

## Town of Hilton Head Island

# Design Review Board Meeting Tuesday, April 25, 2023 – 2:30 p.m. AGENDA

The Design Review Board meeting will be held in person at Town Hall in the Benjamin M. Racusin Council Chambers.

- 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 March 28, 2023, Regular Meeting
- 6. Appearance by Citizens

Citizens may submit written comments via the <u>Town's Open Town Hall Portal</u>. The portal will close at 4:30 p.m., the day before the meeting. Comments submitted through the portal will be provided to the Design Review Board and made part of the official record.

- 7. Unfinished Business
  - a. None
- 8. New Business
  - a. Alteration/Addition DRB-0000822-2023 Captain Woody's Awning addition to the building.
  - **b.** Alteration/Addition DRB-0000860-2023 1036 William Hilton Parkway Conversion and addition to commercial building to a residential building.
- 9. Board Business
- 10. Staff Report
  - a. Minor Corridor Report
- 11. Adjournment

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



## Town of Hilton Head Island

# **Design Review Board Meeting**

March 28, 2023, at 2:30 p.m.

## **MEETING MINUTES**

Present from the Board: Cathy Foss, Chair; Judd Carstens, Vice-Chair; Annette Lippert;

Ryan Bassett; John Moleski, Tom Parker

Absent from the Commission: Todd Theodore

Present from Town Staff: Shea Farrar, Senior Planner; Karen Knox, Senior Administrative

Assistant: Brian Glover, Administrative Assistant

### 1. Call to Order

Chair Foss called the meeting to order at 2:35 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

As noted above.

## 4. Approval of Agenda

Chair Foss asked for a Motion to approve the Agenda. Mr. Parker moved to approve. Ms. Lippert seconded. By a show of hands, the Motion passed with a vote of 6-0-0.

## 5. Approval of Minutes

a) Regular Meeting of March 14, 2023

Chair Foss asked for a Motion to approve the Minutes of March 14, 2023. Mr. Bassett moved to approve. Mr. Moleski seconded. By a show of hands, the Motion passed with a vote of 6-0-0.

## 6. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall HHI portal. There was one comment received on the Open Town Hall Portal. No citizens spoke at the meeting.

## 7. Unfinished Business

 a. DRB 000039-2023 Dunes House – This Application proposes to replace an existing awning, add a new section of awning, and modify an approved material on the building. Ms. Farrar provided the staff's presentation as included in the packet. Staff recommended approval with the following conditions:

- 1. Add a note to the plans for the contractor to wrap the two new columns to match the materials, color, and dimensions of the existing columns.
- 2. Replace the awning on the front of the building to match.

The Applicant provided additional details and answered questions from the Board. The Board asked many questions about the project, including questions about the fire rescue inspection, tile colors, exhaust systems/vents, column details, and the front awning. The Board also expressed concerns about the tile wall/replacement done on the site as a replacement and repair. Additionally, the Board stated they did not have a clear enough picture of the whole project.

The Board recommended that the applicant withdraw. The applicant withdrew their application.

- 8. New Business None
- 9. Board Business None
- 10. Staff Report
  - a) Minor Corridor Report

Ms. Farrar provided the Minor Corridor Report to the Board.

## 11. Adjournment

The meeting was adjourned at 3:30 p.m.

Submitted By:	
	Brian Glover
	Administrative Assistant
Date:	



# Town of Hilton Head Island

Community Development Department One Town Center Court

One Town Center Court
Hilton Head Island, SC 29928
Phone: 843-341-4757 Fax: 843-842-8908

www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY
Date Received:
Accepted by:
DRB #:
Meeting Date:

Applicant/Agent Name: _ Timothy C Probst	Company: Parker Design Group Architects
Mailing Address: 10 Palmetto Business Park Suite 201	City: Hilton Head Island State: SC Zip: 29928
Telephone: 843-785-5171 Fax:	E-mail: Tim@PDG-Architects.com
Project Name: New Residential Units Pro	oject Address:1036 William Hilton Parkway
	0 2 1 0 0 0 0
Zoning District: Sea Pines Circle District Over	erlay District(s):
CODDINOD DEV	VIEW MAIOD
CORRIDOR REV	, and the second
DESIGN REVIEW BOARD (DRB)	SUBMITTAL REQUIREMENTS
Dinital Submissions was be accomted his a mail by calling	~ 9.42 2.41 4.75.7
Digital Submissions may be accepted via e-mail by calling	g 043-341-4/3/.
Project Category:	
Concept Approval – Proposed Development Final Approval – Proposed Development	X Alteration/Addition Sign
r mai Approval – r roposed Development	Sign
Submittal Requirements for All projects:	
	of Action (if applicable): When a project is within the
	such ARB's written notice of action per LMO Section 16-ARB to meet this requirement is the <u>responsibility of the</u>
applicant.	ARB to meet this requirement is the <u>responsibility of the</u>
	ent \$175, Final Approval – Proposed Development \$175, eck made payable to the Town of Hilton Head Island.
Additional Submittal Requirements:	
Concept Approval – Proposed Development	
	existing topography and the location of trees meeting the d if applicable, location of bordering streets, marshes and
beaches.	a if applicable, location of bordering success, marsiles and
	ess, significant topography, wetlands, buffers, setbacks,
views, orientation and other site features that may in A draft written narrative describing the design intensity.	
reflects the site analysis results.	to the project, its goals and objectives and now it
Context photographs of neighboring uses and archit	
Conceptual site plan (to scale) showing proposed lo Conceptual sketches of primary exterior elevations	cation of new structures, parking areas and landscaping.
development materials colors shadow lines and la	

Last Revised 01/21/15 1

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.	d
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	
X All of the materials required for final approval of proposed development as listed above, plus the following additional materials.	
X 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.	
X 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	3.
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 XNO	
To the best of my knowledge, the information on this application and all additional documentation is tractual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilland Landau to the conditions are all and the conditio	ltor
Head Island. I understand that such conditions shall apply to the subject property only and are a right obligation transferable by sale.	ιο
further understand that in the event of a State of Emergency due to a Disaster, the review and approval tires forth in the Land Management Ordinance may be suspended.	mes
04.11.23	
SIGNATURE DATE	

Last Revised 01/21/15 2

April 11, 2023

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

# Project Narrative for a Renovation/ Change of Occupancy at 1036 William Hilton Parkway

The attached project consists of site and building renovation at 1036 Hilton Parkway. The proposed project is to convert the existing Ozark Bank building into a (7) unit residential building, storage for the site, and 600 sq. ft. of office space. The following changes will be made.

### Site

- Remove side drive on right side of the existing building to create required buffer.
- Relocate Dumpster Yard to left side.
- Add handicap parking spots.

## **Building**

- Change existing occupancy from Business to Residential R-2.
- Square off building by expanding it in the rear to allow for (7) total three bedroom/ three bath units: (3) units with storage and office on the first floor and (4) units on the second floor. The building would increase from 3,450 heated sq. ft. to 4,620 heated sq. ft.
- Sprinkle the entire building to conform to IBC and IFC. Add riser room to the rear of the building.
- Frame the first floor up to 13' MSL from the existing 11.8' MSL.
- Add new windows with shutters on hardware for the single windows.
- New downspouts on the right side of the building.
- Relocate Bahama shutters as noted on elevations.
- Doors, windows, and shutters will be Dark Bronze to match existing. Body and trim to match existing.

Thank you for your time and consideration of this project.

Timothy C Probst, AIA



## PROJECT NARRATIVE – 1036 WILLIAM HILTON PARKWAY

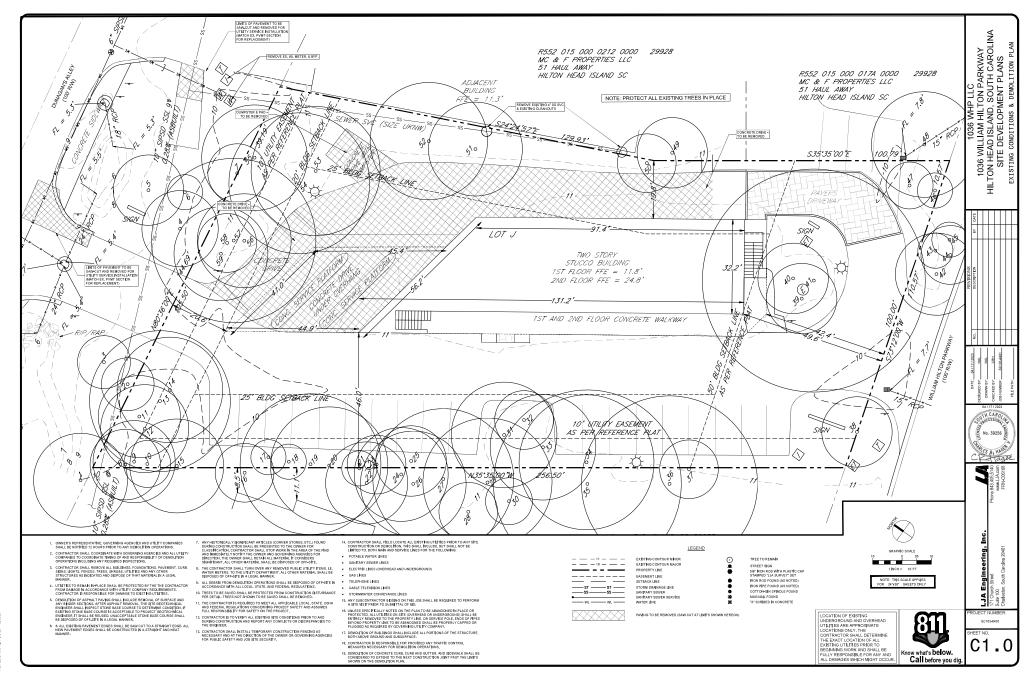
The project consists of updating buffers and adding a pervious patio area to the old Ozark bank building which is being reworked to be residential units and office space. Currently the existing drive and parking lot encroach in the William Hilton Parkway buffer and west property line buffer. We are proposing a total of 3 square feet of encroachment in the east side property line buffer by the new gravel patio.

Sincerely,

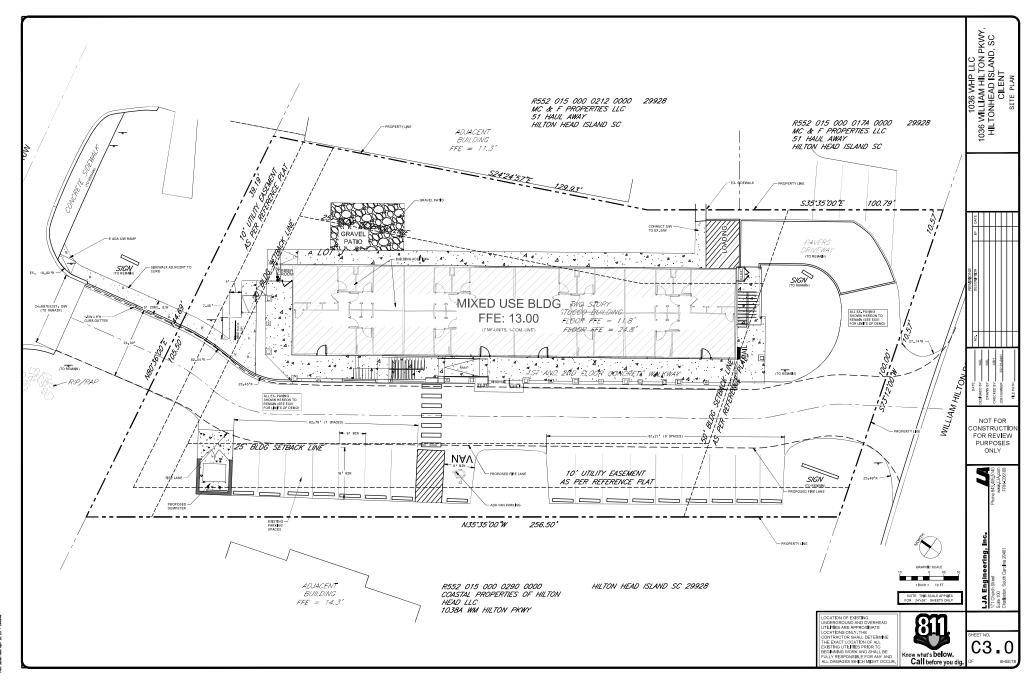
**Brian Witmer** 

Principal

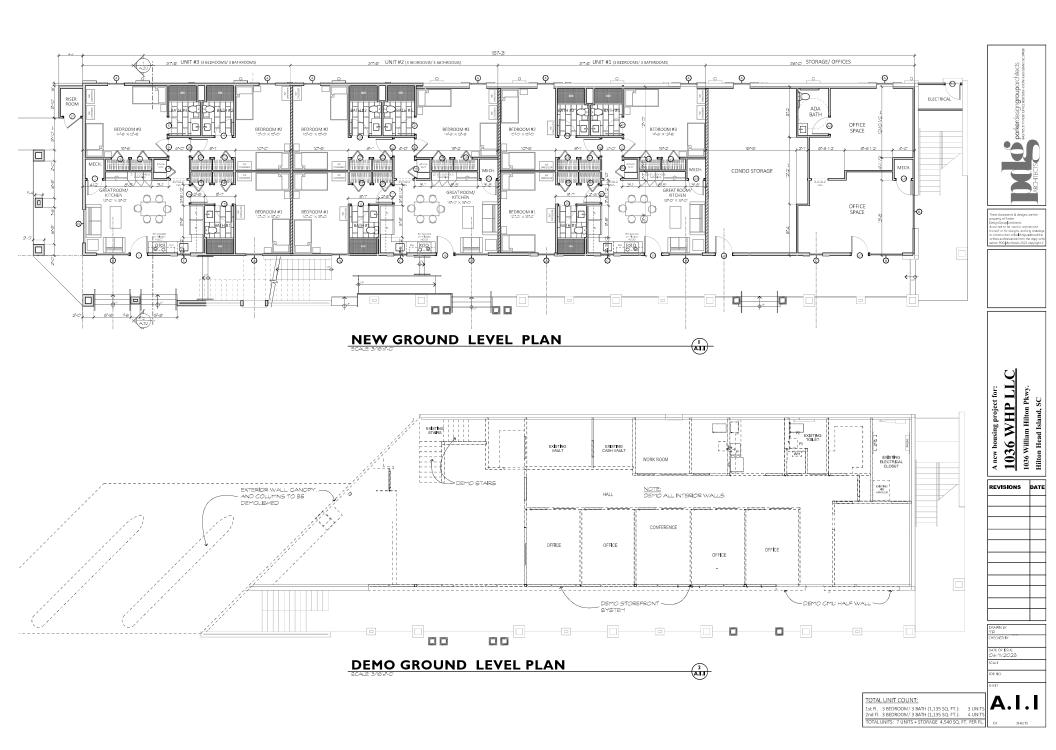
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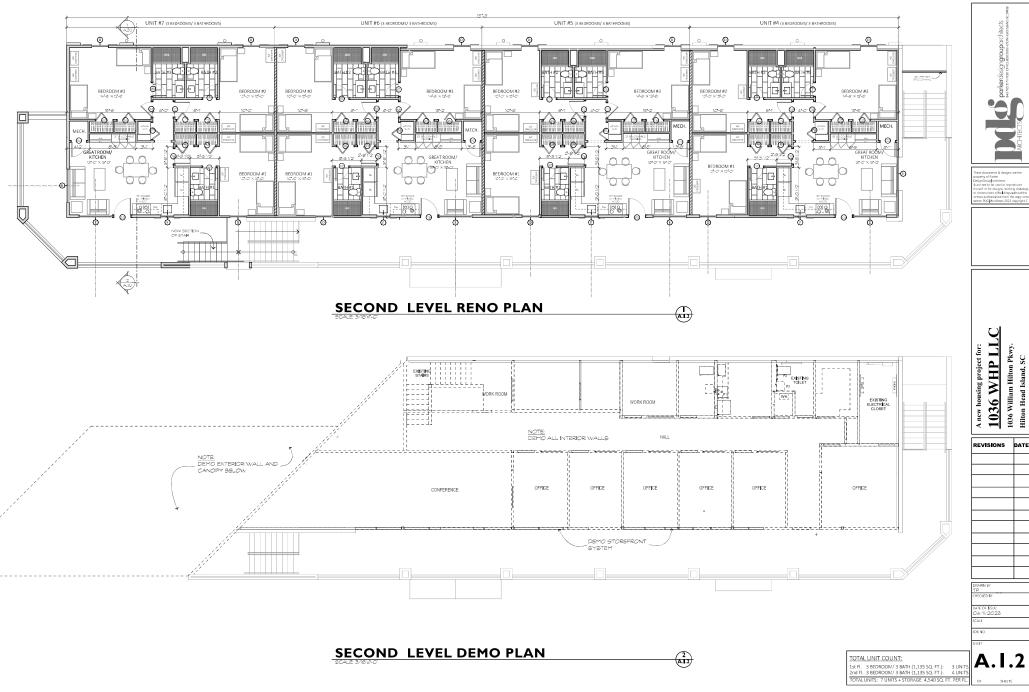


