



Town of Hilton Head Island  
**Design Review Board Meeting**  
**Tuesday, September 28, 2021 – 1:15 p.m.**  
**AGENDA**

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This meeting will be conducted virtually and can be viewed on the [Town of Hilton Head Island Public Meetings Facebook Page](#). A Facebook account is not required to access the meeting livestream.

**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**

a. Meeting of September 14, 2021

**6. Appearance by Citizens**

Citizens who wish to address the Board concerning items on the agenda may do so by contacting the Board Secretary at 843-341-4691 no later than 12:15 p.m. the day of the meeting. Citizens may also submit written comments via the [Town's Open Town Hall Portal](#). The portal will close at 12:15 p.m. the day of the meeting. Comments submitted through the portal will be provided to the Board and made part of the official record.

**7. Unfinished Business**

a. *Alteration/Addition*

i. Subway, DRB-002131-2021

**8. New Business**

a. *New Development – Final*

i. 15 Wimbledon, DRB-002104-2021

ii. Tidal Wave Auto Spa, DRB-002110-2021

b. *New Development – Conceptual*

i. Waterfront Restaurant, DRB-002107-2021

**9. Board Business**

**10. Staff Report**

a. Minor Corridor Report

**11. 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 Meeting**  
September 14, 2021 at 1:15 p.m. Virtual Meeting  
**MEETING MINUTES**

**Present from the Board:** Chair Cathy Foss, Vice Chair John Moleski, David McAllister, Annette Lippert, Judd Carstens, Ryan Bassett, Ben Brown

**Absent from the Board:** None

**Present from Town Council:** Tamara Becker, Glenn Stanford

**Present from Town Staff:** Chris Darnell, Urban Designer; Chris Yates, Interim Community Development Director; Nicole Dixon, Development Review Administrator; Teresa Haley, Senior Administrative Assistant; Vicki Pfannenschmidt, Temporary Administrative Assistant

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**1. Call to Order**

Chair Foss called the meeting to order at 1:15 p.m.

**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** – See as noted above.

**4. Approval of Agenda**

Chair Foss asked if there were any changes to the agenda. Mr. Darnell explained that the reference number listed on the agenda for Item 8.b.i. Subway, DRB-002006-2021 was incorrect and noted the correct number is DRB-002098-2021. Mr. McAllister moved to approve the agenda with the correction. Ms. Lippert seconded. By show of hands, the motion passed 7-0-0.

**5. Approval of Minutes**

**a. Meeting of August 24, 2021**

Chair Foss asked for a motion to approve the minutes of the August 24, 2021 regular meeting. Mr. Brown moved to approve. Mr. Carstens seconded. By show of hands, the motion passed 7-0-0.

**6. Appearance by Citizens**

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall HHI portal. There were no comments of record for this meeting. Citizens were provided the option to sign up for public comment participation during the meeting by phone. There were no requests to participate by phone.

## 7. Unfinished Business

### a. *Alteration/Addition*

#### i. Wei Food Hall, DRB-001598-2021

Mr. Darnell explained this agenda item was tabled at the previous meeting and presented the additional information requested by the Board as submitted. He stated Staff recommends approval of the aluminum panel system as submitted.

Chair Foss asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board. The Board and the applicant discussed the application, and the following concerns and recommendations were made regarding the project: clarification that the existing conduit in place will be removed upon installation of the metal panels; and confirmation that the grout color will be reviewed by staff.

Following discussion, Mr. McAllister moved to approve DRB-001598-2021 with the following conditions:

1. No exposed conduit shall be mounted to the aluminum panels or visible.
2. Grout color will require Staff review and approval.

Mr. Bassett seconded. By way of roll call, the motion passed by a vote of 7-0-0.

### b. *New Development – Final*

#### i. Airport Terminal Renovation, DRB-001860-2021

Mr. Darnell explained this agenda item was tabled at the previous meeting and presented the additional information requested by the Board as submitted. He stated staff recommends approval with the following conditions:

- Reconsider the choice of the bike rack and submit for Staff review and approval.
- Provide a lighting (photometric) plan for Staff review and approval.

Chair Foss asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board. The Board and the applicant discussed the application, and the following concerns and recommendations were made regarding the project: changing out the bike rack; concern regarding height of plants in the tabby planters; clarification of board and batten location; the need to upgrade the bench to work with the building; and the need for consistency in materials used for the bike racks and benches to match the entrance design to the airport.

Following discussion, Ms. Lippert moved to approve DRB-001860-2021 with the following conditions:

1. All of Staff comments.
2. A clarification that the fiber cement board and batten detail is only for F.C.1.a
3. Bench is to be a modern look with no armrests and the same material as the prior bench to be reviewed by Staff.

4. Plant material in the planters is to be reviewed with a landscape architect and not be too tall or shorten the planter and provide a spec on the planter. All is to be reviewed by Staff.

Mr. Brown seconded. By way of roll call, the motion passed by a vote of 7-0-0.

## 8. New Business

### a. New Development – Conceptual

#### i. Dolphin Head Recreation Area, DRB-001997-2021

*(Due to a potential conflict of interest, Mr. McAllister recused himself from discussion and voting regarding Dolphin Head Recreation Area, DRB-001997-2021. The required Potential Conflict of Interest form has been completed and made part of the official record.)*

Mr. Darnell presented the application as described in the Board's agenda package with the additional documents and stated staff recommended conceptual approval with the following changes to be addressed in Final submission:

- Provide a tree protection plan that specifies 3-4" preconstruction mulch, mycor and pre & post construction fertilization for significant and specimen trees near parking improvements, walks and buildings.
- Show 15' "no construction" zone around specimen tree trunks.
- Provide study of picnic structure in relation to adjacent tree branches.
- Provide hardscape construction details that reduce impact to tree feeder roots.

Chair Foss asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board. The Board and the applicant discussed the application, and the following concerns and recommendations were made regarding the project: concern regarding the live oaks near the grill area; encouragement for the application to review allotted parking spaces; consider upsizing the width of the columns for the shelter house; observation that the roof massing is out of scale with the building; concern the trellis plan will block views; discussion and concern regarding the artificial turf; the need for a border for the artificial turf; clarification of the width of the walkway; discussion regarding the shed dormer and the need to relocate it to the right; and the need to keep sightlines and the need for clearer indication of overflow parking area.

Following discussion, Ms. Lippert moved to approve DRB-001997-2021 with the following conditions:

1. All of Staff Comments.
2. Overflow parking be shown on the landscape plan.
3. Site lighting be studied.
4. A strong border or low knee wall be around the artificial turf area.
5. The amount of visible roof on the rec building be studied, along with the dormer.
6. The columns be upsized by one size.
7. The grilling area be studied for clearance with the existing trees to remain.
8. Any additional programmatic elements associated with the grilling and picnic area be studied.

Mr. Carstens seconded. By way of roll call, the motion passed by a vote of 6-0-0.

**b. Alteration/Addition**

**i. Subway, DRB-002098-2021**

Mr. Darnell presented the application as described in the Board's agenda package and stated it is Staff's belief that the proposed colors are not in keeping with the Design Guide and recommended denial.

Chair Foss asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board. The Board and the applicant discussed the application, and the following concerns and recommendations were made regarding the project: the need for nature blending colors; concern for setting a precedence with bold colors; and concern over the canopy structure and colors.

Chair Foss explained that if the Board chooses to deny the application, and applicant selects a different color scheme they can return before the Board as soon as they are ready.

Following all discussion, Mr. Brown moved to deny DRB-002098-2021 based on the application is not in keeping with Island character and is not supported by the Town of Hilton Head Island Design Guide and the applicant is encouraged to work with staff to resubmit their application significantly different. Vice Chair Moleski seconded. By way of roll call, the motion passed 7-0-0.

**ii. New York City Pizza Awning, DRB-002009-2021**

Mr. Darnell presented the application as described in the Board's agenda package with the additional document and recommended approval with the following conditions:

- Change the location and/or size of the awning to be consistent with the architectural features of the building. Provide a dimensioned plan of the awning and window locations for Staff review and approval.
- Cantilever the awning off the building and eliminate the columns.
- Eliminate the graphic print on the awning material (other than the signage which is approved under a separate permit).

Chair Foss asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board. The Board and the applicant discussed the application, and the following concerns and recommendations were made regarding the project: reference that the dimensions of the awning match the upstairs porch; intent of the awning; the lack of symmetry on the façade; suggestion to go with the slope of the roof; the need to eliminate the columns; consideration to cantilever the awning instead of columns; suggestion that the awning looks like the entrance; primary goal of the awning and consideration to reduce the size.

Following discussion, the application was withdrawn at the applicant's request. No action was taken by the Board on the application.

**9. Board Business**

**a. Review and Adoption of 2022 Meeting Schedule**

Chair Foss asked if there were any questions or comments regarding the proposed schedule. There being none, Mr. McAllister moved to approve. Mr. Brown seconded. By way of roll call, the motion passed by a vote of 7-0-0.

**10. Staff Report**

**a. Minor Corridor Report – None**

**11. Adjournment**

The meeting adjourned at 3:32 p.m.

**Submitted by:** Vicki Pfannenschmidt, Secretary

**Approved:** [DATE]

DRAFT



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](http://www.hiltonheadislandsc.gov)

<b>FOR OFFICIAL USE ONLY</b>	
Date Received:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: Anthony Gerovere Company: Pew Pro Inc  
 Mailing Address: PO Box 7045 City: Hilton Head State: SC Zip: 29938  
 Telephone: 843 263 4068 Fax: NO E-mail: tgcr17@hotmail.com  
 Project Name: Subway Project Address: 437 William Hilton Parkway  
 Parcel Number [PIN]: R 511 008 000 2644 0000  
 Zoning District: CC Overlay District(s): COD

**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:  
N/A 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.  
175<sup>00</sup> 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:

Amendments/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**

*Done Separately*

- 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]*  
SIGNATURE

8/30/21  
DATE



September 17, 2021

To the Design Review Board,

This request is for the approval of the exterior painting and the drive-thru canopy of the Subway located at 437 William Hilton Parkway.

At the last board meeting we were denied being able to paint an accent section of a wall a Subway green. We are willing to change this area to SW 7024 Functional Gray, which is also on several other areas of the building. This should then blend nicely. I believe several board members expressed this as an agreeable solution.

For the drive-thru canopy we are also willing to paint the black and bright yellow all a dark bronze. I believe this should make this canopy blend with the surrounding nature. The canopy is approximately 9'6" high. Since it was painted yellow in part for safety, do we need to add a green stripe, stating this height? Or is the height itself good for safety?

Also, we will paint the bollards the same dark bronze color instead of yellow. I believe this was another area of objection.

We have tried to address all areas of the boards' concerns and hopefully you will find our solutions satisfactory. Thank you for your kind consideration.

All my best,  
Karla Remegi  
843-384-2489

# 437 William Hilton Parkway Subway building



Top + Bottom  
TRIM BAND



Main Body  
Color



Accent Wall

DIST. 511, MAP 8, PARCEL 254

#435



NEW DRIVE THRU LOCATION INSTALL PER MANUFACTURER SEE DETAIL DRAWING PAGE A 103

N79°02'32"E 79.49'

NOTES

- ZONING DISTRICT - CC
- OVERLAY DISTRICT - COD
- USE OF PROPERTY - EATING ESTABLISHMENT / OTHER COMMERCIAL SERVICE
- GROSS SITE ACRES - 0.66 ACRES
- NET SITE ACRES (GROSS ACRES - TIDAL WETLANDS) - 0.66 ACRES
- ALLOWED TOTAL DENSITY (NET ACRES X 10000 GFA) - 6600
- EXISTING BUILDING SQUARE FOOTAGE -
- PROPOSED BUILDING SQUARE FOOTAGE -
- MAX. BUILDING HEIGHT ALLOWED - 45'
- PROPOSED BUILDING HEIGHT - N/A
- MAX. ALLOWED IMPERVIOUS AREA AND PERCENTAGE (MAX ALLOWED IS 60% BUT PROVIDE SQ. FT. FOR SITE ALSO)
- CURRENT IMPERVIOUS AREA AND PERCENTAGE
- PROPOSED IMPERVIOUS AREA AND PERCENTAGE
- MIN. NUMBER OF PARKING SPACES REQUIRED (1 PER EVERY 100SF OF GFA OUTDOOR EATING AREA)
- EXISTING NUMBER OF PARKING SPACES ON SITE
- PROPOSED ADDITIONAL PARKING (IF NEEDED)

N/F  
 TC HILTON HEAD LLC  
 DIST. 511, MAP 8, PARCEL 264  
 #439

N12°02'32"E

PARCEL 264A  
 #437  
 28,605 sq. ft.  
 0.657 acres

NO TREES TO BE REMOVED OR LANDSCAPE TO BE ALTERED

EXISTING PARKING TO REMAIN

S06°33'52"W

PK SET

N77°57'28"W

117.71'

WILLIAM

EXTERIOR MODIFICATIONS TO:

437 WILLIAM HILTON PARKWAY  
 HILTON HEAD ISLAND, SC

SITE PLAN

S1

07.19.21

1	1/16" = 1'-0"
	SITE PLAN

NOT TO SCALE

**New Channel Letter sign. Size determined by space height & width. (Acquired locally).**

*Check with city/county to see if a new sign permit is required.*

**Please be sure to contact your Property Manager or Landlord to obtain approval to paint the exterior.**

You may provide this rendering and we can provide photographs of completed stores should they be needed.

*\*New look  
of squared  
off window*

**FUNCTIONAL GRAY -  
Sherwin Williams #7024**

Below window level—all the way around building. Downspouts should also be Functional Gray. (Black outline on center front shown only to mark front section.)

**NATURAL TAN  
Sherwin Williams #7567**  
Above Functional Gray to the roof, including boxing and trim. All the way around building.

**Repaint curbing & caution areas & bollards.  
Parking lot to be resealed and restriped.**



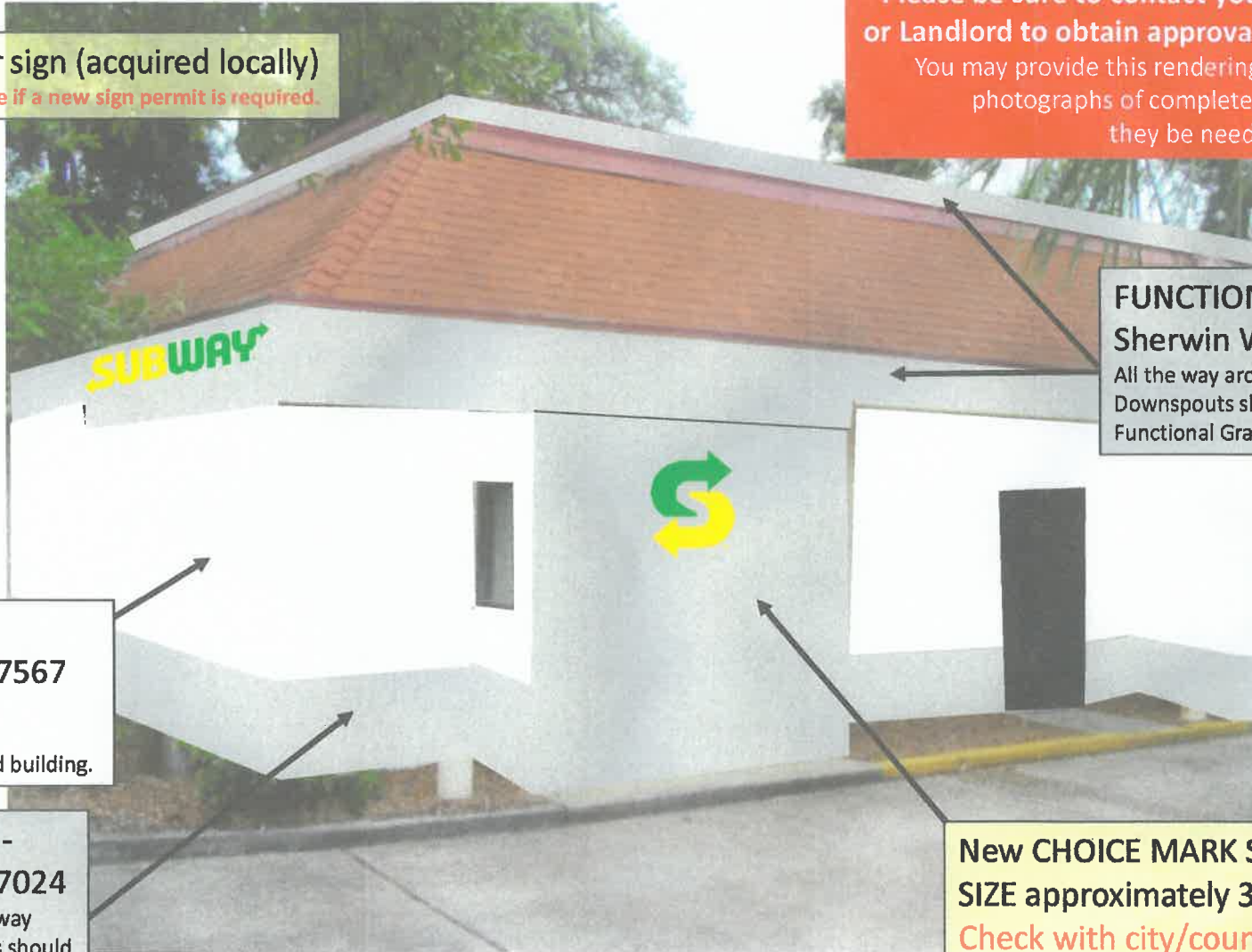
NOT TO SCALE

**New Channel Letter sign (acquired locally)**

Check with city/county to see if a new sign permit is required.

Please be sure to contact your Property Manager or Landlord to obtain approval to paint the exterior.

You may provide this rendering and we can provide photographs of completed stores should they be needed.



**FUNCTIONAL GRAY -  
Sherwin Williams #7024**

All the way around building.  
Downspouts should also be Functional Gray.

**NATURAL TAN**

**Sherwin Williams #7567**

Above Functional Gray to the roof, including boxing and trim – All the way around building.

**FUNCTIONAL GRAY -**

**Sherwin Williams #7024**

Below window level –all the way around building. Downspouts should also be Functional Gray.

**New CHOICE MARK SIGN-**

**SIZE approximately 36”H x 28.89”W.**

Check with city/county to see if a permit is needed for the Choice Mark sign.

NOT TO SCALE

**FUNCTIONAL GRAY -  
Sherwin Williams #7024**

All the way around building.  
Downspouts should also be  
Functional Gray.

**NATURAL TAN  
Sherwin Williams #7567**

Paint Natural Tan to  
the roof, including boxing  
and trim – All the way around building.

**FUNCTIONAL GRAY -  
Sherwin Williams #7024**

Below window level –all the way  
around building. Downspouts should  
also be Functional Gray.

**Please be sure to contact your Property Manager  
or Landlord to obtain approval to paint the exterior.**

You may provide this rendering and we can provide  
photographs of completed stores should  
they be needed.

*\*Paint Dark  
Bronze*

Drive thru canopy,  
Six panel drive thru menuboard.

Please evaluate your parking lot and exterior building lights. If the lot looks dark at night, contact your Property Manager and request more lights or light repairs. You may also consider wall pack lights on the rear of the building as well as decorative lights on the front and side. Adequate outdoor lighting is essential to customers feeling safe at night.



# Done DRB SUBMISSION MIN...




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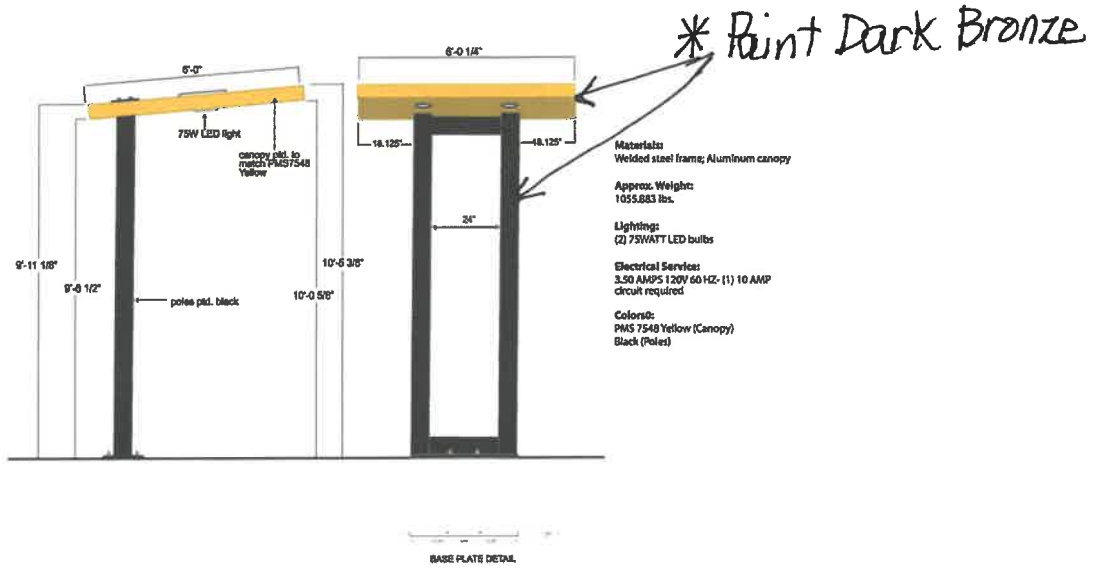
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<b>Everbrite</b> 4949 S 110th Street, Greenfield, WI 53220 Phone: 414-329-3320 • Fax: 414-529-7191 Website: www.everbrite.com	Part No: <b>E031752</b> Description: <b>FREESTANDING DRIVE THRU CANOPY</b>	Project No: <b>375719-3</b> Date: <b>3/16/16</b> Drawn By: <b>CH</b>	
	<small>© 2016 Everbrite LLC. All rights reserved. This drawing is the property of Everbrite LLC and may not be reproduced without the written consent of Everbrite LLC. Everbrite LLC and its subsidiaries are not responsible for any errors or omissions in this drawing. For more information, please contact Everbrite LLC at 414-329-3320.</small>		





MAKE IT  
WHAT YOU  
WANT.

Touch screen to begin

MARTY





## 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: Subway

DRB#: DRB-002131-2021

DATE: 09/18/2021

RECOMMENDATION: Approval  Approval with Conditions  Denial   
RECOMMENDED CONDITIONS:

### ***MISC COMMENTS/QUESTIONS***

1. This project received Minor Corridor approval to eliminate the arched window and relocate a door.
2. This project was withdrawn during the Sept. 14<sup>th</sup> meeting at the applicant's request.
3. Signage is under a separate permit.



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](http://www.hiltonheadislandsc.gov)

<b>FOR OFFICIAL USE ONLY</b>	
Date Received:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Owner - HHI Island Acquisition Partners, LLC

Applicant/Agent Name: Agrent -Brett Callaghan Company: HH Island Acquisition Partners, LLC

Mailing Address: 9654 North King's Hwy, Unit 101 City: Myrtle Beach State: SC Zip: 29572

Telephone: 843-458-3348 Fax: \_\_\_\_\_ E-mail: bcallaghan@progressbuildersllc.com

Project Name: Hilton Head - Port Royal (TBD) Project Address: Folly Field Road

Parcel Number [PIN]: R 5 1 0 0 0 9 0 0 0 1 2 0 5 0 0 0 0

Zoning District: RD 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

September 14, 2021  
\_\_\_\_\_  
DATE

# Hilton Head Port Royal Resort

Hilton Head Island, SC

## Final DRB Project Narrative

September 14, 2021

HH Island Acquisition Partners LLC is proposing to construct a new resort facility to replace the previous development known as The Port Royal Racquet Club Tract (parcel 4 – Wimbledon Court) along Folly Field Road and adjacent to Fiddler's Cove, The Lyons and Ocean Palms Villas. The existing property consists of approximately 8.4 acres of land with remnants of the Racquet Club remaining on the site including portions of Wimbledon Court, existing parking spaces, an existing pro-shop/club building, and tennis courts.

HH Island Acquisition Partners is looking to redevelop the property into a signature destination resort in keeping with Hilton Head Island vernacular. The proposed buildings will consist of **(3) four story and (4) three story residential structures containing a mix of 1, 2, and 3-bedroom units** (166 units total - including the lockout units as 1/2 unit- see plans for breakdown). The proposed scale of these structures are in keeping with the adjacent existing developments and appropriate for the surrounding neighborhoods.

The development will be constructed in two separate phases. The first phase will include the clubhouse (including guest support amenities, two story clubhouse, resort pool and spa, pool restroom facilities, maintenance building and (3) three residential structures and along with the entry drive. Also, as part of the first phase of the development, the entire Folly Field Road buffer plantings will be installed and irrigated. The second phase will include (4) residential structures and the balance of the site amenities.

The site will feature landscaped walking paths with common areas connecting to the adjacent Town bike path. Included in the amenities will be lounge/gathering areas with barbecuing area and a children play area within the natural stand of existing trees. The required bicycle parking will be provided and distributed throughout the site.

There are two specimen trees (Live Oak and Cork Oak) located on the property that are to be preserved, as well as stands of oaks, pines, and palms throughout the development. The proposed landscape design will incorporate native plant material while preserving as many existing trees and vegetation as permissible.

The main entry to the site will be offset to the south of the existing entry drive of the Island Club on Folly Field Dr by approximately 465 feet. Access to the site will be via two entrances on Folly Field Road. The main resort entry provides a strong sense of arrival for guests with the clubhouse with a covered motor court plaza entry with landscaping and signage. There will also be pedestrian connectivity to Wimbledon Drive to Folly Field Road.

Most of the site is a sandy soil with elevations ranging between 9' and 13'. The proposed residential, clubhouse and related amenity buildings are to have a finish floor elevation set at 12.3' +1'0 MSL, with the majority of the parking being covered parking underneath the raised podiums.

Parking will be provided at the appropriate rate for 1, 2, and 3 bedroom units per LMO requirements. The number of parking spaces to be provided is estimated to be +/-221 spaces. The required number of bike parking spaces will be provided along with electric vehicle charging station.





VIEW OF OCEAN PALMS VILLAS



VIEW OF OCEAN PALMS VILLAS



VIEW OF OCEAN PALMS VILLAS



VIEW OF PRIVATE RESIDENCE OFF OF FOLLY FIELD RD



VIEW OF PRIVATE RESIDENCE OFF OF FOLLY FIELD RD





VIEW OF NEARBY CLUBHOUSE OFF OF FOLLY FIELD RD



VIEW OF BORDERING DEVELOPMENT OFF OF FOLLY FIELD RD



VIEW OF ISLAND CLUB OF HILTON HEAD OFF OF FOLLY FIELD RD



VIEW OF ISLAND CLUB OF HILTON HEAD OFF OF FOLLY FIELD RD



VIEW OF ISLAND CLUB OF HILTON HEAD ENTRY GATE OFF OF FOLLY FIELD RD





# 26827/0000



VIEW OF ROYAL DUNES RESORT OFF OF WIMBLEDON CT



VIEW OF ROYAL DUNES RESORT OFF OF WIMBLEDON CT



VIEW OF ROYAL DUNES RESORT OFF OF WIMBLEDON CT



VIEW OF LYONS OFF OF WIMBLEDON CT



VIEW OF LYONS OFF OF WIMBLEDON CT



VIEW OF LYONS OFF OF WIMBLEDON



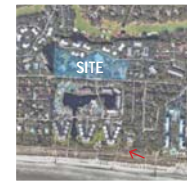
# 26827/0000



VIEW OF LYONS OFF OF FOLLY FIELD RD



VIEW FROM BEACH ACCESS AT ISLANDERS BEACH PARK TO MARRIOTT'S BARONY BEACH CLUB AND WESTIN BEYOND



VIEW FROM BEACH ACCESS AT ISLANDERS BEACH PARK TO ISLAND CLUB OF HILTON HEAD



SIGNAGE

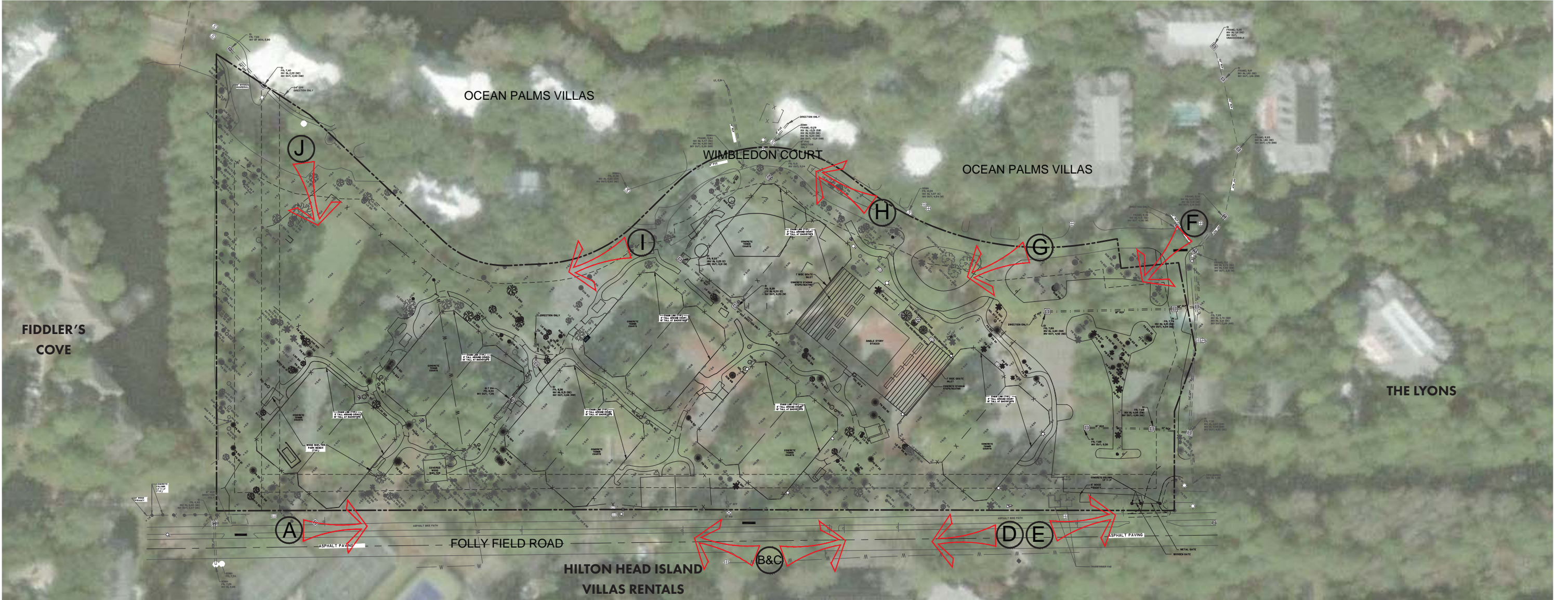


LOWCOUNTRY DORMERS / CLUBHOUSE ROOFLINE



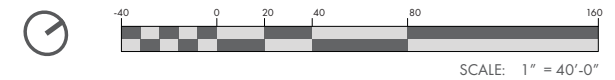
BUILDING MASSING FOR TALLER BUILDINGS



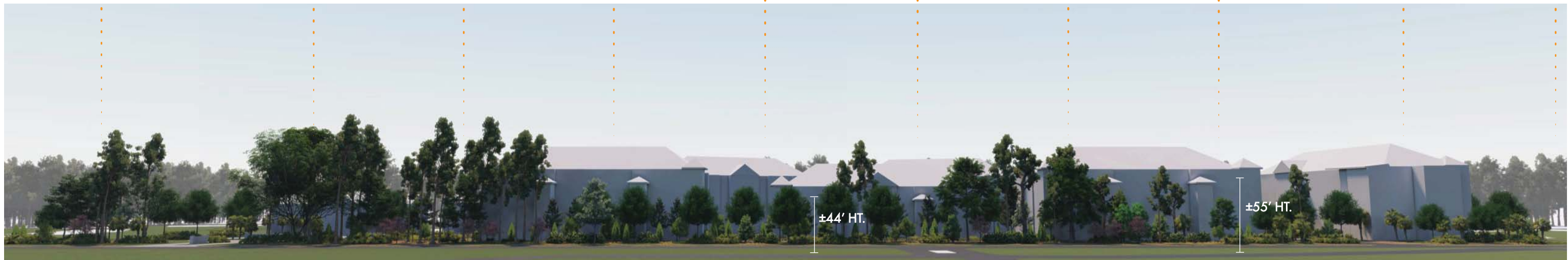
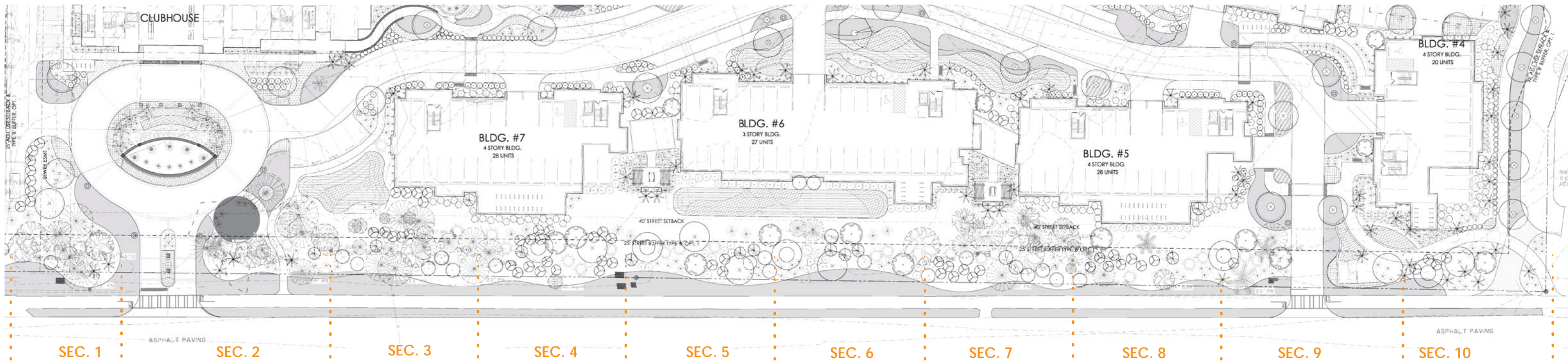




FIFTEEN WIMBLEDON - OVERALL MASTER PLAN  
**PORT ROYAL - HILTON HEAD ISLAND, SC**



# 26827.0000



**FOLLY FIELD RD SECTION**

\* PROPOSED PLANT MATERIAL SHOWN AFTER ±10-15 YEARS OF OPTIMAL GROWTH. ACTUAL GROWTH IN THE FIELD MAY BE MORE OR LESS DEPENDING ON SITE CONDITIONS & WEATHER PATTERNS



**PERSPECTIVE 1**










**PERSPECTIVE 2**



**PERSPECTIVE 3**

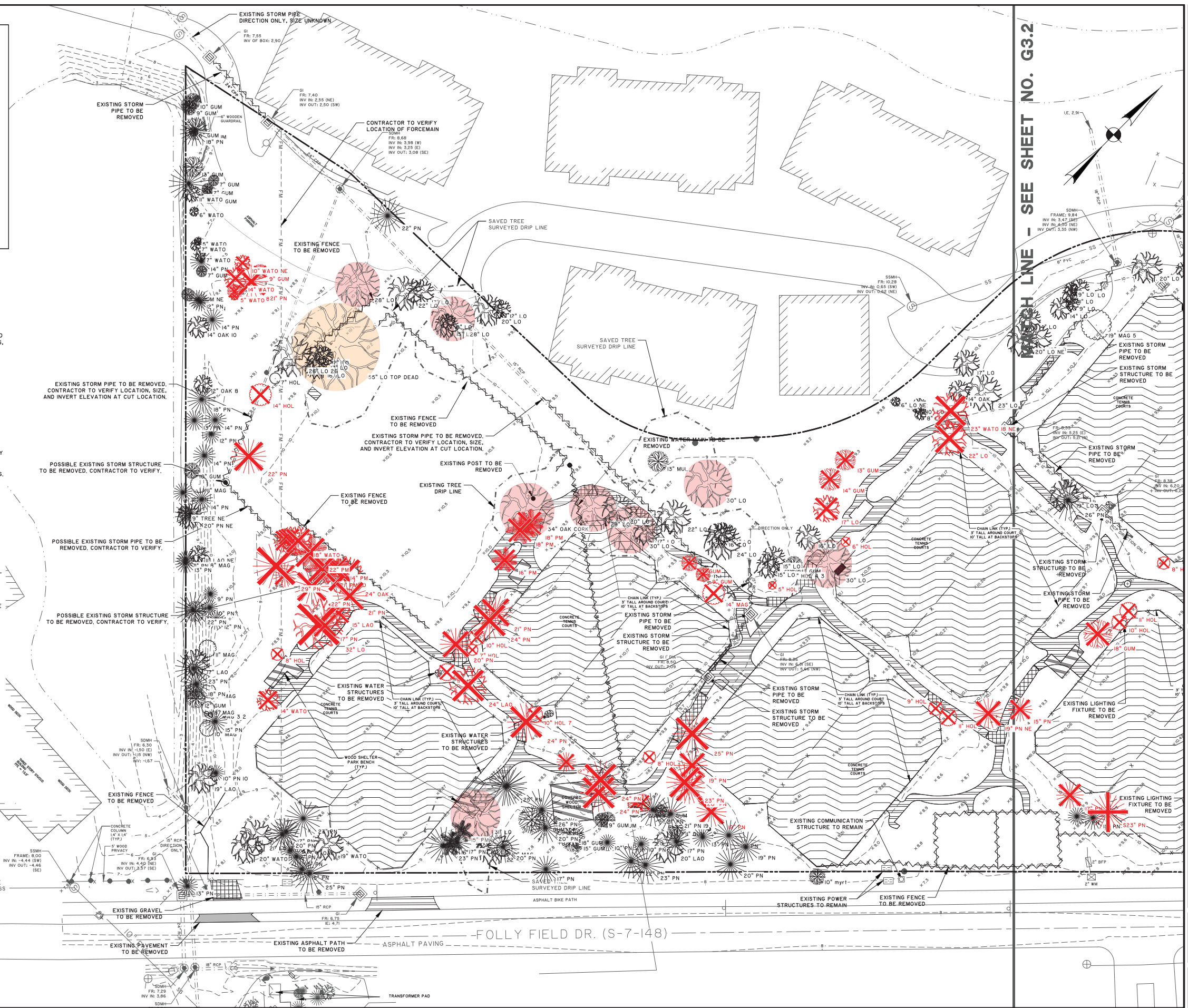
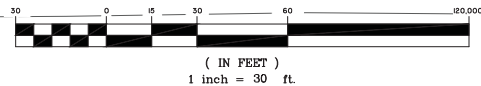
**REMOVAL LEGEND**

-  REMOVE TENNIS COURT AND ADJACENT FENCE (11,000 SY. TOTAL)
-  REMOVE ASPHALT AND GAB (4,210 SY. TOTAL)
-  SIDEWALK (1,350 SY. TOTAL)
-  BUILDINGS (4,700 SF. TOTAL)
-  GRAVEL (281 SY. TOTAL)
-  TREE REMOVAL
-  UTILITIES & FENCE

**DEMOLITION NOTES:**

1. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY NOT REPRESENT ACTUAL, AND ALL LOCATIONS. SURVEY OF UTILITIES SHOWN ON THIS PLAN WERE COLLECTED FROM THOMAS AND HUTTON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AVAILABLE RECORD DRAWINGS AND COORDINATE WITH THE PROVIDER TO LOCATE ALL UTILITIES PRIOR TO DEMOLITION.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL IN A LOCATION ACCEPTABLE BY ALL GOVERNING AUTHORITIES, OF ALL MATERIALS INDICATED IN THIS PLAN. ALL MATERIALS TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
4. UTILITIES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION, AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., TO THE BEST PRACTICES. TRAFFIC CONTROL PLAN MUST BE CONSISTENT WITH THE MUTCD, LATEST EDITION.
6. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
7. PRIOR TO COMMENCING DEMOLITION OF EXISTING SITE, CONTRACTOR SHALL IMPLEMENT PHASING OF EROSION & SEDIMENTATION CONTROL PRACTICES.
8. PRIOR TO BEGINNING DEMOLITION OF EXISTING SITE, CONTRACTOR SHALL NOTIFY OWNER, ARCHITECT, AND ENGINEER WITHIN 72 HOURS.
9. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
10. EXISTING DRAINAGE, WATER AND SANITARY SEWER UTILITIES AND ASSOCIATED APPURTENANCES SHALL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
11. ALL WATER VALVE BOXES/MANHOLES, METER AND BACKFLOW PREVENTER BOXES AND ASSOCIATED APPURTENANCES, SANITARY SEWER MANHOLE TOPS AND CLEANOUTS AND SURFACE DRAINAGE STRUCTURE INLETS SHALL BE BROUGHT TO FINISHED GRADE.
12. WORK ASSOCIATED WITH THIS PROJECT IS LOCATED WITHIN THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY. ALL WORK SHALL BE COORDINATED WITH SCOTD AND CONSTRUCTED TO SCOTD CURRENT STANDARDS.

**GRAPHIC SCALE**



MESH LINE - SEE SHEET NO. G3.2

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

NO.	REVISIONS	DATE
1	REVISED PER TOWN COMMENTS	
	BY	
	DATE	

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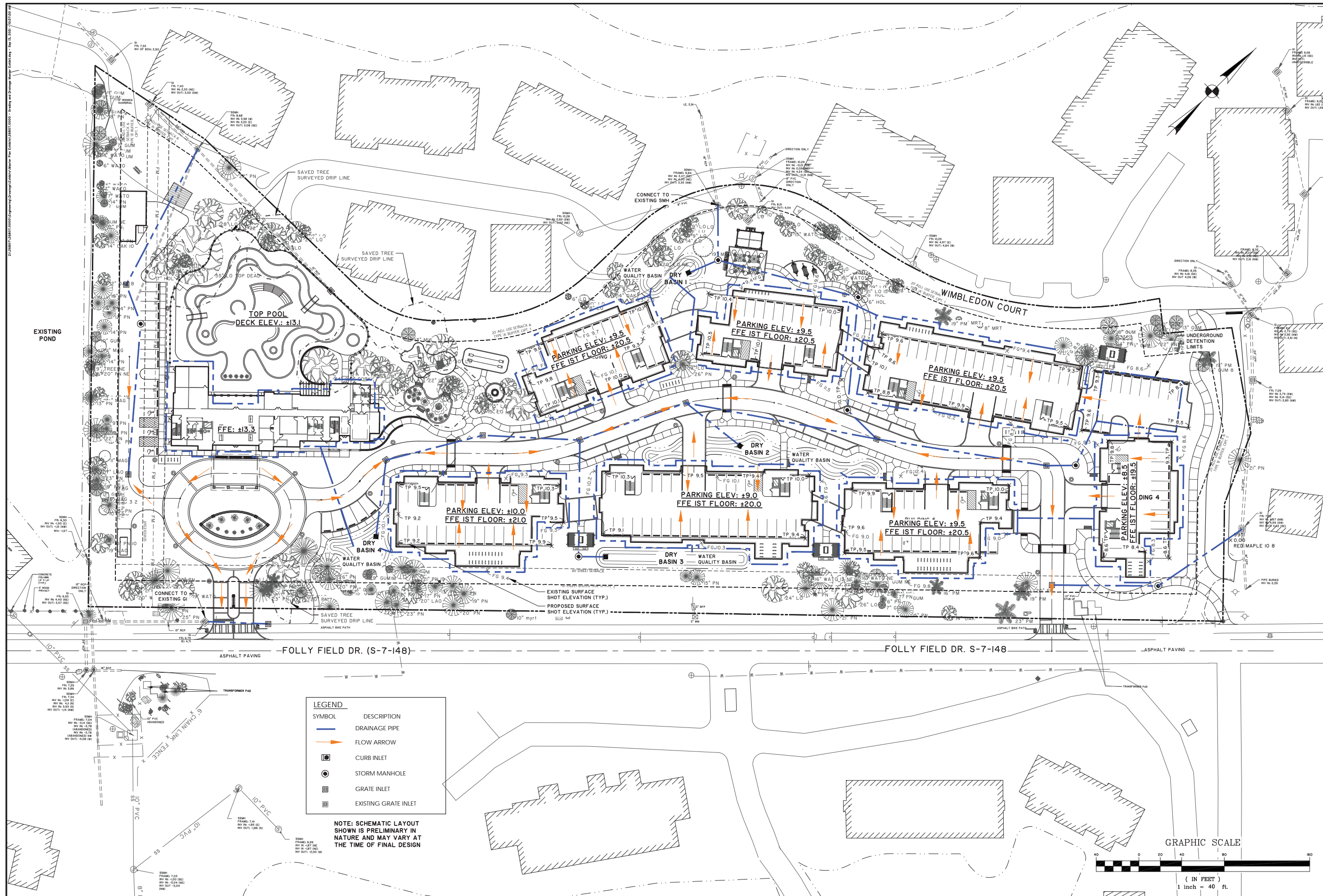
**H H ISLAND ACQUISITION PARTNERS, LLC**  
HILTON HEAD ISLAND, SOUTH CAROLINA  
FIFTEEN WIMBLETON  
**EXISTING CONDITIONS AND DEMOLITION PLAN**

JOB NO:	J-26807.0000
DATE:	7/15/2021
DRAWN:	CCC
DESIGNED:	ETW
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 30'

**G3.1**

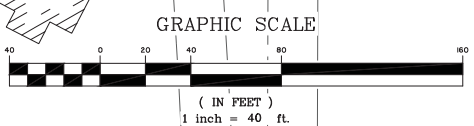






LEGEND	
SYMBOL	DESCRIPTION
	DRAINAGE PIPE
	FLOW ARROW
	CURB INLET
	STORM MANHOLE
	GRATE INLET
	EXISTING GRATE INLET

NOTE: SCHEMATIC LAYOUT SHOWN IS PRELIMINARY IN NATURE AND MAY VARY AT THE TIME OF FINAL DESIGN



PRELIMINARY  
NOT FOR  
CONSTRUCTION

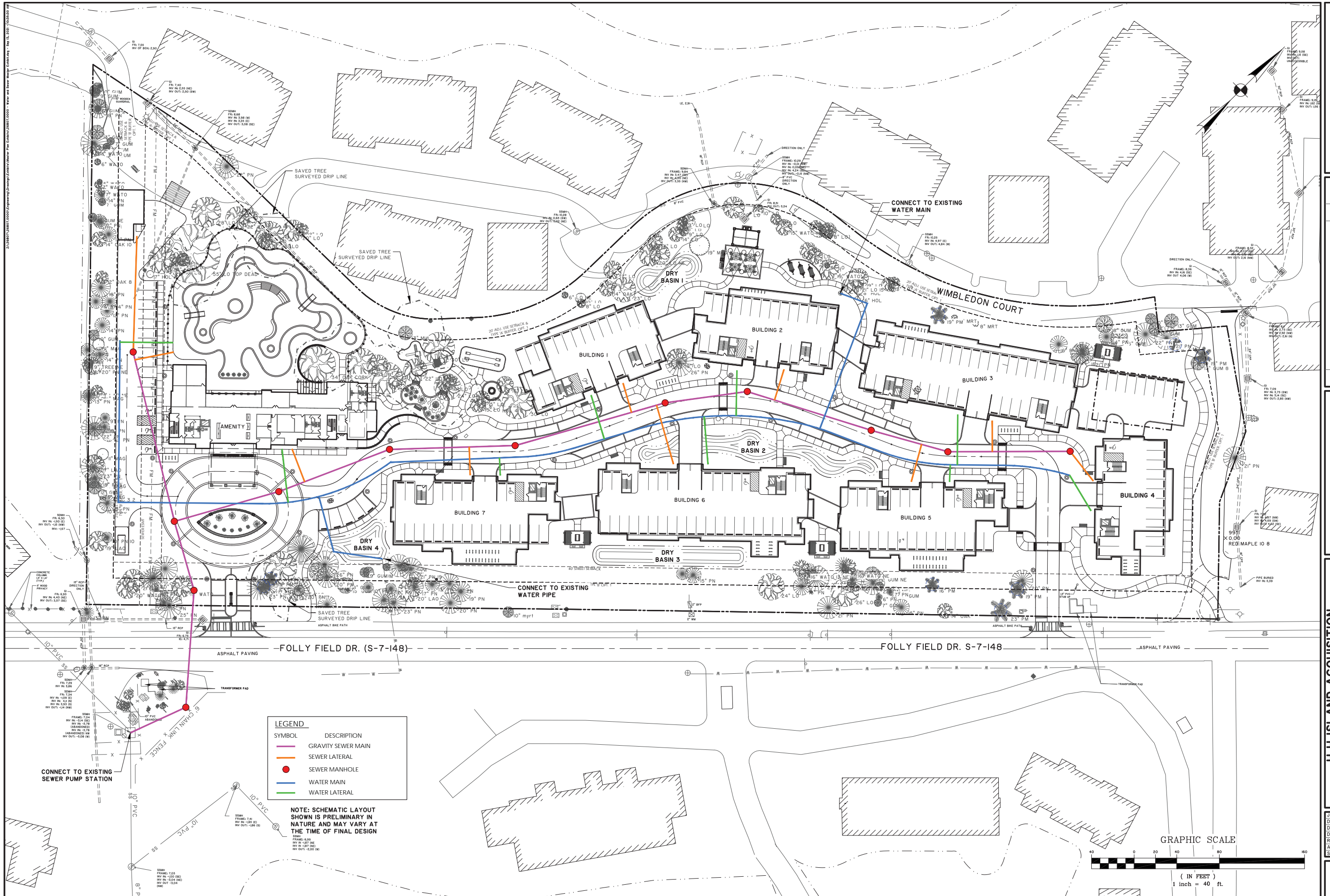
NO.	REVISIONS	BY	DATE

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 www.thomasandhutton.com

**H H ISLAND ACQUISITION PARTNERS, LLC**  
 HILTON HEAD ISLAND, SOUTH CAROLINA  
 FIFTEEN WIMBLEDON  
**GRADING AND DRAINAGE MASTER PLAN**

JOB NO:	J-26807.0000
DATE:	7/15/2021
DRAWN:	CGC/MDL
DESIGNED:	ETW
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 40'

**EX2.1**



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

NO.	REVISIONS	BY	DATE

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&  
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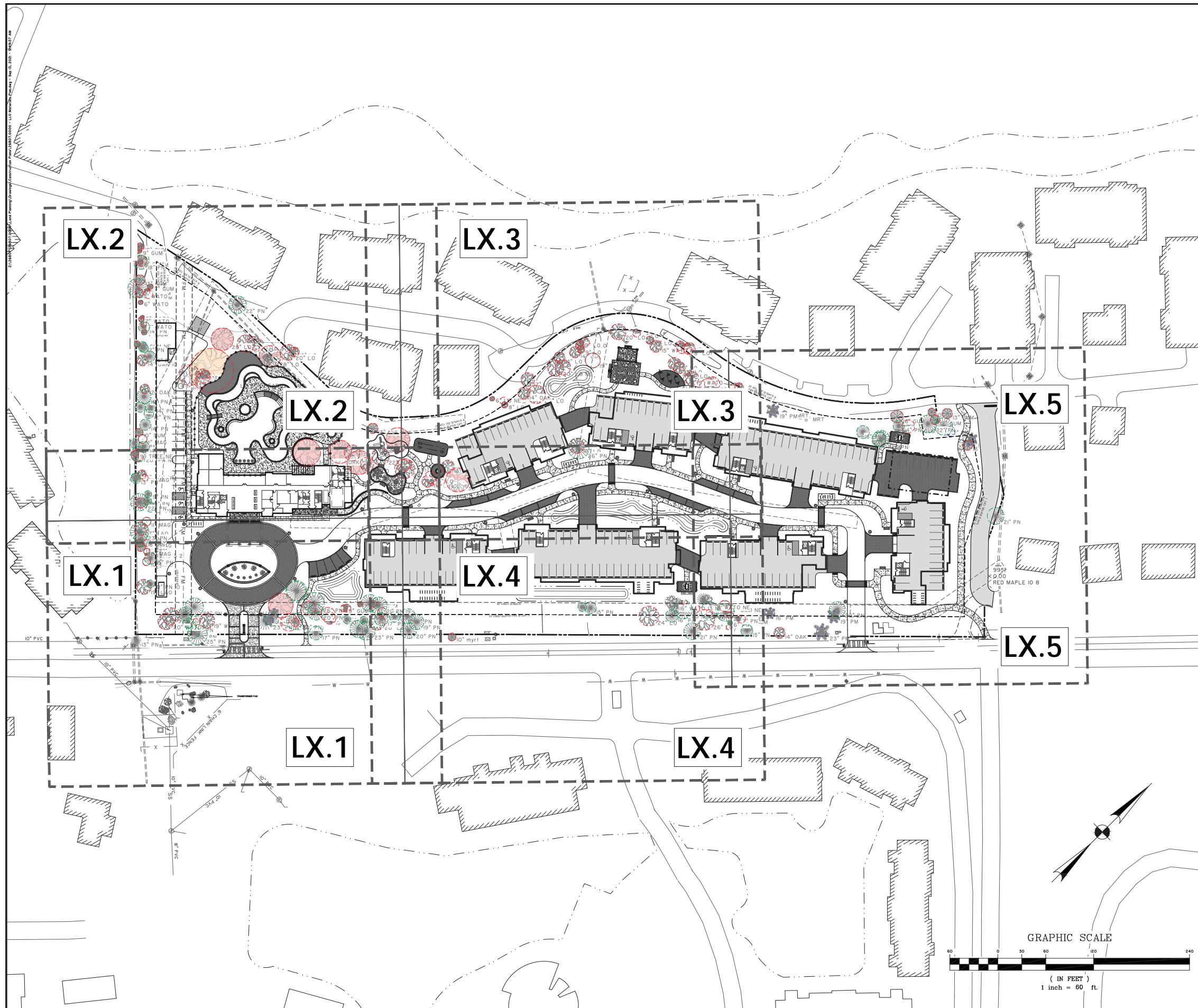
**H H ISLAND ACQUISITION  
PARTNERS, LLC**  
HILTON HEAD ISLAND, SOUTH CAROLINA  
FIFTEEN WIMBLEDON

**WATER AND SEWER MASTER PLAN**

JOB NO:	J-26807.0000
DATE:	08/28/18
DRAWN:	CGC/MDL
DESIGNED:	MD
REVIEWED:	NBL
APPROVED:	NBL
SCALE:	1" = 40'

EX1.1



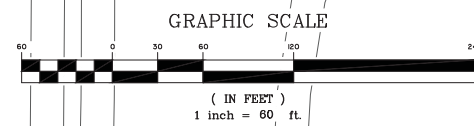


**SITE DETAIL KEYNOTES**

#	Sheet #	Detail	Symbol
<b>1.0 PAVING</b>			
1.1	SEE CIVIL	ASPHALT	[Symbol]
1.2	L3.1	VEHICULAR PLAZA - TABBY CONC. W/ DOUBLE BRICK SOLIDER COURSE	[Symbol]
1.3	L3.1	VEHICULAR PAVERS	[Symbol]
1.4	L3.1	PEDESTRIAN PAVERS	[Symbol]
1.5	L3.1	LIGHT BROOM FINISH CONC.	[Symbol]
1.6	L3.1	GRANITE FINES WITH CONC. CURB	[Symbol]
1.7	L3.1	SUNDECK POOL SURFACE & CONC. COPING	[Symbol]
1.8	L3.1	PORCELAIN PAVERS MORTAR SET	[Symbol]
1.9	L3.1	PORCELAIN PAVERS ON GABC BASE	[Symbol]
1.10	L3.1	GRASS PAVE - FIRE LANE	[Symbol]
1.11	L3.2	COMPOSITE DECKING @ POOL	[Symbol]
<b>2.0 STEPS, RAMPS, &amp; CURBS</b>			
2.1	SEE CIVIL	CONCRETE WHEEL STOPS	[Symbol]
2.2	SEE CIVIL	FLUSH CONCRETE CURB W/ SAND-BLASTED FINISH	[Symbol]
2.3	SEE CIVIL	CONCRETE RAMPS / DOME TILES	[Symbol]
<b>3.0 WALLS, MASONRY, &amp; VERTICAL ELEMENTS</b>			
3.1	L3.2	TABBY WALL WITH BRICK CAP (VARYING HTS.)	[Symbol]
3.2	L3.2	TIMBER RETAINING WALL (VARYING HTS.)	[Symbol]
3.3	L3.3	HANDRAIL	[Symbol]
3.4	L3.3	OUTDOOR KITCHEN W. WOOD TRELLIS	[Symbol]
3.5	L3.3	WOODEN SWING TRELLIS	[Symbol]
3.6	L3.4	POOL FENCE / NORTHERN PROPERTY LINE	[Symbol]
3.7	L3.4	FIRE PIT	[Symbol]
3.8	L3.4	OUTDOOR KITCHEN W. DOUBLE GRILLS	[Symbol]
3.9	SEE ARCH	DUMPSTER ENCLOSURE	[Symbol]
<b>4.0 SITE FURNISHINGS</b>			
4.1	L3.5	BIKE RACK	[Symbol]
4.2	L3.5	BENCH	[Symbol]
4.3	L3.5	TRASH RECEPTACLE	[Symbol]
4.4	L3.5	DOG WASTE STATION	[Symbol]
4.5	L3.5	HAMMOCK	[Symbol]
<b>5.0 LIGHTING - SEE LOW VOLTAGE &amp; OVERHEAD LIGHTING PLANS</b>			
<b>6.0 SIGNAGE</b>			
6.1	L3.6	PROJECT ID SIGN	[Symbol]
6.2	L3.6	RESORT ARRIVAL WALL & WATER FEATURE	[Symbol]
<b>7.0 PLANTING - SEE PLANTING DETAILS SHEET L5.2</b>			
<b>8.0 MISCELLANEOUS</b>			
8.1		CHILDREN'S PLAYGROUND / TREE HOUSE (BY OTHERS - SEE MATERIALS BOARD)	[Symbol]

**HARDSCAPE KEYNOTES**

- 1 SEE CIVIL PLANS FOR LIMITS OF DISTURBANCE
- 2 DRY STORMWATER COLLECTION AREA
- 3 EXISTING TREES TO REMAIN
- 4 EXISTING PALM TREES TO REMAIN
- 5 SEE LANDSCAPE PLAN



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

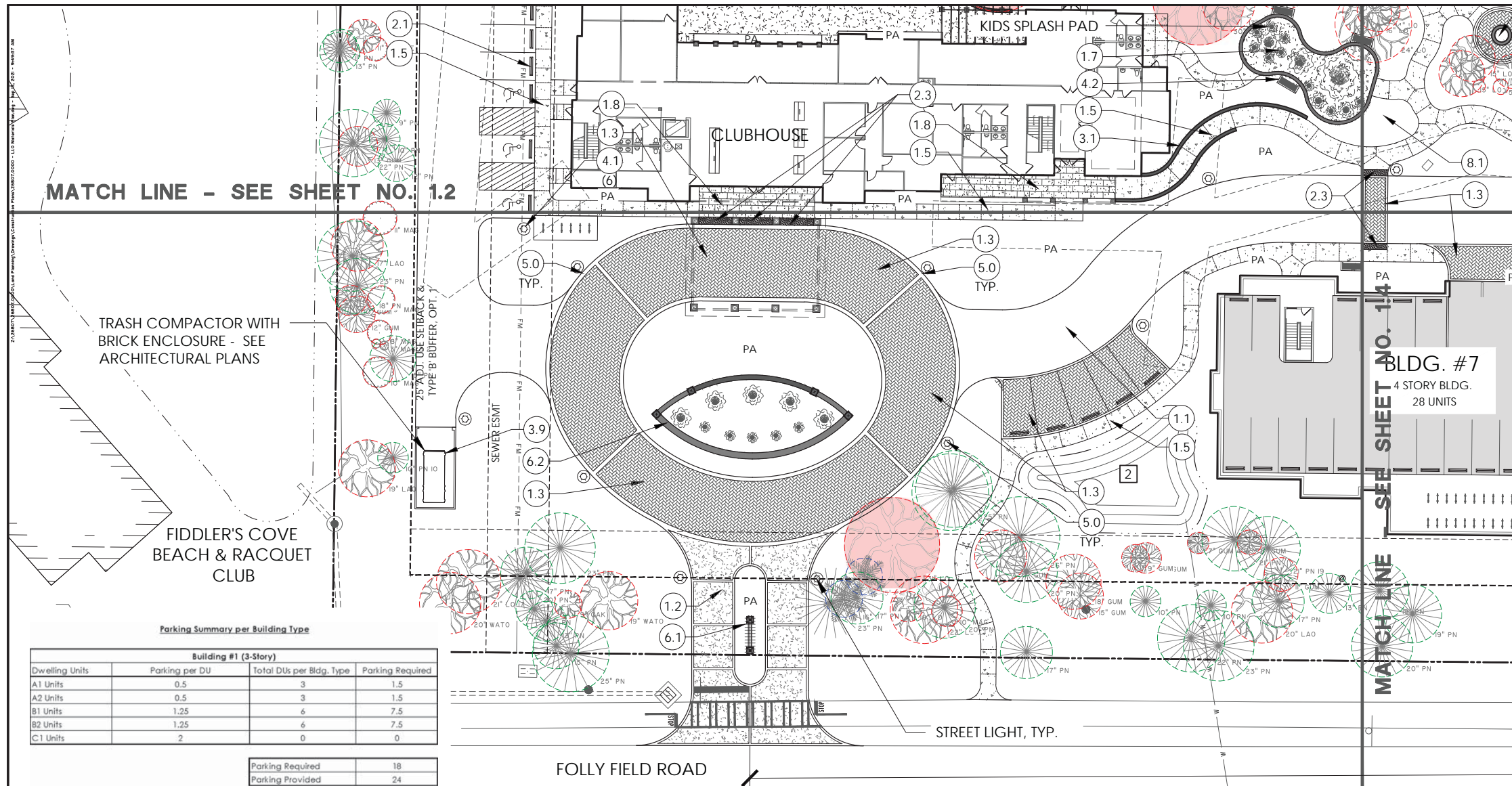
NO.	REVISIONS	BY	DATE

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**H H ISLAND ACQUISITION PARTNERS, LLC**  
HILTON HEAD ISLAND, SOUTH CAROLINA  
**FIFTEEN WIMBLETON**  
**MATERIALS PLAN**

JOB NO:	J-26807.0000
DATE:	7/15/2021
DRAWN:	JLG / JAS
DESIGNED:	JLG / JAS
REVIEWED:	RPT
APPROVED:	JLG
SCALE:	1" = 60'

**L1.0**



**Parking Summary per Building Type**

Building #1 (3-Story)			
Dwelling Units	Parking per DU	Total DUs per Bldg. Type	Parking Required
A1 Units	0.5	3	1.5
A2 Units	0.5	3	1.5
B1 Units	1.25	6	7.5
B2 Units	1.25	6	7.5
C1 Units	2	0	0

Parking Required	18
Parking Provided	24

Building #2 (3-Story)			
Dwelling Units	Parking per DU	Total DUs per Bldg. Type	Parking Required
A1 Units	0.5	0	0
A2 Units	0.5	3	1.5
B1 Units	1.25	12	15
B2 Units	1.25	9	11.25
C1 Units	2	3	6

Parking Required	33.75
Parking Provided	24

Building #3 (3-Story)			
Dwelling Units	Parking per DU	Total DUs per Bldg. Type	Parking Required
A1 Units	0.5	3	1.5
A2 Units	0.5	3	1.5
B1 Units	1.25	6	7.5
B2 Units	1.25	6	7.5
C1 Units	2	0	0

Parking Required	18
Parking Provided	35

Building #4 (4-Story)			
Dwelling Units	Parking per DU	Total DUs per Bldg. Type	Parking Required
A1 Units	0.5	0	0
A2 Units	0.5	4	2
B1 Units	1.25	8	10
B2 Units	1.25	8	10
C1 Units	2	0	0

Parking Required	22
Parking Provided	29

Building #5 (4-Story)			
Dwelling Units	Parking per DU	Total DUs per Bldg. Type	Parking Required
A1 Units	0.5	0	0
A2 Units	0.5	4	2
B1 Units	1.25	16	20
B2 Units	1.25	8	10
C1 Units	2	0	0

Parking Required	32
Parking Provided	27

Building #6 (3-Story)			
Dwelling Units	Parking per DU	Total DUs per Bldg. Type	Parking Required
A1 Units	0.5	0	0
A2 Units	0.5	3	1.5
B1 Units	1.25	12	15
B2 Units	1.25	9	11.25
C1 Units	2	3	6

Parking Required	33.75
Parking Provided	34

Building #7 (4-Story)			
Dwelling Units	Parking per DU	Total DUs per Bldg. Type	Parking Required
A1 Units	0.5	0	0
A2 Units	0.5	4	2
B1 Units	1.25	16	20
B2 Units	1.25	8	10
C1 Units	2	0	0

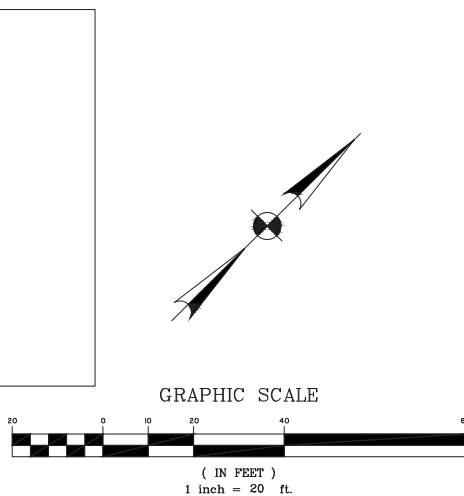
Parking Required	32
Parking Provided	27

**15 Wimbledon Court Unit Mix**

Unit	Unit Type	# Units	Heated Area	Total Heated
A1	1 Bed/ 1 Bath	6	585 Net SF	47,270
A2	1 Bed/ 1 Bath (Premium)	24	715 Net SF	47,270
B1	2 Bed/ 2 Bath (Premium)	76	925 Net SF	41,072
B2	2 Bed/ 2 Bath (non-exterior wall)	48	1,134 Net SF	51,198
C1	3 Bed/ 3 Bath	12	1,579 Net SF	26,824
<b>Total</b>		<b>166</b>		<b>166,364</b>

**EXISTING TREE LEGEND**

- EXISTING EVERGREEN TO REMAIN
- EXISTING HARDWOOD TO REMAIN
- EXISTING PALM TO REMAIN
- SPECIMEN TREES TO REMAIN
- SIGNIFICANT TREES TO REMAIN



**SITE DETAIL KEYNOTES**

- | #   | Sheet #   | Detail   | Symbol |
|---|-----------|--|--------|
| <b>1.0 PAVING</b>   |           |  |        |
| 1.1   | SEE CIVIL | ASPHALT  |        |
| 1.2   | L3.1      | VEHICULAR PLAZA - TABBY CONC. W/ DOUBLE BRICK SOLIDER COURSE         |        |
| 1.3   | L3.1      | VEHICULAR PAVERS   |        |
| 1.4   | L3.1      | PEDESTRIAN PAVERS  |        |
| 1.5   | L3.1      | LIGHT BROOM FINISH CONC.   |        |
| 1.6   | L3.1      | GRANITE FINES WITH CONC. CURB  |        |
| 1.7   | L3.1      | SUNDECK POOL SURFACE & CONC. COPING                                  |        |
| 1.8   | L3.1      | PORCELAIN PAVERS MORTAR SET  |        |
| 1.9   | L3.1      | PORCELAIN PAVERS ON GABC BASE  |        |
| 1.10  | L3.1      | GRASS PAVE - FIRE LANE   |        |
| 1.11  | L3.2      | COMPOSITE DECKING @ POOL   |        |
| <b>2.0 STEPS, RAMPS, &amp; CURBS</b>                                |           |  |        |
| 2.1   | SEE CIVIL | CONCRETE WHEEL STOPS   |        |
| 2.2   | SEE CIVIL | FLUSH CONCRETE CURB W/ SAND-BLASTED FINISH                           |        |
| 2.3   | SEE CIVIL | CONCRETE RAMPS / DOME TILES  |        |
| <b>3.0 WALLS, MASONRY, &amp; VERTICAL ELEMENTS</b>                  |           |  |        |
| 3.1   | L3.2      | TABBY WALL WITH BRICK CAP (VARYING HTS.)                             |        |
| 3.2   | L3.2      | TIMBER RETAINING WALL (VARYING HTS.)                                 |        |
| 3.3   | L3.3      | HANDRAIL   |        |
| 3.4   | L3.3      | OUTDOOR KITCHEN W. WOOD TRELLIS                                      |        |
| 3.5   | L3.3      | WOODEN SWING TRELLIS   |        |
| 3.6   | L3.4      | POOL FENCE / NORTHERN PROPERTY LINE                                  |        |
| 3.7   | L3.4      | FIRE PIT   |        |
| 3.8   | L3.4      | OUTDOOR KITCHEN W. DOUBLE GRILLS                                     |        |
| 3.9   | SEE ARCH. | DUMPSTER ENCLOSURE   |        |
| <b>4.0 SITE FURNISHINGS</b>   |           |  |        |
| 4.1   | L3.5      | BIKE RACK  |        |
| 4.2   | L3.5      | BENCH  |        |
| 4.3   | L3.5      | TRASH RECEPTACLE   |        |
| 4.4   | L3.5      | DOG WASTE STATION  |        |
| 4.5   | L3.5      | HAMMOCK  |        |
| <b>5.0 LIGHTING - SEE LOW VOLTAGE &amp; OVERHEAD LIGHTING PLANS</b> |           |  |        |
| <b>6.0 SIGNAGE</b>  |           |  |        |
| 6.1   | L3.6      | PROJECT ID SIGN  |        |
| 6.2   | L3.6      | RESORT ARRIVAL WALL & WATER FEATURE                                  |        |
| <b>7.0 PLANTING - SEE PLANTING DETAILS SHEET L5.2</b>               |           |  |        |
| <b>8.0 MISCELLANEOUS</b>  |           |  |        |
| 8.1   |           | CHILDREN'S PLAYGROUND / TREE HOUSE (BY OTHERS - SEE MATERIALS BOARD) |        |

**HARDSCAPE KEYNOTES**

- 1 SEE CIVIL PLANS FOR LIMITS OF DISTURBANCE
- 2 DRY STORMWATER COLLECTION AREA
- 3 EXISTING TREES TO REMAIN
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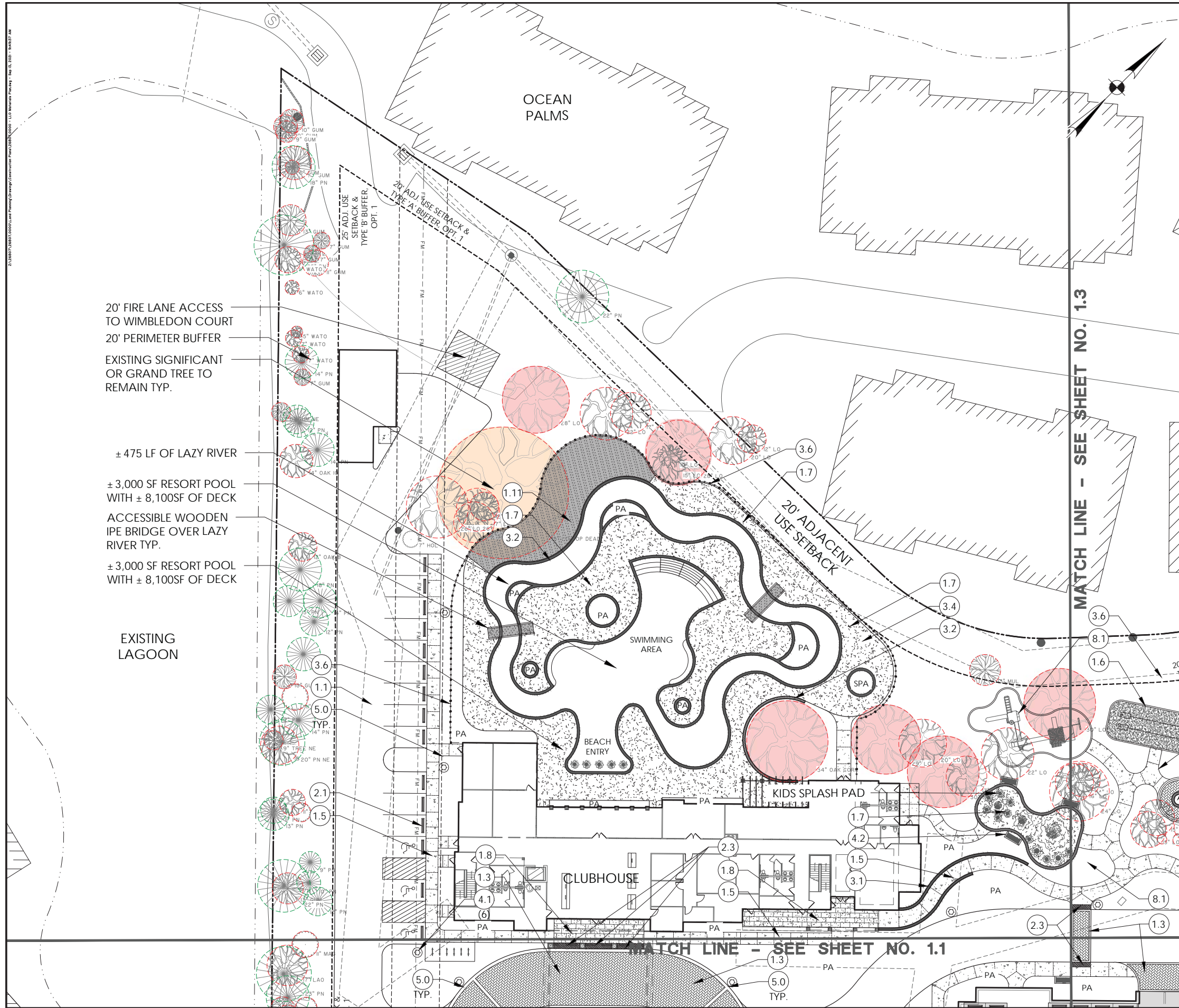
NO.	REVISIONS	BY	DATE

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**H H ISLAND ACQUISITION PARTNERS, LLC**  
HILTON HEAD ISLAND, SOUTH CAROLINA  
FIFTEEN WIMBLETON  
**MATERIALS PLAN**

JOB NO:	J-26807.0000
DATE:	7/15/2021
DRAWN:	JLG / JAS
DESIGNED:	JLG / JAS
REVIEWED:	RPT
APPROVED:	JLG
SCALE:	1" = 20'

**L1.1**

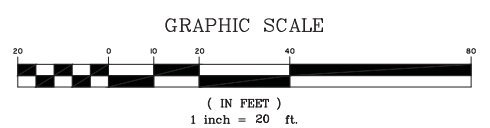


**SITE DETAIL KEYNOTES**

#	Sheet #	Detail	Symbol
<b>1.0 PAVING</b>			
1.1	SEE CIVIL	ASPHALT	[Symbol]
1.2	L3.1	VEHICULAR PLAZA - TABBY CONC. W/ DOUBLE BRICK SOLIDER COURSE	[Symbol]
1.3	L3.1	VEHICULAR PAVERS	[Symbol]
1.4	L3.1	PEDESTRIAN PAVERS	[Symbol]
1.5	L3.1	LIGHT BROOM FINISH CONC.	[Symbol]
1.6	L3.1	GRANITE FINES WITH CONC. CURB	[Symbol]
1.7	L3.1	SUNDECK POOL SURFACE & CONC. COPING	[Symbol]
1.8	L3.1	PORCELAIN PAVERS MORTAR SET	[Symbol]
1.9	L3.1	PORCELAIN PAVERS ON GABC BASE	[Symbol]
1.10	L3.1	GRASS PAVE - FIRE LANE	[Symbol]
1.11	L3.2	COMPOSITE DECKING @ POOL	[Symbol]
<b>2.0 STEPS, RAMPS, &amp; CURBS</b>			
2.1	SEE CIVIL	CONCRETE WHEEL STOPS	[Symbol]
2.2	SEE CIVIL	FLUSH CONCRETE CURB W/ SAND-BLASTED FINISH	[Symbol]
2.3	SEE CIVIL	CONCRETE RAMPS / DOME TILES	[Symbol]
<b>3.0 WALLS, MASONRY, &amp; VERTICAL ELEMENTS</b>			
3.1	L3.2	TABBY WALL WITH BRICK CAP (VARYING HTS.)	[Symbol]
3.2	L3.2	TIMBER RETAINING WALL (VARYING HTS.)	[Symbol]
3.3	L3.3	HANDRAIL	[Symbol]
3.4	L3.3	OUTDOOR KITCHEN W. WOOD TRELLIS	[Symbol]
3.5	L3.3	WOODEN SWING TRELLIS	[Symbol]
3.6	L3.4	POOL FENCE / NORTHERN PROPERTY LINE	[Symbol]
3.7	L3.4	FIRE PIT	[Symbol]
3.8	L3.4	OUTDOOR KITCHEN W. DOUBLE GRILLS	[Symbol]
3.9	SEE ARCH.	DUMPSTER ENCLOSURE	[Symbol]
<b>4.0 SITE FURNISHINGS</b>			
4.1	L3.5	BIKE RACK	[Symbol]
4.2	L3.5	BENCH	[Symbol]
4.3	L3.5	TRASH RECEPTACLE	[Symbol]
4.4	L3.5	DOG WASTE STATION	[Symbol]
4.5	L3.5	HAMMOCK	[Symbol]
<b>5.0 LIGHTING - SEE LOW VOLTAGE &amp; OVERHEAD LIGHTING PLANS</b>			
<b>6.0 SIGNAGE</b>			
6.1	L3.6	PROJECT ID SIGN	[Symbol]
6.2	L3.6	RESORT ARRIVAL WALL & WATER FEATURE	[Symbol]
<b>7.0 PLANTING - SEE PLANTING DETAILS SHEET L5.2</b>			
<b>8.0 MISCELLANEOUS</b>			
8.1		CHILDREN'S PLAYGROUND / TREE HOUSE (BY OTHERS - SEE MATERIALS BOARD)	[Symbol]

**HARDSCAPE KEYNOTES**

- 1 SEE CIVIL PLANS FOR LIMITS OF DISTURBANCE
- 2 DRY STORMWATER COLLECTION AREA
- 3 EXISTING TREES TO REMAIN
- 4 EXISTING PALM TREES TO REMAIN
- 5 SEE LANDSCAPE PLAN



**PRELIMINARY  
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CONSTRUCTION**

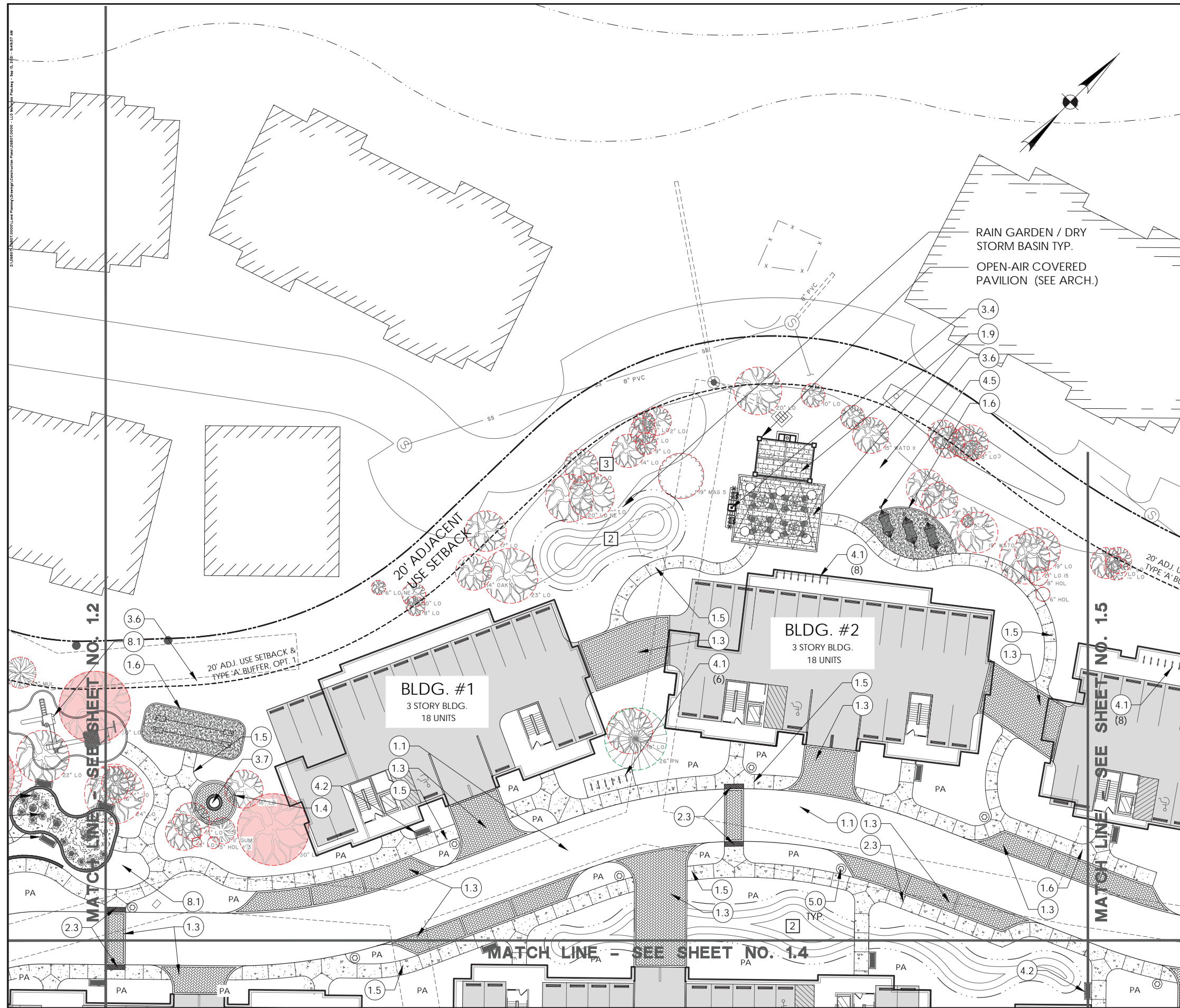
NO.	REVISIONS	BY	DATE

**THOMAS HUTTON**  
 50 Park of Commerce Way  
 Savannah, GA 31405 • 912.234.5300  
 www.thomasandhutton.com

**H H ISLAND ACQUISITION PARTNERS, LLC**  
 HILTON HEAD ISLAND, SOUTH CAROLINA  
**FIFTEEN WIMBLEDON MATERIALS PLAN**

JOB NO:	J-26807.0000
DATE:	7/15/2021
DRAWN:	JLG / JAS
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SCALE:	1" = 20'

L1.2

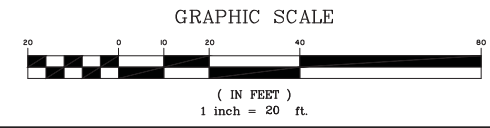


**SITE DETAIL KEYNOTES**

#	Sheet #	Detail	Symbol
<b>1.0 PAVING</b>			
1.1	SEE CIVIL	ASPHALT	[Symbol]
1.2	L3.1	VEHICULAR PLAZA - TABBY CONC. W/ DOUBLE BRICK SOLIDER COURSE	[Symbol]
1.3	L3.1	VEHICULAR PAVERS	[Symbol]
1.4	L3.1	PEDESTRIAN PAVERS	[Symbol]
1.5	L3.1	LIGHT BROOM FINISH CONC.	[Symbol]
1.6	L3.1	GRANITE FINES WITH CONC. CURB	[Symbol]
1.7	L3.1	SUNDECK POOL SURFACE & CONC. COPING	[Symbol]
1.8	L3.1	PORCELAIN PAVERS MORTAR SET	[Symbol]
1.9	L3.1	PORCELAIN PAVERS ON GABC BASE	[Symbol]
1.10	L3.1	GRASS PAVE - FIRE LANE	[Symbol]
1.11	L3.2	COMPOSITE DECKING @ POOL	[Symbol]
<b>2.0 STEPS, RAMPS, &amp; CURBS</b>			
2.1	SEE CIVIL	CONCRETE WHEEL STOPS	[Symbol]
2.2	SEE CIVIL	FLUSH CONCRETE CURB W/ SAND-BLASTED FINISH	[Symbol]
2.3	SEE CIVIL	CONCRETE RAMPS / DOME TILES	[Symbol]
<b>3.0 WALLS, MASONRY, &amp; VERTICAL ELEMENTS</b>			
3.1	L3.2	TABBY WALL WITH BRICK CAP (VARYING HTS.)	[Symbol]
3.2	L3.2	TIMBER RETAINING WALL (VARYING HTS.)	[Symbol]
3.3	L3.3	HANDRAIL	[Symbol]
3.4	L3.3	OUTDOOR KITCHEN W. WOOD TRELLIS	[Symbol]
3.5	L3.3	WOODEN SWING TRELLIS	[Symbol]
3.6	L3.4	POOL FENCE / NORTHERN PROPERTY LINE	[Symbol]
3.7	L3.4	FIRE PIT	[Symbol]
3.8	L3.4	OUTDOOR KITCHEN W. DOUBLE GRILLS	[Symbol]
3.9	SEE ARCH.	DUMPSTER ENCLOSURE	[Symbol]
<b>4.0 SITE FURNISHINGS</b>			
4.1	L3.5	BIKE RACK	[Symbol]
4.2	L3.5	BENCH	[Symbol]
4.3	L3.5	TRASH RECEPTACLE	[Symbol]
4.4	L3.5	DOG WASTE STATION	[Symbol]
4.5	L3.5	HAMMOCK	[Symbol]
<b>5.0 LIGHTING - SEE LOW VOLTAGE &amp; OVERHEAD LIGHTING PLANS</b>			
<b>6.0 SIGNAGE</b>			
6.1	L3.6	PROJECT ID SIGN	[Symbol]
6.2	L3.6	RESORT ARRIVAL WALL & WATER FEATURE	[Symbol]
<b>7.0 PLANTING - SEE PLANTING DETAILS SHEET L5.2</b>			
<b>8.0 MISCELLANEOUS</b>			
8.1		CHILDREN'S PLAYGROUND / TREE HOUSE (BY OTHERS - SEE MATERIALS BOARD)	[Symbol]

**HARDSCAPE KEYNOTES**

- 1 SEE CIVIL PLANS FOR LIMITS OF DISTURBANCE
- 2 DRY STORMWATER COLLECTION AREA
- 3 EXISTING TREES TO REMAIN
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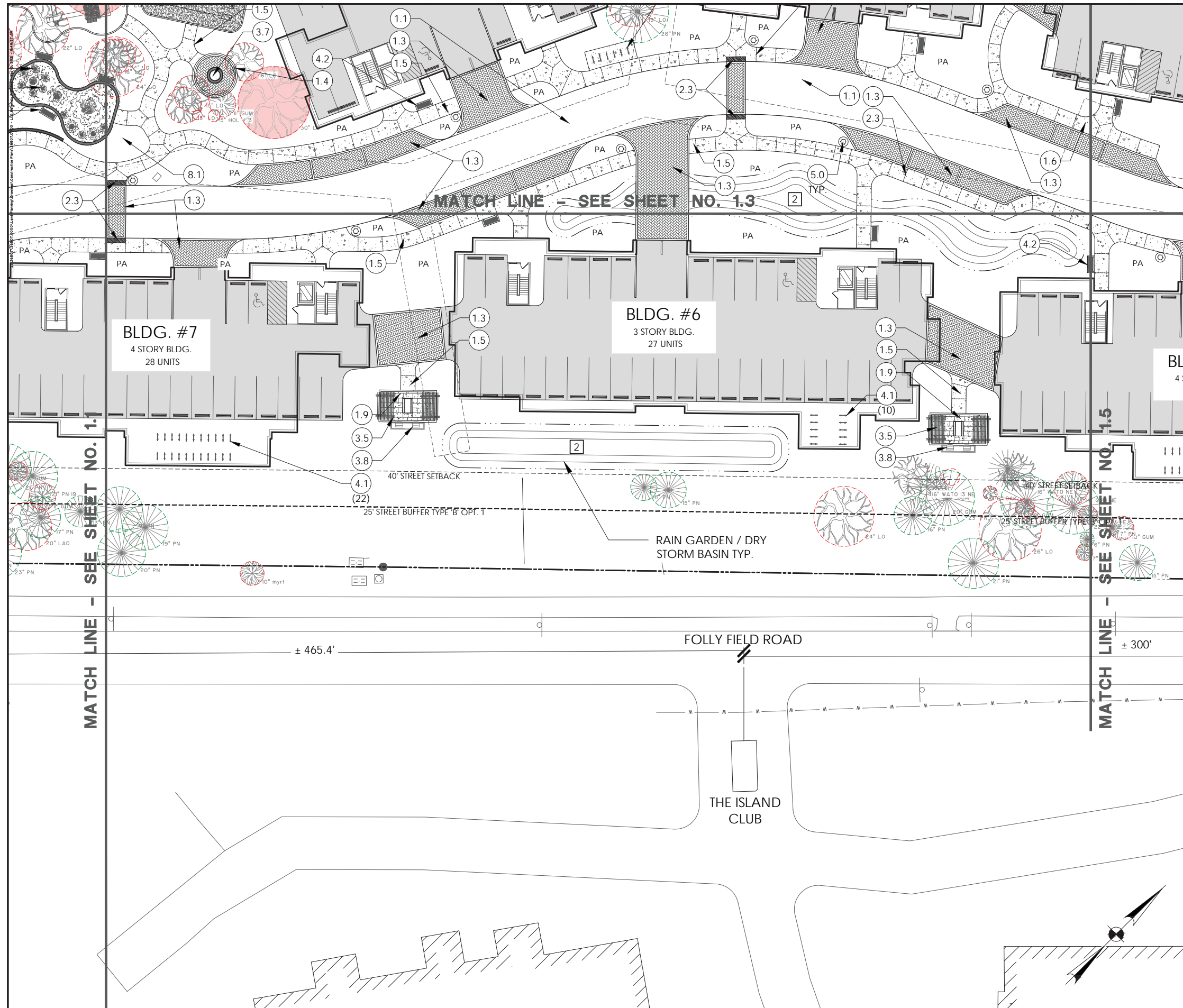
NO.	REVISIONS	BY	DATE

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**H H ISLAND ACQUISITION PARTNERS, LLC**  
HILTON HEAD ISLAND, SOUTH CAROLINA  
**FIFTEEN WIMBLETON**  
**MATERIALS PLAN**

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**L1.3**

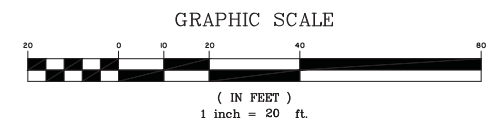


**SITE DETAIL KEYNOTES**

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<b>1.0 PAVING</b>			
1.1	SEE CIVIL	ASPHALT	
1.2	L3.1	VEHICULAR PLAZA - TABBY CONC. W/ DOUBLE BRICK SOLIDER COURSE	
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1.11	L3.2	COMPOSITE DECKING @ POOL	
<b>2.0 STEPS, RAMPS, &amp; CURBS</b>			
2.1	SEE CIVIL	CONCRETE WHEEL STOPS	
2.2	SEE CIVIL	FLUSH CONCRETE CURB W/ SAND-BLASTED FINISH	
2.3	SEE CIVIL	CONCRETE RAMPS / DOME TILES	
<b>3.0 WALLS, MASONRY, &amp; VERTICAL ELEMENTS</b>			
3.1	L3.2	TABBY WALL WITH BRICK CAP (VARYING HTS)	
3.2	L3.2	TIMBER RETAINING WALL (VARYING HTS)	
3.3	L3.3	HANDRAIL	
3.4	L3.3	OUTDOOR KITCHEN W. WOOD TRELLIS	
3.5	L3.3	WOODEN SWING TRELLIS	
3.6	L3.4	POOL FENCE / NORTHERN PROPERTY LINE	
3.7	L3.4	FIRE PIT	
3.8	L3.4	OUTDOOR KITCHEN W. DOUBLE GRILLS	
3.9	SEE ARCH.	DUMPSTER ENCLOSURE	
<b>4.0 SITE FURNISHINGS</b>			
4.1	L3.5	BIKE RACK	
4.2	L3.5	BENCH	
4.3	L3.5	TRASH RECEPTACLE	
4.4	L3.5	DOG WASTE STATION	
4.5	L3.5	HAMMOCK	
<b>5.0 LIGHTING - SEE LOW VOLTAGE &amp; OVERHEAD LIGHTING PLANS</b>			
<b>6.0 SIGNAGE</b>			
6.1	L3.6	PROJECT ID SIGN	
6.2	L3.6	RESORT ARRIVAL WALL & WATER FEATURE	
<b>7.0 PLANTING - SEE PLANTING DETAILS SHEET L5.2</b>			
<b>8.0 MISCELLANEOUS</b>			
8.1		CHILDREN'S PLAYGROUND / TREE HOUSE (BY OTHERS - SEE MATERIALS BOARD)	

**HARDSCAPE KEYNOTES**

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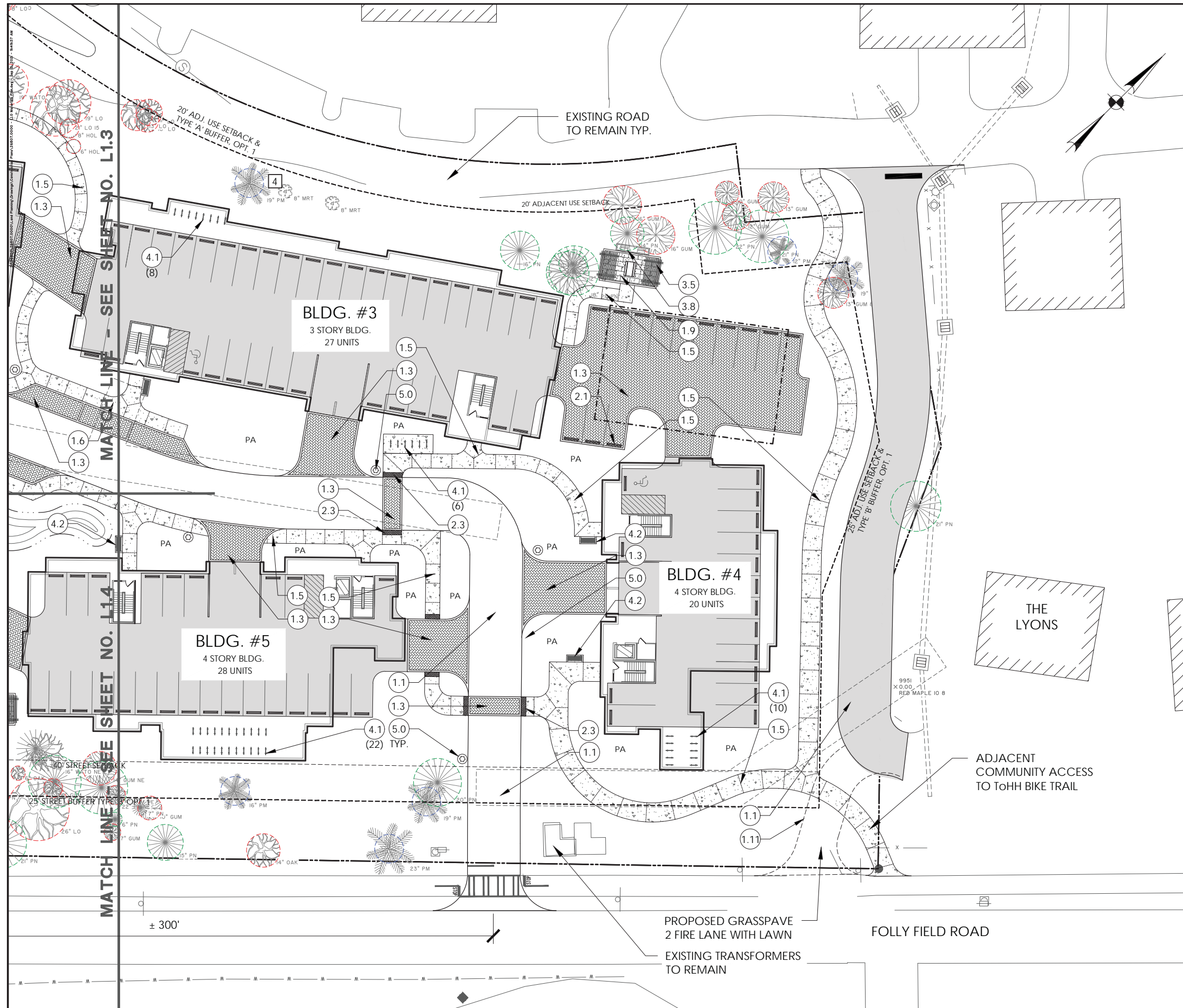
**THOMAS HUTTON**  
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**L1.4**



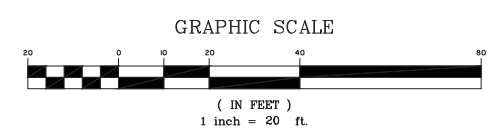


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3.8	L3.4	OUTDOOR KITCHEN W. DOUBLE GRILLS	[Symbol]
3.9	SEE ARCH.	DUMPSTER ENCLOSURE	[Symbol]
<b>4.0 SITE FURNISHINGS</b>			
4.1	L3.5	BIKE RACK	[Symbol]
4.2	L3.5	BENCH	[Symbol]
4.3	L3.5	TRASH RECEPTACLE	[Symbol]
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4.5	L3.5	HAMMOCK	[Symbol]
<b>5.0 LIGHTING - SEE LOW VOLTAGE &amp; OVERHEAD LIGHTING PLANS</b>			
<b>6.0 SIGNAGE</b>			
6.1	L3.6	PROJECT ID SIGN	[Symbol]
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<b>7.0 PLANTING - SEE PLANTING DETAILS SHEET L5.2</b>			
<b>8.0 MISCELLANEOUS</b>			
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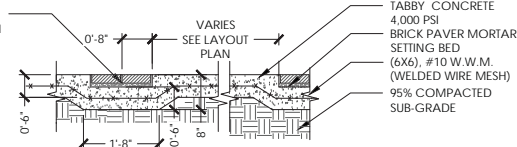
**THOMAS HUTTON**  
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FIFTEEN WIMBLETON  
**MATERIALS PLAN**

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SCALE:	1" = 20'

**L1.5**

BRICK PAVERS - SEE Hardscape LAYOUT PLAN & DETAILS FOR PATTERN & COLORS

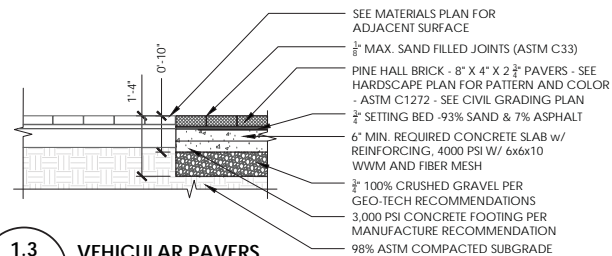


1.2 ENTRY PLAZA TABBY CONC.

L3.1 Scale: 1" = 1'-0"

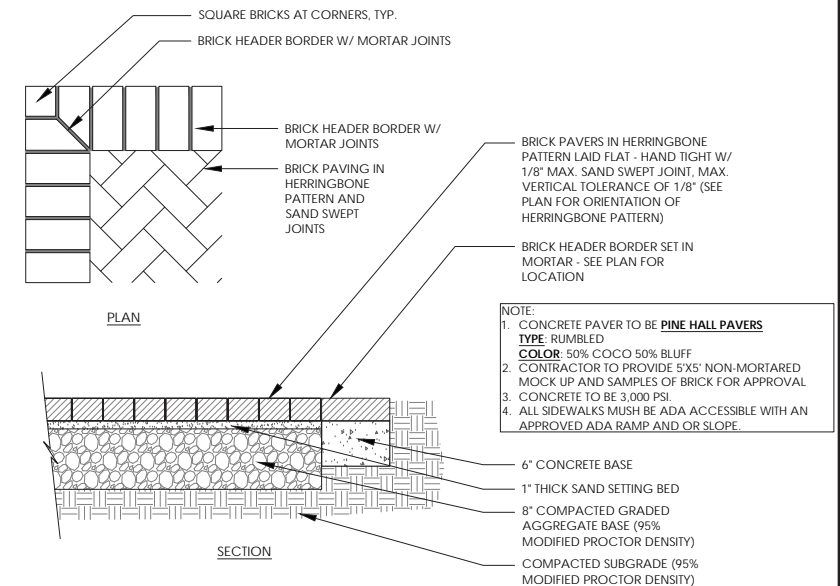
**TRAFFIC RATED PAVER NOTES:**

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. PAVER TO EXCEED ASTM STANDARDS FOR PEDESTRIAN / LIGHT TRAFFIC APPLICATIONS WITH 10,000 PSI STRENGTH AND LOW WATER ABSORPTION (5-6%).
3. FINAL ROAD AND TRAFFIC PAVER BASE FOR ALL VEHICLE TRAVEL AREAS WILL BE DETERMINED BASED ON GEO-TECHNICAL RECOMMENDATIONS.



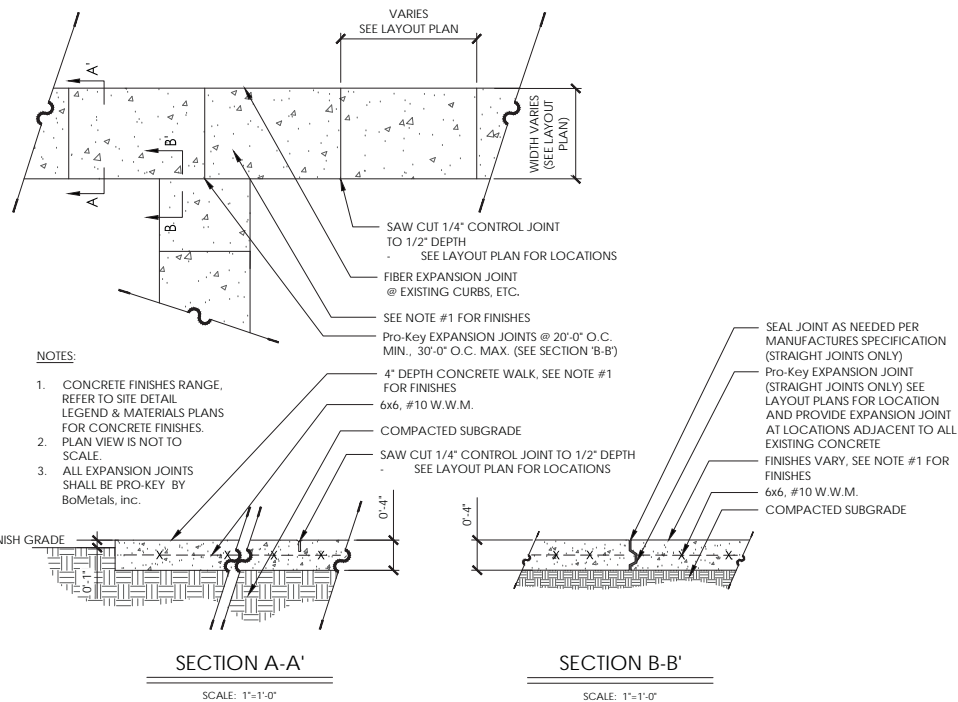
1.3 VEHICULAR PAVERS

L3.1 Scale: 1" = 1'-0"



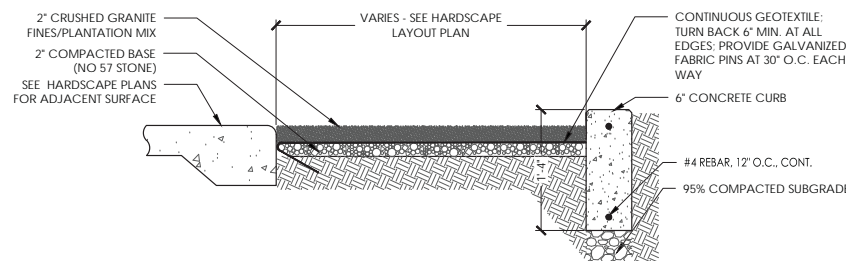
1.4 PEDESTRIAN PAVERS

L3.1 Scale: 1" = 1'-0"



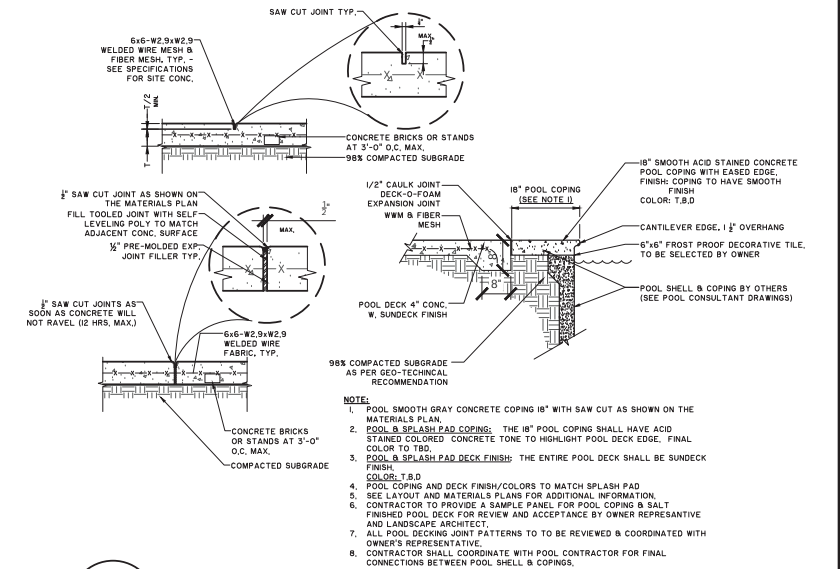
1.5 LIGHT BROOM FINISH CONCRETE

L3.1 Scale: 1" = 1'-0"



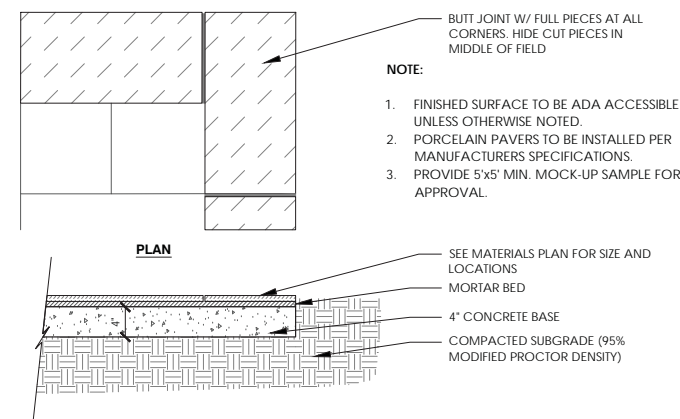
1.6 GRANITE FINES WITH CONCRETE CURB

L3.1 Scale: 1" = 1'-0"



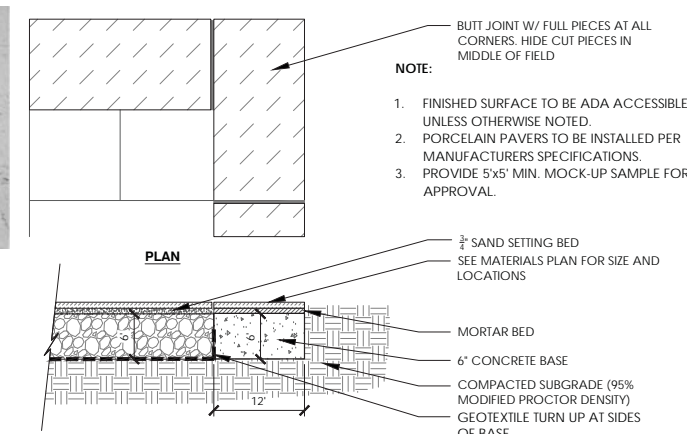
1.7 POOL DECK COPING & SURFACE

L3.1 Scale: 1/2" = 1'-0"



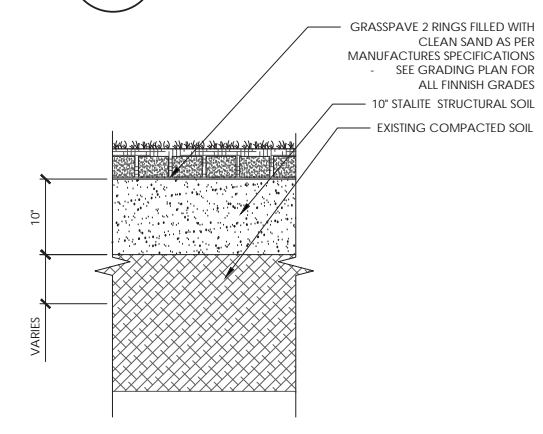
1.8 PORCELAIN PAVERS - MORTAR SET

L3.1 Scale: 1" = 1'-0"



1.9 PORCELAIN PAVERS - ON GABC BASE

L3.1 Scale: 1" = 1'-0"



1.10 GRASS PAVE FIRE LANE

L3.1 Scale: 1" = 1'-0"

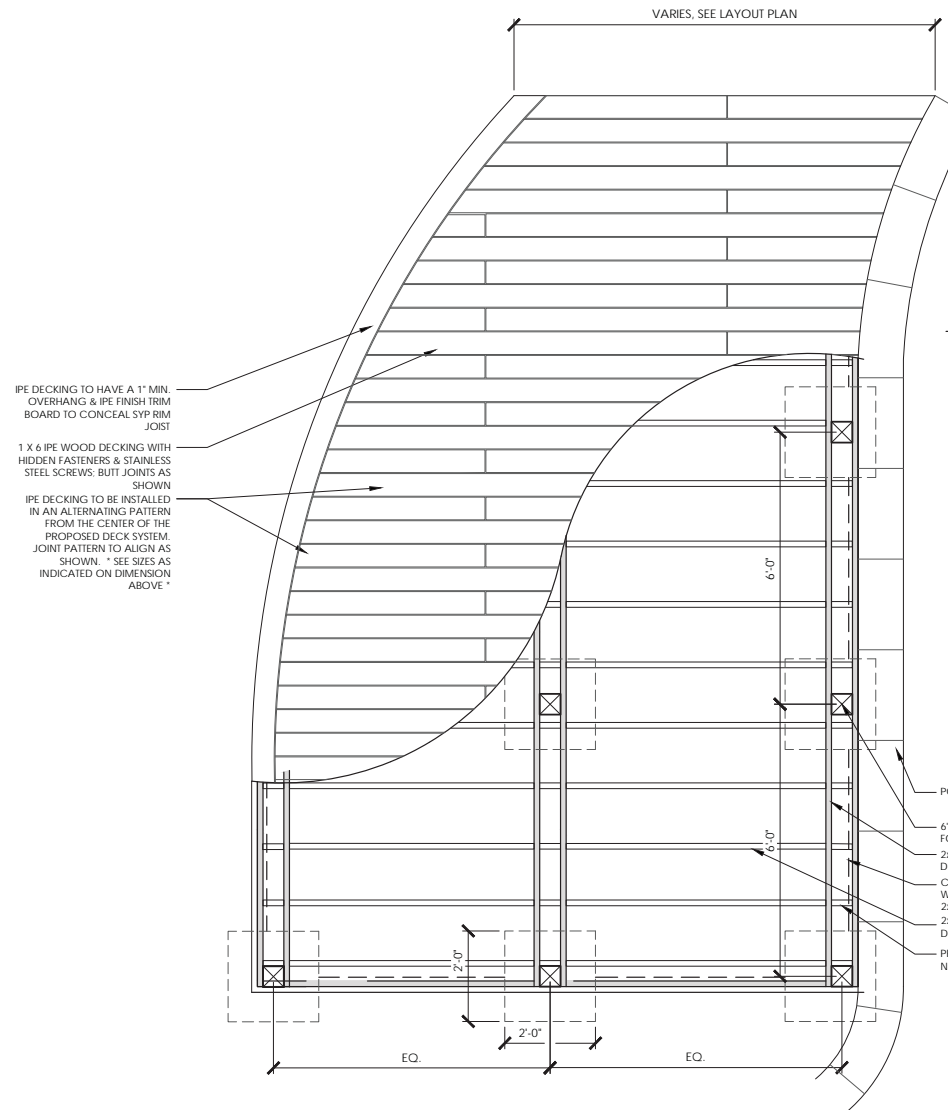
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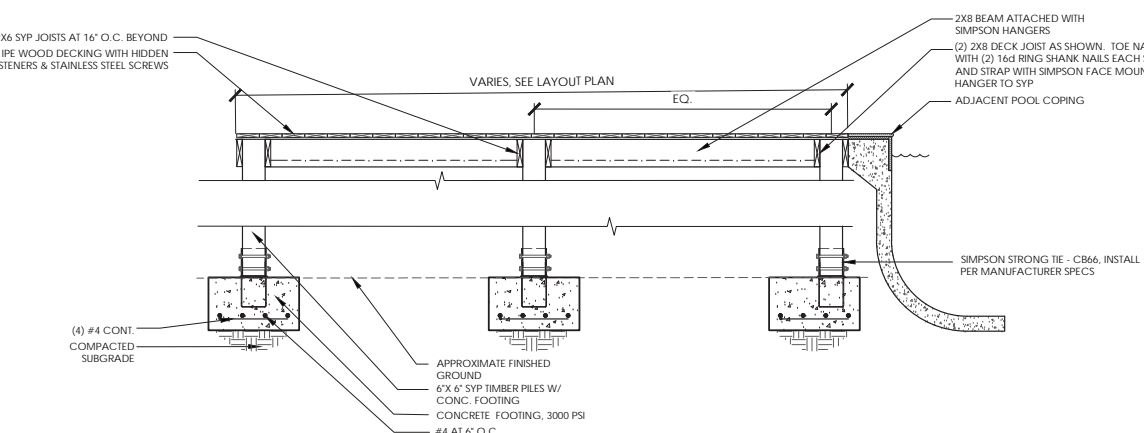
**H H ISLAND ACQUISITION PARTNERS, LLC**  
HILTON HEAD ISLAND, SOUTH CAROLINA  
FIFTEEN WIMBLETON  
SITE DETAILS

JOB NO: J-26807.0000  
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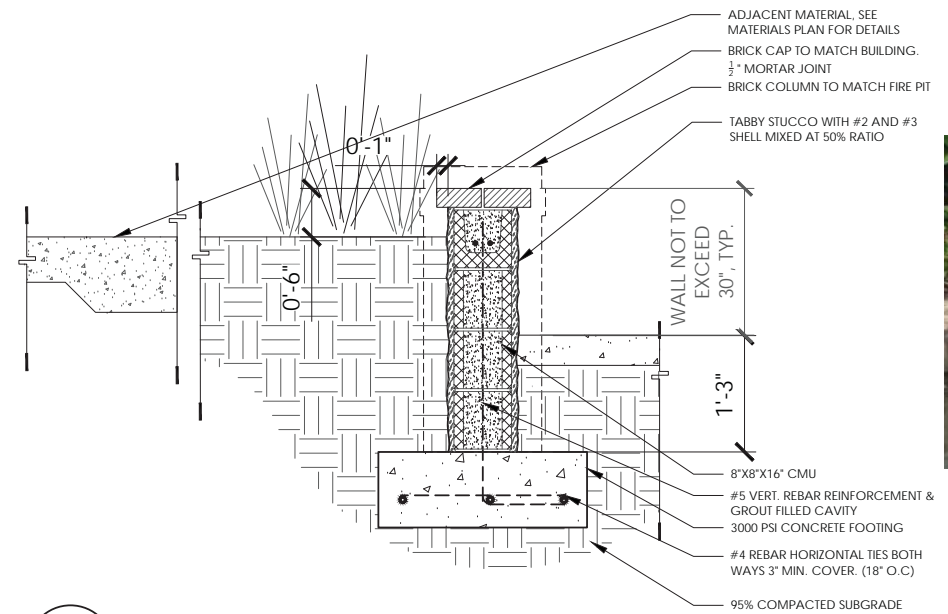
L3.1



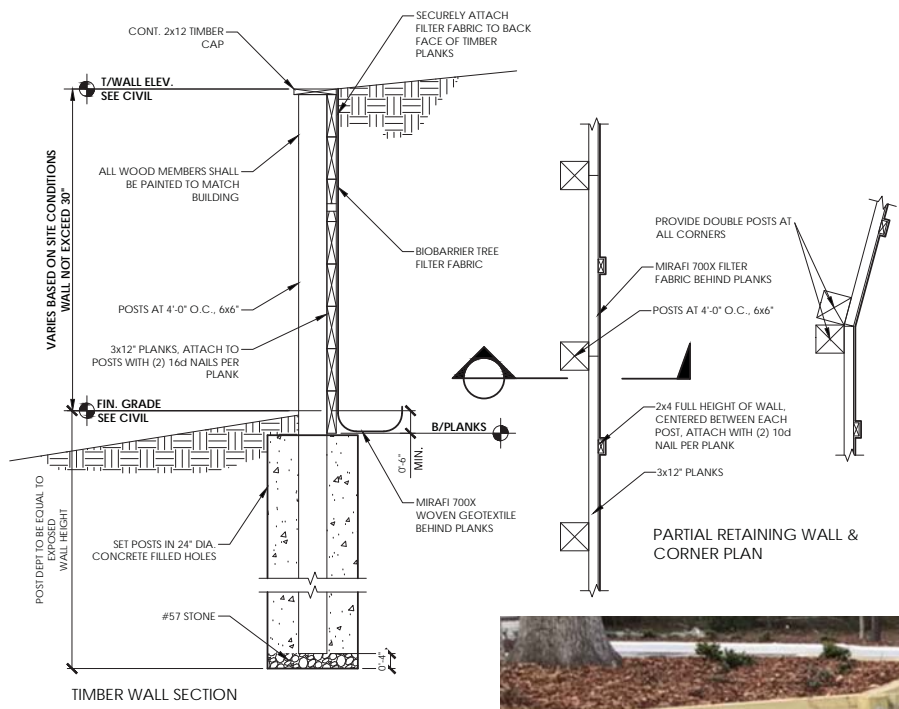
- GENERAL DECKING NOTES:**
1. CONTRACTOR TO PROVIDE FULL SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
  2. ALL FRAMING TIMBER SHALL BE SOUTHERN PINE, NO. 1 OR BETTER IN ACCORDANCE WITH SPB GRADING RULES, TREATED WITH ACO PRESERVATIVE TREATMENT TO 0.25 POUNDS PER CUBIC FOOT.
  3. ALL BOLTS, NUTS AND WASHERS SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123-GRADE 85.
  4. ALL FASTENERS SHALL BE HIDDEN IPE DECKING FASTENERS WITH STAINLESS STEEL SCREWS AND SHALL BE CERTIFIED BY MANUFACTURER FOR USE IN ACO TREATED LUMBER AND GROOVED IPE DECKING.
  5. ALL DETAILS THAT REFER TO WOODEN MEMBERS AND OR DECKING SHALL BE STAINED. STAIN TO MATCH ARCHITECTURE AND APPROVED BY OWNER AND LANDSCAPE ARCHITECT AND SHALL RECEIVE 1 STAIN COAT WITH WOODRICH TUX & 2 FINISH COATS OF SEALANT OR APPROVED EQUAL.
  6. POST SHOWN ARE FOR STRUCTURAL COMPONENTS OF DECK ONLY. ADDITIONAL POST WILL BE REQUIRED FOR TENSIONED STEEL RAILING SYSTEM. PROVIDE AS NECESSARY PER MANUFACTURER'S RECOMMENDATIONS.
  7. ALL CONCRETE SHALL 3,000 PSI OR AS NOTED PER PLANS, DETAILS AND SPECIFICATIONS.



