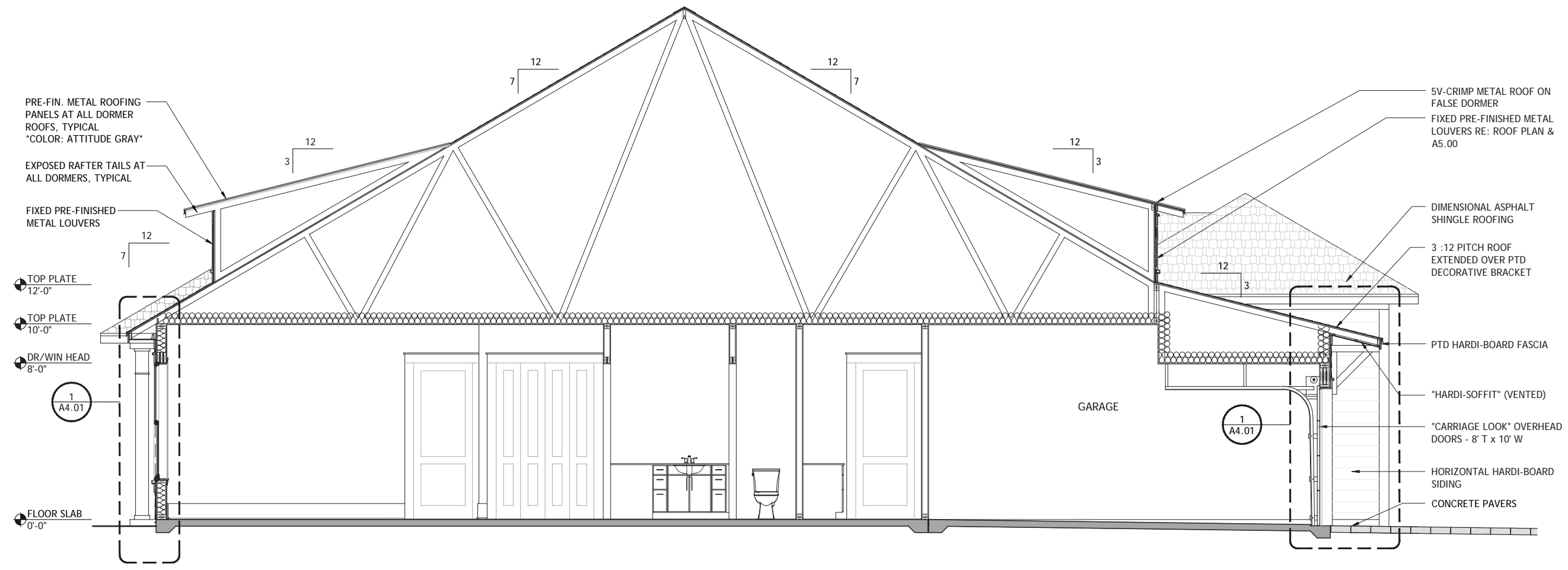
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XX-XX-XXXX

ARCHITECT OF RECORD
CHARLES ALAN JONES
SC LIC. 9417

BLDG SECTION &
WALL SECTIONS
A4.00



PRE-FIN. METAL ROOFING
PANELS AT ALL DORMER
ROOFS, TYPICAL
"COLOR: ATTITUDE GRAY"

EXPOSED RAFTER TAILS AT
ALL DORMERS, TYPICAL

FIXED PRE-FINISHED
METAL LOUVERS

TOP PLATE
12'-0"

TOP PLATE
10'-0"

DR/WIN HEAD
8'-0"

1
A4.01

FLOOR SLAB
0'-0"

5V-CRIMP METAL ROOF ON
FALSE DORMER
FIXED PRE-FINISHED METAL
LOUVERS RE: ROOF PLAN &
A5.00

DIMENSIONAL ASPHALT
SHINGLE ROOFING

3 : 12 PITCH ROOF
EXTENDED OVER PTD
DECORATIVE BRACKET

PTD HARDI-BOARD FASCIA

"HARDI-SOFFIT" (VENTED)

"CARRIAGE LOOK" OVERHEAD
DOORS - 8' T x 10' W

HORIZONTAL HARDI-BOARD
SIDING

CONCRETE PAVERS

1
A4.01

GARAGE

1 BUILDING SECTION
SCALE: 3/8" = 1' - 0"

DUPLEX
UNITS: A / A



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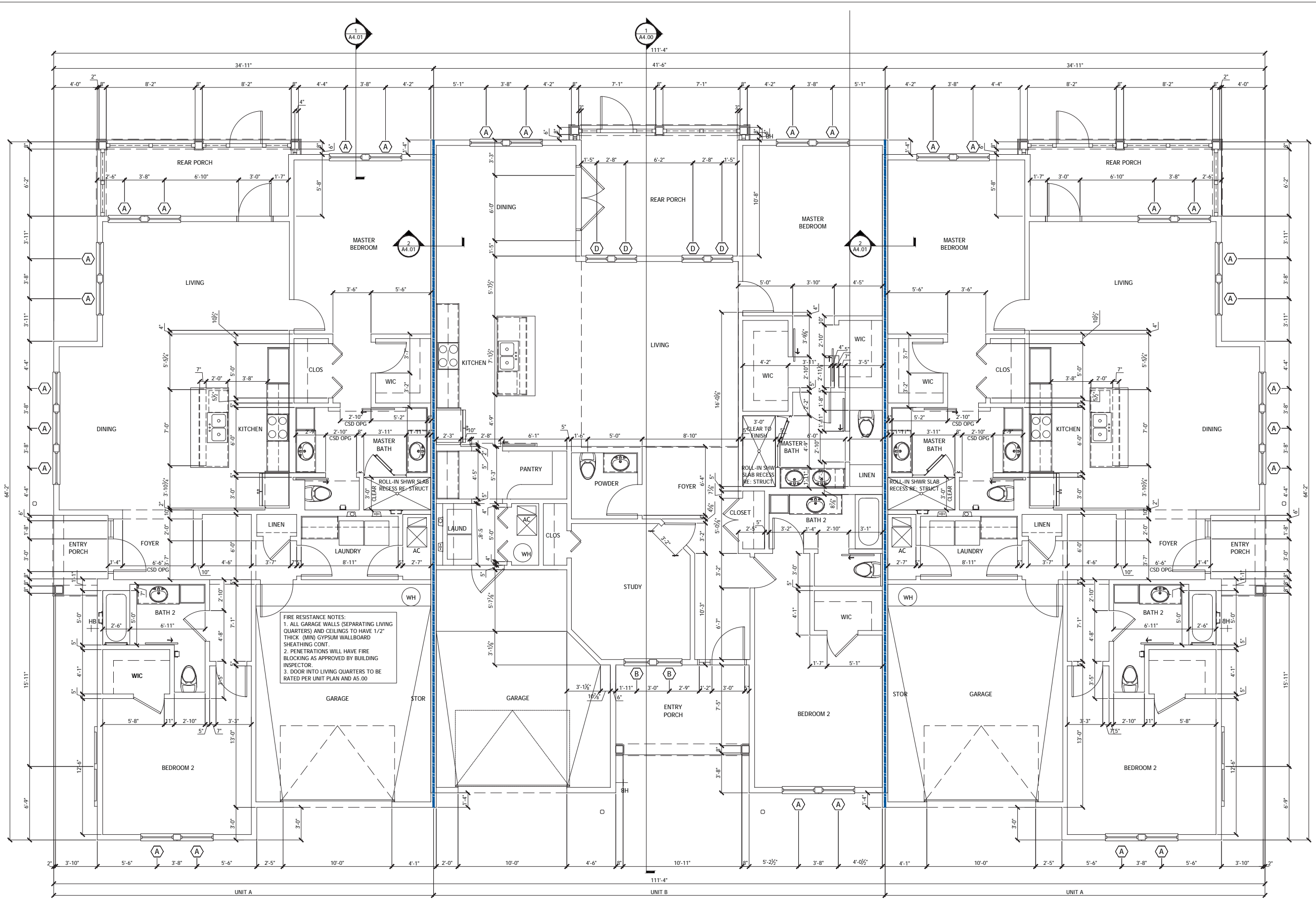
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FBC 110.3.3.4 and Ch. 631, FL Statutes.



ARCHITECT OF RECORD
CHARLES ALAN JONES
SC LIC. 9417

FLOOR PLAN

A2.00



FIRE RESISTANCE NOTES:
1. ALL GARAGE WALLS (SEPARATING LIVING QUARTERS) AND CEILINGS TO HAVE 1/2" THICK (MIN) GYPSUM WALLBOARD SHEATHING CONT.
2. PENETRATIONS WILL HAVE FIRE BLOCKING AS APPROVED BY BUILDING INSPECTOR.
3. DOOR INTO LIVING QUARTERS TO BE RATED PER UNIT PLAN AND AS.00

UNIT A: 2 BED / 2 1/2 BATH

FLOOR AREA (A/C)	= 1,520 SF
ENTRY PORCH	= 35 SF
REAR PORCH	= 128 SF
GARAGE	= 335 SF
TOTAL (UNDER ROOF)	= 2,018 SF

UNIT B: 2 BED / 2 1/2 BATH / STUDY

FLOOR AREA (A/C)	= 1,881 SF
ENTRY PORCH	= 107 SF
REAR PORCH	= 172 SF
GARAGE	= 309 SF
TOTAL (UNDER ROOF)	= 2,469 SF

TRIPLEX: BUILDING B
TOTAL (UNDER ROOF) = 6,505 SF

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

TRIPLEX
UNITS: A/B/A

— = 1-HR FIRE RATED COMMON WALL



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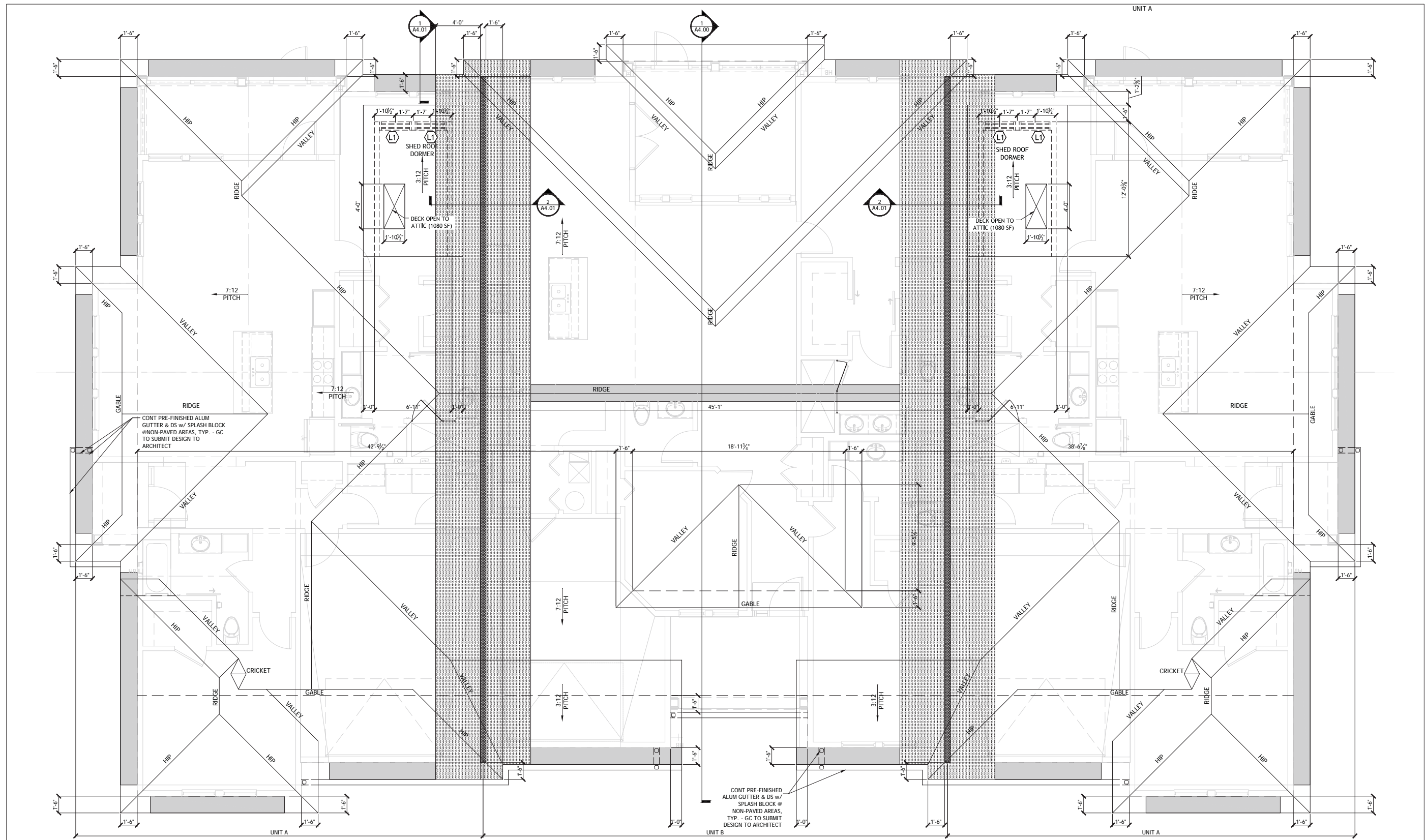
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FBC 110.3.3.4 and Ch. 632, FL Statutes.



ARCHITECT OF RECORD
CHARLES ALAN JONES
SC LIC. 9417

ROOF PLAN

A2.01



LEGEND

	INDICATES AREAS OF FIRE RETARDANT PLYWOOD ROOF DECK (NO OPENINGS ALLOWED IN DECK IN THESE AREAS)
	INDICATES PLACEMENT OF 1 HR. RATED FRAMED (PRE-ENGINEERED WOOD ROOF TRUSS) ATTIC SEPARATION FROM TOP OF UNIT PARTY WALLS TO UNDERSIDE OF ROOF DECK RE: ULF U338
	INDICATES RIDGE OR EDGE VENT

ROOF VENT CALCULATION: UNIT A

ATTIC AREA : 2228.84 SF, REQUIRED NFVA (1/150) = 14.86 SF

VENTILATION PROVIDED AT SOFFIT	4.90 SF
VENTILATION PROVIDED AT ROOF EDGE	6.19 SF
VENTILATION PROVIDED AT DORMER (2 LOUVERS)	7.08 SF
TOTAL VENT AREA PROVIDED =	18.17 SF

SOFFIT VENT IS "HARDSOFFIT PANELS" (VENTED) BY JAMES HARDIE INDUSTRIES OR EQUAL. PROVIDES 5.00 SQ INCHES NET FREE VENTILATION AREA PER LINEAL FT OF SOFFIT AREA.

ROOF EDGE VENT IS "DECK AIR DA-4" BY LOMANCO OR EQUAL. PROVIDES 9 SQ INCHES OF NET FREE VENT AREA PER LINEAR FT OF VENT.

WEATHER RESISTANT "HURRICANE" LOUVER "ESS-5020" (LOCATED IN DORMER) IS BY GREENHECK OR EQUAL. 34" x 30" AT 50% NET FREE VENTILATION AREA PROVIDED.

ROOF VENT CALCULATION: UNIT B

ATTIC AREA : 2246.54 SF, REQUIRED NFVA (1/300) = 8.66 SF

VENTILATION PROVIDED AT SOFFIT	3.06 SF
VENTILATION PROVIDED AT ROOF EDGE	2.13 SF
VENTILATION PROVIDED AT RIDGE (48% OF RECD)	4.13 SF
TOTAL VENT AREA PROVIDED =	9.32 SF

SOFFIT VENT IS "HARDSOFFIT PANELS" (VENTED) BY JAMES HARDIE INDUSTRIES OR EQUAL. PROVIDES 5.00 SQ INCHES NET FREE VENTILATION AREA PER LINEAL FT OF SOFFIT AREA.

RIDGE VENT IS "OMNIROLL OR 20" BY LOMANCO OR EQUAL. PROVIDES 18 SQ INCHES OF NET FREE VENT AREA PER LINEAR FT OF VENT.

ROOF EDGE VENT IS "DECK AIR DA-4" BY LOMANCO OR EQUAL. PROVIDES 9 SQ INCHES OF NET FREE VENT AREA PER LINEAR FT OF VENT.

WEATHER RESISTANT "HURRICANE" LOUVER "ESS-5020" (LOCATED IN DORMER) IS BY GREENHECK OR EQUAL. 34" x 30" AT 50% NET FREE VENTILATION AREA PROVIDED.

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

TRIPLEX
UNITS: A/B/A



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JOB NO. 1903
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To the best of the architect's knowledge,
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applicable fire-safety standards as
determined by the AHJ in accordance with
FBC 110.3.3.4 and Ch. 632, FL Statutes.



ARCHITECT OF RECORD
CHARLES ALAN JONES
SC LIC. 9417

FRONT & REAR ELEVATIONS

A3.00



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



2 REAR ELEVATION
SCALE: 1/4"=1' - 0"

TRIPLEX
UNITS: A/B/A



CURTS GAINES HALL JONES
ARCHITECTS
1213 EAST 6TH AVENUE
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TAMPA FLORIDA 33605
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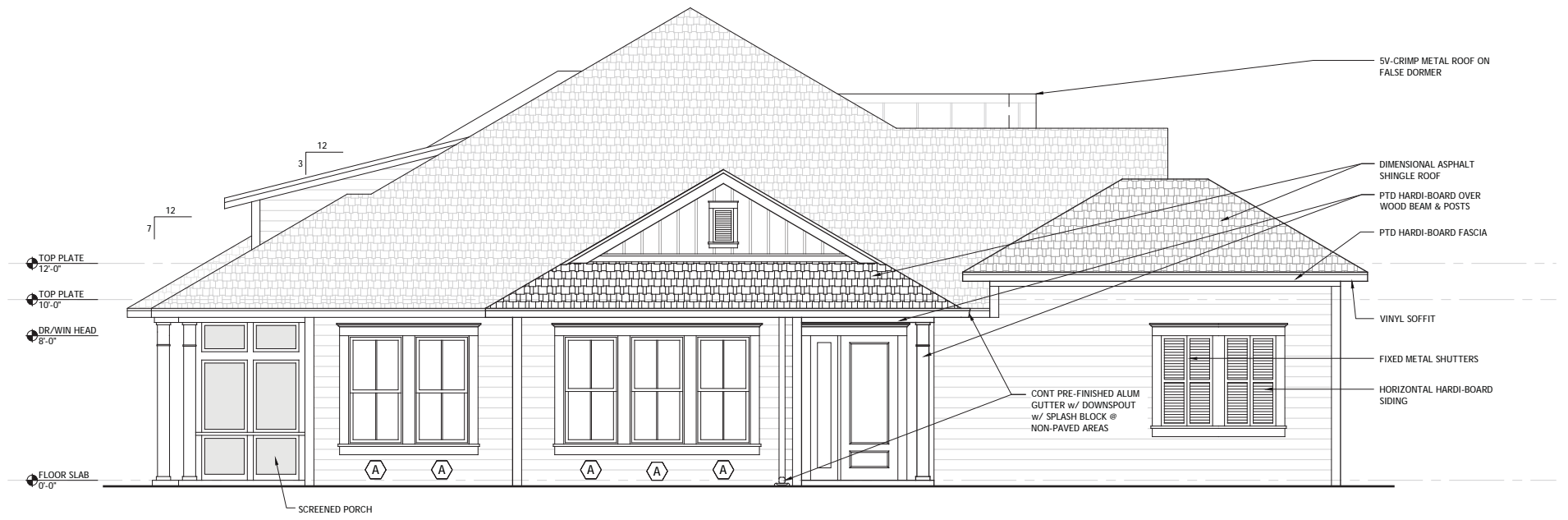
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ARCHITECT OF RECORD
CHARLES ALAN JONES
SC LIC. 9417

LEFT & RIGHT SIDE ELEVATIONS



1 LEFT SIDE ELEVATION
SCALE: 1/4"=1' - 0"



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

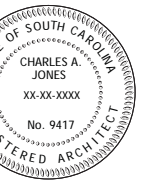
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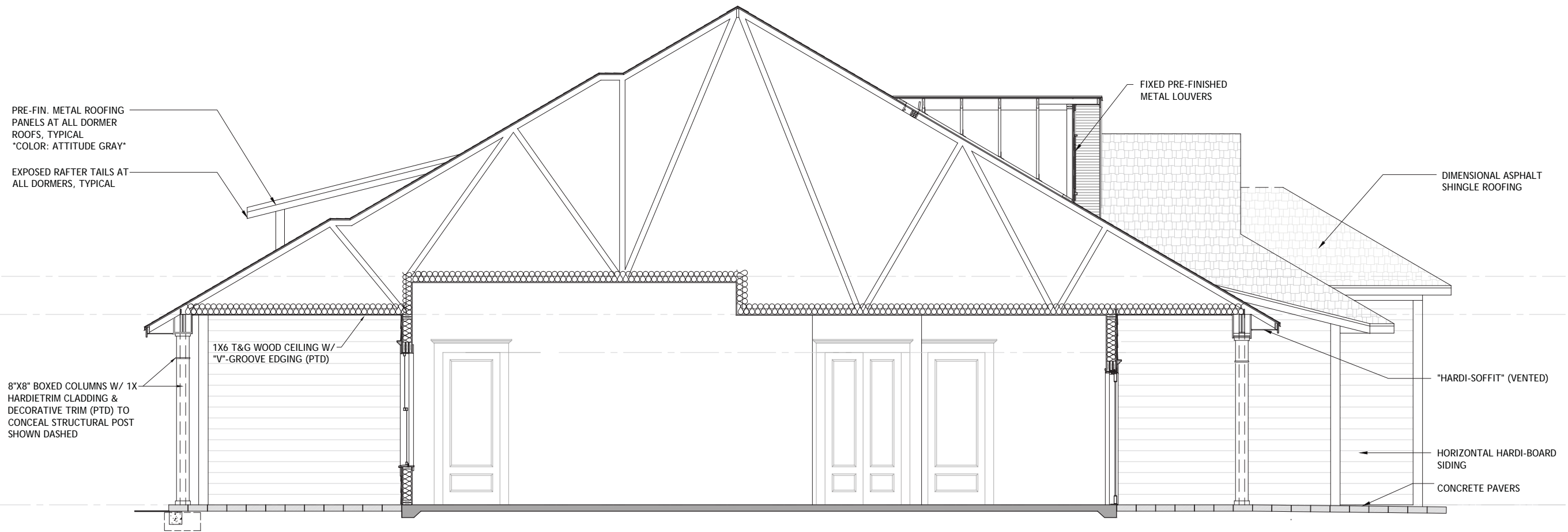
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ARCHITECT OF RECORD
CHARLES ALAN JONES
SC LIC. 9417

BLDG SECTION

A4.00



1 BUILDING SECTION
SCALE: 3/8" = 1' - 0"

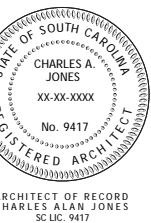
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UNITS: A/B/A



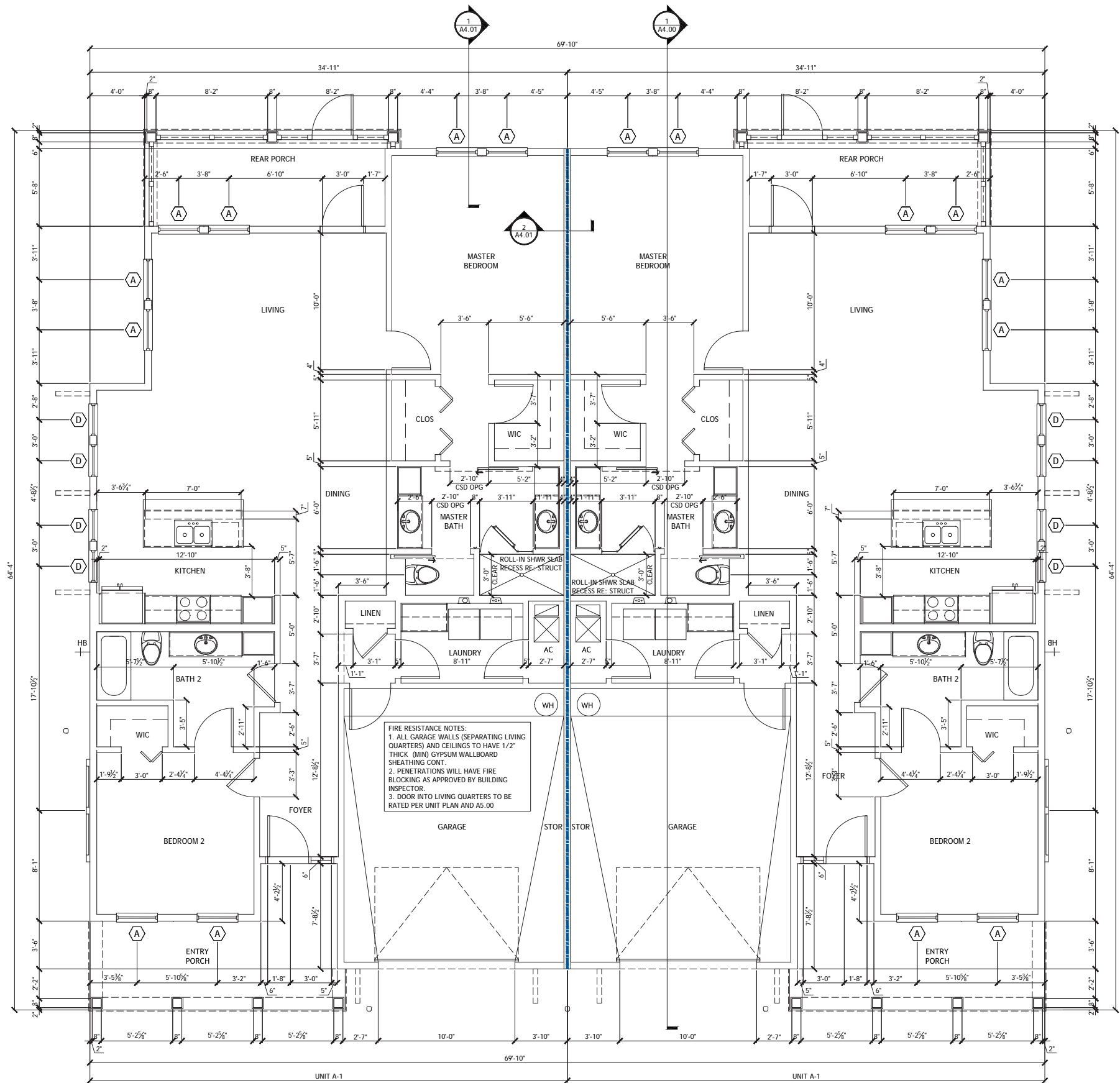
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JOB NO. 1903
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determined by the AHJ in accordance with
FBC 110.3.3.4 and Ch. 632, FL Statutes.



ARCHITECT OF RECORD
CHARLES ALAN JONES
SC LIC. 9417



FIRE RESISTANCE NOTES:
1. ALL GARAGE WALLS (SEPARATING LIVING
QUARTERS) AND CEILINGS TO HAVE 1/2"
THICK (MIN) GYPSUM WALLBOARD
SHEATHING CONT.
2. PENETRATIONS WILL HAVE FIRE
BLOCKING AS APPROVED BY BUILDING
INSPECTOR.
3. DOOR INTO LIVING QUARTERS TO BE
RATED PER UNIT PLAN AND AS.00

UNIT A-1: 2 BED / 2 BATH	
FLOOR AREA (A/C)	= 1,500 SF
ENTRY PORCH	= 143 SF
REAR PORCH	= 128 SF
GARAGE	= 340 SF
TOTAL (UNDER ROOF)	= 2,111 SF

DUPLEX: BUILDING C
TOTAL (UNDER ROOF) = 4,222 SF

— 1-HR FIRE RATED COMMON WALL

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

DUPLEX
UNITS: A1/A2



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ARCHITECT OF RECORD
CHARLES ALAN JONES
SC LIC. 9417

LEGEND

INDICATES AREAS OF FIRE RETARDANT PLYWOOD ROOF DECK (NO OPENINGS ALLOWED IN DECK IN THESE AREAS)

INDICATES RIDGE OR EDGE VENT

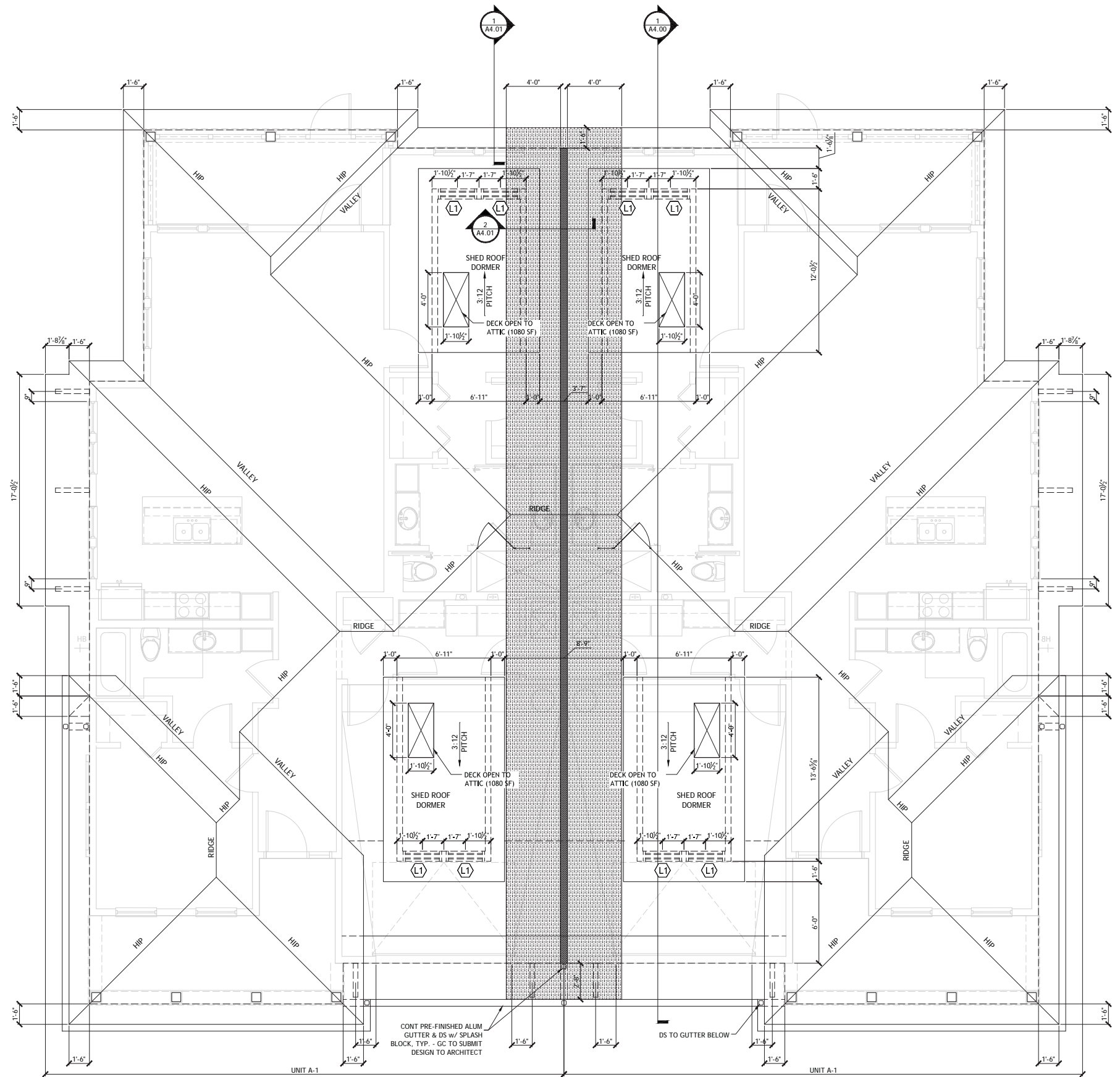
INDICATES PLACEMENT OF 1 HR. RATED FRAMED (PRE-ENGINEERED WOOD ROOF TRUSS) ATTIC SEPARATION FROM TOP OF UNIT PARTY WALLS TO UNDERSIDE OF ROOF DECK RE: UL# U338

ROOF VENT CALCULATION: UNIT A-1

ATTIC AREA : 2296.81 SF, REQUIRED NFVA (1/150) = 15.31 SF
 VENTILATION PROVIDED AT SOFFIT 4.38 SF
 VENTILATION PROVIDED AT DORMER (4 LOUVERS) 14.17 SF
 TOTAL VENT AREA PROVIDED = 15.55 SF

SOFFIT VENT IS "HARDSOFFIT PANELS" (VENTED) BY JAMES HARDIE INDUSTRIES OR EQUAL. PROVIDES 5.00 SQ INCHES NET FREE VENTILATION AREA PER LINEAL FT OF SOFFIT AREA.

WEATHER RESISTANT "HURRICANE" LOUVER "ESS-502D" (LOCATED IN DORMER) IS BY GREENHECK OR EQUAL, 34" x 30" AT 50% NET FREE VENTILATION AREA PROVIDED.



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

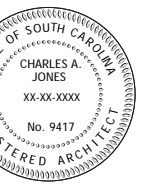
DUPLEX
UNITS: A1/A1



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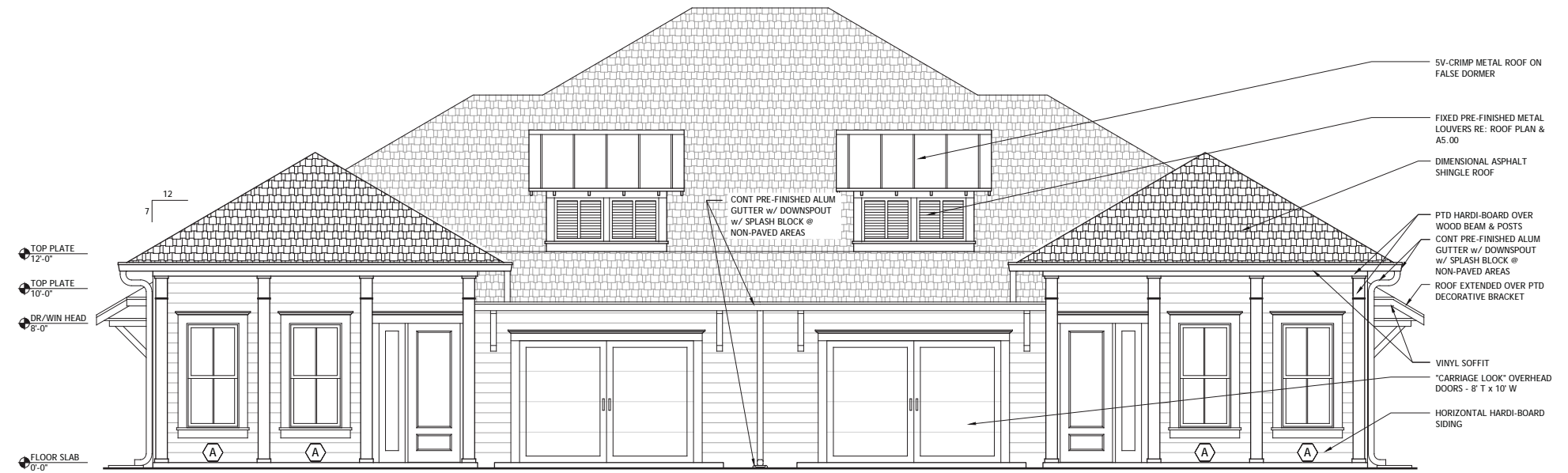
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ARCHITECT OF RECORD
CHARLES ALAN JONES
SC LIC. 9417

FRONT & REAR ELEVATIONS

A3.00



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



2 REAR ELEVATION
SCALE: 1/4" = 1' - 0"

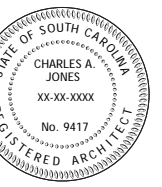
DUPLEX
UNITS: A1/A1



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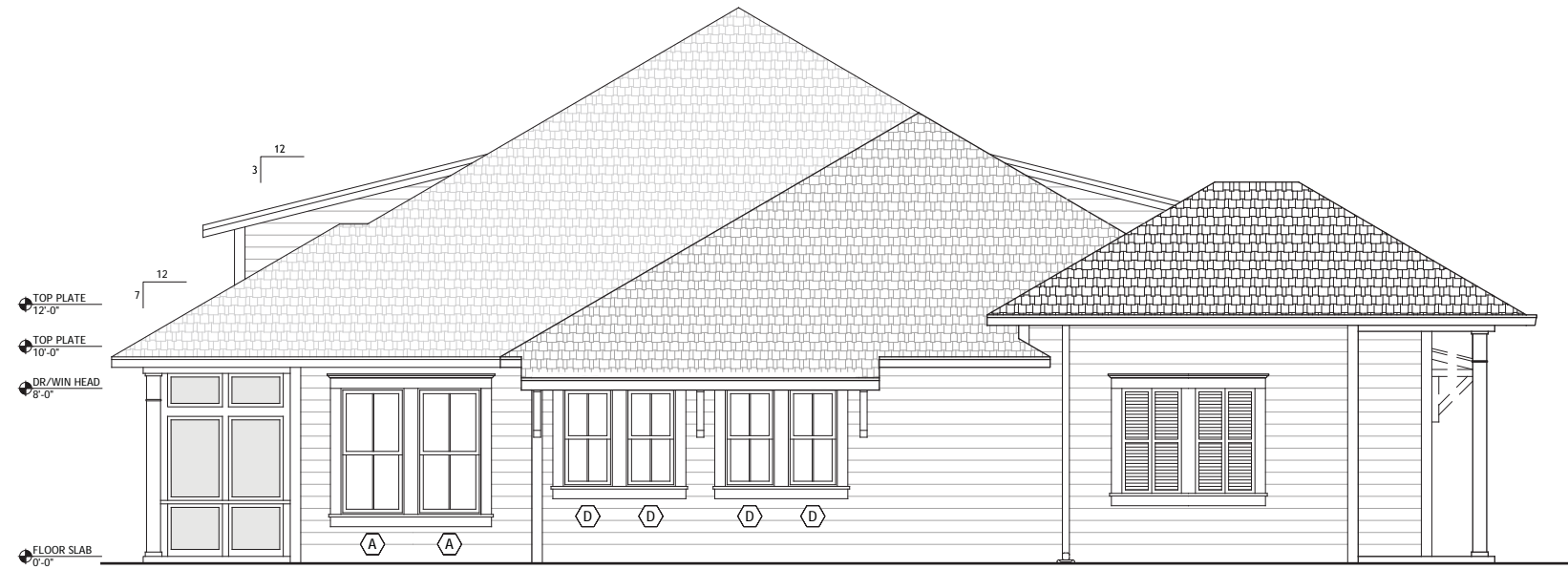
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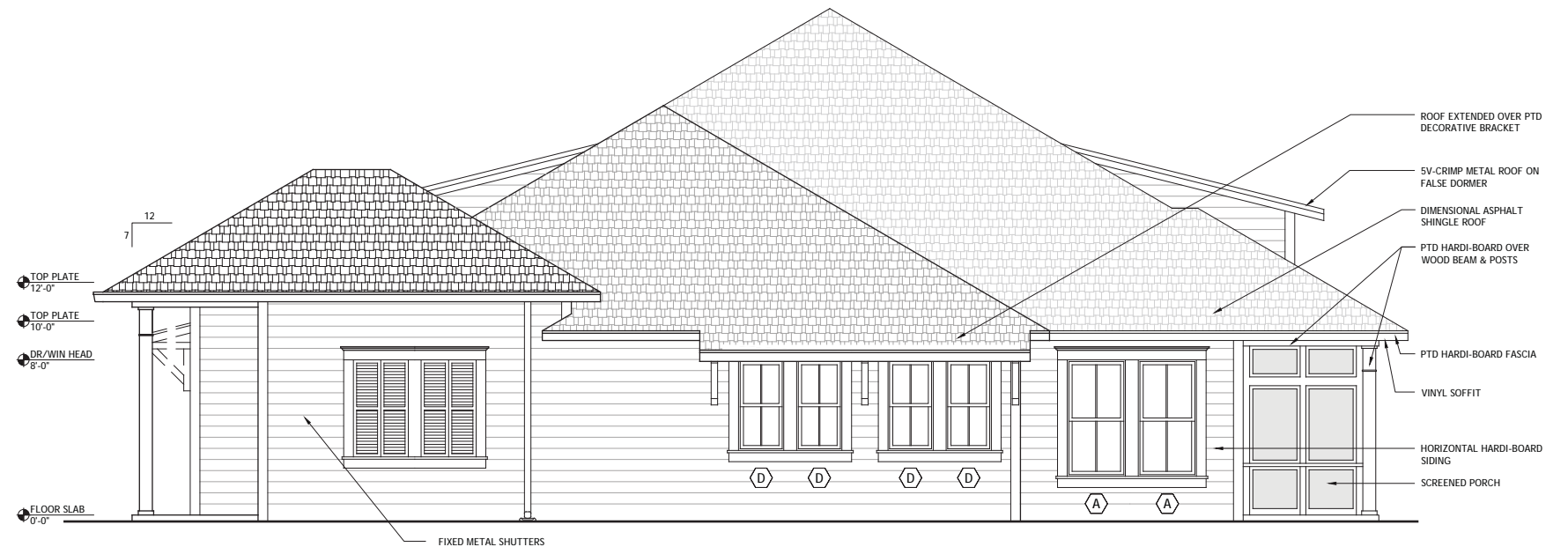
ARCHITECT OF RECORD
CHARLES ALAN JONES
SC LIC. 9417

LEFT & RIGHT SIDE ELEVATIONS

A3.01



1 LEFT SIDE ELEVATION
SCALE: 1/4"=1' - 0"



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

DUPLEX
UNITS: A1/A1

THE BAYSHORE COTTAGES ON
HILTON HEAD ISLAND

Hilton Head Island, South Carolina

DRB
PRESENTATION
08.27.19



CURTS GAINES HALL JONES
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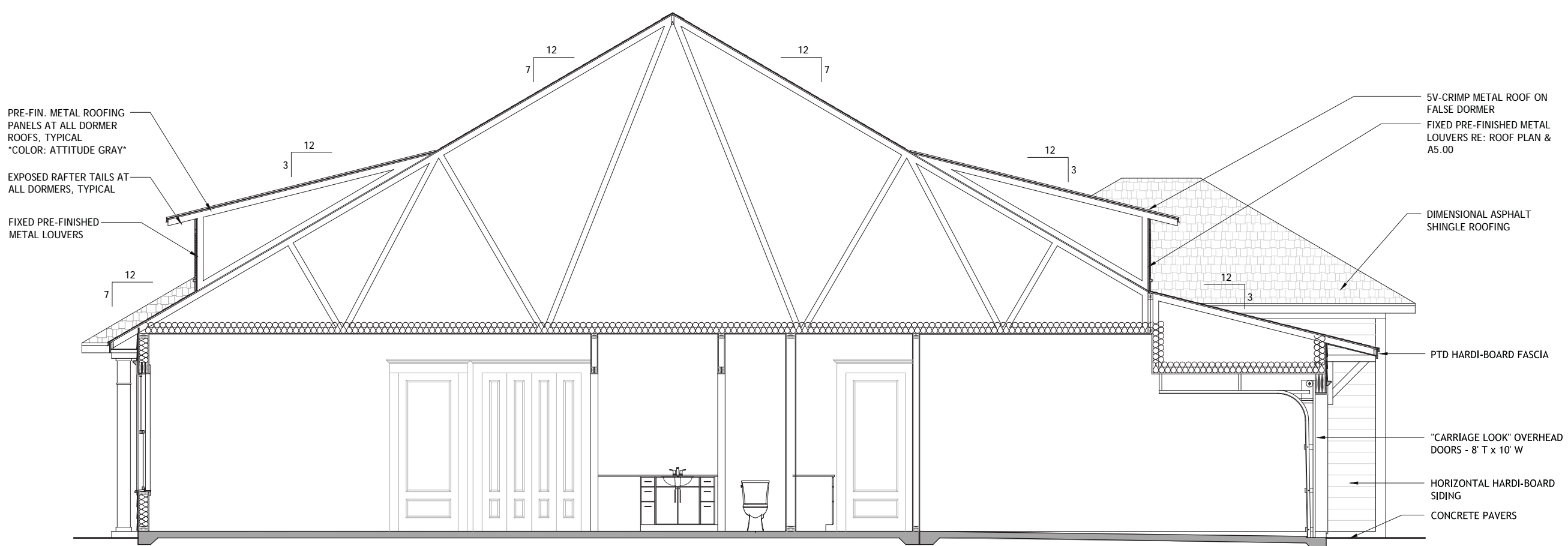
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ARCHITECT OF RECORD
CHARLES ALAN JONES
SC LIC. 9417

BLDG SECTION

A4.00



PRE-FIN. METAL ROOFING
PANELS AT ALL DORMER
ROOFS, TYPICAL
COLOR: ATTITUDE GRAY

EXPOSED RAFTER TAILS AT
ALL DORMERS, TYPICAL

FIXED PRE-FINISHED
METAL LOUVERS

5V-CRIMP METAL ROOF ON
FALSE DORMER
FIXED PRE-FINISHED METAL
LOUVERS RE: ROOF PLAN &
A5.00

DIMENSIONAL ASPHALT
SHINGLE ROOFING

PTD HARDI-BOARD FASCIA

"CARRIAGE LOOK" OVERHEAD
DOORS - 8' T x 10' W

HORIZONTAL HARDI-BOARD
SIDING

CONCRETE PAVERS

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

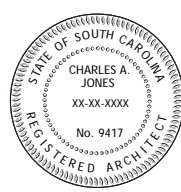
DUPLEX
UNITS: A1/A1



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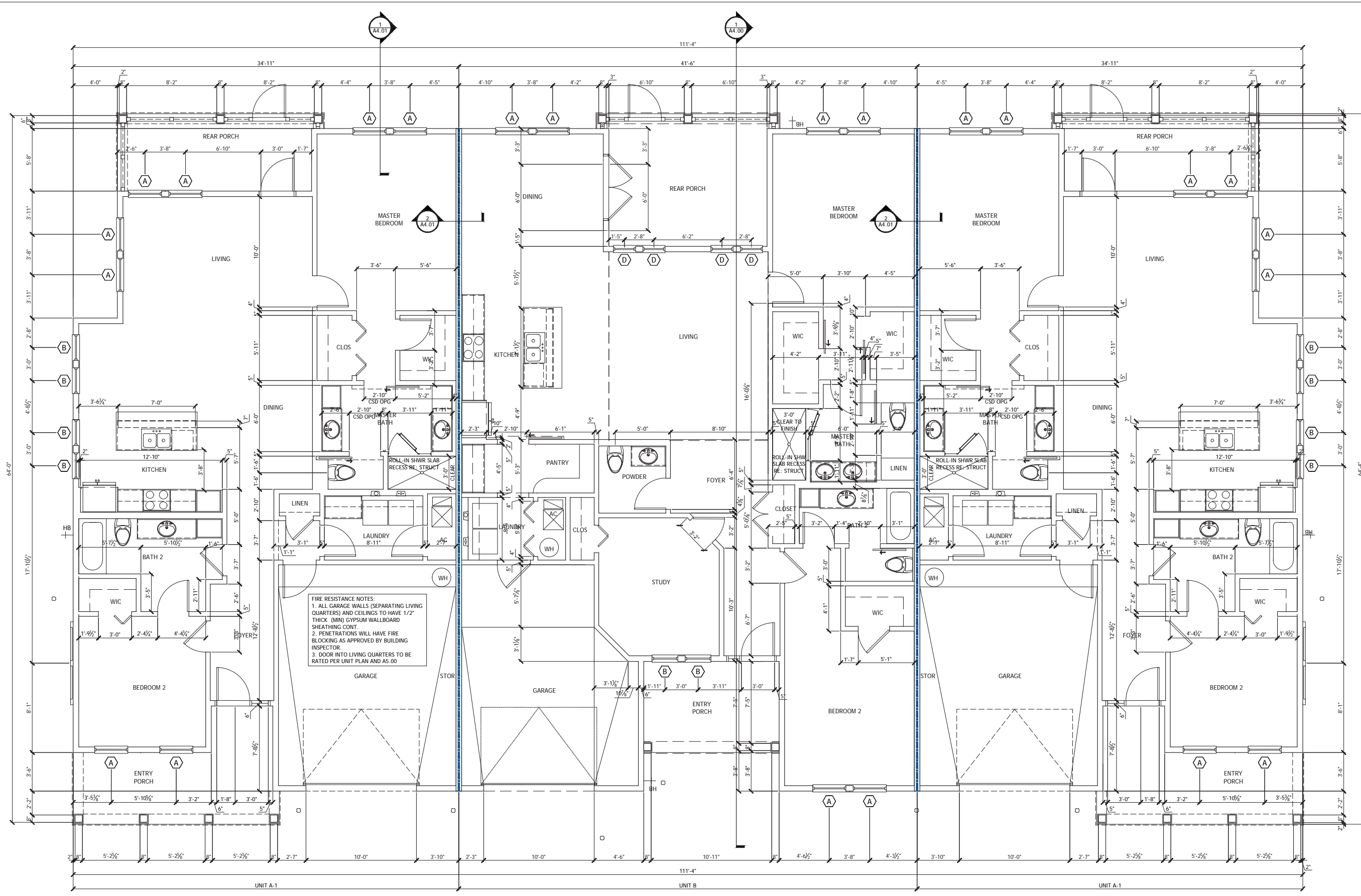
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ARCHITECT OF RECORD
CHARLES ALAN JONES
SC LIC. 9417

FLOOR PLAN

A2.00



FIRE RESISTANCE NOTES:
1. ALL GARAGE WALLS (SEPARATING LIVING QUARTERS) AND CEILINGS TO HAVE 1/2" THICK (MIN) GYPSUM WALLBOARD SHEATHING CONT.
2. PENETRATIONS WILL HAVE FIRE BLOCKING AS APPROVED BY BUILDING INSPECTOR.
3. DOOR INTO LIVING QUARTERS TO BE RATED PER UNIT PLAN AND A5.00

UNIT A-1: 2 BED / 2 BATH

FLOOR AREA (A/C)	= 1,500 SF
ENTRY PORCH	= 143 SF
REAR PORCH	= 128 SF
GARAGE	= 340 SF
TOTAL (UNDER ROOF)	= 2,111 SF

UNIT B: 2 BED / 2 1/2 BATH / STUDY

FLOOR AREA (A/C)	= 1,881 SF
ENTRY PORCH	= 107 SF
SCRND PORCH	= 172 SF
GARAGE	= 309 SF
TOTAL (UNDER ROOF)	= 2,469 SF

TRIPLEX: BUILDING B
TOTAL (UNDER ROOF) = 6,691 SF

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

TRIPLEX
UNITS: A1-B-A1

— = 1-HR FIRE RATED COMMON WALL

THE BAYSHORE COTTAGES ON
HILTON HEAD ISLAND

Hilton Head Island, South Carolina

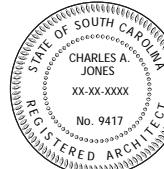
DRB
PRESENTATION
08.27.19



CURTIS GAINES HALL JONES
ARCHITECTS
1213 EAST 6TH AVENUE
YBOR CITY
TAMPA FLORIDA 33605
PH: 813 228-8000
FX: 813 228-0770
FL LIC. C0001590

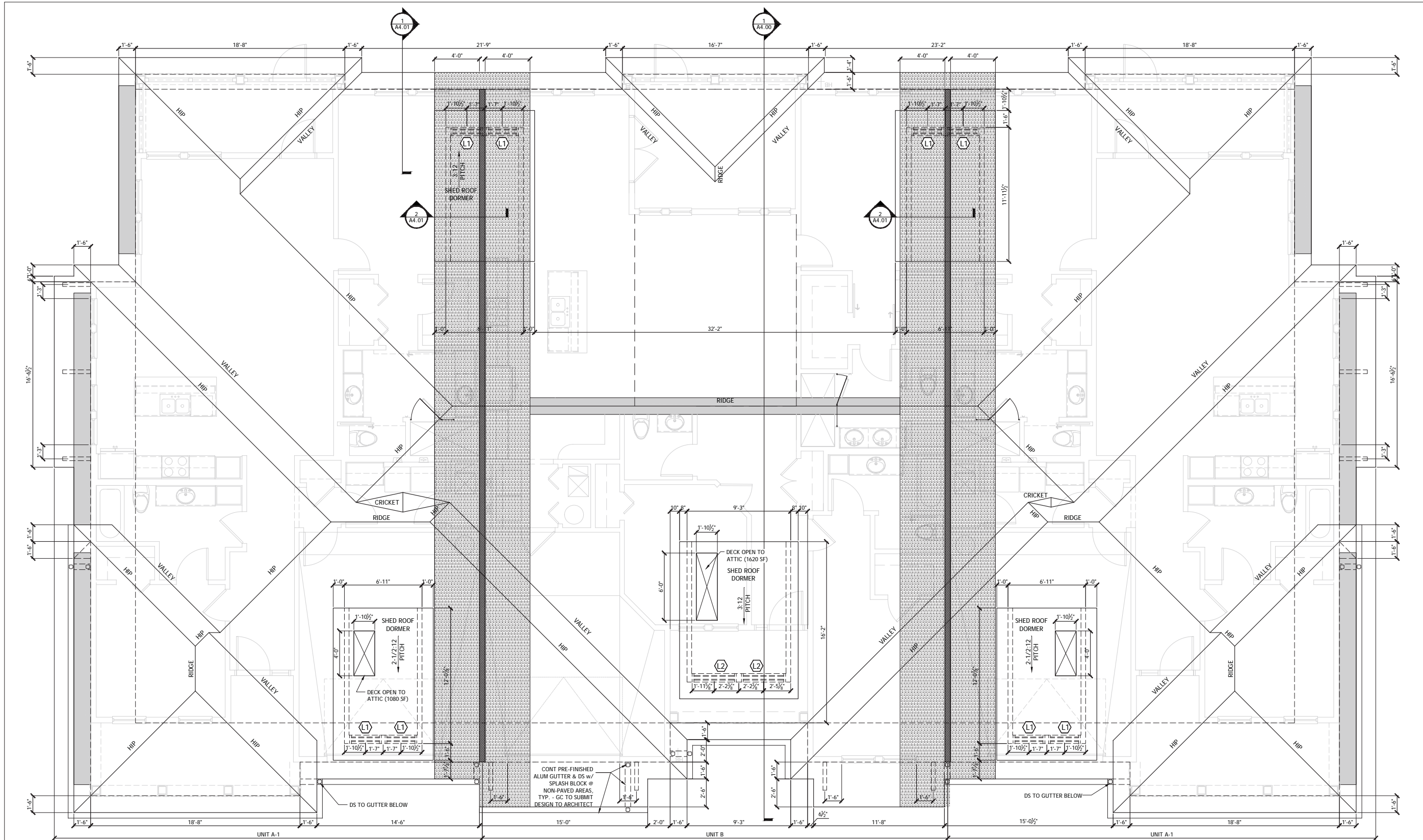
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DATE 07.26.19
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To the best of the architect's knowledge, the plans and specifications comply with the applicable rules, building codes and the applicable fire safety standards as determined by the AHJ in accordance with IRC 103.2.1.4 and Ch. 633, F.L. STATUTES.