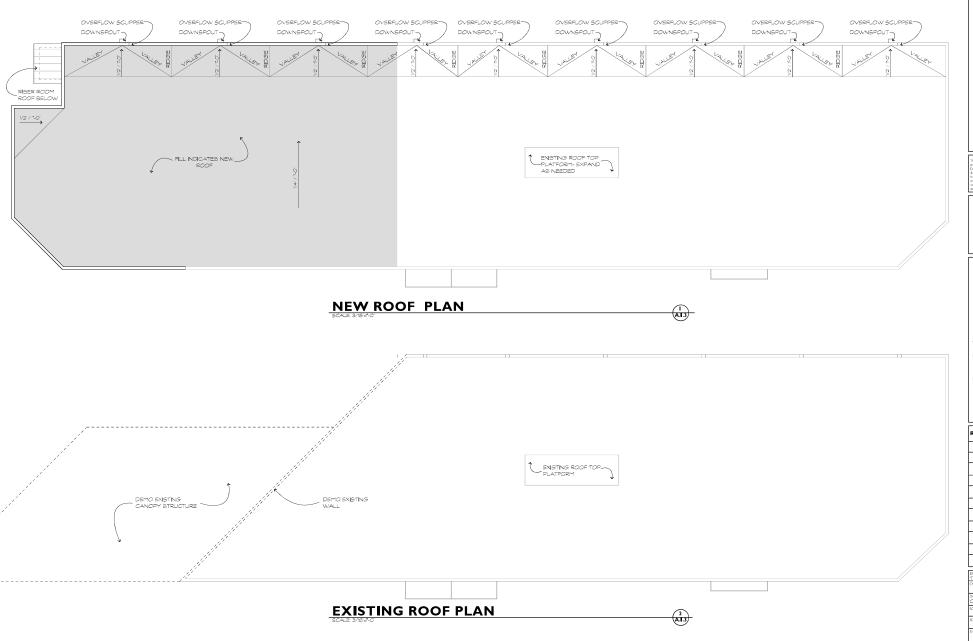
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A new housing project for:

1036 WHP LLC

1036 William Hilton Pkwy.

Hilton Head Island, SC

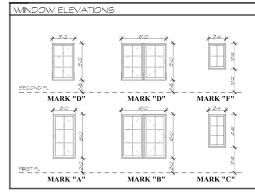
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04/11/2023

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04-11/2023
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**NEW PARKING LOT SIDE ELEVATION** 



# EXISTING PARKING LOT SIDE ELEVATION









**EXISTING PARKING LOT SIDE PHOTOS** 

A new housing project for:

1036 WHIP LLC

1036 William Hilton Pkwy.

Hilton Head Island, SC

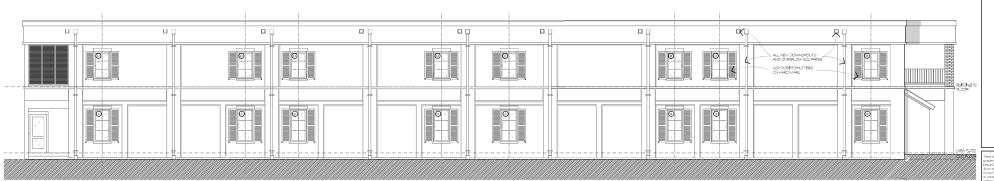
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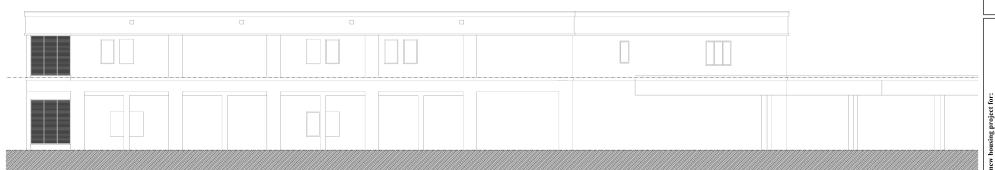
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**NEW RIGHT SIDE ELEVATION** 





## **EXISTING RIGHT SIDE ELEVATION**











**EXISTING RIGHT SIDE PHOTOS** 



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1036 WHP LLC
1036 William Hilton Pkwy.
Hilton Head Island, SC

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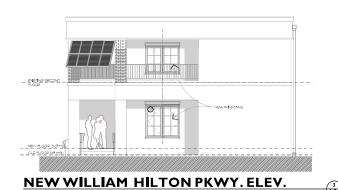
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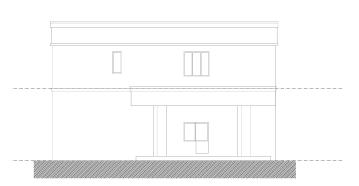
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A new housing project for:

1036 WHP LLC

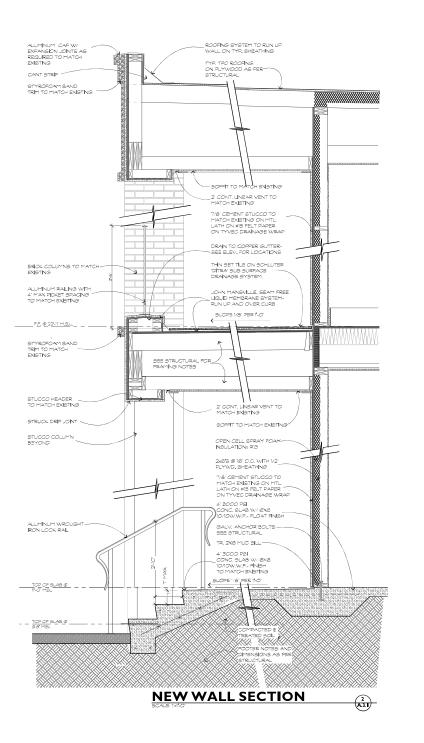
1036 William Hilton Pkwy.

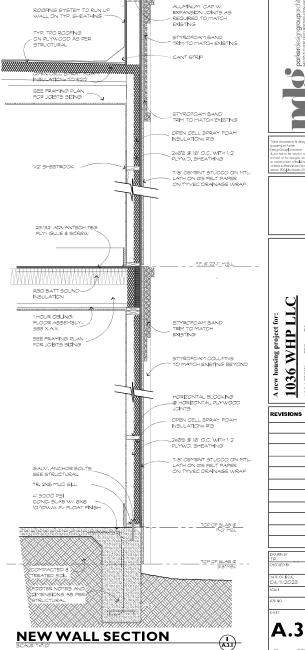
Hilton Head Island, SC

REVISIONS DATE

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DATE OF BSUE:
04-/11/2023

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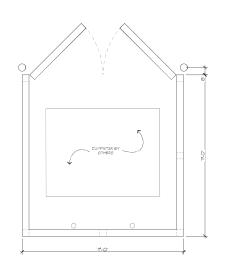
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1036 WHP LLC 1036 William Hilton Pkwy. Hilton Head Island, SC

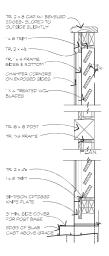
housing project for:

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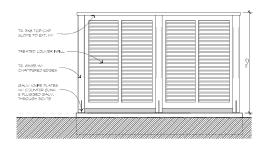
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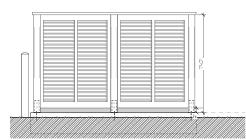
## **DUMPSTER ENCLOSURE PLAN**



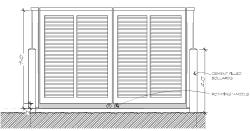
# DUMPSTER ENCLOSURE SECTION



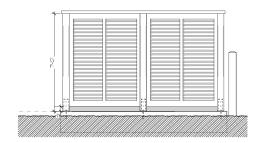
## **REAR ELEVATION**



## **RIGHT SIDE ELEVATION**



## **FRONT SIDE ELEVATION**



## LEFT SIDE ELEVATION



A3.3

1036 WHP LLC 1036 William Hilton Pkwy. Hilton Head Island, SC A new housing project for:

REVISIONS

A.3.3

4 A.3.3

#### GENERAL NOTES:

- ALL NOTES:

  ALL NOTES APPLYTO ALL DRAWINGS AND ALL TRADES
  REFER TO RINDINERING RUANS FOR LAYOLT AND LOCATION OF UTILITIES AND ROADS
  REFER TO RINDINERING RUANS FOR LAYOLT AND LOCATION OF UTILITIES AND ROADS
  ALL SURVEY AND STE INFORMATION WERE COMPILED PROM A VARIETY OF SOURCES AT VARIOUS TIMES.
  SITE INFORMATION MUST BE FELD WERE DEFORE CONSTRUCTION REGION. REPORT ANY
  IT IS THE RESISTANCE OF THE PROPERTY OF THE P
- CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. THE OWNER OR OWNERS REPRESENTATIVE SHALL MAKE INFILED MODIFICATIONS, IT NECESSARY VIOLENCE OF THE MODIFICATION OF THE MODIFICA
- INDICATED ON THE BRAWNING.

  BEFORE COMMENDEN ANY WORK CONTRACTOR SHALL ASCERTAIN THE LICATION OF ALL UTILITIES, SUBSURFACE DIVININGE, AND UNDERSCROUND CONSTRUCTIONS OF THAT PROPER PREVAILABLES, AND SUBSURFACE DIVININGE, AND UNDERSCROUND CONSTRUCTION OF THAT PROPER PREVAILABLES, NECESSARY PREVAILABLES, AND UNDERSCROUND ON TO AND OFF OF THE STEP PROTECTION WALKS, PAVING, STEPS AND OTHER DISTING CONSTRUCTION ON THE STEP. CONTRACTS SHALL BE MADE BY CONTRACTOR WITH PROPER AUTHORIES BEFORE AND DISTINGS THIS GORES, OS AS TO COMPANY BY CONTRACTOR WITH PROPER AUTHORIES BEFORE AND DISTINGS THIS GORES, OS AS TO COMPANY BY CONTRACTOR WITH PROPER AUTHORIES BEFORE AND DISTINGS THIS GORES, OS AS TO COMPANY BY CONTRACTOR WITH PROPER AUTHORIES BEFORE AND DISTINGS THIS CONTRACTS OF ANY DATE OF THE PROPER AUTHORIES AND DISTINGS. ALL REGULATIONS AND ORDINANCES

- COMPACTOR WITH RECEPT AUTHORITIES BEFORE AND DURING THIS WORKS OS A TO COMPAY WITH 
  COMPACTOR AND THE ORD LOCATE AUTHORISE AND COMPINI A DETERMINE UTILITY ELEVATIONS 
  PRIOR TO CONSTRUCTION. CONTRACTOR IS BESPONSIBLE FOR ANY DAMAGE AND MAKE BEAVER, AT 
  FIELD ROWN EXPOSES. THAT MAY OCCUR TO BUSTING BUTHES IN ACCORDANCE WITH NATIONAL 
  STATE AND LOCAL COOLE BEFORE ALL BUSTING THEE CONDITIONS AND ELEVATIONS PRIOR TO 
  CONSTRUCTION. CONTRACTOR SHALL DOTHEY THE OWNER OF COMPACT SERVESTATION OF ANY 
  DISCREPANACIES FROM TO THEIR REMOVAL. 
  CONTRACTOR SHALL PROTECT AND INSTALL TIESE PROTECTION FENCE AROUND THE DRIFT LINE OF ALL 
  THESE, MATURAL AREAS AND ESTIMAL VIGENTIANO'TO TRAMMAT THE PROTECTION LOCATION SHALL 
  THE AND AND A SHALL PROTECT AND LOCATION OF THE PROTECTION FOR ALL 
  THE AND A SHALL PROTECT AND LOCATION OF THE PROTECTION FOR ALL 
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  ALL CONSTRUCTION FOR ALL TRADES SHALL CONSTRUCTION FOR ALL TRADES AND A SHALL PROTECT AND LOCATION SHALL 
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  WITH DISABILITIES ACT, AND JOY OF THEM APPLICATION AND ALL STATES AND ANY 
  WITH DISABILITIES ACT, AND JOY OF THEM APPLICATION AND ANY AND A SHALL PROTECT AND EXPOSED AND ANY 
  COMPACTOR ACCESS FOR CONSTRUCTION A DIBECTED BY THE COMMERS OF OWNERS REPRESENTATIVE 
  CONTRACTOR SHALL PROTECT AT THE GENERAL PRIVILE OF THE COMMERS OF OWNERS REPRESENTATIVE 
  CONTRACTOR SHALL PROTECT AT THE GENERAL PROTECT FROM CONTRACTOR ACCESS FOR CONSTRUCTION ABOUT AND A SHALL PROTECT AT THE COMPANY AND A SHALL PROTECT AND A SHALL
- CONTRACTOR SHALL PROTECT THE GENERAL PUBLIC FROM CONSTRUCTION AREAS DURING
- CONTINCTURE THE CONTINCTURE TH

#### DEMOLITION NOTES:

- THE CONTRACTOR, BEFORE BEGINNING ANY DEMOLITION ACTIVITY, SHALL CONTACT THE LOCAL UTILITIES FOR INSTRUCTION ON SPECIAL PROCEDURES THAT MAY BE REQUIRED BY THE UTILITIES
- ALL DEMOLISHED MATERIAL SHALL BE HAULED AWAY AND DISPOSED OF PROPERLY IN A LANDFILL AS

- ALL DEWOLDHED MATERIAL SHALL BE HAULED AWAY AND DISPOSED OF ROPERLY IN A LANDFILL AS APPLICABLE PER BALLPORT COUNTY CODE(S).

