



Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, September 24, 2013
1:15 p.m. – Benjamin M. Racusin Council Chambers

AGENDA

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

1. **Call to Order**
2. **Roll Call**
3. **Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements
4. **Approval of Agenda**
5. **Approval of Minutes** – Meeting of September 6, 2013
6. **Staff Report**
7. **Board Business**
8. **Unfinished Business**
9. **New Business**
 - A. Alteration/Addition
 - 1) DR 130036 – Smokehouse Outdoor Bar
 - B. Signage
 - 1) DR 130037 – First Citizens ATM
 - 2) DR 130038 Port Royal Plaza Monument Signs
 - 3) DR 130039 Shelter Cove Tenant Signage Design Guide
 - C. Minor External Change
 - 1) DR 130040 – Group III/Pyramids Fence
2. **Appearance by Citizens**
3. **Adjournment**

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

**Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, September 10, 2013 Meeting
1:15p.m – Benjamin M. Racusin Council Chambers**

DRAFT

Board Members Present: Chairman Scott Sodemann, Vice Chairman Deborah Welch, Jake Gartner, Jennifer Moffett, Tom Parker, Todd Theodore, and Galen Smith

Board Members Absent: None

Town Council Present: Councilman Bill Harkins

Town Staff Present: Jennifer Ray, Urban Designer
Heather Colin, Development Review Administrator
Nicole Dixon, Senior Planner; Jayme Lopko, Senior Planner
Teri Lewis, LMO Official
Kathleen Carlin, Administrative Assistant

1. Call to Order

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

2. Roll Call

3. Freedom of Information Act Compliance

4. Approval of the Agenda

The Board **approved** the agenda as presented by general consent.

5. Approval of the Minutes

The Board **approved** the minutes of the August 27, 2013 meeting as presented by general consent.

6. Staff Report

Ms. Ray stated that the staff has received a request from Coligny Plaza to add some murals to the interior corridor located beside Frosty Frog and back towards Piggly Wiggly. Coligny Plaza would like to work with local schools to hold a contest for school children to design a mural for this location. The contest for the mural could become an annual event. Although approval by the DRB is not required for this concept, Coligny Plaza would like to receive the Board's thoughts. The Board members stated that they think this is a very nice idea for Coligny Plaza. Ms. Ray stated that staff will forward the Board's comments to Coligny Plaza.

7. Board Business

None

8. Unfinished Business

(Mr. Todd Theodore recused himself from review of the following application, Shelter Cove Towne Centre Signage, DR 130034, due to a professional conflict of interest. A Conflict of Interest Form was completed, signed by Mr. Theodore, and attached to the record.)

A. Shelter Cove Towne Centre (Monument and Kroger façade) Signage – DR 130034

Ms. Ray stated that the project is located at 24 Shelter Cove Lane. The Board reviewed this sign application originally on August 27, 2013. Action on the monument signs was tabled on August 27th to allow time for the applicant to consider the Board's comments and to advance the design of the monument signs a little bit further.

Ms. Ray presented an in-depth overhead review of today's submission. The proposed monument signage is largely fabricated from steel and plays off the finish and shape of traditional lighthouse forms.

The monument has two vertical supports on either end that are formed from portions of I-beams using recycled steel. Each upright is topped with a hip roof that supports the trussed arch topped with a boat-shaped roof. The hip element appears in the architecture and serves to reflect the up lights mounted in the center core.

Lights mounted between primary panels graze the underside of the roof accenting the out rigger supports. The primary ID panels are boxed with halo lit copy in a rearranged monotone logotype. The tenant panels have dimensional copy and graphics in brown, green, blue, slate, and burgundy/ dark red with warm grayish panels. Tenant graphics using color fields or shapes may use an off-white accent or copy.

Ms. Ray stated the staff applauds the applicant's desire to do something different and unique and the designers working together to create a garden feature and piece of art. The staff's concern is that the sign is somewhat industrial in design and materials, and lacks a relationship to the related buildings and nearby structures. According to the Design Guide, signs should reflect the design of the project they are intended to identify and to design a building to complement a sign that doesn't have a relationship to the approved buildings may result in a building that doesn't fit. At the completion of the staff's presentation, Chairman Sodemann requested that the applicants make their presentation.

Mr. Alex Sineath and Mr. Donovan Schmidt presented statements in support of the sign application. Mr. Sineath presented an overhead review of the project as well as hard samples of the color palette and a scale model. The monument structure is intended to have an earthy appearance and sense of permanence. The materials are nature blending and will patina with age. The applicants stated that they have simplified the logo and colors based on the Board's previous comments. Mr. Schmidt presented statements in support of the contemporary design of the sign. The Board and the applicants discussed the design of the sign as well as materials and colors. Mr. Mark Senn, applicant, presented statements in support of the metal design of the sign. Following the applicant's presentation, Chairman Sodemann invited statements from the Board.

Mr. Smith stated that he likes the sign's design but is concerned with the extensive use of metal. Perhaps a brick and mortar sign or a combination of materials would be a better solution for the sign. Ms. Moffett stated that she likes the design of the sign and agrees with Mr. Smith's concern with the extensive use of metal.

Vice Chairman Welch stated that she appreciates the reduction in colors shown in today's submission. The design of the sign, however, does not relate well to the buildings. A better

relationship with the buildings that face Highway 278 would be helpful. Vice Chairman Welch also stated some concern with the casual style of the proposed font and that landscaping will be very important to the success of the project.

Mr. Parker stated that he likes the design of the sign and the materials. Mr. Parker stated that this concept could be drawn into the project with elements such as bollards, bike racks, etc. Mr. Parker stated that he believes the corten materials are perfect for the island; it is being used very successfully elsewhere. The material is nature blending and patinas well. Mr. Parker stated that the symbolism of the design (arch boat shape) may need a little work. The concept of the project, however, is very good.

Mr. Gartner stated that he agrees with many of the comments that have already been stated. Mr. Gartner stated that he likes the design of the sign and the materials.

Chairman Sodemann stated that this is a good Conceptual submission and he likes the forms. However, the Board will need to review the sign's final design documents. Chairman Sodemann stated that the sign should not be too industrial (with too many bolts, etc.) Chairman Sodemann and the applicants discussed the LED ground-mounted lights as well as other lighting on the sign. Mr. Sineath described engineering the V- shaped sign.

The Board stated that they would like to receive additional information regarding the bollards and directional signage, drawings of other signs, etc. At the completion of the discussion, Chairman Sodemann requested that a motion be made.

Vice Chairman Welch made a **motion to approve** Shelter Cove Towne Centre Signage application, DR 130034, on a Conceptual basis with comments provided by the Board to be included. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 6-0-0.

9. New Business

A. New Development – Conceptual Review

Hilton Head Plantation Telecommunications Facility - DR 130032

Ms. Ray introduced the application and stated the location at 68 Dolphin Head Drive. The project is located within an existing 80-ft. leisure trail pathway. Ms. Ray presented an in-depth review of the application including aerial photo and several photos of the site.

The aerial photo shows the location of Dolphin Head Drive and White Tail Deer Lane cul de sac, residential property, and Dolphin Head Golf Course holes # 11 and 1. The application is for a stealth monopine tower 140-ft. in height.

The photographs show the existing conditions; the site is mostly wooded with tall pine trees. The survey shows the proposed site. According to the applicant, 140-ft. is needed and there are no existing towers or fall structures of adequate height in the search area, therefore, there are no collocation possibilities.

The tower easement is +/- 3,500 square feet plus a 20-ft. access easement. The site contains mostly 6 – 12” pine trees. The plan shows a 14-ft. gravel access road, wood fenced compound with a 10-ft. high fence, the 140-ft. monopine tower, and relocated leisure trail. The elevation shows 140-ft. monopine tower painted a dark brown including a Verizon antenna and an AT&T antenna with space for two future antennas, plus a 10-ft. high wood fence and landscape buffer.

The detail shows a wood board fence, 10-ft. tall. The landscape plan includes slash pine and saw palms in a natural planting to help blend into the existing pines, saw palms, and mulch.

A photo simulation of the south entrance was prepared showing existing and proposed conditions. The Hilton Head Plantation ARB has reviewed and approved the monopine and compound. Their conditions are that the fence be solid construction rather than board on board, 10-ft. high minimum, and painted a grey green, and that trees and shrubs be planted at 8-ft. and 4-ft. in height respectively.

Ms. Ray stated that this site is currently “open space” and must be rezoned to “open space/ telecommunications.” The applicant has applied for a zoning map amendment. Today is the deadline for comment; all public communications and comments that Ms. Ray has received regarding this project have been forwarded to Ms. Teri Lewis, LMO Official, and Mrs. Jayme Lopko, case manager, for the project. Ms. Ray stated the public’s primary concern is the use of “open space” for a telecommunication tower. The staff recommended approval of the application for New Development Conceptual review. Following staff’s presentation, Chairman Sodemann requested that the applicant make his presentation

Mr. Terry Thomas, EMEGC, Inc., presented statements in support of the application. The Board and the applicant discussed several issues including the location, the fencing, and landscaping. Following the applicant’s presentation, Chairman Sodemann requested public comments and the following were received: Mr. David Argent and Mr. Brad Wainwright, residents of the area, presented statements in concern of the use of open space. Mr. Peter Kristian, General Manager, Hilton Head Plantation, POA, presented statements in support of the project. Following receipt of public comments, Chairman Sodemann requested statements from the Board.

Mr. Smith and Ms. Moffett stated that they have no objections to the application. Mr. Theodore recommended that the leisure path be rerouted so that it is not a straight line along the fence. It would be nicer if the leisure path had more free form. Vice Chairman Welch stated that the color change for the fence is good idea.

Mr. Parker and Mr. Peter Kristian discussed the issue of open space and the leisure trail in relationship to the location of privately-owned property. For the record, Mr. Kristian stated that Hilton Head Plantation POA has entered into an easement agreement with Crown Castle and the appropriate process has been followed.

Chairman Sodemann stated that the leisure path’s transition should be more subtle and less engineered. Mr. Kristian stated that the POA will be very sensitive regarding the design of the path. Mr. Gartner and Mr. Kristian discussed the location of the utilities and the 10-ft. fence.

Mr. Theodore recommended that the ARB review the site to ensure there is adequate landscaping. Following final comments, Chairman Sodemann requested that a motion be made:

Mr. Parker made a **motion** to approve the Hilton Head Plantation Telecommunications Facility application DR 130032 with the following conditions: (1) the comments from Hilton Head Plantation ARB are to be included; (2) landscaping should be added between the leisure path and residential lots. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 7-0-0.

10. Appearance by Citizens

None

11. Adjournment

The meeting was adjourned at 2:20p.m.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistance

Scott Sodemann
Chairman

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

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
App. #: DR	_____
Meeting Date:	_____

Applicant/Agent Name: W. Thomas Parker, Jr. Company: Lee & Parker, ARchitects, P.A.
 Mailing Address: PO Box 5010 City: Hilton Head Is. State: SC Zip: 29938
 Telephone: 843-785-5171 Fax: 843-785-7471 E-mail: wtparker@hargray.com
 Project Name: Smokehouse Outdoor Bar Project Address: 34 Palmetto Bay Road
 Parcel Number [PIN]: R5 5 2 0 1 4 0 0 0 0 0 5 0 0 0 0 0
 Zoning District: CC Overlay District(s): _____

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

- New Development – Conceptual
 New Development – Final, indicate Project Number
 Alteration/Addition
 Minor External Change

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 16-3-1004. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.
 Filing Fee, New Development \$175, Alterations/Additions \$100, Minor External \$50 cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

New Development – Conceptual Approval

- A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-3-405, 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:

New Development – Final Approval

A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-4-503.

Final site development plan meeting the requirements of Sec. 16-3-303.F.

Final site lighting and landscaping plans meeting the requirements of Sec. 16-3-304 and Sec. 16-3-305.

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 *and* Minor External Changes

A written narrative describing how project conforms to design guidelines of Section 16-4-503.

Photographs and/or drawings of existing development.

Drawings of the proposed development – 11"x 17".

Material/color samples of existing and proposed changes - 8 1/2"x 14" *Maximum*; Stating manufacturer and material name

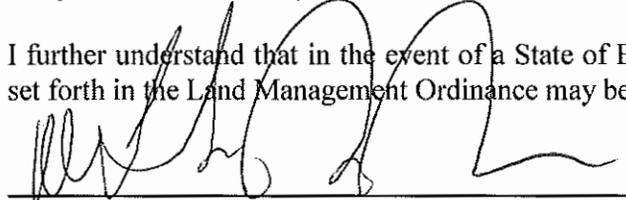
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

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

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

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

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


SIGNATURE

8/26/15
DATE

APPLICATION NARRATIVE
For
Smokehouse
#34 Palmetto Rd
Hilton Head Island, South Carolina

Acreage: 1.7 acres

Zoning: CC Commercial Center District

Project Description:

We are adding a outside bar onto the end of the existing deck area on the front of the building @ the Smokehouse Restaurant.

- We are adding a new 8' x 14' outside bar mostly on the existing deck.
- It has a brick & heavy timber gable roof to match all existing details, roof pitches, trim, and colors.
- The existing palm tree is to be relocated.
- The outside deck will be increased 110 SF w/ tr. wd. Decking to match.
- The new tr timber work & existing loggia will be stained as it has weathered unevenly.
- There lighting will be small LED and lowvoltage lighting as attached.

Site Description:

The building has (4) lane road in front. The rear of the building has a 120' of vegetation between the parking lot and the next lot which has a small commercial building. The right side has a long commercial building with (2) parking lots in between. The left side has another restaurant with a drainage ditch in between.

Number of Buildings: 1

Number of Stories: 2

Density:

As per Section 16-4-1501 the Maximum Density Allowable in the CC District is 8,000 SF per acre of Eating Establishments
8,000 SF x 1.72 Acres = 13,600 Maximum Density
Existing Structure = 5,785 SF

Open Space / Impervious Surface Coverage:

As per Section 16-4-1505 The Maximum Impervious Coverage for CC Zoning is 65% and the Minimum Open Space for CC Zoning is 25%.

Required:

Maximum Impervious Coverage = 65% x 69,160 SF = 44,954 SF

Minimum Open Space = 25% x 69,160 = 17,290

Proposed: new roof 320 sq ft
Impervious Coverage = 36,082 SF or 51.5%
Open Space = 33,398 SF or 49.5%

Topographic Conditions:

The site is mainly flat. There is a drainage ditch on the left side of the property.

Soil Conditions:

The soil consists of loose brown fine sand and medium dense fine sand.

Tree Preservation:

One palm tree is effected and is to be relocated.

Vehicle access:

The overall project will not affect access.

Underground utilities:

The overall project will not require additional underground utilities.

Utilities:

The project will not require additional utilities. All services will continue to be provided to the site from the same providers.

Maintenance responsibility:

The owner will be responsible for maintaining the property in accordance w/ all town requirements.

