



Town of Hilton Head Island
Design Review Board Meeting
Tuesday, November 8, 2022 – 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 October 25, 2022 Regular Meeting

6. Appearance by Citizens

Citizens may submit written comments via the [Town's Open Town Hall Portal](#). The portal will close at 4:30 p.m. on Monday, November 7, 2022. Comments submitted through the portal will be provided to the Design Review Board and made part of the official record.

7. Unfinished Business

a. *Alteration/Addition*

i. DRB 002303-2022, Nunzio Restaurant & Bar - Proposed addition of a roof over the existing deck.

8. New Business

a. *Alteration/Addition*

i. DRB 002661-2022, Kinnaird Warehouse - New Warehouse Building.

9. Board Business

10. Staff Report

a. Minor Corridor Report

11. Adjournment

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



Town of Hilton Head Island
Design Review Board Meeting

October 25, 2022, at 2:30 p.m.

Conference Room Three

MEETING MINUTES

Present from the Board: Cathy Foss, Chair; Judd Carstens, Vice-Chair; John Moleski, Annette Lippert, Ryan Bassett, Todd Theodore, Tom Parker

Present from Town Staff: Nicole Dixon, Development Review Program Manager; Chris Darnell, Urban Designer; Yasmin Winston Black, Community Development Coordinator; Karen Knox, Senior Administrative Assistant; Brian Glover, Administrative Assistant

1. Call to Order

Chair Foss called the meeting to order at 2:30 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. Ms. Lippert moved to approve. Mr. Parker seconded. By show of hands, the agenda was approved by a vote of 7-0-0.

5. Approval of Minutes

a. Regular Meeting of October 11, 2022

Chair Foss asked for a Motion to approve the minutes of the October 11, 2022, Regular Meeting. Mr. Theodore moved to approve. Mr. Moleski seconded. By a show of hands, the motion passed with a vote of 7-0-0.

6. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall HHI portal. There were no comments submitted.

7. Unfinished Business

None

8. New Business

a. Alteration/Addition

a. Drift Away, DRB 002527-2022 – Multi-family Renovation

Mr. Darnell provided staff's presentation as included in the packet. Staff recommended approval with the following conditions:

- Provide an electrical conduit installation detail that protects tree roots for the tree uprights.
- Remove All encroachments and improvements from the setbacks and buffers.
- Limit new impervious coverage within the dripline of the specimen trees to 20% of the dripline.
- Provide pre and post construction fertilization and mycor treatment for all specimen trees on the site.

The applicant provided additional information and answered a few questions from the Board.

The Board moved to discussion. The Board was supportive of the project but did raise a few concerns. The Board spoke at length about the different fences, the high color contrast, and building aesthetics. The discussion included:

- Disagreement among DRB members over the number of bracket and fence types
- Request to specify the fence color
- Comments that the proposed colors were too high contrast, i.e., light color was too light and dark was too dark
- Comment that it is unclear how the front fence and the cabana interact
- Front fence should be studied, may be too tall
- Both sheds (existing and proposed) should be treated similarly
- Light fixture cut sheets should be provided
- Irrigation plan or note to protect tree roots should be provided
- Pavement details should be provided
- Driveway footprint cannot expand in the buffer
- Color variations within the same color family between buildings should be considered
- Construction notes, details and or specifications on drawings should be provided
- A bike rack detail should be provided
- A fire pit detail should be provided

- Add planting to the street buffer
- Increase the tree sizes (specifically: red bud and magnolia)

Following the Board discussion, the applicant withdrew their application.

9. Board Business

None

10. Staff Report

a. Minor Corridor Report – Chris Darnell

Mr. Darnell provided an overview for 4 minor corridor reports:

- 21 S. Forest Beach
- 811 William Hilton Parkway
- 251S. Sea Pines Drive
- 162 S. Shore Drive

Adjournment

The meeting adjourned at 3:37 p.m.

Submitted by: Brian Glover

Administrative Assistant

Approved: [DATE]

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

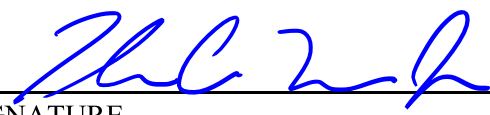
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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

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

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

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


SIGNATURE

8/31/22
DATE

August 31, 2022

Town of Hilton Head Island
Design Review Board

RE: Nunzio Restaurant and Bar – Porch Addition

DRB Members

We are please to present for your review the porch renovation/addition to Nunzio Restaurant and Bar at 16 New Orleans Road.

The addition will be located at the rear of the building which faces Highway 278. The existing rear deck is shielded by a stucco wall which inhibits air flow to the exterior dining area. The deck is also uncovered which hinders the exterior dining during tome of rainy weather. (Image 1, Image 2)

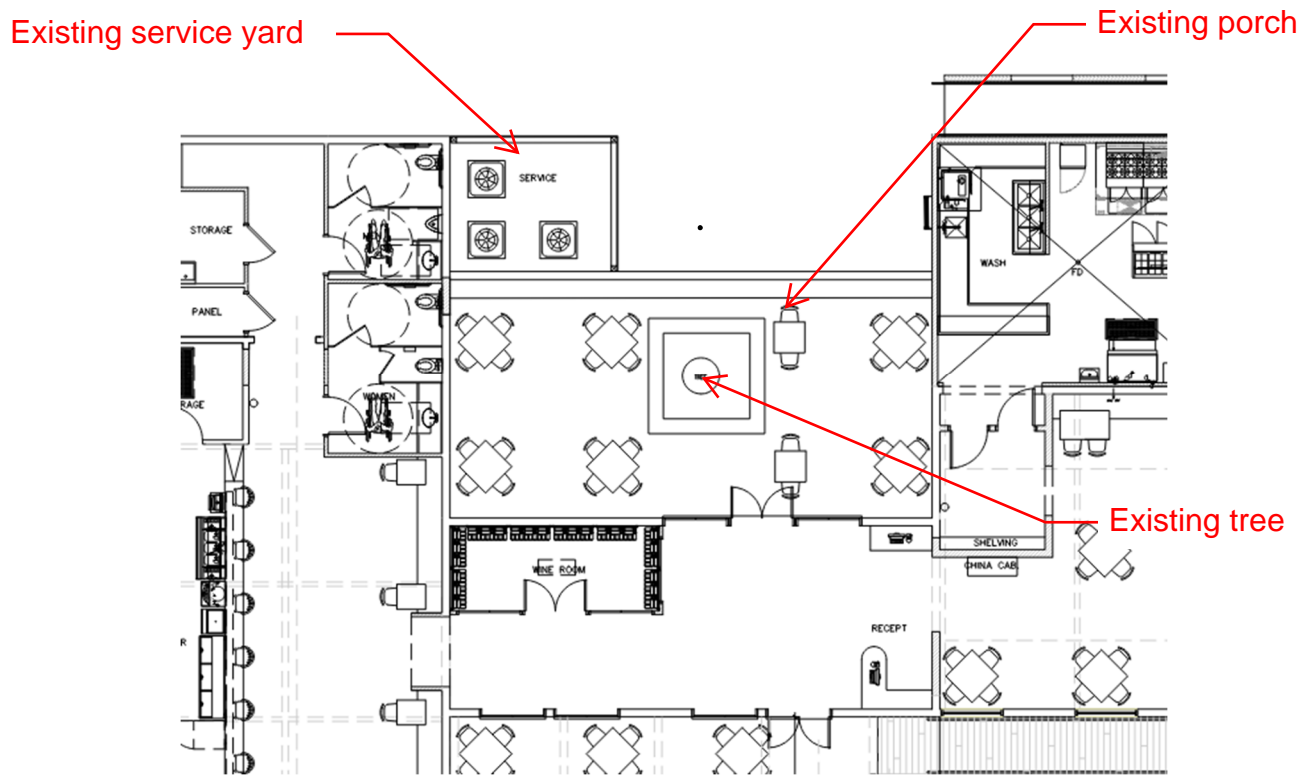


Image 1: Existing plan

Existing tree



Existing service yard

Existing stucco wall

Image 2: Rear façade at addition location

The new addition will be an extension of the existing deck of approximately 8 feet towards the rear of the property. It will include a new trellis over the existing and new deck. (Image 3) This trellis will include areas covered by translucent roofing panels to protect the diners from the rain. (See attached information) The mass of the stucco wall will be replaced with a louvered wall system constructed by 6X6 wood members to allow for air circulation. (Image 4) All materials and colors shall match the existing structure. The new area will be lit with wall sconces to match the existing lighting currently on the deck. (Image 5) New heaters will also be added that match the existing heaters on the property. (Image 6) The trellis will screen these items from view.

New landscaping will be added to supplement the existing in the form of Carolina Cheery Laurels and Confederate Jasmine to grow on the trellis which is similar to the entry patio at the front of the restaurant.

Relocated service yard

New deck extension

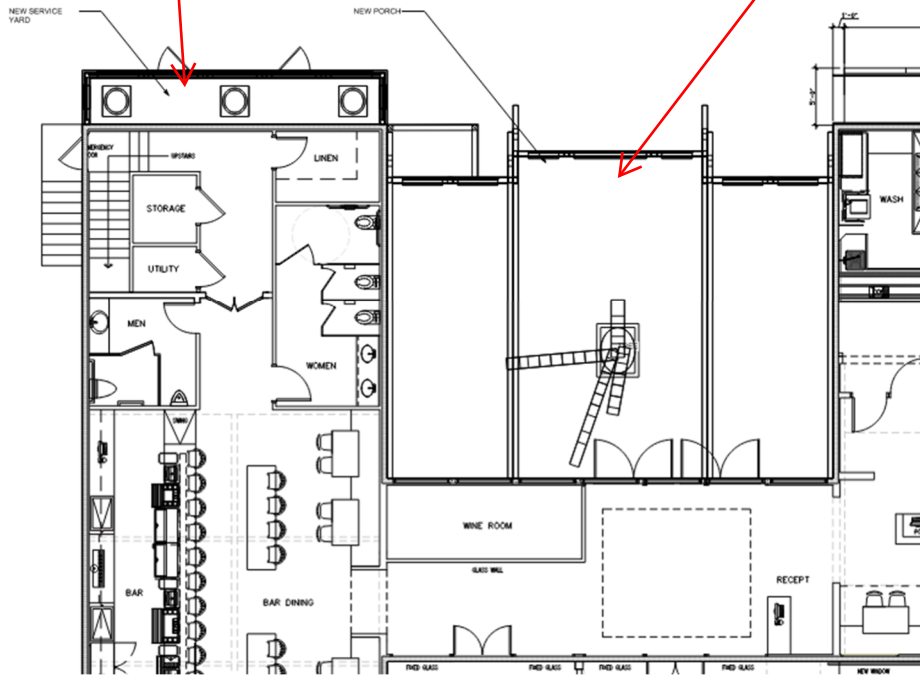
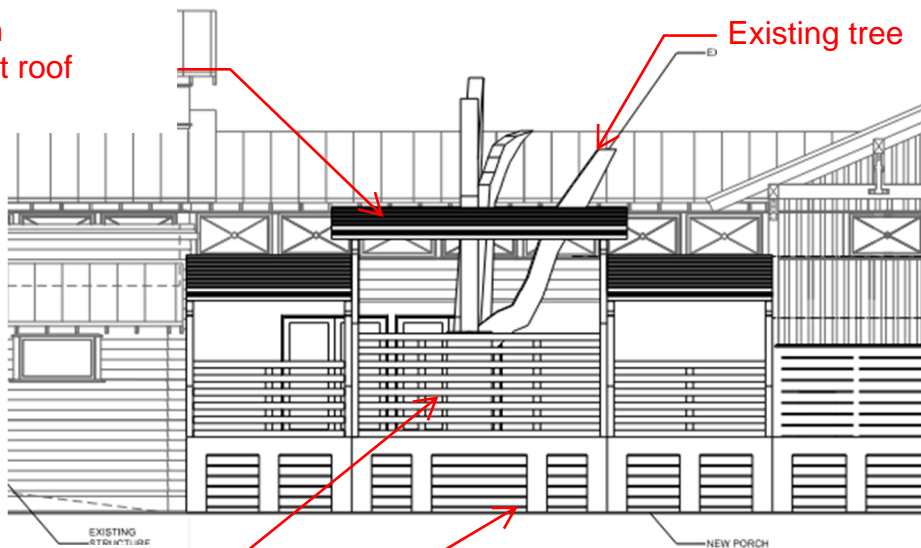


Image 3: New plan

Trellis with translucent roof panels

Existing tree



Lattice wall

Foundation screening to match existng

Image 4: New trellis and lattice wall

U/HU/HUC/HUCQ

Face-Mount Hangers

See hanger tables on pp. 145–152.

U — The standard U hanger provides flexibility of joist to header installation. Versatile fastener selection with tested allowable loads.

HU/HUC — Most models have triangle and round holes. To achieve maximum loads, fill both round and triangle holes with common nails.

HUCQ — Features concealed flanges so it can be installed close to the end of the supporting beam or on a post. They install with Strong-Drive® SDS Heavy-Duty Connector screws (supplied with the hanger) for high capacity and ease of installation.

Feature:

- **HUCQ only** — Fire-resistant F (flame) and T (temperature) rated in Intertek Design No. SST/WPCF 120-01.



Material: U — 16 gauge; HU/HUC/HUCQ — 14 gauge

Finish: Galvanized

Installation:

- Use all specified fasteners; see General Notes.
- HU/HUC — Can be installed filling round holes only, or filling round and triangle holes for maximum values.
- HUCQ — When using structural composite lumber columns, the capacities shown in the tables are for fasteners applied to the wide face of the column.
- Web stiffeners are required for all I-joists used with these hangers.
- For installation to masonry or concrete, see pp. 243–245.
- HU/HUC/HUCQ hangers can be welded to a steel member. Allowable loads are the lesser of the values in the hanger tables on pp. 145–152 or the weld capacity — refer to technical bulletin [T-C-HU/HUC-W](#) at [strongtie.com](#).

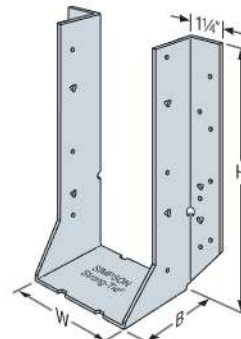
Options:

- Order HUC_X hanger. For both flanges concealed, order HUC.

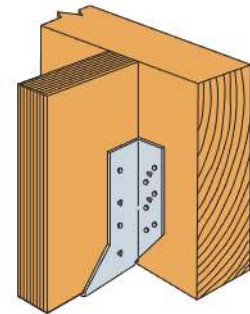
Sloped, Skewed and Sloped/Skewed:

- For low-cost, code-approved 45° skewed hangers, see SUR/SUL on pp. 154–155.
- For field-adjustable hangers, see LSSR on pp. 156–157.
- See modification table for available options and associated load capacities for U and HU hangers.
- HUCQ cannot be modified.

Codes: See p. 11 for Code Reference Key Chart



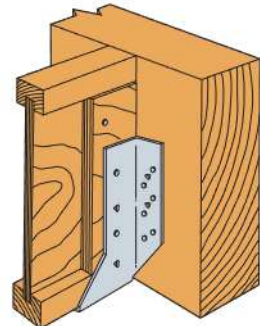
HU410



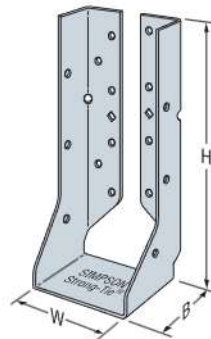
Typical HU7 Installation



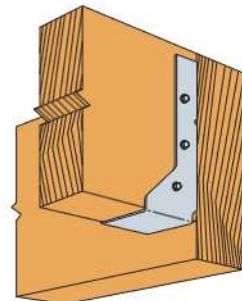
HUC412
Concealed Flanges



Typical HU7 Installation

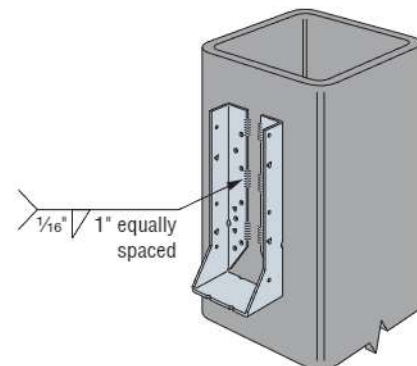


HUCQ



Typical HUCQ Installed
on End of a Beam

Model configurations may differ from those shown. Some HU models do not have triangle holes. Contact Simpson Strong-Tie for details.