  THE CONTRACTOR SHALL FOLLOW ALL RECURRIMENTS OF LOCAL, TATE AND FEDERAL REGULATORY PROPERTY OF THE CONTRACTOR SHALL FOLLOW ALL RECURRIMENTS OF LOCAL TATE AND FEDERAL REGULATORY FOLLOWS AND THE CONTRACTOR SHALL PREPORT HIS OWNESS THREE ALL DATA BROWDED IN THESE DIAWNINS. THE CONTRACTOR SHALL PREPORT HIS OWNESS TRENDENT OF REPORT AND THE CONTRACTOR SHALL PREPORT HIS OWNESS TRENDENT OF REPORT OF THE CONTRACTOR SHALL PREPARED HIS OWNESS TRENDENT OF THE CONTRACTOR PROPERTY OF BEGINNING MORE AND THE CONTRACTOR SHALL PREPARED HIS OWNESS THE CONTRACTOR PROPERTY OF BEGINNING MORE AND THE CONTRACTOR PROPERTY OF BEGINNING TO THE CONTRACTOR PROPERTY OF THE CONTRACTOR PROPERTY OF THE CONTRACTOR PROPERTY OF THE CONTRACTOR PROPERTY OF THE CONTRACTOR OF THE CONTRACTOR OF ANY DITCHES AND EQUIPMENT IS THE SECRETORY OF THE CONTRACTOR OF THE CONTRACTOR OF ANY DITCHES AND EQUIPMENT IS THE SECRETORY OF THE CONTRACTOR ON THE SECURITION OF THE CONTRACTOR ON THE SECURPOR ON THE CONTRACTOR ON THE CONTRACTOR ON THE CONTRACTOR ON TH

- REPLACEMENT. THE CONTRACTOR SHALL TAKE CARE WHEN WORKING AROUND EXISTING TREES SCHEDULED. REMAIN, PROPER TREE PROTECTION IN ACCORDANCE WITH LOCAL CODES SHALL BE MADE PRIOR TO CONSTRUCTION BEGINNING AND THE CONTRACTOR OF THE CONT
- REMAIN PROPER TREE MOTERIAN IN ACCOUNTACE WITH LOCAL CODES SHALL BE MADE FROM TO BE SHALL SHALL

#### GENERAL DISTURBANCE NOTES:

- CONTRACTOR SHALL IMPLEMENT ALL SILT FENCE OR OTHER SEDIMENT CONTROL MEASURES AROUND ALL DISTURBED AREAS PRICE TO ANY CONSTRUCTION ACTIVITIES.
  TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AFTER SILT FENCE AND PRIOR TO ALL
- TEMPOSARY CONTROLCTION ENTERNEE SHALL BE INSTALLED AFFES BLT FERKE AND PROR TO ALL OTHER CONSTITUTION ACTIVITIES ALL SEGMENT AND ERCORD CONTRACTOR SHALL BE INSPECTED BY THE CONTRACTOR AT LEAST ALL SEGMENT AND ERCORD CONTRACTOR AND ENTER HIS OFFICE HIS OFFI HIS OFFI
- CONSTRUCTION IN ORDER TO CONTROL EROSION AND J OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS
- IABIDZED. HE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED.
- THE CURTINGLIORINGS I TARK NECESSAYED, ALLION LORINGINGS. HE BIRACKING OF INDUD ONLY PAYED SURFACES FROM COOKSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTION SHALL REMOVE MUDY, SOIL DAILY FROM PAYED SURFACES, AS REQUIRED. RESIDENTIAL SURVIVIOUS REQUIRE REGISION COUNTRY, LEFTURES FOR INFRASTRUCTURE AS WELL AS RESIDENTIAL SURVIVIOUS REGISION CONTRACTION. INJUDIOUSLA, PROPERTY OWNERS SHALL FOLLOW THESE PLAYS OUR DURING CONSTRUCTION OR DESTRUCTION. INJUDIOUSLA, PROPERTY OWNERS SHALL FOLLOW THESE PLAYS OF THE PAYED RESIDENTIAL SHALL FOLLOW THE PAYED RESIDENTIAL FOLLOW THE PAYED RESIDENTIAL SHALL FOLLOW THE PAYED PAYED RESIDENTIAL PROPERTY OF THE PAYED RESIDENTIAL PROPERTY OF THE PAYED G. 72-300 ET SEQ. AND SCR 100000.
- DURING CONSTRUCTION OF OSTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH 5 CERT 7300 FEED, AND SCHOOL OF A DISCOURT PLAN IN ACCORDANCE WITH 5 CERT 7300 FEED, AND SCHOOL OF A DISCOURT PLAN IN ACCORDANCE WITH 5 CERT 7300 FEED, AND SCHOOL OF THE STATE OF THE ST

- 11.2 WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE STE IS TEMPORABLE CLASED AND EARTH-OISTUBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

#### LAYOUT NOTES:

- ALL CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

  CONTRACTOR TO USE DIGITAL FILES PROVIDED BY WITMER-JONES-KEEFER, LTD. TO LAYOUT AND STAKE ILL SITE IMPROVEMENTS AND ELEMENTS. FINAL LAYOUT AND STAKING TO BE FIELD VERIFIED AND IMPROVED BY LANDSCAPE ARCHITECT AND OWNER OR OWNERS REPRESENTATIVE PRIOR TO
- CONSTRUCTION CONTRACTION CONTRACTION OF SHALL RELD LOCATE STAKE AND USE COLOR CODED SPRAY PAINT FOR ALL ABOVE AND BELOW GROUND UTUTIES CONTRACTOR TO CONFIRM J DETERMINE UTUTIVE ELEVATIONS PRIOR TO CONSTRUCTION ANY BOSTRION LITTUY CONFLICTS. WITH SIZE MAPPOVEMENTS TO BE REPORTED TO DOWNER, OWNERS, REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION CONTRACTION.
- notes. All site improvements represented in this set of plans shall be staked and reviewed with the owner or owners representative prior to construction. Any discrepancies to be
- REPORTED TO THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
  ALL DIMENSIONS ARE TO EDGE OF PAVING AND CENTERLINE OF WALLS AND COLUMNS UNLESS.
- L DIMINION TO THE WAY TH LANDSCAPE AREAS
- ANY AND ALL FIELD ADJUSTMENTS SHALL RECEIVE APPROVAL FROM THE OWNER, OWNERS
  REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

- CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNERS REPRESENTATIVE OF DISCREPANCES.
  CROSS SLOPES ON ALL HARDSCAPE WALKWAYS / PATHWAYS ARE NOT TO EXCEED 2%.
- CROSS SUDPES ON ALL HANDSCAPE WALLWAYS, "NATHWAYS ARE NOT TO EXCEED 7%. LESS OF A UNITED AND A CONTROL OF A UNITED A CONTROL OF A UNITED AND A UNITED AND A CONTROL OF A UNITED AND A UNITE
- REPRESENTATIVE, STORLANDE DISCOURTS AND ASSESSMENT OF THE DESIGN OF THE ON NONDO. ALL DISTURBED AREAS INCLUDING SHALLOW SWALES SHALL BE MULCHED OR PLANTED AS INDICATED.

- ON PLANTING FLANS.

  IF ROUTINE POR PRIMITERS SHALL BE NO.S. 6" POR UP DOWNAGE BITTLES BLACK IN COLORS

  I PROCURED, POR PRIMITERS SHALL BE NO.S. 6" POR UP DOWNAGE BITTLES BLACK IN COLORS

  LANGEGARE DRAIN SHALL BE A SEREPTED ON PLANTING SHALL SHALL BE A SPECIFIED ON PLANTING SHALL BE A PRIMITED OF PROVIDED SHALL BE A PRIMITED SHALL BE A PRIMITED

#### LIGHTING NOTES:

- CHITING NOTES:

  THE INTENT OF THE LIGHTING DESIGN IS TO PROVIDE LOW LEVEL UNCERTAINIVE SITE LIGHTING OR ADDITECTURAL ELEMENTS. THE CONTRACTOR SHALL MAKE EVERY FEROR! TO CASATE THIS EFFECT BY CASE CONDENDATION WITH THE AUGSTOP AROUND THE CONTROL PROVIDENT OF ALL KINDLES THE CONTRACTOR SHALL REVENUES THE EXCENTED AND THE CONTRACTOR SHALL REVENUES THE ELECTRICAL SYSTEM DESIGN OF THE CONTRACTOR AND THE PROVIDED BY THE CONTRACTOR SHALL REVENUES AND THE ELECTRICAL SYSTEM DESIGN OF THE CONTRACTOR AND THE PROVIDED BY THE CONTRACTOR OF THE PROVIDE ELECTRICAL PLANS AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNERS OF THE MAKE ACTUAL THORN AND THE CONTRACTOR OF THE WASHINGTON STORM STREET AND THE CONTRACTOR OF THE MAKE ACTUAL TOWN AND THE CONTRACTOR OF THE PROVIDED BY THE CONTRACTOR OF THE PROVIDED BY THE CONTRACTOR OF THE PROVIDED BY TH

- PREVIOUS RECORDS A RECORDS OF THE CONTROLLES RECEIVED A RECORD A R INAL AIMING AND ADJUSTMENT SHALL BE MADE AT NIGHT WITH LANDSCAPE ARCHITECT PRESENT TO
- GIVE FINAL APPROVAL.

  THE CONTRACTOR SHALL COORDINATE, STAKE AND FLAG ALL LOCATIONS WHERE ELECTRICAL CONDUIT OR P.V.C. SLEWING MAY BE REQUIRED BENEATH WALKS OR OTHER PAVED AREAS PRIOR TO HARDSCAPE INSTALLATION.
- PANSICISER INSTALLATION.
  ALL BECTEMENA WINNING BUNNING LINDER PAVED AREAS SHALL BE PLACED IN ELECTRICAL CONDUIT OR PLY SLEEVES PROVIDED BY CONTRACTOR.
  ONTRACTOR SHALL INFOLUCE A MINIMUM OF 36° OF BURIES EXCESS CABLE AT EACH FUTURE TO ALLOW FOR PREVIOUS A MINIMUM OF 36° OF BURIES EXCESS CABLE AT EACH FUTURE TO ALLOW FOR PREVIOUS ADJUSTMENT OF 36° OF BURIES EXCESS CABLE AT EACH FUTURE TO ALLOW FOR PREVIOUS ADJUSTMENT.
- ALL LIGHTING TO BE PLACED ON AN APPROPRIATE TIMER. THE CONTRACTOR SHALL SELECT AN APPROPRIATE TIMER FOR ALL LIGHTS AND SET THE TIME APPROPRIATELY FOR PROPER NIGHT TIME. NOTIFICATIVE INVEST. O'RELL CIDITS AND SET THE TIME APPROVINGED TO PROPER NIGHT TIME LLUMINATION, FOR APPROVAL BY O'MARE OR COMMERCES REPRESENTATIVE.

  CONTRACTOR SHALL PROVIDE GROUND FAULT CIRCUIT BREAKERS FOR ALL CIRCUITS AS REQUIRED BY VATIONAL, STAFE AND LOCAL CORD.

  THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, EXCAVATION AND BACKFILL NECESSARY TO

- THE CONTINUE FOR SPIRIL TANGED FILE CONTINUE FOR THE CONT
- INCLUSIANT BY THE CONTRACTOR FOR ONE YEAR.

  CONTRACTOR TO PROVIDE "AS-BUILT DRAWINGS IMMEDIATELY AFTER FINAL ACCEPTANCE, ALONG WITH ALL INSTRUCTION MANUALS FOR ALL EQUIPMENT INSTALLED.

  IF POSSIBLE, FIELD MODIFICATIONS WILL BE DIRECTED BY THE LANDSCAPE ARCHITECT, OWNER OR OWNERS REPRESENTATIVE.

#### CONSTRUCTION NOTES:

- ALL CONTRACTORS AND ALL TRADES ARE RESPONSIBLE FOR OBTAINING THE CORRECT PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION AS REQUIRED BY LOCAL PLANNING, ZONING, BUILDING CODE AND CONTROL PROPERTY OF THE PROPOSAL P
- HE CONTRACTOR IS DESPONSIBLE FOR ALL DAMAGE TO EXISTING CONDITIONS SCHEDULED TO REMAIN. DURING CONSTRUCTION. DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND FOR ANY DAMAGE THAT.
- MAY OCCUR? TO EXISTING UTILITIES DURING CONSTRUCTION.

  HISTORIO EXISTING UTILITIES DURING CONSTRUCTION.

  HISTORIO DO RECENTING MAY DE RECESSARY FOR PRODUCE DESIRED EFFECT. MODIFICATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER OR OWNERS REPRESENTATIVE.

  ALL WELDS TO BE CONSTRUCUOS.
- all welds to be continuous. For all wood members, all cuts shall be even and joints flush. Sand four sides and fill.
- MPERFECTIONS, COUNTRESINGS AND MAIL HOUSE TO ASSURE EVEN PINASH.

  ONTRACTOR SHALL VERIPY ALL WOOD MEMBERS FOR APPROPRIATE SIZE, SPACING, ATTACHMENTS
  AND STRUCTURAL STABILTY PROF TO CONSTRUCTION. CONTRACTOR TO REPORT ANY DISCREPANCIES
  TO OWNER, OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- ALL NOTCHES SHALL BE SHOP CUT TO ASSURE TIGHT JOINTS. EACH MEMBER SHALL BE DRIVEN HOME TO ASSURE TIGHT FIT. PILOT HOLES SHALL BE DRILLED FOR EACH CARRIAGE BOLT. PLUG, SEAL AND
- PRIME.

  FINISH ALL SIDES AND CAULK ALL JOINTS WITH APPROPRIATE EXTERIOR CALLK PRIOR TO FINISHING.
  ALL CONNECTORS, UNLESS OTHERWISE SPECIFIED, SHALL BE STAINLESS STEEL, BOLTS, THERADED ROOS,
  WASHERS, NUTS AND ALL BUILDING HARDWARE SHALL BE STAINLESS STEEL, AND SUITABLE FOR
  RESSURE TREATED WOOD. ALL THROUGH BOLTS TO BE SMOOTH SHAFT WITH STAINLESS STEEL HUTS.

### SOIL AMENDMENT NOTES:

- DIL AMENDMENT NOTES:

  TOPIGIS UNIV. CONST OF THE WITHING LOAM, SANDY LOAM, SIT LOAM, OR CLAY LOAM HUMUS BEARINS SOLIC, ADAPTED TO THE SUSTEMANCE OF PLANT LIFE WITH THE FOLLOWING TEXTURE.

  BEARINS SOLIC, ADAPTED TO THE SUSTEMANCE OF PLANT LIFE WITH THE FOLLOWING TEXTURE.