ARCHITECT OF RECORD
CHARLES ALAN JONES
SC LIC. 9417

ROOF PLAN
A2.01



LEGEND

	INDICATES AREAS OF FIRE RETARDANT PLYWOOD ROOF DECK (NO OPENINGS ALLOWED IN DECK IN THESE AREAS)
	INDICATES PLACEMENT OF 1 HR. RATED FRAMED (PRE-ENGINEERED WOOD ROOF TRUSS) ATTIC SEPARATION FROM TOP OF UNIT PARTY WALLS TO UNDERSIDE OF ROOF DECK RE: ULF U338
	INDICATES RIDGE OR EDGE VENT

ROOF VENT CALCULATION: UNIT A-1

ATTIC AREA : 2318.83 SF, REQUIRED NFVA (1/150) = 15.46 SF	VENTILATION PROVIDED AT SOFFIT 4.90 SF
VENTILATION PROVIDED AT ROOF EDGE 3.50 SF	VENTILATION PROVIDED AT RIDGE 7.06 SF
VENTILATION PROVIDED AT DORMER (2 LOUVERS) 7.06 SF	TOTAL VENT AREA PROVIDED = 15.48 SF

SOFFIT VENT IS "HARDISOFFIT PANELS" (VENTED) BY JAMES HARDIE INDUSTRIES OR EQUAL. PROVIDES 5.00 SQ INCHES NET FREE VENTILATION AREA PER LINEAL FT OF SOFFIT AREA.

ROOF EDGE VENT IS "DECK AIR DA-4" BY LOMANCO OR EQUAL. PROVIDES 9 SQ INCHES OF NET FREE VENT AREA PER LINEAL FT OF VENT.

WEATHER RESISTANT "HURRICANE" LOUVER "ESS-502D"(LOCATED IN DORMER) IS BY GREENHECK OR EQUAL. 34" x 30" AT 50% NET FREE VENTILATION AREA PROVIDED.

ROOF VENT CALCULATION: UNIT B

ATTIC AREA : 2608.72 SF, REQUIRED NFVA (1/150) = 17.39 SF	VENTILATION PROVIDED AT SOFFIT 3.21 SF
VENTILATION PROVIDED AT ROOF EDGE 4.13 SF	VENTILATION PROVIDED AT RIDGE 11.10 SF
VENTILATION PROVIDED AT DORMER (2 LOUVERS) 11.10 SF	TOTAL VENT AREA PROVIDED = 18.35 SF

SOFFIT VENT IS "HARDISOFFIT PANELS" (VENTED) BY JAMES HARDIE INDUSTRIES OR EQUAL. PROVIDES 5.00 SQ INCHES NET FREE VENTILATION AREA PER LINEAL FT OF SOFFIT AREA.

RIDGE VENT IS "OMNIROLL OR-20" BY LOMANCO OR EQUAL. PROVIDES 18 SQ INCHES OF NET FREE VENT AREA PER LINEAL FT OF VENT.

WEATHER RESISTANT "HURRICANE" LOUVER "ESS-502D"(LOCATED IN DORMER) IS BY GREENHECK OR EQUAL. 34" x 30" AT 50% NET FREE VENTILATION AREA PROVIDED.

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

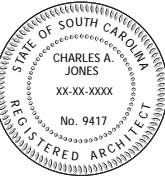
TRIPLEX
UNITS: A1-B-A1



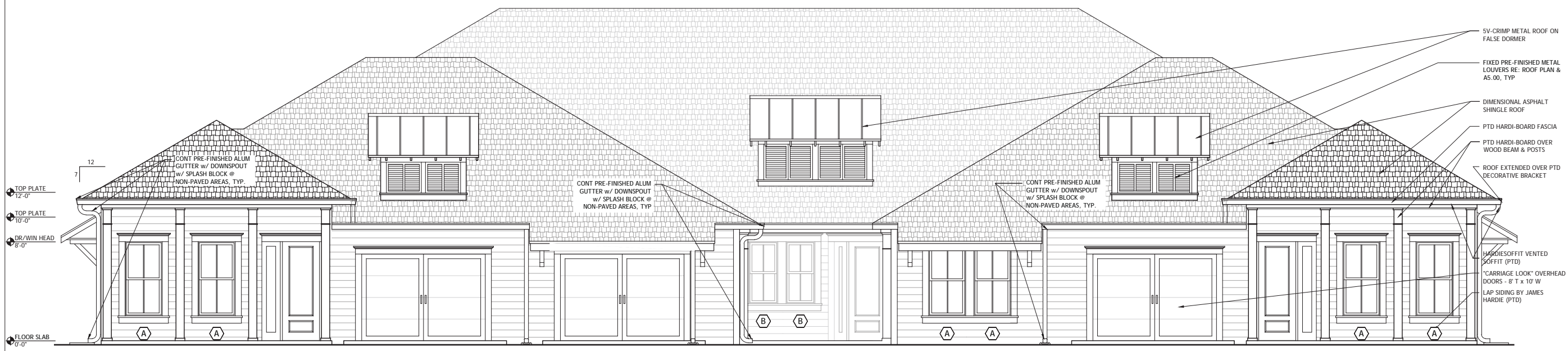
CURTIS GAINES HALL JONES
ARCHITECTS
1213 EAST 6TH AVENUE
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TAMPA FLORIDA 33605
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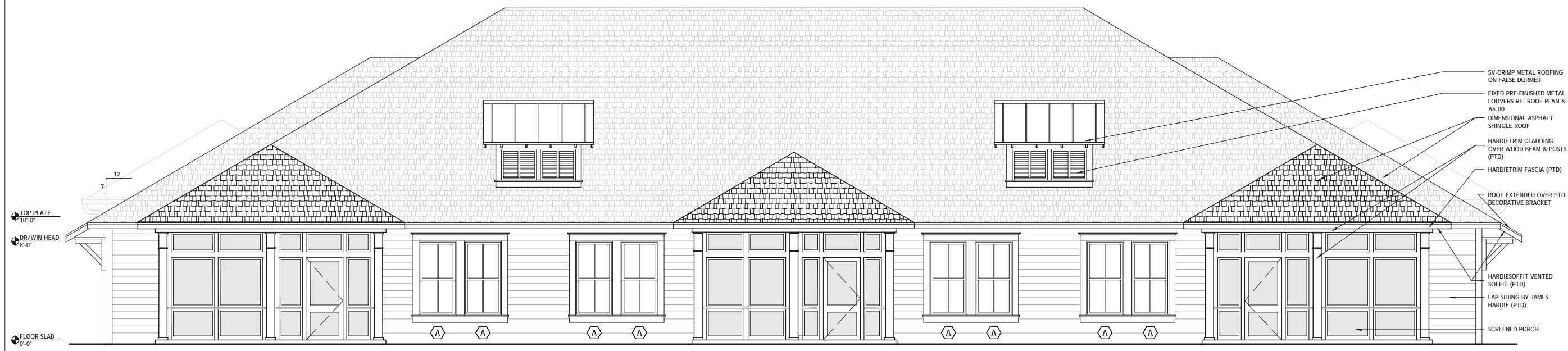
To the best of the architect's knowledge, the plans and specifications comply with the applicable code, building codes and the applicable fire safety standards as determined by the AIA in accordance with the 1993, 2003 and 2006 Florida Statutes.



ARCHITECT OF RECORD
CHARLES ALAN JONES
SC LIC. 9417



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

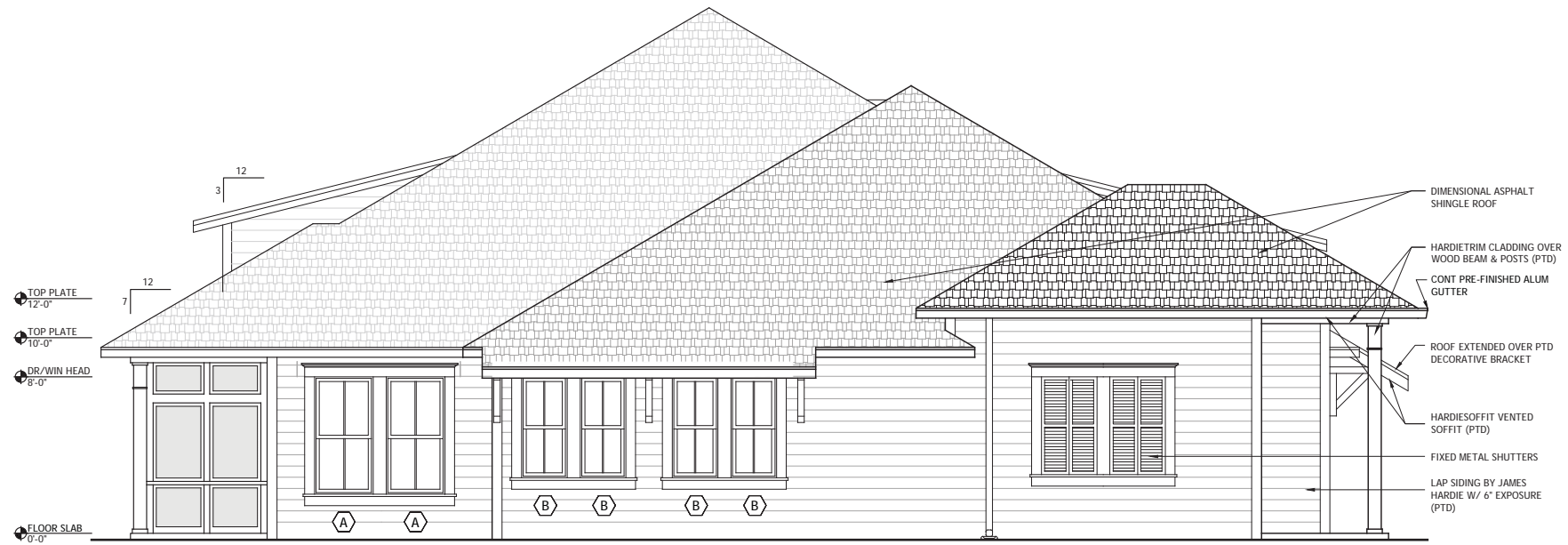


2 REAR ELEVATION
SCALE: 1/4" = 1' - 0"

TRIPLEX
UNITS: A1-B-A1

**THE BAYSHORE COTTAGES ON
HILTON HEAD ISLAND**

Hilton Head Island, South Carolina



1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1' - 0"



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

TRIPLEX
UNITS: A1-B-A1

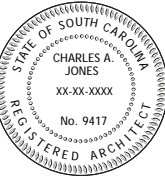
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08.27.19



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ARCHITECT OF RECORD
CHARLES ALAN JONES
SC LIC. 9417

LEFT & RIGHT SIDE ELEVATIONS

A3.01

**THE BAYSHORE COTTAGES ON
HILTON HEAD ISLAND**

Hilton Head Island, South Carolina

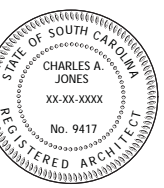
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PRESENTATION
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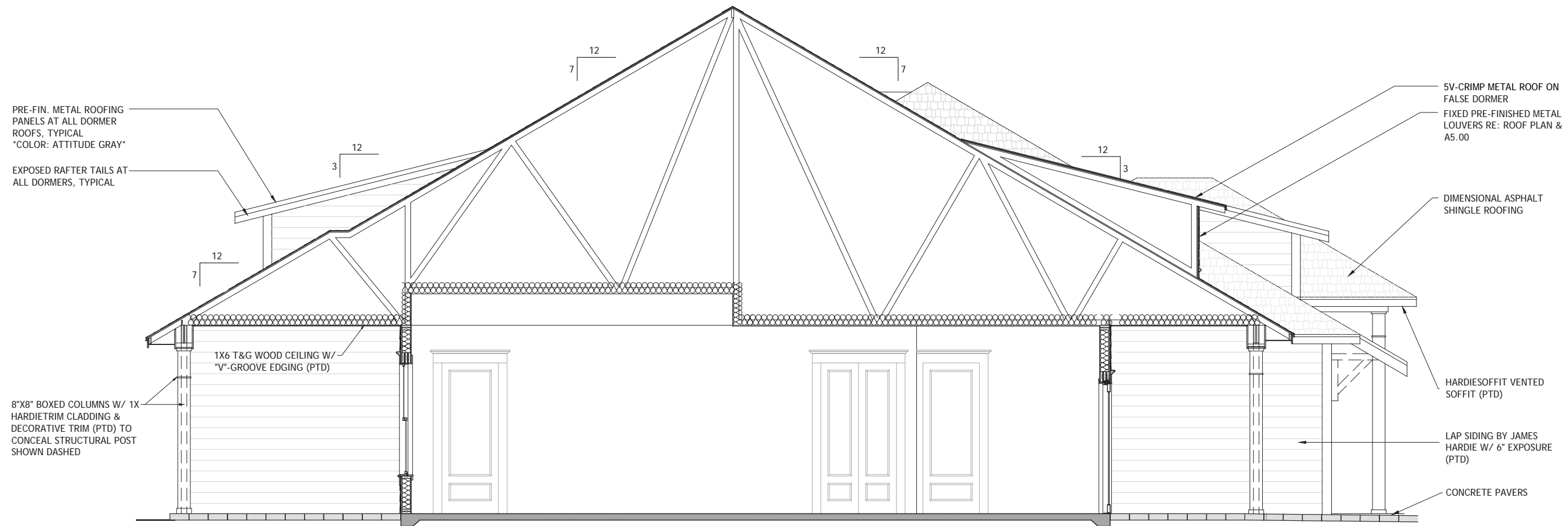
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To the best of the architect's knowledge, the plans and specifications comply with the applicable code, building codes and the applicable fire safety standards as determined by the AHJ in accordance with IRC 110.3.2.4.4 and the 2015 F.L. STATUTES.



ARCHITECT OF RECORD
CHARLES ALAN JONES
SC LIC. 9417

BLDG SECTION &
WALL SECTIONS
A4.00



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

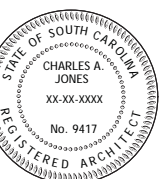
TRIPLEX
UNITS: A1-B-A1



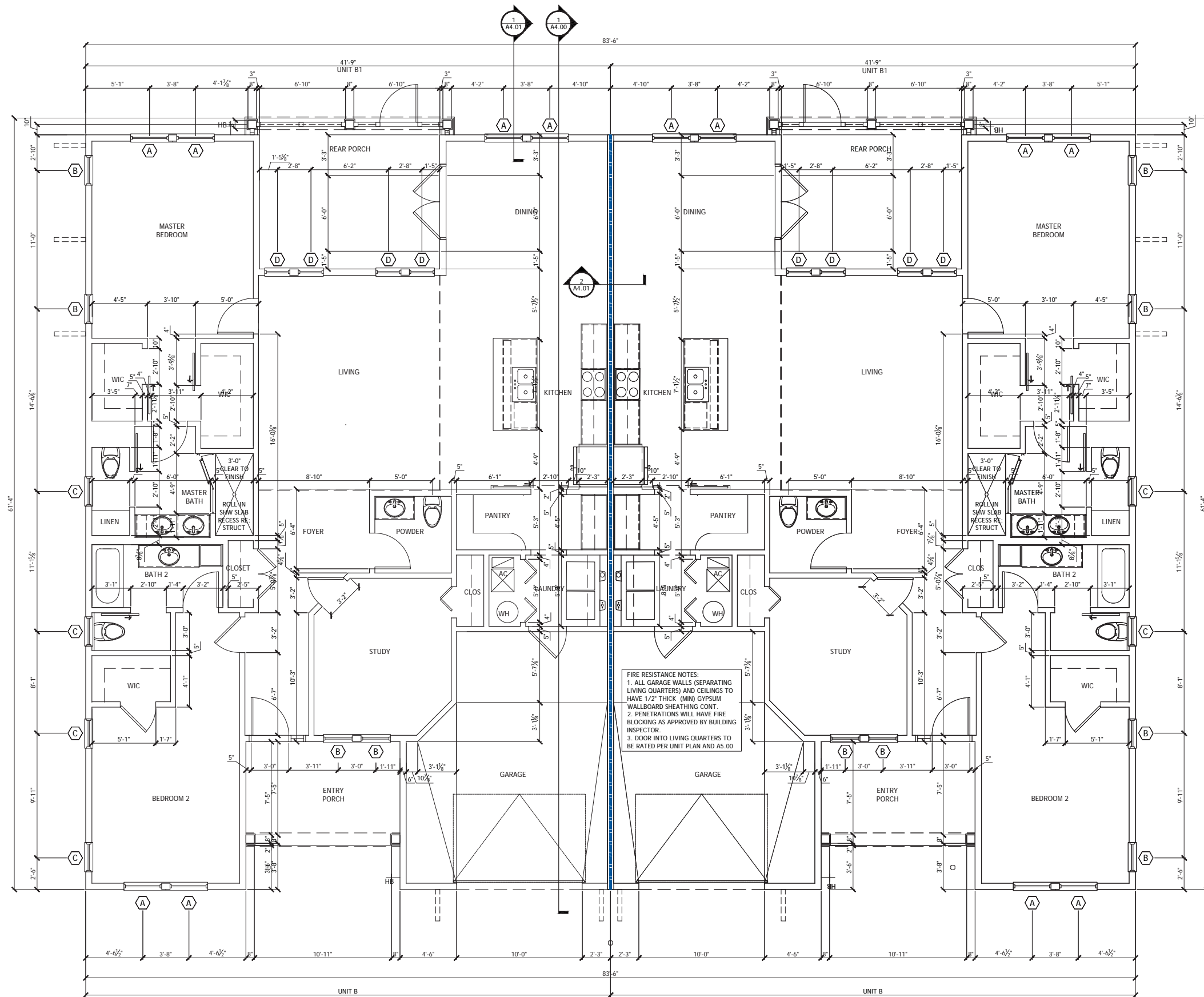
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ARCHITECT OF RECORD
CHARLES ALAN JONES
SC LIC. 9417



FIRE RESISTANCE NOTES:
1. ALL GARAGE WALLS (SEPARATING LIVING QUARTERS) AND CEILINGS TO HAVE 1/2" THICK (MIN) GYPSUM WALLBOARD SHEATHING CONT.
2. PENETRATIONS WILL HAVE FIRE BLOCKING AS APPROVED BY BUILDING INSPECTOR.
3. DOOR INTO LIVING QUARTERS TO BE RATED PER UNIT PLAN AND A5.00

— = 1-HR FIRE RATED COMMON WALL

B-1 (ALT) UNIT: 2 BED / 2 BATH		B-1 (ALT) / B-1 (ALT) DUPLEX	
FLOOR AREA (A/C)	= 1,896 SF	TOTAL (UNDER ROOF)	= 4,968 SF
ENTRY PORCH	= 107 SF		
REAR PORCH	= 172 SF		
GARAGE	= 309 SF		
TOTAL (UNDER ROOF)	= 2,484 SF		

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

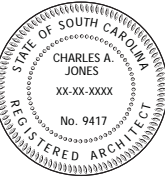
DUPLEX
UNITS: B1-B1



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ARCHITECT OF RECORD
CHARLES ALAN JONES
SC LIC. 9417

LEGEND

INDICATES AREAS OF FIRE RETARDANT PLYWOOD ROOF DECK (NO OPENINGS ALLOWED IN DECK IN THESE AREAS)

INDICATES RIDGE OR EDGE VENT

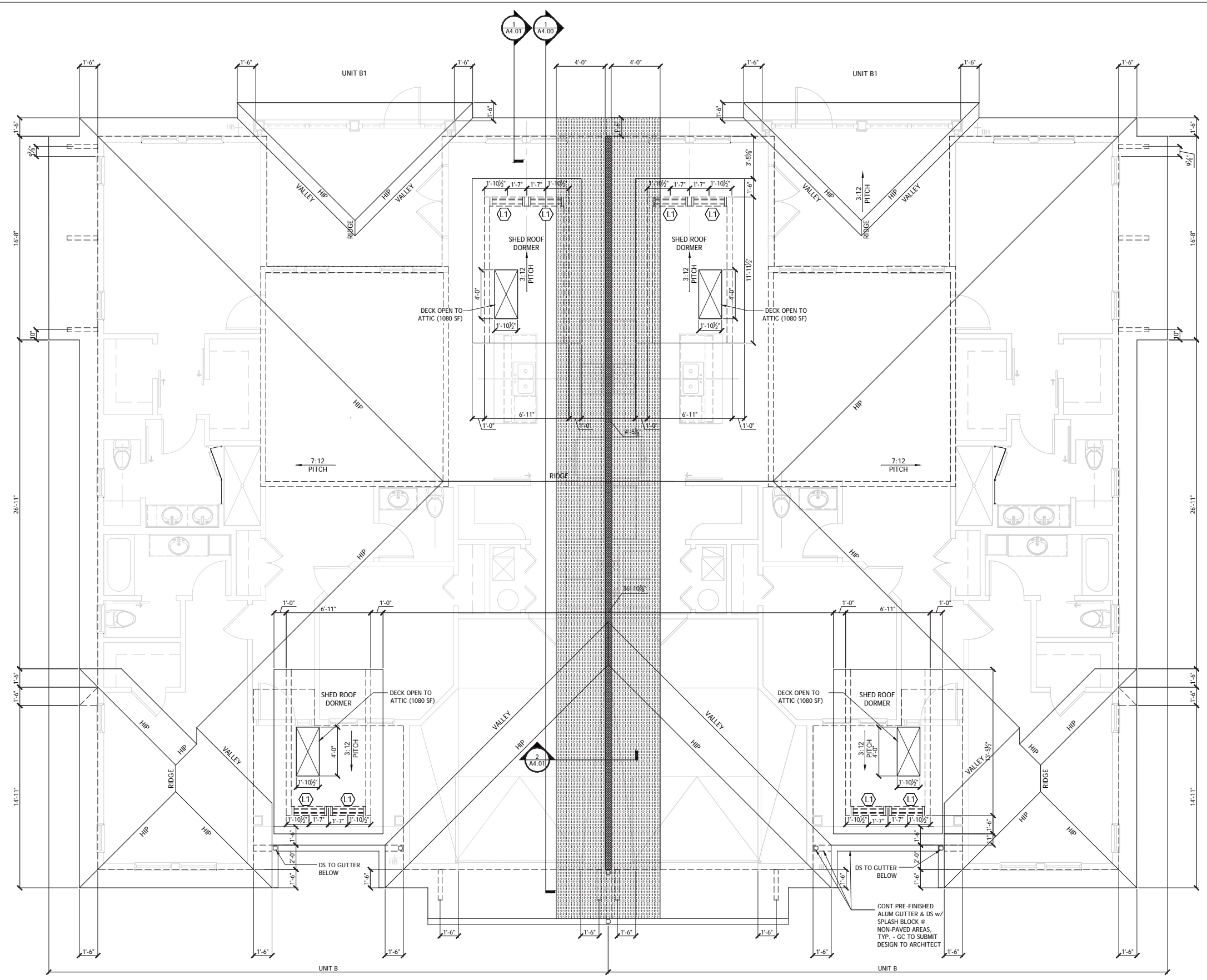
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ROOF VENT CALCULATION: UNIT B

ATTIC AREA : 2251.68 SF, REQUIRED NFVA (1/150) = 15.01 SF
 VENTILATION PROVIDED AT SOFFIT 4.90 SF
 VENTILATION PROVIDED AT DORMER (4 LOUVERS) 14.16 SF
 TOTAL VENT AREA PROVIDED = 19.06 SF

SOFFIT VENT IS "HARDISOFFIT PANELS" (VENTED) BY JAMES HARDIE INDUSTRIES OR EQUAL. PROVIDES 5.00 SQ INCHES NET FREE VENTILATION AREA PER LINEAL FT OF SOFFIT AREA.

WEATHER RESISTANT "HURRICANE" LOUVER "ESS-502D"(LOCATED IN DORMER) IS BY GREENHECK OR EQUAL, 34" x 30" AT 50% NET FREE VENTILATION AREA PROVIDED.



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

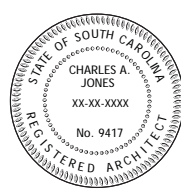
DUPLEX
UNITS: B1-B2



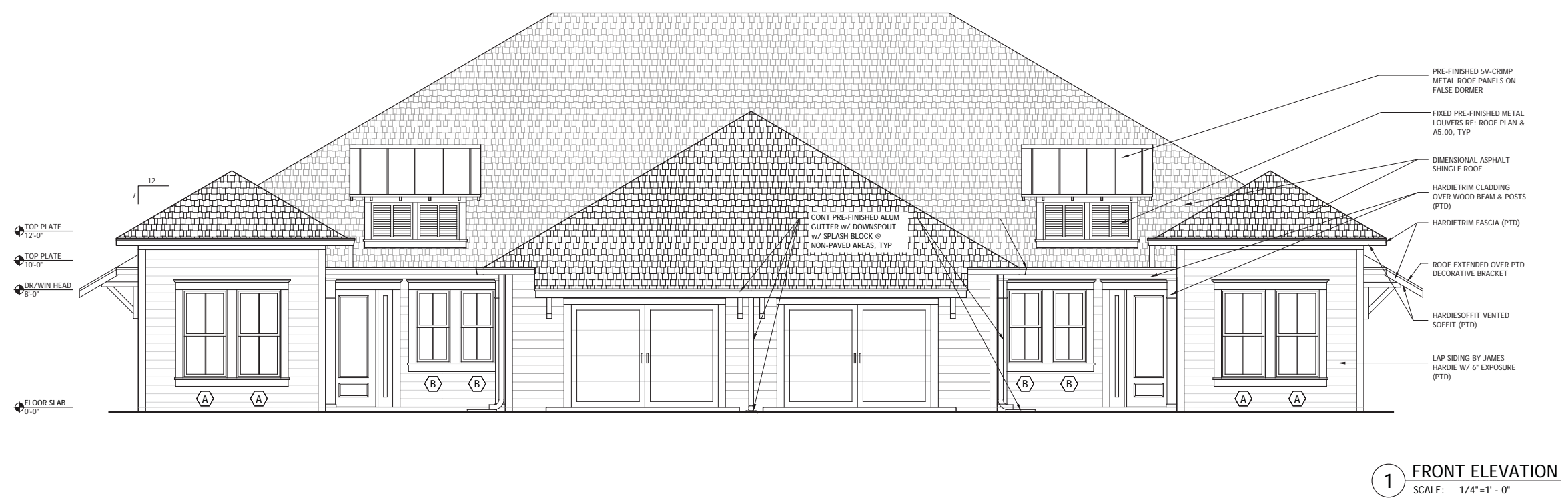
CURTIS GAINES HALL JONES
ARCHITECTS
1213 EAST 6TH AVENUE
YBOR CITY
TAMPA FLORIDA 33605
PH: 813 228-8000
FX: 813 228-0770
FL LIC. C0001590

JOB NO: 1903
DATE: 07.26.19
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ARCHITECT OF RECORD
CHARLES ALAN JONES
SC LIC. 9417



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



2 REAR ELEVATION
SCALE: 1/4"=1' - 0"

**DUPLEX
UNITS: B1-B1**

**THE BAYSHORE COTTAGES ON
HILTON HEAD ISLAND**

Hilton Head Island, South Carolina

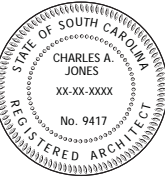
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PRESENTATION
08.27.19**



CURTIS GAINES HALL JONES
ARCHITECTS
1213 EAST 6TH AVENUE
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JOB NO. 1903
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ARCHITECT OF RECORD
CHARLES ALAN JONES
SC LIC. 9417

LEFT & RIGHT SIDE ELEVATIONS

A3.01



1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1' - 0"



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

**DUPLEX
UNITS: B1-B1**

**THE BAYSHORE COTTAGES ON
HILTON HEAD ISLAND**

Hilton Head Island, South Carolina

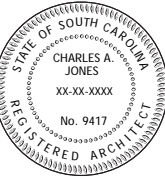
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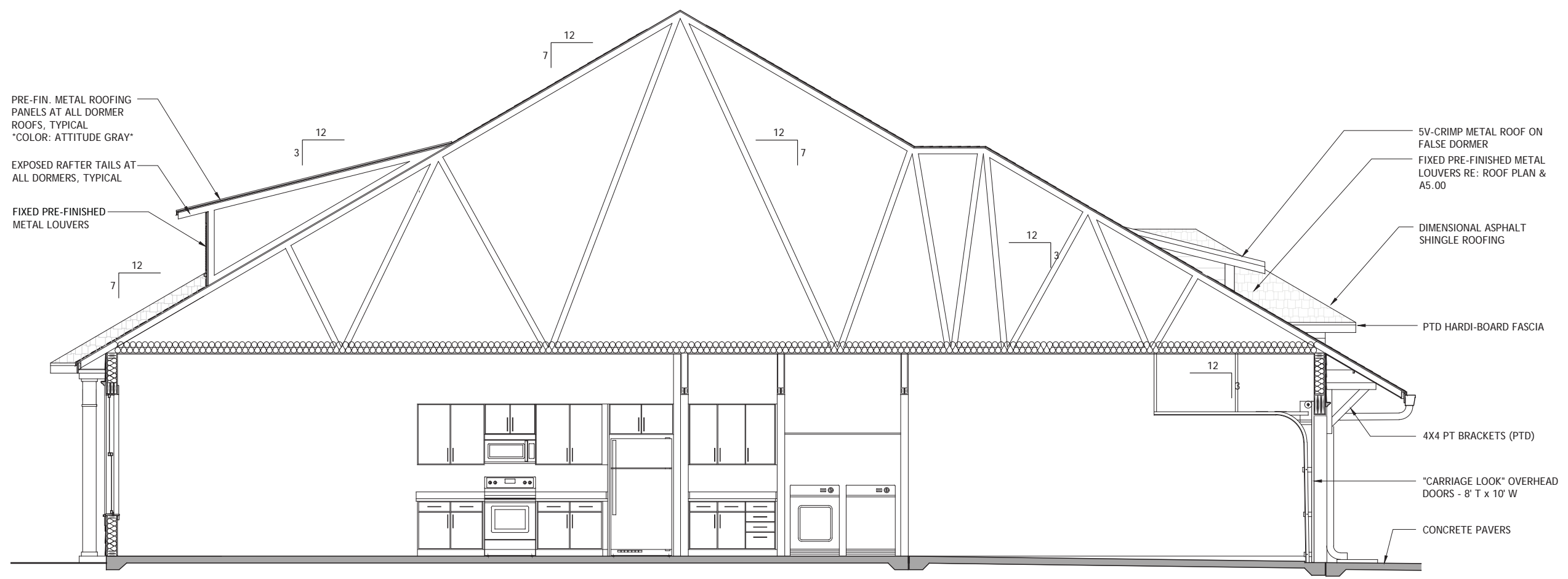
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ARCHITECT OF RECORD
CHARLES ALAN JONES
SC LIC. 9417

BLDG SECTION &
WALL SECTIONS
A4.00



PRE-FIN. METAL ROOFING
PANELS AT ALL DORMER
ROOFS, TYPICAL
"COLOR: ATTITUDE GRAY"

EXPOSED RAFTER TAILS AT
ALL DORMERS, TYPICAL

FIXED PRE-FINISHED
METAL LOUVERS

5V-CRIMP METAL ROOF ON
FALSE DORMER

FIXED PRE-FINISHED METAL
LOUVERS RE: ROOF PLAN &
A5.00

DIMENSIONAL ASPHALT
SHINGLE ROOFING

PTD HARDI-BOARD FASCIA

4X4 PT BRACKETS (PTD)

"CARRIAGE LOOK" OVERHEAD
DOORS - 8' T x 10' W

CONCRETE PAVERS

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

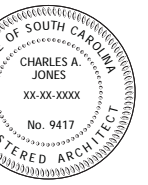
DUPLEX
UNITS: B1-B1



CURTS GAINES HALL JONES
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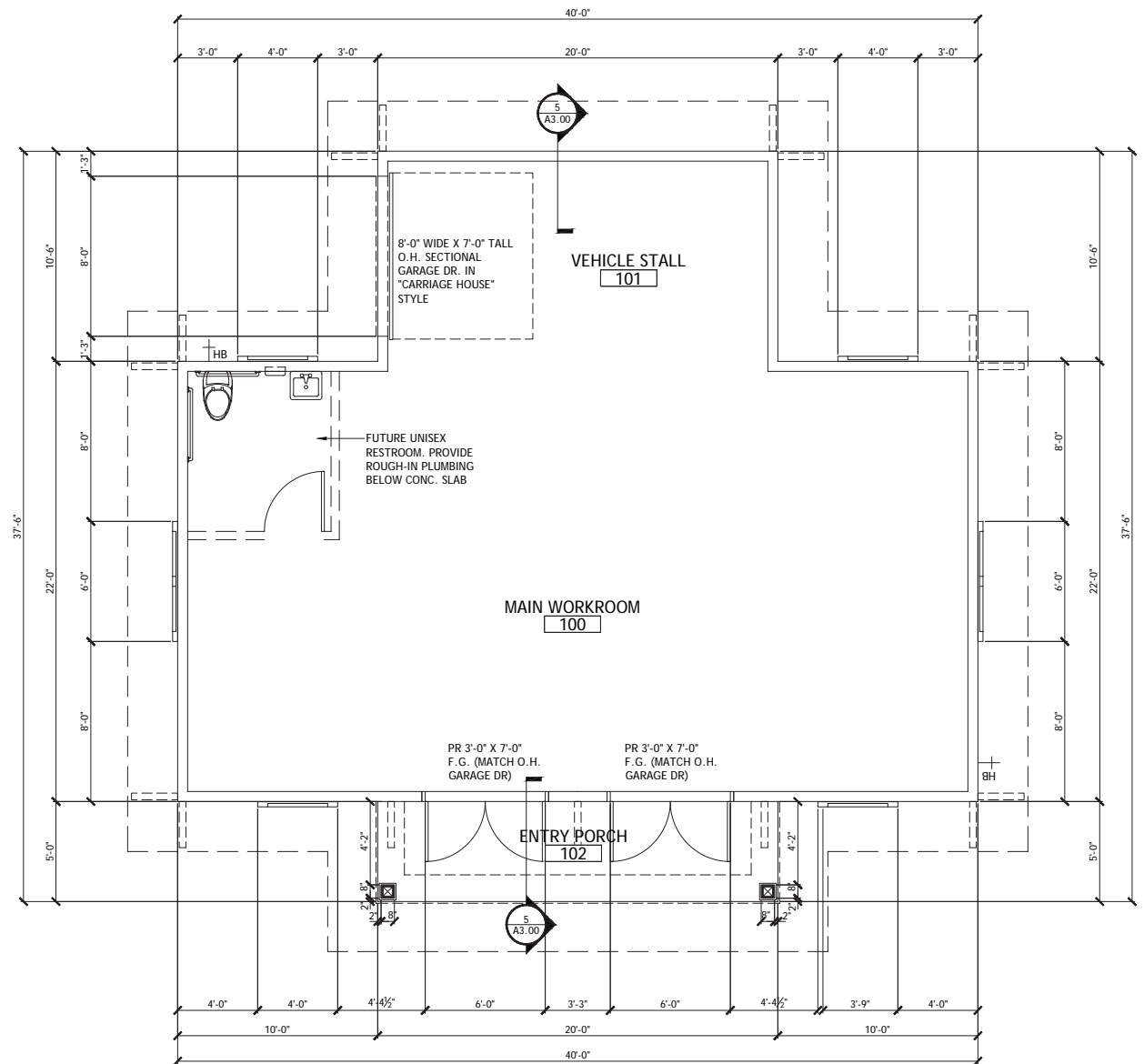
To the best of the architect's knowledge,
the plans and specifications comply with
the applicable state, building codes and the
applicable fire-safety standards as
determined by the AIA in accordance with
IBC 10.3.3.4 and Ch. 621, FL Statutes.