HUC Welded to Steel Column



Image 5: Existing wall sconce



Image 6: Existing exterior heater

Existing Photos



Existing facade facing highway 278



Rear deck area enclosed by wall



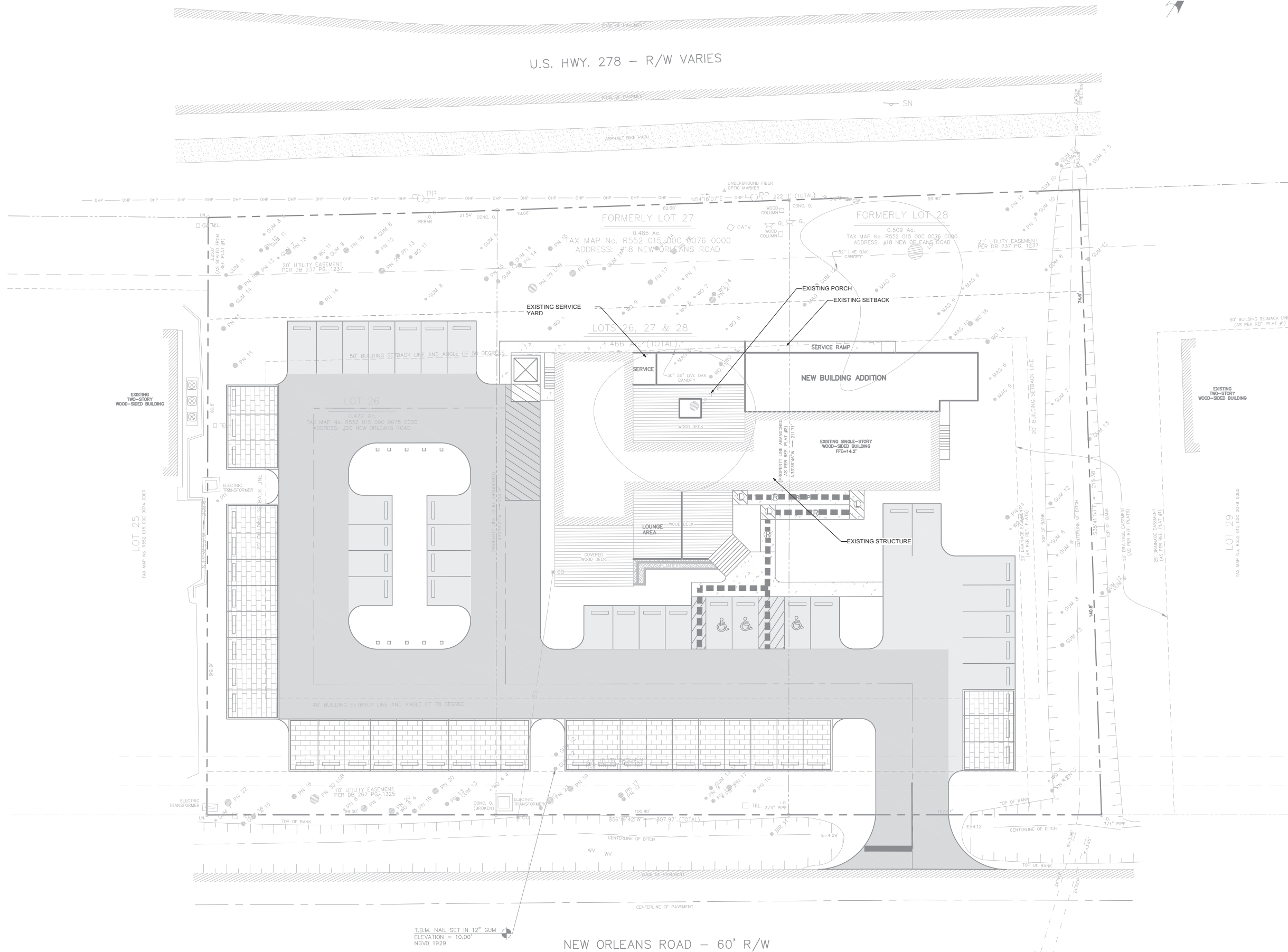
Rear of building at new service yard location



Front of building with jasmine

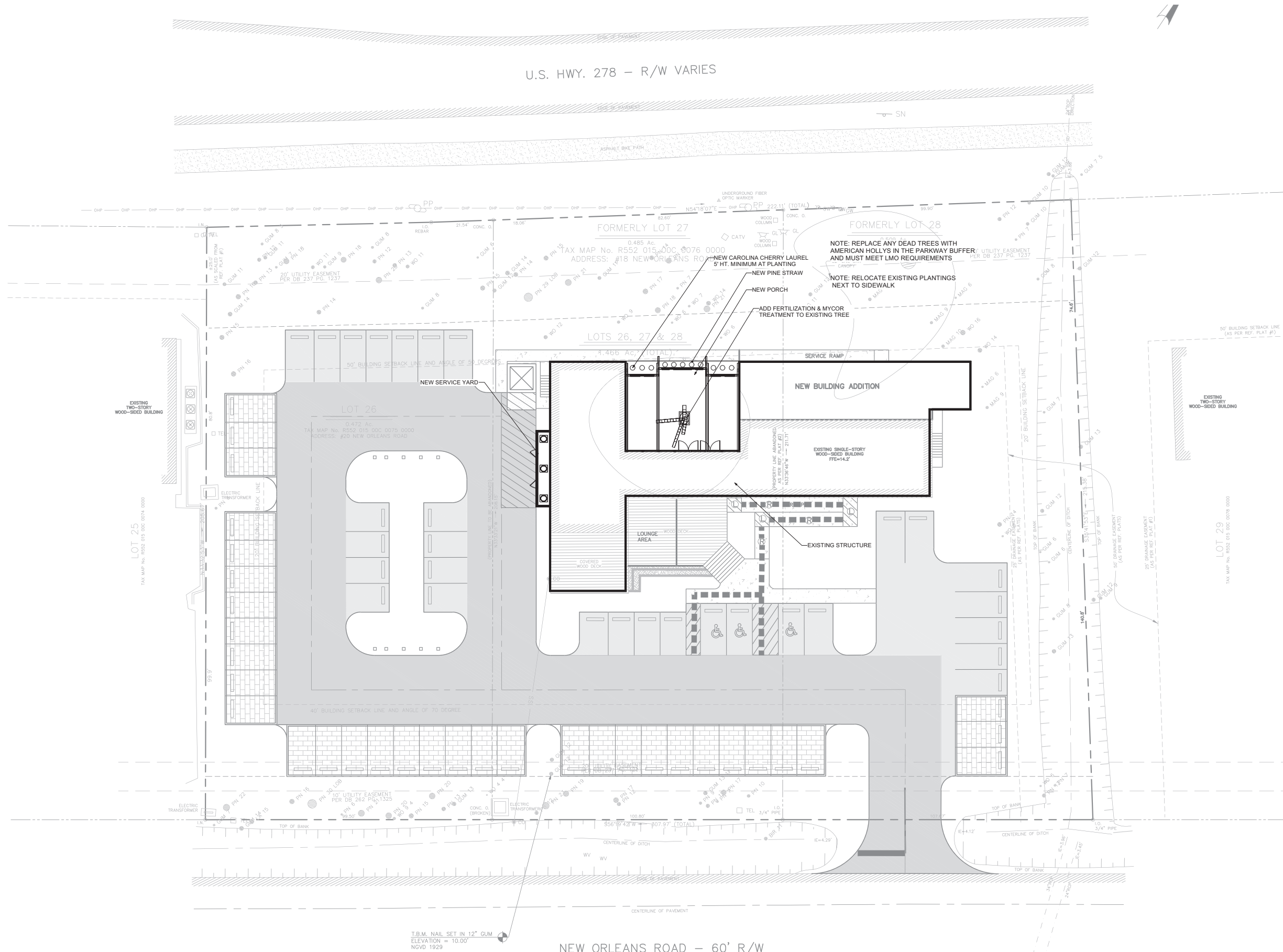


Existing foundation detail



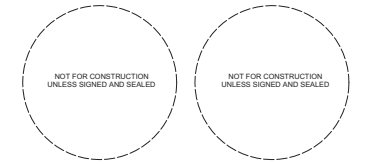
GRAPHIC SCALE

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PHIC SCALE



PROJECT:
**NUNZIO'S
RESTAURANT**

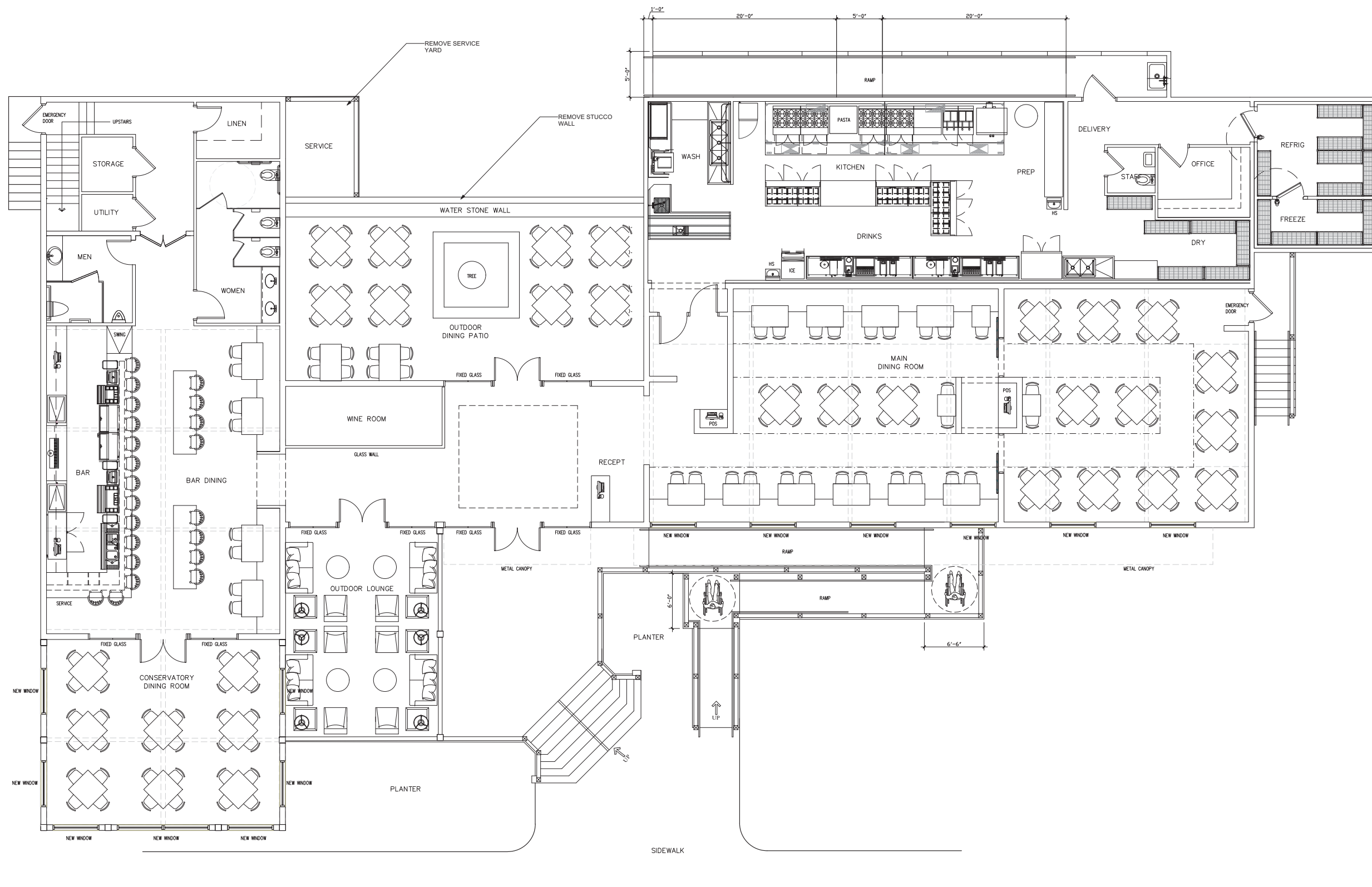
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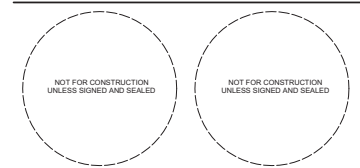
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REVIEWED BY: D. SKLAR
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SHEET TITLE:

**EXISTING FLOOR
PLAN**





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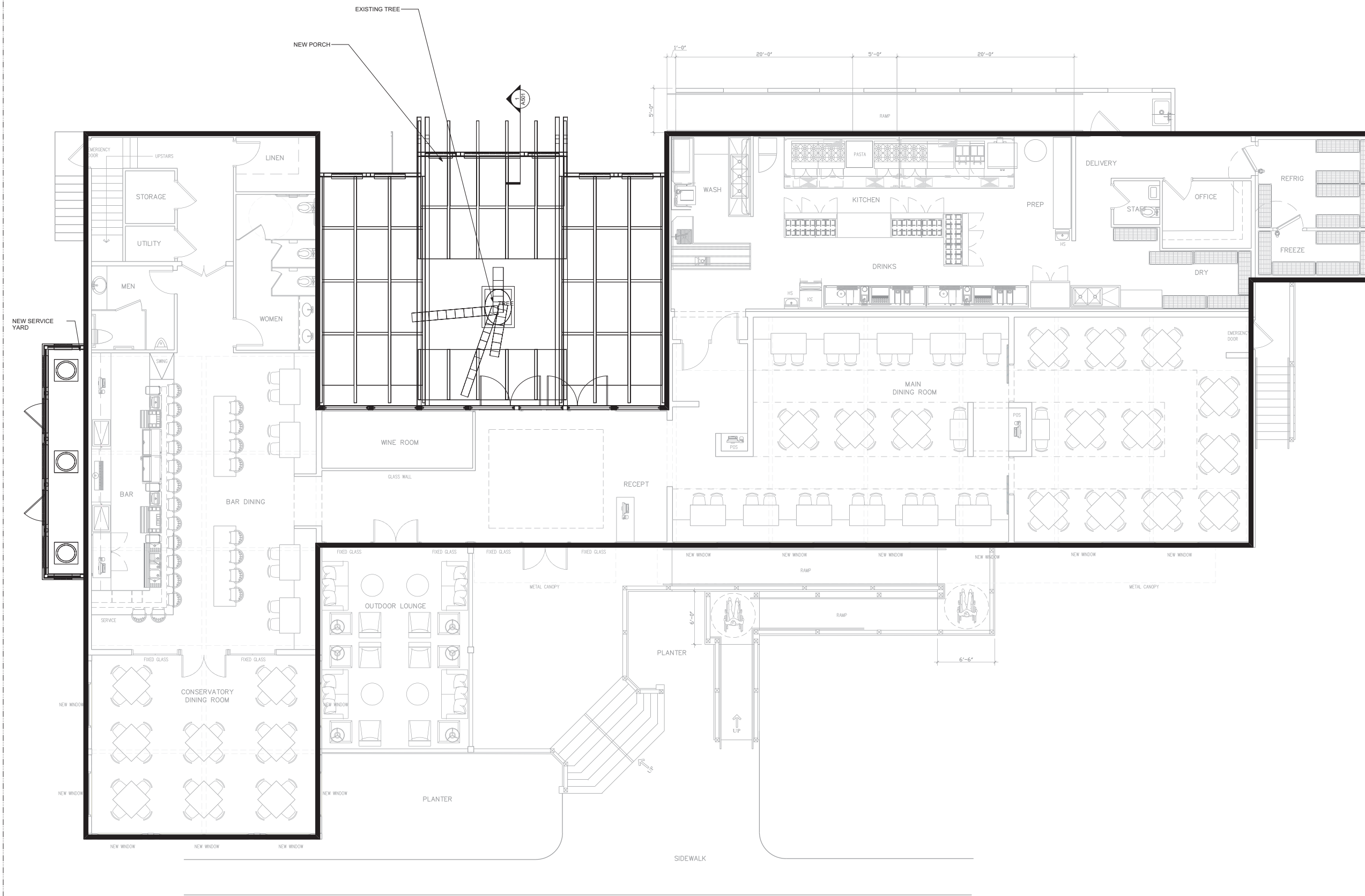
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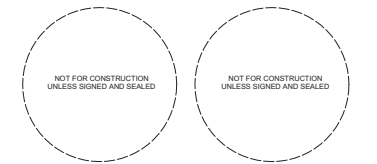
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**PROPOSED FLOOR
PLAN**