**1.11 COMPOSITE WOOD DECKING @ POOL**  
 Scale: 1/2" = 1'-0"



**3.1 TABBY WALL W. BRICK CAP**  
 Scale: 1" = 1'-0"



**3.2 TIMBER WALL**  
 Scale: 1/2" = 1'-0"

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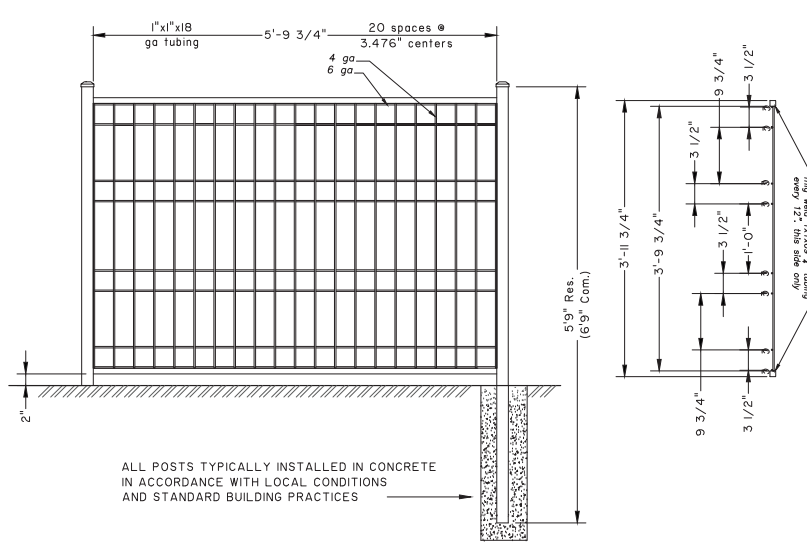
**H I ISLAND ACQUISITION PARTNERS, LLC**  
 HILTON HEAD ISLAND, SOUTH CAROLINA  
**FIFTEEN WIMBLETON**  
 SITE DETAILS

JOB NO:	J-26807.0000
DATE:	8/29/18
DRAWN:	JLG / JAS
DESIGNED:	JLG / JAS
REVIEWED:	RPT
APPROVED:	JLG
SCALE:	AS SHOWN

**L3.2**



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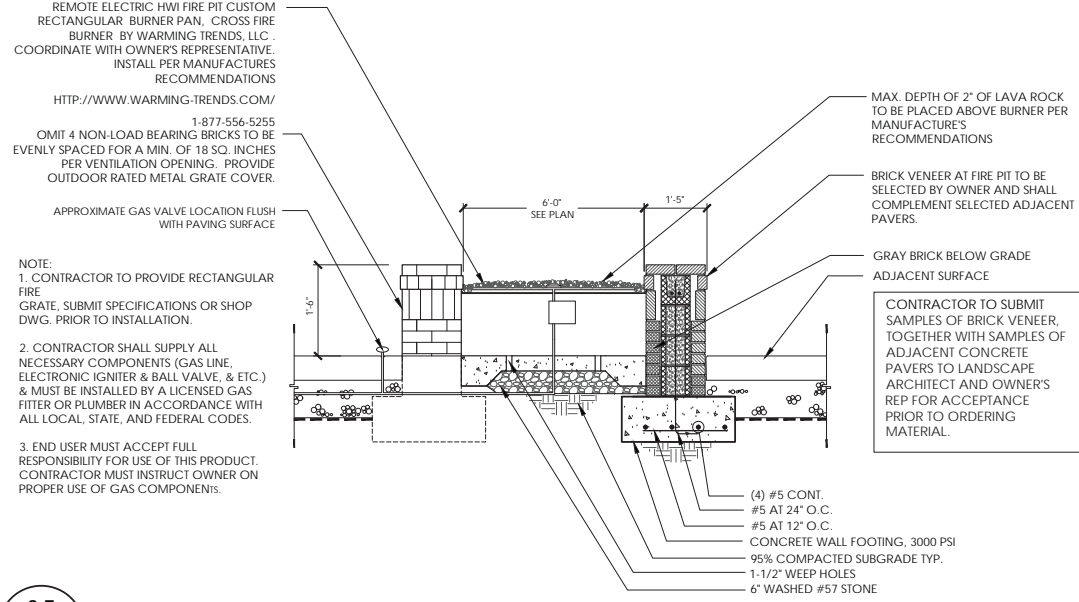


**3.6 POOL FENCE / NORTHERN PROPERTY LINE**  
 L3.4 Scale: NTS

**NOTE:**  
 \*\*\*FENCE COLOR - BLACK\*\*\*  
 1. CONTRACTOR SHALL PROVIDE AN FULLY AUTOMATIC POOL GATE OPENER THAT SHALL COMPILE WITH ANSI CODE A IS6.10. ALL ACCESSIBLE PATHS & ACCESSORIES MUST MEET ALL FEDERAL, STATE, & LOCAL CODES.

**South Manufacturing Co., Inc.**  
 14400 McNulty Rd. Philadelphia, PA 19154  
 Tel: (800)344-2242 Fax: (215) 676-9756

**JERITH RESIDENTIAL STRENGTH ORNAMENTAL STEEL FENCE # GAUGE- 48" HEIGHT**  
 JER4864



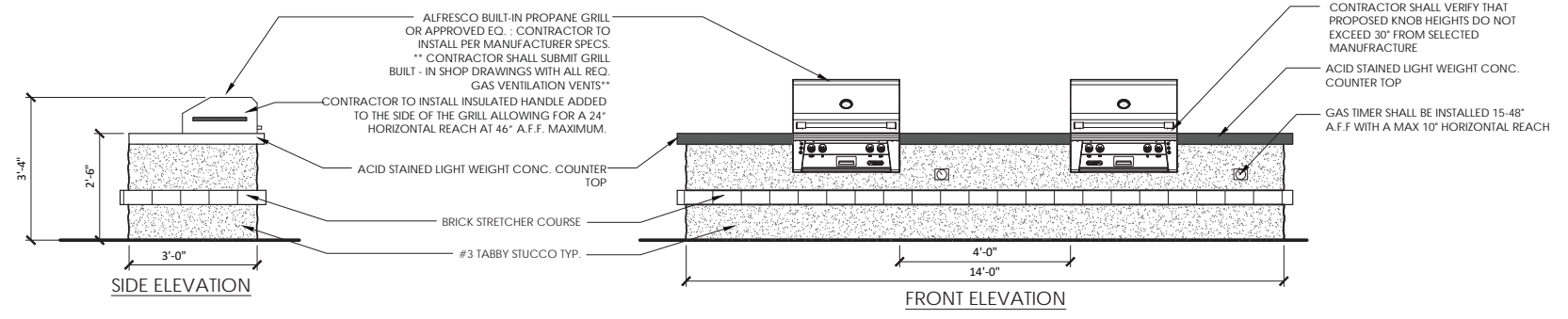
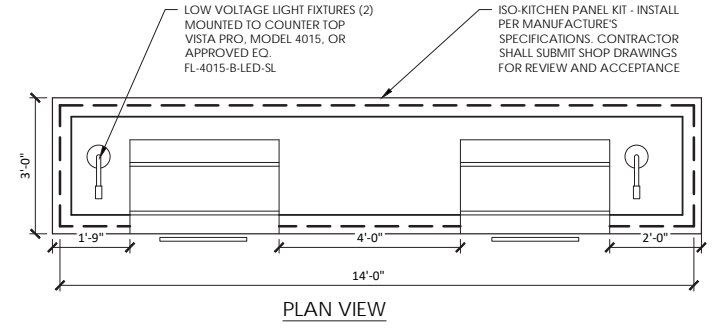
**3.7 FIRE PIT**  
 L3.4 Scale: 1/2" = 1'-0"



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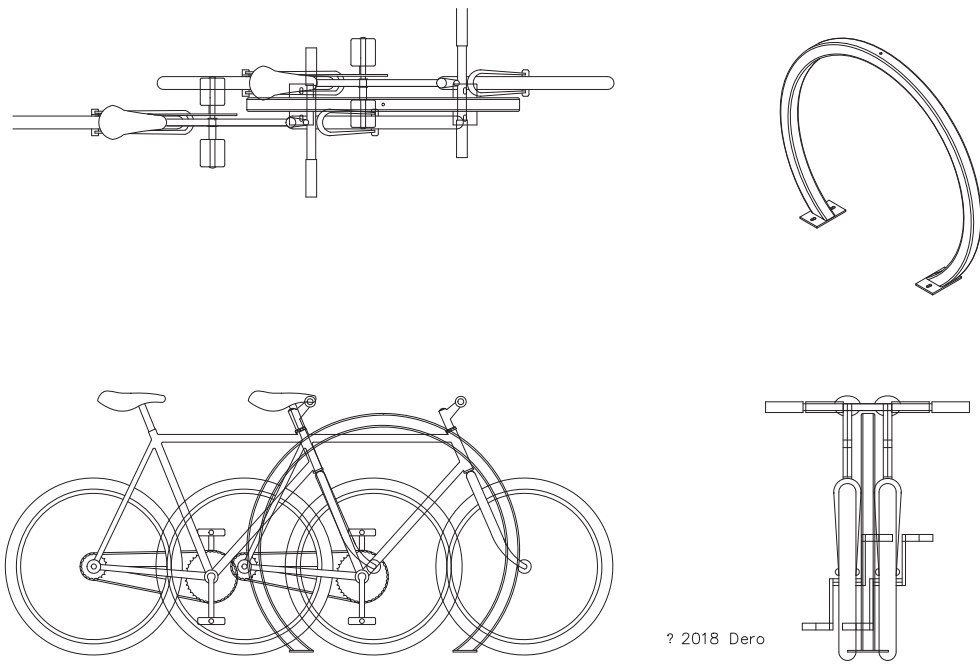
**3.8 OUTDOOR KITCHEN**  
 L3.4 Scale: NTS

**H H ISLAND ACQUISITION PARTNERS, LLC**  
 HILTON HEAD ISLAND, SOUTH CAROLINA  
 FIFTEEN WIMBLETON  
**SITE DETAILS**

JOB NO:	J-26807.0000
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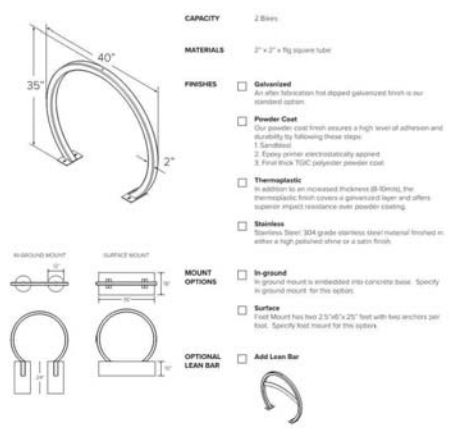
**L3.4**

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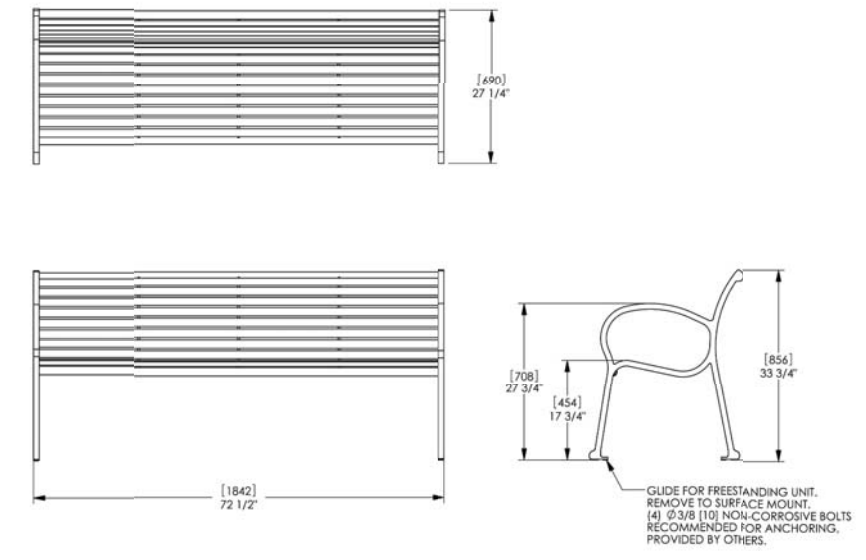
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**ARC RACK**  
Submittal Sheet



DERO  
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**Scarborough™** Bench, 72" Backed, with Horizontal Strap Seat  
Product Drawing  
Date: 5/19/2010  
www.landscapeforms.com Ph: 800.521.2546



landscapeforms Drawing: SC175-03  
Dimensions are in inches (mm)

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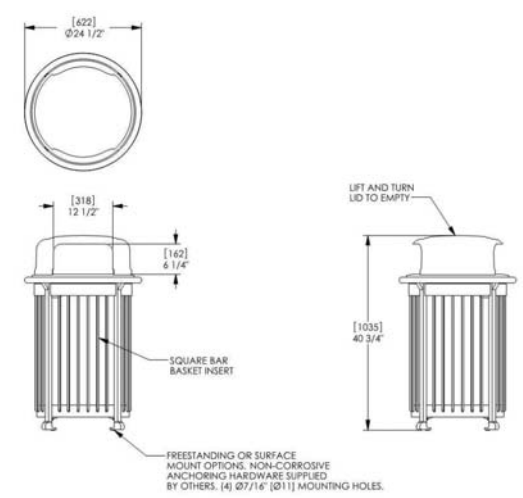
4.1 BIKE RACK  
L3.5

4.2 BENCH  
L3.5



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**Scarborough™** Liter Receptacle, Side Opening, 30 Gallon, Square Bar  
Product Drawing  
Date: 5/19/2010  
www.landscapeforms.com Ph: 800.521.2546



landscapeforms Drawing: SC178-05  
Dimensions are in inches (mm)

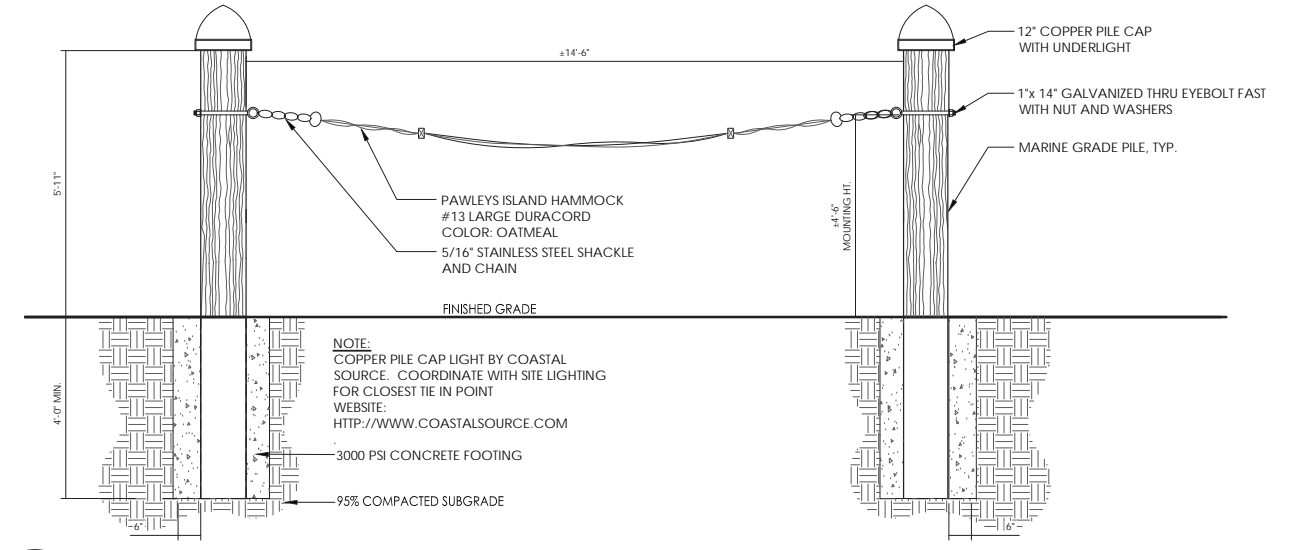
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 12316 WORLD TRADE DRIVE - STE 102  
 SAN DIEGO, CA 92128  
 PHONE: 800-697-6084

4.3 TRASH RECEPTACLE  
L3.5

4.4 DOG WASTE STATION  
L3.5



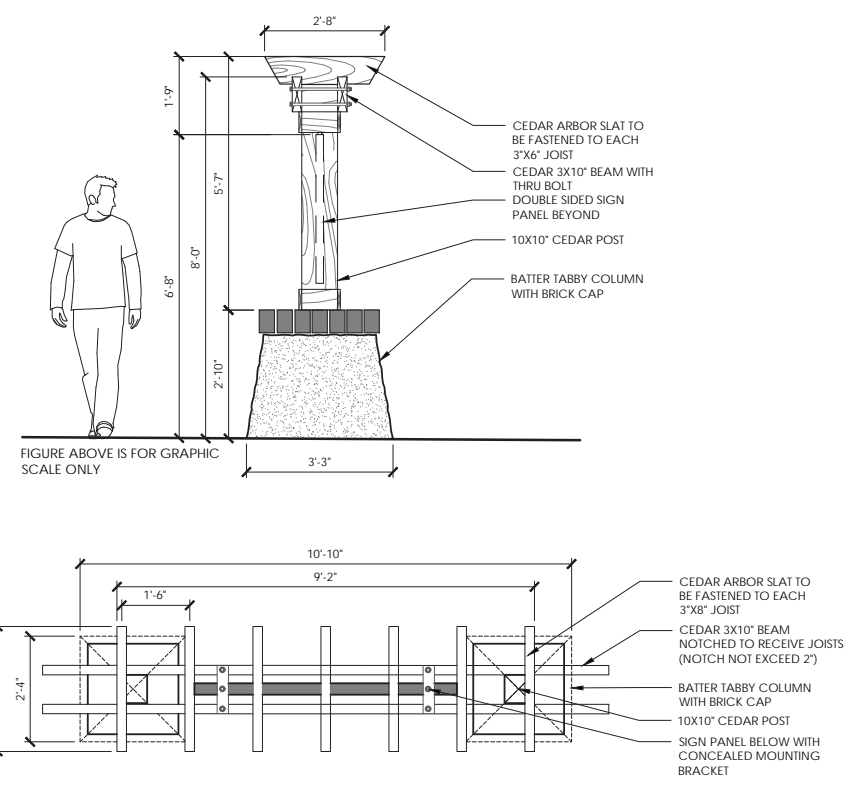
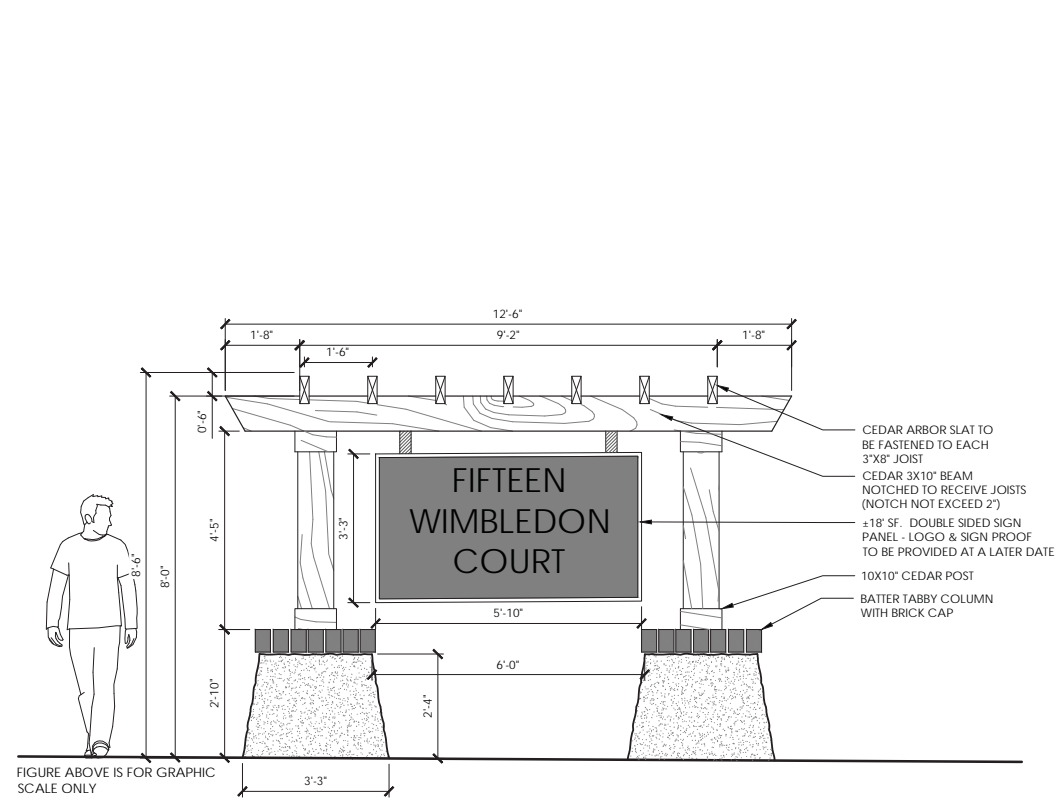
4.5 HAMMOCK  
L3.5 Scale: 1/2" = 1'-0"

**H H ISLAND ACQUISITION PARTNERS, LLC**  
 HILTON HEAD ISLAND, SOUTH CAROLINA  
 FIFTEEN WIMBLETON  
 SITE DETAILS

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**L3.5**

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**6.1** ENTRY SIGNAGE  
**L3.6** Scale: 1/2" = 1'-0"

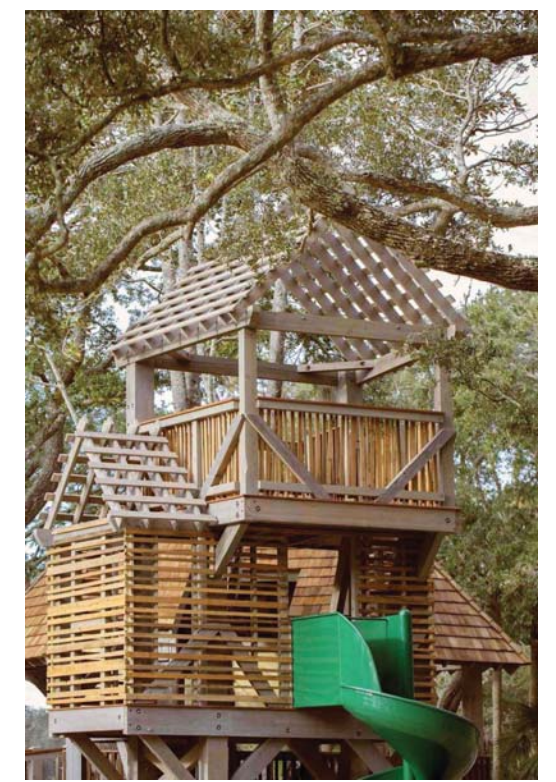


**6.2** RESORT ARRIVAL WALL & WATER FEATURE  
**L3.6** Scale: N.T.S



NOTE:  
 PRECEDENT IMAGE NOTES FOR DESIGN INTENT ONLY. PROPOSED TREE HOUSE / PLAYGROUND SHALL BE DESIGN BUILD BY PLAYGROUND CONTRACTOR/  
 CONTRACTOR SHALL PROVIDE A DETAIL PLAYGROUND PLANS FOR APPROVAL BY TOHH DPR PRIOR TO THE START OF CONSTRUCTION.

**8.1** CHILDREN'S TREEHOUSE PLAYGROUND  
**L3.7** Scale: N.T.S



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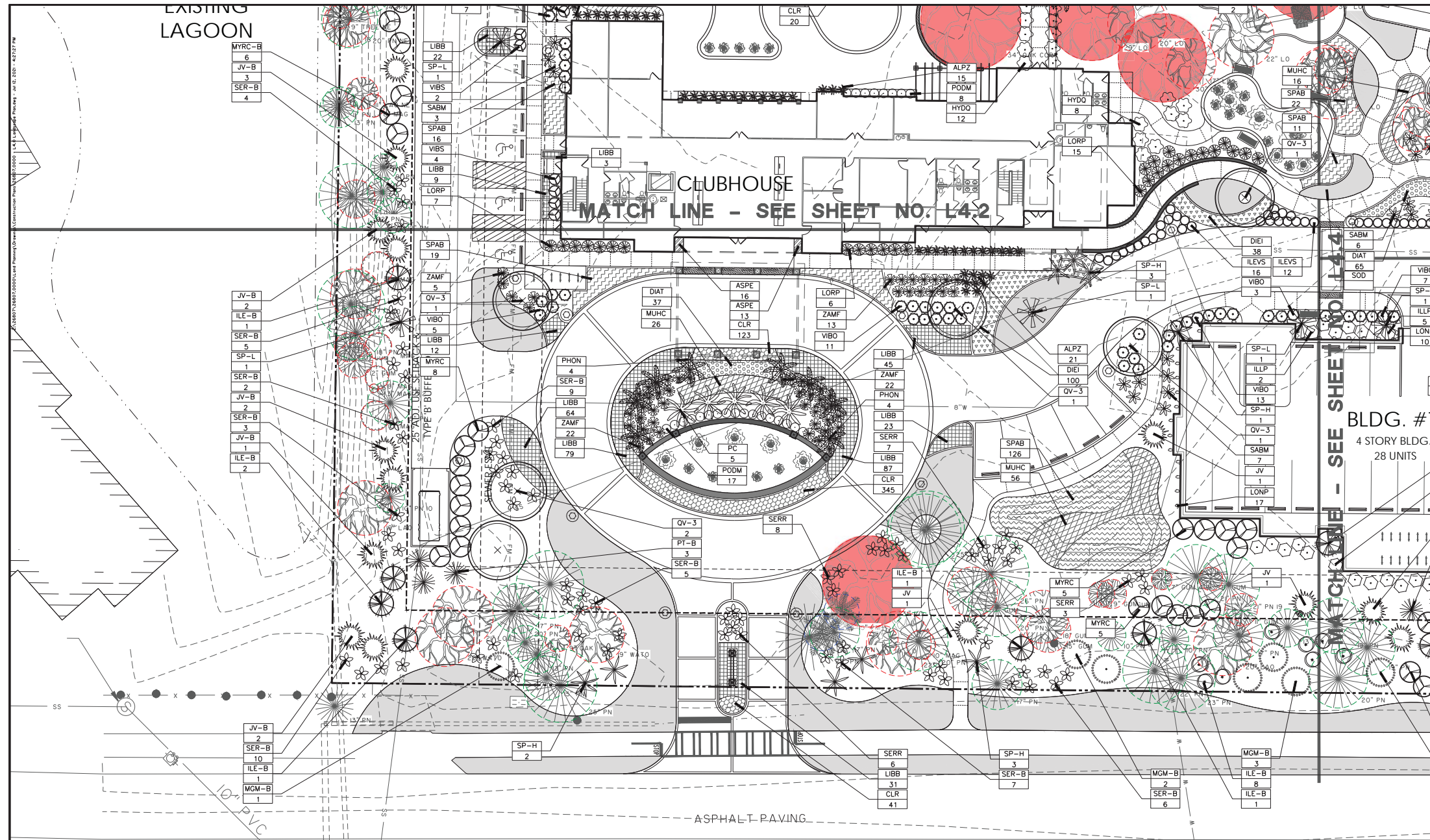
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**FIFTEEN WIMBLEDON**  
**SITE DETAILS**

JOB NO:	J-26807.0000
DATE:	8/29/18
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REVIEWED:	JRW / JLG
APPROVED:	NBL / JLG
SCALE:	AS SHOWN

**L3.6**



- EXISTING TREE LEGEND**
- HARDWOOD
  - EVERGREEN
  - PALM
  - SPECIMEN TREES
  - SIGNIFICANT TREES

SEE L5.1 FOR PLANT SCHEDULE

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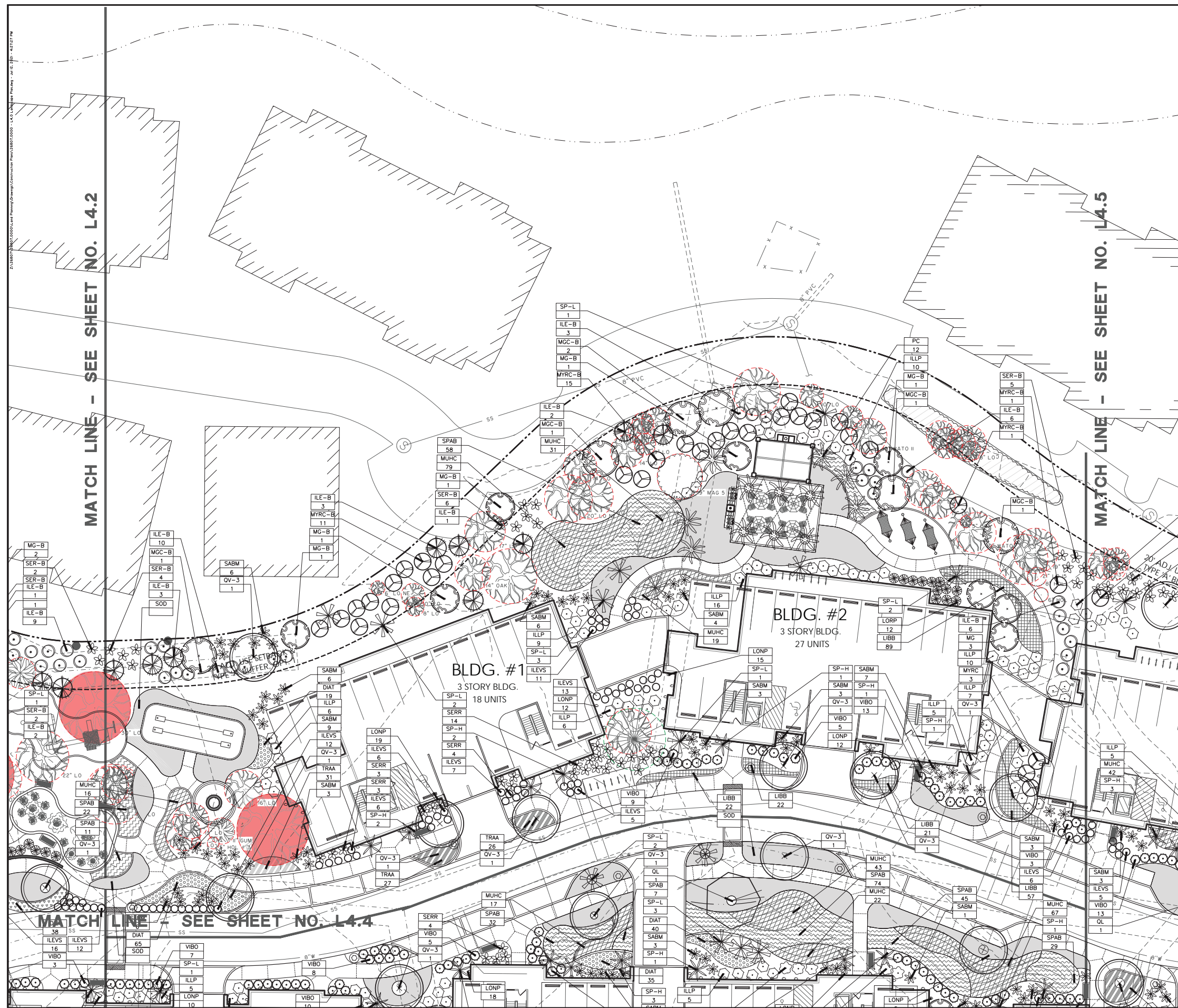
**H H ISLAND ACQUISITION PARTNERS, LLC**  
 HILTON HEAD ISLAND, SOUTH CAROLINA  
**FIFTEEN WIMBLETON**  
**PLANTING PLAN**

JOB NO:	J-26807.0000
DATE:	7/15/2021
DRAWN:	CSC
DESIGNED:	ETW
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 20'

**L4.1**







**EXISTING TREE LEGEND**

- HARDWOOD
- EVERGREEN
- PALM
- SPECIMEN TREES
- SIGNIFICANT TREES

SEE L5.1 FOR PLANT SCHEDULE

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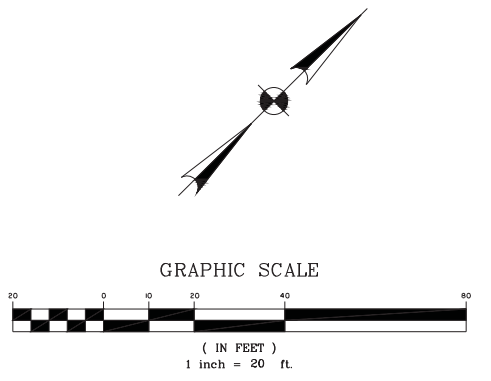
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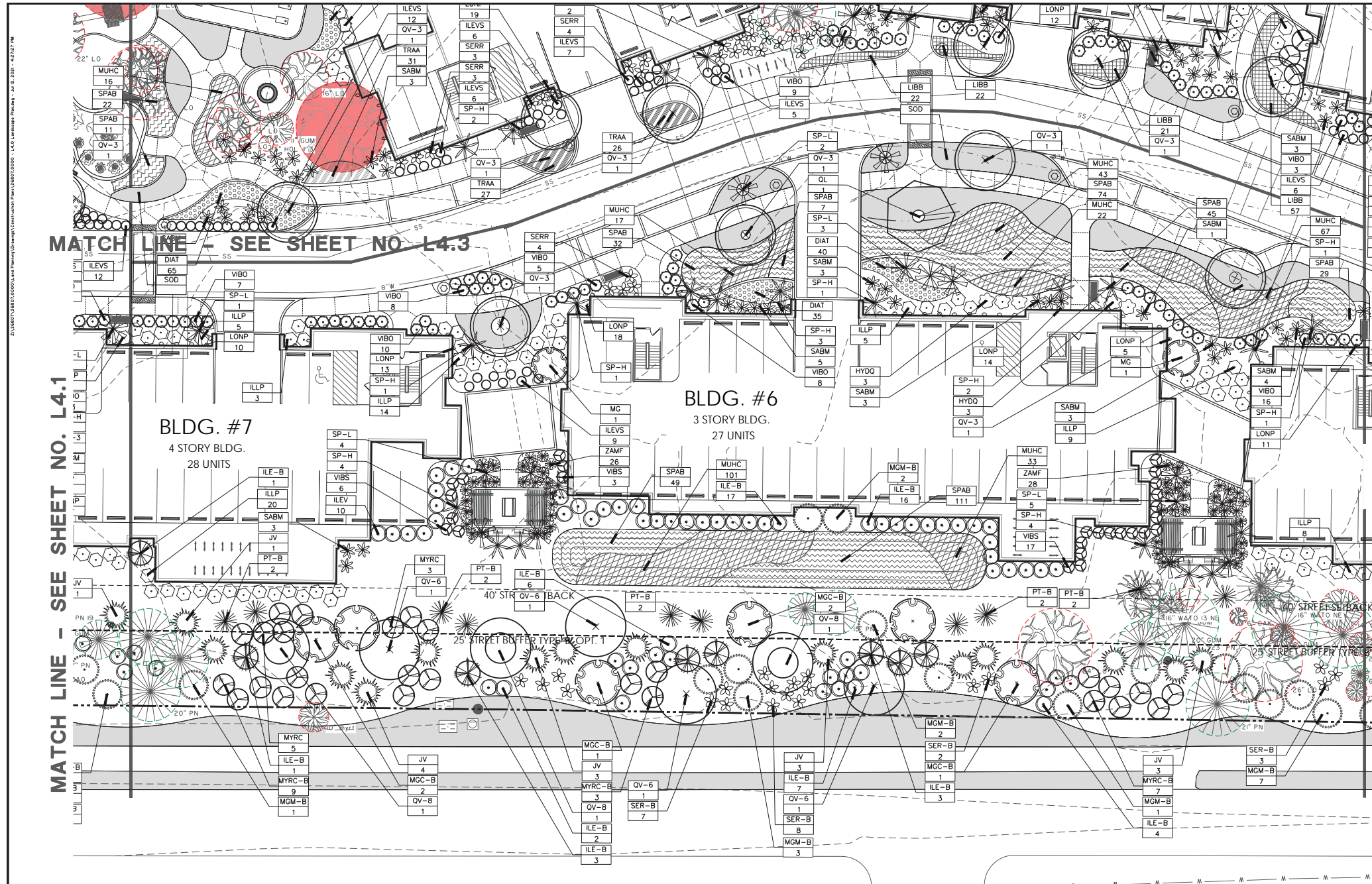
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**PLANTING PLAN**

JOB NO:	J-26807.0000
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DESIGNED:	ETW
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 20'

L4.3





MATCH LINE - SEE SHEET NO. L4.3

MATCH LINE - SEE SHEET NO. L4.1

MATCH LINE - SEE SHEET NO. L4.5

**EXISTING TREE LEGEND**

- HARDWOOD
- EVERGREEN
- PALM
- SPECIMEN TREES
- SIGNIFICANT TREES

SEE L5.1 FOR PLANT SCHEDULE

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REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 20'

**L4.4**

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.



**GENERAL PLANTING / IRRIGATION NOTES:**

- REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OF PLANTS IN THE PLANT LIST SHOULD FOLLOW OR EXCEED THE STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCKS (ASNS). UNLESS OTHERWISE SPECIFIED, ANY SIZE SPECIFIED SHALL BE CONSIDERED MINIMUM. MINIMUMS FOR HEIGHT, SPREAD, CALIPER, ETC. SHALL TAKE PRECEDENT OVER A SPECIFIED CONTAINER SIZE. (I.E. - IF 7 GALLON IS REQUIRED TO PROVIDE A SPECIFIED HEIGHT OR SPREAD, BUT A 3 GALLON IS SPECIFIED IN THE PLANT SCHEDULE, THEN THE 7 GALLON SHALL BE REQUIRED AND INCLUDED IN THE BASE BID AND SHALL NOT BE CONSIDERED A CHANGE ORDER.
- ALL PLANTS SHALL HAVE A WELL FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
- MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY (50) PER CENT OF THIS YEARS' VERTICAL GROWTH (TOP CANDLE).
- THE LANDSCAPE CONTRACTOR IS HEREBY NOTIFIED OF THE EXISTENCE OF UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT AREA. THE CONTRACTOR SHOULD VERIFY THE EXACT LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCEMENT OF DIGGING OPERATIONS. CONTRACTOR RESPONSIBLE FOR LOCATING, PROTECTING, AND REPAIRING ALL DAMAGE TO BUILDINGS, UTILITIES, PAVEMENT, AND CURB & GUTTER. ANY REPAIRS SHALL BE DONE PROMPTLY AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO OPENING ANY PLANTING PITS.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF HOLES WITH SIX (6) INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A TWENTY-FOUR (24) HOUR PERIOD. IF WATER DOESN'T PERC. CONTRACTOR SHALL NOTIFY THE OWNER'S REP PRIOR TO INSTALLING PLANTS.
- SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OR OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE, THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE SITE AT THE COMPLETION OF THE PROJECT AND SHALL MAINTAIN THE SITE IN A REASONABLY NEAT AND CLEAN STATE THROUGHOUT THE INSTALLATION PROCESS. STREETS AND PAVED AREAS SHALL BE CLEANED REGULARLY TO REMOVE CONSTRUCTION MATERIALS AND OTHER DEBRIS RESULTING FROM WORK OF THE PROJECT.
- REPLACEMENTS OF DEAD OR UNSATISFACTORY MATERIAL SHALL BE MADE AS SPECIFIED IN THE PLANT LIST. THE OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT REPLACED PLANTS WHEN ALL REPLACEMENTS HAVE BEEN MADE. REPLACEMENTS ARE TO BE ALIVE AND IN A HEALTHY CONDITION WHEN THE REPLACEMENTS ARE COMPLETE. REPLACEMENTS ARE NOT SUBJECT TO AN ADDITIONAL GUARANTEE, BUT THE LANDSCAPE CONTRACTOR SHALL CONSULT WITH THE LANDSCAPE ARCHITECT ON REASON FOR PLANT DECLINE/DEATH AND HOW TO AVOID FUTURE INSTANCES.
- SHOULD THE CONTRACTOR NOT MAKE REPLACEMENTS IN A SATISFACTORY AND TIMELY FASHION IN ACCORD WITH THE PLANTING NOTES, THE OWNER, AFTER PROPER NOTIFICATION TO THE CONTRACTOR MAY UTILIZE THE FUNDS OF THE RETAINAGE TO HAVE THE REPLACEMENTS MADE IN ACCORDANCE WITH THE SPECIFICATIONS BY ANOTHER CONTRACTOR.
- NO EXCAVATION OR PLANTING PIT SHALL BE LEFT UNATTENDED OVERNIGHT.
- PLANT MATERIAL QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR REFERENCE ONLY AND THE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL PLANT MATERIAL COUNTS. DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANTING PLAN AND THOSE IN THE PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. IF CLARIFICATION OF DISCREPANCIES FROM THE LANDSCAPE ARCHITECT IS NOT POSSIBLE, THEN QUANTITIES SHOWN ON THE PLANTING PLAN SHALL TAKE PRECEDENCE.
- REMOVE BURLAP/STRAPPING AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL ON TREES.
- REMOVE PAPER, PLASTIC OR METAL AROUND ROOT BALLS OF SHRUBS.
- DO NOT WRAP TREES.
- WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING.
- TREE GUYING MATERIAL SHALL BE 'ARBOR-TIE' OR EQUIVALENT.
- ALL PLANT BEDS TO BE MULCHED WITH 3" DEPTH OF PINE STRAW MULCH TO MATCH THE PREVIOUS PHASES. DYED MULCHES WILL NOT BE ACCEPTED.
- ALL AREAS OF PLANTING, INCLUDING AREAS OF GRASS SEEDING AND SOD, SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AND SHALL BE PROVIDED APPROPRIATE SOIL FOR THE PROPOSED PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL ADJUST PH AND / OR SOIL FERTILITY BY UNIFORMLY INCORPORATING REQUIRED SOIL CONDITIONING MATERIALS AT THE RATE AND DEPTH DETERMINED BY THE ANALYSIS OF THE SOIL TEST (AS REQUIRED IN 3.02 AND 3.13 OF THE LANDSCAPING SPECIFICATIONS). EACH SOIL TEST SHALL BE SPECIFIC TO THE PROPOSED PLANT MATERIAL TO BE INSTALLED IN A GIVEN AREA.
- ALL EXISTING VEGETATION WITHIN AREAS TO BE PLANTED / SODDED / SEEDED SHALL BE REMOVED PRIOR TO PLANTING / SODDING / SEEDING. ALL AREAS INDICATED TO BE GRASS SEED SHALL BE SEED PER GRASSING SPECIFICATIONS FOR PERMANENT STABILIZATION.
- CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEMS, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, RAIN SENSOR, AND CLOCK AND TO PROVIDE 100% COVERAGE OF ALL NEW SODDED AND IMPROVED EXISTING GRASS AREAS, TREES, SHRUBS AND PLANTING BEDS. COORDINATE IRRIGATION WITH OWNER'S REPRESENTATIVE. (CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF PROPOSED IRRIGATION SYSTEM FOR OWNER ACCEPTANCE)
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR AUTOMATIC IRRIGATION SYSTEMS. CONTRACTOR SHALL PROVIDE ELECTRIC METER AND SERVICE IN ACCORDANCE WITH STATE AND LOCAL CODES FOR IRRIGATION SYSTEM. LOCATION OF METERS AND CONTROL PANELS FOR IRRIGATION SHALL BE APPROVED BY OWNER'S REP. PRIOR TO INSTALLATION.
- ALL TREES SHALL BE INSTALLED PER THE REQUIREMENTS OF THE TOWN OF HILTON HEAD ISLAND AND ALL APPLICABLE ORDINANCES.
- ALL PLANT BEDS TO RECEIVE WEED INHIBITOR OF PREEN OR ACCEPTED ALTERNATE.
- FOR SUMMERTIME PLANTINGS, CONTRACTOR TO USE EITHER CONTAINERIZED OR PRE-DUG B & B PLANT MATERIAL.
- CONTRACTOR SHALL CONDUCT SOIL TESTS THROUGHOUT THE SITE AND PROVIDE A DETAILED FERTILIZATION SCHEDULE FOR ALL PLANTINGS WITHIN THE FOLLY FIELD BUFFER BASED ON THE SOIL TEST RESULTS AND ON THE FINAL CONSTRUCTION SCHEDULE AND PLANT DELIVERY DATES. ADDITIONALLY, CONTRACTOR SHALL SUBMIT DETAILED FERTILIZATION LOGS TO CHRIS DARNELL WITH THE TOWN OF HILTON HEAD ISLAND TO SATISFY THE DRB REQUIREMENT. AT A MINIMUM, FERTILIZATION LOGS SHALL RUN FOR THE 12-MONTH WARRANTY PERIOD.

**DISCLAIMER:**

THIS PLAN WAS PREPARED WITHOUT A DETAILED TREE OR AS-BUILT SURVEY. ALL GRADES AND SITE CONDITIONS SHOULD BE VERIFIED AND THE CONTRACTOR SHALL INFORM THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE OF ANY DISCREPANCIES.



**PLANT SCHEDULE**

QNTY	ABBV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
35	ILE-B	Ilex Cassine	Dohoon Holly	B & B OR CONT. : 3" CAL. ; 8'-10" HT. MIN.	AS SHOWN	Full to ground
16	JV-B	Juniperus virginiana 'Brodie'	Brodie Eastern Red Cedar	B & B OR CONT. : 4" CAL. ; 12" HT. MIN.	AS SHOWN	Full to ground
25	JV	Juniperus virginiana 'Brodie'	Brodie Eastern Red Cedar	B & B OR CONT. : 3" CAL. ; 12" HT. MIN.	AS SHOWN	Full to ground
16	MGC-B	Magnolia grandiflora 'Claudia Wannamaker'	'Claudia Wannamaker' Southern Magnolia	B & B OR CONT. : 6" CAL. ; 10" W. MIN.	AS SHOWN	Specimen, Full to Ground
16	MG-B	Magnolia grandiflora 'Teddy Bear'	'Teddy Bear' Southern Magnolia	B & B OR CONT. : 4" CAL. ; 12'-14" HT.	AS SHOWN	Specimen, Full to Ground
7	MG	Magnolia grandiflora 'Teddy Bear'	'Teddy Bear' Southern Magnolia	B & B OR CONT. : 3" CAL. ; 12'-12" HT.	AS SHOWN	Specimen, Full to Ground
24	MGM-B	Magnolia virginiana 'MVH'	Green Mile™ Sweetbay Magnolia	B & B OR CONT. : 3" CAL. ; 8'-10" HT. MIN.	AS SHOWN	Specimen
13	PT-B	Pinus taeda	Loblolly Pine	CONT. 8" HT. MIN.	AS SHOWN	Full & Vigorous
2	OL	Quercus laurifolia	Lourea Oak	B & B OR CONT. : 3" CAL. ; 12' - 14' HT.	AS SHOWN	Specimen, 6" Clear Trunk
13	OV-6	Quercus virginiana	Live Oak	B & B OR CONT. : 6" CAL. ; 18' - 20' HT. MIN.	AS SHOWN	Specimens
5	OV-B	Quercus virginiana	Live Oak	B & B OR CONT. : 10" CAL. ; 22' HT. MIN.	AS SHOWN	Specimens
26	QV-3	Quercus virginiana 'Cathedral'	'Cathedral' Live Oak	B & B OR CONT. : 3" CAL. ; 14' HT. MIN.	AS SHOWN	Matching, 6.5' Clear Trunk

**PALMS**

QNTY	ABBV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
24	PC	Phoenix canariensis	Canary Island Date Palm	BR : 14' -16' HT.	AS SHOWN	Matching HTs.
7	PS	Phoenix sylvestris	Silver Date Palm	BR : 14' HT.	AS SHOWN	Smooth, Diamond-Cut Trunk, Full Head
9	PHON	Phoenix sylvestris	Sylvestre Palm	B & B OR CONT. :	AS SHOWN	Specimen, Provide photo of actual palm for Owner acceptance
5	SP-16	Sabal palmetto	Sabal Palm	BR : 16" HT.	AS SHOWN	MATCHING HTS.
71	SP-H	Sabal palmetto	Sabal Palm	BR : 14'-18" HT.	AS SHOWN	VARY HTS
37	SP-L	Sabal palmetto	Sabal Palm	BR : 8' - 12' HT.	AS SHOWN	VARY HTS

**SHRUBS**

QNTY	ABBV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
60	ALPZ	Albizia zaranbai 'Variegata'	Variegated Shell Ginger	CONT. : 18" X 18"	AS SHOWN	Full;
27	HYDD	Hydrangea quercifolia	Doylea Hydrangea	CONT. : 24" X 24"	AS SHOWN	Full;
188	ILE-B	Ilex vomitoria 'Pride of Houston'	Upright Yaupon Holly	CONT. : 48" OA.HT.	AS SHOWN	Full;
10	ILEV	Ilex vomitoria 'Pride of Houston'	Upright Yaupon Holly	CONT. : 36" HT. MIN.	AS SHOWN	Full
165	ILEVS	Ilex vomitoria 'Stokes'	Dwarf Yaupon Holly	CONT. : 18" HT. MIN.	AS SHOWN	Form Low Hedge
223	ILLP	Illicium parviflorum	Yellow Anise	CONT. : 24" X 24"	AS SHOWN	Full & Vigorous
83	LORP	Loropetalum chinense 'Purple Diamond'	'Purple Diamond' Loropetalum	CONT. : 24" X 24"	AS SHOWN	Full & Vigorous
124	MYRC-B	Myrica cerifera	Wax Myrtle	CONT. : 48" OA.HT.	AS SHOWN	Full to Ground
33	MYRC	Myrica cerifera	Wax Myrtle	CONT. : 36" HT.	AS SHOWN	Full to Ground
25	PODM	Podocarpus macrophyllus 'Pringles'	Dwarf Podocarpus	CONT. 24" X 24"	AS SHOWN	Form Continuous Hedge
124	SABM	Sabal minor	Dwarf Palmetto	CONT. : 18" X 18"	AS SHOWN	Full;
183	SER-B	Sereno repens	Saw Palmetto	CONT. : 24" X 24"	AS SHOWN	Full;
57	SERR	Sereno repens	Saw Palmetto	CONT. : 18" X 18"	AS SHOWN	Full;
177	VIBD	Viburnum obovatum 'Mrs. Shillers'	Dwarf Viburnum	CONT. 24" X 24"	AS SHOWN	Full & Vigorous
90	VIBS	Viburnum suspensum	Sonoma Viburnum	CONT. : 24" X 24"	AS SHOWN	Full;
156	ZAMF	Zamia floridana	Coccoloba Palm	CONT. : 18" X 18"	AS SHOWN	Full;

**ORNAMENTAL GRASSES AND GROUNDCOVERS**

QNTY	ABBV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
29	ASPE	Aspidistra elatior	Cast Iron Plant	1 GAL. 12" X 12"	12"	Full and well formed
196	DIAI	Dianella isomomica 'Variegata'	Variegated Flex Lily	1 GAL. 10" HT.	2'	Full & Vigorous
149	DIEI	Dietes iridioides	African Iris	1 GAL. 12" HT. MIN.	2'	Full
29	JUNE	Juncus effusus	Soft Rush	Plugs 4" HT.	3'	Plant to Form Continuous Mass, 50-Cell Tray
880	LIBB	Liriope muscari 'Big Blue'	Big Blue Liriope	1 GAL. 8" HT. MIN.	2'	Full
237	LONP	Lonicera periclymenum	Honeysuckle	CONT. : 6" X 6"	AS SHOWN	Specimen
615	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	1 GAL. 10" HT.	3'	Full
69	OPHU	Ophiopogon japonicus	Mondo Grass	1 GAL. 4" HT.	12"	Full
662	CLR	Seasol Color	COLOR	TBD	12"	Final Selection T.B.D., S.F. SHOWN
608	SPAB	Sporimo bakeri	Sand Cordgrass	PLUGS 12" HT.	3'	Planted to Form Continuous Mass, 50-Cell Tray
220	TRAA	Trachelospermum asiaticum	Asiatic Jasmine	1 GAL. 18" SPREAD	2'	3-5 Runners. Splay runners for full coverage
35,000SF	SOD	Zoysia japonica 'Zeon'	Zeon Zoysia	-----	-----	Dense roots

- \* CONTRACTOR SHALL VERIFY FINAL SOD S.F. BASED ON ACTUAL FIELD CONDITONS.
- \* ALL DISTURBED AREAS TO BE STABILIZED. REFER TO CIVIL ENGINEERING DRAWINGS FOR MORE INFORMATION
- \* ALL AREAS NOT COVERED BY HARDSCAPE OR LAWN ARE TO BE MULCHED.

**TREES TO BE REMOVED** \* REFER TO DETAILED CHARTS FOR MORE INFORMATION PURSUANT TO SEC 16-6-104.1 OF LMA

CATEGORY	# OF TREES	TOTAL INCHES
CATEGORY 1:	39	513"
CATEGORY 2:	19	264"
CATEGORY 3:	68	1,259"
CATEGORY 4:	1	6"

**TREES REPLACEMENT SUMMARY** (1 PER 10' REMOVED FOR EACH CATEGORY)

CATEGORY	TREES REQUESTED BY TOWN	TREES PROPOSED	MITIGATION *	SURPLUS (IF ANY)
CATEGORY 1:	60 - 2" TREES (120")	5(8") + 30(6") + 58(3")	= 394"	274" SURPLUS
CATEGORY 2:	24 - 2" TREES (48")	25(2") + 274 SURPLUS	= 324"	276" SURPLUS
CATEGORY 3:	125 - 1" TREES (125")	99(4") + 41(3") + 16(1") + 276 SURPLUS	= 817"	692" SURPLUS
CATEGORY 4:	2 - 1" TREES (2")	692" SURPLUS	= 692"	690" SURPLUS

**BUFFER SUMMARY**

**Folly Field Rd - Minor Arterial Buffer**

Buffer Section	Buffer Type	Overstory Required	Overstory Provided	Understory Required	Understory Provided	Shrub Required	Shrub Provided
Section 1 (100')	B Option 1	3	(7 Existing)	6	6	10	10
Section 2 (100)*	B Option 1	3	(7 Existing)	6	6 (1 Existing)	10	10
Section 3 (100)	B Option 1	3	(8 Existing)	6	6	10	10
Section 4 (100)	B Option 1	3	6(3 Existing)	6	6	10	10
Section 5 (100)	B Option 1	3	3	6	6	10	10
Section 6 (100)	B Option 1	3	3	6	6	10	10
Section 7 (100)	B Option 1	3	(4 Existing)	6	6	10	10
Section 8 (100)	B Option 1	3	(5 Existing)	6	6	10	13
Section 9 (100)**	B Option 1	3	3	6	6 (2 Existing)	10	10
Section 10 (100)	B Option 1	3	3	6	6	10	10

\* 140' is total length of Section 2 - Proposed Entry Drive Aisle is 40'

\*\* 122' is total length of Section 9 - Proposed Access Drive is 22'

**Western Adjacent Use Buffer**

Buffer Section	Buffer Type	Overstory Required	Overstory Provided	Understory Required	Understory Provided	Shrub Required	Shrub Provided
Section 1 (100')	B Option 1	3	(13 Existing)	6	6	10	10
Section 2 (100')	B Option 1	3	(12 Existing)	6	6	10	10
Section 3 (100')	B Option 1	3	(9 Existing)	6	6	10	10
Section 4 (100)*	B Option 1	3	(20 Existing)	6	6	10	10

\* 152' is total length of Section 4 - No buffer required where property borders Ocean Palms. See sheet L4.2

**Eastern Adjacent Use Buffer\***

Buffer Section	Buffer Type	Overstory Required	Overstory Provided	Understory Required	Understory Provided	Shrub Required	Shrub Provided
Section 1 (100')	B Option 1	3	3	6	6	10	30
Section 2 (150')	B Option 1	5	5 (1 Existing)	9	9 (1 Existing)	15	34

\* The Existing Access / Firelane is a nonconformity, required buffer planting is being proposed between the proposed building and edge of pavement

PRELIMINARY NOT FOR CONSTRUCTION

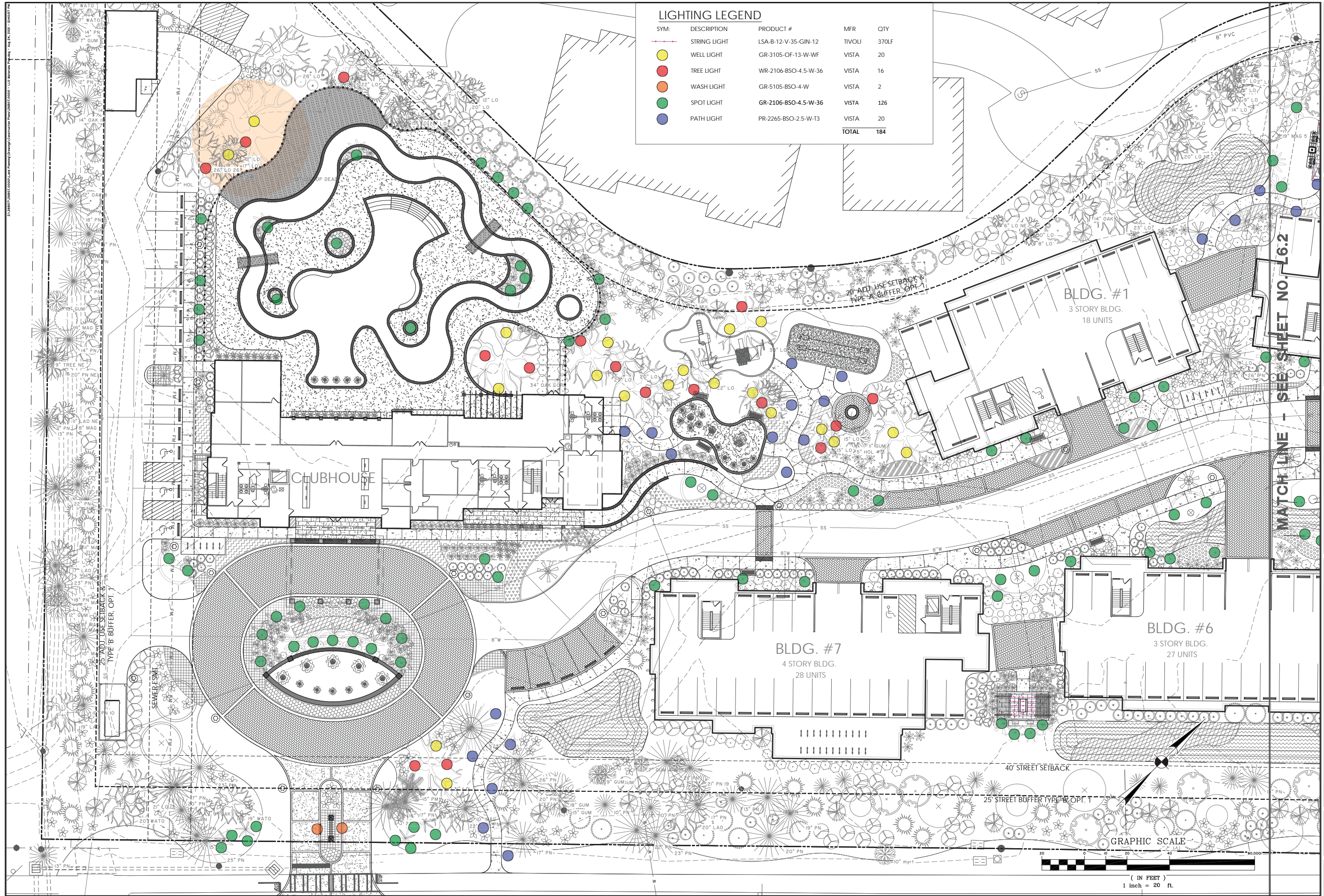
NO.	REVISIONS	BY	DATE

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 Savannah, GA 31405 • 912.234.5300  
 www.thomasandhutton.com

**H H ISLAND ACQUISITION PARTNERS, LLC**  
 HILTON HEAD ISLAND, SOUTH CAROLINA  
 FIFTEEN WIMBLETON  
 PLANTING NOTES & SCHEDULE

JOB NO:	J-26807.0000
DATE:	7/15/2021
DRAWN:	CCG
DESIGNED:	ETW
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	NOT TO SCALE

**L5.1**



**LIGHTING LEGEND**

SYM.	DESCRIPTION	PRODUCT #	MFR	QTY
—	STRING LIGHT	LSA-B-12-V-35-GIN-12	TIVOLI	370LF
●	WELL LIGHT	GR-3105-OF-13-W-WF	VISTA	20
●	TREE LIGHT	WR-2106-BSO-4.5-W-36	VISTA	16
●	WASH LIGHT	GR-5105-BSO-4-W	VISTA	2
●	SPOT LIGHT	GR-2106-BSO-4.5-W-36	VISTA	126
●	PATH LIGHT	PR-2265-BSO-2.5-W-T3	VISTA	20
			<b>TOTAL</b>	<b>184</b>

PRELIMINARY  
NOT  
FOR CONSTRUCTION

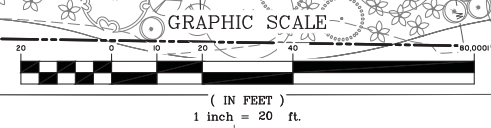
NO.	REVISIONS	BY	DATE

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**H H ISLAND ACQUISITION PARTNERS, LLC**  
HILTON HEAD ISLAND, SOUTH CAROLINA  
FIFTEEN WIMBLETON  
**CONCEPTUAL LIGHTING PLAN**

JOB NO:	J-26807.0000
DATE:	7/15/2021
DRAWN:	CCG
DESIGNED:	ETW
REVIEWED:	JRW / JLG
APPROVED:	NBL / JLG
SCALE:	1" = 20'

**L6.1**



MATCH LINE - SEE SHEET NO. L6.2

25' ADJ. USE SETBACK & TYPE 'B' BUFFER, OPT. 1

40' STREET SETBACK

25' STREET BUFFER TYPE 'B', OPT. 1

CLUBHOUSE

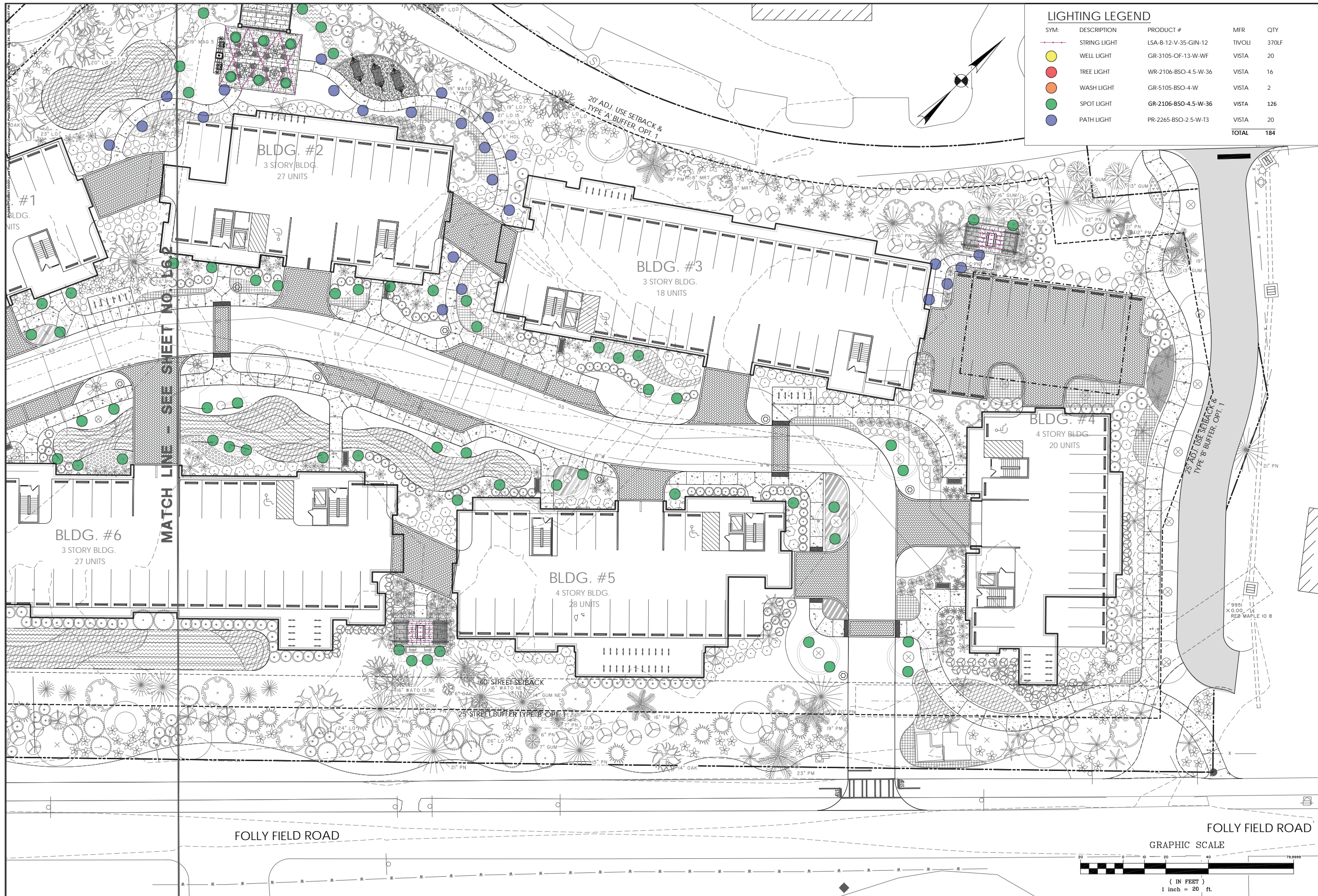
BLDG. #1  
3 STORY BLDG.  
18 UNITS

BLDG. #7  
4 STORY BLDG.  
28 UNITS

BLDG. #6  
3 STORY BLDG.  
27 UNITS

GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft.



**LIGHTING LEGEND**

SYM.	DESCRIPTION	PRODUCT #	MFR	QTY	
—	STRING LIGHT	LSA-B-12-V-35-GIN-12	TIVOLI	370LF	
●	WELL LIGHT	GR-3105-OF-13-W-WF	VISTA	20	
●	TREE LIGHT	WR-2106-BSO-4.5-W-36	VISTA	16	
●	WASH LIGHT	GR-5105-BSO-4-W	VISTA	2	
●	SPOT LIGHT	GR-2106-BSO-4.5-W-36	VISTA	126	
●	PATH LIGHT	PR-2265-BSO-2.5-W-T3	VISTA	20	
				<b>TOTAL</b>	<b>184</b>

**PRELIMINARY  
NOT  
FOR CONSTRUCTION**

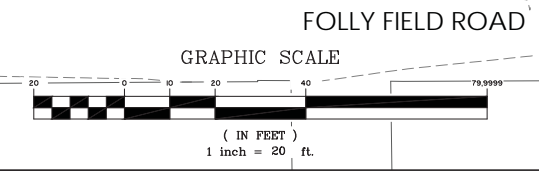
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 HILTON HEAD ISLAND, SOUTH CAROLINA  
 FIFTEEN WIMBLETON  
**CONCEPTUAL LIGHTING PLAN**

JOB NO:	J-26807.0000
DATE:	7/15/2021
DRAWN:	CCG
DESIGNED:	ETW
REVIEWED:	JRW / JLG
APPROVED:	NBL / JLG
SCALE:	1" = 20'

**L6.2**



MATCH LINE - SEE SHEET NO. L6.1

25' ADJ. USE SETBACK & TYPE B BUFFER, OPT. 1

20' ADJ. USE SETBACK & TYPE A BUFFER, OPT. 1

FOLLY FIELD ROAD

FOLLY FIELD ROAD

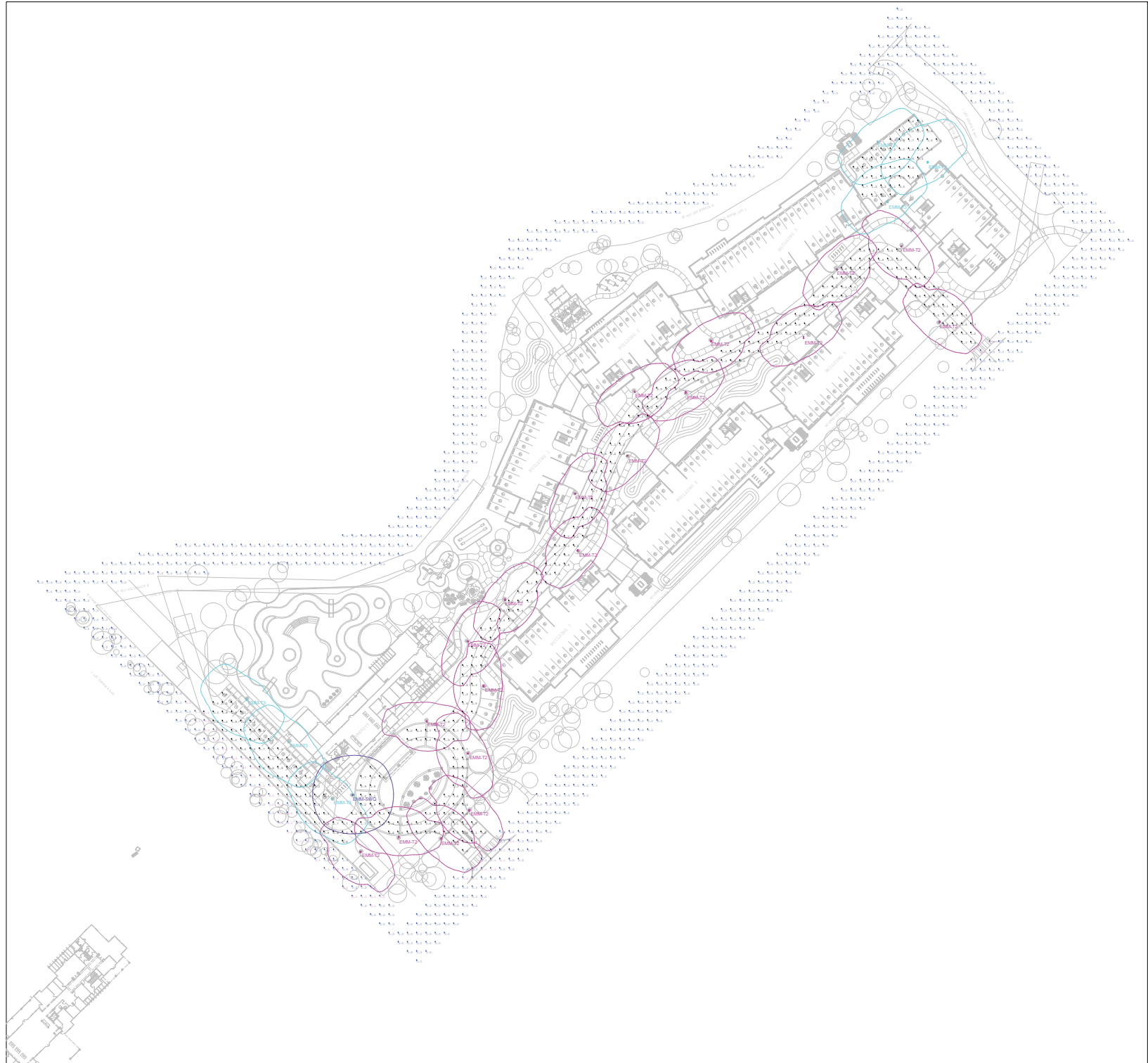
Mounting Height: 12'-0" AFG

Calculation Height: 0'-0"

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Lum Lumens	Description	Total Watts
●	6	EMM-T3	SINGLE	0.920	8046	EMM-E03-LED-E1-T3-7030	451.2
●	19	EMM-T2	SINGLE	0.920	8078	EMM-E03-LED-E1-T2-7030	1428.8
●	1	EMM-5WQ	SINGLE	0.920	8185	EMM-E03-LED-E1-5WQ-7030	75.2

Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb	
Drive_Grade	Illuminance	Fc	2.1	5.1	0.1	21.10	51.00	10	10	
Spill Light_Grade	Illuminance	Fc	0.0	2.1	0.0	N.A.	N.A.	10	10	
Surface Parking Lot	Illuminance	Fc	2.2	3.9	0.3	7.43	13.00	10	10	

Note.  
 1. 0.1 FC highlighted in magenta.  
 2. Isoline of 0.2 FC shown.



The calculations provided in this report are predicted lighting levels based on the above described input data and characteristics. All information should be reviewed for accuracy, understanding and agreement with all information. Any discrepancies should be noted and the preparer of this report immediately advised to clarify or change as required.

Actual lighting levels may vary from this report due to a variety of circumstances, such as: reflectances, voltage variations, objects blocking or redirecting light, different mounting heights, installation, lamp and ballast tolerances, etc. Room is considered completely empty unless noted otherwise above. Unless specifically stated otherwise, predicted foot candles are not a recommendation of lighting levels.

Ardd & Winter, Inc. assumes no responsibility for any such variances and will not be held responsible for lighting levels different from predicted levels in this report. Recipient of this report, or someone designated by recipient, must verify that lighting fixtures will physically fit within the specified location(s). Catalog numbers of lighting fixtures may not be complete as all conditions may not be known.

Where backgrounds are shown, these are typically used for reference purposes only, unless noted otherwise. Additional details available upon request.

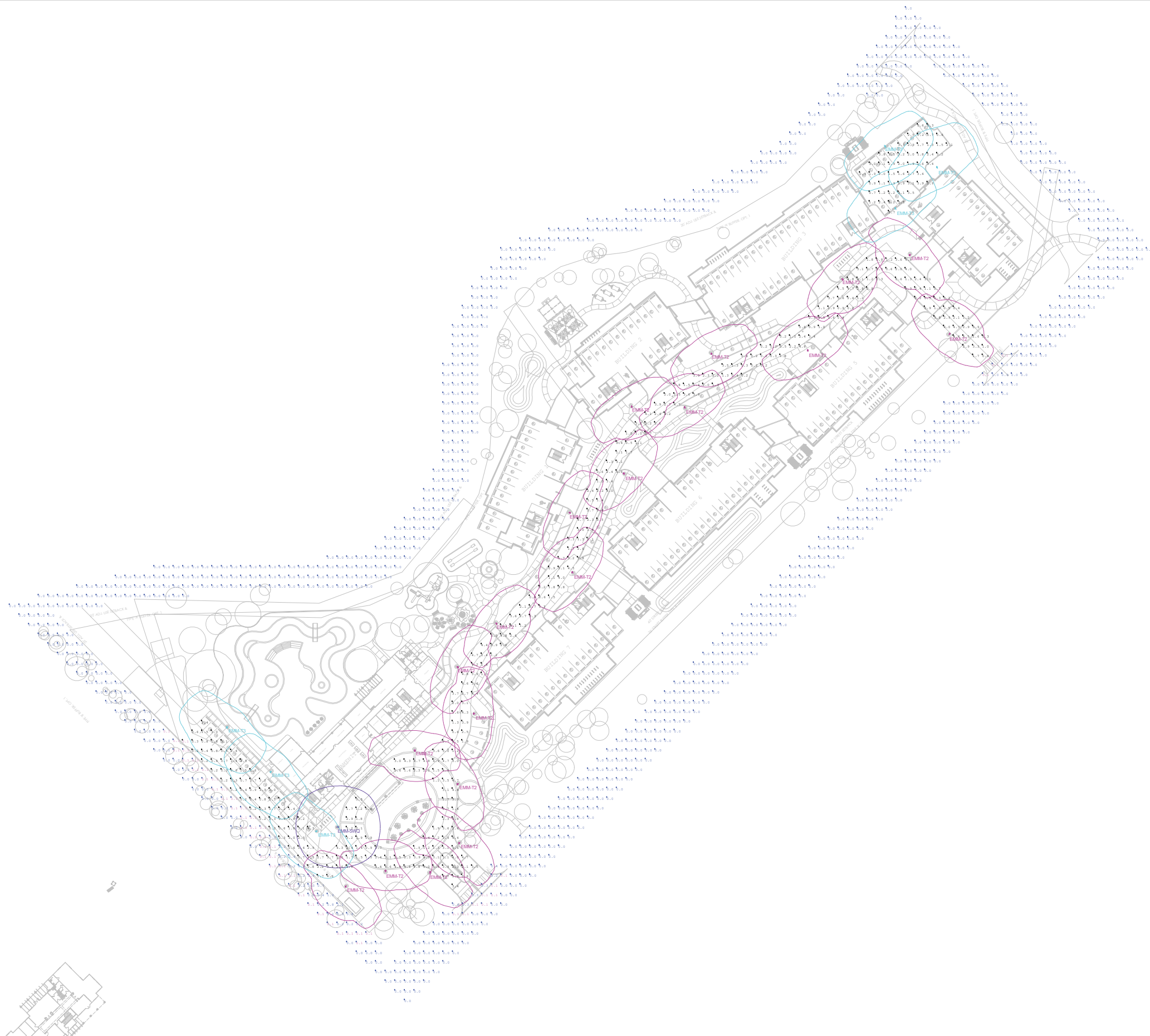


Calculations By: WES  
 Revised By:  
 Date: 9/14/2021  
 Scale: Not to Scale

Project Name: 26807.000\_15 Wimbledon Drive

Revision: P5





See Page 1 for A+W Disclaimer.

Project Name: 26807.000\_15 Wimbledon Drive

Revision: P5

Calculations By: WES

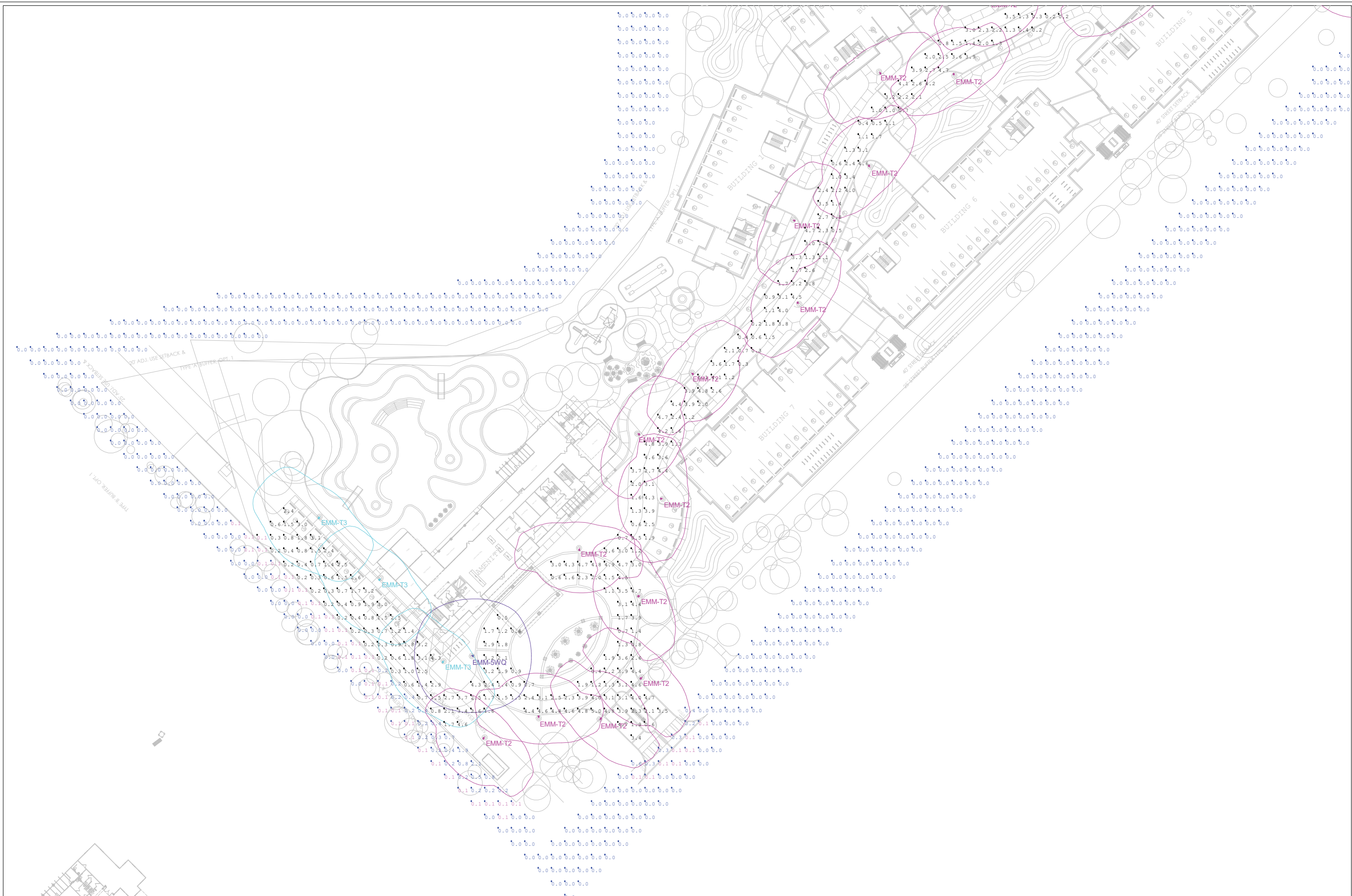
Revised By:

Date: 9/14/2021

Scale: Not to Scale



**Ardd + Winter**  
Lighting Manufacturer Representatives



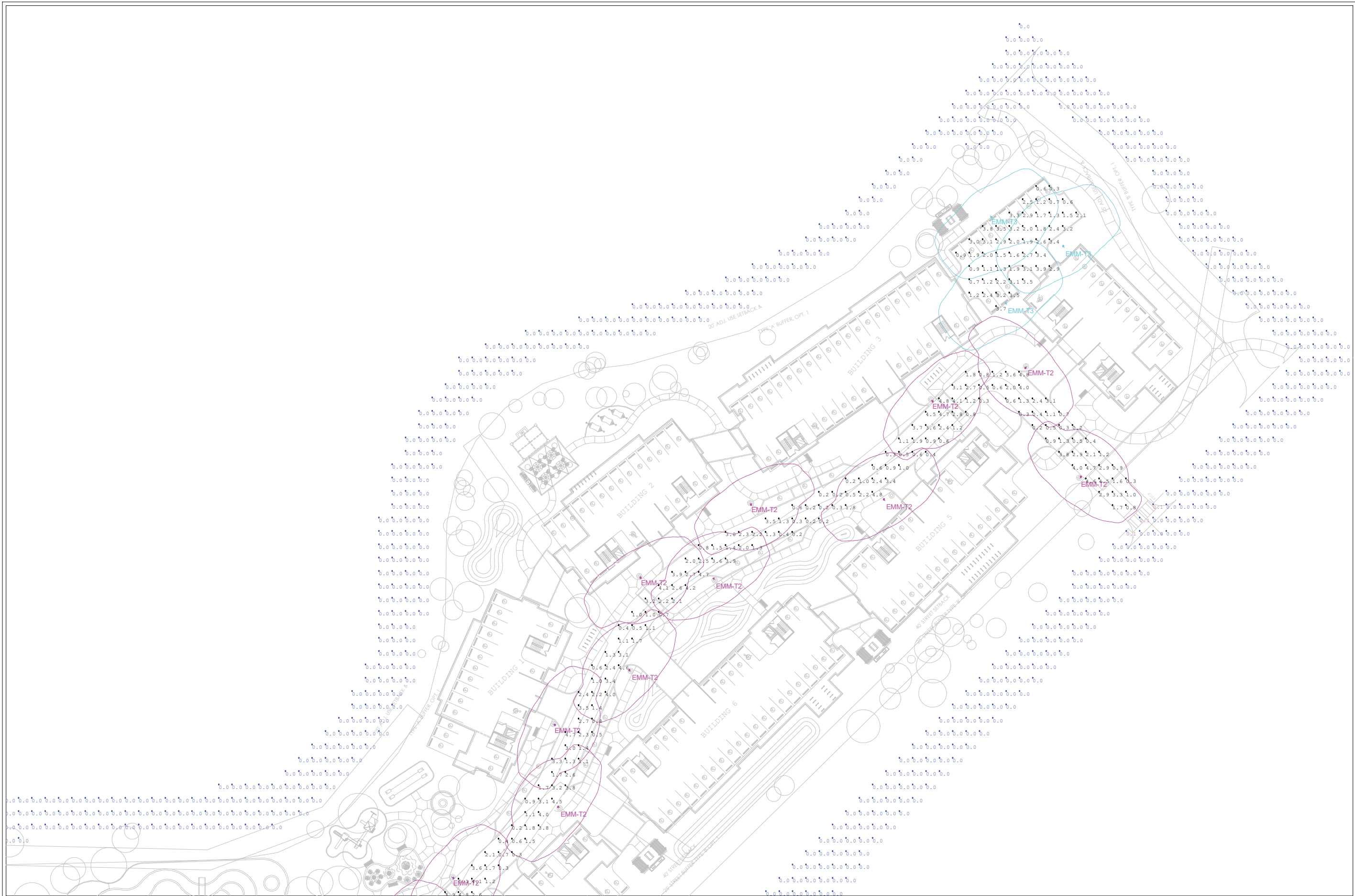
See Page 1 for A+W Disclaimer.



Calculations By: WES  
 Revised By:  
 Date: 9/14/2021  
 Scale: Not to Scale

Project Name: 26807.000\_15 Wimbledon Drive

Revision: P5



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Calculations By: WES  
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 Date: 9/14/2021  
 Scale: Not to Scale

Project Name: 26807.000\_15 Wimbledon Drive

Revision: P5



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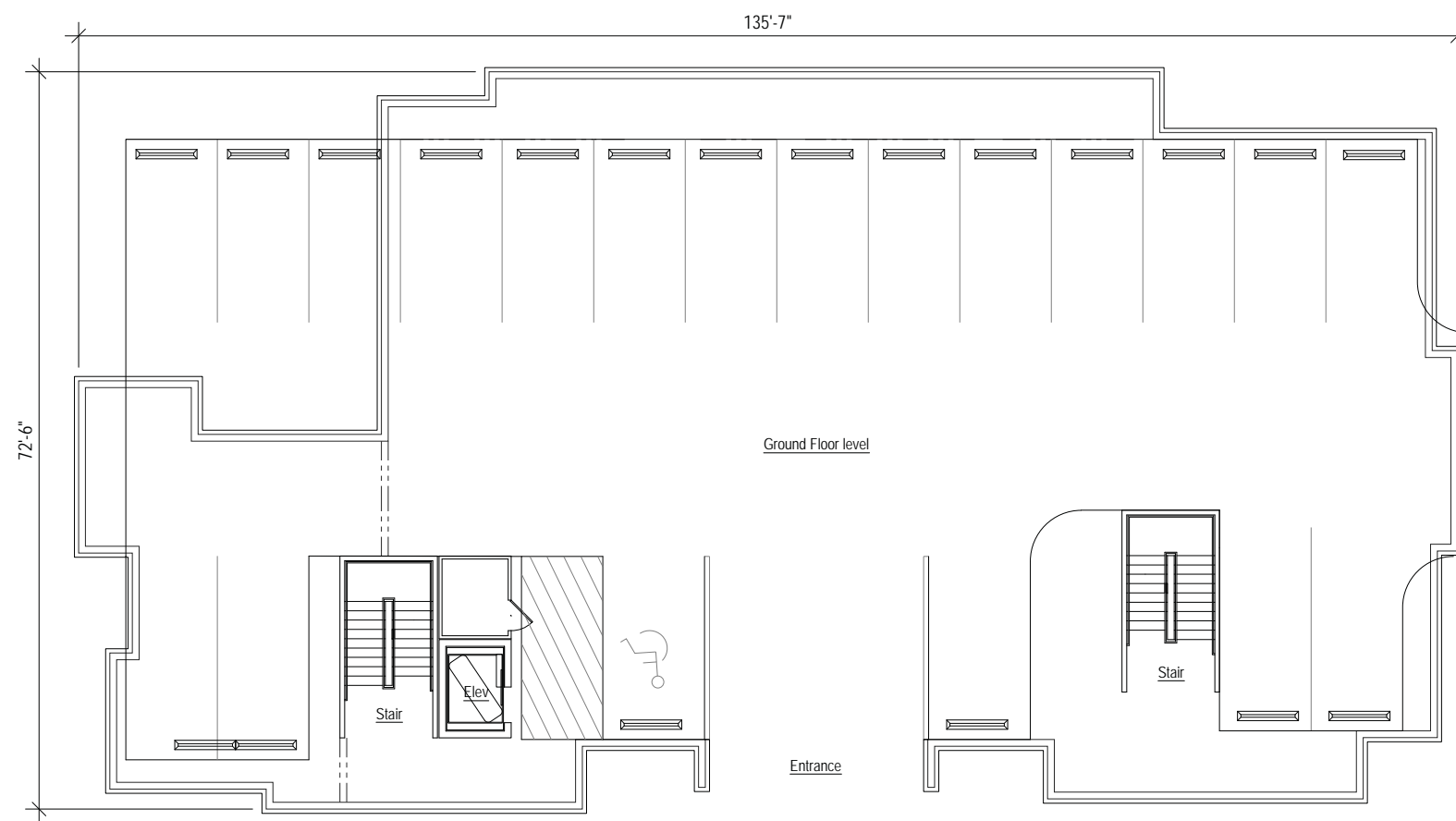
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**15 Wimbledon**  
Resort Community  
Town of Hilton Head, South Carolina

DRB Application Submission 09/14/2021

Drawn By	PDS	
Checked By	PDS	
Date	09/14/2021	
#	Issue History	Date

Project Number  
**21501**  
Sheet  
**1-0**



**1** Building 1- Ground Floor Plan  
SCALE: 1/8" = 1'-0"



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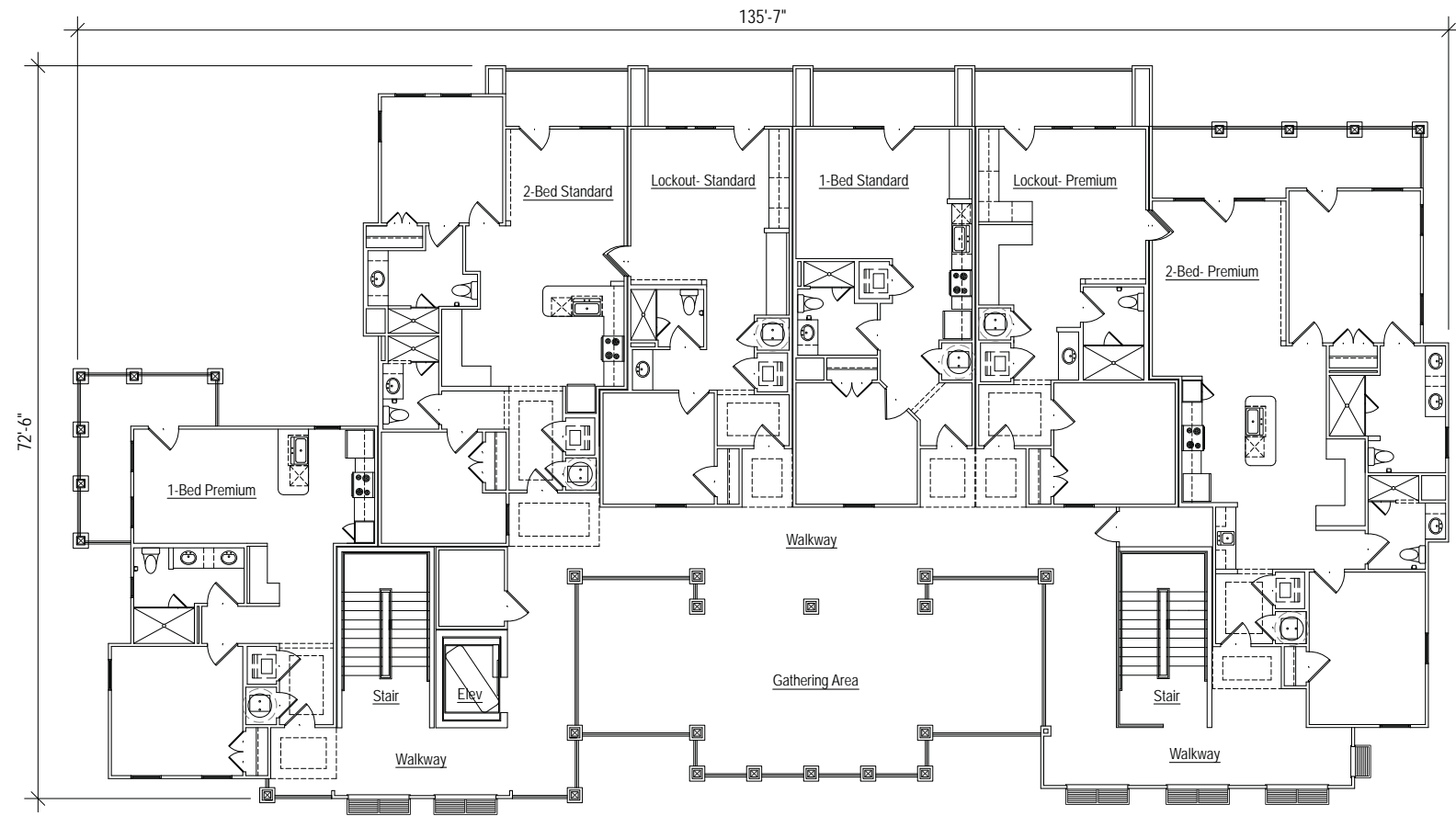
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**15 Wimbledon**  
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**1** Building 1- 1st Floor Plan (Top of Podium)  
SCALE: 1/8" = 1'-0"

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Checked By	PDS	
Date	09/14/2021	
#	Issue History	Date

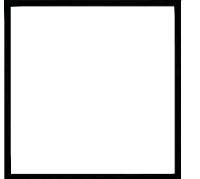
Project Number  
**21501**  
Sheet  
**1-1**



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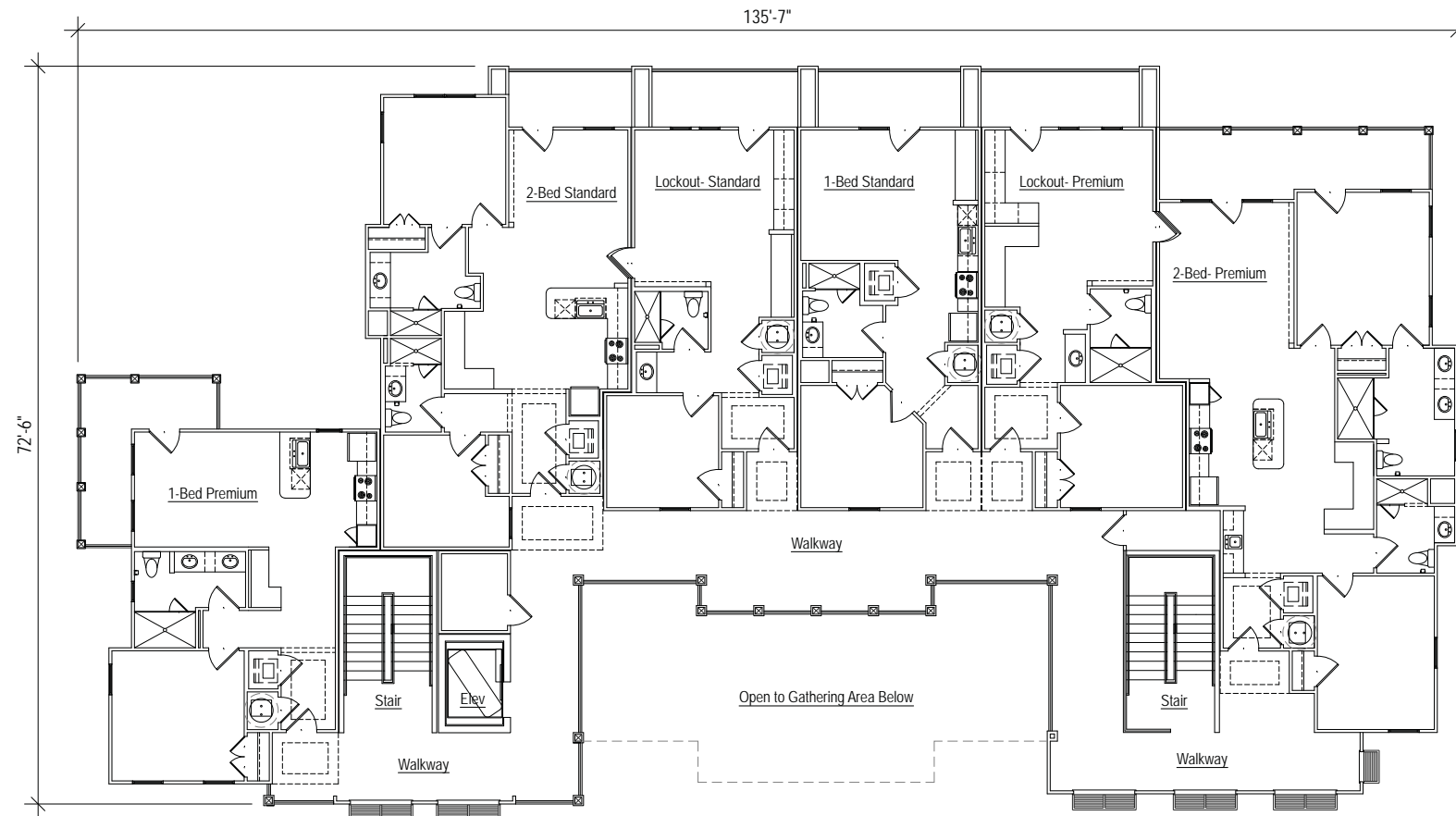
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Town of Hilton Head, South Carolina



**1 Building 1- 2nd Floor Plan**  
SCALE: 1/8" = 1'-0"

DRB Application Submission 09/14/2021

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Date	09/14/2021	
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Project Number  
**21501**  
Sheet  
**1-2**



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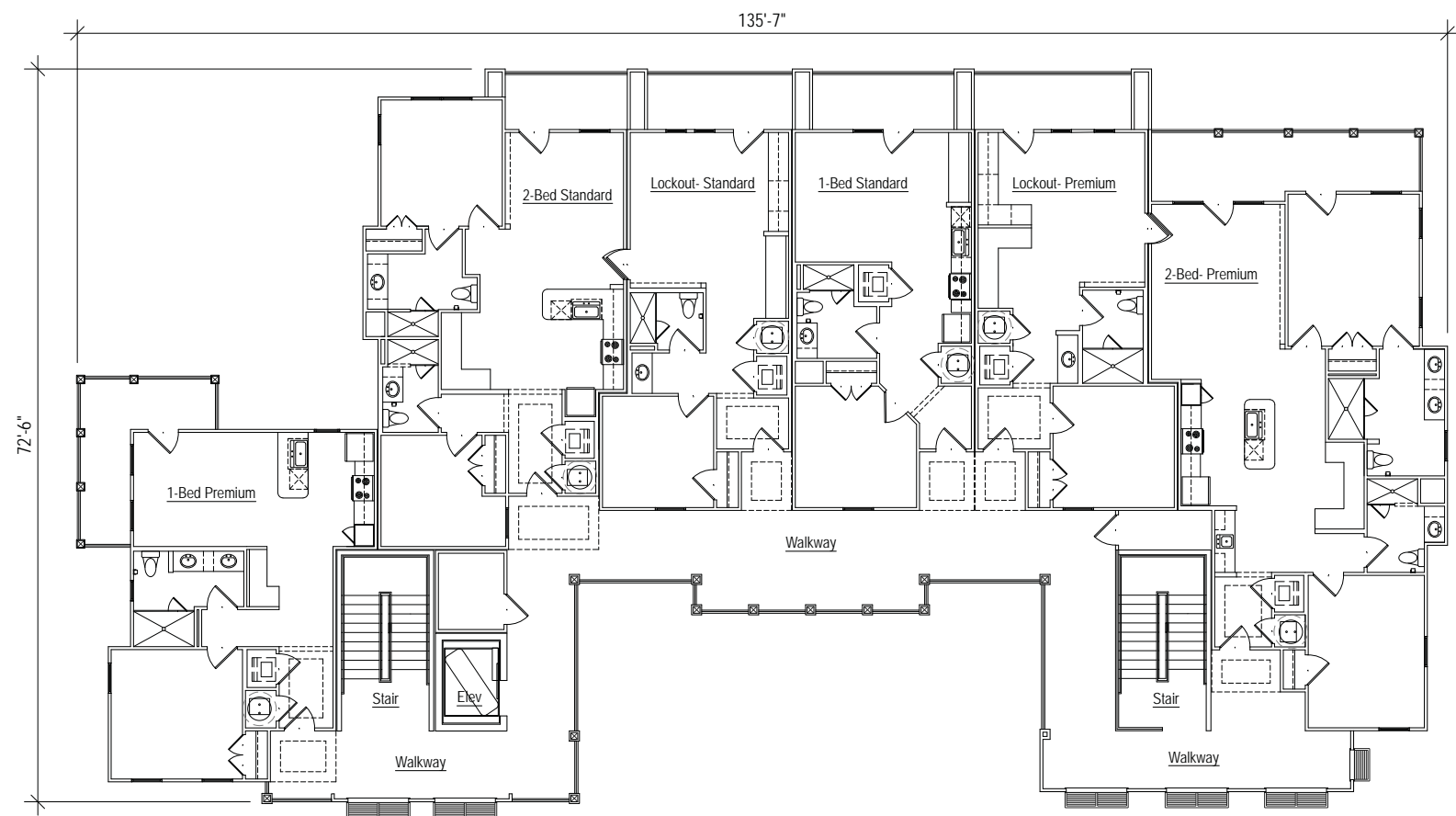
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**1** Building 1- 3rd Floor Plan  
SCALE: 1/8" = 1'-0"

DRB Application Submission 09/14/2021

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**21501**  
Sheet  
**1-3**



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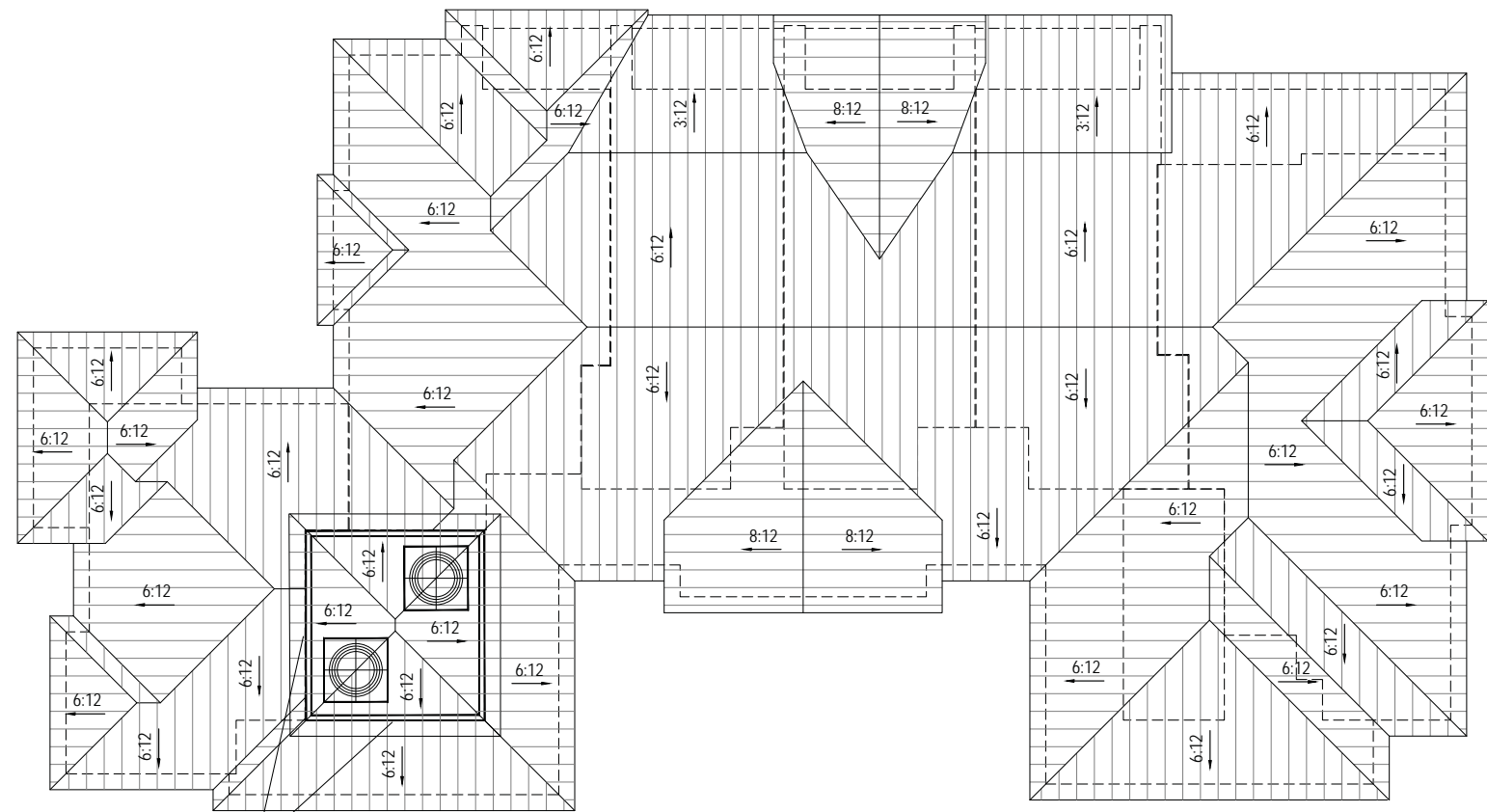
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**15 Wimbledon**  
 Resort Community  
 Town of Hilton Head, South Carolina



NOTE: NICHHA FIBER CEMENT BOARDS STAGGERED IN THIS LOCATION ON ALL FOUR SIDES OF TOWER TO ALLOW FOR HVAC VENTILATION REQUIREMENTS. ACCESS TO EQUIPMENT IS THROUGH STAIR TOWER.