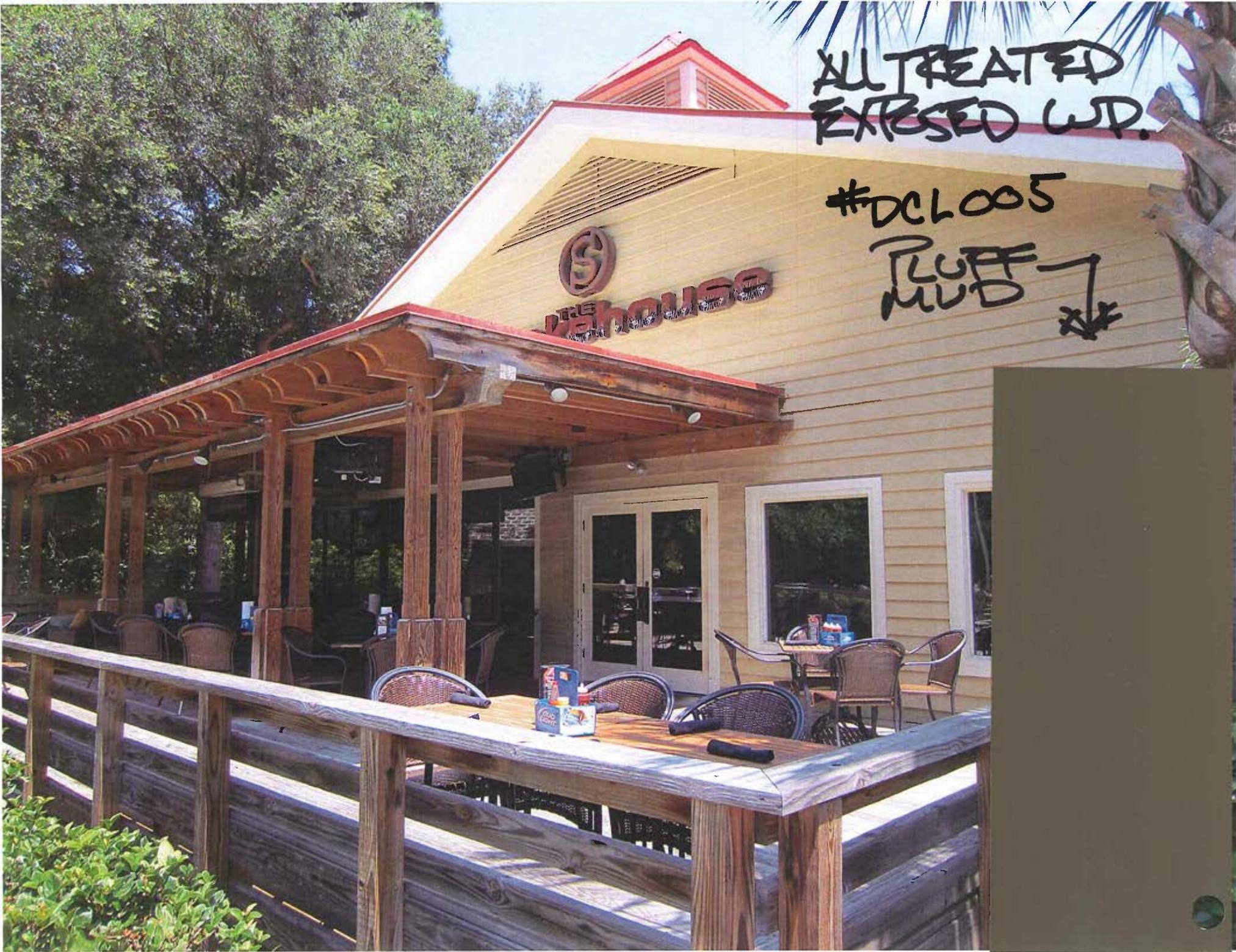
New lighting:

As above see drawings for specs.

ALL TREATED
EXPOSED W.P.

#DCLO05
PUFF
MUD

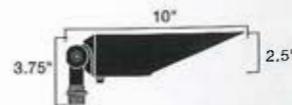
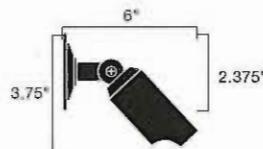
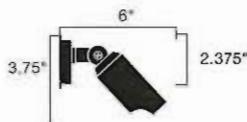

HOUSE



DOWNLIGHT - ACCENT LOW VOLTAGE



Name	MR-16 MINI ACCENT (DOWN) Tree or surface mount for downlight application. Features open stainless steel lamp protection. For downlight use only.	MR-16 MINI ACCENT (DOWN) Tree or surface mount for downlight application. Features open stainless steel lamp protection. For downlight use only.	LONG COWL MINI-ACCENT A compact accent light with extra long cowl. Up or down lighting.
Ordering Guide	15087 AZT – Textured Architectural Bronze™	15093 WHT – Textured White	15494 AZT – Textured Architectural Bronze™
Housing	Cast Aluminum with stainless steel screen.	Cast Aluminum with Stainless Steel screen.	Cast Aluminum. Heat-resistant flat glass lens is fully sealed.
Finish	Textured Architectural Bronze™	Textured White	Textured Architectural Bronze™
Light Source	12V Incandescent bi-pin, high temperature porcelain socket	12V Incandescent bi-pin, high temperature porcelain socket	12V Incandescent bi-pin, high temperature porcelain socket
Power Usage at 12V AC Input	VA MAX: 50-W(VA) MR-16 20-W(VA) Max. Canada 35-W(VA) MR-11 Lamp not supplied unless noted	VA MAX: 50-W(VA) MR-16 20-W(VA) Max. Canada 35-W(VA) MR-11 Lamp not supplied unless noted	VA MAX: 50-W(VA) MR-16 20-W(VA) Max. Canada 35-W(VA) MR-11 Lamp not supplied unless noted
Wiring	35" of usable #18-2, SPT-1-W leads. Cable connector supplied.	35" of usable #18-2, SPT-1-W leads. Cable connector supplied. 12V porcelain universal bi-pin socket.	35" of usable #18-2, SPT-1-W leads. Connector supplied.
Mounting Accessories Included	15607 – Surface Mounting Bracket	White Surface Mounting Bracket and Hardware	15609 – Junction Box Mounting Bracket
Optional Mounting Accessories	15601 – Surface Mounting Flange 15609 – Junction Box Mounting Bracket 15647 – 90° Elbow 15649 – Stem Coupler 15645, 15656, 15657, 15658 or 15570 – Stems	N/A	15601 – Surface Mounting Flange 15607 – Tree/Surface Mounting Flange 15647 – 90° Elbow 15649 – Stem Coupler 15645, 15656, 15657, 15658 or 15570 – Stems
Optional Lens Accessories	N/A	N/A	15675 LIN – Linear Lens 15676 FRO – Frosted Lens 15679 BK – Louver 15686 BL – Blue Filter
Notes	See pages 136-139 for more light bulb options and light bulb photometrics	See pages 136-139 for more light bulb options and light bulb photometrics	See pages 136-139 for more light bulb options and light bulb photometrics





Warm White



Slate Grey



Matte Black



Weathered Zinc



Weathered Rust



Bronze



B. Weathered Zinc

VINTAGE BARN

THE CLASSIC PENDANT THAT'S BEEN A FIXTURE - LITERALLY - IN BARNs ACROSS THE COUNTRY FOR THE LAST CENTURY NOW FOR INDOOR AND OUTDOOR USE. AVAILABLE IN PENDANTS, SCNCES AND FLUSHMOUNTS. 5 SIZES AND 6 FINISHES.

A. Vintage Barn Flushmount

10" 6807.0238 \$199

14" 6807.0274 \$249

18" 6807.0280 \$289

B. Vintage Barn Pendant

10" 6807.0268 \$199

14" 6807.0186 \$249

18" 6807.0184 \$289

22" 6807.0286 \$399

26" 6807.0292 \$499

C. Vintage Barn Sconce

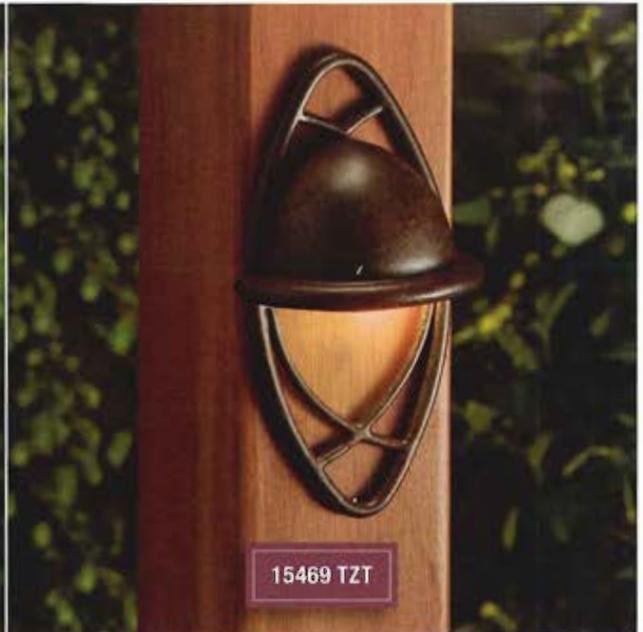
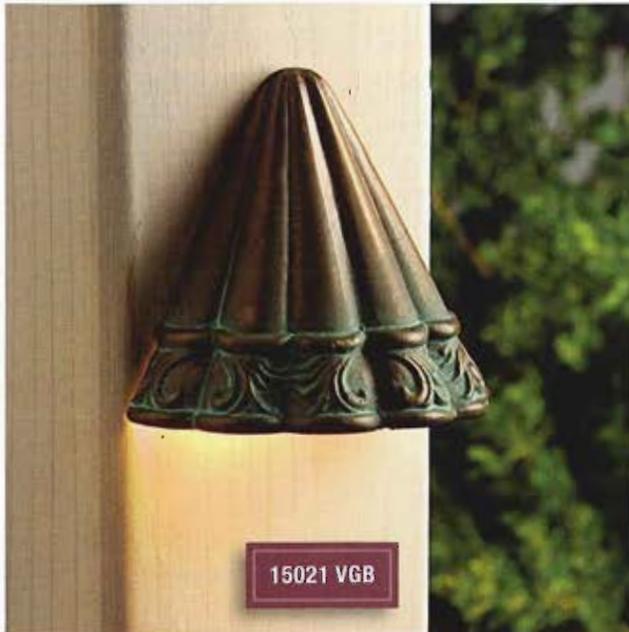
10" 6805.0002 \$199

14" 6805.0010 \$249

18" 6805.0016 \$289

See website for more finishes, including Polished Nickel.

DECK & PATIO LOW VOLTAGE

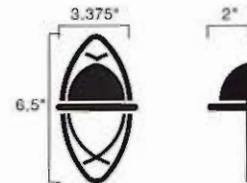


Name	"AINSLEY SQUARE™" DECK LIGHT Charming detail in a decorative sconce with a Verdigris and Aged Brass finish.	CATHEDRAL DECK LIGHT Arches of interwoven bands dress the post as light flows down from the integral dome. Coordinates with matching Bollard 15449 TZT on page 49 and with matching Path light 15429 TZT on page 50.
Ordering Guide	15021 VGB - Verdigris with Aged Brass	15469 TZT - Textured Tannery Bronze™
Housing	Cast Brass	Aluminum
Finish	Verdigris with Aged Brass	Textured Tannery Bronze™
Light Source	12V Incandescent T-5 wedge base socket	12V Incandescent T-5 wedge base socket
Power Usage at 12V AC Input	VA MAX: 6.5-W(VA) Supplied: 6.5-W(VA) 918X (17023) Xenon light source Optional: 4-W(VA) 901X (17021)	VA MAX: 6.5-W(VA) Supplied: 6.5-W(VA) 918X (17022) Xenon light source Optional: 4-W(VA) 901X (17021)
Wiring	72" of usable #18-2, SPT-1-W leads. Cable connector supplied.	72" of usable #18-2, SPT-1-W leads. Cable connector supplied.
Mounting Accessories Included	Stainless steel mounting bracket	Stainless steel mounting bracket
Notes	U.S. Patent Pending	



Photometric with Lamp Supplied (fc)

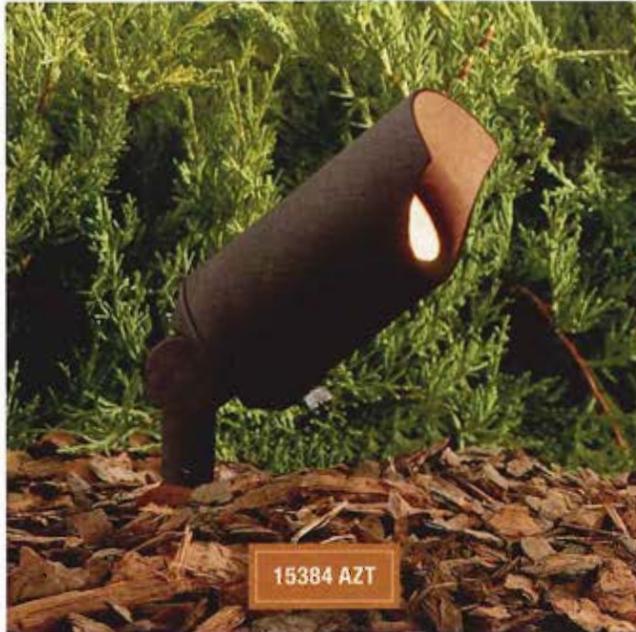
Mounting Height	0'	1'	2'	3'	4'	5'	6'
6"	11.7	4.65	1.9	-	-	-	-
12"	2.86	2.16	1.36	.2	-	-	-
30"	.26	.3	.16	.2	.1	-	-



Photometric with Lamp Supplied (fc)

Mounting Height	.6'	1'	2'	3'	4'	5'	6'	7'
6"	37.3	8.88	1.39	.34	.10	.03	-	-
12"	13.6	6.17	1.85	.74	.35	.18	-	-
30"	2.39	2.01	1.29	.79	.47	.30	-	-

ACCENT LOW VOLTAGE



15384 AZT



15384 BKT



15384 CO



15384 BBR

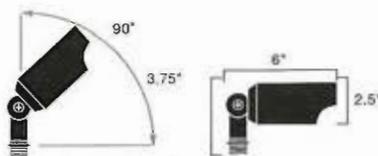


15384 MST

ACCENT - LOW VOLTAGE

A

Name	MINI ACCENT For uplighting only (spotlighting, cross-lighting, grazing).	
Ordering Guide	15384 AZT – Textured Architectural Bronze™, Aluminum 15384 AZT 20L – Same as 15384 AZT. 20-W MR-16, FL 36° included. 15384 AZT 24 – Same as 15384 AZT. Bulk packed in 24 (unbreakable master) 15384 BBR – Bronzed Brass, Brass 15384 BBR 20L – Same as 15384BBR. 20-W MR-16 FL 36° included. 15384 BBR 20L 12 – Same as 15384BBR 20L. Bulk packed in 12 (unbreakable master) 15384 BKT – Textured Black, Aluminum 15384 BKT 24 – Same as 15384 BKT. Bulk packed in 24 (unbreakable master) 15384 CO – Unfinished Copper. Extruded copper cowl. Die-cast brass knuckle/stem. 15384 MST – Textured Midnight Spruce™, Aluminum	
Housing	Cast Aluminum, Cast Brass or Unfinished Copper. Heat resistant flat glass lens is fully sealed.	
Finish	Textured Architectural Bronze™, Bronzed Brass, Textured Black, Unfinished Copper, or Textured Midnight Spruce	
Light Source	12V Incandescent bi-pin, high temperature porcelain socket	
Power Usage at 12V AC Input	VA MAX: 50-W(VA) MR-16 35-W(VA) Max. on 15384CO 20-W(VA) Max. Canada Lamp not supplied unless noted. Halogen light source.	
Wiring	35" of usable #18-2, SPT-1-W leads. Cable connector supplied.	
Mounting Accessories Included	8" In-ground stake	
Optional Mounting Accessories	15601 – Surface Mounting Flange 15607 – Tree/Surface Mounting Flange 15609 – Junction Box Mounting Bracket	15647 – 90° Elbow 15649 – Stem Coupler 15645, 15656, 15657, 15658 or 15570 – Stems
Optional Lens Accessories	15675 LIN – Linear Lens 15676 FRO – Frosted Lens 15679 BK – Hexcell Louver Shield 15686 BL – Blue Filter	
Notes	See pages 136-139 for more light bulb options and light bulb photometrics. Copper will naturally patina over time.	