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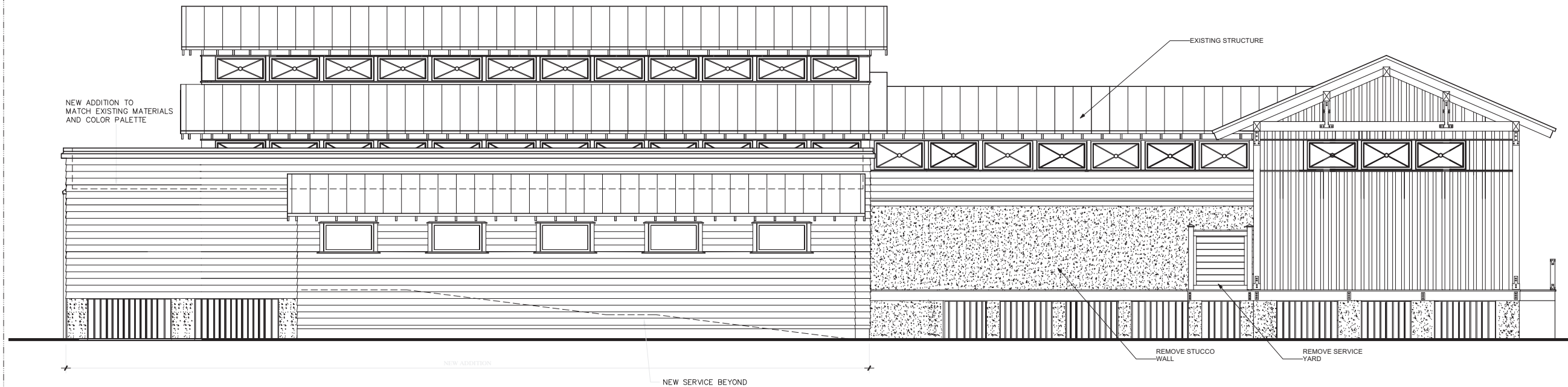
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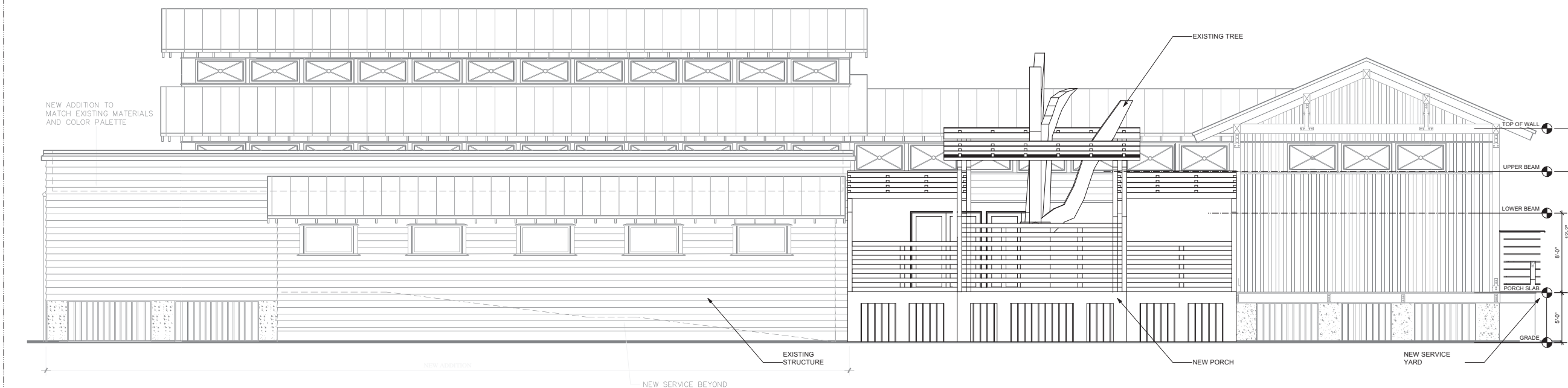
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REVIEWED BY: T. Michaels
PROJECT ID: 21-016B
SHEET TITLE:

ELEVATIONS

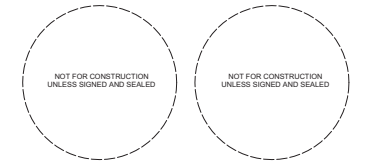


2 EXISTING REAR ELEVATION
Scale: 3/16" = 1'-0"



ELEVATION GENERAL NOTES
1. ALL MATERIALS AND COLORS TO MATCH EXISTING ONES.

1 PROPOSED REAR ELEVATION
Scale: 3/16" = 1'-0"



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**NUNZIO'S
RESTAURANT**

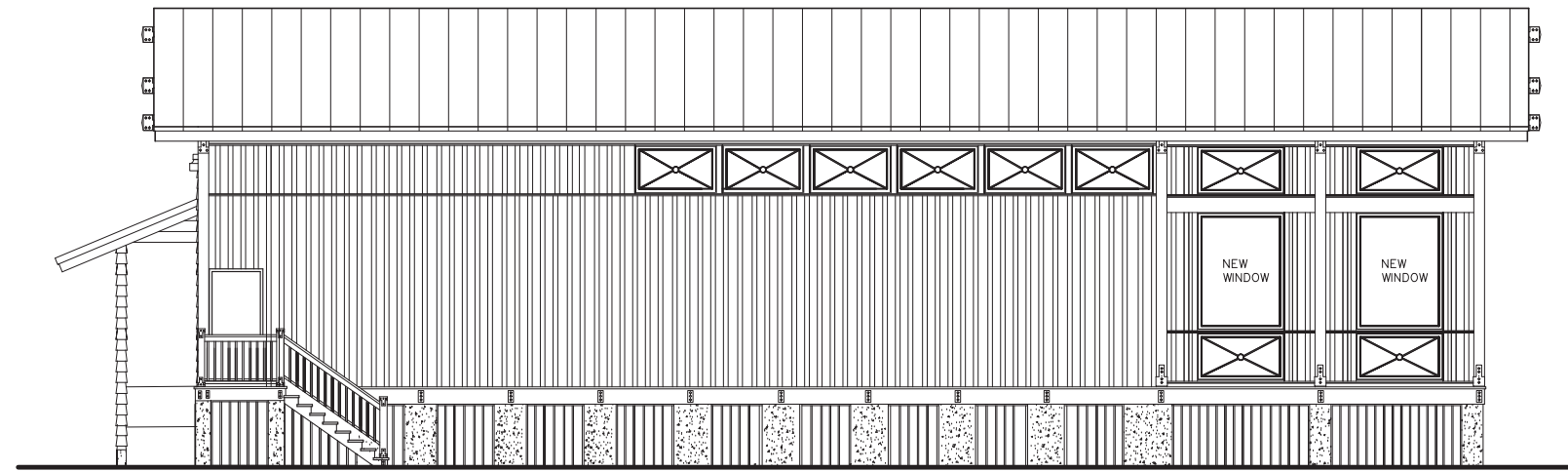
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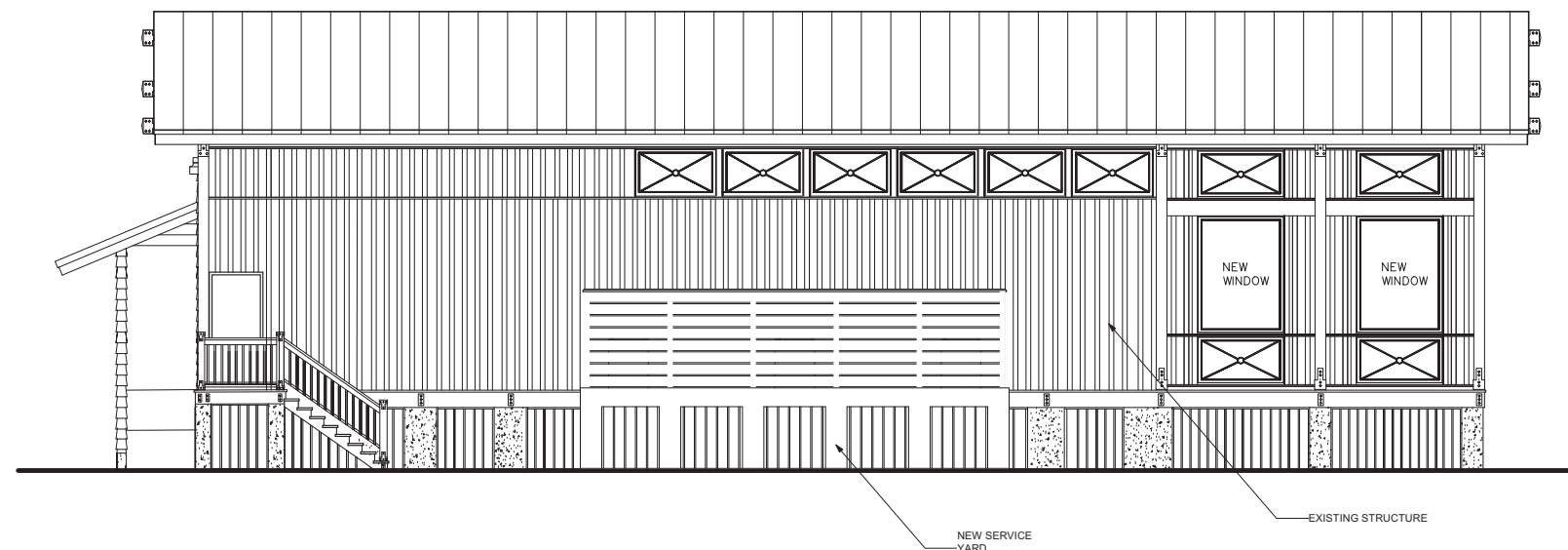
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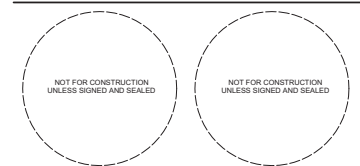


2 EXISTING LEFT ELEVATION
Scale: 3/16" = 1'-0"

ELEVATION GENERAL NOTES
1. ALL MATERIALS AND COLORS TO MATCH EXISTING
ONES.