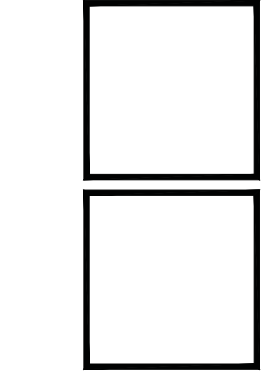
**1 Building 1- Roof Plan**  
 SCALE: 1/8" = 1'-0"

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Project Number  
**21501**  
 Sheet  
**1-4**

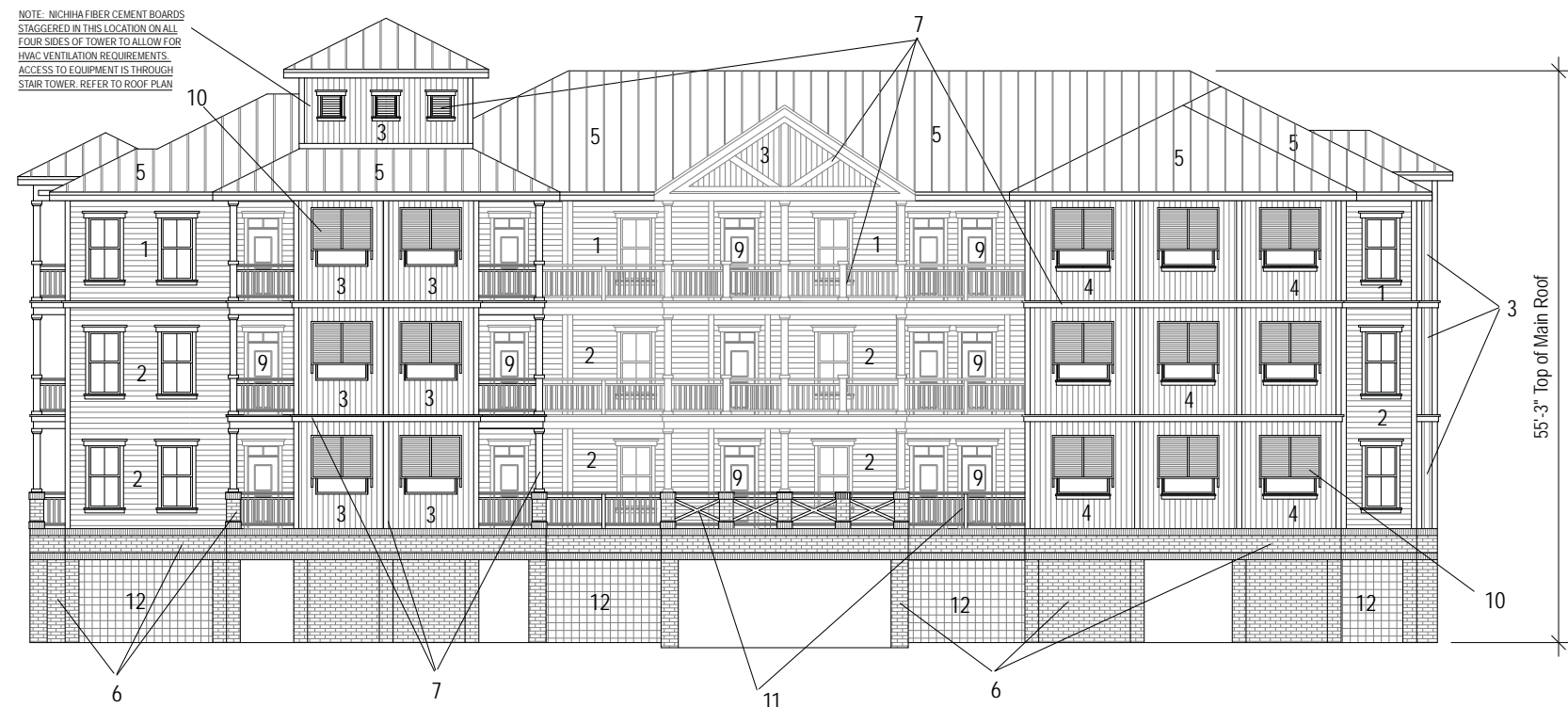




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**15 Wimbledon**  
Resort Community  
Town of Hilton Head, South Carolina

- Color + Material legend**
- 1-Hardie Lap Siding- Cobblestone
  - 2-Hardie Lap Siding- Monterey Taupe
  - 3-Nichia Vertical Siding- Vintage Wood Spruce
  - 4-Hardie Vertical Siding- Cobblestone
  - 5-Metal Roof- Matte Silver
  - 6-Brick- (Palmetto Brick- Riviera)
  - 7-Trim, Columns, Panel- Sherwin Williams Westhighland White
  - 8-Glass Door/ Frame Color- Mountain Sage
  - 9-Solid Door Color- Mountain Sage
  - 10-Shutters- Matte Silver
  - 11-Railings- Matte Silver
  - 12-Decorative metal grate- w/ climbing flowers/ vines

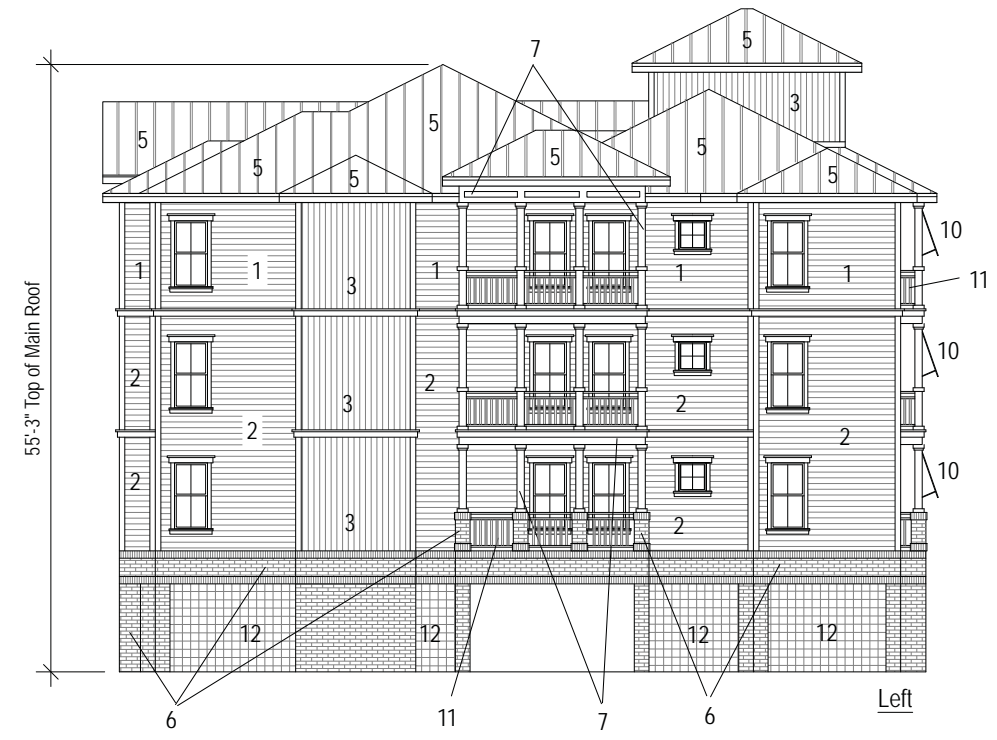


**1 Building 1- Front Elevation + Character Rendering**  
SCALE: 1/8" = 1'-0"

DRB Application Submission 09/14/2021

Drawn By	PDS	
Checked By	PDS	
Date	09/14/2021	
#	Issue History	Date

Project Number  
**21501**  
Sheet  
**1-5**



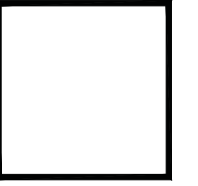
**Color + Material legend**

- 1-Hardie Lap Siding- Cobblestone
- 2-Hardie Lap Siding- Monterey Taupe
- 3-Nichiha Vertical Siding- Vintage Wood Spruce
- 4-Hardie Vertical Siding- Cobblestone
- 5-Metal Roof- Matte Silver
- 6-Brick- (Palmetto Brick- Riviera)
- 7-Trim, Columns, Panel- Sherwin Williams Westhighland White
- 8-Glass Door/ Frame Color- Mountain Sage
- 9-Solid Door Color- Mountain Sage
- 10-Shutters- Matte Silver
- 11-Railings- Matte Silver
- 12-Decorative metal grate- w/ climbing flowers/ vines

**1 Building 1- Left Elevation + Character Rendering**  
SCALE: 1/8" = 1'-0"



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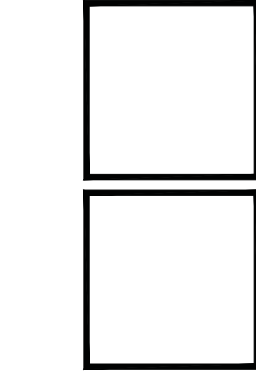
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Resort Community  
Town of Hilton Head, South Carolina

DRB Application Submission 09/14/2021

Drawn By	PDS	
Checked By	PDS	
Date	09/14/2021	
#	Issue History	Date

Project Number  
**21501**  
Sheet  
**1-6**

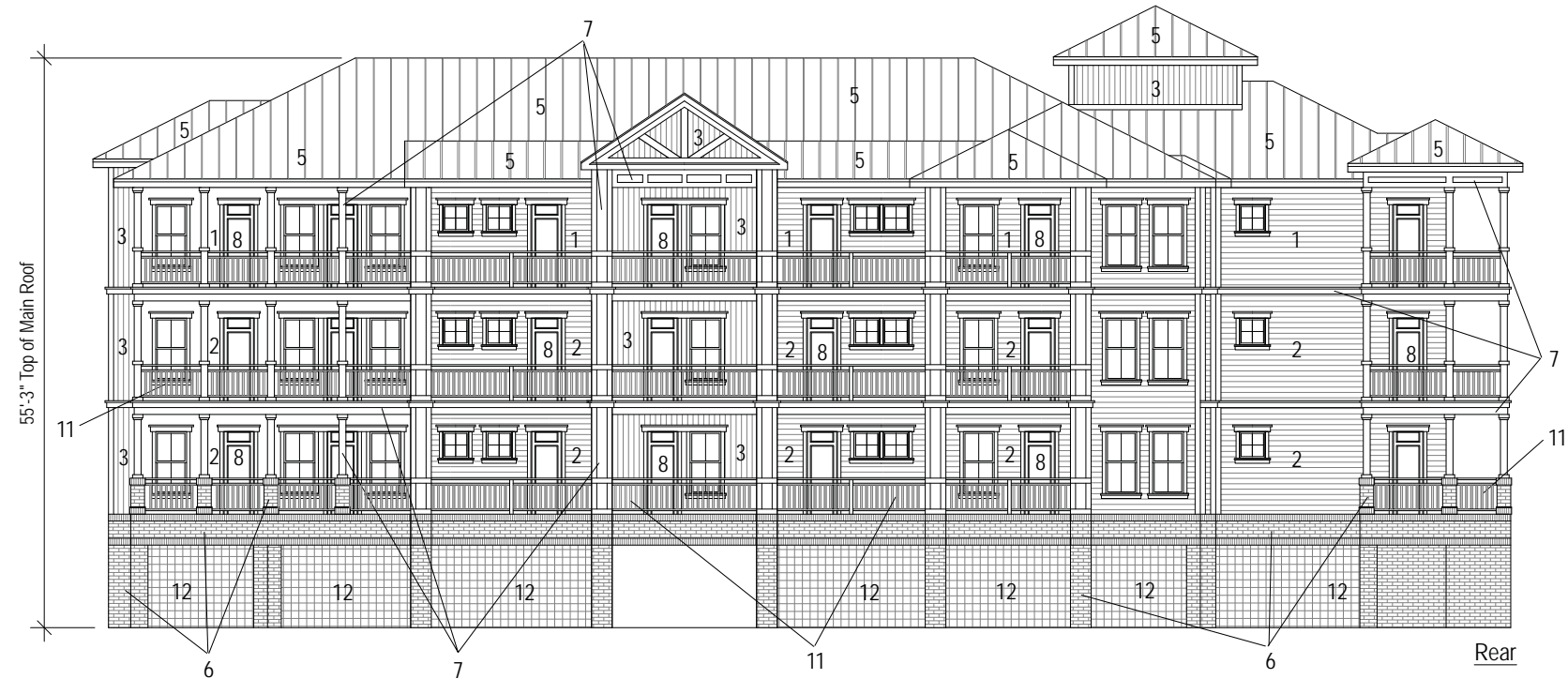


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**15 Wimbledon**  
Resort Community  
Town of Hilton Head, South Carolina

**Color + Material legend**

- 1-Hardie Lap Siding- Cobblestone
- 2-Hardie Lap Siding- Monterey Taupe
- 3-Nichiha Vertical Siding- Vintage Wood Spruce
- 4-Hardie Vertical Siding- Cobblestone
- 5-Metal Roof- Matte Silver
- 6-Brick (Palmetto Brick- Riviera)
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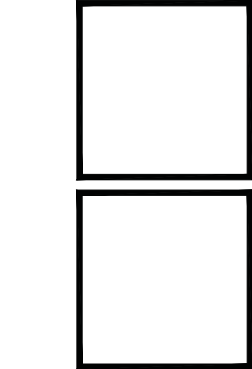


**1 Building 1- Rear Elevation + Character Rendering**  
SCALE: 1/8" = 1'-0"

DRB Application Submission 09/14/2021

Drawn By	PDS	
Checked By	PDS	
Date	09/14/2021	
#	Issue History	Date

Project Number  
**21501**  
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**15 Wimbledon**  
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Town of Hilton Head, South Carolina

**Color + Material Legend**

- 1-Hardie Lap Siding- Cobblestone
- 2-Hardie Lap Siding- Monterey Taupe
- 3-Nichiha Vertical Siding- Vintage Wood Spruce
- 4-Hardie Vertical Siding- Cobblestone
- 5-Metal Roof- Matte Silver
- 6-Brick- (Palmetto Brick- Riviera)
- 7-Trim, Columns, Panel- Sherwin Williams Westhighland White
- 8-Glass Door/ Frame Color- Mountain Sage
- 9-Solid Door Color- Mountain Sage
- 10-Shutters- Matte Silver
- 11-Railings- Matte Silver
- 12-Decorative metal grate- w/ climbing flowers/ vines



**1 Building 1- Right Elevation + Character Rendering**  
SCALE: 1/8" = 1'-0"

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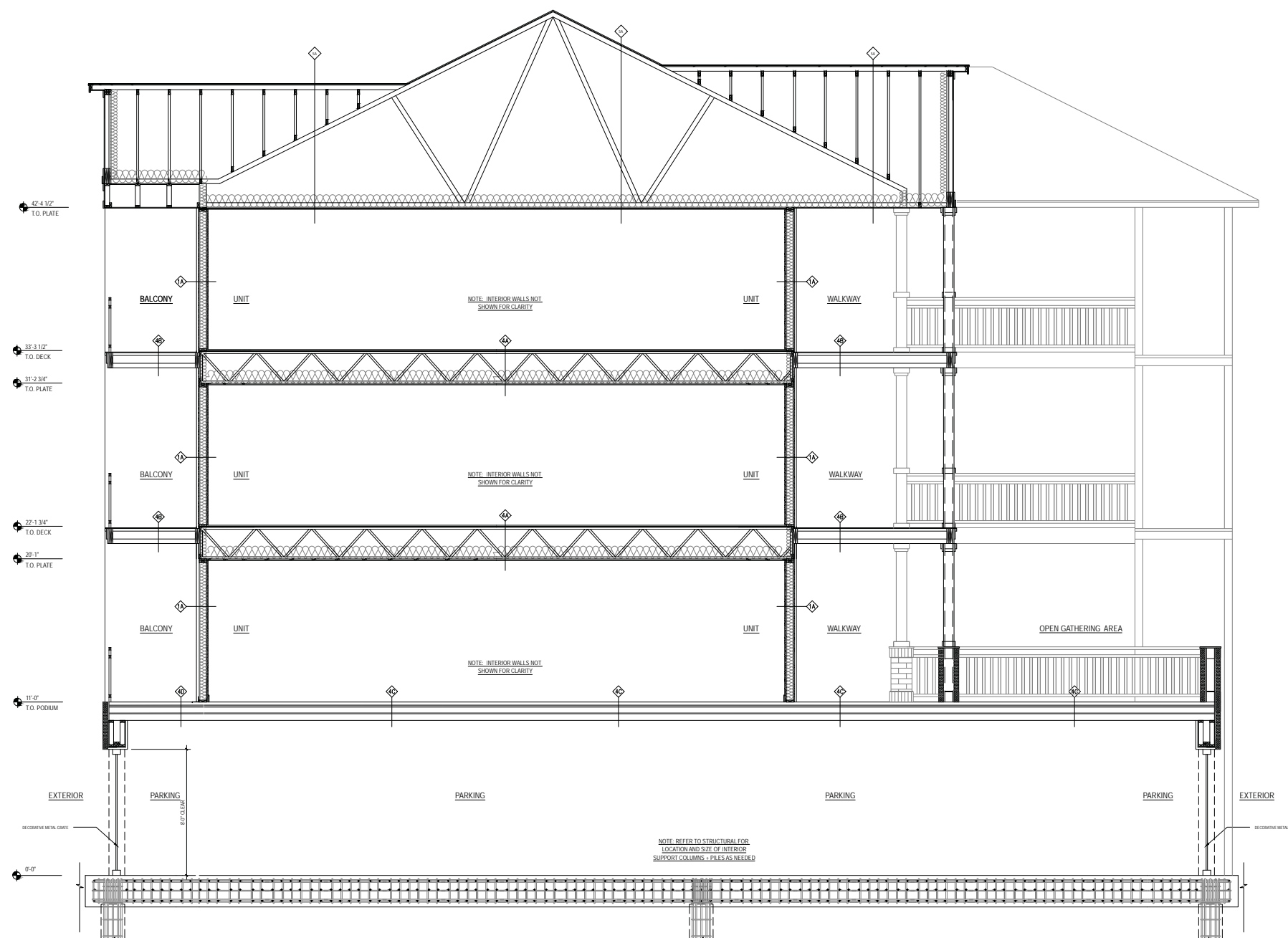
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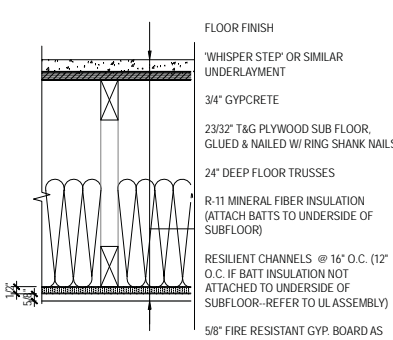
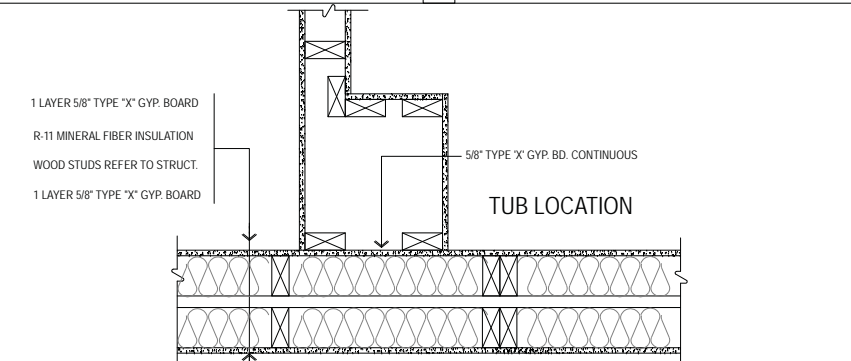
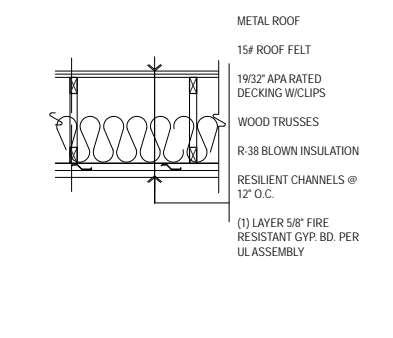
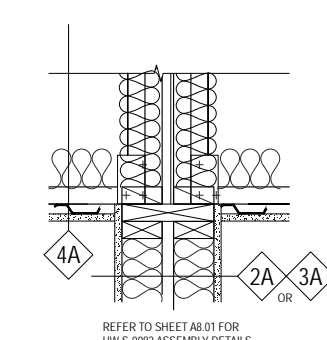
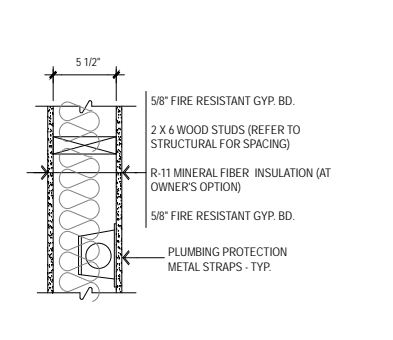
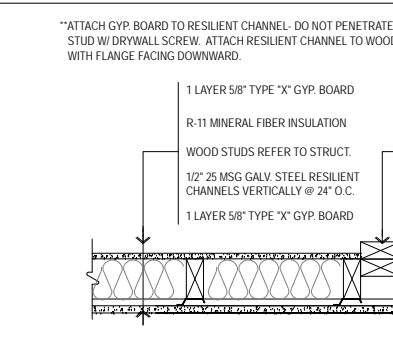
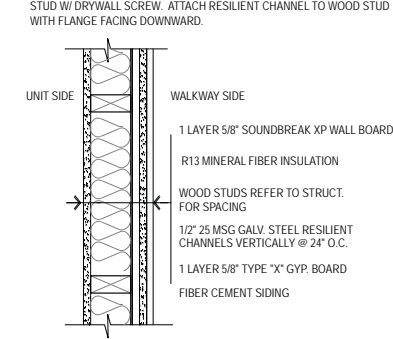
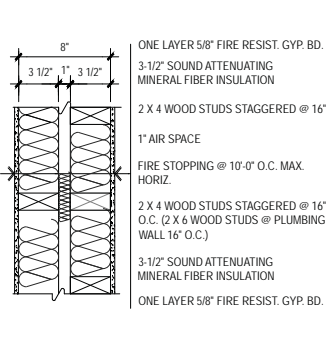
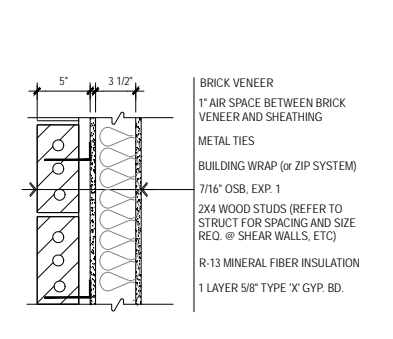
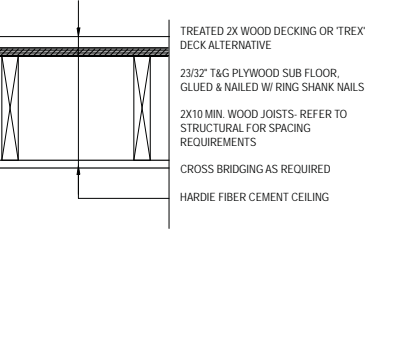
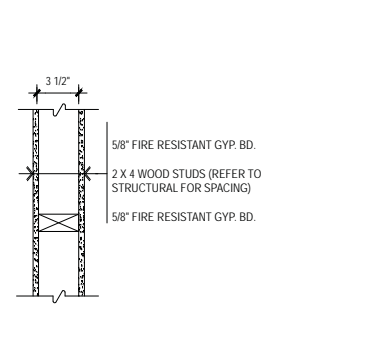
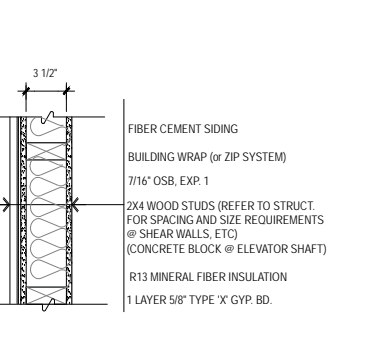
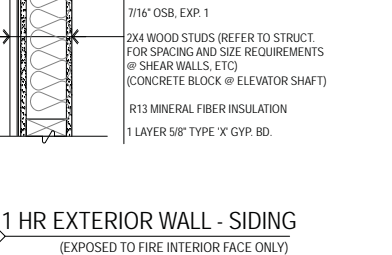
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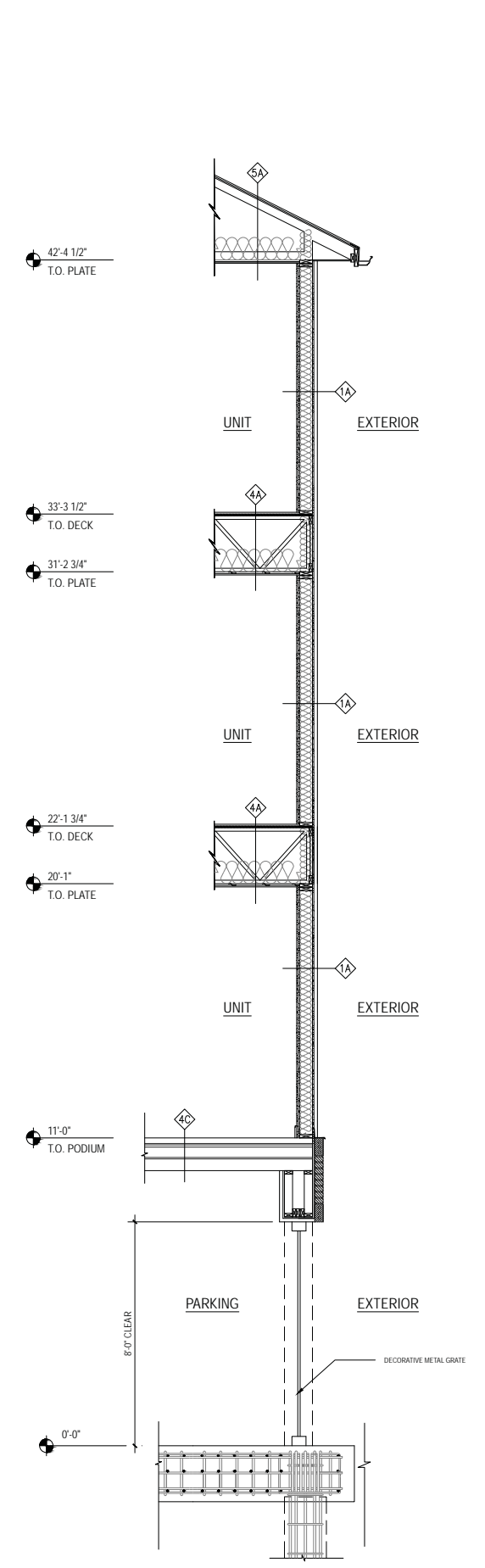
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**1** Building 1- Building Section (Front to Back)  
SCALE: 1/4" = 1'-0"

<p>ASSEMBLY: UL DESIGN L521 STC: 50 MIN. (63 AS DESIGNED) IIC: 50 MIN (53 AS DESIGNED)</p>  <p><b>4A</b> 1 HR FLOOR/CLG. ASSEMBLY UNITS</p>	<p>ASSEMBLY: UL DESIGN U314</p>  <p><b>2D</b> TYP. WALL INTERSECTION @ TUB CHASE UNIT SEPARATION WALL</p>	<p>ASSEMBLY: UL DESIGN L521 STC: 50 MIN. (63 AS DESIGNED) IIC: 50 MIN (53 AS DESIGNED)</p>  <p><b>5A</b> 1 HR FLOOR/CEILING ASSEMBLY</p>	<p>ASSEMBLY: HW-S-0082</p>  <p><b>3C</b> 1 HR. RATED WALL/ 1 HR. RATED FLOOR/ CLG INTERSECTION</p>	<p>ASSEMBLY: UL DESIGN U314</p>  <p><b>3B</b> 1 HR. INTERIOR WALL WITH PLUMBING</p>	<p>ASSEMBLY: UL DESIGN U309</p>  <p><b>2C</b> TYP. PARTITION WALL INTERSECTION ALONG CORRIDOR WALL</p>	<p>ASSEMBLY: UL DESIGN U311 FIRE RATING: 1 HOUR</p>  <p><b>2B</b> 1 HR UNIT/ WALKWAY WALL</p>	<p>ASSEMBLY: UL DESIGN U341, GA FILE NO. WP 3370 (SIM.) FIRE RATING: 1 HOUR STC: 50 MIN. (57 AS DESIGNED) TEST: TL75-83 RIVERBANK ACOUSTICAL LABS</p>  <p><b>2A</b> 1 HR UNIT TO UNIT SEPARATION WALL</p>	<p>ASSEMBLY: UL DESIGN U356</p>  <p><b>1B</b> 1 HR EXTERIOR WALL - BRICK</p>	<p>CONSTRUCTION TYPICAL WALL, FLOOR / CEILING AND ROOF / CEILING TYPES</p>  <p><b>4B</b> FLOOR/CLG. ASSEMBLY WALKWAY/ BALCONY</p>	<p>ASSEMBLY: UL DESIGN U314</p>  <p><b>3A</b> 1 HR. INTERIOR WALL</p>	<p>ASSEMBLY: UL DESIGN U356</p>  <p><b>1A</b> 1 HR EXTERIOR WALL - SIDING (EXPOSED TO FIRE INTERIOR FACE ONLY)</p>	<p>ASSEMBLY: UL DESIGN U314</p>  <p><b>3A</b> 1 HR. INTERIOR WALL</p>
--	--	---	--	--	--	--	---	---	--	--	---	--

**2** Building 1- Typical Wall + Floor/ Ceiling Assemblies  
SCALE: 1/12" = 1'-0"



**1** Building 1- Typical Exterior Wall Section  
SCALE: 3/8" = 1'-0"

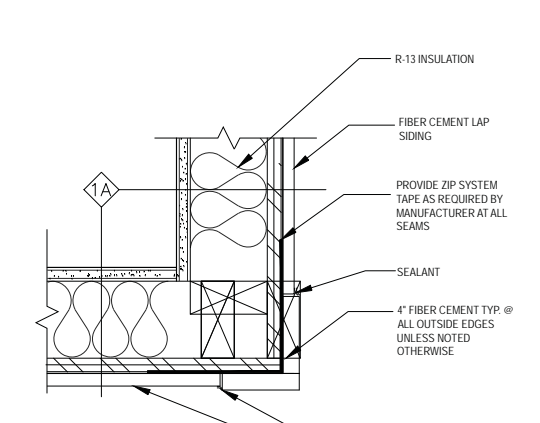
Labels: UNIT, EXTERIOR, T.O. PLATE, T.O. DECK, T.O. PODIUM, PARKING, EXTERIOR, DECORATIVE METAL GRATE, 8'-0" CLEAR, 0'-0"

Dimensions: 42'-4 1/2", 33'-3 1/2", 31'-2 3/4", 22'-1 3/4", 20'-1", 11'-0", 8'-0" CLEAR

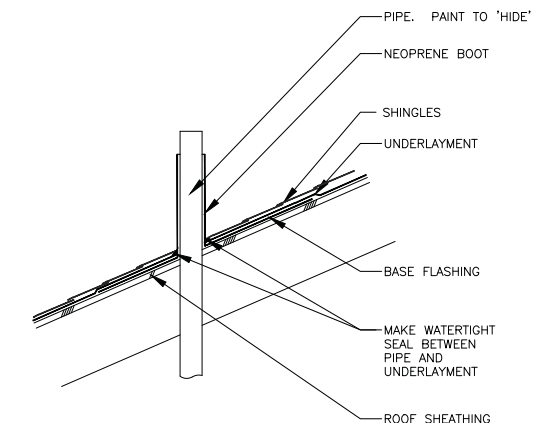
**1** Building 1- Typical Exterior Wall Section  
SCALE: 3/8" = 1'-0"

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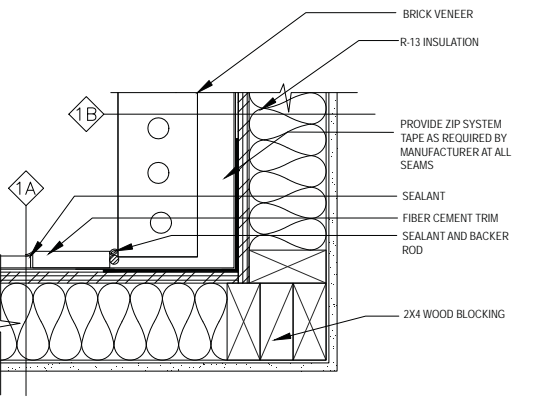
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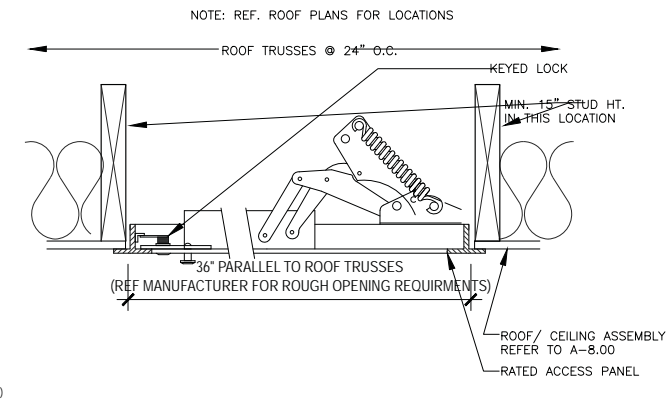
**4** OUTSIDE CORNER @ SIDING  
SCALE: 3" = 1'-0"



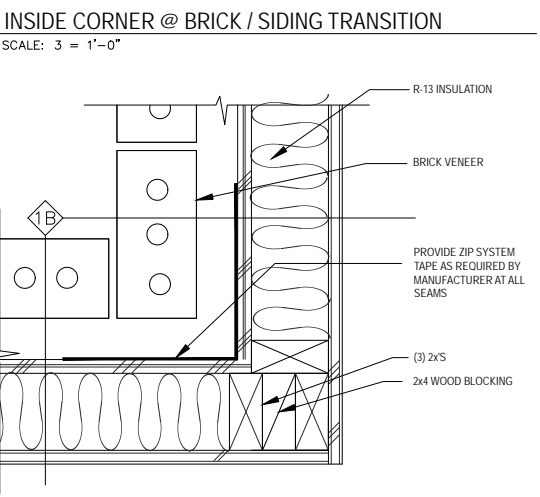
**8** PENETRATION DETAIL  
SCALE: 3" = 1'-0"



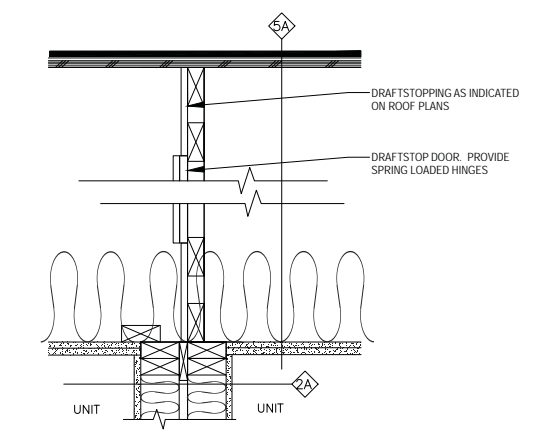
**3** INSIDE CORNER @ BRICK / SIDING TRANSITION  
SCALE: 3" = 1'-0"



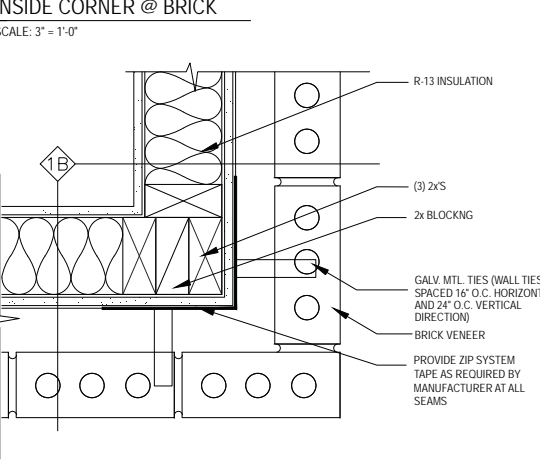
**7** RATED ATTIC ACCESS PANEL  
SCALE: 3" = 1'-0"



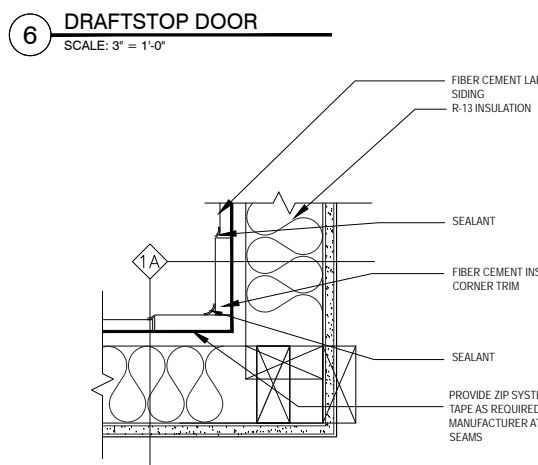
**2** INSIDE CORNER @ BRICK  
SCALE: 3" = 1'-0"



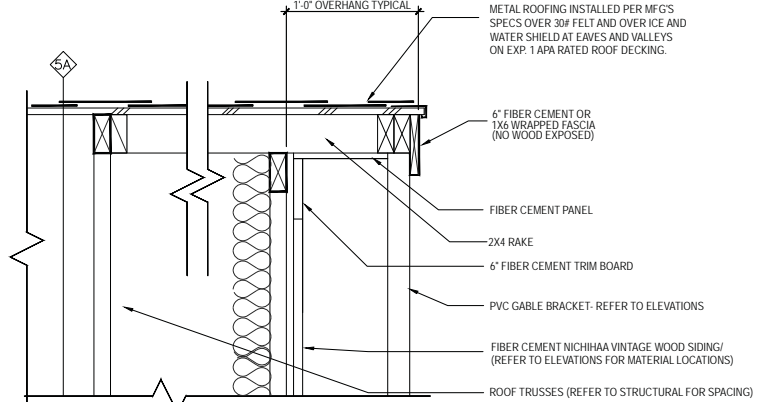
**6** DRAFTSTOP DOOR  
SCALE: 3" = 1'-0"



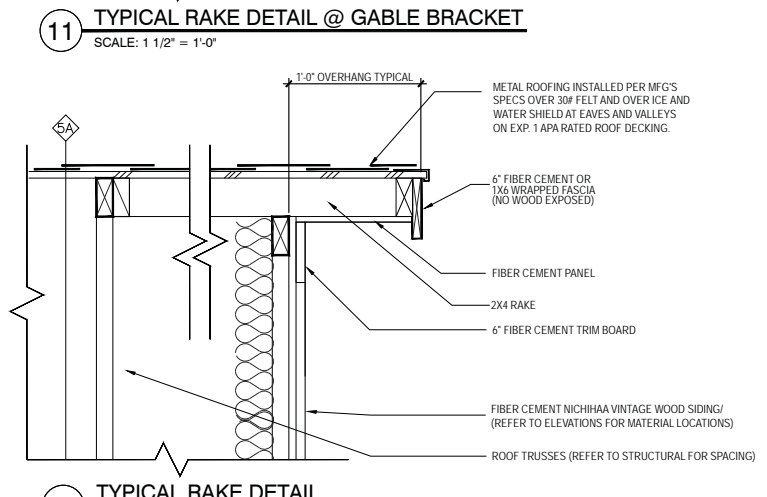
**1** OUTSIDE CORNER @ BRICK  
SCALE: 3" = 1'-0"



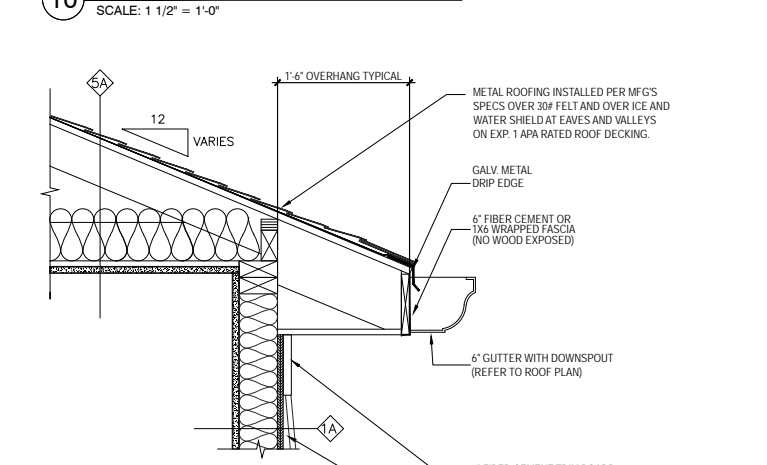
**5** INSIDE CORNER @ SIDING  
SCALE: 3" = 1'-0"



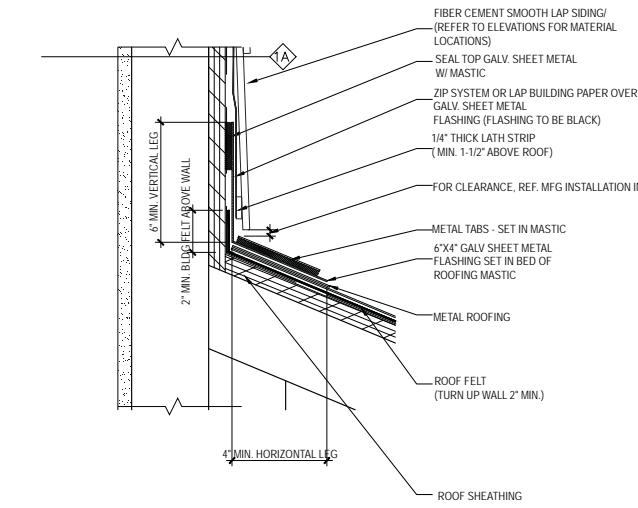
**11** TYPICAL RAKE DETAIL @ GABLE BRACKET  
SCALE: 1 1/2" = 1'-0"



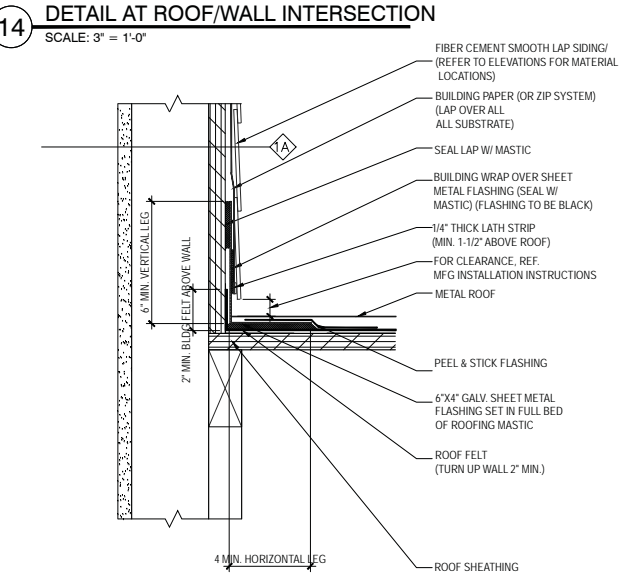
**10** TYPICAL RAKE DETAIL  
SCALE: 1 1/2" = 1'-0"



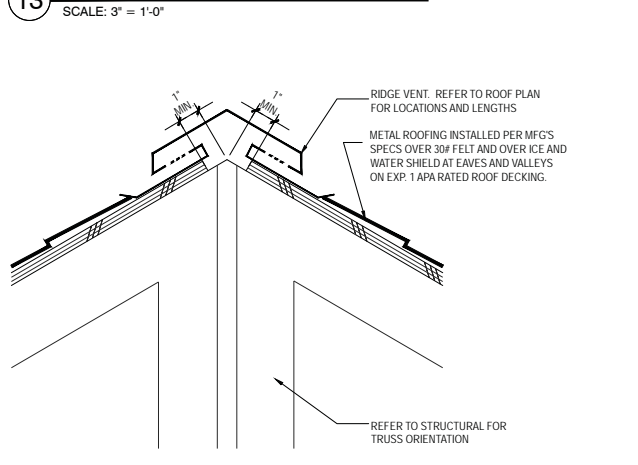
**9** TYPICAL EAVE DETAIL  
SCALE: 1 1/2" = 1'-0"



**14** DETAIL AT ROOF/WALL INTERSECTION  
SCALE: 3" = 1'-0"



**13** DETAIL AT ROOF/WALL INTERSECTION  
SCALE: 3" = 1'-0"



**12** TYPICAL RIDGE VENT DETAIL  
SCALE: 1 1/2" = 1'-0"



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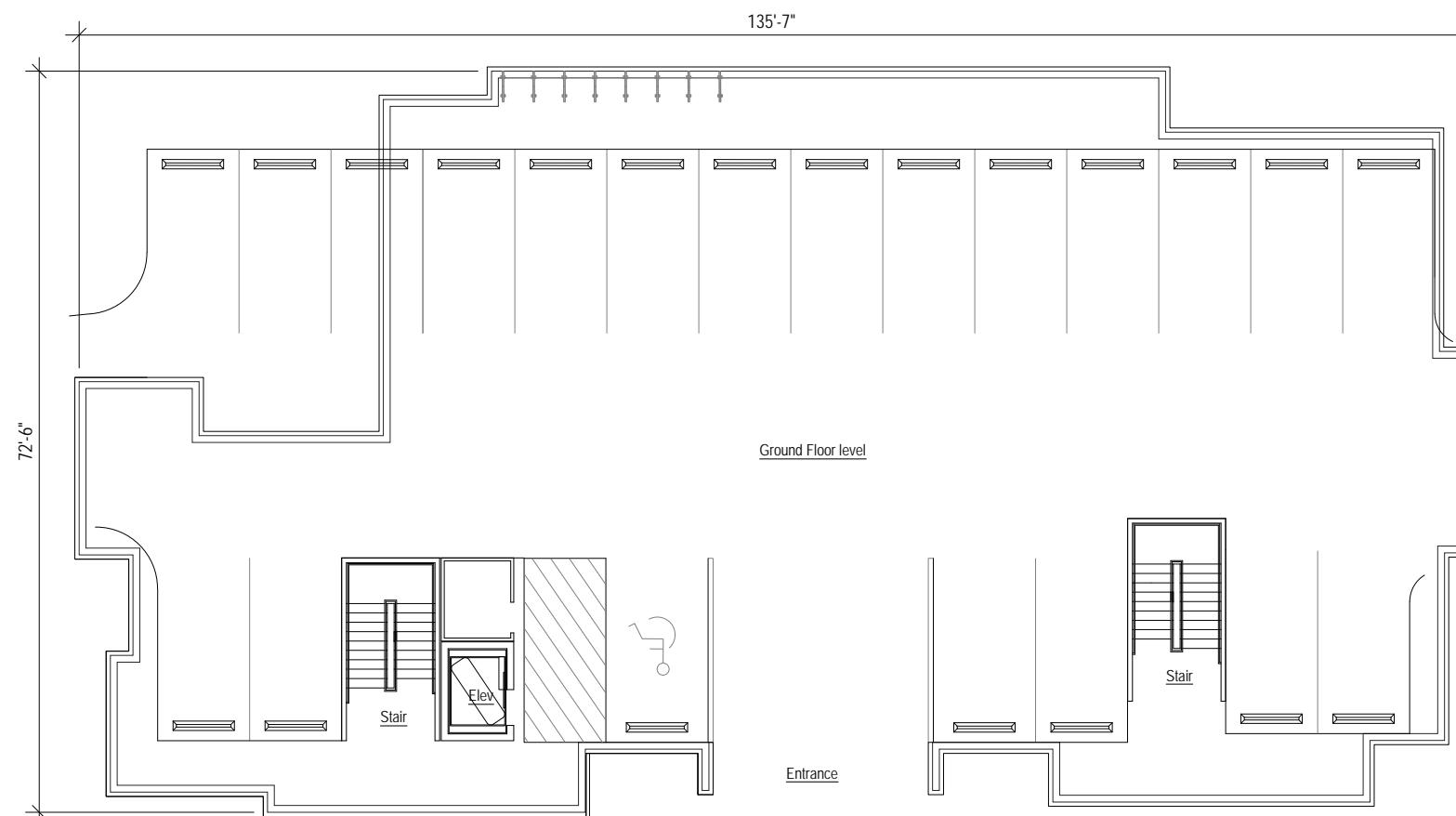
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Town of Hilton Head, South Carolina

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**1 Building 2- Ground Floor Plan**  
SCALE: 1/8" = 1'-0"





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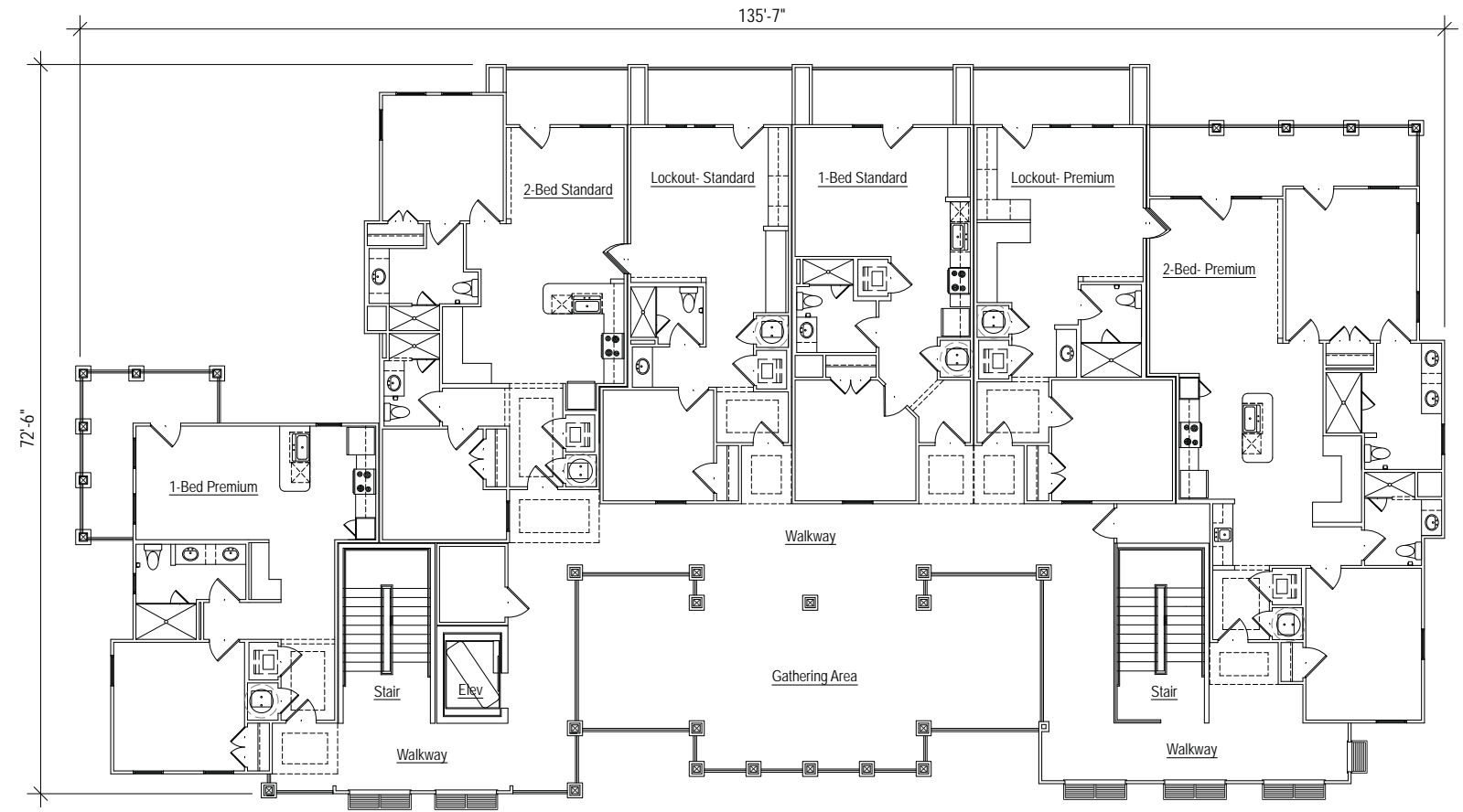
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**1** Building 2- 1st Floor Plan (Top of Podium)  
SCALE: 1/8" = 1'-0"



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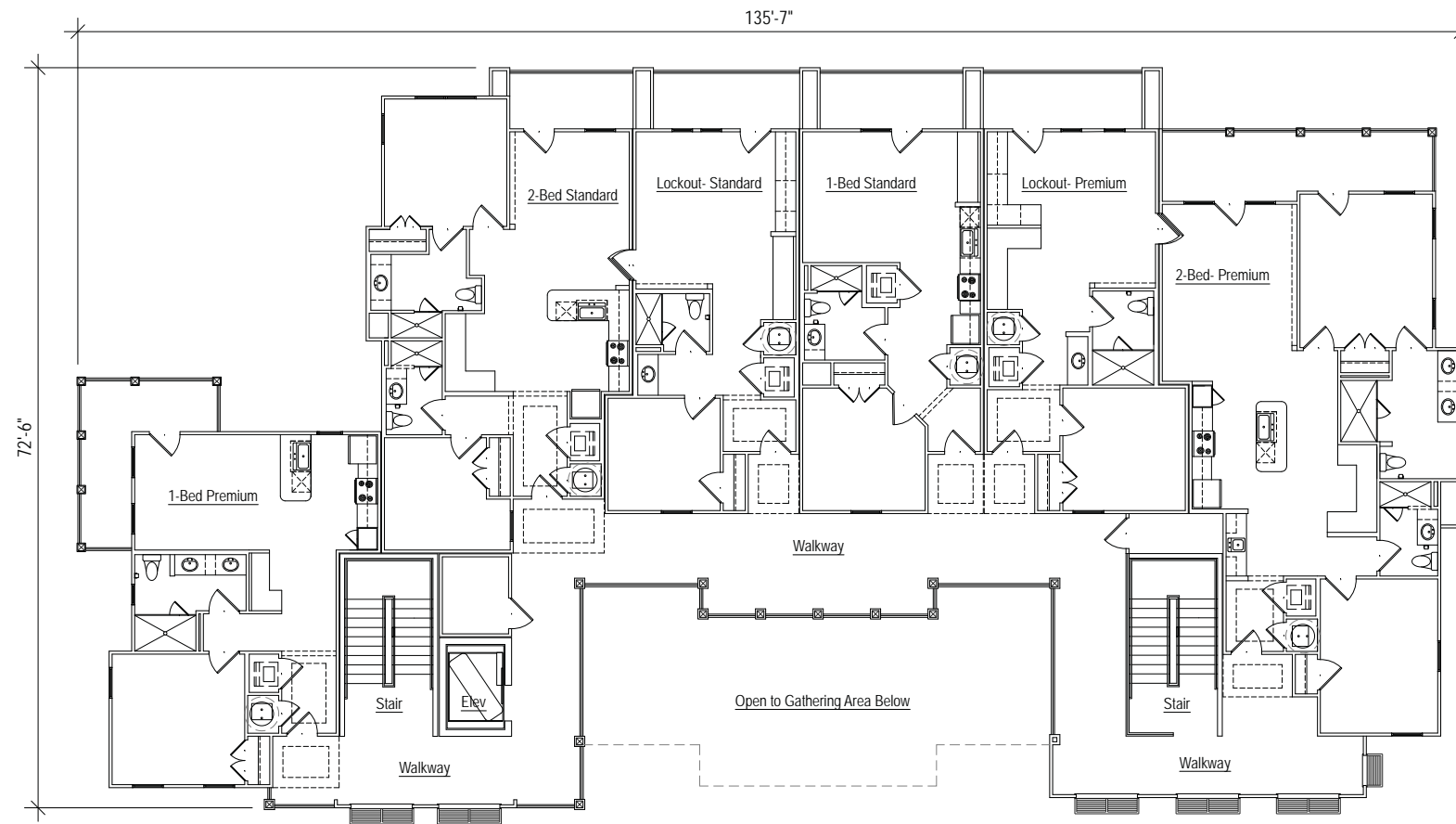
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**1 Building 2- 2nd Floor Plan**  
SCALE: 1/8" = 1'-0"

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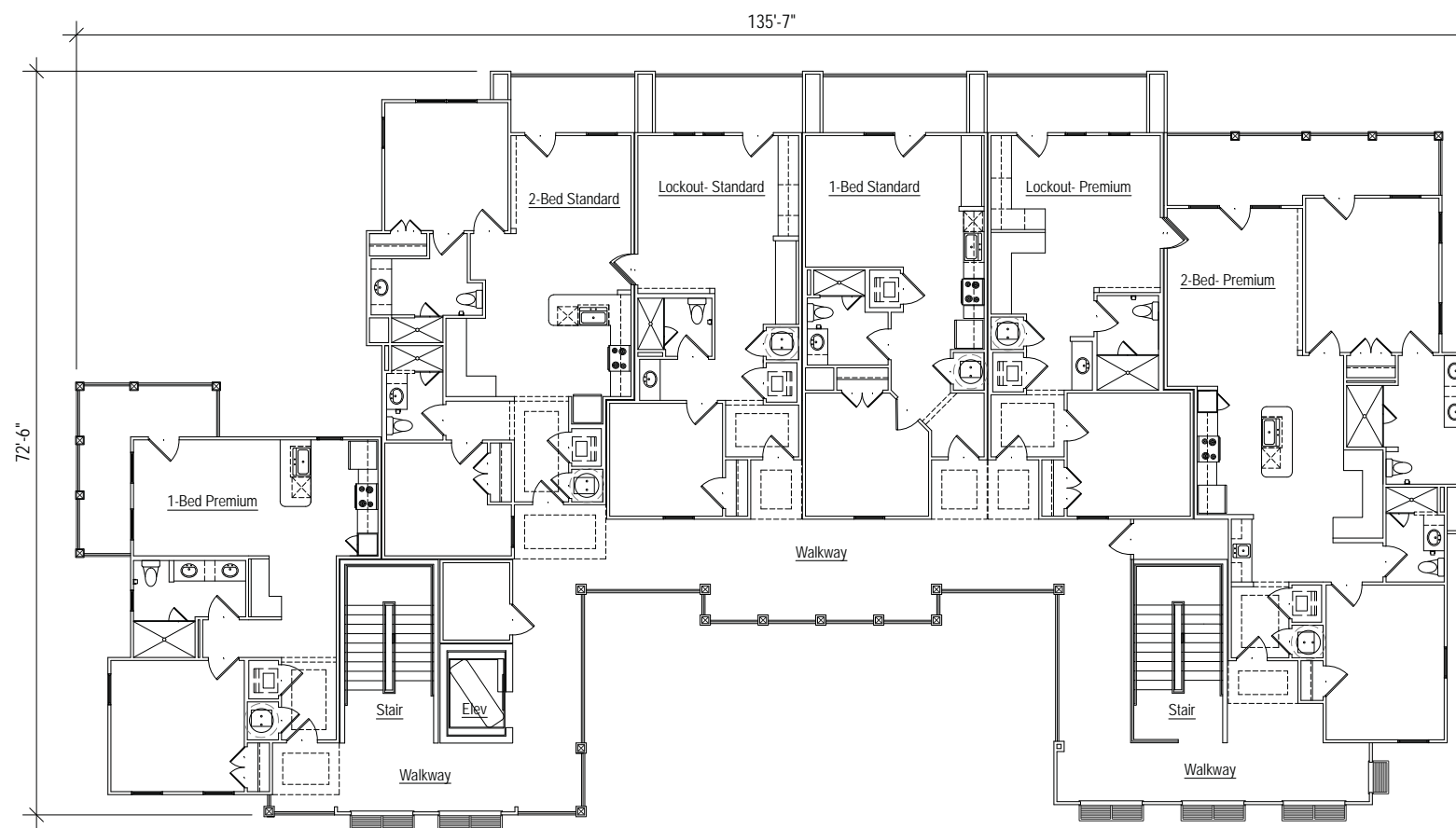
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**1** Building 2- 3rd Floor Plan  
SCALE: 1/8" = 1'-0"



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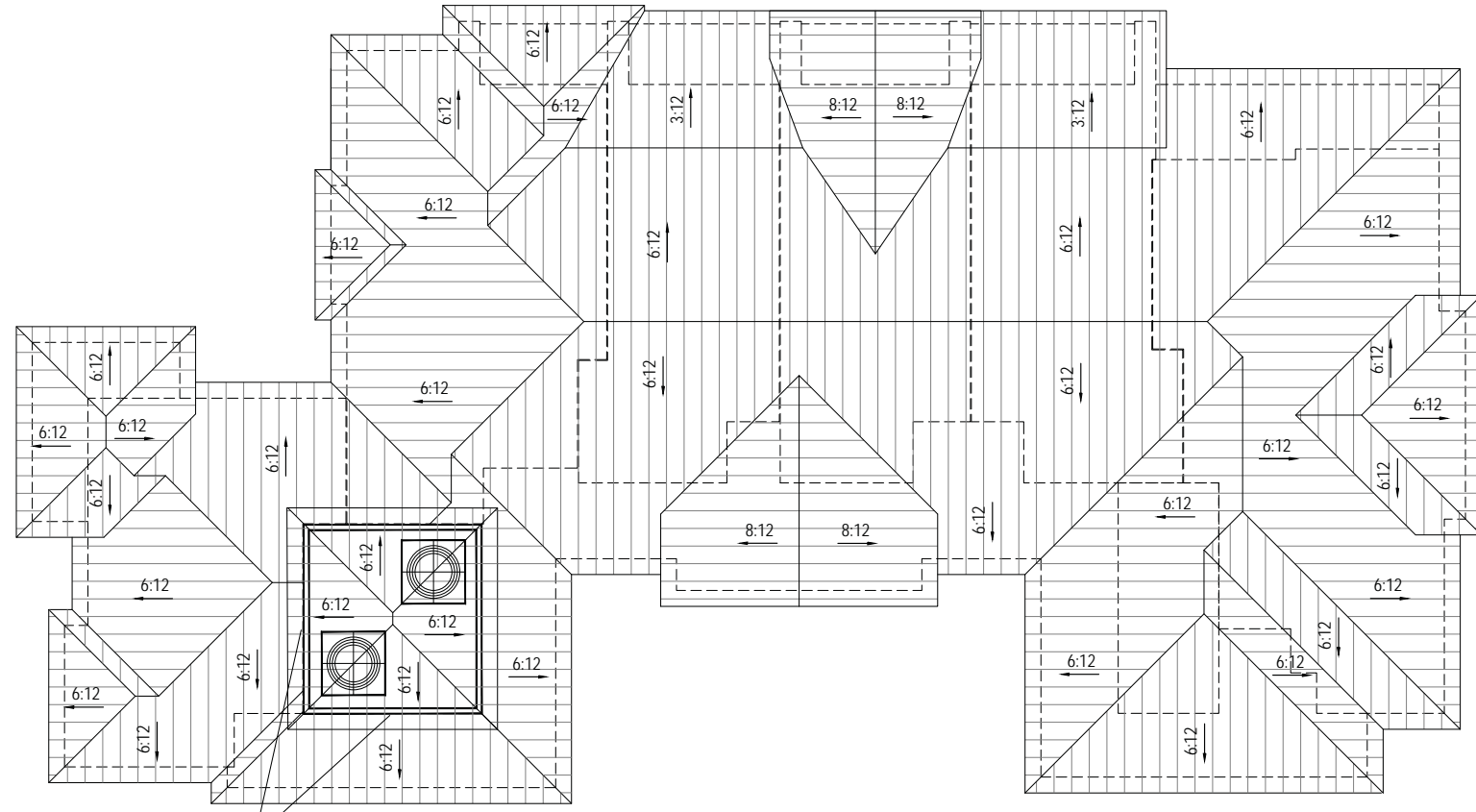
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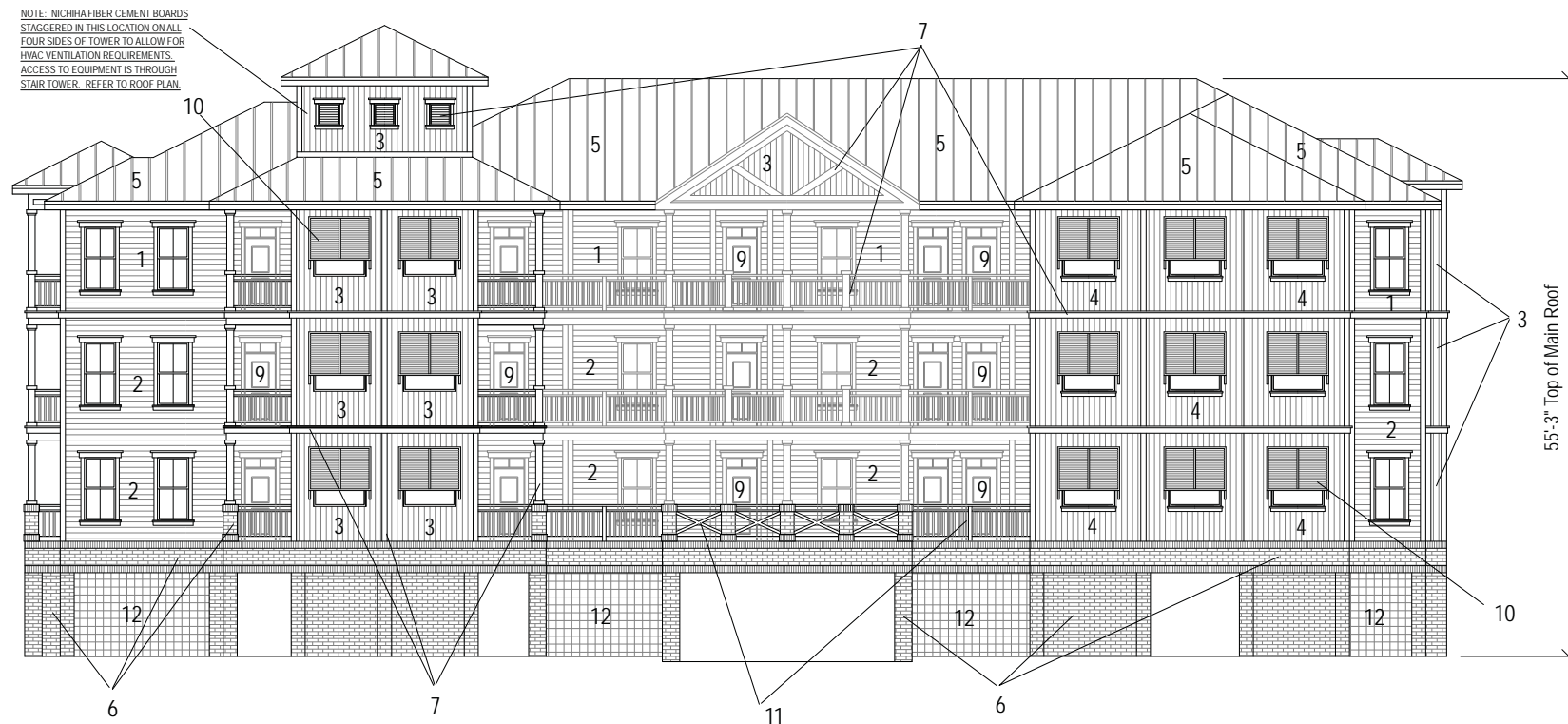
NOTE: NICHHA FIBER CEMENT BOARDS STAGGERED IN THIS LOCATION ON ALL FOUR SIDES OF TOWER TO ALLOW FOR HVAC VENTILATION REQUIREMENTS. ACCESS TO EQUIPMENT IS THROUGH STAIR TOWER.

**1 Building 2- Roof Plan**  
SCALE: 1/8" = 1'-0"

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Color + Material legend

- 1-Hardie Lap Siding- Cobblestone
- 2-Hardie Lap Siding- Monterey Taupe
- 3-Nichha Vertical Siding- Vintage Wood Spruce
- 4-Hardie Vertical Siding- Cobblestone
- 5-Metal Roof- Matte Silver
- 6-Brick- (Palmetto Brick- Riviera)
- 7-Trim, Columns, Panel- Sherwin Williams Westhighland White
- 8-Glass Door/ Frame Color- Mountain Sage
- 9-Solid Door Color- Mountain Sage
- 10-Shutters- Matte Silver
- 11-Railings- Matte Silver
- 12-Decorative metal grate- w/ climbing flowers/ vines

1 Building 2- Front Elevation + Character Rendering  
SCALE: 1/8" = 1'-0"



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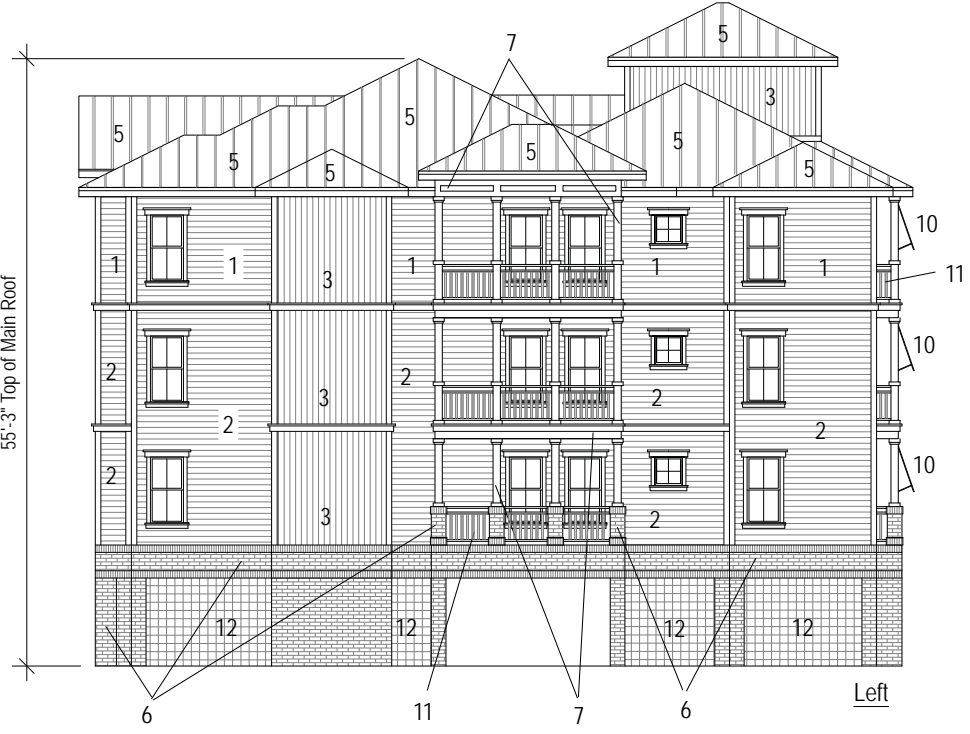
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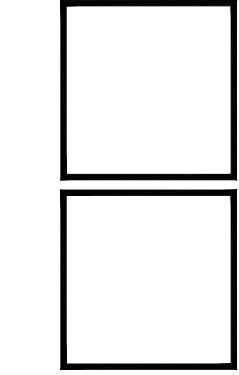
Color + Material legend

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- 9-Solid Door Color- Mountain Sage
- 10-Shutters- Matte Silver
- 11-Railings- Matte Silver
- 12-Decorative metal grate- w/ climbing flowers/ vines

1 Building 2- Left Elevation + Character Rendering  
SCALE: 1/8" = 1'-0"



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- Color + Material legend**
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  - 4-Hardie Vertical Siding- Cobblestone
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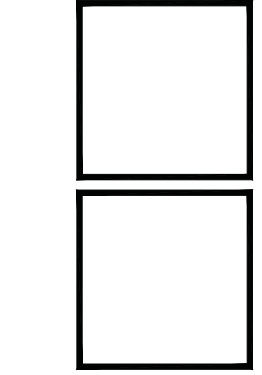


**1 Building 2- Rear Elevation + Character Rendering**  
SCALE: 1/8" = 1'-0"

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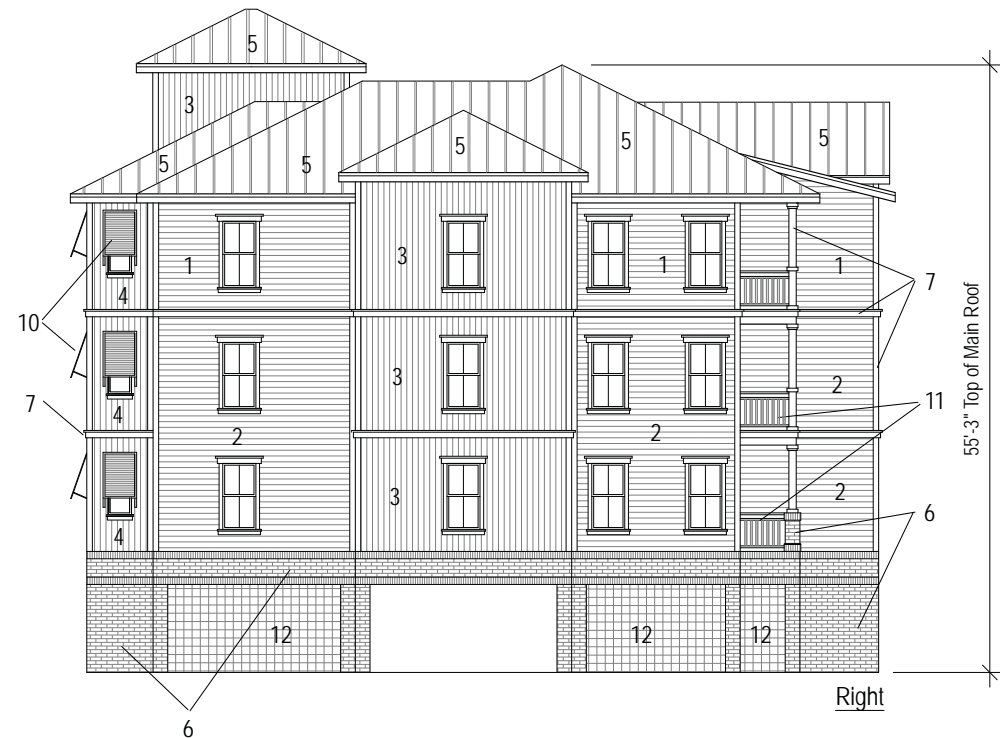


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**Color + Material Legend**

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- 2-Hardie Lap Siding- Monterey Taupe
- 3-Nichiha Vertical Siding- Vintage Wood Spruce
- 4-Hardie Vertical Siding- Cobblestone
- 5-Metal Roof- Matte Silver
- 6-Brick- (Palmetto Brick- Riviera)
- 7-Trim, Columns, Panel- Sherwin Williams Westhighland White
- 8-Glass Door/ Frame Color- Mountain Sage
- 9-Solid Door Color- Mountain Sage
- 10-Shutters- Matte Silver
- 11-Railings- Matte Silver
- 12-Decorative metal grate- w/ climbing flowers/ vines



**1 Building 2- Right Elevation + Character Rendering**  
SCALE: 1/8" = 1'-0"

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Sheet <b>2-8</b>





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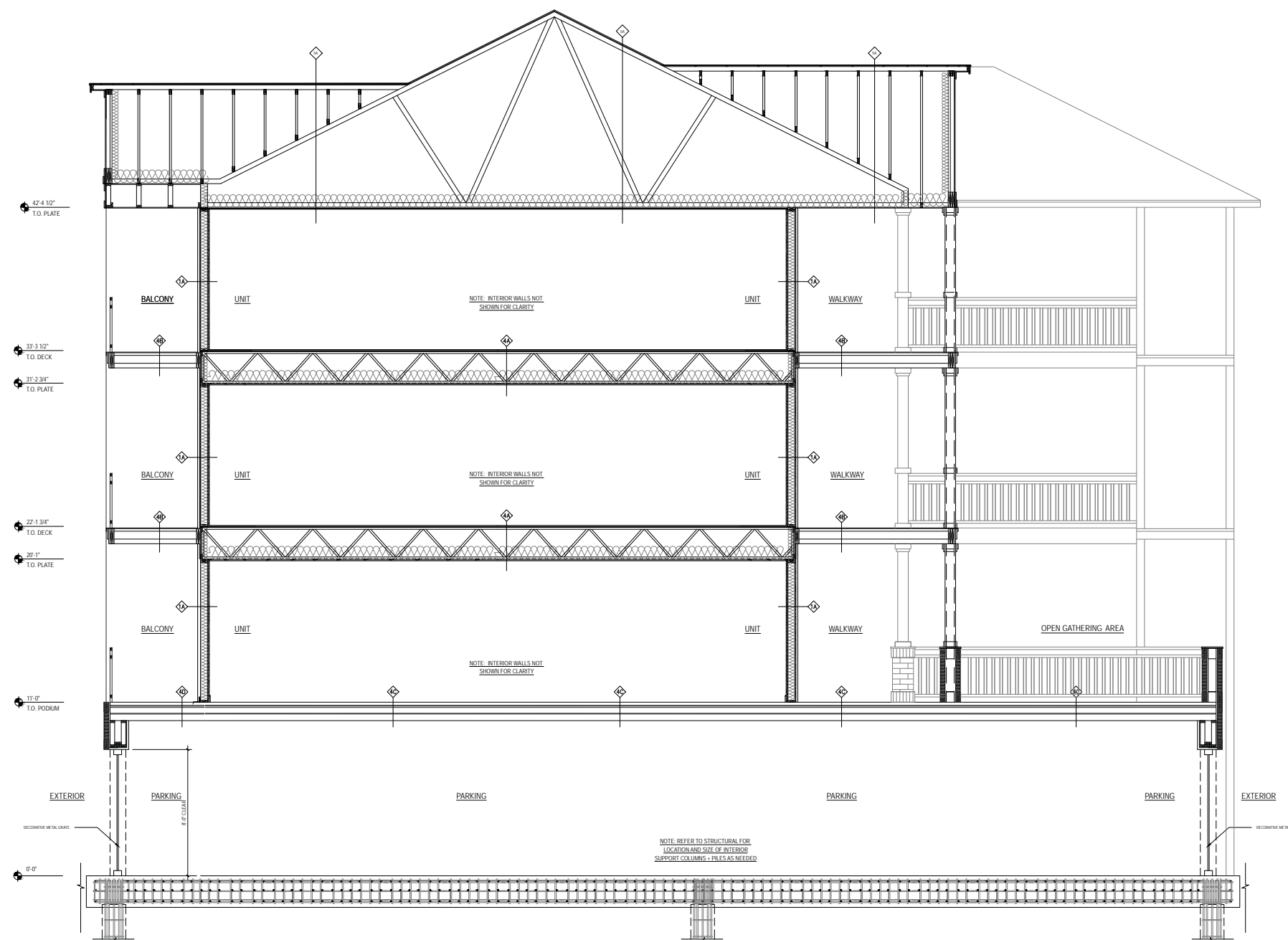
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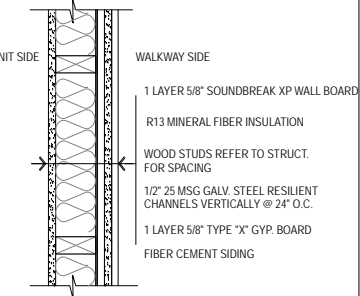
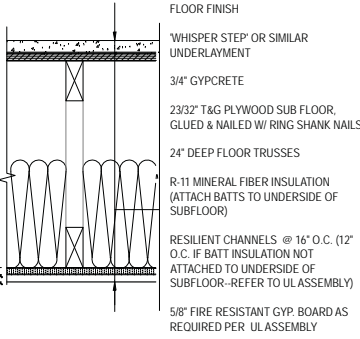
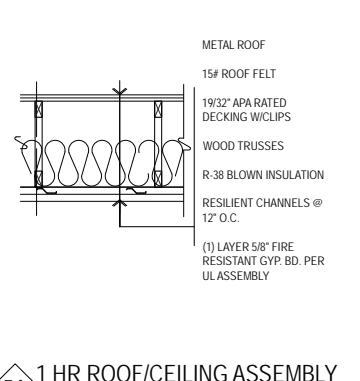
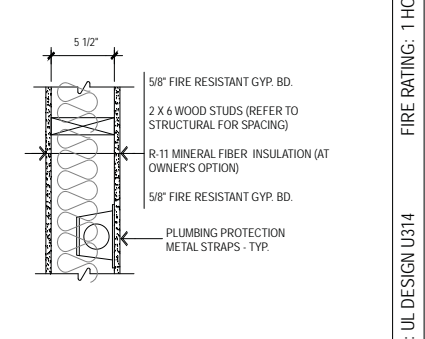
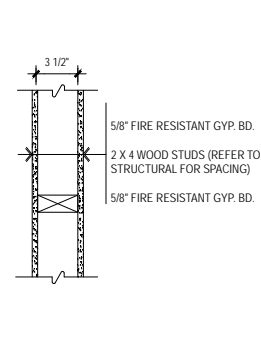
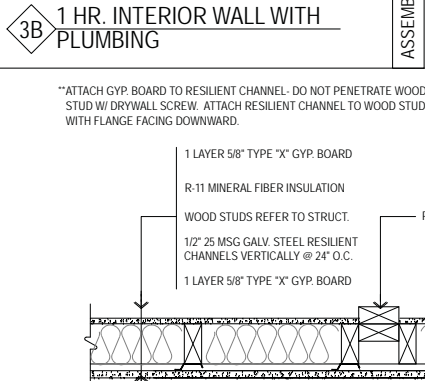
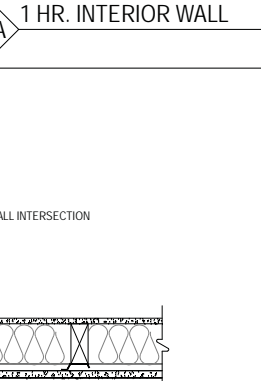
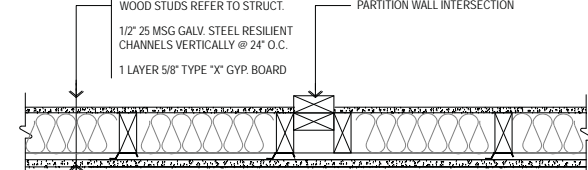
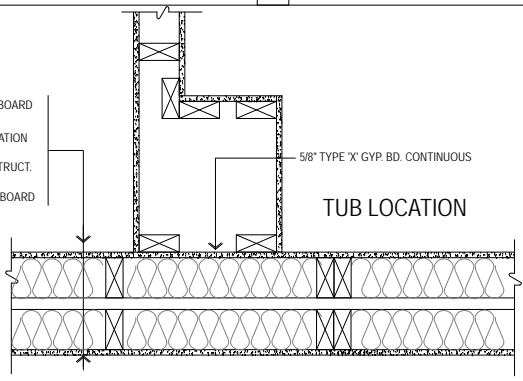
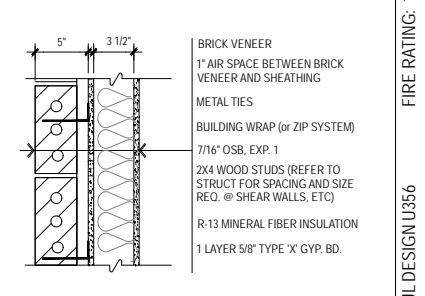
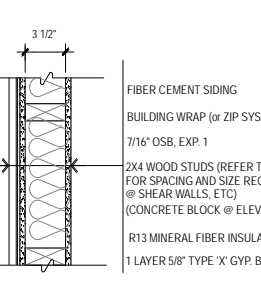
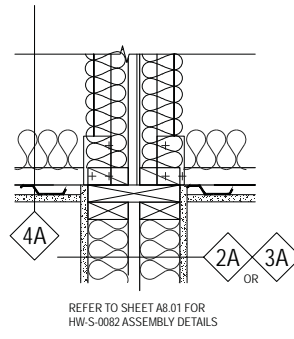
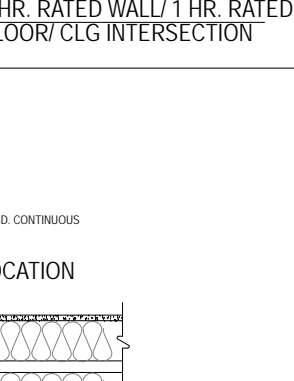
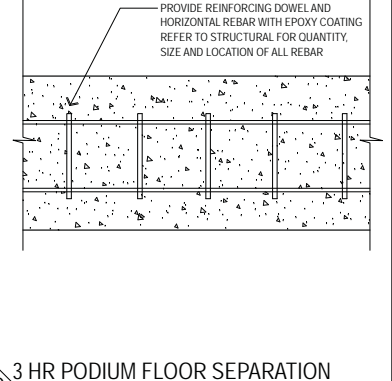
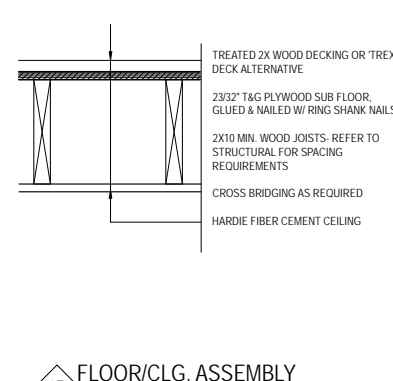
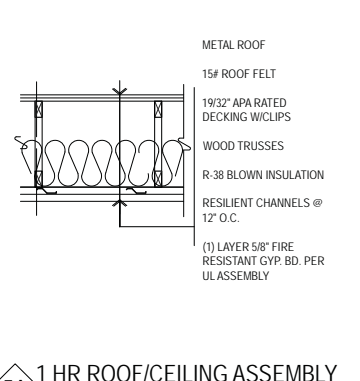
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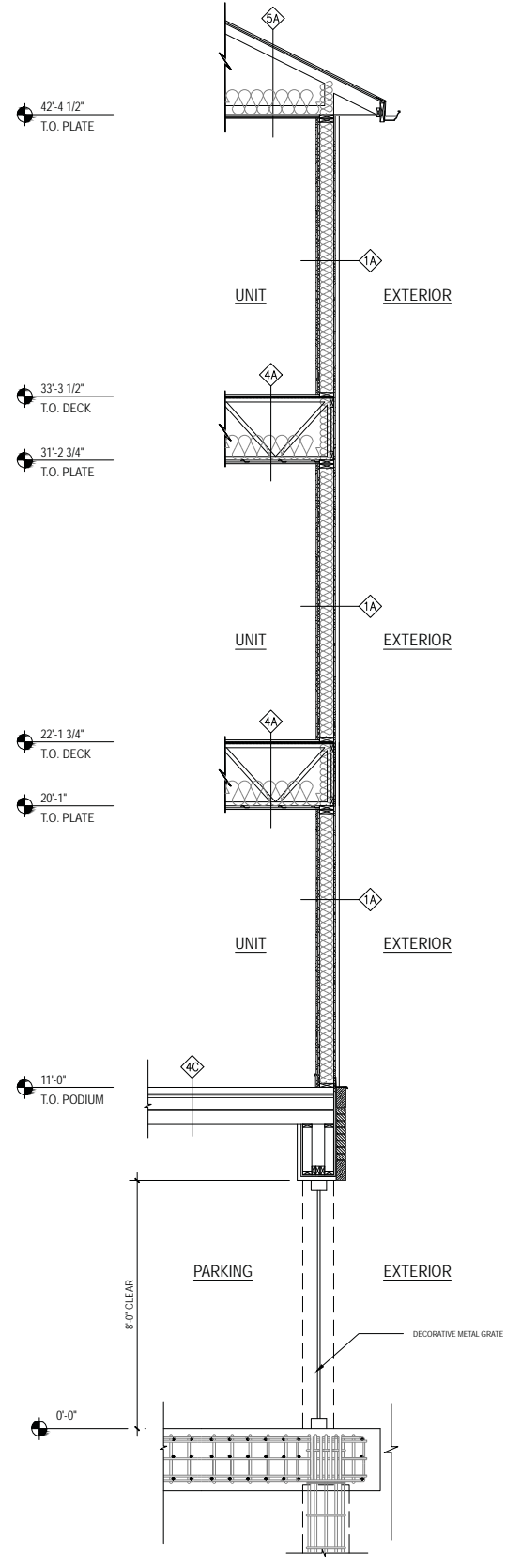
Project Number	21501
Sheet	2-9



**1 Building 2- Building Section (Front to Back)**  
SCALE: 1/4" = 1'-0"

<p>ASSEMBLY: UL DESIGN U311 FIRE RATING: 1 HOUR</p> <p>NC 2011066 STC: 54 AS SHOWN</p>	 <p><b>1 HR UNIT/WALKWAY WALL</b></p>	<p>ASSEMBLY: UL DESIGN U341 FIRE RATING: 1 HOUR</p> <p>STC: 50 MIN. (63 AS DESIGNED) IIC: 50 MIN. (53 AS DESIGNED)</p>	 <p><b>1 HR FLOOR/CLG. ASSEMBLY UNITS</b></p>	<p>ASSEMBLY: UL DESIGN L521 FIRE RATING: 1 HOUR</p>	 <p><b>1 HR ROOF/CEILING ASSEMBLY</b></p>	<p>ASSEMBLY: UL DESIGN U314 FIRE RATING: 1 HOUR</p>	 <p><b>1 HR. INTERIOR WALL WITH PLUMBING</b></p>	<p>ASSEMBLY: UL DESIGN U314 FIRE RATING: 1 HOUR</p>	 <p><b>1 HR. INTERIOR WALL</b></p>	<p>ASSEMBLY: UL DESIGN U314 FIRE RATING: 1 HOUR</p>	 <p><b>1 HR. INTERIOR WALL WITH PLUMBING</b></p>	<p>ASSEMBLY: UL DESIGN U314 FIRE RATING: 1 HOUR</p>	 <p><b>1 HR. INTERIOR WALL</b></p>	<p>ASSEMBLY: UL DESIGN U309 FIRE RATING: 1 HOUR</p>	 <p><b>TYP. PARTITION WALL INTERSECTION ALONG CORRIDOR WALL</b></p>	<p>ASSEMBLY: UL DESIGN U309 FIRE RATING: 1 HOUR</p>	 <p><b>TYP. WALL INTERSECTION @ TUB CHASE UNIT SEPARATION WALL</b></p>	<p>ASSEMBLY: UL DESIGN U356 FIRE RATING: 1 HOUR</p>	 <p><b>1 HR EXTERIOR WALL - BRICK</b></p>	<p>ASSEMBLY: UL DESIGN U356 FIRE RATING: 1 HOUR</p>	 <p><b>1 HR EXTERIOR WALL - SIDING (EXPOSED TO FIRE INTERIOR FACE ONLY)</b></p>	<p>ASSEMBLY: UL DESIGN U314 FIRE RATING: 1 HOUR</p>	 <p><b>1 HR. RATED WALL / 1 HR. RATED FLOOR/CLG INTERSECTION</b></p>	<p>ASSEMBLY: UL DESIGN U314 FIRE RATING: 1 HOUR</p>	 <p><b>1 HR. RATED WALL / 1 HR. RATED FLOOR/CLG INTERSECTION</b></p>	<p>ASSEMBLY: UL DESIGN U314 FIRE RATING: 1 HOUR</p>	 <p><b>3 HR PODIUM FLOOR SEPARATION</b></p>	<p>ASSEMBLY: UL DESIGN U314 FIRE RATING: 1 HOUR</p>	 <p><b>FLOOR/CLG. ASSEMBLY WALKWAY/BALCONY</b></p>	<p>ASSEMBLY: UL DESIGN U314 FIRE RATING: 1 HOUR</p>	 <p><b>1 HR ROOF/CEILING ASSEMBLY</b></p>	<p>ASSEMBLY: UL P522 FIRE RATING: 1 HOUR</p>	<p>REFER TO UNDERWRITERS LABORATORY &amp; GYPSUM ASSOCIATION FIRE RESISTANCE MANUAL FOR ADDITIONAL REQUIREMENTS INCLUDING NAILING PATTERNS, TAPE IN BEDDING, ETC.</p> <p>FLOOR/CEILING ASSEMBLIES AND WALL ASSEMBLIES THAT SERVE AS SEPARATION BETWEEN UNITS ARE DESIGNED TO MEET A MINIMUM STC AND IIC RATING OF 50 AS ESTABLISHED BY THE INTERNATIONAL BUILDING CODE (2018 EDITION). PARTY WALLS SEPARATING UNITS ARE DESIGNED TO MEET A MINIMUM STC OF 54 PER THE SOUTH CAROLINA STATE HOUSING FINANCE AND DEVELOPMENT AUTHORITY EXHIBIT G. THE DEFINITIONS OF STC AND IIC ARE LISTED BELOW. IN ADDITION, WALLS SEPARATING UNIT/CORRIDOR SPACE AND UNIT/STAIR SPACE ARE ALSO REQUIRED TO MEET THE MINIMUM STC AS DESIGNED. REFER TO WALL/FLOOR ASSEMBLIES FOR ADDITIONAL INFORMATION.</p> <p>SOUND TRANSMISSION CLASS (STC): A SINGLE NUMBER RATING FOR EVALUATING EFFICIENCY OF CONSTRUCTION IN ISOLATING AIRBORNE SOUND TRANSMISSION. THE HIGHER THE STC RATING THE MORE EFFICIENT THE ASSEMBLY. STC MEASURES THE ABILITY OF A WALL OR FLOOR ASSEMBLY TO ISOLATE AIRBORNE SOUND AND PREVENT IT FROM PASSING FROM ONE SIDE OF THE WALL TO THE OTHER. THE MINIMUM REQUIRED BY THE INTERNATIONAL BUILDING CODE IS 50 STC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL REQUIRED ASSEMBLIES MEET THE MINIMUM STC REQUIREMENTS.</p> <p>IMPACT INSULATION CLASS (IIC): A SINGLE NUMBER RATING DEVELOPED BY THE FEDERAL HOUSING ADMINISTRATION TO ESTIMATE THE IMPACT SOUND ISOLATION PERFORMANCE OF FLOOR/CEILING SYSTEMS. IIC MEASURES THE ABILITY OF A FLOOR/CEILING TO ISOLATE SOUND TRANSMITTED FROM FOOT TRAFFIC AND OTHER IMPACT SOURCES THROUGH THE BUILDING STRUCTURE. THE MINIMUM REQUIRED BY THE INTERNATIONAL BUILDING CODE IS 50 IIC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL REQUIRED ASSEMBLIES MEET THE MINIMUM IIC REQUIREMENTS.</p>
--	--	--	--	---	--	---	---	---	---	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	---	---	---	---	---	---	--	--	--

**2 Building 2- Typical Wall + Floor/ Ceiling Assemblies**  
SCALE: 1 1/2" = 1'-0"

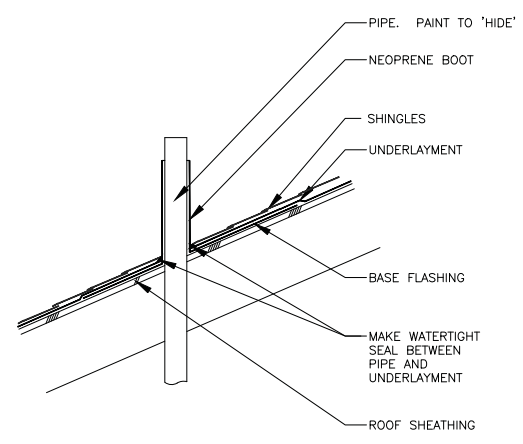


**1 Building 2- Typical Exterior Wall Section**  
SCALE: 3/8" = 1'-0"

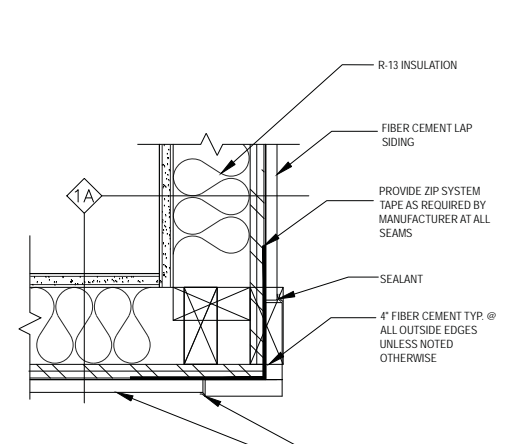
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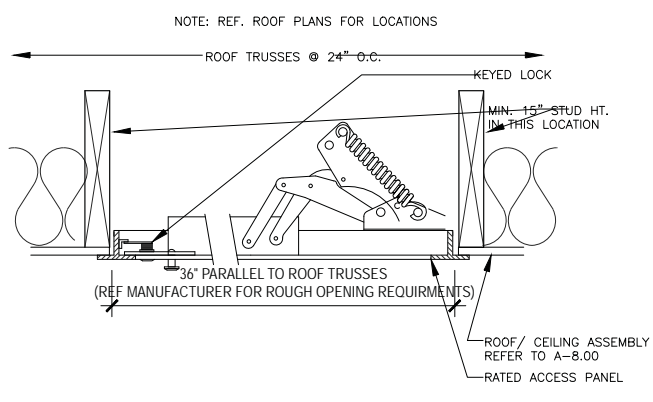
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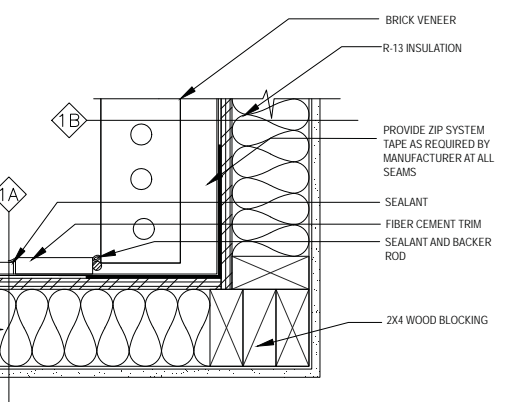
**8 PENETRATION DETAIL**  
SCALE: 3" = 1'-0"



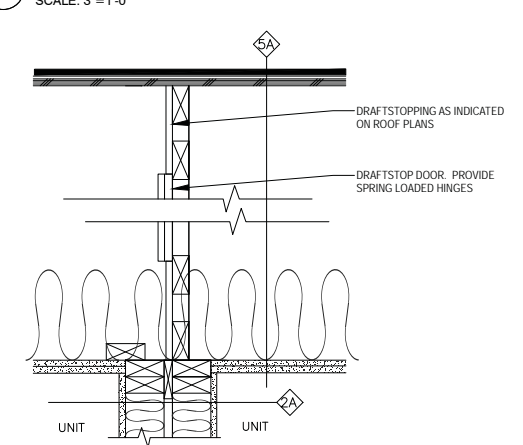
**4 OUTSIDE CORNER @ SIDING**  
SCALE: 3" = 1'-0"



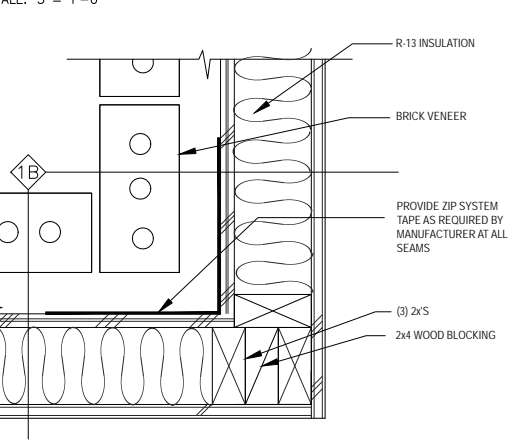
**7 RATED ATTIC ACCESS PANEL**  
SCALE: 3" = 1'-0"



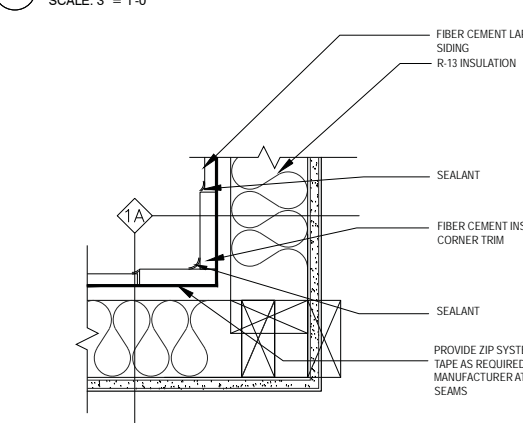
**3 INSIDE CORNER @ BRICK / SIDING TRANSITION**  
SCALE: 3" = 1'-0"



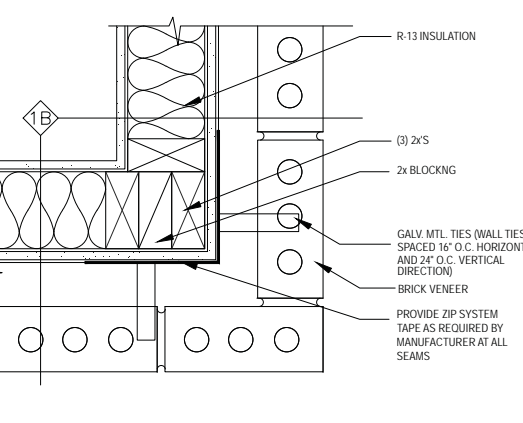
**6 DRAFTSTOP DOOR**  
SCALE: 3" = 1'-0"



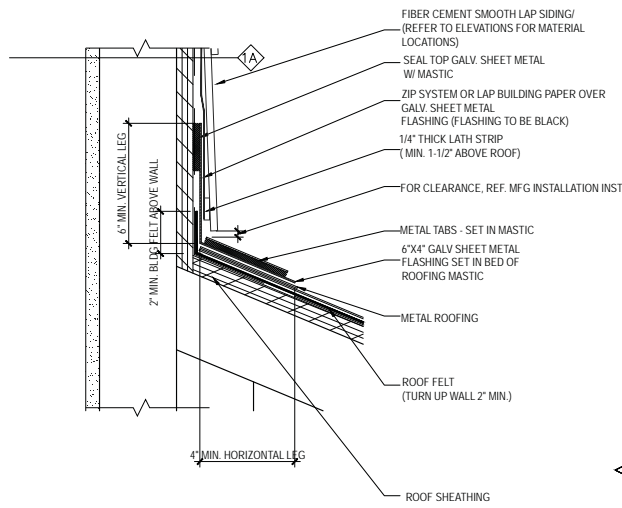
**2 INSIDE CORNER @ BRICK**  
SCALE: 3" = 1'-0"



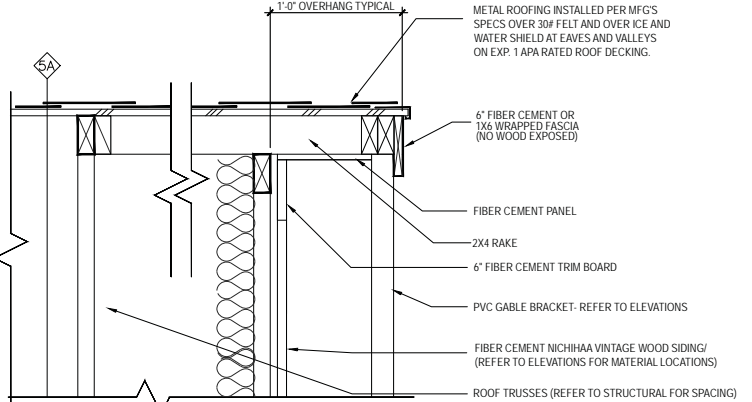
**5 INSIDE CORNER @ SIDING**  
SCALE: 3" = 1'-0"



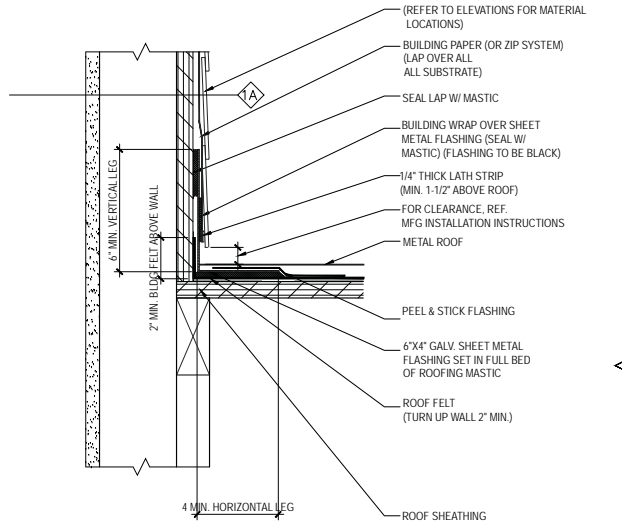
**1 OUTSIDE CORNER @ BRICK**  
SCALE: 3" = 1'-0"



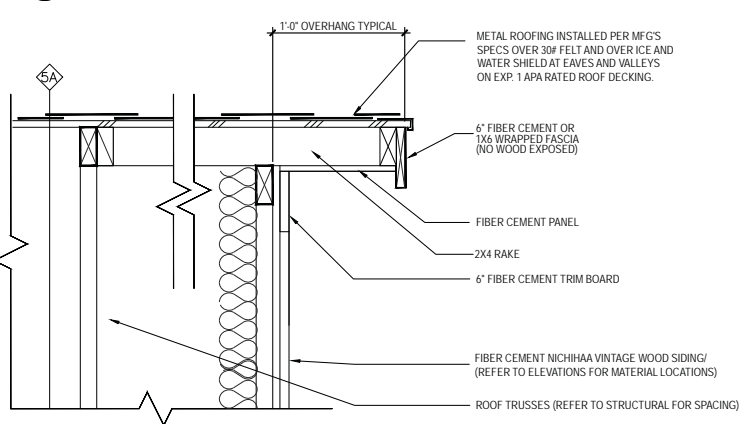
**14 DETAIL AT ROOF/WALL INTERSECTION**  
SCALE: 3" = 1'-0"



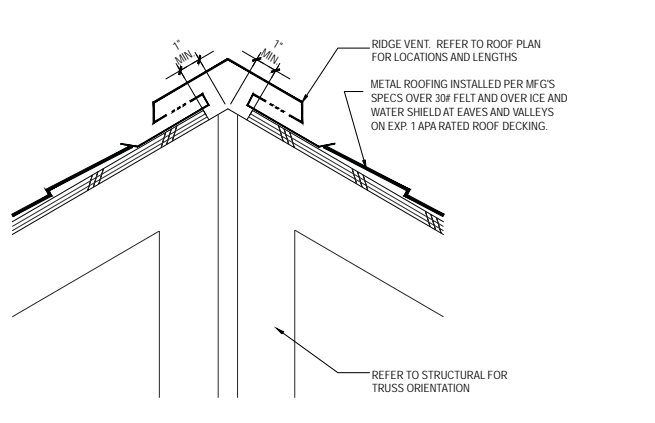
**11 TYPICAL RAKE DETAIL @ GABLE BRACKET**  
SCALE: 1 1/2" = 1'-0"



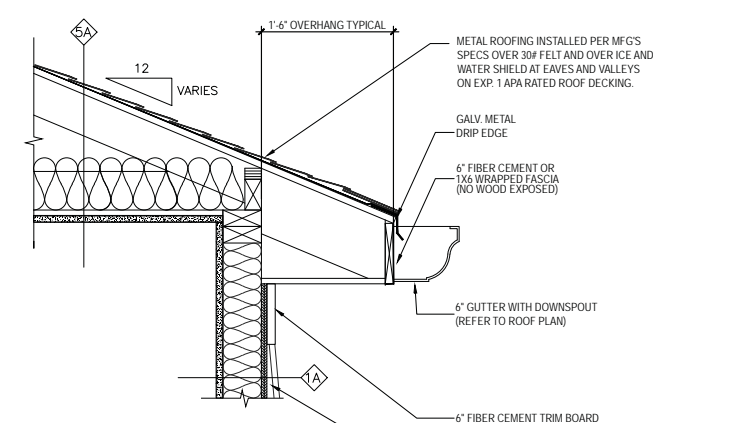
**13 DETAIL AT ROOF/WALL INTERSECTION**  
SCALE: 3" = 1'-0"



**10 TYPICAL RAKE DETAIL**  
SCALE: 1 1/2" = 1'-0"



**12 TYPICAL RIDGE VENT DETAIL**  
SCALE: 1 1/2" = 1'-0"



**9 TYPICAL EAVE DETAIL**  
SCALE: 1 1/2" = 1'-0"



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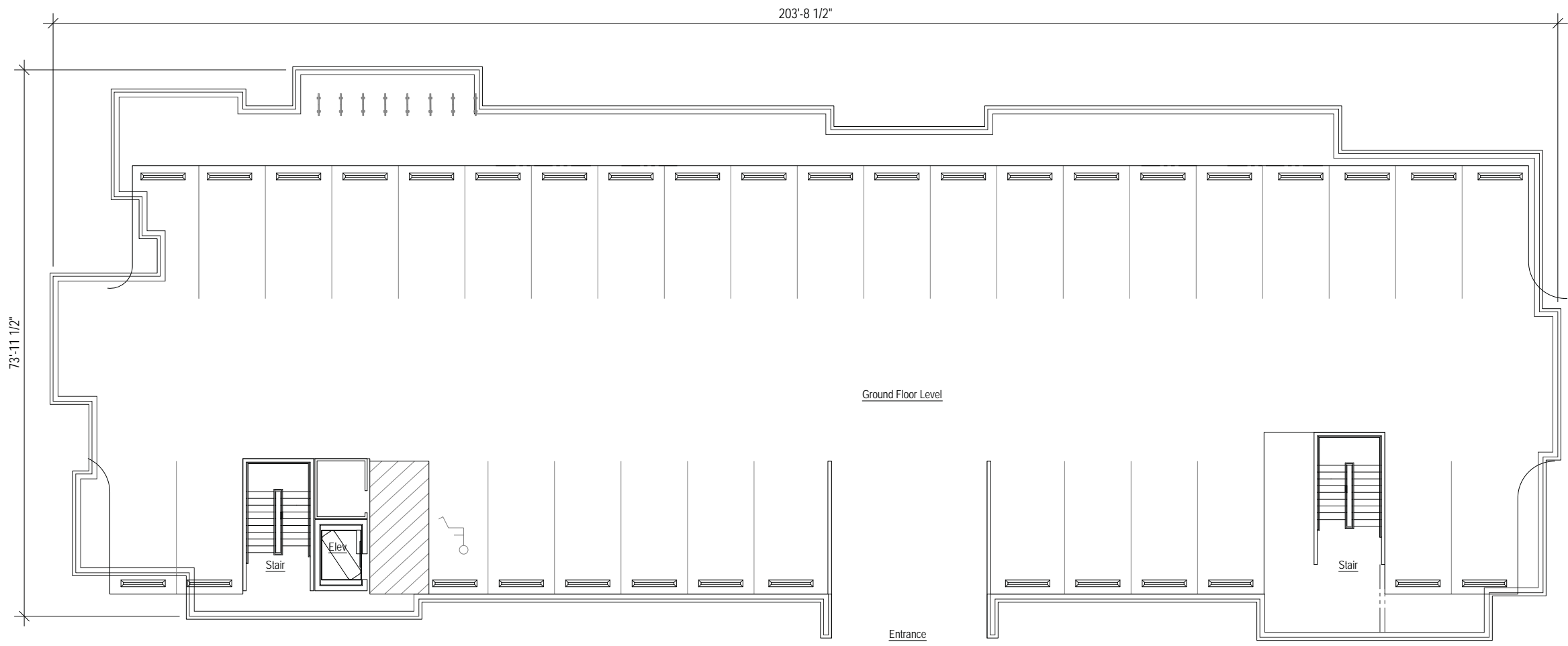
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**1** Building 3- Ground Floor Plan  
SCALE: 1/8" = 1'-0"



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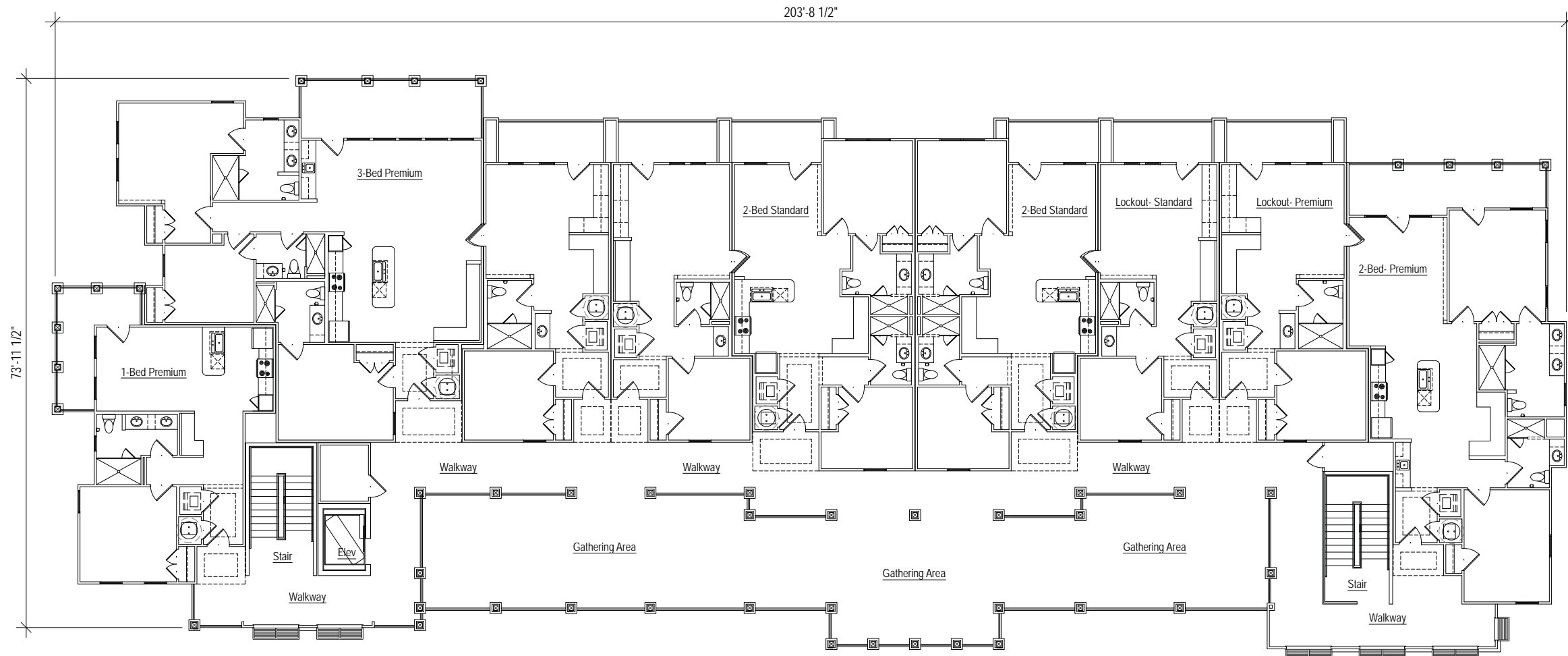
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**1** Building 3- 1st Floor Plan (Top of Podium)  
 SCALE: 1/8" = 1'-0"



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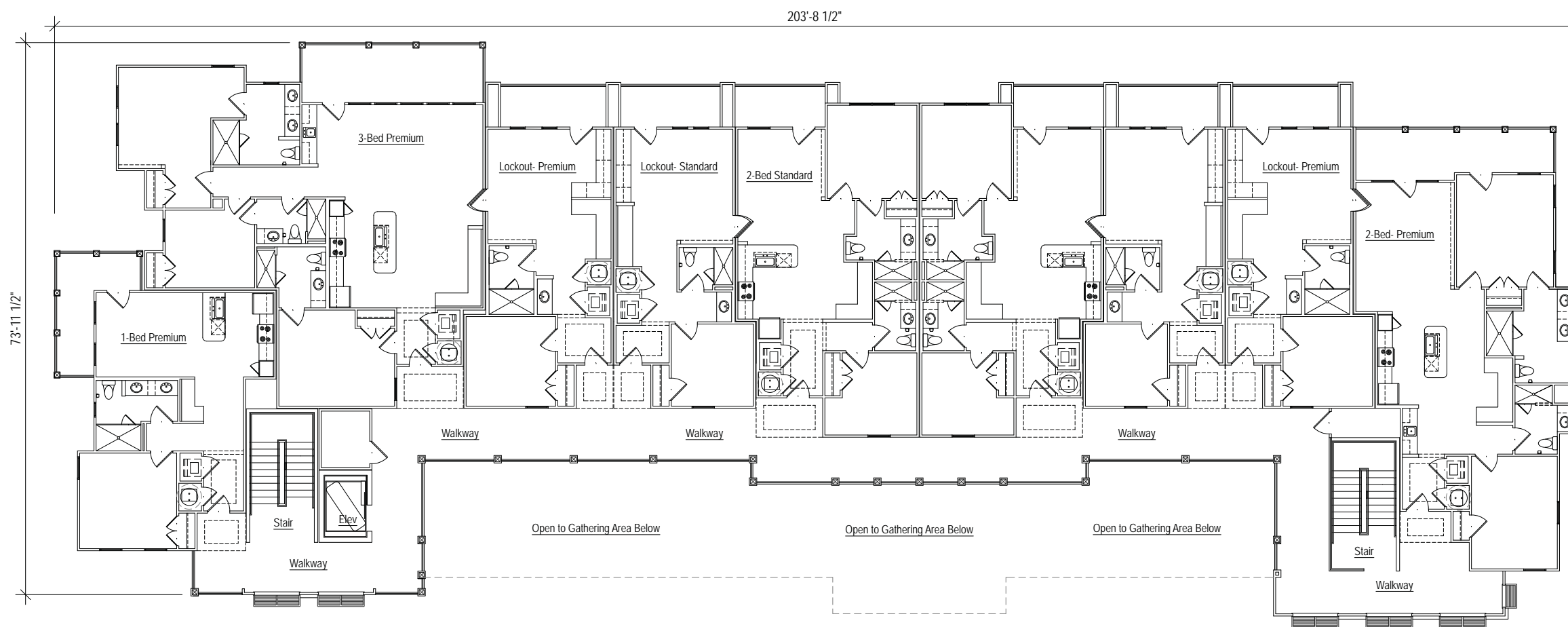
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**1** Building 3- 2nd Floor Plan  
SCALE: 1/8" = 1'-0"



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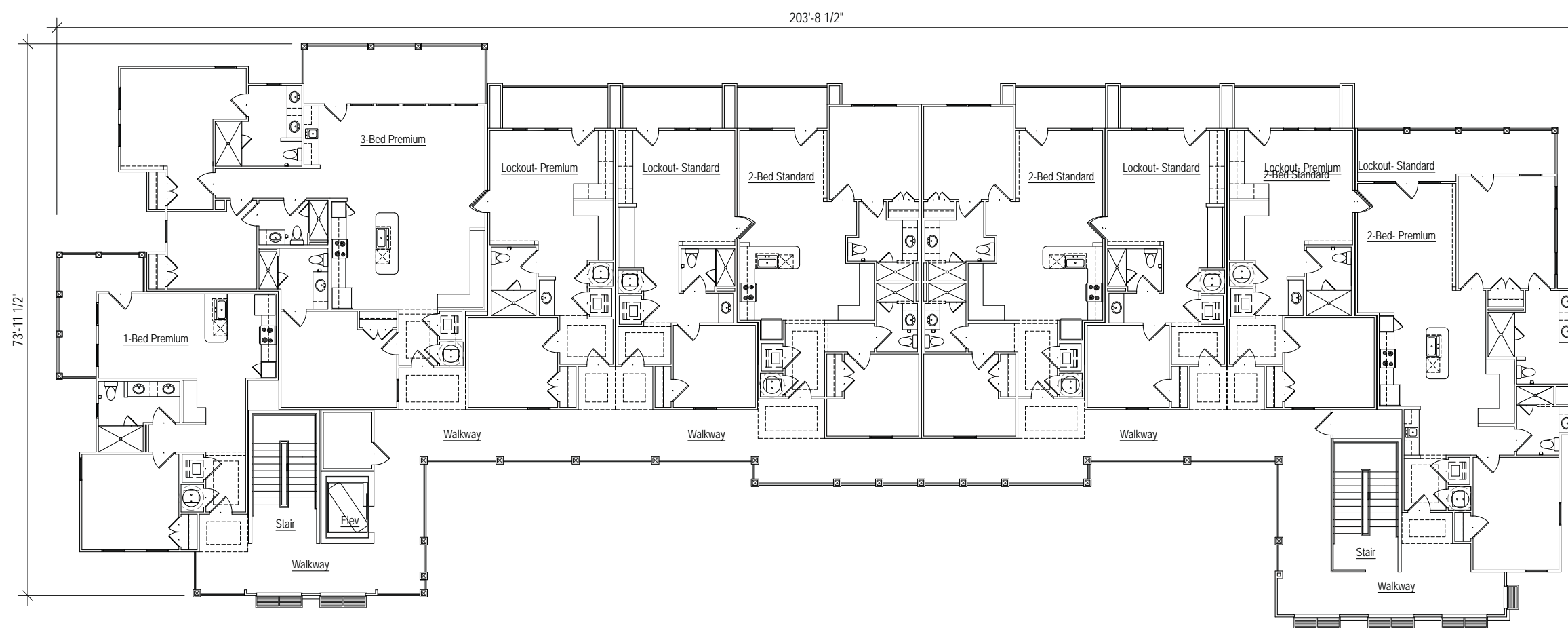
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**1 Building 3- 3rd Floor Plan**  
SCALE: 1/8" = 1'-0"



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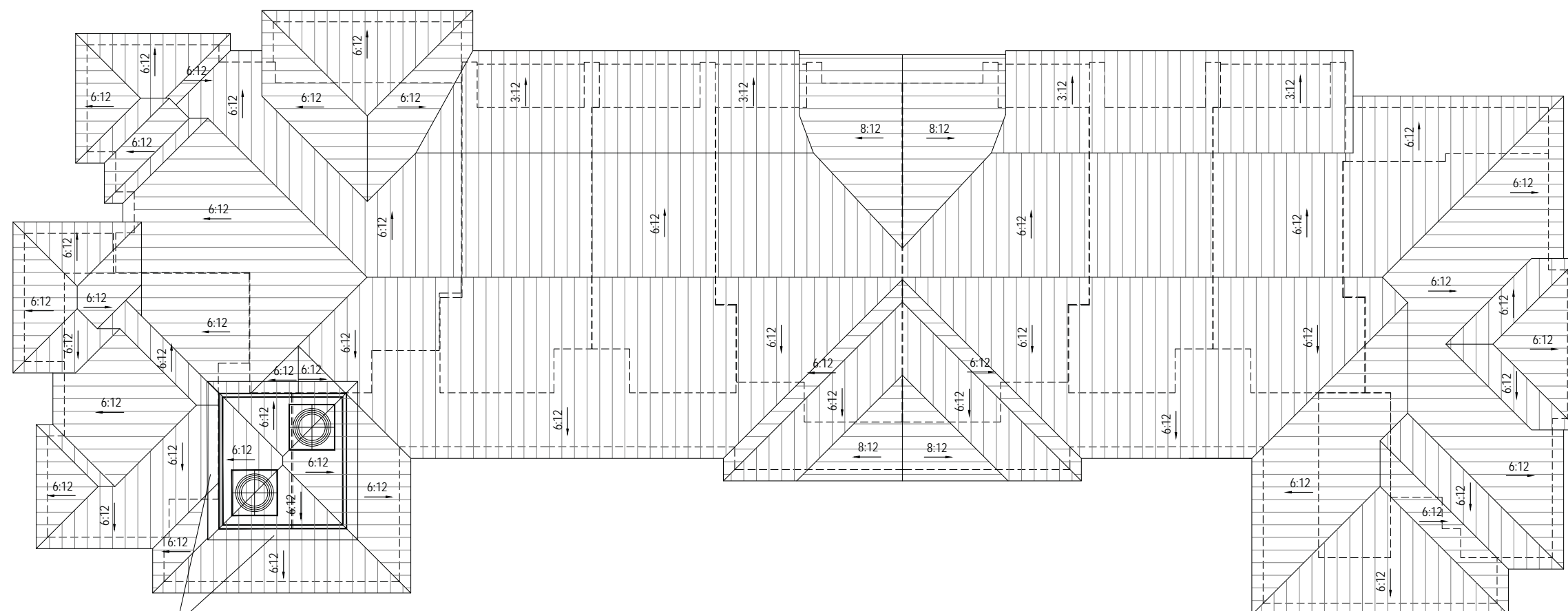
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NOTE: NICHHA FIBER CEMENT BOARDS STAGGERED IN THIS LOCATION ON ALL FOUR SIDES OF TOWER TO ALLOW FOR HVAC VENTILATION REQUIREMENTS. ACCESS TO EQUIPMENT IS THROUGH STAIR TOWER.