15755 AZT



Name	9 LED FIXTURE, W/OUT BRACKET			
Ordering Guide	15755 AZT - Textured Architectural Bronze™ 15755 GRY - Gray	15755 BBR - Bronzed Brass 15755 SD - Sand	15755 CO - Copper 15755 WHT - Textured White	
Width	.66"			
Length	18.9"			
Height	.60"			
Housing	Aluminum, Brass, Copper Plated Brass			
Finish	Textured Architectural Bronze™, Bronzed Brass, Unfinished Copper, Gray, Sand, Textured White			
Light Source	Integrated LEDs and Driver, 2950K (-150/+175), High CRI			
Power Usage at 12V AC	3.7 VA 2.2 W			
Input VA & Watts	Multiply fixture VA by the number of fixtures used to determine size of transformer			
Operating Voltage Range	9V - 15V AC/DC			
Wiring	70" of useable #18-2, SPT-1W leads. Cable connector supplied. WHT has coordinating white leads.			
Mounting Accessories Included	Stainless steel mounting screws.			
Optional Mounting Accessories	15719SS - 9 LED Accessory Bracket			
Notes	Not for use with electronic transformers. Copper will naturally patina over time. U.S. Patent Pending.			



15717 SS



15718 SS



15719 SS

Name	3 LED FLAT MOUNT BRACKET	6 LED FLAT MOUNT BRACKET	9 LED FLAT MOUNT BRACKET
Fits	Fits 15735 (3 LED)	Fits 15736 (6 LED)	Fits 15755 (9 LED)
Dimensions	Width - .66", Length - 6.9", Height - .60"	Width - .66", Length - 12.9", Height - .60"	Width - .66", Length - 18.9", Height - .60"
Housing/Finish	Stainless Steel	Stainless Steel	Stainless Steel
Notes	Mounting hardware included. U.S. Patent Pending.	Mounting hardware included. U.S. Patent Pending.	Mounting hardware included. U.S. Patent Pending.




The Smokehouse

RESERVED
PARKING


RESERVED
PARKING


O.C. WELCH
POLICE
67-1370

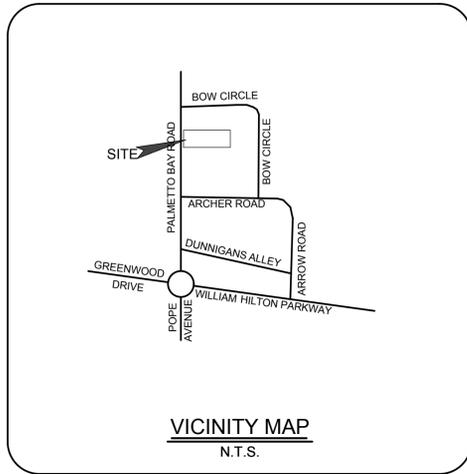



The Warehouse

BUD LIGHT

REVISIONS	DATE

DRAWN BY TP
CHECKED BY
DATE 08/25/13
SCALE
JOB NO.
SHEET S.1
OF SHEETS



REFERENCE PLAT
1) A PLAT PALMETTO BAY ROAD COMMERCIAL SUBDIVISION NO. I AND II
A SECTION OF SEA PINES PLANTATION
DRAWN: 2/27/73
RECORDED IN BOOK 20, PAGE 19X, DATED: 3/26/73
RMC.BEAUFORT COUNTY, SC.
BY: NATHAN C. BOWERS, SCRLS # 4116

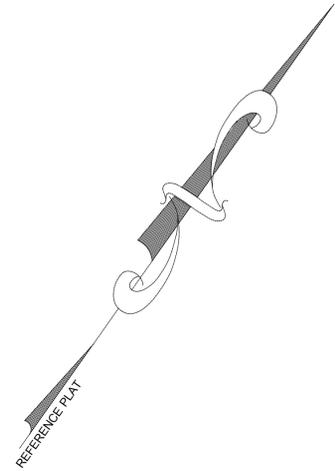
ADDRESS: # 34 PALMETTO BAY ROAD
DIST. 552, MAP 14, PARCEL 50
THIS PROPERTY LIES IN F.E.M.A. ZONE A7
(BASE FLOOS ELEVATION = 14.0')
COMMUNITY NO. 450250, PANEL 0013D, DATED: 9/29/86.

PROPERTY AREA = 1.588 Ac.

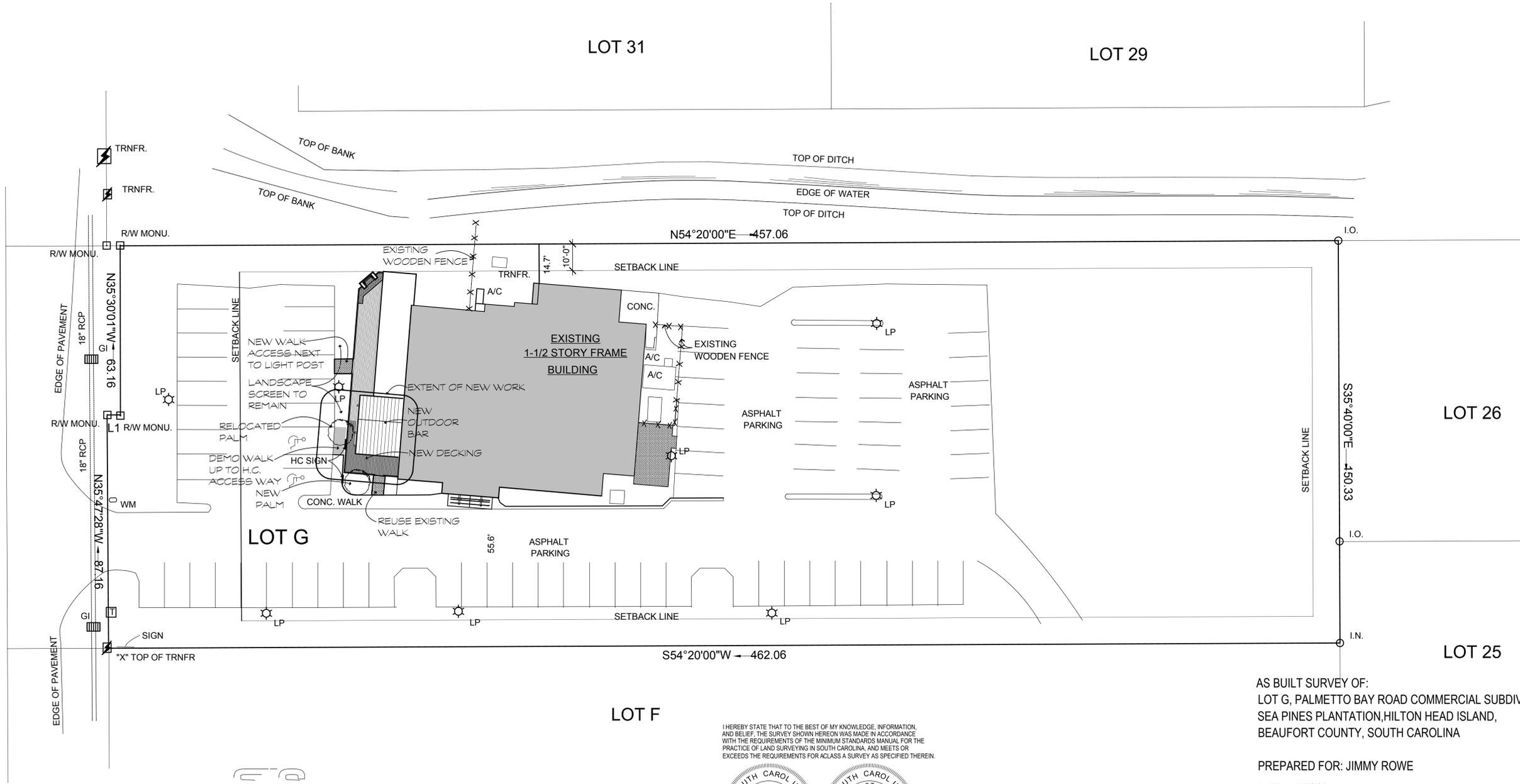
SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00	N54°12'32"E

- LEGEND**
- ELECTRIC TRANSFORMER
 - TELEPHONE SERVICE
 - WATER METER
 - SIGN
 - LIGHT POLE
 - IRON PIN, OLD
 - IRON PIN, NEW
 - RIGHT OF WAY MONUMENT
 - CATCH BASIN
 - UNDERGROUND PROPANE TANK
 - CATCH BASIN



PALMETTO BAY ROAD R/W VARIES



SITE PLAN
SCALE: 1"=20'-0"

1
S.1

LOT F

I 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 A SURVEY AS SPECIFIED THEREIN.



NOT VALID UNLESS EMBOSSED.

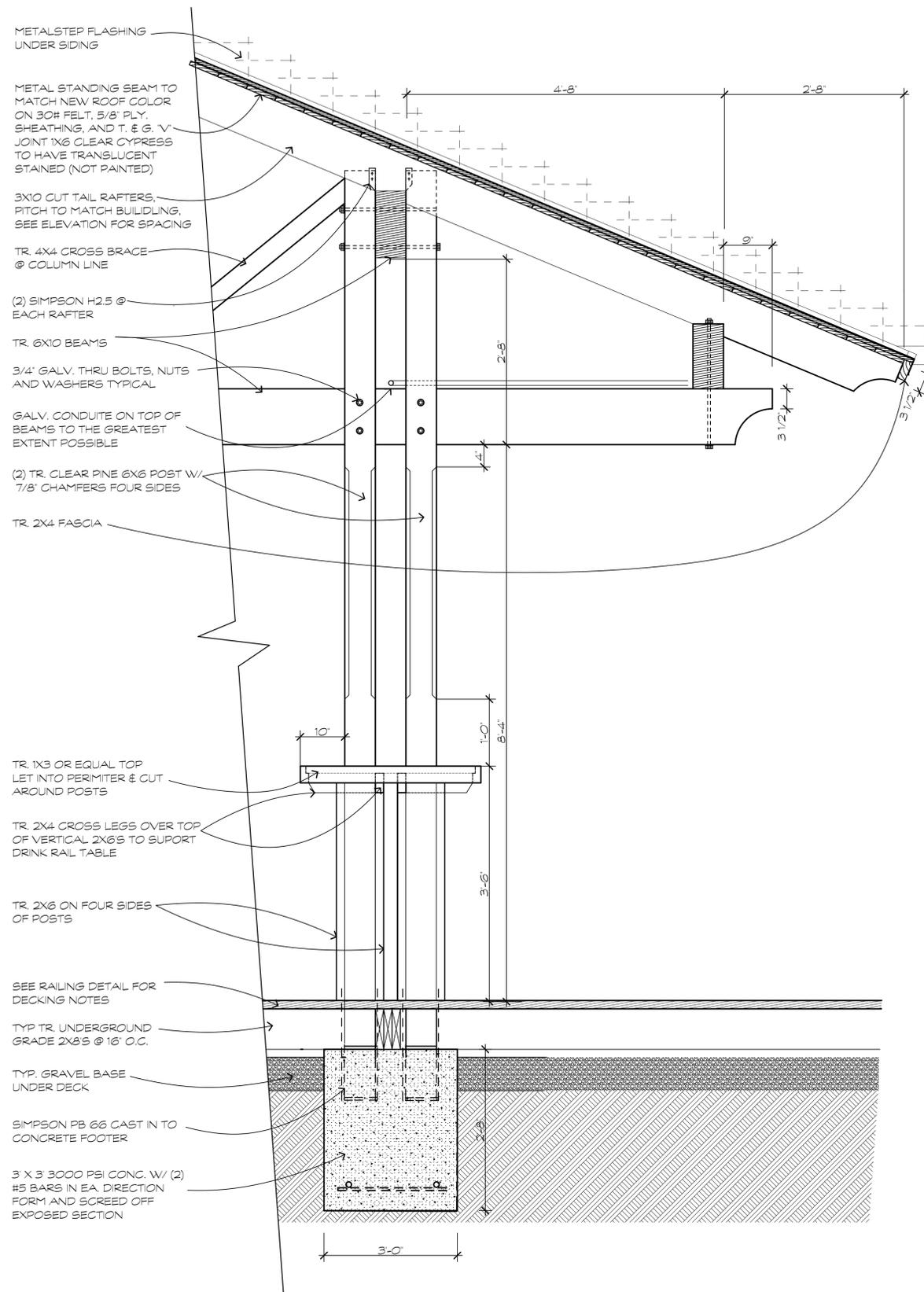
COPYRIGHT © SEA ISLAND LAND SURVEY, INC.

AS BUILT SURVEY OF:
LOT G, PALMETTO BAY ROAD COMMERCIAL SUBDIVISION,
SEA PINES PLANTATION, HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR: JIMMY ROWE

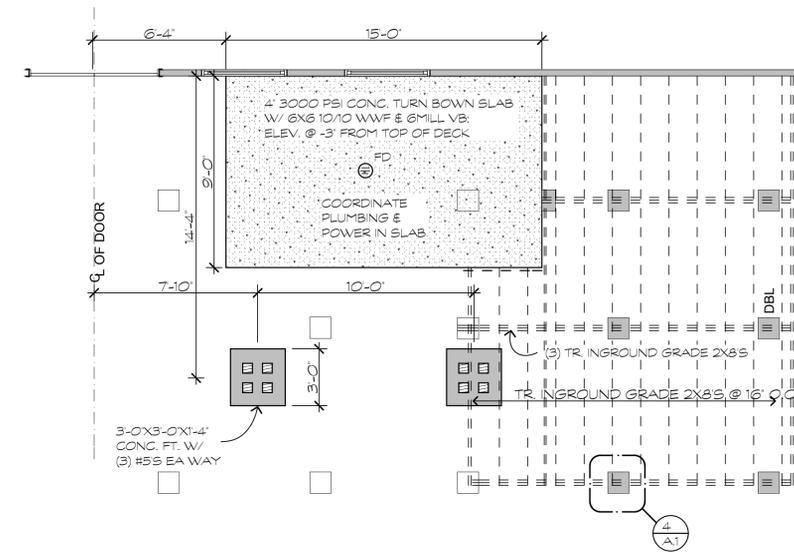
DATE: 11/18/01

SIS Sea Island Land Survey
P.O. Box 21568, Hilton Head Island, SC 29925 Tel (843) 681-3248
4-D Mathews Court, Hilton Head Island, SC 29926 Fax (843) 689-3871
JOB No : 01366 FILE : 2-872