1 PROPOSED LEFT ELEVATION
Scale: 3/16" = 1'-0"



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ELEVATIONS

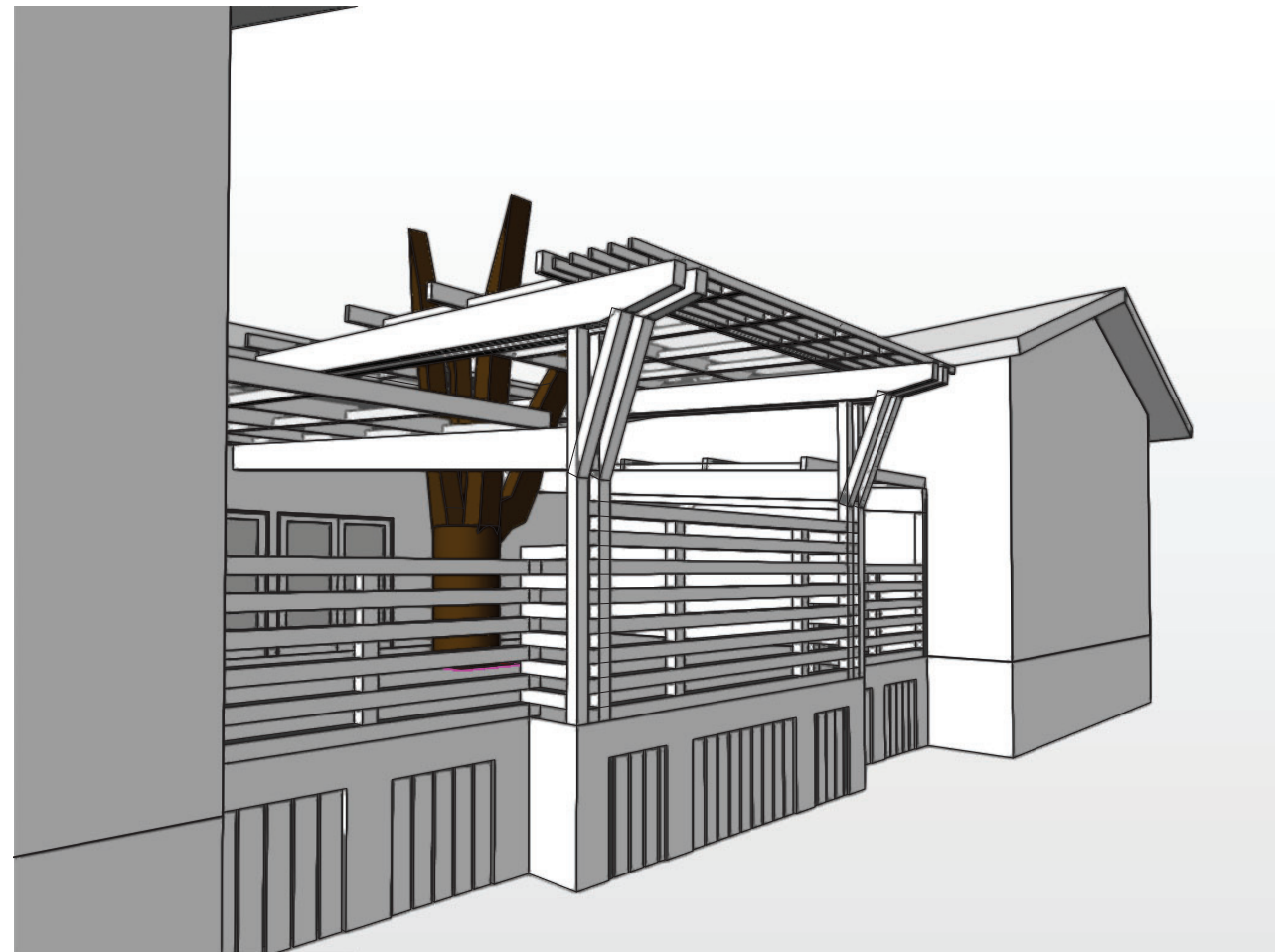
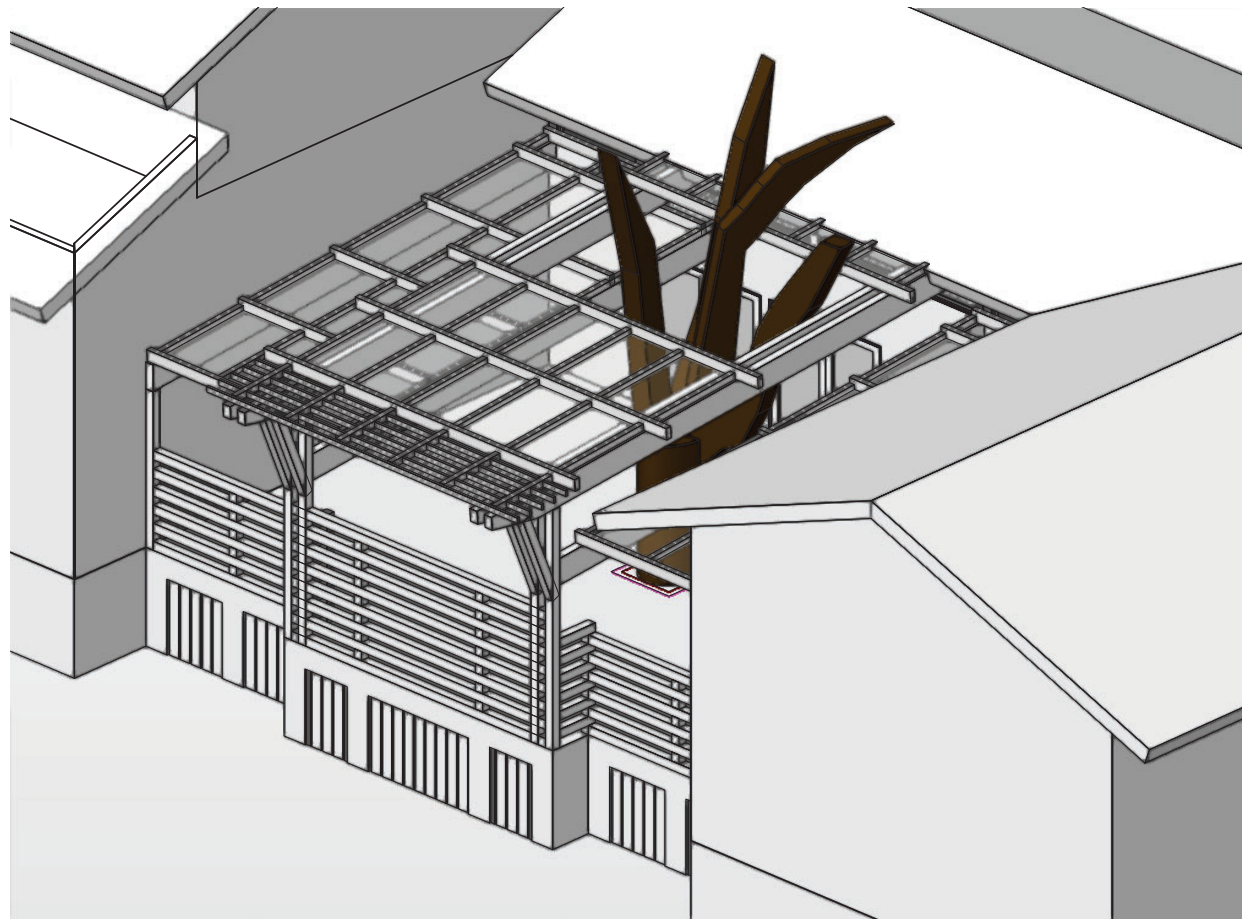
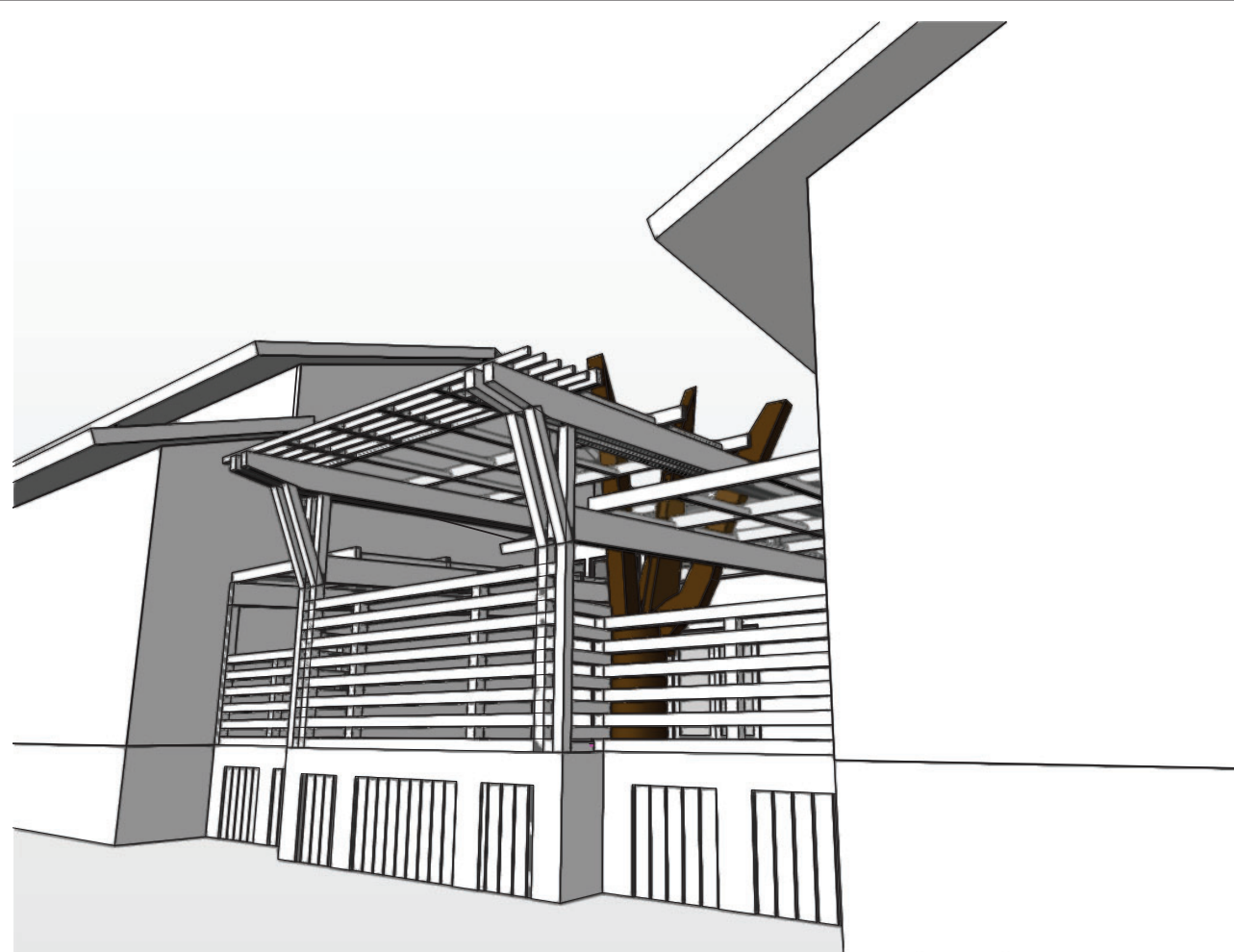
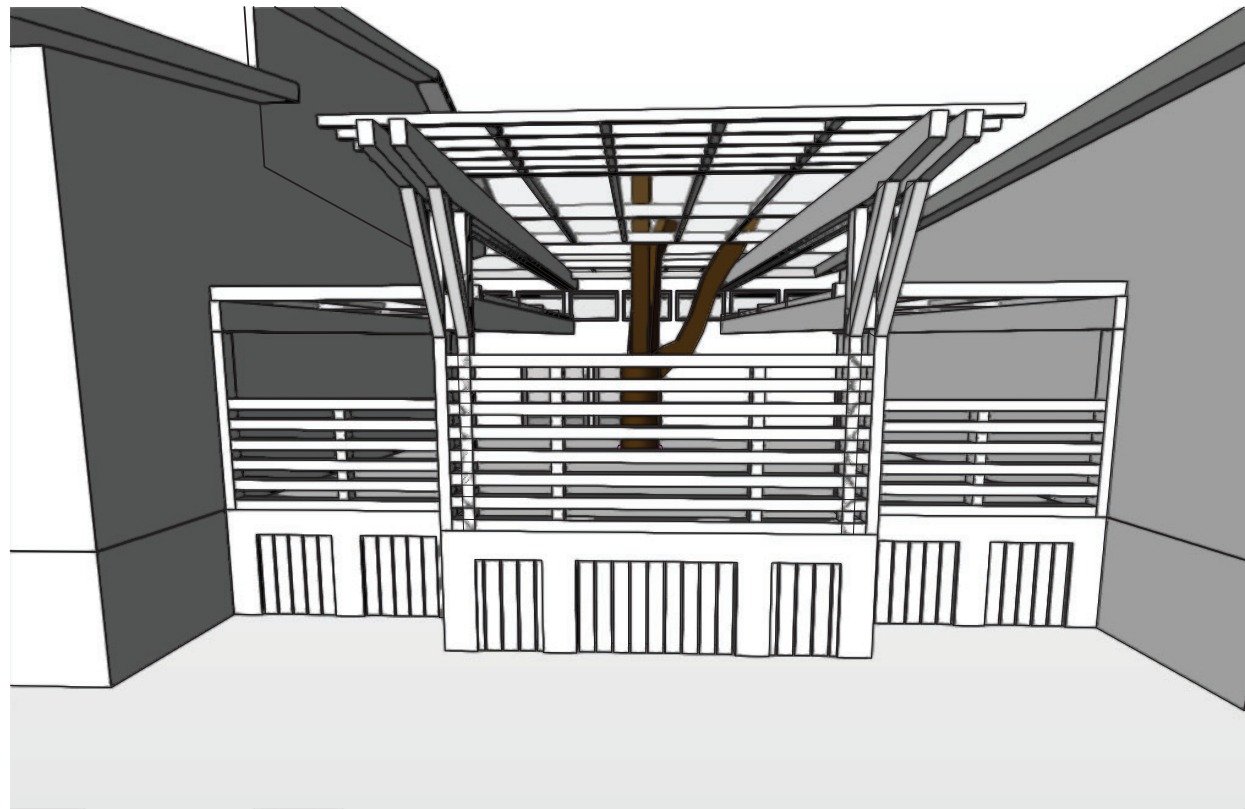


2 EXISTING FRONT ELEVATION
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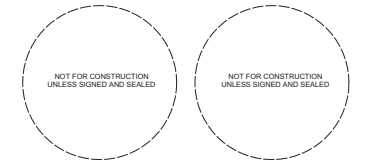
ELEVATION GENERAL NOTES
1. ALL MATERIALS AND COLORS TO MATCH EXISTING ONES.

1 PROPOSED FRONT ELEVATION
Scale: 3/16" = 1'-0"



architecture + planning

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



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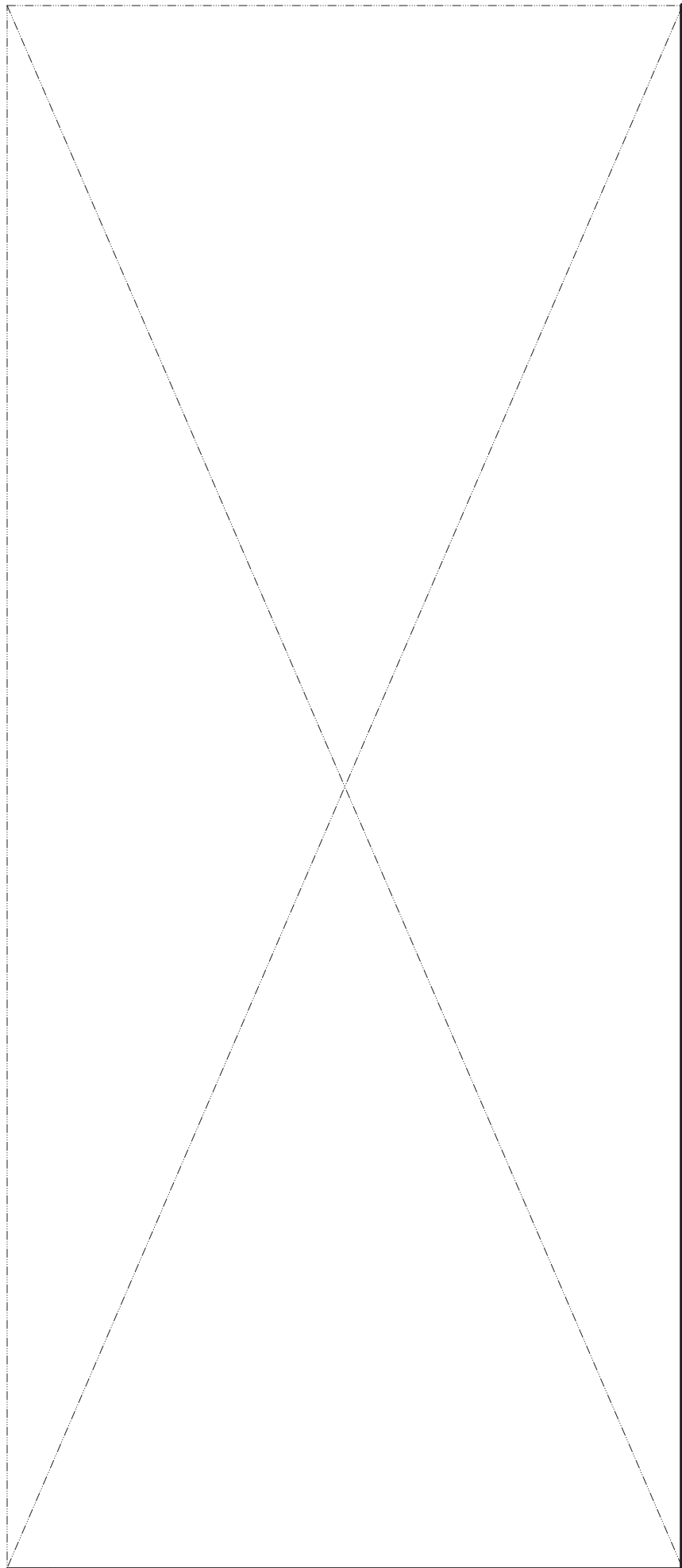
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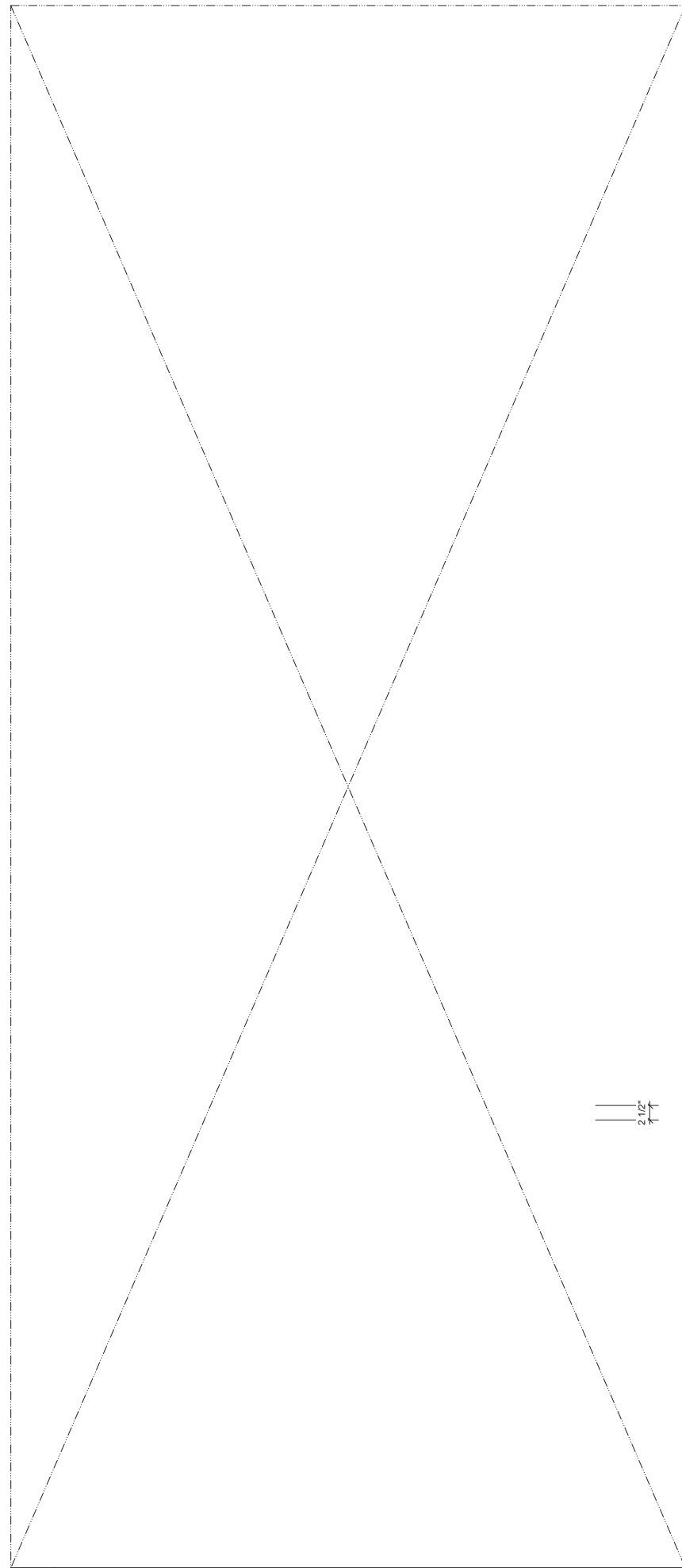
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VIEWS