ARCHITECT OF RECORD
CHARLES ALAN JONES
SC LIC. 9417

MAINTENANCE BUILDING
FLOOR PLAN

A2.00



FLOOR AREA (A/C)	= 1,090 SF
FRONT PORCH	= 100 SF
TOTAL UNDER ROOF	= 1,190 SF

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

MAINTENANCE BUILDING
FLOOR PLAN



CURTS GAINES HALL JONES
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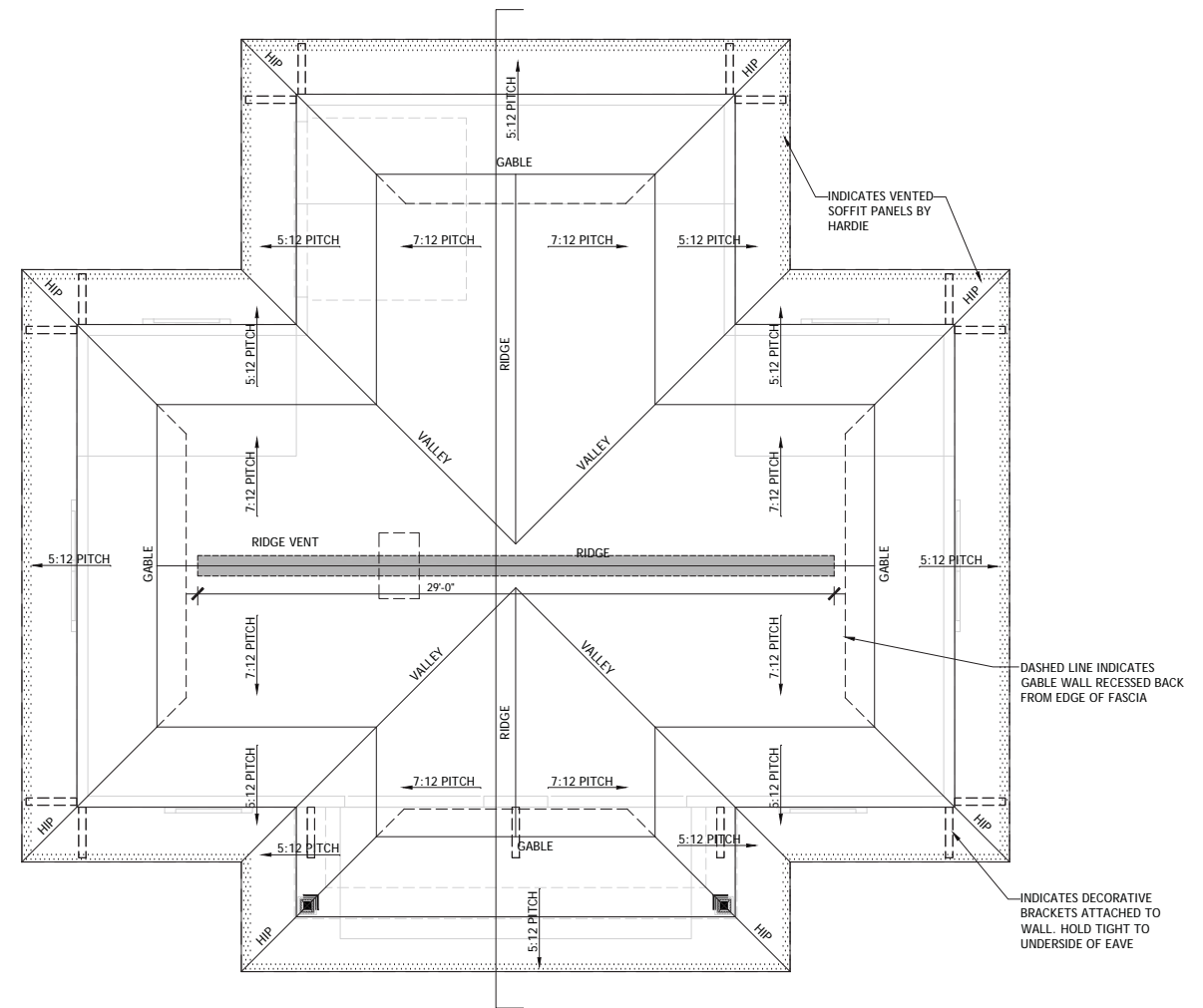
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ARCHITECT OF RECORD
CHARLES ALAN JONES
SC LIC. 9417

MAINTENANCE BUILDING
ROOF PLAN

A2.01



2 ATTIC VENTILATION
SCALE: N.T.S.

	<p>1/300 RULE (FBC 1203.2) = 1,190 SF OF ATTIC AREA DIVIDED BY 300 = 3.97 SF X 144 = 571.2 SQ. IN. RIDGE VENT NET FREE AREA REQUIRED = 571.2 DIVIDED BY 2 = 285.6 SQ. IN. SOFFIT VENT NET FREE AREA REQUIRED = 571.2 DIVIDED BY 2 = 285.6 SQ. IN.</p>
	<p>— INTAKE: SOFFIT VENT = "HARDI-SOFFIT PANELS" (VENTED) BY JAMES HARDIE OR EQUAL = NET FREE AREA = 5.00 SQ IN PER LF 285.6 SQ. IN. DIVIDED BY 5 = 57.12 LF OR 58 LF (REQUIRED) PERIMETER LENGTH OF OVERHANG = 155'-0" (PROVIDED)</p>
	<p>— EXHAUST: INDICATES RIDGE VENT = GAF COBRA RIGID VENT 3 = NET FREE VENT AREA = 18 SQ. IN. PER LF 285.6 SQ. IN. DIVIDED BY 18 = 15.86 LF OR 16 LF (REQUIRED) RIDGE LENGTH OF MAIN RIDGE = 29'-0" (PROVIDED)</p>

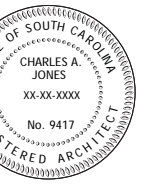
1 ROOF PLAN
SCALE: 1/4" = 1' - 0"

MAINTENANCE BUILDING
ROOF PLAN



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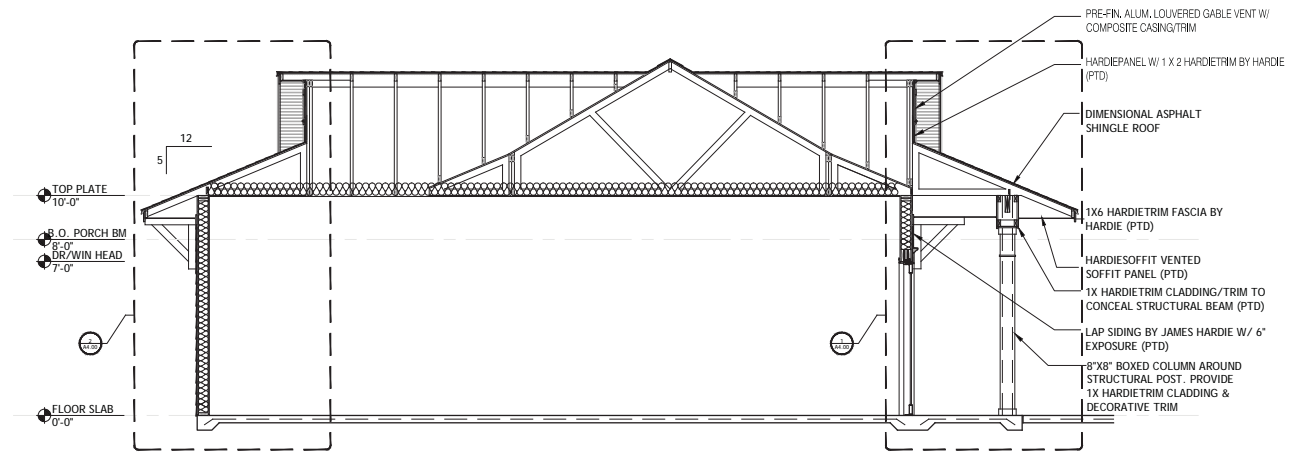
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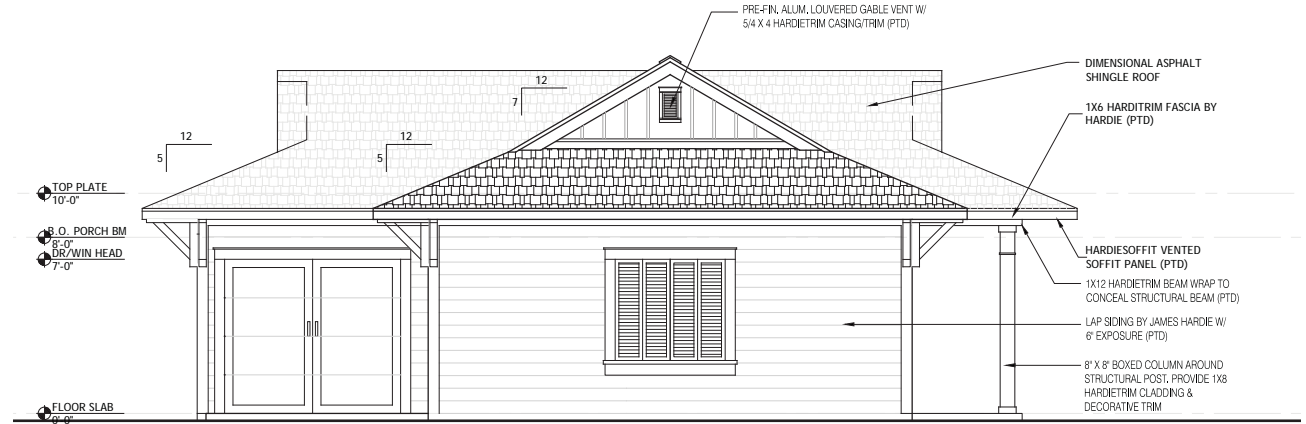
ARCHITECT OF RECORD
CHARLES ALAN JONES
SC LIC. 9417

MAINTENANCE BUILDING
ELEVATIONS & BUILDING SECTION

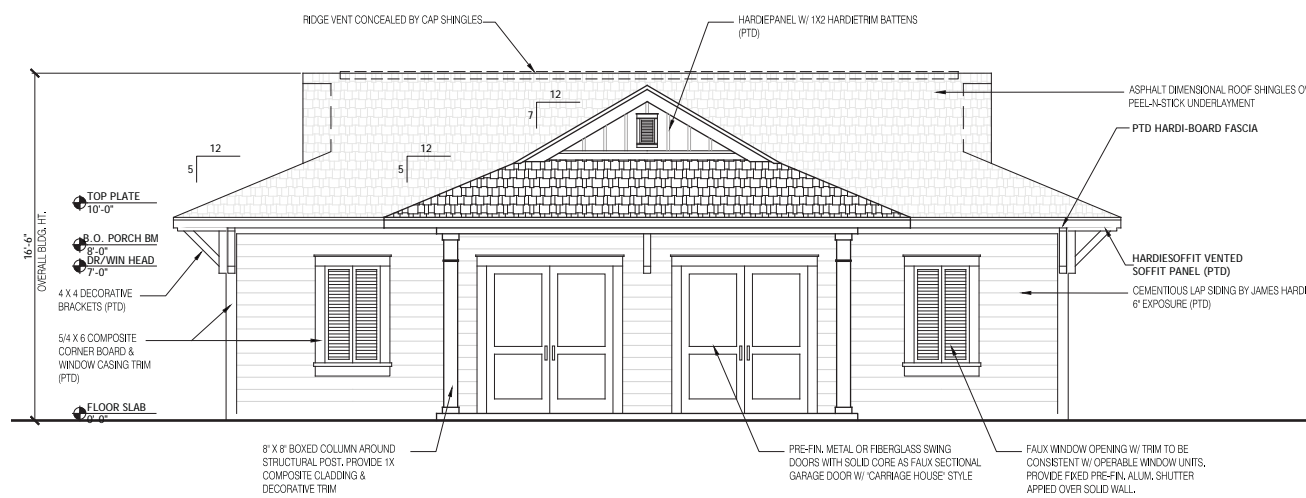
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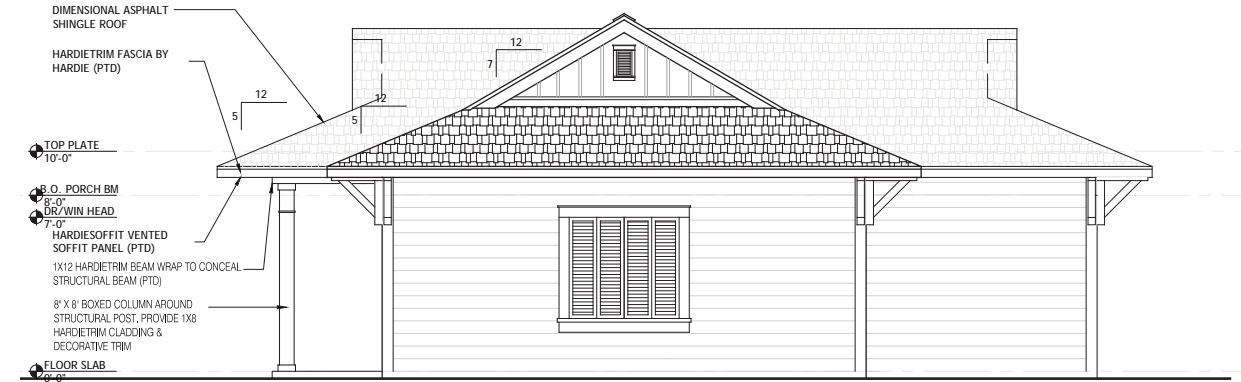
5 BUILDING SECTION
SCALE: 1/4"=1' - 0"



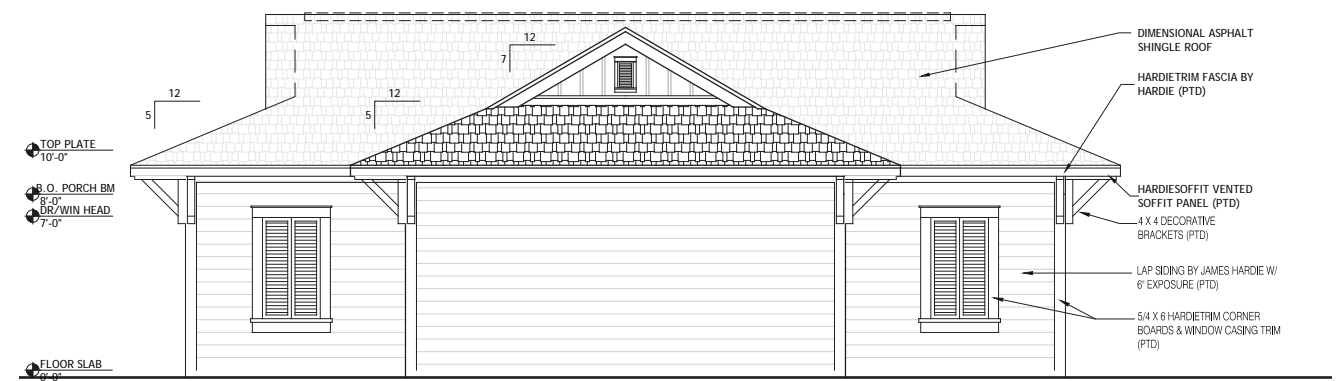
3 LEFT SIDE ELEVATION
SCALE: 1/4"=1' - 0"



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



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



2 REAR ELEVATION
SCALE: 1/4"=1' - 0"

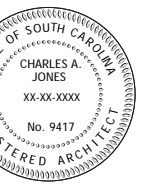
MAINTENANCE BUILDING



CURTIS GAINES HALL JONES
ARCHITECTS
1213 EAST 6TH AVENUE
YBOR CITY
TAMPA FLORIDA 33605
PH: 813 228-8000
FX: 813 228-0770
FL LIC. C0001590

JOB NO. 1903
DATE 07.26.19
DRAWN BY
REV. 1
REV. 2
REV. 3
REV. 4
REV. 5
REV. 6
REV. 7
REV. 8
REV. 9
REV. 10
REV. 11
REV. 12

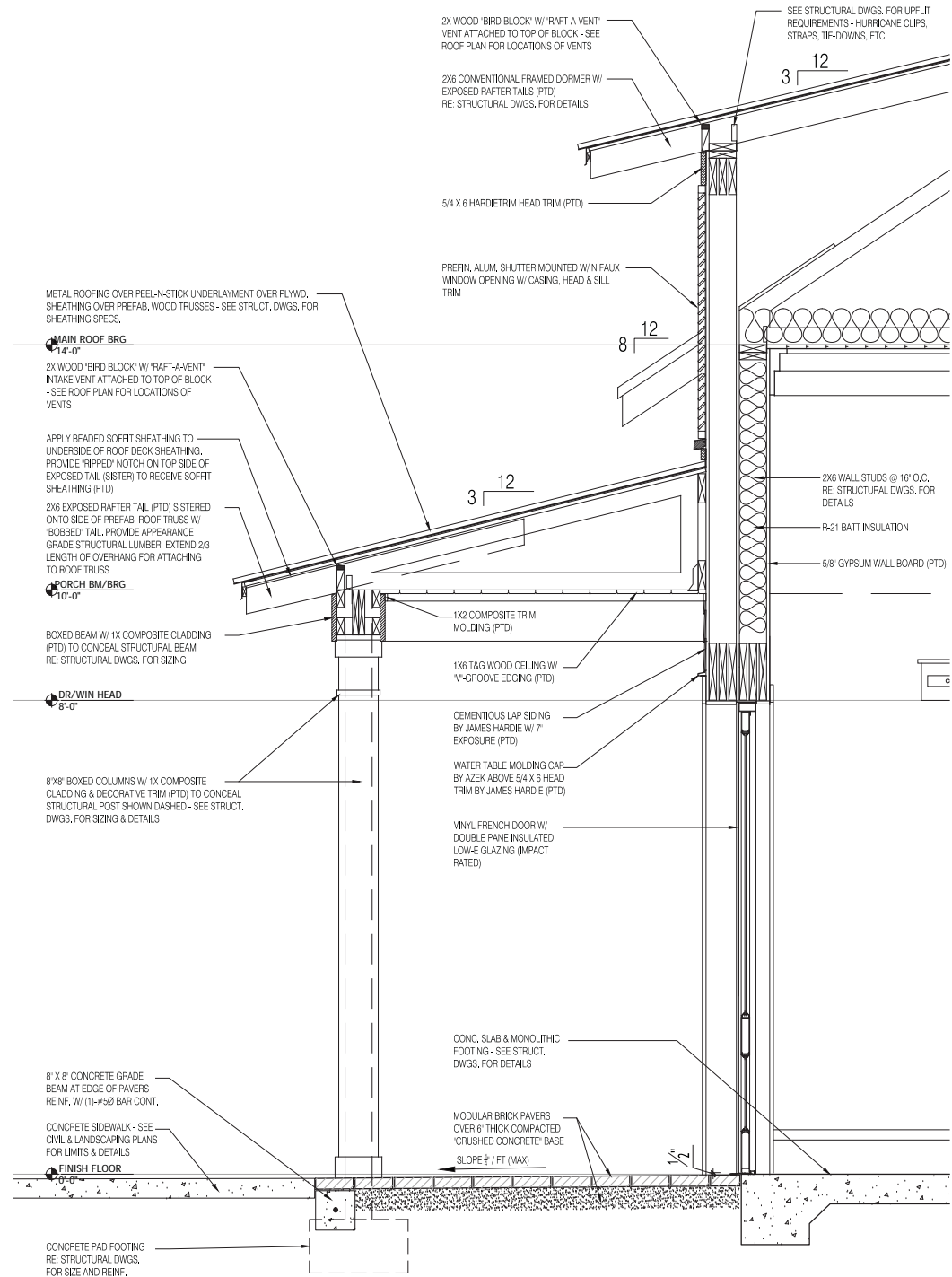
To the best of the architect's knowledge,
the plans and specifications comply with
the applicable state, building codes and the
applicable fire-safety standards as
determined by the AIA in accordance with
FIC 110.3.3.4.4 and Ch. 632, FL Statutes.



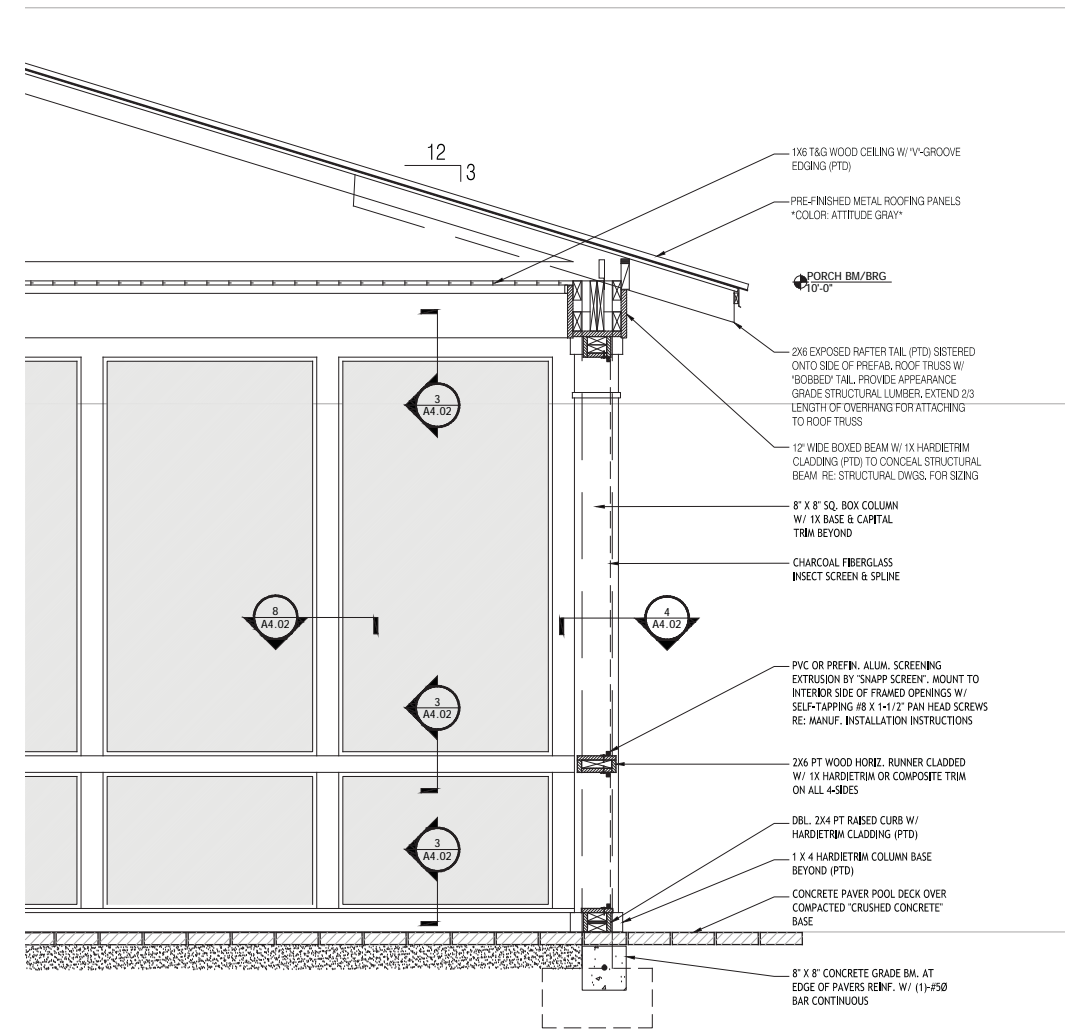
ARCHITECT OF RECORD
CHARLES ALAN JONES
SC LIC. 9417

CLUBHOUSE
WALL SECTIONS

A4.01



2 WALL SECTION AT FRONT PORCH
SCALE: 3/4" = 1' - 0"



1 WALL SECTION AT SCREEN PORCH
SCALE: 3/4" = 1' - 0"

BUILDING:
CLUBHOUSE



CURTIS GAINES HALL JONES
ARCHITECTS
1213 EAST 6TH AVENUE
YBOR CITY
TAMPA FLORIDA 33605
PH: 813 228-8000
FX: 813 228-0770
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REV. 11
REV. 12

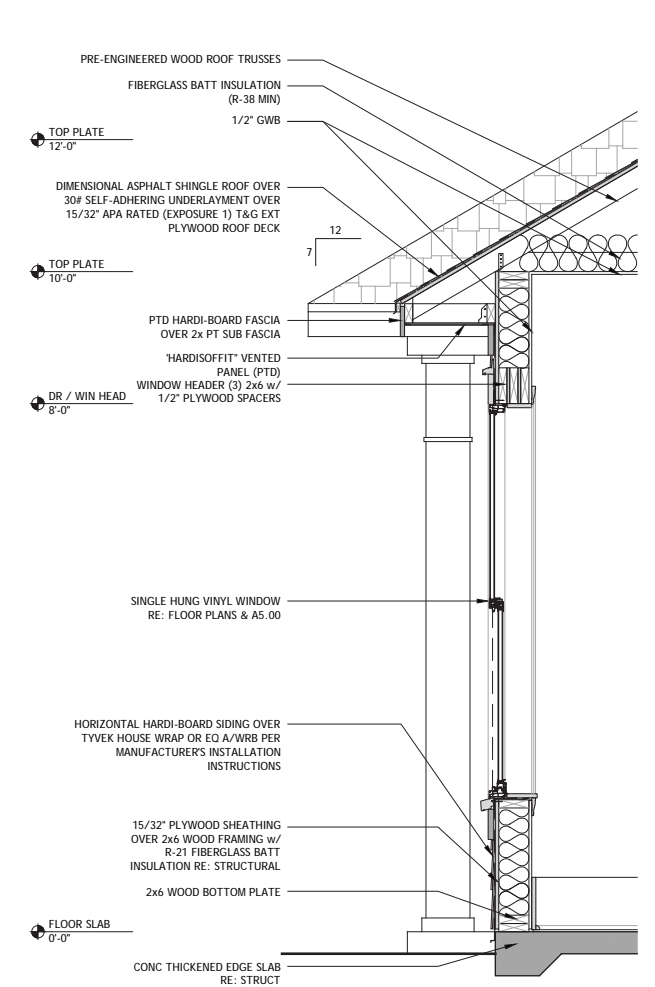
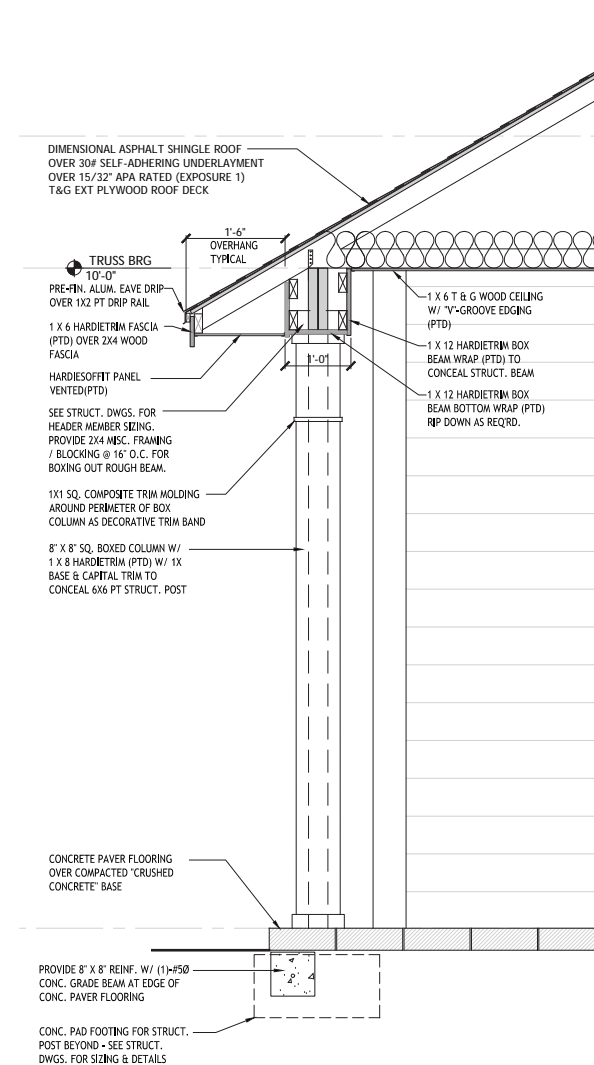
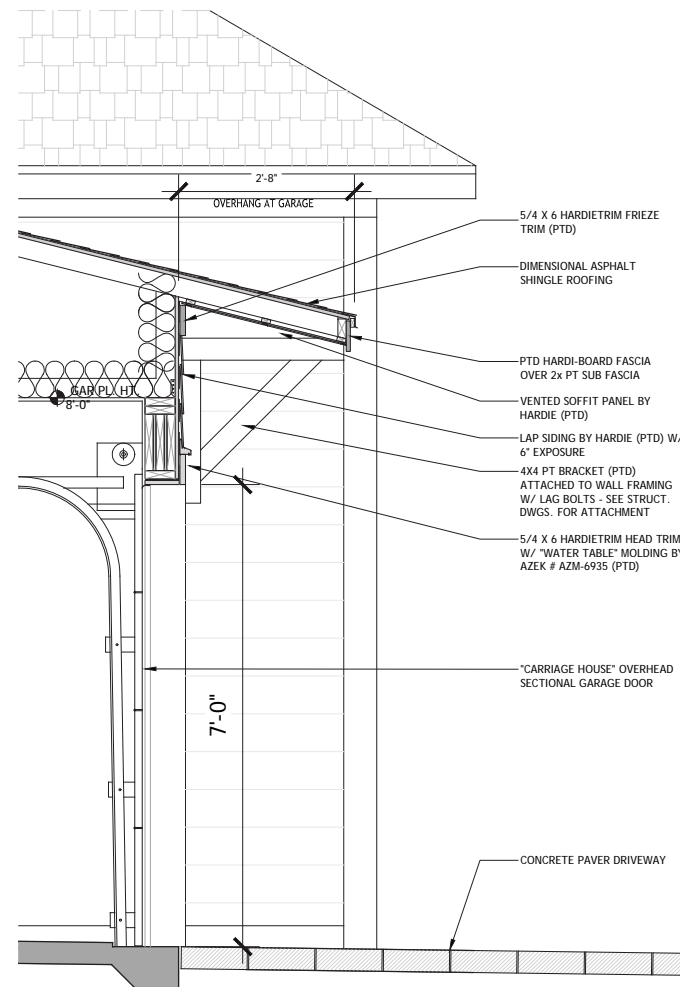
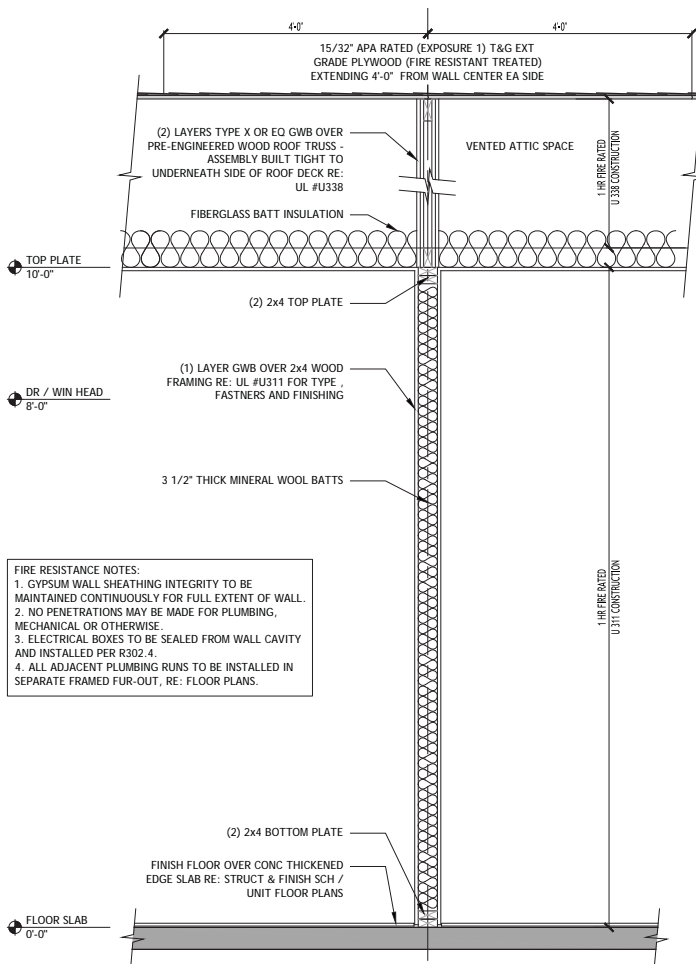
To the best of the architect's knowledge, the plans and specifications comply with the applicable code, building codes and the applicable fire-safety standards as determined by the AHJ in accordance with IRC 110.3.3.4 and Ch. 631, FL Statutes.

XX-XX-XXXX

ARCHITECT OF RECORD
CHARLES ALAN JONES
SC LIC. 9417

BUILDING A
DETAILS

A4.01



RESIDENTIAL
BUILDING



**CURTS GAINES HALL JONES
ARCHITECTS**
1213 EAST 6TH AVENUE
YBOR CITY
TAMPA FLORIDA 33605
PH: 813 228-8000
FX: 813 228-0770
FL LIC. C0001590

JOB NO.	1903
DATE	07.26.19
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REV. 1	
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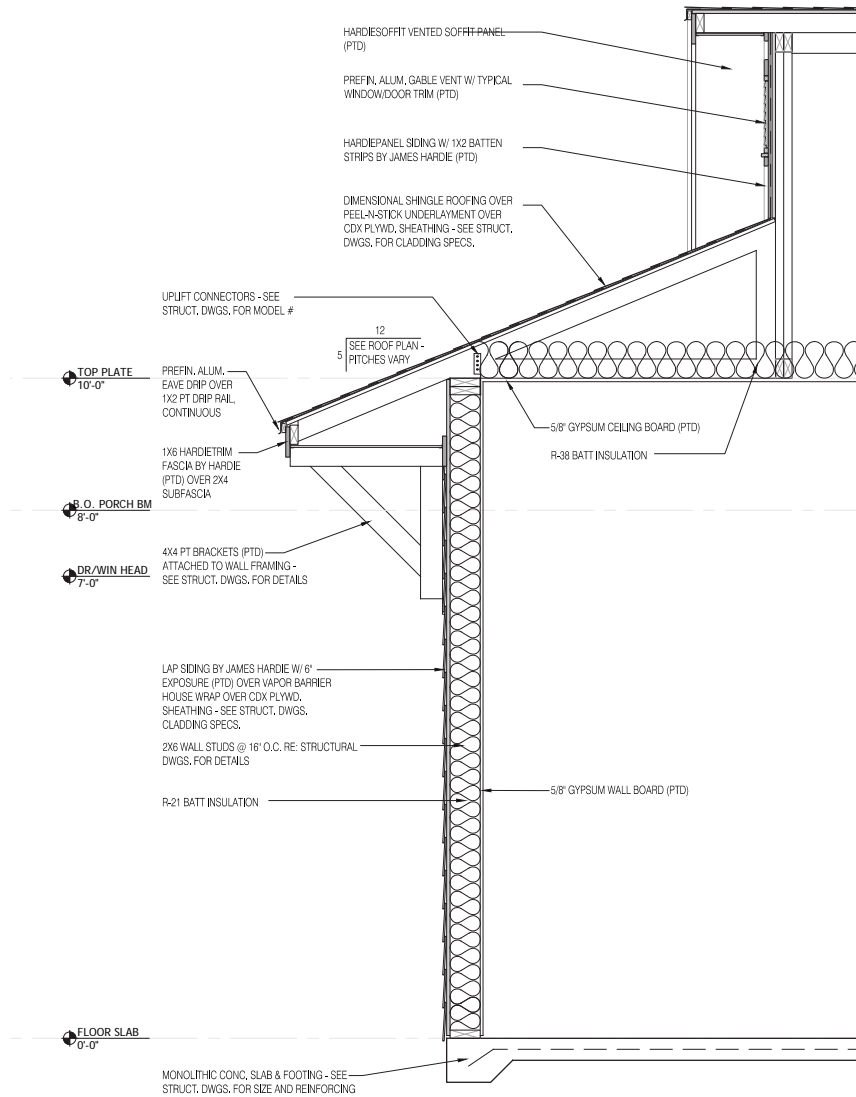
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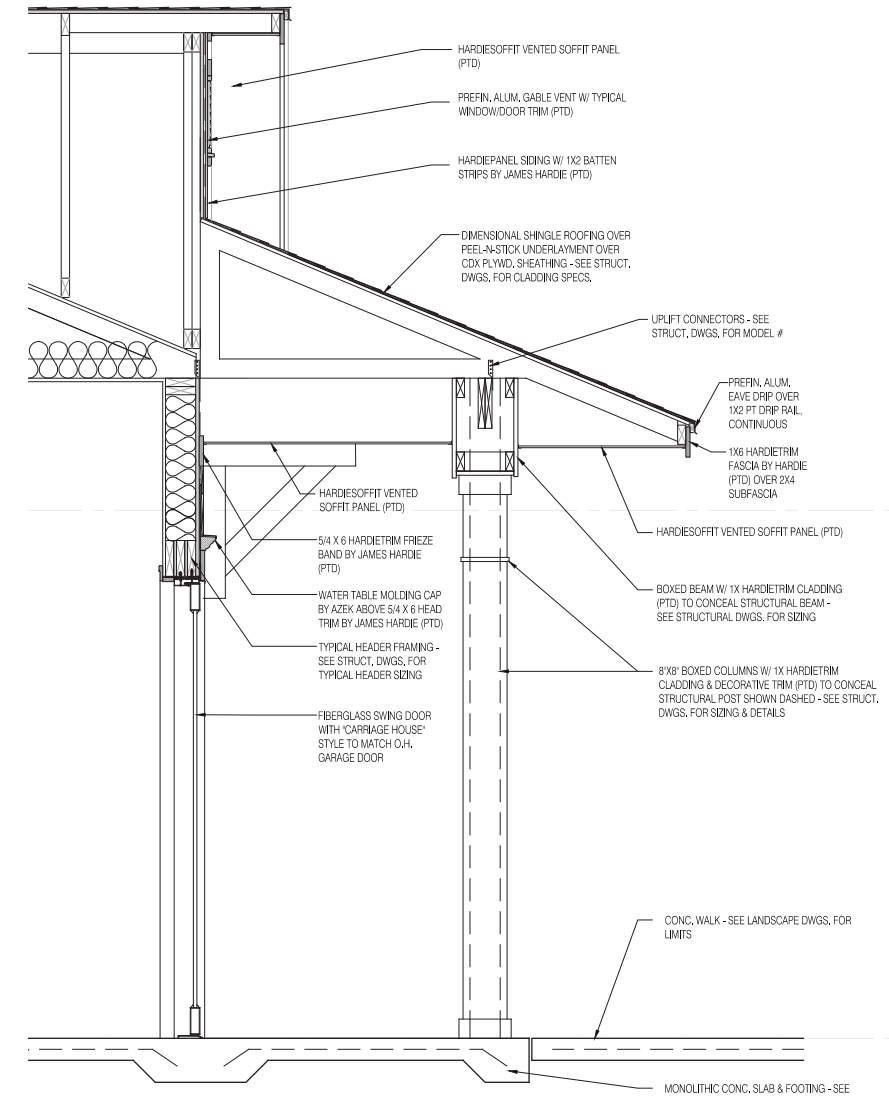
ARCHITECT OF RECORD
CHARLES ALAN JONES
SC LIC. 9417

MAINTENANCE BUILDING
WALL SECTIONS

A4.00



2 WALL SECTION
SCALE: 3/4" = 1' - 0"



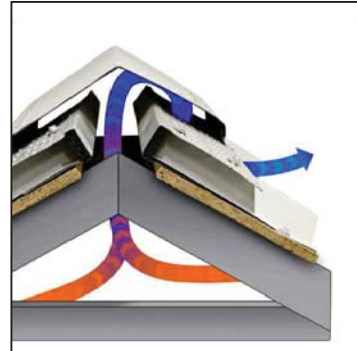
1 WALL SECTION
SCALE: 3/4" = 1' - 0"



RIDGE VENT FOR SHINGLE ROOFING
 MANUFACTURER: GAF COBRA 3
 FINISH: COVERED WITH ASPHALT SHINGLES



ASPHALT SHINGLE ROOFING
 MANUFACTURER: GAF TIMBERLINE
 FINISH: WEATHERED WOOD



RIDGE EXHAUST VENT FOR METAL ROOF
 MODEL: EZ VENT-N-CLOSURE
 FINISH: PRE-FINISHED PAINT COLOR "ATTITUDE GRAY"



5V-CRIMP METAL ROOFING PANELS
 FINISH: PRE-FINISHED PAINT COLOR "ATTITUDE GRAY"



LAP SIDING (SMOOTH)
 MANUFACTURER: JAMES HARDIE
 COLOR: SEE RENDERINGS FOR SCHEME



BOARD & BATTEN (SMOOTH)
 MANUFACTURER: JAMES HARDIE
 COLOR: SEE RENDERINGS FOR SCHEME



OFF-RIDGE EXHAUST VENT FOR METAL ROOF
 MODEL: 770 BY LOMANCO
 FINISH: PRE-FINISHED PAINT COLOR "ATTITUDE GRAY"



OGEE GUTTER & FULL-ROUND DOWNSPOUT
 FINISH: PRE-FINISHED PAINT COLOR "ATTITUDE GRAY"



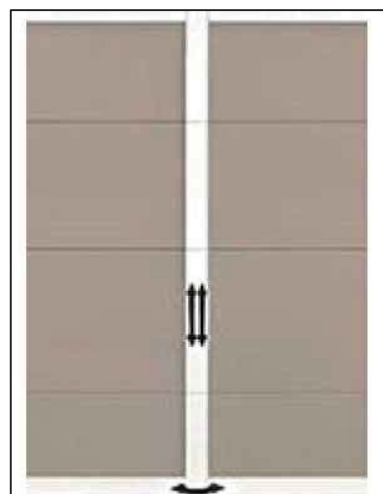
FALSE WINDOW W/ FIXED MTL SHUTTER
 MANUFACTURER: ARMOR BUILDING SOLUTIONS



SINGLE HUNG WINDOW UNIT (2 OVER 2)
 MANUFACTURER: JELDWEN PREMIUM ATLANTIC VINYL
 COLOR: WHITE



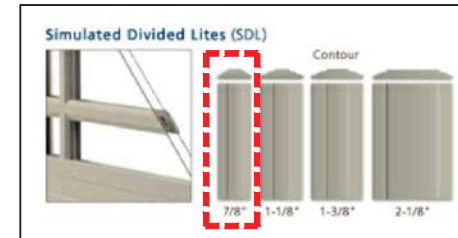
WALL MOUNT SCONCE LIGHT FIXTURE
 GIBBES STREET - TWO LIGHT LATERN
 BY PROGRESS LIGHTING - P560022-020
 OIL RUBBER BRONZE



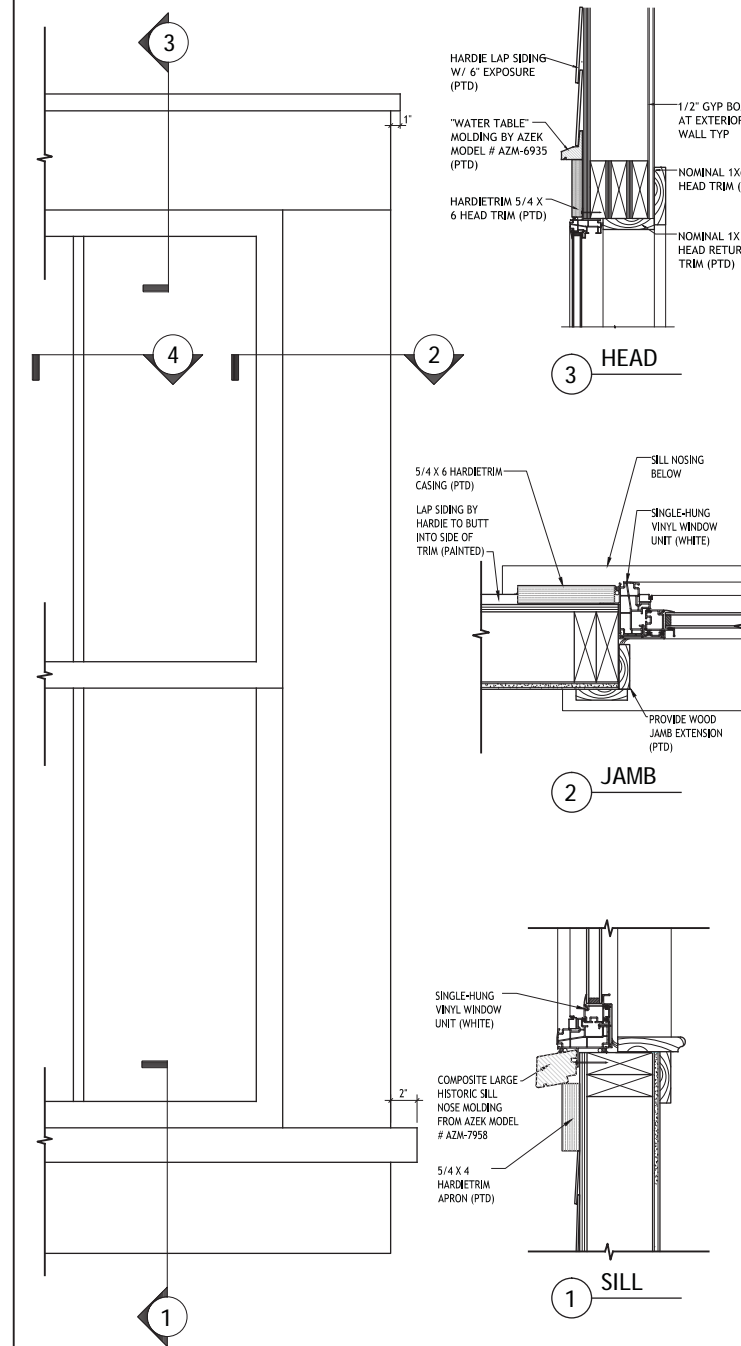
SECTIONAL GARAGE DOOR
 MANUFACTURER: CLOPAY "GRAND HARBOR" DESIGN 41



FOLDING OR PIVOTING FRENCH DOORS (8-LITES)
 MANFR: JELDWEN ALUMINUM CLAD WOOD



4 SIMULATED DIVIDED LITES FOR WINDOWS
 MANUFACTURER: JELDWEN
 MODEL: PREMIUM ATLANTIC VINYL



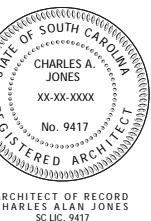
WINDOW / DOOR EXTERIOR TRIM
 BY JAMES HARDIE



CURTIS GAINES HALL JONES
 ARCHITECT S
 1213 EAST 6TH AVENUE
 YORK CITY
 TAMPA FLORIDA 33605
 PH: 813 228-8000
 FX: 813 228-0770
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 REV. 11
 REV. 12

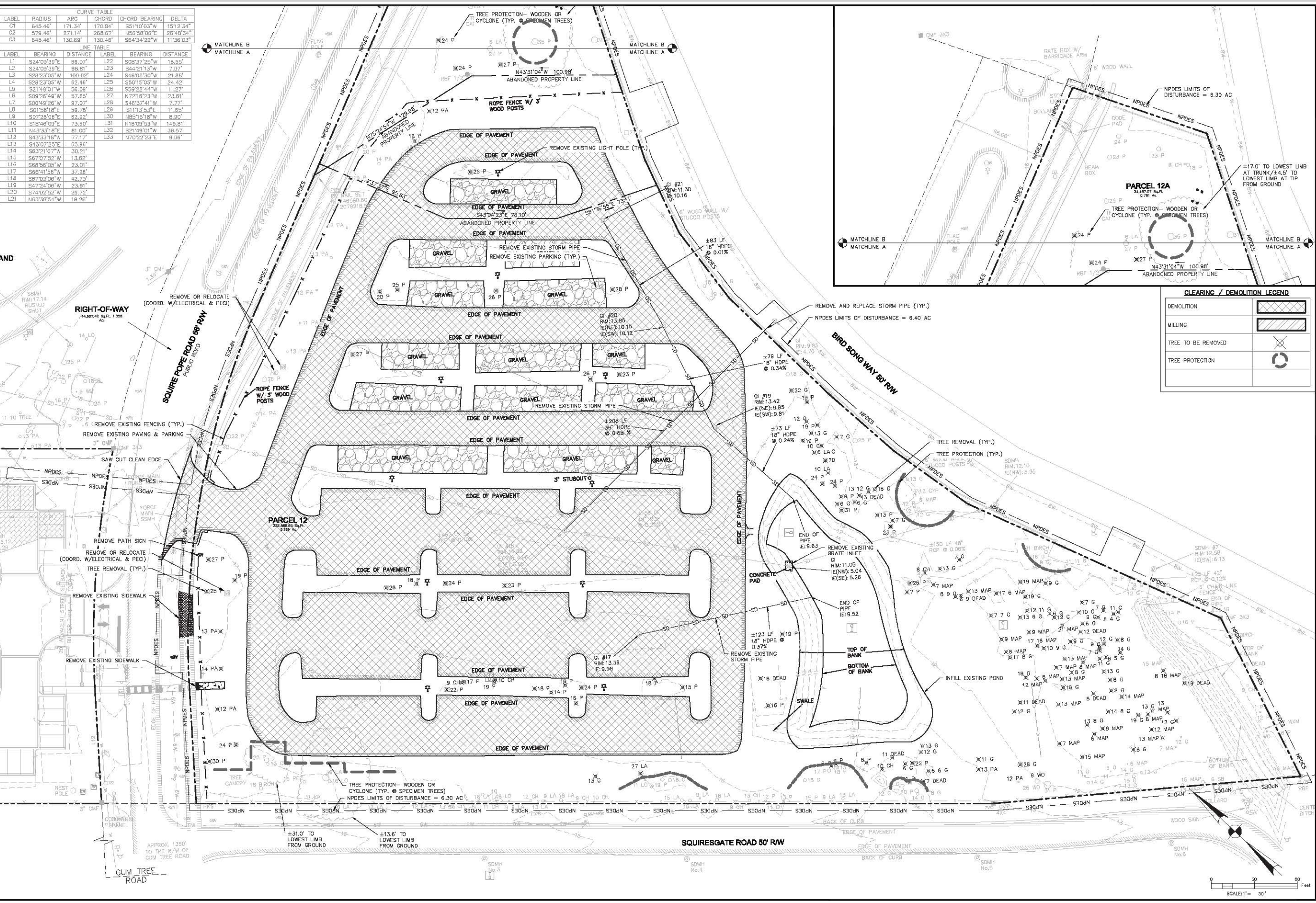
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ARCHITECT OF RECORD
 CHARLES ALAN JONES
 SC LIC. 9417

TYPICAL DETAILS

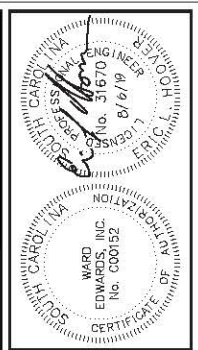
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CURVE TABLE					
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
G1	645.46	171.34'	170.84'	S51°10'03"W	15°12'34"
G2	579.46	271.14'	268.67'	N56°58'08"E	28°48'34"
G3	645.46	130.69'	130.46'	S64°34'22"W	11°36'03"

LINE TABLE					
LABEL	BEARING	DISTANCE	LABEL	BEARING	DISTANCE
L1	S24°09'38"W	86.07'	L23	S08°37'25"W	18.55'
L2	S94°09'39"E	98.61'	L24	S44°21'33"W	7.07'
L3	S28°23'05"W	100.02'	L25	S46°05'30"W	21.88'
L4	S28°23'05"W	62.46'	L26	S59°22'44"W	24.42'
L5	S21°49'01"W	56.09'	L27	N72°18'23"W	23.61'
L6	S09°28'49"W	57.65'	L28	S46°37'41"W	7.77'
L7	S00°49'26"W	87.07'	L29	S11°13'53"E	11.65'
L8	S01°58'18"E	56.78'	L30	N85°18'18"W	8.90'
L9	S07°58'09"E	62.91'	L31	N18°09'53"W	148.81'
L10	S18°48'09"E	73.60'	L32	S21°49'01"W	36.57'
L11	N43°31'04"E	81.00'	L33	N70°22'22"E	9.06'
L12	S43°33'18"W	77.17'			
L13	S43°07'25"W	65.96'			
L14	S63°21'07"W	30.21'			
L15	S67°47'52"W	13.62'			
L16	S68°58'05"W	23.01'			
L17	S66°41'58"W	37.28'			
L18	S67°03'06"W	42.73'			
L19	S47°24'06"W	23.91'			
L20	S74°02'52"W	28.72'			
L21	N63°38'54"W	19.26'			

CLEARING / DEMOLITION LEGEND	
DEMOLITION	
MILLING	
TREE TO BE REMOVED	
TREE PROTECTION	



NO.	DESCRIPTION	DATE
7		
6		
5		
4		
3		
2		
1		

Ward Edwards
ENGINEERING
P.O. BOX 391, BLUFTON, SOUTH CAROLINA 29910
PH (803) 837-5630 / FAX (803) 837-2556
WWW.WARDEDWARDS.COM

BAYSHORE RETIREMENT LIVING-PH 2 RESIDENTIAL
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA
BAYSHORE RETIREMENT LIVING
TAMPA, FLORIDA
CLEARING & DEMOLITION PLAN

VERTICAL DATUM:	NVGD29
PROJECT #:	100265A
DATE:	8/6/19
DESIGNED BY:	TCR
CHECKED BY:	ELH
SHEET C301	

NOT FOR CONSTRUCTION

IF THIS SHEET IS LESS THAN 22" X 34" IT IS A REDUCED PRINT. SCALE ACCORDINGLY

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES AND FOR AVOIDING ALL CONFLICTS WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
2. ALL DISTURBED AREAS AND PROPOSED EARTH GRADING NOT TO BE COVERED BY OTHER SURFACES SHALL BE GRASSED BY SEEDING, FERTILIZING, MULCHING AND WATERING AS REQUIRED TO OBTAIN AN ACCEPTABLE GROUND COVER, UNLESS SPECIFIED OTHERWISE ON THE
3. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH FEDERAL, STATE AND LOCAL CODES.
4. THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS TO THE EXTENT NECESSARY TO DETERMINE THE EFFECTS OF SUB-SURFACE CONDITIONS ON THE WORK AND SHALL BID AND CONSTRUCT THE WORK IN ACCORDANCE WITH HIS FINDINGS.
5. DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL PIPE, STRUCTURES OR DEBRIS WITHIN THE AREA OF CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER DRAINAGE OF ANY AND ALL AREAS WHICH ARE FIELD ADJUSTED DURING CONSTRUCTION.
7. CONTRACTOR SHALL RESTORE DAMAGED FINISHES AND REPLACE DAMAGED OR DEFECTIVE UNITS.
8. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR TIMING OF AND RESPONSIBILITY OF DEMOLITION OPERATIONS.