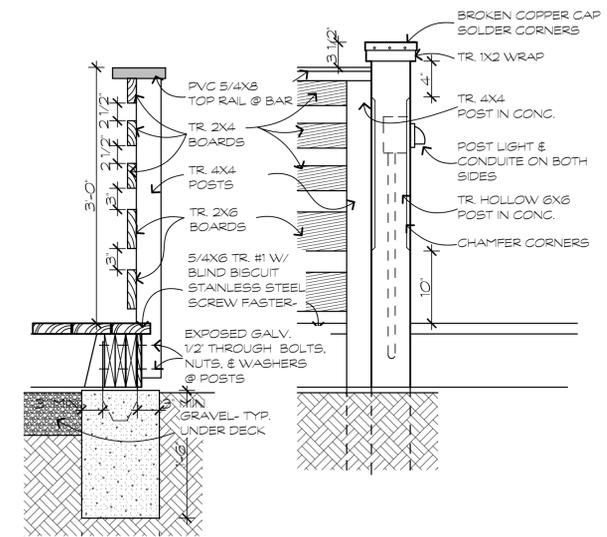
TYPICAL WALL SECTION
SCALE: 1"=1'-0"

1
S.2



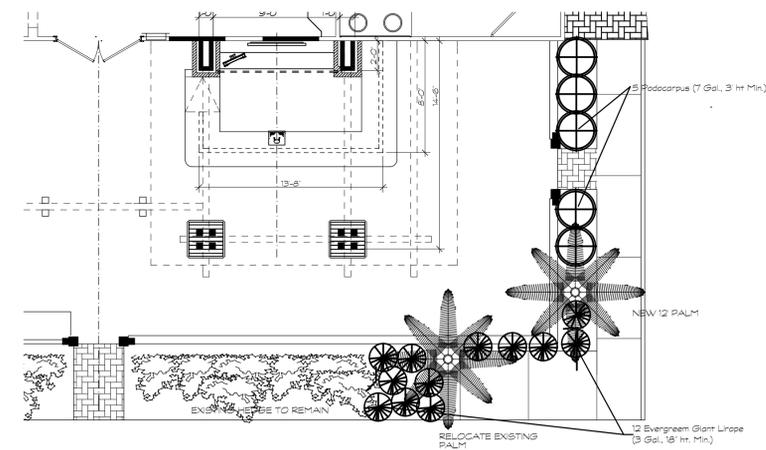
DECK FOUNDATION PLAN
SCALE: 1/4"=1'-0"

2
S.2



DECK DETAIL ELEVATION
SCALE: 1"=1'-0"

3
S.2



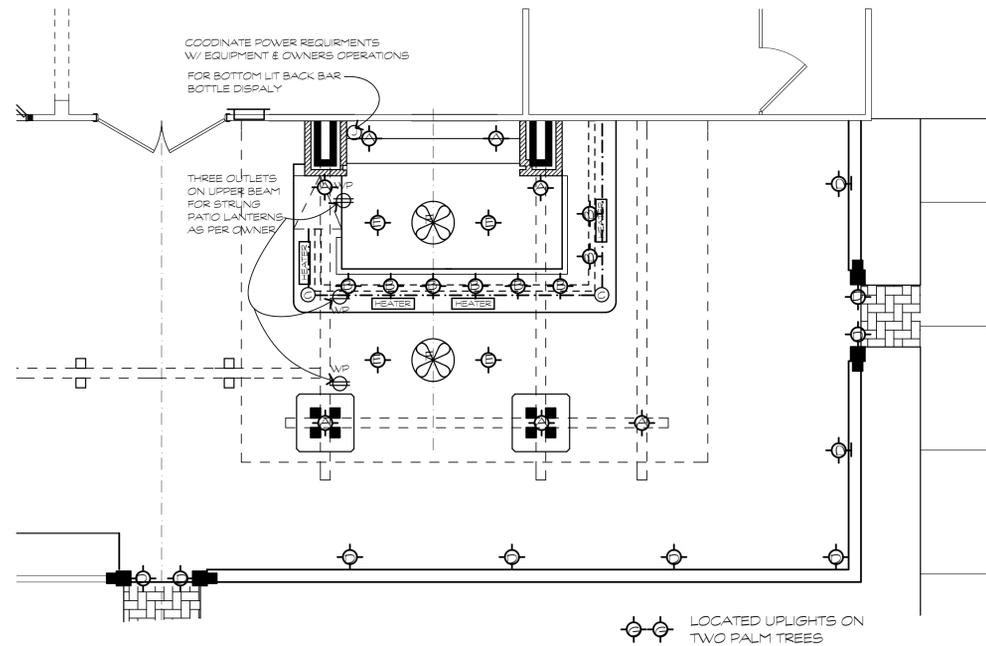
LANDSCAPE PLAN
SCALE: NTS

4
S.2

REVISIONS	DATE

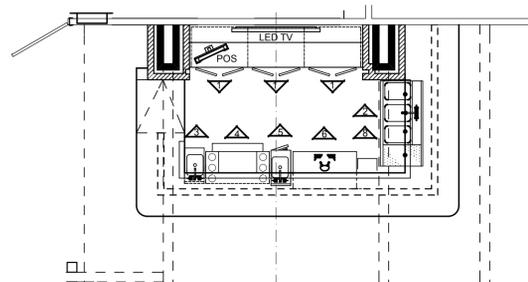
DRAWN BY TP
CHECKED BY
DATE 08/25/13
SCALE
JOB NO.
SHEET S.2
OF SHEETS

TYPE	MANUFACTURE	ID NUMBER	MOUNTING	LAMP	COLOR	REMARKS
A	KICHLER	5087 ATZ	SURFACE	35 WATT MR	BRONZE	DRILL THRU BEAM TO WIRE ON TOP
B	MICROSTAR	5/16" LED	RECESSED	WHITE LED	WHITE	INTEGRATED IN BAR TOP
C	KICHLER	LED TAPE	SURFACE		WARM	UNDER BAR LIGHT
D	KICHLER	15469 T2T	POST	T-3 BI PIN	BRONZED BRASS	POST LIGHT
E	REST. HARDWARE	6807 O184	PENDANT	EDISON BULB	WEATHERED ZINC	MOUNT BELOW FANS
F	FANMATION	TF900AZ	2 DROP		BRONZE	EXT FAN
G	KICHLER	15384 AZT	GROUND STAKE	50 W MR16	BRONZE	TREE LIGHT



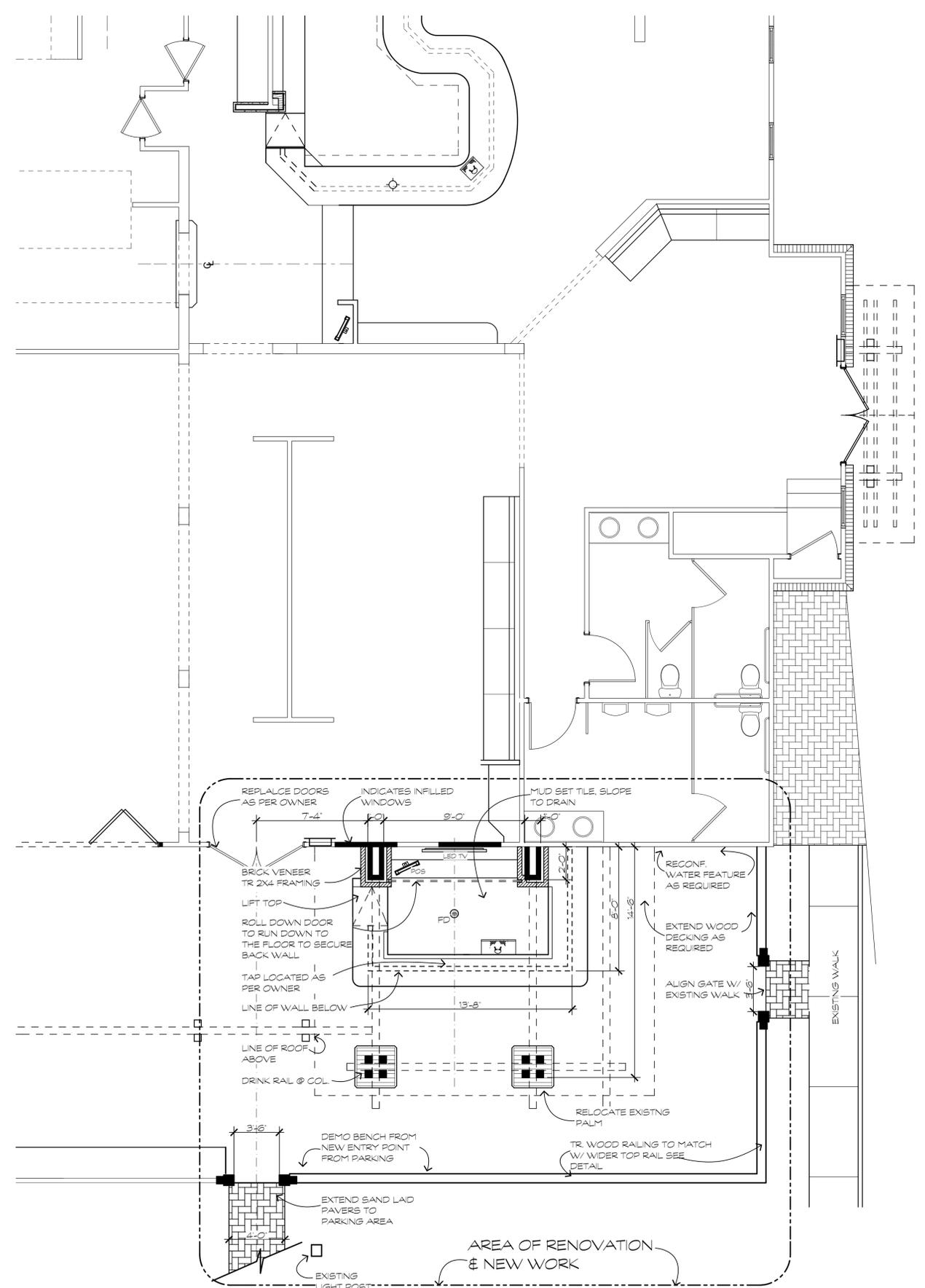
NEW OUTDOOR BAR/ DECK PLAN
SCALE: 1/4"=1'-0" (1 A.1)

#	Qty	Model Number	Equipment Remarks
01	1	DHSB-18	-
02	1	DBC8-12	-
03	2	CUSTOM-BT	3-faucet COBRA tower and COMPONENTS
04	2	DS48-N6-BNN (LR)	CKR-48
05	1	IOS-18	-
06	1	BB108-R6-BNH (LRLR)	LEFT 2 doors to be GLASS, CKR-108



EQUIPMENT PLAN
SCALE: 1/4"=1'-0" (2 A.1)

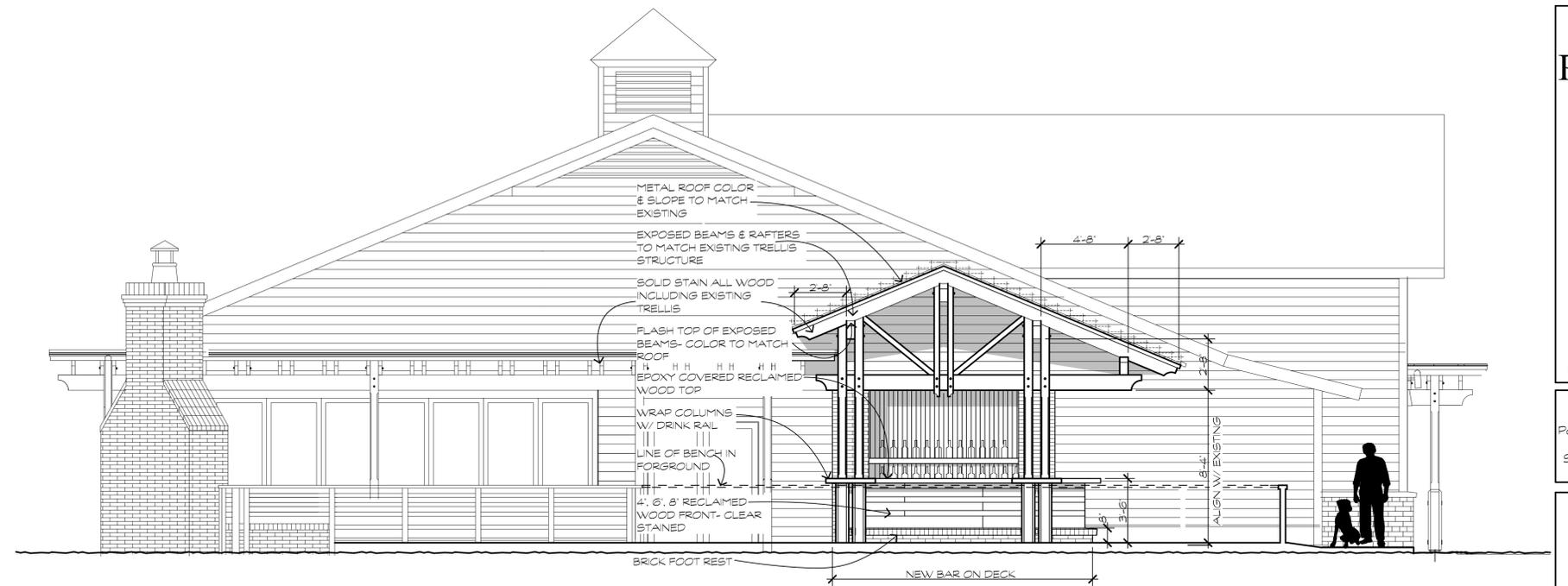
- GENERAL NOTES:**
- VERIFY ALL EXISTING CONDITIONS IN THE FIELD; MINOR ADJUSTMENTS PERMITTED; NOTIFY ARCHITECT AND OWNER IMMEDIATELY, IN WRITING AND BY PHONE OF ANY SIGNIFICANT DIFFERENCES BETWEEN DRAWINGS AND ACTUAL CONDITIONS BEFORE PRECEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME
 - GENERAL CONTRACTORS AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING CONDITIONS PARTICULAR TO EACH TRADE IN WHOLE BY THE GENERAL CONTRACTOR. EACH SUBCONTRACTOR WILL BE HELD RESPONSIBLE TO HAVE VISITED AND EXAMINED PREMISES PRIOR TO SUBMITTAL OF PROPOSAL.
 - BEGINNING OF WORK BY ANY TRADE SHALL CONSTITUTE ACCEPTANCE AND RESPONSIBILITY FOR EXISTING CONDITIONS AND SUBSTRATE AS APPLICABLE UNLESS OTHERWISE INDICATED IN WRITING PRIOR TO COMMENCEMENT OF WORK.
 - EXIT SIGNS AND EMERGENCY LIGHTING ARE TO BE ADDED FOR EGRESS IF NOT THERE NOW.
 - ALL PAINT, TILE & FLOORING MATERIAL & FINISHES AS PER OWNER AND INTERIOR DESIGNER.
 - ALL DOOR HANDLES TO MEET A.D.A. GUIDLINES.