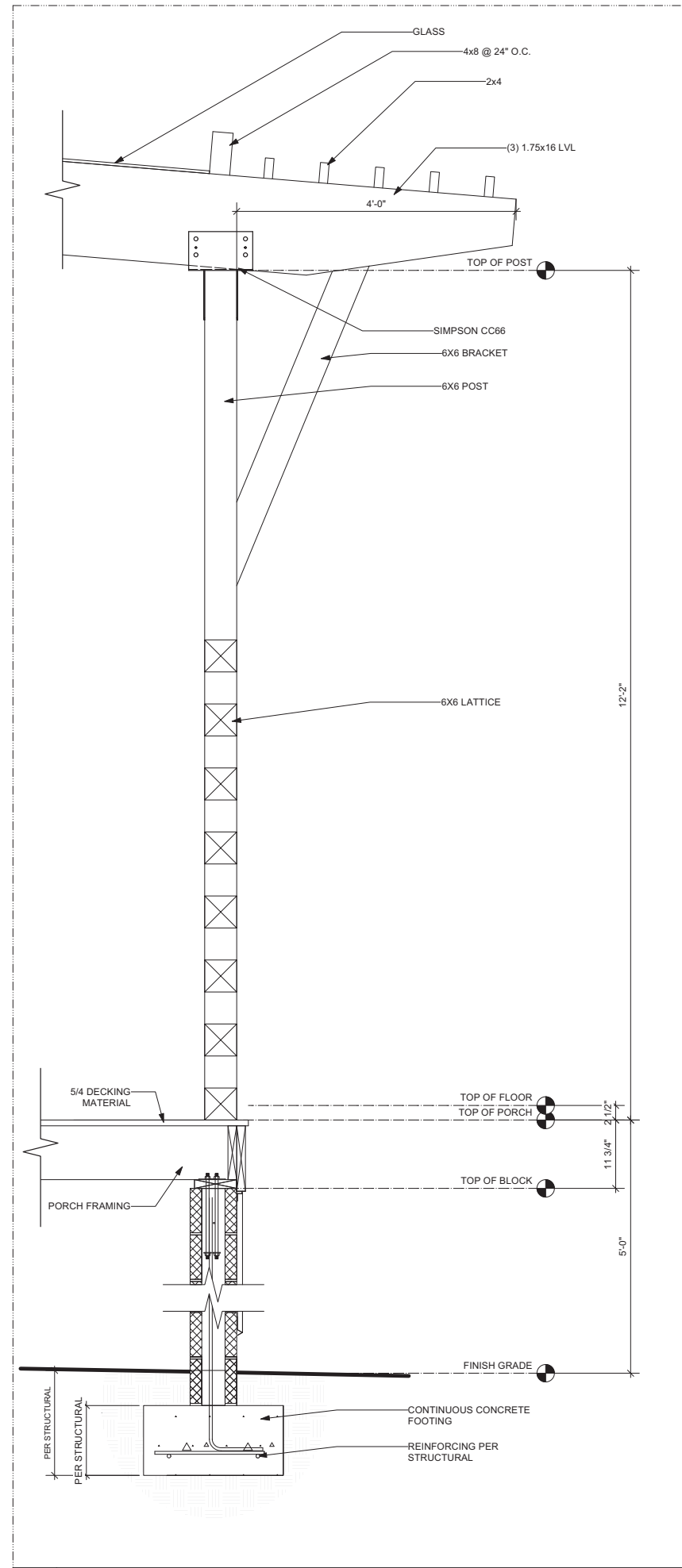
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Scale:



Scale:

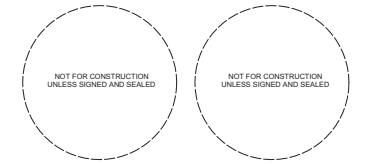


1 12'2 POST WALL SECTION
Scale: 1" = 1'-0"



architecture + planning

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



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

WALL SECTIONS

A501

DESIGN TEAM/DRB COMMENT SHEET

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

PROJECT NAME: Nunzio Restaurant

DRB#: DRB-002303-2022

DATE: 09/16/2022 11/02/2022

CATEGORY: Alteration/Addition

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Detail Illustrating Connection to Existing Structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	How will the roof structure connect to the existing building and how does that relate to the clear story windows. Please provide a detail.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Design Guide, page 18, "landscaping, planting of new vegetation, is to be used to supplement the existing vegetation and provide for a harmonious setting for the site's structures,". Staff suggest: <ol style="list-style-type: none"> 1. The number of Carolina Cherry Laurel be doubled. 2. Specify Carolina Cherry Laurel 5' ht. minimum.
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Include in the Landscape Plan any trees in the William Hilton Parkway buffer that have died per the 2018 DPR approved Planting Plan. Since the Red Bud

between parking lots and building(s)				have not performed well, Staff suggest this species be replaced with an evergreen understory tree, such as American Holly. These trees need to be shown on the landscape plan.
--------------------------------------	--	--	--	---

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Because the Oak is surrounded by a roof, Staff suggest a fertilization and mycor treatment by an arborist prior to construction of the roof. Per the LMO is this a “Significant” tree. The Design Guide speaks to “Preserving significant or specimen trees and cluster of trees;”.
Supplemental and replacement trees meet LMO requirements for size, species and number	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See buffer planting note.

MISC COMMENTS/QUESTIONS

1. This project requires a Minor Development Plan Review (DPR) application. Submit all of the applicable materials listed in LMO Appendix D-7. Staff will be looking for new parking calculations and impervious coverage calculations as part of the application.
2. This project requires a Building Permit. Please contact Tony Pierce at tonyp@hiltonheadislandsc.gov or at 843-341-4675 with any questions about this permit.
3. The proposed service walk and building expansion is within the dripline of the specimen oak and will need to be constructed at existing grade without disturbing any root of this tree. A mycor and fertilization treatment by a certified arborist is required both pre and post construction with documentation from the arborist.
4. In addition to Staff comments the applicant should consider the following DRB comments from the Sept. 27th DRB meeting (sent to applicant 09/29):
 1. The DRB was concerned that the translucent roof material does not meet the Design Guide, page 15, “All materials should be high quality, durable materials, suitable for the Hilton Head Island environment.”
 - a. ~~Will the proposed material yellow with age, UV exposure and Oak leaf tannins? Glass is specified.~~
 - b. How will leaves and other material from the tree be removed from the porch roof?
 - c. Consider a retractable awning system that could be deployed during a rain event.
 - d. Consider a roof on the side trellis only with the central area around the tree open.
 - e. Consider attaching the translucent roof material under the trellis to mitigate the appearance of the material.
 2. The DRB had concerns about the trellis structure:
 - a. How does the trellis work around the tree?
 - b. The trellis columns are too congested with multiple brackets, beam heights and screen heights.
 - c. Consider one column where there are two, side by side.
 - d. The porch / trellis structure should be more sophisticated. The DRB is concerned the structure looks inexpensive and DIY.
 3. Provide an elevation of the interior porch wall to include all fixtures, windows, and doors.
 4. Specify a tabby finish for the base of the porch to match existing.

5. Foundation Planting:

- a. Consider relocating shrubs to the opposite side of the walk where there is more room.
- b. Consider using Podocarpus at the porch foundation.

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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

10/26/2022

SIGNATURE

DATE

To: Hilton Head Island Architectural Review
RE: 85 Arrow Road Narrative
Hilton Head Island SC



To Whom it may concern,
The Proposed Building shall include the following.

The project is a metal sided building and standing seam metal roof, with break metal accent bands on a conc. Raised foundation w/ smooth finish, located at 85 Arrow Road.
The exterior walls will be metal panels. Light Brown will be the color. Please refer to the color sample.

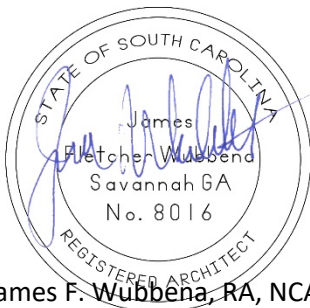
The proposed building will have a standing seam metal roof. Dark Brown will be the color. Please refer to the color sample.

Bahama Shutters will be used to simulate window openings in the façade. Color will be dark bronze.

The colors are to reflect the neighboring building that shares the entrance.
Other buildings similar to the proposed project match the materials and style as well. Photos of the adjacent buildings is included.

Site plan/ Civil drawings have been submitted to the Town earlier this week.
Total Square Footage of the building is 7082sqft
Max Height of the building is 17-6
The Building is set 4ft above grade to FFE. This is due to flood plane requirements.

Sincerely,



James F. Wübbena, RA, NCARB
Principal Architect

cc.File

Savannah Blinds Shutters and Shades, your Savannah Shutter Company, has the quality made **Bahama Shutters** you are looking for at great prices. We have a number of options to choose from whether you are interested in them for style, shade, security, or storm protection.

All our exterior shutters are quality made for maximum function and beauty. We can bring you these quality shutters at great prices because we are direct dealers with low overhead costs.

We would love to show you some options up close. Let us bring some samples to your location so you can see how well our Bahama shutters are made. You'll have a free estimate, expert design advice, and all the help you need with free measuring.

- Free In Home Estimate
- No
- Obligation Design Consultation
- Free Measurements
- Custom Made Bahama Shutters













WEXFORD PLANTATION
GOLF COURSE

LINE	BEARING	LENGTH
L1	S89°48'11"W	28.90
L2	S01°13'54"W	39.08
L3	S2°30'52"W	38.31
L4	S07°14'28"W	31.09
L5	S05°29'54"W	31.72
L6	N37°52'48"W	40.85
L7	S20°37'40"E	27.79
L8	S81°15'25"W	51.66
L9	N48°44'37"W	18.78
L10	S24°37'25"W	44.60
L11	S7°49'18"W	24.60
L12	S88°07'07"W	41.75

100.02' 100.02

110.03

71.62

LOT 38
27,696 sq. ft.
0.64 acres

LOT 37
#85
22,372 sq. ft.
0.51 acres

TOTAL AREA
OF LOTS 37, 38 & 39
75,467 sq. ft.
1.73 acres

NOTE: NO TREE & ELEVATION DATA IS
SHOWN NORTH OF THIS LINE.

LOCATION MAP NOT TO SCALE

REFERENCE PLAT

LOT 40

LOT 39
TOTAL AREA
25,399 sq. ft.
0.583 acres

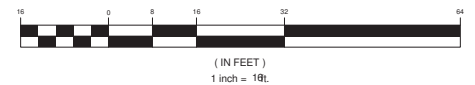
LOT 36

I the undersigned, as the Owner of Record of parcel(s) R552 014 000 0838 0000,
R552 014 000 0839 0000 & R552 014 000 0840 0000 agree
to the recording of this plat.

KINNAIRD HOLDINGS, LLC

"Some or all areas on this plat are flood hazard areas and have been identified as having
at least a one percent chance of being flooded in any given year by rising tidal waters
associated with possible hurricanes. Local regulations require that certain floor hazard
protective measures be incorporated in the design and construction of structures in these
designated areas. Reference shall be made to the development covenants and restrictions
of this development and requirements of the Town Building Official. In addition, federal law
requires mandatory purchase of flood insurance as a prerequisite to federally insured
mortgage financing in these designated flood hazard areas."

GRAPHIC SCALE



REVISED 6/10/2022 TO ADD SEVERAL EDGE OF PAVEMENT SPOT LOCATIONS.

T SQUARE SURVEYING
PROFESSIONAL LAND SURVEYORS

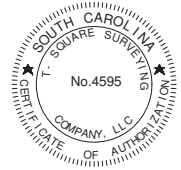
P.O. Drawer 330
139 Burnt Church Road
Bluffton, S.C. 29910
tsquare@nagrgray.com
Phone 843-757-2650 Fax 843-757-5758

JOB No. 15-350T-CONR



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE,
INFORMATION & 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.

WILLIAM J. SMITH, PLS # 26960



THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

KINNAIRD HOLDINGS, LLC

AN AS-BUILT SURVEY ON LOTS 37 & 38 &
A TREE & TOPOGRAPHIC SURVEY ON LOT 39 ARROW ROAD & A PROPOSED
LOT CONSOLIDATION, A PORTION OF PHASE I, PALMETTO BAY CENTER,
TOWN OF HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA.
DIST. 552, MAP 14, PARCELS 838, 839 & 840

Notes:

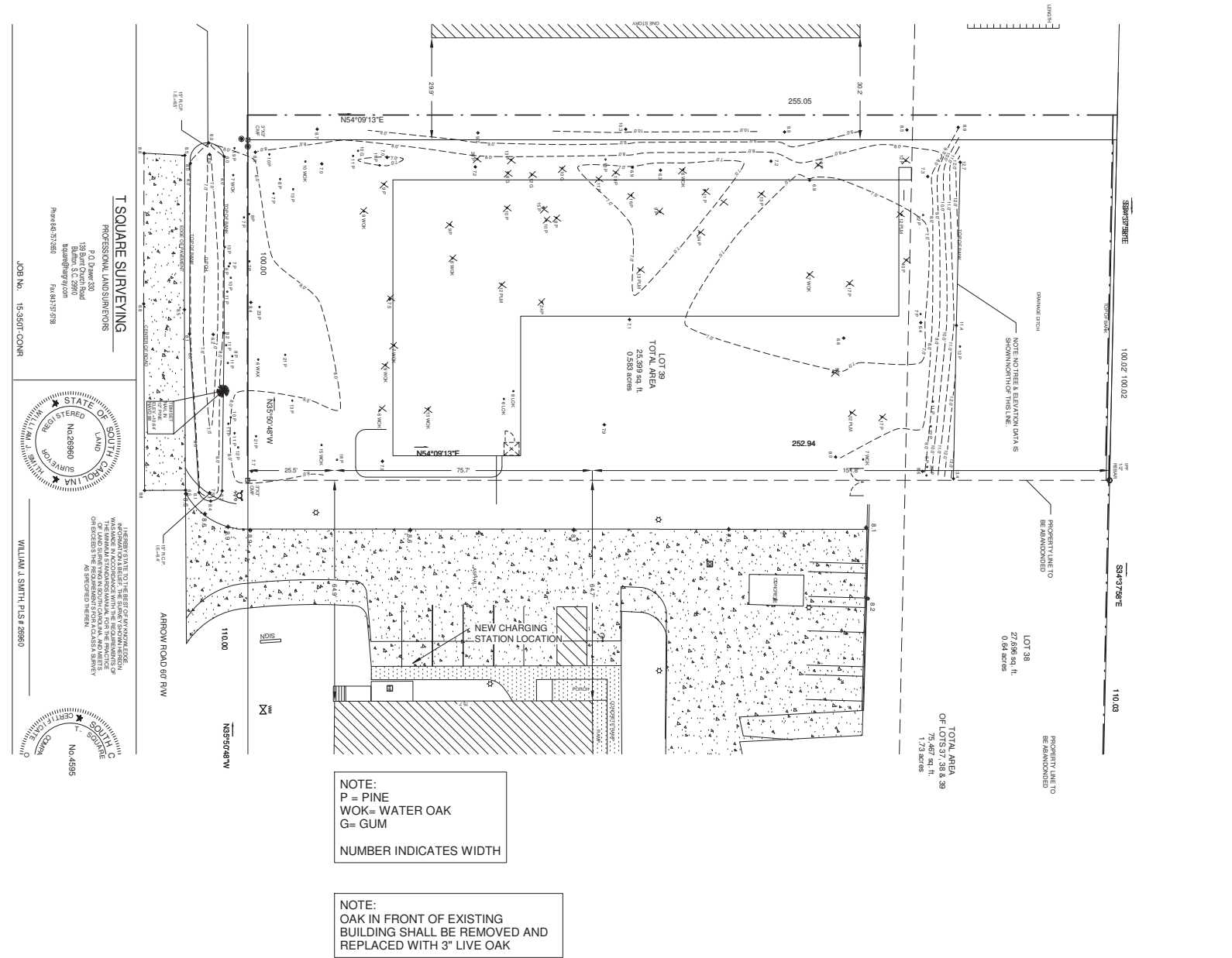
1. According To FEMA Flood Insurance Rate Map # 45013C0442G
This Lot Appears To Lie In A Federal Flood Plain Zone X & X SHADED, Minimum
Required Elevation N/A.F.I. NAVD83
2. This Property May Be Subject To Easements, Protective Covenants
And Other Facts That May Be Revealed By A Complete Title Search.
3. This Survey Was Performed Without The Benefit Of A Wetland Delineation.
4. All Building Setback Requirements Should Be Verified With The Proper
Authorities Prior To Design And Construction.
Reference Plat(s):
PLAT BOOK 28 AT PAGE 190

DRAWN BY: B.M.S

APPROVED BY: W.J.S

PARTY CHIEF: W.J.S

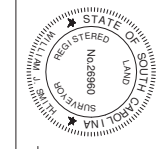
DATE: JANUARY 5, 2022



NOTE:
P = PINE
WOK = WATER OAK
G = GUM
NUMBER INDICATES WIDTH

NOTE:
OAK IN FRONT OF EXISTING
BUILDING SHALL BE REMOVED AND
REPLACED WITH 3" LIVE OAK

T SQUARE SURVEYING
PROFESSIONAL LANDSURVEYORS
P.O. Drawer 303
193 Burt Owen Road
Bluffton, SC 29910
Phone: 843-273-8800
Fax: 843-273-8800



WILLIAM J. SMITH, P.L.S. # 26860
I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEYING INSTRUMENTS AND RECORDS ON WHICH THIS PLAN IS BASED AND THAT THE SAME HAVE BEEN EXAMINED AND FOUND TO BE TRUE AND CORRECT.