**1 Building 3- Roof Plan**  
SCALE: 1/8" = 1'-0"





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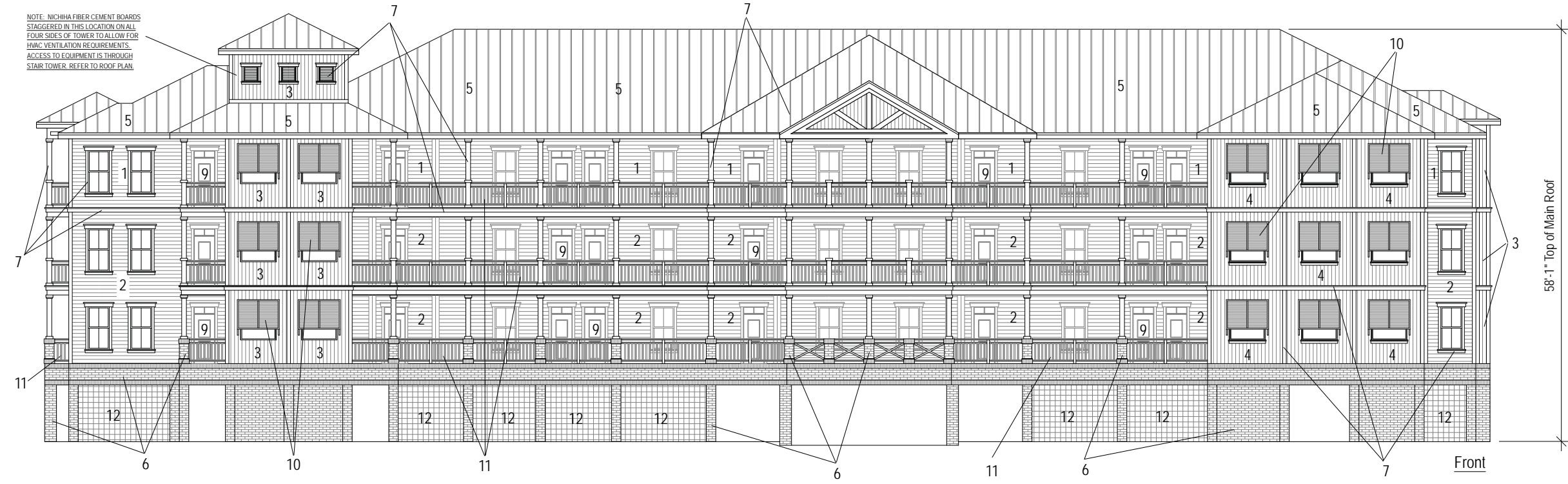
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- Color + Material legend**
- 1-Hardie Lap Siding- Cobblestone
  - 2-Hardie Lap Siding- Monterey Taupe
  - 3-Nichia Vertical Siding- Vintage Wood Spruce
  - 4-Hardie Vertical Siding- Cobblestone
  - 5-Metal Roof- Matte Silver
  - 6-Brick- (Palmetto Brick- Riviera)
  - 7-Trim, Columns, Panel- Sherwin Williams Westhighland White
  - 8-Glass Door/ Frame Color- Mountain Sage
  - 9-Solid Door Color- Mountain Sage
  - 10-Shutters- Matte Silver
  - 11-Railings- Matte Silver
  - 12-Decorative metal grate- w/ climbing flowers/ vines



NOTE: NICHIA FIBER CEMENT BOARDS STAGGERED IN THIS LOCATION ON ALL FOUR SIDES OF TOWER TO ALLOW FOR HVAC VENTILATION REQUIREMENTS. ACCESS TO EQUIPMENT IS THROUGH STAIR TOWER. REFER TO ROOF PLAN.

**1 Building 3- Front + Left Elevation**  
SCALE: 1/8" = 1'-0"



**Color + Material legend**

- 1-Hardie Lap Siding- Cobblestone
- 2-Hardie Lap Siding- Monterey Taupe
- 3-Nichiha Vertical Siding- Vintage Wood Spruce
- 4-Hardie Vertical Siding- Cobblestone
- 5-Metal Roof- Matte Silver
- 6-Brick- (Palmetto Brick- Riviera)
- 7-Trim, Columns, Panel- Sherwin Williams Westhighland White
- 8-Glass Door/ Frame Color- Mountain Sage
- 9-Solid Door Color- Mountain Sage
- 10-Shutters- Matte Silver
- 11-Railings- Matte Silver
- 12-Decorative metal grate- w/ climbing flowers/ vines



1 Building 3- Rear Elevation + Character Rendering (Partial)  
SCALE: 1/8" = 1'-0"



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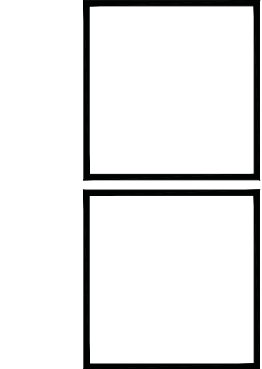
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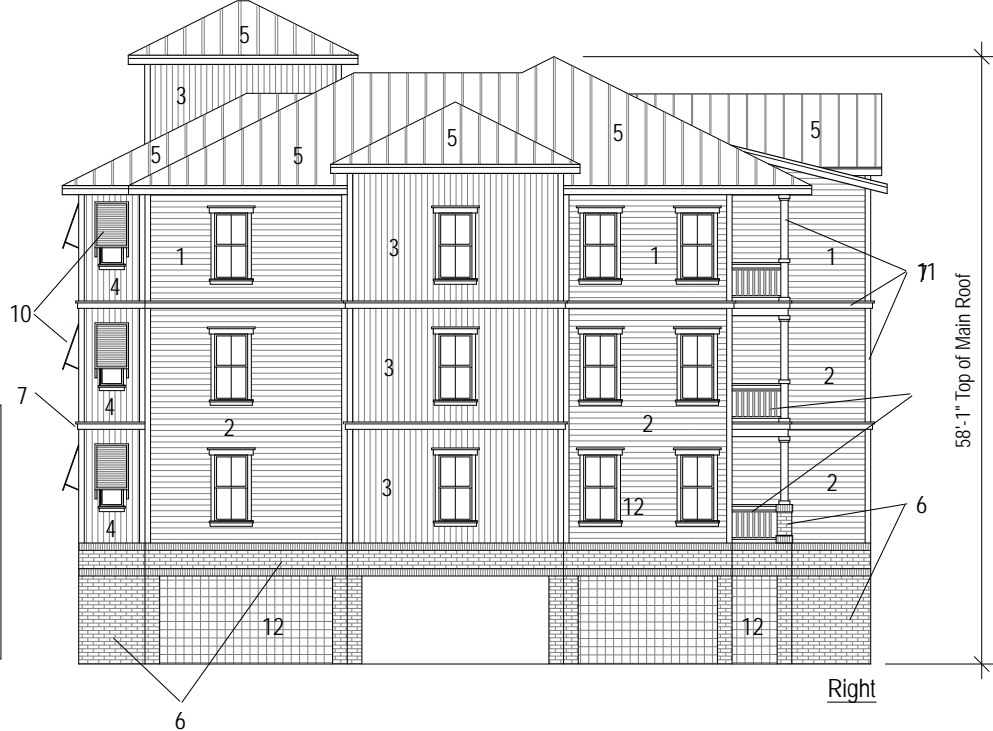
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- Color + Material legend**
- 1-Hardie Lap Siding- Cobblestone
  - 2-Hardie Lap Siding- Monterey Taupe
  - 3-Nichia Vertical Siding- Vintage Wood Spruce
  - 4-Hardie Vertical Siding- Cobblestone
  - 5-Metal Roof- Matte Silver
  - 6-Brick- (Palmetto Brick- Riviera)
  - 7-Trim, Columns, Panel- Sherwin Williams Westhighland White
  - 8-Glass Door/ Frame Color- Mountain Sage
  - 9-Solid Door Color- Mountain Sage
  - 10-Shutters- Matte Silver
  - 11-Railings- Matte Silver
  - 12-Decorative metal grate- w/ climbing flowers/ vines



**1 Building 3- Right Elevation + Character Rendering**  
SCALE: 1/8" = 1'-0"

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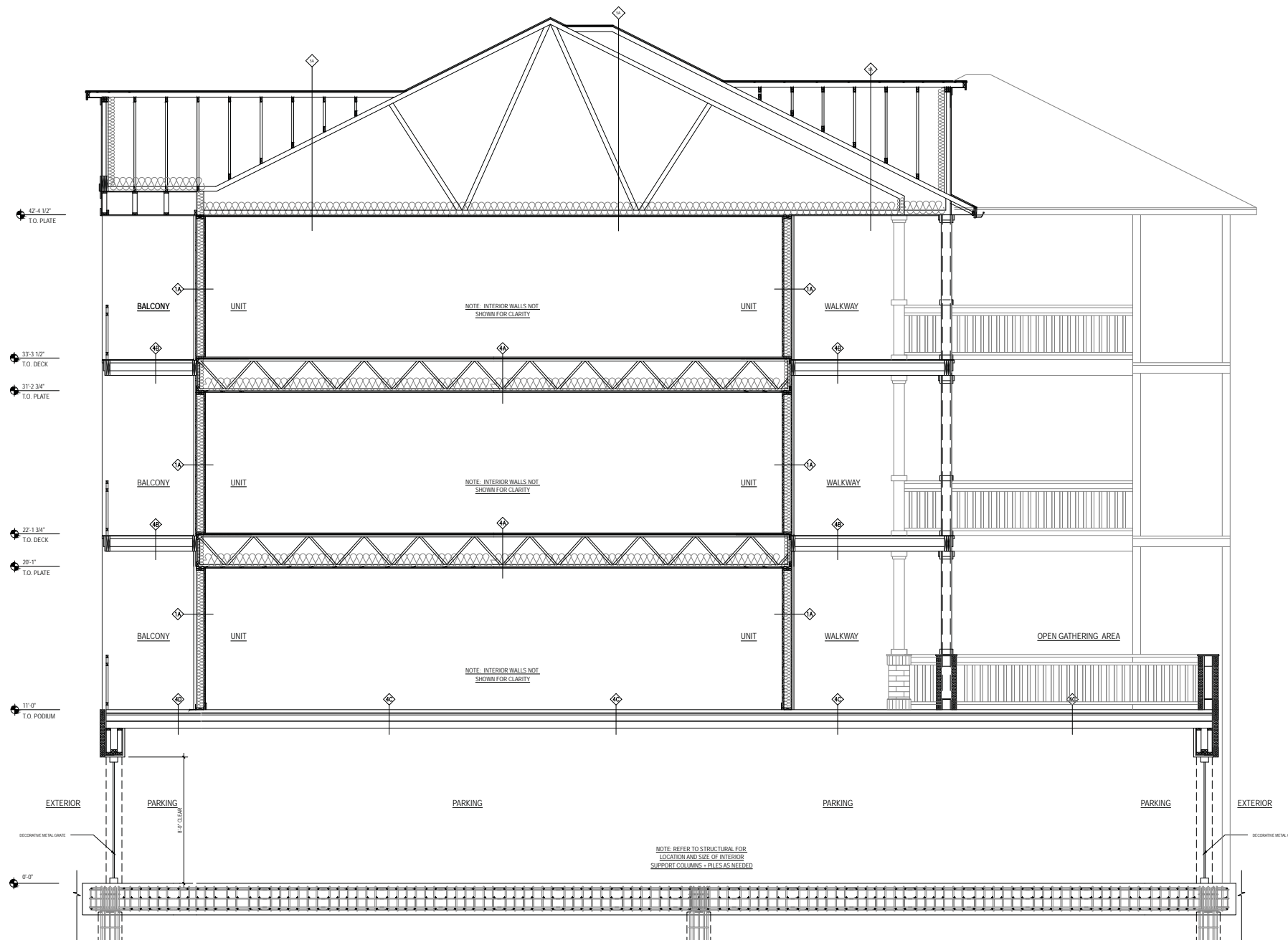
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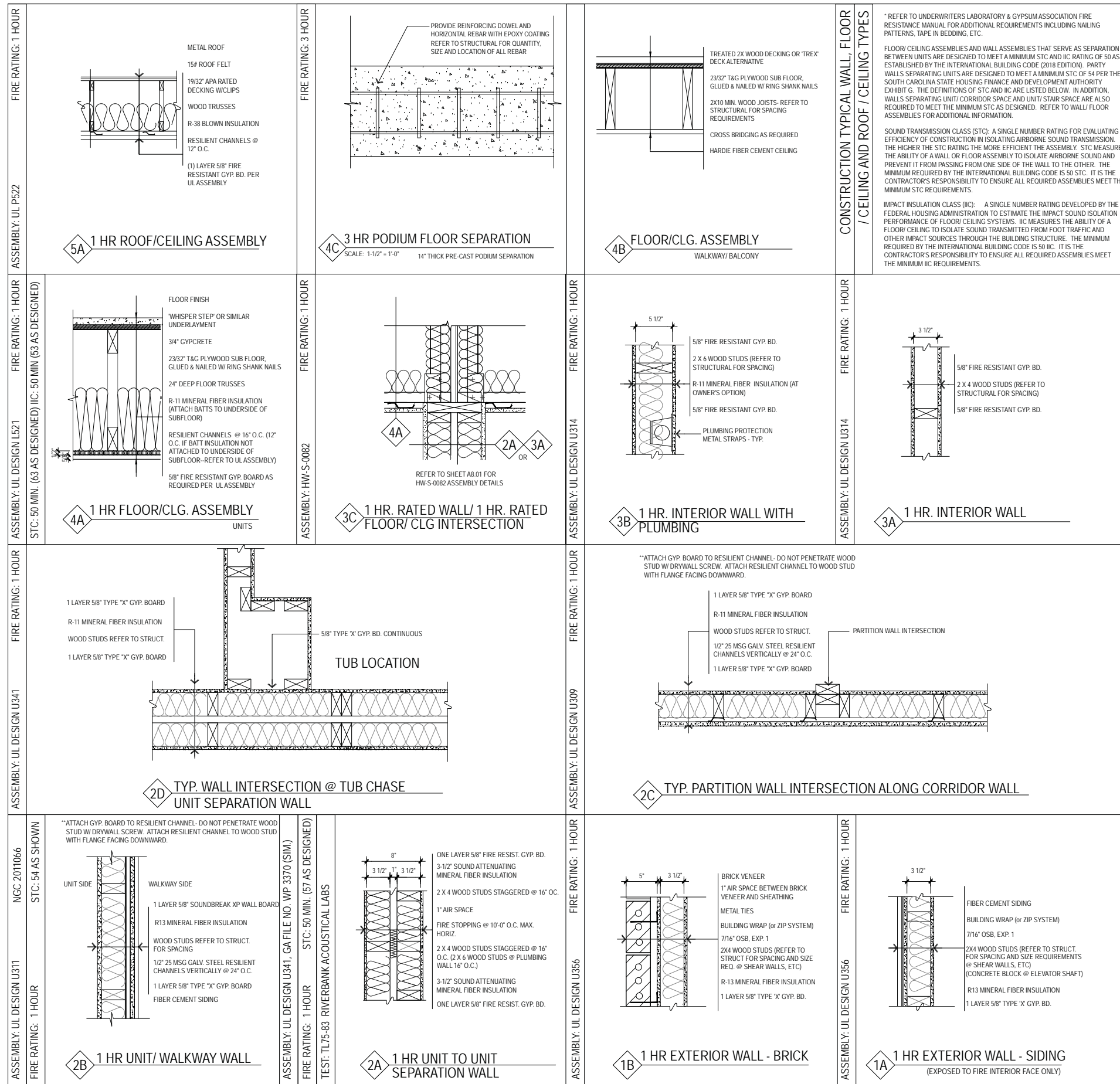
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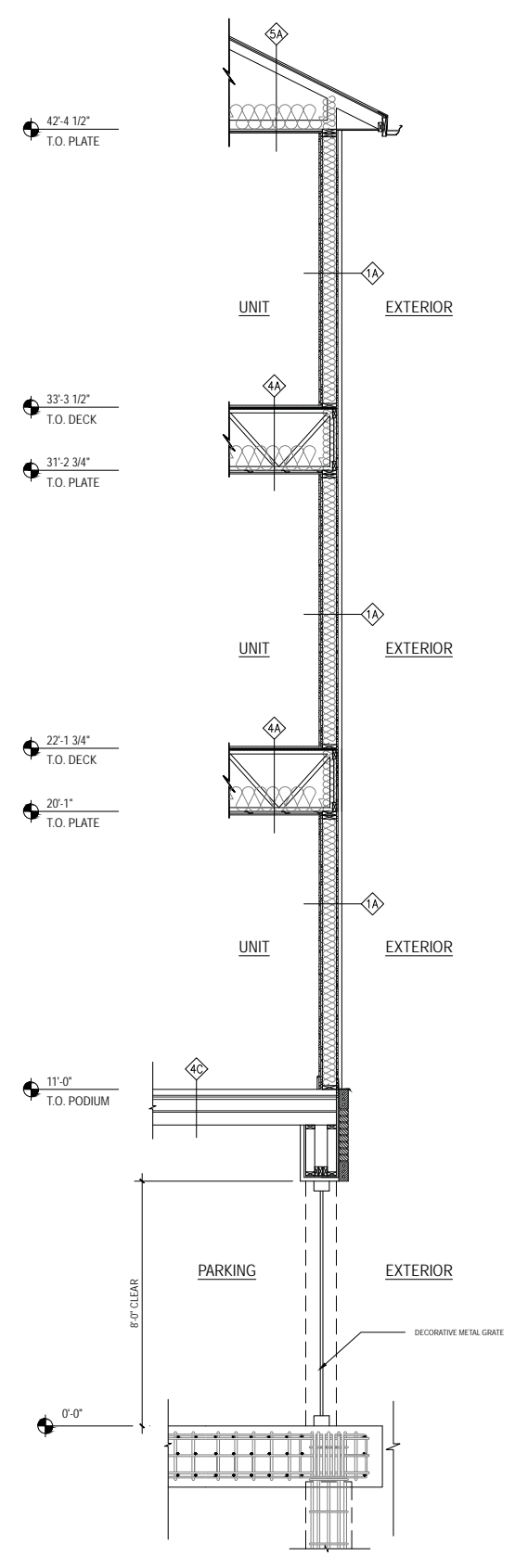
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**1** Building 3- Building Section (Front to Back)  
SCALE: 1/4" = 1'-0"



**2 Building 3- Typical Wall and Floor/ Ceiling Assemblies**  
 SCALE: 1 1/2" = 1'-0"



**1 Building 3- Typical Exterior Wall Section**  
 SCALE: 3/8" = 1'-0"



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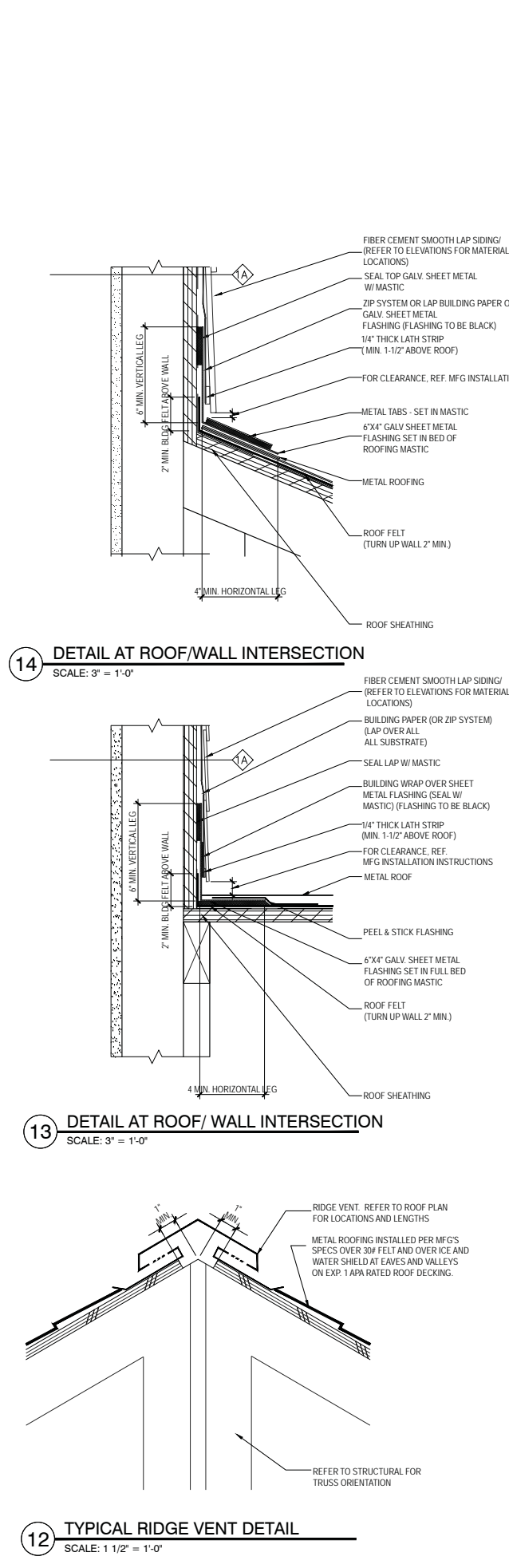
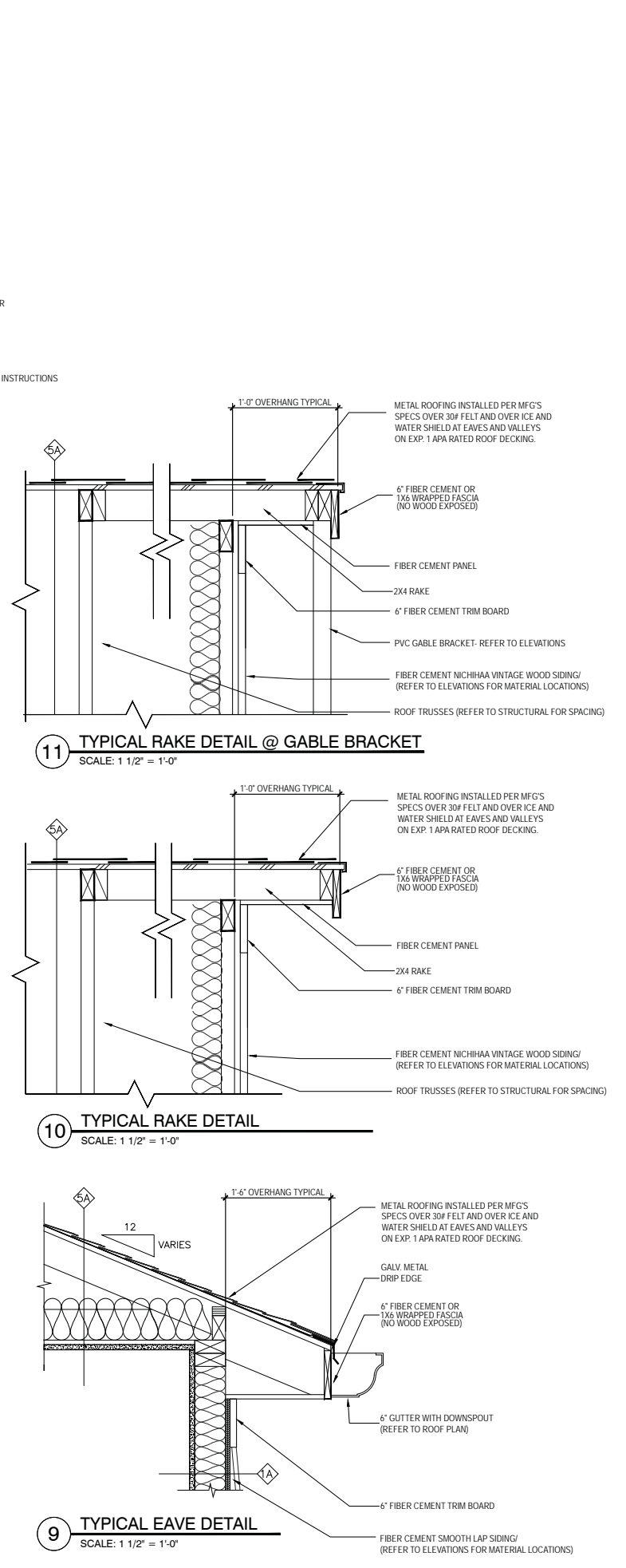
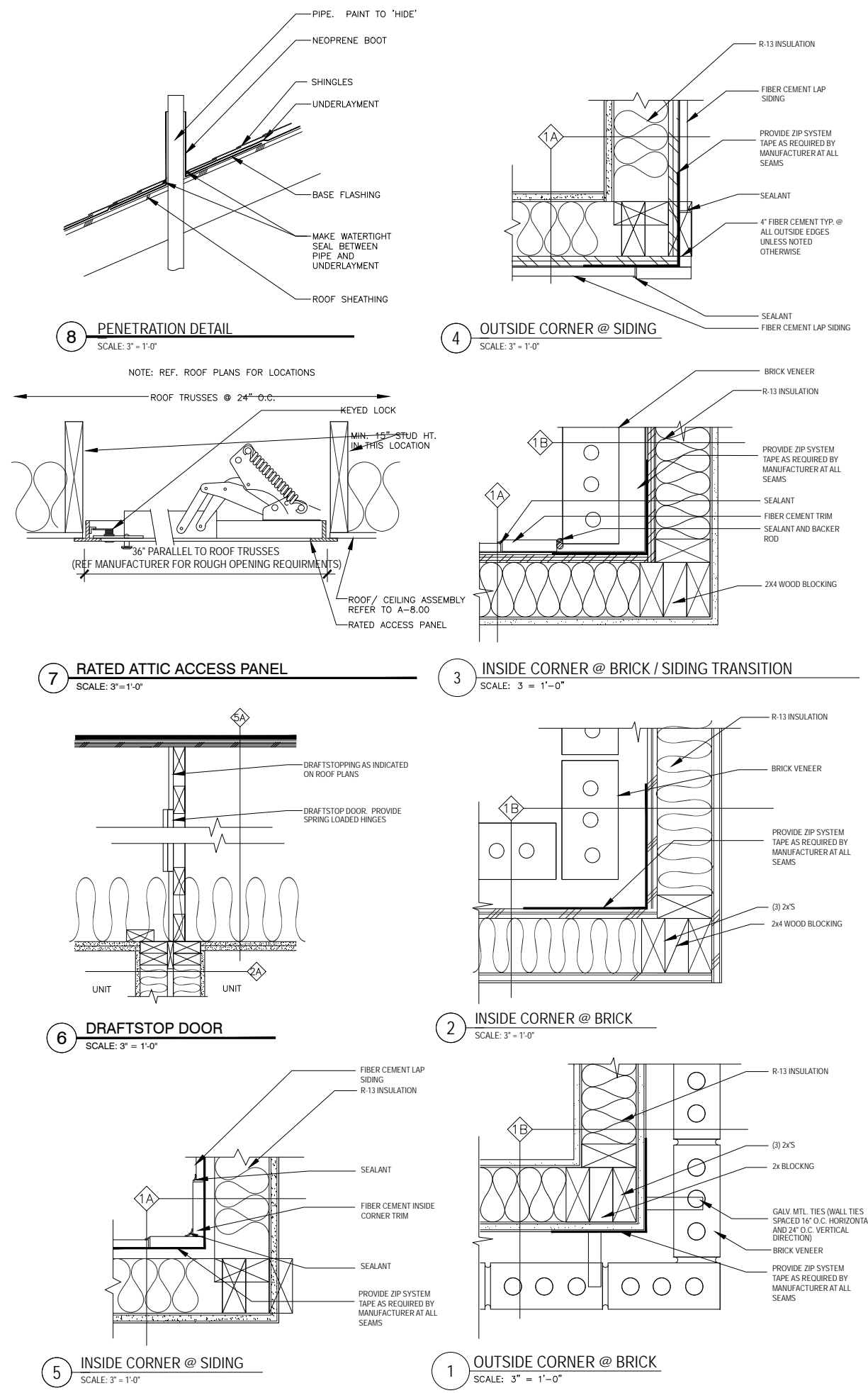
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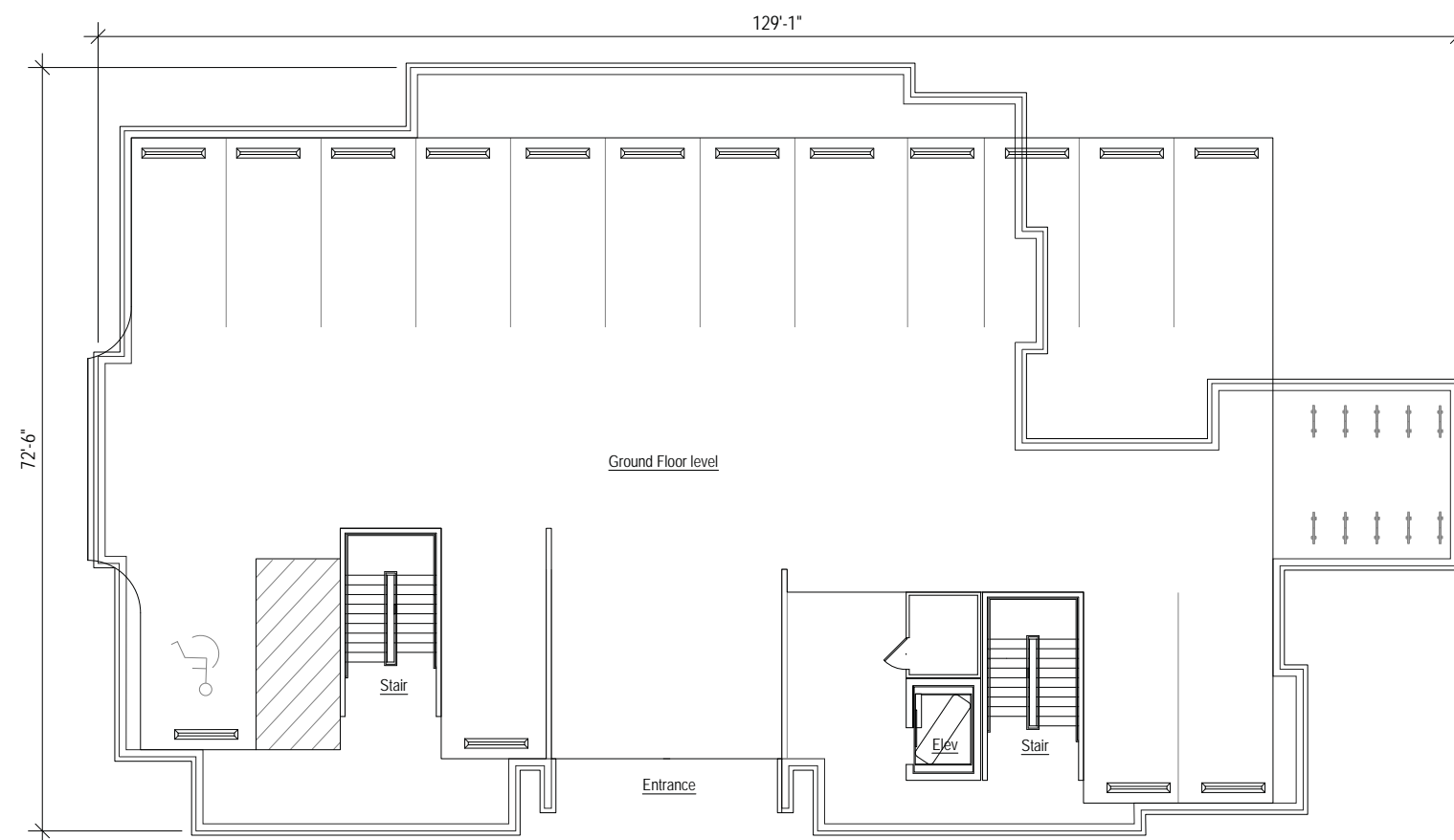
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**1** Building 4- Ground Floor Plan  
SCALE: 1/8" = 1'-0"



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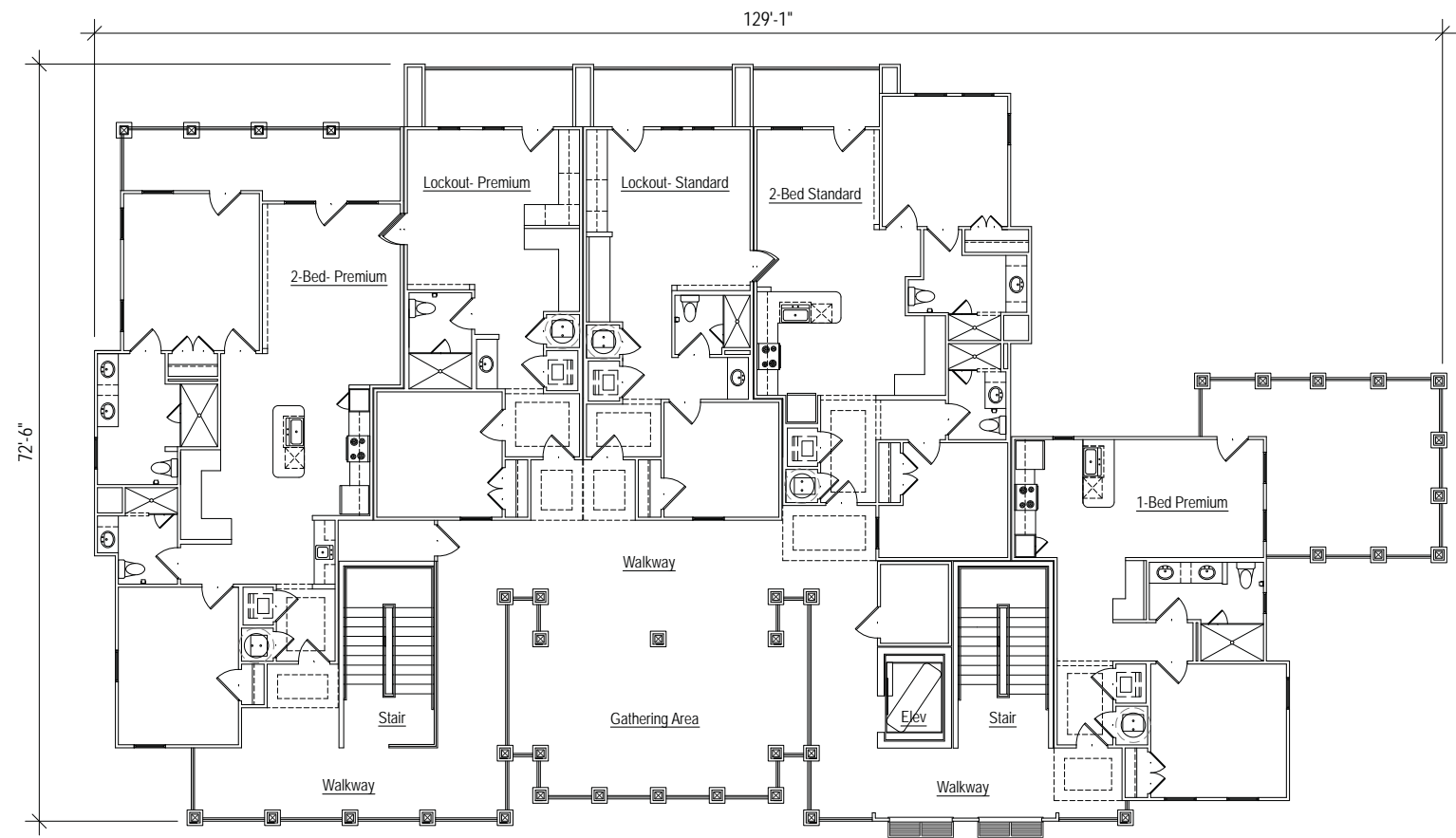
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**1 Building 4- 1st Floor Plan (Top of Podium)**  
SCALE: 1/8" = 1'-0"

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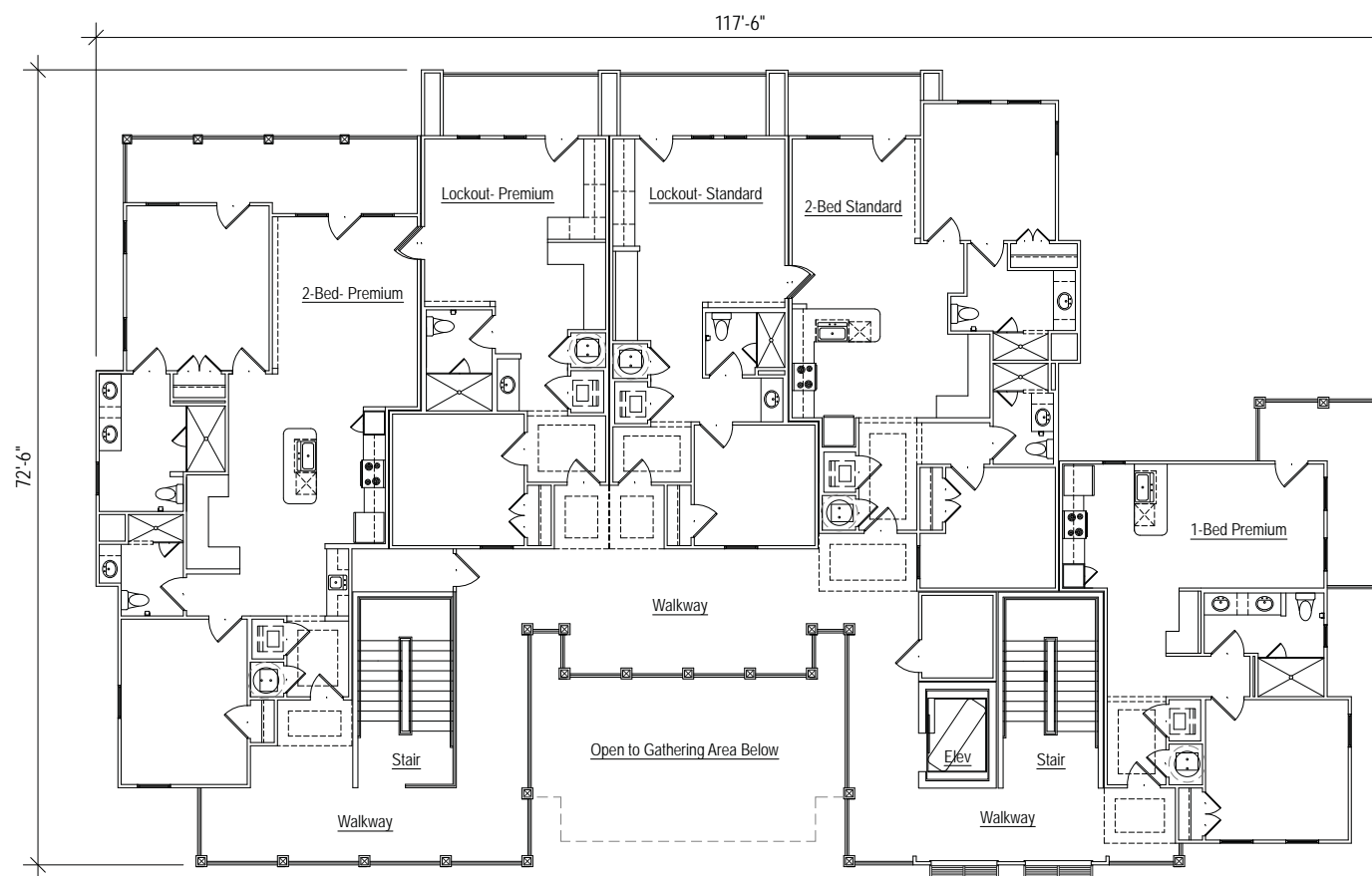
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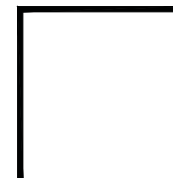
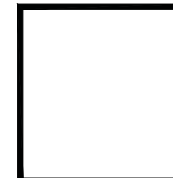
**1 Building 4- 2nd Floor Plan**  
SCALE: 1/8" = 1'-0"



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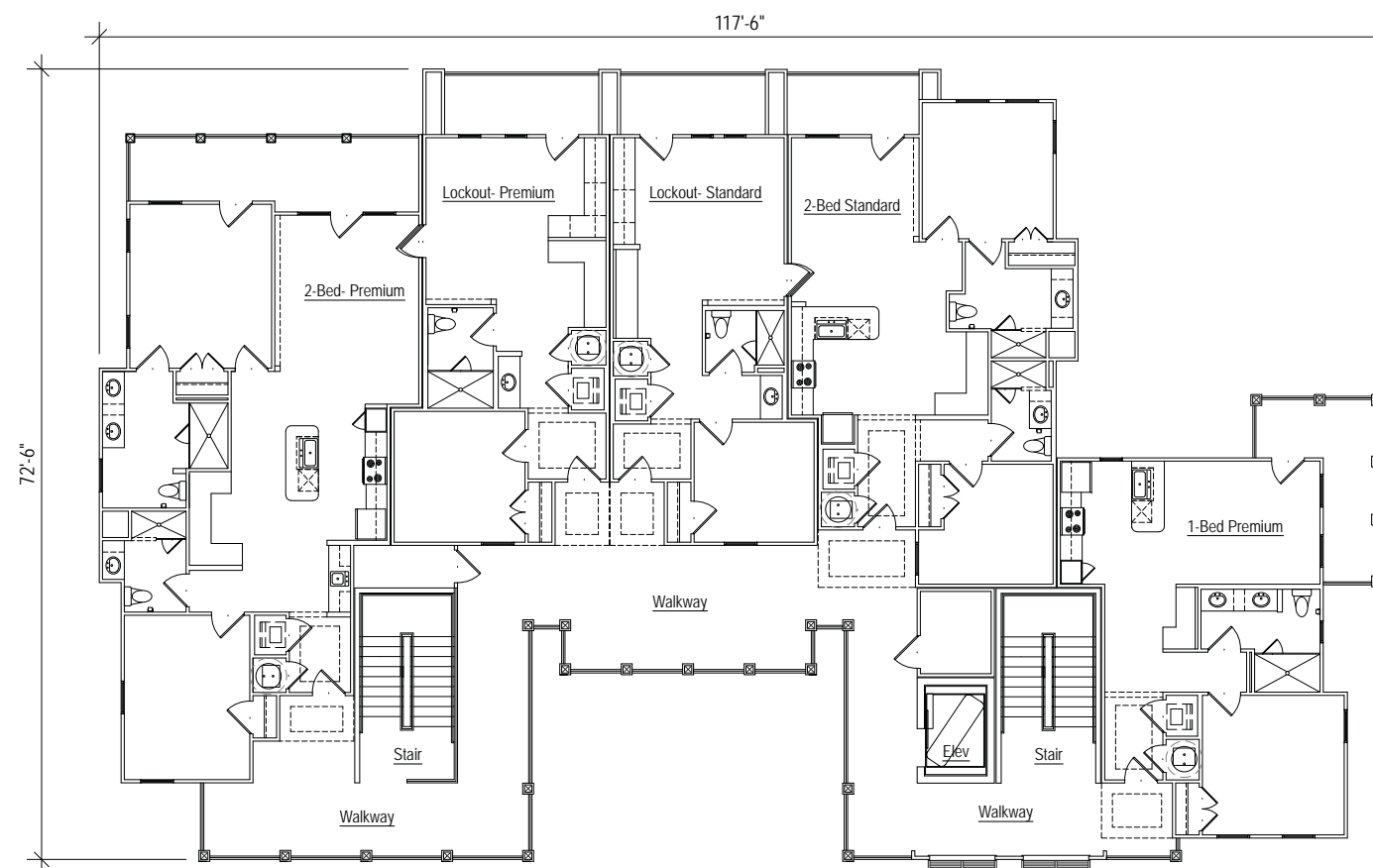
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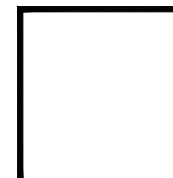
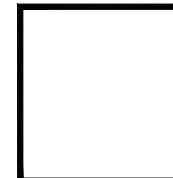
**1 Building 4- 3rd Floor Plan**  
SCALE: 1/8" = 1'-0"



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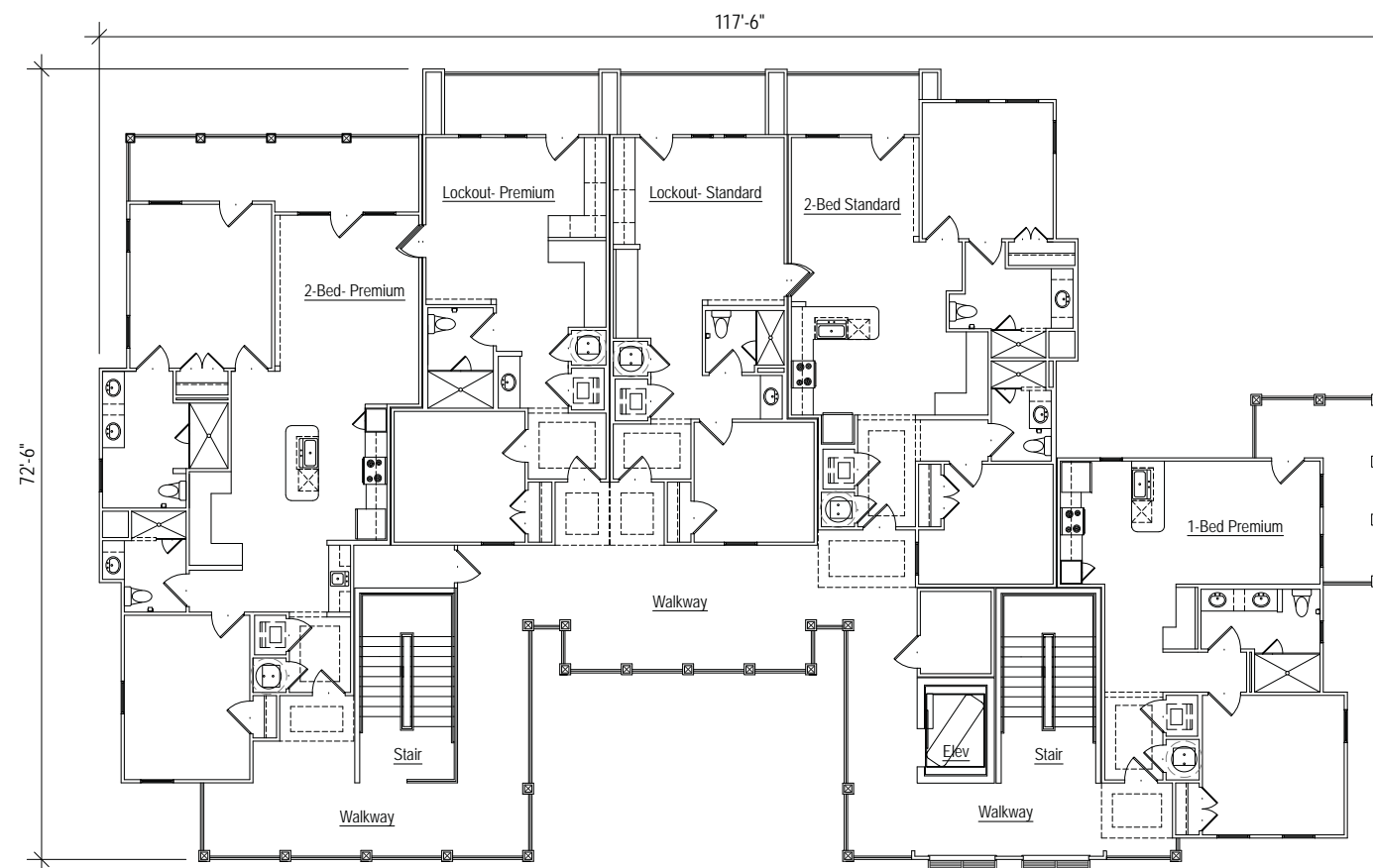
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**1 Building 4- 4th Floor Plan**  
 SCALE: 1/8" = 1'-0"



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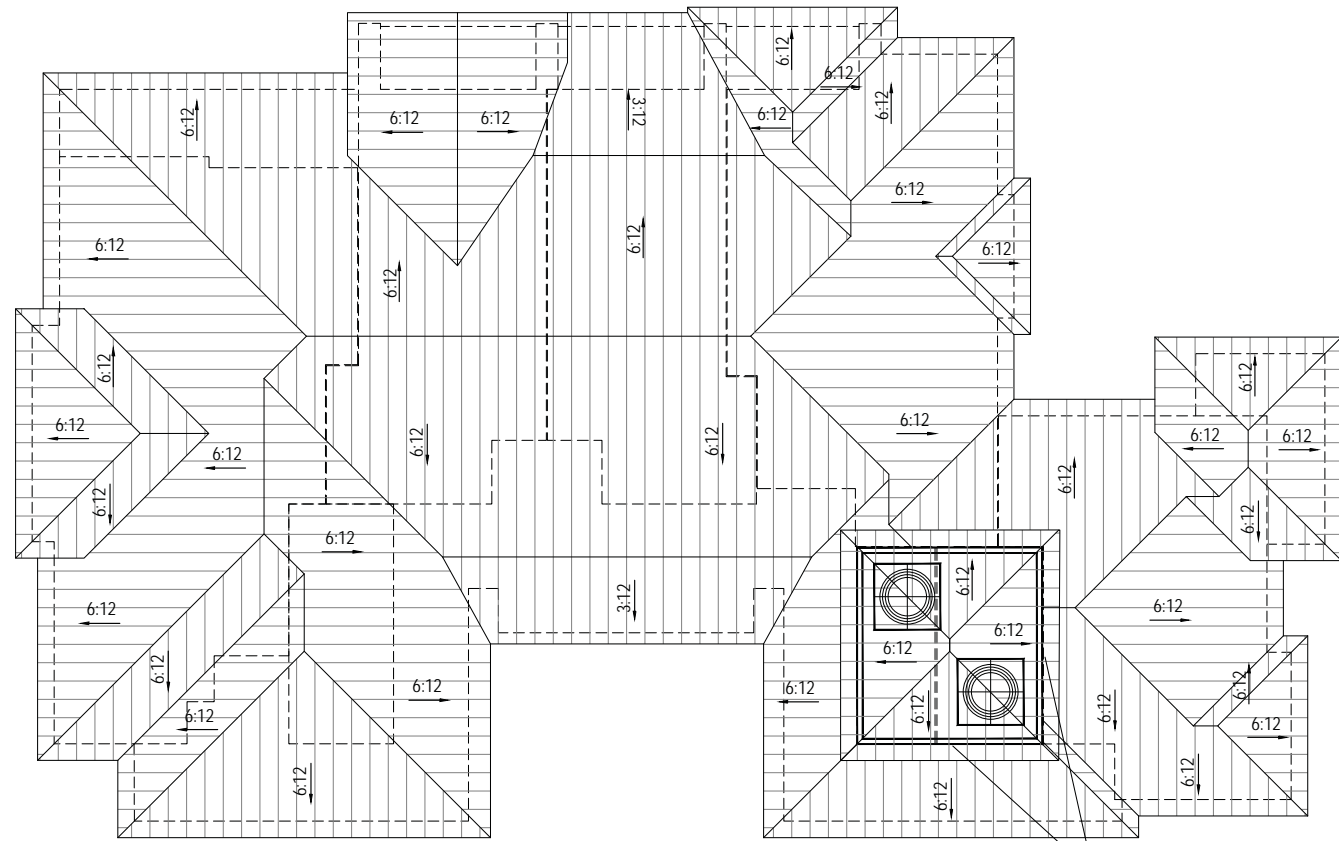
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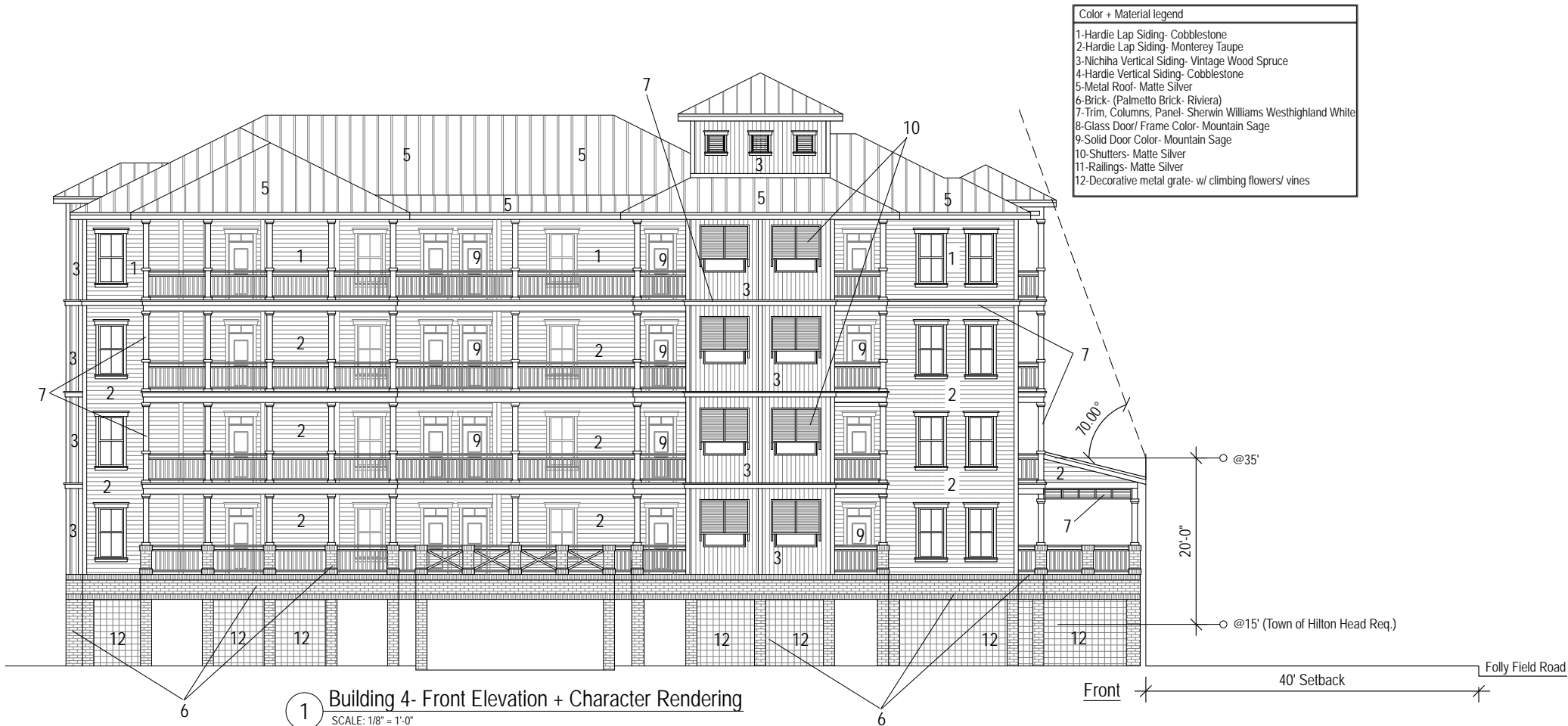
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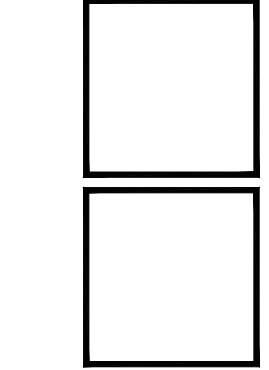


NOTE: NICHHA FIBER CEMENT BOARDS  
STAGGERED IN THIS LOCATION ON ALL  
FOUR SIDES OF TOWER TO ALLOW FOR  
HVAC VENTILATION REQUIREMENTS.  
ACCESS TO EQUIPMENT IS THROUGH  
STAIR TOWER.

**1** Building 4- Roof Plan  
SCALE: 1/8" = 1'-0"



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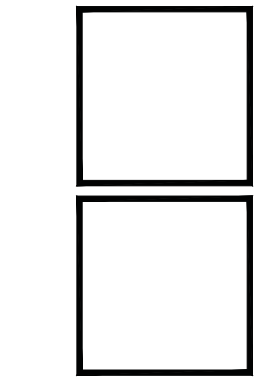
Color + Material legend

- 1-Hardie Lap Siding- Cobblestone
- 2-Hardie Lap Siding- Monterey Taupe
- 3-Nichia Vertical Siding- Vintage Wood Spruce
- 4-Hardie Vertical Siding- Cobblestone
- 5-Metal Roof- Matte Silver
- 6-Brick- (Palmetto Brick- Riviera)
- 7-Trim, Columns, Panel- Sherwin Williams Westhighland White
- 8-Glass Door/ Frame Color- Mountain Sage
- 9-Solid Door Color- Mountain Sage
- 10-Shutters- Matte Silver
- 11-Railings- Matte Silver
- 12-Decorative metal grate- w/ climbing flowers/ vines

1 Building 4- Left Elevation + Character Rendering  
SCALE: 1/8" = 1'-0"



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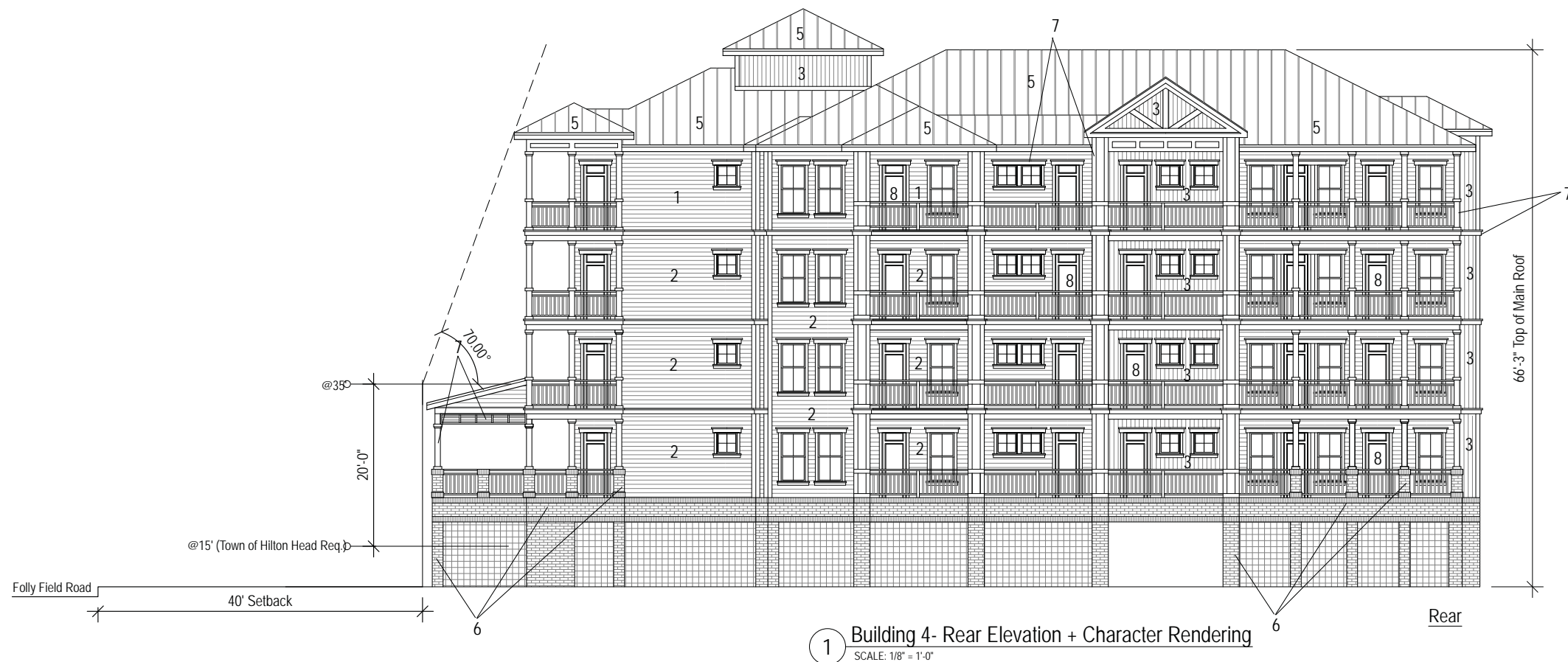
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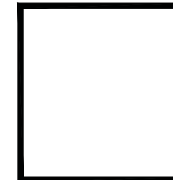
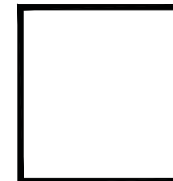
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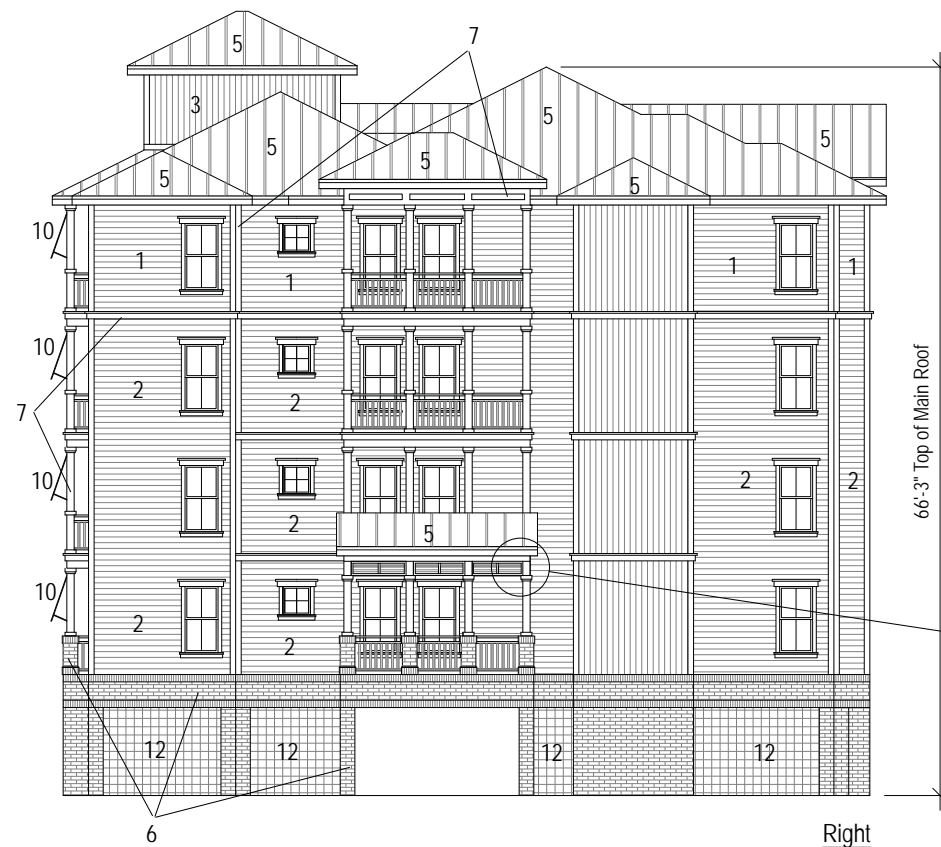
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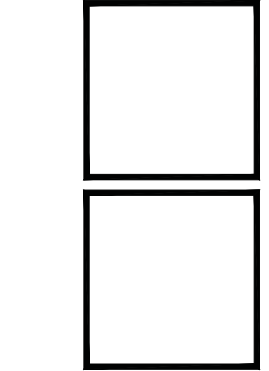
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1 Building 4- Right Elevation + Character Rendering  
SCALE: 1/8" = 1'-0"



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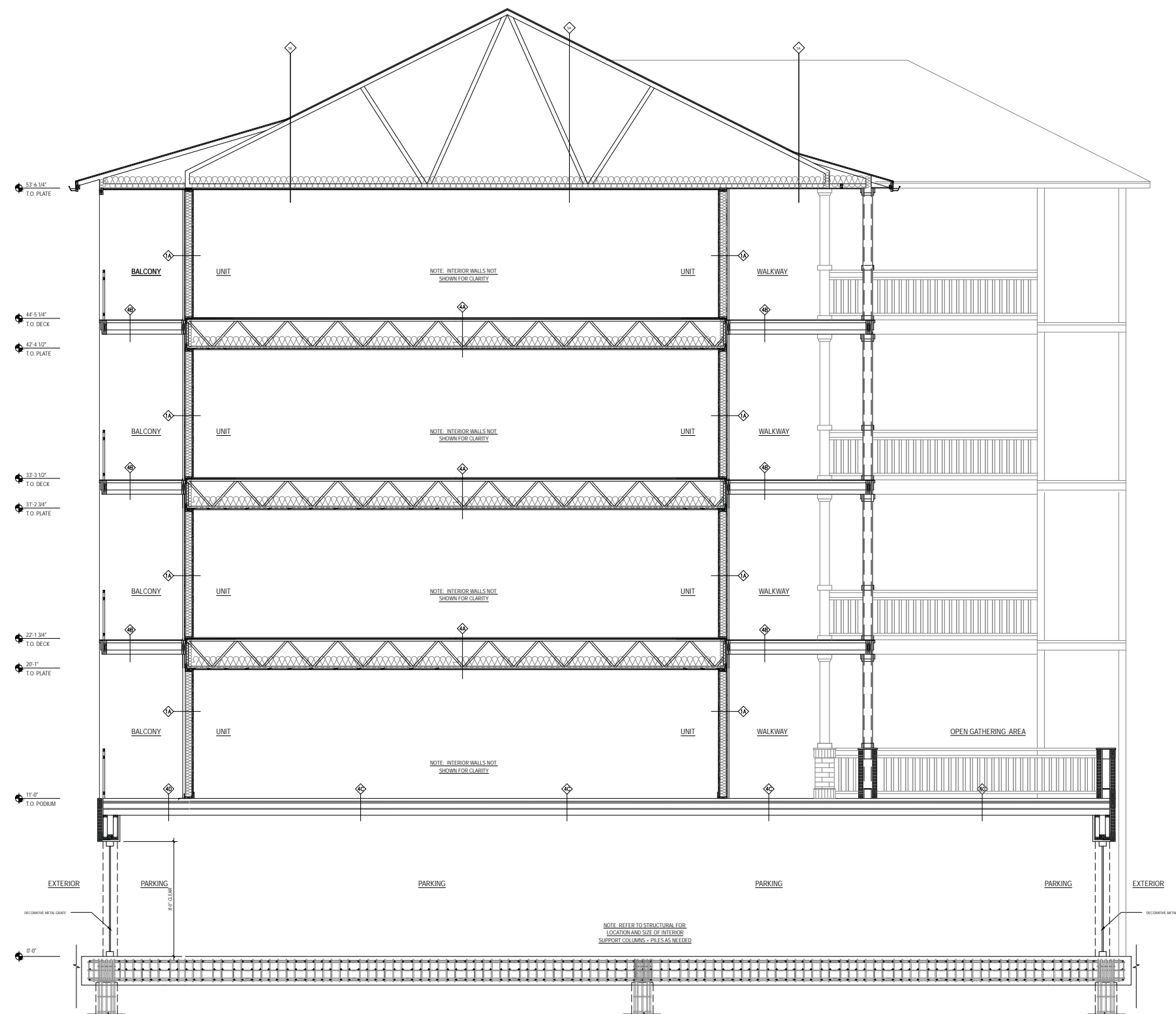
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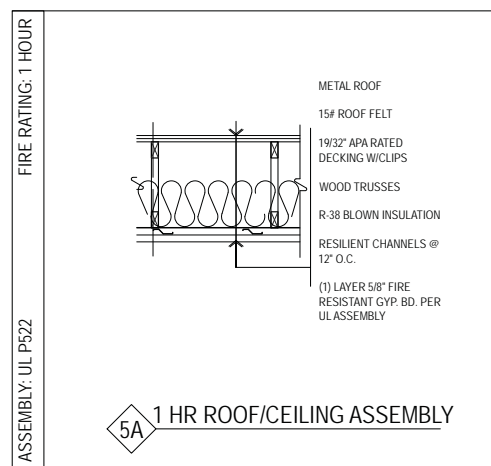
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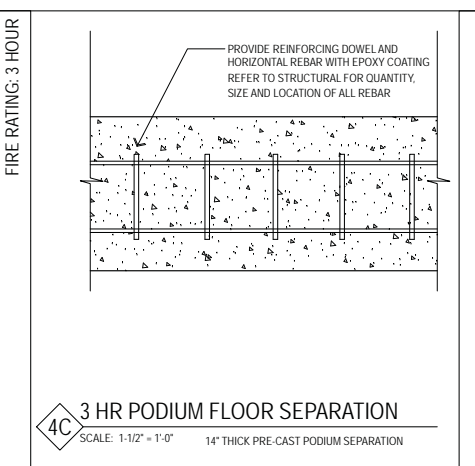
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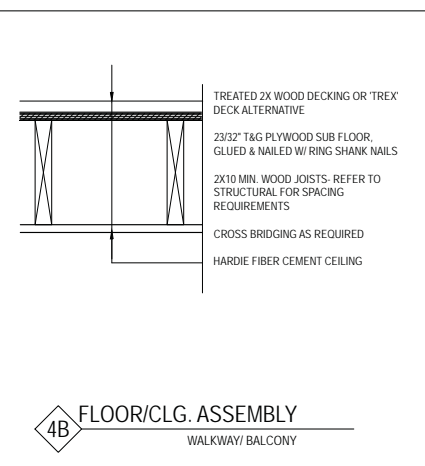
**1 Building 4- Building Section (Front to Back)**  
SCALE: 1/4" = 1'-0"



**5A** 1 HR ROOF/CEILING ASSEMBLY



**4C** 3 HR PODIUM FLOOR SEPARATION  
SCALE: 1-1/2" = 1'-0" 14" THICK PRE-CAST PODIUM SEPARATION



**4B** FLOOR/CLG. ASSEMBLY  
WALKWAY/BALCONY

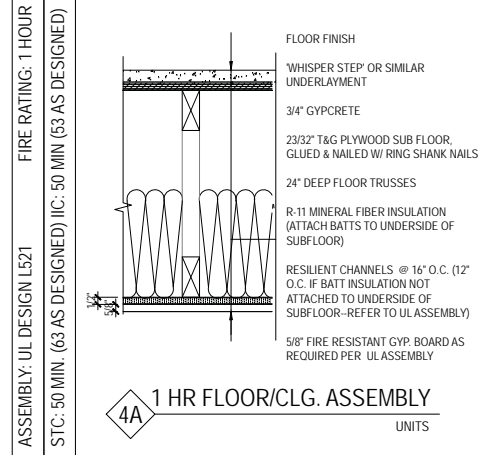
**CONSTRUCTION TYPICAL WALL, FLOOR / CEILING AND ROOF / CEILING TYPES**

\* REFER TO UNDERWRITERS LABORATORY & GYPSUM ASSOCIATION FIRE RESISTANCE MANUAL FOR ADDITIONAL REQUIREMENTS INCLUDING NAILING PATTERNS, TAPE IN BEDDING, ETC.

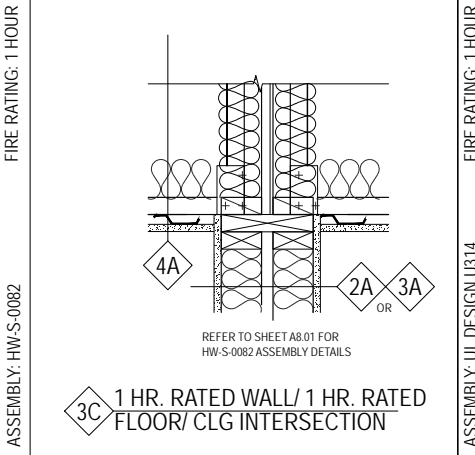
FLOOR/CEILING ASSEMBLIES AND WALL ASSEMBLIES THAT SERVE AS SEPARATION BETWEEN UNITS ARE DESIGNED TO MEET A MINIMUM STC AND IIC RATING OF 50 AS ESTABLISHED BY THE INTERNATIONAL BUILDING CODE (2018 EDITION). PARTY WALLS SEPARATING UNITS ARE DESIGNED TO MEET A MINIMUM STC OF 54 PER THE SOUTH CAROLINA STATE HOUSING FINANCE AND DEVELOPMENT AUTHORITY EXHIBIT G. THE DEFINITIONS OF STC AND IIC ARE LISTED BELOW. IN ADDITION, WALLS SEPARATING UNIT/CORRIDOR SPACE AND UNIT/STAIR SPACE ARE ALSO REQUIRED TO MEET THE MINIMUM STC AS DESIGNED. REFER TO WALL/FLOOR ASSEMBLIES FOR ADDITIONAL INFORMATION.

SOUND TRANSMISSION CLASS (STC): A SINGLE NUMBER RATING FOR EVALUATING EFFICIENCY OF CONSTRUCTION IN ISOLATING AIRBORNE SOUND TRANSMISSION. THE HIGHER THE STC RATING THE MORE EFFICIENT THE ASSEMBLY. STC MEASURES THE ABILITY OF A WALL OR FLOOR ASSEMBLY TO ISOLATE AIRBORNE SOUND AND PREVENT IT FROM PASSING FROM ONE SIDE OF THE WALL TO THE OTHER. THE MINIMUM REQUIRED BY THE INTERNATIONAL BUILDING CODE IS 50 STC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL REQUIRED ASSEMBLIES MEET THE MINIMUM STC REQUIREMENTS.

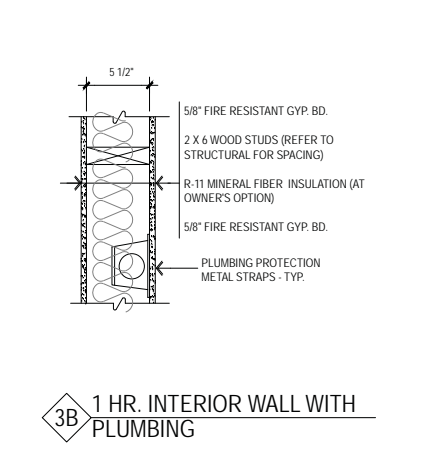
IMPACT INSULATION CLASS (IIC): A SINGLE NUMBER RATING DEVELOPED BY THE FEDERAL HOUSING ADMINISTRATION TO ESTIMATE THE IMPACT SOUND ISOLATION PERFORMANCE OF FLOOR/CEILING SYSTEMS. IIC MEASURES THE ABILITY OF A FLOOR/CEILING TO ISOLATE SOUND TRANSMITTED FROM FOOT TRAFFIC AND OTHER IMPACT SOURCES THROUGH THE BUILDING STRUCTURE. THE MINIMUM REQUIRED BY THE INTERNATIONAL BUILDING CODE IS 50 IIC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL REQUIRED ASSEMBLIES MEET THE MINIMUM IIC REQUIREMENTS.



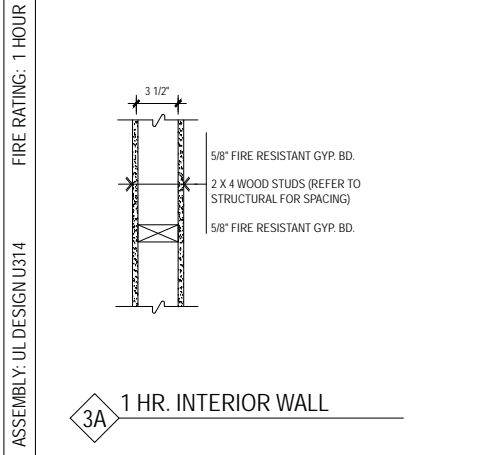
**4A** 1 HR FLOOR/CLG. ASSEMBLY UNITS



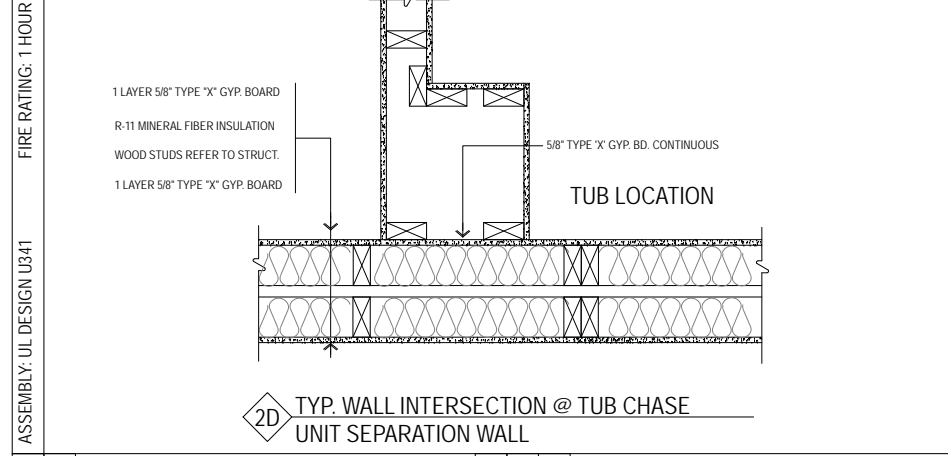
**3C** 1 HR. RATED WALL / 1 HR. RATED FLOOR/CLG INTERSECTION



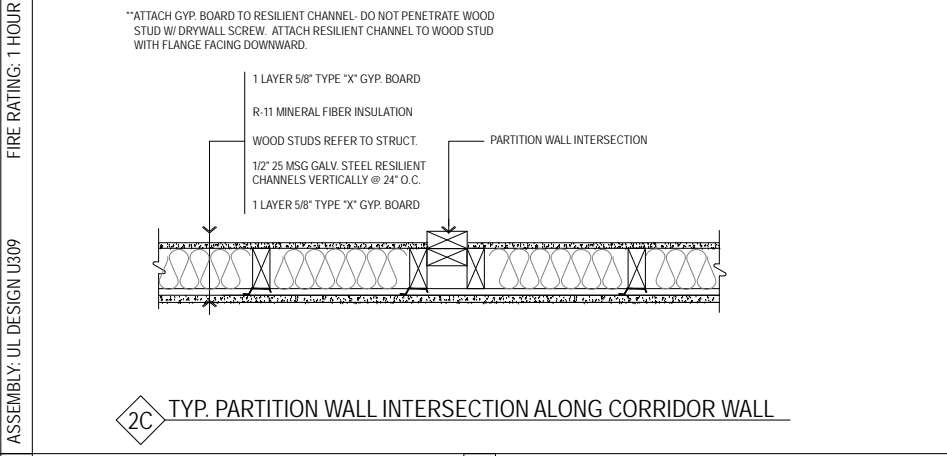
**3B** 1 HR. INTERIOR WALL WITH PLUMBING



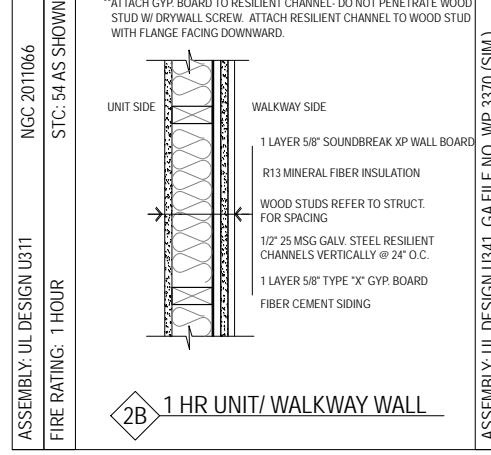
**3A** 1 HR. INTERIOR WALL



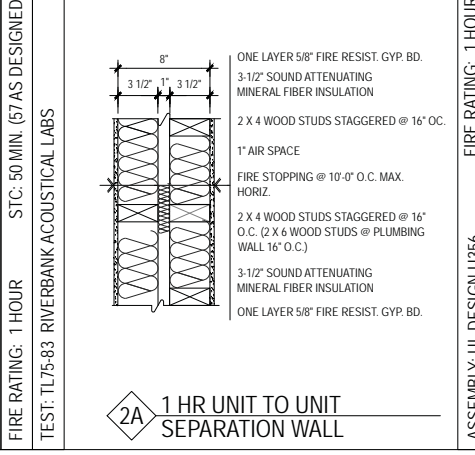
**2D** TYP. WALL INTERSECTION @ TUB CHASE UNIT SEPARATION WALL



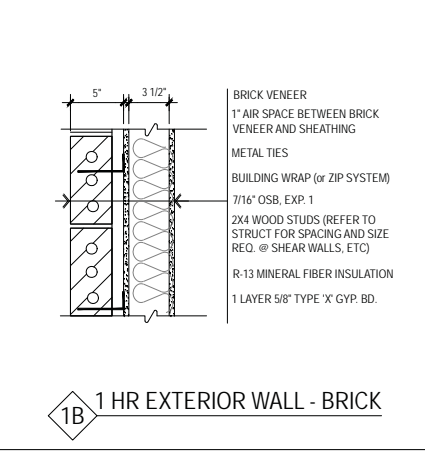
**2C** TYP. PARTITION WALL INTERSECTION ALONG CORRIDOR WALL



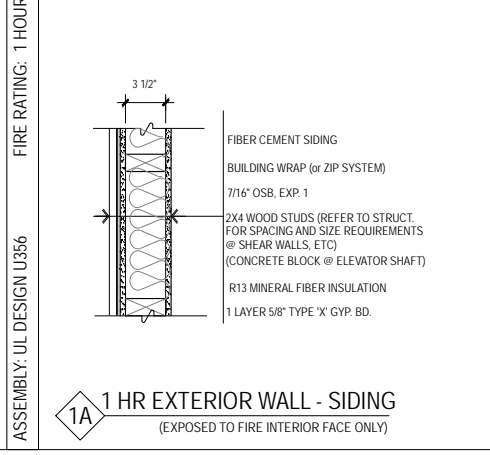
**2B** 1 HR UNIT/WALKWAY WALL



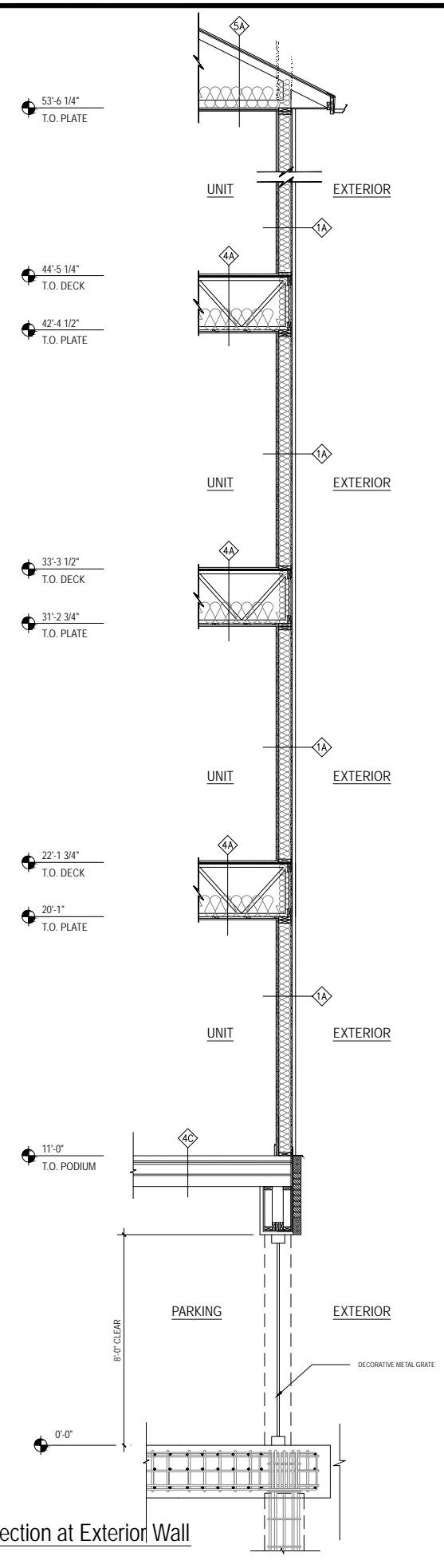
**2A** 1 HR UNIT TO UNIT SEPARATION WALL



**1B** 1 HR EXTERIOR WALL - BRICK



**1A** 1 HR EXTERIOR WALL - SIDING (EXPOSED TO FIRE INTERIOR FACE ONLY)



**2** Building 4- Typical Wall and Floor/ Ceiling Assemblies  
SCALE: 1 1/2" = 1'-0"

**1** Building 4- Typical Wall Section at Exterior Wall  
SCALE: 3/8" = 1'-0"



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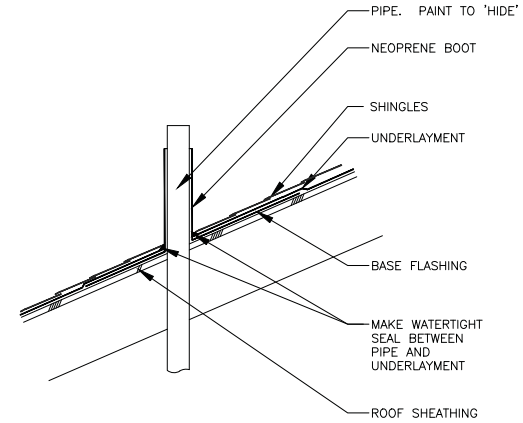
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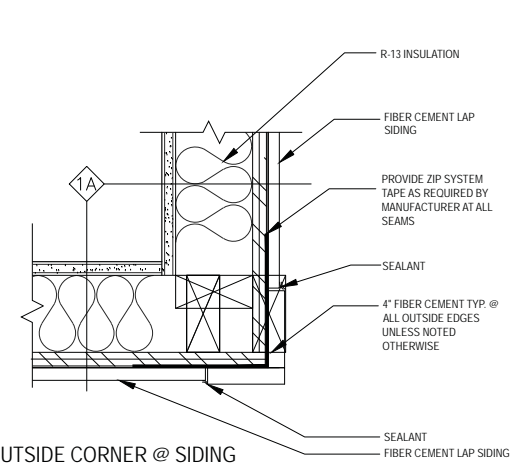
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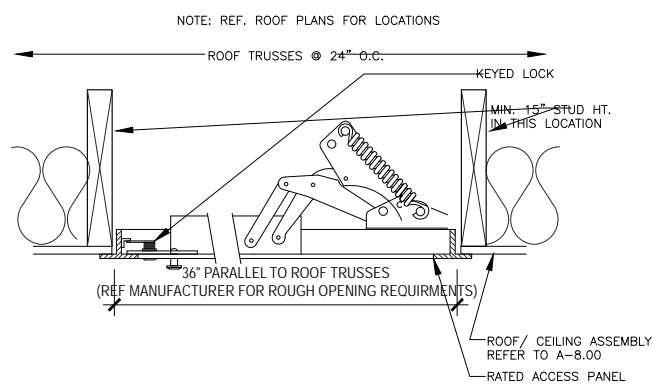
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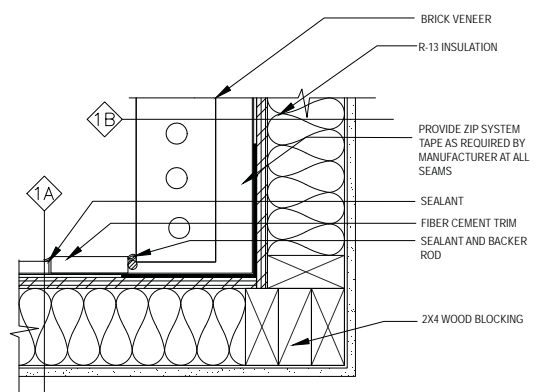
**8 PENETRATION DETAIL**  
SCALE: 3" = 1'-0"



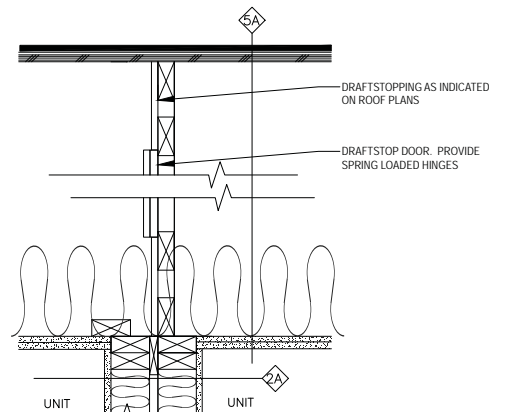
**4 OUTSIDE CORNER @ SIDING**  
SCALE: 3" = 1'-0"



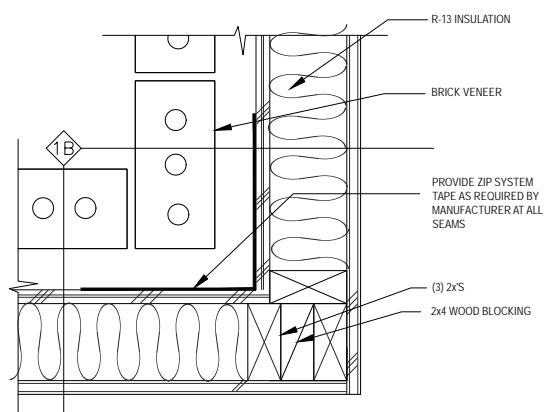
**7 RATED ATTIC ACCESS PANEL**  
SCALE: 3" = 1'-0"



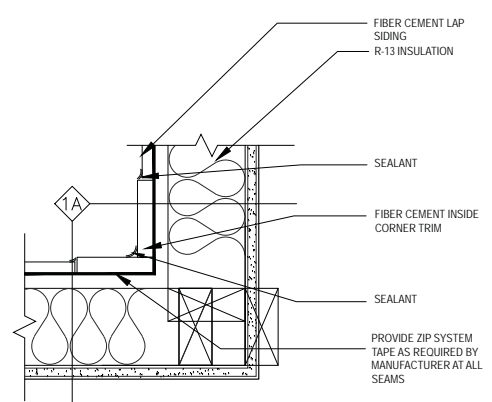
**3 INSIDE CORNER @ BRICK / SIDING TRANSITION**  
SCALE: 3" = 1'-0"



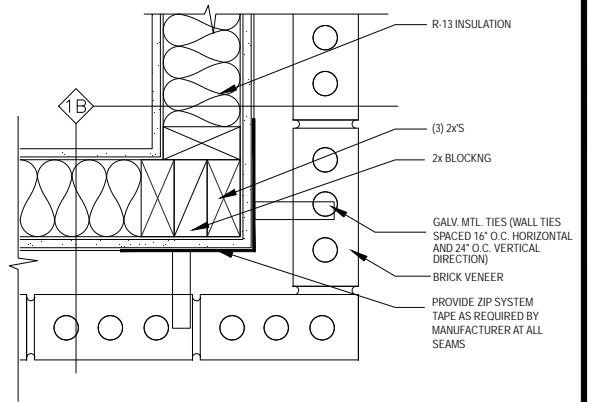
**6 DRAFTSTOP DOOR**  
SCALE: 3" = 1'-0"



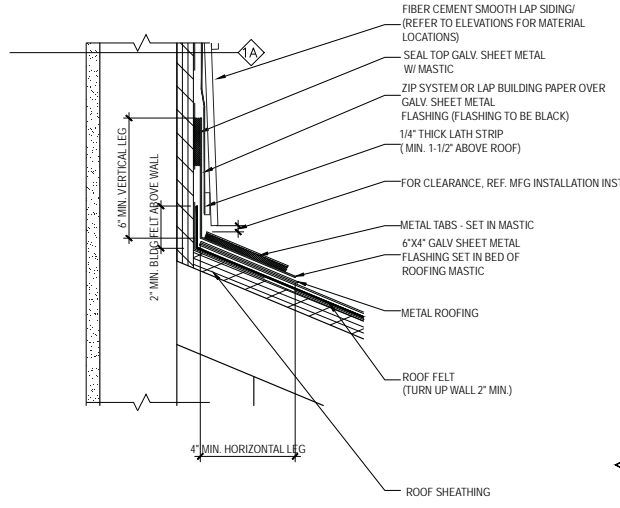
**2 INSIDE CORNER @ BRICK**  
SCALE: 3" = 1'-0"



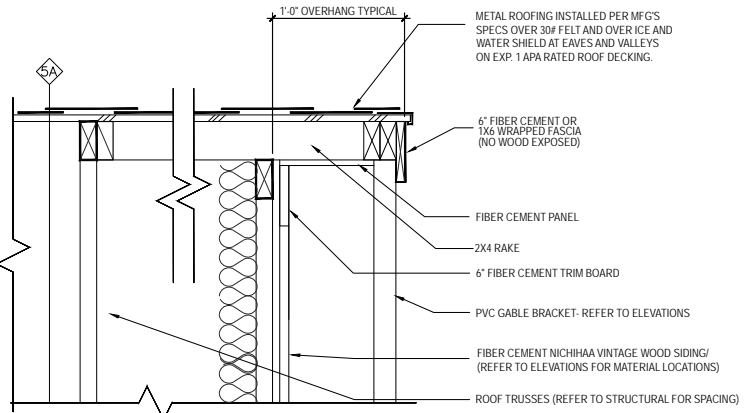
**5 INSIDE CORNER @ SIDING**  
SCALE: 3" = 1'-0"



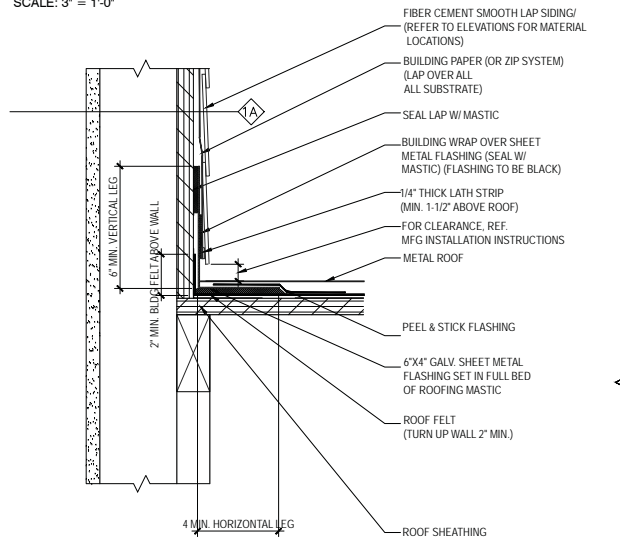
**1 OUTSIDE CORNER @ BRICK**  
SCALE: 3" = 1'-0"



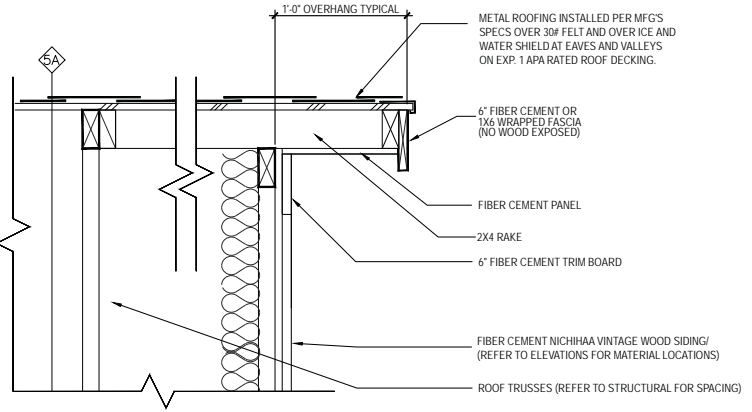
**14 DETAIL AT ROOF/WALL INTERSECTION**  
SCALE: 3" = 1'-0"



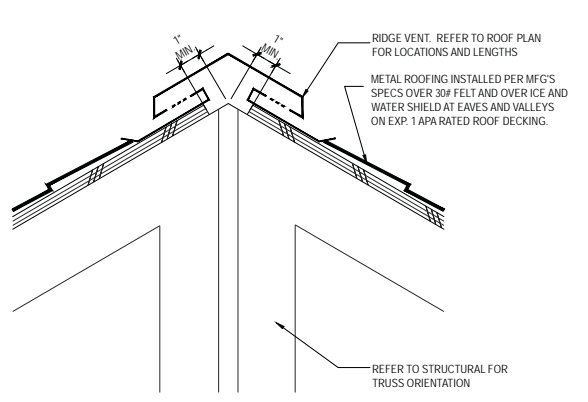
**11 TYPICAL RAKE DETAIL @ GABLE BRACKET**  
SCALE: 1 1/2" = 1'-0"



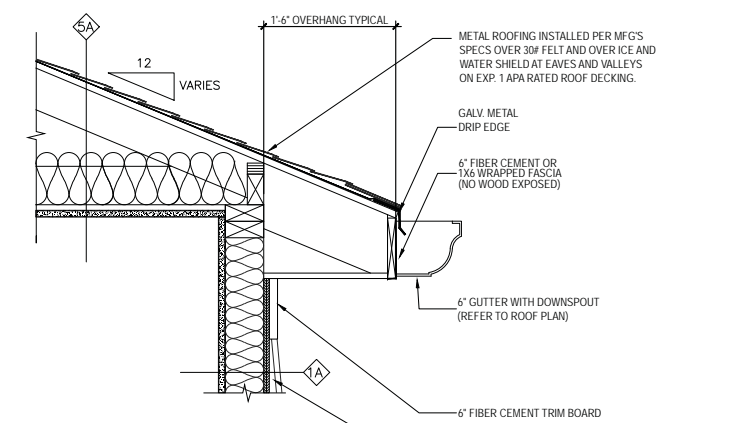
**13 DETAIL AT ROOF/WALL INTERSECTION**  
SCALE: 3" = 1'-0"



**10 TYPICAL RAKE DETAIL**  
SCALE: 1 1/2" = 1'-0"



**12 TYPICAL RIDGE VENT DETAIL**  
SCALE: 1 1/2" = 1'-0"

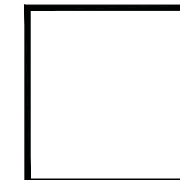
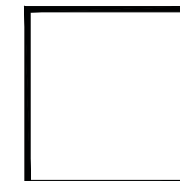


**9 TYPICAL EAVE DETAIL**  
SCALE: 1 1/2" = 1'-0"



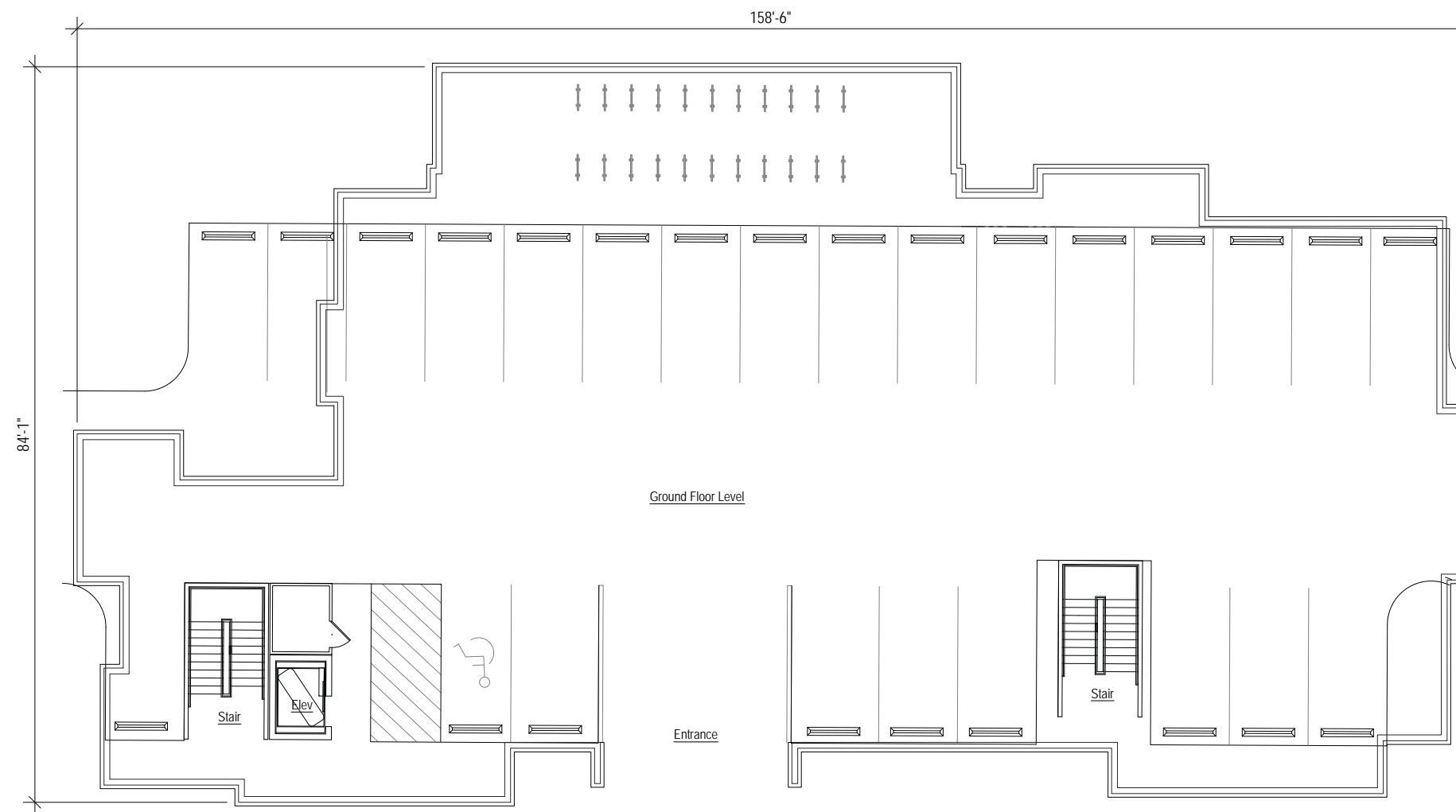
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**1 Building 5- Ground Floor Plan**  
SCALE: 1/8" = 1'-0"

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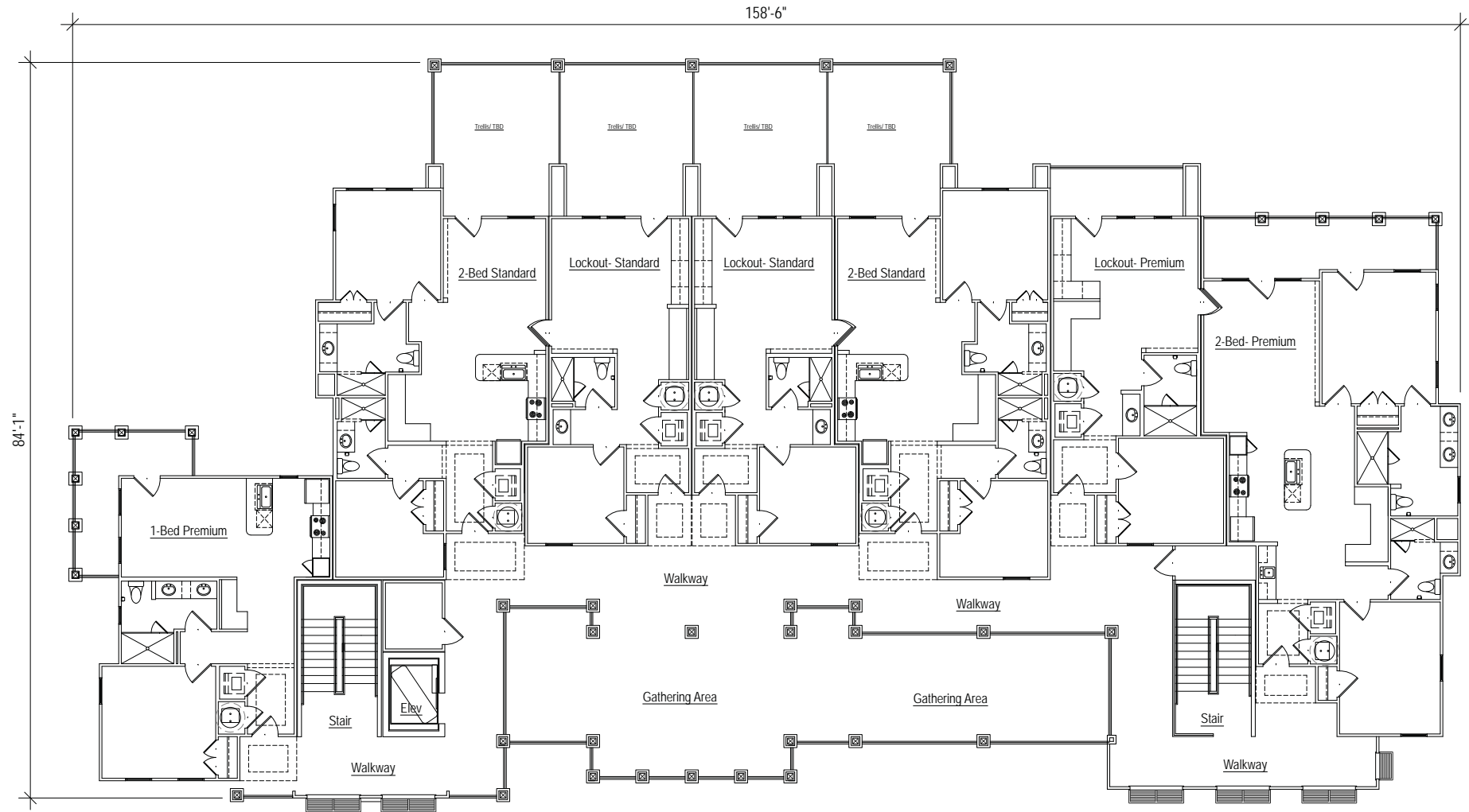
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1 Building 5- 1st Floor Plan (Top of Podium)  
SCALE: 1/8" = 1'-0"

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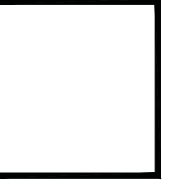
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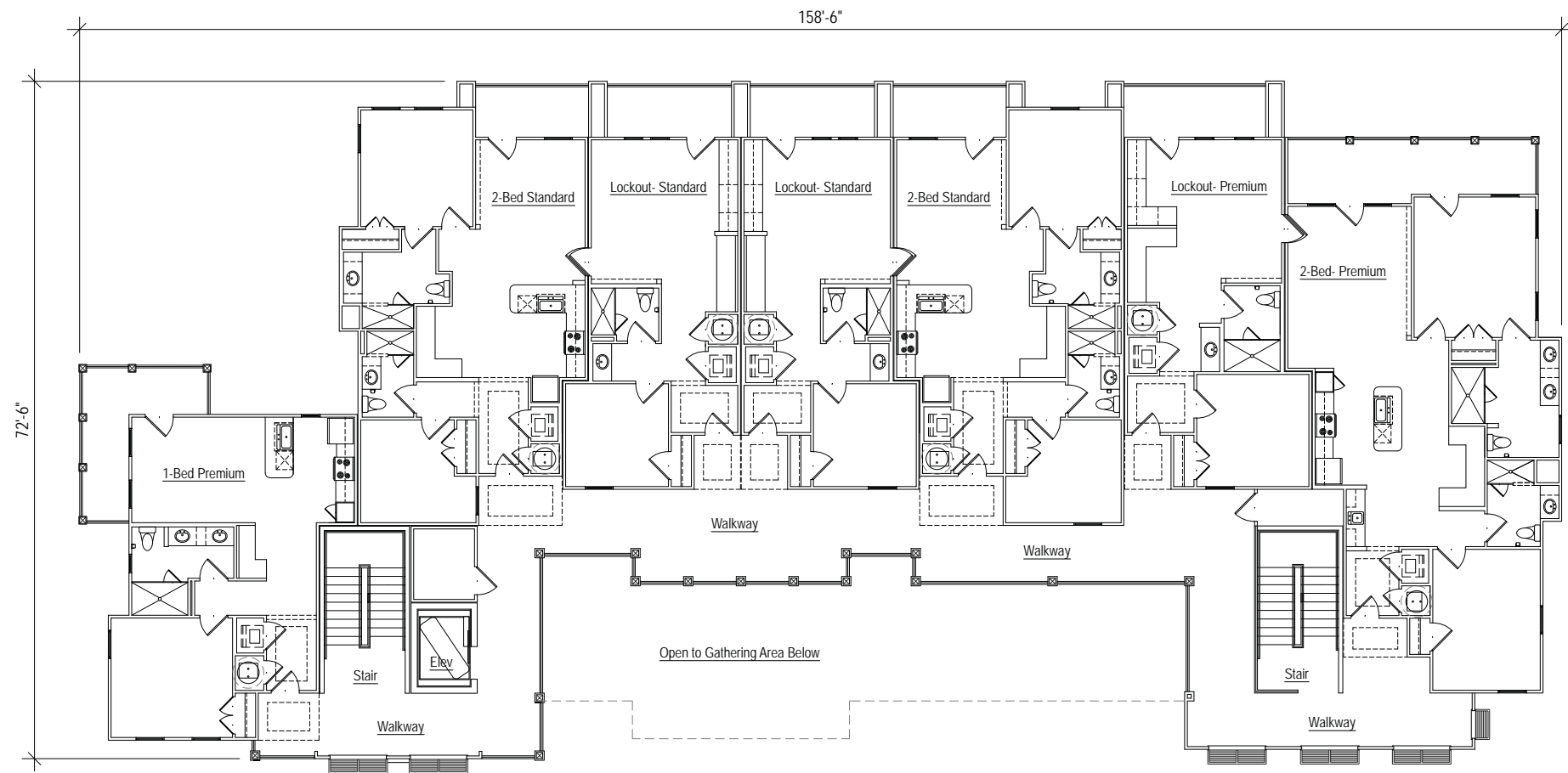
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**1 Building 5- 2nd Floor Plan**  
SCALE: 1/8" = 1'-0"

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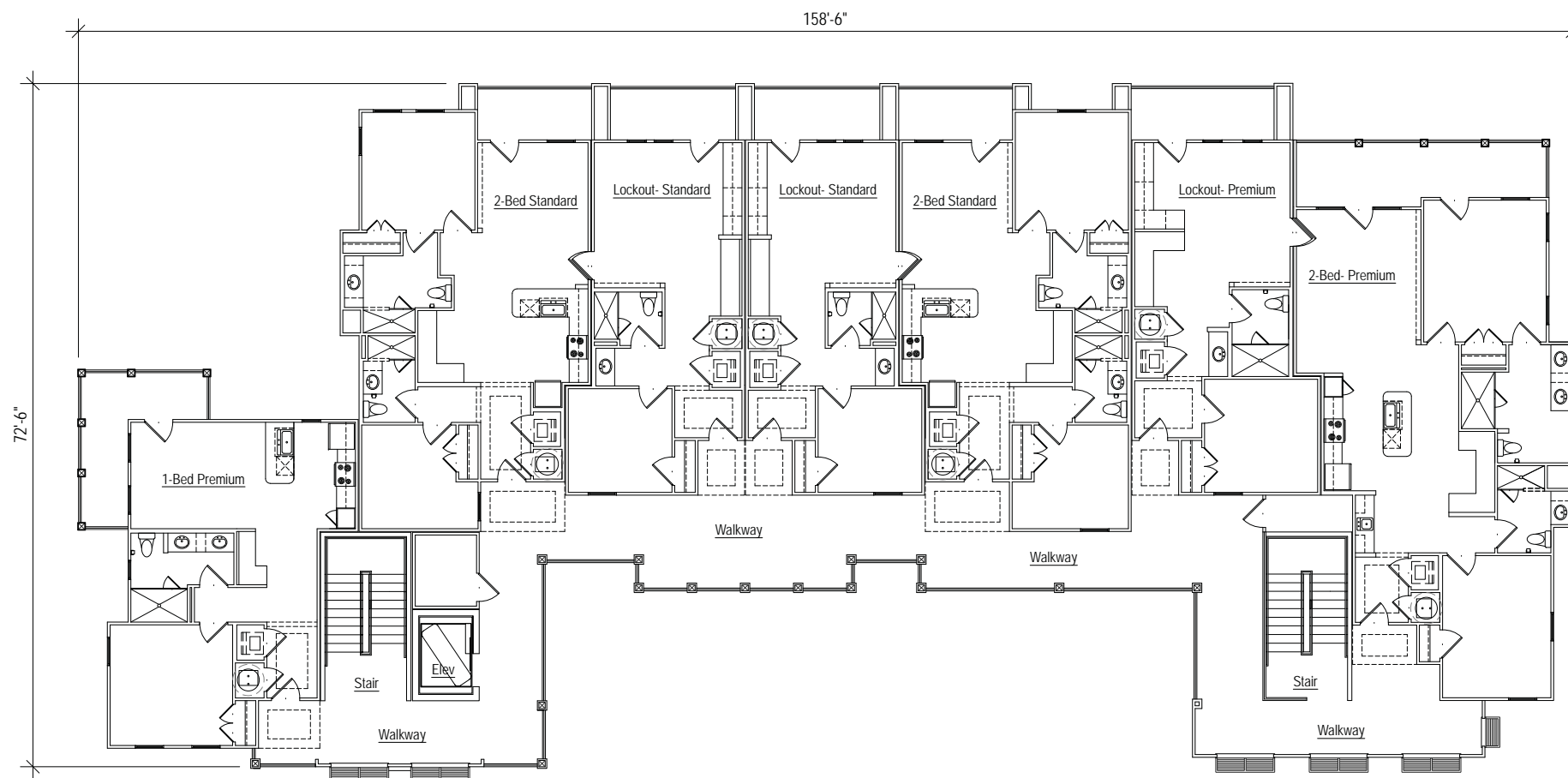
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**1** Building 5- 3rd Floor Plan  
 SCALE: 1/8" = 1'-0"

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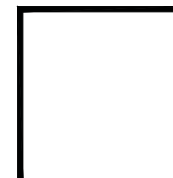
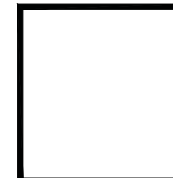
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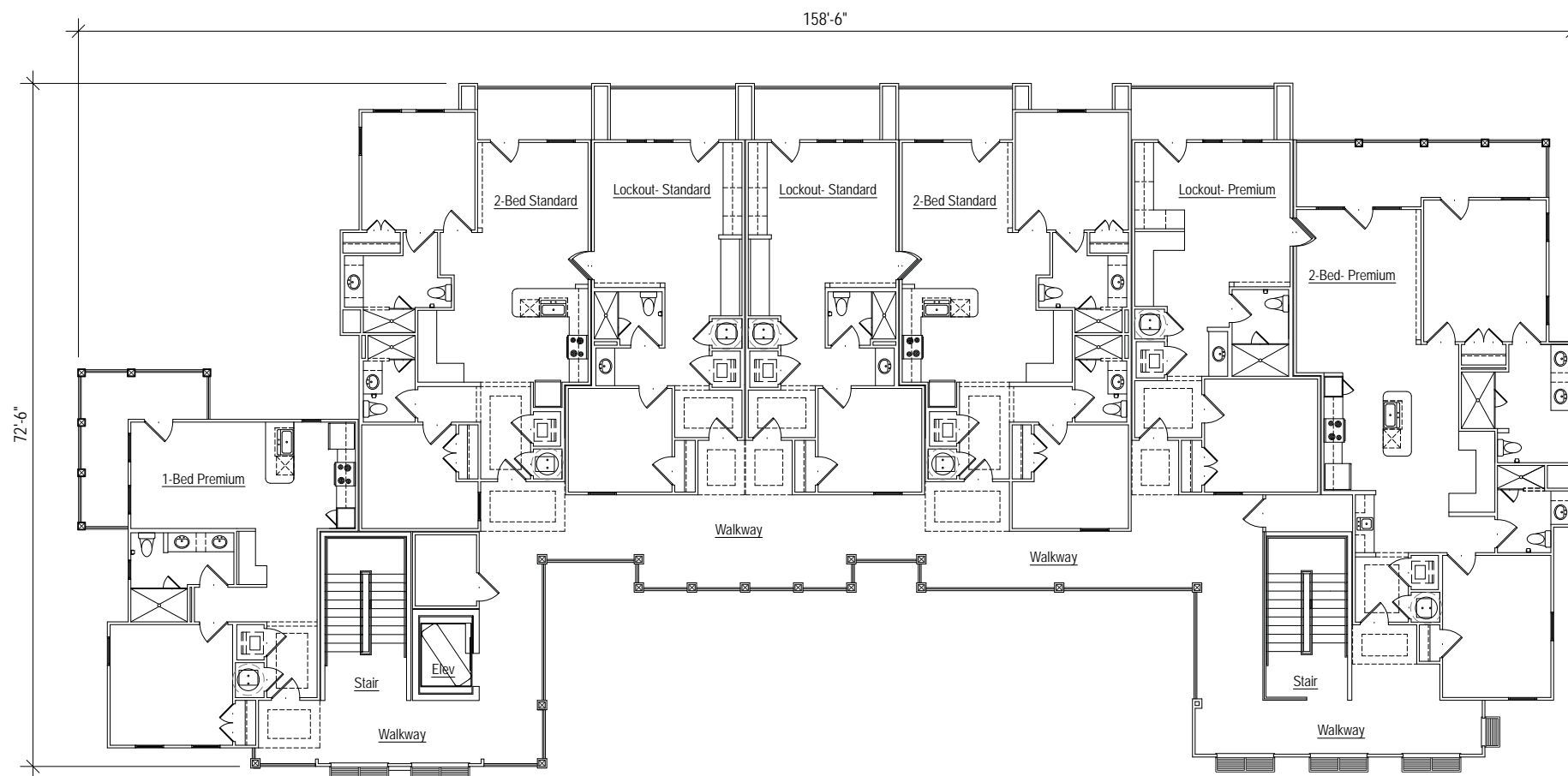
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**1 Building 5- 4th Floor Plan**  
 SCALE: 1/8" = 1'-0"

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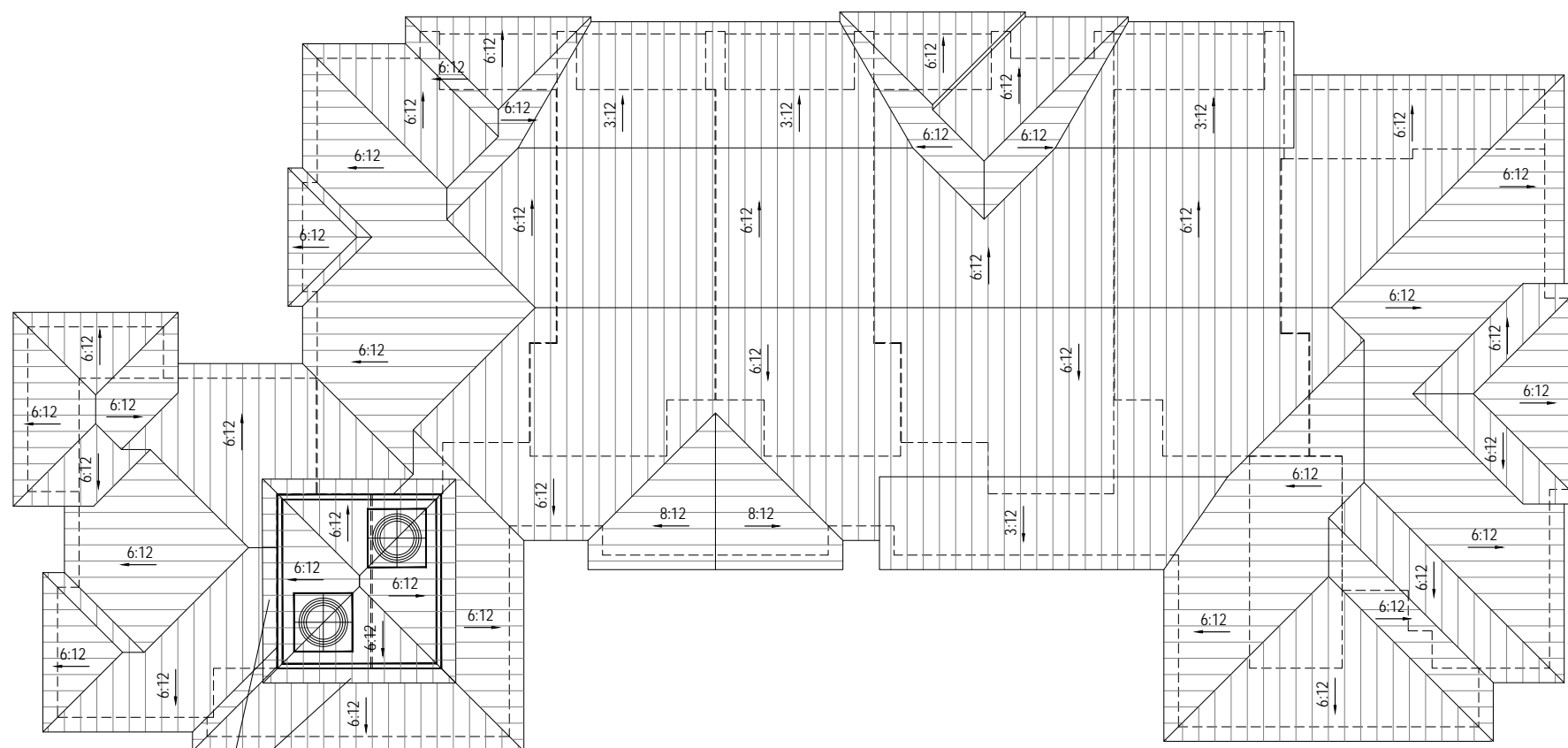
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NOTE: NICHHA FIBER CEMENT BOARDS STAGGERED IN THIS LOCATION ON ALL FOUR SIDES OF TOWER TO ALLOW FOR HVAC VENTILATION REQUIREMENTS. ACCESS TO EQUIPMENT IS THROUGH STAIR TOWER.