  1. GLAYSTER, AND CONTROL THE PLANT SOLIC SOLIC

- SAREINED LODGUE, SHALL BE, USH RIBOTE WHITE A RIBINATION DEPTH OF THE CHIEF (F) MICHES TO ALL

  GRADED AREA (FO) THI NICLUDIN BUILDING, PAVED, SINTHEIX TURF, PERVOUS PAVEMENT, ETC) AND

  CRAS DIRECTED BYTHE OWNER OR OWNERS REPRESENTATIVE GROUND SHALL BE SCARFIED BETO

  PACING TO STORY, AREA SHAFEES, SCREENED TO STORY, IS DISTRIBUTED. SHALL BE STARFIED BETO

  TEMPORARY AND/OR PARAMENT VEGETATION (SASON) DEPENDENT) OR TEMPORARY MULCH WITHIN

  FOURTEEN (14) CALENDAR DAYS OF DISTRIBUTION.

#### PLANTING NOTES:

- ANDSCAPE PLANTING AND / OR MULCHED AREAS TO BE FINE GRADED, HAND RAKED SMOOTH AND
- LANLOADER EATWINDER STATEMENT OF THE CONTROLL OF THE CONTROLL
- / PROPOSAL IS SUBMITTED

  PANT SCHEDUL WAS PREPARED FOR ESTIMATING PURPOSES ONLY CONTRACTOR SHALL MAKE OWN
  CLIAMITY TAREOFFS. LISING DRAWINGS TO DETERMINE CULANITITIES TO HIS SATISFACTION, REPORTING
  PROMPTLY AND DESCEPANCIES WHICH MAY AFFECT BIDDING
  GALLON SIZES ARE FOR PRIONG PURPOSES ONLY. FLANT MUST MEET HEIGHTS AND WIDTHS SPECIFIED
- IN PLANTS CHEDILLE
  ROOT TYPE MAY BEFELLY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN,
  OTHER SYRCHICATIONS REMAINING UNCHANGED, EXCEPT IN THE CASE OF CONTAINER GROWN
  SPECIMENT TERES AN INDICATED IN THE TERE PLANTING SCHEDULE
  ANY SIGNIFICANT ROOTS EXCOUNTERED 2" DIA AND LASSER SHALL BE DUS OUT BY HAND HELP
  CLANAT, CUI BROKEN THE FOOTING YOUNDATION AREAT OF PREMOTE FROST RE-GROWTH AND HELP
- CLEANLY CUT BACK IN THE TOURING PROGRESS.

  REPRESENT ROOT DEBACK.

  ALL PLANT MATERIAL, EXCEPT SEASONAL, COLORY SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR FOR ONE YEAR.

  ALL SEASONAL COLOR SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR.

### THRE AND GRASSING NOTES:

- GRASS SEED: PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND SERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTUR

- GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA, PROVIDE SEED MITTURE COMPOSED OF GROSS SEEGES, REPORTION AND MANNIAM PRECENTIAGE OF PUBLITY. GERMINATION. AND MANNIAM PRECENTIAGE OF WIELD SEED AS SECURITY OF THE PROVIDED AS CORRECT AND A PROVIDED AS CORRECT AS CORRECT AND A PROVIDED AS CORRECT AND A PROVIDED AS CORRECT AS CORRECT AND A PROVIDED AS CORRECT AS CORRECT AND A PROVIDED AS CORRECT AS CORRECT AND A SEED AS CORRECT AND A SEED AS CORRECT AND ASSOCIATION AND A SEED AS SOON AS THE SOON AND STAGLED AND ASSOCIATION AND A STAGLED AND A SOON AS THE SOON AND A STAGLED AND A SEED AND AS CORRECT AND A STAGLED AND ASSOCIATION AS CORRECT AS CORR SOD IS IN CONTACT WITH THE SOIL. THE COMPLETED SODDED AREAS SHALL BE TRUE TO FINISH GRADE

- SOLD INTUCATION. MITTING SOIL, THE CONTROLLED SOUDED ARROS SHALL BE INDUCTOR INFORMATION.

  SEED SHALL BE AT ANX TOC IN FOLKIONS PER ACRE.
  THIRTY DAYS AFTER LAST SEEDING/SOLDING OFBRATION. APPLY 1 POUND OF TYPE A NITROGEN
  FERRILIZER FREA AND FOLKION AND IMMEDIATELY WATER.
  UPON COMPLETION OF PLANTINGS ALL EXCESS SOIL STONES AND DESIRS WHICH HAS NOT PREVIOUSLY
  UPON COMPLETION OF PLANTINGS ALL EXCESS SOIL STONES AND DESIRS WHICH HAS NOT PREVIOUSLY
  BESIN CLEARLED BY SHALL BE RISKNOWED FROM THE SITE AND DISTOSED OF AS DIRECTED BY THE
  BESIN CLEARLED BY SHALL BE RISKNOWED FROM THE SITE AND DISTOSED OF AS DIRECTED BY THE
- DEEN LEUWIED UP 39YLL BE REMOVED HINNE THE 31E AND USPOSED UP 35 UNICLED BY MOMERS REPRESENTATIVE NO NOT SHOW SATISFACTORY GROWTH WITHIN (18) DAYS AFTER PLANTING ALL LAWAN AREAS THAT DO NOT SHOW SATISFACTORY GROWTH WITHIN (18) DAYS AFTER PLANTING SHALL BE REPLAIDED AND RE-FERRILLSEED AS SPECIFIED UNTIL A SATISFACTORY LAWAN SETABLISHED THE LAWAN SHALL BE CONSIDERED BSTABLISHED WHEN IT REACONABLY FREE FROM WEED, GREEN THE ARPHARMACK AND THE SPECIFIED GROSS IS VICKOROUS AND GROWING WEELL ON EACH SO FT. OF LAWAN
- AREA.

  LIWIN SHALL BE PROTECTED AND MAINTAINED BY WATERING, MOWING, AND REPLAINTING,
  OVERSEING, AS NECESSARY FOR AS LONG AS IS NECESSARY TO ESTABLISH A UNFORM STAND,
  SCATTERED BARE SPOTS, NONG CO WHICH IS LARGEST HAND ONE SO ET, WILL BE ALLOWED UP TO
  MAXIMUM OF THESE PERSENT OF ANY LIWIN AREA. IT SHALL BE THE REPROVISIBILITY OF THE
  CONTRACTION FEBRI AND PREDICAL DAMAGET OF LEWAN AREA HILL COVERAGE IS REQUISED.
- iys. NCE OF GRASSED AREAS SHALL CONSIST OF MOWING, WATERING AND FERTILIZING. ALL NDEAS SUALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 6" ABOVE FINISHED GRADE. GROSSED MICRO SPALLE BE MINIMUMED AT A REIGHT NOT TO EXCEED A MOOVE ARREST ENTITY AND ENTITY OF MAINTAIN ALL GRASSED AREAS UNTIL ACCEPTANCE BY OWNER AT END OF PROJECT. LAWN MAINTENANCE SHALL OCCUR AT A MINIMUM OF ONCE PER
- SVENI CALENDAS DAY.

  SPENIA SEEDINA AND SOO AREA 5/ SOLARE POOTAGES TO BE PAINTED IN FIELD AND APPROVED AND ADJUSTED IN FIELD BY CONVERS. REPRESENTATIVE PRICE TO INSTALLATION. IN FIELD AND APPROVED AND ADJUSTED IN FIELD BY CONVERS. REPRESENTATIVE PRICE TO INSTALLATION. IN FIELD AND APPROVED AND EXCESSIONS SHALL HAVE FURLE MEMORITATIVE PRICE SHADON. MAINTAIN SEEDED LAWN LATTL. SEEDING BED SHALL HAVE TOPSOIL LOOSEN TO A DETTH OF 4" REMOVE STONE OVER 1" IN ANY DIMENSION, ROOTS, RESIDEN AND STANKHOLD MATTER.

#### IRRIGATION NOTES:

- CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIRES, HEADS, HTITINGS, BACK FLOW CONTROLLER, AND IRRIGATION METER AND TO PROVIDE I DOIS OCUPRIAGE FOR ALL NEW PLANTINGS. DIPL RIRIGATION TO BE LUSED FOR ALL PLANTINGS. EXCEPT LAWNS.

  PLANTINGS, EXCEPT LAWNS.

  ON RIRIGATION COMPONENTS SHALL BE CLOSER THAN 12" TO ANY EDGE OF PAVEMENT OR CURB AND
- INCIDIOATION COMPONENTS SHALL BE CLOSE FIRM IT I FORM FEDER OF PAYMENT OF CHORNING OF COURT AND COURT AND
- LANDSCAPE CONTRACTOR SHALL LOCATE WATER SOURCE AND PROVIDE POWER TO CONTROLLER CONTROLLER LOCATION TO BE SPECIFIED BY OWNERS REPRESENTATIVE IN FIELD PRIOR TO
- CONTRUCTION
  ALL DRRY TUBING SHALL BE COVERED WITH MIN 3" OF MULCH.
  ALL DRRY TUBING SHALL BE COVERED WITH MIN 3" OF MULCH.
  CONTRACTION SHALL SHALL BE SEPARATE
  CONTRACTOR SHALL SHALL BE SEPARATE
  REFUERNING BOORLY AGENCIES FOR HINLA HIPROCAULTRICATE TO INSTALLATION.

\*\*\*\*CAUTION\*\*\*\*

UTILITY PROTECTION CENTER

2022 WJK LTD **Y** Carolina **PLANS** 

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APRIL 12, 20 DRAWN BY: MC HECKED BY: BW/

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FINAL LANDSCAPE PLAN

DRAWING TITLE

PROJECT NOTES DRAWING NUMBER

L30

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal/Spacing
TREES							
1	MAGG	Magnolia grandiflora	Southern Magnolia	12'-14'	6'-7'	Cont.	-
.5	QUEV	Quercus virginiana	Live Oak 14'-16'		6'-8"	Cont.	4*
UNDERSTORY	TREES						
3	ILEC	llex cassine	Dahoon Holly	6'-7'	3'-4'	15 gal.	270
19	ILEV	llex vomitoria "Pride of Houston"	Yaupon Holly	5'-6'	3'-4'	15 gal.	(2)
182	MAGL	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	8'-10'	4'-5'	30 gal.	349
4	SABP	Sabal palmetto	Cabbage Palm	12'-16'		Cont	150
SHRUBS							
107.0	CHAH	Chamaerops humilis	European Fan Palm	4'-5'	2'-3'	15 gal.	920
(8 <u>0</u> 5	CYCR	Cycas revoluta	Sago Palm	30"-36"	30"-36"	15 gal.	20
7	ILLP	Illicium parviflorum	Yellow Anise	30"-36"	24"-30"	7 gal.	-
33	ILVN	llex vomitoria 'Nana'	Dwarf Yaupon Holly	18*-24*	18"-24"	7 gal.	÷3
(P#1)	LIGI	Ligustrum japonicum 'Texanum'	Waxleaf Privet	30:-36"	24"-30"	7 gal.	- 20
5	PODM	Podocarpus macrophyllus	Podocarpus	36"-42"	24"-30"	15 gal.	191
10-5	VIBD	Viburnum obovatum 'Densa'	Dwarf Walter's Viburnum	24"-30"	24"-30"	7 gal.	130
17	VIBS	Viburnum suspensum	Sandankwa Viburnum	30*-36*	24*-30*	7 gal.	958
GROUND CO	VERS, VINES	& PERENNIALS					
375	TRAA	Trachelospermum asiaticum	Asiatic Jasmine	4"-6"	12" runners	1 gal.	18° O.C.

PLAI	NTING REFERENCE NOTES:
$\overline{\odot}$	EXISTING VEGETATION TO REMAIN.
<b>②</b>	EXISTING TREES TO REMAIN
3	EXISTING TREES TO BE REMOVED.
<b>①</b>	CONTRACTOR SHALL REPAIR OR REPLACE ANY AND ALL GRASS DAMAGED DURING CONSTRUCTION.
(3)	MULCH DISTURBED AREAS DUE TO CONSTRUCTION.
ŏ	CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREE WITHOUT DISTURBING TREE ROOTS.
0	COORDINATE SHRUB LAYOUT WITH EXISTING UTILITIES. REPORT ANY CONFLICTS TO LANDSCAPE ARCHITECT.

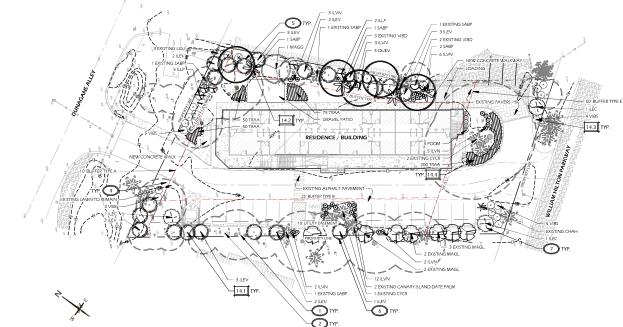
(3)

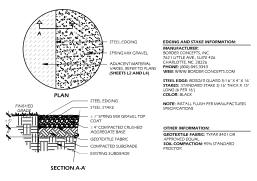
PROTECT AREA DRAIN FROM CLOGGING DURING INSTALLATION
OF PLANTS AND MULCH. MAINTAIN FUNCTIONALITY AND
POSITIVE PITCH TO DRAIN

OVERSTORY			UNDERSTORY			SHRUBS	SHRUBS	PROVIDED
REQUIRED	YEXISTING	PROVIDED	REQUIRED	EXISTING	REQUIRED	REQUIRED	EXISTING	PROVIDEL
WILLIAM HIL	TON PARKW	AY- BUFFER T	YPE E, OPTION	1, 50°				
4	4	0	6	4	2	22	3	19
WEST PROPE	RTYLINE- BL	FFER TYPE B,	<b>OPTION 1, 25'</b>					
6	6	0	12	5	7	19	3	16
DUNIGANS A	ALLEY- BUFFE	R TYPE A, OP	TION 2, 10'					
3	5	0	6	1	5	15	2	13
EAST PROPE	NE-BUL YTS	FFER TYPE B,	OPTION 2, 15"					
7	1	6	14	2	12	20	6	14

**BUFFER SUMMARY** 

		Pos	t-Dev	elopm	ent /	ACI			
	CAT. I			CAT. II				CAT. III	
Species Abbrev.	LO			wok				PLM	PN
Caliper Inches	32			10				10	6
	38			10				12	8
				14				12	12
				14				16	15
				16				18	16
				16					23
				18					24
				20					24
				20					28
				22					
Species Totals	70	0	0	160	0	0	0	68	156
Subtotals		CAT. I	70		- 11-	CAT. II	160	CAT. III	224
Tree Value Factor			1				0.75		0.5
Category ACI			70				120		112
					_	TOTA	1 ACI	30	2
						1017	LACI	30	
TOTAL SITE AREA			0.6 AC.						
MAX IMPERVIOUS AREA (60%) 0.4 AC.									
PERVIOUS AREA REMAINING 0.2 AC.		0.2 AC.							
(900	ACI PER ACR	E)		180 ACI	MININ	IUM			





1 L500 GRAVEL PATIO SCALE IT- IT-OT Indiana from the state of the s

© 2022 WIKLTD.