1 TREE REMOVAL PLAN
C1.2 1" = 20'-0"



James Wubben, RA, NCARB
40 DRAYSON CIRCLE
BLUFFTON SC 29910
P - 912 660 5438
JIM@WUBBENAPC.COM

KINNAIRD HOLDINGS

A NEW BUILDING FOR
KINNAIRD HOLDINGS

85 ARROW ROAD
HILTON HEAD ISLAND SC

REVISIONS

SHEET TITLE
TREE REMOVAL
PLAN

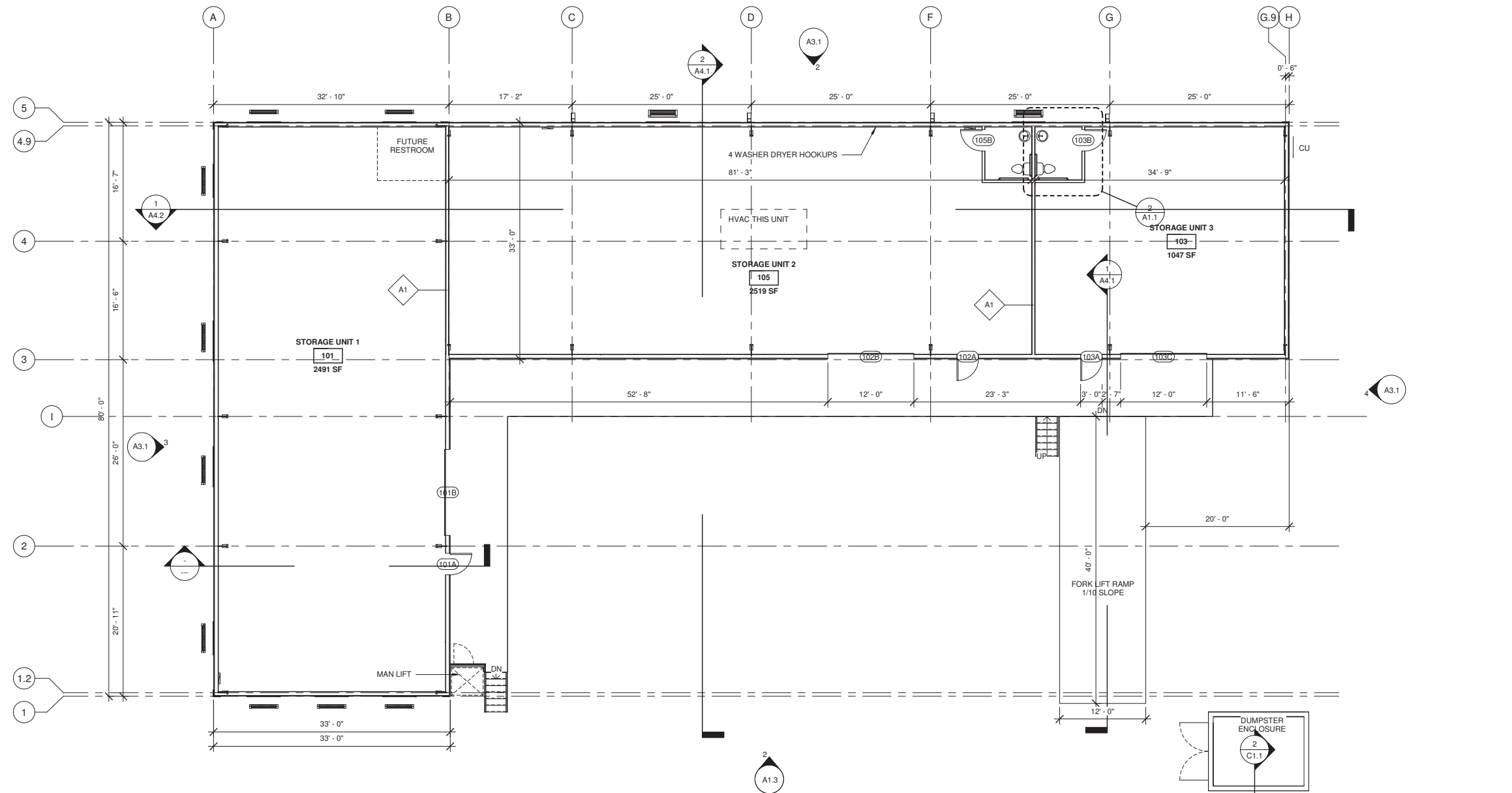
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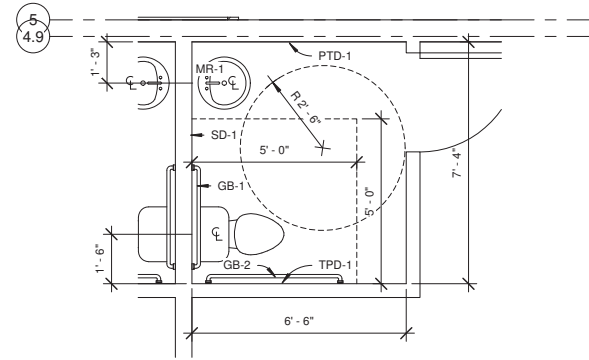
PROJECT NUMBER: 2210
DATE: 8/27/2022
DRAWN BY: Author
CHECKED BY: Checker
SCALE: 1" = 20'-0"

SHEET NO.
C1.2

Y:\2210 84 Arrow Road\2210 84 Arrow Road revision 2.rvt



Door Schedule					
Mark	Width	Height	Elevation	Fire Rating	Comments
101A	3' - 0"	7' - 0"			
101B	12' - 0"	10' - 0"			
102A	3' - 0"	7' - 0"			
102B	12' - 0"	10' - 0"			
103A	3' - 0"	7' - 0"			
103B	3' - 0"	7' - 0"			
103C	12' - 0"	10' - 0"			
103D	8' - 0"	7' - 0"			
105B	3' - 0"	7' - 0"			



James Wubben, RA, NCARB
 40 DRAYSON CIRCLE
 BLUFFTON SC 29910
 P - 912 660 5438
 JIM@WUBBENAPC.COM

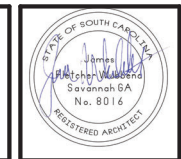
KINNAIRD HOLDINGS

A NEW BUILDING FOR
 KINNAIRD HOLDINGS
 85 ARROW ROAD
 HILTON HEAD ISLAND SC

REVISIONS

SHEET TITLE
 FLOOR PLANS

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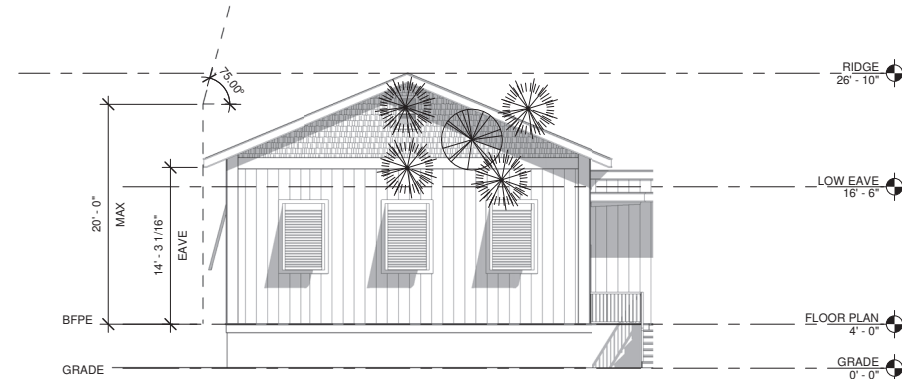
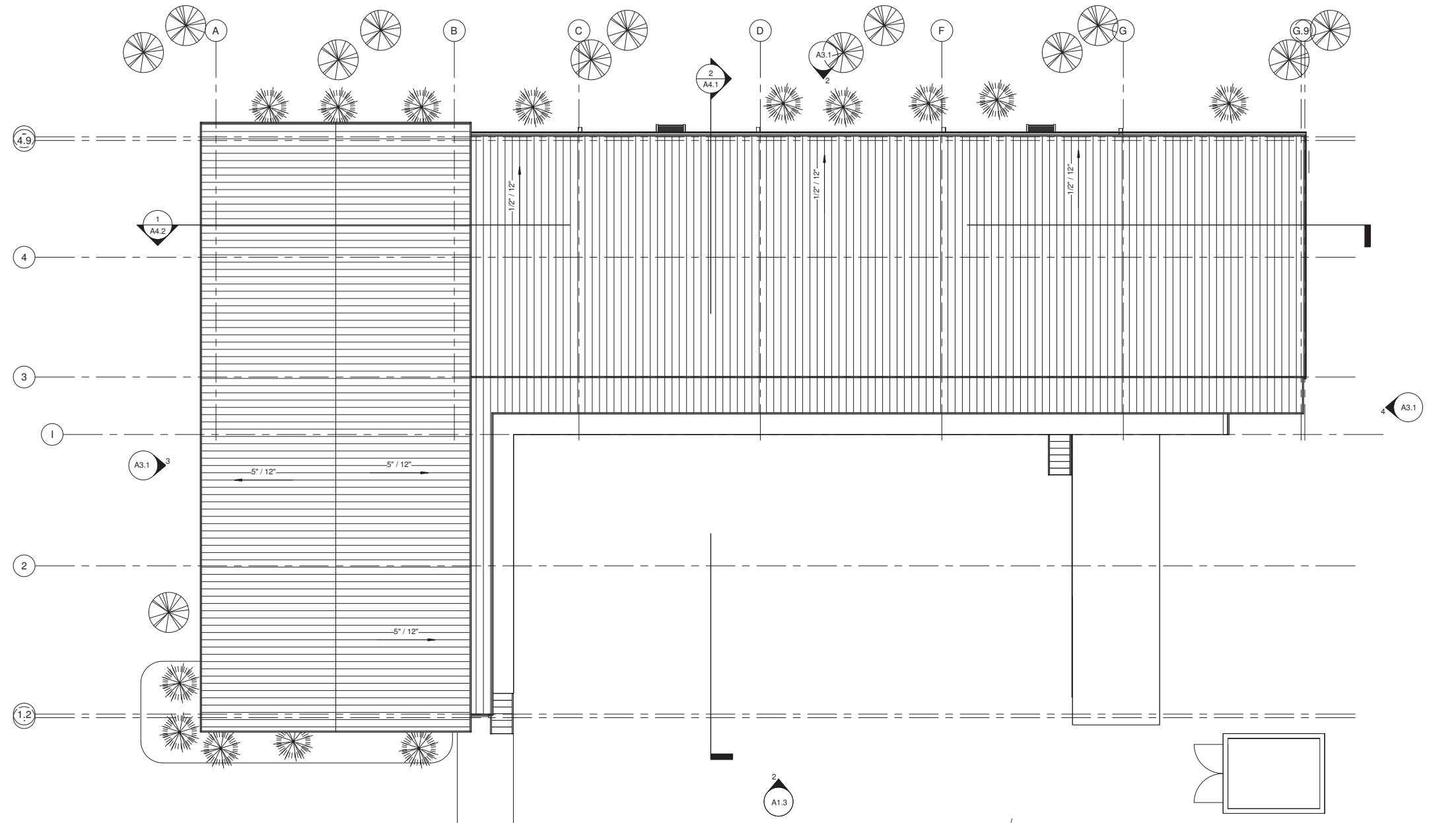
PROJECT NUMBER: 2210
 DATE: 8/27/2022
 DRAWN BY: MRS
 CHECKED BY: JFW
 SCALE: As indicated

SHEET NO.
 A1.1

10/28/2022 10:27:34 AM

1 FLOOR PLAN
 A1.1 1/8" = 1'-0"

2 ENLARGED RESTROOM PLANS
 A1.1 3/8" = 1'-0"



2 A1.3 SETBACK DIAGRAM
1/8" = 1'-0"

1 A1.3 RIDGE
1/8" = 1'-0"

KINNAIRD
HOLDINGS

A NEW BUILDING FOR
KINNAIRD HOLDINGS

85 ARROW ROAD
HILTON HEAD ISLAND SC

REVISIONS

SHEET TITLE
ROOF PLAN

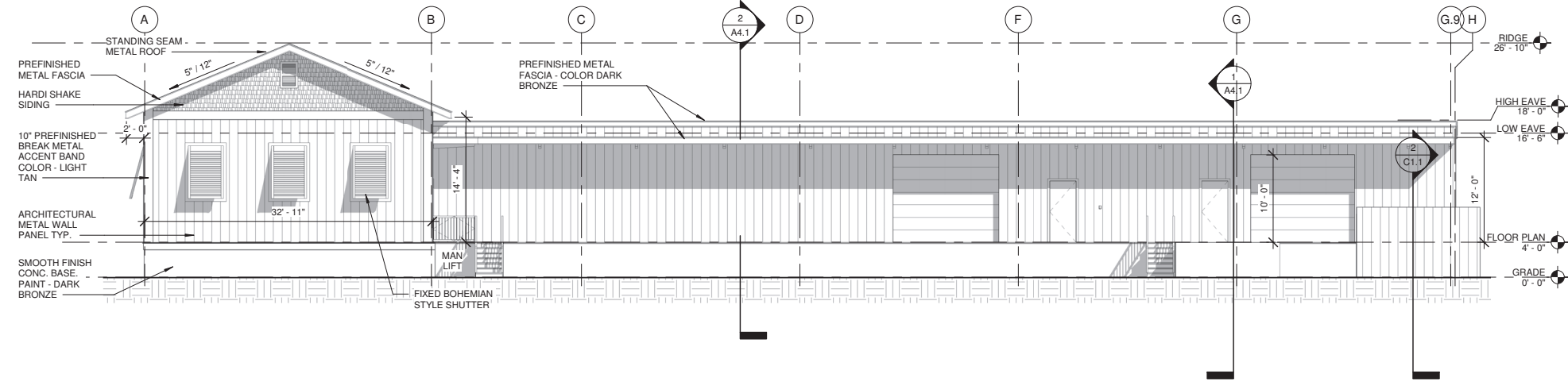
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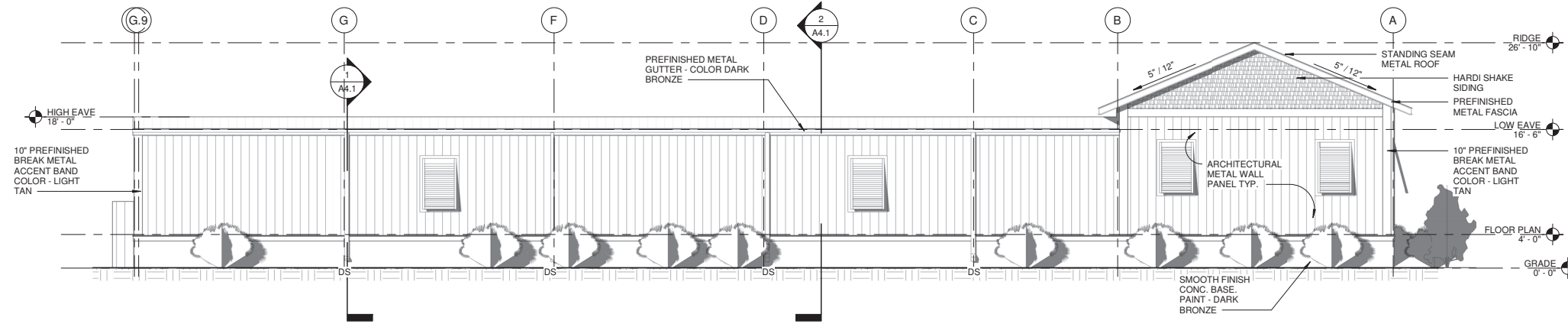
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DATE: 8/27/2022
DRAWN: MRS
BY:
CHECKED BY: JFW
SCALE: 1/8" = 1'-0"