**1 Building 5- Roof Plan**  
SCALE: 1/8" = 1'-0"



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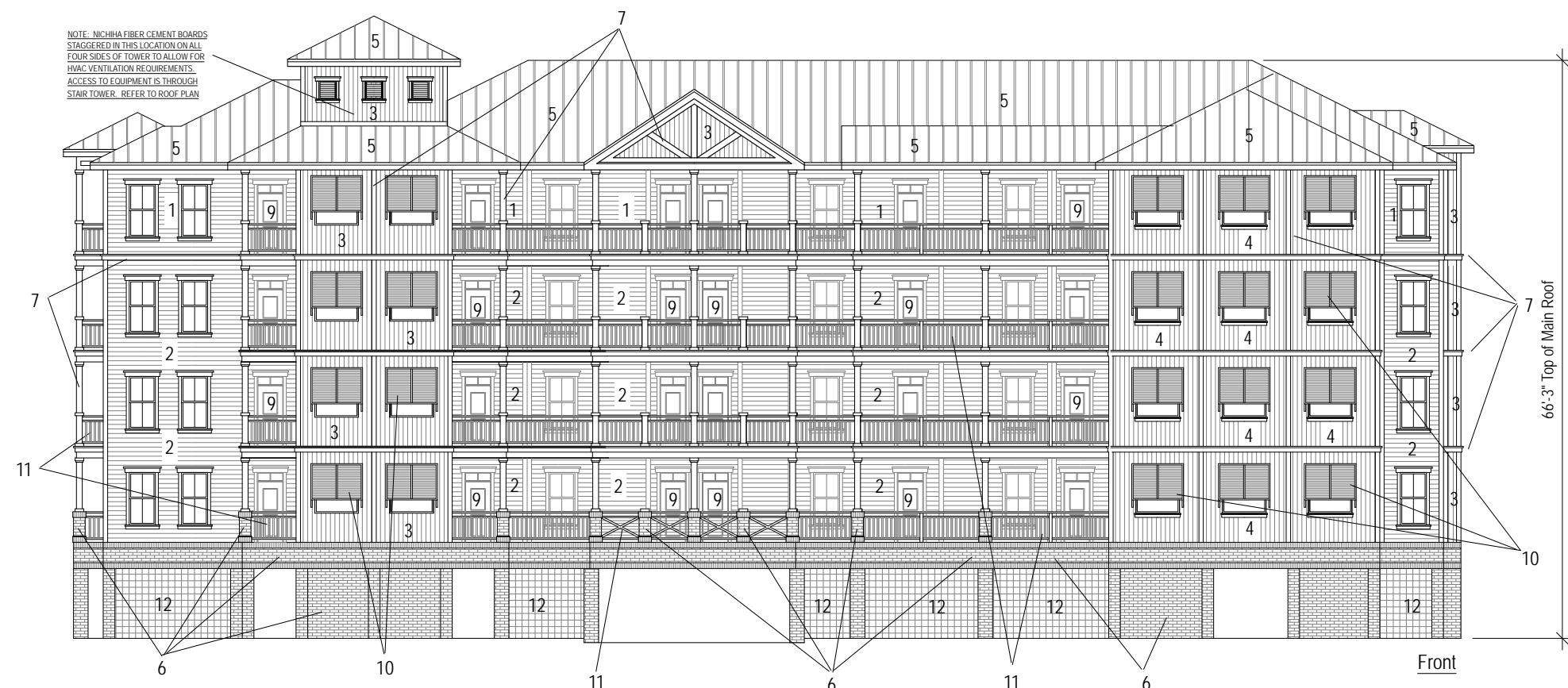
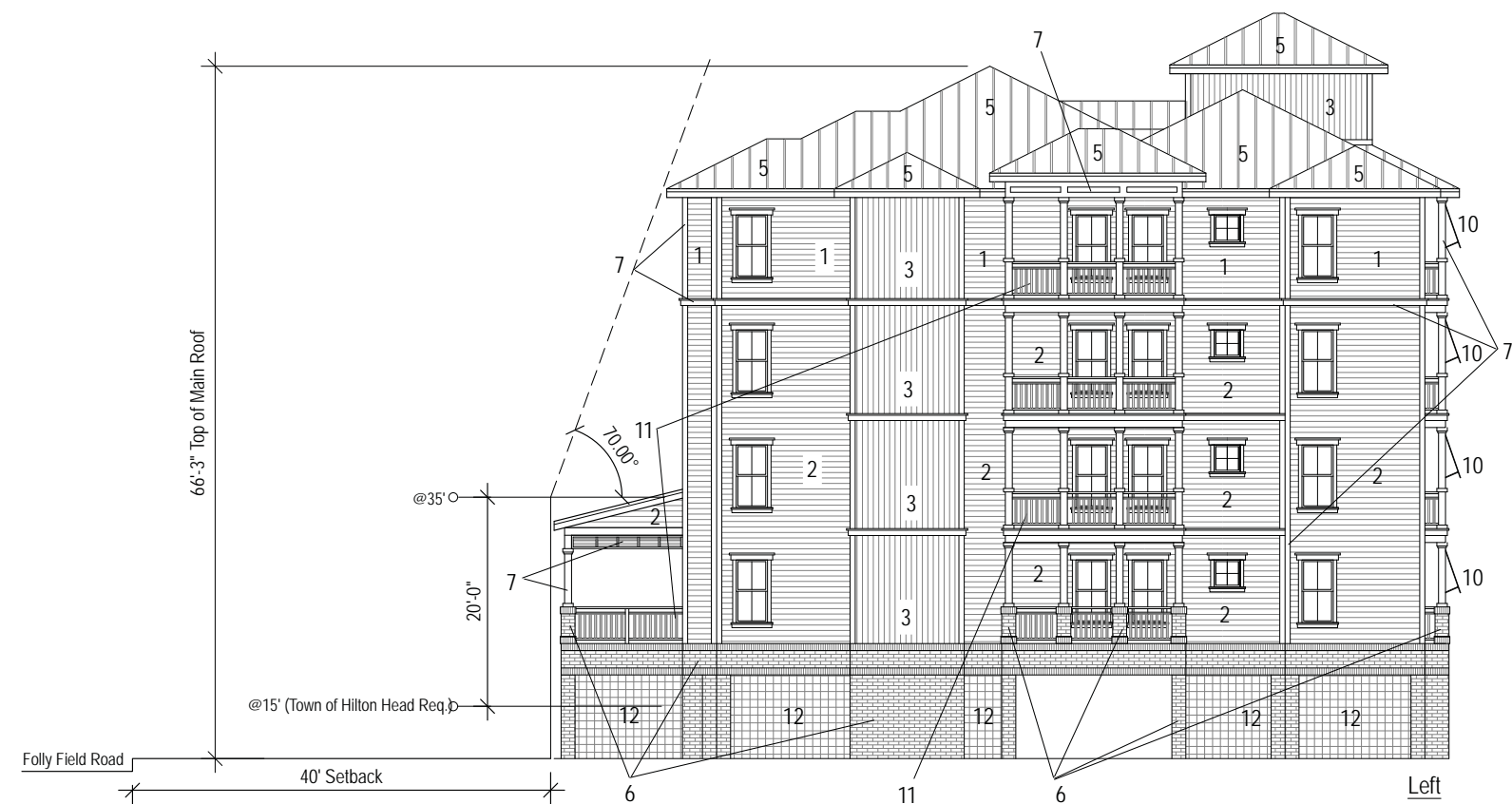
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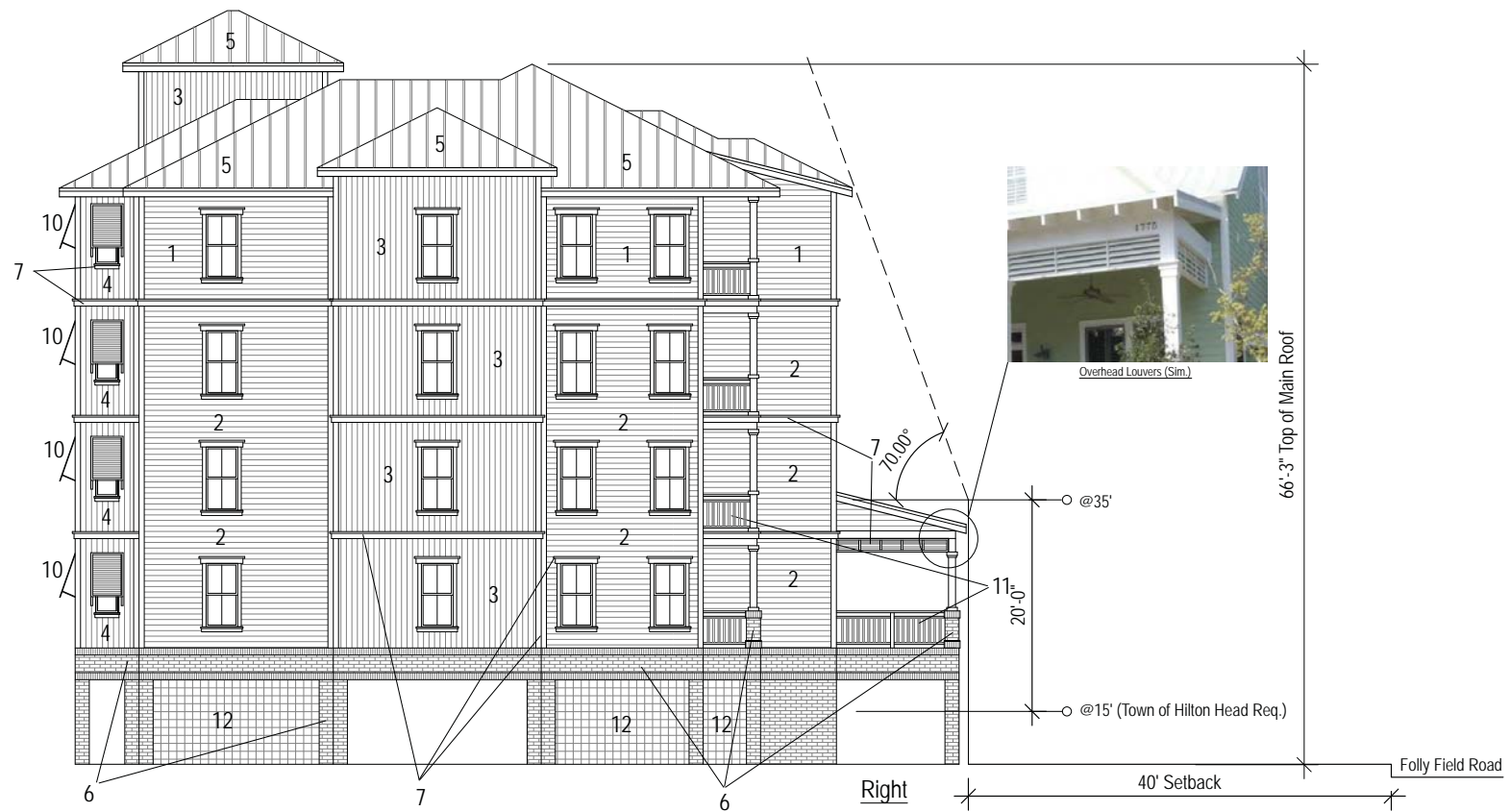
Project Number	21501
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**Color + Material Legend**

- 1-Hardie Lap Siding- Cobblestone
- 2-Hardie Lap Siding- Monterey Taupe
- 3-Nichiha Vertical Siding- Vintage Wood Spruce
- 4-Hardie Vertical Siding- Cobblestone
- 5-Metal Roof- Matte Silver
- 6-Brick- (Palmetto Brick- Riviera)
- 7-Trim, Columns, Panel- Sherwin Williams Westhighland White
- 8-Glass Door/ Frame Color- Mountain Sage
- 9-Solid Door Color- Mountain Sage
- 10-Shutters- Matte Silver
- 11-Railings- Matte Silver
- 12-Decorative metal grate- w/ climbing flowers/ vines

**1 Building 5- Front + Left Elevation**  
SCALE: 1/8" = 1'-0"



**Color + Material legend**

- 1-Hardie Lap Siding- Cobblestone
- 2-Hardie Lap Siding- Monterey Taupe
- 3-Nichia Vertical Siding- Vintage Wood Spruce
- 4-Hardie Vertical Siding- Cobblestone
- 5-Metal Roof- Matte Silver
- 6-Brick- (Palmetto Brick- Riviera)
- 7-Trim, Columns, Panel- Sherwin Williams Westhighland White
- 8-Glass Door/ Frame Color- Mountain Sage
- 9-Solid Door Color- Mountain Sage
- 10-Shutters- Matte Silver
- 11-Railings- Matte Silver
- 12-Decorative metal grate- w/ climbing flowers/ vines

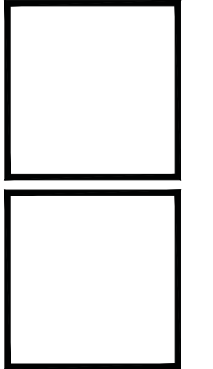
1 Building 5- Rear + Right Elevation  
SCALE: 1/8" = 1'-0"



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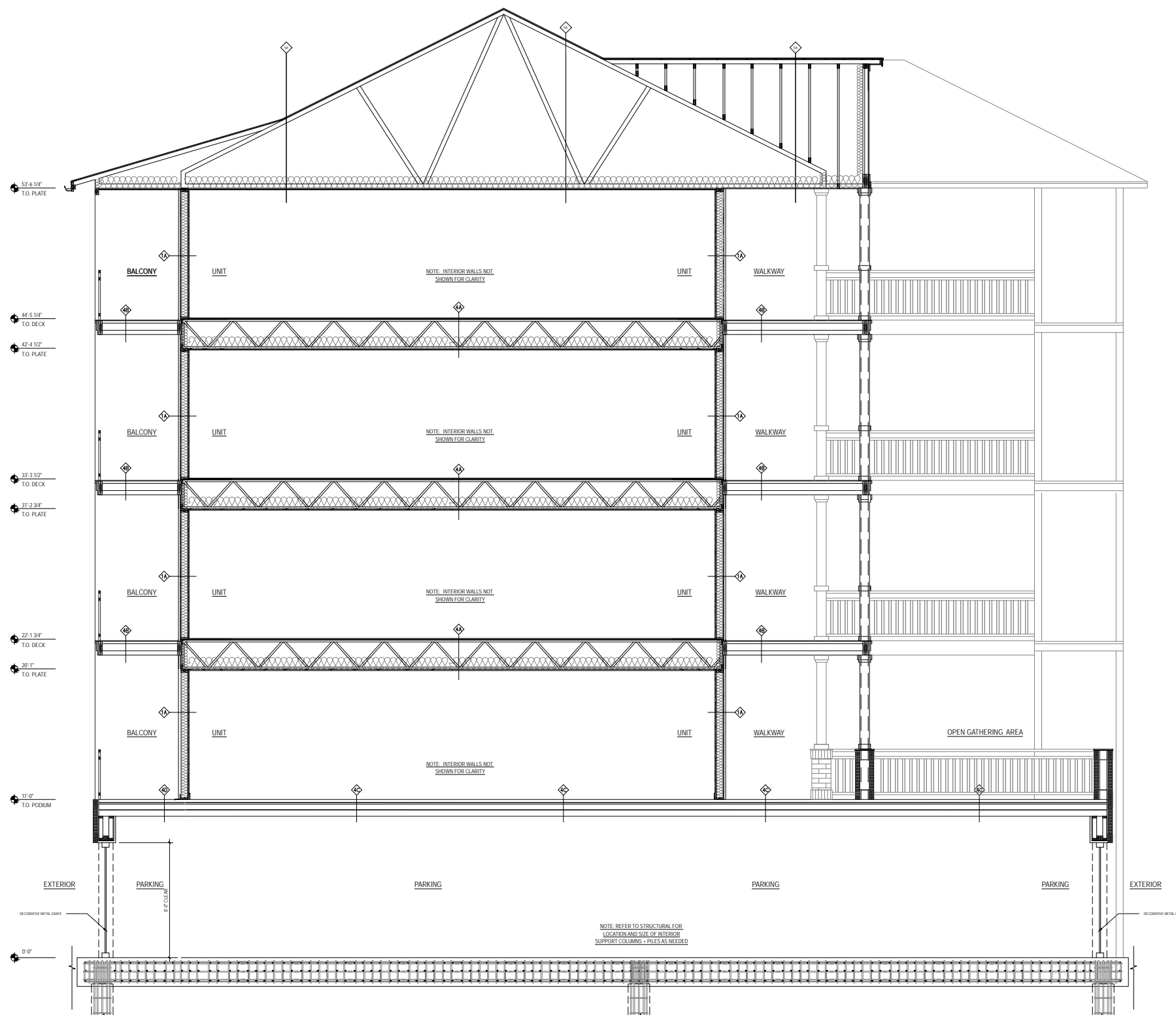
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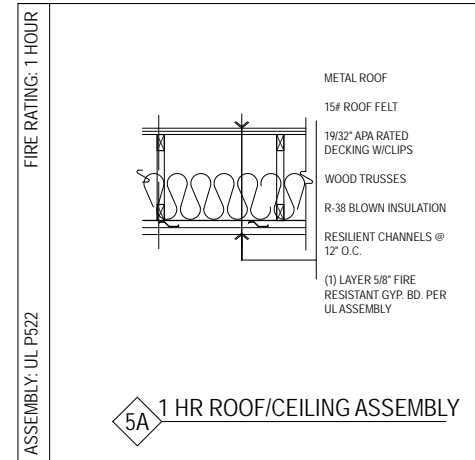
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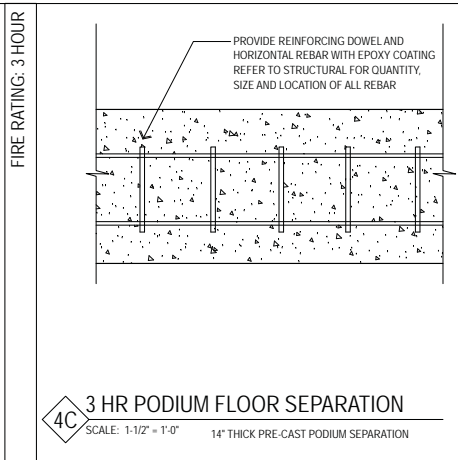
Project Number <b>21501</b>
Sheet <b>5-8</b>



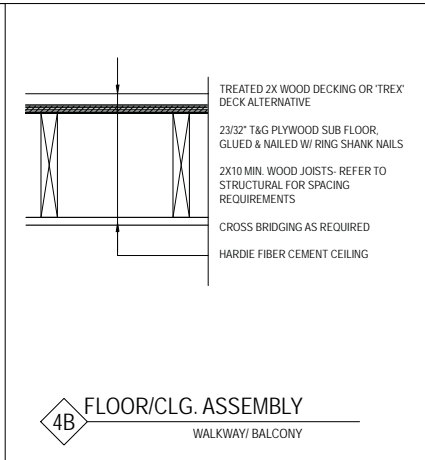
**1 Building 5- Building Section (Front to Back)**  
SCALE: 1/4" = 1'-0"



**5A** 1 HR ROOF/CEILING ASSEMBLY



**4C** 3 HR PODIUM FLOOR SEPARATION  
SCALE: 1/12" = 1'-0"



**4B** FLOOR/CLG. ASSEMBLY  
WALKWAY/BALCONY

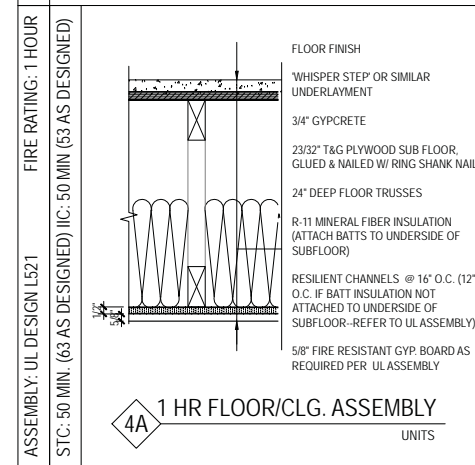
**CONSTRUCTION TYPICAL WALL, FLOOR / CEILING AND ROOF / CEILING TYPES**

\* REFER TO UNDERWRITERS LABORATORY & GYPSUM ASSOCIATION FIRE RESISTANCE MANUAL FOR ADDITIONAL REQUIREMENTS INCLUDING NAILING PATTERNS, TAPE IN BEDDING, ETC.

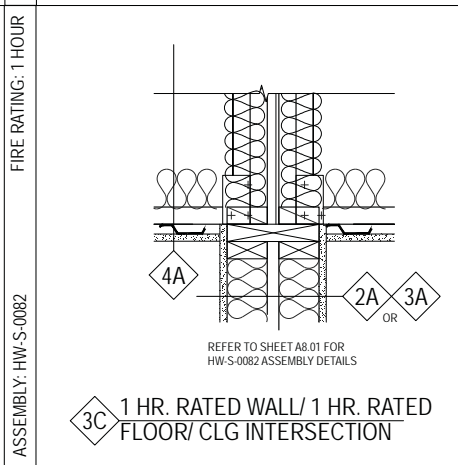
FLOOR/CEILING ASSEMBLIES AND WALL ASSEMBLIES THAT SERVE AS SEPARATION BETWEEN UNITS ARE DESIGNED TO MEET A MINIMUM STC AND IIC RATING OF 50 AS ESTABLISHED BY THE INTERNATIONAL BUILDING CODE (2018 EDITION). PARTY WALLS SEPARATING UNITS ARE DESIGNED TO MEET A MINIMUM STC OF 54 PER THE SOUTH CAROLINA STATE HOUSING FINANCE AND DEVELOPMENT AUTHORITY EXHIBIT G. THE DEFINITIONS OF STC AND IIC ARE LISTED BELOW. IN ADDITION, WALLS SEPARATING UNIT/ CORRIDOR SPACE AND UNIT STAIR SPACE ARE ALSO REQUIRED TO MEET THE MINIMUM STC AS DESIGNED. REFER TO WALL/ FLOOR ASSEMBLIES FOR ADDITIONAL INFORMATION.

SOUND TRANSMISSION CLASS (STC): A SINGLE NUMBER RATING FOR EVALUATING EFFICIENCY OF CONSTRUCTION IN ISOLATING AIRBORNE SOUND TRANSMISSION. THE HIGHER THE STC RATING THE MORE EFFICIENT THE ASSEMBLY. STC MEASURES THE ABILITY OF A WALL OR FLOOR ASSEMBLY TO ISOLATE AIRBORNE SOUND AND PREVENT IT FROM PASSING FROM ONE SIDE OF THE WALL TO THE OTHER. THE MINIMUM REQUIRED BY THE INTERNATIONAL BUILDING CODE IS 50 STC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL REQUIRED ASSEMBLIES MEET THE MINIMUM STC REQUIREMENTS.

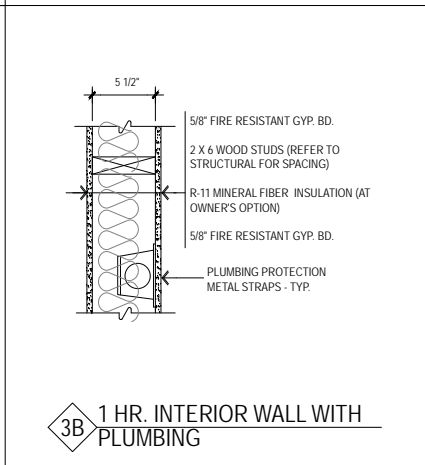
IMPACT INSULATION CLASS (IIC): A SINGLE NUMBER RATING DEVELOPED BY THE FEDERAL HOUSING ADMINISTRATION TO ESTIMATE THE IMPACT SOUND ISOLATION PERFORMANCE OF FLOOR/ CEILING SYSTEMS. IIC MEASURES THE ABILITY OF A FLOOR/ CEILING TO ISOLATE SOUND TRANSMITTED FROM FOOT TRAFFIC AND OTHER IMPACT SOURCES THROUGH THE BUILDING STRUCTURE. THE MINIMUM REQUIRED BY THE INTERNATIONAL BUILDING CODE IS 50 IIC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL REQUIRED ASSEMBLIES MEET THE MINIMUM IIC REQUIREMENTS.



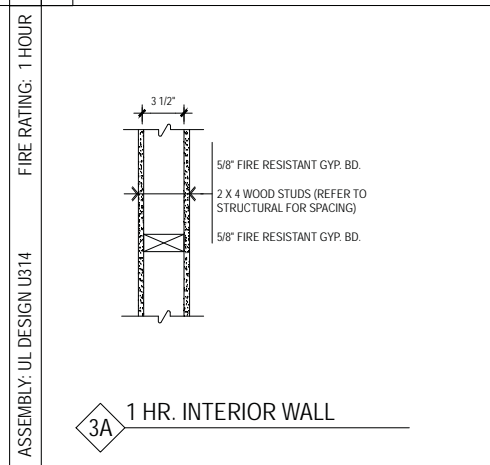
**4A** 1 HR FLOOR/CLG. ASSEMBLY  
UNITS



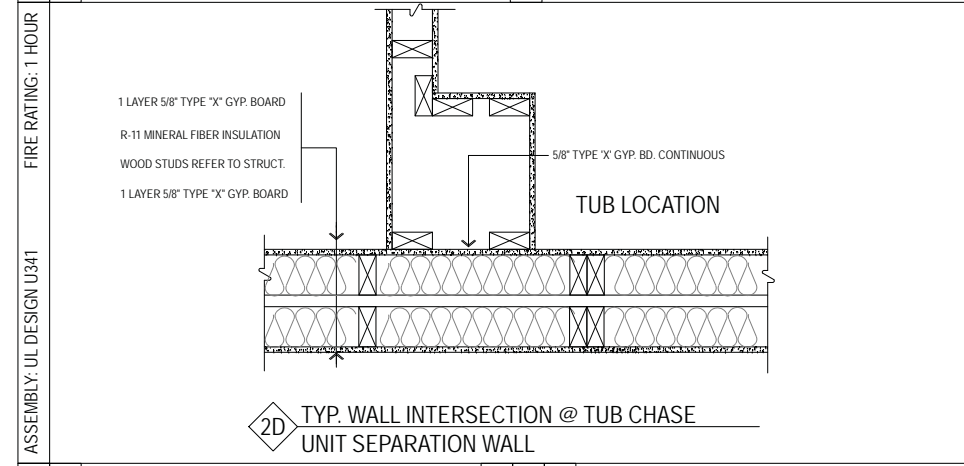
**3C** 1 HR. RATED WALL/ 1 HR. RATED FLOOR/ CLG INTERSECTION



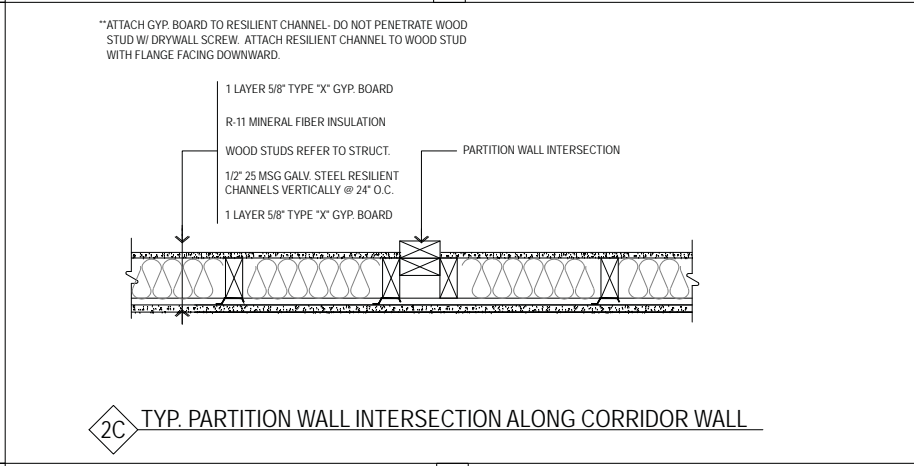
**3B** 1 HR. INTERIOR WALL WITH PLUMBING



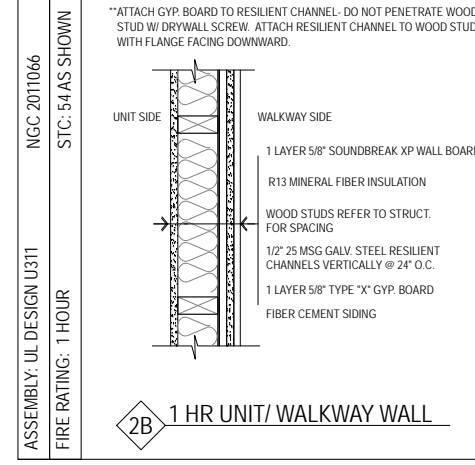
**3A** 1 HR. INTERIOR WALL



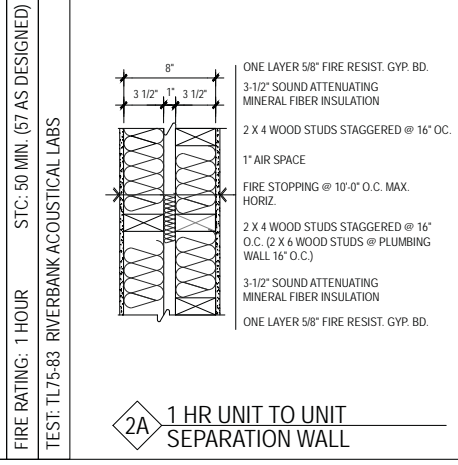
**2D** TYP. WALL INTERSECTION @ TUB CHASE  
UNIT SEPARATION WALL



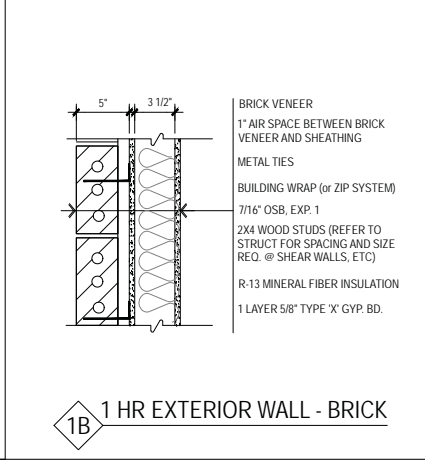
**2C** TYP. PARTITION WALL INTERSECTION ALONG CORRIDOR WALL



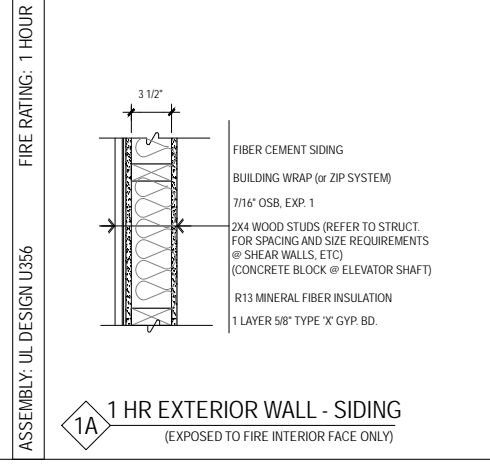
**2B** 1 HR UNIT/ WALKWAY WALL



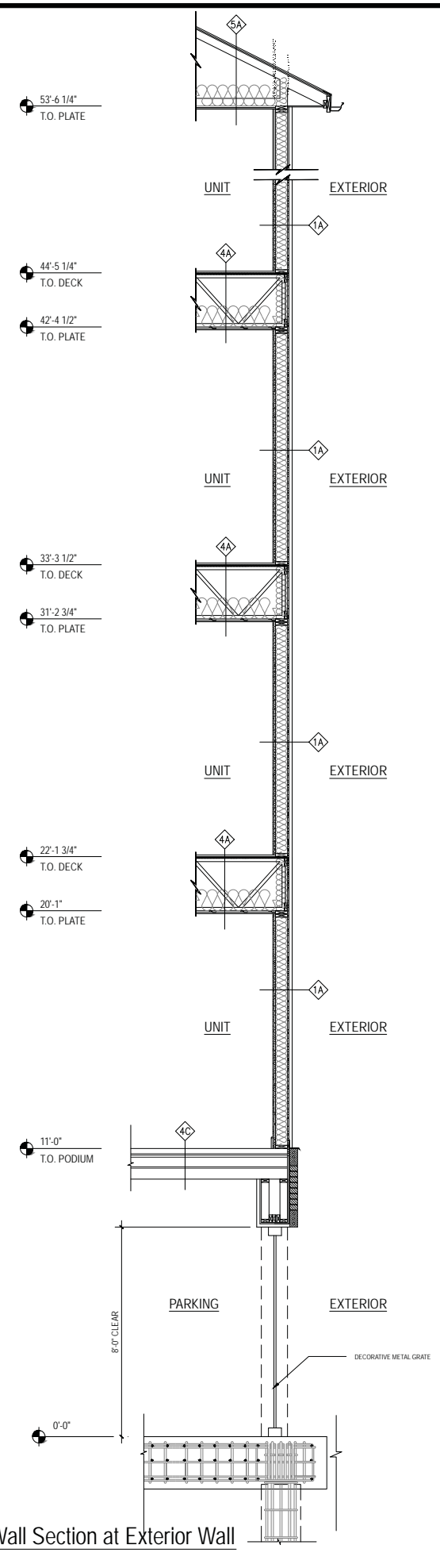
**2A** 1 HR UNIT TO UNIT SEPARATION WALL



**1B** 1 HR EXTERIOR WALL - BRICK



**1A** 1 HR EXTERIOR WALL - SIDING  
(EXPOSED TO FIRE INTERIOR FACE ONLY)



**1** Building 5- Typical Wall Section at Exterior Wall  
SCALE: 3/8" = 1'-0"



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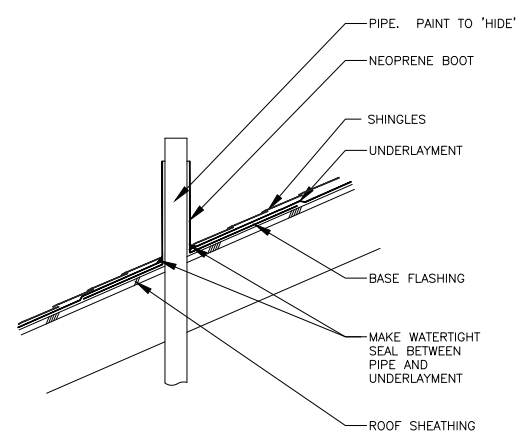
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Date	09/14/2021	
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**5-9**

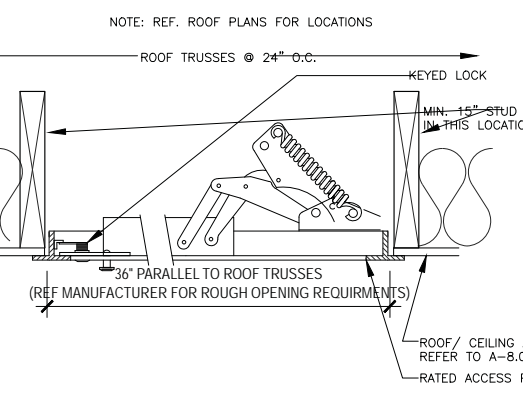
**2** Building 5- Typical Wall and Floor/ Ceiling Assemblies  
SCALE: 1/12" = 1'-0"

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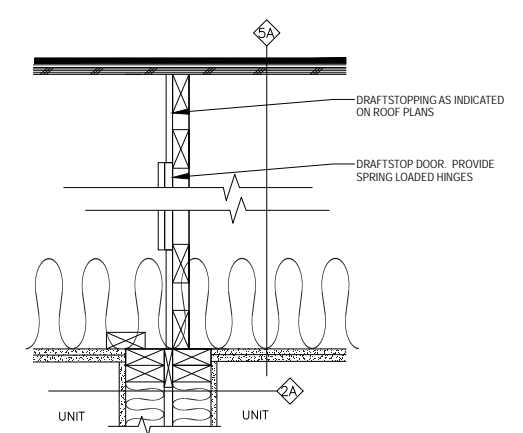
Drawn By	PDS	
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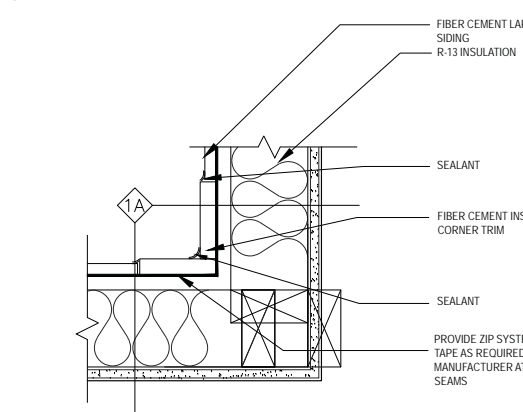
**8 PENETRATION DETAIL**  
SCALE: 3" = 1'-0"



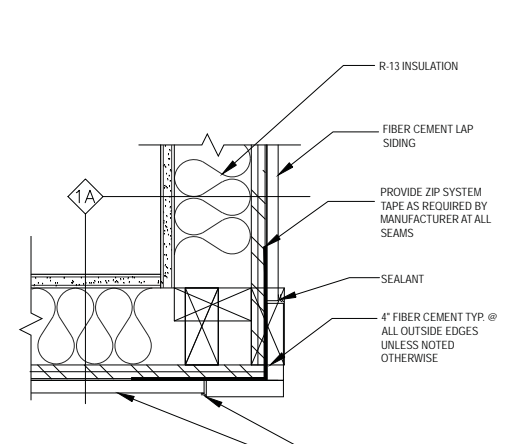
**7 RATED ATTIC ACCESS PANEL**  
SCALE: 3" = 1'-0"



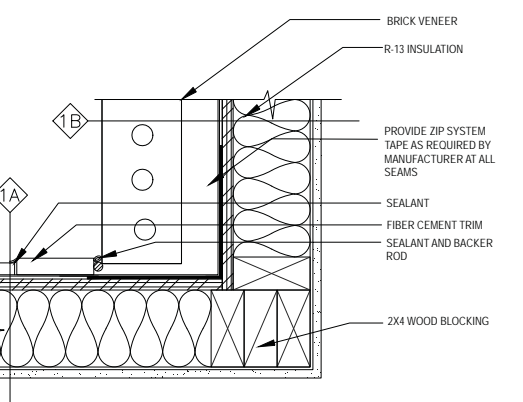
**6 DRAFTSTOP DOOR**  
SCALE: 3" = 1'-0"



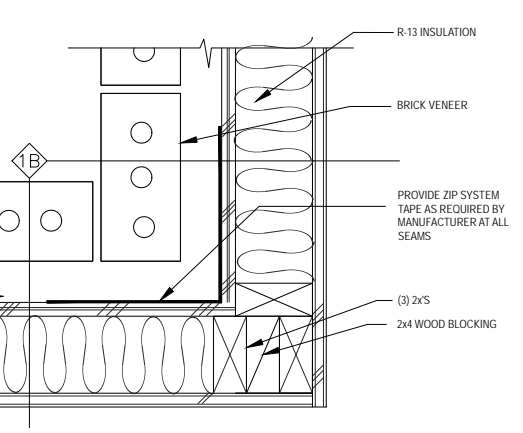
**5 INSIDE CORNER @ SIDING**  
SCALE: 3" = 1'-0"



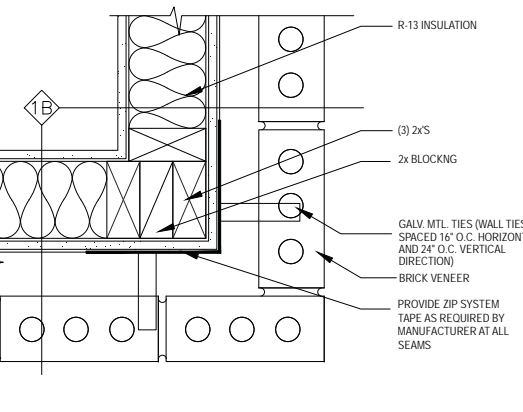
**4 OUTSIDE CORNER @ SIDING**  
SCALE: 3" = 1'-0"



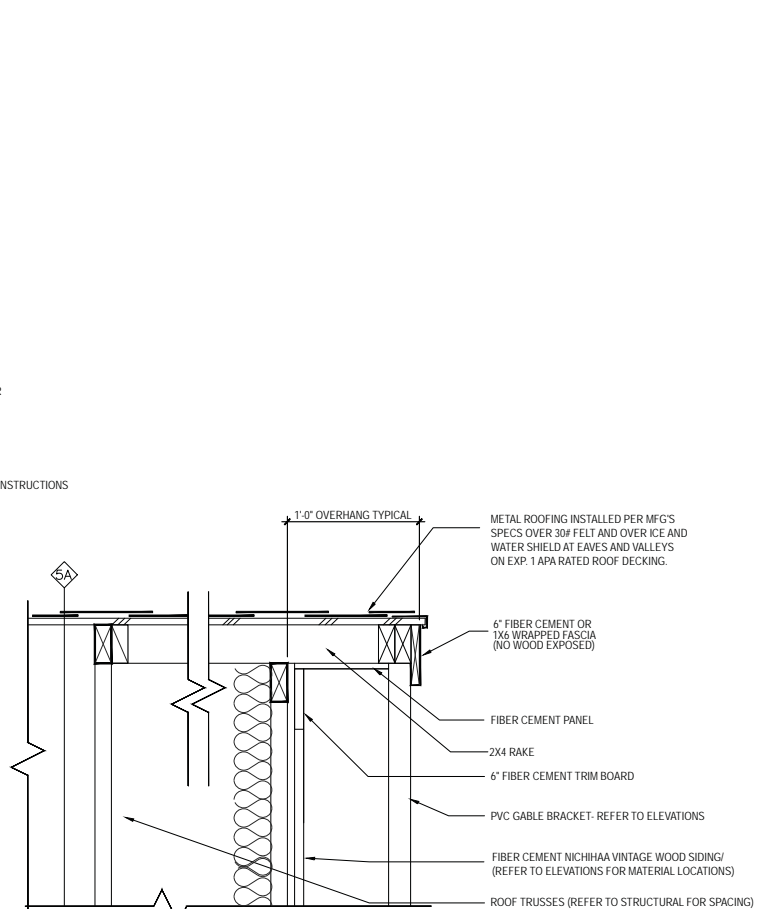
**3 INSIDE CORNER @ BRICK / SIDING TRANSITION**  
SCALE: 3" = 1'-0"



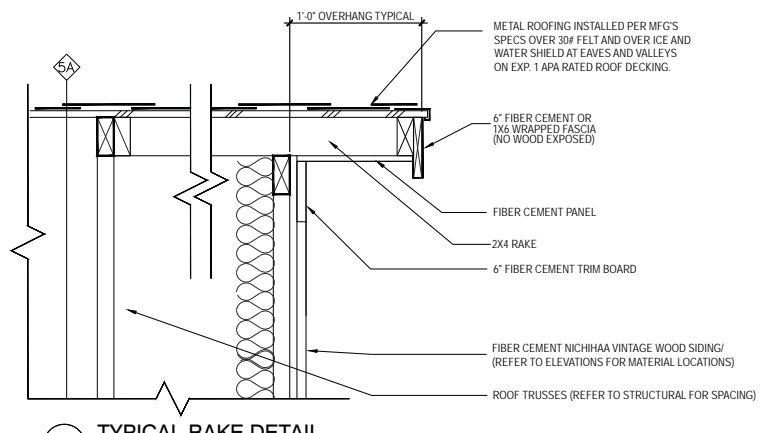
**2 INSIDE CORNER @ BRICK**  
SCALE: 3" = 1'-0"



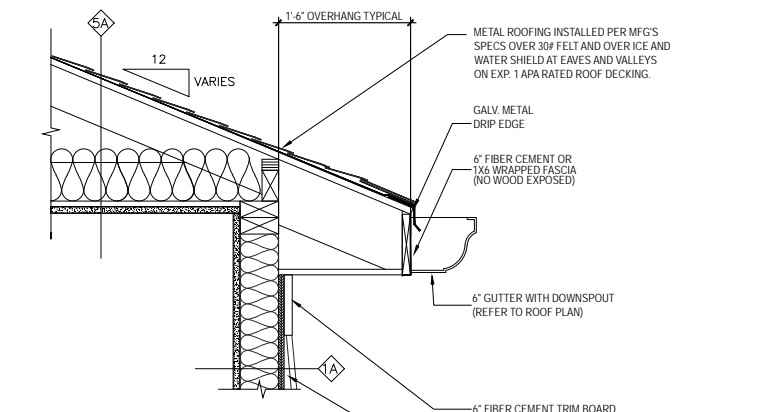
**1 OUTSIDE CORNER @ BRICK**  
SCALE: 3" = 1'-0"



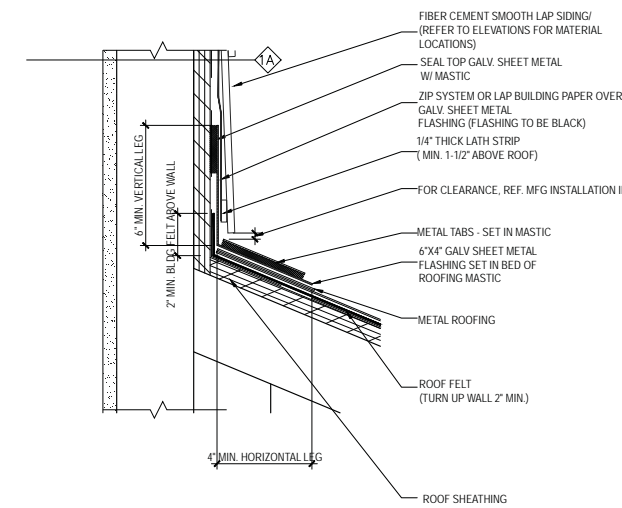
**11 TYPICAL RAKE DETAIL @ GABLE BRACKET**  
SCALE: 1 1/2" = 1'-0"



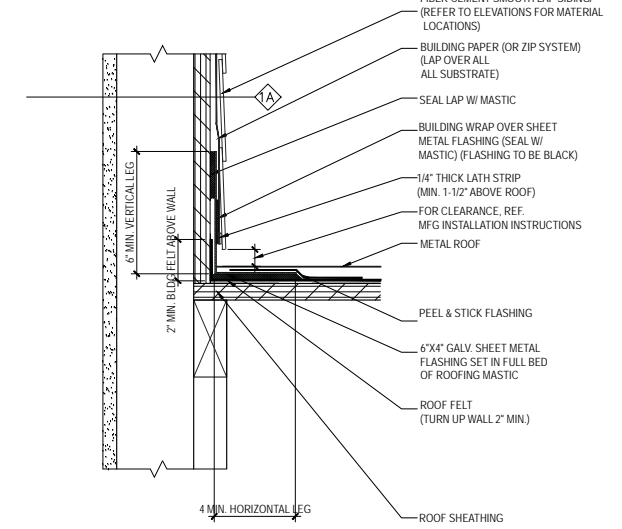
**10 TYPICAL RAKE DETAIL**  
SCALE: 1 1/2" = 1'-0"



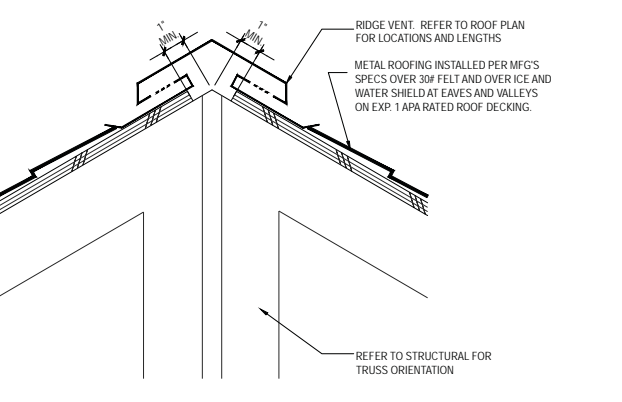
**9 TYPICAL EAVE DETAIL**  
SCALE: 1 1/2" = 1'-0"



**14 DETAIL AT ROOF/WALL INTERSECTION**  
SCALE: 3" = 1'-0"



**13 DETAIL AT ROOF/WALL INTERSECTION**  
SCALE: 3" = 1'-0"



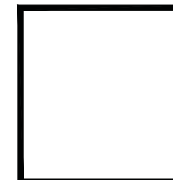
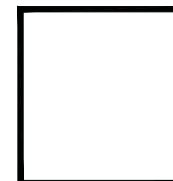
**12 TYPICAL RIDGE VENT DETAIL**  
SCALE: 1 1/2" = 1'-0"



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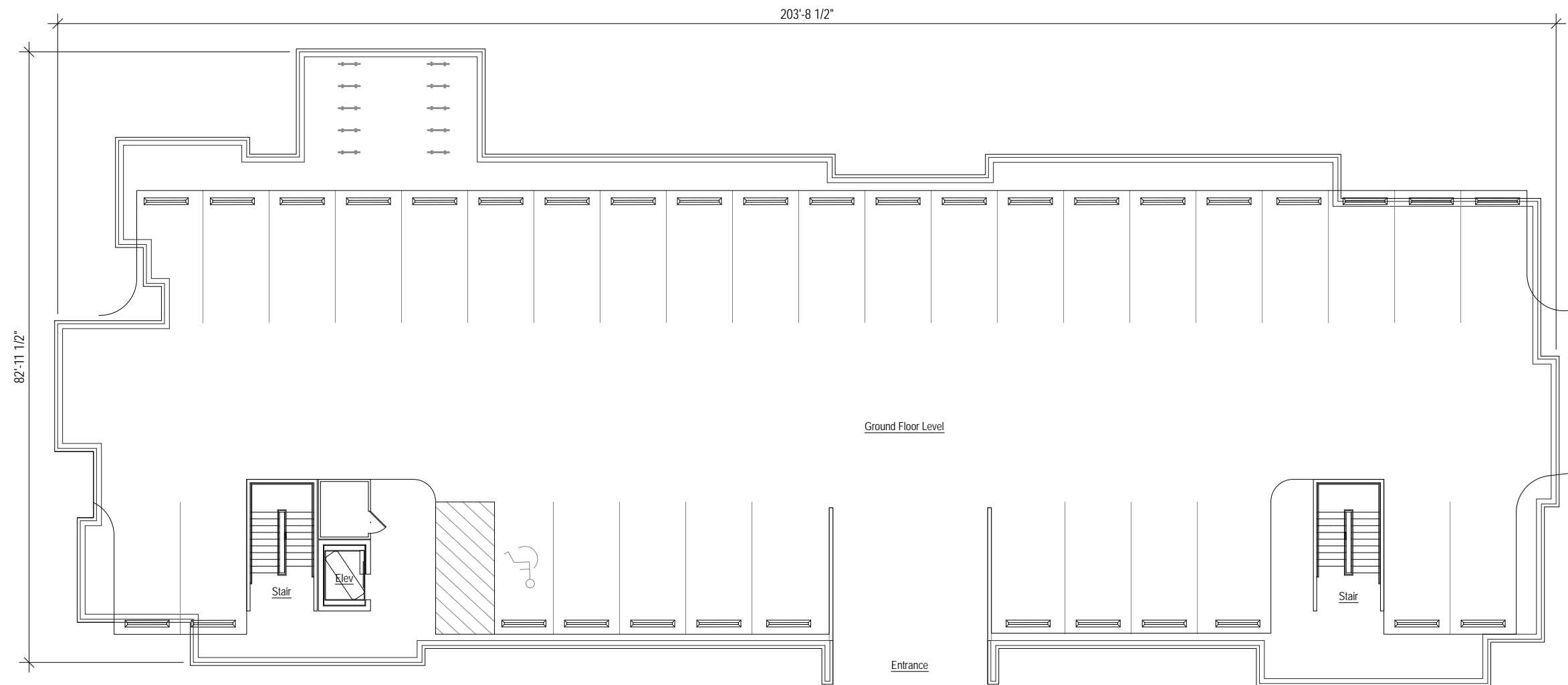
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**1** Building 6- Ground Floor Plan  
SCALE: 1/8" = 1'-0"



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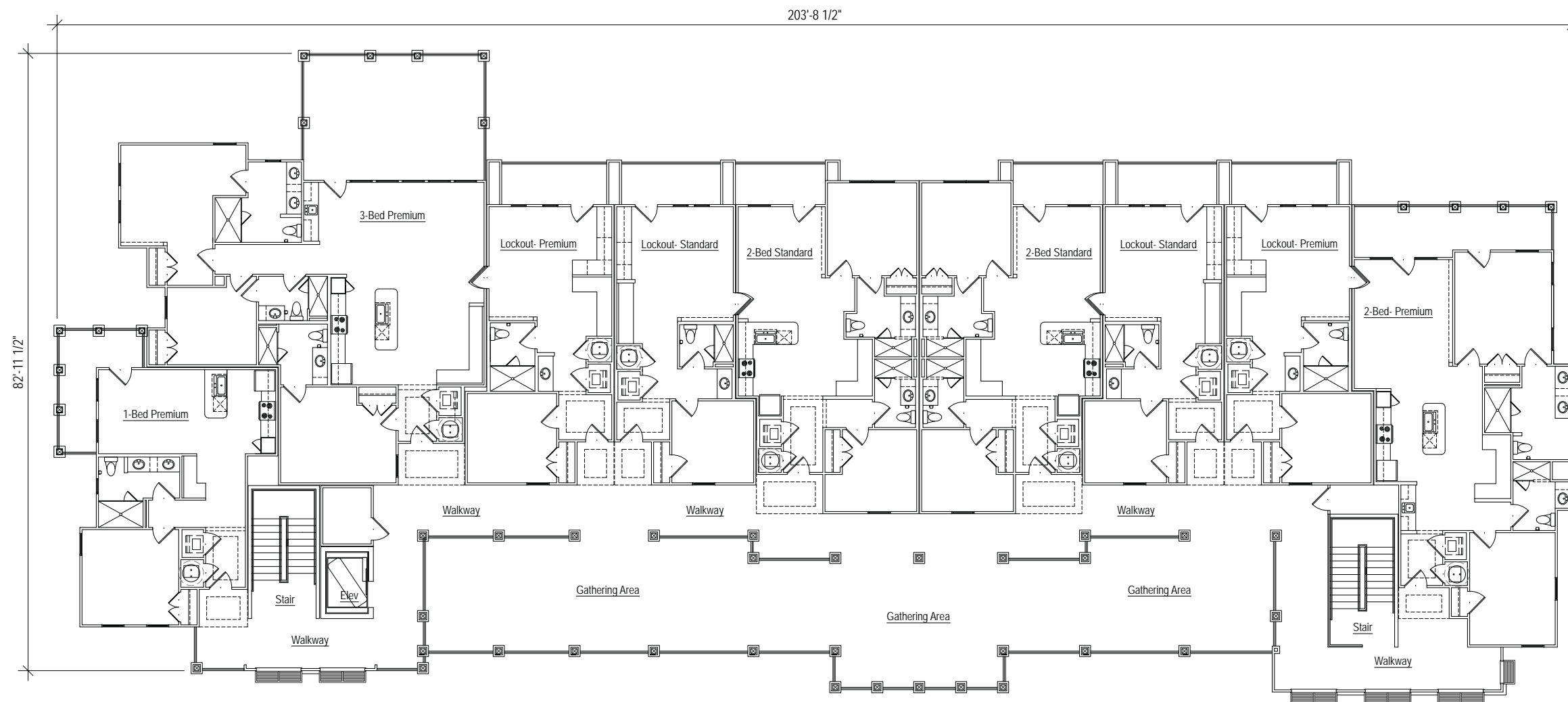
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**1** Building 6- 1st Floor Plan (Top of Podium)  
SCALE: 1/8" = 1'-0"





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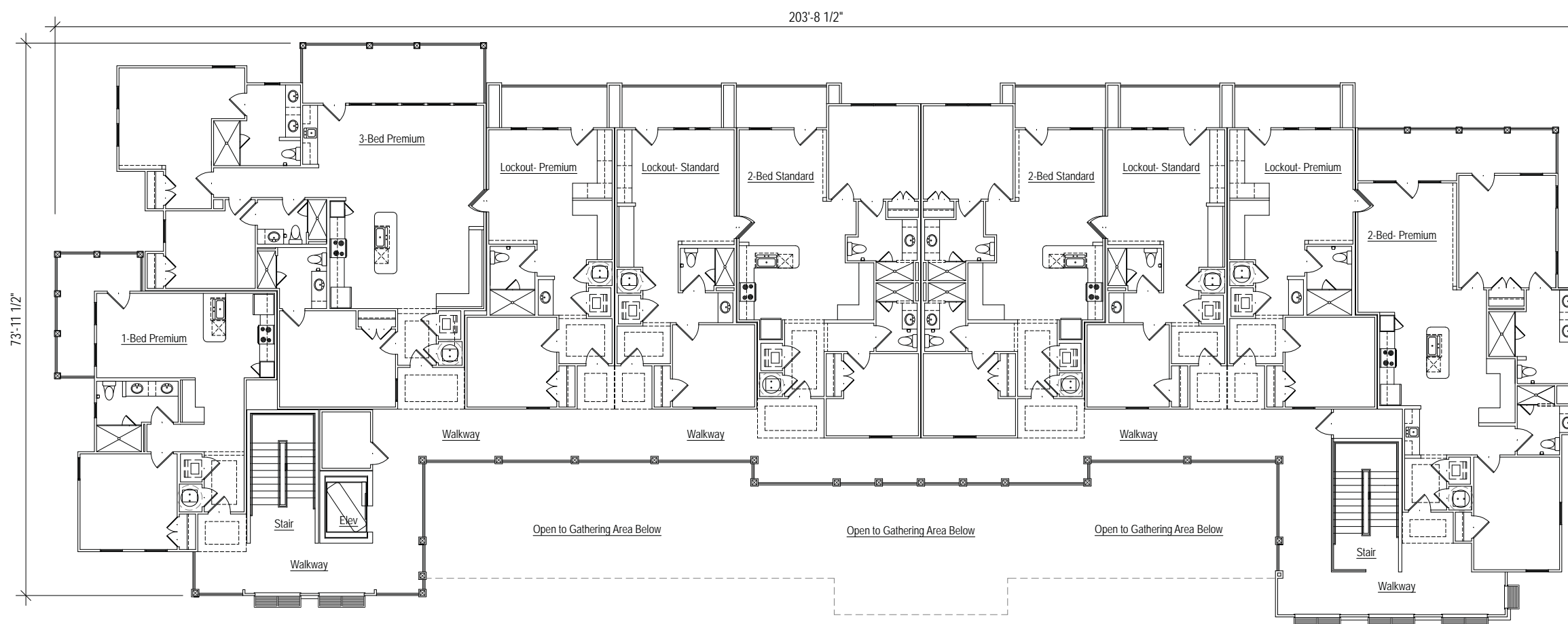
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**1 Building 6- 2nd Floor Plan**  
SCALE: 1/8" = 1'-0"



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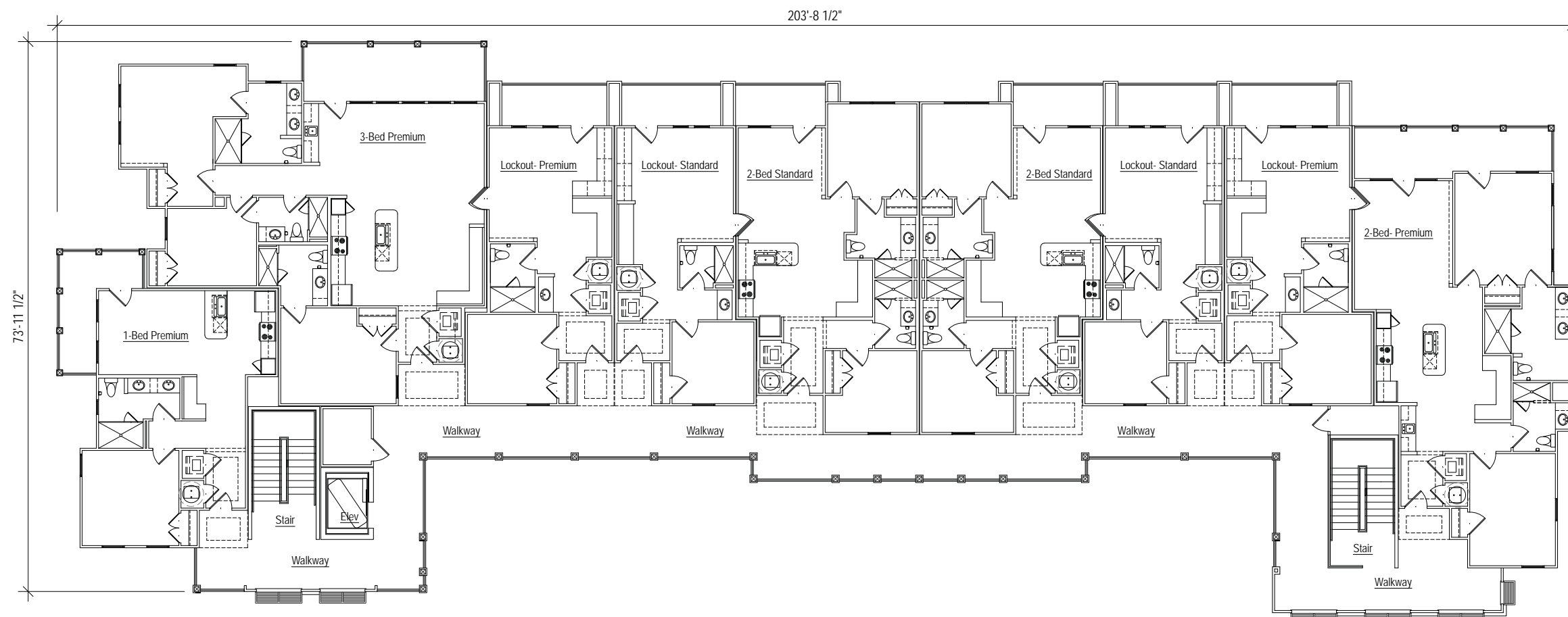
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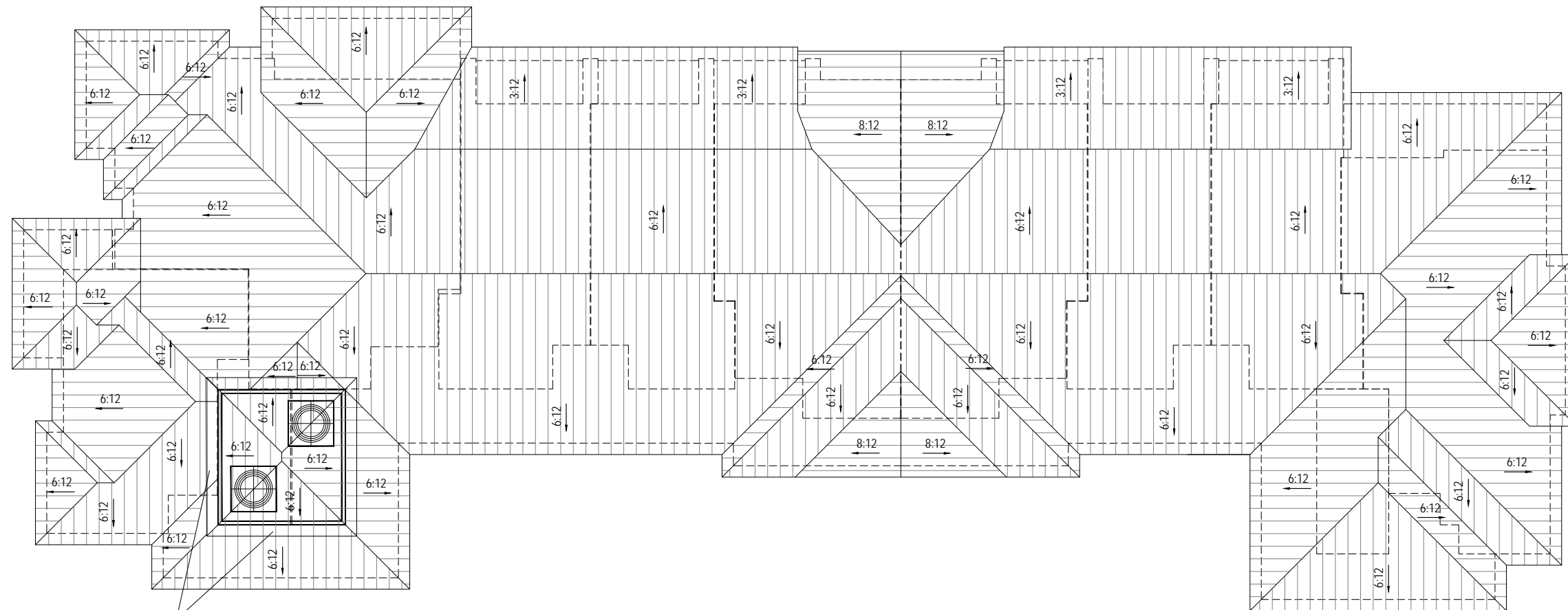
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#	Issue History	Date

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**1 Building 6- 3rd Floor Plan**  
SCALE: 1/8" = 1'-0"

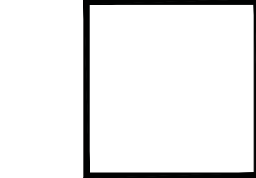
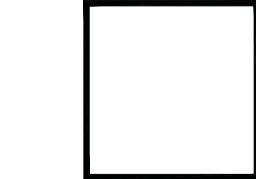


NOTE: NICHHA FIBER CEMENT BOARDS STAGGERED IN THIS LOCATION ON ALL FOUR SIDES OF TOWER TO ALLOW FOR HVAC VENTILATION REQUIREMENTS. ACCESS TO EQUIPMENT IS THROUGH STAIR TOWER.

1 Building 6- Roof Plan  
SCALE: 1/8" = 1'-0"



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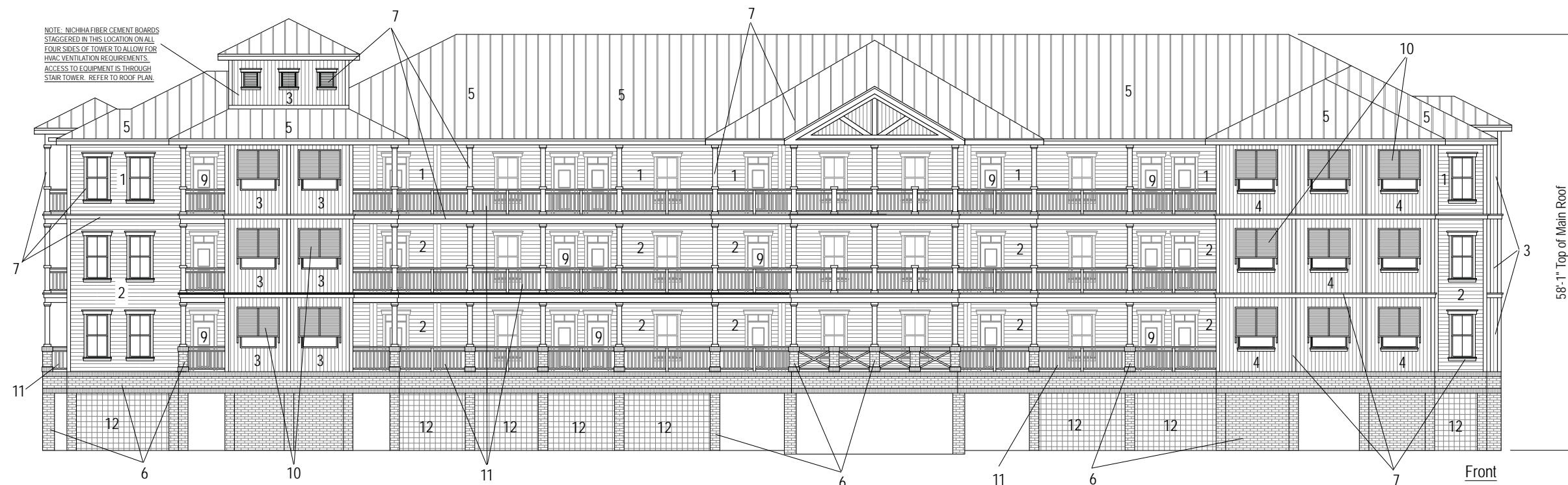
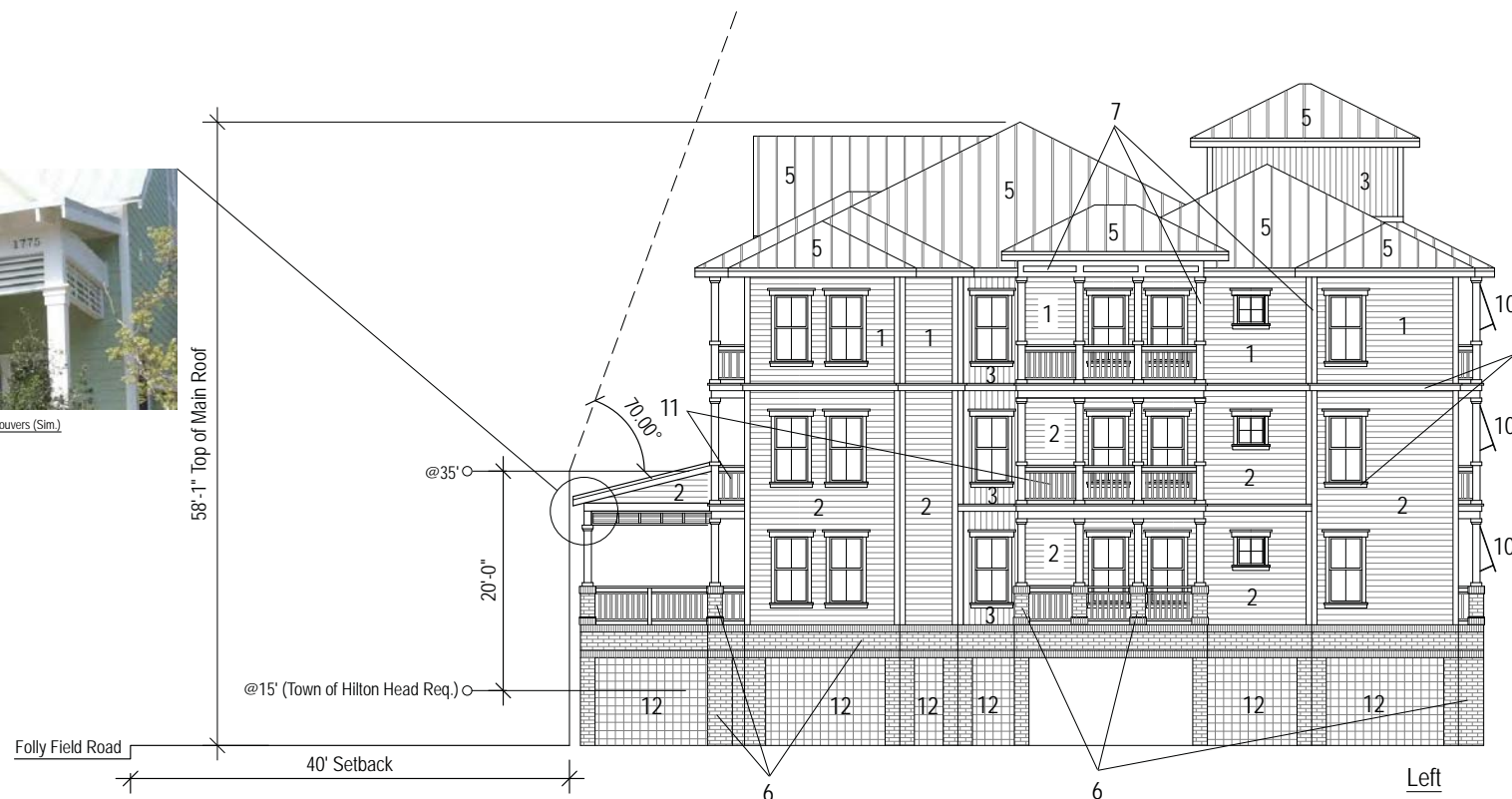
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Overhead Louvers (Sim.)

- Color + Material legend
- 1-Hardie Lap Siding- Cobblestone
  - 2-Hardie Lap Siding- Monterey Taupe
  - 3-Nichiha Vertical Siding- Vintage Wood Spruce
  - 4-Hardie Vertical Siding- Cobblestone
  - 5-Metal Roof- Matte Silver
  - 6-Brick (Palmetto Brick- Riviera)
  - 7-Trim, Columns, Panel- Sherwin Williams Westhighland White
  - 8-Glass Door/ Frame Color- Mountain Sage
  - 9-Solid Door Color- Mountain Sage
  - 10-Shutters- Matte Silver
  - 11-Railings- Matte Silver
  - 12-Decorative metal grate- w/ climbing flowers/ vines



NOTE: NICHHA FIBER CEMENT BOARDS STAGGERED IN THIS LOCATION ON ALL FOUR SIDES OF TOWER TO ALLOW FOR HVAC VENTILATION REQUIREMENTS. ACCESS TO EQUIPMENT IS THROUGH STAIR TOWER. REFER TO ROOF PLAN.

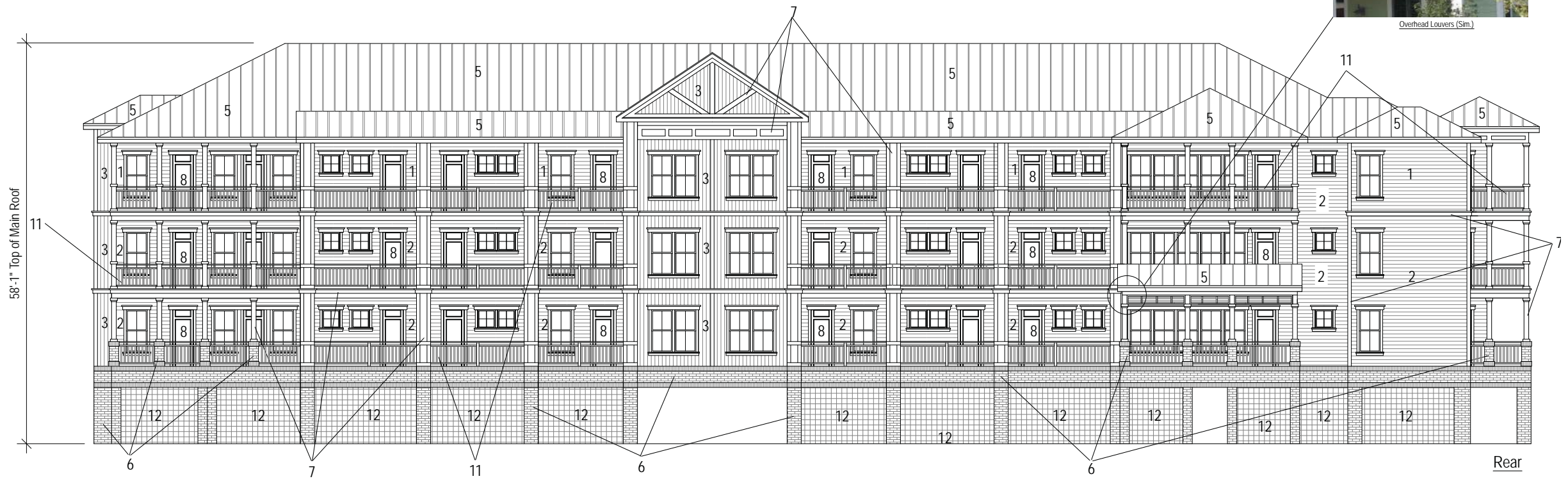
1 Building 6- Front + Left Elevation  
SCALE: 1/8" = 1'-0"



- Color + Material legend**
- 1-Hardie Lap Siding- Cobblestone
  - 2-Hardie Lap Siding- Monterey Taupe
  - 3-Nichiha Vertical Siding- Vintage Wood Spruce
  - 4-Hardie Vertical Siding- Cobblestone
  - 5-Metal Roof- Matte Silver
  - 6-Brick- (Palmetto Brick- Riviera)
  - 7-Trim, Columns, Panel- Sherwin Williams Westhighland White
  - 8-Glass Door/ Frame Color- Mountain Sage
  - 9-Solid Door Color- Mountain Sage
  - 10-Shutters- Matte Silver
  - 11-Railings- Matte Silver
  - 12-Decorative metal grate- w/ climbing flowers/ vines



Overhead Louvers (Sim.)



**1** Building 6- Rear Elevation + Character Rendering (Partial)  
SCALE: 1/8" = 1'-0"



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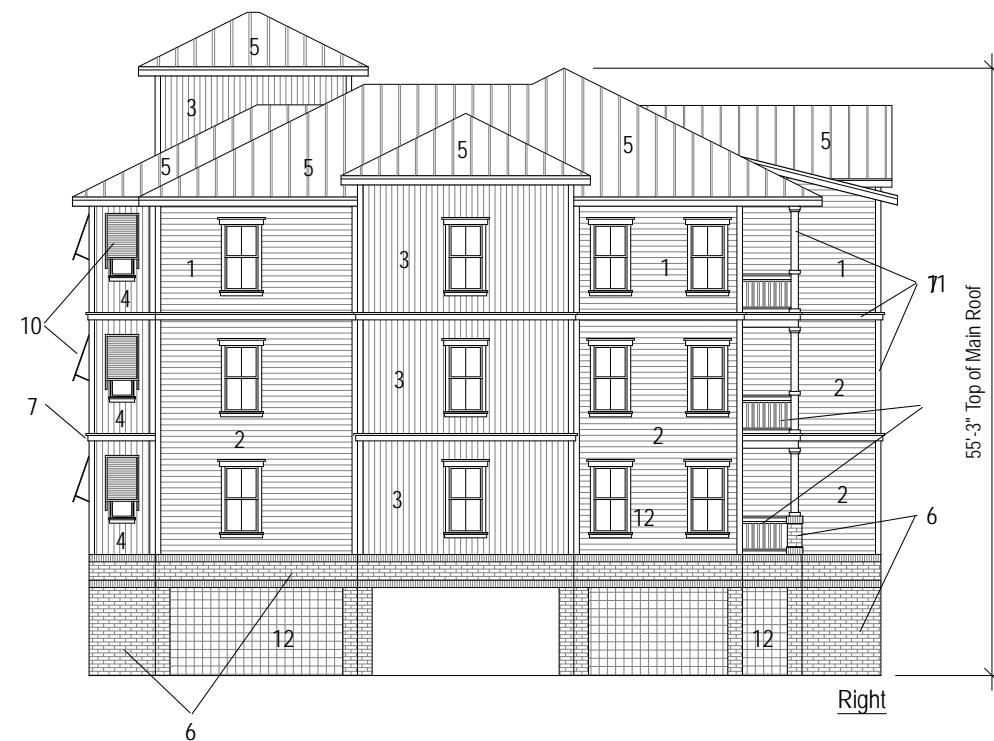
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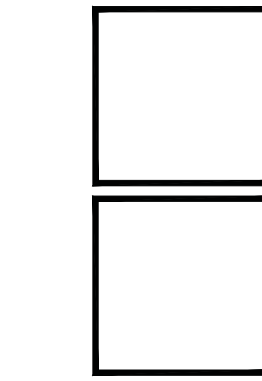
Color + Material legend

- 1-Hardie Lap Siding- Cobblestone
- 2-Hardie Lap Siding- Monterey Taupe
- 3-Nichia Vertical Siding- Vintage Wood Spruce
- 4-Hardie Vertical Siding- Cobblestone
- 5-Metal Roof- Matte Silver
- 6-Brick (Palmetto Brick- Riviera)
- 7-Trim, Columns, Panel- Sherwin Williams Westhighland White
- 8-Glass Door/ Frame Color- Mountain Sage
- 9-Solid Door Color- Mountain Sage
- 10-Shutters- Matte Silver
- 11-Railings- Matte Silver
- 12-Decorative metal grate- w/ climbing flowers/ vines

1 Building 6- Right Elevation + Character Rendering  
SCALE: 1/8" = 1'-0"



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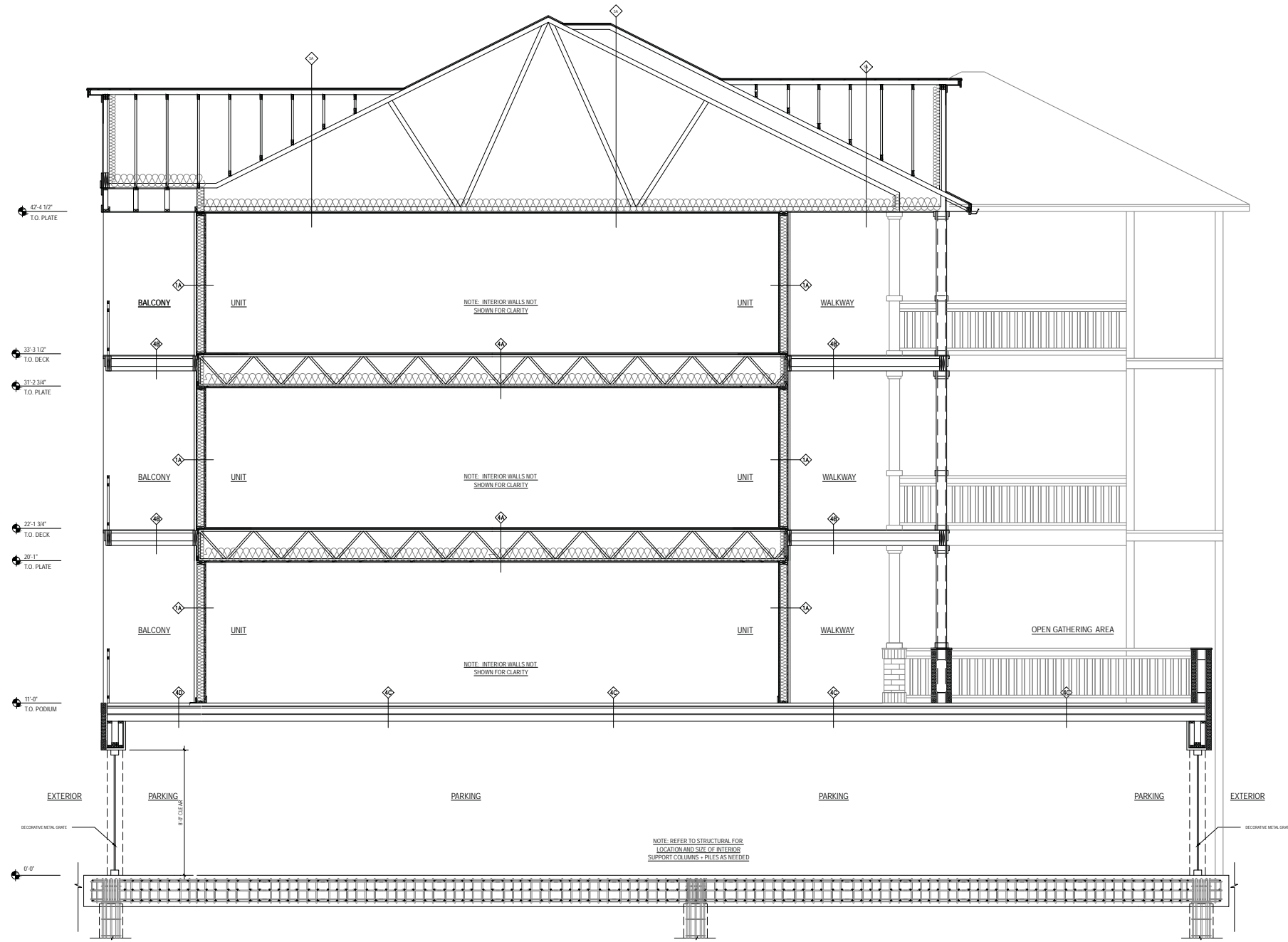
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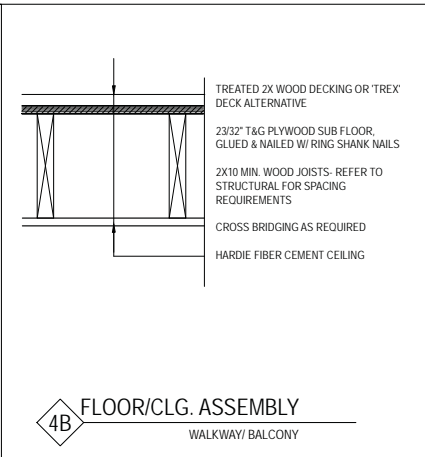
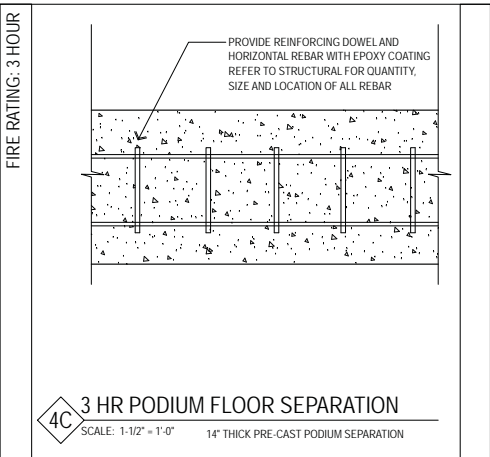
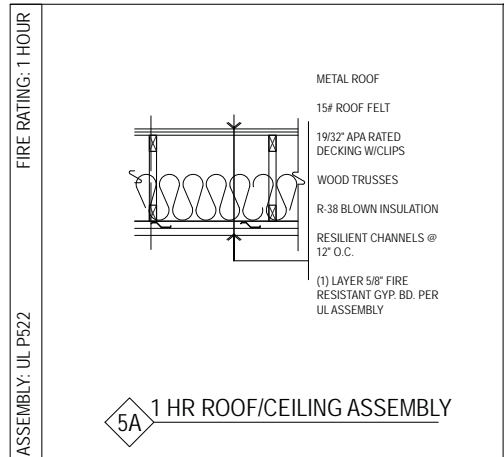
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**1** Building 6- Building Section (Front to Back)  
SCALE: 1/4" = 1'-0"



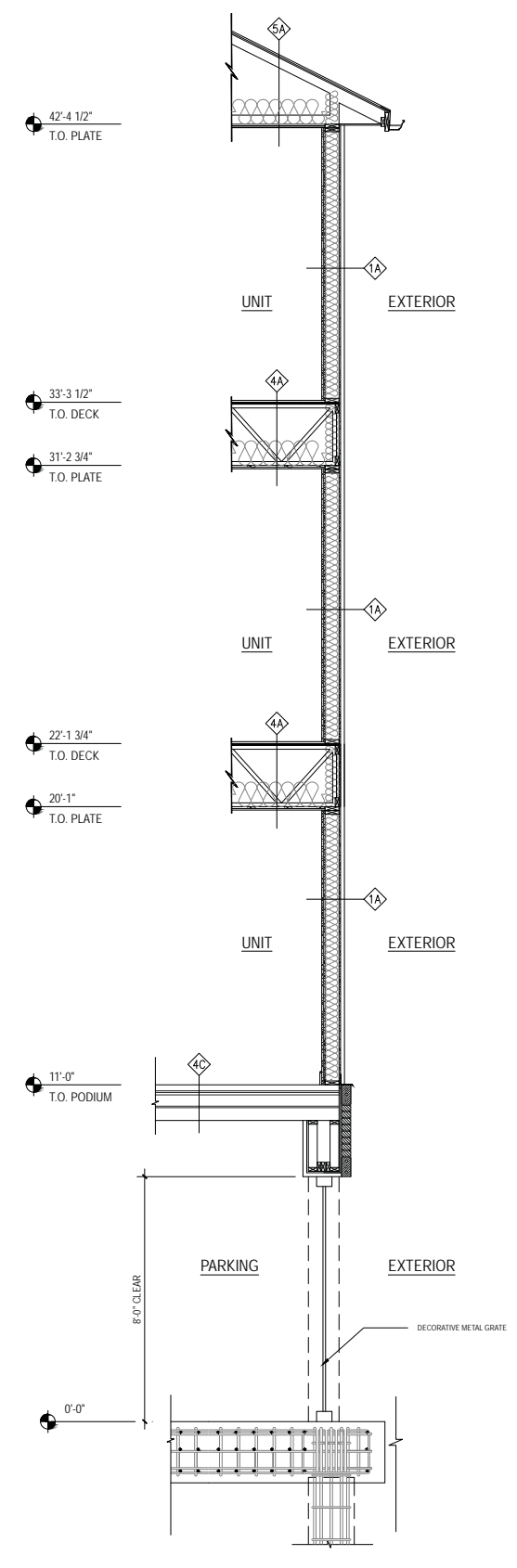
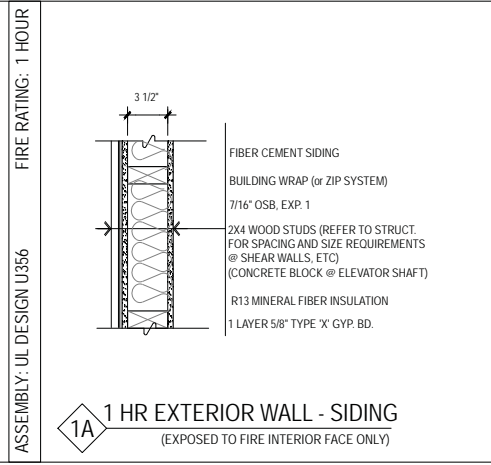
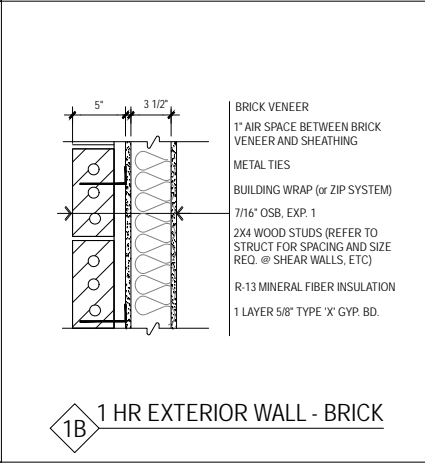
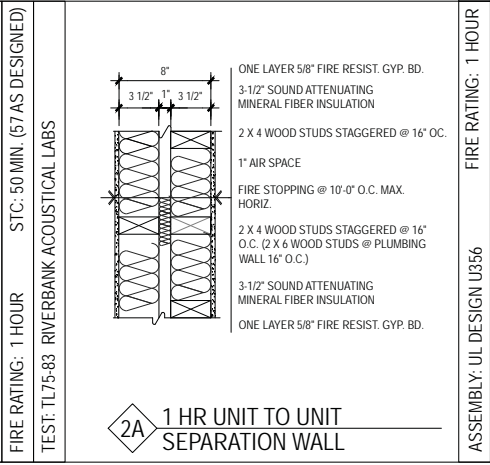
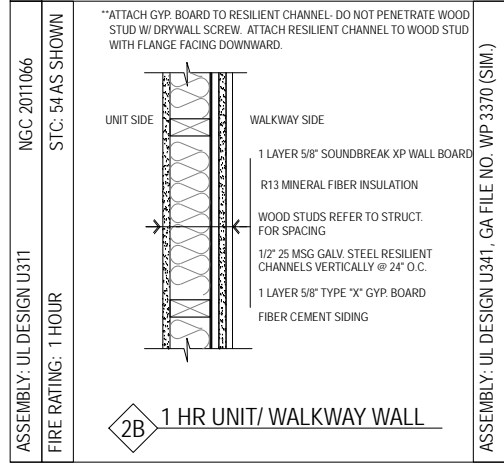
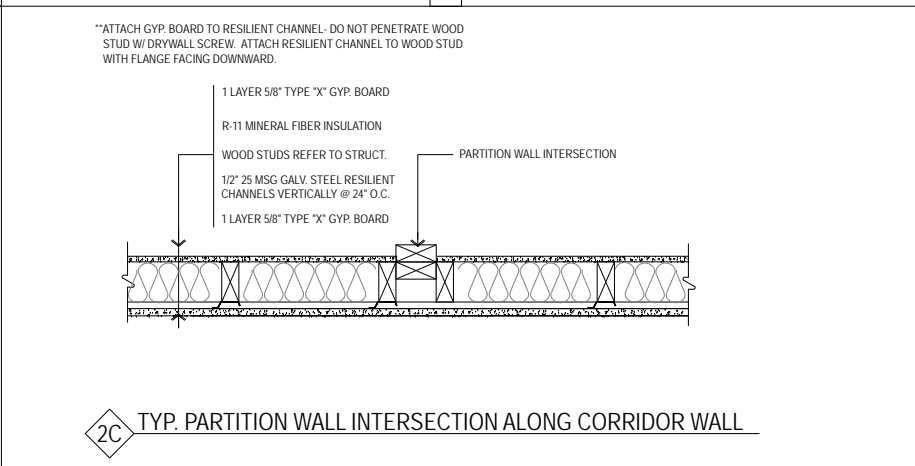
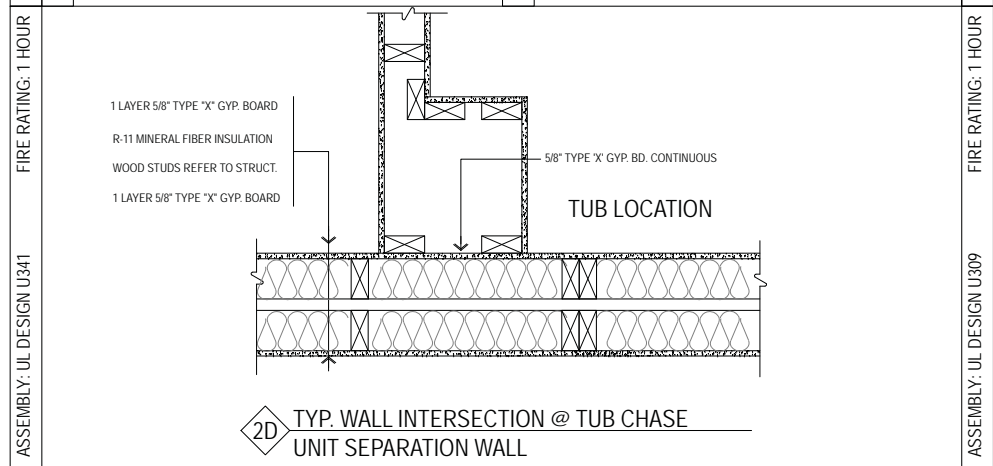
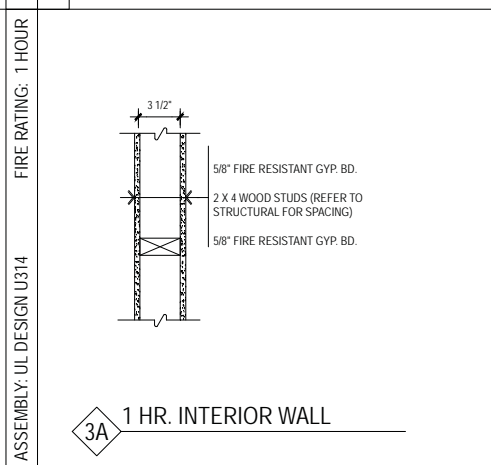
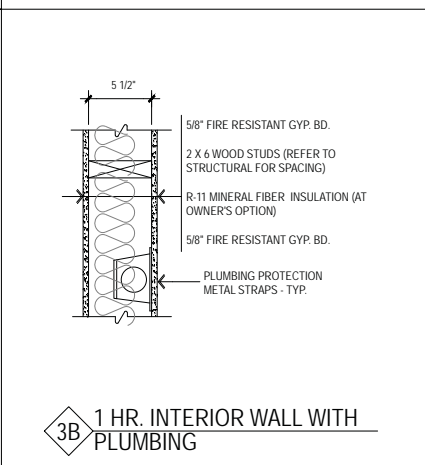
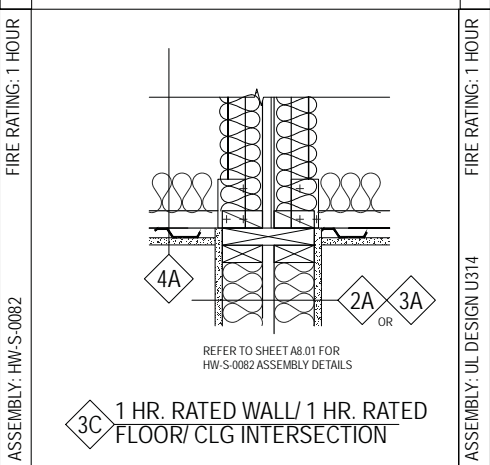
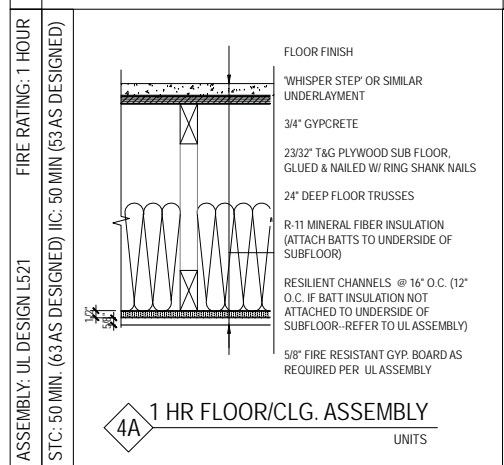
**CONSTRUCTION TYPICAL WALL, FLOOR / CEILING AND ROOF / CEILING TYPES**

\* REFER TO UNDERWRITERS LABORATORY & GYPSUM ASSOCIATION FIRE RESISTANCE MANUAL FOR ADDITIONAL REQUIREMENTS INCLUDING NAILING PATTERNS, TAPE IN BEDDING, ETC.

FLOOR/ CEILING ASSEMBLIES AND WALL ASSEMBLIES THAT SERVE AS SEPARATION BETWEEN UNITS ARE DESIGNED TO MEET A MINIMUM STC AND IIC RATING OF 50 AS ESTABLISHED BY THE INTERNATIONAL BUILDING CODE (2018 EDITION). PARTY WALLS SEPARATING UNITS ARE DESIGNED TO MEET A MINIMUM STC OF 54 PER THE SOUTH CAROLINA STATE HOUSING FINANCE AND DEVELOPMENT AUTHORITY EXHIBIT G. THE DEFINITIONS OF STC AND IIC ARE LISTED BELOW. IN ADDITION, WALLS SEPARATING UNIT/ CORRIDOR SPACE AND UNIT/ STAIR SPACE ARE ALSO REQUIRED TO MEET THE MINIMUM STC AS DESIGNED. REFER TO WALL/ FLOOR ASSEMBLIES FOR ADDITIONAL INFORMATION.

SOUND TRANSMISSION CLASS (STC): A SINGLE NUMBER RATING FOR EVALUATING EFFICIENCY OF CONSTRUCTION IN ISOLATING AIRBORNE SOUND TRANSMISSION. THE HIGHER THE STC RATING THE MORE EFFICIENT THE ASSEMBLY. STC MEASURES THE ABILITY OF A WALL OR FLOOR ASSEMBLY TO ISOLATE AIRBORNE SOUND AND PREVENT IT FROM PASSING FROM ONE SIDE OF THE WALL TO THE OTHER. THE MINIMUM REQUIRED BY THE INTERNATIONAL BUILDING CODE IS 50 STC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL REQUIRED ASSEMBLIES MEET THE MINIMUM STC REQUIREMENTS.