DESIGN CONCEPTS, DRAWING, SHEETS
LOGGS, SPECIFICATIONS, DETAILS
WRITTEN WATERIN, SHALL NOT BE LUBE
OR REPRODUCED IN WHOLE OR IN PART
IN ANY FORM WITHOUT PROOF WRITTEN
CONSENT OF WIKETD

THIS SHEETT OF SALE AT 24736\*

N FORM WITHOUT PROPE WARTER

036 WILLIAM HILTO
PARKWAY
HILTON HEAD ISLAND, SOUTH CAROLINA

SITE DEVELOPMENT PLANS

DATE: APRIL 12, 2023
PROJECT NO.: 23087.01
DRAWN BY: MC
CHECKED BY: BW

FINAL LANDSCAPE PLAN

REVISIONS:

DRAWING TITLE
PLANTING PLAN

DRAWING NUMBER

L500

## **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: 1036 William Hilton Parkway – Commercial Conversion	DRB#: DRB-000860-2023					
DATE: April 20, 2023	CATEGORY: Alteration/Addition					
RECOMMENDATION: Approval	Denial					
RECOMMENDED CONDITIONS:						
Provide updated plans for staff review and approval with the following:						
<ol> <li>Dumpster enclosure color to match building.</li> <li>Cement bollards to be painted a color that matches the building with white reflective tape applied.</li> </ol>						
MISC COMMENTS/QUESTIONS						
1. This project requires a Building Permit. Please contact Toney Pierce at tonyp@hiltonheadislandse permit.	e.gov or at 843-341-4675 with any questions about this					
2. This project requires a Development Plan Review.						



# Shea 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

3/17/23 CWR	
FOR OFFICIAL USE ONLY Date Received: 3 - 7 - 23	
Accepted by:	
DRB #:	
Meeting Date:	

Applicant/Agent Name: WILLIAM PENIGO Con	ipany: WP CONSTRUCTION
Mailing Address: 200 Beach City Rol City	HHI. State: 5 C Zip: 29926
	mail: Williamperiso @ yahoo. com
Project Name: Capthin Woody 15 Project Ad	dress: 14B ExecuTIVE PARK
Parcel Number [PIN]: R562 015 000 0098	0001
Zoning District: Overlay Di	strict(s):
CORDIDOR DEVIEW	Z MA JOD
CORRIDOR REVIEW DESIGN REVIEW BOARD (DRB) SUBI	
DESIGN REVIEW BOTHER (DRD) SEBI	
Digital Submissions may be accepted via e-mail by calling 843-3	41-4757.
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 Actio jurisdiction of an ARB, the applicant shall submit such AR 2-103.I.4.b.iii.01. Submitting an application to the ARB to applicant.	B's written notice of action per LMO Section 16-
Filing Fee: Concept Approval-Proposed Development \$175 Alterations/Additions \$100, Signs \$25; cash or check made	
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 apple beaches.	
A site analysis study to include specimen trees, access, sign views, orientation and other site features that may influence	
A draft written narrative describing the design intent of the reflects the site analysis results.	project, its goals and objectives and how it
Context photographs of neighboring uses and architectural s	. T
Conceptual site plan (to scale) showing proposed location o Conceptual sketches of primary exterior elevations showing development materials colors shadow lines and landscania	architectural character of the proposed

<u> </u>
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
Γο 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 Hilto
Head Island. I understand that such conditions shall apply to the subject property only and are a right of
obligation transferable by sale.
further understand that in the event of a State of Emergency due to a Disaster, the review and approval time
set forth in the Land Management Ordinance may be suspended.
Williams DATE
$\frac{3/\epsilon/23}{\text{DATE}}$



# Photo 🔗



Done











# SUBMITTAL FOR:



1674 CHATHAM PARKWAY SAVANNAH, GEORGIA 31405 MAIN: 912 236 2416 FAX: 912 232 7884 WWW.COASTALCANVAS.NET

A NEW AWNING
FOR

CAPTAIN WOODIES

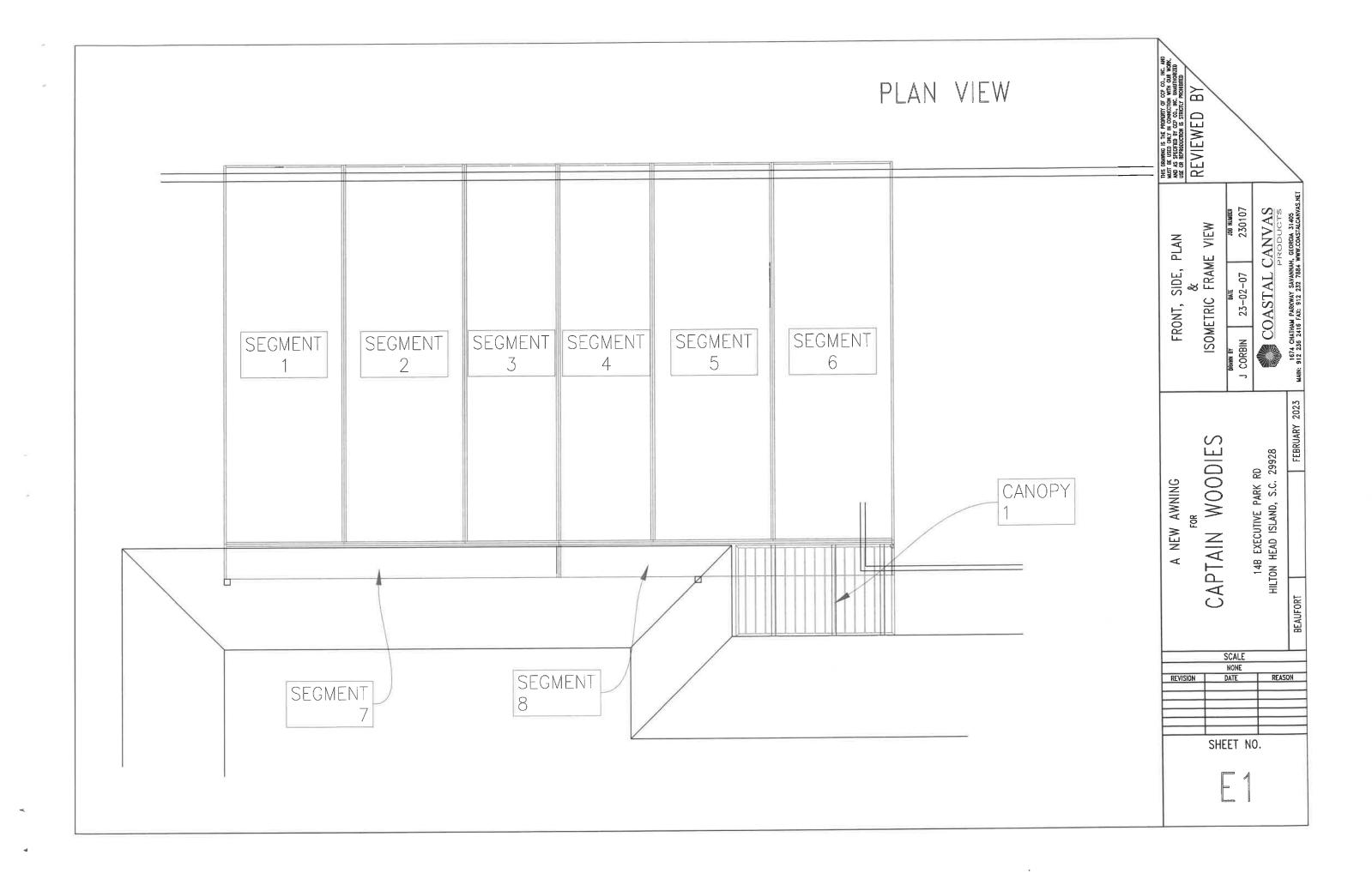
14B EXECUTIVE PARK RD HILTON HEAD ISLAND, S.C. 29928

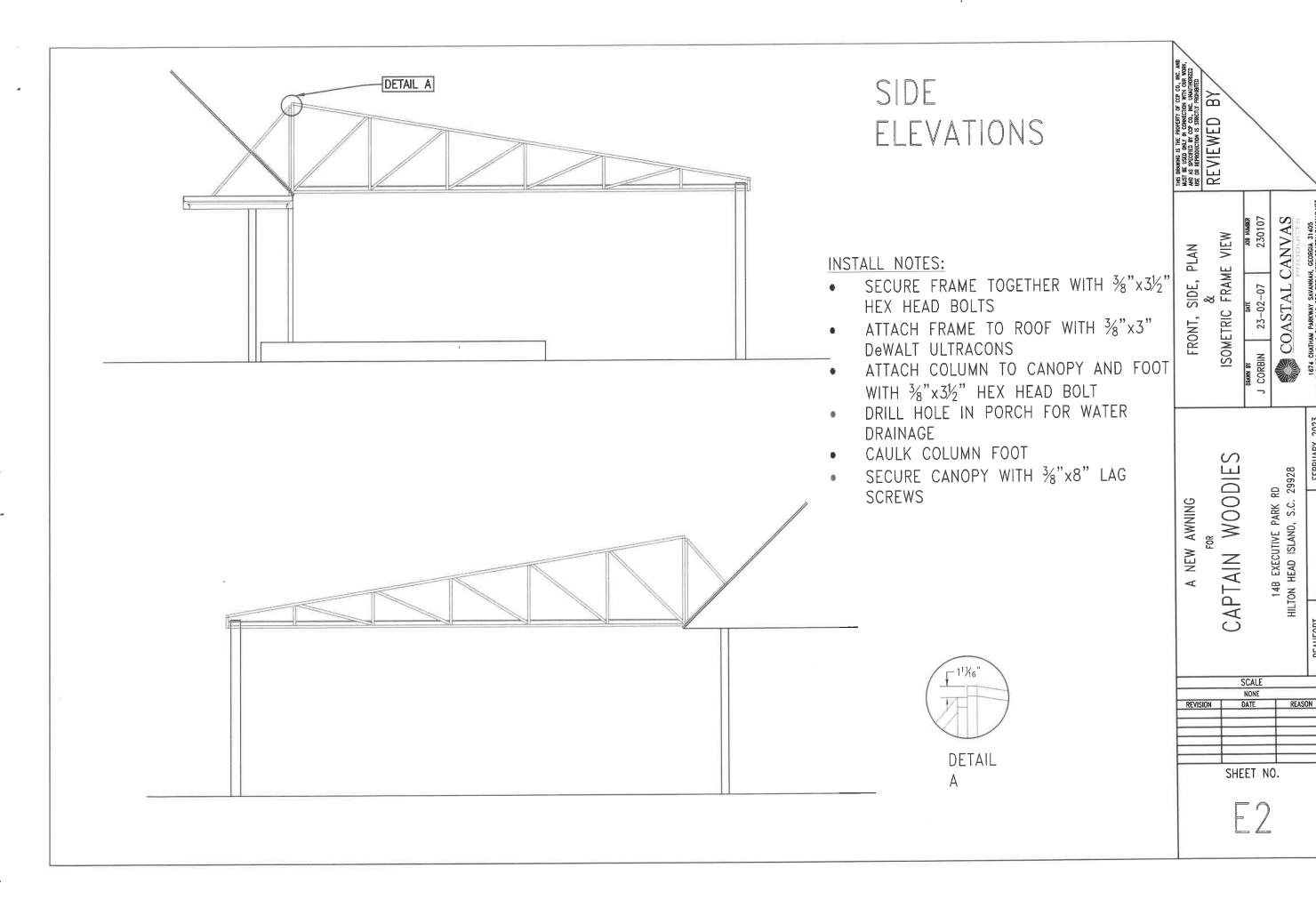
GENERAL NOTES:

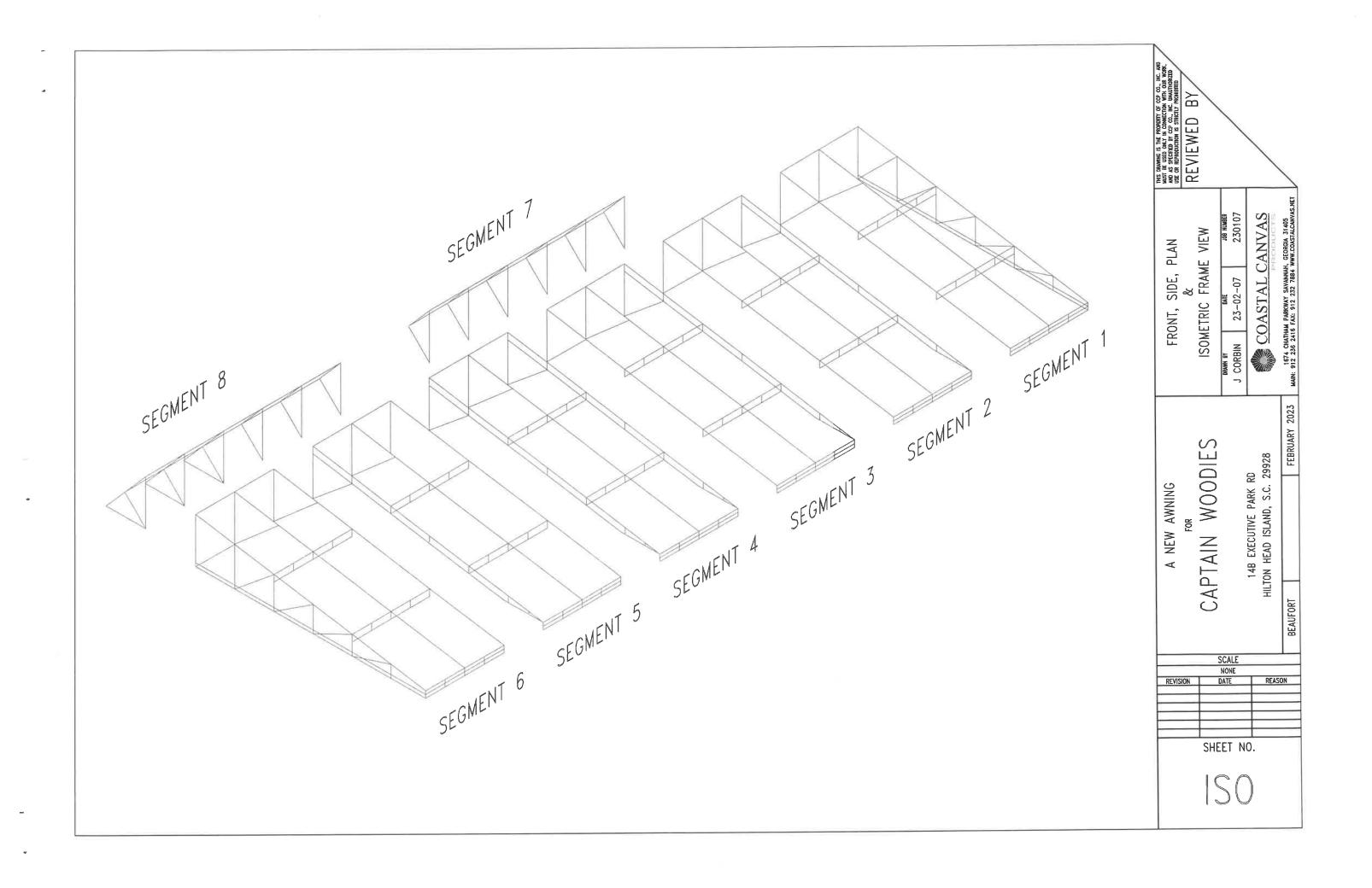
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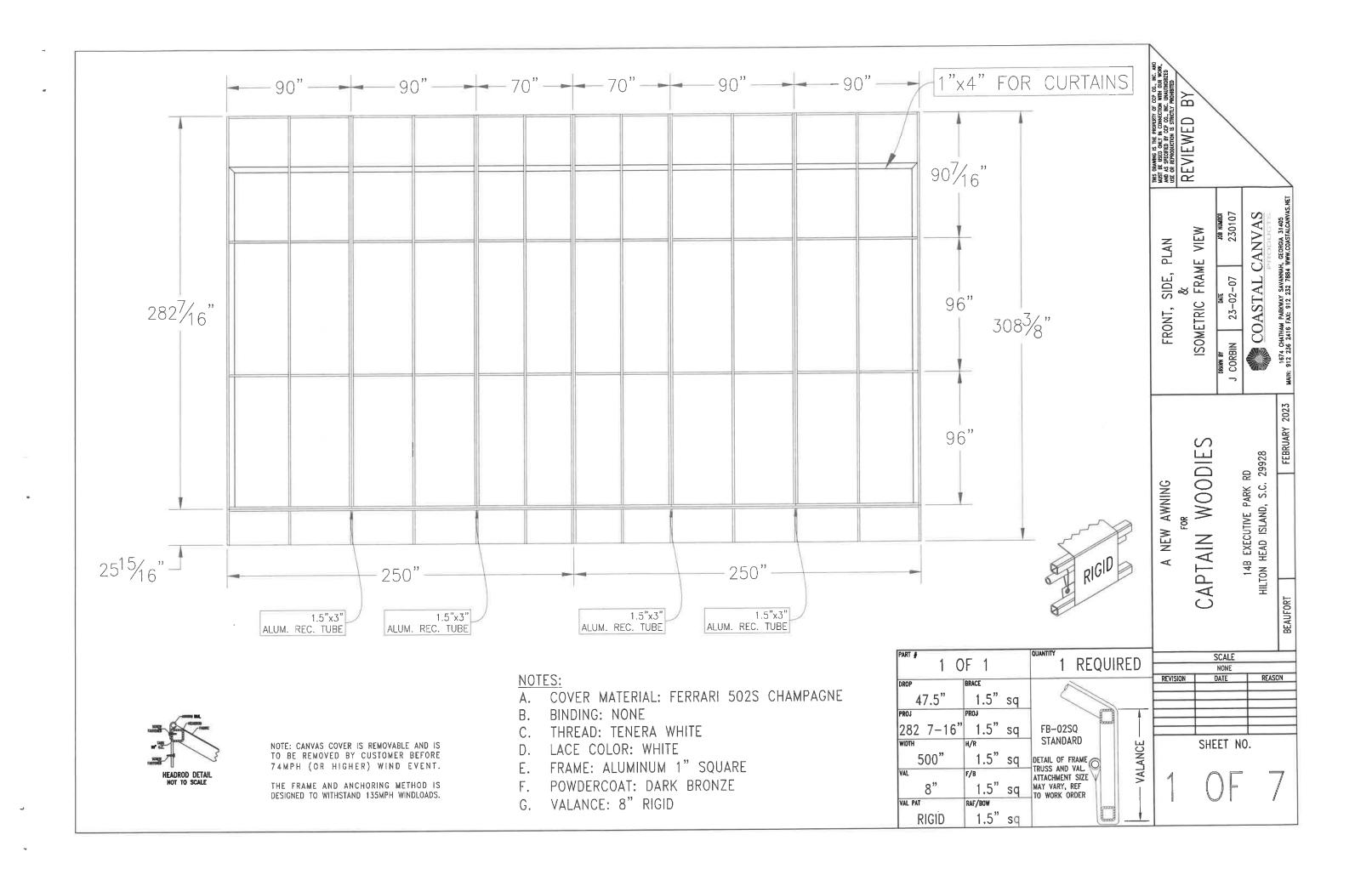
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APPROVED AS NOTE: EXECUTION MAY PROCEED BASE				
APPROVED AS NOTED WITH FILE COPY EXECUTION MAY PROCEED BASED ON NOTES INDICATED. CORRECT SUBMISSION TO RESUBMIT FOR RECORD PURPOSES ONLY				
NOT APPROVED RESUBMIT FOR APPROVAL.				
REVIEW FOR INFORM APPROVAL NOT REQUIRED. ACC	AATION EPTED FOR INFORMATION ONLY.			
SIGNATURE:	DATE:			

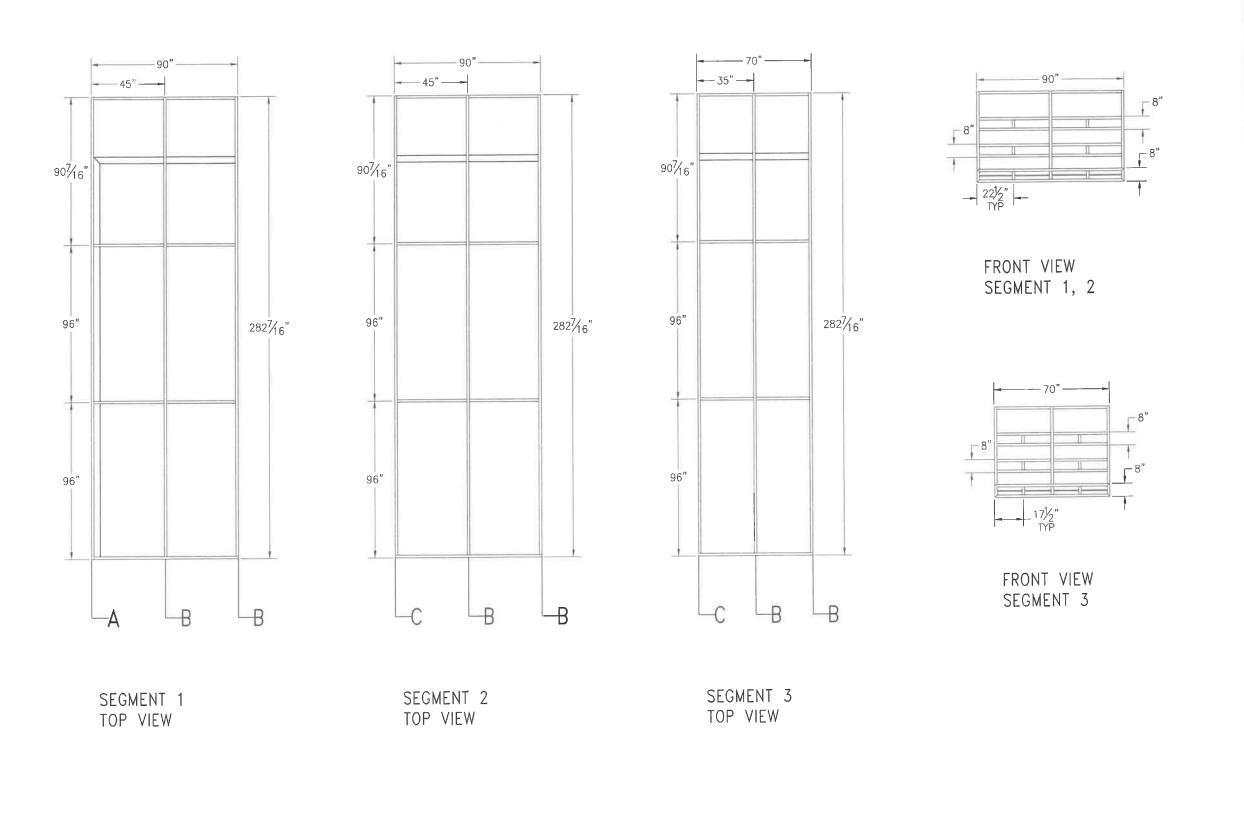
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PLAN		E VIEW	JOB NUMBER	230107		CANVAS	)	, GEORGIA 31405 WWW.COASTALCANVAS.NET
FRONT, SIDE, PLAN	ళ	ISOMETRIC FRAME VIEW	DATE	23-02-07		COASTAL CANVAS		1674 CHATHAM PARKWAY SAVANNAH, GEORGIA 31405 MAIN: 912 236 2416 FAX: 912 232 7884 WYW.COASTALCANVAS.NET
<u> </u>		NOSI	DRAWN BY	J CORBIN	4		,	1674 CHAT MAIN: 912 236 24
A NEW AWNING	FOR	CAPTAIN WOODIES			14B EXECUTIVE PARK RD HILTON HEAD ISLAND, S.C. 29928			BEAUFORT FEBRUARY 2023
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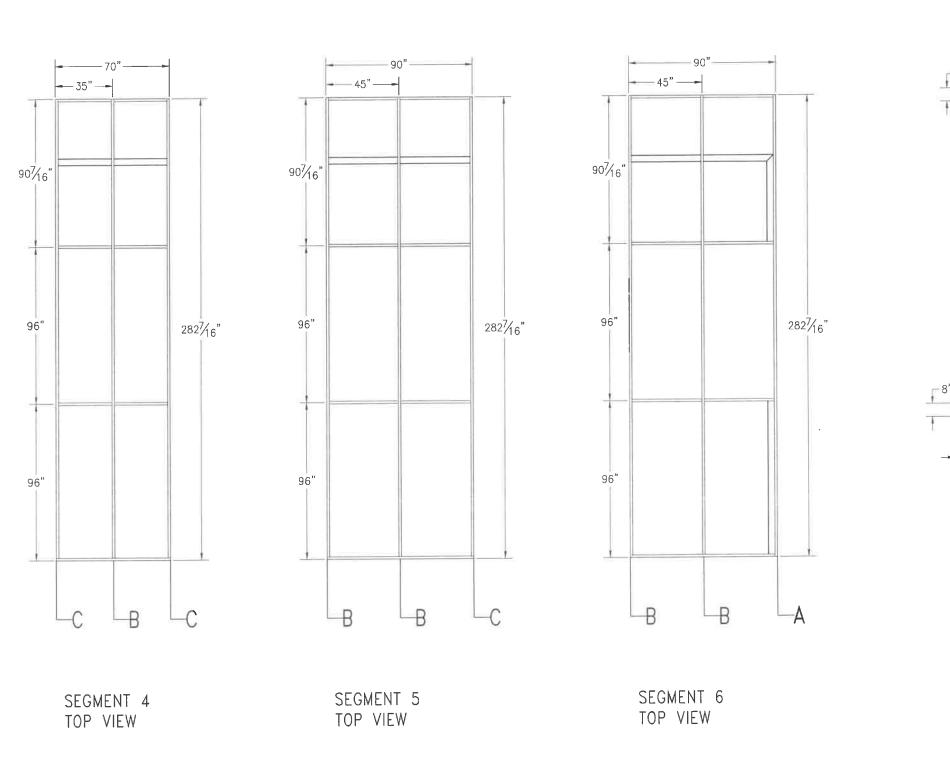


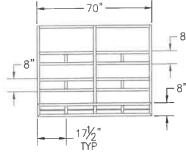




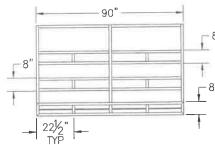
THIS DEANING IS THE PROPERTY OF CCP CO., W.C. AND MUST BE USED ONLY IN CONNECTION WITH OUR WORK, AND AS SPECIATED BY CCP CO., INC. UNANTHORIZED, USE OR REPRODUCTION IS STRICTLY PROPIERTED.

REVIEW BY THE WEED BY 1674 CHATHAM PARKWAY SAVANNAH, GEORGIA 31405 MAIN: 912 236 2416 FAX: 912 232 7884 WWW.COASTALCANVAS. COASTAL CANVAS & ISOMETRIC FRAME VIEW FRONT, SIDE, PLAN DATE 23-02-07 FEBRUARY 2023 CAPTAIN WOODIES 14B EXECUTIVE PARK RD HILTON HEAD ISLAND, S.C. 29928 A NEW AWNING SCALE NONE DATE REASON SHEET NO.





FRONT VIEW SEGMENT 4



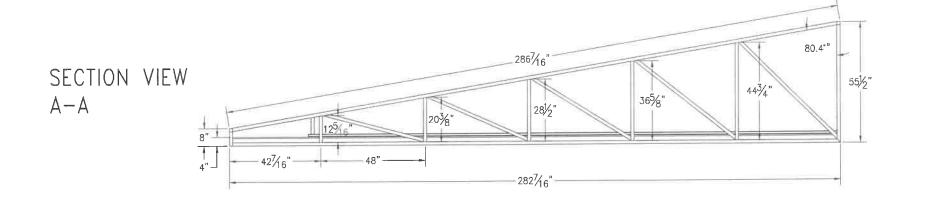
FRONT VIEW SEGMENT 5, 6

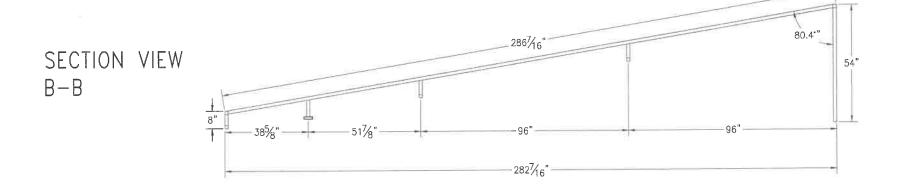
COASTAL CANVAS 1674 CHATHAM PARKWAY SAVANNAH, GEORGIA 31405 MAIN: 912 236 2416 FAX: 912 232 7884 WWW.COASTALCANY & ISOMETRIC FRAME VIEW FRONT, SIDE, PLAN FEBRUARY 2023 CAPTAIN WOODIES 14B EXECUTIVE PARK RD HILTON HEAD ISLAND, S.C. 29928 A NEW AWNING SCALE NONE REASON

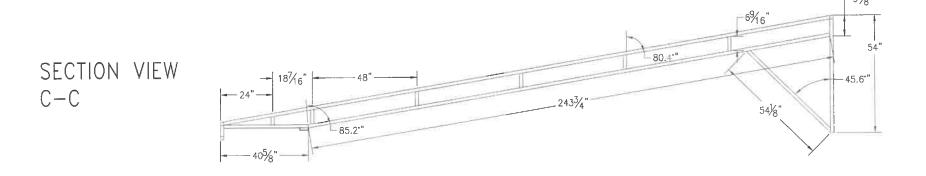
SHEET NO.