**SHEET
L-X01**

**SHEET
L-X03**

**SHEET
L-X02**

PROPERTY SUMMARY:
 PROJECT NAME: Bayshore - Phase 2
 ZONING DISTRICT: PD-1
 OVERLAY DISTRICT: COR
 PARCEL NUMBER: R510 003 000 0126 0000
 ADDRESS: 424 Squire Pope Road
 GROSS SITE ACREAGE: 5.977 ACRES
 DISTURBED ACREAGE: 5.977 ACRES
 EXISTING IMPERVIOUS COVER: 101,500 S.F. (39%)
 PROPOSED IMPERVIOUS COVER: 101,500 S.F. (39%)
 OPEN SPACE PROVIDED: 140,415 S.F. (54%)
 BUILDING USE: Multi-family
 ALLOWED DENSITY: 26 UNITS

DEVELOPMENT SUMMARY:
 PROPOSED MF UNITS: 26 UNITS
 PARKING REQUIRED:
 1.7 spaces / 2 bed * 26 = 44 SPACES
 PHASE 1 OVERFLOW* = 39 SPACES
 TOTAL REQUIRED = 83 SPACES

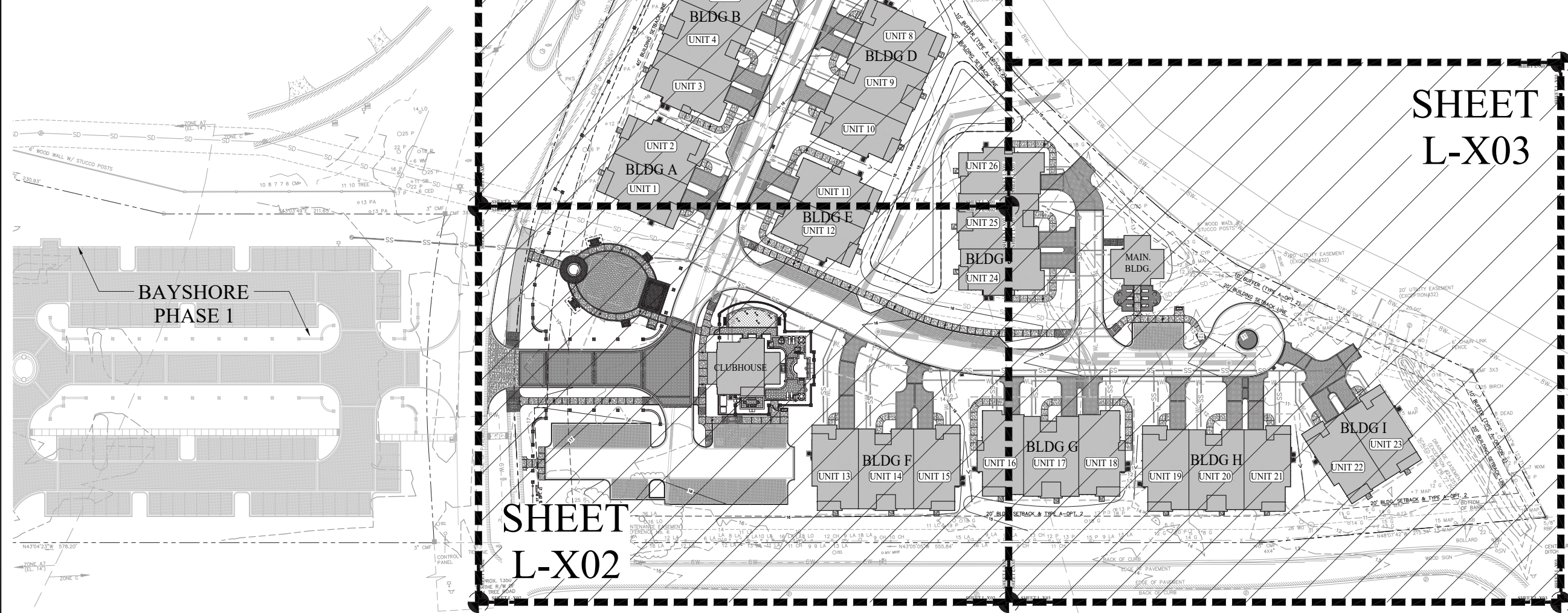
PARKING PROVIDED:
 1 SURFACE/1 GARAGE/UNIT = 52 SPACES
 OVERFLOW PARKING = 39 SPACES
 TOTAL PROVIDED = 91 SPACES*

EXCESS PARKING SHALL BE PERMEABLE PAVEMENT INCLUDING DRIVEWAYS AND ON-STREET PARKING AREAS.

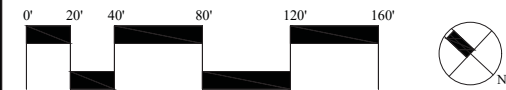
BIKE PARKING REQUIRED: (16-5-104 H.7)
 4 PER 10 REQ. VEH. PARKING SPACES UNTIL 20
 THEN - 2 PER 10 REQ. VEH. PARKING SPACES

44 VEH. SPACES REQ. / 10 = 4.4
 4.4 X 4 BIKE SPACES = 18 SPACES

BIKE PARKING PROVIDED:
 3 RACKS x 8-SPACE CAPACITY = 24 SPACES



**BAYSHORE
PHASE 1**



SCALE: 1" = 40'-0"

SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY ATLAS SURVEYING INC. (FILE NAME: 14014 TA3b - as built survey, PROJECT #14014) DATED 11-15-2018. SURVEY & SITE PLAN PROVIDED BY WARD EDWARDS ENGINEERING FILE NAME xref-ward edwards concept plan 3-13-19.

PLAN IS SUBJECT TO CHANGE.



Client Info:
 Bayshore Retirement Living
 701 S Howard Ave
 Tampa, FL 33606

CONSTRUCTION DOCUMENTS - PERMIT SET
THE COTTAGES AT BAYSHORE
 424 SQUIRE POPE ROAD
 HILTON HEAD ISLAND, SC 29926

PROFESSIONAL SEAL:

DRAWN BY:
 JS
 CHECKED BY:
 TG

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REVISION	DATE	BY

DATE
 08-13-2019
 PROJECT NUMBER
 01-19021
 SHEET TITLE

**Overall
Site Plan**

SHEET
 NUMBER

L-100

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SITE KEY LEGEND:

S1 CONCRETE PAVING (4" DEPTH) DETAIL 1 / L-300	S16 GARDEN WALL DETAIL 4 / L-301
S2 CONCRETE PAVING (6" DEPTH) DETAIL 2 / L-300	S17 MEDIUM COLUMN DETAIL 1 / L-302
S3 PUTTING GREEN DETAIL 4 / L-300	S18 TALL COLUMN DETAIL 2 / L-302
S4 CONC. WALK W/ PAVER BANDING DETAIL 5 / L-300	S19 STUCCO WALL DETAIL 3 / L-302
S5 ADA DOME TILE DETAIL 6 / L-300	S20 ENTRY SIGN DETAIL 4 / L-302
S6 ASPHALT MULTI-USE PATH DETAIL 5 / L-301	S21 SCHEMATIC SPA WALL DETAIL 1 / L-303
S7 SPECIALITY PEDESTRIAN PAVING DETAIL 7 / L-300	S22 EQUIP ENCLOSURE FENCE & GATE DETAIL 2 / L-303
S8 VEHICULAR PAVING (DRIVEWAYS) DETAIL 8 / L-300 [PATTERN ONLY]	S23 SWING TRELLIS DETAIL 1 / L-304
S9 VEHICULAR PAVING (AISLES & PARKING) DETAIL 9 / L-300 [PATTERN ONLY]	S24 ENTRY ARBOR DETAIL 2 / L-304
S10 TRAVERTINE POOL DECK & COPING DETAIL 1 / L-301	S25 GARDEN PAVILION DETAIL 1 / L-305 [*ADD ALT.]
S11 SMALL AREA DRAINS DETAILS 2, 3 & 4 / L-306	S26 EVENT PAVILION DETAIL 2 / L-305
S12 POOL FENCE, KNEE WALL, GATES DETAIL 3 / L-301	S27 PARK RULES SIGN DETAIL 6 / L-306
S13 PARK FENCE DETAIL 7 / L-301	S28 LEASH HOOK DETAIL 7 / L-306
S14 TWO-RAIL FENCE AND COLUMNS DETAIL 2 / L-301	S29 BLANK - NOT USED
S15 RAISED VEGETABLE BED DETAIL 6 / L-301	S30 BLANK - NOT USED

ARCHITECTURAL ELEMENTS:

A1 CLUBHOUSE SEE ARCHITECTURAL DRAWINGS	A3 MAINTENANCE BUILDING SEE ARCHITECTURAL DRAWINGS
A2 COTTAGES SEE ARCHITECTURAL DRAWINGS	A4 BLANK NOT USED

POOL & WATER ELEMENTS:

SP1 SPA POOL (BY OTHERS)	SP4 SPA TIMER SEE DETAIL 5 / L-306 QTY. 1
SP2 SCHEMATIC WALL FOUNTAINS SEE DETAIL 1 / L-303	SP5 EMERGENCY POOL CUTOFF SEE DETAIL 1 / L-306 QTY. 1
SP3 SPA RULES SIGN SEE DETAIL 5 / L-306	SP6 POOL SHOWER & FOOT WASH SEE DETAIL 3 / L-307 QTY. 1

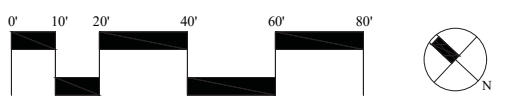
MATERIAL SCHEDULE

4" CONCRETE: DETAIL 1 / L-300	6" CONCRETE: DETAIL 2 / L-300	PUTTING GREEN: DETAIL 4 / L-300	BRICK BANDING: DETAIL 5 / L-300	ADA DOME TILE DETAIL 6 / L-300	ASPHALT MULTI-USE PATH DETAIL 5 / L-301	PED. PAVERS TYP 1: DETAIL 7 / L-300	PED. PAVERS TYP 2: DETAIL 7 / L-300	POOL DECK: DETAIL 1 / L-301	CONTROL JOINT: DETAIL 1 / L-300	EXPANSION JOINT: DETAIL 1 / L-300	VEHC. PAVING (DRIVEWAYS) DETAIL 8 / L-300	VEHC. PAVING (DRIVE AISLES & PARKING BAYS): DETAIL 9 / L-300
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SITE FURNISHINGS SCHEDULE

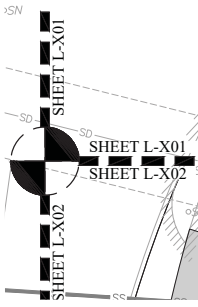
SF1 CHAISE LOUNGE (BY OTHERS) QTY. 4	SF2 30" CAFE TABLE & CHAIRS (BY OTHERS) QTY. 2	SF3 MOVEABLE CHAIRS & TABLE (BY OTHERS) QTY. 6	SF3 DINING TABLE & CHAIR SET (BY OTHERS) QTY. 1	SF4 BENCH 6' DETAIL 7 / L-307 QTY. 4	SF5 BENCH 4' DETAIL 6 / L-307 QTY. 2	SF6 TRASH RECEPTACLE DETAIL 5 / L-307 QTY. #	SF7 BIKE RACKS DETAIL 4 / L-307 QTY. 3	SF8 PARK WATER FOUNTAIN DETAIL 2 / L-307 QTY. 1	SF9 DRINKING FOUNTAIN DETAIL 1 / L-307 QTY. 1	SF10 EMERGENCY TELEPHONE QTY. 1
-----------------------------------------	---------------------------------------------------	---------------------------------------------------	----------------------------------------------------	-----------------------------------------	-----------------------------------------	-------------------------------------------------	-------------------------------------------	----------------------------------------------------	--------------------------------------------------	------------------------------------

LOCATE EMERGENCY PHONE WITHIN CLUBHOUSE LOBBY OR OUTSIDE WITHIN POOL DECK. IF MOUNTED OUTSIDE, PROVIDE EMERGENCY PHONE (TOLL FREE) BY WATER TIGHT ENCLOSURE PER DHEC REQS. MOUNTING HEIGHT AT HIGHEST CONTROL SHALL NOT EXCEED 48" PER ADA REQS. PROVIDE WEATHER RESISTANT PHYSICAL ADDRESS OF POOL AND DISPLAY AT PHONE. PROVIDE SUBMITTAL FOR PHONE AND DISPLAY FOR APPROVAL PRIOR TO INSTALLATION.



SCALE: 1" = 20'-0"

SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY ATLAS SURVEYING INC. (FILE NAME: 14014 TA3b - as built survey, PROJECT #14014) DATED 11-15-2018. SURVEY & SITE PLAN PROVIDED BY WARD EDWARDS ENGINEERING FILE NAME xref-ward edwards concept plan 3-13-19.
 PLAN IS SUBJECT TO CHANGE.



* NOTE:
 PAVILION IS AN ADD ALTERNATE AND
 MAY BE PHASED AS A FUTURE ELEMENT

SHALLOW BIO-RETENTION AREA, (TYP.)
 REFER TO CIVIL FOR GRADING.

TIE FENCE INTO EXISTING WOOD FENCE WHERE
 SHOWN TO FORM COMPLETE ENCLOSURE
 EXISTING WOOD & COLUMN PRIVACY FENCE
 (OWNED AND MAINTAINED BY OTHERS)

ASPHALT ROAD
 SEE CIVIL
 PARKING STRIPE
 SEE CIVIL
 CONCRETE CURB
 SEE CIVIL
 PERMEABLE PAVING
 SEE CIVIL
 FIRE / EMERGENCY LANE
 SEE CIVIL

GANG MAIL BOX (UNITS 1-12)
 *FINAL LOCATIONS PENDING
 POST MASTER REVIEW



Client Info:
 Bayshore Retirement Living
 701 S Howard Ave
 Tampa, FL 33606

CONSTRUCTION DOCUMENTS - PERMIT SET
THE COTTAGES AT BAYSHORE

424 SQUIRE POPE ROAD
 HILTON HEAD ISLAND, SC 29926

PROFESSIONAL SEAL:

DRAWN BY:
 JS
 CHECKED BY:
 TG

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REVISION	DATE	BY

DATE
 08-13-2019
 PROJECT NUMBER
 01-19021
 SHEET TITLE

Site Plan

SHEET
 NUMBER

L-101

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SITE KEY LEGEND:

S1 CONCRETE PAVING (4" DEPTH) DETAIL 1 / L-300	S16 GARDEN WALL DETAIL 4 / L-301
S2 CONCRETE PAVING (6" DEPTH) DETAIL 2 / L-300	S17 MEDIUM COLUMN DETAIL 1 / L-302
S3 PUTTING GREEN DETAIL 4 / L-300	S18 TALL COLUMN DETAIL 2 / L-302
S4 CONC. WALK W/ PAVER BANDING DETAIL 5 / L-300	S19 STUCCO WALL DETAIL 3 / L-302
S5 ADA DOME TILE DETAIL 6 / L-300	S20 ENTRY SIGN DETAIL 4 / L-302
S6 ASPHALT MULTI-USE PATH DETAIL 5 / L-301	S21 SCHEMATIC SPA WALL DETAIL 1 / L-303
S7 SPECIALITY PEDESTRIAN PAVING DETAIL 7 / L-300	S22 EQUIP ENCLOSURE FENCE & GATE DETAIL 2 / L-303
S8 VEHICULAR PAVING (DRIVEWAYS) DETAIL 8 / L-300 [PATTERN ONLY]	S23 SWING TRELLIS DETAIL 1 / L-304
S9 VEHICULAR PAVING (AISLES & PARKING) DETAIL 9 / L-300 [PATTERN ONLY]	S24 ENTRY ARBOR DETAIL 2 / L-304
S10 TRAVERTINE POOL DECK & COPING DETAIL 1 / L-301	S25 GARDEN PAVILION DETAIL 1 / L-305 [*ADD ALT.]
S11 SMALL AREA DRAINS DETAILS 2, 3 & 4 / L-306	S26 EVENT PAVILION DETAIL 2 / L-305
S12 POOL FENCE, KNEE WALL, GATES DETAIL 3 / L-301	S27 PARK RULES SIGN DETAIL 6 / L-306
S13 PARK FENCE DETAIL 7 / L-301	S28 LEASH HOOK DETAIL 7 / L-306
S14 TWO-RAIL FENCE AND COLUMNS DETAIL 2 / L-301	S29 BLANK - NOT USED
S15 RAISED VEGETABLE BED DETAIL 6 / L-301	S30 BLANK - NOT USED

ARCHITECTURAL ELEMENTS:

A1 CLUBHOUSE SEE ARCHITECTURAL DRAWINGS	A3 MAINTENANCE BUILDING SEE ARCHITECTURAL DRAWINGS
A2 COTTAGES SEE ARCHITECTURAL DRAWINGS	A4 BLANK NOT USED

POOL & WATER ELEMENTS:

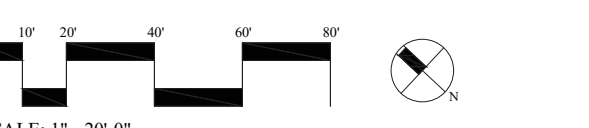
SP1 SPA POOL (BY OTHERS)	SP4 SPA TIMER SEE DETAIL 5 / L-306 QTY. 1
SP2 SCHEMATIC WALL FOUNTAINS SEE DETAIL 1 / L-303	SP5 EMERGENCY POOL CUTOFF SEE DETAIL 1 / L-306 QTY. 1
SP3 SPA RULES SIGN SEE DETAIL 5 / L-306	SP6 POOL SHOWER & FOOT WASH SEE DETAIL 3 / L-307 QTY. 1

MATERIAL SCHEDULE

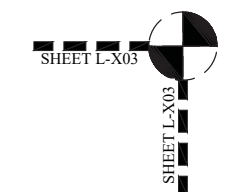
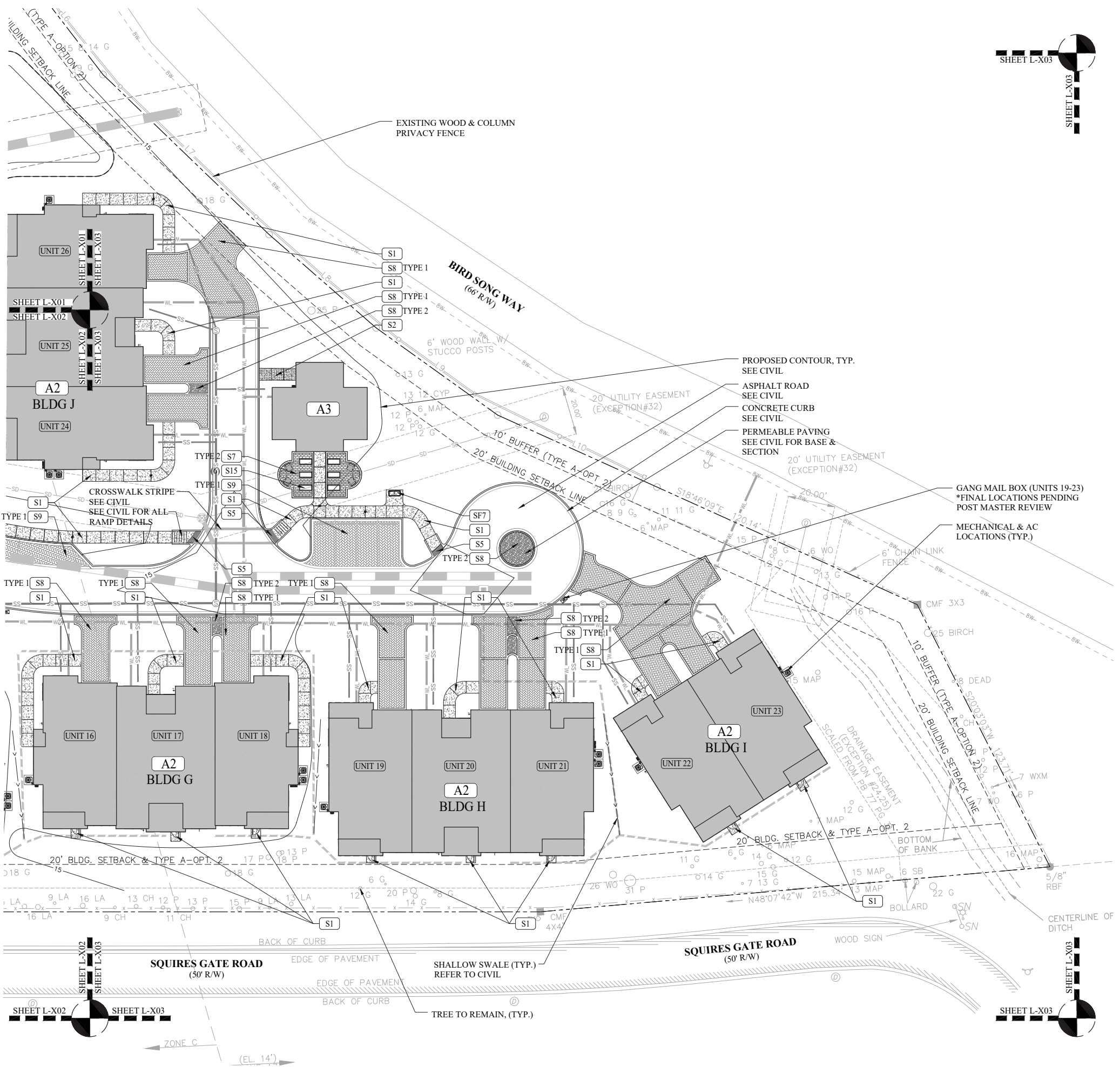
4" CONCRETE: DETAIL 1 / L-300	6" CONCRETE: DETAIL 2 / L-300	PUTTING GREEN: DETAIL 4 / L-300	BRICK BANDING: DETAIL 5 / L-300	ADA DOME TILE DETAIL 6 / L-300	ASPHALT MULTI-USE PATH DETAIL 5 / L-301	PED. PAVERS TYP 1: DETAIL 7 / L-300	PED. PAVERS TYP 2: DETAIL 7 / L-300	POOL DECK: DETAIL 1 / L-301	CONTROL JOINT: DETAIL 1 / L-300	EXPANSION JOINT: DETAIL 1 / L-300	VEHC. PAVING (DRIVEWAYS) DETAIL 8 / L-300	VEHC. PAVING (DRIVE AISLES & PARKING BAYS): DETAIL 9 / L-300
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SITE FURNISHINGS SCHEDULE

SF1 CHAISE LOUNGE (BY OTHERS) QTY. 4	SF2 30" CAFE TABLE & CHAIRS (BY OTHERS) QTY. 2	SF3 MOVEABLE CHAIRS & TABLE (BY OTHERS) QTY. 6	SF4 DINING TABLE & CHAIR SET (BY OTHERS) QTY. 1	SF5 BENCH 6' DETAIL 7 / L-307 QTY. 4	SF6 BENCH 4' DETAIL 6 / L-307 QTY. 2	SF7 TRASH RECEPTACLE DETAIL 5 / L-307 QTY. #	SF8 BIKE RACKS DETAIL 4 / L-307 QTY. 3	SF9 PARK WATER FOUNTAIN DETAIL 2 / L-307 QTY. 1	SF10 DRINKING FOUNTAIN DETAIL 1 / L-307 QTY. 1	SF11 EMERGENCY TELEPHONE QTY. 1
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SCALE: 1" = 20'-0"
 SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY ATLAS SURVEYING INC. (FILE NAME: 14014 TA3b - as built survey, PROJECT #14014) DATED 11-15-2018. SURVEY & SITE PLAN PROVIDED BY WARD EDWARDS ENGINEERING FILE NAME xref-ward edwards concept plan 3-13-19.
 PLAN IS SUBJECT TO CHANGE.



Wood+Partners Inc.
 Landscape Architecture
 701 S Howard Ave
 Tampa, FL 33606

Client Info:
 Bayshore Retirement Living
 701 S Howard Ave
 Tampa, FL 33606

CONSTRUCTION DOCUMENTS - PERMIT SET
THE COTTAGES AT BAYSHORE
 424 SQUIRE POPE ROAD
 HILTON HEAD ISLAND, SC 29926

PROFESSIONAL SEAL:
 DRAWN BY:
 JS
 CHECKED BY:
 TG

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DATE
 08-13-2019
 PROJECT NUMBER
 01-19021
 SHEET TITLE
Site Plan

SHEET NUMBER
L-103

G:\Projects-HHIM\family\Baysshore Phase 2\Production\Work CDs\01-19021 Site.dwg, Friday, August 16, 2019, Printed By: Jesse Solomon
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SITE KEY LEGEND:

S1 CONCRETE PAVING (4" DEPTH) DETAIL 1 / L-300	S16 GARDEN WALL DETAIL 4 / L-301
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S5 ADA DOME TILE DETAIL 6 / L-300	S20 ENTRY SIGN DETAIL 4 / L-302
S6 ASPHALT MULTI-USE PATH DETAIL 5 / L-301	S21 SCHEMATIC SPA WALL DETAIL 1 / L-303
S7 SPECIALITY PEDESTRIAN PAVING DETAIL 7 / L-300	S22 EQUIP ENCLOSURE FENCE & GATE DETAIL 2 / L-303
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S10 TRAVERTINE POOL DECK & COPING DETAIL 1 / L-301	S25 GARDEN PAVILION DETAIL 1 / L-305 [*ADD ALT.]
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S12 POOL FENCE, KNEE WALL, GATES DETAIL 3 / L-301	S27 PARK RULES SIGN DETAIL 6 / L-306
S13 PARK FENCE DETAIL 7 / L-301	S28 LEASH HOOK DETAIL 7 / L-306
S14 TWO-RAIL FENCE AND COLUMNS DETAIL 2 / L-301	S29 BLANK - NOT USED
S15 RAISED VEGETABLE BED DETAIL 6 / L-301	S30 BLANK - NOT USED

ARCHITECTURAL ELEMENTS:

A1 CLUBHOUSE SEE ARCHITECTURAL DRAWINGS	A3 MAINTENANCE BUILDING SEE ARCHITECTURAL DRAWINGS
A2 COTTAGES SEE ARCHITECTURAL DRAWINGS	A4 BLANK NOT USED

POOL & WATER ELEMENTS:

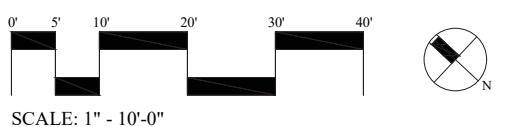
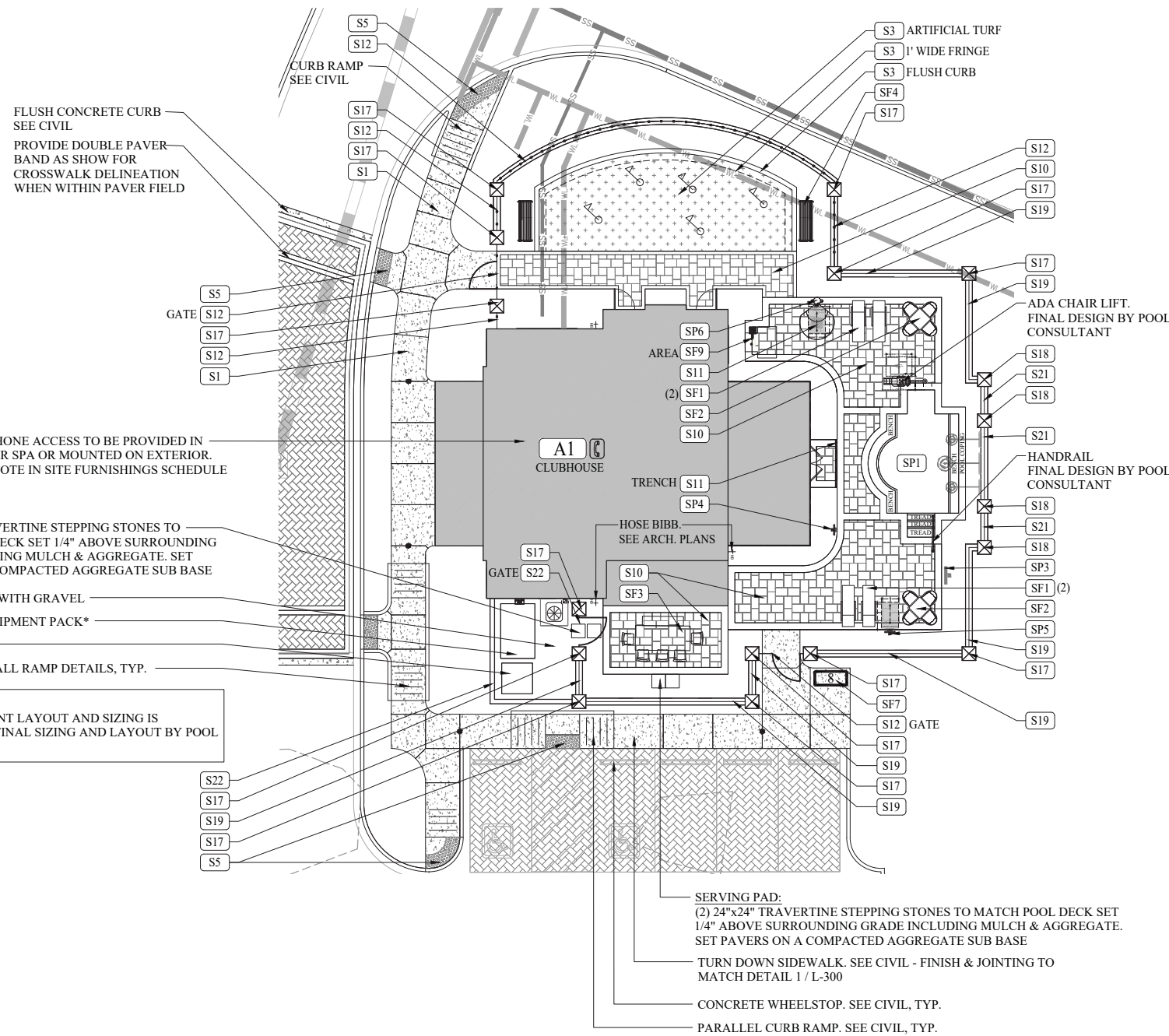
SP1 SPA POOL (BY OTHERS)	SP4 SPA TIMER SEE DETAIL 5 / L-306 QTY. 1
SP2 SCHEMATIC WALL FOUNTAINS SEE DETAIL 1 / L-303	SP5 EMERGENCY POOL CUTOFF SEE DETAIL 1 / L-306 QTY. 1
SP3 SPA RULES SIGN SEE DETAIL 5 / L-306	SP6 POOL SHOWER & FOOT WASH SEE DETAIL 3 / L-307 QTY. 1

MATERIAL SCHEDULE

4" CONCRETE: DETAIL 1 / L-300	SF1 CHAISE LOUNGE (BY OTHERS) QTY. 4	
6" CONCRETE: DETAIL 2 / L-300	SF2 30" CAFE TABLE & CHAIRS (BY OTHERS) QTY. 2	
PUTTING GREEN: DETAIL 4 / L-300	SF3 MOVEABLE CHAIRS & TABLE (BY OTHERS) QTY. 6	
BRICK BANDING: DETAIL 5 / L-300	SF3 DINING TABLE & CHAIR SET (BY OTHERS) QTY. 1	
ADA DOME TILE DETAIL 6 / L-300	SF4 BENCH 6" DETAIL 7 / L-307 QTY. 4	
ASPHALT MULTI-USE PATH DETAIL 5 / L-301	SF5 BENCH 4" DETAIL 6 / L-307 QTY. 2	
PED. PAVERS TYP 1: DETAIL 7 / L-300	SF6 TRASH RECEPTACLE DETAIL 5 / L-307 QTY. #	
PED. PAVERS TYP 2: DETAIL 7 / L-300	SF7 BIKE RACKS DETAIL 4 / L-307 QTY. 3	
POOL DECK: DETAIL 1 / L-301	SF8 PARK WATER FOUNTAIN DETAIL 2 / L-307 QTY. 1	
CONTROL JOINT: DETAIL 1 / L-300	SF9 DRINKING FOUNTAIN DETAIL 1 / L-307 QTY. 1	
EXPANSION JOINT: DETAIL 1 / L-300	SF10 EMERGENCY TELEPHONE QTY. 1	
VEHC. PAVING (DRIVEWAYS) DETAIL 8 / L-300	LOCATE EMERGENCY PHONE WITHIN CLUBHOUSE LOBBY OR OUTSIDE WITHIN POOL DECK. IF MOUNTED OUTSIDE, PROVIDE EMERGENCY PHONE (TOLL FREE) BY WATER TIGHT ENCLOSURE PER DHEC REQS. MOUNTING HEIGHT AT HIGHEST CONTROL SHALL NOT EXCEED 48" PER ADA REQS. PROVIDE WEATHER RESISTANT PHYSICAL ADDRESS OF POOL AND DISPLAY AT PHONE. PROVIDE SUBMITTAL FOR PHONE AND DISPLAY FOR APPROVAL PRIOR TO INSTALLATION.	
VEHC. PAVING (DRIVE AISLES & PARKING BAYS): DETAIL 9 / L-300		

SITE FURNISHINGS SCHEDULE

CLUBHOUSE ENLARGEMENT



SCALE: 1" = 10'-0"

SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY ATLAS SURVEYING INC. (FILE NAME: 14014 TA3b - as built survey, PROJECT #14014) DATED 11-15-2018. SURVEY & SITE PLAN PROVIDED BY WARD EDWARDS ENGINEERING FILE NAME xref-ward edwards concept plan 3-13-19.

PLAN IS SUBJECT TO CHANGE.



Client Info:
 Bayshore Retirement Living
 701 S Howard Ave
 Tampa, FL 33606

CONSTRUCTION DOCUMENTS - PERMIT SET
THE COTTAGES AT BAYSHORE

424 SQUIRE POPE ROAD
 HILTON HEAD ISLAND, SC 29926

PROFESSIONAL SEAL:

DRAWN BY:
 JS
 CHECKED BY:
 TG

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REVISION	DATE	BY

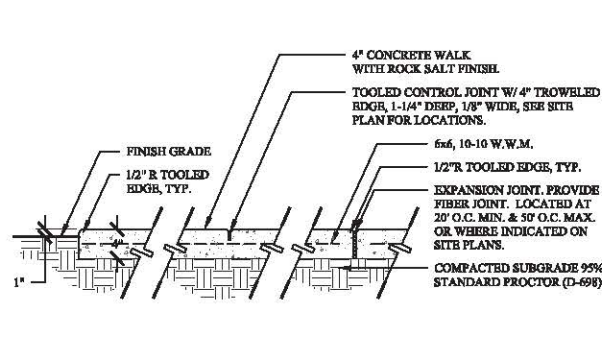
DATE
 08-13-2019
 PROJECT NUMBER
 01-19021
 SHEET TITLE

**Site Plan
 Enlargement**

SHEET
 NUMBER

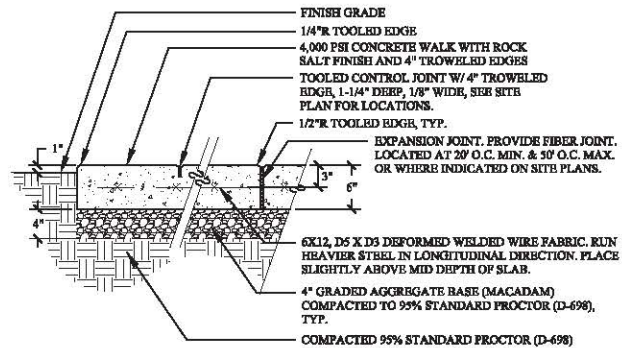
L-104

GA:Projects-HHIMultiFamily-Bayshore Phase 2(Production)Work CD#01-19021 Details.dwg, Tuesday, August 13, 2019, Printed By: David McAllister
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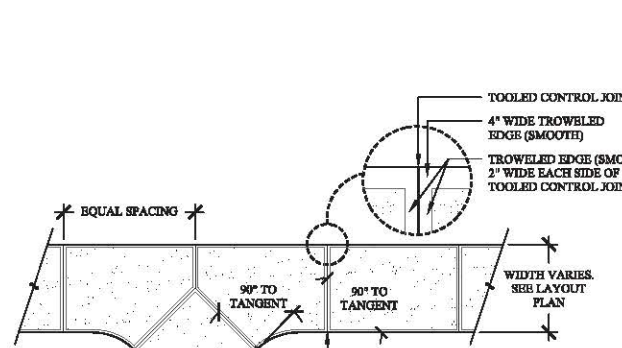
- NOTES:**
- CONTRACTOR SHALL PROVIDE MIN 4"x4" SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.
 - PROVIDE MIN. 1% CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
 - CONSTRUCT EXPANSION JOINTS WHERE WALKS MEET CURBS, DIFFERENT PAVEMENTS & WALLS.
 - SEE SITE PLAN & PAVEMENT SCHEDULE FOR LOCATIONS.
 - ALL 4" CONCRETE SHALL BE 3000 PSI @ 28 DAYS.
 - ALL CONCRETE EXPANSION & CONTROL JOINTS SHOULD BE LOCATED / SCORED / CUT AS SHOWN ON THE SITE PLAN OR WITHIN INDIVIDUAL DETAIL ENLARGEMENTS. ANY JOINT LOCATIONS THAT DO NOT FOLLOW THESE PLANS OR HAVE BEEN FIELD MODIFIED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT ARE SUBJECT TO DEMO / REMOVAL AND RE-POURING AT THE CONTRACTOR'S EXPENSE.

1 4" DEPTH CONCRETE PAVING
L300 SCALE: 1" = 1'-00"



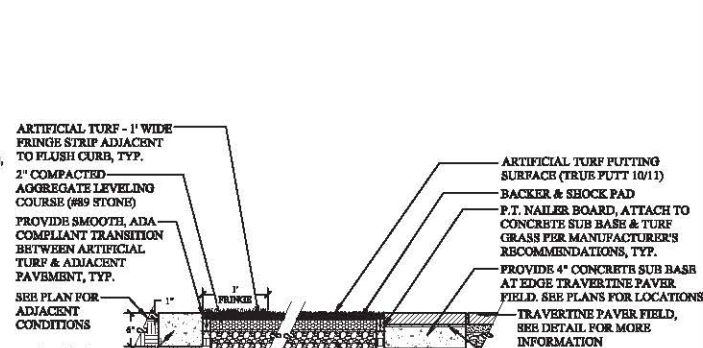
- NOTES:**
- CONTRACTOR SHALL PROVIDE MIN 4"x4" SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.
 - PROVIDE MIN. 1% CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
 - CONSTRUCT EXPANSION JOINTS WHERE WALKS MEET CURBS, DIFFERENT PAVEMENTS & WALLS.
 - SEE SITE PLAN & PAVEMENT SCHEDULE FOR LOCATIONS.
 - ALL 6" CONCRETE SHALL BE 3000 PSI @ 28 DAYS.
 - ALL CONCRETE EXPANSION & CONTROL JOINTS SHOULD BE LOCATED / SCORED / CUT AS SHOWN ON THE SITE PLAN OR WITHIN INDIVIDUAL DETAIL ENLARGEMENTS. ANY JOINT LOCATIONS THAT DO NOT FOLLOW THESE PLANS OR HAVE BEEN FIELD MODIFIED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT ARE SUBJECT TO DEMO / REMOVAL AND RE-POURING AT THE CONTRACTOR'S EXPENSE.

2 6" DEPTH CONCRETE PAVING
L300 SCALE: 1" = 1'-00"



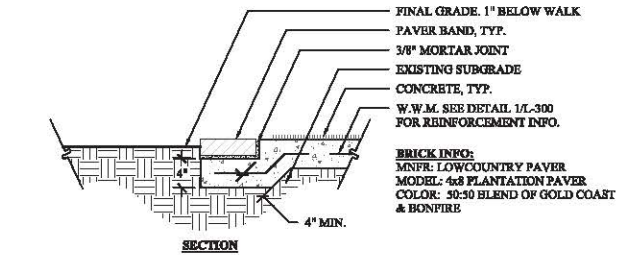
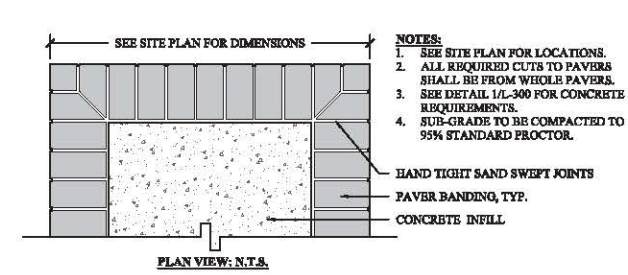
- NOTES:**
- SCORE PATTERN AND EXPANSION JOINTS SHALL BE PLACED ON A SQUARE PATTERN WITH RESPECT TO THE WIDTH OF THE WALK.

3 JOINTING PATTERN
L300 SCALE: 1" = 1'-00"

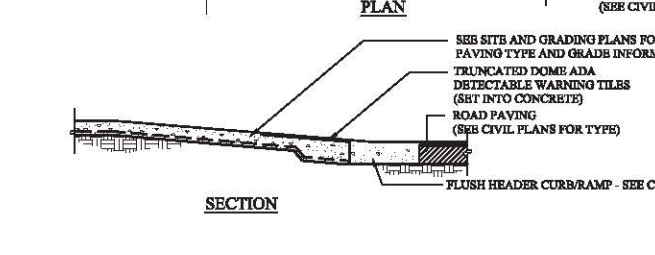
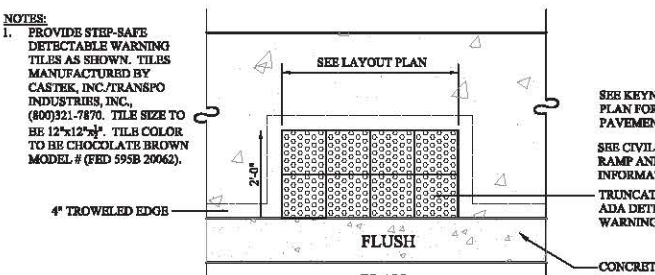


- NOTES:**
- PROVIDE CONTROL JOINTS EVERY 5' & EXPANSION JOINTS EVERY 50' MAX AT CONCRETE CURB.
 - PUTTING SURFACE & ADJACENT PAVEMENT TRANSITIONS SHALL BE ADA COMPLIANT.
 - CONTRACTOR SHALL PROVIDE SUBSURFACE DRAINAGE PER MANUFACTURER'S RECOMMENDATIONS.