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**2** Building 6- Typical Wall and Floor/ Ceiling Assemblies  
SCALE: 1 1/2\"/>

**1** Building 6- Typical Wall Section at Exterior Wall  
SCALE: 3/8\"/>



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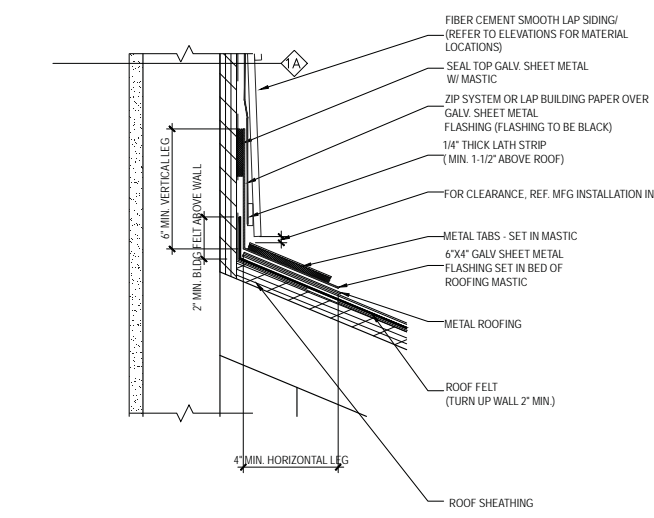
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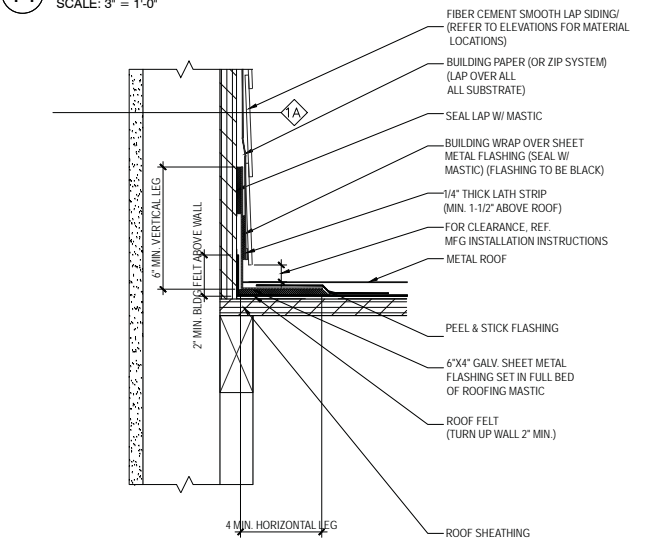


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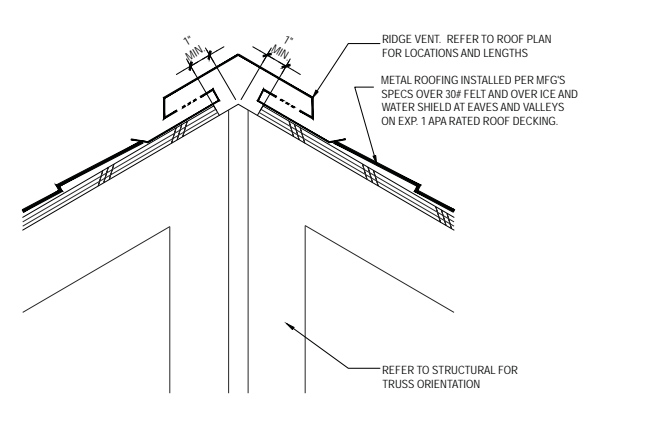
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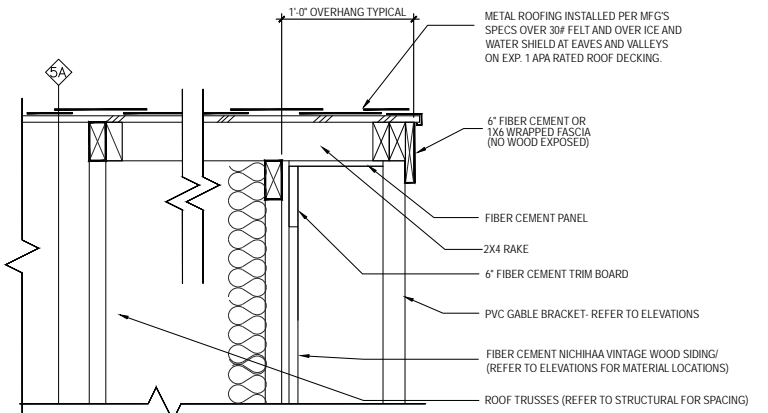
**14** DETAIL AT ROOF/WALL INTERSECTION  
SCALE: 3" = 1'-0"



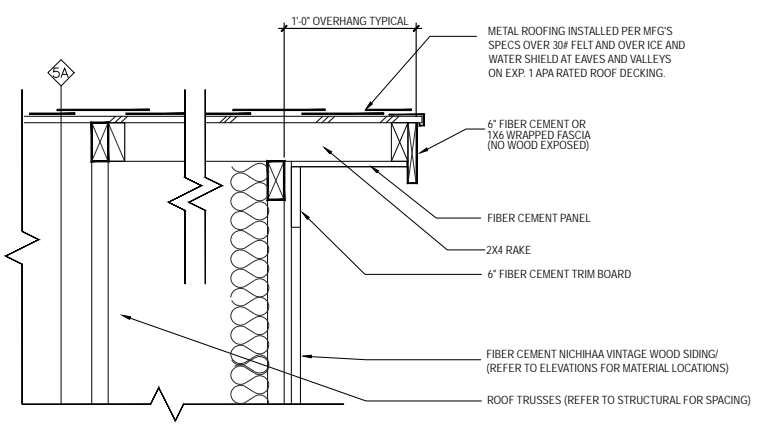
**13** DETAIL AT ROOF/WALL INTERSECTION  
SCALE: 3" = 1'-0"



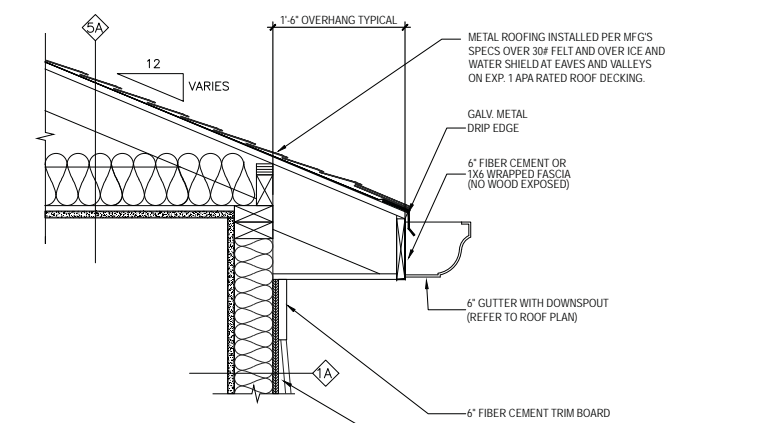
**12** TYPICAL RIDGE VENT DETAIL  
SCALE: 1 1/2" = 1'-0"



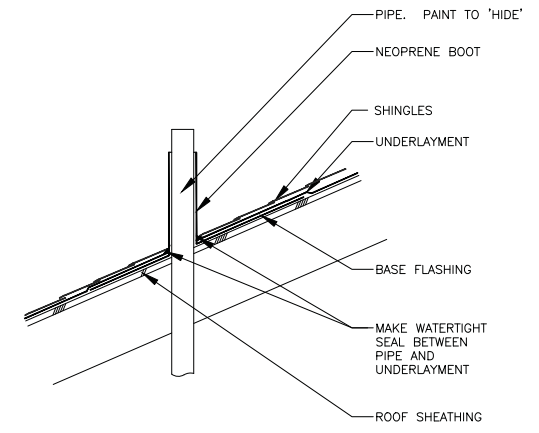
**11** TYPICAL RAKE DETAIL @ GABLE BRACKET  
SCALE: 1 1/2" = 1'-0"



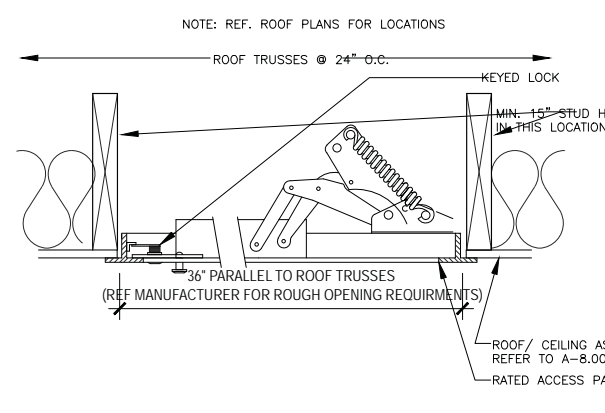
**10** TYPICAL RAKE DETAIL  
SCALE: 1 1/2" = 1'-0"



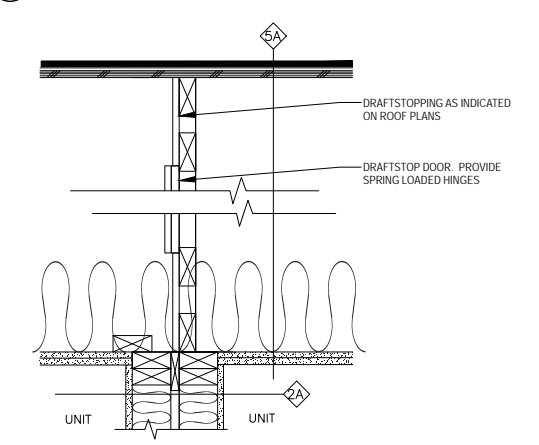
**9** TYPICAL EAVE DETAIL  
SCALE: 1 1/2" = 1'-0"



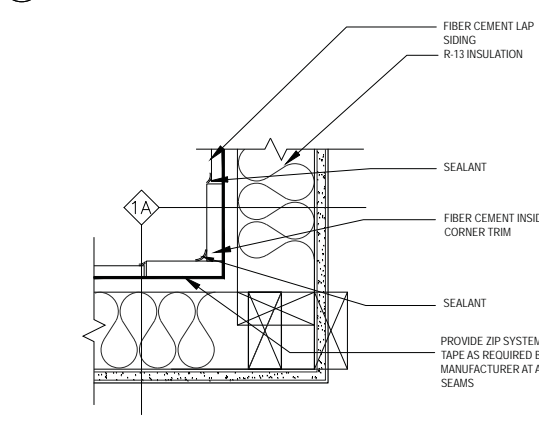
**8** PENETRATION DETAIL  
SCALE: 3" = 1'-0"



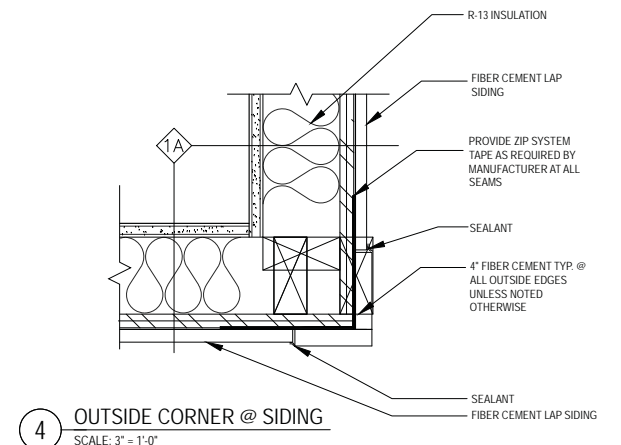
**7** RATED ATTIC ACCESS PANEL  
SCALE: 3" = 1'-0"



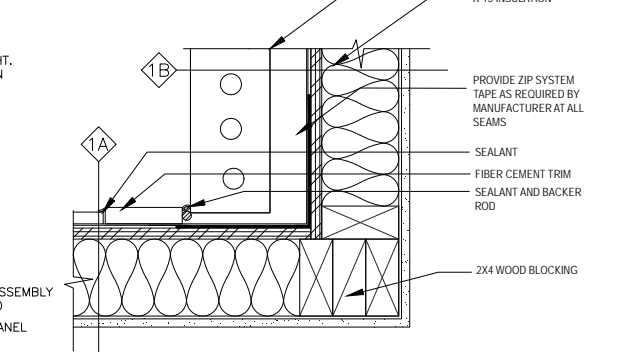
**6** DRAFTSTOP DOOR  
SCALE: 3" = 1'-0"



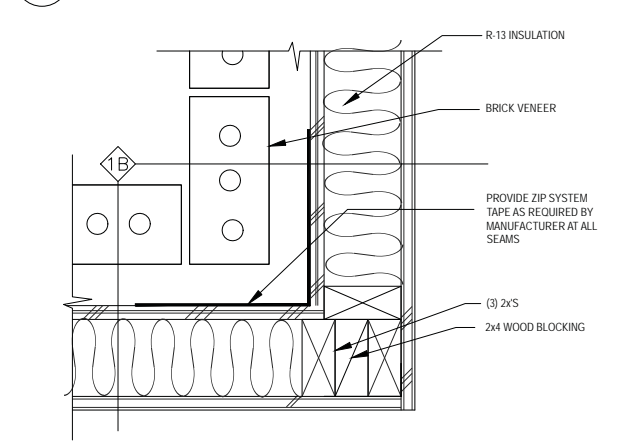
**5** INSIDE CORNER @ SIDING  
SCALE: 3" = 1'-0"



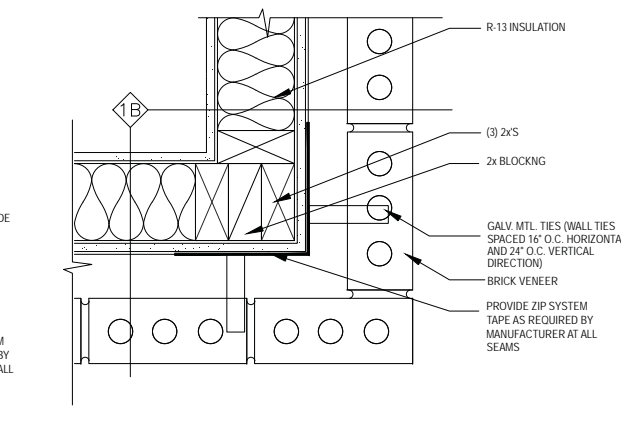
**4** OUTSIDE CORNER @ SIDING  
SCALE: 3" = 1'-0"



**3** INSIDE CORNER @ BRICK / SIDING TRANSITION  
SCALE: 3" = 1'-0"



**2** INSIDE CORNER @ BRICK  
SCALE: 3" = 1'-0"



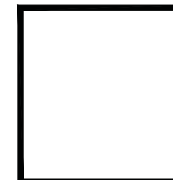
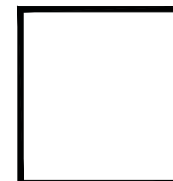
**1** OUTSIDE CORNER @ BRICK  
SCALE: 3" = 1'-0"



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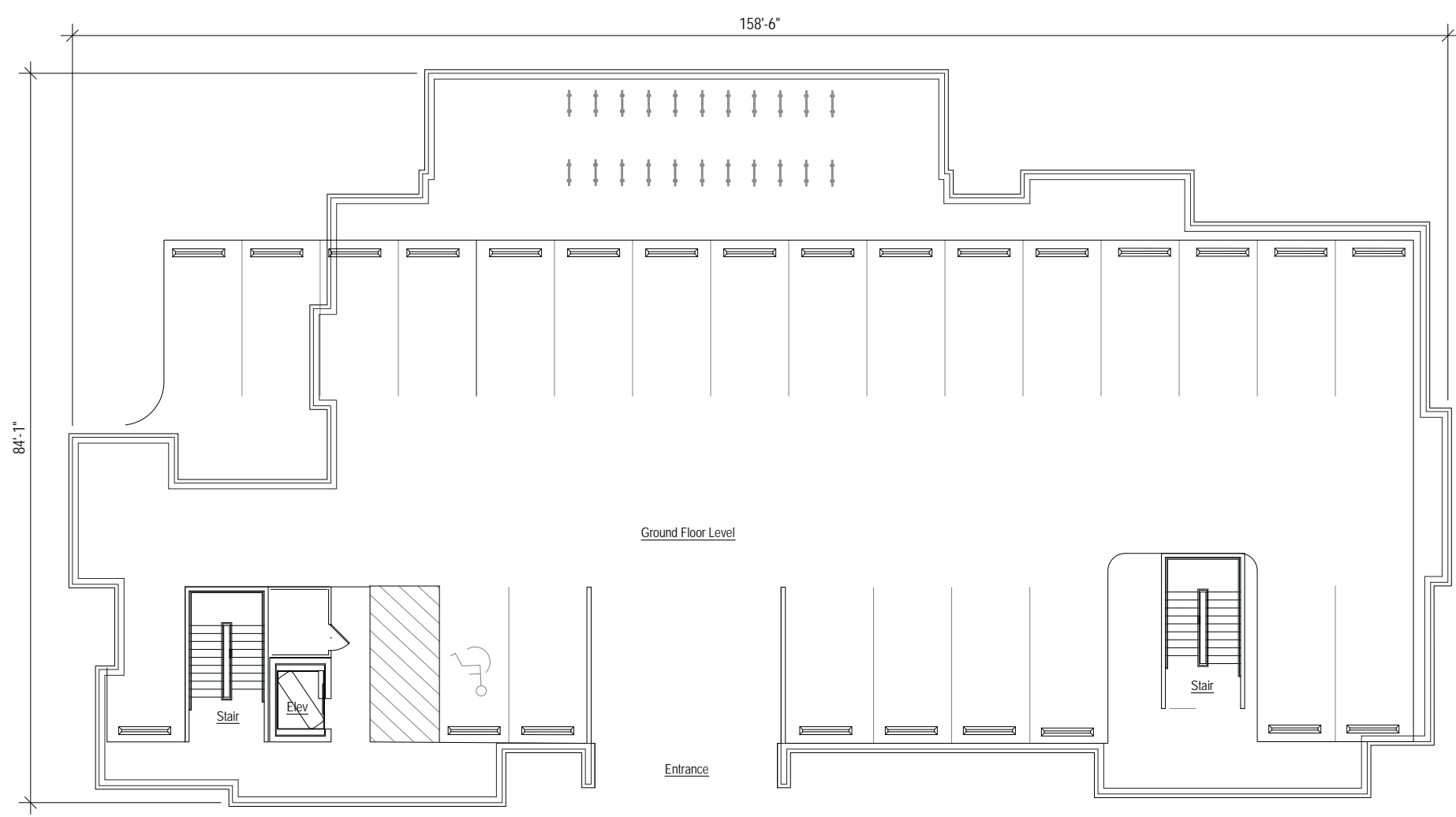
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**1 Building 7- Ground Floor Plan**  
SCALE: 1/8" = 1'-0"



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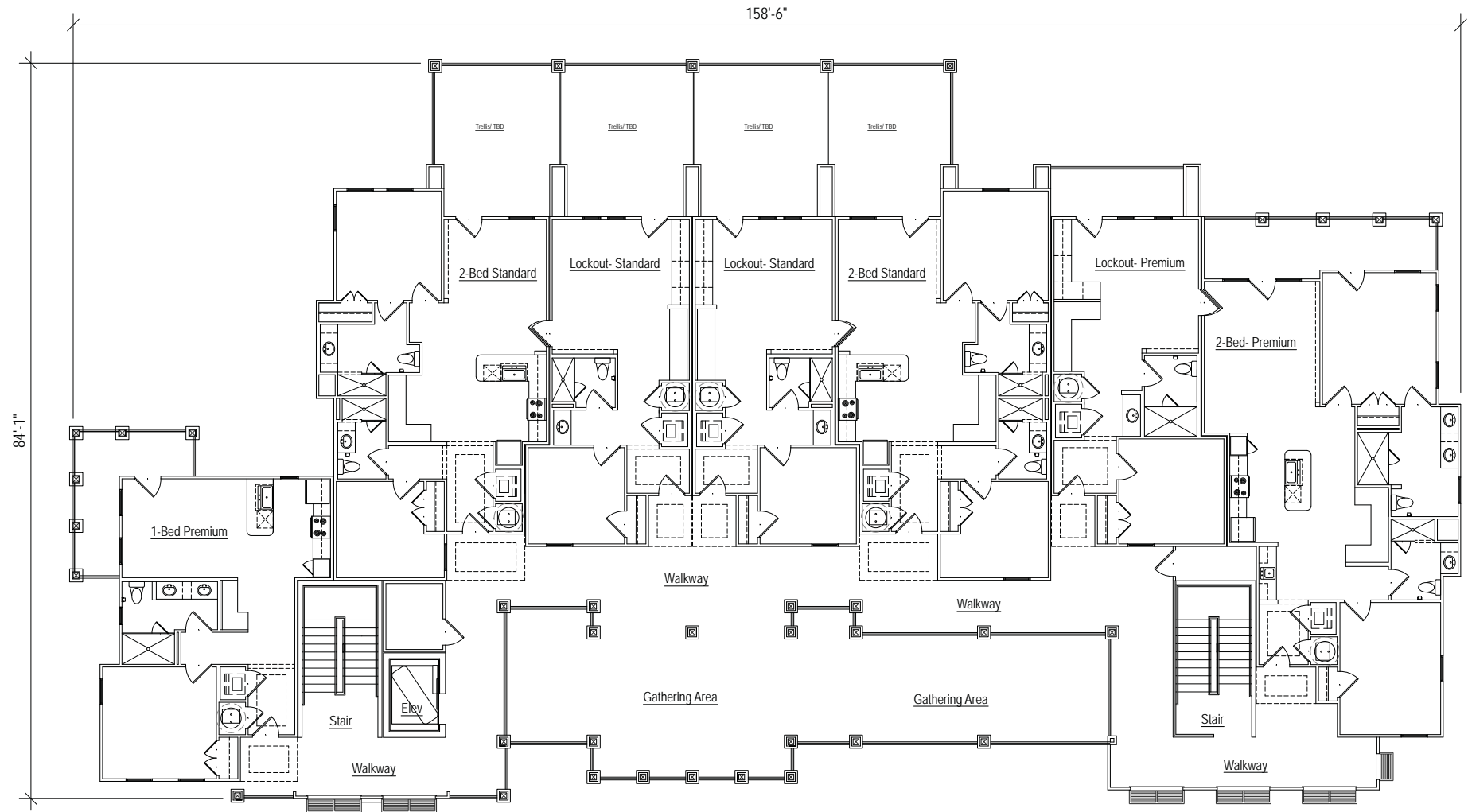
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**1** Building 7- 1st Floor Plan (Top of Podium)  
SCALE: 1/8" = 1'-0"

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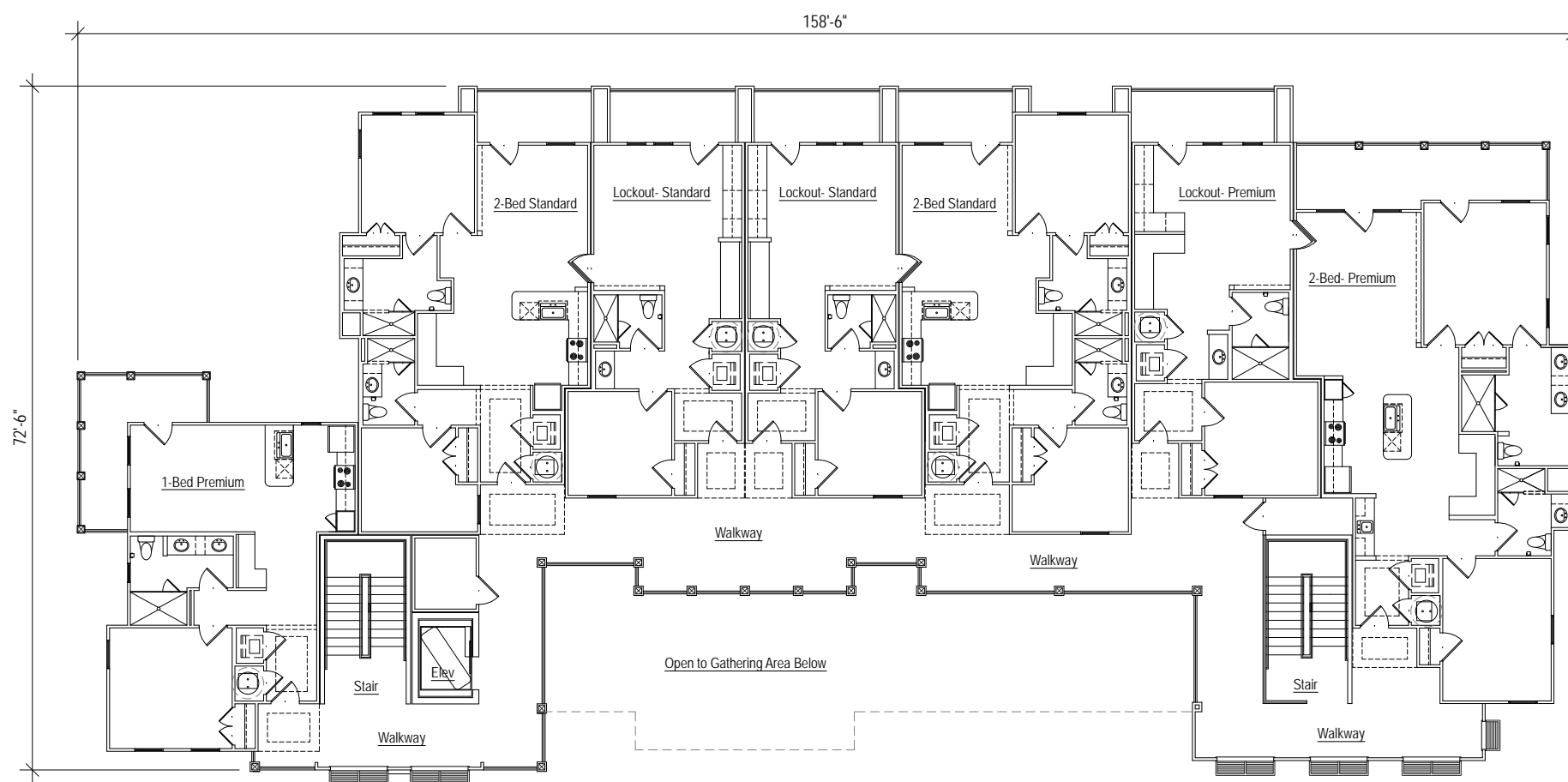
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**1 Building 7- 2nd Floor Plan**  
SCALE: 1/8" = 1'-0"



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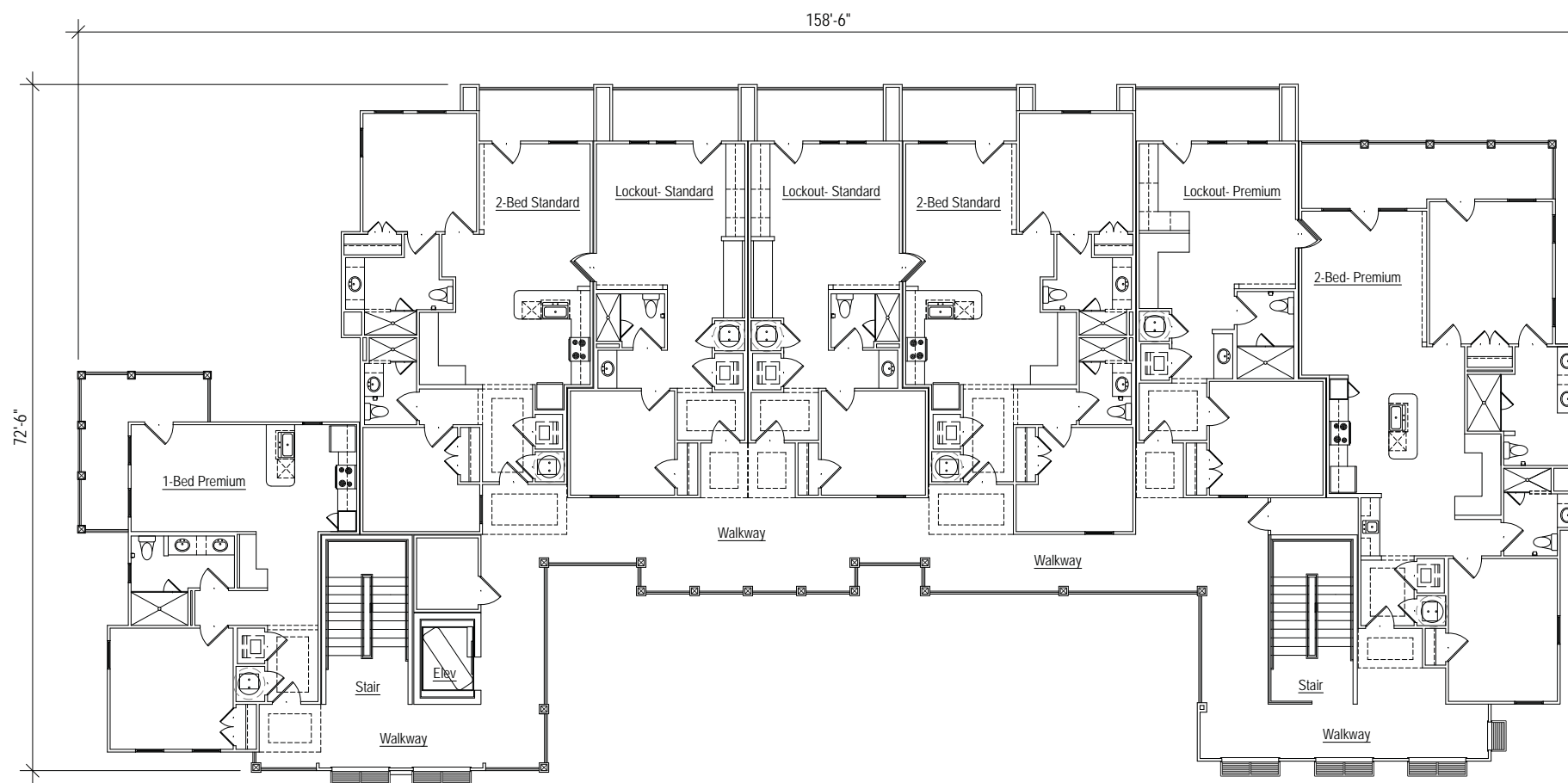
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**1** Building 7- 3rd Floor Plan  
SCALE: 1/8" = 1'-0"



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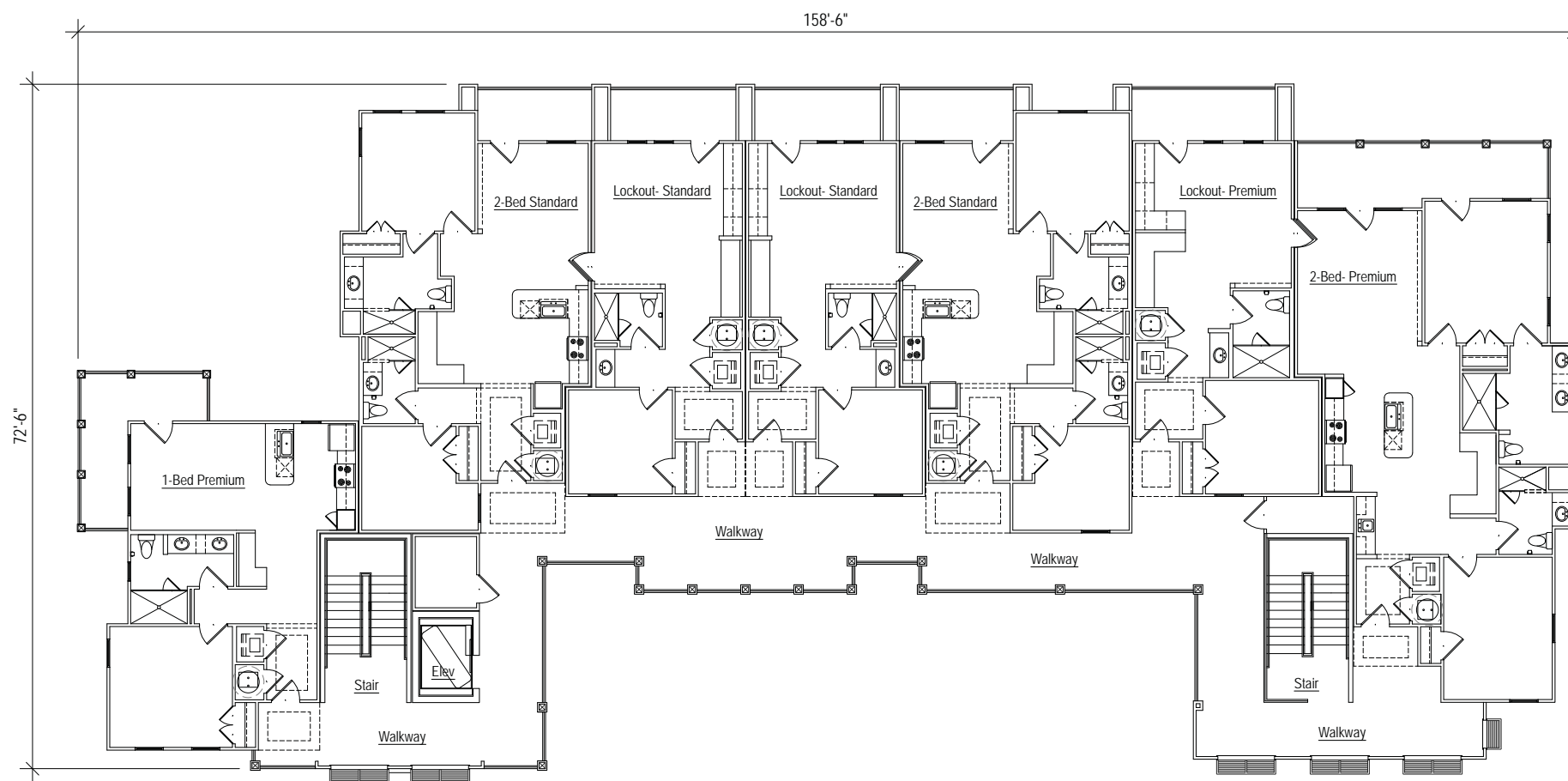
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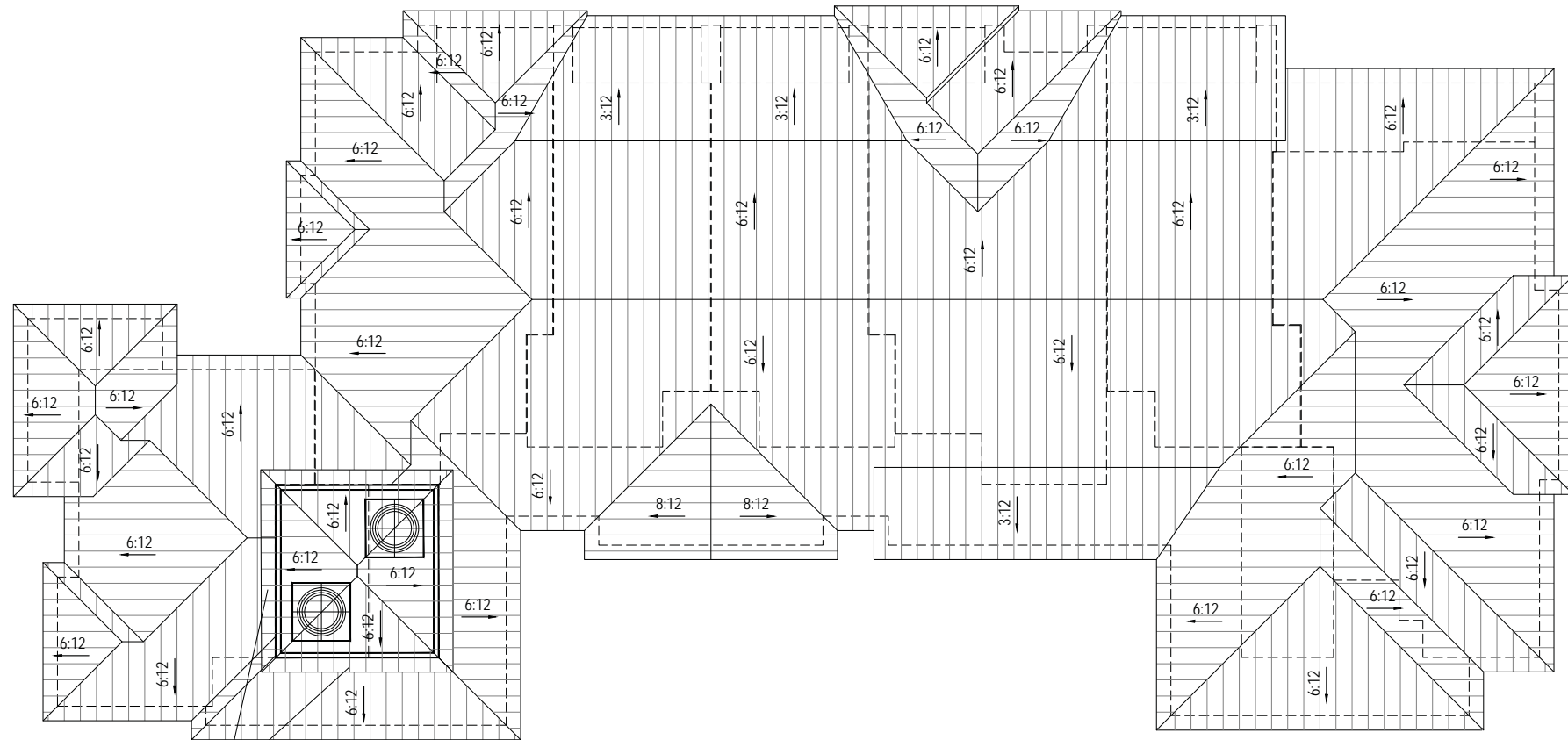
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**1** Building 7- 4th Floor Plan  
SCALE: 1/8" = 1'-0"



NOTE: NICHHA FIBER CEMENT BOARDS STAGGERED IN THIS LOCATION ON ALL FOUR SIDES OF TOWER TO ALLOW FOR HVAC VENTILATION REQUIREMENTS. ACCESS TO EQUIPMENT IS THROUGH STAIR TOWER.

1 Building 7- Roof Plan  
SCALE: 1/8" = 1'-0"



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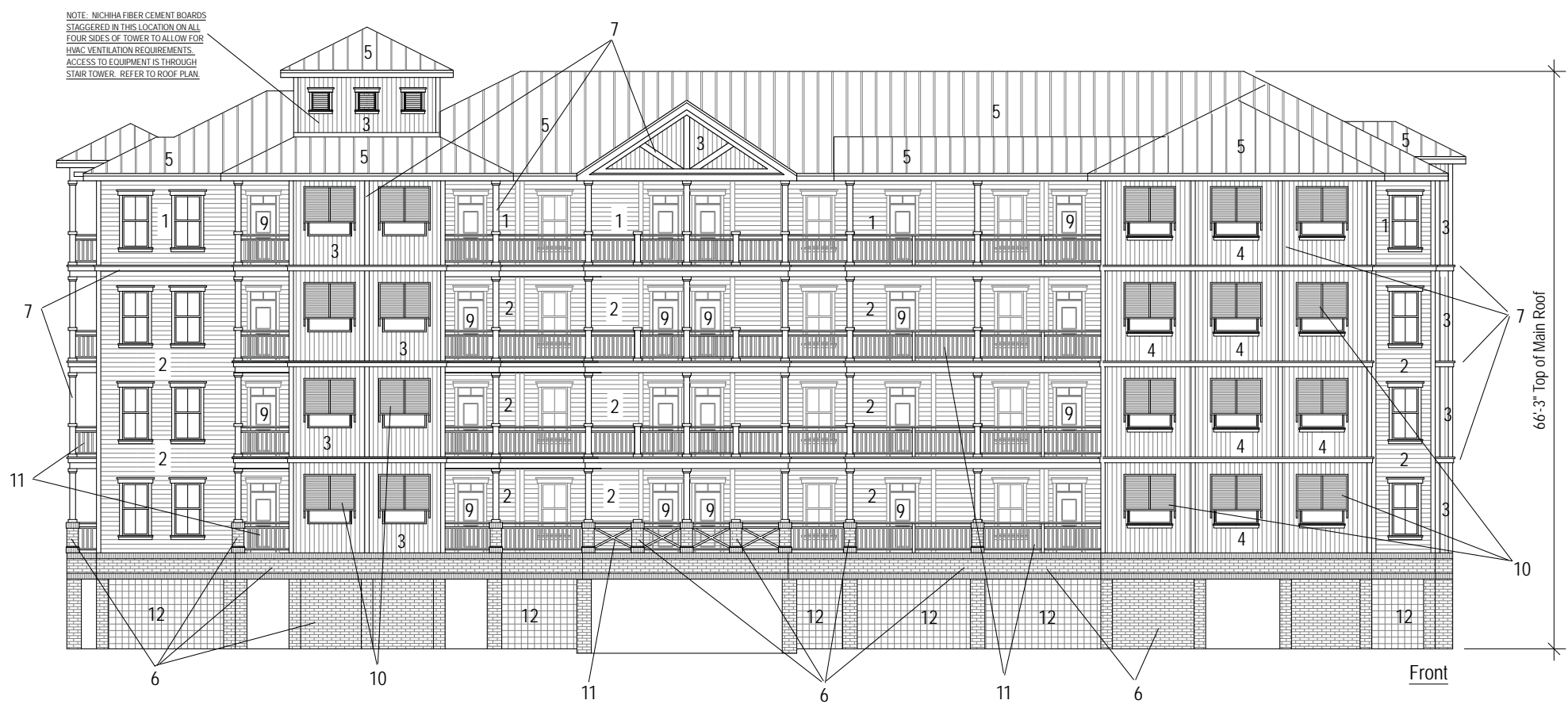
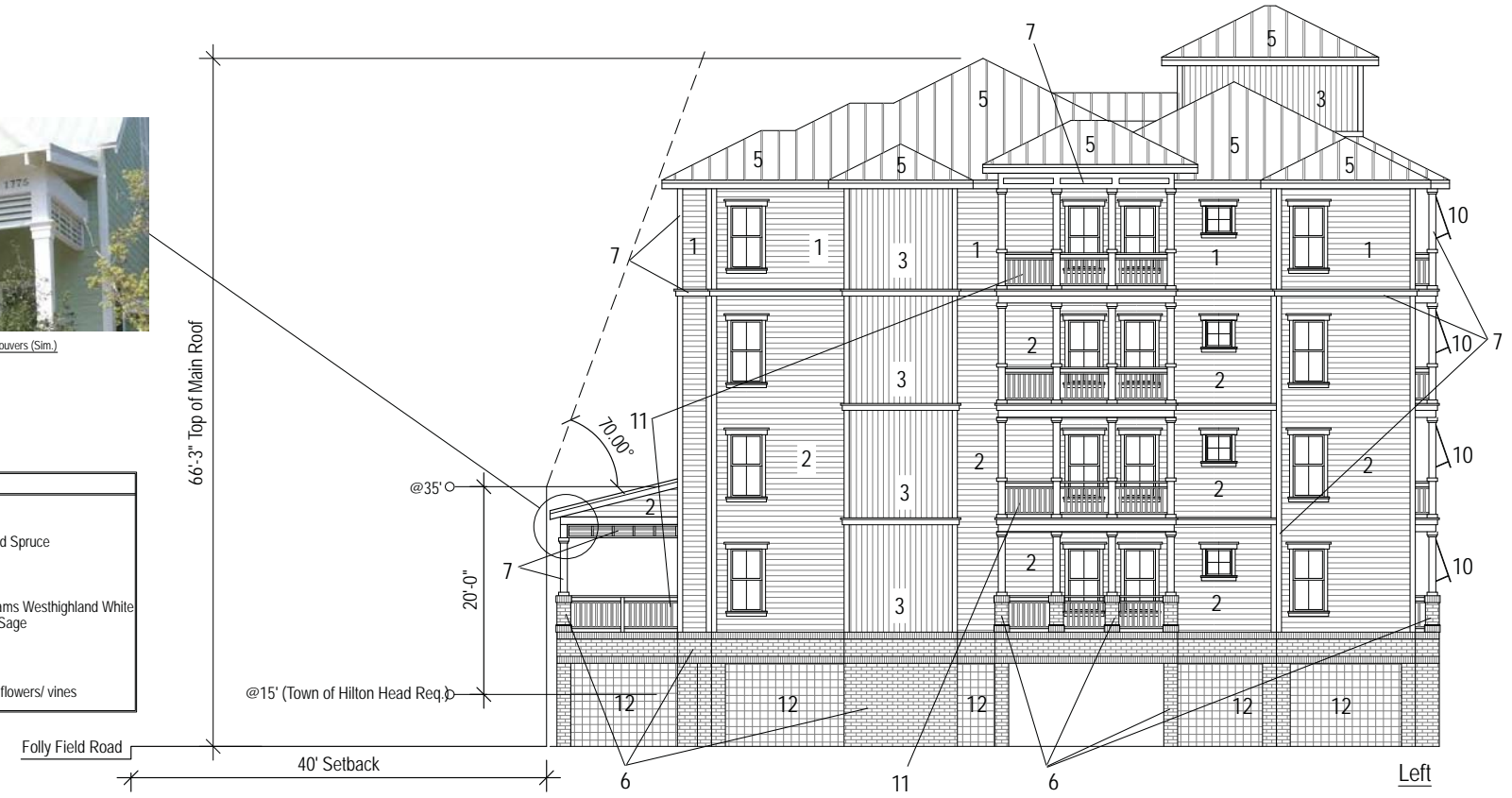
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Date	09/14/2021	
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Overhead Louvers (Sim.)

- Color + Material legend**
- 1-Hardie Lap Siding- Cobblestone
  - 2-Hardie Lap Siding- Monterey Taupe
  - 3-Nichha Vertical Siding- Vintage Wood Spruce
  - 4-Hardie Vertical Siding- Cobblestone
  - 5-Metal Roof- Matte Silver
  - 6-Brick- (Palmetto Brick- Riviera)
  - 7-Trim, Columns, Panel- Sherwin Williams Westhighland White
  - 8-Glass Door/ Frame Color- Mountain Sage
  - 9-Solid Door Color- Mountain Sage
  - 10-Shutters- Matte Silver
  - 11-Railings- Matte Silver
  - 12-Decorative metal grate- w/ climbing flowers/ vines



NOTE: NICHHA FIBER CEMENT BOARDS STAGGERED IN THIS LOCATION ON ALL FOUR SIDES OF TOWER TO ALLOW FOR HVAC VENTILATION REQUIREMENTS. ACCESS TO EQUIPMENT IS THROUGH STAIR TOWER. REFER TO ROOF PLAN.

1 Building 7- Front + Left Elevation  
SCALE: 1/8" = 1'-0"



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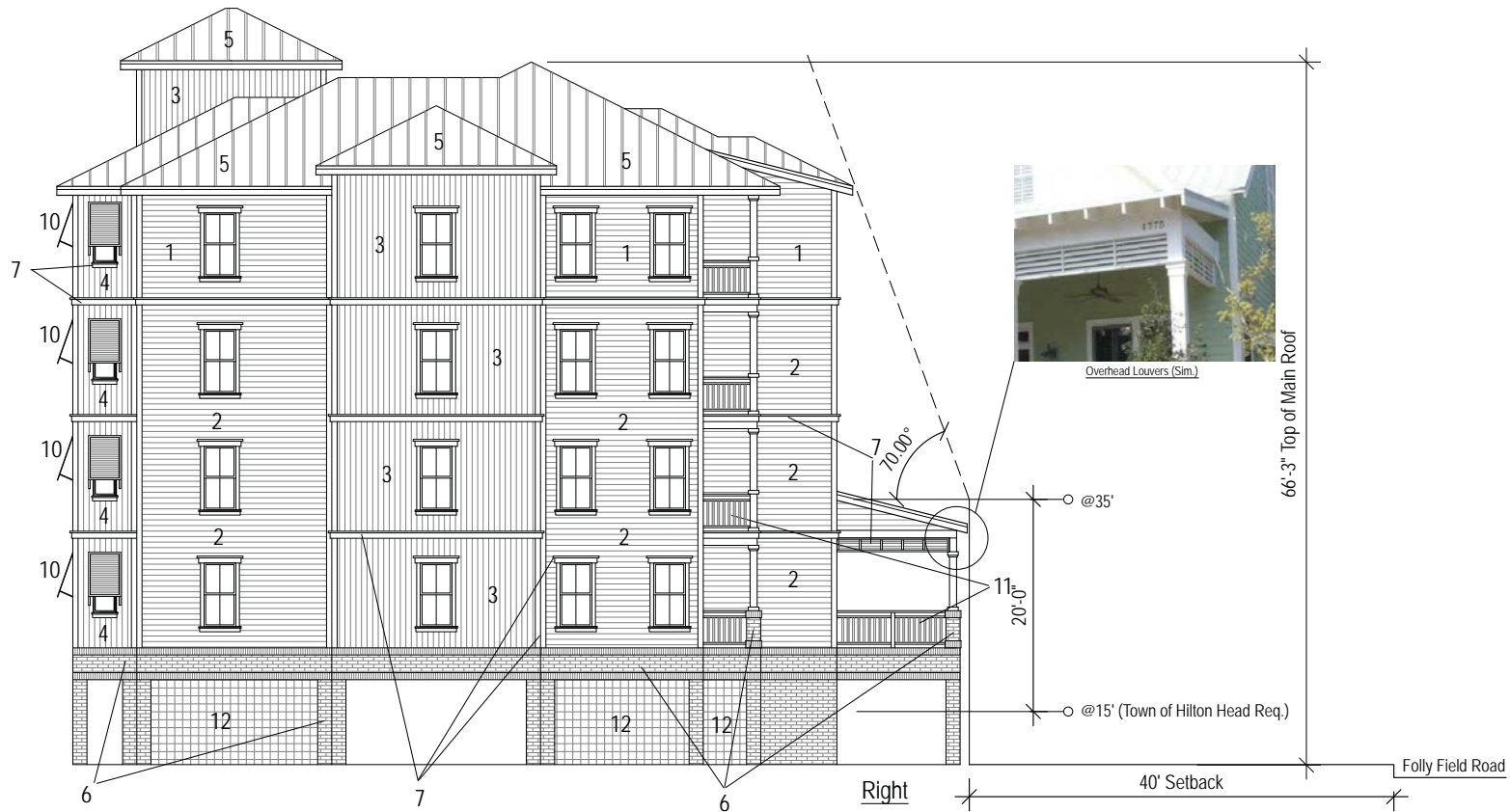
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**Color + Material legend**

- 1-Hardie Lap Siding- Cobblestone
- 2-Hardie Lap Siding- Monterey Taupe
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- 4-Hardie Vertical Siding- Cobblestone
- 5-Metal Roof- Matte Silver
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- 9-Solid Door Color- Mountain Sage
- 10-Shutters- Matte Silver
- 11-Railings- Matte Silver
- 12-Decorative metal grate- w/ climbing flowers/ vines

1 Building 7- Rear + Right Elevation  
SCALE: 1/8" = 1'-0"



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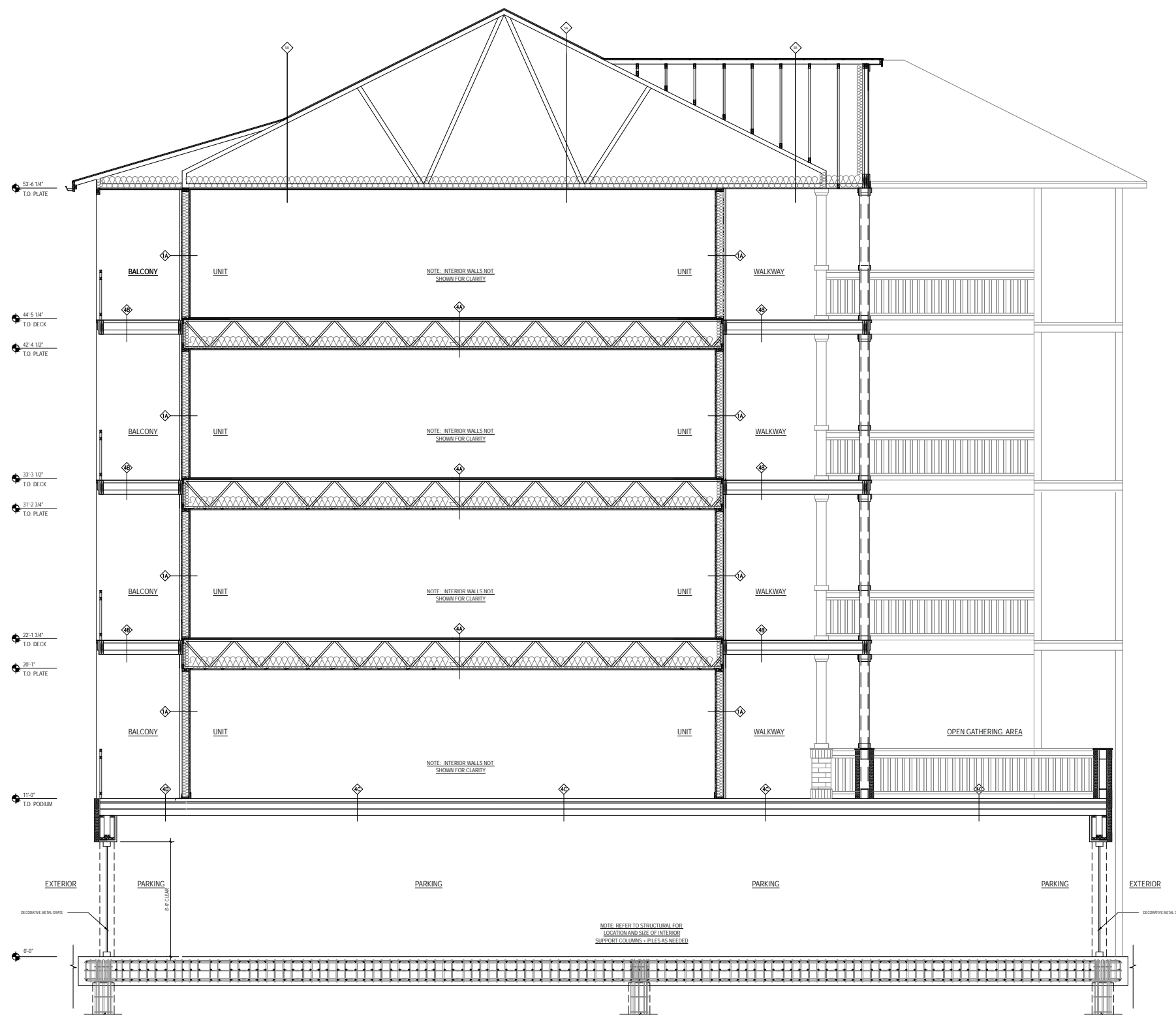
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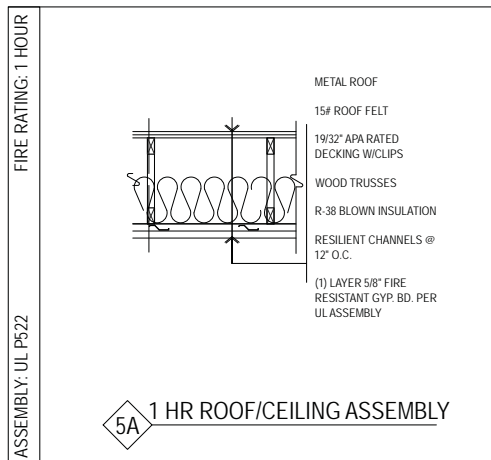
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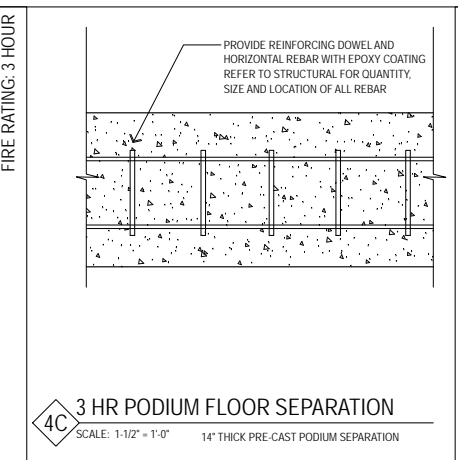
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Sheet <b>7-8</b>



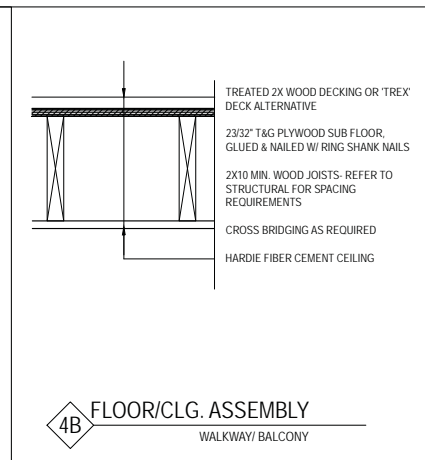
**1 Building 7- Building Section (Front to Back)**  
SCALE: 1/4" = 1'-0"



5A 1 HR ROOF/CEILING ASSEMBLY



4C 3 HR PODIUM FLOOR SEPARATION  
SCALE: 1-1/2" = 1'-0"



4B FLOOR/CLG. ASSEMBLY  
WALKWAY/ BALCONY

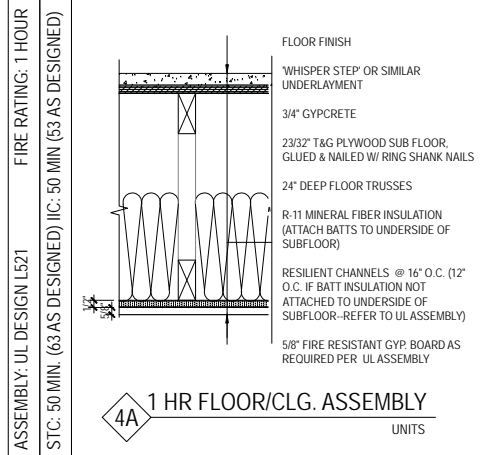
**CONSTRUCTION TYPICAL WALL, FLOOR / CEILING AND ROOF / CEILING TYPES**

\* REFER TO UNDERWRITERS LABORATORY & GYPSUM ASSOCIATION FIRE RESISTANCE MANUAL FOR ADDITIONAL REQUIREMENTS INCLUDING NAILING PATTERNS, TAPE IN BEDDING, ETC.

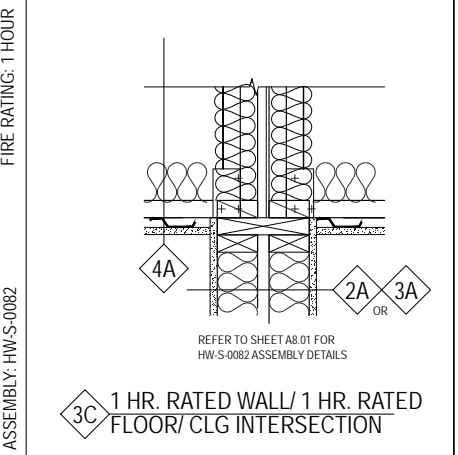
FLOOR/ CEILING ASSEMBLIES AND WALL ASSEMBLIES THAT SERVE AS SEPARATION BETWEEN UNITS ARE DESIGNED TO MEET A MINIMUM STC AND IC RATING OF 50 AS ESTABLISHED BY THE INTERNATIONAL BUILDING CODE (2018 EDITION). PARTY WALLS SEPARATING UNITS ARE DESIGNED TO MEET A MINIMUM STC OF 54 PER THE SOUTH CAROLINA STATE HOUSING FINANCE AND DEVELOPMENT AUTHORITY EXHIBIT G. THE DEFINITIONS OF STC AND IC ARE LISTED BELOW. IN ADDITION, WALLS SEPARATING UNIT CORRIDOR SPACE AND UNIT/ STAIR SPACE ARE ALSO REQUIRED TO MEET THE MINIMUM STC AS DESIGNED. REFER TO WALL/ FLOOR ASSEMBLIES FOR ADDITIONAL INFORMATION.

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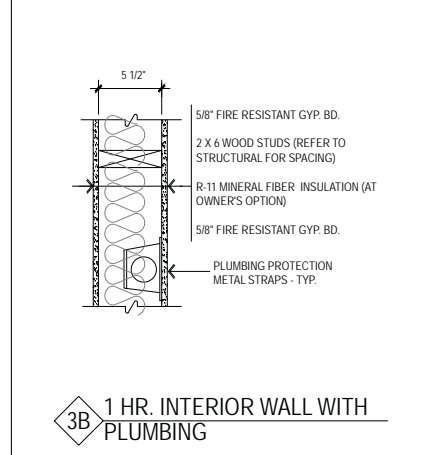
IMPACT INSULATION CLASS (IIC): A SINGLE NUMBER RATING DEVELOPED BY THE FEDERAL HOUSING ADMINISTRATION TO ESTIMATE THE IMPACT SOUND ISOLATION PERFORMANCE OF FLOOR/ CEILING SYSTEMS. IIC MEASURES THE ABILITY OF A FLOOR/ CEILING TO ISOLATE SOUND TRANSMITTED FROM FOOT TRAFFIC AND OTHER IMPACT SOURCES THROUGH THE BUILDING STRUCTURE. THE MINIMUM REQUIRED BY THE INTERNATIONAL BUILDING CODE IS 50 IIC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL REQUIRED ASSEMBLIES MEET THE MINIMUM IIC REQUIREMENTS.



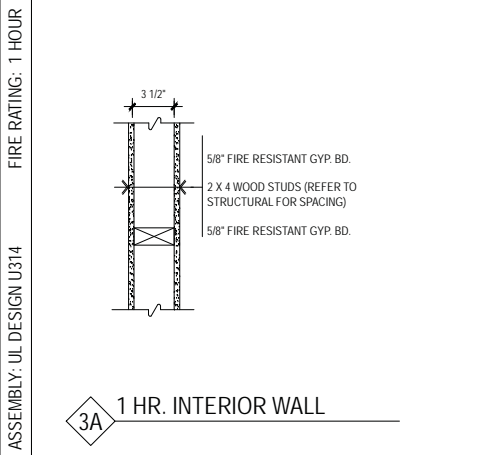
4A 1 HR FLOOR/CLG. ASSEMBLY UNITS



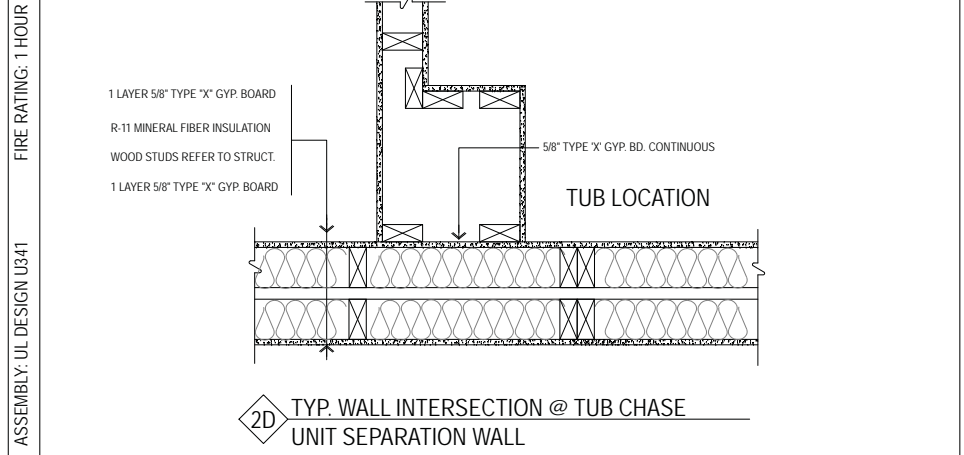
3C 1 HR. RATED WALL/ 1 HR. RATED FLOOR/ CLG INTERSECTION



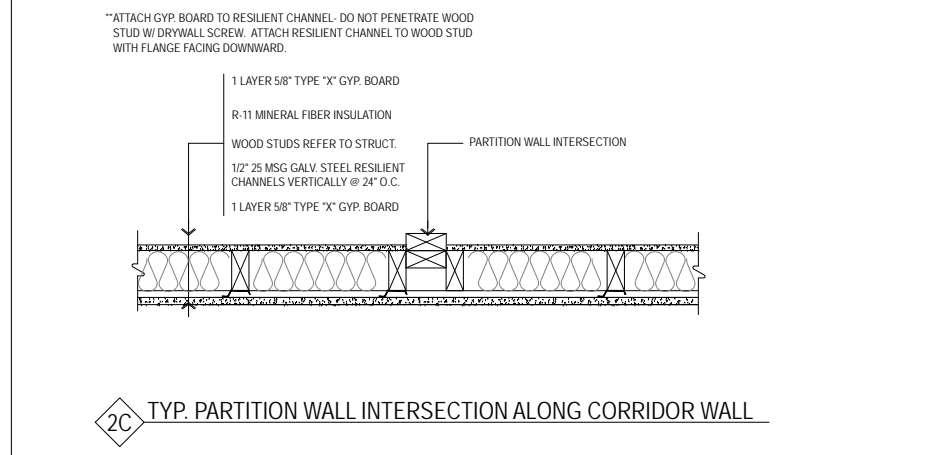
3B 1 HR. INTERIOR WALL WITH PLUMBING



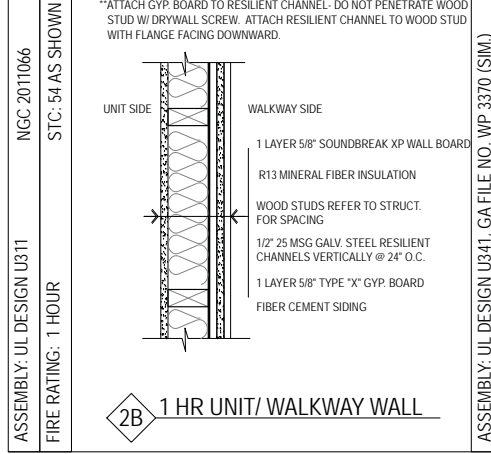
3A 1 HR. INTERIOR WALL



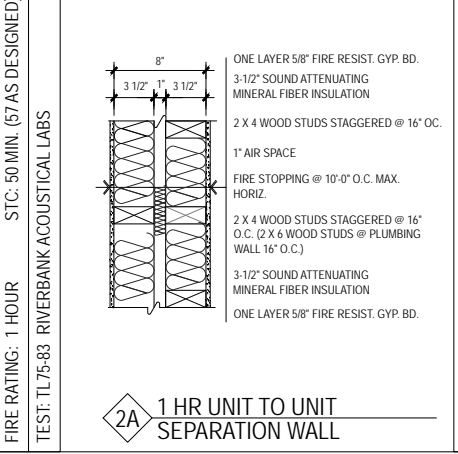
2D TYP. WALL INTERSECTION @ TUB CHASE UNIT SEPARATION WALL



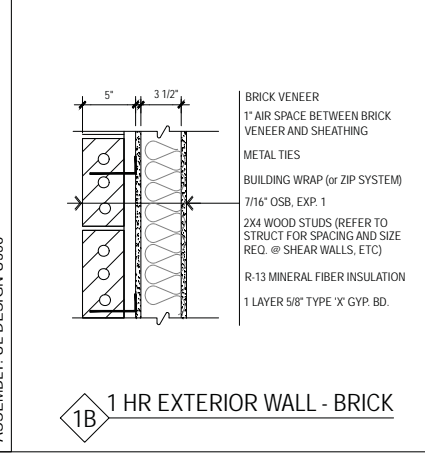
2C TYP. PARTITION WALL INTERSECTION ALONG CORRIDOR WALL



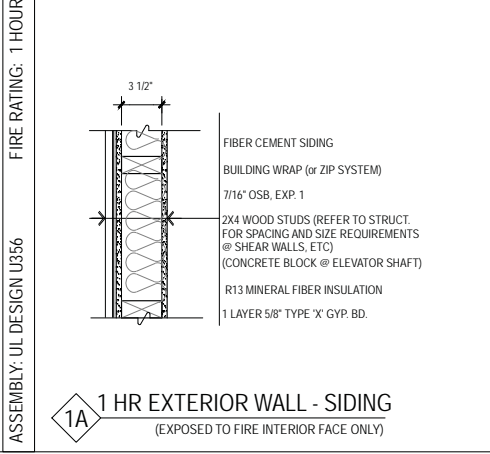
2B 1 HR UNIT/ WALKWAY WALL



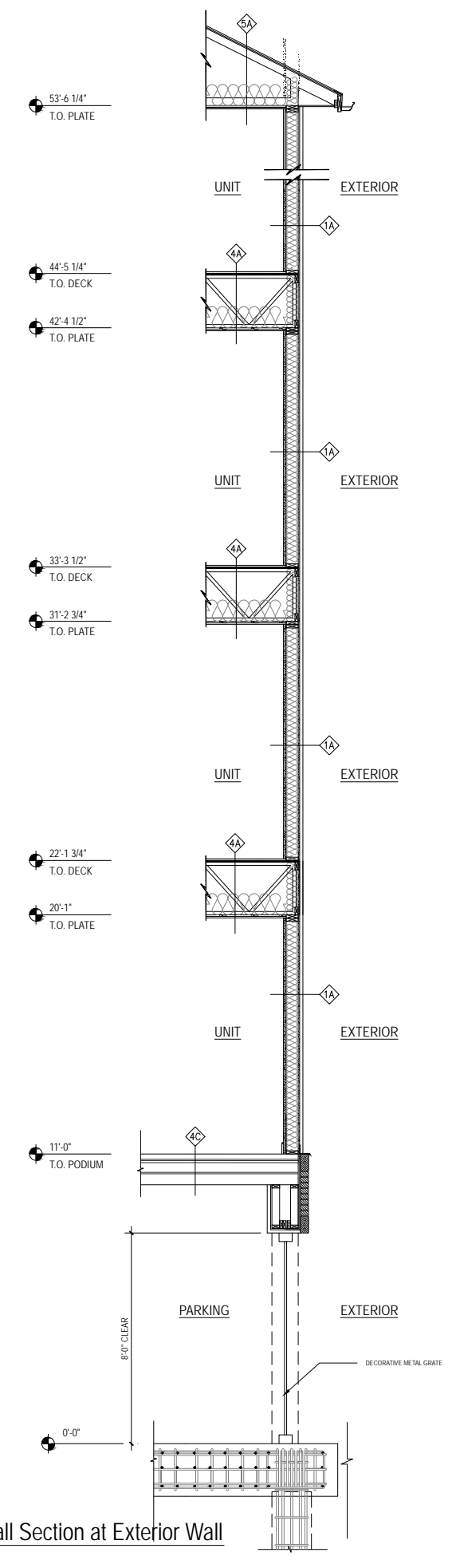
2A 1 HR UNIT TO UNIT SEPARATION WALL



1B 1 HR EXTERIOR WALL - BRICK



1A 1 HR EXTERIOR WALL - SIDING (EXPOSED TO FIRE INTERIOR FACE ONLY)



1 Building 7- Typical Wall Section at Exterior Wall  
SCALE: 1/4" = 1'-0"

2 Building 7- Typical Wall and Floor/ Ceiling Assemblies  
SCALE: 1 1/2" = 1'-0"



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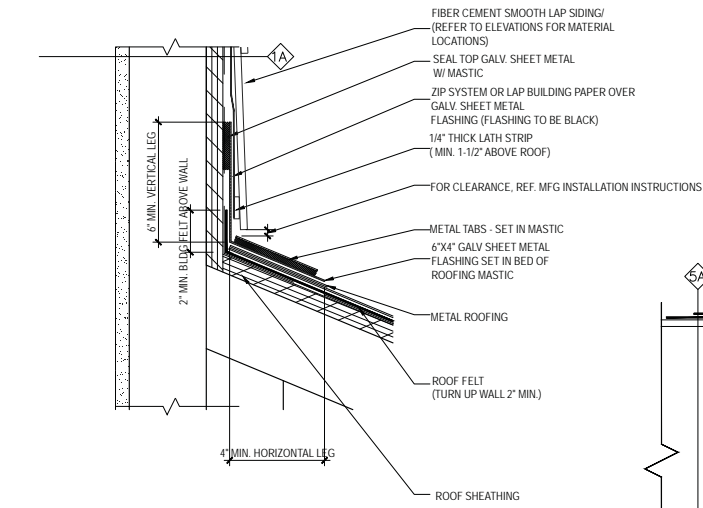
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Date  
09/14/2021

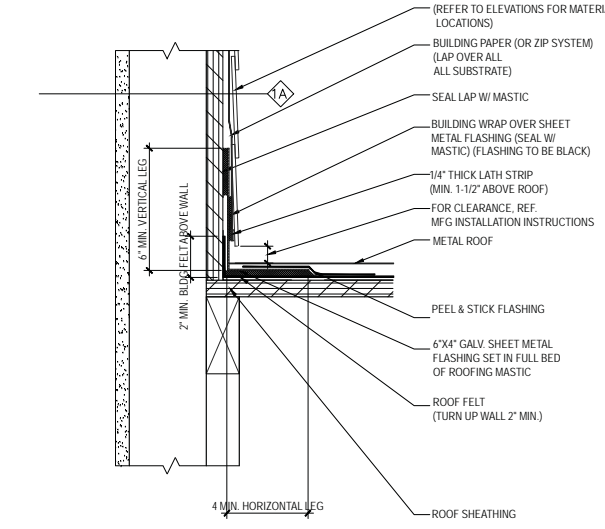
Project Number  
**21501**

Sheet  
**7-9**

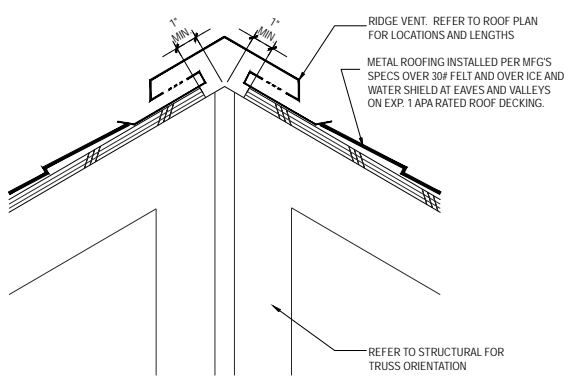
Drawn By	PDS	
Checked By	PDS	
Date	09/14/2021	
#	Issue History	Date



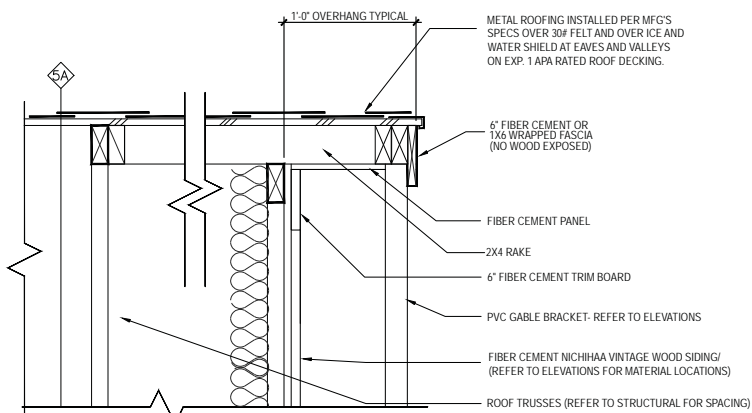
**14** DETAIL AT ROOF/WALL INTERSECTION  
SCALE: 3" = 1'-0"



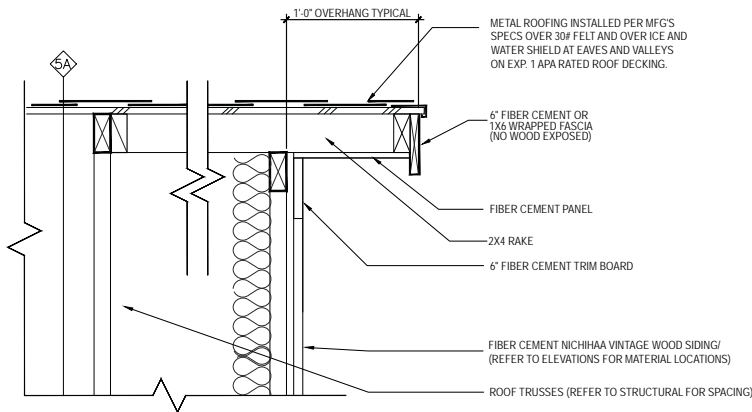
**13** DETAIL AT ROOF/ WALL INTERSECTION  
SCALE: 3" = 1'-0"



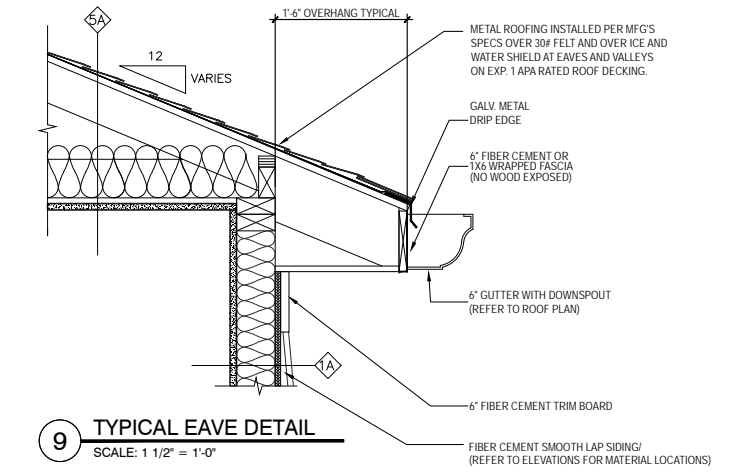
**12** TYPICAL RIDGE VENT DETAIL  
SCALE: 1 1/2" = 1'-0"



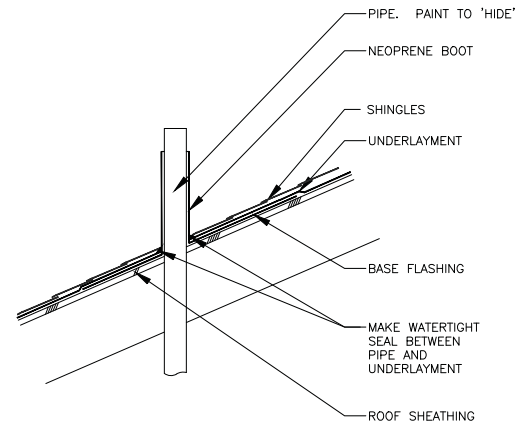
**11** TYPICAL RAKE DETAIL @ GABLE BRACKET  
SCALE: 1 1/2" = 1'-0"



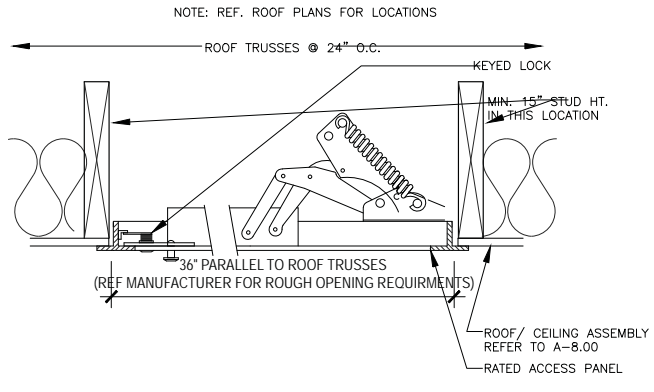
**10** TYPICAL RAKE DETAIL  
SCALE: 1 1/2" = 1'-0"



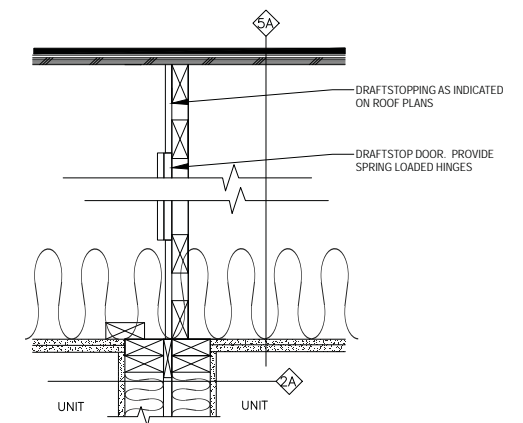
**9** TYPICAL EAVE DETAIL  
SCALE: 1 1/2" = 1'-0"



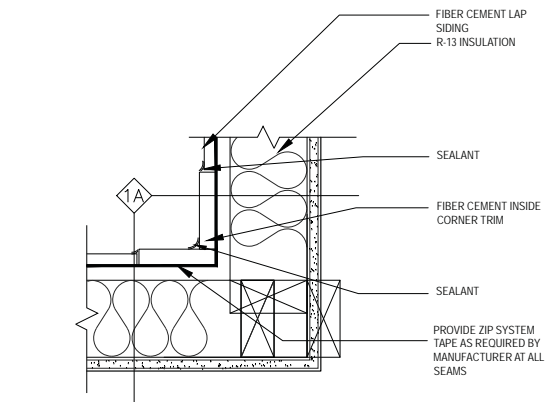
**8** PENETRATION DETAIL  
SCALE: 3" = 1'-0"



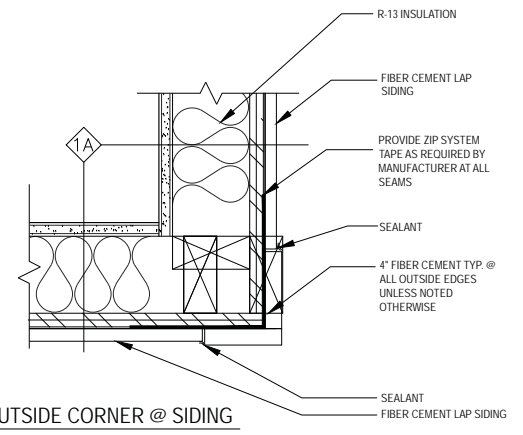
**7** RATED ATTIC ACCESS PANEL  
SCALE: 3" = 1'-0"



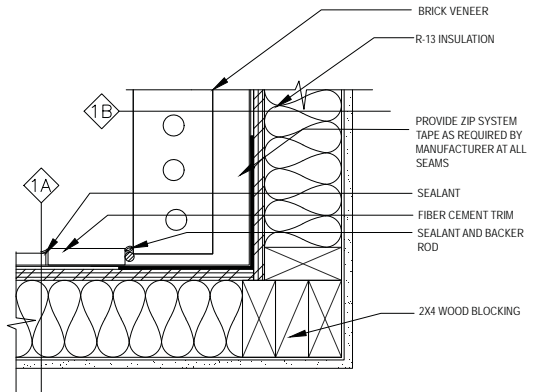
**6** DRAFTSTOP DOOR  
SCALE: 3" = 1'-0"



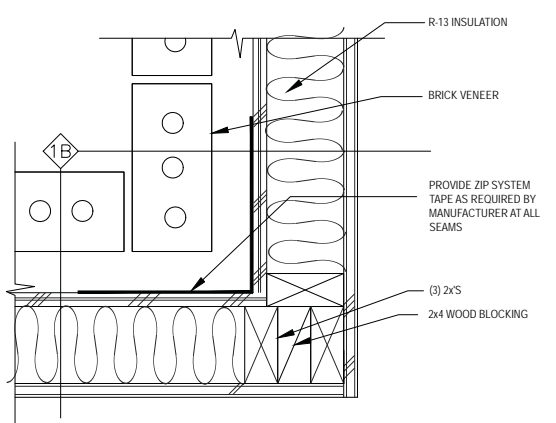
**5** INSIDE CORNER @ SIDING  
SCALE: 3" = 1'-0"



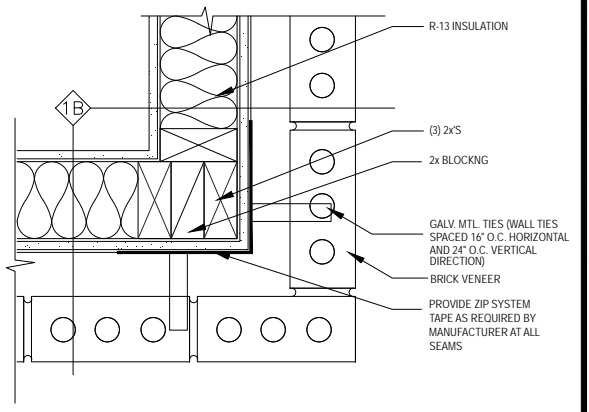
**4** OUTSIDE CORNER @ SIDING  
SCALE: 3" = 1'-0"



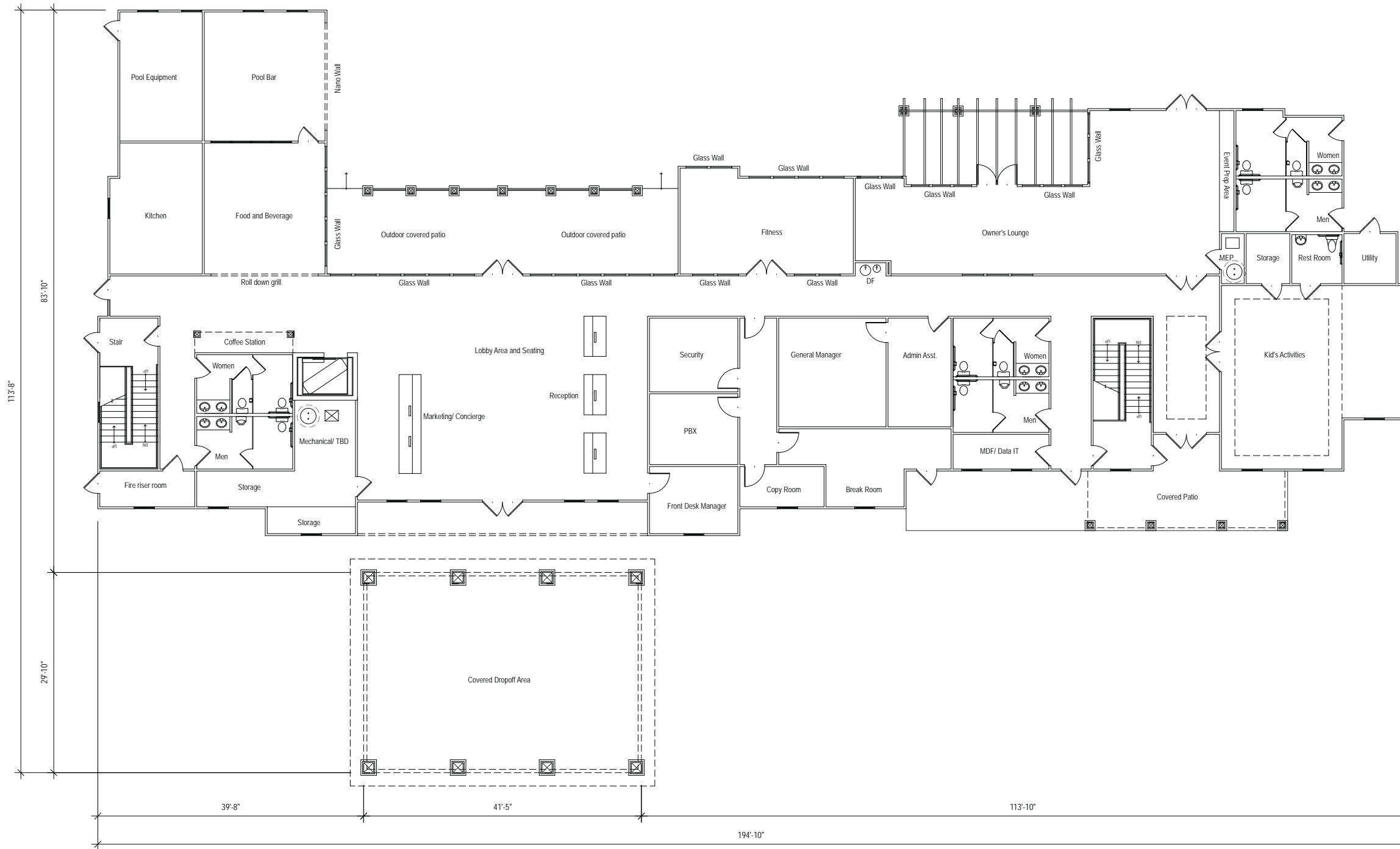
**3** INSIDE CORNER @ BRICK / SIDING TRANSITION  
SCALE: 3" = 1'-0"



**2** INSIDE CORNER @ BRICK  
SCALE: 3" = 1'-0"



**1** OUTSIDE CORNER @ BRICK  
SCALE: 3" = 1'-0"



1 Clubhouse Building Floor Plan- Main Level  
SCALE: 1/8" = 1'-0"



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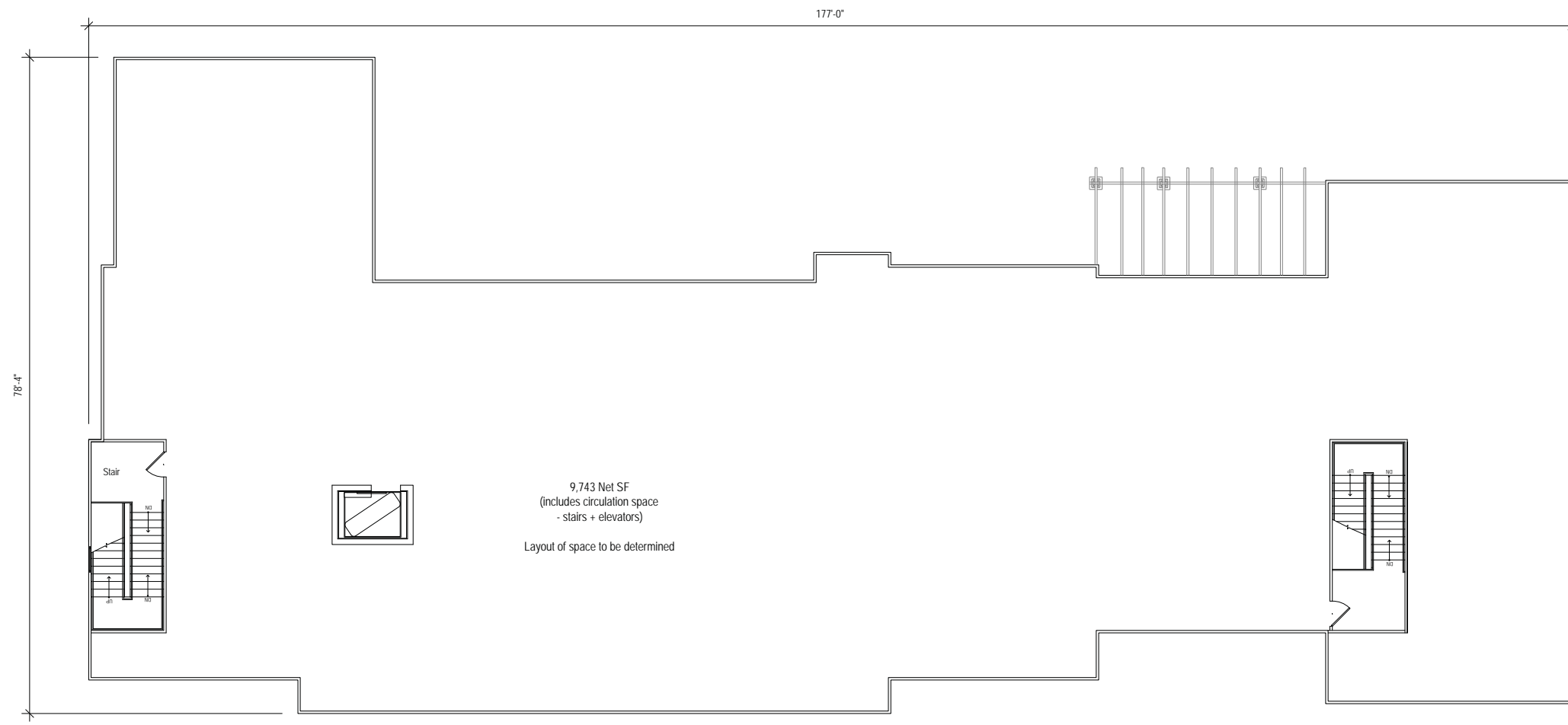
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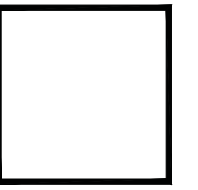
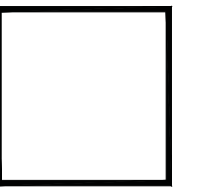
Project Number  
**21501**  
Sheet  
**CH-1**



1 Clubhouse Building Floor Plan- Upper Level  
SCALE: 1/8" = 1'-0"



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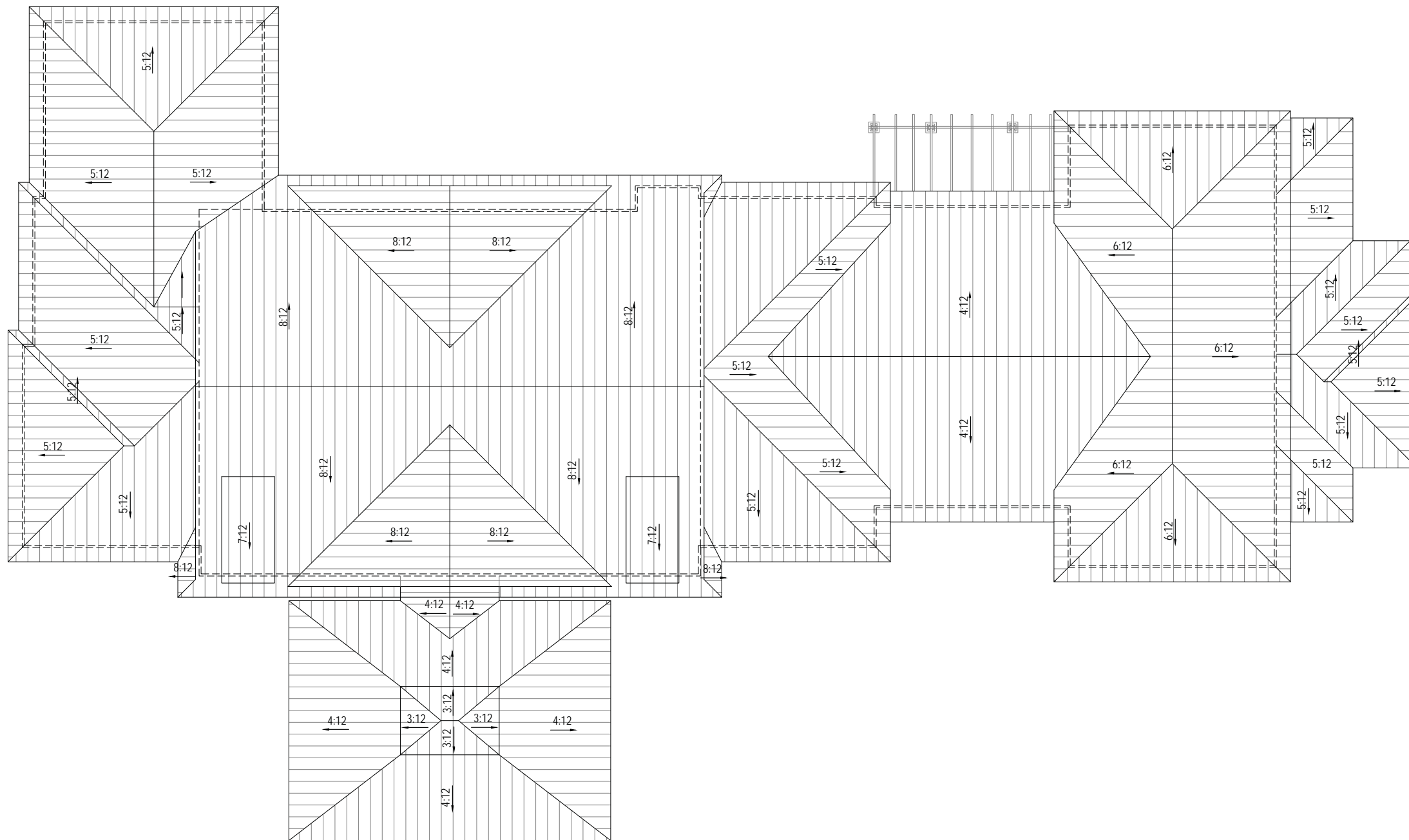
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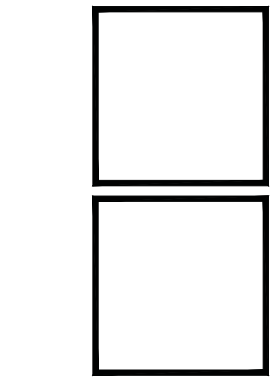
Project Number  
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Sheet  
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1 Clubhouse Roof Plan  
SCALE: 1/8" = 1'-0"



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#	Issue History	Date

Project Number  
**21501**  
Sheet  
**CH-3**

Drawn By	PDS	
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Date	09/14/2021	
#	Issue History	Date

Project Number	21501
Sheet	CH-4



Color + Material legend	
1-Hardie Lap Siding-	Cobblestone
2-Hardie Lap Siding-	Monterey Taupe
3-Nichiha Vertical Siding-	Vintage Wood Spruce
4-Metal Roof-	Matte Silver
5-Brick- (Palmetto Brick-	Riviera)
6-All trim and columns-	Sherwin Williams Westhighland White
7-French/ Glass Door Color-	Match Vintage Wood Spruce
8-Shutters-	Matte Silver
9-Railings-	Matte Silver



1 Clubhouse Front Elevation + Character Rendering  
SCALE: 1/8" = 1'-0"

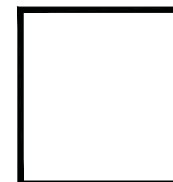
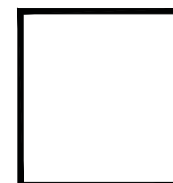




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#	Issue History	Date

Project Number  
21501  
Sheet  
CH-5

- Color + Material legend
- 1-Hardie Lap Siding- Cobblestone
  - 2-Hardie Lap Siding- Monterey Taupe
  - 3-Nichiha Vertical Siding- Vintage Wood Spruce
  - 4-Metal Roof- Matte Silver
  - 5-Brick- (Palmetto Brick- Riviera)
  - 6-All trim and columns- Sherwin Williams Westhighland White
  - 7-French/ Glass Door Color- Match Vintage Wood Spruce
  - 8-Shutters- Matte Silver
  - 9-Railings- Matte Silver



1 Clubhouse Rear + Left + Right Elevations  
SCALE: 1/8" = 1'-0"



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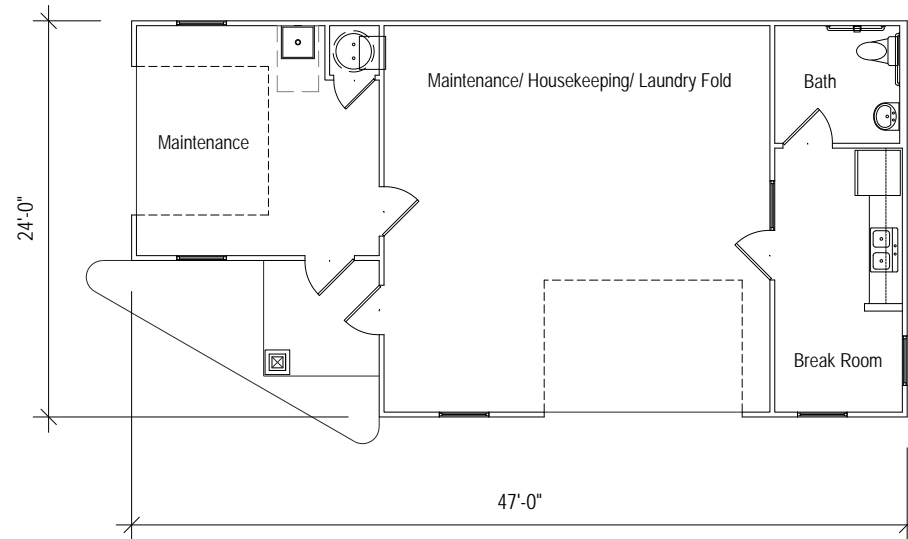
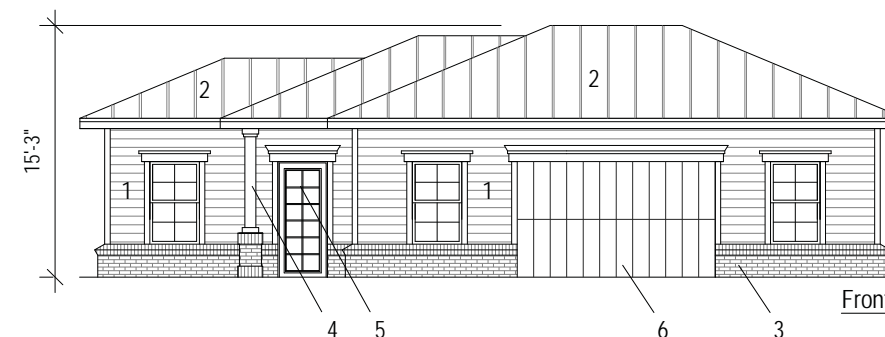
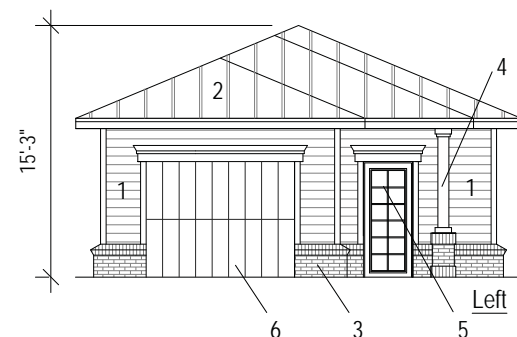
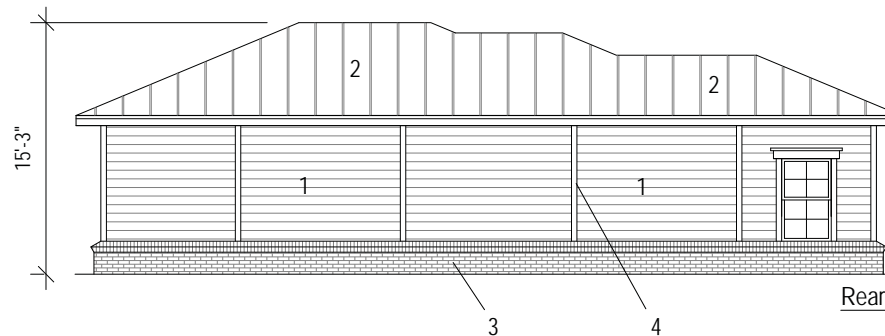
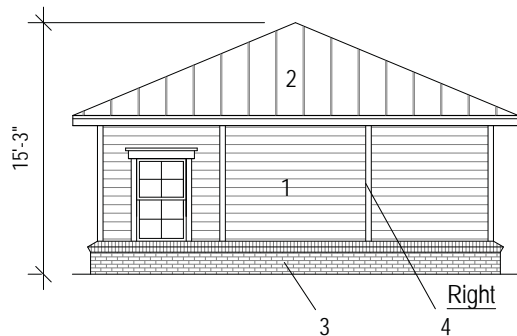
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Checked By	PDS	
Date	09/14/2021	
#	Issue History	Date

Project Number  
**21501**  
Sheet  
**M-1**

Color + Material legend	
1-	Hardie Lap Siding- Cobblestone
2-	Metal Roof- Matte Silver
3-	Brick- (Palmetto Brick- Riviera)
4-	All trim and columns- Sherwin Williams Westhighland White
5-	French/ Glass Door Color- Match Vintage Wood Spruce
6-	Garage Door Color- Match Vintage Wood Spruce



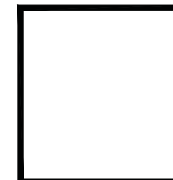
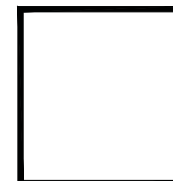
**1** Maintenance Building  
SCALE: 3/16" = 1'-0"



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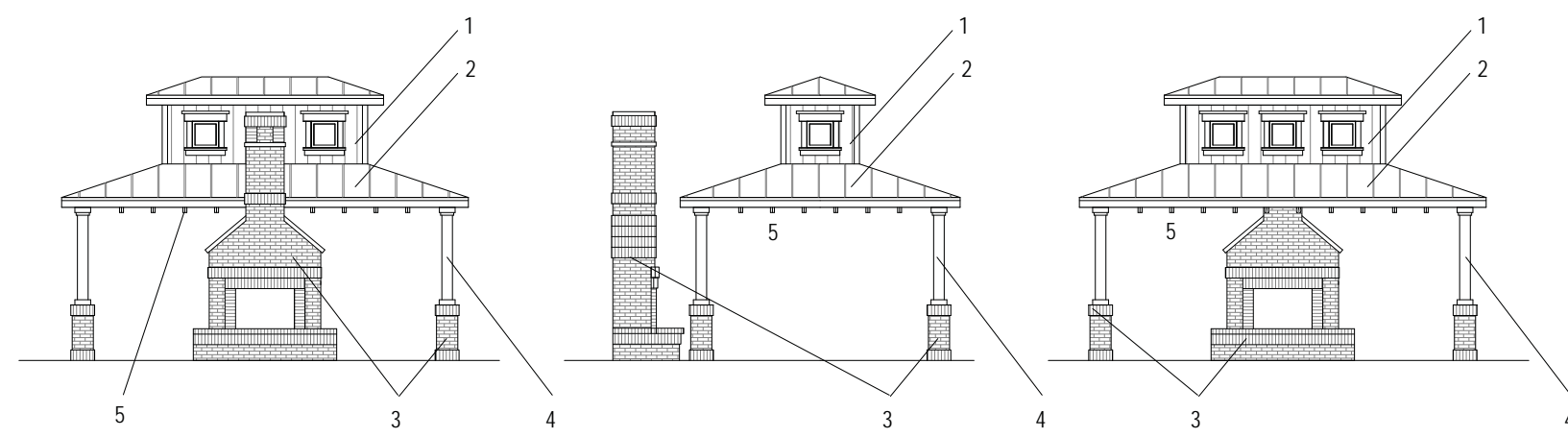
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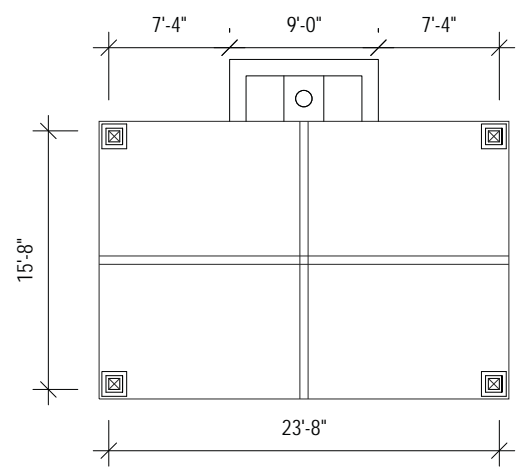


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Color + Material legend	
1-	Nichiha Vertical Siding- Vintage Wood Spruce
2-	Metal Roof- Matte Silver
3-	Brick- (Palmetto Brick- Riviera)
4-	All trim and columns- Sherwin Williams Westhighland White
5-	Rafter Tails- Sherwin Williams Westhighland White



**1** Picnic Shelter  
SCALE: 3/16" = 1'-0"

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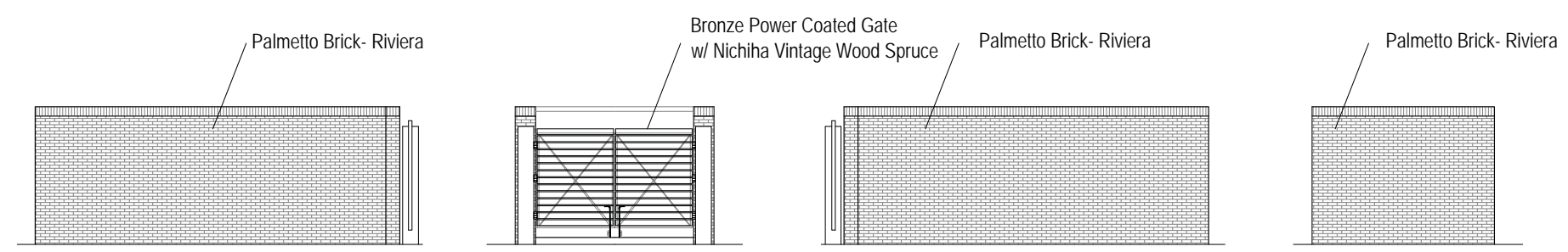
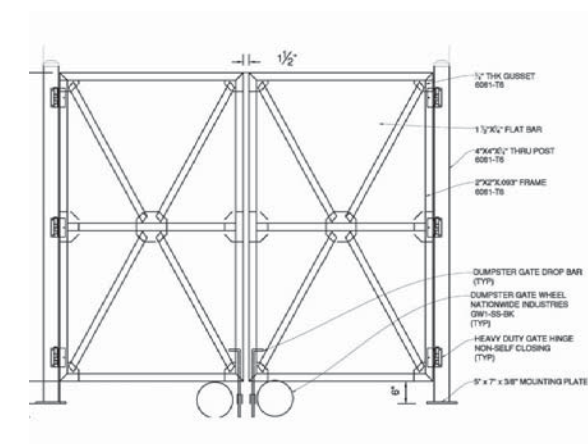
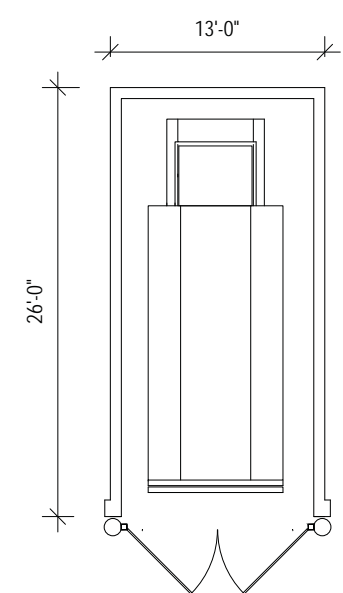
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#	Issue History	Date

Project Number	21501
Sheet	T-1



**1** Trash Enclosure  
SCALE: 3/16" = 1'-0"

# **FIFTEEN WIMBLEDON**

*Hilton Head, SC*

## **MATERIALS & SITE FURNISHINGS**

(SEE PLANS FOR SPECIFIC LOCATIONS)

VE SUBMITTAL - AUGUST 30, 2021

# SCHEDULE

## 1.0 PAVING

- 1.1 - ASPHALT
- 1.2 - VEHICULAR PLAZA - TABBY CONCRETE WITH BRICK BANDING
- 1.3 - VEHICULAR PAVERS
- 1.4 - PEDESTRIAN PAVERS
- 1.5 - LIGHT BROOM FINISH CONCRETE
- 1.6 - GRANITE FINES WITH CONCRETE CURB
- 1.7 - SUNDECK POOL DECK & CONCRETE COPING
- 1.8 & 1.9 - PORCELAIN PAVERS
- 1.10 - GRASS PAVE
- 1.11 - COMPOSITE DECKING @ POOL

## 4.0 SITE FURNISHINGS

- 4.1 - BIKE RACK
- 4.2 - BENCH
- 4.3 - TRASH RECEPTACLE
- 4.4 - DOG WASTE STATION

## 8.0 MISCELLANEOUS

- 8.1 - CHILDREN'S PLAYGROUND (BY OTHERS)

# 1.0 PAVING



## 1.1: ASPHALT

- Final Section per Geotechnical Report (repaving of access road to Lyons to match existing)



## 1.2: MOTOR COURT PAVING

- 6" Depth Minimum Reinforced Concrete with Oyster Shell #3 & #4
- Brick Banding to Match 1.4



## 1.3: VEHICULAR PAVING

- Pine Hall Brick [8" x 4" x 2-1/4"]
- Color: 50% Cocoa/ 50% Bluff
- Rumbled Finish,
- Laid in 45 Degree Herringbone with Soldier Border
- Set on Concrete Setting Bed per manufacturer's recommendations

# 1.0 PAVING - CONTINUED



## 1.4: PEDESTRIAN PAVERS

- Pine Hall Brick [8" x 4" x 2-1-4"]
- Color: 50% Cocoa/ 50% Bluff
- Rumbled Finish
- Laid in Running Bond with Soldier Course
- Set on GAB Base



## 1.5: CONCRETE WALKWAYS

- Light Broom Finish Concrete
- Sawcut Score Joints



## 1.6: GRANITE FINES

- 50% Unwashed Granite Fines & 50% #789 Granite
- Concrete Curb



## 1.7: SUNDEK POOL DECKING

- Non-slip pool decking
- Color: T.B.D
- Concrete Coping



# 1.0 PAVING - CONTINUED



## 1.8 & 1.9: PORCELAIN PAVERS

- 12" X 24" Old World Tabby Porcelain Paver
- Color: Oyster White



## 1.10: GRASSPAVE

- For Fire / Emergency Access Only, Final Section Based on Geotechnical Recommendations



## 1.11: COMPOSITE WOOD DECKING

- Composite Wood Decking
- Color : TBD

# 4.0 SITE FURNISHINGS



## 4.1 BIKE RACK Dero - Arc

- In-Ground Mount Embedded into Concrete Base
- Galvanized Finish



## 4.2 BENCHES Landscapeforms - Scarborough

- 72" Backed, with Horizontal Strap Seat
- Surface Mount
- Powdercoat: Matte Black



## 4.3: TRASH RECEPTACLE Landscapeforms - Scarborough

- Surface Mount
- Powdercoat: Matte Black



## 4.4: DOG WASTE STATION Mutt Mitt

- In-ground Mount
- White Sign Color

# 8.0 MISCELLANEOUS



## 8.1 CHILDREN'S PLAYGROUND Miracle Recreation Playground Final Design by Churchich

- (Unit 704-S073J) & Ten Spin (Unit 304W)
- Earth Tone Color Package (Beige, Sand, Forest Green, & Green)

CONCEPTUAL IMAGE - FINAL PRODUCT TBD BY OWNER



CONCEPTUAL IMAGE - FINAL PRODUCT TBD BY OWNER

END OF MATERIAL SCHEDULE

## DESCRIPTION

The EPIC Collection delivers custom luminaire flexibility with high quality, yet availability expectations of standard specification grade product. The EPIC Collection can be dressed to suit any application. Recognizing evolving environmental and legislative trends, the EPIC Collection delivers world class LED optical and performance solutions to the decorative luminaire marketplace.

<b>Catalog #</b>		<b>Type</b>
<b>Project</b>		
<b>Comments</b>		<b>Date</b>
<b>Prepared by</b>		

## SPECIFICATION FEATURES

### Construction

**TOP:** Cast aluminum top housing attaches to cast aluminum mounting arm hub with four stainless steel fasteners. One-piece silicone gasket between mounting hub and top casting seals out moisture and contaminants. (See the mounting accessories section for a full selection of mounting arms. (Only these arms are compatible with the Epic luminaire). **MIDSECTION:** Continuous silicone gaskets seal lens to top casting and shade. The mid section features cast aluminum construction and stainless steel assembly. **SHADES:** Heavy gauge precision spun aluminum shades offer superior surface finish and consistency in form. **DOORFRAME:** Die-cast aluminum 1/8" thick door and doorframe seal to underside of shade with a thick wall continuous silicone gasket. Mounting hub ships attached to mounting arm.

### Optics

Choice of twelve patented, high-efficiency AccuLED Optic™ technology manufactured from

injection-molded acrylic. Optics are precisely designed to shape the optics, maximizing efficiency and application spacing. AccuLED Optic technology, creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and nominal 70 CRI. Optional 3000K CCT and 5000K CC. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

### Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard

with 10kV/10kA common – and differential – mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

### Finish

Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

### Warranty

Five-year warranty.



## ECM/EMM EPIC MEDIUM LED

1 - 4 LightBARs  
Solid State LED

DECORATIVE AREA LUMINAIRE



### CERTIFICATION DATA

UL/cUL Listed  
DesignLights Consortium® Qualified\*  
IP66 LightBARs  
LM79 / LM80 Compliant  
2G Vibration Tested  
ISO 9001

### ENERGY DATA

**Electronic LED Driver**  
>0.9 Power Factor  
<20% Total Harmonic Distortion  
120-277V 50/60Hz, 347V/60Hz,  
480V/60Hz  
-40°C Minimum Temperature  
40°C Ambient Temperature Rating

### EPA

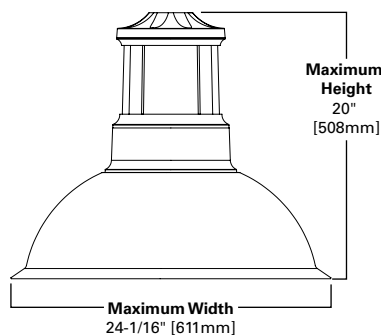
Effective Projected Area: (Sq. Ft.) 0.94

### SHIPPING DATA

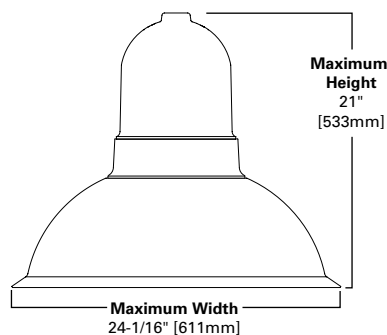
Approximate Net Weight:  
45 lbs. [20 kgs.]