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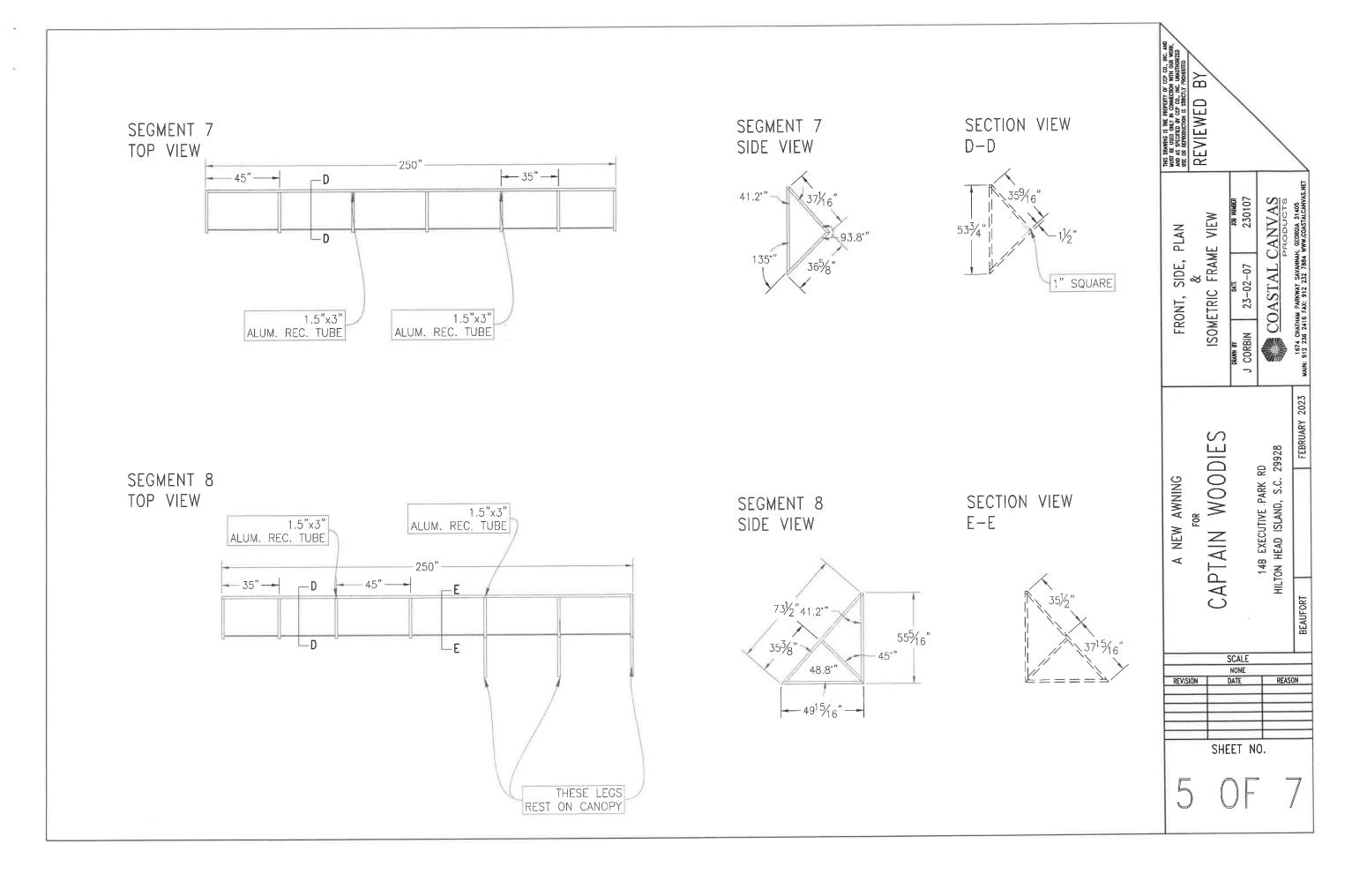
REVIEW DEPOSITION OF STRUCTLY PROHIBITED.





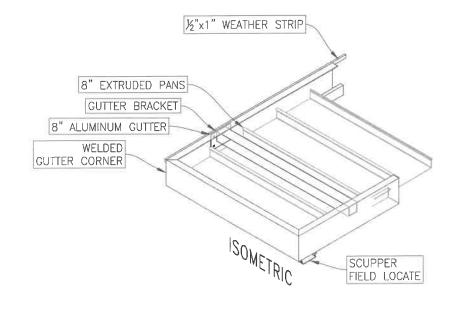


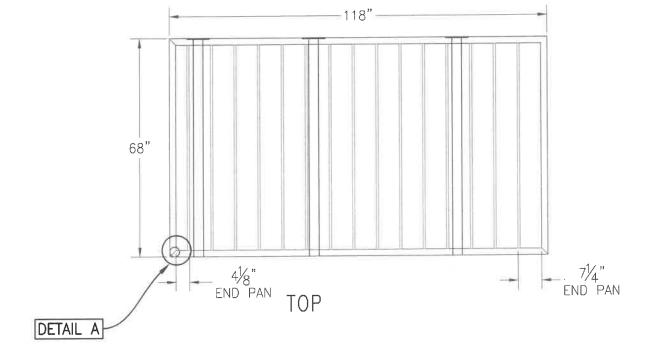
1674 CHATHAM PARKWAY SAVANNAH, GEORGIA 31405 912 236 2416 FAX: 912 232 7884 WWW.COASTALCANVAS COASTAL CANVAS & ISOMETRIC FRAME VIEW FRONT, SIDE, PLAN FEBRUARY 2023 CAPTAIN WOODIES 14B EXECUTIVE PARK RD HILTON HEAD ISLAND, S.C. 29928 A NEW AWNING SCALE NONE DATE SHEET NO.

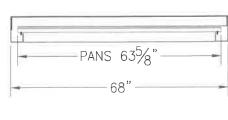


# CANOPY 1 NOTES:

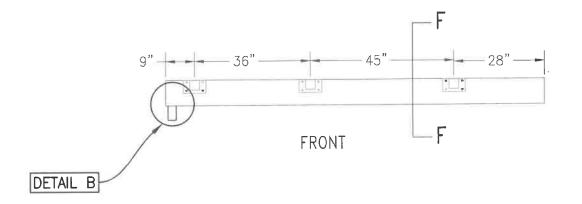
- QTY: 1
- WELD CAP ON CANTILEVER ARMS
- ARMS LINE UP WITH SEGMENT 8 LEGS TO SUPPORT AWNING
- POWDER COAT COLOR: DARK BRONZE



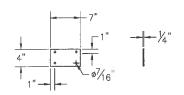




SECTION F-F

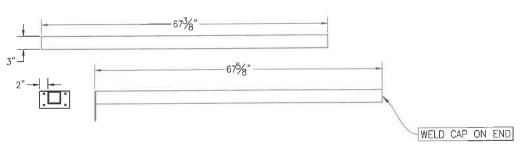


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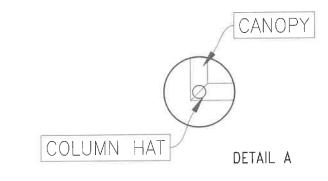
## NOTES HANGER ARMS:

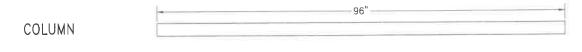
- QTY: 3
- USE STEEL CONSTRUCTION
- CNC PLATE FOR MOUNTING
- POWDERCOAT TO MATCH CANOPY



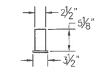
## NOTES COLUMN:

- QTY: 1 EACH
- USE ALUMINUM
- USE 2½" OD SCH. 40 CNC PLATE FOR HAT AND FEET
- WELD COLUMN HAT TO CANOPY
- TROUGH BOLT TO 3"x3" COLUMN IN FIELD USING  $\frac{5}{16}$ "x3 $\frac{1}{2}$ " HEX HEAD BOLTS CONNECT FEET TO PATIO WITH  $\frac{5}{16}$ "x3" LAG SCREWS
- USE COLUMN AS SCUPPER
- POWDERCOAT TO MATCH CANOPY





## COLUMN FOOT



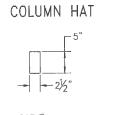
SIDE



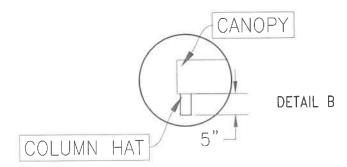
FRONT

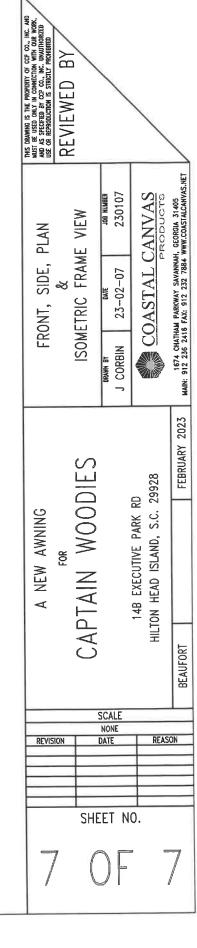


TOP



SIDÉ





# HILTON HEAD ISLAND ADOPTED CODES:

THE TOWN OF HILTON HEAD ISLAND ADOPTED CODES AND MODIFICATIONS IN FORCE ARE AS FOLLOWS:

2018 INTERNATIONAL BUILDING CODE WITH SC MODIFICATIONS

2018 INTERNATIONAL RESIDENTIAL CODE WITH SC MODIFICATIONS

2018 INTERNATIONAL FIRE CODE WITH SC MODIFICATIONS 2018 INTERNATIONAL PLUMBING CODE

2018 INTERNATIONAL MECHANICAL CODE WITH SC MODIFICATIONS 2018 INTERNATIONAL FUEL GAS CODE WITH SC MODIFICATIONS

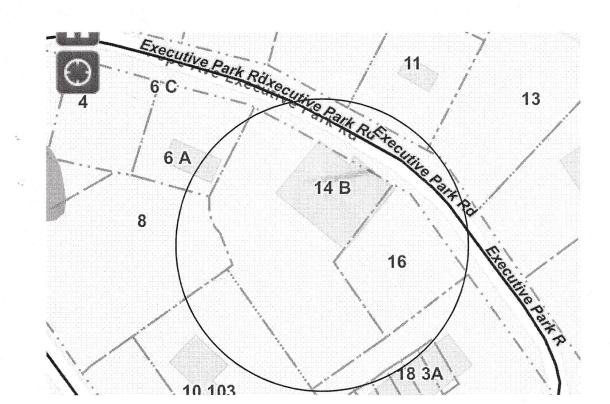
2009 INTERNATIONAL ENERGY CONSERVATION CODE WITH SC

MODIFICATIONS

2017 NATIONAL ELECTRICAL CODE (NFPA 70) WITH SC MODIFICATIONS

THE INTERNATIONAL CODES ARE TO BE USED IN CONJUNCTION WITH THE LATEST CODE MODIFICATIONS APPROVED BY THE COUNCIL AND LISTED ON THE COUNCILS WEBSITE.

THE LATEST EDITION OF ICC/ANSI AII7.1, ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES, AS ADOPTED BY THE ACCESSIBILITY ACT, S.C. CODE 10-5-210 IS MANDATORY FOR USE IN ALL MUNICIPALITIES AND COUNTIES WITHIN THE STATE. THE BUILDING ENERGY EFFICIENCY STANDARDS ACT IS ADOPTED BY

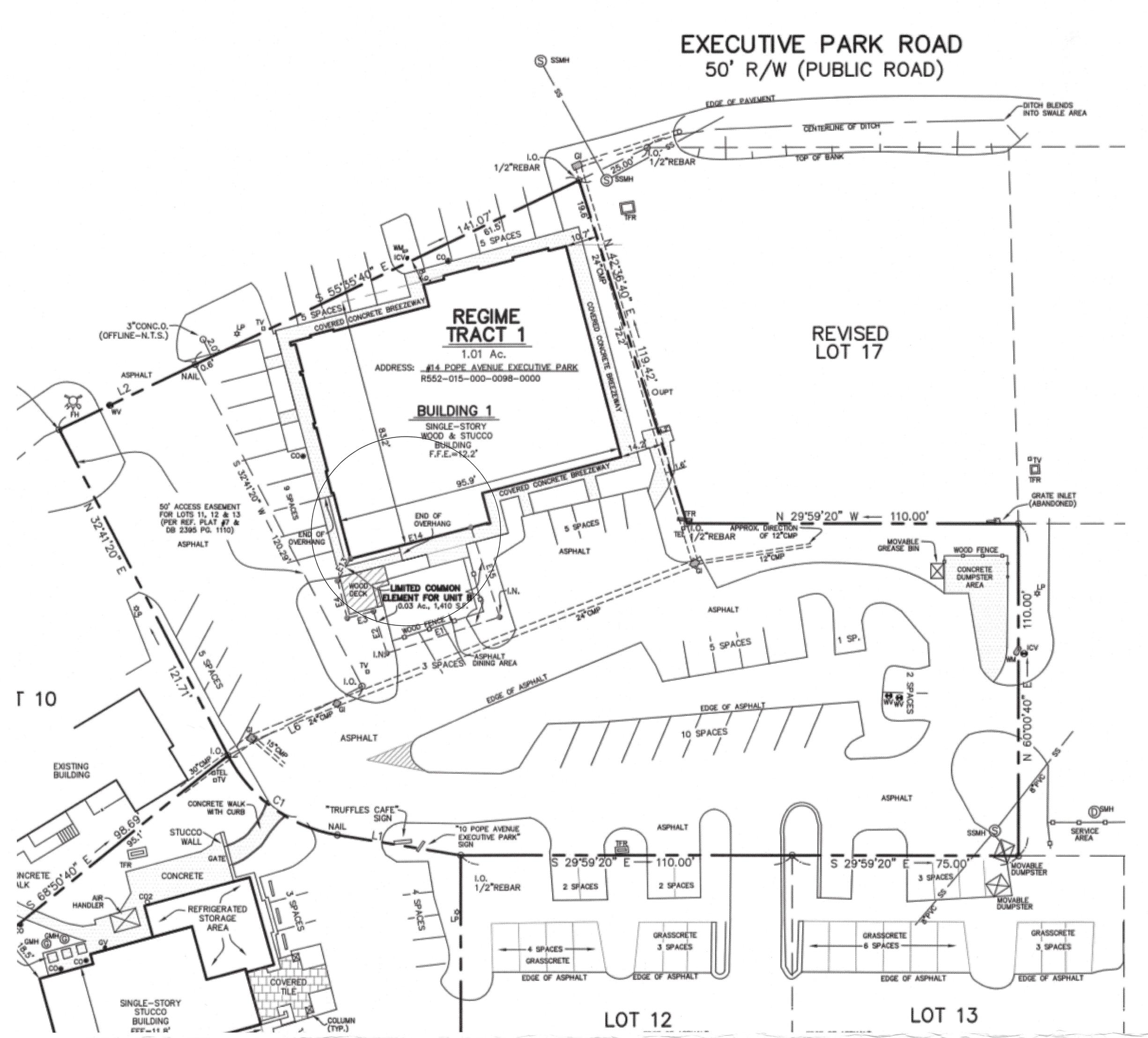


LOCATION MAP SITE DATA

TOTAL 2.01 ACRES

NO ADDITIONAL PARKING WILL BE REQUIRED FOR THIS OUTDOOR FACILITY AS INTERIOR SEATING WILL BE REDUCED ACCORDINGLY

FUTURE PARKING, IF NEEDED, CAN BE PROVIDED ON PARCEL 16 UNDER SAME OWNERSHIP



PASCO / VIENNE ARCHITECTURE MERRILL.PASCO@GMAIL.COM CHARLES E VIENNE (843) 842-4027 CEVIENNE®ROADRUNNER.COM

SC REGISTRATION #01836

POPE AVE MALL

RUSSELL ANDERSON % RUSSPAKOI@YAHOO.COM 843 298-1856

CONTRACTOR

SURVEY

PROJECT FILE: CAPTAIN WOODYS COPY.AEC

BLDG PERMIT REVISIONS:

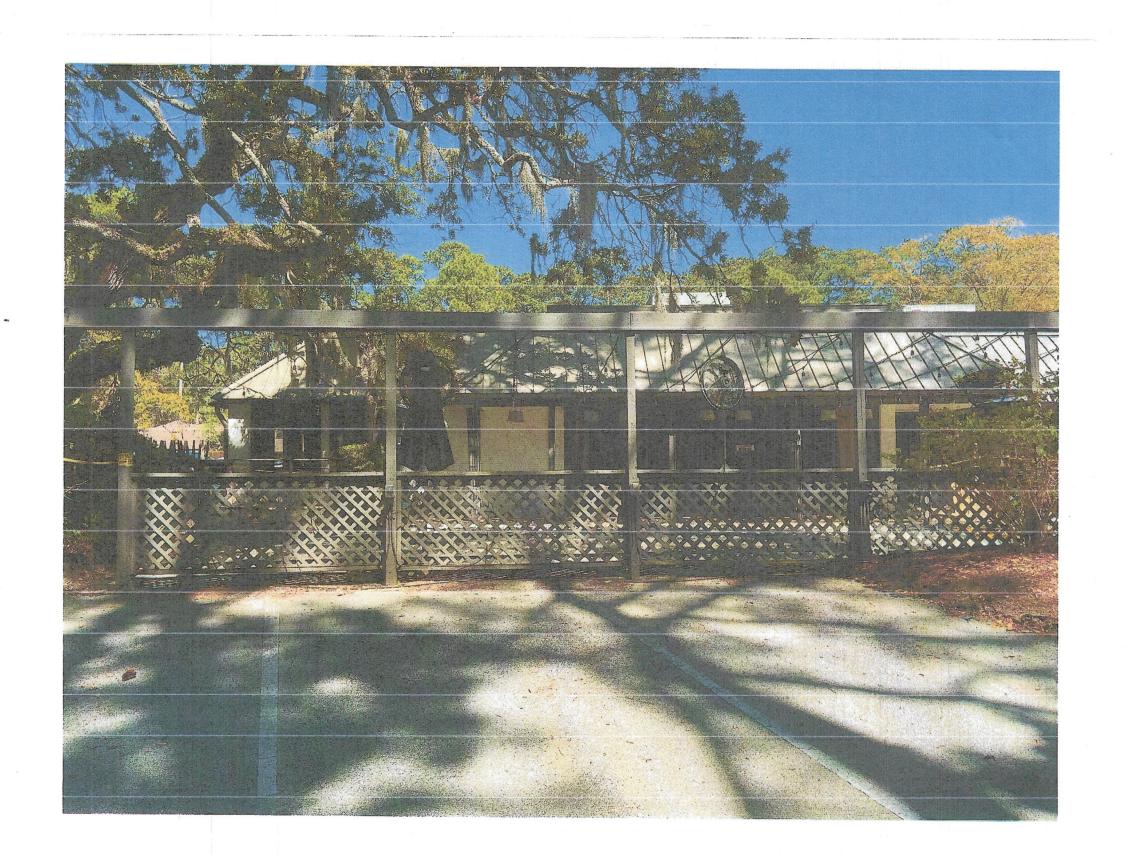
2/16/2023

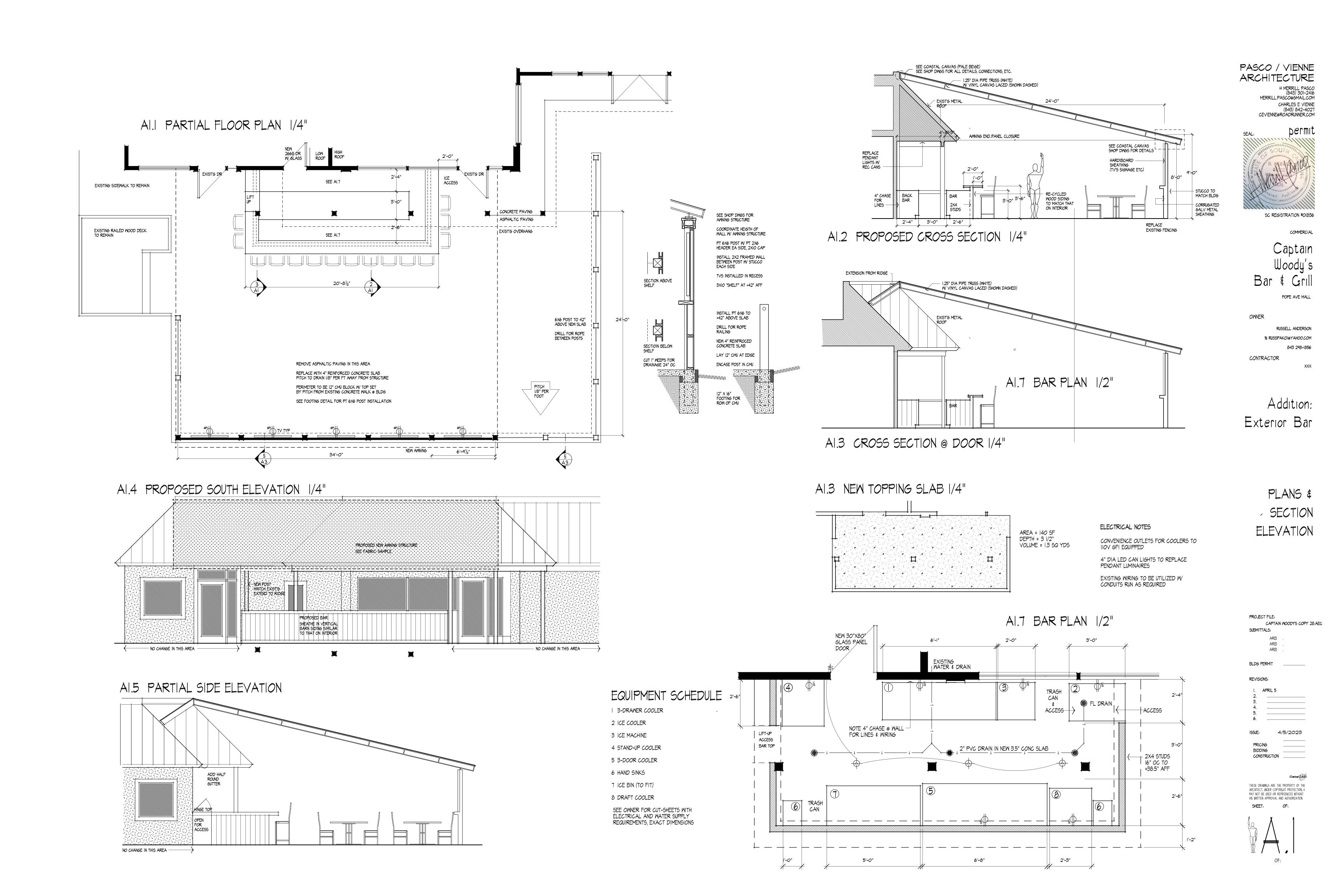
PRICING BIDDING CONSTRUCTION

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## RESPONSE TO ISSUES RAISED BY CORRIDOR DESIGN REVIEW

I.. PLEASE NOTE THAT COASTAL CANVAS SHOP DRAWINGS SUBMITTED SHOW ALL STRUCTURAL CONNECTIONS AND DETAILS OF JOINERY; 5 SHEETS. NOTE ALSO THAT THESE SHOP DRAWINGS CALL OUT ALL COLORS/FINISHES.

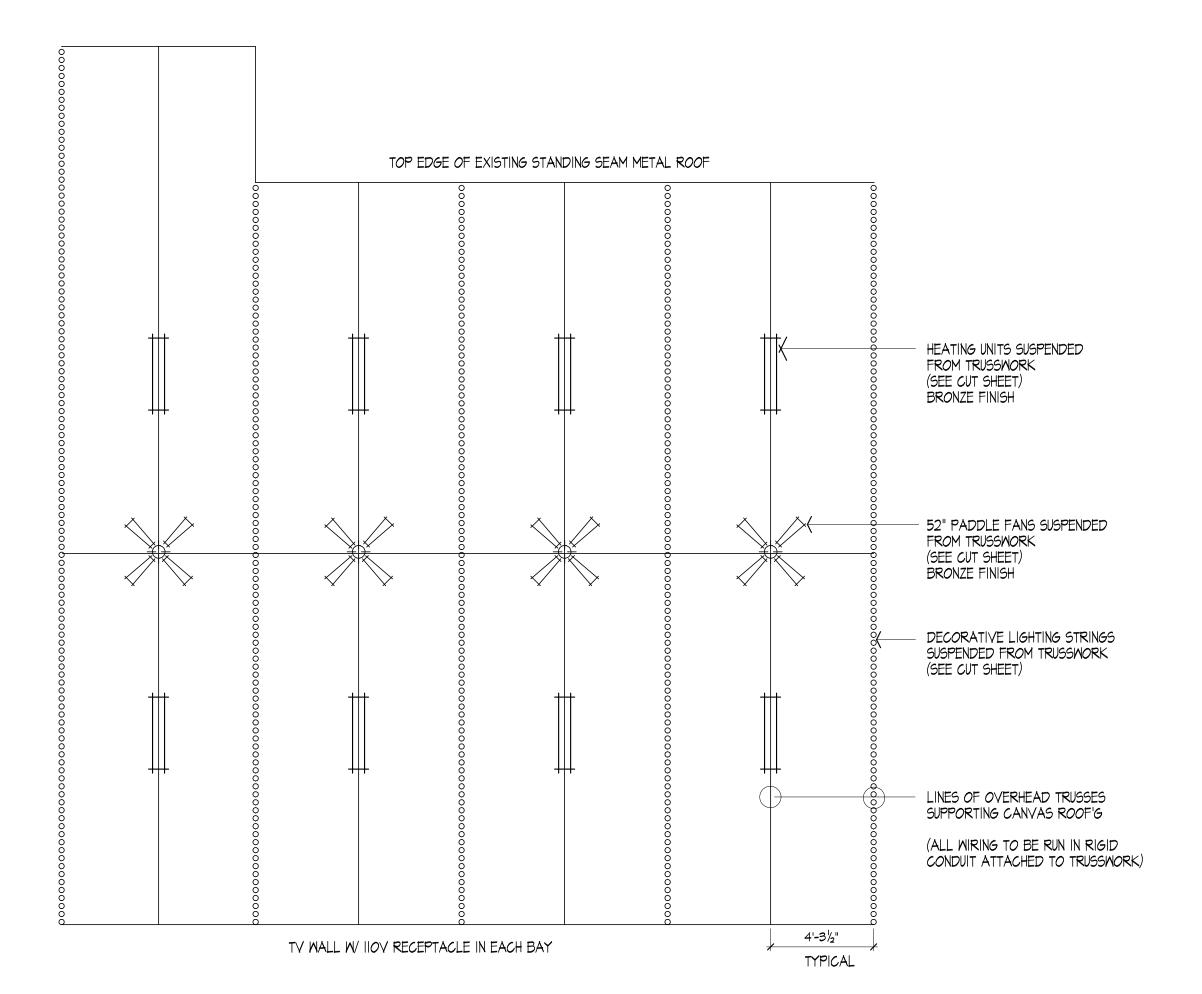
2. PLEASE NOTE THAT THE BELOW-BAR EXTERIOR CLADDING WILL BE DISTRESSED VERTICAL BOARD MATCHING THAT ON INTERIOR.

3. PLEASE NOTE THAT ALL EXPOSED FINISHES ON SUSPENDED DEVICES UNDER THE AWNING WILL HAVE BRONZE FINISH (MATCHING GUTTERS ON METAL ROOF)

4. NOTE THAT ARCHITECTURAL CONSIDERATIONS GOVERN EXTENSION OF CANVAS ROOF STRUCTURE TO TOP COPING OF EXISTING METAL ROOF, AS WELL AS ADEQUATE PITCH TO INSURE PROPER DRAINAGE..

5. NOTE THAT EXTERIOR "TV-WALL" AT THE PARKING LOT HAS BEEN RAISED TO MATCH HEIGTH OF EXISTING SOFFIT (APPROX 2'), AND THAT EXTERIOR OF WALL WILL BE IN MATCHING STUCCO.

6. NOTE THAT AWNING COLOR SUBMITTED IS A NEUTRAL PALE BEIGE COMPATABLE WITH THE PALETTE OF THE RESTAURANT STRUCTURE.



A2.1 REFLECTED CEILING PLAN OF AWNING W/ ELECTRICAL FIXTURES AND LIGHTING

NOTE: ALL DEVICE FINISHES TO BE BRONZE

PASCO / VIENNE ARCHITECTURE

MERRILL.PASCO@GMAIL.COM CHARLES E VIENNE (843) 842-4027 CEVIENNE@ROADRUNNER.COM



SC REGISTRATION #01836

POPE AVE MALL

OWNER

RUSSELL ANDERSON % RUSSPAKOI@YAHOO.COM

843 298-1856 CONTRACTOR

w/electrical

PROJECT FILE: CAPTAIN WOODYS COPY 28.AEC SUBMITTALS:

> ARB ARB

BLDG PERMIT

REVISIONS:

4/5/2023

\_\_\_\_

PRICING \_\_\_\_ BIDDING

\_\_\_\_ CONSTRUCTION \_\_\_\_\_

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## Photo 📀



Done













ΑА

## lowes.com



## Gallery



Double Tap or Pinch to Zoom























ΑА





## Gallery



### Double Tap or Pinch to Zoom



#### PRODUCT DIMENSIONS

Select the fan that is best suited for your space.

























# nts.com





NEW CUSTOMER OFFER! Take 10% off your first order! \_\_\_ Enter promo code at checkout.

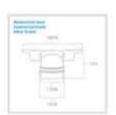












## Commercial Grade String Lights & S14 Clear Bulbs (medium/E26 base)



Write a Review

Our best selling outdoor string light set! Perfect for yearround use around the backyard, above the patio, for bars and restaurants and more! Weatherproof sockets and heavy duty wire make these outdoor string lights has













#### **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: Captain Woody's	DRB#: DRB-000822-2023					
DATE: April 20, 2023	CATEGORY: Alteration/Addition					
RECOMMENDATION: Approval	Denial					
RECOMMENDED CONDITIONS:						
Provide updated plans for staff review and approval with the following:						
1. Lighting is to be 3500K or less.						
2. Provide a planting bed along the outside of the proposed stucco wall that is a minimum of 5 feet in width. Submit a planting plan for staff review and approval.						
3. Canvas to wrap edges to cover the sides of the awning.						
MISC COMMENTS/QUESTIONS						
1. This project requires a Building Permit. Please contact Toney Pierce at tonyp@hiltonheadislandsc.gov or at 843-341-4675 with any questions about this permit.						
2. This project requires a Development Plan Review.						