NEW OUTDOOR BAR/ DECK PLAN
SCALE: 1/4"=1'-0" (3 A.1)

REVISIONS	DATE

DRAWN BY TP
CHECKED BY
DATE 08/25/13
SCALE
JOB NO.
SHEET A.1
OF SHEETS



FRONT ELEVATION

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

1
A.2



BAR SECTION/BACK BAR ELEVATION

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

2
A.2



RIGHT SIDE ELEVATION

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

3
A.2

REVISIONS	DATE

DRAWN BY TP
CHECKED BY
DATE 08/25/13
SCALE
JOB NO.
SHEET A.2
OF SHEETS

DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: Smokehouse Outdoor Bar – ALTERATION/ADDITION

DRB#: DR 130036

DATE: September 24, 2013

RECOMMENDATION: Approval Approval with Conditions Denial

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Promotes pedestrian scale and circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is unobtrusive and set into the natural environment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utilizes natural materials and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids distinctive vernacular styles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is appropriate for its use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All facades are have equal design characteristics	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids monotonous planes or unrelieved repetition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has a strong roof form with enough variety to provide visual interest	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Minimum roof pitch of 6/12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Overhangs are sufficient for the façade height.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Forms an details are sufficient to reduce the mass of the structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human scale is achieved by the use of proper proportions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

and architectural elements				
Utilizes a variety of materials, textures and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Incorporates wood or wood simulating materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windows are in proportion to the facade	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Details are clean, simple and appropriate while avoiding excessive ornamentation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities and equipment are concealed from view	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Decorative lighting is limited and low wattage and adds to the visual character	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Accessory elements are design to coordinate with the primary structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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"/>	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Landscape plan include one addition palm, evergreen shrubs, and groundcover.
Landscape is designed so that it may be maintained in its natural shape and size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Preserves a variety of existing native trees and shrubs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A variety of species is selected for texture and color	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides overall order and continuity of the Landscape plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Native plants or plants that have historically been prevalent on the Island are utilized	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed groundcovers are evergreen species with low maintenance needs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Large grassed lawn areas encompassing a major portion of the site are avoided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Ornamentals and Annuals are limited to entrances and other focal points	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Supplemental and replacement trees meet LMO requirements for size, species and number	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Wetlands if present are avoided and the required buffers are maintained	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sand dunes if present are not disturbed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

MISC COMMENTS/QUESTIONS



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

FOR OFFICIAL USE ONLY	
Date Received:	9/9/13
Accepted by:	KO
App. #: DR	130037
Meeting Date:	

Applicant/Agent Name: The Fitts Company Company: The Fitts Company
 Mailing Address: 441 Industrial Dr City: Lexington State: SC Zip: 29072
 Telephone: 803-356-5947 Fax: 803-356-5987 E-mail: mrobents@thefittscompany.com
 Project Name: First Citizens Islandsurround Project Address: 2 Northridge Dr.
 Parcel Number [PIN]: R510 008 000 262A 0000
 Zoning District: _____ Overlay District(s): _____

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

- New Development – Conceptual
 New Development – Final, indicate Project Number
 Alteration/Addition
 Minor External Change

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 16-3-1004. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.
 Filing Fee, New Development \$175, Alterations/Additions \$100, Minor External \$50 cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

New Development – Conceptual Approval

- A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-3-405, 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.

FITTS

THE FITTS COMPANY
INCORPORATED

441 INDUSTRIAL DRIVE LEXINGTON, SC 29072 O: 803-356-5947 | F: 803-356-5987

To Whom To May Concern,

The Fitts Company humbly requests, on behalf of First Citizens Bank, to be allowed the same opportunity to implement their standard ATM branding as the other financial facilities located near the branch. The ATM banking industry is extremely competitive and to not be allowed to brand as the same as their competitors in the area could have a negative economic impact on this branch. The standard First Citizens Bank design has more natural and neutral colors than other financial institutions in the area have used in branding their ATMs. If the existing color palate is not preferred we would like to discuss alternative colors that are permissible as we have done in the past on numerous other projects with the City of Hilton Head including NBSC and First Federal.

ORIGINAL



PROPOSED



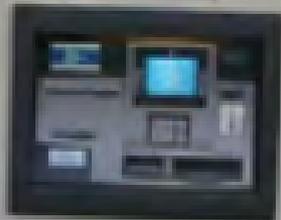
SCALE:1:25.428265

First Citizens

A photograph of a First Citizens ATM kiosk. The kiosk is a light beige color with dark brown horizontal stripes. It features a large screen and a keypad. The text "First Citizens" is printed on the top section. The kiosk is situated under a covered area, possibly a gas station or a bank branch, and is surrounded by white bollards. In the background, there are trees and a paved area.

First Citizens

ATM





DIEBOLD

WELCOME TO SCBT

An advertisement for car loans featuring a smiling man in sunglasses. The text reads: "CAR LOANS 1.99% APR FOR 60 MONTHS".

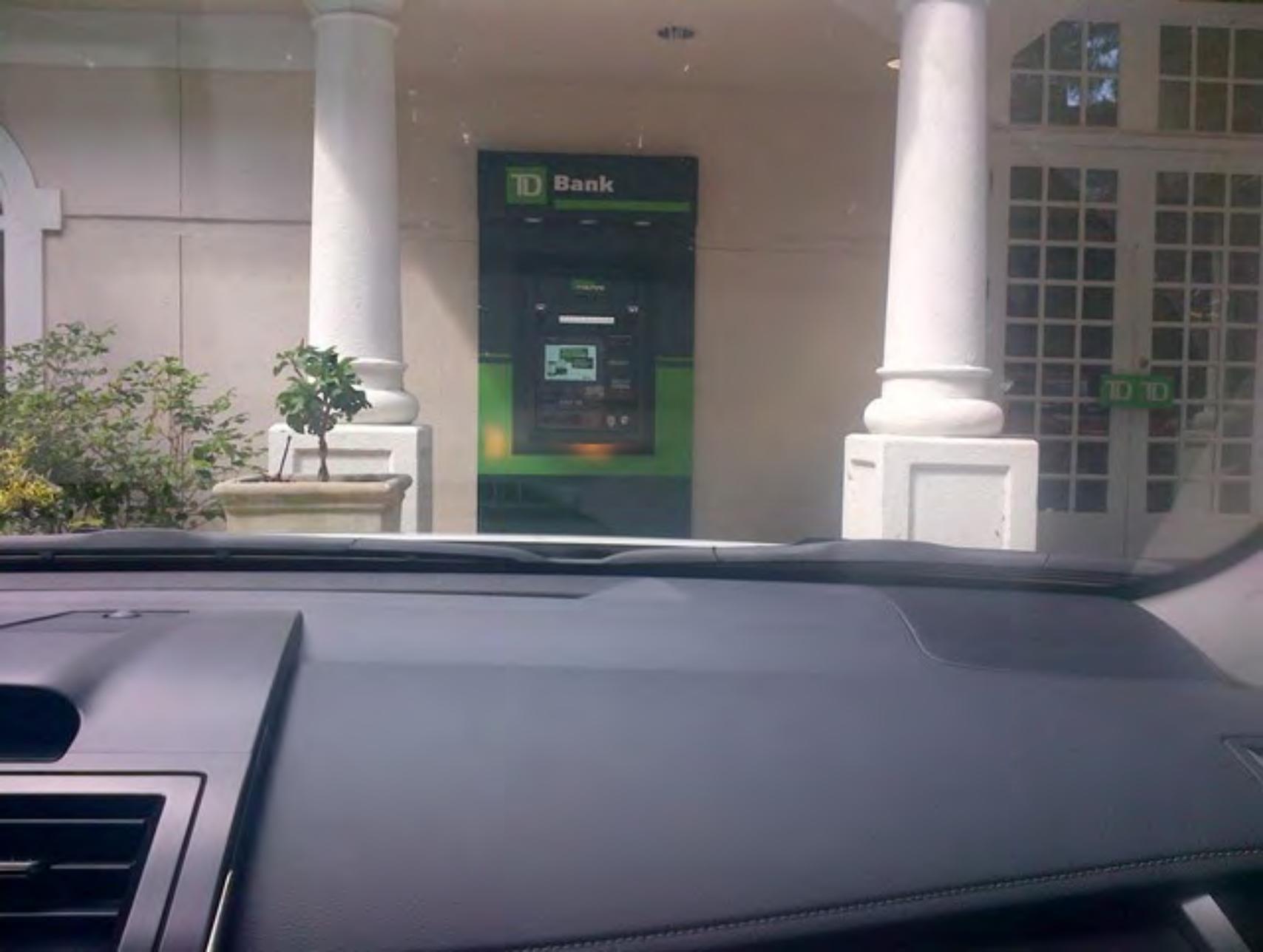
CAR LOANS
1.99%
APR
FOR 60 MONTHS

Availability Of Deposit
Some items cannot be used for
deposits. For complete
information,
Please Call 800-555-5555
or visit our
Web Site: www.scbt.com



SUNTRUST





TD Bank

TD TD



TD
Bank

Smart
machine

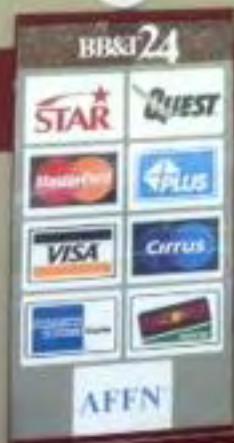


WELLS FARGO



It's the new and not
the "Take the Journey"
SUV.

BB&T 24



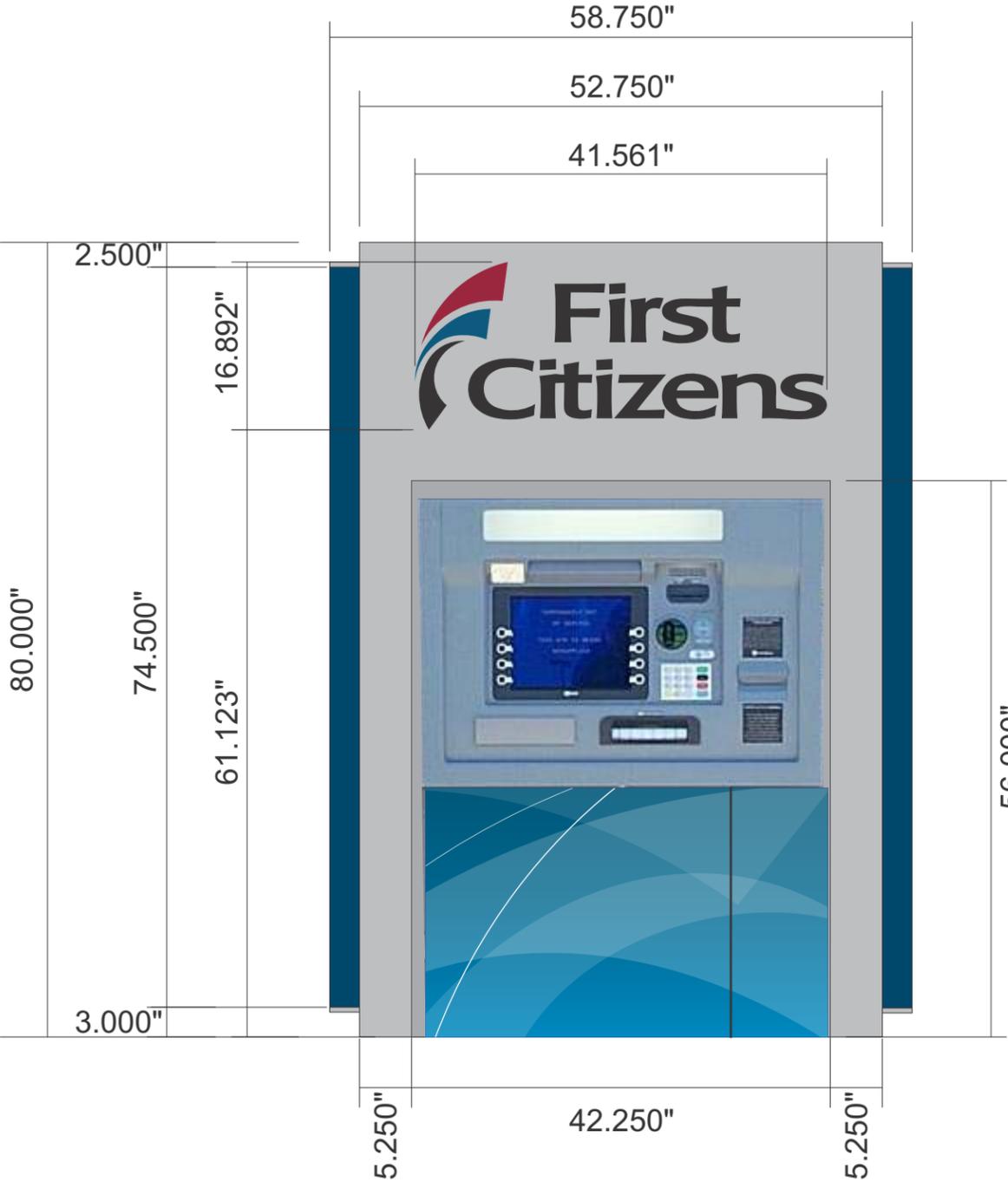
ENVELOPES



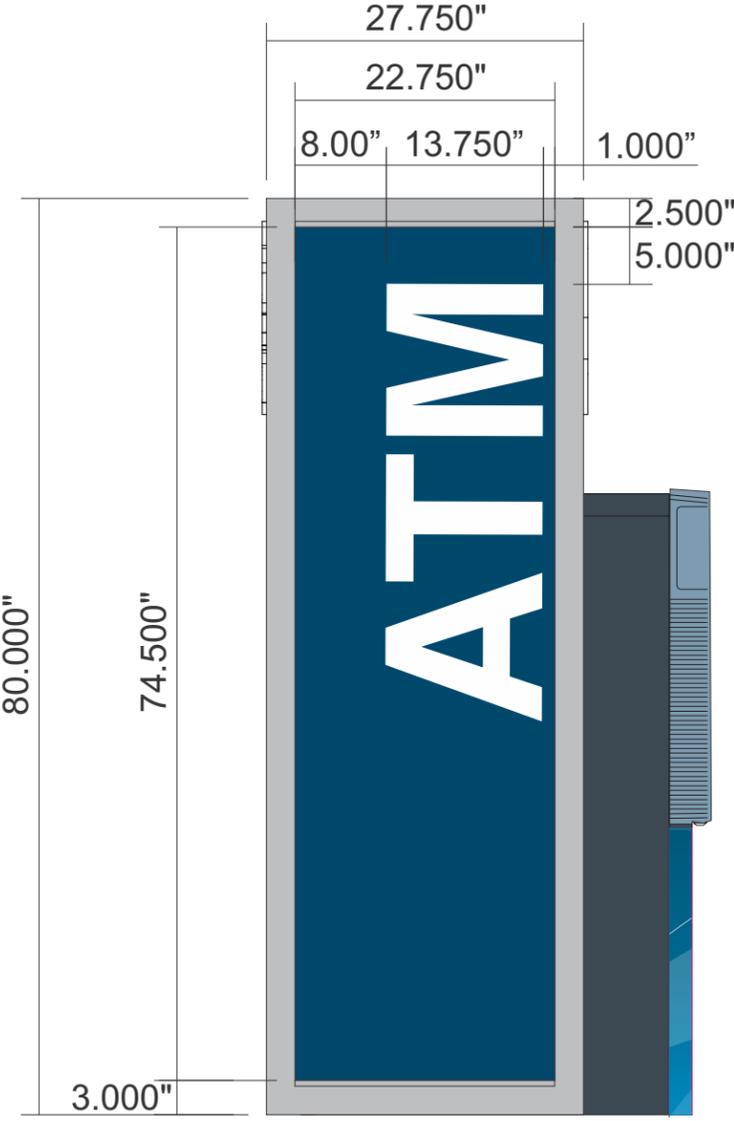
REGIONS



Sign Cabinet Is Internally Illuminated And Is UL Approved.