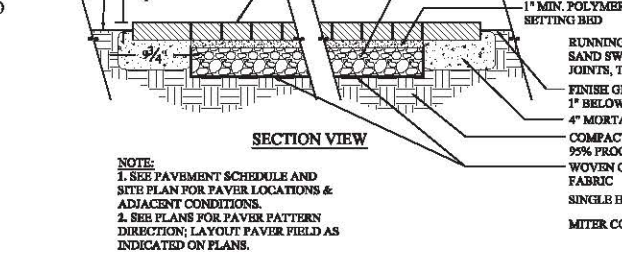
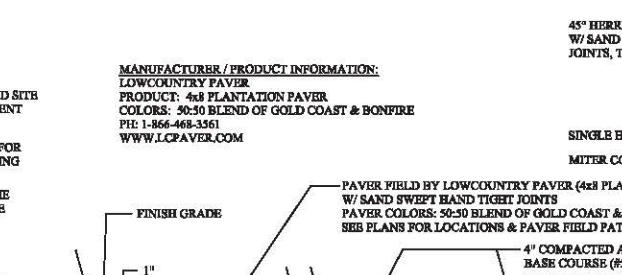
4 PUTTING GREEN
L300 SCALE: 3/4" = 1'-00"



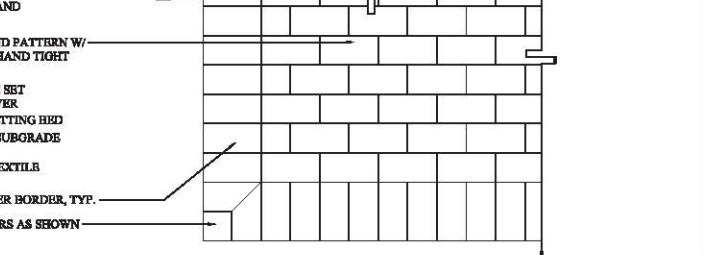
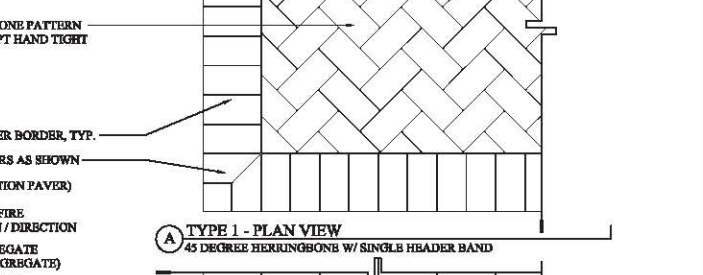
5 CONCRETE WALK WITH BRICK BANDING
L300 SCALE: 1" = 1'-00"



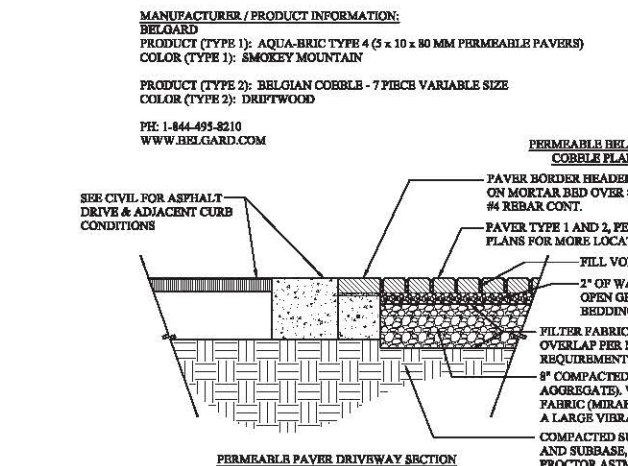
6 ADA DOME TILE
L300 SCALE: 1/2" = 1'-00"



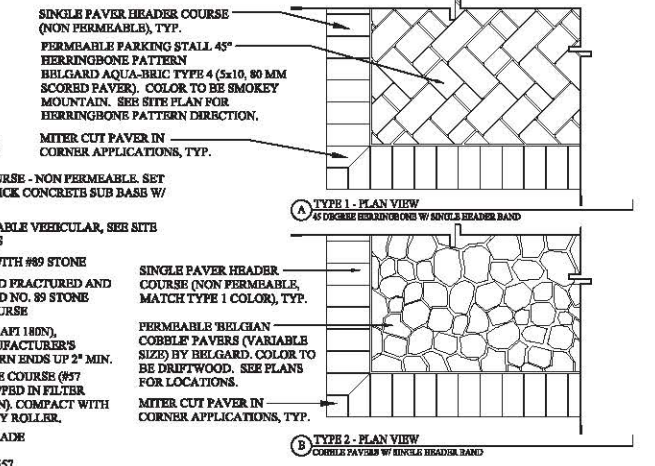
7 SPECIALTY PAVING - PEDESTRIAN - TYPE 1
L300 SCALE: 1" = 1'-00"



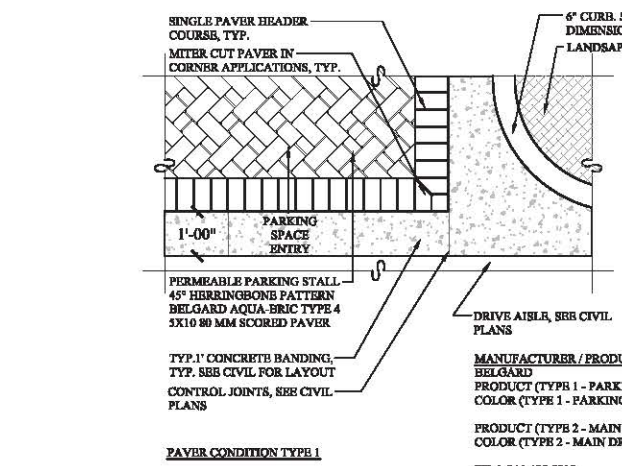
7 SPECIALTY PAVING - PEDESTRIAN - TYPE 2
L300 SCALE: 1" = 1'-00"



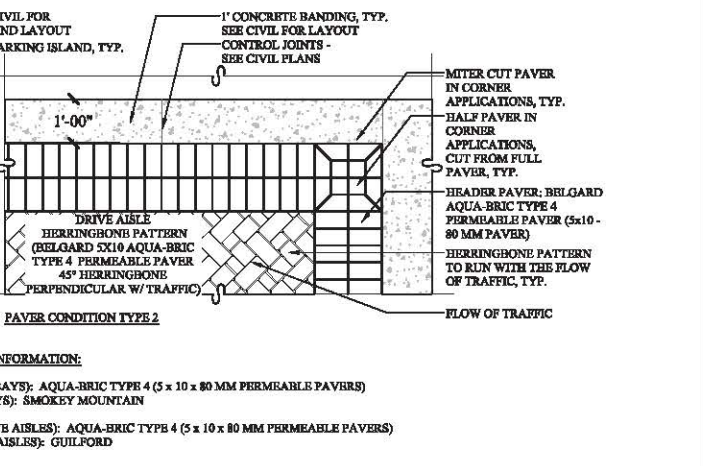
8 VEHICULAR PAVING (DRIVEWAYS)
L300 SCALE: 3/4" = 1'-00"



8 VEHICULAR PAVING (DRIVEWAYS)
L300 SCALE: 3/4" = 1'-00"



9 VEHICULAR PAVING (DRIVE AISLES & PARKING BAYS - PAVEMENT PATTERN ONLY)
L300 SCALE: 1/2" = 1'-00"



Wood + Partners Inc.
Landscape Architects
Civil Engineers

Client Info:
Bayshore Retirement Living
701 S Howard Ave
Tampa, FL 33606

CONSTRUCTION DOCUMENTS - PERMIT SET

THE COTTAGES AT BAYSHORE

424 SQUIRE POPE ROAD
HILTON HEAD ISLAND, SC 29926

PROFESSIONAL SEAL:

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JS

CHECKED BY:
TG

#	REVISION	DATE	BY

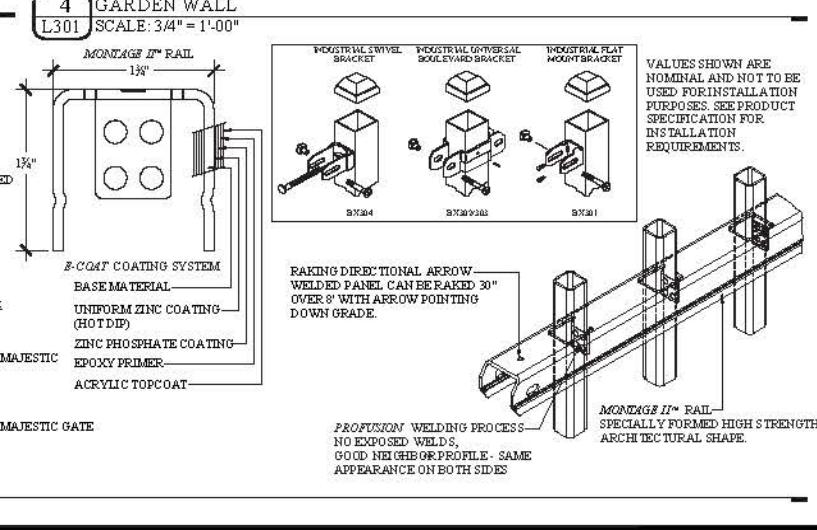
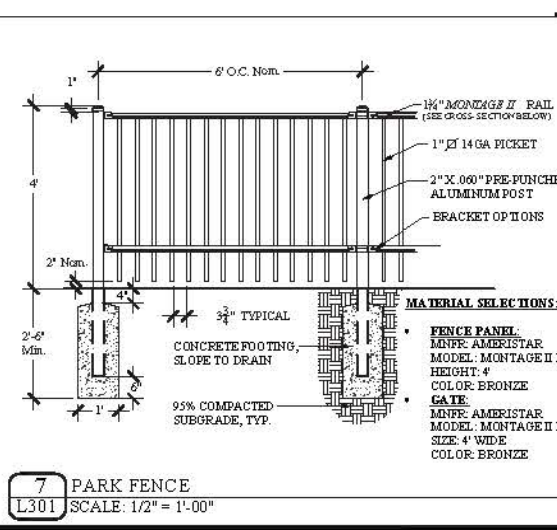
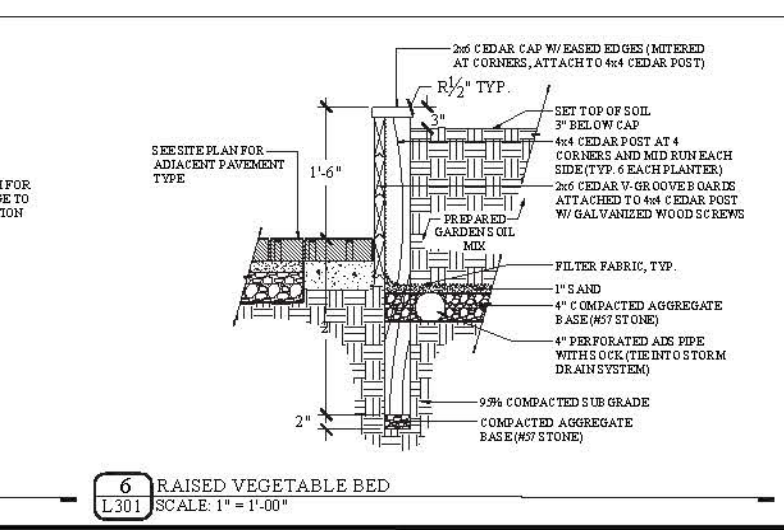
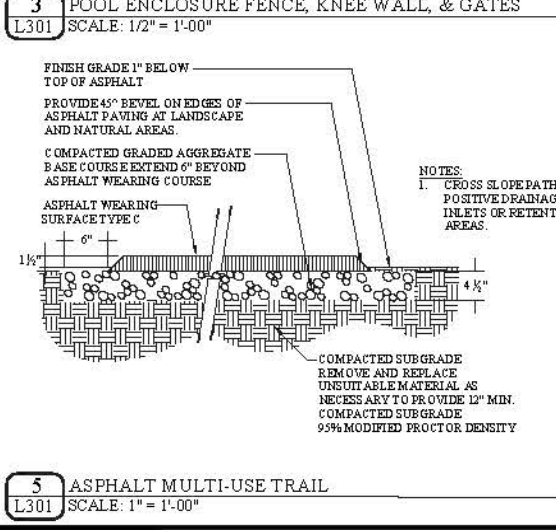
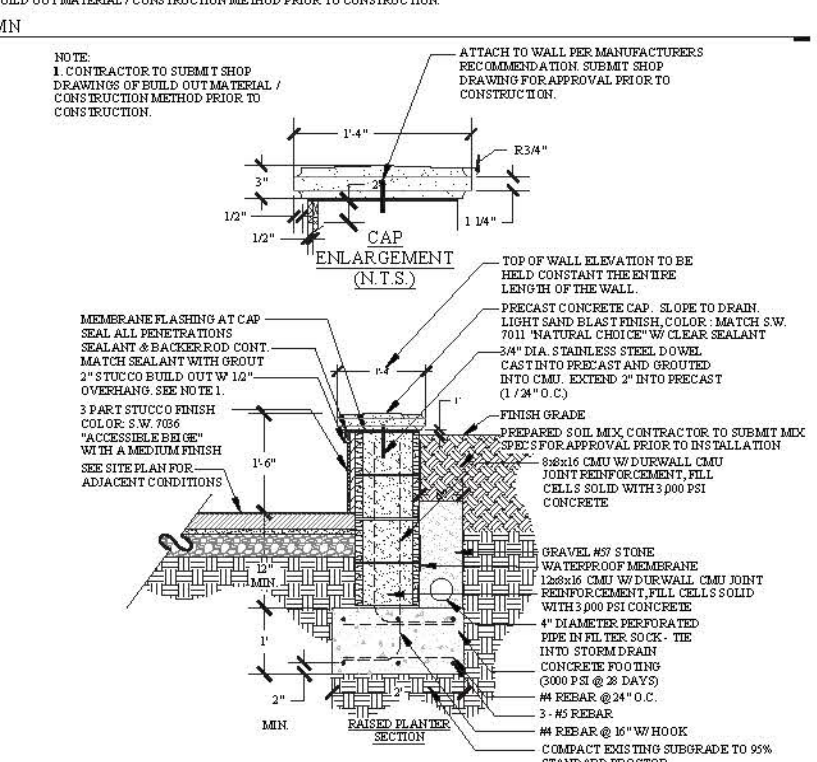
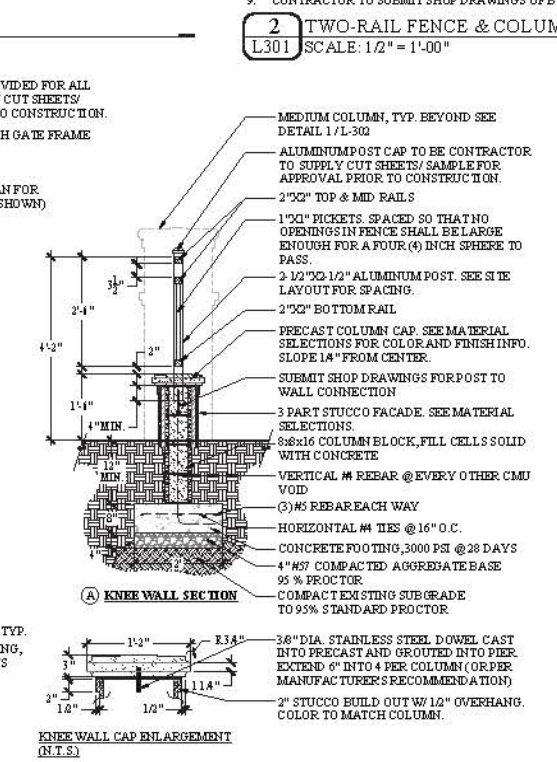
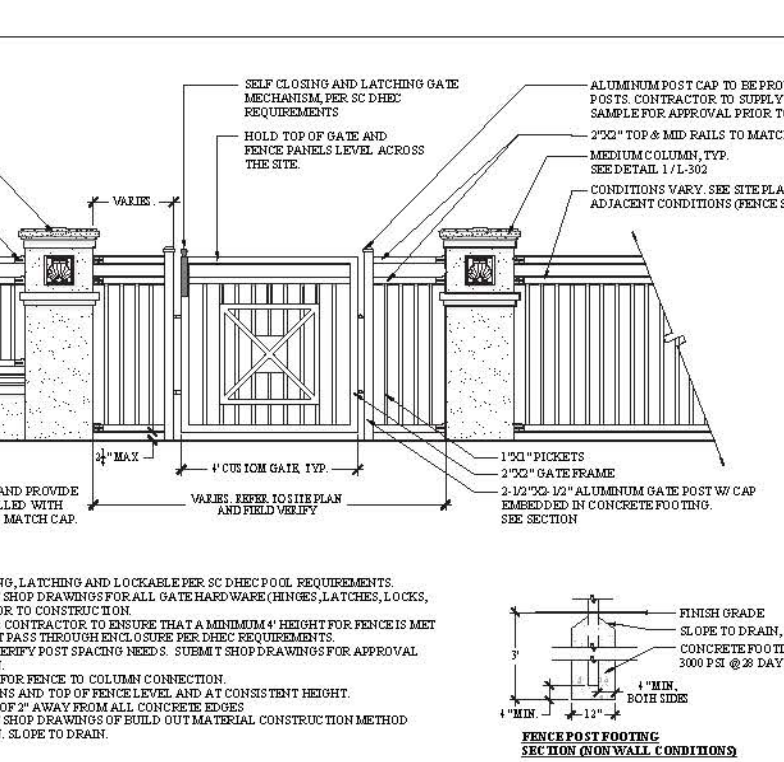
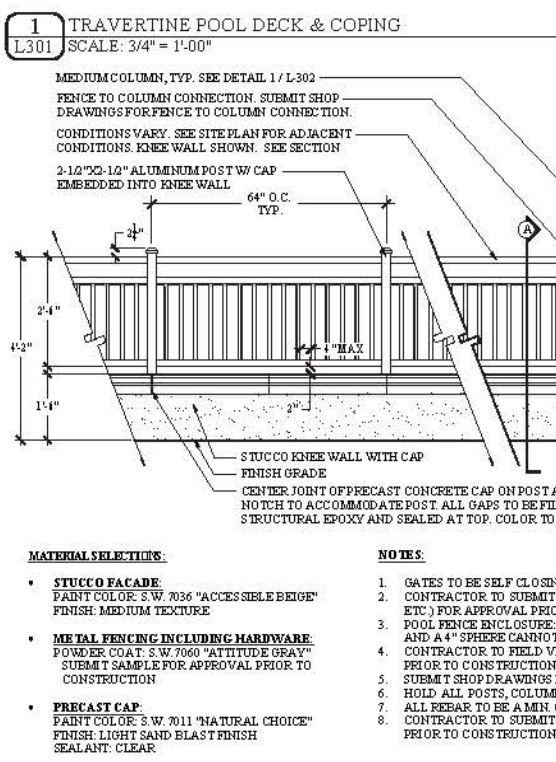
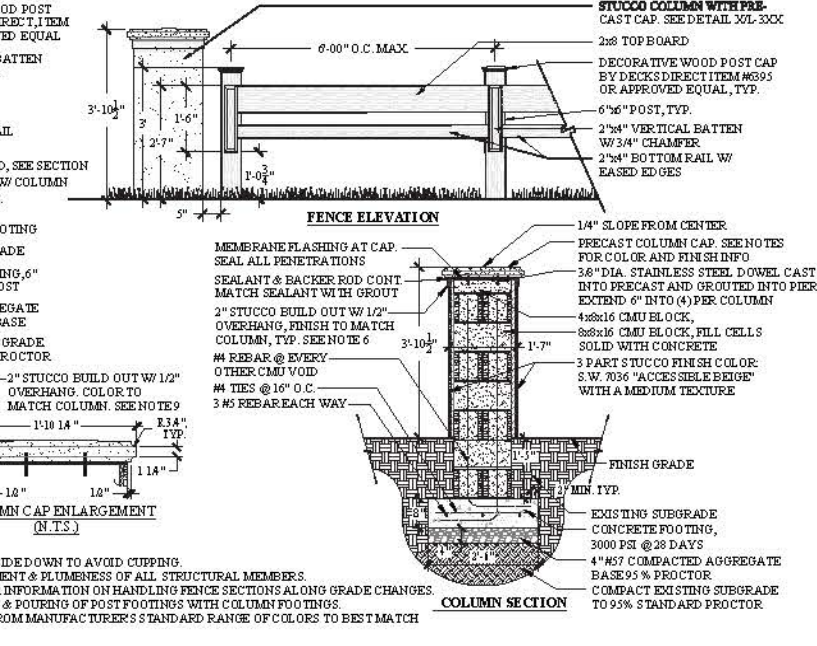
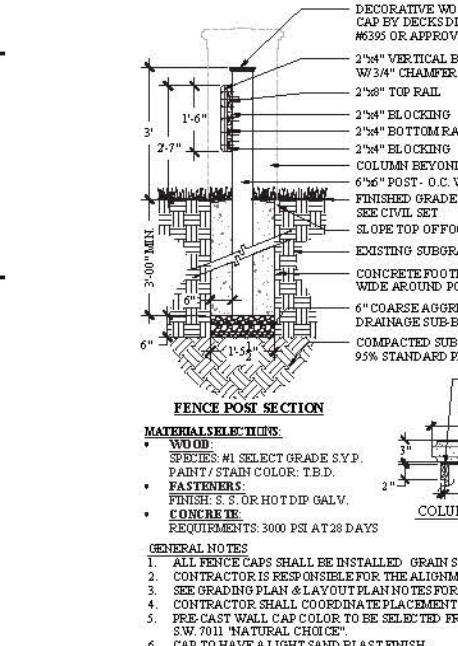
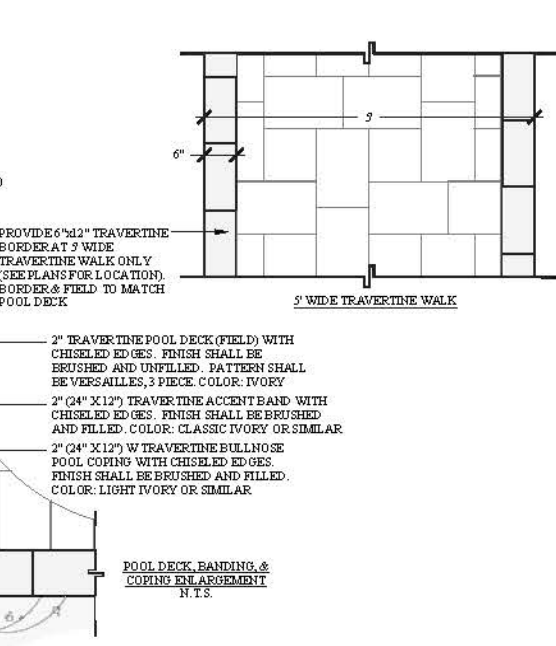
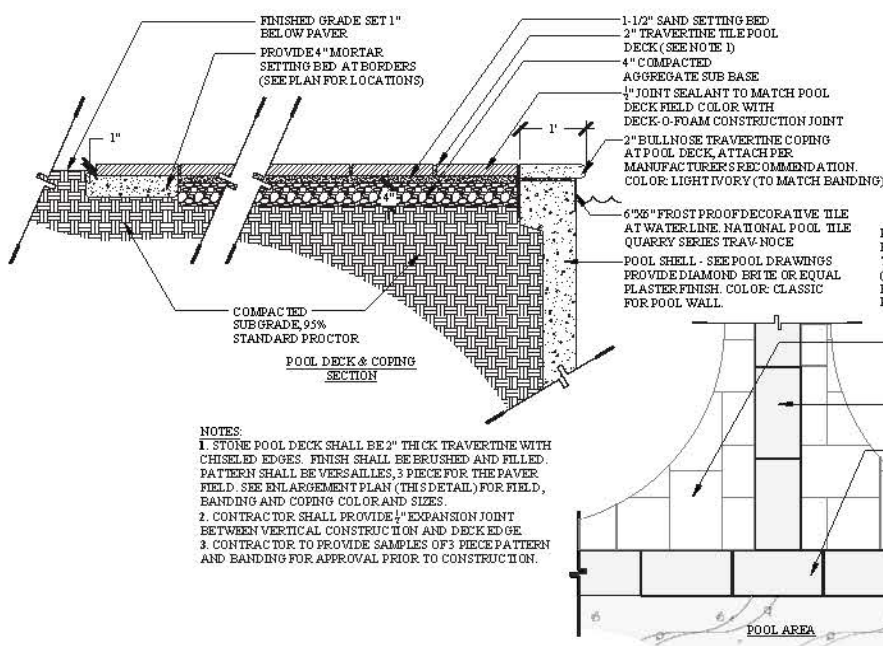
DATE
08-13-2019

PROJECT NUMBER
01-19021

SHEET TITLE
Details

SHEET NUMBER
L-300

Project: H11 Multifamily Bayshore Phase 2 Production Work CD#01-19021 Details.dwg, Tuesday, August 13, 2019, Printed By: David McAllister
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Wood+Partners Inc.
 Landscape Architecture
 Level Partners

Client Info:
 Bayshore Retirement Living
 701 S Howard Ave
 Tampa, FL 33606

CONSTRUCTION DOCUMENTS - PERMIT SET
 THE COTTAGES AT BAYSHORE

424 SQUIRE POPE ROAD
 HILTON HEAD ISLAND, SC 29926

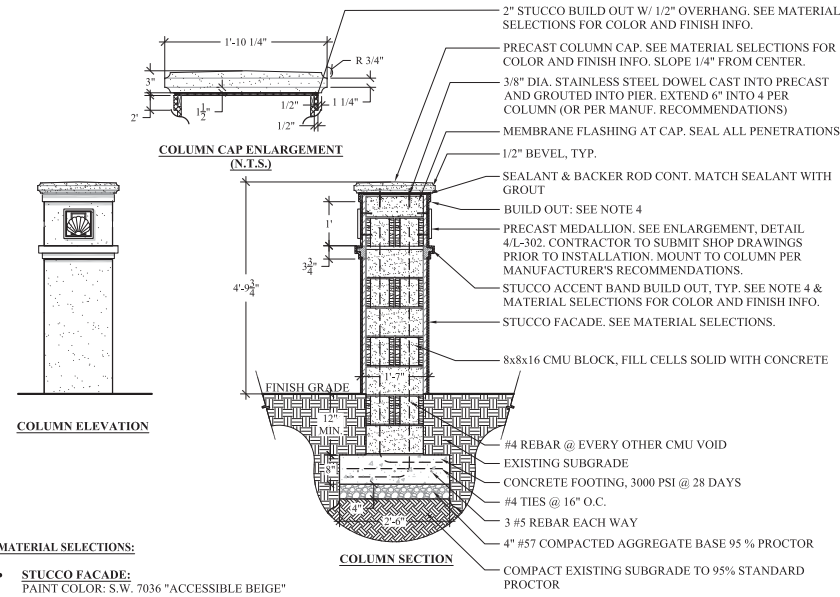
PROFESSIONAL SEAL:

DRAWN BY: JS
 CHECKED BY: TO

#	REVISION	DATE	BY

DATE: 08-13-2019
 PROJECT NUMBER: 01-19021
 SHEET TITLE: Details
 SHEET NUMBER: L-301

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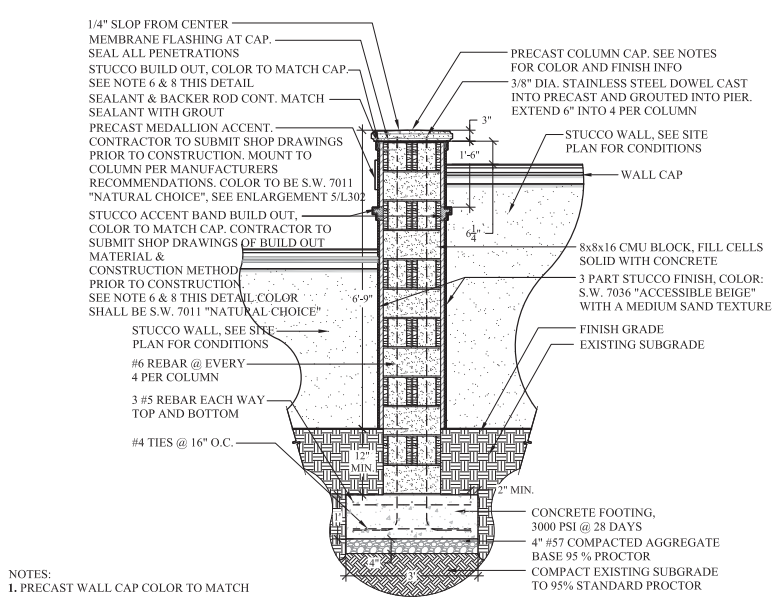


MATERIAL SELECTIONS:

- STUCCO FACADE:**
PAINT COLOR: S.W. 7036 "ACCESSIBLE BEIGE"
FINISH: MEDIUM TEXTURE
- PRECAST CAP:**
COLOR: S.W. 7011 "NATURAL CHOICE"
FINISH: LIGHT SAND BLAST FINISH
SEALANT: CLEAR
- STUCCO ACCENT BAND:**
PAINT COLOR: S.W. 7011 "NATURAL CHOICE"
FINISH: FINE SAND TEXTURE

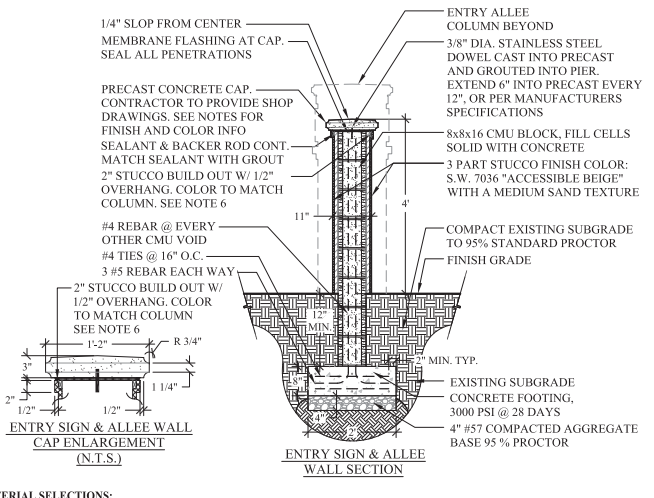
NOTES:

- CONTRACTOR TO FIELD VERIFY COLUMN AND WALL PLACEMENT PRIOR TO CONSTRUCTION.
- ALL REBAR TO BE A MIN. OF 2" AWAY FROM ALL CONCRETE EDGES
- FIELD VERIFY CAP DIMENSIONS PRIOR TO CONSTRUCTION
- CONTRACTOR TO SUBMIT SHOP DRAWINGS OF BUILD OUT MATERIAL / CONSTRUCTION METHOD PRIOR TO CONSTRUCTION. SLOPE TO DRAIN.



NOTES:

- PRECAST WALL CAP COLOR TO MATCH S.W. 7011 "NATURAL CHOICE".
- CAP TO HAVE A LIGHT SAND BLAST FINISH WITH CLEAR SEALANT
- CONTRACTOR TO FIELD VERIFY COLUMN AND WALL PLACEMENT PRIOR TO CONSTRUCTION.
- ALL REBAR TO BE A MIN. OF 2" AWAY FROM ALL CONCRETE EDGES
- FIELD VERIFY CAP DIMENSIONS PRIOR TO CONSTRUCTION
- BUILT OUT SIGN TRIM. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF BUILD OUT MATERIAL / CONSTRUCTION METHOD PRIOR TO CONSTRUCTION. SLOPE TO DRAIN.



MATERIAL SELECTIONS:

- STUCCO FACADE:**
PAINT COLOR: S.W. 7036 "ACCESSIBLE BEIGE"
FINISH: MEDIUM TEXTURE
- PRECAST CAP:**
COLOR: S.W. 7011 "NATURAL CHOICE"
FINISH: LIGHT SAND BLAST FINISH
SEALANT: CLEAR
- STUCCO ACCENT BAND:**
PAINT COLOR: S.W. 7011 "NATURAL CHOICE"
FINISH: FINE SAND TEXTURE

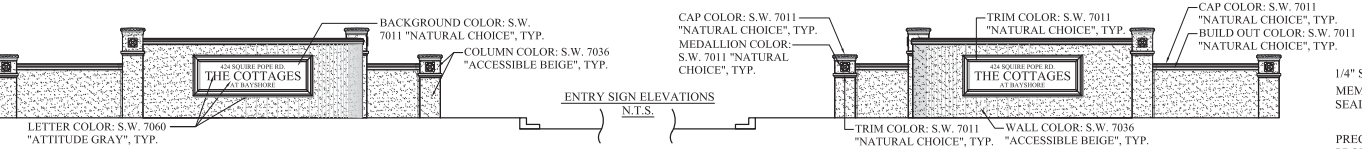
NOTES:

- CONTRACTOR TO FIELD VERIFY COLUMN AND WALL PLACEMENT PRIOR TO CONSTRUCTION.
- ALL REBAR TO BE A MIN. OF 2" AWAY FROM ALL CONCRETE EDGES
- FIELD VERIFY CAP DIMENSIONS PRIOR TO CONSTRUCTION
- CONTRACTOR TO SUBMIT SHOP DRAWINGS OF BUILD OUT MATERIAL / CONSTRUCTION METHOD PRIOR TO CONSTRUCTION. SLOPE TO DRAIN.

1 MEDIUM COLUMN
L302 SCALE: 1/2" = 1'-00"

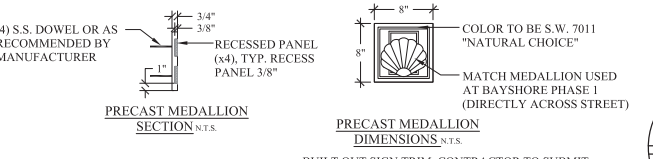
2 TALL COLUMN
L302 SCALE: 1/2" = 1'-00"

3 STUCCO WALL
L302 SCALE: 1/2" = 1'-00"

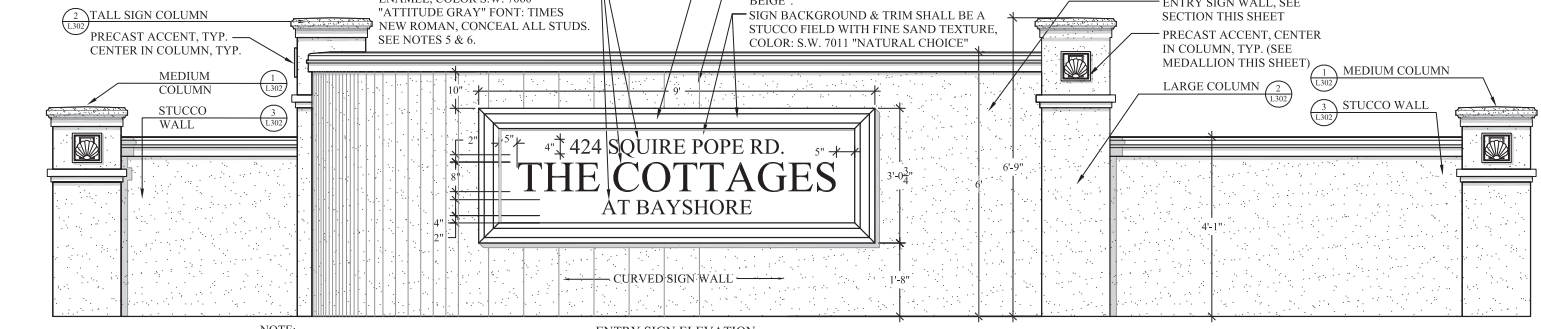


NOTES:

- TEXT SHOWN AS REFERENCE ONLY. FINAL TEXT TO BE APPROVED BY OWNER AND PERMITTED THROUGH STAFF WITH SIGN PERMIT.
- LETTERS PROVIDED BY GEMINI OR APPROVED EQUAL
- LETTER COLORS TO MATCH S.W. 7060 "ATTITUDE GRAY"
- CONTRACTOR TO SUBMIT FULL SIZE LETTER SAMPLES OF EACH TYPE FOR APPROVAL PRIOR TO CONSTRUCTION.
- ADDRESS LETTERS SHALL BE 4" IN HEIGHT, MIN 1/2" IN WIDTH, AND HAVE A REFLECTIVE FINISH PER THE TOHH ADDRESSING REQUIREMENTS.
- LETTERS SHALL BE STUD PIN MOUNTED A MIN. OF 1/2" FROM SURFACE.
- BUILT OUT SIGN TRIM AND SIGN LETTERING TO BE CENTERED WITHIN THE CURVED WALL.
- BUILT OUT SIGN TRIM. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF BUILD OUT MATERIAL / CONSTRUCTION METHOD PRIOR TO CONSTRUCTION.

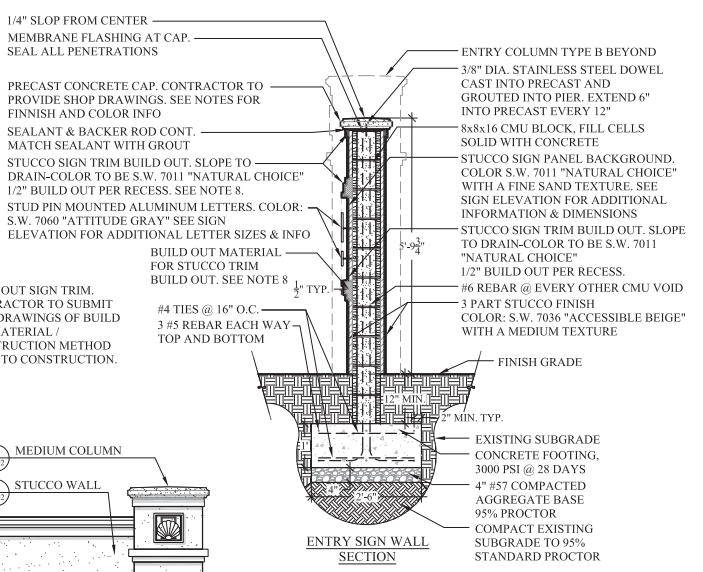


BUILT OUT SIGN TRIM DIMENSIONS



NOTE:
(1) SIGN LIGHT AT EACH I.D. SIGN TO BE MIN. OF 3' AWAY FROM SIGN FACE. SEE LIGHTING PLAN FOR MORE INFORMATION.

4 ENTRY SIGN & COLUMNS
L302 SCALE: 1/2" = 1'-00"



WOOD+PARTNERS INC.
LANDSCAPE ARCHITECTS

Client Info:
Bayshore Retirement Living
701 S Howard Ave
Tampa, FL 33606

CONSTRUCTION DOCUMENTS - PERMIT SET

THE COTTAGES AT BAYSHORE

424 SQUIRE POPE ROAD
HILTON HEAD ISLAND, SC 29926

PROFESSIONAL SEAL:

DRAWN BY:
JS
CHECKED BY:
TG

#	REVISION	DATE	BY

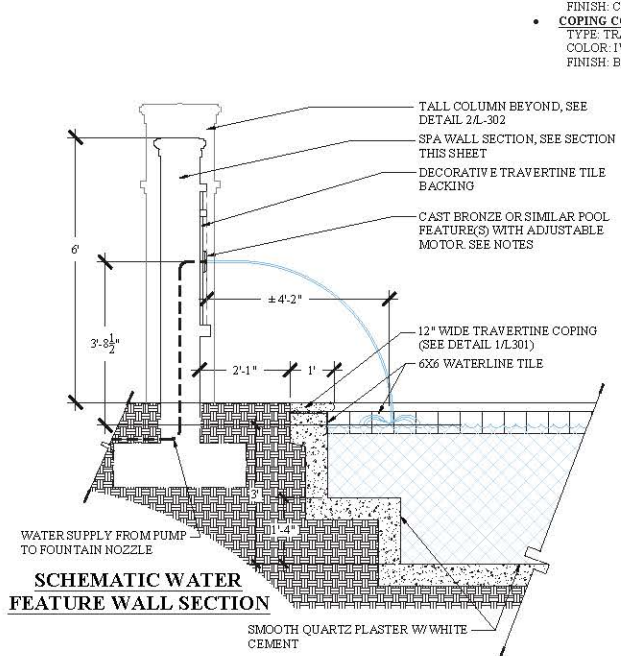
DATE
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PROJECT NUMBER
01-19021
SHEET TITLE
Details

SHEET NUMBER
L-302

#	REVISION	DATE	BY

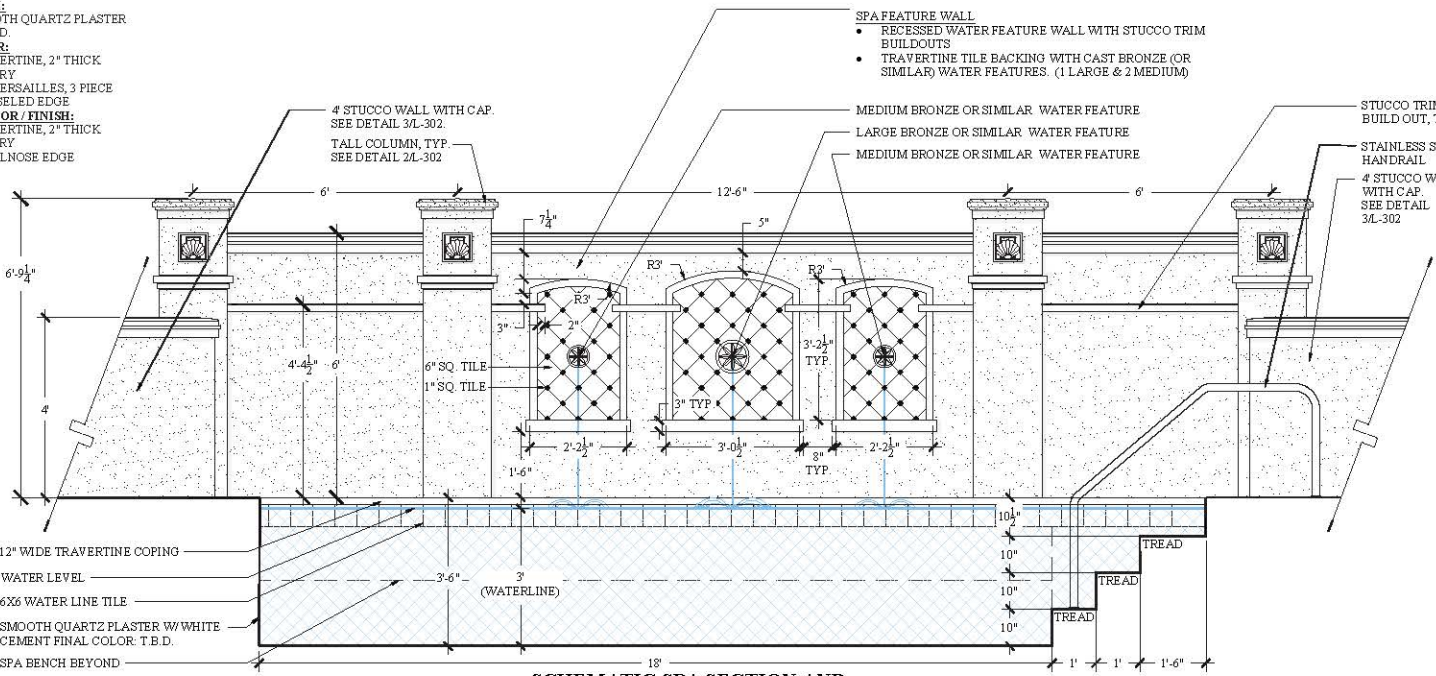
- NOTES:**
- DETAIL IS SCHEMATIC IN NATURE AND REPRESENTS DESIGN INTENT ONLY. POOL CONTRACTOR TO PROVIDE PLUMBING OF SCHEMATICS.
 - ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED BY QUALIFIED ELECTRICIAN WITH PROPER GROUNDING AND GROUND FAULT INTERRUPTION CIRCUIT BREAKERS.
 - GENERAL CONTRACTOR SHALL COORDINATE WITH POOL SUBCONTRACTOR AND PROVIDE OWNER'S REPRESENTATIVE WITH SHOP DRAWINGS OF SPA WALL ENGINEERING AND ALL MECHANICAL EQUIPMENT FOR APPROVAL PRIOR TO INSTALLATION OF WALL.
 - GROUND FAULT INTERRUPTERS SHALL BE PROVIDED ON ALL ELECTRICAL CIRCUITS FOR FOUNTAIN LIGHTING AND MECHANICS.
 - PROVIDE VARIABLE SPEED MOTOR OR VALVES TO ALLOW FOR ADJUSTMENT OF SPRAY FEATURE WATER EFFECTS.
 - SEE SITE PLAN FOR PROPOSED SPA EQUIPMENT AND HEATER LOCATIONS

- SPA WALL SELECTIONS / FINISHES:**
- LARGE WALL TILE**
 MFR: DAL TILE
 COLOR/STYLE: LIGHT NOCE WITH HONED FINISH
 SIZE: 6"x6" SQ
 - SMALL ACCENT WALL TILE**
 MFR: DAL TILE
 COLOR/STYLE: MASSALIA (MS92) METAL ACCENT
 SIZE: 1"x1" SQ
 - POOL TILE:**
 MFR: NATIONAL POOL TILE
 COLOR: TRAV-NOCE
 SIZE: 6" x 6"
 - POOL FINISH:**
 TYPE: SMOOTH QUARTZ PLASTER
 COLOR: T.B.D.
 - DECK COLOR:**
 TYPE: TRAVERTINE, 2" THICK
 COLOR: IVORY
 PATTERN: VERSAILLES, 3 PIECE
 FINISH: CHISELED EDGE
 - COPING COLOR / FINISH:**
 TYPE: TRAVERTINE, 2" THICK
 COLOR: IVORY
 FINISH: BULLNOSE EDGE

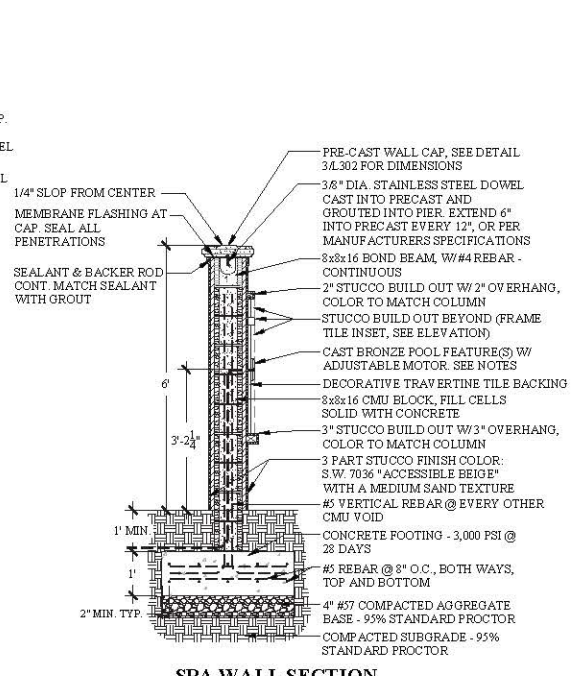


SCHEMATIC SPA WATER FEATURE WALL SECTION

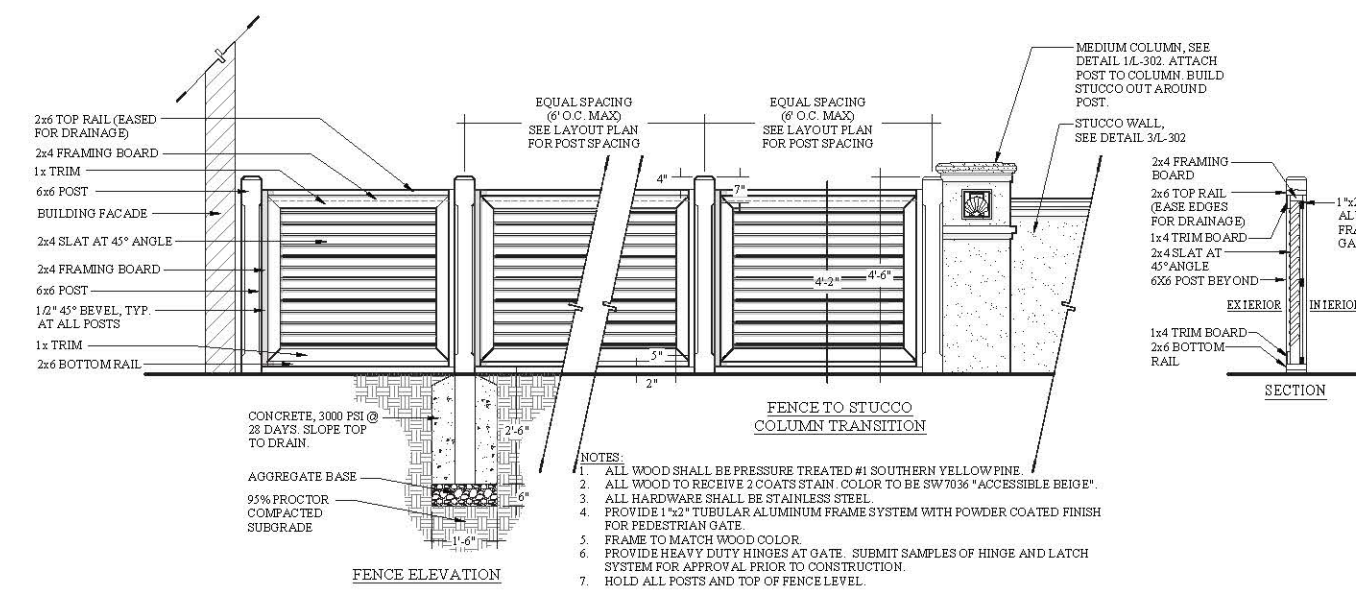
1 SCHEMATIC SPA WATER FEATURE WALL
 L303 SCALE: 1/2" = 1'-00"



SCHEMATIC SPA SECTION AND WATER FEATURE WALL ELEVATION

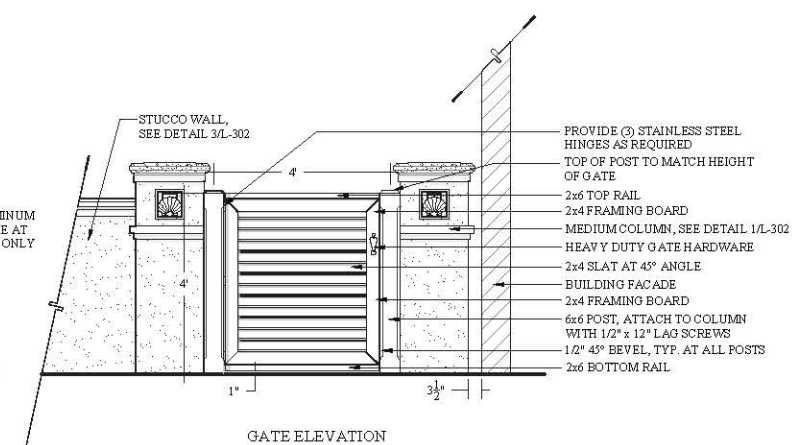


SPA WALL SECTION



EQUIPMENT ENCLOSURE FENCE & GATE SECTION

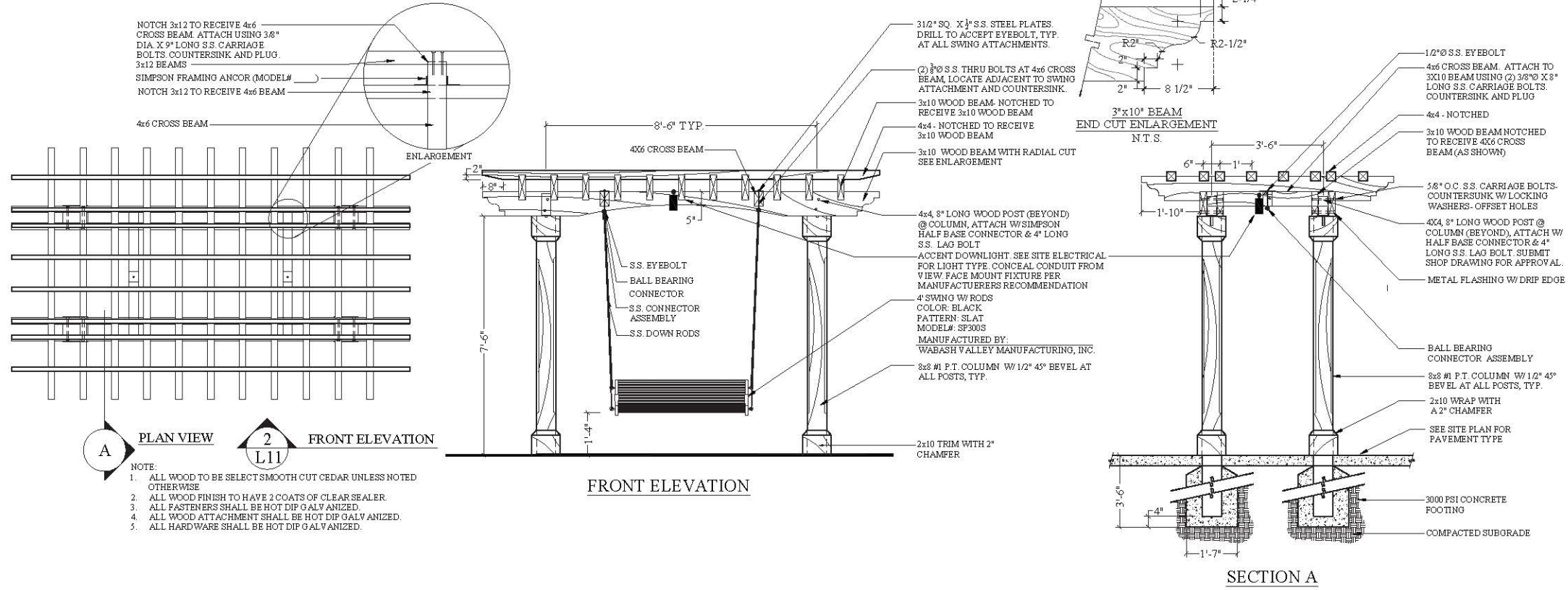
2 EQUIPMENT ENCLOSURE FENCE & GATE
 L303 SCALE: 1/2" = 1'-00"



GATE ELEVATION

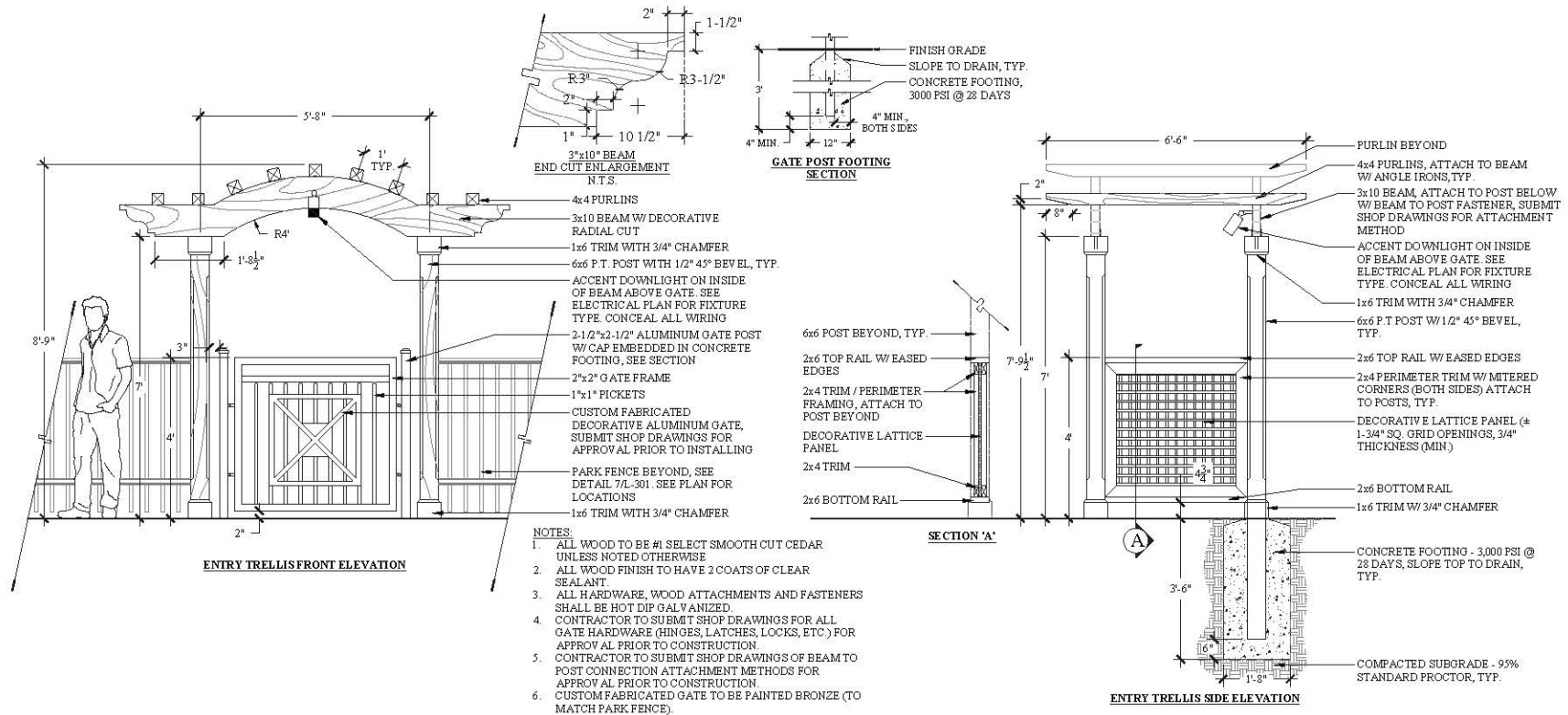
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- NOTE:**
1. ALL WOOD TO BE SELECT SMOOTH CUT CEDAR UNLESS NOTED OTHERWISE
 2. ALL WOOD FINISH TO HAVE 2 COATS OF CLEAR SEALER.
 3. ALL FASTENERS SHALL BE HOT DIP GALVANIZED.
 4. ALL WOOD ATTACHMENT SHALL BE HOT DIP GALVANIZED.
 5. ALL HARDWARE SHALL BE HOT DIP GALVANIZED.