SHEET NO.
A1.3

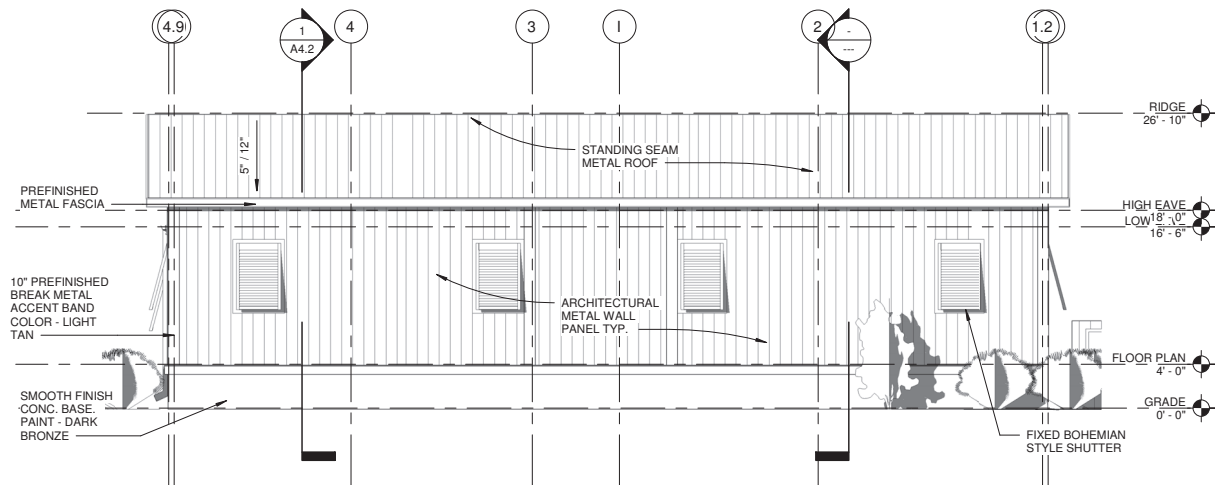
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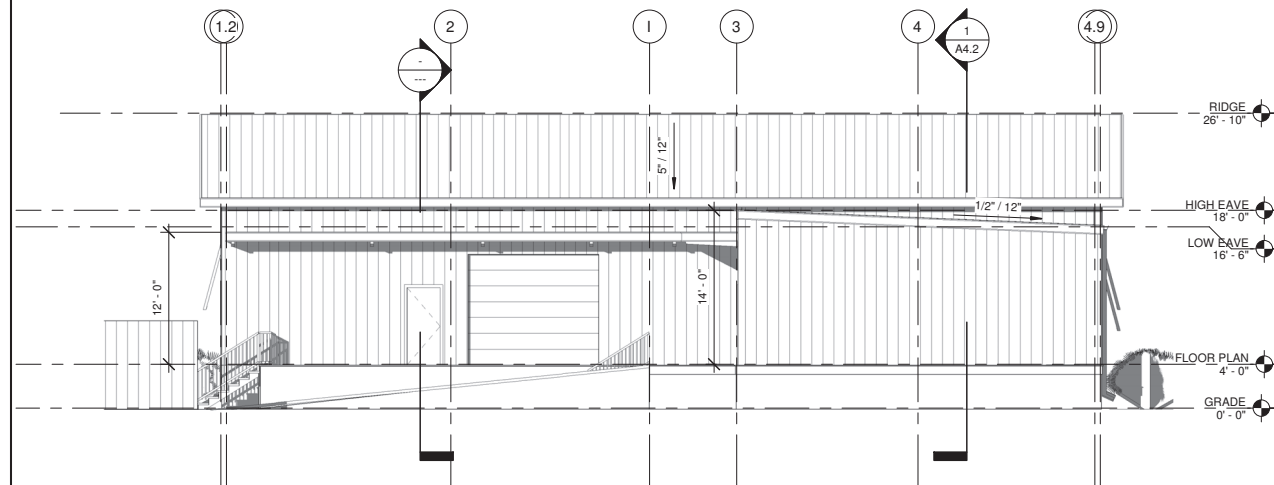
1 FRONT ELEVATION
A3.1 1/8" = 1'-0"



2 BACK ELEVATION
A3.1 1/8" = 1'-0"



3 LEFT ELEVATION
A3.1 1/8" = 1'-0"



4 RIGHT ELEVATION
A3.1 1/8" = 1'-0"

Wubben
Architectural Design
and Development

James Wubben, RA, NCARB
40 DRAYSON CIRCLE
BLUFFTON SC 29910
P - 912 660 5438
JIM@WUBBENAPC.COM

KINNAIRD
HOLDINGS

A NEW BUILDING FOR
KINNAIRD HOLDINGS

85 ARROW ROAD
HILTON HEAD ISLAND SC

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SHEET TITLE
EXTERIOR
ELEVATIONS

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DATE: 8/27/2022
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CHECKED BY: JFW
SCALE: 1/8" = 1'-0"

SHEET NO.
A3.1

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REVISIONS

SHEET TITLE

BUILDING SECTION

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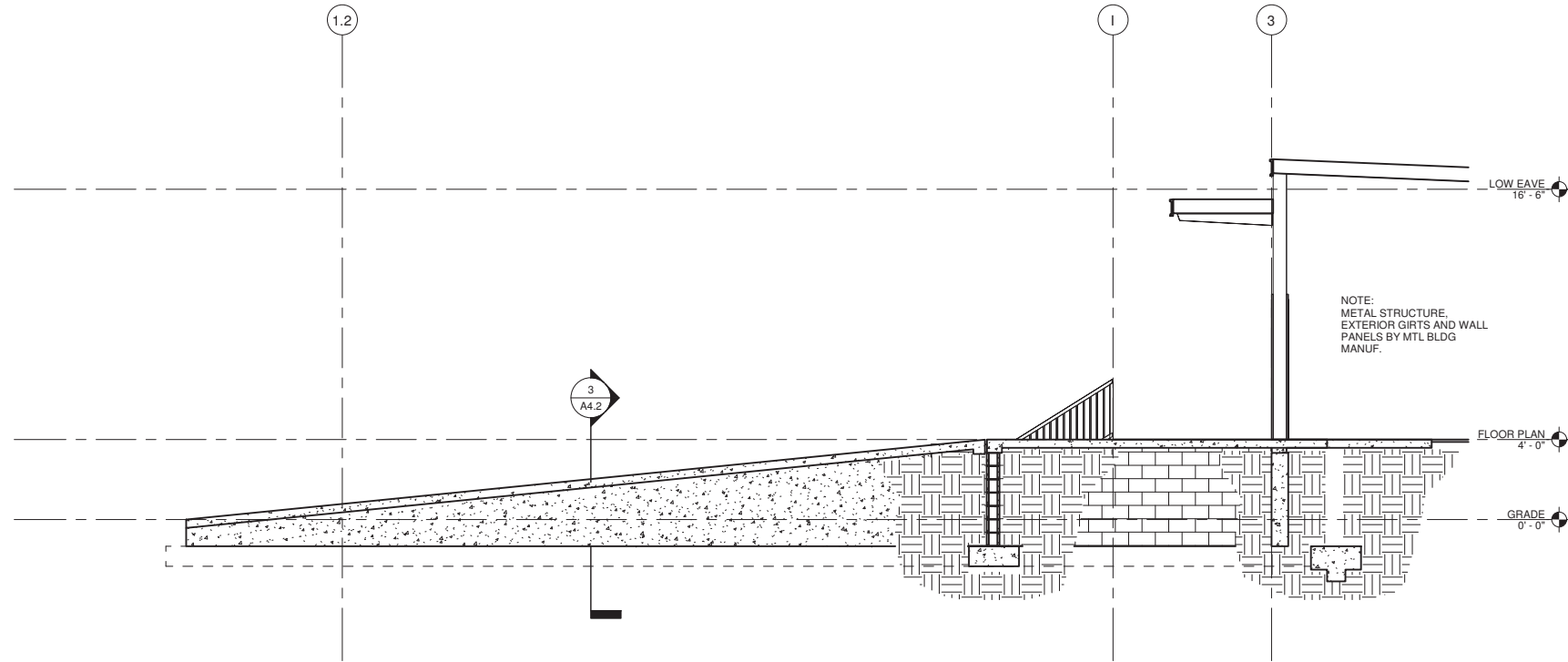
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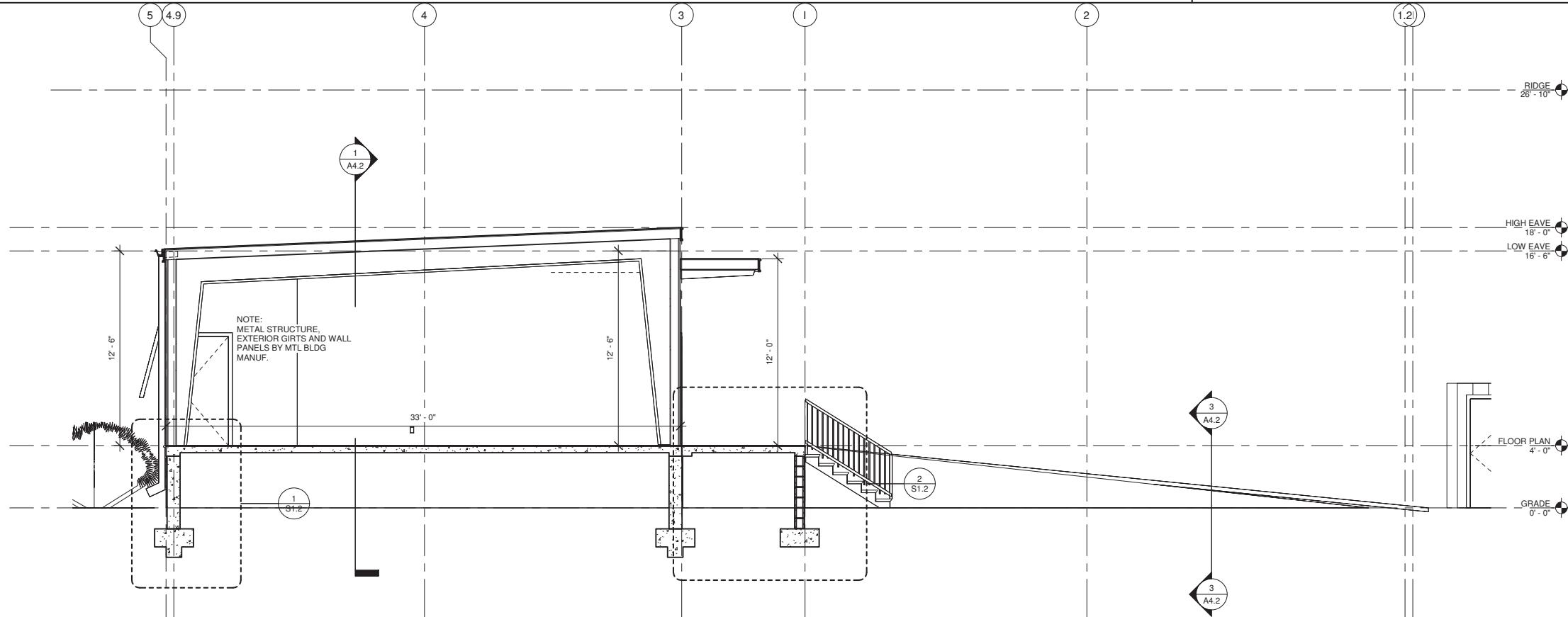
PROJECT NUMBER: 2210
DATE: 8/27/2022
DRAWN BY: MRS
CHECKED BY: JFW
SCALE: 1/4" = 1'-0"

SHEET NO.

A4.1

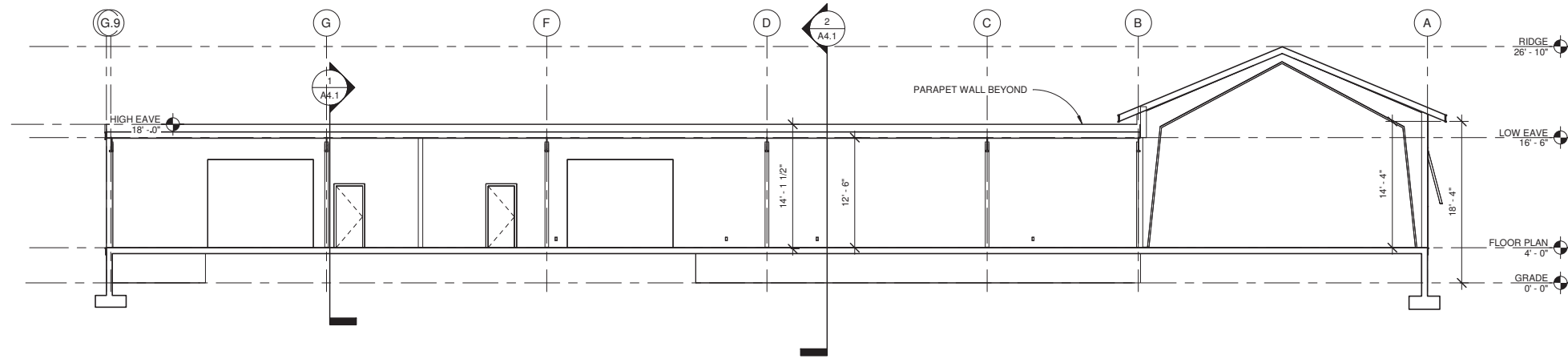


1 SECTION @ RAMP 1
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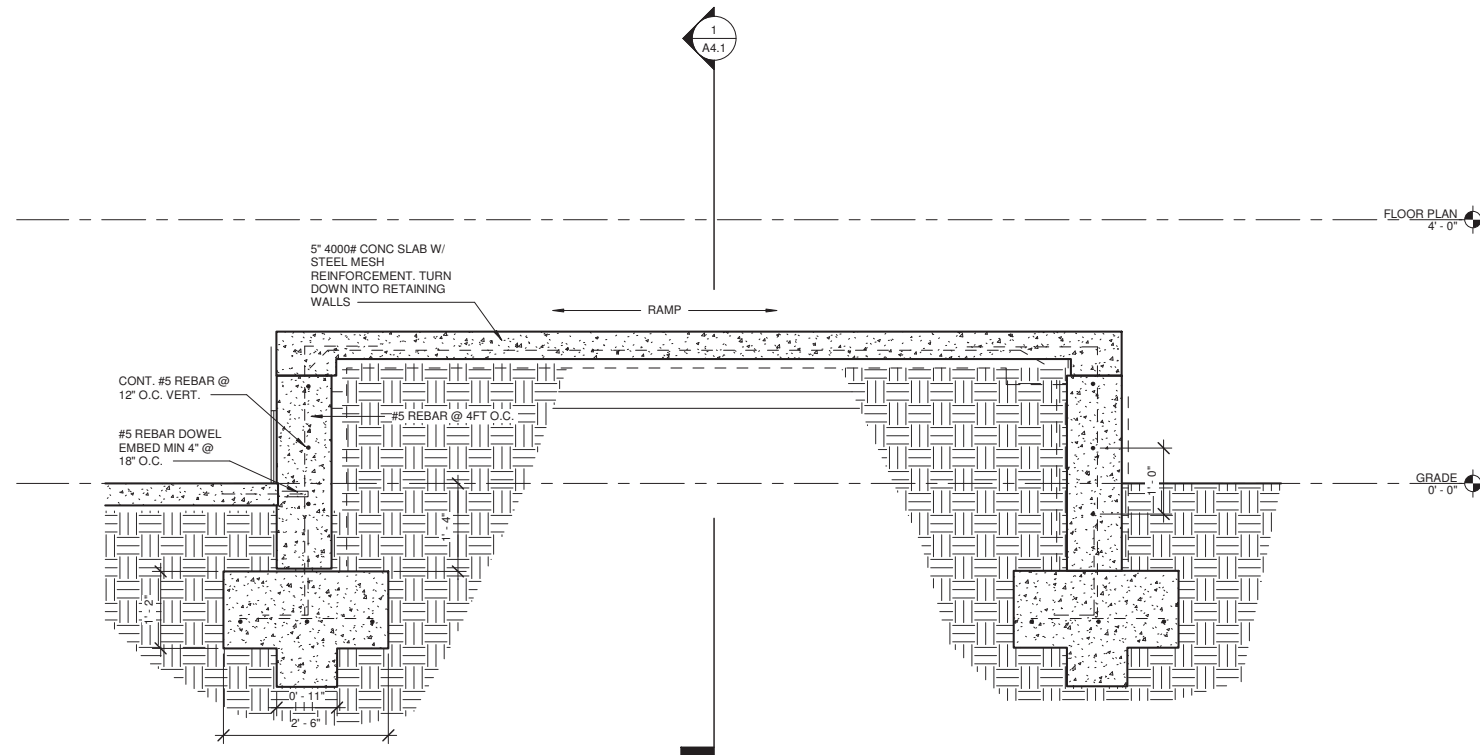


2 BUILDING SECTION 1
A4.1 1/4" = 1'-0"

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1 Section 4
A4.2 1/8" = 1'-0"



3 SECTION @ RAMP 2
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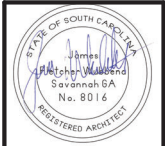
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SHEET TITLE

STRUCTURAL
DETAILS

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PROJECT NUMBER: 2210
DATE: 8/27/2022
DRAWN BY: Author
CHECKED BY: Checker
SCALE: As indicated

SHEET NO.