FRONT VIEW



SIDE VIEW

FITTS
 THE FITTS COMPANY
 INCORPORATED
 441 INDUSTRIAL DRIVE | LEXINGTON, SC 29072
 P: 803-356-5947 | F: 803-356-5987

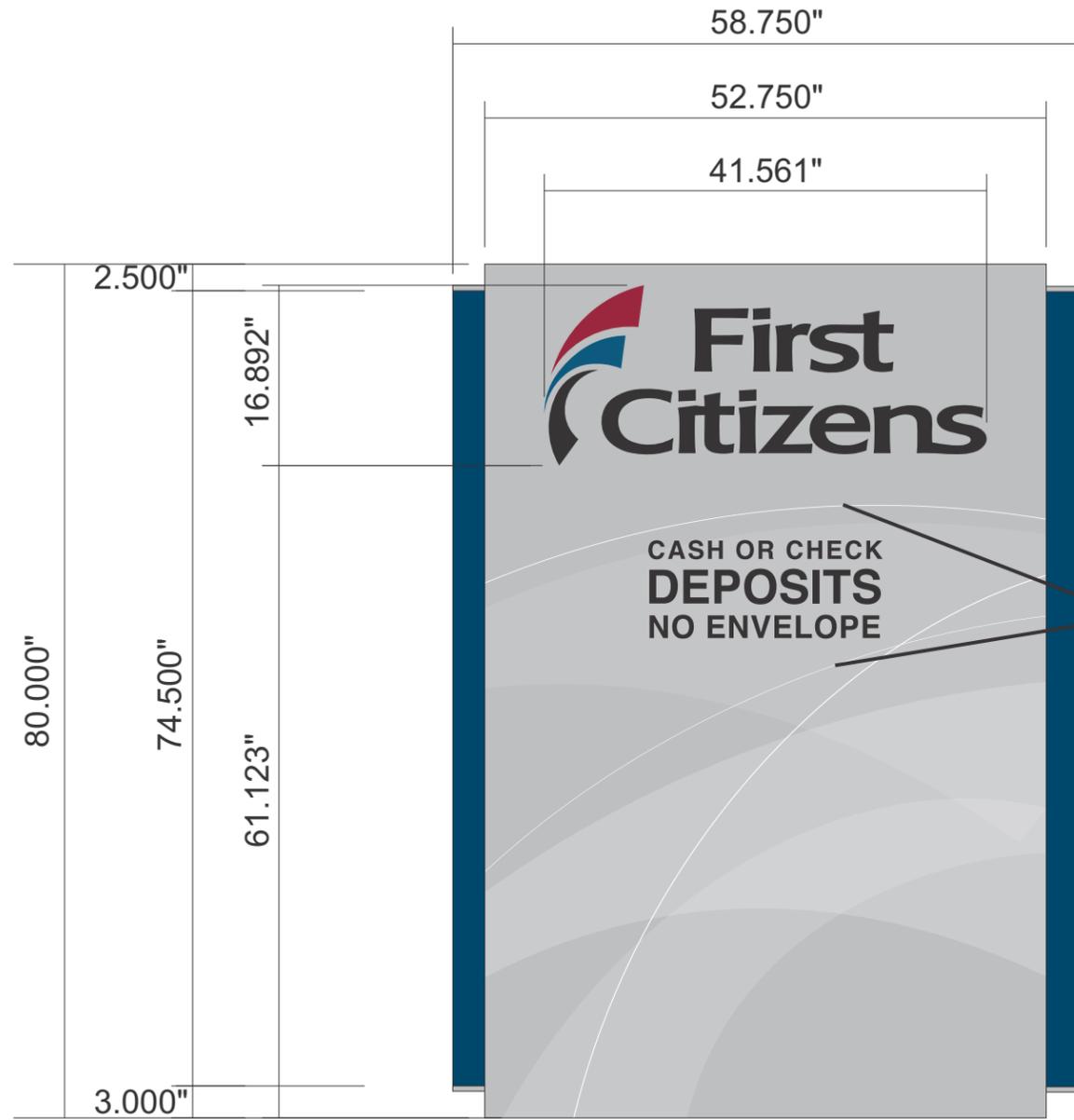
CUSTOMER
 First Citizens
SITE ADDRESS
 2 Northridge Drive
 Hilton Head, SC 29926
PROJECT NUMBER
 TFC 24038

PRODUCT TITLE
 ISD_SU_1
DRAWN BY JBK 9-3-13
CHECKED DFS ###
APPROVAL SRF ###
SCALE 3/4" = 1' **SHEET NO.**
SIZE 11" X 17" 1 OF 4

REVISIONS / PROJECT NOTES

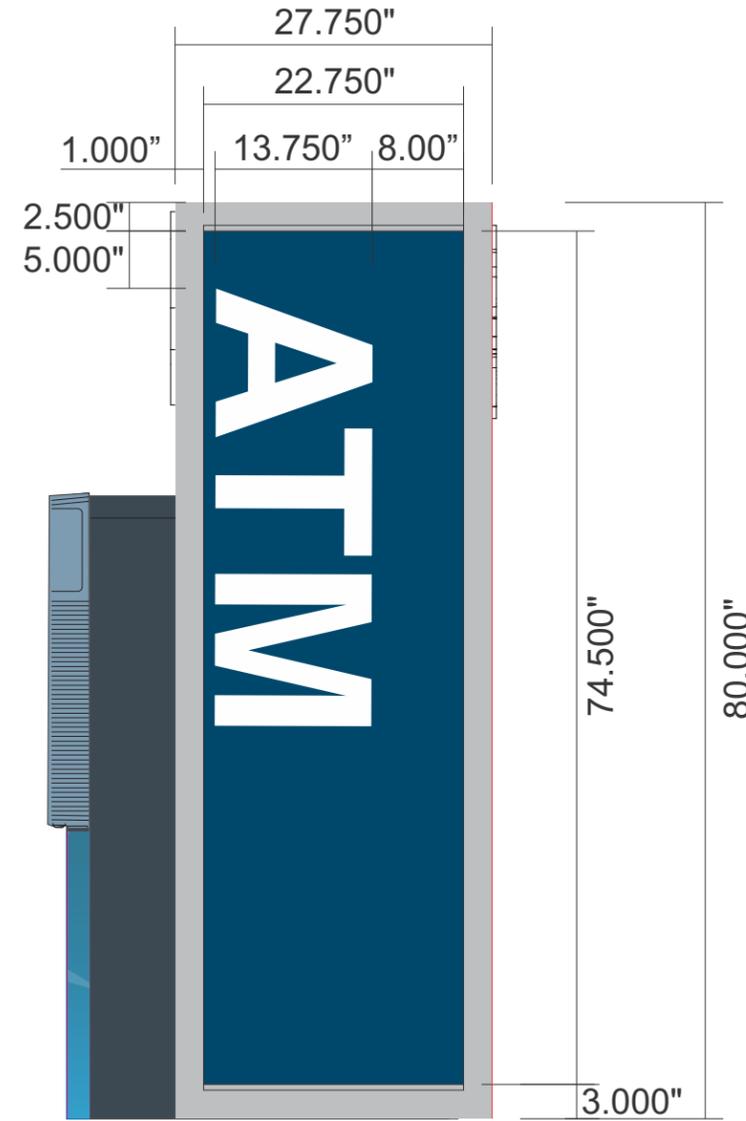
- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

Sign Cabinet Is Internally Illuminated And Is UL Approved.



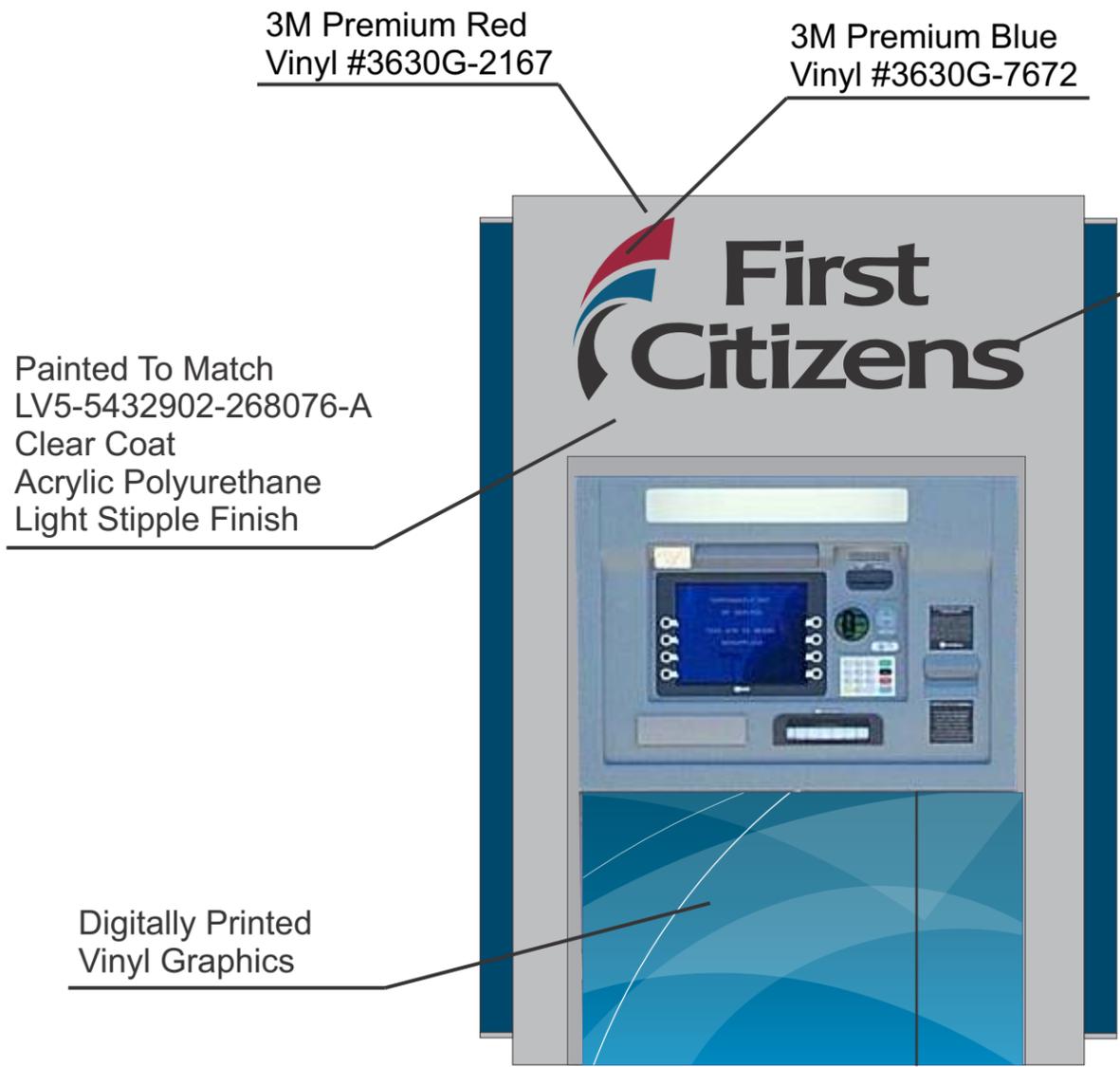
REAR VIEW

Deposit Copy To Be Centered Between Energy Lines
(Copy Is NOT To Touch Energy Lines)

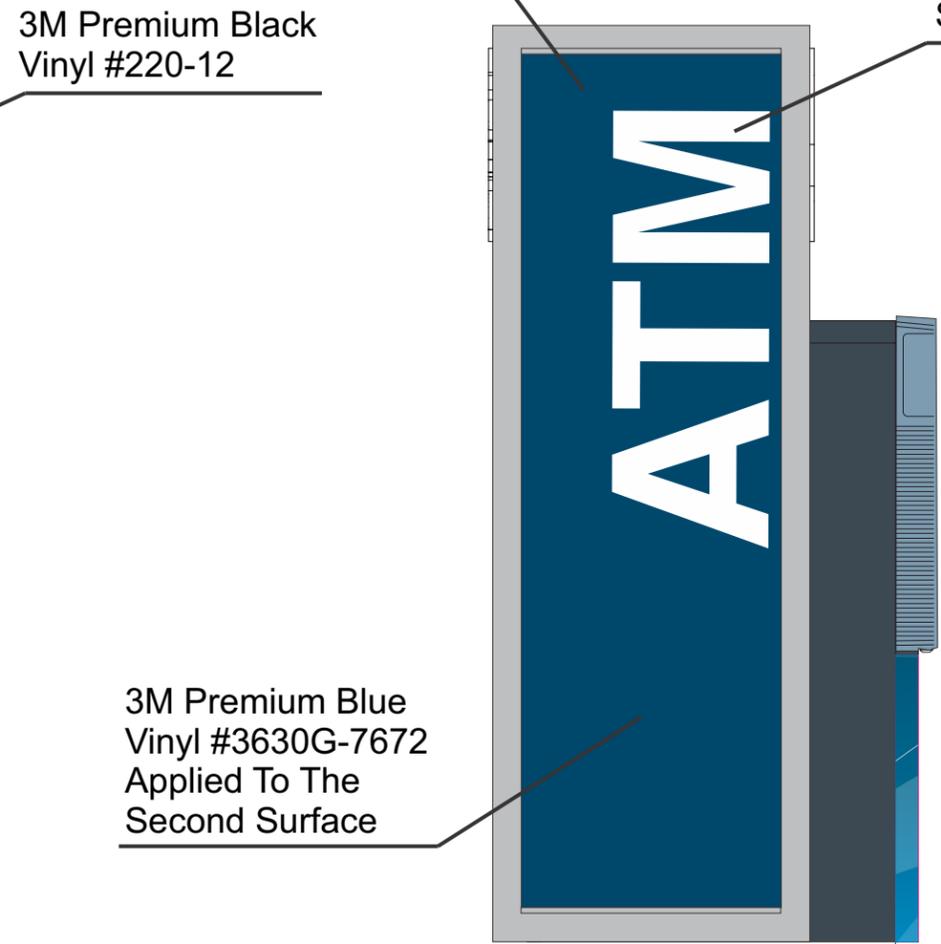


SIDE VIEW

CUSTOMER First Citizens	PRODUCT TITLE ISD_SU_1		REVISIONS / PROJECT NOTES		
	SITE ADDRESS 2 Northridge Drive Hilton Head, SC 29926	DRAWN BY JBK	CHECKED DFS	APPROVAL SRF	SCALE 3/4" = 1'
PROJECT NUMBER TFC 24038	SIZE 11" X 17"	SHEET NO. 2 OF 4			