1 SWING TRELLIS
L304 SCALE: 1/2" = 1'-00"



- NOTES:**
1. ALL WOOD TO BE #1 SELECT SMOOTH CUT CEDAR UNLESS NOTED OTHERWISE
 2. ALL WOOD FINISH TO HAVE 2 COATS OF CLEAR SEALANT
 3. ALL HARDWARE, WOOD ATTACHMENTS AND FASTENERS SHALL BE HOT DIP GALVANIZED.
 4. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL GATE HARDWARE (HINGES, LATCHES, LOCKS, ETC.) FOR APPROVAL PRIOR TO CONSTRUCTION
 5. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF BEAM TO POST CONNECTION ATTACHMENT METHODS FOR APPROVAL PRIOR TO CONSTRUCTION
 6. CUSTOM FABRICATED GATE TO BE PAINTED BRONZE (TO MATCH PARK FENCE).

2 ENTRY TRELLIS (SHADE GARDEN)
L304 SCALE: 1/2" = 1'-00"

PROFESSIONAL SEAL

DRAWN BY:
 JS
 CHECKED BY:
 TG

#	REVISION	DATE	BY

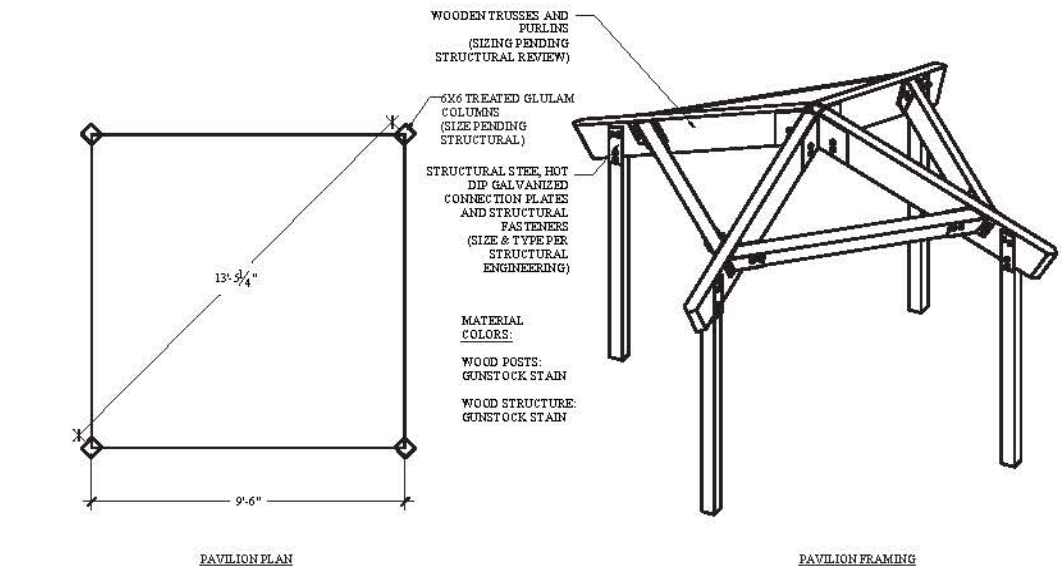
DATE
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 PROJECT NUMBER
 01-19021
 SHEET TITLE

Details

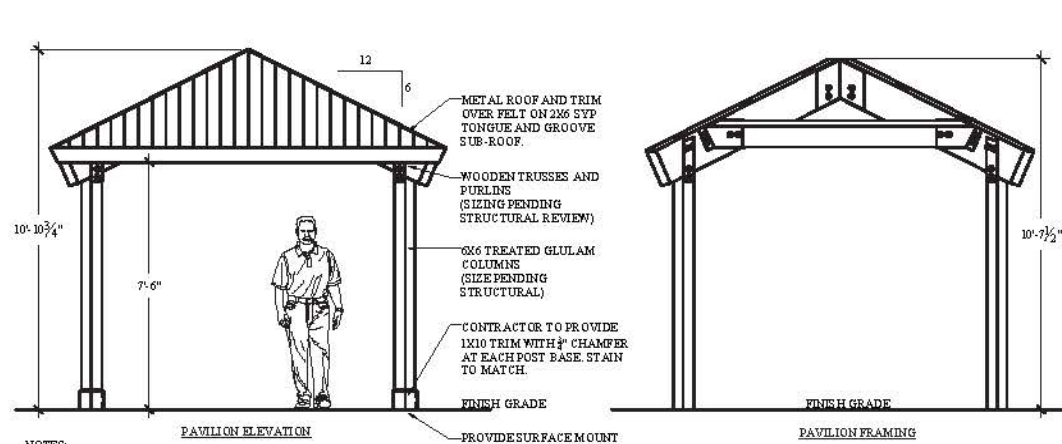
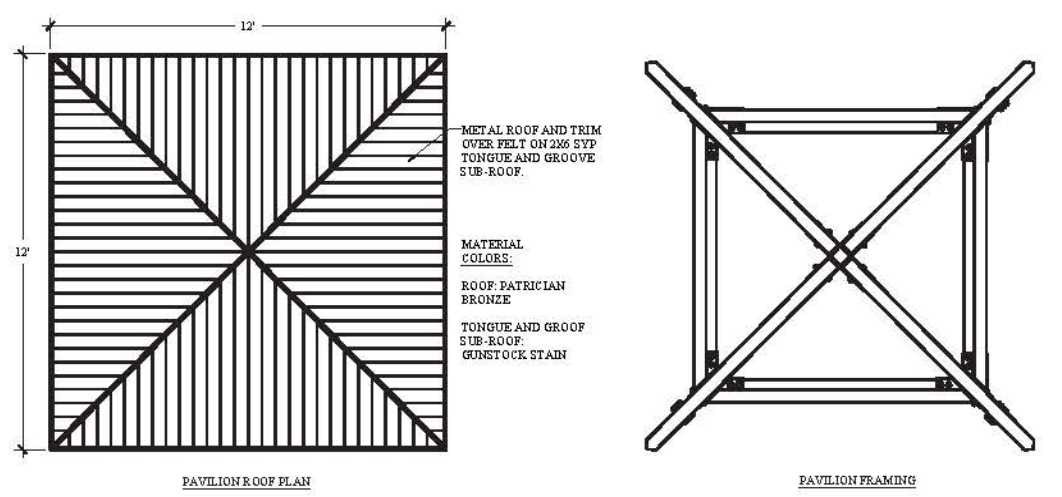
SHEET NUMBER

L-304

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NOTES:
 1. ALL WOOD USED IN THE CONSTRUCTION OF THE PAVILION TO BE SMOOTH CUT CEDAR WITH A CLEAR SEALANT APPLIED.
 2. ALL WOOD USED FOR THE EXPOSED V-GROOVE CEILING SHALL BE SMOOTH CUT CEDAR WITH CLEAR SEALANT APPLIED.
 3. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED, BLACK.
 4. ALL ELECTRICAL CONDUIT TO BE INSTALLED SO AS TO APPEAR INTEGRATED INTO THE DESIGN AS MUCH AS POSSIBLE. ALL CONDUIT TO BE PAINTED TO MATCH THE MATERIAL COLOR IT IS INSTALLED AGAINST.
 5. STUCCO COLUMNS SHALL BE S.W. 7036 "ACCESSIBLE BEIGE" WITH MEDIUM FINISH. COLUMN CAPS ARE TO BE PRE-CAST WITH A LIGHT SAND LAST FINISH TO MATCH S.W. 7011 "NATURAL CHOICE".
 6. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF BUILD OUT MATERIAL & CONSTRUCTION METHOD PRIOR TO CONSTRUCTION.



NOTES:
 1. PAVILION SHOWN IS AN ALTERNATE.
 2. PAVILION DESIGN AND STRUCTURAL ENGINEERING BY POLYGON OR APPROVED EQUAL.
 3. CONTRACTOR RESPONSIBLE FOR FINAL STAMPED ENGINEERING DRAWINGS APPROPRIATE FOR LOCAL CONDITIONS AND BUILDING PERMIT AS REQUIRED.
 4. CONTRACTOR SHALL COORDINATE ELECTRICAL CONNECTIONS AND INSTALLATION WITH SUPPLIER FOR ALL FANS, LIGHTING AND OUTLETS AS SHOWN ON SITE ELECTRICAL PLANS.
 5. ALL ELECTRICAL CONDUIT TO BE INSTALLED SO AS TO APPEAR INTEGRATED INTO THE DESIGN AS MUCH AS POSSIBLE. ALL CONDUIT TO BE PAINTED TO MATCH THE MATERIAL COLOR IT IS INSTALLED AGAINST.
 6. CONTRACTOR TO PROVIDE DECORATIVE COLUMN BASE TRIMS AS SHOWN, STAINED TO MATCH GLULAM COLUMNS.

MATERIAL COLORS:
 ROOF: SLATE GRAY
 TONGUE AND GROOVE SUB-ROOF: GUNSTOCK STAIN

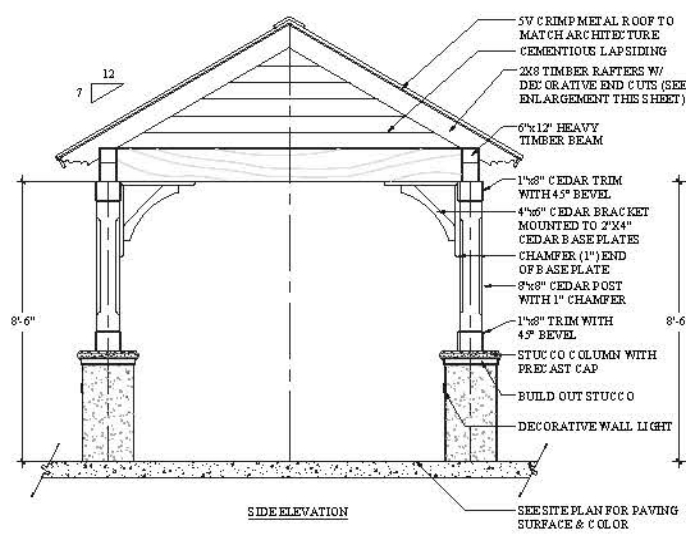
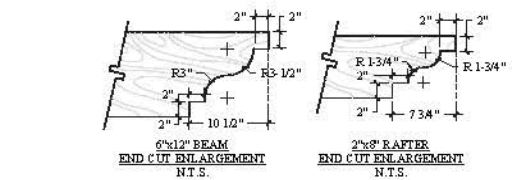
WOOD GLULAM COLUMNS: GUNSTOCK
WOOD STRUCTURAL FRAMING: GUNSTOCK

SHEDDER MODEL: WOOD SQUARE WSQ

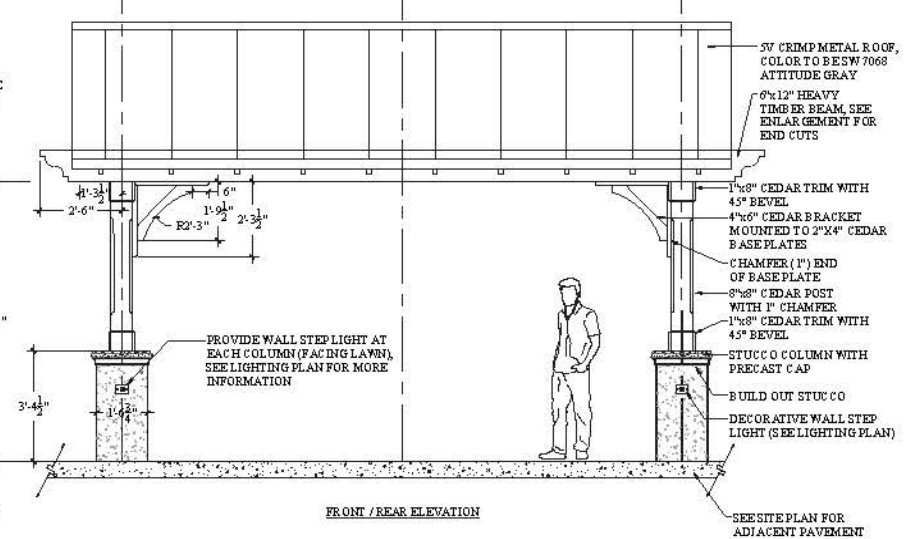
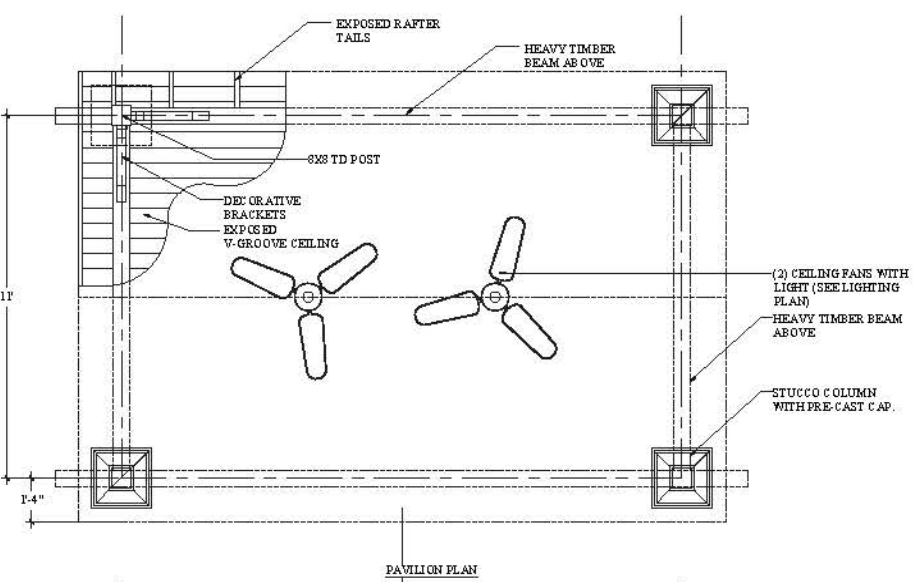
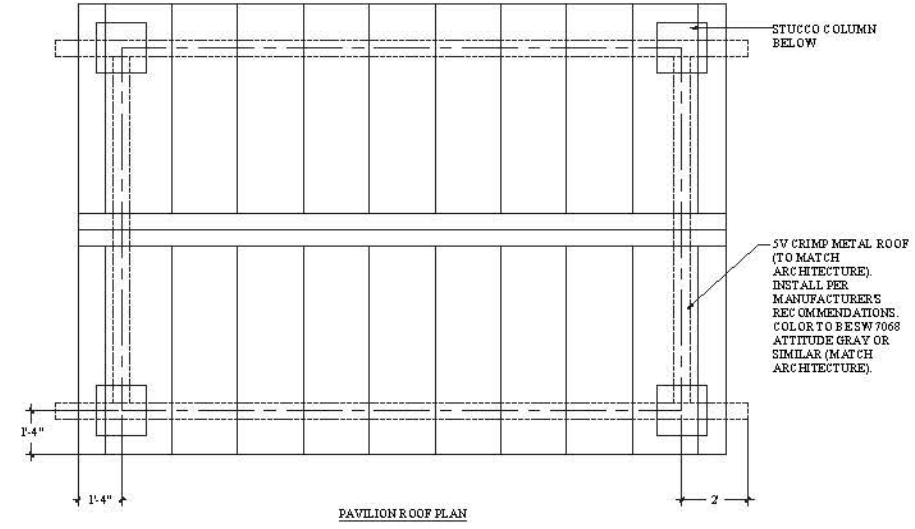
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BY: PORTER CORP
 REGISTERED ARCHITECTS AND ENGINEERS
 www.polygon.com 616-599-1948

1 GARDEN PAVILION *ADD ALT.
 L305 SCALE: 3/8" = 1'-0"



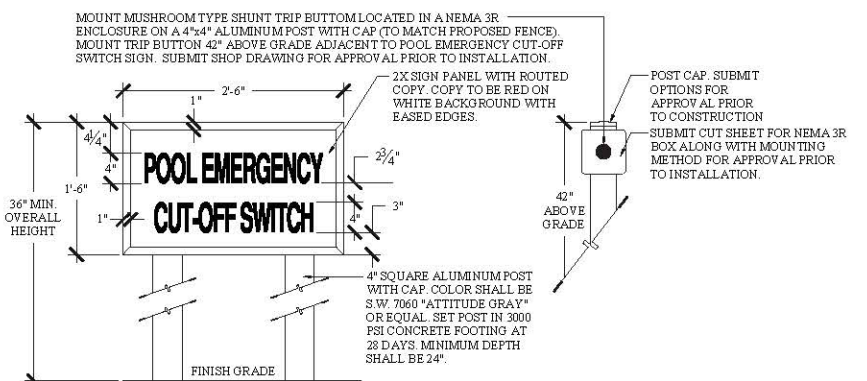
2 EVENT PAVILION
 L305 SCALE: 3/8" = 1'-0"



3
 L305 SCALE: 3/8" = 1'-0"

#	REVISION	DATE	BY

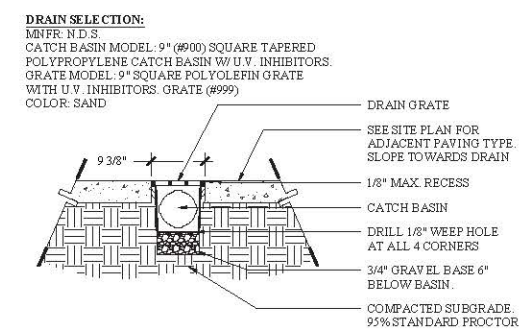
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NOTES:

- ROUTED LETTERS SHALL BE RED WITH MIN. HEIGHT AS INDICATED ON DWG (PER SC DHEC REQUIREMENT). IN SANSERIF FONT (OR EQUAL) WITH 50% WIDTH FACTOR. PANEL COLOR SHALL BE WHITE.
- SIGN PANEL TO BE ATTACHED TO (2) 4\"/>

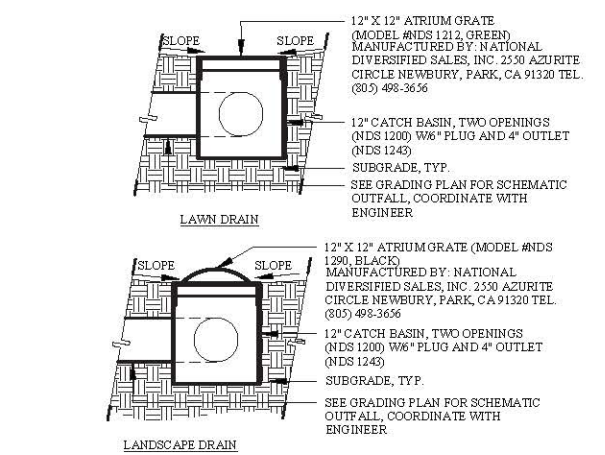
1 EMERGENCY SHUT OFF
 L306 SCALE: 1" = 1'-00"



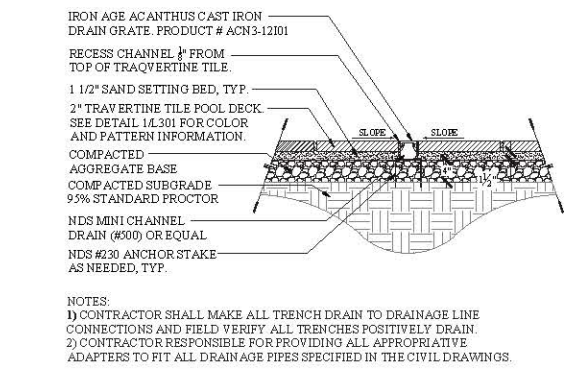
NOTES:

- GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
- CONSULT MANUFACTURER'S SPECIFICATIONS FOR ADDITIONAL INSTALLATION GUIDES & RECOMMENDATIONS.
- CONTRACTOR SHALL MAKE ALL DRAIN BOX TO DRAINAGE LINE CONNECTIONS & FIELD VERIFY ALL BOXES POSITIVELY DRAIN.
- CONTRACTOR RESPONSIBLE FOR PROVIDING ALL APPROPRIATE ADAPTERS TO FIT ALL DRAINAGE PIPES SPECIFIED IN THE CIVIL DRAWINGS.
- NEW DRAINAGE LINES SHALL CONNECT BACK INTO THE EXISTING STORM DRAINS ON SITE.

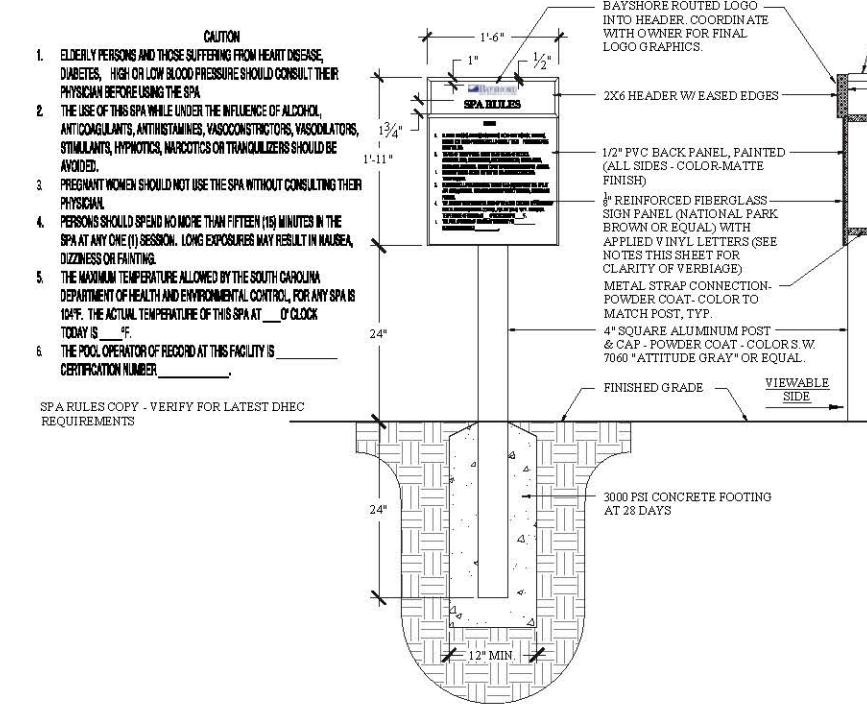
**2 9\"/>
 L306 SCALE: 3/4" = 1'-00"**



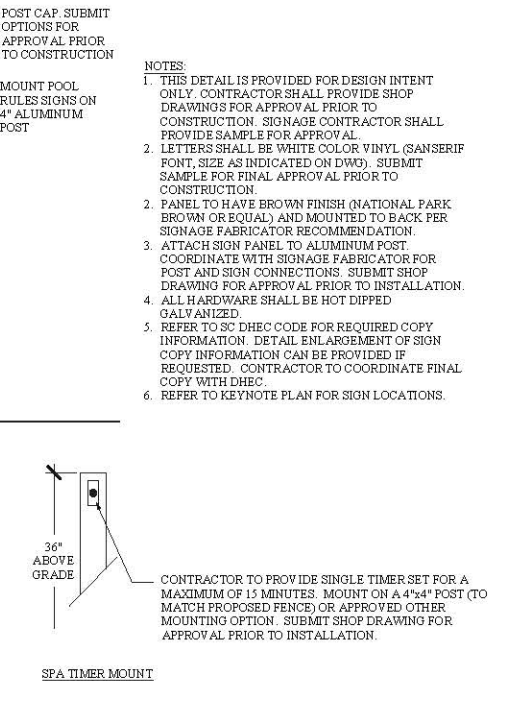
3 ATRIUM DRAIN
 L306 SCALE: 1" = 1'-00"



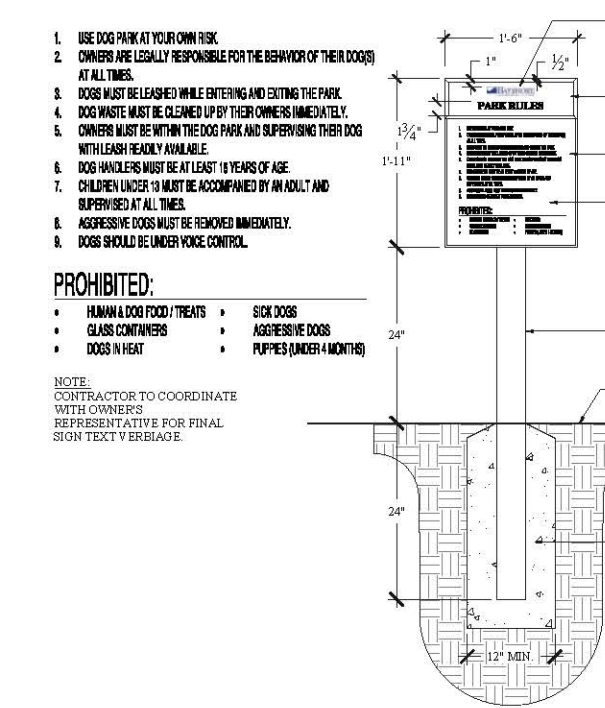
4 TRENCH DRAIN
 L306 SCALE: 3/4" = 1'-00"



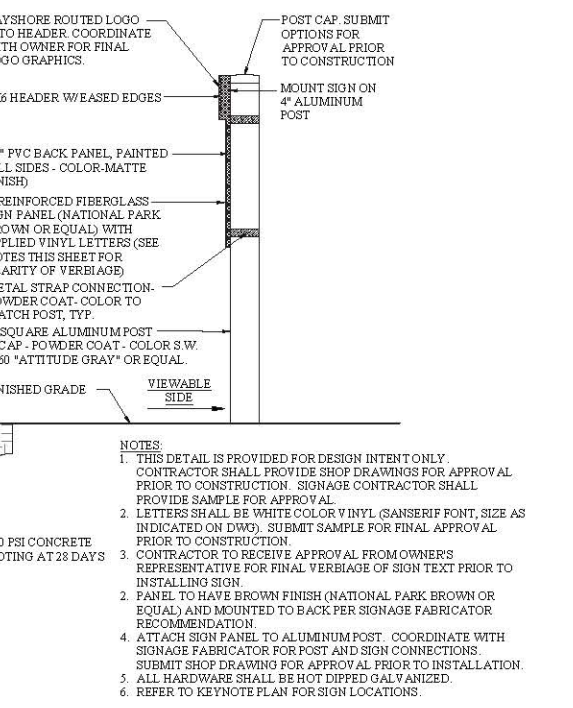
5 POOL & SPA SIGN
 L306 SCALE: 1" = 1'-00"



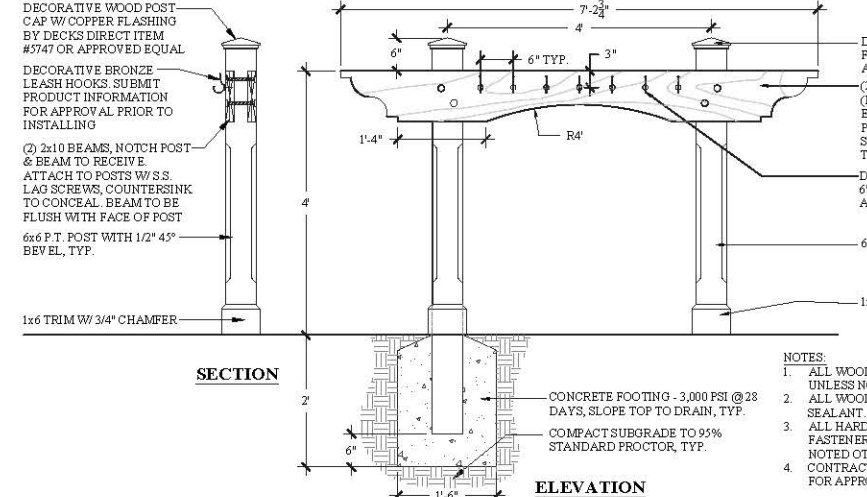
6 DOG PARK RULES SIGN
 L306 SCALE: 1" = 1'-00"



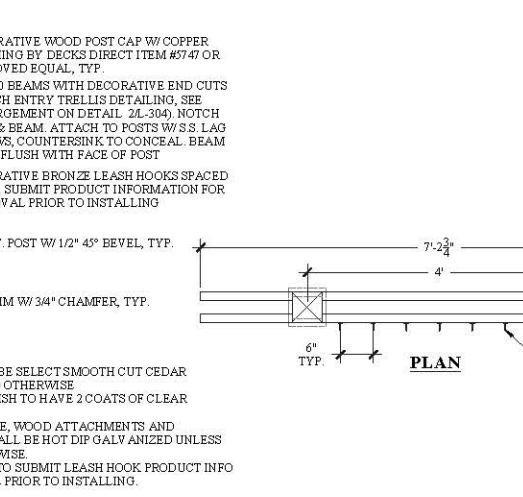
7 LEASH RACK AT DOG PARK
 L306 SCALE: 3/4" = 1'-00"



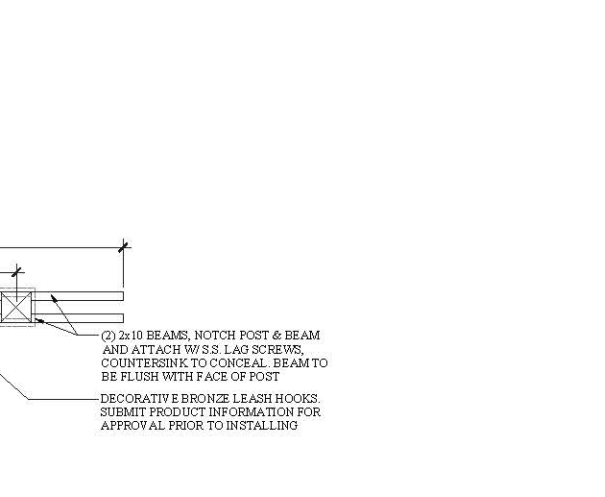
8 LEASH RACK AT DOG PARK
 L306 SCALE: 3/4" = 1'-00"



9 LEASH RACK AT DOG PARK
 L306 SCALE: 3/4" = 1'-00"



10 LEASH RACK AT DOG PARK
 L306 SCALE: 3/4" = 1'-00"



11 LEASH RACK AT DOG PARK
 L306 SCALE: 3/4" = 1'-00"



12 LEASH RACK AT DOG PARK
 L306 SCALE: 3/4" = 1'-00"

PROFESSIONAL SEAL

DRAWN BY: JS
 CHECKED BY: TG

#	REVISION	DATE	BY

DATE: 08-13-2019
 PROJECT NUMBER: 01-19021
 SHEET TITLE: Details

SHEET NUMBER
L-306

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BUFFER SUMMARY							
NORTHERN BUFFER - SQUIRE POPE ROAD (±642 L.F., 25' OR 15' WIDE)							
BUFFER SECTION	BUFFER TYPE	OVERSTORY REQUIRED	OVERSTORY PROVIDED	UNDERSTORY REQUIRED	UNDERSTORY PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
SECTION 1 (100')	B - OPT.1	3	4 (3 Existing)	6	8	10	20
SECTION 2 (100')	B - OPT.1	3	3 (1 Existing)	6	6	10	20
SECTION 3 (100')	B - OPT.1	3	3 (1 Existing)	6	7 (3 Existing)	10	33
SECTION 4 (100')	B - OPT.1	3	3 (1 Existing)	6	9 (3 Existing)	10	16
SECTION 5 (142')	B - OPT.1	4	4 (1 Existing)	9	9	14	40
SECTION 6 (100')	B - OPT.2	4	4	8	8	12	15
EASTERN BUFFER - BIRDSONG WAY (±882 L.F., 10' WIDE)							
BUFFER SECTION	BUFFER TYPE	OVERSTORY REQUIRED	OVERSTORY PROVIDED	UNDERSTORY REQUIRED	UNDERSTORY PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
SECTION 1 (74')	A - OPT.2	2	2	3	3	7	7
SECTION 2 (100')	A - OPT.2	2	2 (1 Existing)	4	4	10	11
SECTION 3 (100')	A - OPT.2	2	2 (1 Existing)	4	4	10	12
SECTION 4 (100')	A - OPT.2	2	3 (2 Existing)	4	4	10	10 (1 Existing)
SECTION 5 (100')	A - OPT.2	2	3 (1 Existing)	4	4	10	12
SECTION 6 (100')	A - OPT.2	2	2 Existing	4	4	10	13
SECTION 7 (100')	A - OPT.2	2	3 (1 Existing)	4	4	10	10
SECTION 8 (100')	A - OPT.2	2	10 (8 Existing)	4	**	10	**
SECTION 9 (108')	A - OPT.2	2	7 Existing	4	**	11	**
WESTERN BUFFER - BIRDSONG WAY (±735 L.F., 10' WIDE)							
BUFFER SECTION	BUFFER TYPE	OVERSTORY REQUIRED	OVERSTORY PROVIDED	UNDERSTORY REQUIRED	UNDERSTORY PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
SECTION 1 (100')	A - OPT.2	2	7 Existing	4	4	10	10
SECTION 2 (100')	A - OPT.2	2	14 Existing	4	4	10	10
SECTION 3 (100')	A - OPT.2	2	8 Existing	4	4	10	13
SECTION 4 (100')	A - OPT.2	2	11 Existing	4	4	10	20
SECTION 5 (100')	A - OPT.2	2	8 Existing	4	4	10	12
SECTION 6 (100')	A - OPT.2	2	5 (4 Existing)	4	4	10	14
SECTION 7 (135')	A - OPT.2	3	8 Existing	5	5	14	15

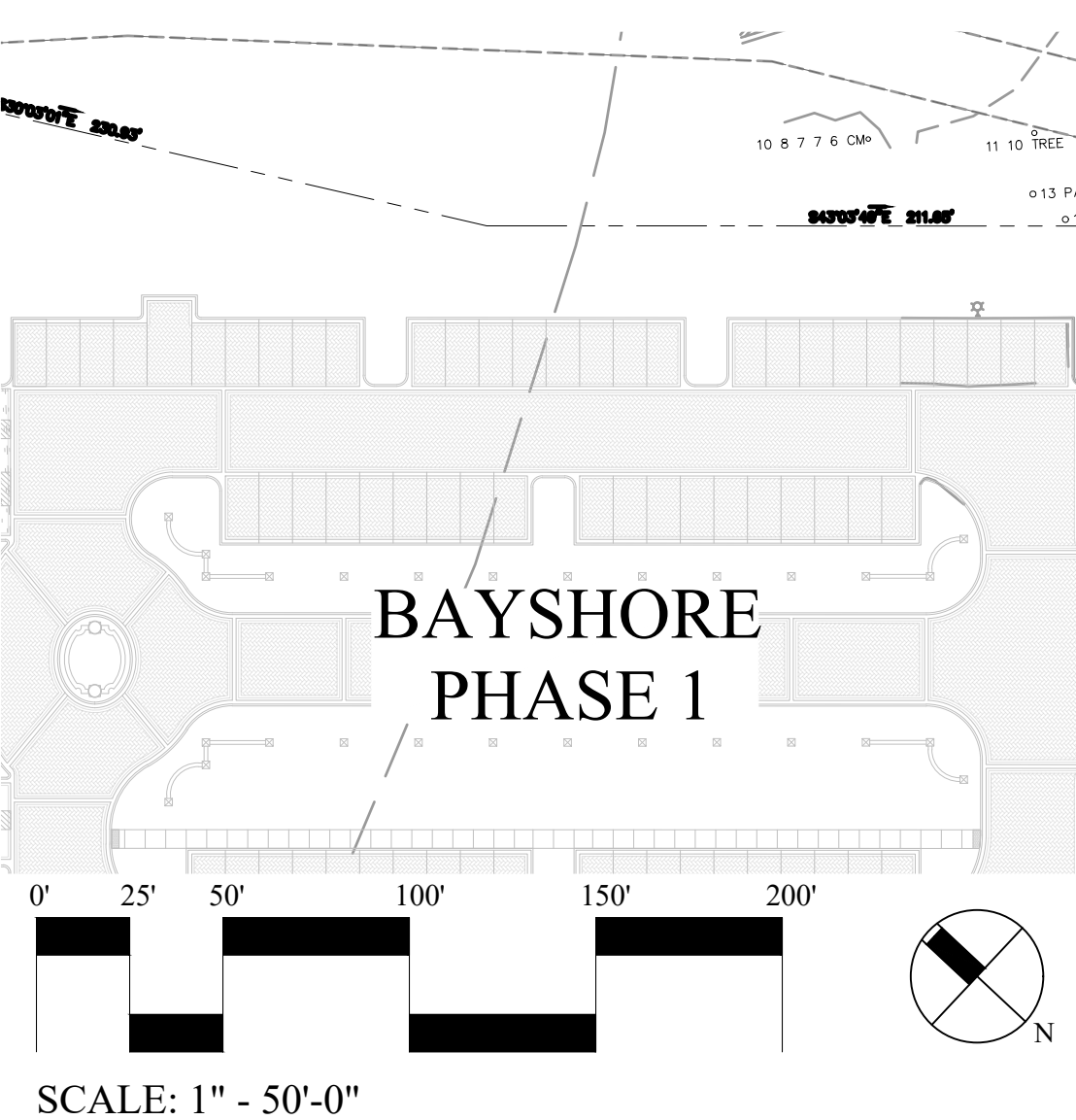
BUFFER NOTES:
 * Section 5 of Northern Buffer Excludes unplatable drive aisle in Buffer Calculations
 ** Seeking to Maintain Sections 8 & 9 of Eastern Buffer Undisturbed as Dense Native Woodlands. Additional native evergreen plant material may be added to enhance buffer if certain sections no longer meet the intent of a Type A Buffer.

TREE REMOVAL SUMMARY		
CATEGORY	TOTAL INCHES	TOTAL REPLACEMENT NEEDED
CATEGORY I TREES REMOVED	43"	4 TREES
CATEGORY II TREES REMOVED	1,058"	106 TREES
CATEGORY III TREES REMOVED	1,034"	103 TREES
CATEGORY IV TREES REMOVED	---	---

TREE REPLACEMENT SUMMARY (TOTAL)			
TREE REPLACEMENT 1 PER 10" REMOVED FOR EACH CATEGORY			
CATEGORY	INCHES REMOVED	#REPLACEMENT TREES REQUIRED	#REPLACEMENT TREES PROVIDED
I	43" LAUREL OAK	(4) 2" cal.	[71]
4 REQ - 71 = 67 CAT 1 TREE SURPLUS SURPLUS TO BE APPLIED TO CAT 2			
II	772" GUM 259" MAPLE 27" CHERRY	(106) 2" cal.	[63]
(33) 2" cal. Willow Oak (4) 2" cal. Nuttall Oak (14) 2" cal. Elms (12) 2" cal. S.Bay Mag			
106 REQ - 63 - 67(CAT 1) = 24 CAT 2 SURPLUS SURPLUS TO BE APPLIED TO CAT 3 AT DOUBLE (TREES ARE 2" INSTEAD OF 1")			
III	970" PINE 64" PALM	(103) 1" cal.	[60]
(6) 2" cal. Redbuds (5) 2" cal. Red cedar (49) Palm Trees			
103 REQ - 60 - 48 (CAT 2) = 5 CAT 3 SURPLUS MITIGATION HAS BEEN SATISFIED ON SITE.			
IV	---	---	---
NO CATEGORY IV TREES REMOVED DURING THIS PROJECT			

* 4" CAL. TREES EXCEED THE 2" CAL. MINIMUM REPLACEMENT REQUIREMENT BY DOUBLE. THEREFORE, ONE 4" CAL. TREE IS EQUIVALENT TO TWO MITIGATION TREES.
 SEE LANDSCAPE PLAN AND SCHEDULE FOR TREE LOCATIONS & REQUIREMENTS.

TREE REMOVAL CHART			
Total Cat 1 Removed	Total Cat 2 Removed	Total Cat 3 Removed	Total Cat 4 Removed
43 Inches	1058 Inches	1034 Inches	Inches
# of Trees Required	# of Trees Required	# of Trees Required	# of Trees Required
4 Trees	106 Trees	103 Trees	Trees
Cat 1 In (")	Cat 2 In (")	Cat 3 In (")	Cat 4 In (")
Laurel Oak 6	Gum 12	Pine 24	
Laurel Oak 10	Gum 13	Pine 30	
Laurel Oak 27	Gum 7	Palm 13	
	Gum 10	Palm 14	
	Gum 20	Palm 12	
	Gum 25	Pine 19	
	Gum 16	Pine 25	
	Gum 6	Pine 27	
	Gum 6	Pine 26	
	Gum 7	Pine 18	
	Gum 13	Pine 24	
	Gum 7	Pine 23	
	Cherry 8	Pine 27	
	Maple 7	Pine 20	
	Gum 17	Pine 25	
	Maple 13	Pine 26	
	Maple 19	Pine 26	
	Gum 9	Pine 28	
	Maple 23	Pine 23	
	Gum 19	Pine 26	
	Gum 14	Pine 18	
	Gum 23	Palm 12	
	Gum 19	Pine 24	
	Gum 6	Pine 27	
	Gum 12	Pine 24	
	Maple 9	Pine 19	
	Maple 9	Pine 19	
	Maple 33	Pine 24	
	Maple 6	Pine 24	
	Gum 25	Pine 31	
	Gum 19	Pine 9	
	Maple 6	Pine 13	
	Maple 12	Pine 23	
	Maple 7	Pine 26	
	Maple 13	Pine 7	
	Gum 16	Palm 13	
	Gum 12	Pine 6	
	Maple 13	Pine 22	
	Gum 16	Pine 19	
	Maple 13	Pine 23	
	Gum 11	Pine 16	
	Gum 13	Pine 15	
	Gum 8	Pine 18	
	Gum 8	Pine 18	
	Gum 13	Pine 14	
	Gum 14	Pine 16	
	Gum 8	Pine 16	
	Gum 7	Pine 24	
	Gum 9	Pine 22	
	Gum 12	Pine 19	
	Gum 9	Pine 17	
	Gum 8		
	Maple 21		
	Gum 6		
	Gum 9		
	Gum 10		
	Gum 7		
	Gum 12		
	Gum 11		
	Maple 14		
	Gum 22		
	Maple 13		
	Gum 13		
	Gum 21		
	Maple 9		
	Maple 6		
	Maple 7		
	Maple 15		
	Gum 28		
	Gum 11		
	Gum 13		
	Gum 12		
	Gum 12		
	Gum 6		
	Cherry 10		
	Cherry 9		
	Gum 22		



SCALE: 1" = 50'-0"
 SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY ATLAS SURVEYING INC. (FILE NAME: 14014 TA3b - as built survey, PROJECT #14014) DATED 11-15-2018. SURVEY & SITE PLAN PROVIDED BY WARD EDWARDS ENGINEERING FILE NAME xref-ward edwards concept plan 3-13-19.
 PLAN IS SUBJECT TO CHANGE.

Client Info:
 Bayshore Retirement Living
 701 S Howard Ave
 Tampa, FL 33606

CONSTRUCTION DOCUMENTS - PERMIT SET
THE COTTAGES AT BAYSHORE
 424 SQUIRE POPE ROAD
 HILTON HEAD ISLAND, SC 29926

PROFESSIONAL SEAL:

DRAWN BY:
 JS
 CHECKED BY:
 TG

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#	REVISION	DATE	BY

DATE: 08-13-2019
 PROJECT NUMBER: 01-19021
 SHEET TITLE: Landscape Calculations & Charts

SHEET NUMBER
L-400

SECTIONS 8 & 9 ARE TO BE LEFT NATURAL AS DENSE NATIVE WOODLANDS. ADDITIONAL NATIVE EVERGREEN PLANT MATERIAL MAY BE ADDED TO ENHANCE BUFFER IF CERTAIN SECTIONS NO LONGER MEET THE INTENT OF A TYPE A BUFFER.