## DIMENSIONS

### ECM Classical

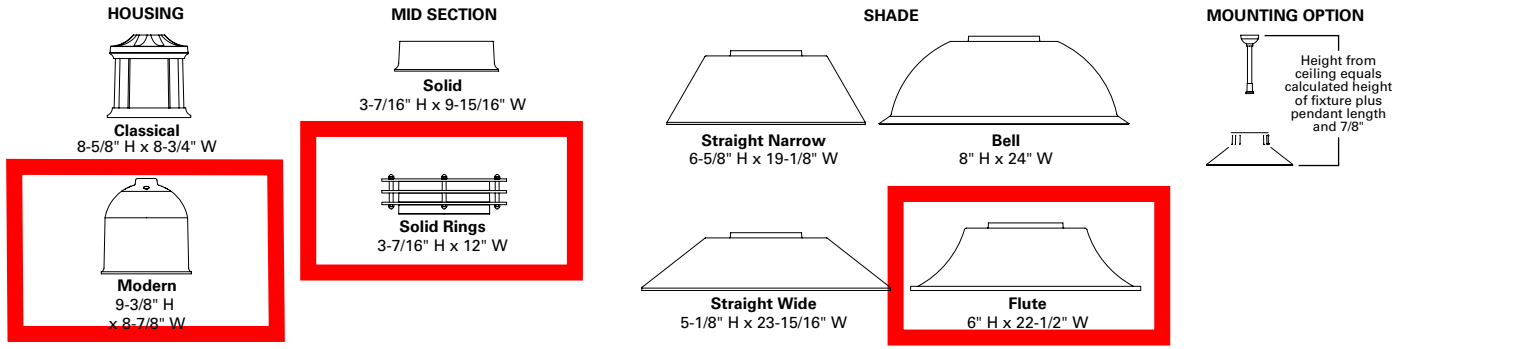


### EMM Modern



See configurations for more detailed information.

CONFIGURATIONS



POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBARS)

Number of LightBARs	E01	E02	E03	E04	
<b>Drive Current</b>	350mA Drive Current				
<b>Power (Watts)</b>	25W	52W	75W	97W	
<b>Current @ 120V (A)</b>	0.22	0.44	0.63	0.82	
<b>Current @ 277V (A)</b>	0.10	0.20	0.28	0.36	
<b>Power (Watts)</b>	31W	58W	82W	99W	
<b>Current @ 347V (A)</b>	0.11	0.19	0.28	0.29	
<b>Current @ 480V (A)</b>	0.09	0.15	0.20	0.21	
<b>T2</b>	Lumens	2,948	5,896	8,844	11,792
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
<b>T3</b>	Lumens	2,936	5,873	8,809	11,745
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
<b>T4</b>	Lumens	2,876	5,752	8,627	11,503
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G3
<b>5MQ</b>	Lumens	3,054	6,108	9,161	12,215
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2
<b>5WQ</b>	Lumens	2,987	5,975	8,962	11,949
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2
<b>5XQ</b>	Lumens	2,982	5,963	8,945	11,926
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G3	B4-U0-G3
<b>SL2</b>	Lumens	2,878	5,756	8,634	11,512
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
<b>SL3</b>	Lumens	2,894	5,788	8,682	11,576
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
<b>SL4</b>	Lumens	2,823	5,647	8,470	11,294
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
<b>RW</b>	Lumens	2,957	5,915	8,872	11,829
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
<b>SLL/SLR</b>	Lumens	2,616	5,231	7,847	10,462
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3

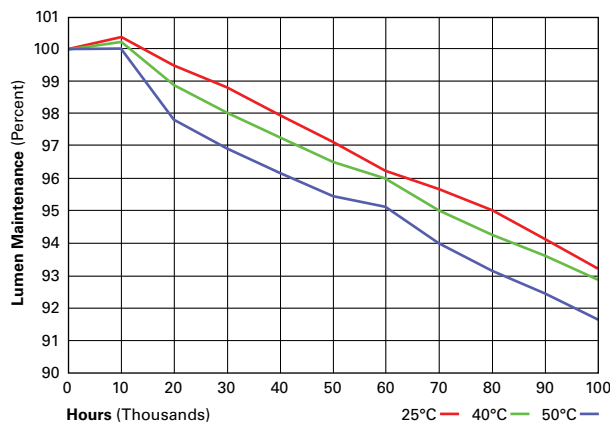
POWER AND LUMENS BY BAR COUNT (7 LED LIGHTBARS)

Number of LightBARs	F01	F02	F03	F04	
<b>Drive Current</b>	1A Drive Current				
<b>Power (Watts)</b>	26W	55W	78W	102W	
<b>Current @ 120V (A)</b>	0.22	0.46	0.66	0.86	
<b>Current @ 277V (A)</b>	0.10	0.21	0.29	0.37	
<b>Power (Watts)</b>	32W	60W	85W	105W	
<b>Current @ 347V (A)</b>	0.11	0.19	0.28	0.30	
<b>Current @ 480V (A)</b>	0.09	0.15	0.21	0.22	
<b>T2</b>	Lumens	2,434	4,867	7,301	9,735
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3
<b>T3</b>	Lumens	2,424	4,848	7,272	9,696
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3
<b>T4</b>	Lumens	2,374	4,748	7,122	9,496
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2
<b>5MQ</b>	Lumens	2,521	5,042	7,563	10,084
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2
<b>5WQ</b>	Lumens	2,466	4,932	7,398	9,864
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2
<b>5XQ</b>	Lumens	2,461	4,923	7,384	9,845
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G3
<b>SL2</b>	Lumens	2,376	4,752	7,127	9,503
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2
<b>SL3</b>	Lumens	2,389	4,778	7,167	9,556
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2
<b>SL4</b>	Lumens	2,331	4,662	6,993	9,323
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2
<b>RW</b>	Lumens	2,441	4,883	7,324	9,765
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
<b>SLL/SLR</b>	Lumens	2,159	4,318	6,478	8,637
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B1-U0-G3

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

\* Per IESNA TM-21 data.



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96

**ORDERING INFORMATION**

Sample Number: ECM-E04-LED-E1-T2-FL-GM

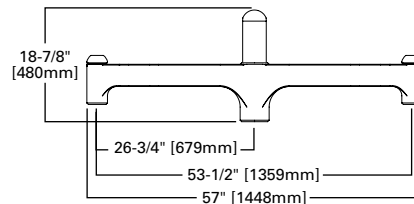
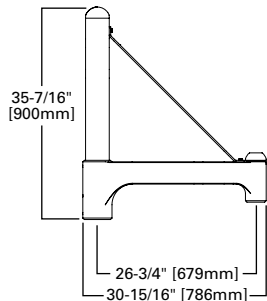
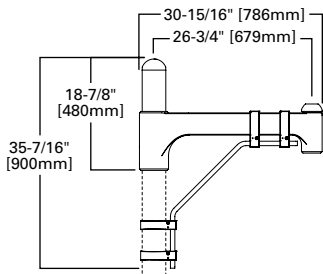
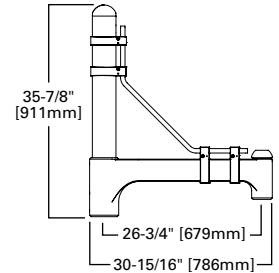
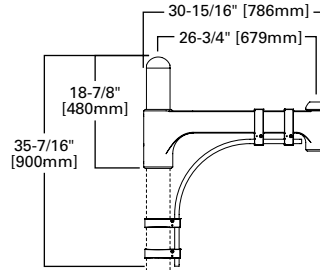
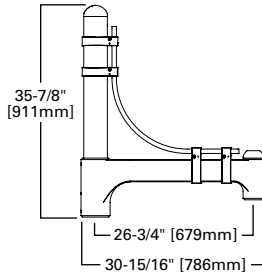
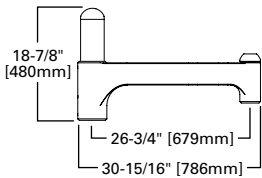
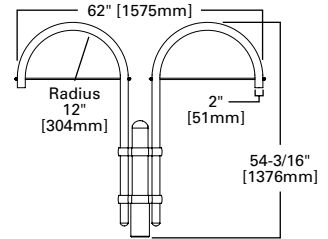
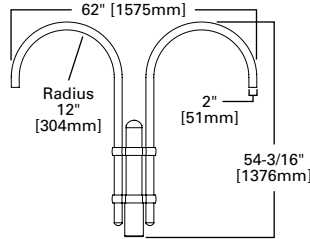
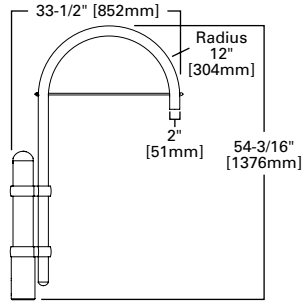
Product Family <sup>1</sup>	Number of LightBARs <sup>2,3</sup>	Lamp Type	Voltage	Distribution	Mid Section Type	Shade Type	Color <sup>5</sup>
ECM=Epic Classical Medium EMM=Epic Modern Medium	E01=(1) 21 LED LightBAR E02=(2) 21 LED LightBARs E03=(3) 21 LED LightBARs E04=(4) 21 LED LightBARs F01=(1) 7 LED LightBAR F02=(2) 7 LED LightBARs F03=(3) 7 LED LightBARs F04=(4) 7 LED LightBARs	LED=Solid State Light Emitting Diodes	E1=Electronic (120-277V) 347=347V 480=480V <sup>4</sup>	T2=Type II T3=Type III T4=Type IV SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control 5MQ=Type V Square Medium 5WQ=Type V Square Wide 5XQ=Type V Square Extra Wide RW=Rectangular Wide SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right	SQ=Solid SR=Solid Rings	SN=Straight Narrow SW=Straight Wide BL=Bell FL=Flute	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphitic Metallic WH=White
<b>Options (Add as Suffix)</b>		<b>Accessories (Order Separately) <sup>13</sup></b>					
2L=Two Circuits <sup>6</sup> 7030=70 CRI / 3000K CCT <sup>7</sup> 7050=70 CRI / 5000K CCT <sup>7</sup> 8030=80 CRI / 3000K CCT <sup>7</sup> LCF=LightBAR Cover Plate Matches Housing Finish MS-LXX=Motion Sensor for ON/OFF Operation <sup>8</sup> MS/X-LXX=Motion Sensor for Bi-Level Switching <sup>9</sup> PMXX=Pendant Mount (XX=Pendant Length in Inches, 9.5" min - 48.0" max) <sup>10</sup> HSS=Factory Installed House Side Shield <sup>11</sup> DIM=0-10V Dimming Driver <sup>12</sup>		OA/RA1016=NEMA Twistlock Photocontrol - Multi-Tap OA/RA1027=NEMA Twistlock Photocontrol - 480V OA/RA1201=NEMA Twistlock Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap LB/HSS-21=Field Installed House Side Shield for "E" LightBARs <sup>11,15</sup> LB/HSS-07=Field Installed House Side Shield for "F" LightBARs <sup>11,15</sup>  <b>Mounting Accessories (Order Separately)</b> <b>Classical</b> VA6150-XX=Bishop Wall Mount Arm VA6151-XX=Bishop Wall Mount Arm with Cross Rod VA6152-XX=Traditional Wall Mount Arm VA6153-XX=Traditional Wall Mount Arm with 45° Strap VA6154-XX=Bishop Single Pole Mount Arm VA6155-XX=Bishop Single Pole Mount Arm with Cross Rod VA6156-XX=Bishop Twin Pole Mount Arm VA6157-XX=Bishop Twin Pole Mount Arm with Cross Rods VA6158-XX=Traditional Single Pole Mount Arm VA6159-XX=Traditional Single Pole Mount Arm with Rounded Upper Bar VA6160-XX=Traditional Single Pole Mount Arm with Rounded Lower Bar <sup>14</sup> VA6161-XX=Traditional Single Pole Mount Arm with 45° Upper Bar VA6162-XX=Traditional Single Pole Mount Arm with 45° Lower Bar <sup>14</sup> VA6163-XX=Traditional Single Pole Mount Arm with 45° Upper Strap VA6165-XX=Traditional Twin Pole Mount Arm VA6166-XX=Traditional Twin Pole Mount Arm with Rounded Upper Bars VA6167-XX=Traditional Twin Pole Mount Arm with Rounded Lower Bars <sup>14</sup> VA6168-XX=Traditional Twin Pole Mount Arm with 45° Upper Bars VA6169-XX=Traditional Twin Pole Mount Arm with 45° Lower Bars <sup>14</sup> VA6170-XX=Traditional Twin Pole Mount Arm with 45° Upper Straps VA6171-XX=Mast Arm Adapter <b>Modern</b> VA6101-XX=Bishop Wall Mount Arm VA6102-XX=Bishop Wall Mount Arm with Cross Rod VA6103-XX=Traditional Wall Mount Arm VA6104-XX=Traditional Wall Mount Arm with 45° Strap VA6105-XX=Bishop Single Pole Mount Arm VA6106-XX=Bishop Single Pole Mount Arm with Cross Rod VA6107-XX=Bishop Twin Pole Mount Arm VA6108-XX=Bishop Twin Pole Mount Arm with Cross Rods VA6109-XX=Traditional Single Pole Mount Arm VA6110-XX=Traditional Single Pole Mount Arm with Rounded Upper Bar VA6111-XX=Traditional Single Pole Mount Arm with Rounded Lower Bar <sup>14</sup> VA6112-XX=Traditional Single Pole Mount Arm with 45° Upper Bar VA6113-XX=Traditional Single Pole Mount Arm with 45° Lower Bar <sup>14</sup> VA6114-XX=Traditional Single Pole Mount Arm with 45° Upper Strap VA6116-XX=Traditional Twin Pole Mount Arm VA6117-XX=Traditional Twin Pole Mount Arm with Rounded Upper Bars VA6118-XX=Traditional Twin Pole Mount Arm with Rounded Lower Bars <sup>14</sup> VA6119-XX=Traditional Twin Pole Mount Arm with 45° Upper Bars VA6120-XX=Traditional Twin Pole Mount Arm with 45° Lower Bars <sup>14</sup> VA6121-XX=Traditional Twin Pole Mount Arm with 45° Upper Straps VA6122-XX=Mast Arm Adapter				<b>Accessory Options <sup>16</sup></b> V=Victorian Fial <sup>17</sup> M=Modern Fial <sup>17</sup> A=Architectural Fial <sup>17</sup> N=Nostalgic Fial <sup>17</sup> R=NEMA Twistlock Photocontrol Receptacle <sup>18</sup>	

- NOTES:**
1. Arm not included. Order separately. See accessories.
  2. Standard 4000K CCT and greater than 70 RL.
  3. 21 LED LightBAR powered by 350mA and 7 LED LightBAR powered by 1A.
  4. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
  5. Custom and RAL color matching available upon request. Consult your lighting representative at Cooper Lighting Solutions for more information.
  6. Low-level output varies by bar count. Consult factory. Requires quantity of two or more LightBARs.
  7. Consult customer service for lead times and multiplier.
  8. Sensor mounted to the luminaire. Available in E01-E04 and F01-F04 configurations. Replace "XX" with mounting height in feet for proper lens selection, (e.g., MS-L25). Consult factory for additional information.
  9. Sensor mounted to the luminaire. Available in E02-E04 and F02-F04 configurations. Replace "X" with number of LightBARs operating in low output mode and replace XX with mounting height in feet for proper lens selection, (e.g., MS/3-L25). Maximum four bars in low output mode. Consult factory for additional information.
  10. Pendant mount option "PMXX" must be used with Invue Pendant mount kit only. Includes pendant pipe, swivel hangar and canopy cover. Other pendant lengths can be specified in inches (XX). Minimum pendant length is 9-1/2". For lengths above 48", consult your lighting representative at Cooper Lighting Solutions for more information.
  11. Only for use with SL2, SL3 and SL4 distributions.
  12. Dimming leads provide for external 0-10V control system (by others).
  13. Replace XX with color suffix.
  14. Only available with traditional arms.
  15. One required for each LightBAR.
  16. Add as suffix to mounting accessory. Example: VA6106-BK-R.
  17. Not available with finials, pendant mount "PM48" or bishop wall mounts.
  18. Requires use of 4" O.D. round straight pole.

**MOUNTING ACCESSORIES**

Pole mount arms are designed to fit both medium ECM/EMM housings. (Only these arms are compatible with the Epic luminaire). Arms feature a precision welded cast aluminum mounting hub for attachment of fixture head to arm with four stainless steel fasteners. Wall mount arms compliment pole mount luminaires and attractively transition fixture scale in lower mounting height pedestrian environments. Wall mount arms are designed to fit both medium ECM/EMM housings. Arms feature a precision welded cast aluminum mounting hub for attachment of fixture head to arm with four stainless steel fasteners.

**BISHOP SINGLE POLE MOUNT ARM**  
 VA6105 (Modern), VA6154 (Classical)  
 Slipfits over 4" round straight pole, or 4" O.D. by 6" tall round tenon.  
 Weight: 24 lbs. E.P.A: 0.92





Catalog #		Type
Project		
Comments		Date
Prepared by		

## DECORATIVE ALUMINUM POLES

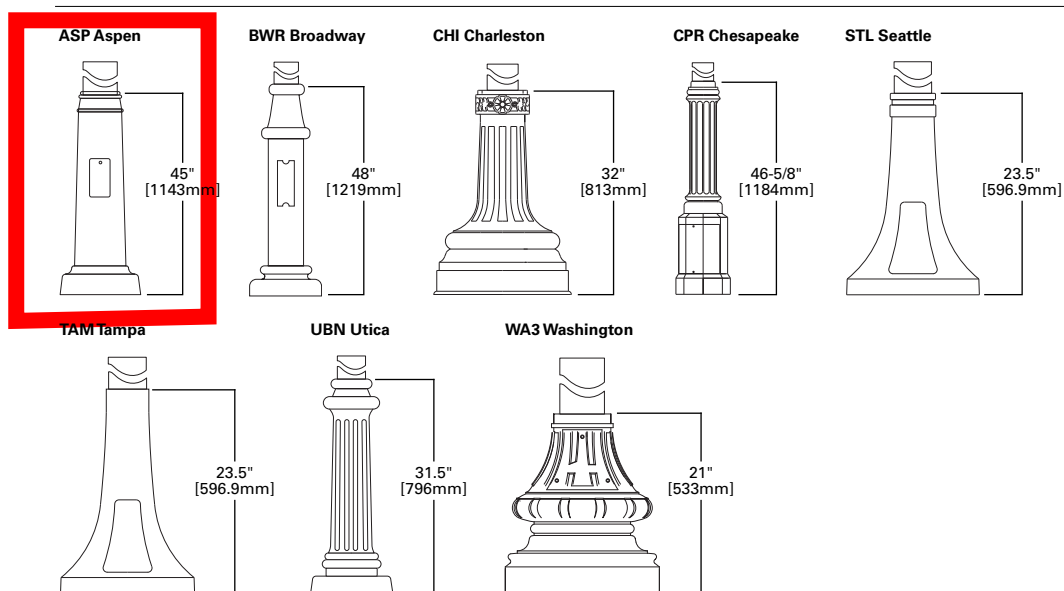
### DESIGN CONSIDERATIONS - VIBRATIONS AND NON-GROUND MOUNTED INSTALLATIONS

The information contained herein is for general guidance only and is not a replacement for professional judgment. Design considerations for wind-induced vibrations and non-ground mounted installations (e.g., installations on bridges or buildings) are not included in this document. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Refer to the Cooper Lighting Solutions Light Pole White Paper for risk factors and design considerations. [Learn more.](#)

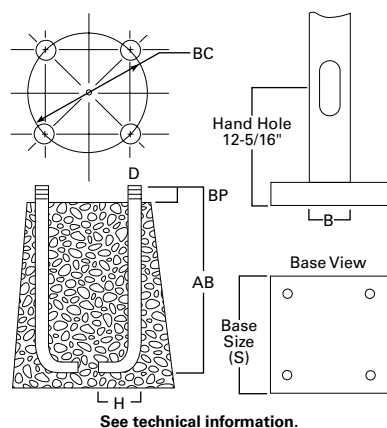
**NOTE:** The Limited Warranty for this product specifically excludes fatigue failure or similar damage resulting from vibration, harmonic oscillation or resonance.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit [www.cooperlighting.com](http://www.cooperlighting.com) for available options, accessories and ordering information.

### BASE HEIGHT DIMENSIONS



### ANCHORAGE DATA



Pole	Anchor Bolt and Template Package	Shaft Diameter (inches)	Bolt Circle (inches)	Number of Bolts	Bolt Size (inches)	Template Only
Aspen (ASP)	317AVE40S	10 x 4	14.19 + - 0.81	4	3/4 x 17	406541D
Broadway (BWR) <sup>1</sup>	317RB408	8 x 4	12	4	3/4 x 17	405592D
Broadway (BWR) <sup>2</sup>	436RB408	8 x 4	12	4	1 x 36	227878D
Charleston (CHI)	317RB4HN	4, 5, 6	11.5 + - 1.50	4	3/4 x 17	227095D
Chesapeake (CPR)	317RB4WI	4, 5	13.25	4	3/4 x 17	227116D
Seattle (STL)	317AVE10	4	9	4	3/4 x 17	407040D
Tampa (TAM)	317AVE30	5 x 4	16	4	3/4 x 17	407040D
Utica (UBN)	317RB4SC	4, 5	12.5	4	3/4 x 17	227314D
Washington (WA3)	317RB4WA	4, 5, 6	11.5 + - 1.50	4	3/4 x 17	227077D

**NOTES:** 1. Anchor bolt set should be for up to 16' mounting height. 2. Anchor bolt set should be for up to 17' and over mounting height.





# SPECIFICATION SHEET

## MODEL 3105 Landscape Series • Up & Accent Lights

### FIXTURE ORDERING INFORMATION

TO ORDER FIXTURE: Select appropriate choice from each column as in the following example.

**EXAMPLE: GR-3105-B-4.5-W-SP**

MOUNTING	MODEL	FINISH	WATTAGE	COLOR TEMP	DISTRIBUTION	ACCESSORIES
<b>GR</b> - ABS ground stake <b>WR</b> - Wall-mount canopy <b>TR</b> - Tree-mount J-box	<b>3105</b>	Standard <b>B</b> - Black <b>Z</b> - Architectural Bronze <b>DZ</b> - Dark Bronze <b>GT</b> - Granite <b>W</b> - White Premium <b>BR</b> - Architectural Brick <b>LZ</b> - Light Bronze <b>SB</b> - Special Bronze <b>GG</b> - Glossy Gray <b>R</b> - Rust <b>HG</b> - Hunter Green <b>WB</b> - Weathered Bronze <b>WI</b> - Weathered Iron <b>GM</b> - Graphite Metallic Hand Finished <b>G</b> - Verde <b>P</b> - Pewter <b>M</b> - Mocha <b>OF</b> - Olde Finish	<b>4.5</b> <b>9.5</b> <b>13</b>	<b>27 - 2700K</b> <b>W</b> - Warm <b>35</b> - 3500K <b>N</b> - Neutral <b>C</b> - Cool	<b>VNS</b> - Very Narrow Spot <b>SP</b> - Spot <b>MF</b> - Medium Flood <b>WF</b> - Wide Flood	<b>BD</b> - Barn Doors <b>FS</b> - Full Light Shield <b>HS</b> - Half Light Shield <b>HL</b> - Honeycomb Louver <b>5</b> - 5' Wire Lead  <b>NOTE:</b> * If fixture to be used with Extended Arm Mount (EAM) - <u>must order</u> with extended wire length

Fixtures shipped with standard lamp, unless otherwise specified.  
 Fixtures shipped with specified mounting hardware.

### LUMEN OUTPUT PACKAGES



Beam Spread	4.5	9.5	13
<b>VNS</b>	4.5 Watts 135 Lumens	9.5 Watts 214 Lumens	13 Watts 269 Lumens
<b>SP</b>	4.5 Watts 364 Lumens	9.5 Watts 566 Lumens	13 Watts 738 Lumens
<b>MF</b>	4.5 Watts 321 Lumens	9.5 Watts 487 Lumens	13 Watts 711 Lumens
<b>WF</b>	4.5 Watts 332 Lumens	9.5 Watts 542 Lumens	13 Watts 686 Lumens

Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.



**PROFESSIONAL  
OUTDOOR LIGHTING**

Type: \_\_\_\_\_

Model: \_\_\_\_\_

Project: \_\_\_\_\_

## SPECIFICATION SHEET

### MODEL 2265-BSO Landscape Series • Brass & Copper • Path & Spread Lights

#### FIXTURE SPECIFICATIONS:

**HOUSING:**

Die-cast, brass.

**STEM:**

1/2" brass pipe with 1/2" NPT.

**FINISH:**

Olde Brass

**LENS:**

Clear, high-impact, polycarbonate lens.

**LAMP TYPE:**

Vista T3 LED lamp only, 2.5 watt standard.

**ELECTRICAL:**

Input voltage range 9-15V AC, regulated to achieve uniform illumination throughout the cable run of fixtures.

**MOUNTING:**

Bottom of stem threaded with 1/2" NPT. Fixture may be mounted into threaded hubs in junction boxes, ground stakes, or floor-mounting canopies. Please see fixture ordering information for mounting selection.

**FASTENERS:**

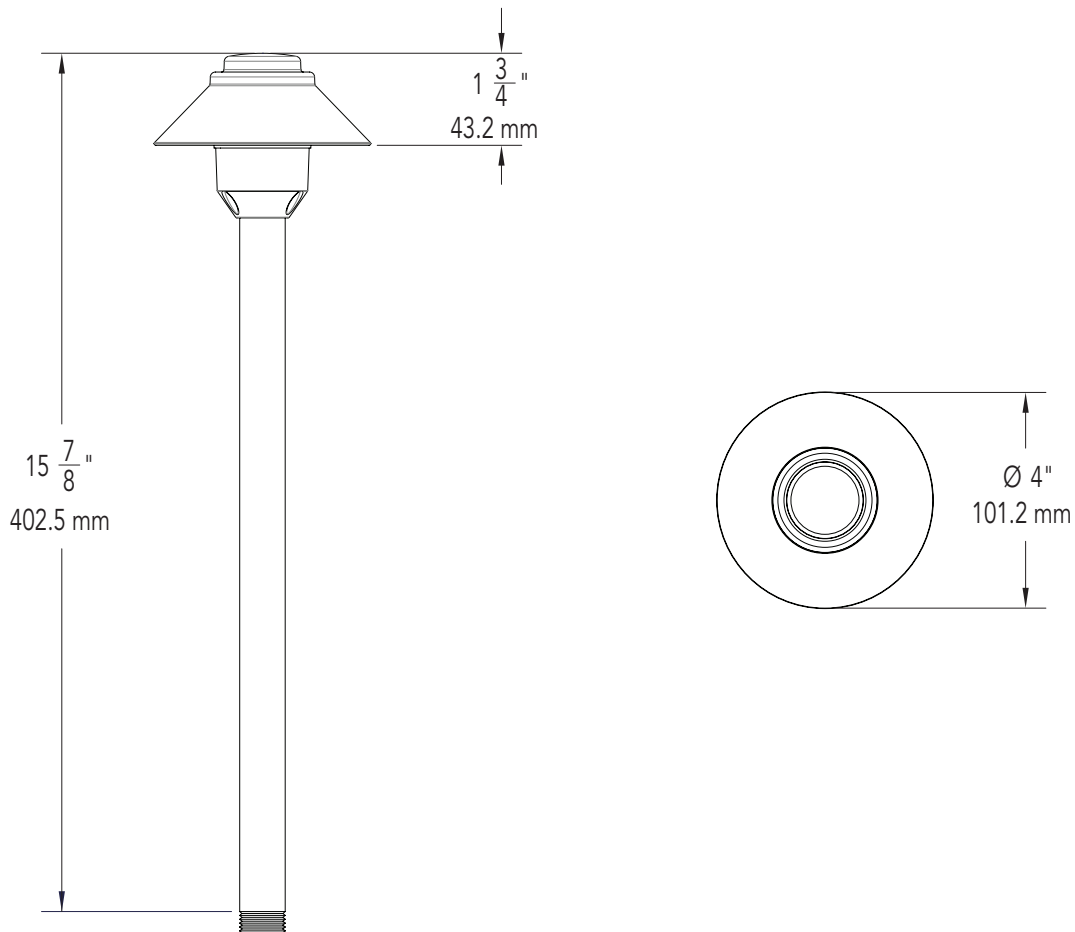
All fasteners are stainless steel.

**WIRING:**

Prewired with a three-foot pigtail of 18-2 direct-burial cable and underground connectors for a secure connection to supply cable.

Designed and Assembled **IN THE U.S.A.**

#### DIMENSIONS:



*Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.*



# SPECIFICATION SHEET

## MODEL 2265-BSO Landscape Series • Brass & Copper • Path & Spread Lights

### FIXTURE ORDERING INFORMATION

TO ORDER FIXTURE: Select appropriate choice from each column as in the following example.

**EXAMPLE: PR-2265-BSO-2.5-W-T3**

MOUNTING	MODEL	FINISH	WATTAGE	COLOR TEMP	LAMP
PR - ABS ground stake	2265	BSO - Olde Brass	2.5	W - Warm	T3

Fixtures shipped with standard lamp, unless otherwise specified.  
Fixtures shipped with specified mounting hardware.



**PROFESSIONAL  
OUTDOOR LIGHTING**

Type: \_\_\_\_\_

Model: \_\_\_\_\_

Project: \_\_\_\_\_

# SPECIFICATION SHEET

## MODEL 2106 Landscape Series • Brass & Copper • Up & Accent Lights

### FIXTURE SPECIFICATIONS:

**HOUSING/SHROUD:**

Heavy-gauge, extruded, solid brass housing fitted to a precision CNC-machined, solid brass base. A solid brass lens-retaining flange and high temperature, clear silicone seal – provides a superior weather-tight seal.

**FINISH:**

Olde Brass.

**SOCKET/LAMP HOLDER:**

Top grade ceramic socket with nickel contacts, stainless steel springs, and Teflon-jacketed wire leads.

**LENS:**

Clear, tempered, shock and heat-resistant, soda-lime glass lens. Optical effect lenses are available; see accessories column on fixture ordering information chart.

**LAMP TYPE:**

MR-16 LED Lamp Only - 36° Flood, 4.5W is standard.

**Optics:**

Available in 15° Narrow Spot, 25° Spot, 36° Flood, or 60° Wide Flood distributions.

**MOUNTING:**

Injection-molded composite adjustable knuckle with 1/2" NPS thread. Fixture may be mounted into threaded hubs in junction boxes, ground stakes (GR), tree mount boxes (TR), or mounting canopies (WR).

**FASTENERS:**

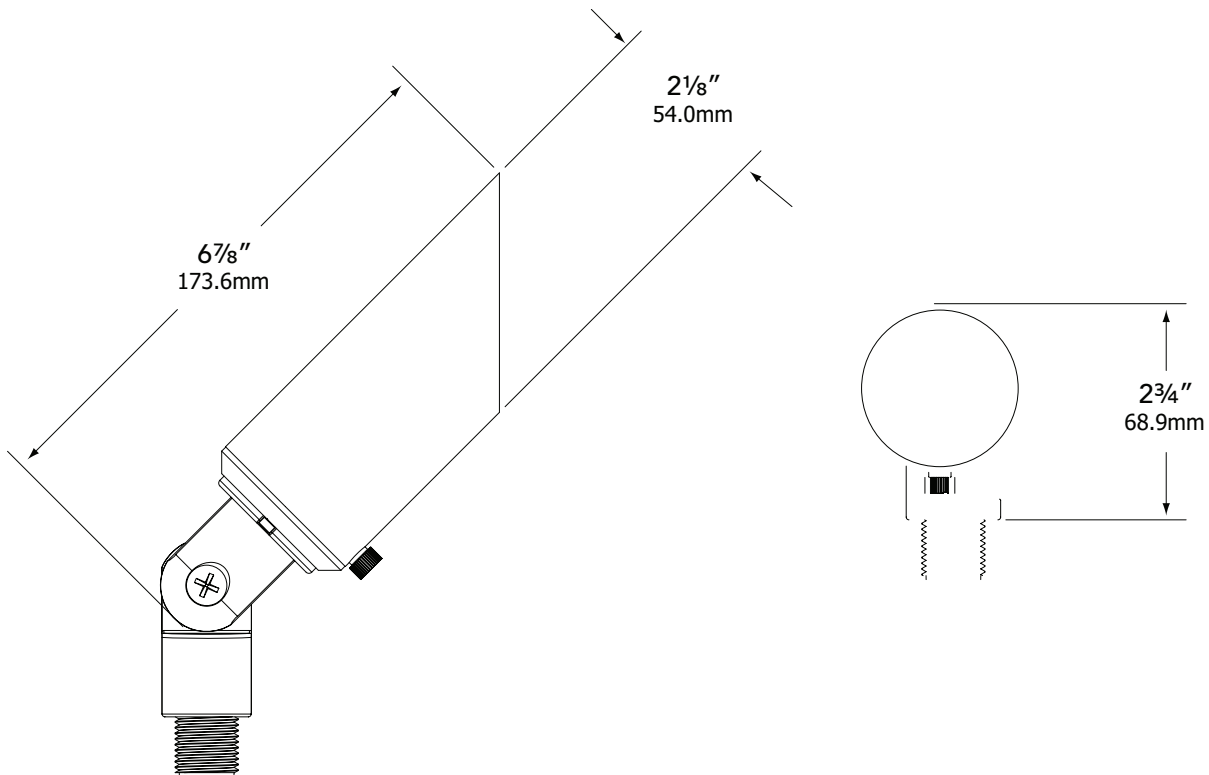
All fasteners are stainless steel.

**WIRING:**

Prewired with a 36" pigtail of 18-2 direct-burial cable and underground connectors for a secure connection to supply cable.

All Vista luminaires are **MADE IN U.S.A.**

### DIMENSIONS:



*Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.*



# SPECIFICATION SHEET

## MODEL 2106 Landscape Series • Brass & Copper • Up & Accent Lights

### FIXTURE ORDERING INFORMATION

TO ORDER FIXTURE: Select appropriate choice from each column as in the following example.

**EXAMPLE: GR-2106-BSO-4.5-W-25-SL**

MOUNTING	MODEL	FINISH	WATTAGE	COLOR TEMP	DISTRIBUTION	ACCESSORIES
GR- ABS ground stake WR- Wall-mount canopy TR- Tree-mount junction box	2106	BSO - Olde Brass	4.5 5.5	W - Warm	15 - 15° Narrow Spot 25 - 25° Spot 36 - 36° Flood 60 - 60° Wide Flood	FR - Frosted Lens BL - Flat Cool Blue Lens SL - Flat Spread Lens DBL - Flat Dark Blue Lens GL - Flat Dark Green Lens RL - Flat Red Lens YL - Flat Amber Lens HL - Honeycomb Louver

Fixtures shipped with standard lamp, unless otherwise specified.  
Fixtures shipped with specified mounting hardware.



**PROFESSIONAL  
OUTDOOR LIGHTING**

Type: \_\_\_\_\_

Model: \_\_\_\_\_

Project: \_\_\_\_\_

# SPECIFICATION SHEET

## MODEL 2106 Landscape Series • Brass & Copper • Up & Accent Lights

### FIXTURE SPECIFICATIONS:

**HOUSING/SHROUD:**

Heavy-gauge, extruded, solid brass housing fitted to a precision CNC-machined, solid brass base. A solid brass lens-retaining flange and high temperature, clear silicone seal – provides a superior weather-tight seal.

**FINISH:**

Olde Brass.

**SOCKET/LAMP HOLDER:**

Top grade ceramic socket with nickel contacts, stainless steel springs, and Teflon-jacketed wire leads.

**LENS:**

Clear, tempered, shock and heat-resistant, soda-lime glass lens. Optical effect lenses are available; see accessories column on fixture ordering information chart.

**LAMP TYPE:**

MR-16 LED Lamp Only - 36° Flood, 4.5W is standard.

**Optics:**

Available in 15° Narrow Spot, 25° Spot, 36° Flood, or 60° Wide Flood distributions.

**MOUNTING:**

Injection-molded composite adjustable knuckle with 1/2" NPS thread. Fixture may be mounted into threaded hubs in junction boxes, ground stakes (GR), tree mount boxes (TR), or mounting canopies (WR).

**FASTENERS:**

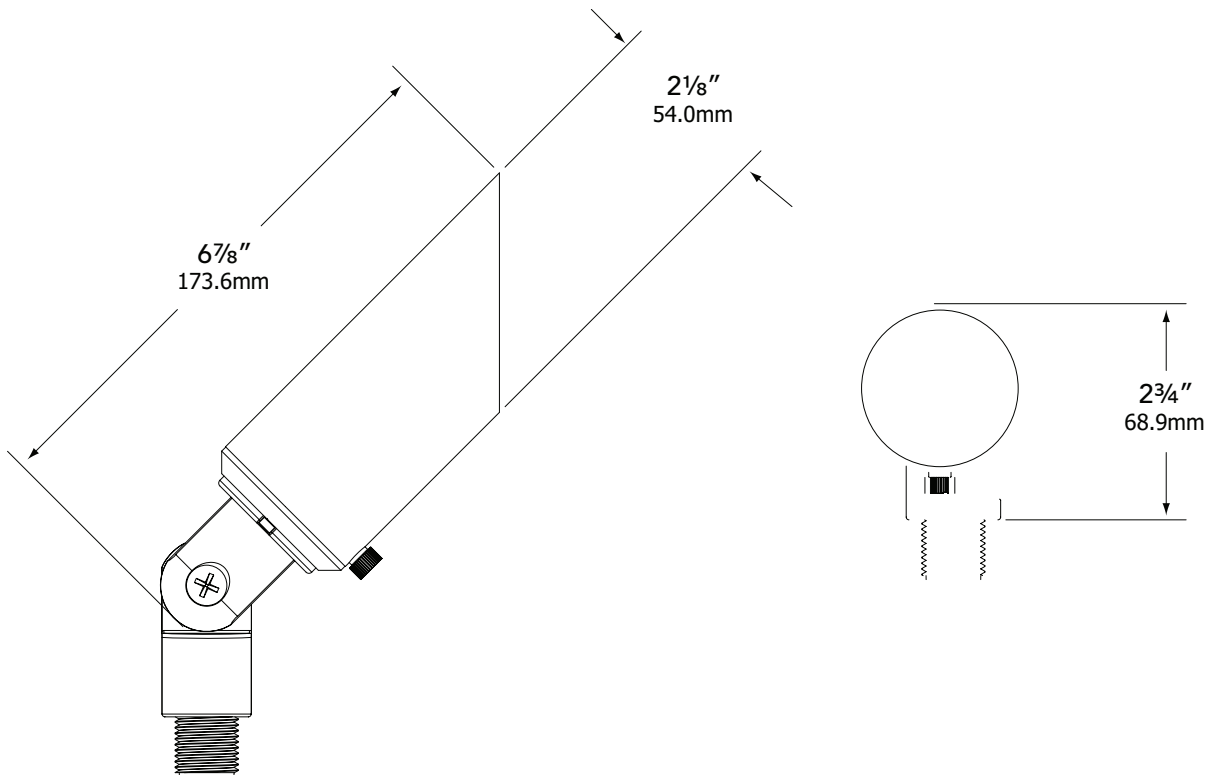
All fasteners are stainless steel.

**WIRING:**

Prewired with a 36" pigtail of 18-2 direct-burial cable and underground connectors for a secure connection to supply cable.

All Vista luminaires are **MADE IN U.S.A.**

### DIMENSIONS:



Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.



## SPECIFICATION SHEET

### MODEL 2106 Landscape Series • Brass & Copper • Up & Accent Lights

#### FIXTURE ORDERING INFORMATION

TO ORDER FIXTURE: Select appropriate choice from each column as in the following example.

**EXAMPLE: GR-2106-BSO-4.5-W-25-SL**

MOUNTING	MODEL	FINISH	WATTAGE	COLOR TEMP	DISTRIBUTION	ACCESSORIES
GR- ABS ground stake WR- Wall-mount canopy TR- Tree-mount junction box	2106	BSO - Olde Brass	4.5 5.5	W - Warm	15 - 15° Narrow Spot 25 - 25° Spot 36 - 36° Flood 60 - 60° Wide Flood	FR - Frosted Lens BL - Flat Cool Blue Lens SL - Flat Spread Lens DBL - Flat Dark Blue Lens GL - Flat Dark Green Lens RL - Flat Red Lens YL - Flat Amber Lens HL - Honeycomb Louver

Fixtures shipped with standard lamp, unless otherwise specified.  
Fixtures shipped with specified mounting hardware.



PROFESSIONAL  
OUTDOOR LIGHTING

Type: \_\_\_\_\_

Model: \_\_\_\_\_

Project: \_\_\_\_\_

# SPECIFICATION SHEET

## MODEL 5105-BSO Landscape Series • Brass & Copper • Up & Accent Lights

### FIXTURE SPECIFICATIONS:

**HOUSING:**

Die-cast, brass.

**FINISH:**

Olde Brass.

**LENS:**

Tempered, shock and heat resistant, soda-lime glass lens.

**LAMP TYPE:**

LED Lamp Only - 2W, 3W & 4W (3W is standard). Color temperature available in W-Warm (3000K), N-Neutral (4000K), C-Cool (5000K).

**ELECTRICAL:**

Input voltage range 9 - 15V AC regulated to achieve uniform illumination throughout the cable run of fixtures.

**MOUNTING:**

Die-cast brass adjustable knuckle with 1/2" NPS thread. Fixture may be mounted into threaded hubs in junction boxes, ground stakes (GR), tree mount boxes (TR), or mounting canopies (WR).

**FASTENERS:**

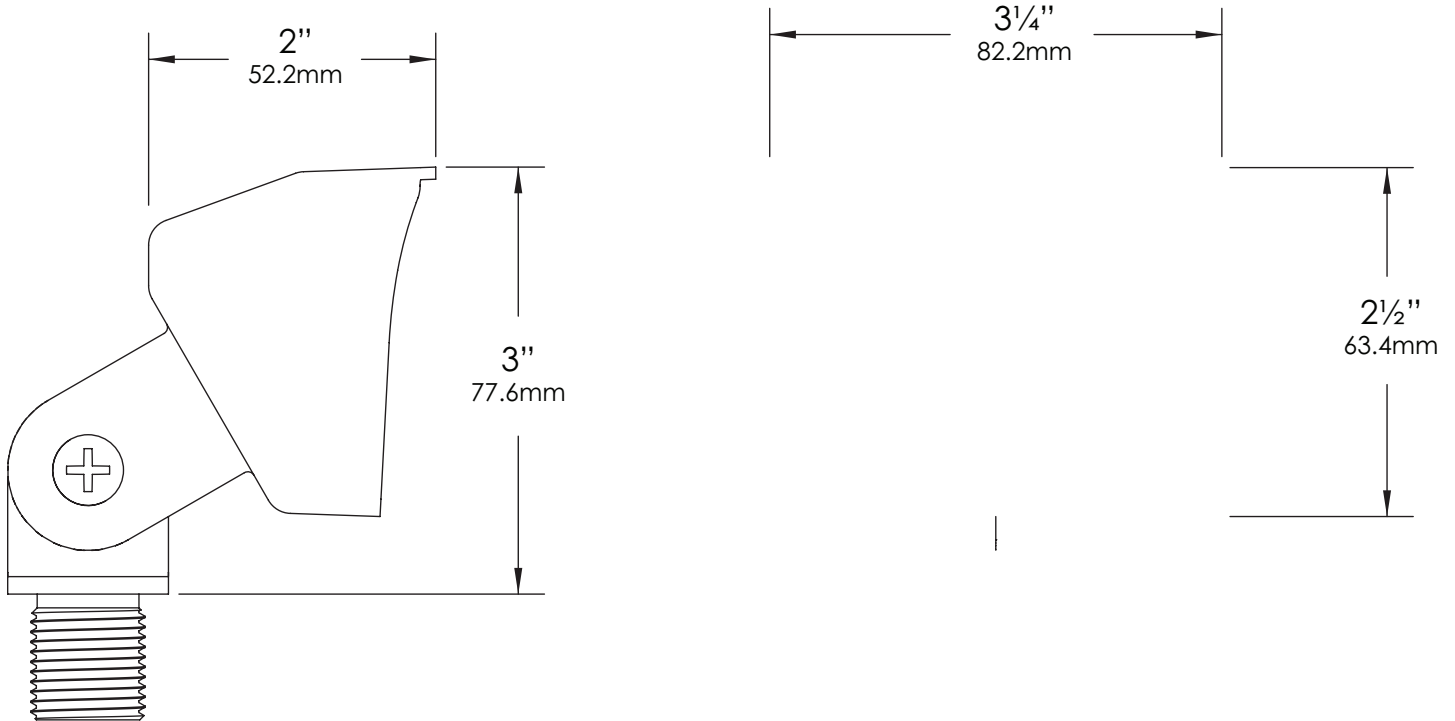
All fasteners are stainless steel.

**WIRING:**

Prewired with a three-foot pigtail of 18-2 direct-burial cable and underground connectors for a secure connection to supply cable.

Designed and Assembled **IN THE U.S.A.**

### DIMENSIONS:



Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.





# SPECIFICATION SHEET

## MODEL 5105-BSO Landscape Series • Brass & Copper • Up & Accent Lights

### FIXTURE ORDERING INFORMATION

TO ORDER FIXTURE: Select appropriate choice from each column as in the following example.

**EXAMPLE: GR-5105-BSO-2-W-FR**

MOUNTING	MODEL	FINISH	WATTAGE	COLOR TEMP	ACCESSORIES
GR- ABS ground stake TR - Tree mount J-box WR- Wall mount canopy	5105	BSO - Olde Brass	2 3 4	W - Warm N - Neutral C- Cool	FR - Frosted Lens

Fixtures shipped with specified mounting hardware.



**PROFESSIONAL  
OUTDOOR LIGHTING**

Type:

Model:

Project:

## SPECIFICATION SHEET

### MODEL 3105 Landscape Series • Up & Accent Lights

#### FIXTURE SPECIFICATIONS:

**HOUSING:**

Die-cast, copper-free aluminum.

**SHROUD:**

Die-cast, copper-free aluminum fitted to housing with a closed-cell molded silicone gasket – providing a superior weather-tight seal. Door is designed to shed water from the lens surface.

**FINISH:**

Durable powder coat finish available in Black, Architectural Bronze, Dark Bronze, Granite, White, Architectural Brick, Light Bronze, Special Bronze, Glossy Gray, Rust, Hunter Green, Weathered Bronze, Weathered Iron, Graphite Metallic, Verde, Pewter, Mocha and Olde Finish. Custom Powder coat finishes available on request.

**LENS:**

Clear, tempered, shock and heat-resistant, soda-lime glass lens.

**LAMP TYPE:**

LED Lamp Only - Cree® MT-G2 High Density Array (HDA) driven at 4.5-watts, 9.5-watts, or 13-watts. Color temperature available in 27 - (2700K), W - Warm (3000K), 35 - (3500K), N - Neutral (4000K), C - Cool (5000K).

**ELECTRICAL:**

Input voltage range 9 - 15V AC.

**OPTICS:**

Available in VNS - Very Narrow Spot, SP - Spot, MF - Medium Flood, or WF - Wide Flood.

**MOUNTING:**

Injection-molded composite adjustable knuckle with 1/2" NPS thread. Fixture may be mounted into threaded hubs in junction boxes, ground stakes (GR), tree mount boxes (TR), or mounting canopies (WR).

**FASTENERS:**

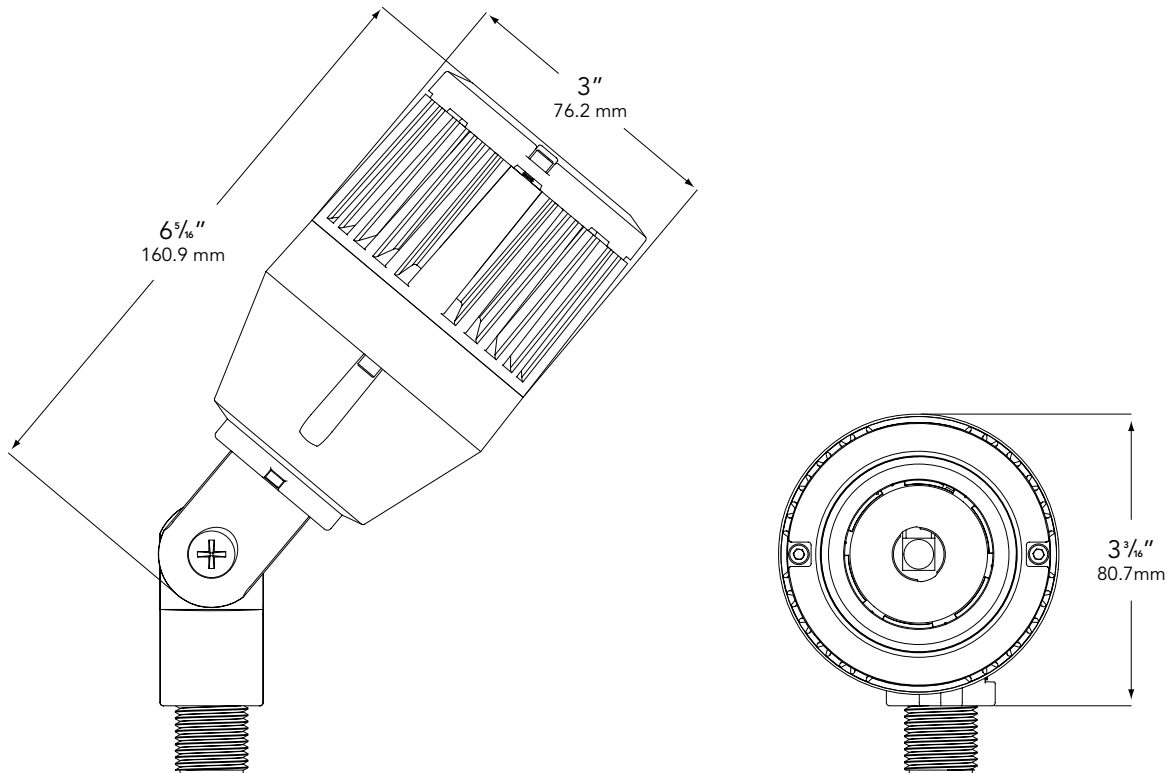
All fasteners are stainless steel.

**WIRING:**

Prewired with a 36" pigtail of 18-2 direct-burial cable and underground connectors for a secure connection to supply cable.

All Vista luminaires are **MADE IN U.S.A.**

#### DIMENSIONS:



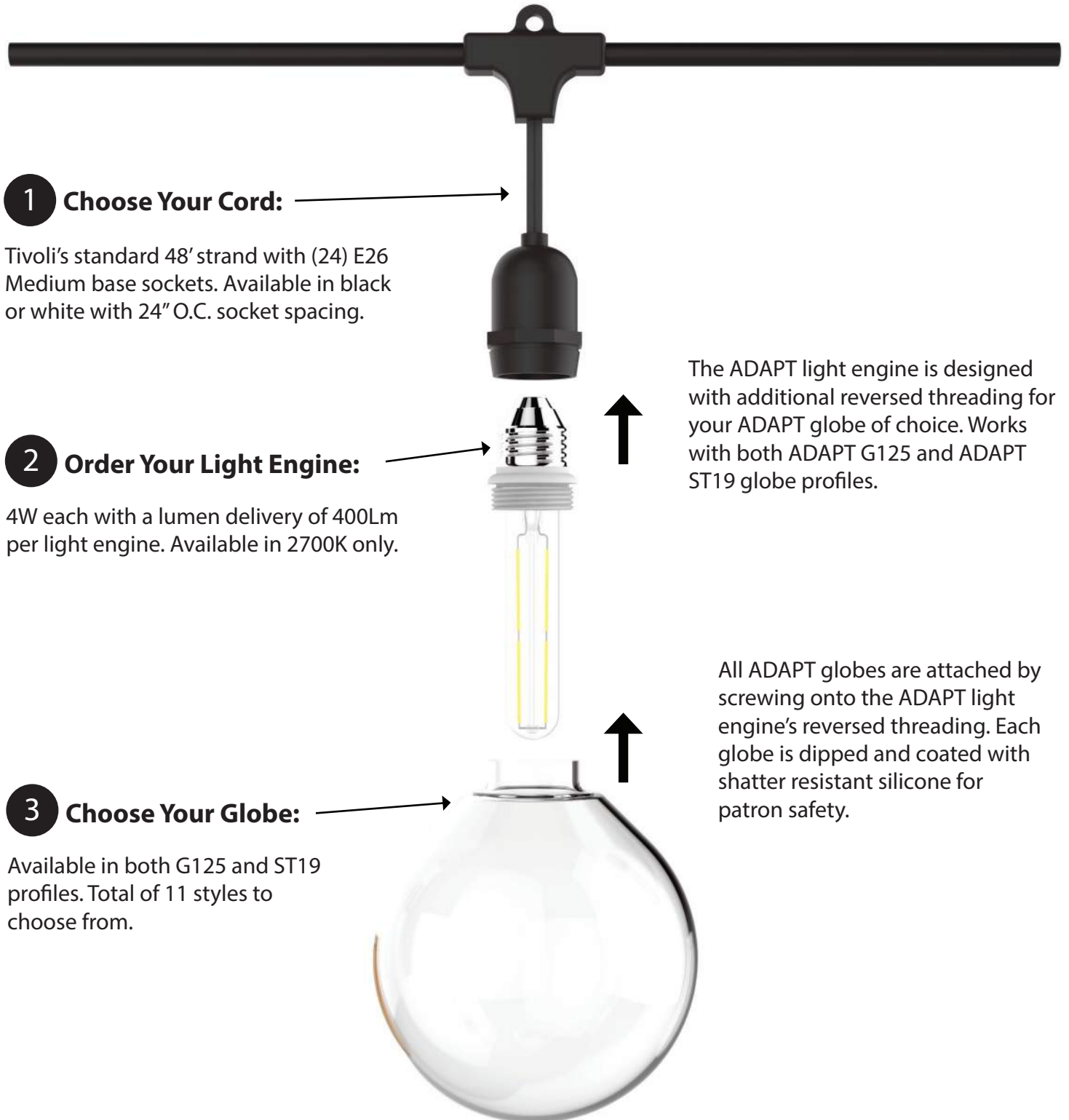
Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.



**ADAPT**  
COMMERCIAL STRING LIGHT

## ADAPT COMMERCIAL STRING LIGHT- How it works

Simply choose your cord color, light engine and globe choice for over 20 design combinations to create a unique experience for personal or public space.



**1 Choose Your Cord:**

Tivoli's standard 48' strand with (24) E26 Medium base sockets. Available in black or white with 24" O.C. socket spacing.

**2 Order Your Light Engine:**

4W each with a lumen delivery of 400Lm per light engine. Available in 2700K only.

**3 Choose Your Globe:**

Available in both G125 and ST19 profiles. Total of 11 styles to choose from.

The ADAPT light engine is designed with additional reversed threading for your ADAPT globe of choice. Works with both ADAPT G125 and ADAPT ST19 globe profiles.

All ADAPT globes are attached by screwing onto the ADAPT light engine's reversed threading. Each globe is dipped and coated with shatter resistant silicone for patron safety.

## 1 Choose Your Cord

Standard 48' strand with E26 Medium base sockets. Available in black or white with 24" O.C. spacing and 24 socket count.



Strand



120V AC



Warranty

Socket On Center Spacing	24"
Length (with male and female ends)	48'
Field Cuttable	No
Watts per Strand / Filament Light Engine	96 Watts
E26 Socket Type Count	24
Cord Type	3C x 14AWG SJTW
Operating Voltage	120V
Plug	5-15P Polarized
Available Color	Black, White
Cord Weight	7.85 lbs.
Mounting	Indoor/Outdoor



24" OC Connecting Multiple Light String On Single Run (MAX RUN)			
Light Engine	Strand Sets	Feet	Watts
Filament	8	384'	768'

Based on 10% Voltage Drop

## Order Information

**COMMERCIAL STRAND 24" O.C. w/24 socket count.**  
**TCSL-S-B-24-120**

48' 120V Commercial Strand BLACK cord, 24" OC spacing.

**TCSL-S-W-24-120**

48' 120V Commercial Strand WHITE cord, 24" OC spacing.

## 2 Order Your Light Engine

LED Filament Light Engine (each)				
Lifetime Hours	Watts	Lumens	Weight	Kelvin Temperature
15000	4W	400 Lm	.10lbs	2700K

## Order Information

**ALS-TF-T25-E26-4W-27K-6PK-R**

Filament Light Engine - Sold as 6 Pack with (1) rubber O-Ring per Bulb.



CRI



E26  
Medium Base



120V AC



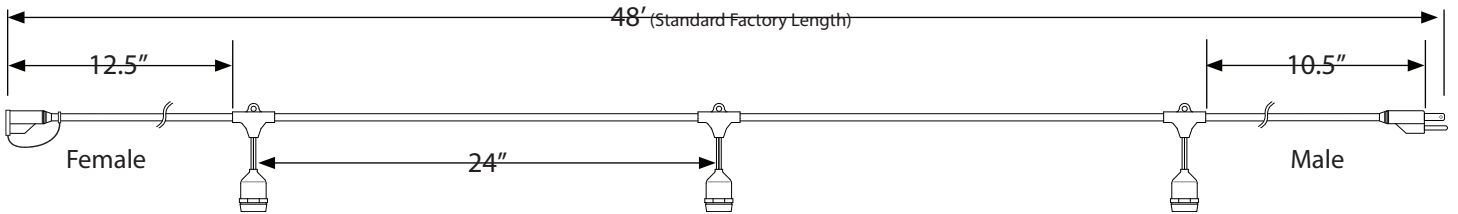
Dimmable



Note: Consult Factory for Dimmer compatibility options

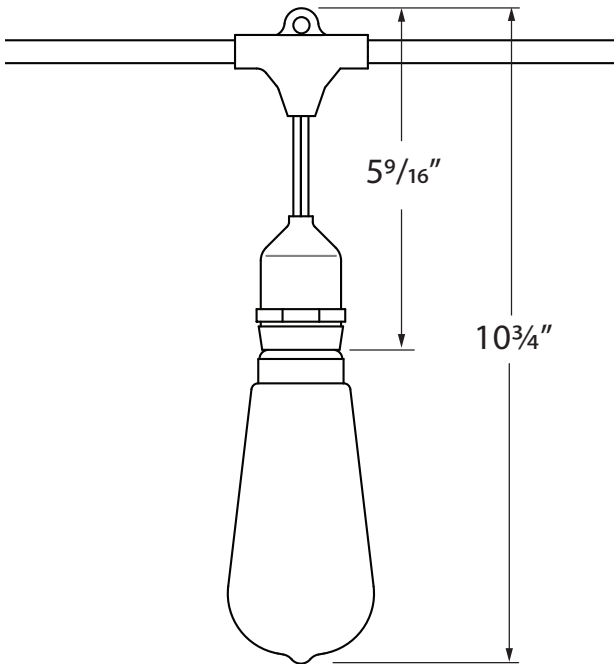


**Standard Spacing and Weights**



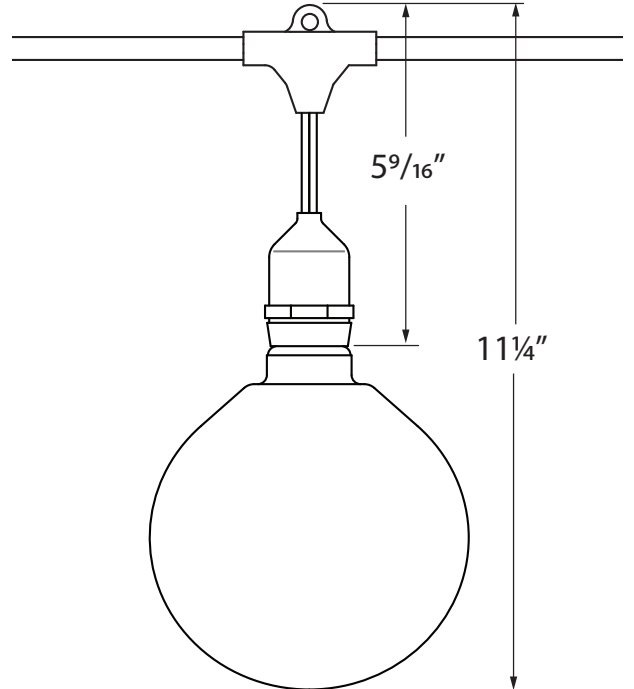
Filament Light Engine and ST19 Total Weight w/48 ft. Strand

12.65 lbs.



Filament Light Engine and G25 Total Weight w/48 ft. Strand

16.25 lbs.



## 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: Fifteen Wimbledon

DRB#: DRB-002104-2021

DATE: 09/17/2021

RECOMMENDATION: Approval  Approval with Conditions  Denial

RECOMMENDED CONDITIONS:

1. Revise the lighting plan to be compliant with the LMO requirements and submit for approval by Staff.
2. Revise the landscape plan to specify the native honeysuckle and submit for approval by Staff.
3. Provide an installation detail or plan for the tree and well lights that will not impact tree roots and submit for approval by Staff.

### ***ARCHITECTURAL DESIGN***

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The lighting levels exceed the average allowed of 1.5 fc per the LMO with max of 10 fc.

### ***LANDSCAPE DESIGN***

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Native plants or plants that have historically been prevalent on the Island are utilized	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Design Guide, page 18 “The use of native plants is strongly encouraged, due to their pest resistance, drought tolerance, and importance to wildlife and island biodiversity.” Specify the native honeysuckle, <i>Lonicera sempervivens</i> .

<b>NATURAL RESOURCE PROTECTION</b>				
<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
An effort has been made to preserve existing trees and under story plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Design Guide, page 18 “Great care should be taken to incorporate this aesthetic into the design, preserve a variety of existing native trees and shrubs, and minimize environmental impacts from development.” Provide installation detail for tree lights and well lights that will not impact tree roots.

<b>MISC COMMENTS/QUESTIONS</b>
1. The project received Conceptual approval on July 27. The NOA is included in the packet.
2. An Osprey nest has been confirmed on site. Construction will need to be scheduled around nest activity per DHEC requirements.





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](http://www.hiltonheadislandsc.gov)

<b>FOR OFFICIAL USE ONLY</b>	
Date Received:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: MARTIE MURPHY Company: SHJ CONSTRUCTION GROUP  
 Mailing Address: 124 EAST THOMPSON ST City: THOMASTON State: GA Zip: 30286  
 Telephone: 706-6470414 Fax: \_\_\_\_\_ E-mail: MARTIE@SHJCONSTRUCTIONGROUP.COM  
 Project Name: TIDAL WAVE AUTO SPA Project Address: 1 PLAZA DRIVE, HILTON HEAD ISLAND, SC  
 Parcel Number [PIN]: R 5 1 1 0 0 8 0 0 0 2 0 2 B 0 0 0 0  
 Zoning District: LC - LIGHT COMMERCIAL Overlay District(s): CORRIDOR & AIRPORT OVERLAY

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

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

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

Submittal Requirements for *All* projects:

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

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

Additional Submittal Requirements:  
**Concept Approval – Proposed Development**

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

Additional Submittal Requirements:

**Final Approval – Proposed Development**

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

Additional Submittal Requirements:

**Alterations/Additions**

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

Additional Submittal Requirements:

**Signs**

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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

  
 \_\_\_\_\_  
 SIGNATURE

9/13/2021  
 \_\_\_\_\_  
 DATE



1344 US Hwy 19 South  
Suite A  
Leesburg, GA 31763  
Phone: (229) 435-6133  
Fax: (229) 439-7979  
www.emc-eng.com

## Development Narrative

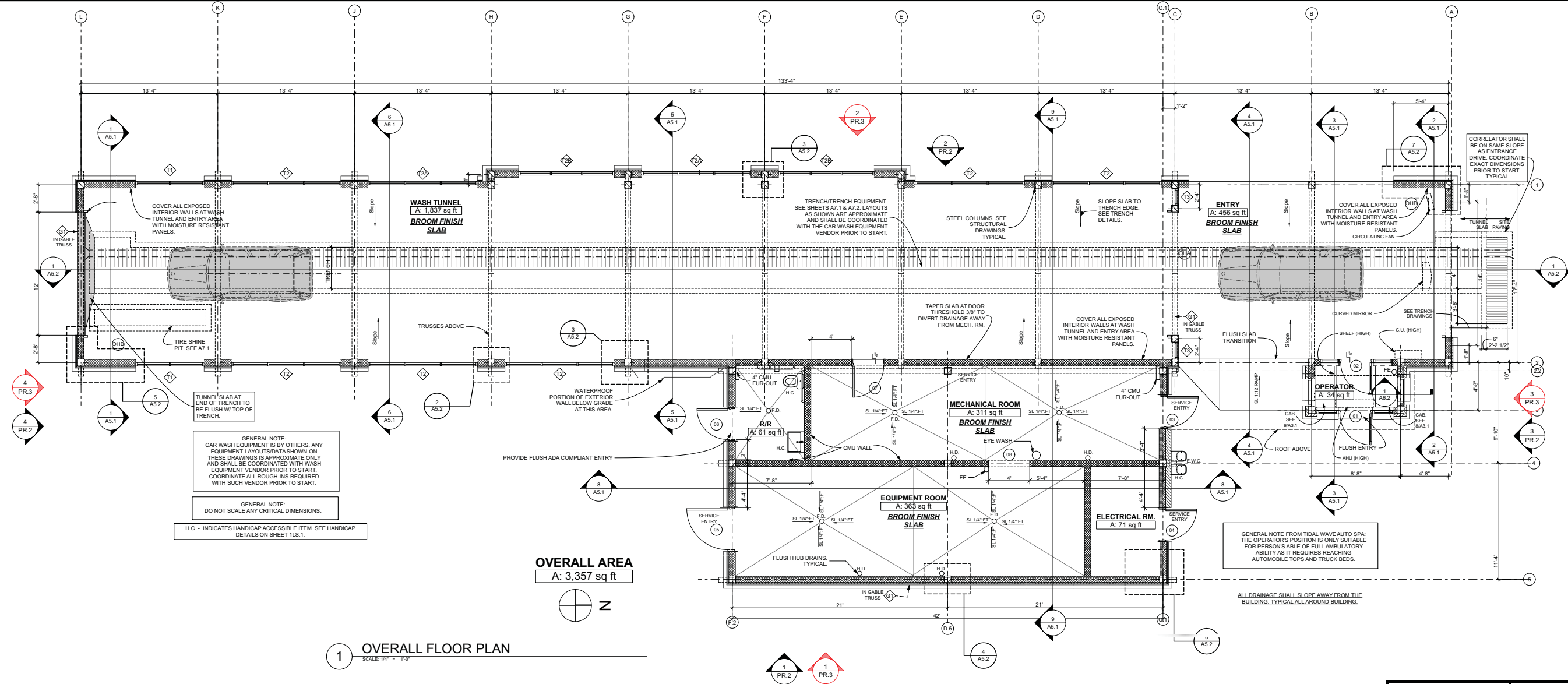
The proposed development intends to demo the existing 2,335 sf Pizza Hut bldg. that currently encroaches into the 20' bldg. setback along with the existing 4,755 sf open bay carwash and redevelop the lot as 3,200 sf express tunnel car wash, Tidal Wave Auto Spa. The proposed development will remove one access point from Plaza Drive and one from Frontage Road. The existing property has a lot coverage of 63% and the proposed redevelopment will be removing all of the existing development and redeveloping the lot to 60 % coverage increasing the landscaped area and bring the site in to compliance with current code standards. The site plan was design to preserve all the existing Specimen and Significant trees onsite except for one 30'' Loblolly Pine which due to its proximity to an existing 18'' Water Oak, makes it less than ideal to try and save as a significant tree. The proposed development does not affect any existing wetlands or buffers. The site drainage patterns will be designed to mimic existing conditions and meet all the required stormwater management standards. The Landscape buffer parallel to plaza drive is designed to coordinate with the features of the building. This allows for a combined screening of the vacuum service area located East of the primary building where people will be allowed to vacuum and clean the insides of the car after it has been through the wash. The site landscaping is designed to exceed the required standards as Tidal Wave does with all their site to provide their customer with an upscale experience as they navigate the site with multiple landscape or "WOW" features. All the vacuum equipment onsite will be housed in screening structures that will match the upscaled building facades of the primary building. These structures are fully enclosed preventing any obtrusive sounds from the vacuum equipment enhancing the experience of our customers. In addition to these masonry screenings landscape feature will be placed to help the other site components like the dumpster screening area fade back into the landscaping.









Sincerely,

Alex Perry, PE  
Project Manager  
EMC Engineering Service

**EMC Engineering Services, Inc.**

Albany ▪ Atlanta ▪ Augusta ▪ Brunswick ▪ Columbus ▪ Savannah ▪ Statesboro ▪ Thomaston ▪ Valdosta ▪ Warner Robins



		
STUCCO & OH DOORS COLOR: SW7542 Naturel	GLASS: CLEAR	PREFINISHED METAL ROOF. STANDING SEAM. COLOR: FOREST GREEN. ROOF FLASHING, FASCIA, GUTTER, AND OVERHANG TRIM TO MATCH ROOF COLOR.
		
WATERTABLE: SPLIT FACE "SILL" BLOCK WHITE RANGE, OLD CASTLE.	STOREFRONT FRAMES COLOR - BRONZE	
		
SAVANNAH GRAY CHEROKEE BRICK	EXPOSED STRUCTURAL STEEL (TRUSSES & COLUMNS) PAINT COLOR: BRONZE DO NOT PAINT UNDERSIDE OF ANY EXPOSED ROOF PANELS	HM DOORS AND FRAMES COLOR: BRONZE

**EXTERIOR FINISH SCHEDULE**

**M. TODD ALBRITTON**  
**ARCHITECT**  
202 EAST MAIN STREET  
THOMASTON, GEORGIA  
30286  
PH 770-550-3275  
mtoddalbrittonarchitect@gmail.com

**NEW TIDAL WAVE**  
**AUTO SPA**  
1 PLAZA DRIVE  
HILTON HEAD,  
SOUTH  
CAROLINA  
29926  
OWNER:  
**TIDAL WAVE AUTO**  
**SPA**  
EAST THOMPSON STREET  
THOMASTON GEORGIA  
30286

**TIDAL WAVE**  
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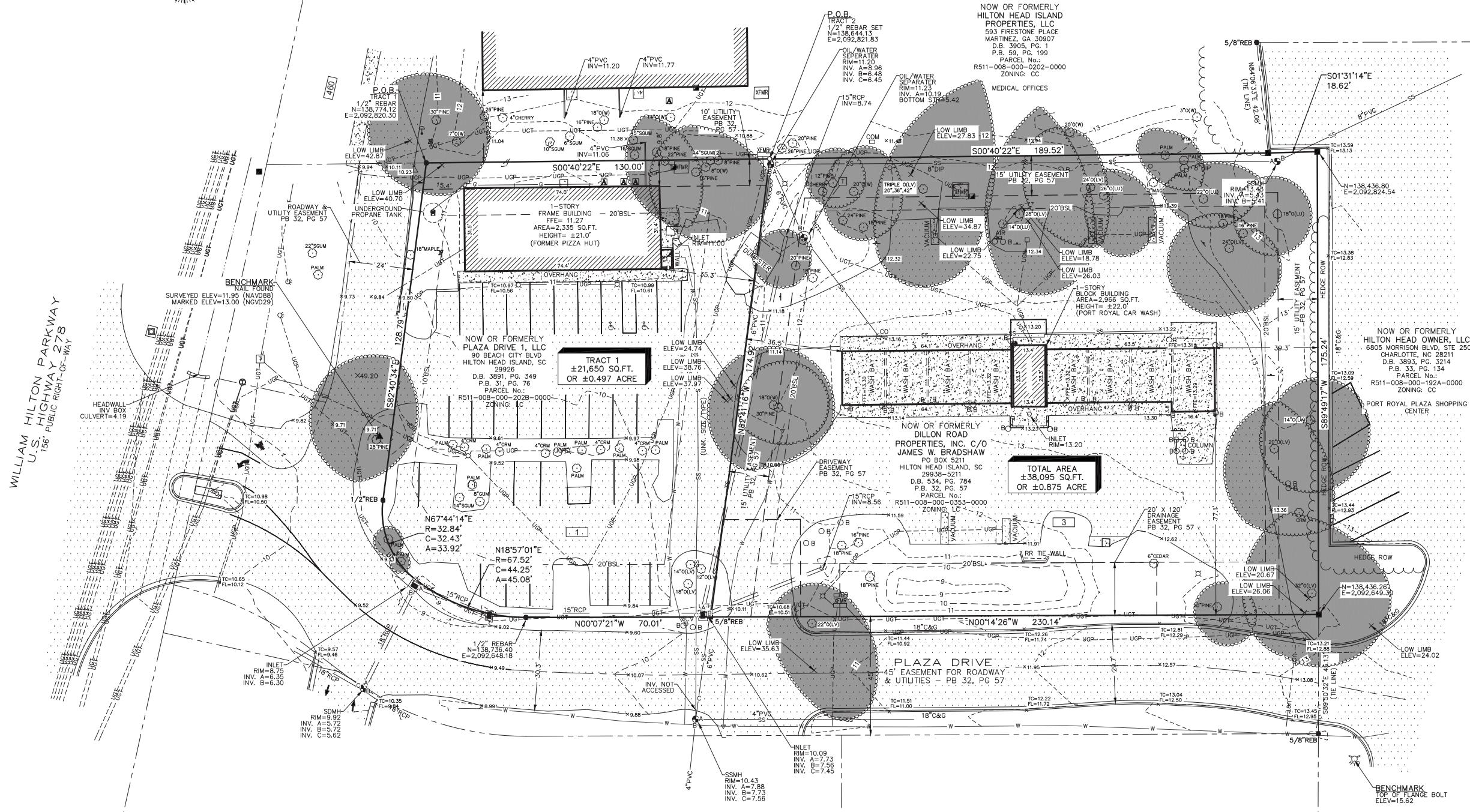
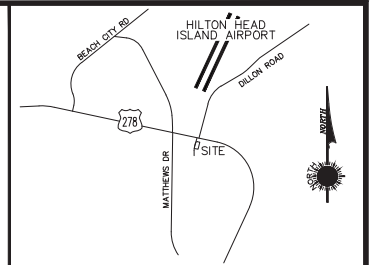
MARK	DATE	DESCRIPTION

SHEET TITLE  
**PRELIMINARY**

PROJECT DATE: #####

PROJECT NUMBER: ##

DRAWN BY: Name



**LEGEND**

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
WOODS LINE	---
FENCE LINE	---
BUILDING SETBACK LINE	---
LANDSCAPE BUFFER LINE	---
EXISTING CONTOUR LINE	---
GAS LINE	---
WATER LINE	---
UNDERGROUND POWER LINE	---
UNDERGROUND TELEPHONE LINE	---
FIBER OPTIC LINE	---
SANITARY SEWER LINE	---
STORM SEWER LINE	---
IRON PIN FOUND (SIZE AND TYPE AS NOTED)	○
1/2" REBAR W/ CAP SET	○
CONCRETE MONUMENT FOUND	○
NAIL FOUND	○
COMPUTED POINT	○
SCHEDULE B II EXCEPTION	○
ENCROACHMENT	○
FLOOD LIGHT	○
LIGHT POLE	○
TRAFFIC SIGNAL/POLE	○
TELEPHONE PEDESTAL	○
TELEPHONE MANHOLE	○
ELECTRIC/POWER METER	○
ELECTRIC JUNCTION BOX	○
COMMUNICATIONS JUNCTION BOX	○
WATER VALVE	○
WATER METER	○
FIRE HYDRANT	○
IRRIGATION CONTROL VALVE	○
GAS VALVE	○
GAS METER	○
STORM WATER MANHOLE	○
STORM WATER INLET	○
SANITARY SEWER MANHOLE	○
CLEANOUT	○
BOLLARD	○
SIGN	○
MAILBOX	○
TREE (SIZE NOTED, SEE KEY FOR TYPE)	○
SATELITE DISH	○
AIR CONDITIONER / HVAC	○
HANDICAPPED	○
SPOT ELEVATION	○
STREET ADDRESS	○
ASPHALT	○
CONCRETE	○

**TREE KEY**

PER ARBORIST'S REPORT BY KOLCUN TREE CARE, LLC (843) 757-8050.

WATER OAK	(O)W
LIVE OAK	(O)LV
LAUREL OAK	(O)LU
LOBLOLLY PINE	(O)LP
SAGO PALM	(O)SP
PECAN	(O)P
RED CEDAR	(O)RC
SWEET GUM	(O)SG
CREPE MYRTLE	(O)CM
BLACK CHERRY	(O)BC
MAGNOLIA	(O)M

**SURVEYOR'S CERTIFICATE**

To ---, and --- Title Insurance Company:  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-10a, 11, 13, 14, 16-19 of Table A thereof. The field work was completed on January 25, 2020.  
 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 visible encroachments or projections other than shown."

John M. Story  
 South Carolina Professional Land Surveyor No. 19020



**NOTES**

- DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- UNADJUSTED RATIO OF PRECISION 1:103,916.
- ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY CAROLINA LOCATES, LLC (843-283-514), ONE CALL TICKET NOTICE 2101200006. VERIFICATION OF THE UTILITY LOCATIONS SHOULD BE MADE PRIOR TO ANY CONSTRUCTION. BEFORE BEGINNING ANY CONSTRUCTION OR BORINGS, CONTACT THE UTILITIES PROTECTION CENTER AT 1-888-721-7877. NOTE: THERE MAY BE A BURIED PROPANE TANK ON THE CAR WASH PARCEL THAT COULD NOT BE LOCATED.
- THE PROPERTY SHOWN HEREON HAS ACCESS TO PLAZA DRIVE & A FRONTAGE ROAD, BOTH OF WHICH ARE CONTAINED IN PUBLIC ACCESS ROADWAY EASEMENTS, AS NOTED.
- CONTOUR INTERVAL SHOWN IS ONE FOOT. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THIS SURVEY IS REFERENCED TO THE SC STATE PLANE COORDINATE SYSTEM, NAD 83(2011).
- DONALDSON, GARRETT & ASSOCIATES, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT.
- AS OF THE DATE OF THIS SURVEY, THERE IS NO EVIDENCE OF ANY CONSTRUCTION OR EARTH MOVING ACTIVITY OF ANY KIND ON THE SUBJECT PROPERTY.

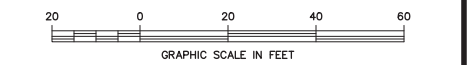
**ZONING INFORMATION**

AUTHORITY: TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT  
 ADDRESS: 1 TOWN CENTER COURT, HILTON HEAD ISLAND, SC 29928  
 PHONE: 843-341-4757  
 CONTACT: MISSY LUICK  
 ZONING DISTRICT: LC, LIGHT COMMERCIAL  
 SETBACKS: FRONT - 20'  
 SIDE CORNER - 10'  
 SIDE INTERIOR - 20'  
 REAR - 20'  
 NOTE: A 10'-20' LANDSCAPE BUFFER IS REQUIRED ALONG PLAZA DRIVE AND ACCESS ROAD ALONG NORTHERN LINE.

**FLOOD ZONE INFORMATION**

ACCORDING TO MAPPING PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA PANEL NUMBER 450250009D, EFFECTIVE DATE: SEPTEMBER 29, 1986, THE PROPERTY SHOWN HEREON IS LOCATED ENTIRELY WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE A7 (BASE ELEVATION = 14). AREAS OF 100 YEAR FLOOD, BASE FLOOD ELEVATIONS DETERMINED.

**SCHEDULE B II EXCEPTIONS**

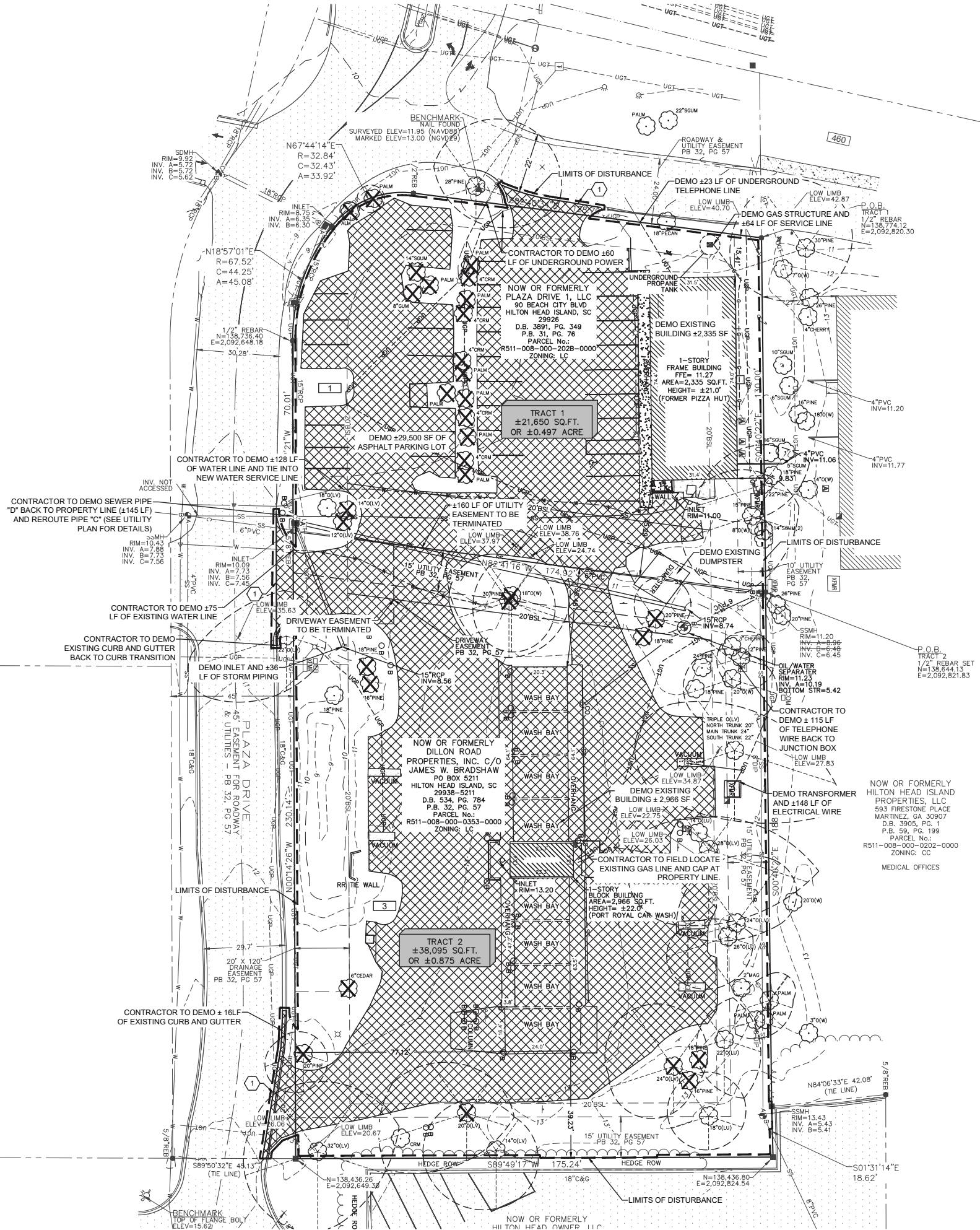


ALTA/NSPS LAND TITLE SURVEY  
 FOR  
**EMC ENGINEERING**  
 1-3 PLAZA DRIVE

HILTON HEAD ISLAND BEAUFORT COUNTY SOUTH CAROLINA

DATE: 4/19/21 - ADD TREE DRIPLINES & LOW LIMB ELEV	DWN.BY: JH
	CRD.BY: JMS
	FIELDBOOK: N/A
	PLS NO: 19020
	DATE: JANUARY 29, 2021
	SCALE: 1"=20'
	PROJECT NO: 2076-024-N1
	DRAWING NO: NC-004-21-D

Donalson Garrett & Associates, Inc.  
 9741-1520 WYOMING PINE BOULEVARD  
 CHARLOTTE, NC 28275  
 (704) 374-1665  
 http://www.dg-a.com  
 www.dg-a.com  
 SC CORPORATE LICENSE NO. 000851



**GENERAL NOTES**

- DONALDSON, GARRETT AND ASSOCIATES, INC. PERFORMED AN EXISTING CONDITIONS / TOPOGRAPHICAL SURVEY OF THIS PARCEL ON 1/29/2021. THERE MAY BE EASEMENTS, SETBACK LINES OR OTHER MATTERS AFFECTING THIS PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.
- THERE ARE NO STATE WATERS LOCATED ON OR WITHIN 200' FEET OF SUBJECT PROPERTY.
- THE CONSTRUCTION AREA ULTIMATELY DRAINS TO TRIBUTARY OF BROAD CREEK.
- THE EXISTING SITE IS PIZZA HUT AND MULTI BAY CAR WASH.
- THE AREA FOR THIS PROJECT IS ±1.37 ACRES WITH A DISTURBED AREA OF ±X.X ACRES.
- THE TOWN OF HILTON HEAD ISLAND PUBLIC PROJECTS AND FACILITIES DEPARTMENT SHALL BE NOTIFIED 72 HOURS PRIOR TO BEGINNING WORK AND 24 HOURS PRIOR TO RESUMING WORK AT 843-341-4600.
- ALL CONSTRUCTION MATERIALS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF TOWN OF HILTON HEAD ISLAND. IF NOT OTHERWISE SPECIFIED, ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SOUTH CAROLINA DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (CURRENT EDITION) AND THE SOUTH CAROLINA DOT STANDARD HIGHWAY DRAWINGS (CURRENT EDITION).

**DEMOLITION AND EXISTING CONDITIONS NOTES:**

- CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING DEMOLITION AND/OR NEW WORK. NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES OR CONFLICTS.
- CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY BARRIERS & WARNINGS TO LIMIT ACCESS TO PROJECT AREA TO ONLY THOSE PERSONNEL AUTHORIZED BY THE CONTRACTOR. INASMUCH AS AREAS ADJACENT TO PROJECT AREA WILL MAINTAIN "NORMAL OPERATIONS."
- CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL MEASURES & SHALL MAINTAIN SAFE PASSAGEWAY FOR WORKERS & NON-WORKERS AS REQUIRED ADJACENT TO THE PROJECT SITE.
- ALL ITEMS REMOVED OR DEMOLISHED BY THE CONTRACTOR WHICH ARE NOT LISTED BY THE SPECIAL PROVISIONS TO BE TURNED OVER TO THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR & SHALL BECOME THE CONTRACTOR'S RESPONSIBILITY FOR PROPER DISPOSAL.
- DEMOLITION ACTIVITIES ARE NOT EXPECTED TO INCLUDE THE REMOVAL OF HAZARDOUS MATERIALS. IN THE EVENT THAT THAT HAZARDOUS MATERIALS ARE ENCOUNTERED OR SUSPECTED, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING OF THE MATERIAL.
- CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES TO SCHEDULE ALL UTILITY & SERVICE INTERRUPTIONS TO OCCUPIED PORTIONS OF THE SITE.
- CONTRACTOR SHALL REMOVE TREES AS INDICATED ON CIVIL PLANS. CONTRACTOR SHALL USE CAUTION DURING ALL CONSTRUCTION ACTIVITIES TO PROTECT ALL TREES INDICATED TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE CLEAN-UP, CLEARING AND GRUBBING PER SPECIFICATIONS. ALL TREES THAT HAVE A MARKETABLE VALUE SHALL BE SALVAGED. CONTRACTOR SHALL COORDINATE WITH OWNER AS TO THE TREES TO BE RELOCATED OR SOLD.
- CONTRACTOR SHALL SAW CUT EXISTING CONCRETE AND ASPHALT PAVEMENTS AT LIMITS OF DEMOLITION TO LEAVE SMOOTH EDGE ON REMAINING CONCRETE/PAVEMENT.

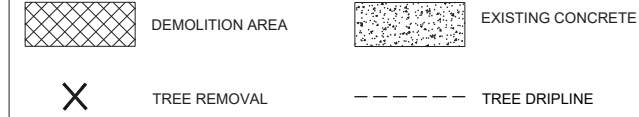
**FLOODPLAIN NOTES**

THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "A7" AS PER FLOOD INSURANCE RATE MAP FOR HILTON HEAD ISLAND AS SHOWN ON PANEL 9 OF 15 ON MAP NUMBER 450250 0009 D, WITH AN EFFECTIVE DATE OF 9/29/1986. ZONE "A7" DENOTES: AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.

**UTILITY NOTES:**

- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES PROVIDED BY THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES / STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.
- UNDERGROUND UTILITIES / STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES / STRUCTURES.
- BEFORE EXCAVATIONS ARE BEGUN, GIVE THREE WORKING DAYS NOTICE TO THE UTILITIES PROTECTION CENTER AT 811 PRIOR TO ANY EXCAVATION IN ORDER THAT UNDERGROUND UTILITIES MAY BE LOCATED AND PROTECTED.

**HATCH LEGEND:**



**SPECIAL NOTES:**

- ① SAW CUT FOR SMOOTH TRANSITION

NO.	REVISION DESCRIPTION	DATE



GRAPHIC SCALE: 1" = 20'

**EMC ENGINEERING SERVICES, INC.**  
 349 Mangrove Drive, Suite 220  
 Warner Robins, GA 31088  
 Ph: (478) 333-4110  
 Fax: (229) 438-7979  
 warnrobins@emc-eng.com  
 www.emc-eng.com



ALBANY, AUGUSTA, BRUNSWICK, COLUMBUS, GREENVILLE, SC  
SAVANNAH, STATESBORO, THOMASTON, VALDOSTA, WARNER ROBINS

**DEMOLITION PLAN**  
**TIDAL WAVE AUTO SPA**  
 1 PLAZA DRIVE, HILTON HEAD ISLAND, SC 29926  
 HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA  
 Prepared for:  
**SHJ CONSTRUCTION GROUP**

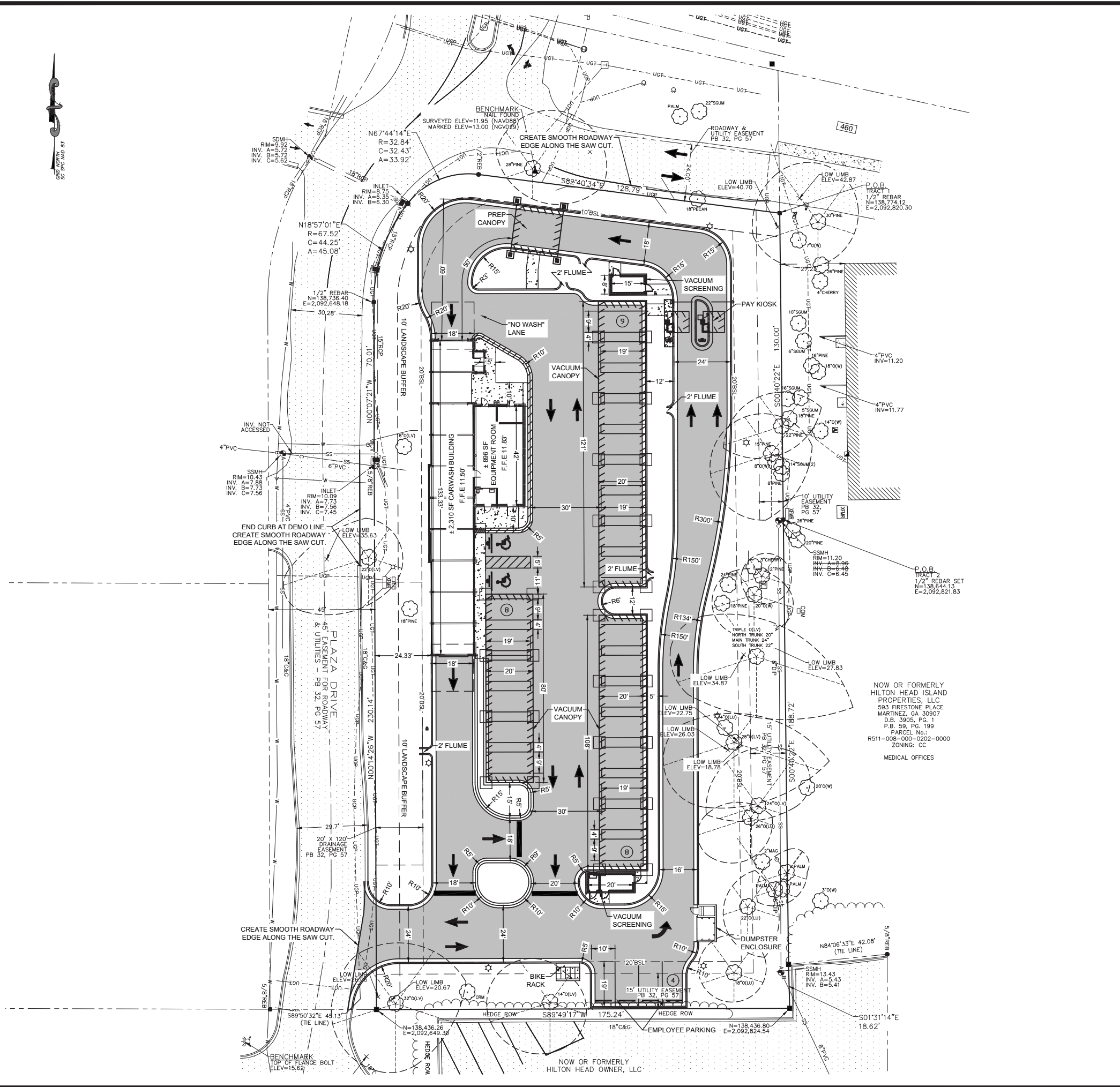
PROJECT NO.:	20-6459
DRAWN BY:	CJM
DESIGNED BY:	RAP
SURVEYED BY:	DGA
SURVEY DATE:	1/29/2021
CHECKED BY:	BHB
SCALE:	1" = 20'
DATE:	8/3/2021

SHEET  
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 OF 23



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01/20/2020 10:00:00 AM TMS PLAZA DR. HILTON HEAD, SC (DWG) 20-6459C\_B01.DWG 9/13/2021 4:28 PM



**SITE INFORMATION:**

ADDRESS: 1 PLAZA DRIVE, HILTON HEAD ISLAND, SOUTH CAROLINA 29926  
 PROPERTY AREA: ±1.37 ACRES  
 PROPERTY ZONING: LC - LIGHT COMMERCIAL (AIRPORT OVERLAY DISTRICT)  
 BUILDING SETBACKS: FRONT: 10', SIDE: 20', REAR: 20'  
 LANDSCAPE SETBACK: FRONT: 10', SIDE: 10', REAR: 0'

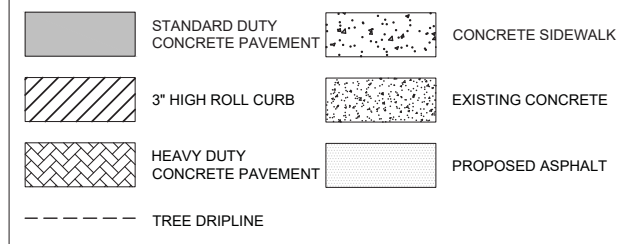
**PARKING NOTE:**

PARKING REQUIRED: 10 SPACES PER WASH BAY  
 10 / 1 = 10 SPACES  
 PARKING PROVIDED: 27 STANDARD SPACES  
 + 2 HANDICAPPED SPACES  
 29 TOTAL SPACES

**SITE LAYOUT AND STAKING NOTES**

- IF THE PLANS ARE NOT CLEAR OR DISCREPANCIES OCCUR, THE CONTRACTOR IS TO CONTACT EMC ENGINEERING SERVICES, INC AT 229-435-6133 FOR CLARIFICATION IMMEDIATELY.
- ALL NORTHING AND EASTING ARE TO THE FACE OF CURB, EDGE OF BUILDING.
- CONTRACTOR SHALL CAREFULLY EXAMINE ALL DOCUMENTS AND THE CONSTRUCTION SITE TO OBTAIN FIRST HAND KNOWLEDGE OF EXISTING CONDITIONS.
- ENTIRE SITE SHALL BE DRESSED TO UNIFORM, WELL DRAINED AND VISUALLY APPEALING SURFACE WITH A MINIMUM TOPSOIL LAYER OF FOUR INCHES.
- ALL STRIPING AND SIGNS SHALL CONFORM WITH THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION. PARKING STALL STRIPPING TO BE YELLOW WITH BLUE HANDICAPPED STRIPPING.
- ALL HANDICAP PARKING SPACES AND ACCESSIBLE ROUTE SHALL CONFORM WITH THE AMERICAN WITH DISABILITY ACT DESIGN GUIDELINES AND SPECIFICATIONS LATEST EDITION.
- DIMENSIONS AND CURVE RADII ARE GIVEN TO FACE OF CURB, WHERE CURB AND GUTTER IS SHOWN. OTHERWISE DIMENSIONS ARE GIVEN TO THE EDGE OF PAVEMENT. CONTRACTOR IS TO COORDINATE WITH THE ARCHITECTURAL PLANS AS TO THE BUILDING LAYOUT AND DIMENSIONS

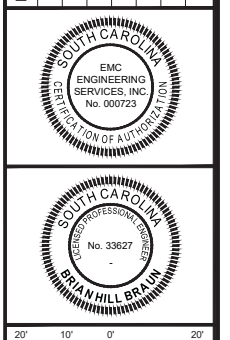
**HATCH LEGEND:**



**PRE VS. POST DEVELOPED AREA:**

PRE-DEVELOPED AREA:	1.37 AC	POST DEVELOPED:	1.37 AC
IMPERVIOUS AREA:	0.86 AC	IMPERVIOUS AREA:	0.82 AC
PERVIOUS AREA:	0.51 AC	PERVIOUS AREA:	0.55 AC
EXISTING IMPERVIOUS COVERAGE IS:	62.8%		
PROPOSED IMPERVIOUS COVERAGE IS:	59.9%		
MAX. ALLOWED IMPERVIOUS COVERAGE IS:	60.0%		

NO.	REVISION DESCRIPTION	DATE



**EMC ENGINEERING SERVICES, INC.**  
 349 Margie Drive, Suite 220  
 Warner Robins, GA 31088  
 Ph: (478) 333-4110  
 Fax: (229) 439-7979  
 warnerrobins@emc-eng.com  
 www.emc-eng.com

**CIVIL ENGINEER**  
 MARINE ENVIRONMENTAL

ALBANY • AUGUSTA • BRUNSWICK • COLUMBUS • GREENVILLE, SC  
 SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

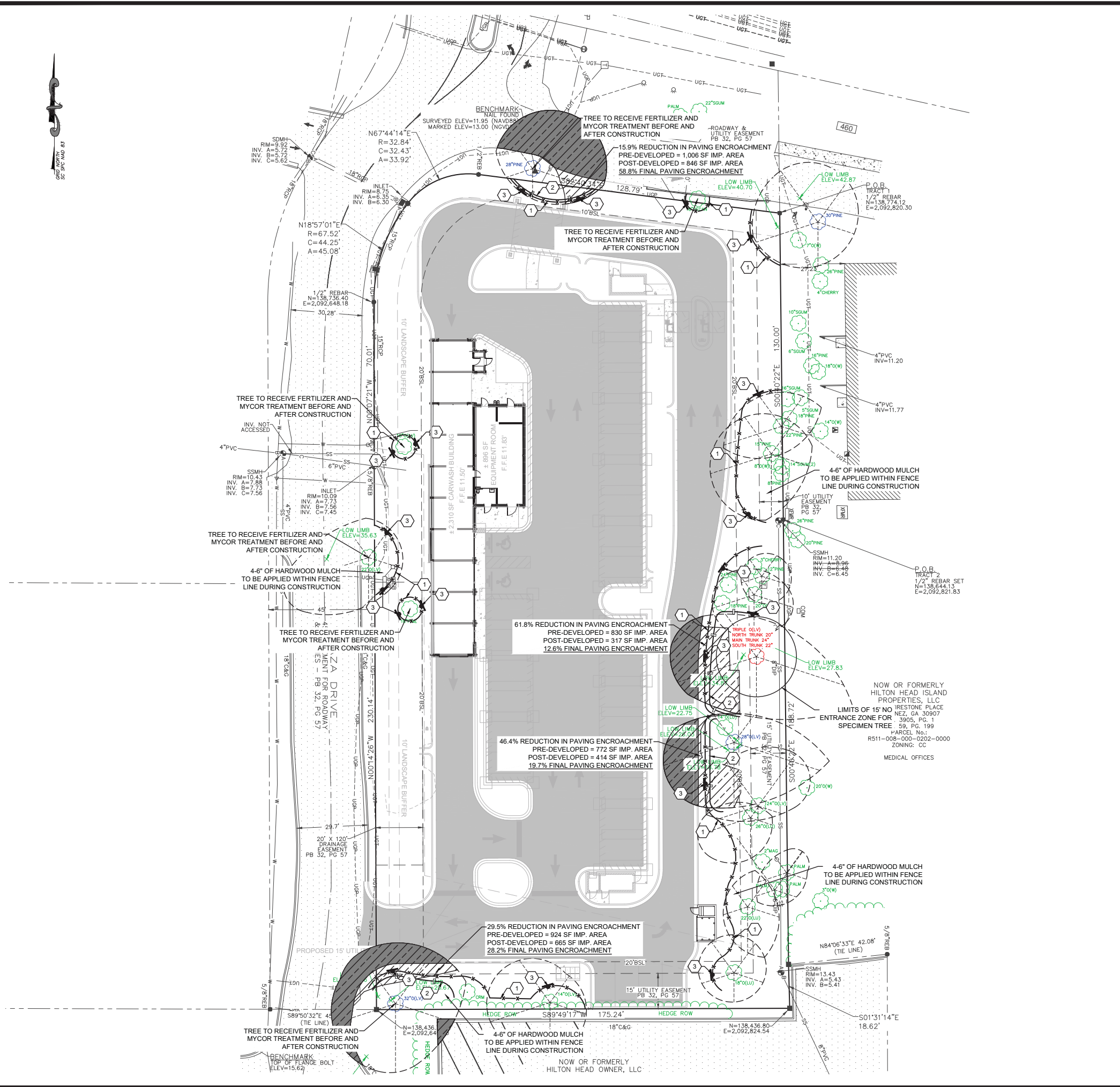
**PRELIMINARY SITE PLAN**

**TIDAL WAVE AUTO SPA**  
 1 PLAZA DRIVE, HILTON HEAD ISLAND, SC 29926  
 HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA  
 Prepared for:  
**SHJ CONSTRUCTION GROUP**

PROJECT NO.:	20-6459
DRAWN BY:	CJM
DESIGNED BY:	RAP
SURVEYED BY:	DGA
SURVEY DATE:	1/29/2021
CHECKED BY:	BHB
SCALE:	1" = 20'
DATE:	8/3/2021



01/20/2020 10:46:59 TMS PLAZA DR. HILTON HEAD, SC [DWG] 20-6459C\_B01.DWG 9/13/2021 4:28 PM



**SITE INFORMATION:**

ADDRESS: 1 PLAZA DRIVE, HILTON HEAD ISLAND, SOUTH CAROLINA 29926  
 PROPERTY AREA: ±1.37 ACRES  
 PROPERTY ZONING: LC - LIGHT COMMERCIAL (AIRPORT OVERLAY DISTRICT)

BUILDING SETBACKS: FRONT: 10', SIDE: 20', REAR: 20'  
 LANDSCAPE SETBACK: FRONT: 10', SIDE: 10', REAR: 0'

**PARKING NOTE:**

PARKING REQUIRED: 1 SPACE PER 15F, 10 / 1 = 10 SPACE(S)  
 PARKING PROVIDED: 27 STANDARD SPACES, 2 HANDICAPPED SPACES, 29 TOTAL SPACES

**SITE LAYOUT AND STAKING NOTES**

- IF THE PLANS ARE NOT CLEAR OR DISCREPANCIES OCCUR, THE CONTRACTOR IS TO CONTACT EMC ENGINEERING SERVICES, INC AT 229-435-6133 FOR CLARIFICATION IMMEDIATELY.
- ALL NORTHING AND EASTING ARE TO THE FACE OF CURB, EDGE OF BUILDING.
- CONTRACTOR SHALL CAREFULLY EXAMINE ALL DOCUMENTS AND THE CONSTRUCTION SITE TO OBTAIN FIRST HAND KNOWLEDGE OF EXISTING CONDITIONS.
- ENTIRE SITE SHALL BE DRESSED TO UNIFORM, WELL DRAINED AND VISUALLY APPEALING SURFACE WITH A MINIMUM TOPSOIL LAYER OF FOUR INCHES.
- ALL STRIPING AND SIGNS SHALL CONFORM WITH THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION. PARKING STALL STRIPPING TO BE YELLOW WITH BLUE HANDICAPPED STRIPPING
- ALL HANDICAP PARKING SPACES AND ACCESSIBLE ROUTE SHALL CONFORM WITH THE AMERICAN WITH DISABILITY ACT DESIGN GUIDELINES AND SPECIFICATIONS LATEST EDITION.
- DIMENSIONS AND CURVE RADII ARE GIVEN TO FACE OF CURB, WHERE CURB AND GUTTER IS SHOWN. OTHERWISE DIMENSIONS ARE GIVEN TO THE EDGE OF PAVEMENT. CONTRACTOR IS TO COORDINATE WITH THE ARCHITECTURAL PLANS AS TO THE BUILDING LAYOUT AND DIMENSIONS

**HATCH LEGEND:**

	STANDARD DUTY CONCRETE PAVEMENT		CONCRETE SIDEWALK
	4" HIGH ROLL CURB		EXISTING CONCRETE
	HEAVY DUTY CONCRETE PAVEMENT		TREE DRIPLINE
	PRE-DEVELOPED PAVING ENCROACHMENT		ORANGE MESH FENCE
	POST-DEVELOPED PAVING ENCROACHMENT		WOODEN FENCE

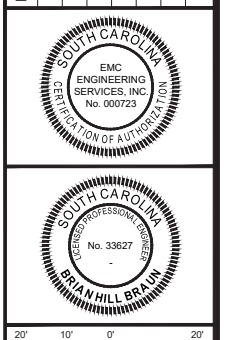
**PRE VS. POST DEVELOPED AREA:**

PRE-DEVELOPED AREA:	1.37 AC	POST DEVELOPED:	1.37 AC
IMPERVIOUS AREA:	0.86 AC	IMPERVIOUS AREA:	0.82 AC
PERVIOUS AREA:	0.51 AC	PERVIOUS AREA:	0.55 AC
EXISTING IMPERVIOUS COVERAGE IS:	62.8%		
PROPOSED IMPERVIOUS COVERAGE IS:	59.9%		

**SPECIAL NOTES:**

- 1 4" TREE PROTECTION FENCING: BRIGHT ORANGE PLASTIC MESH
- 2 6" SPECIMEN TREE PROTECTION FENCING: WOODEN
- 3 TREE PROTECTIVE SIGNAGE: "TREE OR BUFFER PROTECTION ZONE: DO NOT ENTER"
- 4 SIGNIFICANT TREES
- 5 SPECIMEN TREES
- 6 EXISTING TREES TO STAY

NO.	REVISION DESCRIPTION	DATE



**EMC ENGINEERING SERVICES, INC.**  
 348 Margie Drive, Suite 220  
 Warner Robins, GA 31088  
 Ph: (478) 333-4110  
 Fax: (229) 439-7979  
 www.emc-eng.com

**EMC ENGINEERING SERVICES, INC.**  
 CIVIL ENGINEER  
 No. 33627  
 BRAN HILL BRUN

ALBANY • AUGUSTA • BRUNSWICK • COLUMBUS • GREENVILLE • SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WAREHOUSING • WARMER ROBINS

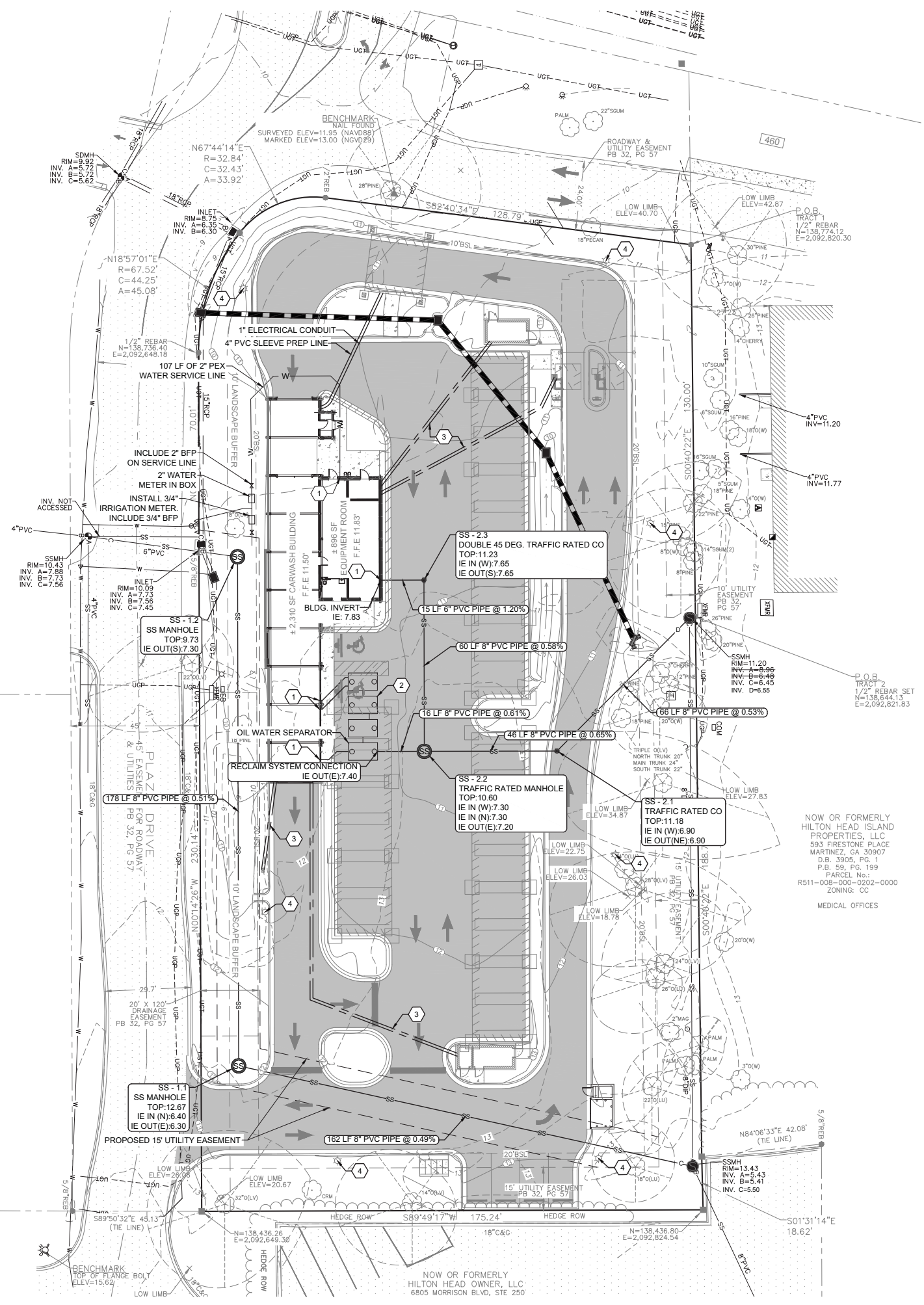
PRELIMINARY TREE PROTECTION PLAN  
**TIDAL WAVE AUTO SPA**  
 1 PLAZA DRIVE, HILTON HEAD ISLAND, SC 29926  
 HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA  
 Prepared for:  
**SHJ CONSTRUCTION GROUP**

PROJECT NO.:	20-6459
DRAWN BY:	CJM
DESIGNED BY:	RAP
SURVEYED BY:	DGA
SURVEY DATE:	1/29/2021
CHECKED BY:	BHB
SCALE:	1" = 20'
DATE:	8/3/2021





01/20/2020 10:46:59 TMS PLAZA DR. HILTON HEAD, SC [DWG] 20-6459C\_B01.DWG 9/13/2021 4:29 PM



**SITE INFORMATION:**

ADDRESS: 1 PLAZA DRIVE, HILTON HEAD ISLAND, SOUTH CAROLINA 29926  
 PROPERTY AREA: ±1.37 ACRES  
 PROPERTY ZONING: LC - LIGHT COMMERCIAL (AIRPORT OVERLAY DISTRICT)  
 BUILDING SETBACKS: FRONT: 10', SIDE: 20', REAR: 20'  
 LANDSCAPE SETBACK: FRONT: 10', SIDE: 10', REAR: 0'

**UTILITY NOTES:**

1. THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND IS APPROXIMATE AND SHOWN FOR INFORMATIONAL PURPOSES ONLY. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.
2. ADDITIONAL BURIED UTILITIES / STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES / STRUCTURES.
3. BEFORE EXCAVATIONS ARE BEGUN, GIVE THREE WORKING DAYS NOTICE TO THE UTILITIES PROTECTION CENTER AT 811 OR 803-939-1117 PRIOR TO ANY EXCAVATION IN ORDER THAT UNDERGROUND UTILITIES MAY BE LOCATED AND PROTECTED.
4. A 10 FOOT HORIZONTAL AND 18 INCH VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN SANITARY SEWER LINES AND ANY WATER OR STORM LINES. WATER OR STORM LINES SHALL BE ABOVE ANY SANITARY LINES.
5. MAINTAIN A MINIMUM OF 4' OF COVER ABOVE WATER LINES.
6. ALL SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 1% SLOPE UNLESS OTHERWISE NOTED
7. FOR ANY WORK IN SOUTH CAROLINA DOT RIGHT-OF-WAY, AN ENCROACHMENT AND/OR UTILITY PERMIT MAY BE REQUIRED.
8. ALL METERS, VALVES, AND BACKFLOW PREVENTORS ARE TO BE IN COMPLIANCE WITH THE TOWN OF HILTON HEAD ISLAND REQUIREMENTS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL.
9. ADJUST ALL TOP OF STRUCTURES ELEVATIONS (MANHOLES, CLEANOUTS, VALVE BOXES) TO FINISH GRADE ELEVATIONS.
10. ALL SANITARY SEWER WORK MUST BE IN ACCORDANCE WITH THE TOWN OF HILTON HEAD ISLAND STANDARDS AND SPECIFICATIONS.
11. LOCATOR WIRE AND DETECTOR TAPE ARE REQUIRED ON ALL SEWER LINES.