FRONT VIEW

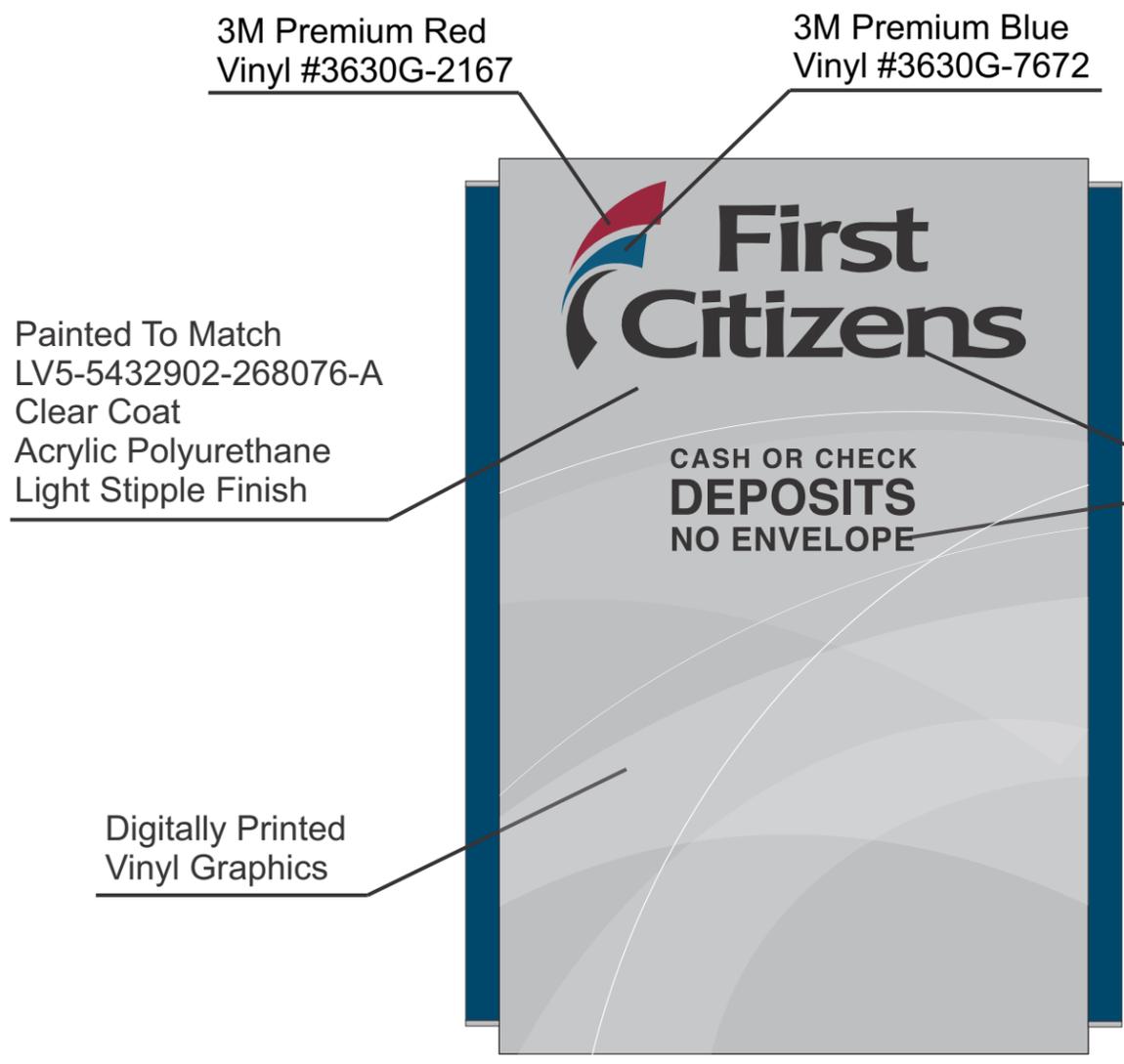


SIDE VIEW

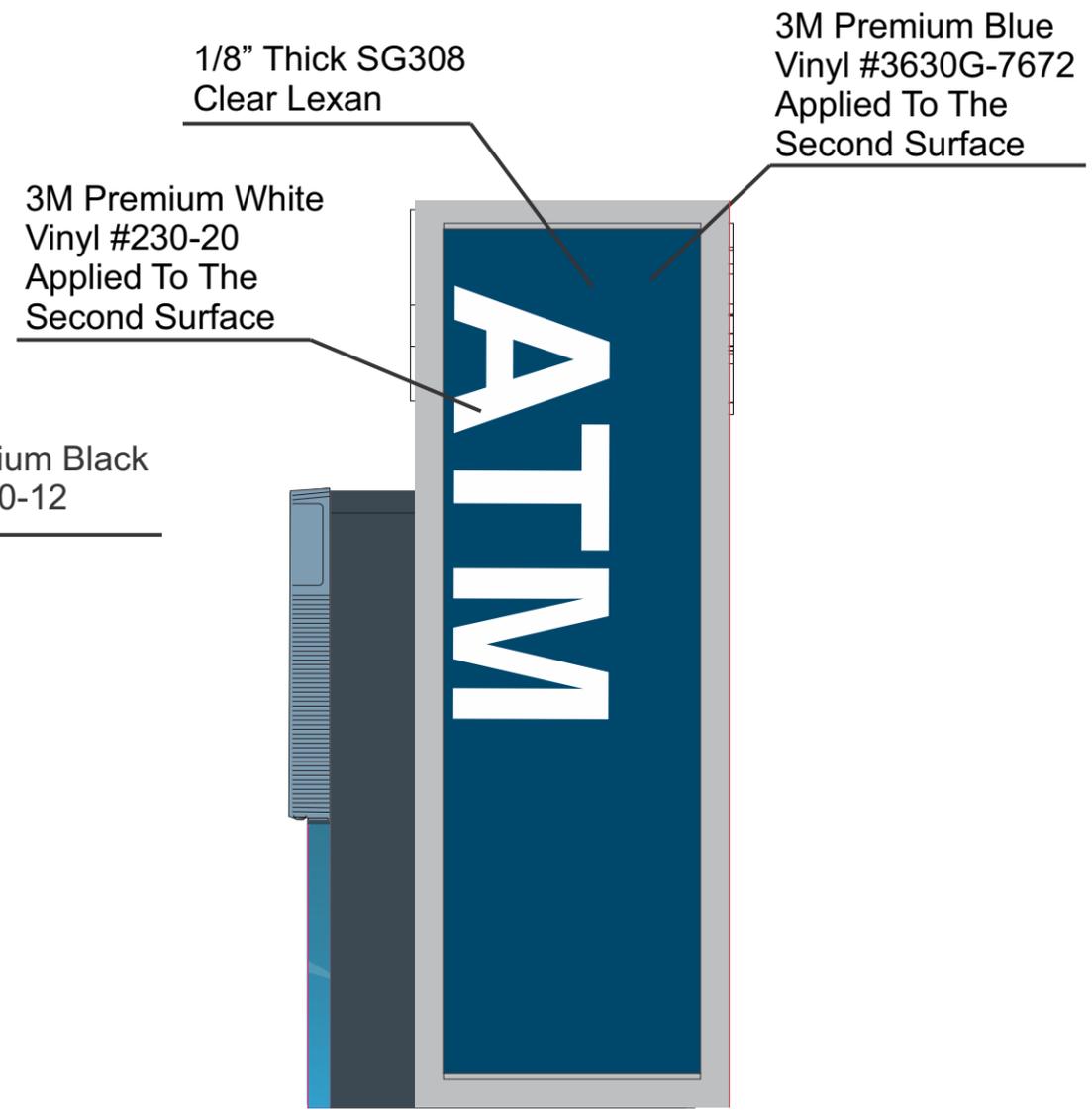
CUSTOMER	First Citizens
SITE ADDRESS	2 Northridge Drive Hilton Head, SC 29926
PROJECT NUMBER	TFC 24038

PRODUCT TITLE	ISD_SU_1			
DRAWN BY	JBK	9-3-13		
CHECKED	DFS	####		
APPROVAL	SRF	####		
SCALE	3/4" = 1'	SHEET NO.		
SIZE	11" X 17"			3 OF 4

REVISIONS / PROJECT NOTES	
1.	
2.	
3.	
4.	
5.	
6.	



REAR VIEW



SIDE VIEW

CUSTOMER	First Citizens
SITE ADDRESS	2 Northridge Drive Hilton Head, SC 29926
PROJECT NUMBER	TFC 24038

PRODUCT TITLE	ISD_SU_1			
DRAWN BY	JBK	9-3-13		
CHECKED	DFS	###		
APPROVAL	SRF	###		
SCALE	3/4" = 1'		SHEET NO.	
SIZE	11" X 17"			4 OF 4

REVISIONS / PROJECT NOTES
1.
2.
3.
4.
5.
6.

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: First Citizens Island Surround – SIGN

DRB#: DR 130037

DATE: September 24, 2013

RECOMMENDATION: Approval Approval with Conditions Denial

The Fitts Company proposes to install a new ATM surround at their Northridge Drive location. The surround should be a beige color to complement the color of the existing building and existing monument signs, rather than the proposed silver grey and blue. One First Citizens sign is allowed above the dispenser to confirm that the ATM is affiliated with First Citizens, but the additional signs (“ATM” on the sides of the machine, “First Citizens” and “Cash or Check Deposits No Envelope” on the back of the machine) are not allowed. The proposed colors for the sign (red and blue) are in keeping with the approved colors for the First Citizens logo.



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

Rec'd 12:20 pm

FOR OFFICIAL USE ONLY	
Date Received:	9.10.13
Accepted by:	SW
App. #: DR	130038
Meeting Date:	

Applicant/Agent Name: JOHN GREASY Company: Speedi Sign
 Mailing Address: 5 HUNTER RD City: HH State: SC Zip: 29921
 Telephone: 681-6141 Fax: _____ E-mail: Speedi Sign
 Project Name: PORT ROYAL PLAZA Project Address: 95 MATHEWS DRIVE
 Parcel Number [PIN]: R _____
 Zoning District: _____ Overlay District(s): _____

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

- New Development – Conceptual
- New Development – Final, indicate Project Number
- Alteration/Addition
- Minor External Change

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 16-3-1004. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.
- Filing Fee, New Development \$175, Alterations/Additions \$100, Minor External \$50 cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

New Development – Conceptual Approval

- A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-3-405, 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:

New Development – Final Approval

- _____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-4-503.
- _____ Final site development plan meeting the requirements of Sec. 16-3-303.F.
- _____ Final site lighting and landscaping plans meeting the requirements of Sec. 16-3-304 and Sec. 16-3-305.
- _____ 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 *and* Minor External Changes

- A written narrative describing how project conforms to design guidelines of Section 16-4-503.
- Photographs and/or drawings of existing development.
- Drawings of the proposed development – 11"x 17".
- Material/color samples of existing and proposed changes - 8 1/2"X 14" *Maximum*; Stating manufacturer and material name

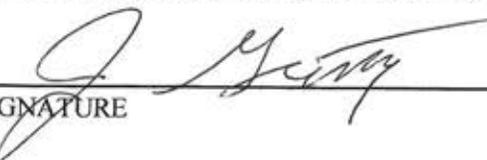
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

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

9/9/13
DATE

9.10.13

Qty Two

Double Sided Monument

132" x 144" X 33"

Constructed: Block and Stucco

Block: Dryvit 110 Van Dyke

Stucco: Dryvit 442 Cotton



Lettering: 4" Address & 5" Painted Flat Cut 1/2" PVC Stud Mounted.

Painted One Shot Burgandy

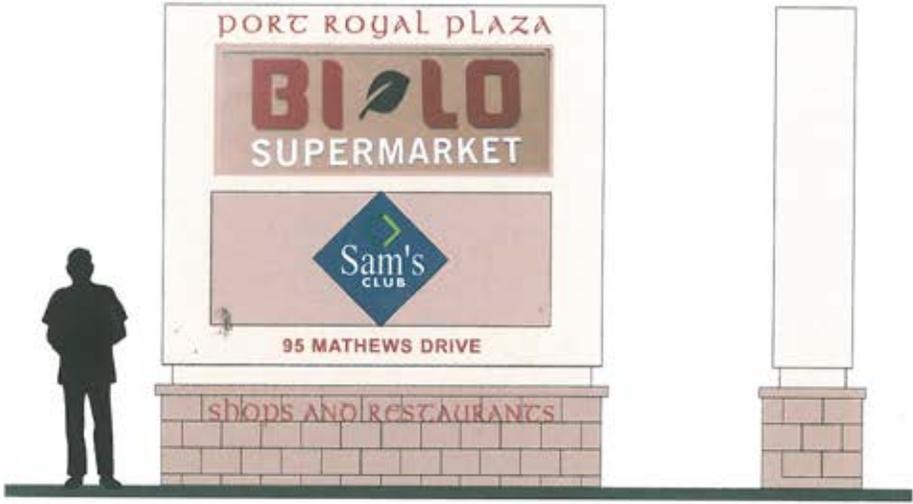
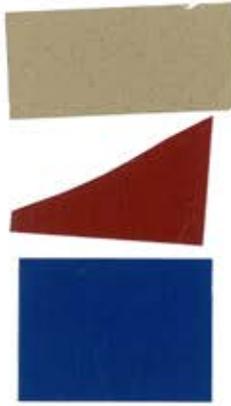


Sign: 102" x 40" Sandblasted HDU, Installed with stainless steel fasteners.

Background: Dryvit 110 Van Dyke

Bi Lo: One shot burgandy

Sams Club: One Shot Reflex Blue



PROPOSED MONUMENTS

Port Royal Plaza is Requesting to Remove and Install New Monument Signs On Rt. 278 and Mathews Drive Hilton Head.

These Changes Will Give The Property a Clean and Upscale Scale Appearance, As Well As Safety For Their Customers.



Mathews Drive
Monument Size
118" x 134" x 16"





Route 278

**Monument Size
118" x 134" x 16"**

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: Port Royal Plaza – SIGN

DRB#: DR 130038

DATE: September 24, 2013

RECOMMENDATION: Approval Approval with Conditions Denial

Port Royal Plaza proposes to replace the existing monument signs on William Hilton Parkway and Mathews Drive. The signs are an improvement over the existing signs and will give a clean appearance to the site. The current sign systems allow letters in blue, green, or burgundy. Staff recommends the copy and logos on the proposed monument signs be limited to blue, green, burgundy, and “white” (cool grey 1) and that consideration be given to adding some architectural detail/character to the signs.



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

FOR OFFICIAL USE ONLY	
Date Received	_____
Accepted by	_____
App. # DR	_____
Meeting Date	_____

Applicant/Agent Name: MARK SENN Company: SHELTER COVE TOWNE CENTRE LLC
 Mailing Address: 2743 PERIMETER PARKWAY City: AUGUSTA State: GA Zip: 30909
 Telephone: 706-722-5565 Fax: — E-mail: MARKS@bccommercial.com
 Project Name: SHELTER COVE TOWNE CENTRE Project Address: 24 SHELTER COVE LANE
 Parcel Number [PIN]: R 520 012 006 0026 0000 & 520.012.006-0030.0000
 Zoning District: PUD Overlay District(s): _____

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

- _____ New Development – Conceptual
- _____ New Development – Final, indicate Project Number

* SIGNS } TENANT SIGNAGE
 DESIGN GUIDE
 _____ Alteration/Addition
 _____ Minor External Change

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 16-3-1004. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.
- _____ Filing Fee. New Development \$175. Alterations/Additions \$100. Minor External \$50 cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

New Development – Conceptual Approval

- _____ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-3-405, 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:

New Development – Final Approval

- _____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-4-503.
- _____ Final site development plan meeting the requirements of Sec. 16-3-303.F.
- _____ Final site lighting and landscaping plans meeting the requirements of Sec. 16-3-304 and Sec. 16-3-305.
- _____ 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 *and* Minor External Changes

- _____ A written narrative describing how project conforms to design guidelines of Section 16-4-503.
- _____ Photographs and/or drawings of existing development.
- _____ Drawings of the proposed development – 11"x 17".
- _____ Material/color samples of existing and proposed changes - 8 1/2"X 14" *Maximum*: Stating manufacturer and material name

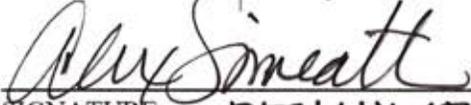
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

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 DESIGNHEATH, INC.