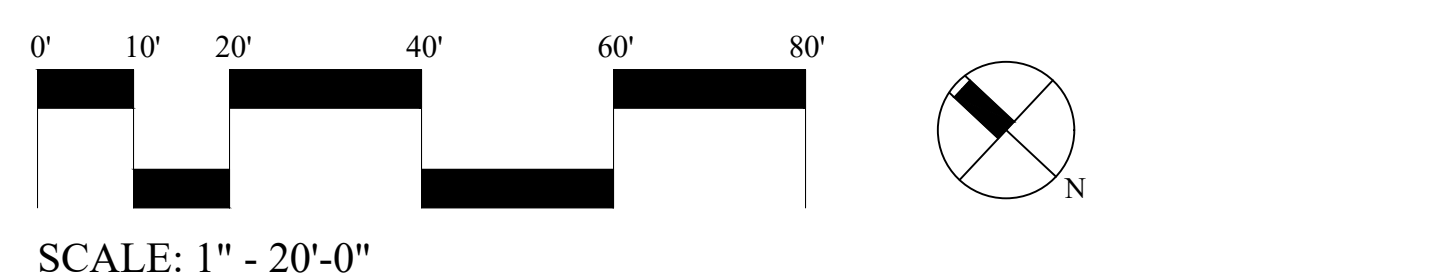
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BUFFER SUMMARY									
NORTHERN BUFFER - SQUIRE POPE ROAD (±642 L.F., 25' OR 15' WIDE)									
BUFFER SECTION	BUFFER TYPE	OVERSTORY REQUIRED	OVERSTORY PROVIDED	UNDERSTORY REQUIRED	UNDERSTORY PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED		
SECTION 1 (100')	B - OPT.1	3	4 (3 Existing)	6	8	10	20		
SECTION 2 (100')	B - OPT.1	3	3 (1 Existing)	6	6	10	20		
SECTION 3 (100')	B - OPT.1	3	3 (1 Existing)	6	7 (3 Existing)	10	33		
SECTION 4 (100')	B - OPT.1	3	3 (1 Existing)	6	9 (3 Existing)	10	16		
SECTION 5 (142')	B - OPT.1	4	4 (1 Existing)	9	9	14	40		
SECTION 6 (100')	B - OPT.2	4	4	8	8	12	15		
EASTERN BUFFER - BIRDSONG WAY (±882 L.F., 10' WIDE)									
BUFFER SECTION	BUFFER TYPE	OVERSTORY REQUIRED	OVERSTORY PROVIDED	UNDERSTORY REQUIRED	UNDERSTORY PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED		
SECTION 1 (74')	A - OPT.2	2	2	3	3	7	7		
SECTION 2 (100')	A - OPT.2	2	2 (1 Existing)	4	4	10	11		
SECTION 3 (100')	A - OPT.2	2	2 (1 Existing)	4	4	10	12		
SECTION 4 (100')	A - OPT.2	2	3 (2 Existing)	4	4	10	10 (1 Existing)		
SECTION 5 (100')	A - OPT.2	2	3 (1 Existing)	4	4	10	12		
SECTION 6 (100')	A - OPT.2	2	2 Existing	4	4	10	13		
SECTION 7 (100')	A - OPT.2	2	3 (1 Existing)	4	4	10	10		
SECTION 8 (100')	A - OPT.2	2	10 (8 Existing)	4	**	10	**		
SECTION 9 (108')	A - OPT.2	2	7 Existing	4	**	11	**		
WESTERN BUFFER - BIRDSONG WAY (±735 L.F., 10' WIDE)									
BUFFER SECTION	BUFFER TYPE	OVERSTORY REQUIRED	OVERSTORY PROVIDED	UNDERSTORY REQUIRED	UNDERSTORY PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED		
SECTION 1 (100')	A - OPT.2	2	7 Existing	4	4	10	10		
SECTION 2 (100')	A - OPT.2	2	14 Existing	4	4	10	10		
SECTION 3 (100')	A - OPT.2	2	8 Existing	4	4	10	13		
SECTION 4 (100')	A - OPT.2	2	11 Existing	4	4	10	20		
SECTION 5 (100')	A - OPT.2	2	8 Existing	4	4	10	12		
SECTION 6 (100')	A - OPT.2	2	5 (4 Existing)	4	4	10	14		
SECTION 7 (135')	A - OPT.2	3	8 Existing	5	5	14	15		

BUFFER NOTES:
 * Section 5 of Northern Buffer Excludes unplantable drive aisle in Buffer Calculations
 ** Seeking to Maintain Sections 8 & 9 of Eastern Buffer Undisturbed as Dense Native Woodlands. Additional native evergreen plant material may be added to enhance buffer if certain sections no longer meet the intent of a Type A Buffer.

PLANT ABBREVIATIONS (SEE SCHEDULE ON SHEET L-405)

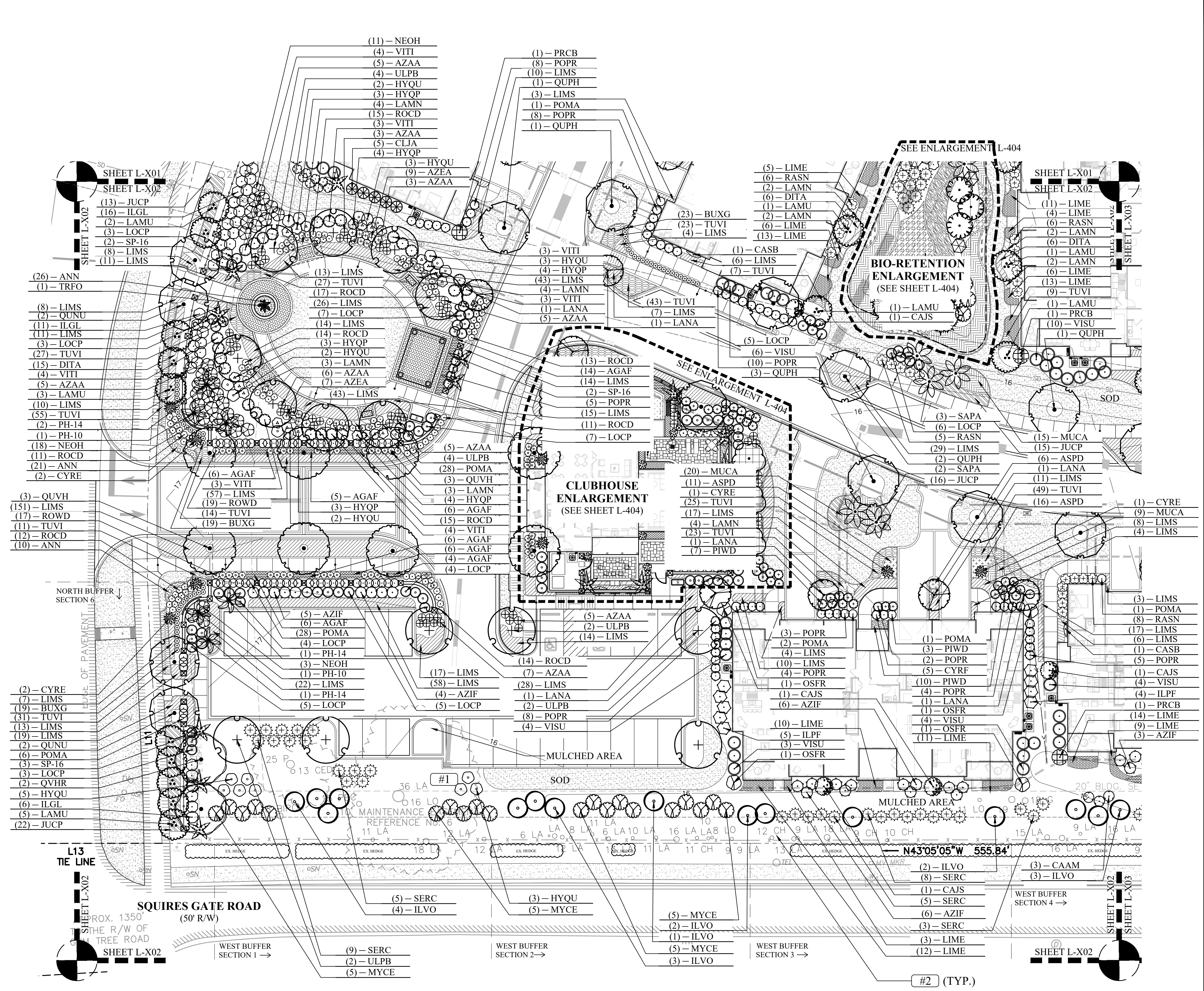
TREES	COMMON NAME	SHRUBS	COMMON NAME
CECA	Eastern Redbud	AEPV	Red Buckeye
CECR	Rising Sun Redbud	ALMA	Upright Elephant Ear
ILOG	Greenleaf Holly	ALZV	Variiegated Shell Ginger
ILVO	Pride of Houston Yaupon	AZAA	Autumn Angel Azalea
JUVB	Brodie Columnar Cedar	AZEA	Autumn Twist Azalea
LAMU	Lavender Crape Myrtle	AZIF	Formosa Azalea
LANA	Crape Myrtle	AZIM	Mrs. G.G. Gerbing Azalea
MAGA	Alta Magnolia	BUXG	Boxwood
MAVI	Sweet Bay	CAAM	American Beautyberry
QUNU	Nuttall Oak	CAJS	White Camellia
QUPH	Upperton Willow Oak	CASB	Bonanza Camellia
QVHR	High Rise Live Oak	CLAL	Summersweet Clethra
QUVH	High Rise Live Oak	CLJA	Sakaki
TADS	Bald Cypress	CYRE	Sago Palm
ULPB	Bosque Elm	FAJA	Japanese Fatsia
		GAJA	Frostproof Gardenia
		HYME	Bailmer Hydrangea
		HYOU	Oakleaf Hydrangea
		ILGL	Dwarf Oakleaf Hydrangea
		ILPF	Inkberry Holly
		ITVI	Florida Sunshine Illicium
		ITVI	Virginia Sweetspire
		LOCP	Loropetalum
		MAGL	Little Gem Magnolia
		MYCE	Wax Myrtle
		NEOH	Hardy Red Oleander
		NEOP	Petite Pink Oleander
		OSFR	Sweet Olive
		PHXA	Xanadu Philodendron
		PIWD	Dwarf Pittosporum
		POMA	Japanese Yew
		POPR	Dwarf Podocarpus
		PRCB	Bright 'N Tight Carolina Laurel
		RASN	Yedda Hawthorn
		ROCD	Coral Drift Rose
		ROWD	White Drift Rose
		SERC	Silver Saw Palmetto
		VISU	Sandankwa Viburnum
		VITI	Emerald Beauty Viburnum
		VINES	COMMON NAME
		FIPU	Creeping Fig



SCALE: 1" = 20'-0"

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PLAN IS SUBJECT TO CHANGE.



KEY NOTES:

#1 WORK WITH CAUTION AROUND AND UNDER 36" LAUREL OAK AND 13" CEDAR. ALL AREAS NOT SHOWN WITH HARDSCAPE OR SOD ARE TO BE MULCHED.

#2 ALL PLANTINGS IN BUFFER ARE TO BE FIELD LOCATED BASED ON SITE CONDITIONS AND ROOTS OF EXISTING PRESERVED TREES. A DETAILED SITE VISIT OF THE EXISTING BUFFER WAS PERFORMED ON 08.08.2019. GENERALLY, A DENSE TREE CANOPY ABOVE WITH LIMITED TO NO GROUND COVER OR SHRUB LAYERS WERE OBSERVED WITHIN THE 10' WIDE BUFFER.



Client Info:
 Baysshore Retirement Living
 701 S Howard Ave
 Tampa, FL 33606

CONSTRUCTION DOCUMENTS - PERMIT SET

THE COTTAGES AT BAYSHORE

424 SQUIRE POPE ROAD
 HILTON HEAD ISLAND, SC 29926

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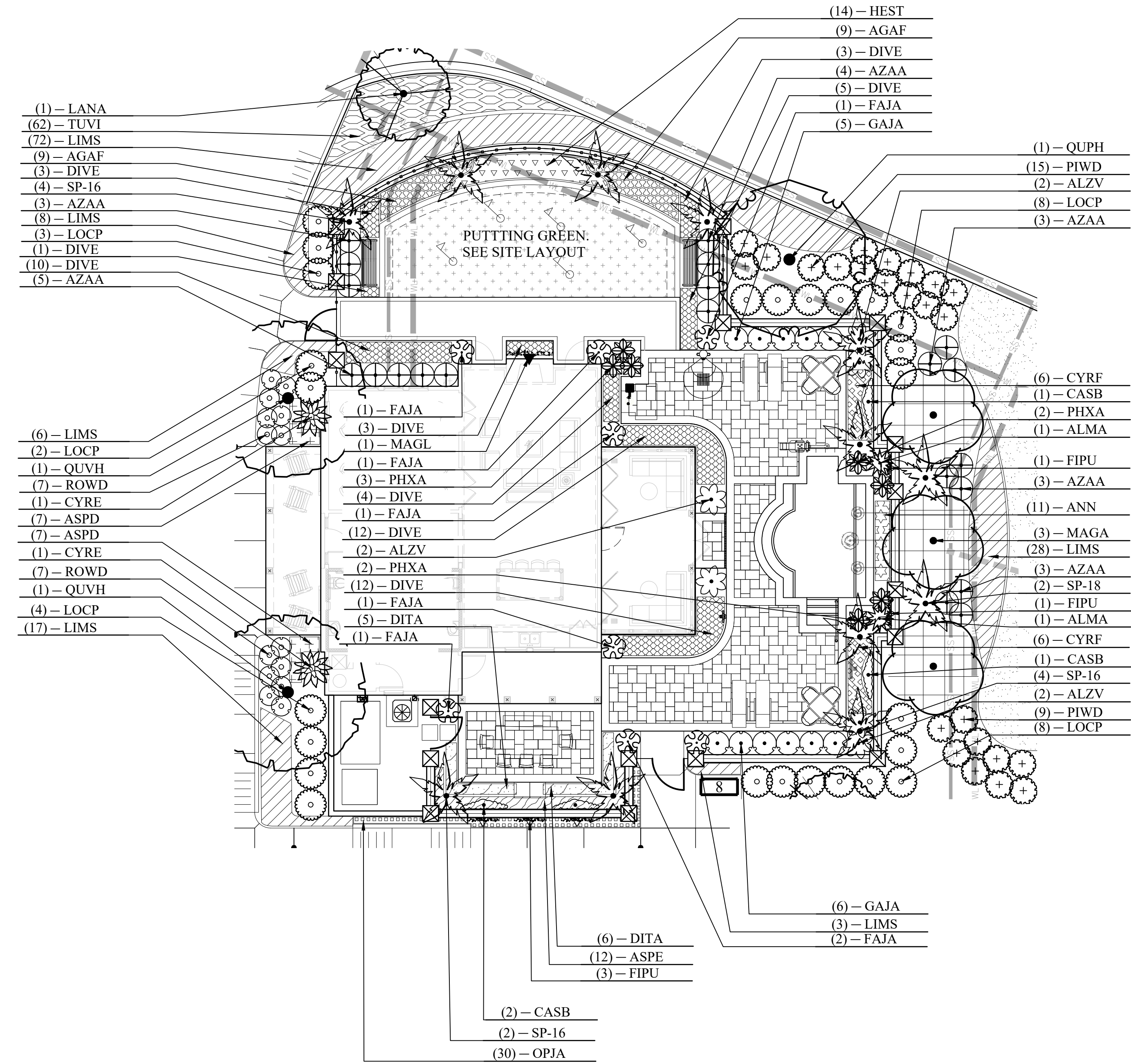
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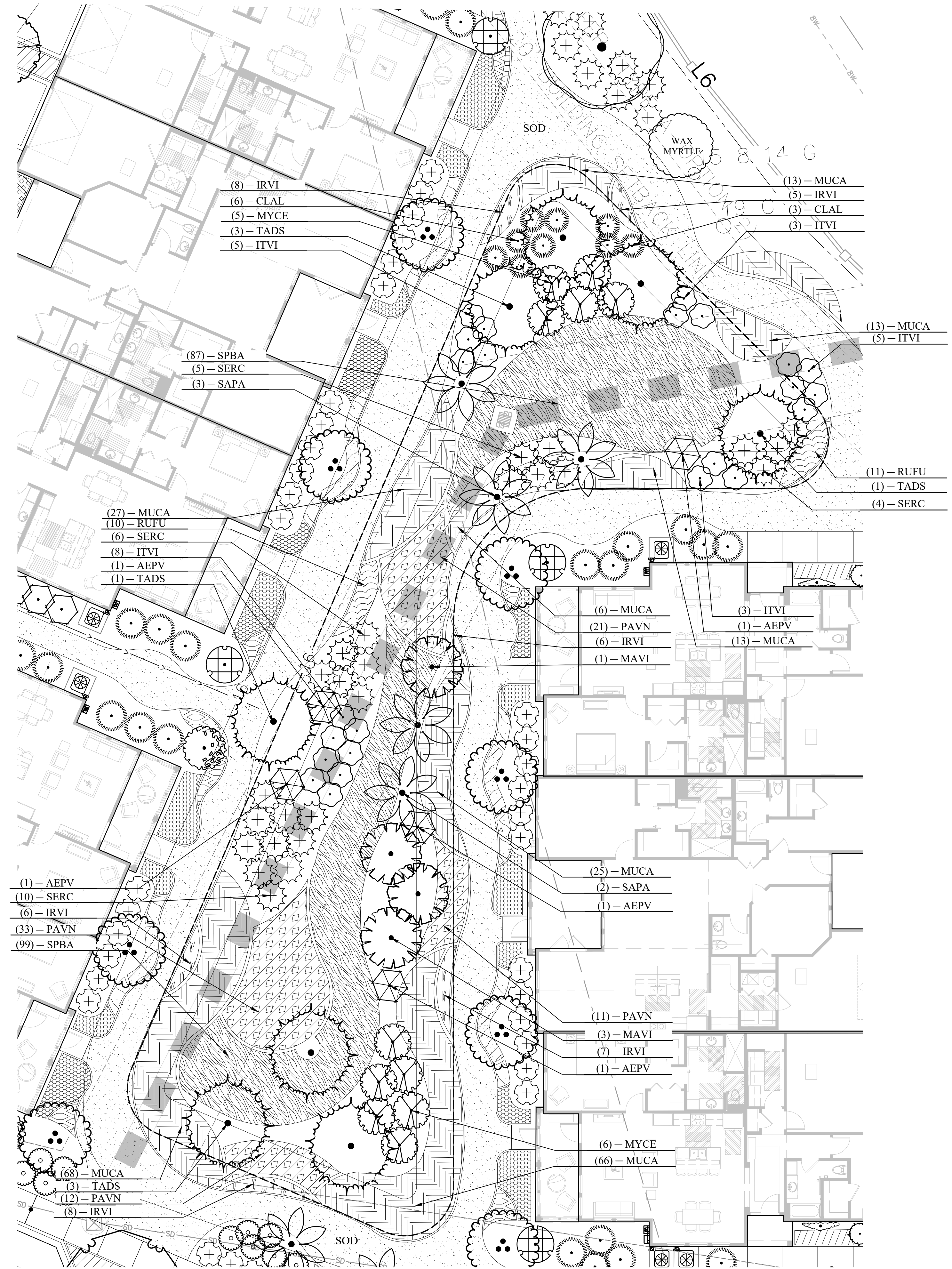
DATE
 08-13-2019
 PROJECT NUMBER
 01-19021
 SHEET TITLE
 Landscape Plan

SHEET NUMBER
 L-402

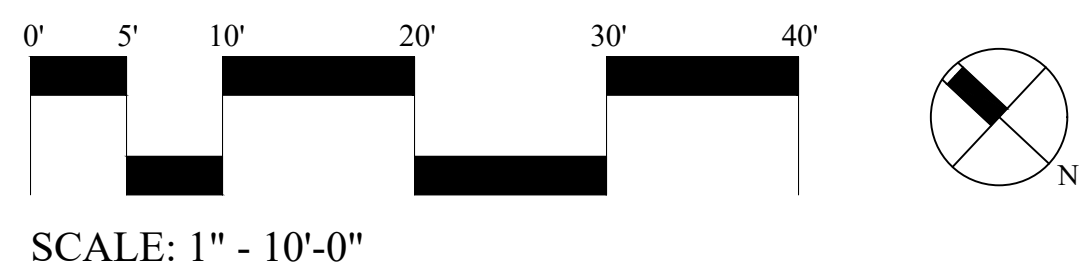
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CLUBHOUSE ENLARGEMENT



BIO-RETENTION ENLARGEMENT



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#	REVISION	DATE	BY

DATE
 08-13-2019
 PROJECT NUMBER
 01-19021
 SHEET TITLE

Landscape Enlargement

SHEET NUMBER

L-404

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LANDSCAPE SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	HEIGHT	SPREAD	REMARKS
CECA	4	Cercis canadensis 'Forest Pansy'	Eastern Redbud	B & B or Cont.	2" Cal		10'-12'	4'-5'	Multi-trunk
CECR	3	Cercis canadensis 'Rising Sun'	Rising Sun Redbud	B & B or Cont.	2" Cal		10'-12'	4'-5'	Single Trunk
ILOG	17	Ilex opaca 'Greenleaf'	Greenleaf Holly	B & B or Cont.	2" Cal		10'-12'	3'-4'	Full to base, 10' Min.
JVVB	5	Ilex vomitoria 'Pride of Houston'	Pride of Houston Yaupon	Cont.			6' MIN.	3'-4'	Full to the Ground, Multi-Stem, 6' Min
LAMU	25	Juniperus virginiana 'Blue'	Brooks Columnar Cedar	B & B or Cont.	2" Cal. Min.		8'-10'	4'-5'	Full to the Ground
LANA	21	Lagerstroemia x 'Muskegee'	LaVender Crape Myrtle	B & B or Cont.			10'-12'	4'-6'	Matched, 3-5 canes min.
MAGA	7	Magnolia grandiflora 'Alta'	Alta Magnolia	B & B or Cont.	2" Cal		10'-12'	5'-6'	Single-Trunk
MAVI	12	Magnolia virginiana	Sweet Bay	B & B or Cont.	2" Cal		10'-12'	5'-6'	Full to base
QUNU	4	Quercus nuttallii	Nuttall Oak	B & B or Cont.	2" Cal		12'-15'	6'-8'	Multi-trunk, FTG, 10' Ht. Min.
QUPH	33	Quercus phellos 'RT3'	Upperton Willow Oak	B & B or Cont.	2" Cal		10'-14'	4'-6'	Strong Central Leader
QVHR	23	Quercus virginiana 'High Rise'	High Rise Live Oak	B & B or Cont.	2" Cal		12'-14'	4'-5'	Specimen replacement; Single leader
QUVH	8	Quercus virginiana 'High Rise'	High Rise Live Oak	B & B or Cont.	4" Cal		18' Matched	8'-10'	Matching, Strong central leader; Specimen
TADS	8	Taxodium distichum 'Shawnee Brave' TM	Bald Cypress	B & B or Cont.	2" Cal		10'-14'	4'-5'	
ULPB	14	Ulmus parvifolia 'Bosque'	Bosque Elm	B & B or Cont.	2" Cal		12'-14'	5'-6'	Stong Central leader, 6' Clear Trunk

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	HEIGHT	SPREAD	REMARKS
PH-10	2	Phoenix sylvesteris	Sylvester Palm	B & B or Cont.			10'	6-8'	Match Hts., Clear Trunk, Refoliated
PH-14	4	Phoenix sylvesteris	Sylvester Palm	B & B or Cont.			14'	Matched	Match Hts., Clear Trunk, Refoliated
SP-16	18	Sabal palmetto	Cabbage Palmetto	B & B or Cont.			16'	Matched	Refoliated, Smooth Trunk, Matching Ht.
SP-18	2	Sabal palmetto	Cabbage Palmetto	B & B or Cont.			18'	Matched	Refoliated, Smooth Trunk, Matching Ht.
SAPA	23	Sabal palmetto	Cabbage Palmetto	B & B or Cont.			7'-14'	6'-8'	Hurricane-Cut, Clean Trunk, Stagger Hts.
TRFO	1	Trachycarpus fortunei	Windmill Palm	B & B or Cont.			4'-5'	3'-4'	Tri-Trunk, Provide Photo for Approval

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	REMARKS
AEPU	5	Aesculus pavia	Red Buckeye	7 gal	3'-4'	24'-36"	
ALMA	2	Alocasia macrorrhiza	Upright Elephant Ear	7 gal	36'-42"	24'-36"	Full pot
ALZV	19	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	3 gal	24'-30"	24'-30"	Full
AZAA	97	Azalea Encore 'Autumn Angel' TM	Autumn Angel Azalea	3 gal	20'-24"	20'-24"	
AZEA	16	Azalea Encore 'Autumn Twist' TM	Autumn Twist Azalea	3 gal	18'-24"	24'-30"	
AZIF	69	Azalea indica 'Formosa'	Formosa Azalea	3 gal	24'-30"	18'-24"	Full pot
AZIM	18	Azalea indica 'Mrs. G.G. Gerbing'	Mrs. G.G. Gerbing Azalea	3 gal	24'-30"	24'-30"	
BUXG	61	Buxus x 'Green Mountain'	Boxwood	3 gal	12'-18"	10'-12"	Plant to Form Hedge, +18" HT.
CAAM	15	Callicarpa americana	American Beautyberry	3 gal	24'-36"	24'-30"	Full pot
CAJS	13	Camellia japonica 'Sea Foam'	White Camellia	15 gal	4'-6'	3'-4'	Specimen, Multi-Stem
CASB	12	Camellia sasanqua 'Bonanza'	Bonanza Camellia	15 gal	3'-4'	3'-4'	Espalier. Provide Trellis. Train to Wall
CLAL	9	Clethra alnifolia 'Sixteen Candles'	Summersweet Clethra	3 gal	24'-30"	24'-30"	
CLJA	25	Cleyera japonica	Sakaki	7 gal	24'-36"	24'-36"	
CLP	10	Cycas revoluta	Sago Palm	15 gal	3'-4'	3'-4'	Full pot; Specimen
FAJA	8	Fatsia japonica	Japanese Fatsia	7 gal	30'-36"	30'-36"	Full pot
GAJA	11	Gardenia jasminoides 'Frostproof'	Frostproof Gardenia	3 gal	18'-24"	18'-24"	Full pot
HYME	6	Hydrangea macrophylla 'Endless Summer' TM	Bailmer Hydrangea	3 gal	24'-30"	24'-30"	
HYQU	20	Hydrangea quercifolia 'Alice'	Oakleaf Hydrangea	7 gal	24'-36"	24'-36"	
HYQP	21	Hydrangea quercifolia 'PeeWee'	Dwarf Oakleaf Hydrangea	3 gal	24'-30"	24'-30"	
ILGL	56	Ilex glabra	Inkberry Holly	7 gal	24'-30"	18'-24"	Specimen, Full to the Ground
ILPF	34	Illicium parviflorum 'Florida Sunshine'	Florida Sunshine Illicium	3 gal	24'-36"	24'-30"	Full pot
ITVI	137	Itea virginica 'Little Henry' TM	Virginia Sweetspire	3 gal	24'-36"	24'-36"	Full pot
LOCP	137	Loropetalum chinense 'Purple Diamond'	Loropetalum	3 gal	24'-36"	24'-36"	Full pot
MAGL	1	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	15 gal	4'-5'	3'-4'	Full pot
MYCE	54	Myrica cerifera	Wax Myrtle	7 gal	30'-36"	20'-24"	Full pot
NEOH	32	Nerium oleander 'Hardy Red'	Hardy Red Oleander	7 gal	42'-48"	24'-36"	Full
NEOP	8	Nerium oleander 'Petite Pink'	Petite Pink Oleander	7 gal	30'-36"	24'-36"	Full
OSFR	12	Osmorhiza frangrans	Sweet Olive	7 gal	24'-36"	24'-36"	Full pot
PHXA	7	Philodendron x 'Xanadu'	Xanadu Philodendron	3 gal	24'-36"	18'-24"	Full pot
PIWD	80	Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Pittosporum	3 gal	18'-24"	24'-30"	Full pot, matched
POPR	186	Podocarpus macrophyllus	Japanese Yew	7 gal	36'-48"	30"	Full, matched
POPC	21	Podocarpus macrophyllus 'Pringles'	Dwarf Podocarpus	3 gal	24'-36"	24'-36"	Full
PRCB	21	Prunus caroliniana 'Bright 'N Tight' TM	Bright 'N Tight Carolina Laurel	Cont.	6' MIN.	3'-4'	
RASN	107	Rhaphiolepis umbellata 'Snow White'	Yedda Hawthorn	3 gal	24'-30"	24'-30"	Full pot
ROCD	122	Rosa x 'Coral Drift'	Coral Drift Rose	3 gal	8'-12"	24'-30"	
ROWD	56	Rosa x 'White Drift'	White Drift Rose	3 gal	8'-12"	24'-30"	
SERC	184	Serenoa repens 'Cinerea'	Silver Saw Palmetto	7 gal	18'-24"	18'-24"	Full pot
VISU	109	Viburnum suspensum	Sandankwa Viburnum	7 gal	30'-36"	24'-36"	Full pot, matched ht
VITI	40	Viburnum tinus 'Emerald Beauty'	Emerald Beauty Viburnum	7 gal	24'-36"	24'-36"	

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	REMARKS
AGAF	112	Agapanthus africanus 'Storm Cloud'	Lily of the Nile	1 gal	12'-18"	12'-18"	24" o.c.
ANN	68	Annuals	Annuals	1 gal	12'-18"	12'-18"	To be selected by owner
ASPD	124	Asparagus densiflorus 'Myers'	Myers Asparagus	1 gal	12'-18"	12'-18"	Full pot
ASPE	12	Aspidistra elatior	Cast Iron Plant	1 gal	12'-18"	8'-12"	Full pot
CYRF	57	Cyrtomium falcatum	Holly Fern	3 gal	8'-12"	12'-18"	Full pot
DITA	99	Dianella tasmanica	Variegated Flax Lily	1 gal	12'-18"	8'-12"	Full pot
DIVE	61	Dietsis vegeta	African Iris	3 gal	12'-24"	12'-24"	Full pot
HEST	87	Hemerocallis stella D'oro	Daylily	1 gal	6'-8"	6'-8"	24" o.c.
IRVI	40	Iris virginica	Blue Flag Iris	1 gal	4'-6"	6'-12"	24" o.c.
JUCP	76	Juniperus chinensis 'Parsonii'	Parson Juniper	1 gal	6'-8"	24'-36"	36" o.c.
LAMN	71	Lantana montevidensis 'New Gold'	Trailing Lantana	1 gal	6'-8"	12'-18"	30" o.c.
LIME	402	Liriope muscari 'Evergreen Giant'	Giant Lilyturf	1 gal	12'-14"	6'-8"	24" o.c.
LIMS	1,736	Liriope muscari 'Super Blue'	Lily Turf	1 gal	12'-18"	12'-18"	24" o.c.
MUCA	515	Muhlenbergia capillaris	Pink Muhly	1 gal	6'-10"	8'-12"	30" o.c.
OPIA	30	Ophiopogon japonicus	Mondo Grass	1 gal	4'-6"	4"	14" o.c.
PAVN	186	Panicum virgatum 'Northwind'	Switch Grass	1 gal	12'-18"	12'-18"	36" o.c.
RUFU	21	Rudbeckia fulgida	Coneflower	1 gal	24" o.c.		24" o.c.
SBPA	186	Spartina bakeri	Sand Cord Grass	1 gal	12'-18"	12'-18"	36" o.c.
TUVI	606	Tulbaghia violacea	Society Garlic	1 gal	12'-18"	12'-18"	18" o.c.

MULCH	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	REMARKS
MULCH	±88,271 sf	Hardwood Mulch	Mulch	Mulch			4" Depth, Double-shredded

SOD	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	REMARKS
SOD	±35,885 sf	Zoysia japonica 'Empire'	Empire Zoysia	SOD			

LANDSCAPE NOTES:

- The landscape architect shall approve all plant substitutions prior to purchase or installation.
- The plant schedule included in this drawing was prepared for estimating purposes & for the contractors convenience only, and its accuracy is not guaranteed. The contractor shall perform his or her own quantity take-offs using the drawings to determine the quantities to his or her satisfaction. The contractor shall report any discrepancies to the landscape architect prior to submitting a final bid.
- Contractor shall warranty all exterior plants for one year from the date of substantial completion, against defects including but not limited to death and unsatisfactory growth. Defects associated with a lack of adequate maintenance, neglect, or abuse by the owner or incidents that are beyond contractor's control will not be covered by the one-year warranty.
- The contractor shall verify that all selected plant species are determined available at their specified sizes when the time of bidding. The contractor shall not make plant substitutions. If there are difficulties locating plant material as specified, contact the landscape architect prior to submitting the bid.
- 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 landscape architect or owners representative before, during and after installation.
- All planting techniques shall conform to approved industry standards.
- The contractor shall coordinate with the owner's representative to establish a planting schedule that prioritizes the planting of all trees and lawn areas.
- All plant beds shall be mulched with double ground hardwood mulch to a depth of 4".
- All plant beds shall receive a weed inhibitor application at installation.
- All landscape material shall be correctly laid out and installed per the plans. The contractor is responsible by any means (survey, staking, etc.) to insure the correct plant layout and may seek the landscape architects approval for landscape material layouts prior to installation. The contractor

shall coordinate with the landscape architect for these approvals and shall have all required plant material placed in their proposed locations prior to the landscape architects on-site approval. All plant material placement is subject to re-placement and layout per the landscape architects discretion if the layout does not follow the plans.

- The landscape contractor shall leave all plant identification hangtag's on each plant until final approval has been granted per the Landscape Architects final punch / field report. Once the final approval is obtained, the hangtag's may be removed.

IRRIGATION NOTES:

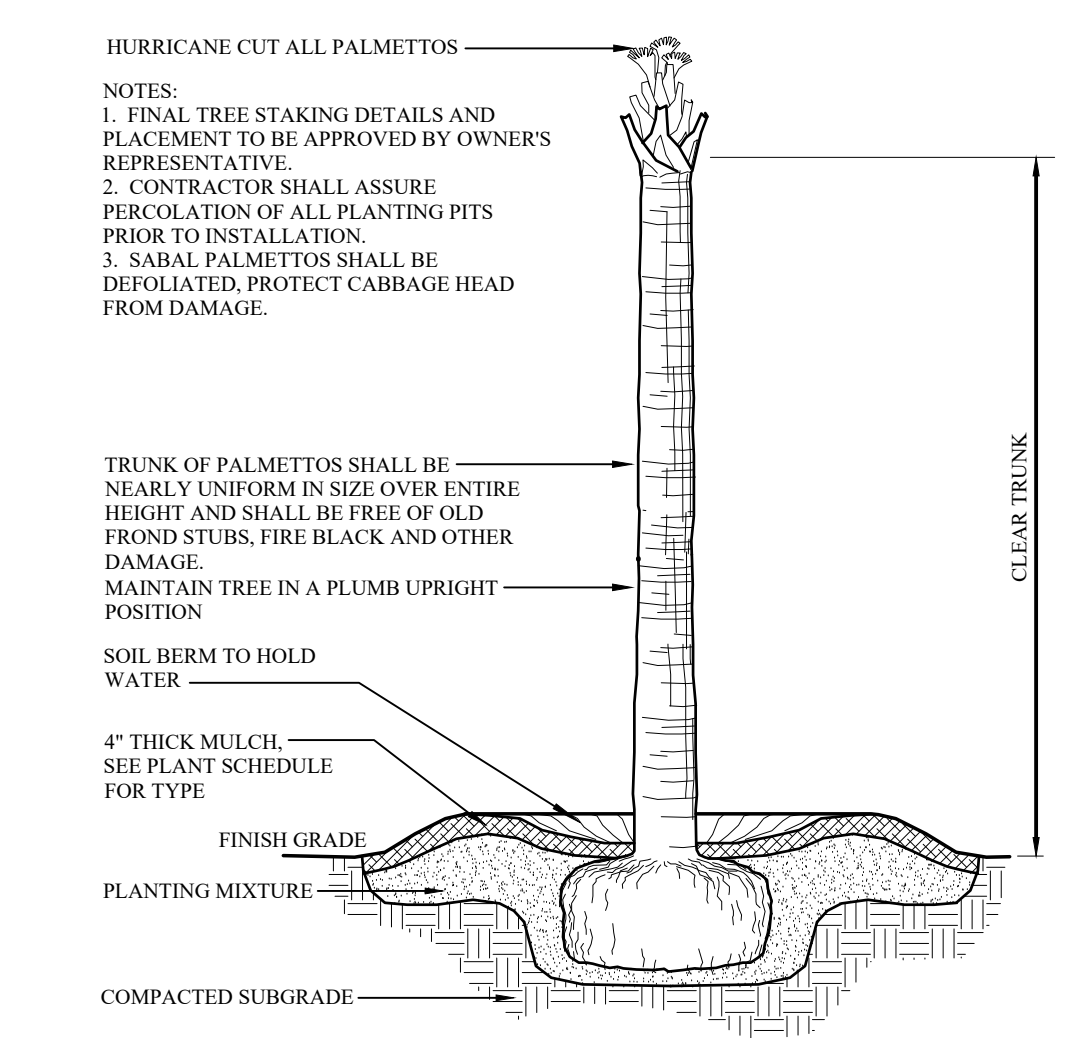
- Contractor to supply automatic irrigation system, complete and installed. System shall include all valves, pipes, heads, fittings, back-flow, & controllers. The installed system shall provide 100% coverage of all sod, hydro-seed, planting bed, and trees

GRADING NOTES:

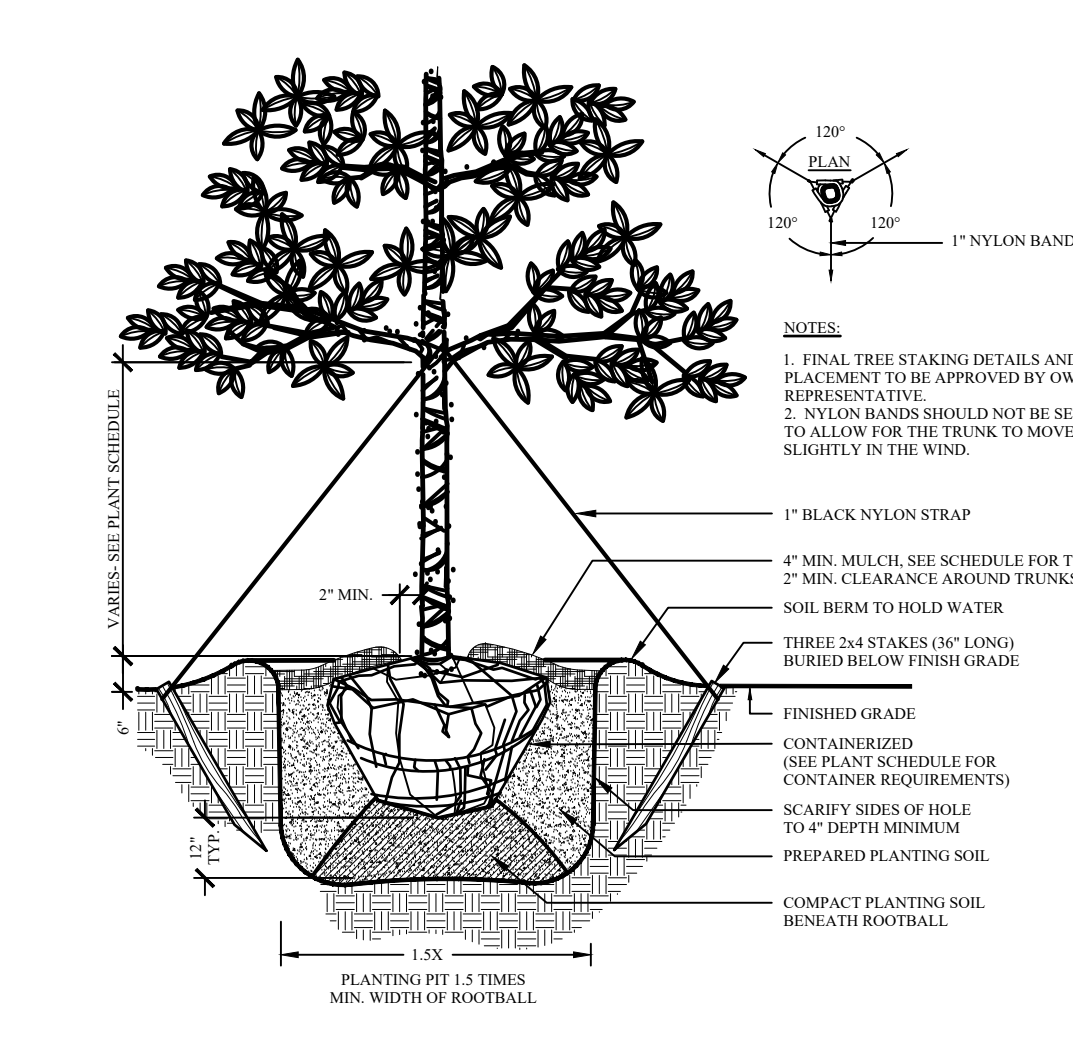
- Contractor to perform fine grading within all turf and plant beds. Fine grading shall consist of a hand raked, smooth soil free of rocks, roots, and debris.

GENERAL NOTES:

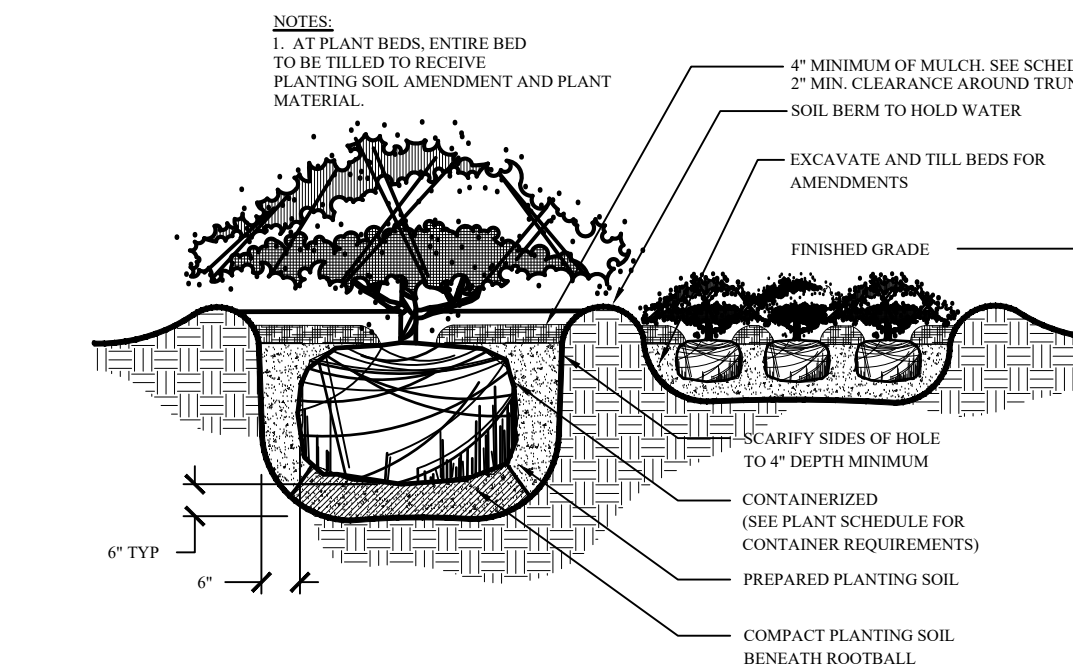
- Contractor is responsible for locating existing utilities and is responsible for any damage that may occur to existing utilities.
- Contractor is responsible for inspection of existing conditions and promptly reporting any discrepancies. Contractor to perform soil tests as specified.
- Notify landscape architect of any site conditions which may necessitate a modification to the plans. Landscape architect shall, if necessary, make "in-field modifications".
- Any deviation from these plans must be specifically approved by the landscape architect or owner's representative.