**SPECIAL NOTES:**

- 1 SEE MEP PLANS FOR CONTINUATION
- 2 RECLAIM TANK
- 3 PVC ELECTRICAL CONDUIT; COORDINATE WITH OWNER ON EXACT LOCATION, NUMBERS, AND SIZE.
- 4 SITE LIGHTING POLES: SEE PHOTOMETRIC PLAN

NOW OR FORMERLY  
 HILTON HEAD ISLAND  
 PROPERTIES, LLC  
 593 FIRESTONE PLACE  
 MARTINEZ, GA 30907  
 D.B. 3905, PG. 1  
 P.B. 59, PG. 199  
 PARCEL No.:  
 R511-006-000-0202-0000  
 ZONING: CC  
 MEDICAL OFFICES

NO.	REVISION DESCRIPTION	DATE



GRAPHIC SCALE: 1" = 20'

**EMC ENGINEERING SERVICES, INC.**  
 348 Margie Drive, Suite 220  
 Warner Robins, GA 31088  
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 MARINE  
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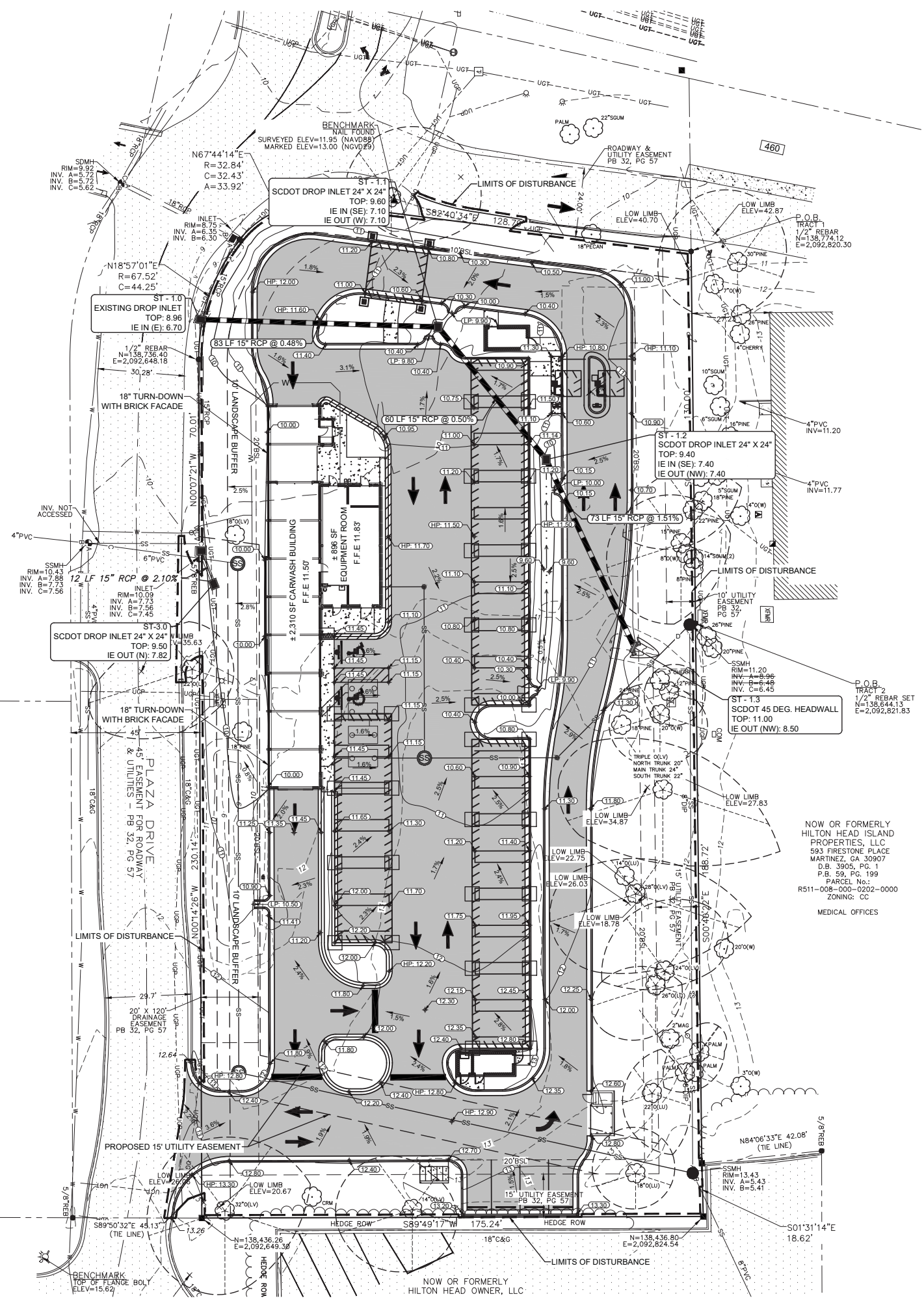
PRELIMINARY UTILITY PLAN  
**TIDAL WAVE AUTO SPA**  
 1 PLAZA DRIVE, HILTON HEAD ISLAND, SC 29926  
 HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA  
 Prepared for:  
**SHJ CONSTRUCTION GROUP**

PROJECT NO.:	20-6459
DRAWN BY:	CJM
DESIGNED BY:	RAP
SURVEYED BY:	DGA
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SCALE:	1" = 20'
DATE:	8/3/2021



SHEET  
**C5.0**  
 OF 23

01/20/2010 10:44:59 TMS PLAZA DR. HILTON HEAD, SC (DWG) 20-6459C\_B01.DWG 9/13/2021 4:29 PM



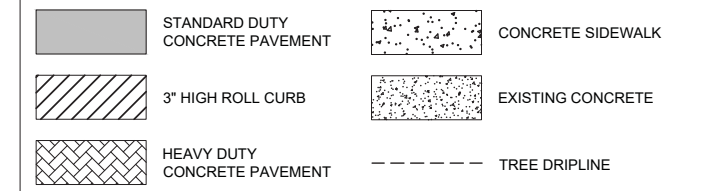
**PAVING, GRADING, AND DRAINAGE NOTES**

1. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
2. ENTIRE SITE SHALL BE DRESSED TO UNIFORM, WELL DRAINED AND VISUALLY APPEALING SURFACE WITH A MINIMUM TOPSOIL LAYER OF FOUR INCHES.
3. MAXIMUM LONGITUDINAL SLOPE ON ALL ACCESSIBLE SIDEWALK SHALL BE 5.00%.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE SITE IS ADA ACCESSIBLE AS REQUIRED BY FEDERAL, STATE AND LOCAL GOVERNMENT.
5. FINISH GRADE ELEVATIONS INDICATE TOP OF PAVEMENT / FACE OF CURB UNLESS OTHERWISE NOTED.
6. REFER TO DETAILS FOR PAVEMENT TYPICAL SECTION.
7. SITE SHALL BE GRADED UNIFORMLY FOR POSITIVE DRAINAGE AS SHOWN FROM THE ELEVATIONS, PROPOSED CONTOURS, AND THE DRAINAGE SLOPE ARROWS.
8. MAXIMUM SIDEWALK CROSS SLOPE IS 2%. MAXIMUM SIDEWALK LONGITUDINAL SLOPE IS 5%. MAXIMUM PAVEMENT SLOPE IN HANDICAP PARKING AREA AND AISLE IS 2%. MAXIMUM HANDICAMP RAMP SLOPE IS 12H:1V.

**UTILITY NOTES:**

1. THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND IS APPROXIMATE AND SHOWN FOR INFORMATIONAL PURPOSES ONLY. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.
2. ADDITIONAL BURIED UTILITIES / STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES / STRUCTURES.
3. BEFORE EXCAVATIONS ARE BEGUN, GIVE THREE WORKING DAYS NOTICE TO THE UTILITIES PROTECTION CENTER AT 811 OR 803-939-1117 PRIOR TO ANY EXCAVATION IN ORDER THAT UNDERGROUND UTILITIES MAY BE LOCATED AND PROTECTED.

**HATCH LEGEND:**



**SPECIAL NOTES:**

1. PROVIDE SMOOTH TRANSITION TO EXISTING GRADE

NO.	REVISION DESCRIPTION	DATE



GRAPHIC SCALE: 1" = 20'

**EMC ENGINEERING SERVICES, INC.**  
 349 Margie Drive, Suite 220  
 Warner Robins, GA 31088  
 Ph: (478) 333-4110  
 Fax: (229) 439-7979  
 warnerrobins@emc-eng.com  
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**PAVING, GRADING, & DRAINAGE PLAN**

**TIDAL WAVE AUTO SPA**  
 1 PLAZA DRIVE, HILTON HEAD ISLAND, SC 29926  
 HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA  
 Prepared for:  
**SHJ CONSTRUCTION GROUP**

PROJECT NO.:	20-6459
DRAWN BY:	CJM
DESIGNED BY:	RAP
SURVEYED BY:	DGA
SURVEY DATE:	1/29/2021
CHECKED BY:	BHB
SCALE:	1" = 20'
DATE:	8/3/2021

SHEET  
**C6.0**  
 OF 23



PLANT SCHEDULE							
ITEM	SCIENTIFIC NAME	COMMON NAME	QTY	MIN. SIZE	SPACING	NOTES	
GROUND COVER	LMB	LIRIOPE MUSCARI 'BIG BLUE'	275	1 GAL	2' O.C.		
	LMA	LIRIOPE MUSCARI 'AZTEC'	55	1 GAL	2' O.C.		
	MUC	MUHLENBERGIA CAPILLARIS	212	3 GAL	3' O.C.		
	AA	AGAPANTHUS AFRICANUS	56	1 GAL	2' O.C.	LAVENDER	
	ANN	ANNUALS	64	SQ. FT.	12" O.C.		
	SOD	STENOTAPHRUM SECUNDATUM 'MERCEDES'	ST. AUGUSTINE GRASS	488	SQ. YD.		
	MULCH	BROWN WOOD MULCH	BROWN WOOD MULCH	1145	SQ. YD.		
	SHRUBS	RK	ROSA KNOCKOUT	14	3 GAL	3' O.C.	DOUBLE RED
		VOD	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	145	3 GAL	3' O.C.	
		PTW	PITTIOSPORUM TOBIARA 'WHEELER'S DWARF'	120	3 GAL	3' O.C.	
AGR		ABELIA GRANDIFLORA 'ROSE CREEK'	100	3 GAL	3' O.C.		
CR		CYCAS REVOLUTA	2	7 GAL	AS SHOWN		
ICS		ILEX CRENATA 'SKY PENCIL'	6	3 GAL	2.5' O.C.		
VS		VIBURNUM SUSPENSUM	20	5 GAL	4' O.C.		
AI		AZALEA INDICA 'FORMOSA'	25	7 GAL	5' O.C.		
TREES		IC	ILEX CASSINE	9	2" CAL / 12' HT	AS SHOWN	
		QV	QUERCUS VIRGINIANA	4	2.5" CAL / 12' HT	AS SHOWN	
	LIS	LAGERSTROEMIA INDICA 'SIOUX'	7	1" CAL / 10' HT	AS SHOWN	2-3 STEM, PINK	
	NS	NYSSA SYLVATICA	2	2" CAL / 10' HT	AS SHOWN		
	MC	MYRICA CERIFERA	15	7 GAL / 4' HT	8' O.C.		
	QN	QUERCUS NUTTALLII	2	2" CAL / 10' HT	AS SHOWN		
	IOS	ILEX OPACA 'SAVANNAH'	3	2" CAL / 10' HT	AS SHOWN		
	SP	SABAL PALMETTO	8	12' CT	AS SHOWN		
	MGL	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	1	1" CAL / 8' HT	AS SHOWN		

**SITE INFORMATION:**

ADDRESS: 1 PLAZA DRIVE, HILTON HEAD ISLAND, SOUTH CAROLINA 29926

PROPERTY AREA: ±1.37 ACRES

PROPERTY ZONING: LC - LIGHT COMMERCIAL (AIRPORT OVERLAY DISTRICT)

BUILDING SETBACKS:

LANDSCAPE SETBACK:

FRONT: 10'  
SIDE: 20'  
REAR: 20'

FRONT: 10'  
SIDE: 10'  
REAR: 0'

**LANDSCAPE NOTES:**

- ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING OR LANDSCAPING SHALL BE SODDED.
- ALL PLANT BEDS SHALL HAVE 3" OF BROWN WOOD MULCH AS REQUIRED.
- ALL SOIL USED FOR PLANTING SHALL CONSIST OF REGIONALLY APPROPRIATE SOILS.
- ALL TREES LOCATED IN SOD AREAS SHALL HAVE A MULCH RING AROUND THEM WITH EDGING AS REQUIRED.
- ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF THE PLANTINGS.
- THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH AFTER CONSTRUCTION HAS COMPLETED.
- NO LARGE TREES SHALL BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY LINE OR STORM DRAIN. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES PRIOR TO BEGINNING PLANT INSTALLATION. LANDSCAPE ARCHITECT TO APPROVE ALL REVISIONS TO PLANT LOCATIONS. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY UTILITY LINES DAMAGED DURING PLANTING.
- SEE DETAILS ON THIS SHEET FOR SHRUB AND TREE INSTALLATION.
- TOP SOIL SHALL BE ADDED TO WITHIN 1" OF TOP OF CURB / EDGE OF PAVEMENT
- AN UNDERGROUND IRRIGATION SYSTEM, SHALL BE INSTALLED AND SHALL COMPLY WITH ALL TOWN OF HILTON HEAD ISLAND CODES AND REGULATIONS AND ALSO COMPLY WITH THE LATEST NATIONAL ELECTRIC CODE RULES FOR ALL ELECTRIC WORKS AND MATERIALS.
- GUARANTEE:**  
THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND PLANT MATERIAL TO BE FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL FOUND TO BE DEFECTIVE WITHIN THE PERIOD OF GUARANTEE AT NO COST TO THE OWNER, EXCEPT REPAIRS OR REPLACEMENT NECESSITATED BY DAMAGE BY OTHERS OR DIEBACK DUE TO INSUFFICIENT IRRIGATION/WATERING SCHEDULE.
- CONTRACTOR TO INSTALL LANDSCAPING AROUND SIGN IN ACCORDANCE WITH APPROVED SIGNAGE PACKAGE.

**IRRIGATION NOTES:**

- ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREETS ARE TO BE FULLY IRRIGATED.
- IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.
- A SEPARATE METER AND BACKFLOW PREVENTOR WILL BE REQUIRED (SEE UTILITY PLAN).

**LANDSCAPE GRADING NOTES:**

- CONTRACTOR TO GRADE ALL AREAS ON THE LANDSCAPE PLAN, INCLUDING RIGHT-OF-WAY, HATCHED FOR SEEDING & SODDING.
- TOP SOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS. PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES DURING CONSTRUCTION.
- TILL SOIL TO A DEPTH OF 4" MINIMUM.
- REMOVE ALL ROCKS LARGER THAN 1" MEASURED IN LARGEST DIRECTION.
- GRADE ALL AREAS TO MAINTAIN POSITIVE SLOPE AWAY FROM BUILDING.
- ALL GRADED AREAS TO RECEIVE SEED OR SOD, TOP SOIL, STRAW AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

**LAWN SEEDING AND SODDING NOTES:**

- ALL LAWNS FROM FACE OF THE BUILDING AND ON THE SIDE WHERE THERE IS PARKING OR A STREET ARE REQUIRED TO BE FULLY SODDED. ALL OTHER LANDSCAPE AREAS TO RECEIVE SEED.
- AREAS TO RECEIVE SEED OR SOD SHALL BE CLEAN OF DEBRIS AND FREE OF WEEDS.
- SEED MIX TO BE DROUGHT TOLERANCE FESCUE OR REGIONAL SPECIFIC BLEND. 1/2 TO 1/3 OF THE SEED MIXTURE TO BE ANNUAL RYE TO AIDE IN LIMITING EROSION OF PERENNIAL SEED DURING GERMINATION.
- STRAW SHALL BE THRESHED STRAW OF HAY, OATS, WHEAT, BARLEY, OR RYE. SPREAD AT A RATE OF 2 1/2 TONS PER ACRE. STRAW, NETTING, AND OTHER ANTI-EROSION MATERIALS TO BE REMOVED AFTER ESTABLISHED LAWN.
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER SEEDING. WATER REGULARLY TO KEEP LAWN AREAS MOIST TO MAXIMIZE GERMINATION AND MAINTAIN OPTIMUM GROWTH AND SURVIVAL TO ACHIEVE AN ACCEPTABLE STAND OF ESTABLISHED LAWN PRIOR TO THE STORE POSSESSION DATE, FREE OF ERODED OR BARE AREAS.

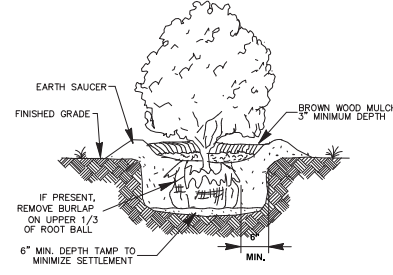
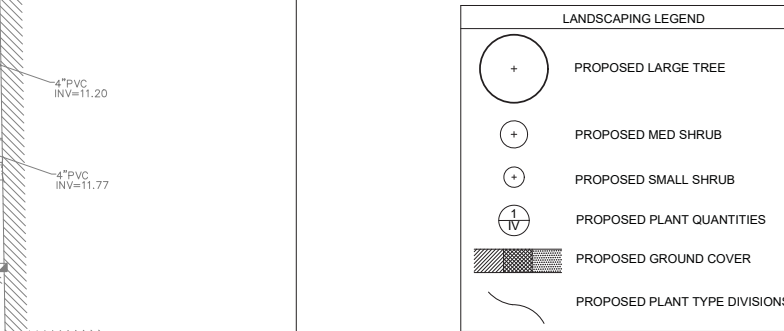
**LANDSCAPE CALCULATIONS:**

TYPE A - OPTION 2 BUFFER = 490 LF  
PER 100FT: 2 OVERSTORY TREES (10 REQUIRED; 6 EXISTING, 4 PROPOSED), 4 UNDERSTORY TREES (20 REQUIRED; 21 PROPOSED), 10 EVERGREEN SHRUBS (49 REQUIRED; >49 PROVIDED)

SITE TREES REQUIRED = 38"  
1. 12" - CAT 1 PROVIDED: 4 QV (10"); 3 IOS (6")  
2. 8" - CAT 2 PROVIDED: 2 QN (4"); 2 NS (4")  
3. 12" - CAT 3 PROVIDED: 7 SP (42")  
4. 1" - CAT 4 PROVIDED: 7 LIS (7")

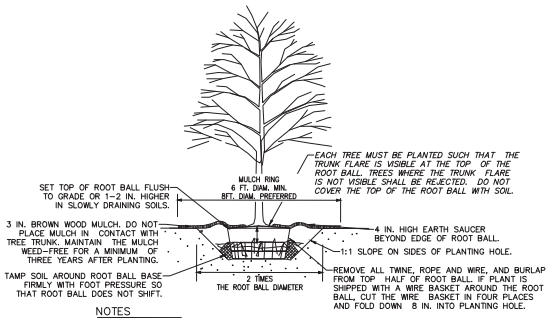
**HATCH LEGEND:**

MULCHED AREAS      SODDED AREAS



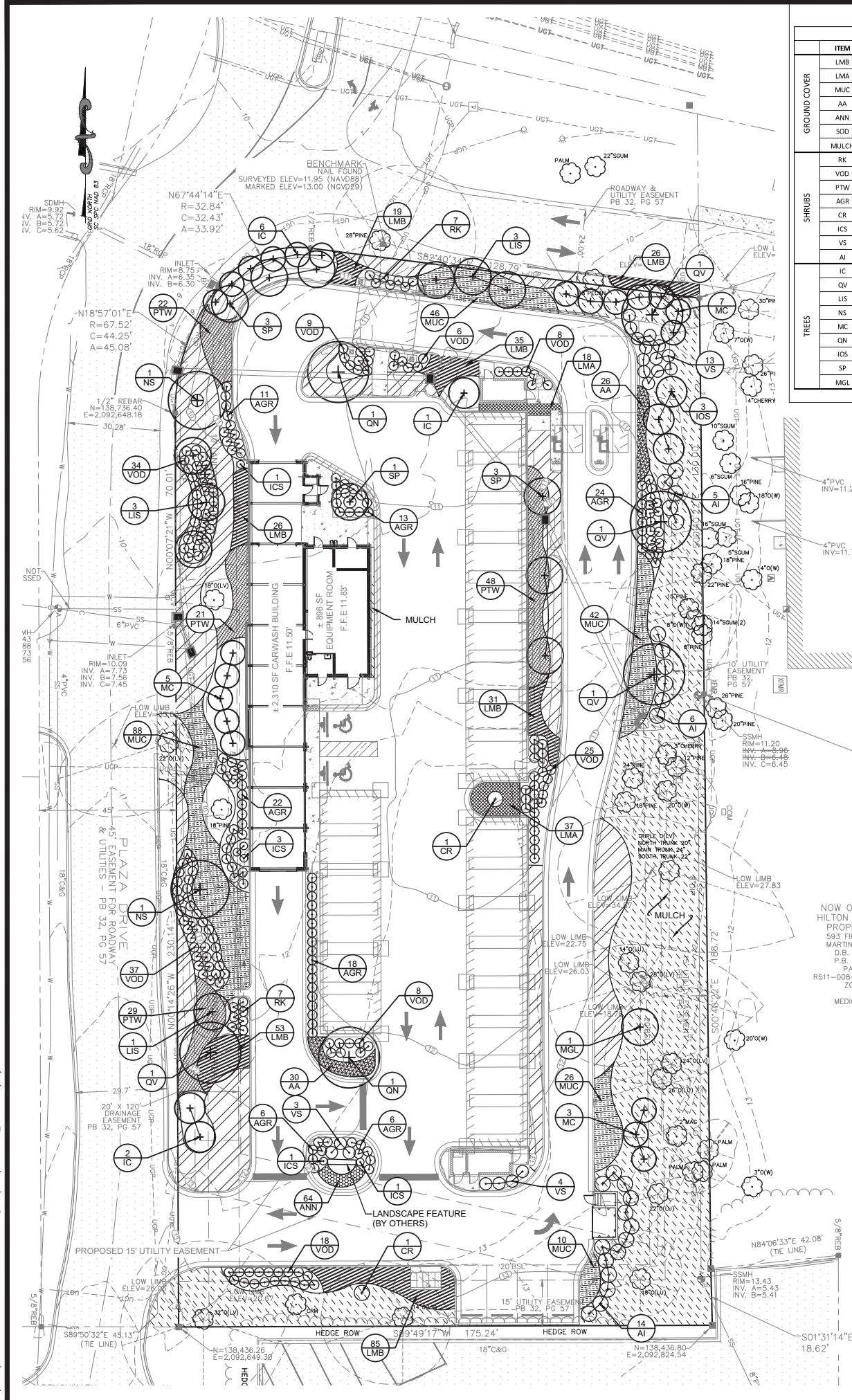
**NOTES**  
1. CLEANLY PRUNE ONLY DAMAGED, DISEASED AND OR WEAK BRANCHES IF NECESSARY.  
2. FINISHED GRADE AROUND PLANT TO BE THE SAME AS ORIGINAL GRADE OF PLANT WHEN GROWN.

**SHRUB PLANTING**  
NOT TO SCALE



**NOTES**  
1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN OR DEAD BRANCHES. SOME INTERIOR BRANCHES AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.  
2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT (SEE STAKING DETAILS).

**TREE PLANTING**  
NOT TO SCALE



NOW OR FORMERLY  
HILTON HEAD ISLAND  
PROPERTIES, LLC  
593 FIRESTONE PLACE  
MARTINEZ, GA 30907  
D.B. 3905, PG. 1  
P.B. 59, PG. 199  
PARCEL No.:  
R511-009-000-0002-0000  
ZONING: CC  
MEDICAL OFFICES

DATE										
NO.	REVISION DESCRIPTION									

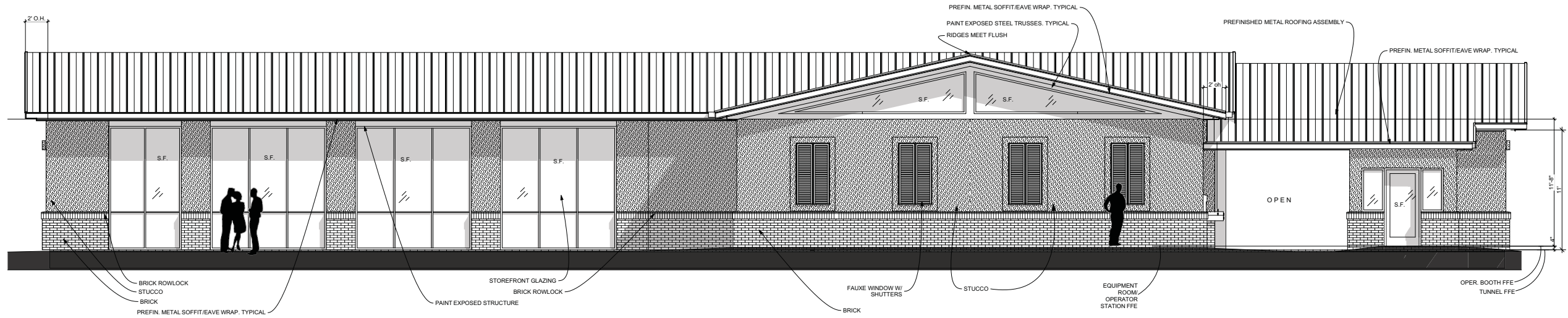
**EMC ENGINEERING SERVICES, INC.**  
348 Marge Drive, Suite 220  
Warner Robins, GA 31088  
Ph: (478) 333-4110  
Fax: (229) 439-7979  
www.emc-eng.com

**PRELIMINARY LANDSCAPE PLAN**  
**TIDAL WAVE AUTO SPA**  
1 PLAZA DRIVE, HILTON HEAD ISLAND, SC 29926  
HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA  
Prepared for:  
**SHJ CONSTRUCTION GROUP**

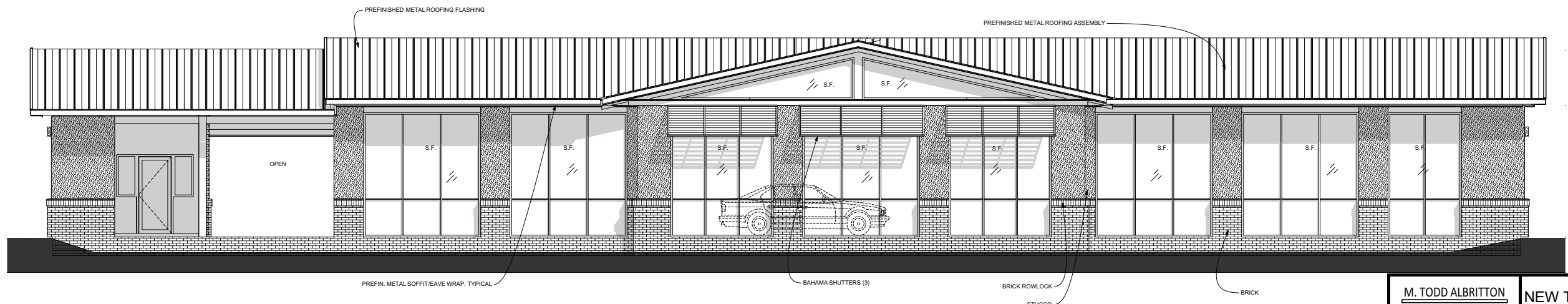
PROJECT NO.: 20-6459  
DRAWN BY: C.JM  
DESIGNED BY: RAP  
SURVEYED BY: DGA  
SURVEY DATE: 1/29/2021  
CHECKED BY: BHB  
SCALE: 1" = 20'  
DATE: 8/3/2021

**SHEET L1.0**  
OF 23

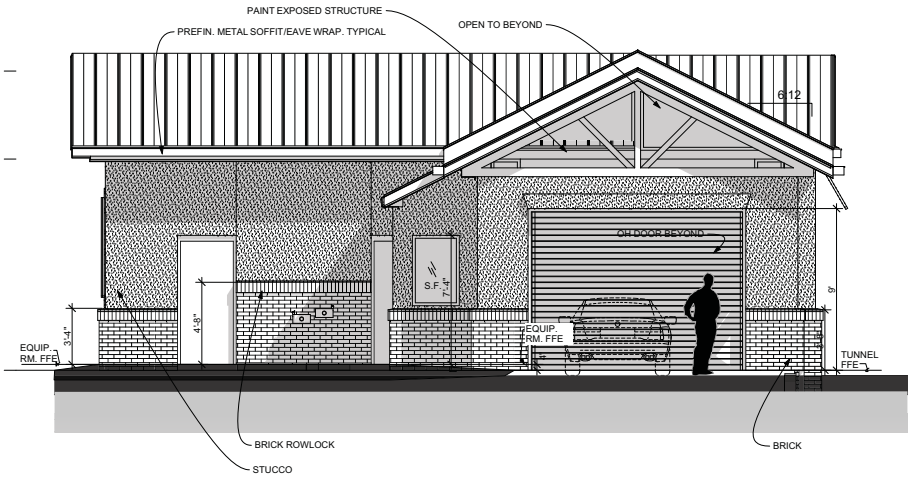




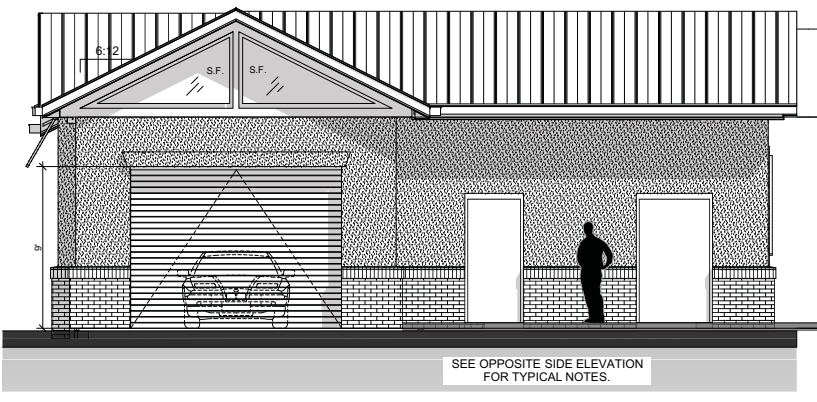
1 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



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



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



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

**M. TODD ALBRITTON**  
**ARCHITECT**  
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**NEW TIDAL WAVE  
AUTO SPA**  
1 PLAZA DRIVE  
HILTON HEAD,  
SOUTH  
CAROLINA  
29926  
OWNER:  
**TIDAL WAVE AUTO  
SPA**  
EAST THOMPSON STREET  
THOMASTON GEORGIA  
30286



MARK	DATE	DESCRIPTION

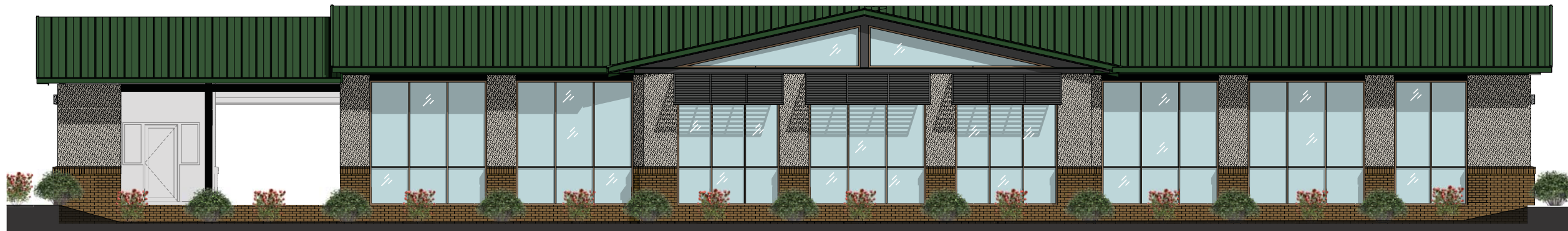
SHEET TITLE  
**PRELIMINARY**

PROJECT DATE: #####  
PROJECT NUMBER: ##  
DRAWN BY: Name

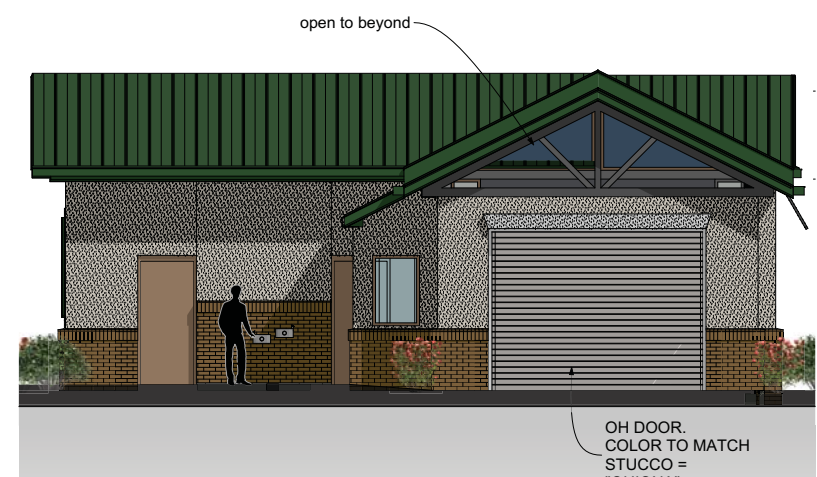
**PR.2**



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



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



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



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

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**NEW TIDAL WAVE  
AUTO SPA**  
1 PLAZA DRIVE  
HILTON HEAD ,  
SOUTH  
CAROLINA  
29926

OWNER:  
**TIDAL WAVE AUTO  
SPA**  
EAST THOMPSON STREET  
THOMASTON GEORGIA  
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MARK	DATE	DESCRIPTION

SHEET TITLE  
PRELIMINARY

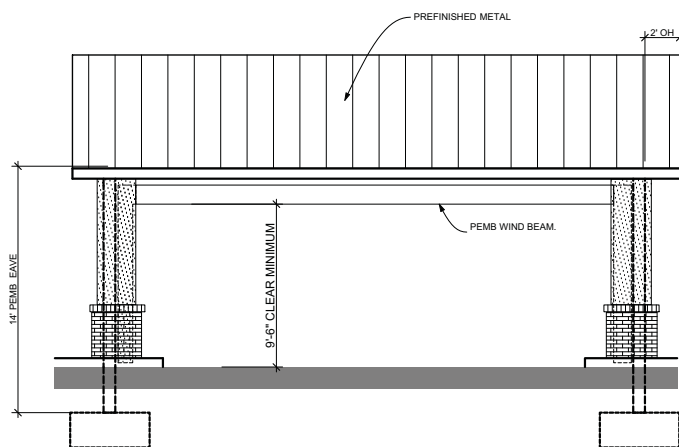
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DRAWN BY: Name

PR.3

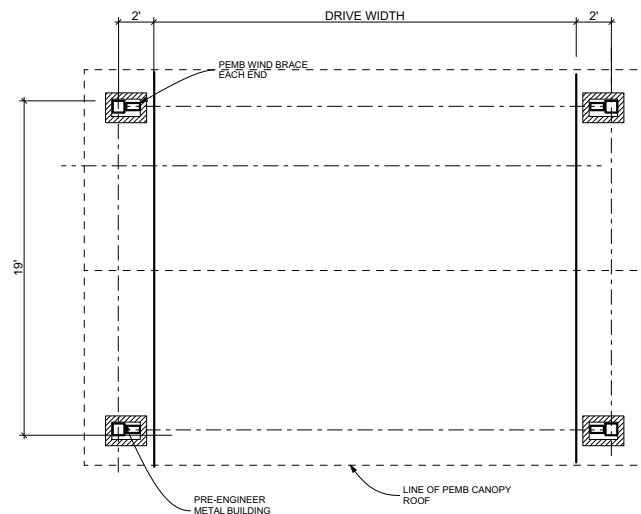
**DEFERRED SUBMITTALS:**  
 PRIOR TO CANOPY FABRICATION OR INSTALL,  
 PROVIDE DETAILED DESIGN SHOP DRAWINGS  
 PREPARED BY A STRUCTURAL ENGINEER HIRED OR  
 EMPLOYED BY CANOPY MANUFACTURER. SUCH  
 DRAWINGS SHALL BE CERTIFIED/STAMPED AND  
 SIGNED BY THE RELATED DESIGN ENGINEER. SUBMIT  
 TO LOCAL AUTHORITIES FOR REVIEW AND APPROVAL  
 PRIOR TO START OF ANY RELATED WORK.

**COLORS:**  
 COLORS TO MATCH MAIN CAR WASH BUILDING.  
 COORDINATE WITH TIDAL WAVE, INC PRIOR TO START

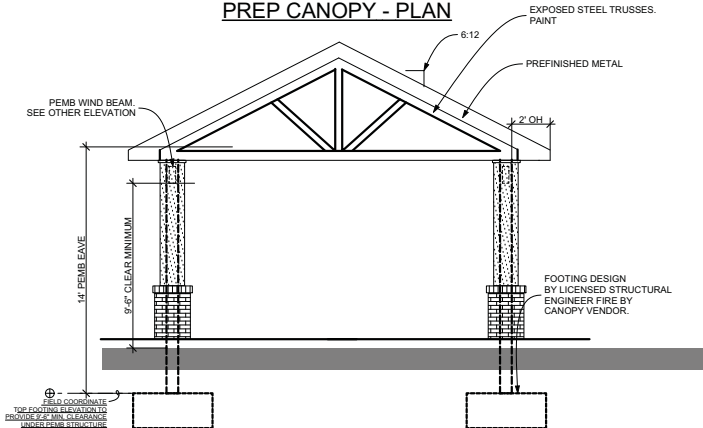
**NOTE:**  
 ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE  
 FEILD VERIFIED AND COORDINATED PRIOR TO  
 ORDERING CANOPY ASSEMBLY.



**PREP CANOPY  
 FRONT/REAR ELEVATION**

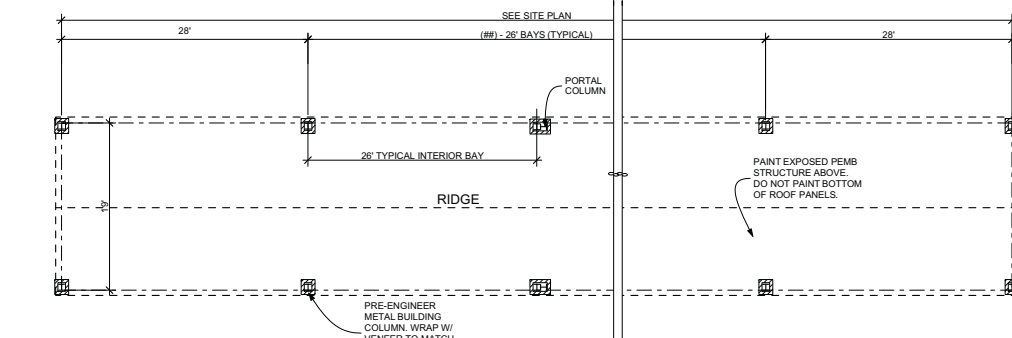


**PREP CANOPY - PLAN**

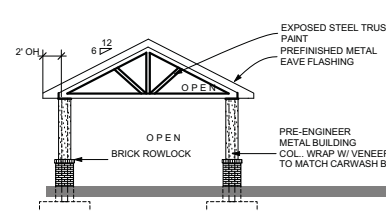


**PREP CANOPY  
 SIDE ELEVATION**

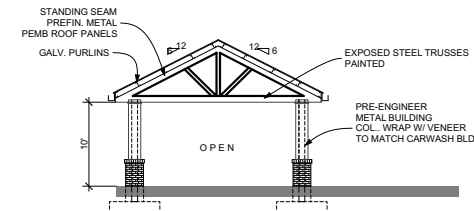
**PC** PREP CANOPY  
 SCALE: 1/4" = 1'-0"



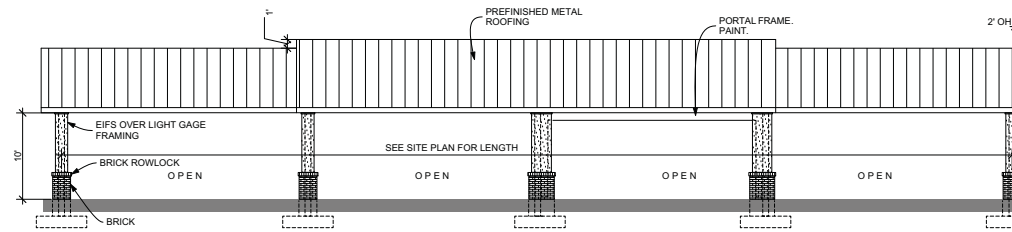
**PLAN - VAC CANOPY**



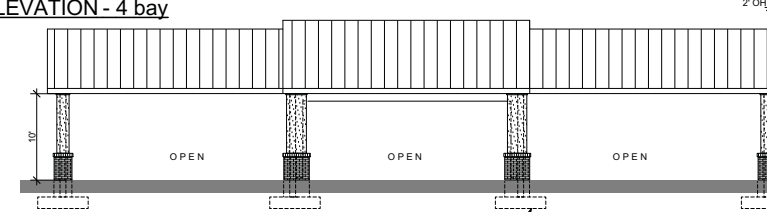
**TYPICAL END ELEVATION**



**TYPICAL SECTION**



**TYPICAL SIDE ELEVATION - 4 bay**



**TYPICAL SIDE ELEVATION - 3 bay**

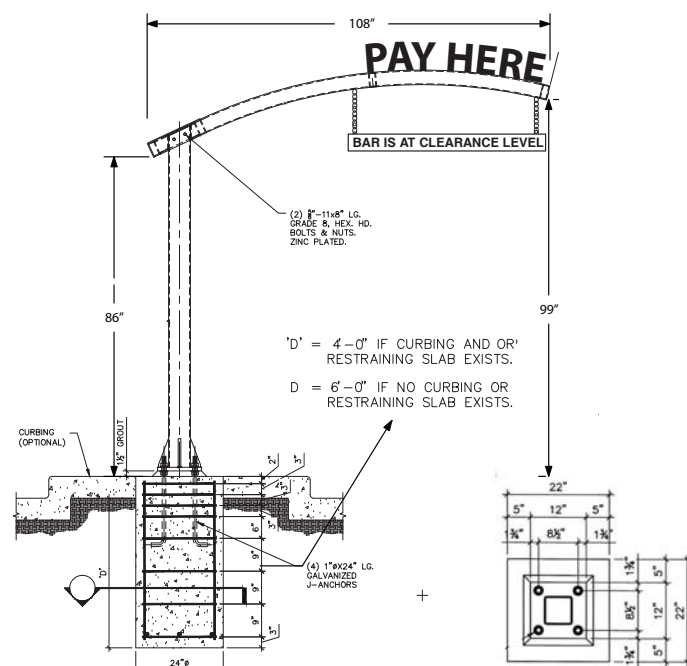
FOUNDATION DESIGN IS A DEFERRED SUBMITTAL BY LICENSED STRUCTURAL ENGINEER BASED ON FINAL PEMB REACTIONS, TYPICAL.

**VC** VACUUM CANOPY  
 SCALE: 1/8" = 1'-0"

**PAY CANOPY AND PREP CANOPY:**  
 DESIGN INFORMATION INDICATED ON THIS SHEET IS  
 DIAGRAMMATICAL IN NATURE AND NOT MEANT FOR  
 CONSTRUCTION. FINAL DESIGN SHALL BE BY LICENSED  
 STRUCTURAL ENGINEERS HIRED OR EMPLOYED BY  
 CANOPY MANUFACTURER.  
 DESIGNS SHALL MEET ALL RELATED LOCAL AND STATE  
 CODES, REGULATIONS, AND LOAD CRITERIA.

**COLORS:**  
 COLORS TO MATCH MAIN CAR WASH BUILDING.  
 COORDINATE WITH TIDAL WAVE, INC PRIOR TO START

**DEFERRED SUBMITTALS:**  
 PRIOR TO CANOPY FABRICATION OR INSTALL,  
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 PRIOR TO START OF ANY RELATED WORK.



**PAY CANOPY**

**PART # - CPSC**  
**SPECIFICATIONS**  
 Top is heavy duty aluminum tubing 2" x 4" x .250" wrapped with baked enamel aluminum.  
 Post is heavy steel 6" x 6" x .250"

**NOTES:**



**JOB NUMBER**  
**DATE**



CANOPY IS A PRE-ENGINEERED METAL BUILDING STRUCTURE.

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**M. TODD ALBRITTON**  
**ARCHITECT**  
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 30286  
 PH 770-550-3275  
 mtoddalbrittonarchitect@gmail.com

OWNER:  
**TIDAL WAVE AUTO SPA**  
 EAST THOMPSON STREET  
 THOMASTON GEORGIA  
 30286



**NEW TIDAL WAVE  
 AUTO SPA**  
 1 PLAZA DRIVE  
 HILTON HEAD,  
 SOUTH  
 CAROLINA  
 29926

OWNER:  
**TIDAL WAVE AUTO  
 SPA**  
 EAST THOMPSON STREET  
 THOMASTON GEORGIA  
 30286

MARK DATE DESCRIPTION

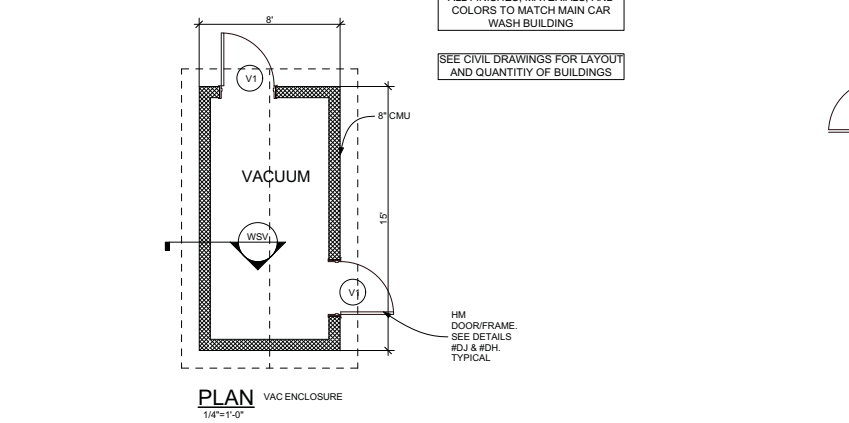
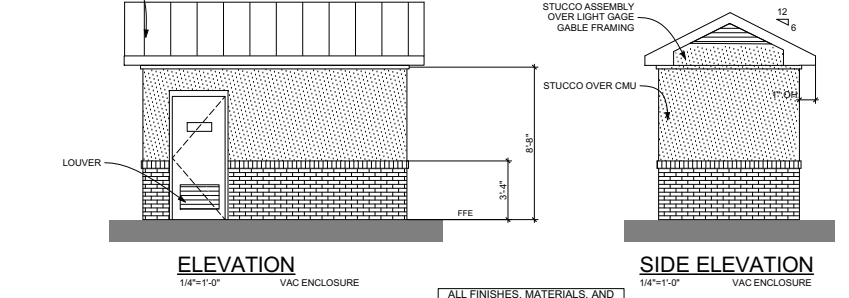
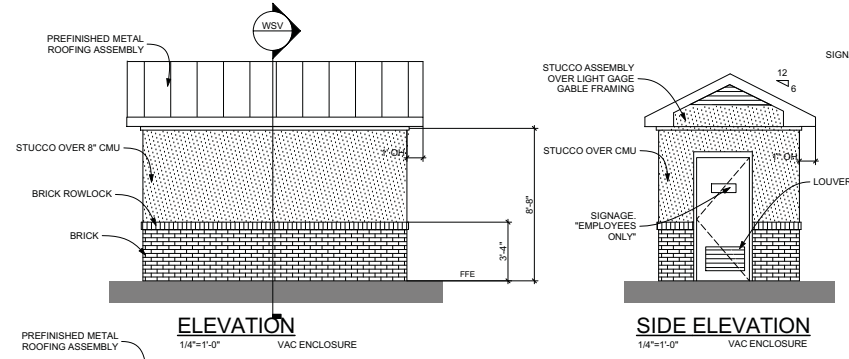
SHEET TITLE  
**AUXILIARY  
 STRUCTURES**

PROJECT DATE: #####

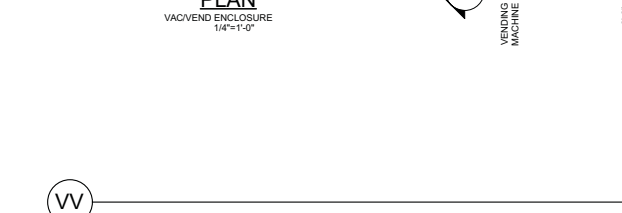
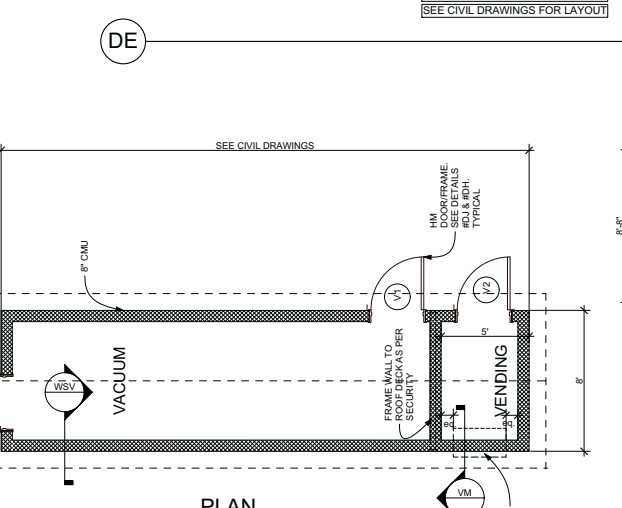
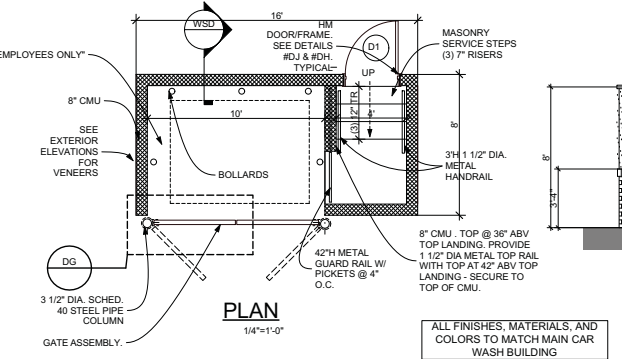
PROJECT NUMBER: ##

DRAWN BY: Name

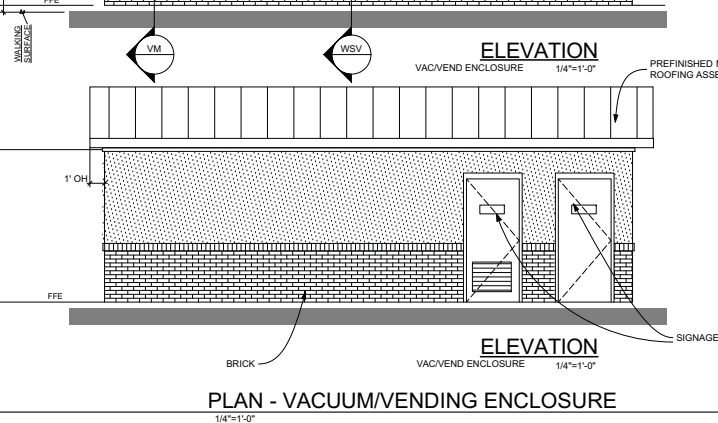
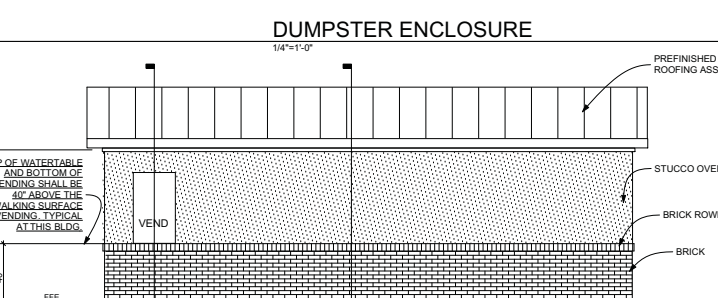
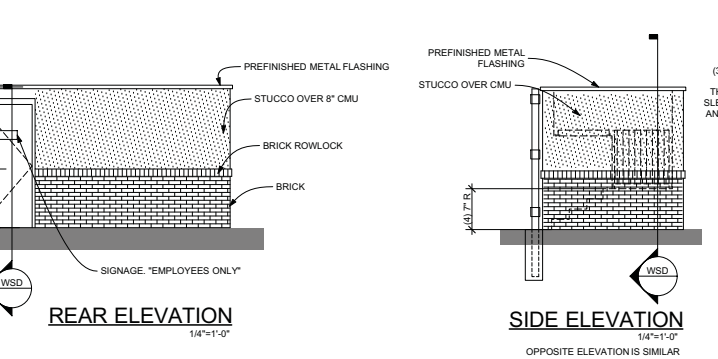
**PR.4**



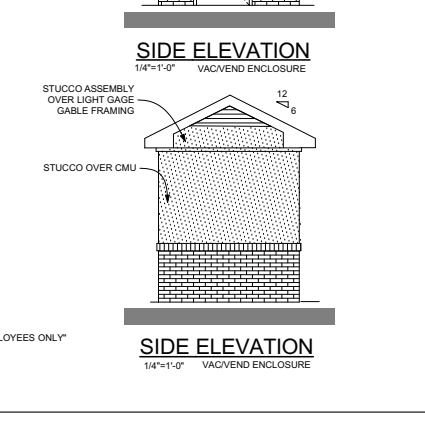
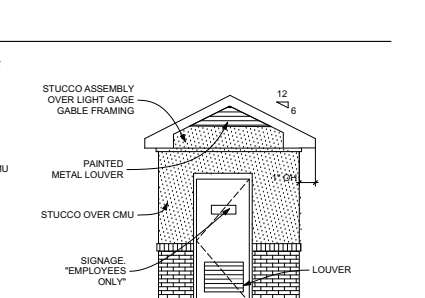
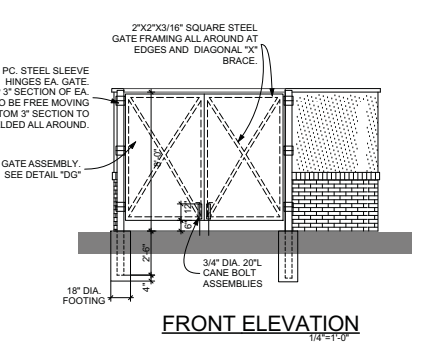
**VE PLAN - VACUUM ENCLOSURE**  
1/4"=1'-0"



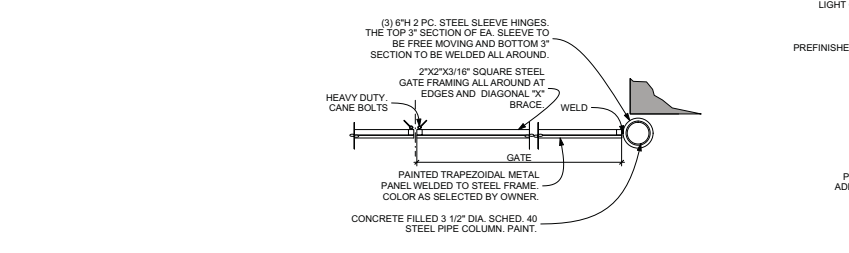
**VV PLAN - VACUUM/VENDING ENCLOSURE**  
1/4"=1'-0"



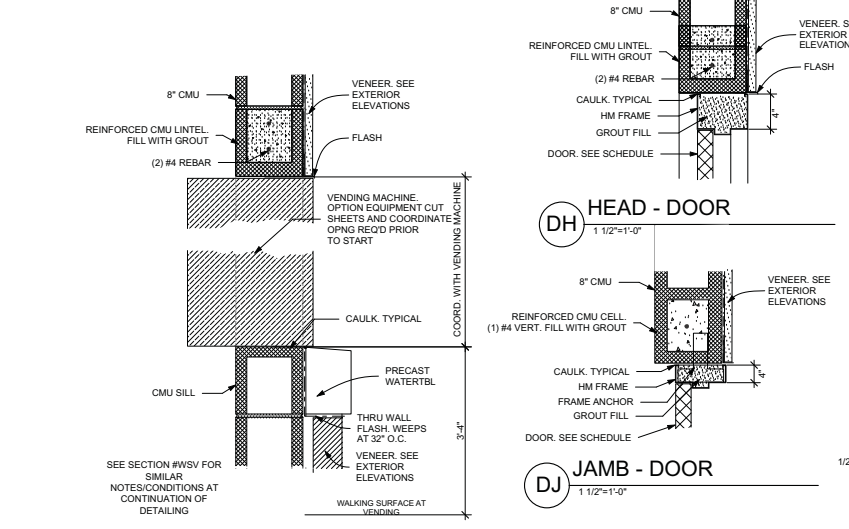
**PLAN - VACUUM/VENDING ENCLOSURE**  
1/4"=1'-0"



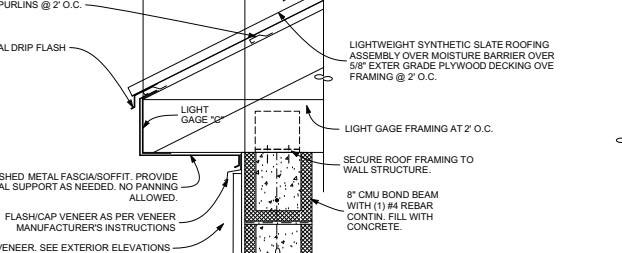
**PLAN - VACUUM/VENDING ENCLOSURE**  
1/4"=1'-0"



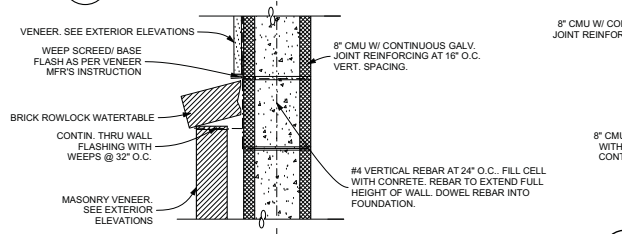
**DG DUMPSTER ENCLOSURE GATE**  
NO SCALE



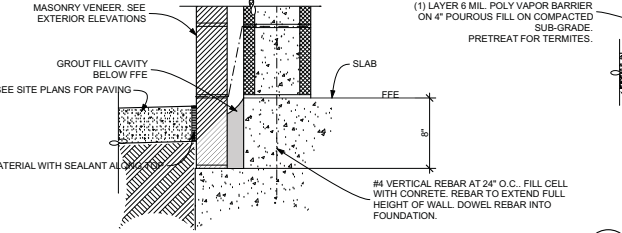
**VM DETAIL - VENDING MACHINE**  
NO SCALE



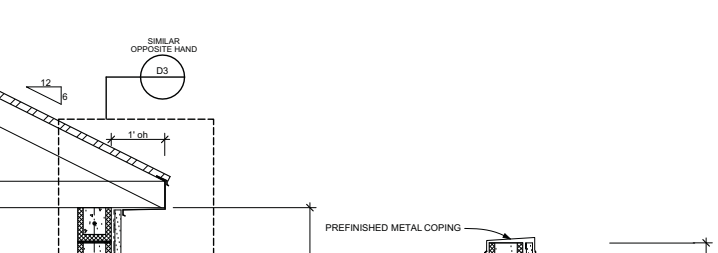
**D3 DETAIL - EAVE**  
1 1/2"=1'-0"



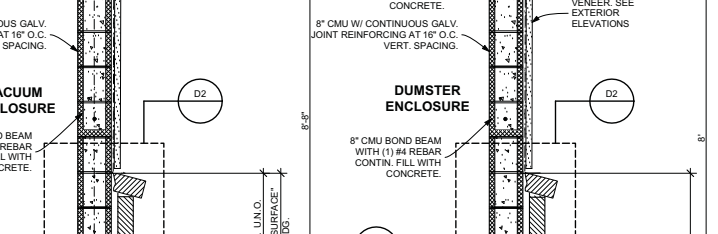
**D2 DETAIL - WATERTABLE**  
1 1/2"=1'-0"



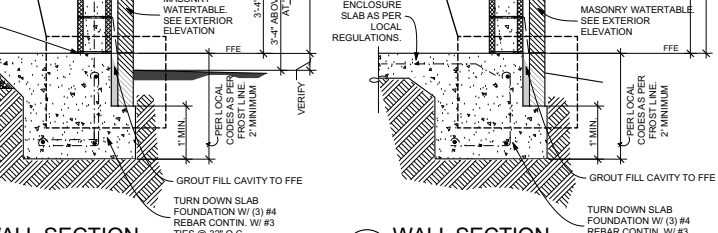
**D1 DETAIL - WALL BASE**  
1 1/2"=1'-0"



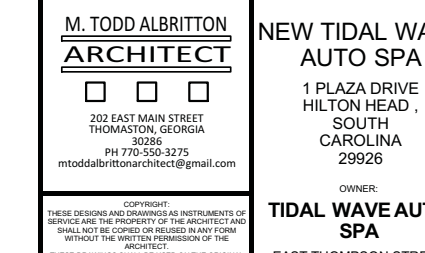
**D2 VACUUM ENCLOSURE**  
3/4"=1'-0"



**D2 DUMPSTER ENCLOSURE**  
3/4"=1'-0"



**WSV WALL SECTION**  
3/4"=1'-0"



**WSD WALL SECTION**  
3/4"=1'-0"



**M. TODD ALBRITTON**  
**ARCHITECT**  
202 EAST MAIN STREET  
THOMASTON, GEORGIA  
30286  
PH 770-550-3275  
mtoddalbrittonarchitect@gmail.com

**NEW TIDAL WAVE**  
**AUTO SPA**  
1 PLAZA DRIVE  
HILTON HEAD, SOUTH CAROLINA  
29926

OWNER:  
**TIDAL WAVE AUTO SPA**  
EAST THOMPSON STREET  
THOMASTON GEORGIA  
30286

MARK	DATE	DESCRIPTION

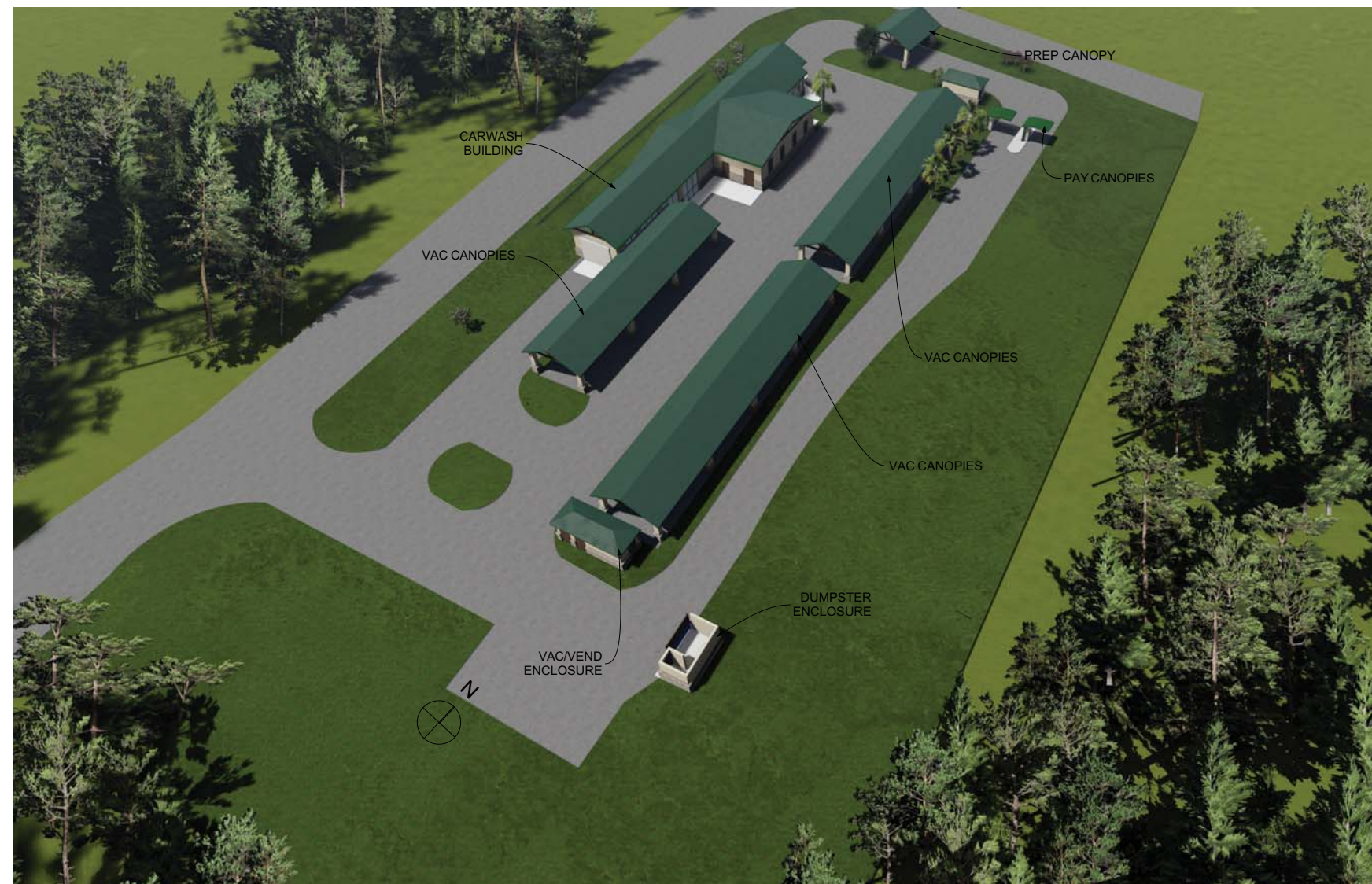
SHEET TITLE  
**AUXILIARY STRUCTURES**

PROJECT DATE: #####  
PROJECT NUMBER: ##  
DRAWN BY: Name

**PR.5**



2 VIEW FROM EAST SIDE  
NOT TO SCALE



1 BIRD'S EYE VIEW - OVERALL SITE  
NOT TO SCALE

M. TODD ALBRITTON  
**ARCHITECT**  
□ □ □  
202 EAST MAIN STREET  
THOMASTON, GEORGIA  
30286  
PH 770-550-3275  
mtoddalbrittonarchitect@gmail.com

**NEW TIDAL WAVE  
AUTO SPA**  
1 PLAZA DRIVE  
HILTON HEAD,  
SOUTH  
CAROLINA  
29926

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WITHOUT THE WRITTEN PERMISSION OF THE  
ARCHITECT.  
THESE DRAWINGS SHALL BE USED ON THE ORIGINAL  
PROJECT LOCATION ONLY AND SHALL NOT BE REUSED  
AT OTHER LOCATIONS.

OWNER:  
**TIDAL WAVE AUTO  
SPA**  
EAST THOMPSON STREET  
THOMASTON, GEORGIA  
30286




MARK DATE DESCRIPTION

SHEET TITLE  
**PERSPECTIVE VIEWS**

PROJECT DATE: #####

PROJECT NUMBER: ##

DRAWN BY: Name

**PR.6**





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THESE DRAWINGS SHALL BE USED ON THE ORIGINAL PROJECT LOCATION ONLY AND SHALL NOT BE REUSED AT OTHER LOCATIONS.

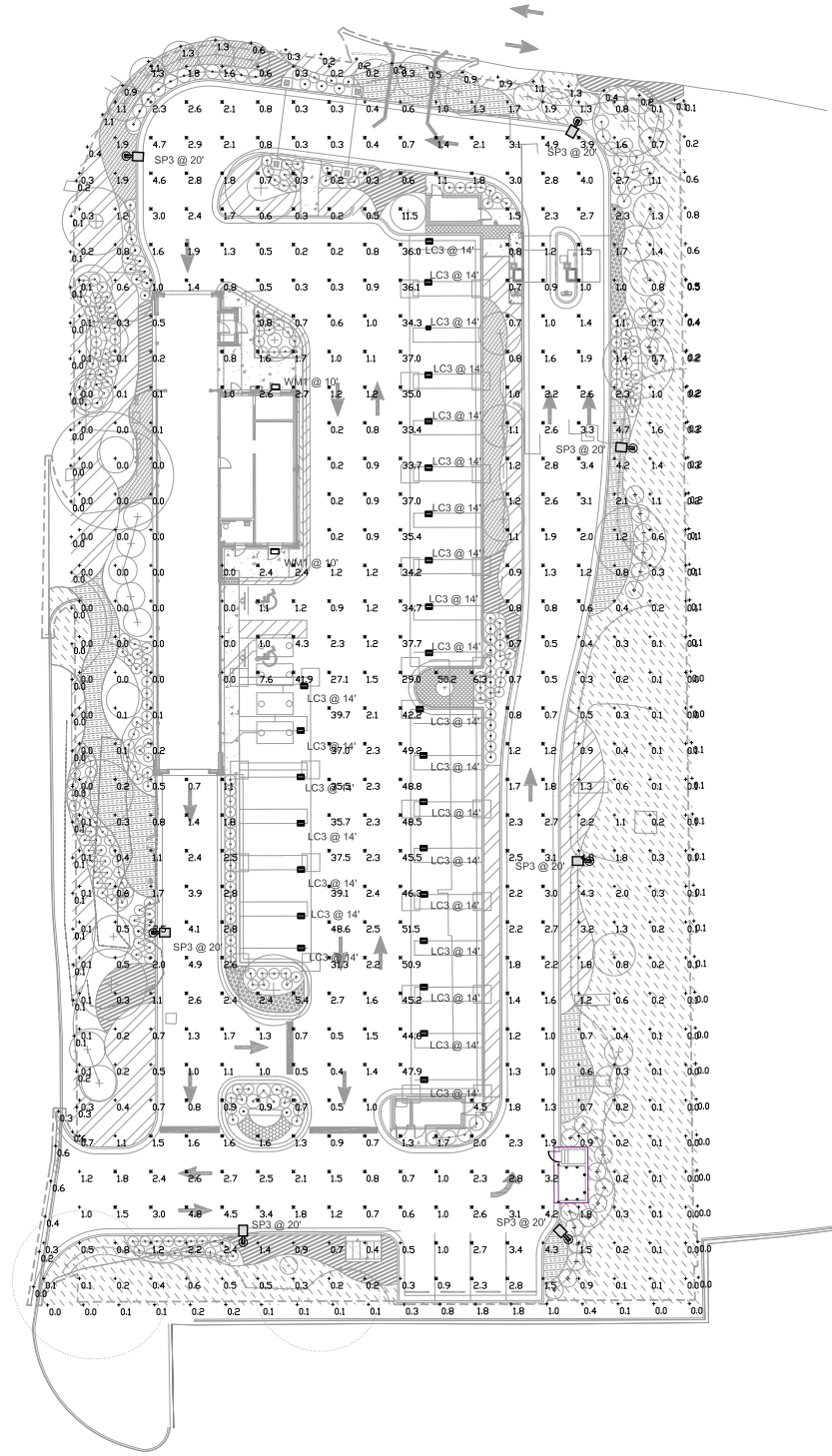


**NEW TIDAL  
WAVE AUTO SPA**

1 PLAZA DRIVE  
HILTON HEAD, SOUTH  
CAROLINA 29926

OWNER:  
**TIDAL WAVE  
AUTO SPA**  
EAST THOMPSON STREET  
THOMASTON, GEORGIA  
30286

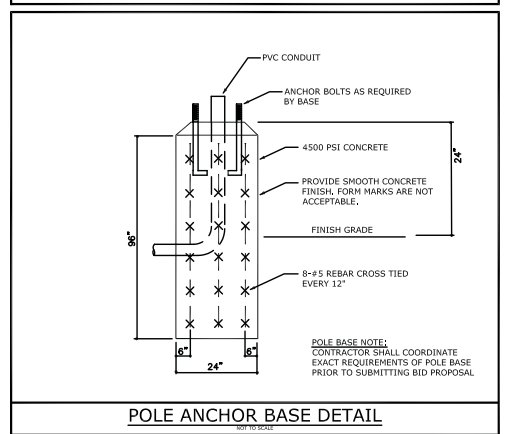
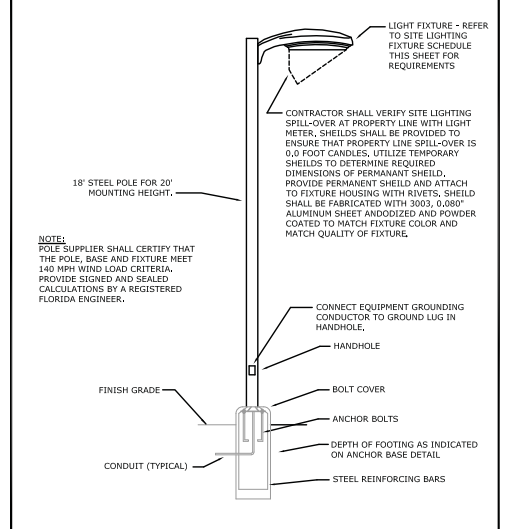
Tidal Wave Logo.png



1 **SITE PHOTOMETRIC PLAN**  
SCALE: 1" = 20'-0"

SITE LIGHTING FIXTURE SCHEDULE								
SYMBOL	LABEL	QTY	CATALOG NUMBER	MANUFACTURER	DESCRIPTION	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE
SP3	SP3	7	DSQJ-XX-3ME-8-30K-ULXXXX	CREE INC	CREE C80 SERIES AREA LUMINAIRE, TYPE III MEDIUM, B INPUT POWER DESIGNATOR, 3000K	8477	0.9	86
WM1	WM1	2	WMPV-4-30-730	WILLIAMS OUTDOOR	MEDIUM TRAPEZOID WALLPACK, 3000K	2533	0.9	42
LC3	LC3	28	DSXF3 LED 6 P1 30K	LITHONIA LIGHTING	D-SERIES FLOODLIGHT SIZE 3 WITH 6 COB, LUMEN PACKAGE 3000K CCT TIGRI TYPE FL DISTRIBUTION	16358	0.9	111

STATISTICS						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
PARKING LOT	X	6.7 fc	51.5 fc	0.2 fc	257.5:1	33.0:1
PARKING LOT TO BOUNDARY	+	3.8 fc	51.5 fc	0.0 fc	N/A	N/A
BOUNDARY LINE	+	0.3 fc	1.8 fc	0.0 fc	N/A	N/A



MARK	DATE	DESCRIPTION

SHEET TITLE  
**SITE PHOTOMETRIC  
PLAN**

PROJECT DATE: 07/28/2021

PROJECT NUMBER: 2021-0076

DRAWN BY: FTA

**E1.2**

KURT BURRELL, P.E.  
SOUTH CAROLINA LICENSE #38458  
258 STONERBROOK TRAIL  
CLEVELAND, GA 30538  
PROJECT MANAGER: BRANDON SHARP  
PHONE: 678-669-1872

RELEASED FOR CONSTRUCTION

## 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: Tidal Wave Auto Spa

DRB#: DRB-002110-2021

DATE: 09/18/2021

RECOMMENDATION: Approval  Approval with Conditions  Denial

RECOMMENDED CONDITIONS:

1. Revise the Plaza Drive elevation to have an uninterrupted water table and submit for Staff review and approval.
2. Revise the lighting plan to be compliant with the LMO and submit for Staff review and approval.

<b><i>ARCHITECTURAL DESIGN</i></b>				
<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
Utilizes natural materials and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Please provide a physical color board for review.
Windows are in proportion to the facade	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Design Guide, page 13, "Window openings must be in proportion to the façade or façade element and have a unified relationship in overall design." Per the Conceptual Approval Conditions: "Reduce the size of the windows on the Plaza Drive elevation to be in proportion with the building façade." Staff suggest a continuous water table.
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a lighting plan the meets the LMO requirements. The LMO allows only 1.5 fc average and 10 fc max for this use. LMO 16-5-108.D

<b><i>MISC COMMENTS/QUESTIONS</i></b>
1. This application was withdrawn during the Aug. 10 <sup>th</sup> DRB meeting at the applicant's request.



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](http://www.hiltonheadislandsc.gov)

<b>FOR OFFICIAL USE ONLY</b>	
Date Received:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: Joseph DePauw Company: PDG|Architects  
 Mailing Address: PO Box 5010 City: Hilton Head Island State: SC Zip: 29938  
 Telephone: (843) 785-5171 Fax: \_\_\_\_\_ E-mail: joe@pdg-architects.com  
 Project Name: Waterfront Restaurant Project Address: 175 Squire Pope Rd.  
 Parcel Number [PIN]: R 5 1 1 0 0 7 0 0 0 0 0 2 B 0 0 0 0  
 Zoning District: WMU - Water Oriented Mixed Use Overlay District(s): OCRM High Tide

**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

9/14/2021  
\_\_\_\_\_  
DATE

September 14, 2021

Town of Hilton Head Island  
Design Review Board  
Community Development Department  
One Town Center Court  
Hilton Head Island SC 29928



re: **Waterfront Restaurant**  
175 Squire Pope Rd.  
R511 007 000 002B 0000

## Project Summary

Our new waterfront restaurant is planned for the center of the Hudson family property, which for five generations has been providing Islanders and island visitors with the freshest in local seafood. Earlier this year, the DRB approved Benny Hudson Seafood's new market for the corner of the property by the dock head. The restaurant aims to embody the character of the existing waterfront and establish a modern island character. It takes full advantage of the views the property offers of the Skull Creek.

The restaurant is part of a number of improvements to structures on the site to maintain conformance with the property's restrictive covenants, which allow 19.,000 sq. ft. of non-residential GFA. A partial demolition and refacing of the marine office building will be submitted to the DRB as a separate project.

## Design Narrative

The new restaurant will have expansive views of the Skull Creek and will anchor a site with waterfront seafood, dock, and marine operations. It sits back from the creek in the clearing and maintains the existing lawn space buffering the waterfront. The entrance is nestled below the large live oak tree making it a feature of the arrival experience, and its location encourages a symbiotic relationship with the seafood market. Loading and back-of-house spaces are located to the right of the site where they promote restricted access to the marine railway. Two gable elements, reminiscent of old boat barns, bookend an open dining roof which reduces the scale of the second floor and the building overall.

Honest materials have been selected which nod to the new seafood market and to form a modern island character. The oyster shell stucco body of the building forms a backdrop to a board-formed concrete wall marking the restaurant entrance. Board and batten siding above evokes the materials of a traditional waterfront accented by warehouse light fixtures and a metal roof. At the porches, steel beams are supported by round concrete columns, which will be cast to express the lines of the formwork. Wood-look aluminum louvers define the rear elevation, providing visual interest and sun-control for the dining room.



EXISTING DOCK (PROCESSING BUILDING TO BE DEMOLISHED)



EXISTING DRIVE AISLE





177 SQUIRE POPE (TO BE DEMOLISHED)

**Neighboring Uses & Architectural Styles**  
**BENNY HUDSON SEAFOOD**  
**LOCAL SEAFOOD MARKETPLACE**

Hilton Head Island, SC  
9/14/2021



177 SQUIRE POPE (TO BE RELOCATED ON PARCEL 146)



MARINE TECH BUILDING (PARTIAL DEMLOITON TO BE SUBMITTED SEPARATELY)



167 SQUIRE POPE (NEIGHBOR TO LEFT)



191 SQUIRE POPE (NEIGHBOR TO RIGHT)



195 SQUIRE POPE RD.

**Neighboring Uses & Architectural Styles**  
**BENNY HUDSON SEAFOOD**  
**LOCAL SEAFOOD MARKETPLACE**

Hilton Head Island, SC  
9/14/2021

**pdg** ARCHITECTS  
parkerdesigngrouparchitects  
843.785.5171 POST OFFICE BOX 5010 HILTON HEAD ISLAND SC 29938



150 SQUIRE POPE RD.

**Neighboring Uses & Architectural Styles**  
**BENNY HUDSON SEAFOOD**  
**LOCAL SEAFOOD MARKETPLACE**

Hilton Head Island, SC  
9/14/2021



164 SQUIRE POPE RD.

**Neighboring Uses & Architectural Styles**  
**BENNY HUDSON SEAFOOD**  
**LOCAL SEAFOOD MARKETPLACE**

Hilton Head Island, SC  
9/14/2021





2 MURRAY AVE.

**Neighboring Uses & Architectural Styles**  
**BENNY HUDSON SEAFOOD**  
**LOCAL SEAFOOD MARKETPLACE**

Hilton Head Island, SC  
9/14/2021



196 SQUIRE POPE RD.

**Neighboring Uses & Architectural Styles**  
**BENNY HUDSON SEAFOOD**  
**LOCAL SEAFOOD MARKETPLACE**

Hilton Head Island, SC  
9/14/2021



EXISTING RAIL LINE BOAT SERVICE RAMP



EXISTING WATERFRONT

**5-V CRIMP METAL ROOFING**

BURNISHED SLATE  
PAC-CLAD

**TRIM**

TIN LIZZIE (SW 9163)  
SHERWIN WILLIAMS

**BOARD & BATTEN STEEL ELEMENTS**

GRUZZLE GRAT (SW 7068)  
SHERWIN WILLIAMS



GALVANIZED GUTTERS



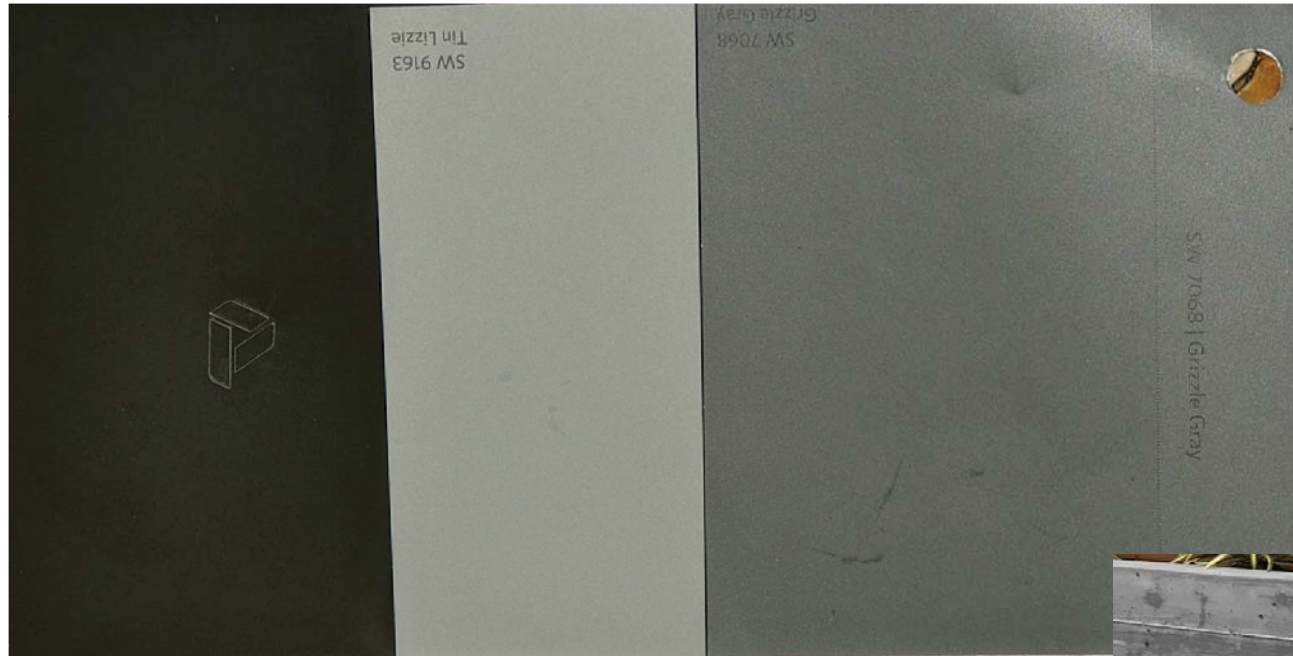
GALVANIZED RLM LIGHTING



TABBY STUCCO



FORMED CONCRETE COLUMNS



BOARD FORMED CONCRETE

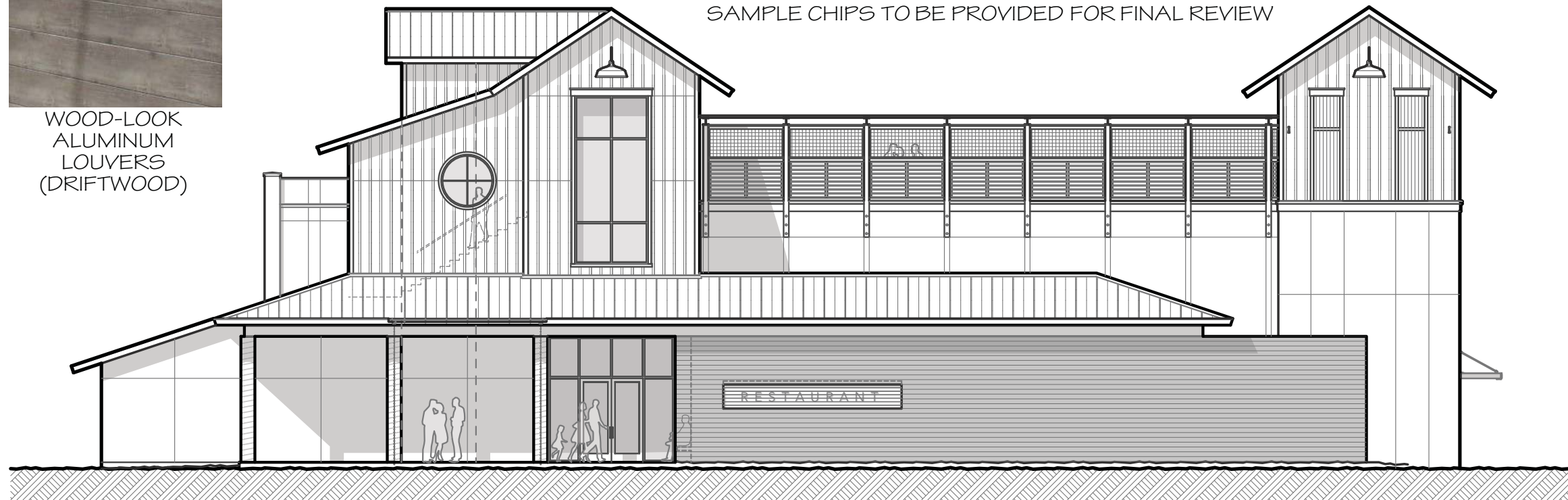
**STOREFRONT WINDOWS & DOORS**

CLEAR  
YKK AP



WOOD-LOOK ALUMINUM LOUVERS (DRIFTWOOD)

SAMPLE CHIPS TO BE PROVIDED FOR FINAL REVIEW



**Proposed Exterior Materials & Colors**

**WATERFRONT RESTAURANT**

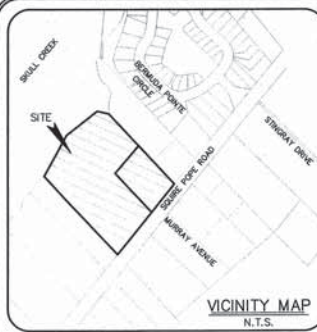
175 Squire Pope Rd., Hilton Head Island, SC 29926

9/14/2021

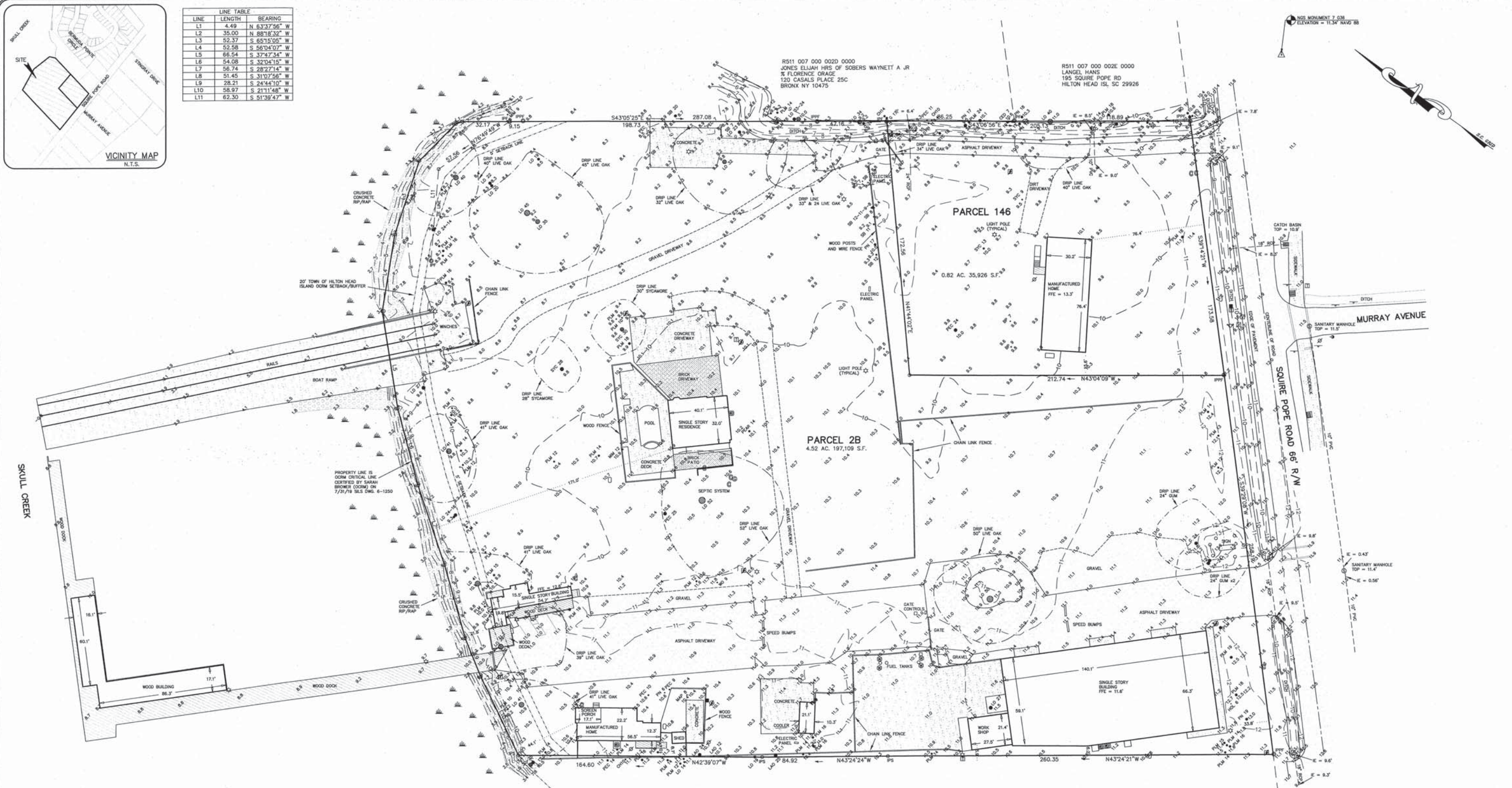


parkerdesigngrouparchitects  
843.785.5171 POST OFFICE BOX 5010 HILTON HEAD ISLAND SC 29928





LINE	LENGTH	BEARING
L1	4.49	N 63°37'56" W
L2	35.00	N 88°18'32" W
L3	52.37	S 65°15'05" W
L4	52.58	S 56°34'07" W
L5	66.54	S 37°47'34" W
L6	54.08	S 32°04'15" W
L7	56.74	S 28°27'14" W
L8	51.45	S 31°07'56" W
L9	28.21	S 24°44'10" W
L10	58.97	S 21°11'48" W
L11	62.30	S 31°39'47" W



SKULL CREEK

- NOTES:
- 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
  - 2) SEA ISLAND LAND SURVEY, LLC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLUIT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREFTER IS NOT THE RESPONSIBILITY OF SEA ISLAND LAND SURVEY, LLC. A HARD COPY AVAILABLE FROM SEA ISLAND LAND SURVEY, LLC. WILL BE THE ONLY OFFICIAL DOCUMENT.
  - 3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
  - 4) HORIZONTAL DATUM IS LOCAL.
  - 5) VERTICAL DATUM IS NAVD 88.
  - 6) CONTOUR INTERVAL IS 1'.
  - 7) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
  - 8) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
  - 9) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
  - 10) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.
  - 11) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.

REFERENCE PLAT  
 1) A BOUNDARY SURVEY OF PARCELS A, B & C, COTTON HOPE PLANTATION, SQUIRE POPE ROAD, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA.  
 DRAWN: 12/06/01  
 RECORDED IN BOOK 87, PAGE 10, DATED 5/15/02  
 R.O.D. BEAUFORT COUNTY, SC  
 BY: WILLIAM S. SANDERS S.C.R.L.S. # 16122

PROPERTY AREA = 5.34 AC. 233,035 S.F.  
 ADDRESS: 175 & 191 SQUIRE POPE ROAD  
 DISTRICT: 511, MAP: 7, PARCELS: 2B & 146

THIS PROPERTY LIES IN F.E.M.A. ZONE X  
 BASE FLOOD ELEVATION = NO MINIMUM ELEVATION  
 COMMUNITY NO. 450250, PANEL 0432G, DATED: 3/23/21

LEGEND & SYMBOLS:

SPOT ELEVATION	LO	LIVE OAK
CONTOUR	LAO	LAUREL OAK
1/2" IRON PIN FOUND	MAP	MAPLE
1/2" IRON PIN SET	SYC	SYCAMORE
3/4" IRON PIPE FOUND	PN	PINE
INVERT ELEVATION	PLM	PALM
ELECTRIC SERVICE	WO	WATER OAK
ELECTRIC TRANSFORMER	SB	SUGAR BERRY
TELEPHONE SERVICE	MIM	MIMOSA
TELEVISION SERVICE	CE	CEDAR
WATER METER	PEAR	PEAR
VALVE BOX	GUM	GUM
IRRIGATION CONTROL VALVE	HOL	HOLLY
SANITARY MANHOLE	PEC	PECAN
STORM MANHOLE	HY	FIRE HYDRANT
FIRE HYDRANT	UT	UTILITY POLE
UTILITY POLE	GUY	GUY
POLYVINYL CHLORIDE	SIG	SIGN
REINFORCED CONCRETE PIPE	LP	LIGHT POLE
	CB	CATCH BASIN

R511 007 000 0391 0000  
 WILLIAMS JOSEPH HELEN C/O THELMA WILLIAMS  
 163 SQUIRE POPE RD  
 HILTON HEAD SC 29926

REVISION 2/10/2021: CHANGED THE DRAWING DATUM TO NAVD 88.

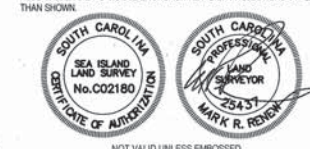
ASBLUIT, TREE AND TOPOGRAPHIC SURVEY OF:  
 PARCELS 2B & 146, COTTON HOPE PLANTATION,  
 SQUIRE POPE ROAD, HILTON HEAD ISLAND,  
 BEAUFORT COUNTY, SOUTH CAROLINA  
 PREPARED FOR: BRENDAN REILLEY

DATE: 10/16/19  
 REVISED: 2/10/2021  
 REVISED: 9/1/2021

SCALE: 1" = 30'



HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON 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 "M" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



**SIS** Sea Island Land Survey, LLC.  
 10 Oak Park Drive, Unit C1, Hilton Head Island, SC 29926  
 Tel (843) 681-3248  
 Fax (843) 689-3871  
 E-mail: sis@sprynet.com  
 FILE No.: 19136/5  
 DWG No.: 6-1262 88 DATUM  
 COPYRIGHT © BY SEA ISLAND LAND SURVEY, LLC. CAD: BA, FLR: WRD

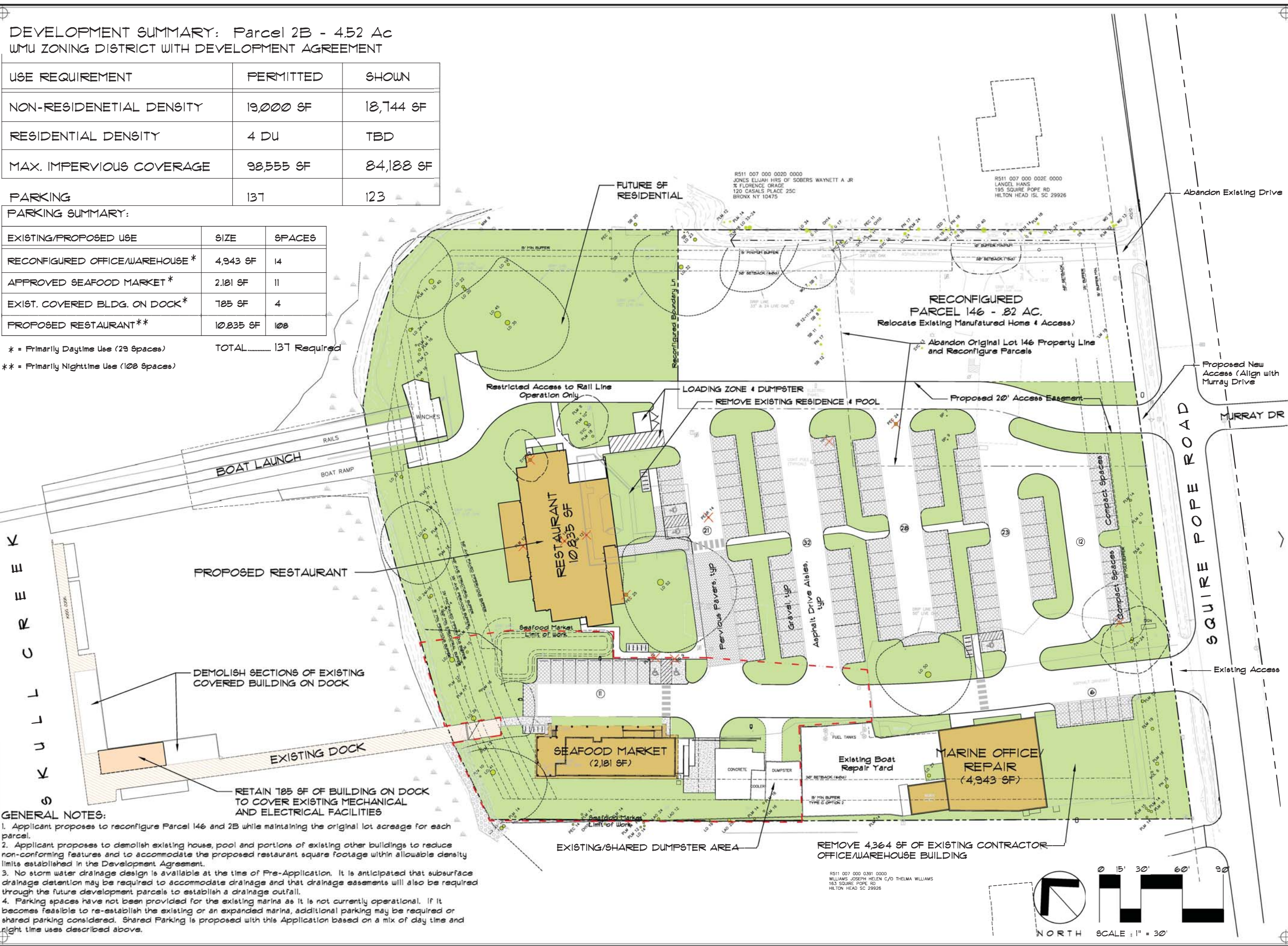
DEVELOPMENT SUMMARY: Parcel 2B - 4.52 Ac  
 WMU ZONING DISTRICT WITH DEVELOPMENT AGREEMENT

USE REQUIREMENT	PERMITTED	SHOWN
NON-RESIDENETIAL DENSITY	19,000 SF	18,744 SF
RESIDENTIAL DENSITY	4 DU	TBD
MAX. IMPERVIOUS COVERAGE	98,555 SF	84,188 SF
PARKING	137	123

PARKING SUMMARY:

EXISTING/PROPOSED USE	SIZE	SPACES
RECONFIGURED OFFICE/WAREHOUSE*	4,943 SF	14
APPROVED SEAFOOD MARKET*	2,181 SF	11
EXIST. COVERED BLDG. ON DOCK*	785 SF	4
PROPOSED RESTAURANT**	10,835 SF	108
TOTAL.....		137 Required

\* = Primarily Daytime Use (29 Spaces)  
 \*\* = Primarily Nighttime Use (108 Spaces)



GENERAL NOTES:

1. Applicant proposes to reconfigure Parcel 146 and 2B while maintaining the original lot acreage for each parcel.
2. Applicant proposes to demolish existing house, pool and portions of existing other buildings to reduce non-conforming features and to accommodate the proposed restaurant square footage within allowable density limits established in the Development Agreement.
3. No storm water drainage design is available at the time of Pre-Application. It is anticipated that subsurface drainage detention may be required to accommodate drainage and that drainage easements will also be required through the future development parcels to establish a drainage outfall.
4. Parking spaces have not been provided for the existing marina as it is not currently operational. If it becomes feasible to re-establish the existing or an expanded marina, additional parking may be required or shared parking considered. Shared Parking is proposed with this Application based on a mix of day time and night time uses described above.

Hudson's Seafood Property  
 175 SQUIRE POPE ROAD  
 SITE DEVELOPMENT PLAN  
 HILTON HEAD IS., SOUTH CAROLINA

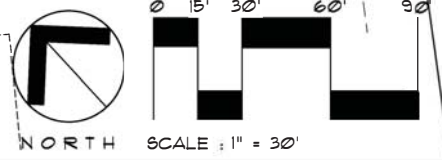
Patrick Rooney Associates, Inc.  
 Land Planning • Landscape Architecture  
 843-681-4009  
 843-681-4029  
 P.O. Box 21297  
 Hilton Head Island, SC 29925

REVISIONS:	NO.	DESCRIPTION:
DATE:		

PROJECT NO:  
 ISSUE DATE:  
 9/13/21  
 DRAWN:  
 APPROVED:

Conceptual Site Plan

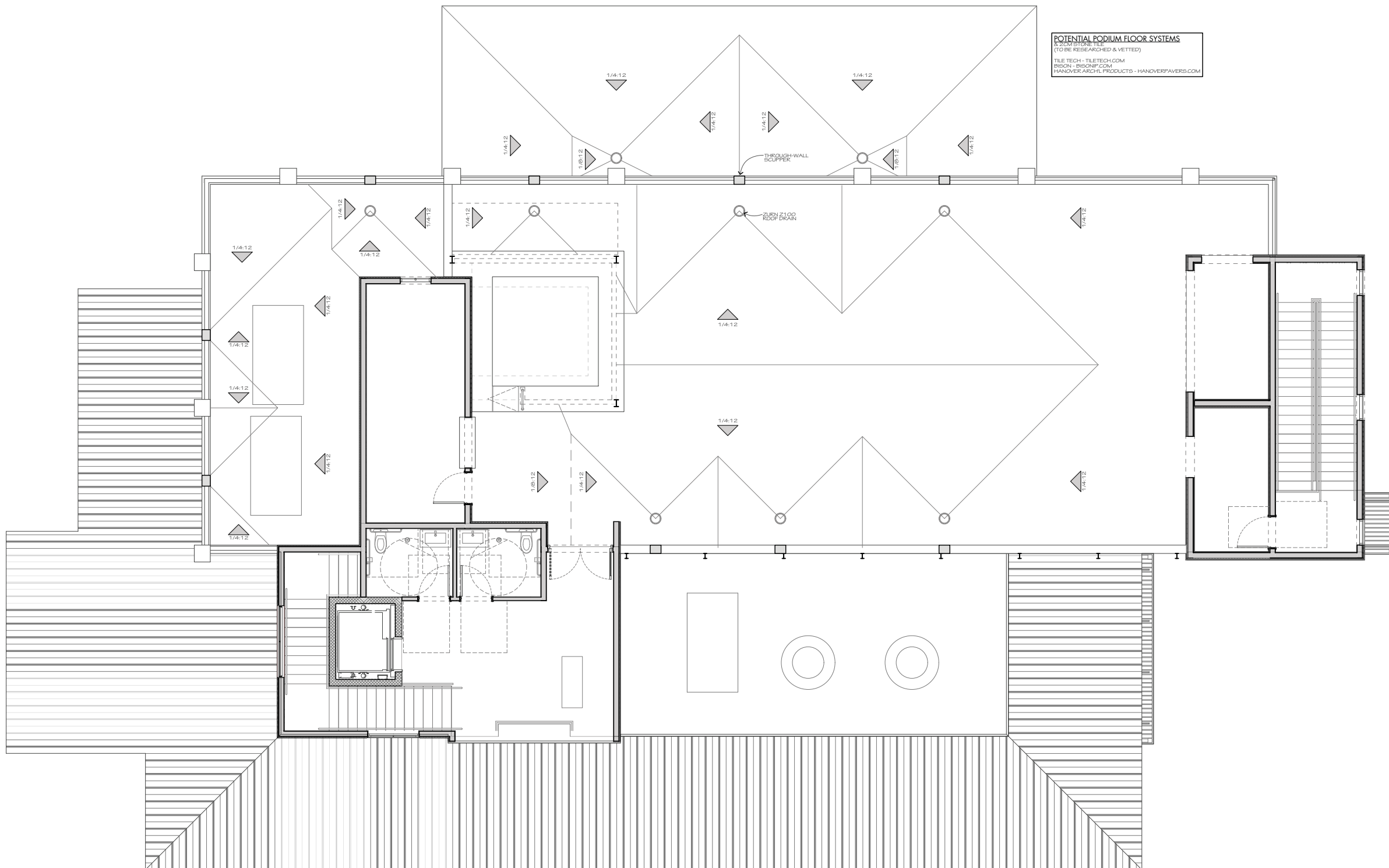
Sheet  
 1  
 Of 1











POTENTIAL PODIUM FLOOR SYSTEMS  
 & 20M BY 10M TILE  
 (TO BE RESEARCHED & VETTED)  
 TILE TECH - TILETECH.COM  
 BISON - BISONP.COM  
 HANDWER ARCHL PRODUCTS - HANDWERPAVERS.COM

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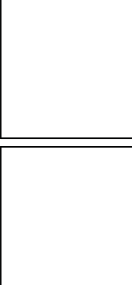
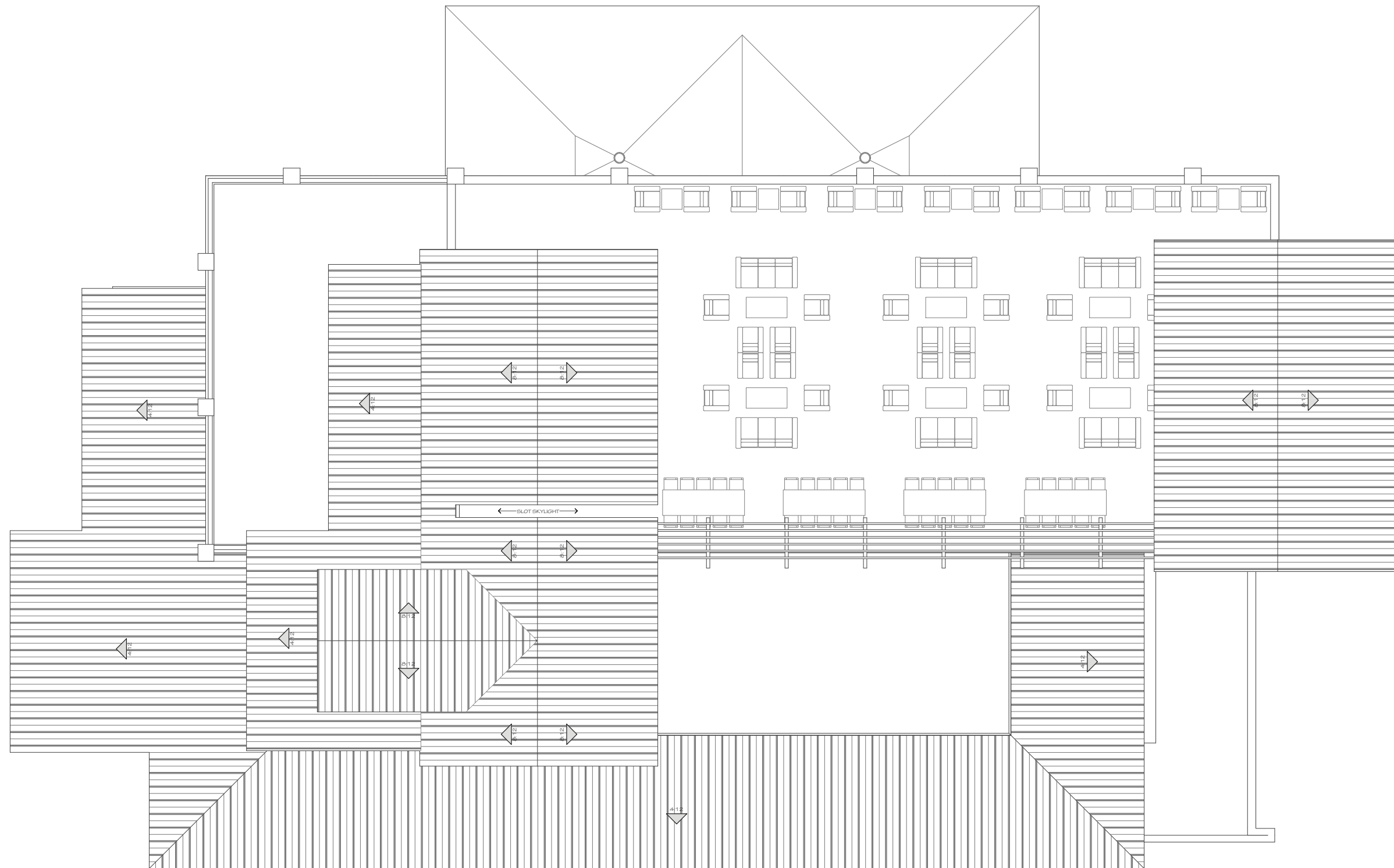
**WATERFRONT RESTAURANT**  
 175 Squire Pope Rd  
 Hilton Head Island, SC 29926

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT CONTACT  
 JD  
 DATE OF ISSUE  
 9/14/2021  
 JOB NO.  
 2020  
 SHEET

ROOF DRAINAGE  
 PLAN



**WATERFRONT RESTAURANT**  
 175 Squire Pope Rd.  
 Hilton Head Island, SC 29926

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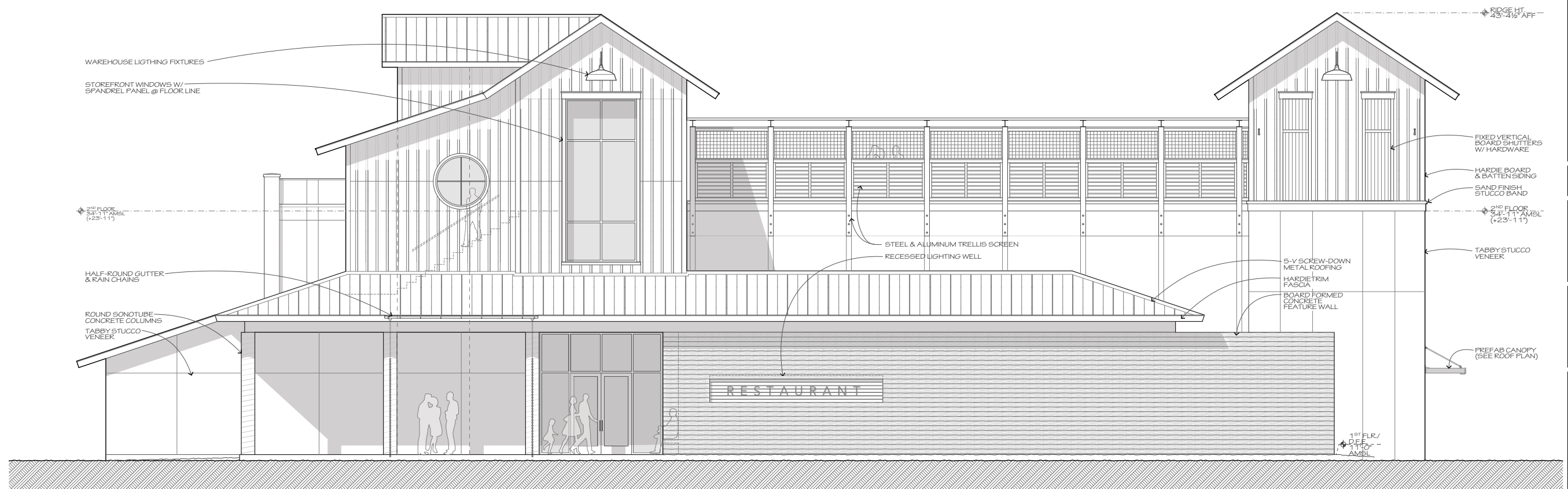
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**WATERFRONT RESTAURANT**  
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 2020  
 SHEET



**1 FRONT ELEVATION**  
 A201 SCALE: 1/4" = 1'-0"



CONCEPT IMAGES



**2 LEFT ELEVATION**  
 A201 SCALE: 1/4" = 1'-0"





## DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: Waterfront Restaurant

DRB#: DRB-002107-2021

DATE: 09/18/2021

RECOMMENDATION:    Approval             Approval with Conditions             Denial   
RECOMMENDED CONDITIONS:

### ***LANDSCAPE DESIGN***

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Landscape plant shall be submitted at Final.

### ***NATURAL RESOURCE PROTECTION***

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	At Final provide a tree protection plan for all Significant and Specimen trees that includes: <ol style="list-style-type: none"> <li>1. 4-6" pre-construction hardwood mulch within tree protection area.</li> <li>2. Pre and post construction fertilization by arborist.</li> <li>3. Mycor treatment.</li> </ol>

### ***MISC COMMENTS/QUESTIONS***

The adjacent Benny Hudson's Seafood received DRB approval on June 8<sup>th</sup>.