SEPT. 10, 2013
DATE

September 10, 2013

DRB Narrative

Shelter Cove Towne Centre Tenant Signage Design Guide

Shelter Cove Towne Centre is envisioned as a vibrant, retail community creating a lively environment with a variety of successful shops, services and restaurants. A Design Guide is being prepared that outlines overall parameters for retail signs within Towne Centre in order to achieve a coordinated approach to storefront design. These parameters also develop the framework for a memorable overall image and sense of place for the entire project.

The Design Guide will serve as a primer course for those less familiar with signage on Hilton Head Island in both form and process. The guide defines the types of signs allowed and expands upon information found in the Town of Hilton Head Sign Ordinance. Each tenant will be required to develop a comprehensive signage/graphics study for each façade to receive such.

We look forward to your input and support in creating a refreshing retail environment that will be enjoyed and appreciated by Islanders and visitors alike for many years to come.

Thank you for your consideration.

Alex Sineath
DESIGNEATH, Inc.



Shelter Cove Towne Centre - Main Street Intersection Looking East

View 3

Tenant Signage Design Guide

DRAFT COPY FOR
DRB REVIEW.
September 9, 2013

shelter cove towne centre



Shelter Cove Towne Centre: Main Street Looking South

Shelter Cove Towne Centre is envisioned as a vibrant, retail community- creating a lively environment with a variety of successful shops, services and restaurants.

Too often development projects craft a comprehensive signage plan- defining all sign types, general placement and overall square footage prior to signing leases for retailers. This approach often results in prescriptive and sometimes monotonous storefront signage. Shelter Cove Towne Centre is designed with a variety of architectural elements and storefronts. The goal of this guide is to encourage creativity in storefront design and signage, while being respectful of Hilton Head Island and its character.

These guidelines outline a set of overall parameters for retail signs within Towne Centre in order to achieve a coordinated approach to storefront design. They also develop the framework for a memorable overall image and sense of place for the entire project. Signs contained in these guidelines are allowable but not required. Tenants are encouraged to explore integrating their individual brand into the vision of Towne Centre.

The Town of Hilton Head Island sets forth certain design parameters that are referred to in this guide. For additional reference, refer to the TOHH Sign Ordinance and the TOHH Design Guide.

As much as the use of a space will define the inside, the exterior provides the public interest and should also reflect the use. In creating a pedestrian friendly retail environment- the retail needs to look like retail. To accomplish this end, as retail changes- storefronts, signs, the "face of the space" needs to change. The outside needs to reflect the inside- "retail shops are judged by their cover".



The sign photo shown is an example used in the TOHH sign ordinance. It is stated that the overall attention to detail makes it an outstanding example of what the Design Guide outlines for sign design.

The strength of the graphic design, the subtleties in use of fonts, the shadow lines created by a deep third dimension, and the understated use of rich color to draw the eye, all contribute to the overall craftsmanship and design of the sign that makes it unique.

The tenant signage displayed in Shelter Cove Towne Centre shall have dimensional qualities. Carved embellishments are encouraged provided they relate to the business being identified. Dimensional graphics, layers and texture provide visual interest and are encouraged. The design principles referred to above also relate to tenant signage.

The Town of Hilton Head Island allows 2 signs for each tenant space per tenant facade, provided that only one sign per facade is visible from any public way. This guide helps to define “visible from any public way” by breaking down the retail signage components and how they may be implemented to create a vibrant retail atmosphere.

Primary Tenant Identification- (visible from the public way)

Generally viewed from a distance of several hundred feet depending upon storefront location within site. In order to be visible from this distance, these signs will usually be located above the pedestrian realm. These signs will be the larger sign type allowed for each tenant space. Wall signs, awning/canopy graphics as primary identification shall not be larger than 10 percent of the area of the facade upon which they are placed. with the maximum size of any one sign limited to 40 square feet. LMO Sec. 16-5-1307

Hilton Head Island does not allow roof signs. Roof signs are signs where the sign or any portion of the sign is located on or extends above the roof of the building where the sign is located. Therefore, no sign letters can be mounted above flat roof elements or trellises.

Secondary Tenant Identification-

Intended to be legible within the pedestrian realm located near entrances. These signs are particularly important when the primary identification sign is not visible due to placement above a canopy or high on the building face. These signs may be wall mounted below 12 ft. elevation, projecting signs from building face or element- usually double-faced, or signs hanging from the underside of canopy or structure- minimum clearance 7'6"- usually double-faced.

The size of the secondary tenant identification may vary depending upon store location and storefront access, they shall be limited to no more than 12 square feet of sign face to remain proportionate to the pedestrian friendly scale.

Accessory Signage-

Window Graphics-

The Town of Hilton Head Island allows window graphics, without permit, provided that no more than 25% of the gross area of glass on any one side of a building. Window signs shall not be separately illuminated. No single window sign shall exceed 4 square feet in total.

Menus-

The Town of Hilton Head Island allows, without permit, menus attached to the façade of a building with no more than 4 square feet of sign face area located at the entrance or service window of a business.

Sidewalk Signs/ Sandwich Boards-

The Town of Hilton Head Island allows sandwich boards and chalkboards with very prescriptive guidelines. Shelter Cove Towne Centre intends to create a stanchion in the spirit of other site signage components. Other conditions in the LMO may apply relative to placement, size, etc.- these will also be addressed as the stanchion is designed and developed.

All tenant signage/ graphics on any tenant facade shall be in proper proportion and scale with the environment. The signage design shall relate to the business being identified.

Signs must be mounted vertically, either parallel or perpendicular to the building or element upon which they are mounted., in the case of certain secondary tenant identification.

Awning graphics are allowed as permanent identification signs provided that the graphics are mounted on a vertical plane and that no light is allowed to shine through the face.

Secondary tenant identifications signs can hang from canopies, trellises or other roof elements. Bracketed signs may hang from the building face or column provided they are placed on an element of the building facade.

The signage created for each storefront shall be dimensional and fabricated from quality materials. Applied carvings, dimensional letters, layers- all add dimension.

Halo lit letters are allowed on Hilton Head Island; however, no signs/ letters are allowed to be internally lit- no light source can shine through the face.

Each tenant space shall have the address posted- minimum 4 inch numbers and copy- ie/ 18 Shelter Cove Blvd.

Color-

Hilton Head Island Design Guide speaks well to how colors are viewed as they relate to "Island Character". Signage should always be compatible with the storefront palette. A color palette has been established and approved for use in the architecture of Shelter Cove Towne Centre. A wide variety of brick, stucco, along with colors leaning towards green appear in the architectural palette.

A palette of dark rich colors has been presented for use on monument signage. Those colors will begin the framework of a tenant signage palette.

An expanded palette will be necessary to allow proper branding of businesses. Often, colors can be tweaked towards earth-tones, preserving Island Character and still meet the intent of corporate image programs.

Generally signs should be limited to no more than 3 colors with the exception of carved appliques or relief painted within the sign.

Materials-

Tenant signage shall be fabricated with quality materials and finishes.

No glossy or reflective surfaces are allowed.

Signs shall be maintained and kept in "as new" condition.

Finishes and materials that are designed to age shall be allowed.

Metals and metallic finishes are encouraged provided they remain satin or matte.

Depth and dimension are encouraged.

Bracketed signs are encouraged to use cortin or a rusted steel finish similar to site signage

Lighting-

Halo lit letters using LED's are allowed and encouraged where feasible.

Sign lights may be selected to fit the design of the storefront.

B K Lighting has a line of sight lighting, very well made with a variety of bulb selections and lenses to control the beam. They are tastefully small and work well in most any application.

Process-

An overall graphics/ signage plan shall be developed by each tenant for each tenant facade where graphics are intended to be displayed.

The graphics package shall be presented to the landlord for review and approval.

Primary and secondary tenant signs require permits from the Town of Hilton Head Island. The Town will insure that the principles outlined in this guide are being met; thereby, not requiring Design Review Board submission. The Town will issue a notice of action allowing the signs to be installed. Permits are issued upon final inspection of installation.

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: Shelter Cove Towne Centre – SIGN (Design Guide, Draft)

DRB#: DR 130039

DATE: September 24, 2013

RECOMMENDATION: Approval Approval with Conditions Denial

Shelter Cove Towne Centre has prepared a draft Design Guide that outlines the overall parameters for retail signs within Towne Centre in order to achieve a coordinated approach to storefront design. Staff believes this Design Guide is headed in the right direction with only two comments. 1) Stanchions are not allowed per TOHH sign standards. 2) Metals and metallic finishes are generally not allowed on signs; rather than being encouraged consider allowing them with restrictions.



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

FOR OFFICIAL USE ONLY
 Date Received: 9/10/13
 Accepted by: JR
 App. #: DR 130040
 Meeting Date: _____

Applicant/Agent Name: Michael Kurgamer Company: Group 3
 Mailing Address: 1600 Main St. City: Hilton Head State: SC Zip: 29926
 Telephone: 843-689-9060 Fax: 843-689-4072 E-mail: mike@group3designs.net
 Project Name: Group 3 Pyramids Project Address: 1600 Main St, #11, SC 29926
 Parcel Number [PIN]: R _____
 Zoning District: _____ Overlay District(s): _____

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

- New Development – Conceptual
 New Development – Final, indicate Project Number
 Alteration/Addition
 Minor External Change

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 16-3-1004. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.
- Filing Fee, New Development \$175, Alterations/Additions \$100, Minor External \$50 cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

New Development – Conceptual Approval

- A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-3-405, 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:

New Development – Final Approval

- _____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-4-503.
- _____ Final site development plan meeting the requirements of Sec. 16-3-303.F.
- _____ Final site lighting and landscaping plans meeting the requirements of Sec. 16-3-304 and Sec. 16-3-305.
- _____ 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 *and* Minor External Changes

- _____ A written narrative describing how project conforms to design guidelines of Section 16-4-503.
- _____ Photographs and/or drawings of existing development.
- _____ Drawings of the proposed development – 11"x 17".
- _____ Material/color samples of existing and proposed changes - 8 ½"X 14" *Maximum*; Stating manufacturer and material name

Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

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

9/10/13

DATE



ARCHITECTURE

INTERIOR DESIGN

DESIGN STUDIO

WRITTEN NARRATIVE

1600 Main Street
Addition of confederate jasmine landscape hedge

This is a request for a landscape enhancement on above property. It consists of a grid wire and 6 x 6 post supports for a confederate jasmine hedge. Please see site plan for location

TAKE A STROLL THROUGH OUR GALLERY AT
GROUP 3 DESIGNS.NET

843-689-9060 / 1600 MAIN STREET / HILTON HEAD ISLAND, SC 29926



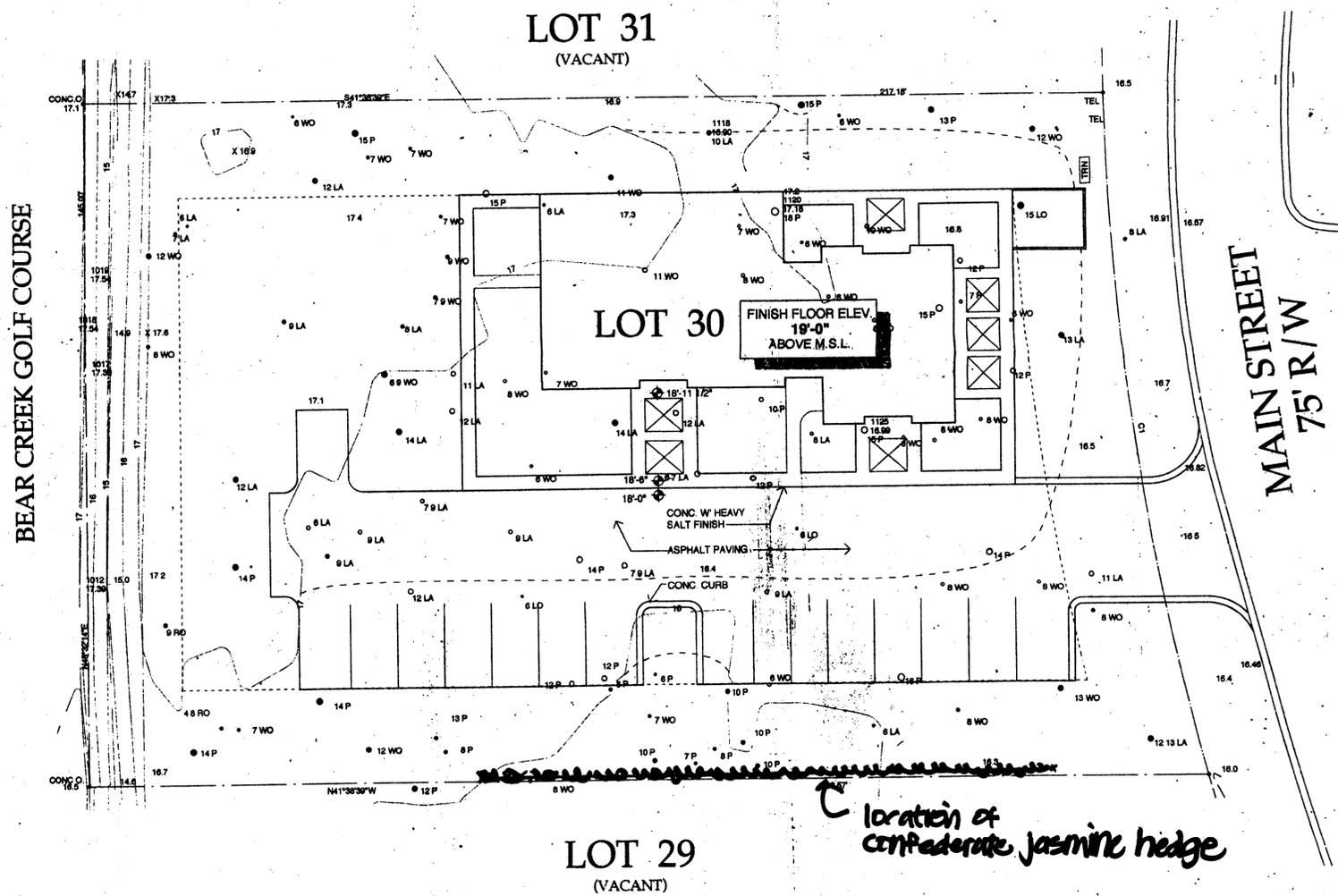
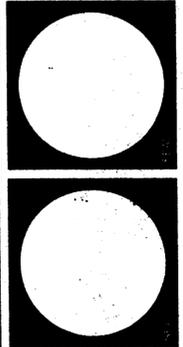


Exhibit 'A'



GROUP III
 ARCHITECTURE • INTERIORS • PLANNING
 815 Third Avenue, 10th Floor
 New York, NY 10022
 603.577.7514 FAX 603.577.7011 212.735.7840 FAX 735.7841
 803.689.9000 FAX 689.9072



Offices In:
GROUP III
 ARCHITECTURE • INTERIORS • PLANNING
 100 30 Main Street, FEE, P.E., S.C.

Site Plan
S100

Exhibit 'A'

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: Group 3/Pyramids – MINOR EXTERNAL CHANGE

DRB#: DR 130040

DATE: September 24, 2013

RECOMMENDATION: Approval Approval with Conditions Denial

Group 3/Pyramids has installed a fence consisting of 6x6 posts with welded wire mesh, planted with confederate jasmine along their property line. A more decorative fence, or at least a more finished welded wire fence (post with more decorative cap, post stained to match other wood posts on site, framed with top and bottom rail, etc.) would be more in keeping with the site development & landscaping, however the fence is set in the semi-wooded buffer and will not be noticeable once the vines grow up.