A4.2

GENERAL SYMBOL LIST		
TYPE	DESCRIPTION	REMARKS
□	SURFACE FLUORESCENT FIXTURE	SEE FIXTURE SCHEDULE
○	SURFACE DOWN LIGHT FIXTURE	SEE FIXTURE SCHEDULE
⊙	SURFACE WALL LIGHT FIXTURE	SEE FIXTURE SCHEDULE
⊕	WALL EXIT/EMERGENCY FIXTURE	SEE FIXTURE SCHEDULE
S	SINGLE POLE SWITCH	C/L 48" AFF UON
S3	THREE-WAY SWITCH	C/L 48" AFF UON
⊕	DUPLEX RECEPTACLE, 20A, 120V	C/L 18" AFF UON
⊕	DUPLEX RECEPTACLE, 20A, 120V	C/L 48" AFF UON
⊕	MOTOR CONNECTION	SEE SCHEDULE
⊕	SPECIAL OUTLET	SEE SCHEDULE
□	FUSED DISCONNECT SWITCH	
▶	VOICE OUTLET	C/L 18" AFF UON
Ⓜ	CABLE TELEVISION OUTLET	
Ⓜ	SINGLE STATION SMOKE DETECTOR	120V WITH BATTERY BACKUP
UON	UNLESS OTHERWISE NOTED	
G	GROUND FAULT	
W	WEATHERPROOF	
AF	ARC FAULT INTERRUPTER	
TC	LIGHTING TIME CLOCK	
—/—	BRANCH CIRCUIT RACEWAY/CABLE NO. OF #12 CONDUCTORS AS INDICATED	CONCEALED IN FINISHES
—/—	BRANCH CIRCUIT RACEWAY/CABLE NO. OF #12 CONDUCTORS AS INDICATED	EXPOSED ON FINISHES

GENERAL NOTES:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
- COORDINATE POWER AND COMMUNICATIONS SERVICES WITH THE SERVING UTILITY. CONFORM TO SERVICE UTILITY RULES AND REQUIREMENTS.
- COORDINATE ELECTRICAL CONNECTIONS WITH THE REQUIREMENTS OF EQUIPMENT FURNISHED BY OTHER TRADES.
- COORDINATE LOCATION OF ELECTRICAL MATERIALS AND EQUIPMENT WITH THE WORK OF OTHER TRADES.
- COORDINATE ELECTRICAL WORK WITH ARCHITECTURAL FEATURES AND DETAILS.

SPECIFICATIONS

GENERAL - ALL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE (NFPA 70-2011 WITH GEORGIA AMENDMENTS) AND ALL APPLICABLE STATE AND LOCAL CODES. ALL MATERIALS SHALL BE NEW AND UL LISTED/LABELED AS APPROPRIATE. FINAL LOCATIONS FOR ROUGH-INS SHALL BE VERIFIED WITH THE ACTUAL EQUIPMENT BEING CONNECTED. AFTER COMPLETING INSTALLATION, REMOVE DIRT AND CONSTRUCTION DEBRIS FROM ALL ELECTRICAL WORK.

CONDUCTORS - CONDUCTOR INSULATION SHALL COMPLY WITH NEMA WC 5. CONDUCTORS #8 AWG AND LARGER SHALL BE CONCENTRIC STRANDED. CONDUCTORS #10 AND SMALLER SHALL BE SOLID.

TYPE AND INSULATION (SERVICE): BY UTILITY COMPANY
TYPE AND INSULATION (FEEDER): ALUMINUM, TYPE SE CABLE
TYPE AND INSULATION (BRANCH-EXPOSED): COPPER, TYPE THWN/THHN
TYPE AND INSULATION (BRANCH-CONCEALED): COPPER, TYPE NM CABLE

COLOR CODING (120/240 V. 1Ø): A-BLACK, B-BLUE

RACEWAYS - CONDUIT BODIES AND FITTINGS FOR RIGID METAL CONDUIT SHALL BE CAST THREADED TYPE. CONDUIT FITTINGS FOR ELECTRICAL METALLIC TUBING SHALL BE COMPRESSION TYPE.

OUTDOORS EXPOSED: RIGID GALVANIZED STEEL CONFORMING TO ANSI C80.5
OUTDOORS UNDERGROUND: RIGID NONMETALLIC CONDUIT (SCHEDULE 40 PVC) CONFORMING TO NEMA TC 2
OUTDOORS CONNECTED TO VIBRATING OR MOTORIZED EQUIPMENT: LIQUIDTIGHT FLEXIBLE METAL CONDUIT CONFORMING TO UL 360

INDOORS CONCEALED: ELECTRICAL METALLIC TUBING CONFORMING TO ANSI C80.3
INDOORS EXPOSED: ELECTRICAL METALLIC TUBING CONFORMING TO ANSI C80.3
INDOORS CONNECTED TO VIBRATING OR MOTORIZED EQUIPMENT: FLEXIBLE METALLIC CONDUIT CONFORMING TO UL 1

OUTLET BOXES - BOXES SHALL CONFORM TO NEMA OS 1. BOXES SHALL BE PLASTIC TYPE WITH PLASTER RINGS IN DRY LOCATIONS. BOXES SHALL BE CAST METAL TYPE WITH GASKETED COVER IN DAMP OR WET LOCATIONS. HORIZONTALLY SEPARATE BOXES MOUNTED ON OPPOSITE SIDES OF WALLS SO THEY ARE NOT IN THE SAME VERTICAL CHANNEL.

PULL AND JUNCTION BOXES - BOXES SHALL BE HOT-DIPPED GALVANIZED STEEL. BOX COVERS SHALL BE GASKETED TYPE WITH SCREWED OR BOLTED FASTENERS.

WIRING DEVICES - DEVICES SHALL CONFORM TO NEMA WD 1 AND WD 6. DEVICES SHALL BE COMMERCIAL SPECIFICATION GRADE OR BETTER. DEVICES SHALL BE OF THE GROUNDING TYPE. DEVICES SHALL BE MOUNTED FLUSH WITH THE LONG DIMENSION VERTICAL AND GROUNDING TERMINAL OF RECEPTACLES ON TOP. SWITCHES SHALL BE QUIET TYPE RATED 20 AMPERES AT 120/277 VOLTS. GROUND-FAULT CIRCUIT INTERRUPTERS SHALL BE FEED-THROUGH TYPE. WEATHERPROOF COVERS SHALL BE PROVIDED IN DAMP OR WET LOCATIONS.

DEVICE COLOR: IVORY, UNLESS OTHERWISE INDICATED
DEVICE COVER: SMOOTH PLASTIC WITH COLOR TO MATCH DEVICE COLOR

GROUNDING - GROUNDING AND BONDING COMPONENTS SHALL CONFORM WITH UL 467. AN INSULATED EQUIPMENT GROUNDING CONDUCTOR SHALL BE INSTALLED WITH CIRCUIT CONDUCTORS FOR ALL FEEDER AND BRANCH CIRCUITS.

PANELBOARDS - PANELBOARDS SHALL CONFORM TO NEMA PB 1. SHOP DRAWINGS SHALL BE SUBMITTED FOR EACH PANELBOARD AND SHALL INCLUDE BUS CONFIGURATION, CURRENT RATINGS, OVERCURRENT DEVICE ARRANGEMENT AND SETTINGS, AND PANELBOARD SHORT CIRCUIT RATINGS. PANELBOARDS SHALL BE PROVIDED WITH AN EQUIPMENT GROUND BUS AND SHALL BE BONDED TO THE PANEL BOX. PANELBOARDS EQUIPPED WITH SERVICE DISCONNECT(S) SHALL BE LISTED FOR USE AS SERVICE EQUIPMENT. CIRCUIT BREAKERS SHALL BE LISTED FOR SWD OR HACR USE AS APPROPRIATE. MULTIPOLE CIRCUIT BREAKERS SHALL HAVE A COMMON TRIP. TANDEM CIRCUIT BREAKERS SHALL NOT BE USED. FILLER PLATES SHALL BE INSTALLED IN ALL UNUSED SPACES. A TYPED OR COMPUTER GENERATED CIRCUIT DIRECTORY SHALL BE INSTALLED ON THE INSIDE OF PANELBOARD DOORS.

DISCONNECT SWITCHES - DISCONNECT SWITCHES SHALL BE FUSED OR NONFUSED AS INDICATED AND SHALL CONFORM TO NEMA KS 1 TYPE HD. DISCONNECT SWITCHES SHALL BE HANDLE LOCKABLE AND INTERLOCKED WITH THE COVER IN THE CLOSED POSITION. ENCLOSURES SHALL BE NEMA TYPE 1 IN DRY LOCATIONS AND NEMA TYPE 3R IN DAMP OR WET LOCATIONS.

FUSES - FUSES SHALL BE CARTRIDGE TYPE AND SHALL CONFORM TO NEMA FU 1. FUSE VOLTAGE RATING SHALL BE CONSISTENT WITH CIRCUIT VOLTAGE. FUSES SHALL BE ARRANGED IN FUSIBLE EQUIPMENT SUCH THAT THE FUSE RATINGS ARE READABLE WITHOUT REMOVING THE FUSE.

MOTOR FEEDER AND BRANCH CIRCUITS: UL CLASS RK 5, TIME DELAY
OTHER FEEDER AND BRANCH CIRCUITS: UL CLASS RK1 NON-TIME DELAY

INTERIOR LIGHTING - FIXTURE MOUNTING HARDWARE AND TRIM SHALL BE COORDINATED WITH THE CEILING SYSTEM. RECESSED FIXTURES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURAL SYSTEM. FLUORESCENT FIXTURE BALLASTS SHALL BE CBM LABELED, CLASS P, SOUND RATING "A", ELECTRONIC, HIGH POWER FACTOR TYPE.

ELECTRICAL IDENTIFICATION - ALL PANELBOARDS AND DISCONNECT SWITCHES SHALL BE IDENTIFIED WITH SELF-ADHESIVE TYPE LABELS. LETTERING SHALL BE 1/2 INCHES HIGH AND SHALL BE BLACK ON A YELLOW BACKGROUND.

LIGHTING TIME CLOCK - PROVIDE ELECTRONIC TIME CLOCK EQUAL TO TORK CATALOG NO. EWZ201-0.

TELEPHONE AND CATV SYSTEMS - PROVIDE OUTLET BOXES AND EMPTY RACEWAYS WITH PULL STRING.

PANEL "A,B,C,D" 200AMP 120/240V PHASE: 1 (3 WIRE) TRIM : RECESSED

CKT#	POLES	BRKR	DESCRIPTION	LOAD	PH1	PH2	LOAD	DESCRIPTION	BRKR	POLES	CKT#	
1	1	20	OUTLETS	800	1600		800	OUTLETS		20	1	2
3	1	20	OUTLETS	800		1600	800	OUTLETS		20	1	4
5	1	20	OUTLETS	800	1600		800	OUTLETS		20	1	6
7	1	20	LIGHTING	550		1100	550	LIGHTING		20	1	8
9	1	20	EXHAUST FANS	550	1800		1250	FANS		20	1	10
11	2	30	AHU - HVAC	2000		4800	2800			60	2	12
13		30		2000	4800		2800	CU HVAC		60	2	14
15			SPARE			2100	2100			60	2	16
17	1		SPARE		2100		2100	WATER HEATER		60		18
19	1		SPARE					SPARE			1	20
21	1		SPARE					SPARE			1	22
23	1		SPARE					SPARE			1	24
25	1		SPARE					SPARE			1	26
27	1		SPARE					SPARE			1	28
29												30
LOAD PER PHASE					11900	9600						
CONNECTED LOAD (VA)								21500				
CONNECTED LOAD AMPERES					100	80						

1 ELEC NOTES
 E1.2 12" = 1'-0"



James Wubbena, RA, NCARB
 40 DRAYSON CIRCLE
 BLUFFTON SC 29910
 P - 912 660 5438
 JIM@WUBBENAPC.COM

KINNAIRD HOLDINGS

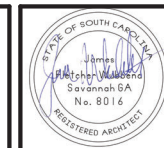
A NEW BUILDING FOR
 KINNAIRD HOLDINGS

85 ARROW ROAD
 HILTON HEAD ISLAND SC

REVISIONS

SHEET TITLE
 ELEC NOTES AND
 DETAILS

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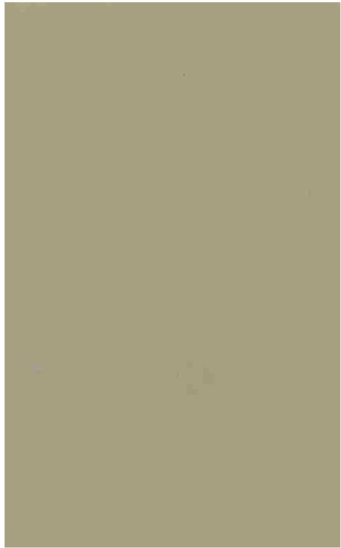
PROJECT NUMBER: 2210
 DATE: 8/27/2022
 DRAWN BY: Author
 CHECKED BY: Checker
 SCALE: 12" = 1'-0"

SHEET NO.
E1.2



HILTON HEAD
FLOORCOVERINGS

85 ARROW ROAD



BROWNSTONE -
METAL WALL PANEL



MEDIUM BRONZE -
METAL ROOF PANELS

Hardie® Shingle

Restore the look of your grand Cape Cod home or add distinction to your handsome bungalow. Hardie® Shingle embodies the enchanting look of cedar shingles with lower maintenance. You can create your perfect exterior style using Hardie® Shingle around your entire home, or place it in accent areas for an added boost of charm you'll love.

Better than the real thing, Hardie® Shingle resists rotting, curling, warping and splitting.



COLOR TO BE
KHAKI



Straight Edge Panel

SW 6152
Superior Bronze
Interior / Exterior
Location Number: 207-C6

207 Superior Bronze

COORDINATING COLORS SIMILAR COLORS DETAILS

CONC. FOUNDATION
COLOR - SHERWIN WILLIAMS
SUPERIOR BRONZE

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: Kinniard Warehouse

DRB#: DRB-002661-2022

DATE: 11/01/2022

CATEGORY: Final

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. Add the following to the Tree Removal Plan:
 - a. Show tree protection fence the entire length of the street buffer,
 - b. Add silt fence to the Plan,
 - c. Add note to the buffer that “understory growth is to be preserved”.
2. Revise the dumpster enclosure detail to include:
 - a. A gate detail that matches the screen,
 - b. Specify the service yard screen to be painted SW 6153 Superior Bronze.
3. Add a shutter between each of the down spouts on the “Back Elevation” Detail 2/A3.1. (total 2 additional shutters)
4. Correct the asphalt on the Site Plan.
5. Revise the Landscape Plan to:
 - a. Replace the dead Live Oak in front of the existing building on the site,
 - b. Provide a continuous row of plants along that gable end facing the existing building on the site,
 - c. Replace the Leland Cypress with Red Cedar or Pines,
 - d. Position the Nellie Stevens Holly 8’ away from the building.

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	DG, page 19 “The top priority for the location of existing trees and new trees are street buffers... This

				is a major component of Island Character.” In order to proper protect this buffer the following should be added to the Tree Removal Plan C1.2: <ol style="list-style-type: none"> 1. Tree protection fence the entire length of the buffer. 2. Silt fence should be shown. 3. Add note to the buffer that “understory growth to be preserved”.
Dimensioned Details and of Sections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DG, page 32 “Enclosures should be designed to allow adequate air flow as needed but not allow visibility into the enclosure.” Provide a detail for the, dumpster gate.

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Avoids monotonous planes or unrelieved repetition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	DG, page 15 “Their (architectural details) purpose should be to provide visual interest, human scale, and architectural expression.” Staff recommends adding a shutter between each of the down spouts on the “Back Elevation” Detail 2/A3.1.
Utilities and equipment are concealed from view	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Service yard screen should be painted darkest color on the building, so it recedes from view (SW 6153 Superior Bronze).

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Sheet C1.1 shows the planting area with the asphalt hatch. Please clarify.
Provides for a harmonious setting for the site’s structures, parking areas or other construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Replace the dead Live Oak in front of the existing building on the site. This tree was part of an earlier DRB approval.
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The landscape is not adequate at the gable end of the new building facing the existing building. Provide a continuous row of plants along that gable end.
Native plants or plants that have historically been prevalent on the Island are utilized	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	DG, page 18 “The use of native plants is strongly encouraged, due to their pest resistance, drought

				tolerance, and importance to wildlife and island biodiversity.” Leland Cypress do not meet these criteria. Staff suggest Red Cedar, Pines or Palms as appropriate alternative and they are part of the existing landscape on the site.
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	DG, Page 20, see SHRUBS. Pull the Nellie Stevens Holly 8’ away from the building to allow it to develop naturally.

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See Demolition Plan note above.

MISC COMMENTS/QUESTIONS

1. This project requires a Major Development Plan Review application for the site work. Please contact Nicole Dixon at nicoled@hiltonheadislandsc.gov or at 843-341-4686 with any questions about this process.
2. This project requires a Building Permit. Please contact Tony Pierce at tonyp@hiltonheadislandsc.gov or at 843-341-4675 with any questions about this permit.
3. Provide a physical color board.