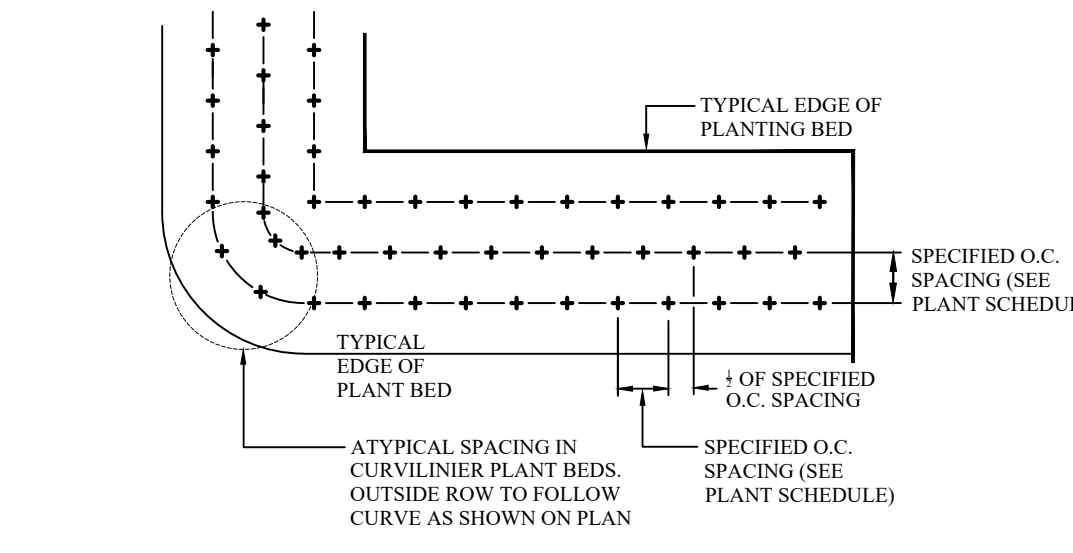
1 PALM TREE
L404 SCALE: NOT TO SCALE



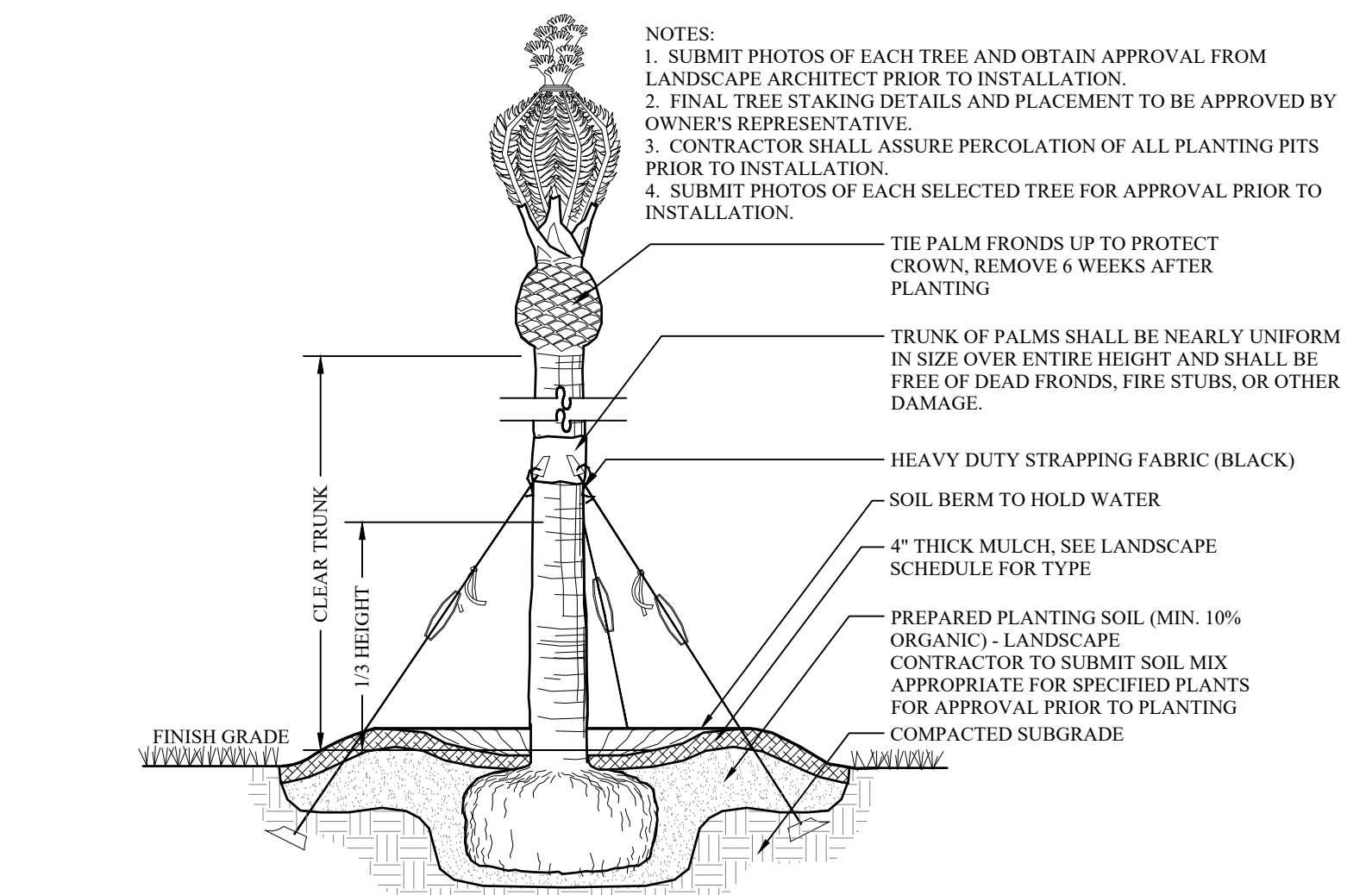
3 SHADE TREE
L404 SCALE: NOT TO SCALE



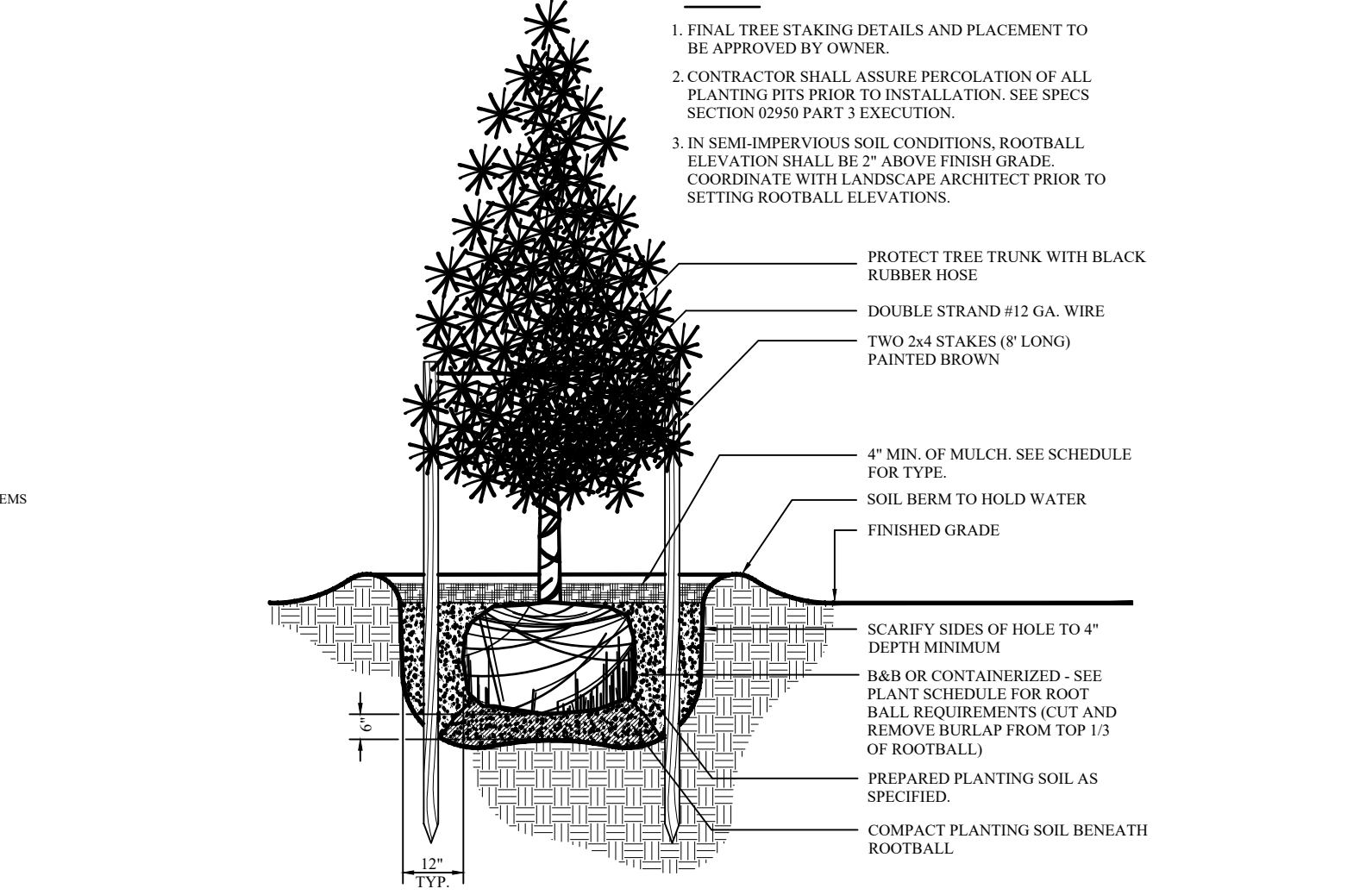
5 SHRUB PLANTING
L404 SCALE: NOT TO SCALE



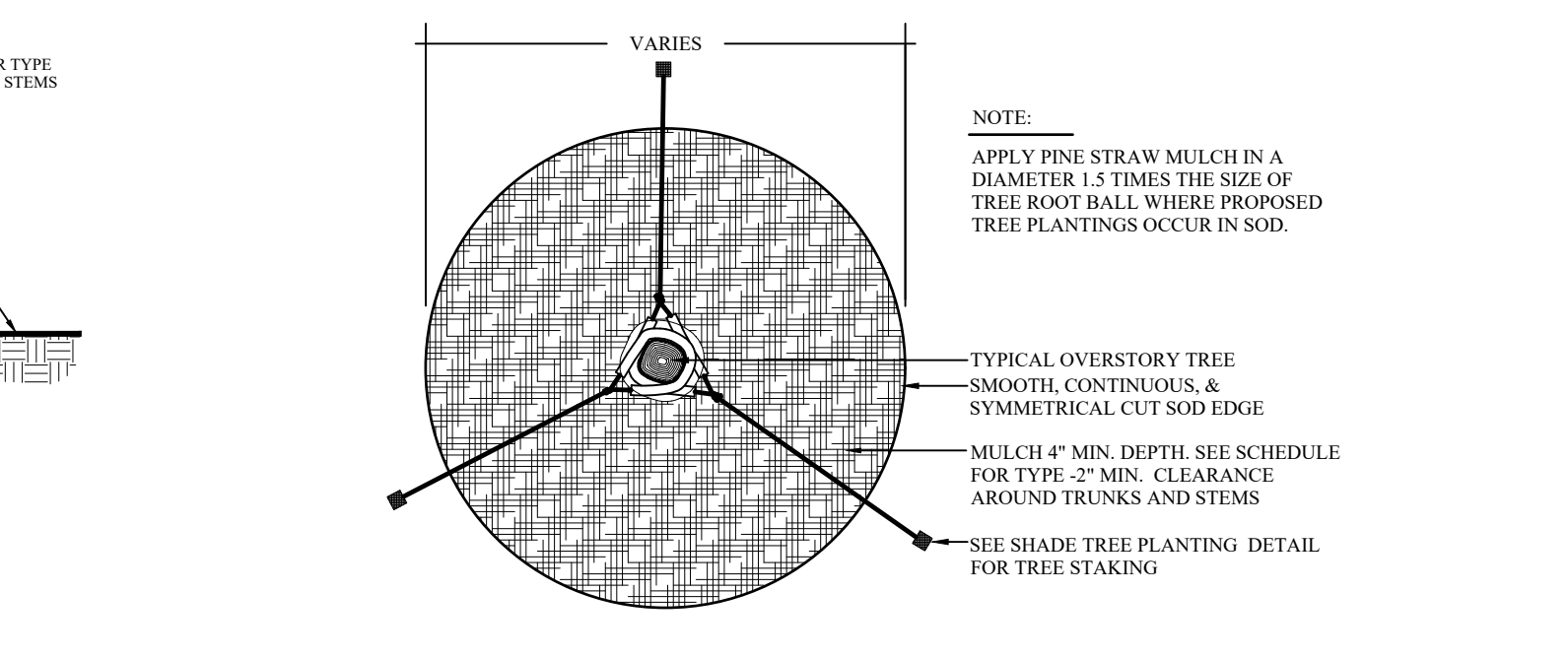
7 GROUNDCOVER SPACING
L404 SCALE: NOT TO SCALE



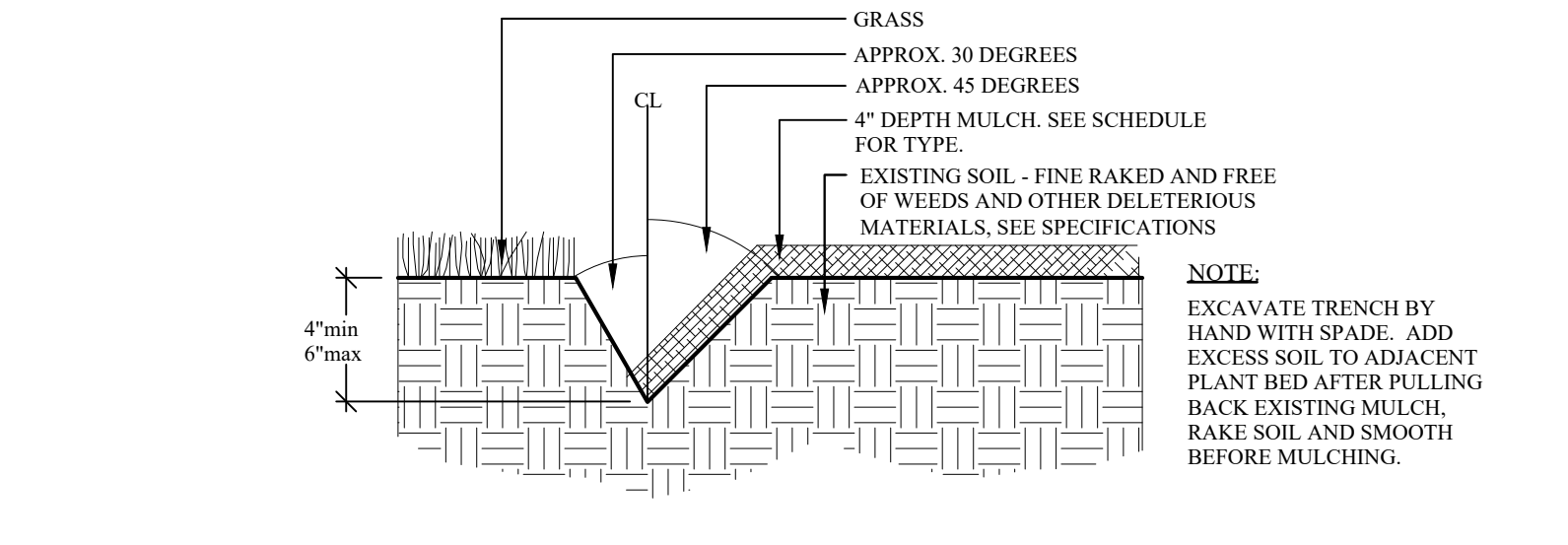
2 SPECIMEN PALM
L404 SCALE: NOT TO SCALE



4 PINE TREE
L404 SCALE: NOT TO SCALE



6 MULCH TREE RING
L404 SCALE: NOT TO SCALE



8 LANDSCAPE EDGE
L404 SCALE: NOT TO SCALE

Wood+Partners Inc.
Landscape Architects
Landscape Architects
9408 6th St. # 100
Tampa, FL 33606
www.woodpartners.com

Client Info:
Baysshore Retirement Living
701 S Howard Ave
Tampa, FL 33606

CONSTRUCTION DOCUMENTS - PERMIT SET
THE COTTAGES AT BAYSHORE
424 SQUIRE POPE ROAD
HILTON HEAD ISLAND, SC 29926

PROFESSIONAL SEAL:

DRAWN BY:
JS
CHECKED BY:
TG

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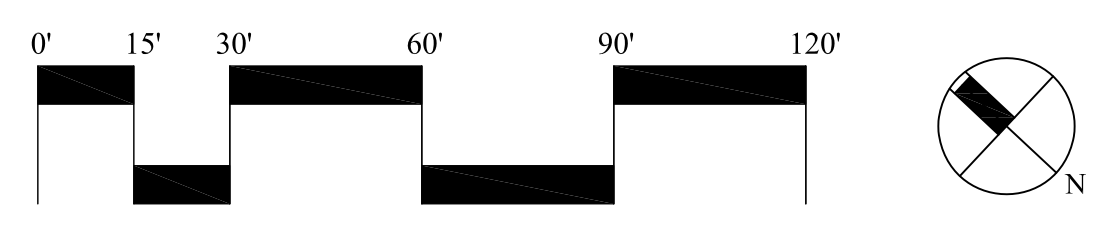
#	REVISION	DATE	BY

DATE
08-13-2019
PROJECT NUMBER
01-19021
SHEET TITLE

Plant Schedule

SHEET NUMBER
L-405

G:\Projects\HHI\Multifamily\Bayshore Phase 2\Production\Work CDs\01-19021 Lighting.dwg, Friday, August 16, 2019, Printed By: Trey Griffin
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SCALE: 1" = 30'-0"

SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY ATLAS SURVEYING INC. (FILE NAME: 14014 TA3b - as built survey, PROJECT #14014) DATED 11-15-2018. SURVEY & SITE PLAN PROVIDED BY WARD EDWARDS ENGINEERING FILE NAME xref-ward edwards concept plan 3-13-19.

PLAN IS SUBJECT TO CHANGE.

CEILING FAN WITH LIGHT (TYP)
(ADD ALTERNATE)
GFIC (TYP)
(ADD ALTERNATE)

DECORATIVE POST TOP AREA LIGHT - TYPE B5 (TYP)

ACCENT DOWN LIGHT (TYP)

Label	CalcType	Units	Avg	Max	Min	Description
Dog Walk	Illuminance	Ft	65	2.4	0.1	HORIZONTAL PLANE OF CALCULATION AT ZERO FT AFG
Entry Drive	Illuminance	Ft	1.47	2.9	0.1	HORIZONTAL PLANE OF CALCULATION AT ZERO FT AFG
Entry Parking	Illuminance	Ft	1.24	4.7	0.3	HORIZONTAL PLANE OF CALCULATION AT ZERO FT AFG
Lower Walking Area	Illuminance	Ft	1.48	4.6	0.4	HORIZONTAL PLANE OF CALCULATION AT ZERO FT AFG
Pool Deck	Illuminance	Ft	1.5	4.5	0.7	HORIZONTAL PLANE OF CALCULATION AT ZERO FT AFG
Putting	Illuminance	Ft	2.1	2.8	1.1	HORIZONTAL PLANE OF CALCULATION AT ZERO FT AFG
Street and Driveways	Illuminance	Ft	1.46	4.8	0.1	HORIZONTAL PLANE OF CALCULATION AT ZERO FT AFG

PHOTOMETRIC NOTES:
1. LIGHTING CALCULATIONS PROVIDED BY THE SCHNEIDER COMPANY.
2. AREA POLE ASSEMBLIES INDICATED TO BE INSTALLED ON A 14' STERNBERG 6714P5-DIRECT BURIAL POLE
3. SP1-50-30K BOLLARDS INDICATED TO BE INSTALLED A FLUSH TO GRADE CONCRETE BASE



SCHEMATIC LIGHTING SCHEDULE

QTY.	SYMBOL	FIXTURE/MANUFACT.-CAT. NO.	LAMP TYPE	MOUNTING	CONTROL & NOTES
10	B3	POST MOUNTED LANTERN STERNBERG LIGHTING TOWN SQUARE MODEL: PT-ASSRLED-SP6ARC/30K/3/MDL03 BKT FINISH:BLACK TEXTURED	LED (3000K) TYPE 3 OPTICS	14 FT. ON 3"Ø TAPERED FELTED ROUND POLE WITH DECORATIVE BASE C/14 FT. PPS-SCG FINISH: BLACK T/XTD W/ OPTIONAL GFI	PHOTOCELL SEE CUT SHEET 1L501
13	B5	POST MOUNTED LANTERN STERNBERG LIGHTING TOWN SQUARE MODEL: PT-ASSRLED-SP6ARC/30K/3/MDL03 BKT FINISH:BLACK TEXTURED	LED (3000K) TYPE 5 OPTICS	14 FT. ON 3"Ø TAPERED FELTED ROUND POLE WITH DECORATIVE BASE C/14 FT. PPS-SCG FINISH: BLACK T/XTD W/ OPTIONAL GFI	PHOTOCELL SEE CUT SHEET 2L501
14		TREE UP-LIGHT MANUF. FOCUS INDUSTRIES DIRECTIONAL MODEL: DL3-SL-4-C-085-LED WITH EXTENSION COLLAR FINISH: BRASS	21W PAR38 ARROW LED	GROUND MOUNT PER MANUFACTURER'S RECOMMENDATIONS.	TIMER / SWITCH SEE CUT SHEET 3L501
3		ACCENT DOWNLIGHT MANUF. FOCUS INDUSTRIES WALL MOUNT MODEL: SL-16-DMR16-BRS-LED5 FINISH: BRASS	5W ARROW LED	BEAM / SURFACE MOUNT PER MANUFACTURER'S RECOMMENDATIONS. INCLUDE REQ'D TRANSFORMERS)	TIMER / SWITCH SEE CUT SHEET 4L501
4		WALL MOUNTED STEPLIGHT REARSHIELD LIGHTING MODEL: #9-RC1 FINISH: BRASS	5W-FL MR-16 LED 3000K 12V	RECESSED WALL MOUNT PER MANUFACTURER'S RECOMMENDATIONS. INCLUDE REQ'D TRANSFORMERS)	TIMER / SWITCH SEE CUT SHEET 5L501
2		SIGN LIGHT FOCUS INDUSTRIES LED FLOOD LIGHT MODEL: #41-04-BL-ELPS 120-4BT BLACK TEXTURED FINISH	8W LED 3000K	GROUND MOUNT ON 3"Ø GROUND STAKE PER MANUFACTURER'S RECOMMENDATIONS	TIMER / SWITCH SEE CUT SHEET 6L501
4		DECORATIVE BOLLARD LIGHT SBL LIGHTING MODEL: #9150-B-MBR-6W 300 2700K 120V FINISH: MATTE BRONZE	6W LED 2700K	ANCHOR MOUNT ON CONCRETE FOUNDATION PER MANUFACTURER'S RECOMMENDATIONS (36" HEIGHT)	TIMER / SWITCH SEE CUT SHEET 7L501
11		GFIC OUTLET		POST MOUNT PER MANUFACTURER'S RECOMMENDATIONS	
1		EMERGENCY TELEPHONE MANUFACTURER: THD		WALL OR POST MOUNT AS REQUIRED	
2		60" OUTDOOR CEILING FAN WITH LIGHT MANUFACTURER: Modern Forms MODEL: FR-1814-401 300MBWG FINISH: MATT BLACK WITH DARK WEATHERED GRAY BLADES		CEILING MOUNT PER MANUFACTURER'S RECOMMENDATION	COLUMN MOUNTED SWITCH SEE CUT SHEET 8L501

GENERAL SITE ELECTRICAL NOTES:
1. QUANTITIES LISTED ON SCHEDULE INDICATE TOTAL QUANTITIES FOR THE SITE.

GENERAL SITE ELECTRICAL NOTES:
1. THIS LIGHTING PLAN IS FOR LIGHTING FIXTURE LOCATIONS ONLY - WIRING DIAGRAMS, DETAILS AND INSTALLATION SPECIFICATIONS ARE BY OTHERS.
2. PROVIDE TIMER OR SWITCH CONTROLLED LIGHTING SYSTEMS USING FIXTURES AND LOCATIONS NOTED ON THIS PLAN. COORDINATE WITH OWNER'S REPRESENTATIVE FOR PREFERRED SWITCHING OPTIONS. INSTALLATION SHALL COMPLY WITH ALL APPLICABLE STATE AND COUNTY CODES AND SHALL MEET OR EXCEED THE NATIONAL ELECTRICAL CODE. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PERMITS AND APPROVALS AS REQUIRED. SYSTEM SHALL BE GUARANTEED FOR 1 YEAR, PARTS AND LABOR, DUE TO FAILURE BASED ON FACTORY WORKMANSHIP OR EQUIPMENT FAILURE.
3. CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE AND ELECTRICAL CONTRACTOR FOR CONNECTION AND CIRCUITING TO SITE OR BUILDING EQUIPMENT ELECTRICAL PANELS.
4. THE INTENT OF THIS PLAN IS TO PROVIDE LOW LEVEL UNOBTRUSIVE SITE LIGHTING FOR PEDESTRIAN AND VEHICULAR FLOW AND LIGHTING OF SELECTED ARCHITECTURAL ELEMENTS. FINAL AIMING AND ADJUSTING SHALL BE MADE AT NIGHT.
5. CONTRACTOR SHALL HAND DIG ANY TRENCHES FOR WIRE ADJACENT TO EXISTING TREES.

COLUMN LIGHT (TYP)

CEILING FANS (TYP)

IKELLIS DOWN LIGHT (TYP)

SIGN LIGHT - SET BACK 3' MIN. FROM SIGN FACE (TYP)

DECORATIVE POST TOP AREA LIGHT - TYPE B5 (TYP)

ACCENT TREE UPLIGHT (TYP)

SIGN LIGHT - SET BACK 3' MIN. FROM SIGN FACE (TYP)

DECORATIVE POST TOP AREA LIGHT - TYPE B3 (TYP)

DECORATIVE BOLLARD LIGHT (TYP)

DECORATIVE TREE UP-LIGHT (TYP)

EMERGENCY PHONE (TYP)

GFIC (TYP)

GFIC (TYP)

DECORATIVE POST TOP AREA LIGHT - TYPE B5 (TYP)

DECORATIVE POST TOP AREA LIGHT - TYPE B3 (TYP)



Client Info:
Bayshore Retirement Living
701 S Howard Ave
Tampa, FL 33606

CONSTRUCTION DOCUMENTS - PERMIT SET
THE COTTAGES AT BAYSHORE

424 SQUIRE POPE ROAD
HILTON HEAD ISLAND, SC 29926

PROFESSIONAL SEAL:

DRAWN BY: JS
CHECKED BY: TG

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#	REVISION	DATE	BY

DATE: 08-13-2019
PROJECT NUMBER: 01-19021
SHEET TITLE: Schematic Lighting Plan

SHEET NUMBER: L-500

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: The Cottages at Bayshore

DRB#: DRB-001720-2019

DATE: 08/14/2019

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. All mitigation trees must be 10' tall min.
2. Revise the trim color to be more nature blending or off white.

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Utilizes natural materials and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SW 7757 High Reflective White and SW 8917 Shell White should be more cream. Provide a physical color board for review by the DRB.

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Supplemental and replacement trees meet LMO requirements for size, species and number	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All mitigation trees must be 10' tall min.

MISC COMMENTS/QUESTIONS

Bayshore Phase 2 received Conceptual DRB Approval on May 14, 2019.



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: Agent - Trey Griffin Company: Wood+Partners, Inc.
 Mailing Address: POB 23949 City: HHI State: SC Zip: 29925
 Telephone: 681-6618 Fax: 681-2319 E-mail: tgriffin@woodandpartners.com
 Project Name: The Cottages at Bayshore Project Address: 424 Squire Pope Road
 Parcel Number [PIN]: R 510 003 000 0126 0000
 Zoning District: PD-1 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

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

8-18-19
DATE



LED FLOOD LIGHTS LFL-01-LEDP SERIES



TYPE

SPECIFICATIONS

CONSTRUCTION: Extruded aluminum floodlight with cast aluminum adjustable swivel. Heavy-duty stamped aluminum Hood Extension available (add -HE to part number)

LENS: High impact clear acrylic

REFLECTOR: Highly polished specular aluminum

LIGHT SOURCE: 12v, 8w integrated LED flat panel, warm white 3000K

LIFETIME RATING: 50,000 hours

SOCKET: None

12V INTERNAL DRIVER: 8w output, 12v AC input. Voltage range of 9 to 18 volts with optimum operating range of 10 to 15 volts for consistent performance and brightness. For use with magnetic transformers only.

120V INTERNAL DRIVER: 8w output, 120v 20/60Hz input. 240v/277v internal drivers also available

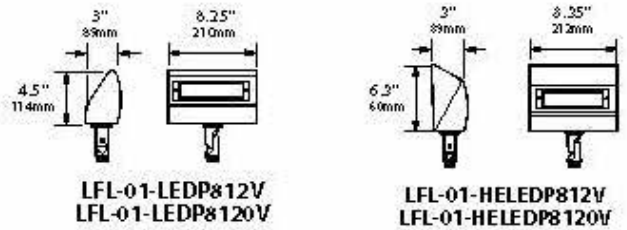
WIRING 12v: Black 3 foot 18/2 zipcord from base of fixture (12v only). For 25 foot 16/2 fixture lead wire add -25F to catalog number.

WIRING 120v: Standard 120v Black, White and Ground 9" lead wires

MOUNTING 12v: FA-08 black 9" ABS stake, tapped 1/2" NPS

MOUNTING 120v: None supplied. See Mounting Accessories below for options

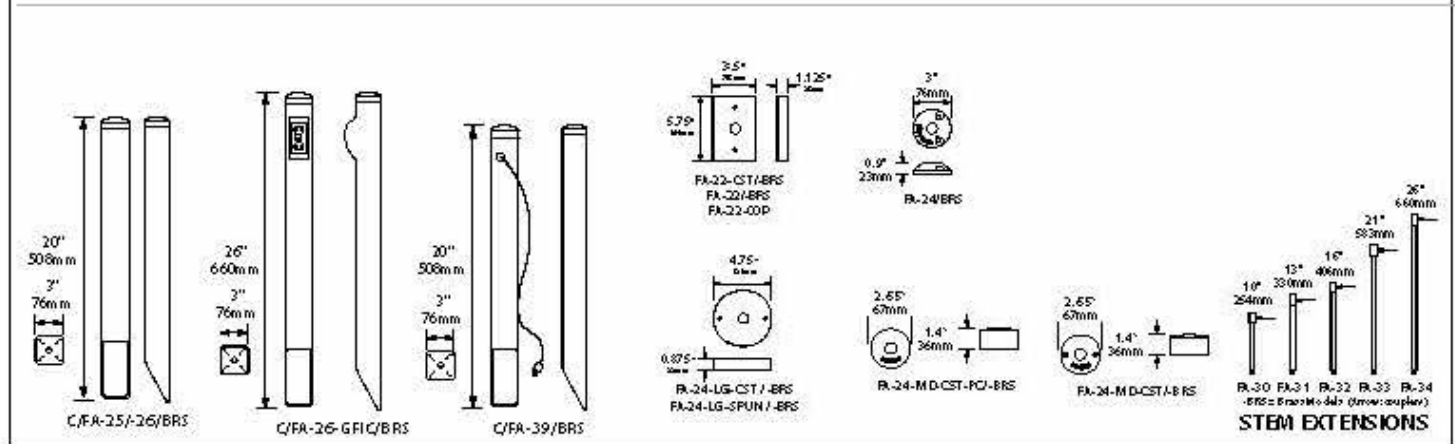
FINISH: Black texture polyester powder coat. Optional finishes available



ORDERING INFORMATION

CATALOG NO.	DESCRIPTION	LAMP	SHIP WEIGHT
LFL-01-LEDP812VB/LT	Aluminum Floodlight	8w, 3000K 12v LED Panel	2.0 lbs.
LFL-01-HELEDP812VB/LT	Aluminum Floodlight, hood extension	8w, 3000K 12v LED Panel	2.0 lbs.
LFL-01-LEDP8120VB/LT	Aluminum Floodlight	8w, 3000K 120v LED Panel	2.0 lbs.
LFL-01-HELEDP8120VB/LT	Aluminum Floodlight, hood extension	8w, 3000K 120v LED Panel	2.0 lbs.
LFL-01-LEDP8240VB/LT	Aluminum Floodlight	8w, 3000K 120v LED Panel	2.0 lbs.
LFL-01-HELEDP8240VB/LT	Aluminum Floodlight, hood extension	8w, 3000K 120v LED Panel	2.0 lbs.
LFL-01-LEDP8277VB/LT	Aluminum Floodlight	8w, 3000K 120v LED Panel	2.0 lbs.
LFL-01-HELEDP8277VB/LT	Aluminum Floodlight, hood extension	8w, 3000K 120v LED Panel	2.0 lbs.

MOUNTING ACCESSORIES



BEAM/GLARE CONTROL ACCESSORIES

-HE Add to catalog number for Hood Extension

JOB INFORMATION

Type _____ Date _____

Job Name _____

Cat No: _____

Lamp(s): _____

Specifier: _____

Contractor: _____

Notes: _____



FOCUS INDUSTRIES INC.
 25301 COMMERCE CENTRE DRIVE
 LAKE FOREST, CA 92630
 www.focusindustries.com
 sales@focusindustries.com
 (949) 830-1350 FAX (949) 830-3390

Black Texture (Standard)	Antique Verde	Bronze Texture	Camel	White Texture	Hunter Texture	Rust	Weathered Iron	Weathered Brown	Stucco	Rubbed Verde	Chrome Powder	Terra Cotta	Acid Rust	Acid Verde	Black Acid Treatment
-BLT	-ATV	-BRT	-CAM	-WTX	-HTX	-RST	-WIR	-WBR	-STU	-RBV	-CPR	-TRC	-BAR/CAR	-BAV/CAV	-BAT

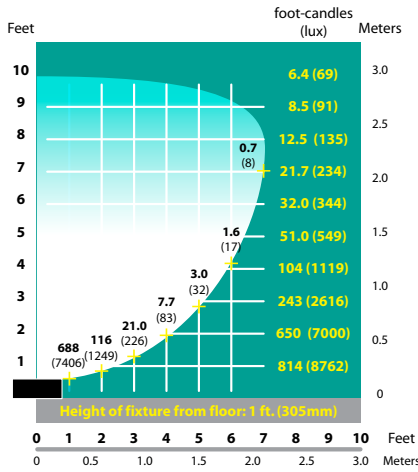


LED FLOOD LIGHTS LFL-01-LEDP SERIES

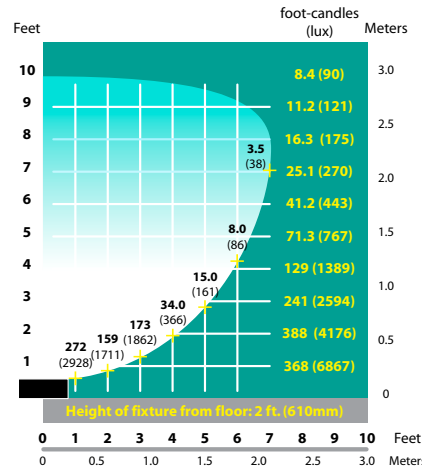


TYPE

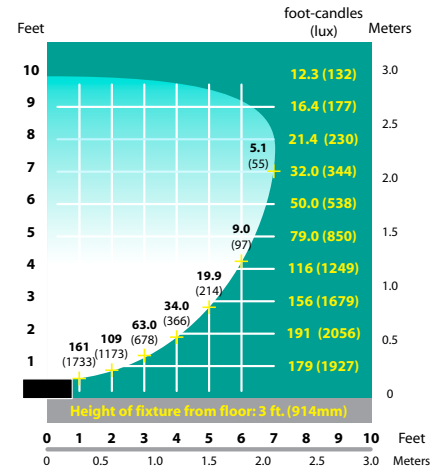
LIGHT DISTRIBUTIONS AND PHOTOMETRICS



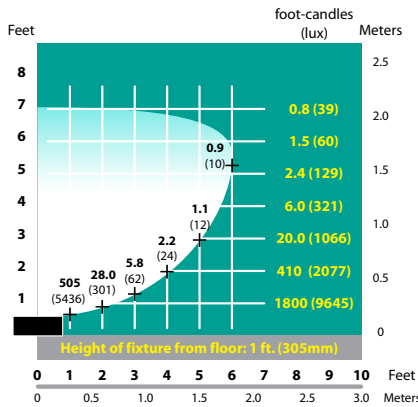
LFL-01-LEDP8 Half Spread Photometrics



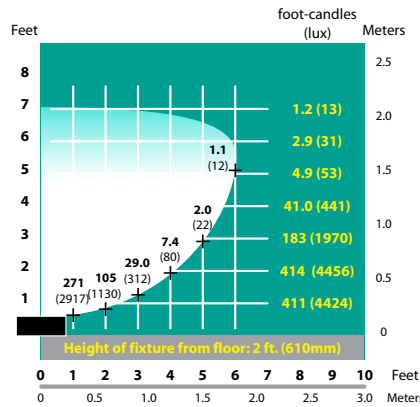
LFL-01-LEDP8 Half Spread Photometrics



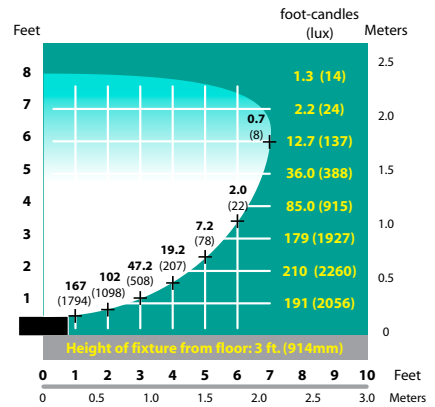
LFL-01-LEDP8 Half Spread Photometrics



LFL-01HE-LEDP8 Half Spread Photometrics



LFL-01HE-LEDP8 Half Spread Photometrics

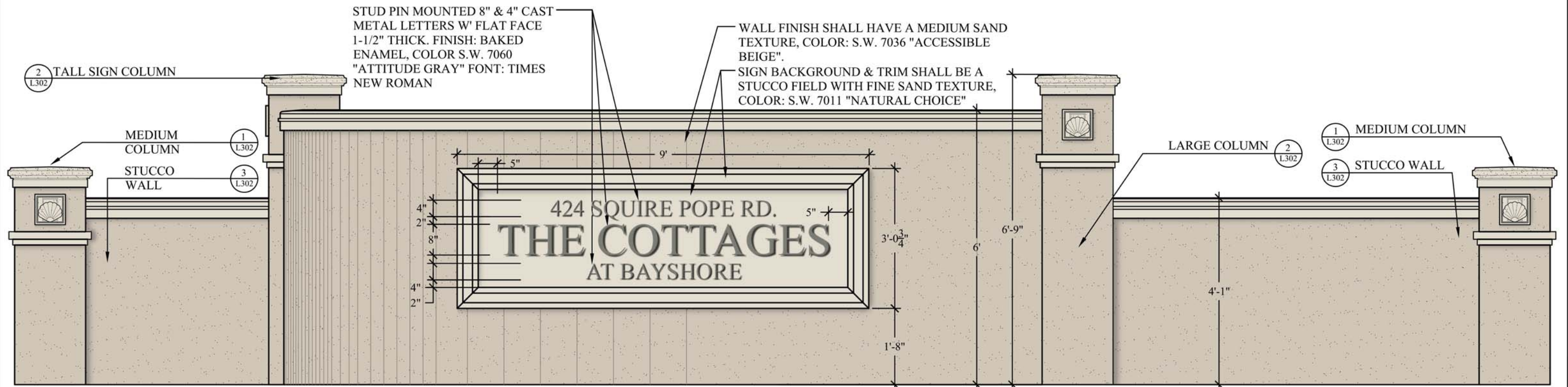


LFL-01HE-LEDP8 Half Spread Photometrics

Black Texture (Standard)	Antique Verde	Bronze Texture	Camel	White Texture	Hunter Texture	Rust	Weathered Iron	Weathered Brown	Stucco	Rubbed Verde	Chrome Powder	Terra Cotta	Acid Rust	Acid Verde	Black Acid Treatment
-BLT	-ATV	-BRT	-CAM	-WTX	-HTX	-RST	-WIR	-WBR	-STU	-RBV	-CPR	-TRC	-BAR/CAR	-BAV/CAV	-BAT



PHASE 1 SIGN (NEW SIGN TO MATCH PHASE 1 DETAILING)



ENTRY SIGN & COLUMNS
SCALE: N.T.S.

Project No: 01-19021

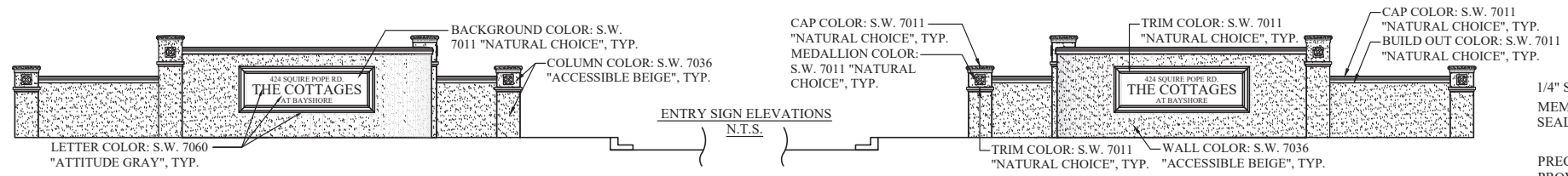
Date: 08-13-2019

N.T.S.

Page Title: Entry Sign Elevation

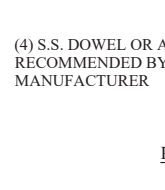
The Cottages At Bayshore
Hilton Head Island, South Carolina

Wood+Partners Inc. **WPI**
Landscape Architects
Land Planners

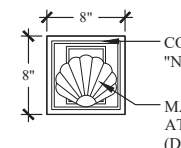


NOTES:

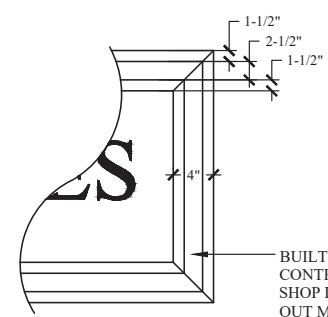
1. TEXT SHOWN AS REFERENCE ONLY. FINAL TEXT TO BE APPROVED BY OWNER AND PERMITTED THROUGH STAFF WITH SIGN PERMIT.
2. LETTERS PROVIDED BY GEMINI OR APPROVED EQUAL
3. LETTER COLORS TO MATCH S.W. 7060 "ATTITUDE GRAY"
4. CONTRACTOR TO SUBMIT FULL SIZE LETTER SAMPLES OF EACH TYPE FOR APPROVAL PRIOR TO CONSTRUCTION.
5. ADDRESS LETTERS SHALL BE 4" IN HEIGHT, MIN 1/2" IN WIDTH, AND HAVE A REFLECTIVE FINISH PER THE TOHH ADDRESSING REQUIREMENTS.
6. LETTERS SHALL BE STUD PIN MOUNTED A MIN. OF 1/2" FROM SURFACE.
7. BUILT OUT SIGN TRIM AND SIGN LETTERING TO BE CENTERED WITHIN THE CURVED WALL.
8. BUILT OUT SIGN TRIM. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF BUILT OUT MATERIAL / CONSTRUCTION METHOD PRIOR TO CONSTRUCTION.



PRECAST MEDALLION SECTION N.T.S.

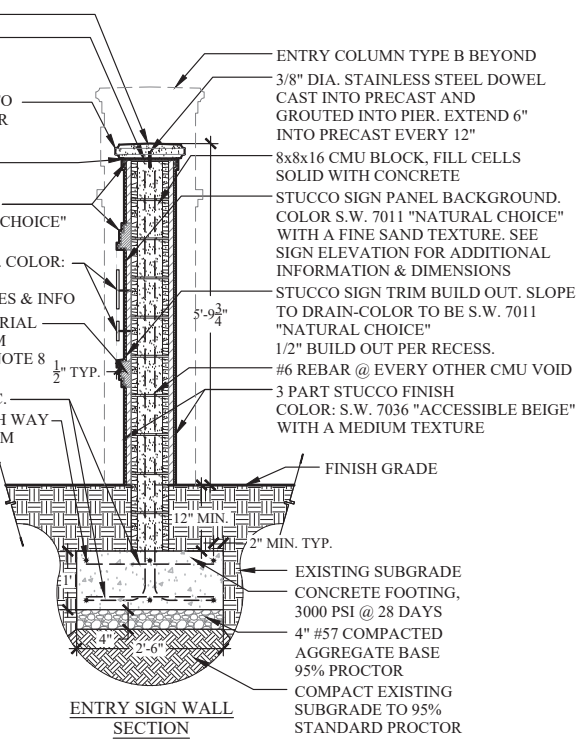


PRECAST MEDALLION DIMENSIONS N.T.S.

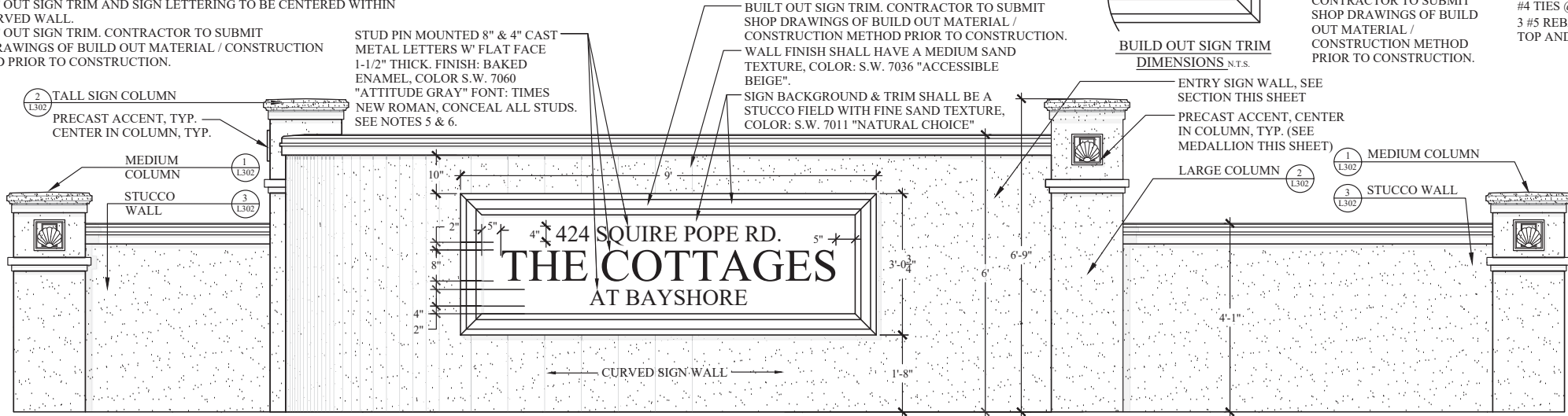


BUILT OUT SIGN TRIM DIMENSIONS N.T.S.

- 1/4" SLOP FROM CENTER
- MEMBRANE FLASHING AT CAP. SEAL ALL PENETRATIONS
- PRECAST CONCRETE CAP. CONTRACTOR TO PROVIDE SHOP DRAWINGS. SEE NOTES FOR FINISH AND COLOR INFO
- SEALANT & BACKER ROD CONT. MATCH SEALANT WITH GROUT
- STUCCO SIGN TRIM BUILD OUT. SLOPE TO DRAIN-COLOR TO BE S.W. 7011 "NATURAL CHOICE" 1/2" BUILD OUT PER RECESS. SEE NOTE 8.
- STUD PIN MOUNTED ALUMINUM LETTERS. COLOR: S.W. 7060 "ATTITUDE GRAY" SEE SIGN ELEVATION FOR ADDITIONAL LETTER SIZES & INFO

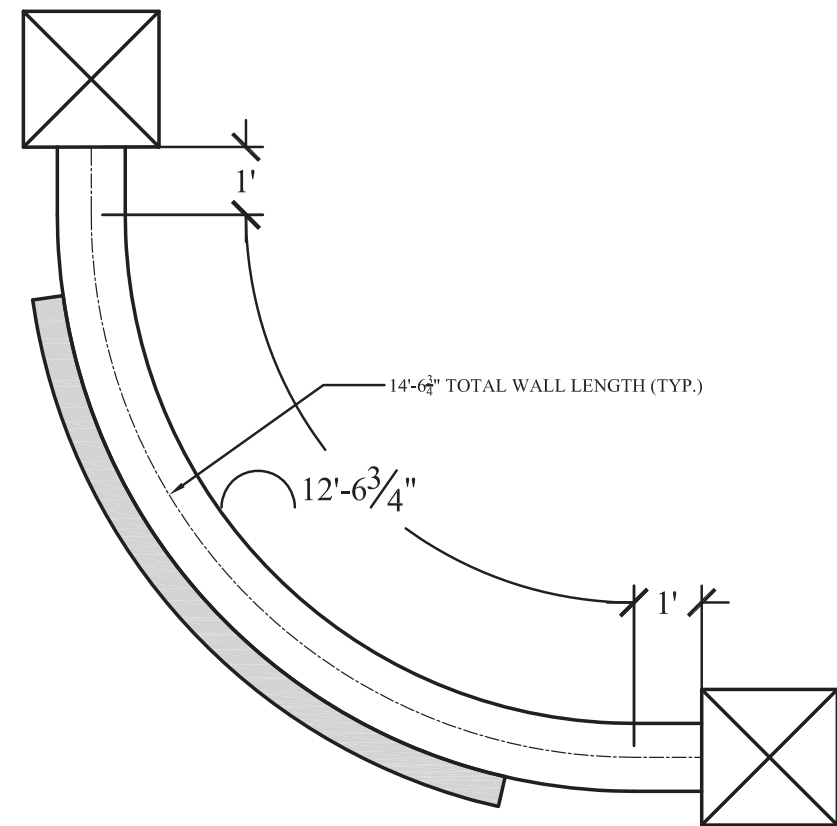
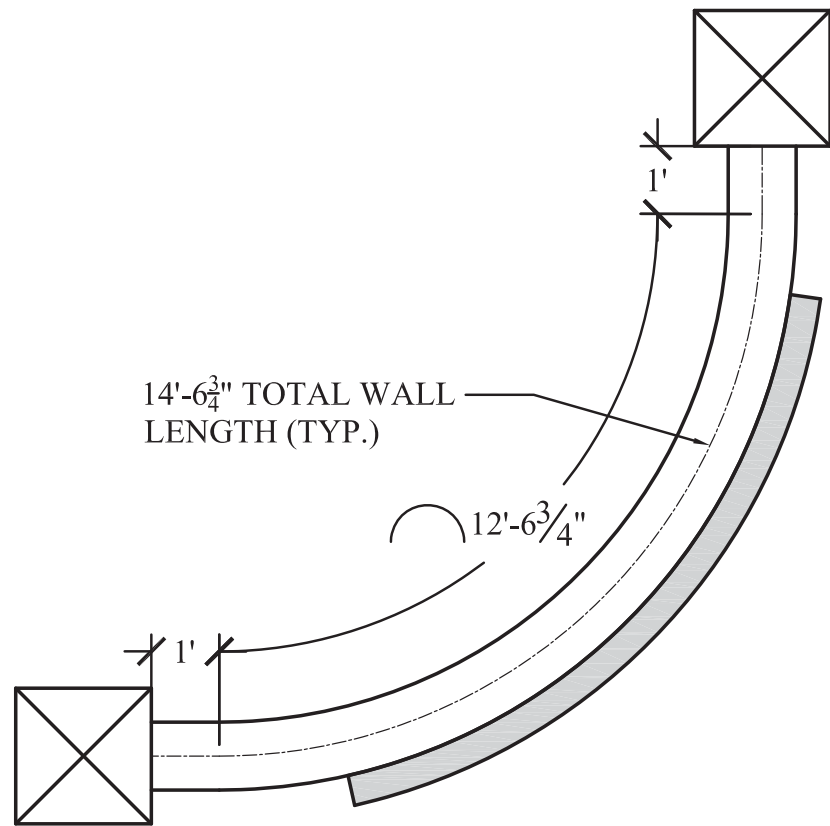


ENTRY SIGN WALL SECTION



NOTE:
(1) SIGN LIGHT AT EACH I.D. SIGN TO BE MIN. OF 3' AWAY FROM SIGN FACE. SEE LIGHTING PLAN FOR MORE INFORMATION.

ENTRY SIGN ELEVATION



ENTRY SIGNAGE PLAN VIEW
N.T.S.

**DESIGN TEAM/DRB COMMENT SHEET
SIGNS**

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

PROJECT NAME: The Cottages at Bayshore Sign

DRB- 1719-2019

DATE: August 16, 2019

RECOMMENDATION: Approval Approval with Conditions Denial

DRB#: