



# Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, July 24, 2012

1:15 p.m. – Benjamin M. Racusin Council Chambers

## AGENDA

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

1. **Call to Order**
2. **Roll Call**
3. **Freedom of Information Act Compliance**  
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements
4. **Approval of Agenda**
5. **Approval of Minutes** – Meeting of July 10, 2012
6. **Staff Report**
7. **Board Business**
8. **Unfinished Business**
  - A. New Development
    - 1) DR 120017 – Building Innovations – FINAL
    - 2) DR 120018 – Tower Beach - FINAL
9. **New Business**
  - A. Minor External Change
    - 1) DR 120020 – Big Chill Ice
10. **Appearance by Citizens**
11. **Adjournment**

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

**Town of Hilton Head Island**  
**Design Review Board** **DRAFT**  
**Minutes of the Tuesday, July 10, 2012 Meeting**  
**1:15p.m – Benjamin M. Racusin Council Chambers**

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

Board Members Absent: Tom Parker and Todd Theodore, Excused

Council Members Present: Mayor Pro Tem Ken Heitzke

Town Staff Present: Jennifer Ray, Urban Designer  
Teri Lewis, LMO Official  
Nicole Dixon, Senior Planner  
Rocky Browder, Environmental Planner  
Richard Spruce, Plans Review Administrator  
Kathleen Carlin, Administrative Assistant

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**1. CALL TO ORDER**

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

**2. ROLL CALL**

**3. FREEDOM OF INFORMATION ACT COMPLIANCE**

**4. APPROVAL OF THE AGENDA**

The agenda was **approved** as presented by general consent.

**5. APPROVAL OF THE MINUTES**

The Board **approved** the minutes of the June 12, 2012 meeting as presented by general consent.

**6. SWEARING IN CEREMONY FOR RETURNING DESIGN REVIEW BOARD MEMBERS**

Mayor Pro Tem Ken Heitzke performed the swearing in ceremony for returning Design Review Board Members, Mr. Jason Gartner, Mr. Galen Smith and Mr. Scott Sodemann. Mayor Pro Tem Heitzke stated his appreciation, on behalf of Town Council, to Mr. Gartner, Mr. Smith and Mr. Sodemann for their continued service to the Design Review Board and to the community.

**7. STAFF REPORT**

Ms. Ray reported that an appeal has been filed against the approval of the Airport's tree mitigation plan. The Board approved the Airport's tree mitigation plan with conditions on May 22, 2012. In preparing for the appeal, staff discovered that an error was made in the Board's approval of the May 22, 2012 meeting minutes. A transcript of the May 22<sup>nd</sup> meeting is in the process of being prepared. Copies of this transcript will be provided to the membership along with a new draft copy of the May 22<sup>nd</sup> meeting minutes. Ms. Ray stated that the Board will need to make a motion to amend and approve the revised May 22, 2012 minutes. Staff will place this business item under New Business on the July 24, 2012 agenda.

## 8. BOARD BUSINESS

### Appointment of Secretary to the Design Review Board July 1, 2012 – June 30, 2013

Chairman Sodemann requested that a motion be made to appoint Ms. Kathleen Carlin as Secretary to the Design Review Board for the term, July 1, 2012 – June 30, 2013. Mr. Smith made the **motion** to **approve** the appointment of Ms. Carlin as Secretary to the Design Review Board for the term July 1, 2012 to June 30, 2013. Mr. Gartner **seconded** the motion and the motion **passed** with a vote of 5-0-0.

## 9. UNFINISHED BUSINESS

None

## 10. NEW BUSINESS

Supervisor's House Renovation & Addition - Coastal Discovery Museum at Honey Horn Alteration/ Addition – DR120018. Ms. Jennifer Ray introduced the application and stated its location at 136 Honey Horn Plantation Road. The applicant is proposing to make several alterations and additions to the existing Supervisor's House to use as a classroom facility. The overall character of the house will remain.

Ms. Ray presented an in-depth review of the application including an overhead review of the site and the building elevations. Ms. Ray also presented several photos of the site. The original 1890's main section, the east elevation, has been stabilized, raised to above flood plain, painted and a new roof has been installed. Two wing additions to the house were removed at the time of stabilization. One wing extended south of the original section and the other west. The proposed new addition would extend south in approximately the same location as that which was removed. The Supervisor's House is located immediately south of the Main Museum House and northeast of the Butterfly Enclosure.

The existing double-hung wood framed windows will remain at the original structure. A new stair will be installed at the original front entrance and at both side openings of the covered deck. The original front entry will serve as an emergency exit from the classroom area. The primary entrance will be at the east side of the covered deck where a handicapped ramp will also be located. All exterior trim, fascia, soffits and siding will remain. Trim profiles at the addition will match that of the existing elements. Other new elements such as the stairs, ramp, newel posts, and balusters will match that at the recently renovated Museum office building located just south east of the structure. Paved walkways will be extended and will match those already used throughout the grounds.

The existing parking located across the road of the Main House and handicap designated parking just south of the Main House will be used for this facility. Overflow grassed parking is located just east, across the road from the facility. All exterior colors will match existing.

One small pecan tree and two palm trees will be removed. Any existing grassed areas that have been disturbed will be graded and re-seeded. Existing landscaping will remain. The lighting will be the same as exist.

Ms. Ray described the applicant's proposed plans for the service yard and placement of the HVAC unit. The HVAC unit will be located in a rear corner of the building. The staff recommended that the application be approved as submitted. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Barry Taylor, architect with The FWA Group, presented statements in support of the application. The Board complimented the design of the project. The Board and the applicant discussed several issues including the color palette, the wood deck, and the location and size of the front stair case. The Board suggested that the stair case be made a little larger. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Vice Chairman Welch made a **motion** to **approve** the application for alterations and additions to the Supervisor's House at Coastal Discovery Museum as submitted. Ms. Moffett **seconded** the motion and the motion **passed** with a vote of 5-0-0.

#### Coligny Beach Park – Alteration/Addition - DR120019

Ms. Jennifer Ray introduced the application and stated its location. Ms. Ray presented an in-depth review of the application including an overhead review of the site plan. Ms. Ray presented several site photos of the shower area, the changing rooms, and the location and the design of an existing curved wood bench.

Due to the high volume of pedestrian traffic at this very popular Beach Park, a large amount of sand is tracked from the beach to the shower area. The large amount of sand does not wash away very well and it causes the drains to clog. The shower area then becomes very slippery. In an effort to minimize the slippery conditions, the staff installed black rubber floor mats in the shower area. Unfortunately, not only are the mats unsightly to look at, they have not eliminated the problem of sand clogging the drains and they have not helped the slip and fall conditions. Sand continues to accumulate under the floor mats causing them to become uneven. These safety and maintenance concerns have led to the staff's proposed modifications to the shower area.

The staff recommends removing the shower elements from the towers and leaving the towers as an iconic element of the park. Two beach showers are proposed to be installed in the area between two of the changing rooms (directly across from the shower location.) The new shower location will allow water from the showers to drain away from the pedestrian path into the landscaped area. The showers will be placed on tabby shell pads. The staff proposes to add a curved wood bench under the towers. The new curved bench will match the detail of the existing curved bench located at the foot showers.

Ms. Ray stated that the proposed changes will require the removal of several White African Iris and two palm trees. Three European fan palms will be planted in the landscape island in front of the tower.

The Board and Ms. Ray discussed the location and the design of the new showers. Chairman Sodemann stated the need for additional information from the staff regarding the design of the new showers. Additional design character is recommended for the new showers that will pick up on the existing trim detail. The design of the new showers should not detract from the existing high quality of the Coligny Beach Park. Following their discussion, the Board stated that they are not comfortable making a motion to approve the application until they receive additional information regarding the new showers including photographs of the finished product.

Ms. Ray reported that staff's biggest concern is safety, and time is of the essence. We need to prevent a future slip and fall condition in the shower area. The staff is recommending the sleek shower design because the new location is small.

The Board stated that if a motion to approve the application is made, it would have to be contingent on seeing a photo of the new showers. The Board may need to make modifications to the design of the new showers. Ms. Ray stated that staff will take photos of the proposed shower area and will bring the photos to the Board. Following final comments, Chairman Sodemann requested that a motion be made.

Mr. Gartner made a **motion** to **approve** the application for Alteration/Additions to the Coligny Beach Park with the condition that the Design Review Board will see photographs of the finished product and will make modifications to the shower area if needed. Vice Chairman Welch **seconded** the motion and the motion **passed** with a vote of 5-0-0.

## 11. APPEARANCE BY CITIZENS

None

## 12. ADJOURNMENT

The meeting was adjourned at 1:50p.m.

Submitted By:

Approved By:

\_\_\_\_\_  
Kathleen Carlin  
Secretary

\_\_\_\_\_  
Scott Sodemann  
Chairman



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

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

Applicant/Agent Name: Trey Griffin Company: Wood + Partners, Inc.  
 Mailing Address: 7 Lafayette Pl City: HHI State: SC Zip: 29926  
 Telephone: 681-661-8 Fax: 681-7086 E-mail: tgriffin@woodandpartners.com  
 Project Name: Building Innovations Selection Center Project Address: 36 New Orleans Rd, HHI, SC  
 Parcel Number [PIN]: R552 015 000 0069 0000  
 Zoning District: CC Overlay District(s): COR

### DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

- |  |  |
|--|--|
| <input type="checkbox"/> New Development – Conceptual  | <input type="checkbox"/> Alteration/Addition   |
| <input checked="" type="checkbox"/> New Development – Final, indicate Project Number<br># DR/20017 | <input type="checkbox"/> Minor External Change |

Submittal Requirements for *All* projects:

- Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-3-1004. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.
- Filing Fee, New Development \$175, Alterations/Additions \$100, Minor External \$50 cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

**New Development – Conceptual Approval**

- A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-3-405, and if applicable, location of bordering streets, marshes and beaches.
- A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.
- A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.
- Context photographs of neighboring uses and architectural styles.
- Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
- Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

**New Development – Final Approval**

- A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-4-503.
- Final site development plan meeting the requirements of Sec. 16-3-303.F.
- Final site lighting and landscaping plans meeting the requirements of Sec. 16-3-304 and Sec. 16-3-305.
- Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.
- \_\_\_\_\_ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

**Alterations/Additions *and* Minor External Changes**

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

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

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

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

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

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

Trey Griffin  
SIGNATURE

7/10/12.  
DATE

# **Building Innovations Selection Center**

Hilton Head Island, SC

## **Project Narrative**

July 5, 2012

### **BACKGROUND**

Building Innovations is proposing to build a new selection center located on lot 22 New Orleans Road (parcel #R552 015 00C 00069 0000). The parcel is currently undeveloped and is approximately .455 ac in size. The parcel is wooded and consists primarily of pine and sweet gum trees with some water oaks. No specimen trees or wetlands are found on site.

### **Design Intent**

The proposed building will serve as a design selections center where homeowners, designers and builders can go to see kitchen cabinets, tile, lighting fixtures, plumbing fixtures and other building materials. The building will be approximately 3,500 sf heated and have two stories (2,300 sf 1<sup>st</sup> floor/ 1,200 sf 2<sup>nd</sup> floor) with a second floor roof deck or walkout terrace. The second floor terrace is a driving design criteria as it allows a secure area to showcase exterior selection items without having to secure the products during non-business hours. The finish floor elevation will be elevated to meet flood requirements (elev. 14.0). The average elevation of the lot is between elevation 7.0 -8.0. The driveway and parking areas have been partially filled adjacent to the building in order to minimize the amount of ramps or stairs for building access. The proposed structure lies within the buildable foot print of the site as defined by adjacent commercial properties. Access to the site is through a central drive isle with parking stalls on each side. The drive and parking will be of permeable pavers to minimize storm water requirements and to provide enhanced aesthetics. Access is roughly centered to minimize the influence from adjacent property curb cuts. Shoebox light fixtures (By Palmetto Electric) on wood poles are proposed to provide lighting from the parking lot to the building during evening hours. Sign lights will illuminate each of the ID signs and are proposed to be in bronze finish.

Due to the narrow size of the lot (96.5'), there are several hardships related to development for a functioning and useable business. Because of the size of the lot and the frontage onto a Major and Minor arterial, buffer and setback requirements begin to minimize buildable area. Adjacent use buffers (20') also impact useable area for parking, sidewalks, grading, utilities, etc. Because of this, access is centralized to minimize hardscape items encroaching into buffers. Additional landscape within buffer areas has been provided to minimize encroachment impacts and offset proposed storm water infiltration areas. Landscape material has been added adjacent to the service yard to help soften the fence enclosure.



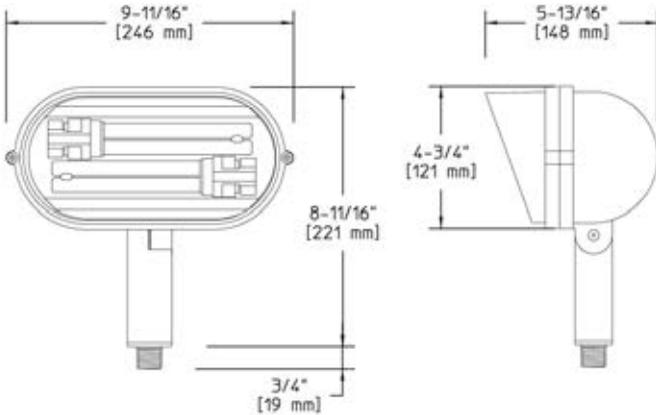
# Aluminum Floodlyte (WAF1) Specification Sheet

Project Name:	Location:	MFG: Philips Hadco
Fixture Type:	Catalog No.:	Qty:

## Ordering Guide

Example: WAF1 A

Product Code	WAF1	Aluminum Floodlyte
Finish	A	Black
	B	White
	G	Verde
	H	Bronze



## Specifications

### HOUSING:

Die-cast aluminum. Fully-adjustable swivel arm with vibration-proof locking teeth. Gasketing is silicone. Fasteners are 300 series stainless steel. 1/2" NPS male threads to screw onto accessory mounting stake or junction box, sold separately.

### FINISH:

Thermoset polyester powdercoat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B117 specifications.

### OPTICAL ASSEMBLY:

White powdercoated indirect, internal reflector. 1/8" tempered silicone glass. One-piece molded silicone gasket and spring clips.

### LAMPING:

18W maximum using two (2) 9W CFL (G23) compact fluorescent lamps. Lamps not included with fixture.

### ELECTRICAL ASSEMBLY:

18W Fluorescent is a GX23 base socket mounted directly to reflector assembly. Fixture is pre-wired with 18 AWG black, white, and ground wires.

### BALLAST:

Integral core and coil, NPF, Class B, starting temperature 25° F.

### WARRANTY:

Three-year limited warranty.

### CERTIFICATIONS:

ETL listed to U.S. safety standards for wet locations. cETL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards.

### Height :

8 11/16" (221mm)

### Width:

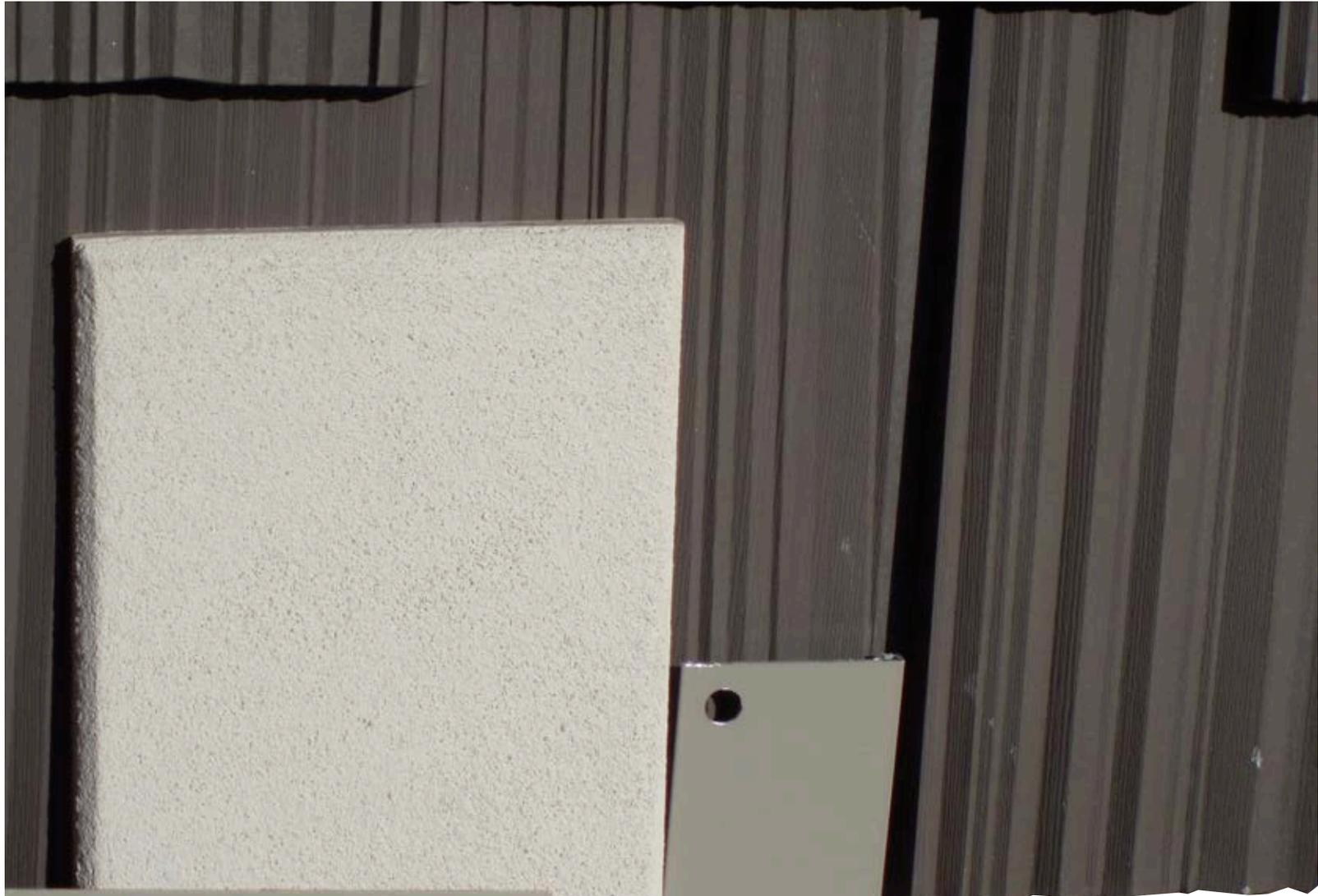
9 11/16" (246mm)

### Length:

5 13/16" (148mm)

### Max. Weight:

3.9 lb.



WOOD SOFFITS, AND BEAMS- B. MOORE "CANYON GRAY"

STUCCO- SYDER-OXYDRO TO MATCH B. MOORE "SAIL CLOTH"

WINDOWS AND DOORS- WEATHERSHIELD "DERSERT TAN"

INSPIRE ROOFING "WEATHERED GREY"

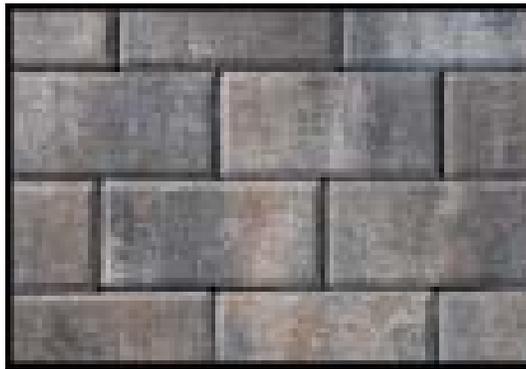
**BUILDING INNOVATIONS, LLC**  
LOT 20 NEW ORLEANS ROAD

**Building Innovations Selection Center**  
Hilton Head Island, SC

**HARDSCAPE FINISHES/COLORS**

**Driveway & Parking Pavers:**

Manufacturer: Lowcountry Pavers  
Paver Type: Watershed Permeable Paver  
Style: Riverwalk  
Color: Storm Cloud Blend  
With white pavers for parking stripes  
Blue pavers for HC Symbol and striping



**Pedestrian Plaza Paver:**

Manufacturer: Lowcountry Pavers  
Paver Type: SF-RIMA Permeable Paver  
Style: Riverwalk  
Color: Old Savannah Blend



**Building Innovations Selection Center**  
Hilton Head Island, SC

**HARDSCAPE FINISHES/COLORS CONT.**

**ADA Ramp:**

Manufacturer: Trex Decking

Type/Style: Transcends

Color: 'Gravel Path'



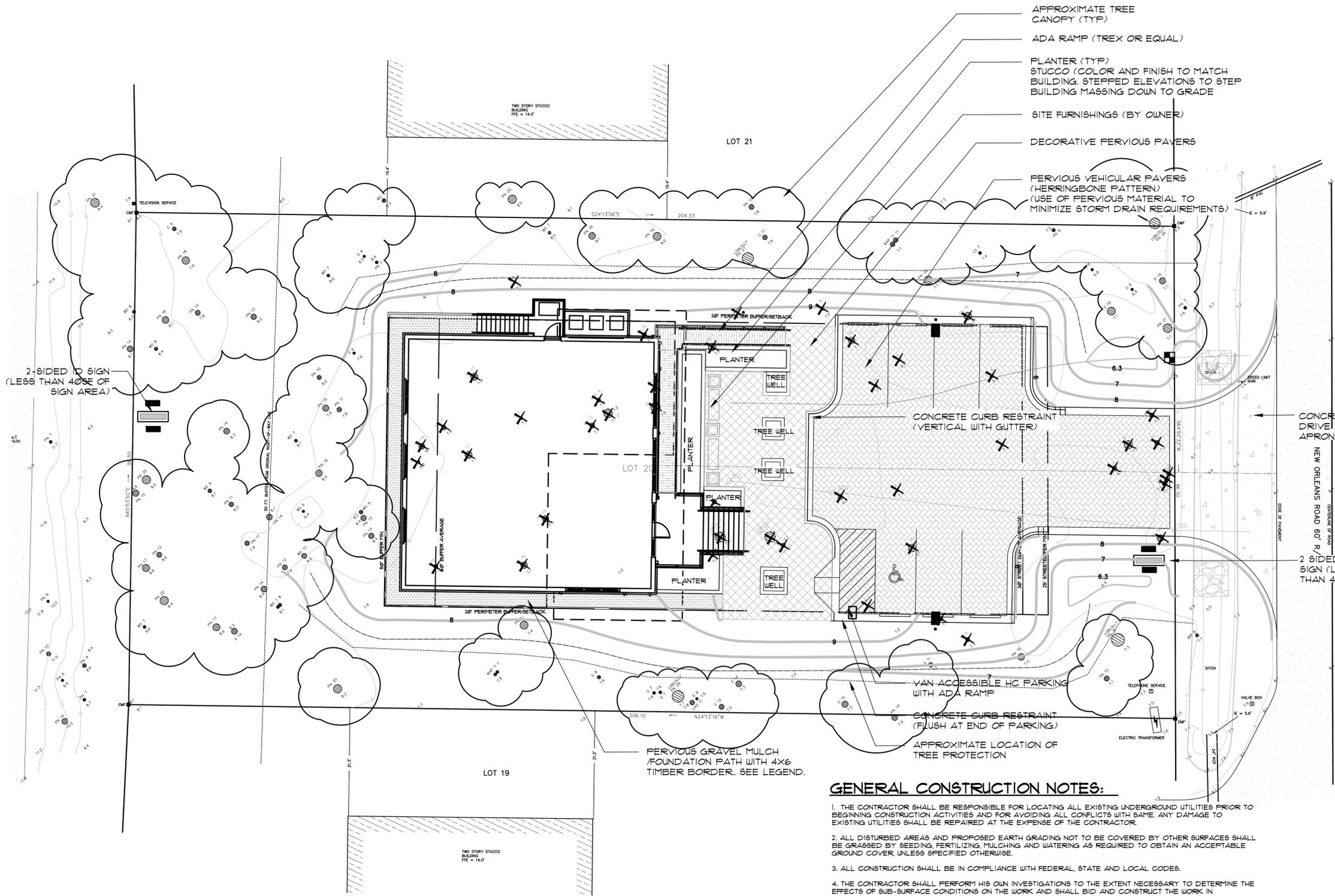
**Decorative Gravel Mulch:**

Manufacturer: Savannah Hardscapes or Equal

Size: 1/4" - 1/2" River Pebble

Color: 'Spring Mix'





SITE DATA	
TAX MAP/PARCEL ID -	R 552 015 000 0069 0000
FEMA FLOOD ZONE	A-1 (14.0')
SITE AC.	45 ACRES (19,802 SF)
BUILDING SF	3,600 SF
PARKING REQUIRED (PER 600 SF (3,600 SF / 600))	+6 SPACES
PARKING PROVIDED	+7 SPACES
OPEN SPACE REQUIRED (25% NON RESIDENTIAL)	+11 AC (4,791 SF)
OPEN SPACE PROVIDED 60% PROVIDED	+21 AC (11,724 SF)
STREET BUFFER (HUY 218)	REQ 50' SHOWN 60'
STREET BUFFER (NEW ORLEANS RD.)	MIN: 25' 28' AVG: 30' 18'

LEGEND/PAVEMENT SCHEDULE	
X	TREES TO BE REMOVED
[Pattern]	6" CONCRETE BROOM FINISH - SEE ENGINEER'S PLANS
[Pattern]	PERMEABLE PAVEMENT DRIVEWAY WATERSHED PERMEABLE PAVEMENT BY LOUCOUNTRY PAVERS, RIVERIAK STYLE, STORM CLOUD BLEND, 8" X 8" X 3" PROVIDE WHITE PAVERS FOR PARKING STRIPING AND BLUE PAVERS FOR HC SYMBOL AND STRIPING
[Pattern]	PERMEABLE PAVEMENT PLAZA 8" PERMA PERMEABLE PAVERS BY LOUCOUNTRY PAVERS, RIVERIAK STYLE, OLD SAVANNAH BLEND, 8" X 8" X 3" PROVIDE BORDER SQUARE WITH EDGES
[Pattern]	ADA RAMP TREX TRANSCEND GRAVEL PATH OR EQUAL
[Pattern]	DECORATIVE GRAVEL MULCH 2" OF 1/4-1/2" RIVER PEBBLE "SPRING MIX" OR EQUIVALENT OVER 2-3" OF #51 STONE WITH FILTER FABRIC AND 4X6" TIMBER EDGE RESTRAINT

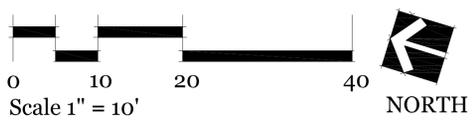
LIGHTING LEGEND	
[Symbol]	SIGN LIGHT HEAD (CULIPI 4 (2)BU CFL (8 W MAX) BRONZE GROUND MOUNT PER MANUFACTURER'S RECOMMENDATIONS, COORDINATE WITH OWNER FOR SWITCHING PREFERENCE
[Symbol]	AREA LIGHT PALMETTO ELECTRIC SMALL SHOEBOX (80W MH FLUORESC START 15' MOUNTING HEIGHT ON WOOD POLE

**GENERAL LIGHTING NOTES:**

- THIS PLAN IS FOR OUTDOOR LIGHTING FIXTURE LOCATION ONLY - WIRING DIAGRAM, DETAILS AND INSTALLATION SPECIFICATIONS ARE BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TIMER OR SWITCH CONTROLLED LIGHTING SYSTEMS USING FIXTURES AND LOCATIONS INDICATED ON THIS PLAN. INSTALLATION SHALL COMPLY WITH ALL APPLICABLE STATE AND COUNTY CODES AND SHALL MEET OR EXCEED THE NATIONAL ELECTRICAL CODE. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PERMITS AND APPROVAL AS REQUIRED. SYSTEM INSTALLATION SHALL BE GUARANTEED FOR ONE YEAR. PARTS AND LABOR DUE TO FAILURE BASED ON FAULTY WORKMANSHIP OR EQUIPMENT FAILURE.
- ALL EQUIPMENT PANELS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. MAIN EQUIPMENT PANEL SHALL BE LOCATED AS DIRECTED BY OWNER'S REP. COORDINATE WITH ARCHITECT FOR PANEL SIZING.
- ELECTRICAL EQUIPMENT PANEL SHALL INCLUDE ALL NECESSARY EQUIPMENT FOR PHOTO CELL, SWITCHING, CONTACT BOX AND METERING. PANEL AND BOX SHALL MEET ALL APPLICABLE CODES. PANEL BOX SHALL BE LOCATED AS DIRECTED BY OWNER'S REP. ALL SITE LIGHTING AND ELECTRICAL SHALL FEED TO PANEL BOX. ELECTRICAL CONTRACTOR SHALL COORDINATE CHANGES WITH OWNER'S REPRESENTATIVE.
- THE INTENT OF THIS PLAN IS TO PROVIDE LOW LEVEL UNOBTRUSIVE SITE LIGHTING FOR PEDESTRIAN FLOW AND LIGHTING OF SELECTED ARCHITECTURAL ELEMENTS. FINAL AIMING AND ADJUSTMENT SHALL BE MADE AT NIGHT.
- AREA LIGHTS BY PALMETTO ELECTRIC

**GENERAL CONSTRUCTION NOTES:**

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



PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.

Building Innovatins, LLC.  
14 New Orleans Rd, Suite 7  
Hilton Head Island, SC 29928

LANDSCAPE CONSTRUCTION DOCUMENTS  
Building Innovations Selection Center  
36 New Orleans Road  
Hilton Head Island, South Carolina

DRAWN BY: TG  
CHECKED BY: XX

This drawing is an instrument of service & remains the property of Wood+Partners Inc. It may not be copied or reproduced in any manner without written permission.

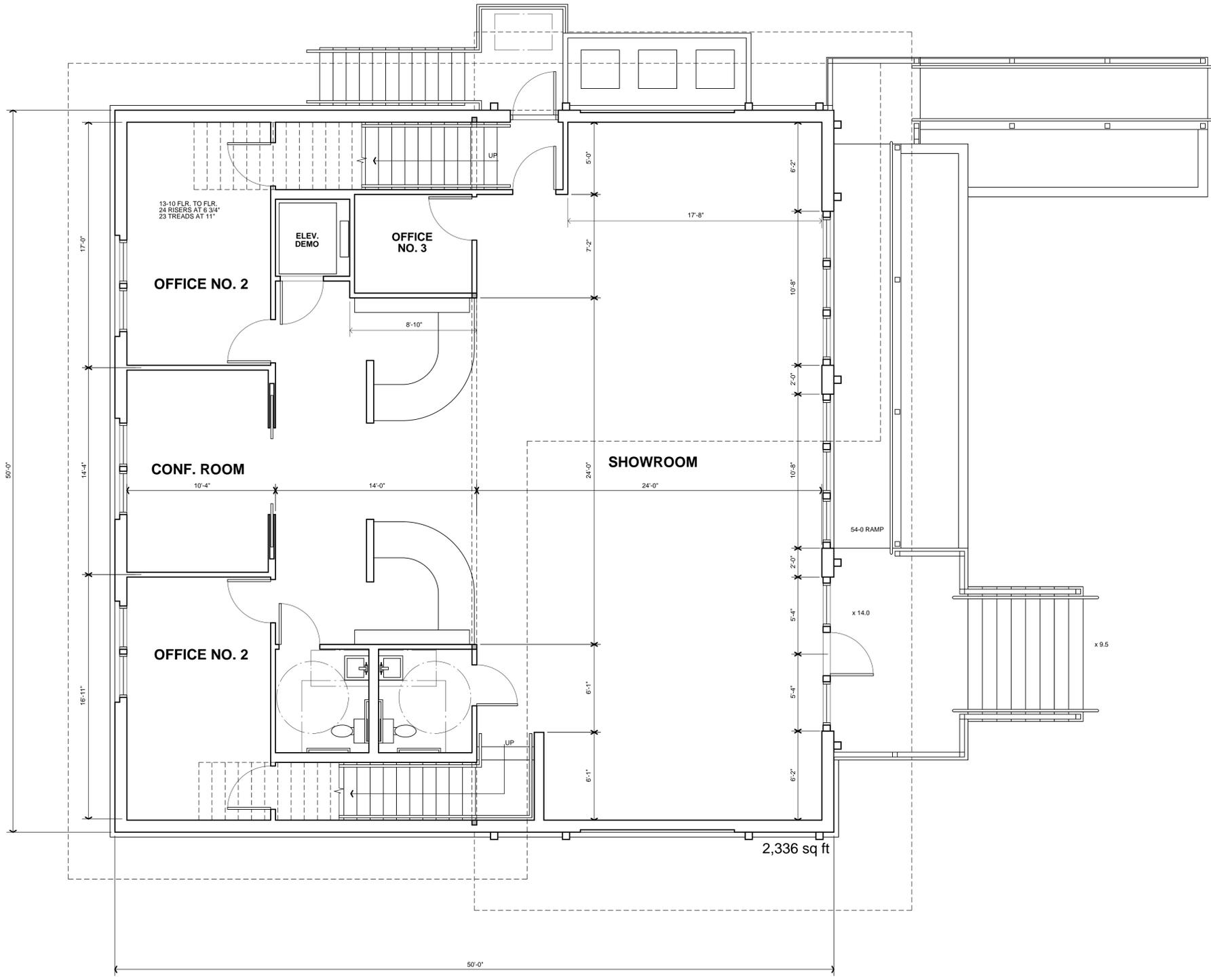
#	REVISION	DATE	BY

DATE: 07-05-2012  
PROJECT NUMBER: 01-12006  
SHEET TITLE: Site Plan

Wood+Partners Inc. WPI  
Landscape Architects  
Land Planners  
PO Box 23849 Hilton Head Island, SC 29925  
843.881.6518 Fax: 843.881.7066 www.woodpartners.com

SHEET NUMBER  
L1





**MERCANTLE GROUP M**  
CONSTRUCTION TYPE III B  
ALLOWABLE HEIGHT - 4 STORIES  
ALLOWABLE AREA - 12,500 SQ. FT.

**OCCUPANT LOAD**  
1ST FLOOR 2336 SQ. FT. TOTAL HEATED  
/ 30 SQ. FT. PER PERSON  
= 78 OCCUPANTS @ 1ST FLOOR  
  
2ND FLOOR 1148 SQ. FT. HEATED  
425 COVERED TERRACE  
705 OPEN TERRACE  
  
2278 SQ. FT. TOTAL  
/ 60 SQ. FT. PER PERSON  
= 38 OCCUPANTS @ 2ND FLOOR  
X .3 IN. PER OCCUPANT = 11.5 IN. REQ'D. EXIT WIDTH

**TOTALS** 3484 SQ. FT. HEATED  
4614 SQ. FT. TOTAL AREA  
116 TOTAL OCCUPANTS

SEAL:

SEAL:

A SELECTION CENTER AND OFFICES FOR:  
**BUILDING INNOVATIONS, LLC**  
LOT 20 NEW ORLEANS ROAD  
SHIPYARD PLANTATION COMMERCIAL  
HILTON HEAD IS., SC  
BEAUFORT COUNTY DIST. 541, MAP 15C, PAR. 69

DATE: 7.10.12  
PARTNER: RMC  
PROJ. MNGR.: RMC  
DRAWN BY: RMC  
CHECKED BY: RMC  
OFFICE: HHH  
PROJECT NO.:

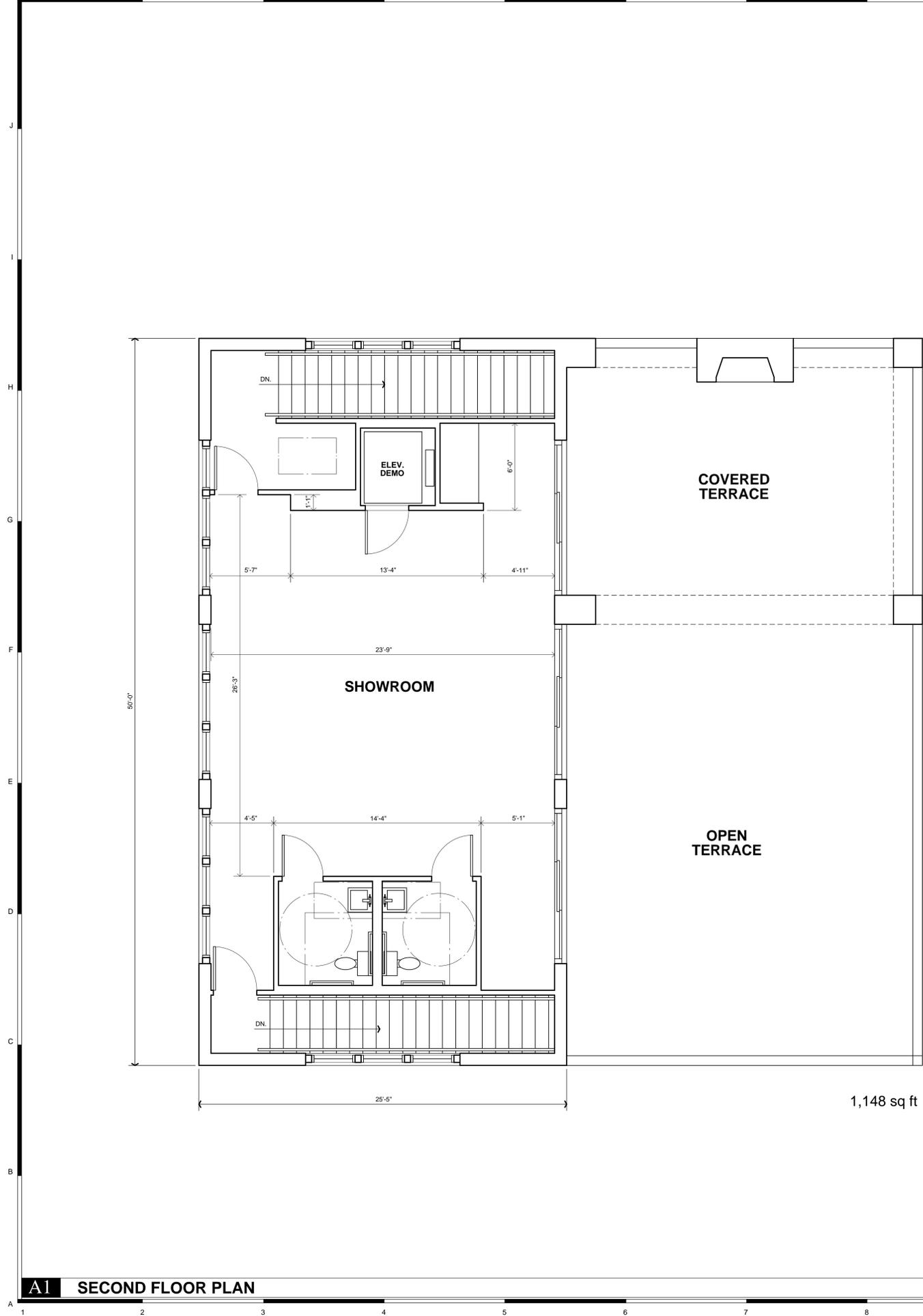
REVISION:	DATE:	BY:

**FIRST FLOOR PLAN**

**A100**

**A1 FIRST FLOOR PLAN**

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



1,148 sq ft

**A1 SECOND FLOOR PLAN**



SEAL:  
SEAL:

A SELECTION CENTER AND OFFICES FOR:  
**BUILDING INNOVATIONS, LLC**  
 LOT 20 NEW ORLEANS ROAD  
 SHIPYARD PLANTATION COMMERCIAL  
 HILTON HEAD IS., SC  
 BEAUFORT COUNTY - DIST. 541, MAP 15C, PAR. 69

DATE: 7.10.12  
 PARTNER: RMC  
 PROJ. MNGR.: RMC  
 DRAWN BY: RMC  
 CHECKED BY: RMC  
 OFFICE: HHI  
 PROJECT NO.:

REVISION:	DATE:	BY:

**SECOND FLOOR PLAN**  
**A101**

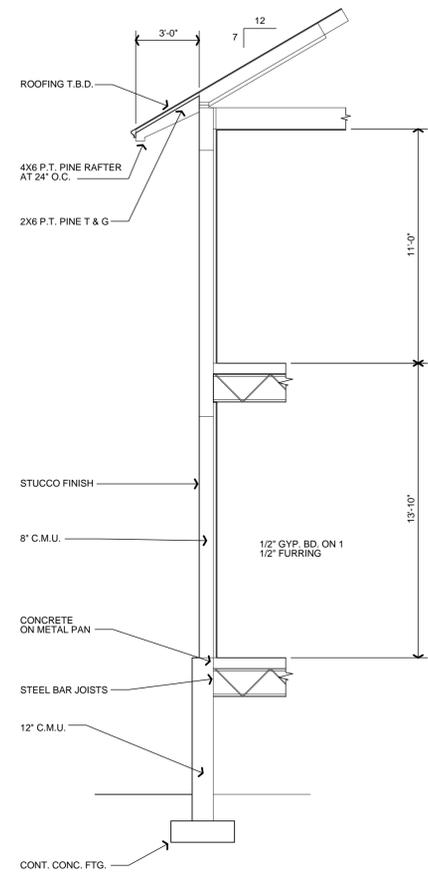
SCALE: 1/4" = 1'-0"

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ISSUED FOR DRB FINAL REVIEW



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**A1 FRONT ELEVATION**

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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

**GROUP 3 DESIGN**  
ARCHITECTURE & INTERIORS

1600 Main Street, Hilton Head Island, SC 29926 (843) 689-9060 · Info@Group3Arch.com

SEAL:

SEAL:

A SELECTION CENTER AND OFFICES FOR:  
**BUILDING INNOVATIONS, LLC**  
LOT 20 NEW ORLEANS ROAD  
SHIPYARD PLANTATION COMMERCIAL  
HILTON HEAD IS., SC  
BEAUFORT COUNTY DIST. 541, MAP 15C, PAR. 69

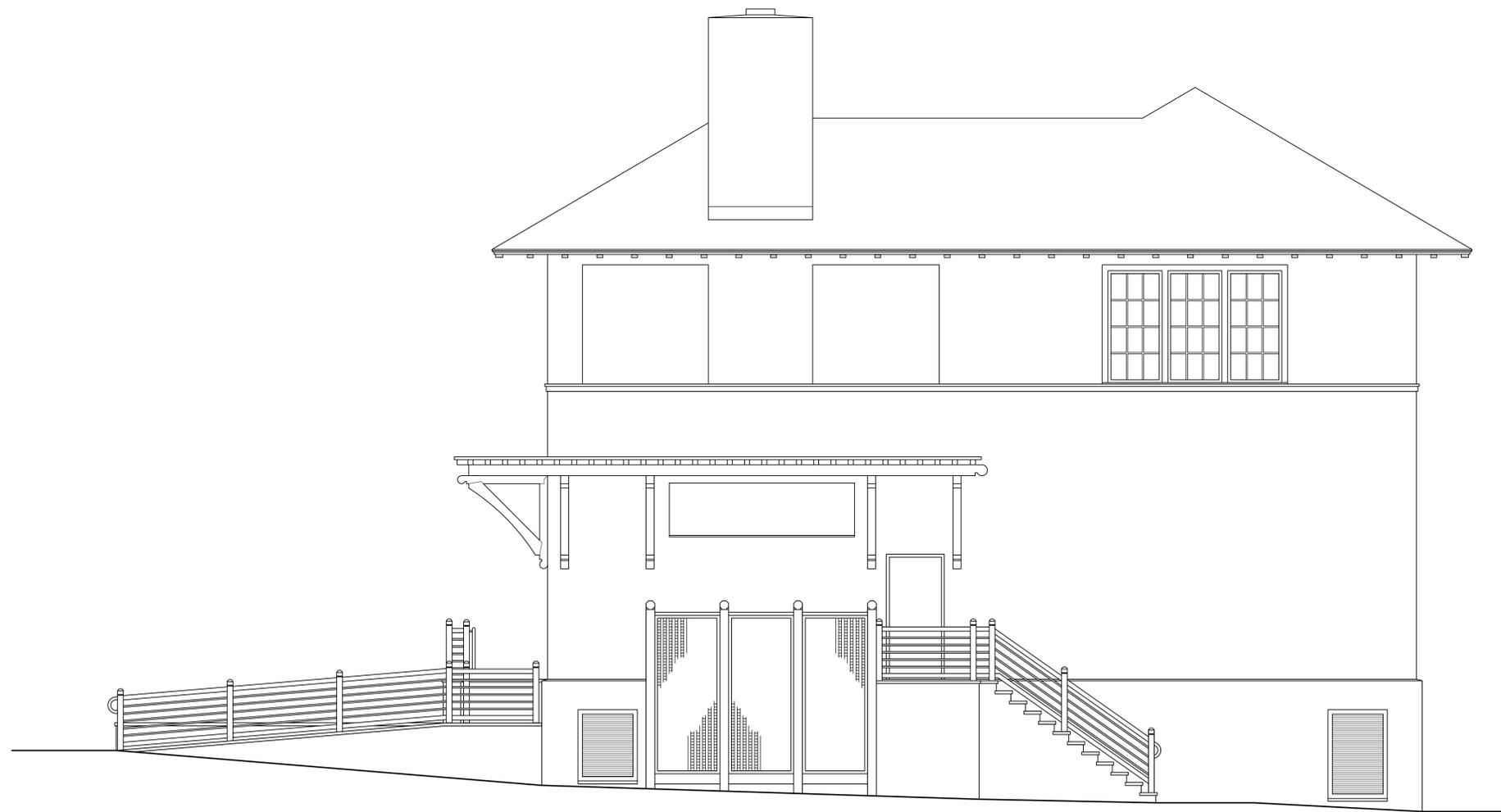
DATE: 7.10.12  
PARTNER: RMC  
PROJ. MNGR.: RMC  
DRAWN BY: RMC  
CHECKED BY: RMC  
OFFICE: HHI  
PROJECT NO.:

REVISION:	DATE:	BY:

**FRONT ELEVATION**

**A200**

J  
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A



**A1** RIGHT ELEVATION

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

**GROUP 3 DESIGN**  
ARCHITECTURE & INTERIORS

1600 Main Street, Hilton Head Island, SC 29926 (843) 689-9060 · Info@Group3Arch.com

SEAL:

SEAL:

A SELECTION CENTER AND OFFICES FOR:  
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LOT 20 NEW ORLEANS ROAD  
SHIPYARD PLANTATION COMMERCIAL  
HILTON HEAD IS., SC  
BEAUFORT COUNTY · DIST. 541, MAP 15C, PAR. 69

DATE: 7.10.12  
PARTNER: RMC  
PROJ. MNGR.: RMC  
DRAWN BY: RMC  
CHECKED BY: RMC  
OFFICE: HHI  
PROJECT NO.:

REVISION:	DATE:	BY:

**RIGHT ELEVATION**

**A201**

J  
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**A1 REAR ELEVATION**

1 2 3 4 5 6 7 8 9 10 11 12

13 14 15

**GROUP 3 DESIGN**  
ARCHITECTURE & INTERIORS

1600 Main Street, Hilton Head Island, SC 29926 (843) 689-9060 · Info@Group3Arch.com

SEAL:

SEAL:

A SELECTION CENTER AND OFFICES FOR:  
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LOT 20 NEW ORLEANS ROAD  
SHIPYARD PLANTATION COMMERCIAL  
HILTON HEAD IS., SC  
BEAUFORT COUNTY · DIST. 541, MAP 15C, PAR. 69

DATE: 7.10.12  
PARTNER: RMC  
PROJ. MNGR.: RMC  
DRAWN BY: RMC  
CHECKED BY: RMC  
OFFICE: HHI  
PROJECT NO.:

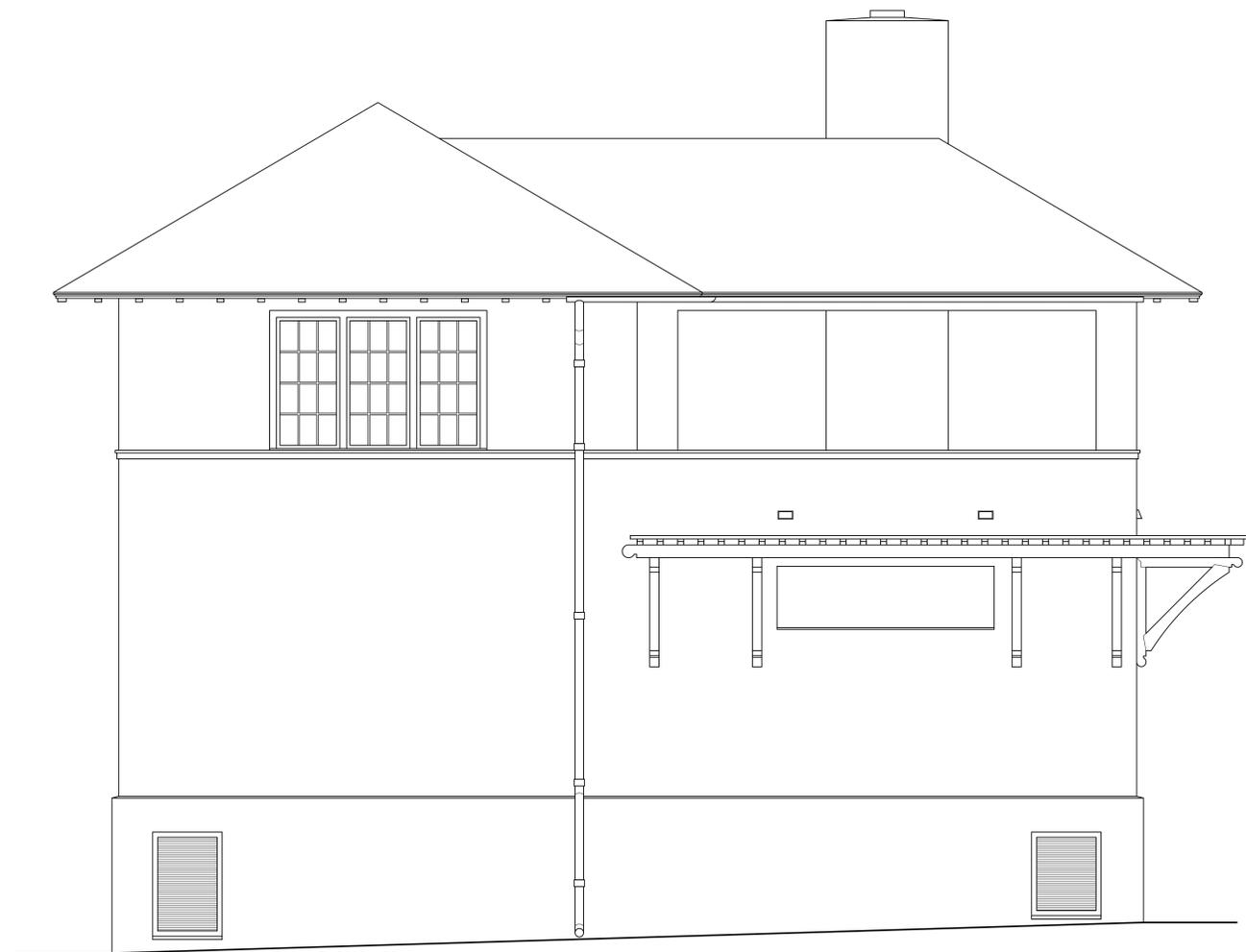
REVISION:	DATE:	BY:

**REAR ELEVATION**  
**A202**

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ISSUED FOR DRB FINAL REVIEW

J  
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**A1 LEFT ELEVATION**

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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

**GROUP 3 DESIGN**  
ARCHITECTURE & INTERIORS

1600 Main Street, Hilton Head Island, SC 29926 (843) 689-9060 · Info@Group3Arch.com

SEAL:

SEAL:

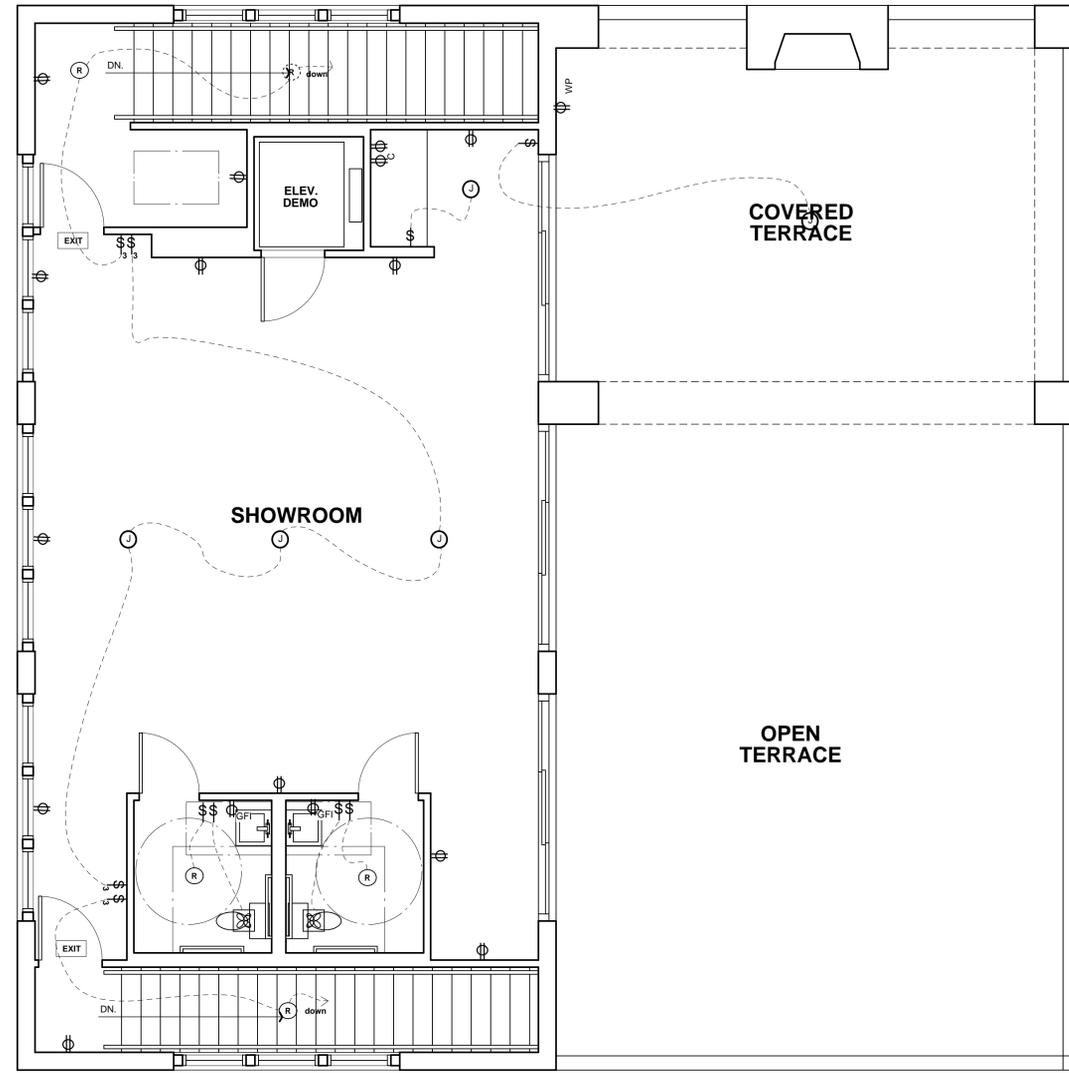
A SELECTION CENTER AND OFFICES FOR:  
**BUILDING INNOVATIONS, LLC**  
LOT 20 NEW ORLEANS ROAD  
SHIPYARD PLANTATION COMMERCIAL  
HILTON HEAD IS., SC  
BEAUFORT COUNTY · DIST. 541, MAP 15C, PAR. 69

DATE: 7.10.12  
PARTNER: RMC  
PROJ. MNGR.: RMC  
DRAWN BY: RMC  
CHECKED BY: RMC  
OFFICE: HHI  
PROJECT NO.:

REVISION:	DATE:	BY:

**LEFT ELEVATION**  
**A203**

J  
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1,148 sq ft

**Lighting and Electrical Key**

- DUPLEX OUTLET
- DUPLEX OUTLET, BOTTOM HALF SWITCHED
- UNDERCOUNTER FLOURESCENT LIGHT
- 220 OUTLET
- CHANDELIER OR CEILING MOUNTED FIXTURE (DECORATIVE)
- 
- EXHAUST FAN
- EXTERIOR MONOPOINT DOWNLIGHT
- EXIT SIGN
- SINGLE POLE SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- THREE-WAY SWITCH w/ DIMMER
- FOUR-WAY SWITCH w/ DIMMER
- TELEPHONE OUTLET
- TELEPHONE OUTLET, WALL HEIGHT
- JUNCTION BOX
- STAIR LIGHT
- ELECTRICAL PANEL

SEAL:  
  
SEAL:

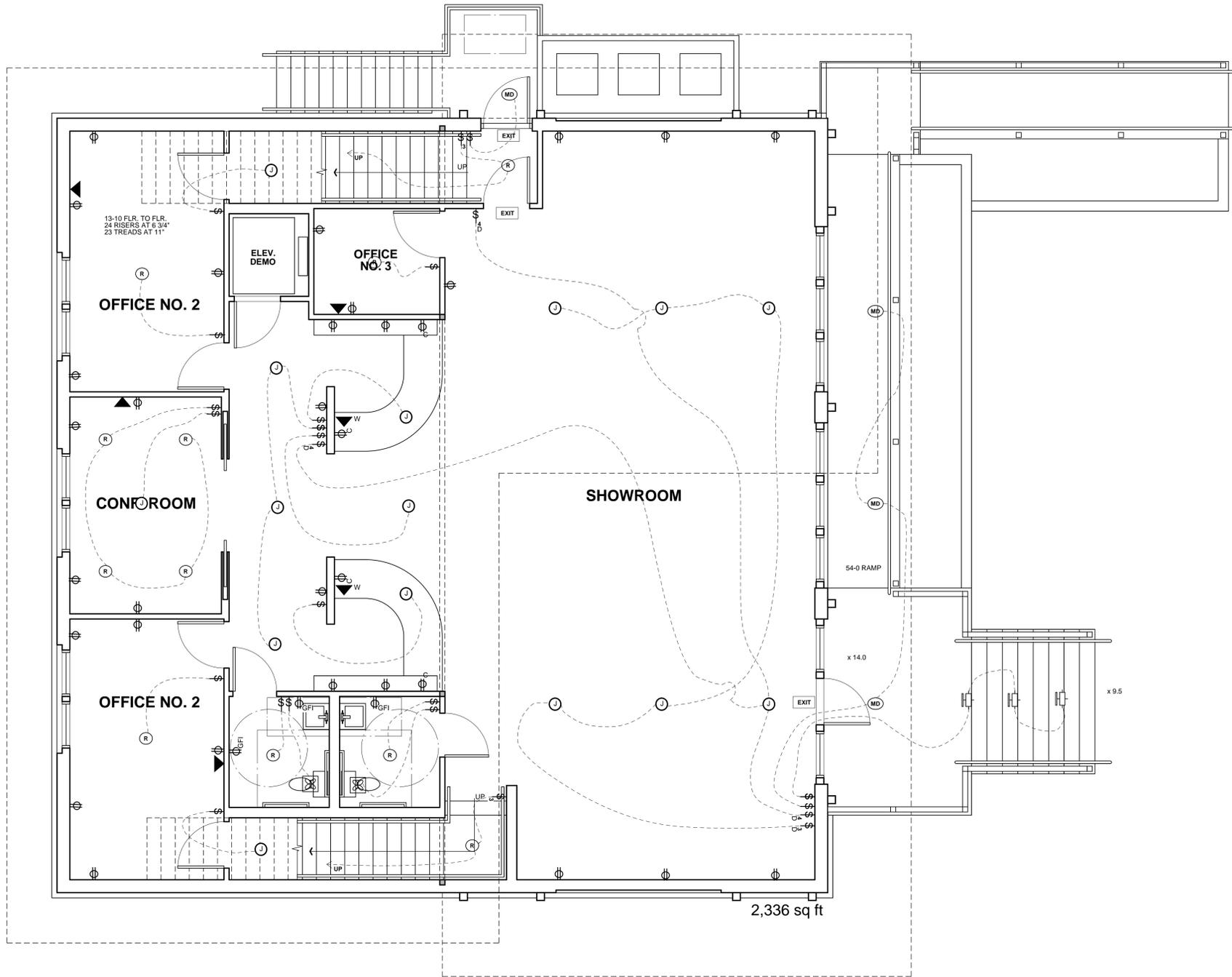
A SELECTION CENTER AND OFFICES FOR:  
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HILTON HEAD IS., SC  
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DATE: 7.10.12  
PARTNER: RMC  
PROJ. MNGR.: RMC  
DRAWN BY: RMC  
CHECKED BY: RMC  
OFFICE: HHI  
PROJECT NO.:

REVISION:	DATE:	BY:

**SECOND FLOOR ELEC PLAN**  
**E101**

J  
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2,336 sq ft

**Lighting and Electrical Key**

- DUPLEX OUTLET
- DUPLEX OUTLET, BOTTOM HALF SWITCHED
- UNDERCOUNTER FLOURESCENT LIGHT
- 220 OUTLET
- CHANDELIER OR CEILING MOUNTED FIXTURE (DECORATIVE)
- 5" RECESSED DOWNLIGHT
- EXHAUST FAN
- EXTERIOR MONOPOINT DOWNLIGHT
- EXIT SIGN
- SINGLE POLE SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- THREE-WAY SWITCH w/ DIMMER
- FOUR-WAY SWITCH w/ DIMMER
- TELEPHONE OUTLET
- TELEPHONE OUTLET, WALL HEIGHT
- JUNCTION BOX
- STAIR LIGHT
- ELECTRICAL PANEL

SEAL:  
  
SEAL:

A SELECTION CENTER AND OFFICES FOR:  
**BUILDING INNOVATIONS, LLC**  
LOT 20 NEW ORLEANS ROAD  
SHIPYARD PLANTATION COMMERCIAL  
HILTON HEAD IS., SC  
BEAUFORT COUNTY · DIST. 541, MAP 15C, PAR. 69

DATE: 7.10.12  
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DRAWN BY: RMC  
CHECKED BY: RMC  
OFFICE: HHH  
PROJECT NO.:

REVISION:	DATE:	BY:

FIRST FLOOR ELEC PLAN  
**E100**



STUCCO

POLYUREA ROOFING W/ 16 OZ. COPPER EDGE

P.T. PINE (PAINT TO MATCH WINDOW CLADDING)

## 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: Building Innovations Selection Center - FINAL

DRB#: DR120017

DATE: July 24, 2012

RECOMMENDATION:    Approval             Approval with Conditions             Denial

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

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

**LANDSCAPE DESIGN**

<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
Treats the Landscape as a major element of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Landscape is designed so that it may be maintained in its natural shape and size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Preserves a variety of existing native trees and shrubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A variety of species is selected for texture and color	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides overall order and continuity of the Landscape plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Native plants or plants that have historically been prevalent on the Island are utilized	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

***NATURAL RESOURCE PROTECTION***

<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
An effort has been made to preserve existing trees and under story plants	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Supplemental and replacement trees meet LMO requirements for size, species and number	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands if present are avoided and the required buffers are maintained	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sand dunes if present are not disturbed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

***MISC COMMENTS/QUESTIONS***

Applicant has applied to the BZA for a variance to encroach into the buffers. Denial of this variance request may require modifications to the building footprint and/or site plan.



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

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

Applicant/Agent Name: CHRIS DARNELL Company: J.K. TILLER Assoc.  
 Mailing Address: 10 PINCKNEY COLONY RD, STE. City: BLUFFTON State: SC Zip: 29909  
 Telephone: 843.815.4800 Fax: 843.816.4802 E-mail: CHRIS@JKTILLER.COM  
 Project Name: TOWER BEACH PARK Project Address: 99 SOUTH SEA PINES DR.  
 Parcel Number [PIN]: R550 019 000 0171 0000  
 Zoning District: PD1 Overlay District(s): CORRIDOR

### DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

- |  |  |
|--|--|
| <input type="checkbox"/> New Development – Conceptual                                | <input type="checkbox"/> Alteration/Addition   |
| <input checked="" type="checkbox"/> New Development – Final, indicate Project Number | <input type="checkbox"/> Minor External Change |

Submittal Requirements for *All* projects:

- Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-3-1004. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.
- Filing Fee, New Development \$175, Alterations/Additions \$100, Minor External \$50 cash or check made payable to the Town of Hilton Head Island. \* TO BE HAND DELIVERED

Additional Submittal Requirements:

**New Development – Conceptual Approval**

- A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-3-405, and if applicable, location of bordering streets, marshes and beaches.
- A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.
- A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.
- Context photographs of neighboring uses and architectural styles.
- Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
- Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

**New Development – Final Approval**

- A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-4-503.
- Final site development plan meeting the requirements of Sec. 16-3-303.F.
- Final site lighting and landscaping plans meeting the requirements of Sec. 16-3-304 and Sec. 16-3-305.
- Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation. **\* TO BE HAND DELIVERED**
- Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

**Alterations/Additions *and* Minor External Changes**

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

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

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

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

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

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

\_\_\_\_\_  
SIGNATURE

July 10, 2012  
DATE

## Tower Beach Final DRB Narrative

July 10, 2012

Sea Pines CSA is seeking to remodel Tower Beach, a popular beach park for the residents of Sea Pines, to meet the expectations and demands of the community. The proposed changes include a new beach pavilion, the renovation of existing restroom facilities, handicap friendly access, boardwalk with arbor swings, a security station and park entrance, a reconfigured parking lot to maximize parking and protect existing vegetation, a drop-off area and shelter, and parking for over 30 bikes. There will be no use of the park after sundown so lighting is kept to a minimum only for security purposes. The new site plan reduced stormwater runoff from the existing conditions with the use of pervious paving in the parking area and maintenance of low areas to encourage stormwater infiltration. Any stormwater runoff is accommodated by the Sea Pines stormwater system.

The landscape plan attempts to blend with the character of the park and Sea Pines emphasizing native plant material. Additional screening to enhance the existing vegetation is provided for the surrounding residence and water tower. Proposed trees in the parking lot will provide shade. Plantings on the ocean side of the boardwalk are designed to mitigate any disturbed areas and blend with the existing vegetation. Planting around the Security Station softens that structure and creates a sense of entry for the park.

The selected colors and material specifications are nature blending in conformance with Sea Pines ARB requirements. Block walls will have a stucco finish with a light grey color, this will be the lightest color used. Building doors and frames will be painted a Charleston green. Roof shingles will be a medium grey/green color. Any exposed rafter tails and trim will be a gray stain, darker than the stucco finish. The cedar shingle siding will be a grey stain darker in color than the other exposed wood siding, rafters and trim. All decking will be Trex Transcend material pale grey or beige. The wood trellis structures will be stained to match the rafter tails and trim of the buildings.



SEA PINES PLANTATION  
ARCHITECTURAL REVIEW BOARD  
OFFICE (843) 671-5533 • FAX (843) 671-5368

**PRELIMINARY APPROVAL**

Date: JUNE 13, 2012  
Serial No.: 5080  
Legal Address: TOWER BEACH  
Owner: CSA

To:

Jake Lee  
Lee & Parker, Architects  
P. O. Box 5010  
Hilton Head Island, SC 29938

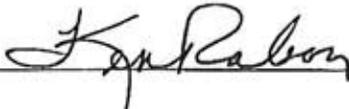
Re: Preliminary Application for Commercial Construction

PRELIMINARY approval is granted, per certain recorded covenants, agreements and amendments, subject to the following conditions:

1. This approval is granted in accordance with the preliminary drawings, site location, materials and other data submitted to and approved by the Sea Pines Architectural Review Board (SPARB).
2. Other special conditions of this Preliminary Approval include the following:  
**Consider extending the new walk from South Sea Pines Drive around the new structure and terminating where the existing beach walk enters the Beach Trust Property. This would allow easier bike access to the beach.**
3. You must obtain FINAL approval of construction drawings in order to obtain a SPARB Building Permit for this project. To obtain final approval, the applicant must fill out another Application for Building Permit form and submit a full set of plans for the Board's review. There will be no additional application fee charged unless: (a) the published fee schedule has changed between the time of the preliminary and final submissions, or (b) the square footage of proposed buildings has increased. In such case, the amount of the difference of the two fees is due with the final submission.
4. THIS APPROVAL EXPIRES SIX (6) MONTHS AFTER THE ABOVE DATE OF THIS APPROVAL.
5. We wish to remind you that at the time of your final application, the SPARB will:

Preliminary Approval Page Two  
June 13, 2012

- a. Require a listing of proposed colors with corresponding color samples,
- b. Need to re-verify the stake-out and tree banding at the job site, and
- c. Require that your site plan indicate where drainage culverts may be needed under driveway connections to the front (or side) street.
- d. Submit a drainage plan prepared, stamped and signed by a licensed engineer.



---

Ken Rabon  
Administrator  
Sea Pines Architectural Review Board

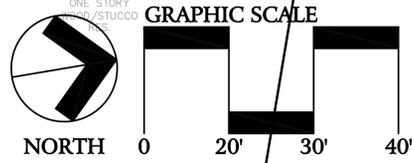
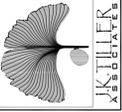
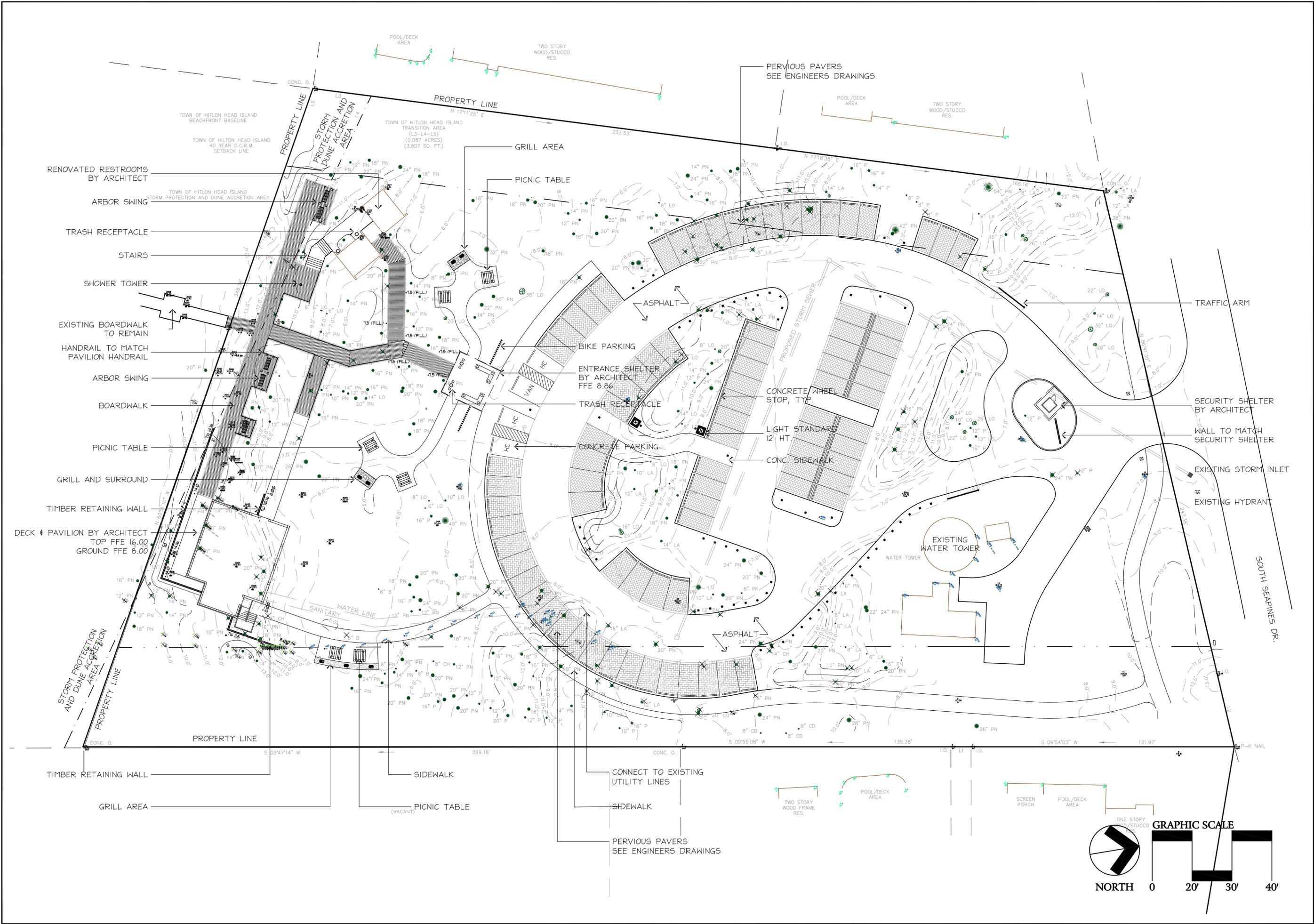
**SEA PINES TOWER BEACH PARK**

**South Sea Pines Drive  
Hilton Head Island, S.C.**

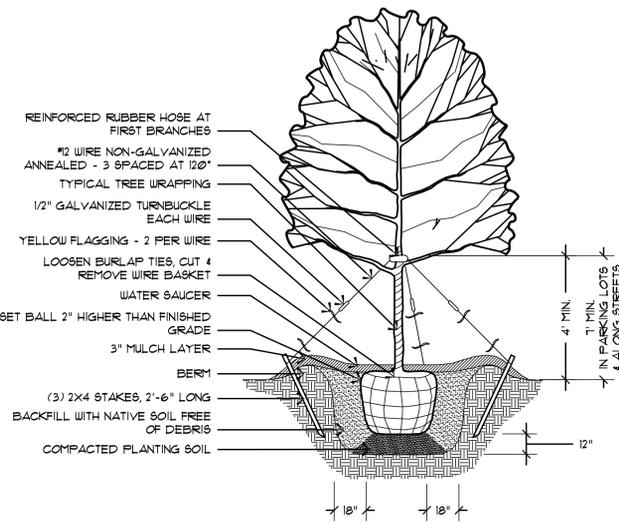
**COLOR/MATERIAL SCHEDULE**

1.	ROOF SHINGLES – GAF TIMBERLINE ULTRA – SLATE
2.	GUARD RAILS, PRESSURE TREATED TRIM CABOTS – PTW – DRIFTWOOD GRAY
3.	WINDOWS & DOORS – INTEGRITY (MARVIN) ULTREX – EVERGREEN
4.	WOOD SIDING & TRIM – SHERWIN WILLIAMS SW3004 - SUMMERHOUSE BEIGE
5.	TREX – TRANSCEND – ROPE SWING
6.	WOOD SHINGLES, RAFTERS & SLOPED CEILINGS – CABOTS 0144 SEMI-SOLID STAIN – DRIFTWOOD GRAY
7.	STUCCO – 7/8” CEMENT STUCCO WITH ACRYLIC FINISH – DRYVIT AMARILLO WHITE #113 – SAND PEBBLE FINISH (OR MATCH)

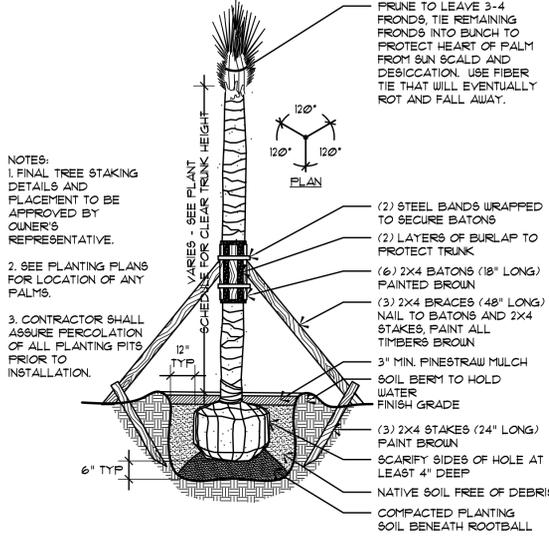




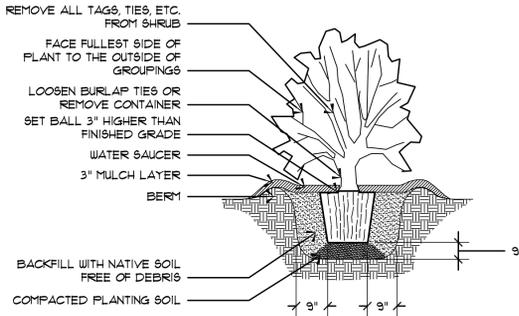




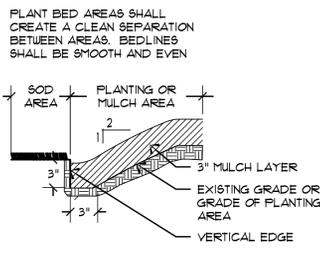
**1 Tree Planting**  
Not to Scale



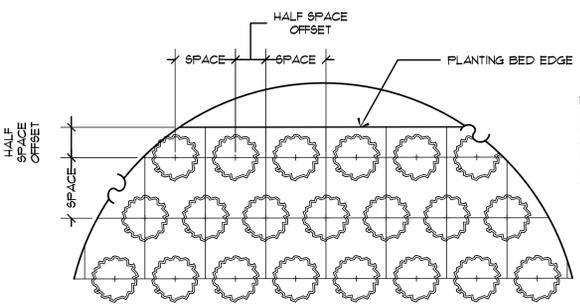
**2 Palmetto Tree Planting**  
Not to Scale



**3 Shrub Planting**  
Not to Scale



**4 Sod / Plant Bed Edge Detail**  
Not to Scale



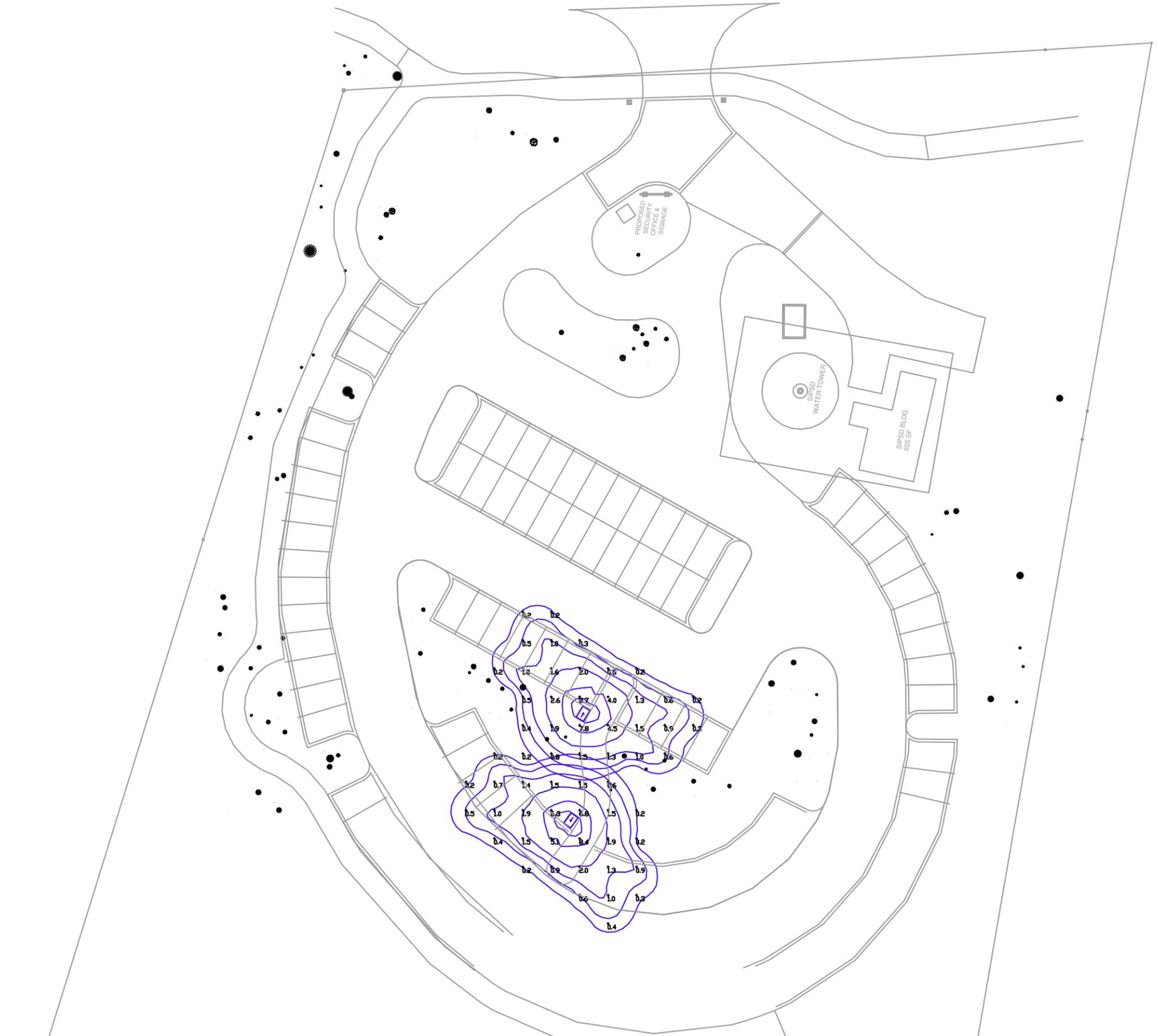
**5 Ground Covers, Annuals & Perennials**  
Not to Scale

**TOWER BEACH PARK PLANT LIST**

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOTS	NOTES
<b>TREES</b>								
BUCA	1	<i>Butia capitata</i>	Florida Palm	-	10'-12'	6'-8'	B4B	Full
ILVO	21	<i>Ilex vomitoria</i>	Yaupon Holly	2"	8'-10'	3'-4'	Cont.	Full
JUSI	23	<i>Juniperus silicicola</i>	Southern Red Cedar	-	8'-10'	3'-4'	Cont.	Full to ground
MAGR	2	<i>Magnolia grandiflora</i>	Southern Magnolia	2"-3"	8'-10'	-	Cont.	Full to ground
QUVI	6	<i>Quercus virginiana</i>	Live Oak	6"	18'-20'	12'	Cont.	Full, Specimen
SAPA	15	<i>Sabal palmetto</i>	Cabbage Palm	-	16'-18'	-	B4B	Clear trunk up to 12'
SAPA-B	6	<i>Sabal palmetto</i>	Cabbage Palm	-	12'-14'	-	B4B	
SAPA-C	2	<i>Sabal palmetto</i>	Cabbage Palm	-	15'-16'	-	B4B	Curved trunk specimen, Clear trunk up to 10'
<b>SHRUBS</b>								
CHHU	18	<i>Chamaecyparis humilis</i>	European Fan Palm	-	3'-4'	2'-3'	15 Gal. Cont.	Specimen, Full
ILVN	63	<i>Ilex vomitoria 'Nana'</i>	Dwarf Yaupon Holly	-	12"-18"	18"-24"	3 Gal. Cont.	Full
MYCE	31	<i>Myrtila cerifera</i>	Wax Myrtle	-	6'-8'	5'-6'	30 Gal. Cont.	Full
NEOL	14	<i>Nerium oleander</i>	Oleander	-	3'-4'	2'-3'	1 Gal. Cont.	Full, Red Flowers
SERE	36	<i>Serenora repens</i>	Saw Palmetto	-	22"-24"	18"-22"	1 Gal. Cont.	Full
<b>ORNAMENTAL GRASSES + FERNS</b>								
UNPA	653	<i>Uniola paniculata</i>	Sea Oats	-	8"-12"	-	1 Gal. Cont.	# 18" O.C.
<b>GROUND COVERS, VINES + PERENNIALS</b>								
LIMA	182	<i>Liriope muscari 'Aztec Grass'</i>	Aztec Grass	-	12"-18"	-	1 Gal. Cont.	# 18" O.C.
TRAS	623	<i>Trachelospermum asiaticum</i>	Asiatic Jasmine	-	6"-12"	-	1 Gal. Cont.	# 18" O.C.
<b>MULCH + IRRIGATION</b>								
MULCH	59,489 SF	3" DEEP LONGLEAF PINE STRAW MULCH						
IRR	23,301 SF	100% COVERAGE OF ALL PLANT BED AND SOD AREAS						

**PLANTING NOTES:**

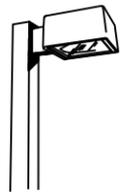
- MATERIALS LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY EFFECT BIDDING.
- ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN. ALL OTHER SPECIFICATIONS TO REMAIN UNCHANGED.
- CONTRACTOR TO VERIFY THAT ALL PLANT MATERIAL IS AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.
- SEE TREE, SHRUB, AND GROUND COVER PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL TEST SOIL PH AND CONDITIONS FOR ALL PLANT AREAS TO INSURE THAT PROPER SOIL REQUIREMENTS ARE MET. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST AND SPECIFICATIONS TO ACHIEVE PROPER SOIL CONDITIONS.
- CONTRACTOR SHALL STAKE OUT ALL SHRUB BED LINES, TREE LOCATIONS, AND SHRUB GROUPINGS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE BEGINNING PLANTING OPERATIONS. IF PLANTING OCCURS WITHOUT APPROVAL, RELOCATION OF PLANTINGS REQUESTED BY THE LANDSCAPE ARCHITECT SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
- ALL SHRUB BEDS TO RECEIVE 3" DEEP LONGLEAF PINE STRAW MULCH.
- CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
- ALL PLANT BED AREAS TO RECEIVE 100% IRRIGATION COVERAGE EXCEPT WHERE NOTED ON THE PLAN.
- IN THE PLANT SCHEDULE, PLANTS NOTED AS "SPECIMEN", SHALL BE SELECTED BY THE LANDSCAPE ARCHITECT AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
- HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.
- PLANT SIZES AND SPECIES MAY VARY DUE TO AVAILABILITY. CHANGES TO PLANT SIZES AND SPECIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. SUBSTITUTED PLANT SPECIES SHALL HAVE SIMILAR CHARACTER AS ORIGINAL PLANT.



Luminaire Location Summary						
Project: SEA PINES TOWER BEACH CLUB						
LumNo	Label	X	Y	Z	Orient	Tilt
1	Small Shoebox	2868.422	1852.766	12	234.245	0
2	Small Shoebox	2871.371	1888.315	12	58.803	0

Calculation Summary							
Project: SEA PINES TOWER BEACH CLUB							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.63	8.7	0.2	8.15	43.50

Luminaire Schedule						
Project: SEA PINES TOWER BEACH CLUB						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
→	2	Small Shoebox	SINGLE	10500	0.680	150W HPS SMALL SHOEBX 15' WOOD POLE



SMALL SHOEBX

APPLICATIONS

Entranceways, walkways, parking areas, driveways, and malls

SPECIFICATION FEATURES

- UL1572 Listed Suitable For Wet Locations
- Cutoff Optics
- Heat and impact resistant tempered flat glass lens (standard)
- Heavy-duty die-cast aluminum housing
- Dark Bronze finish

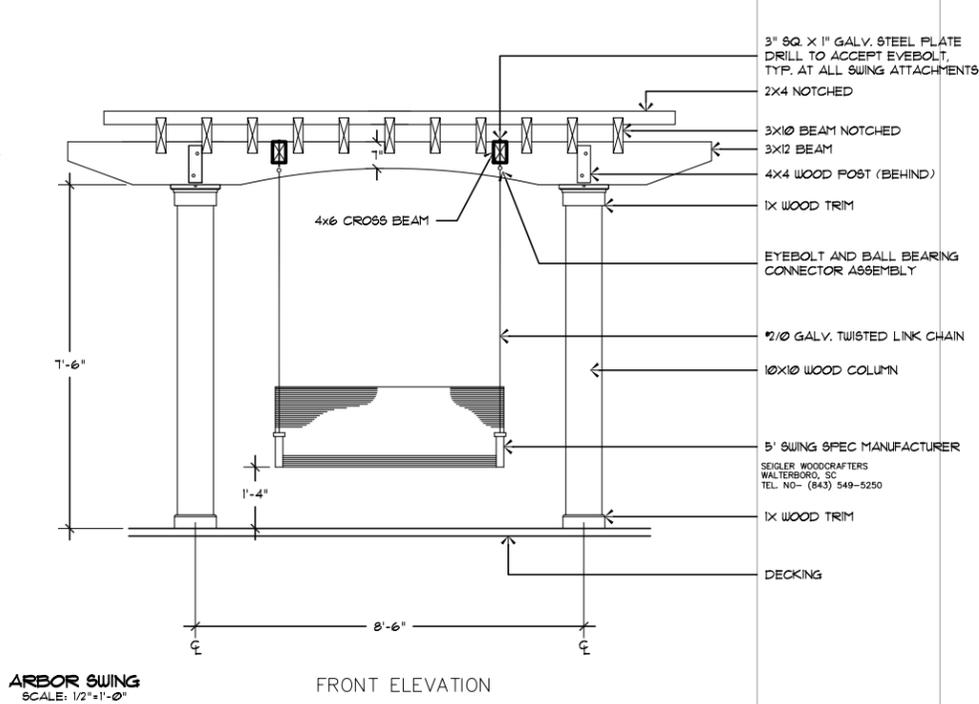
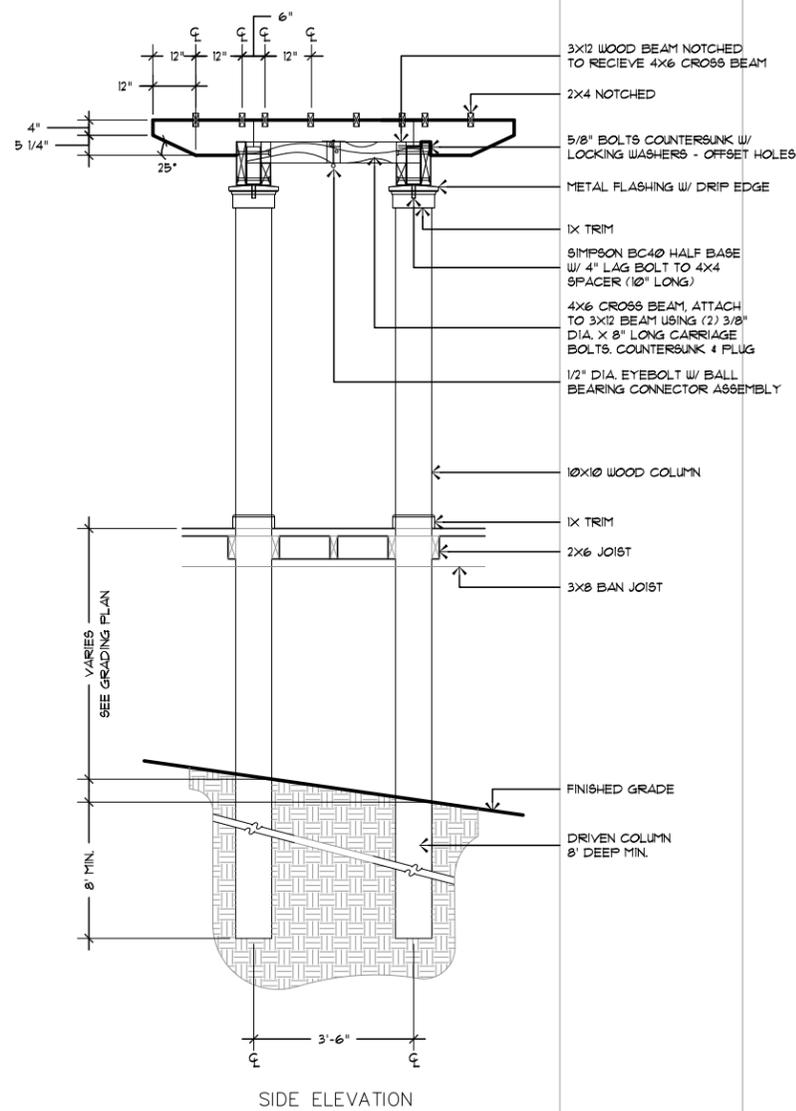
LIGHTING PROPOSAL FOR  
TREETOPS  
CORDILLO PARKWAY  
HILTON HEAD ISLAND  
BEAUFORT COUNTY, SOUTH CAROLINA

DESIGNED BY: ENG  
CHECKED BY: AWG  
DATE: 4/13/12  
SCALE: 1" = 60'  
PROJECT NO.: 1204005L  
MAP NO.: 0000000  
SHEET NO.: 1  
OF 1

REMARKS:



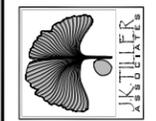
PALMETTO ELECTRIC COOPERATIVE, INC.  
1 COOPERATIVE WAY  
HARDEEVILLE, SOUTH CAROLINA 29927  
(843) 208-5551 / FAX (843) 208-5532

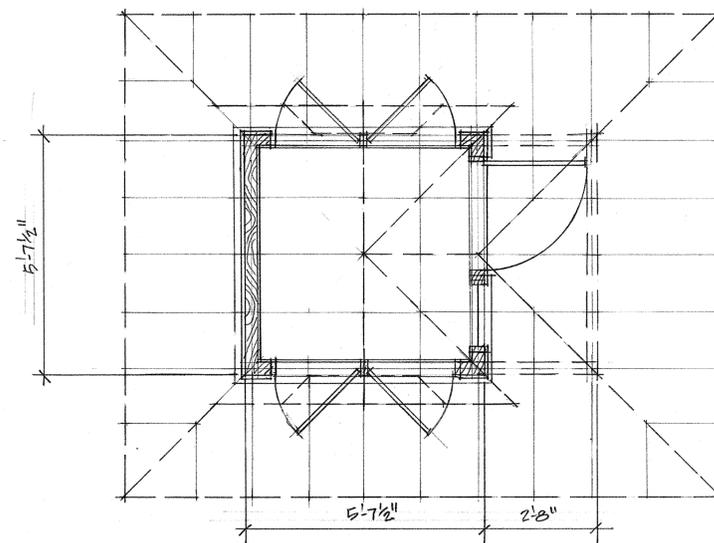
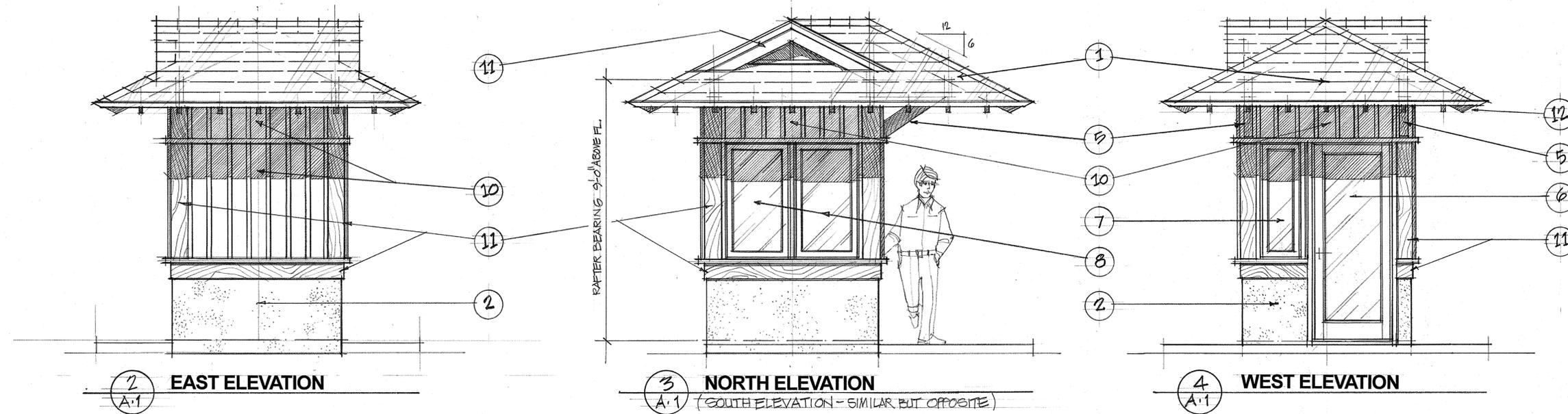


**1**  
**L1**

**SWING ARBOR**

1/4"=1'-0"





1 FLOOR PLAN  
SCALE: 1/2" = 1'-0"

MISCELLANEOUS SPECIFICATION NOTES

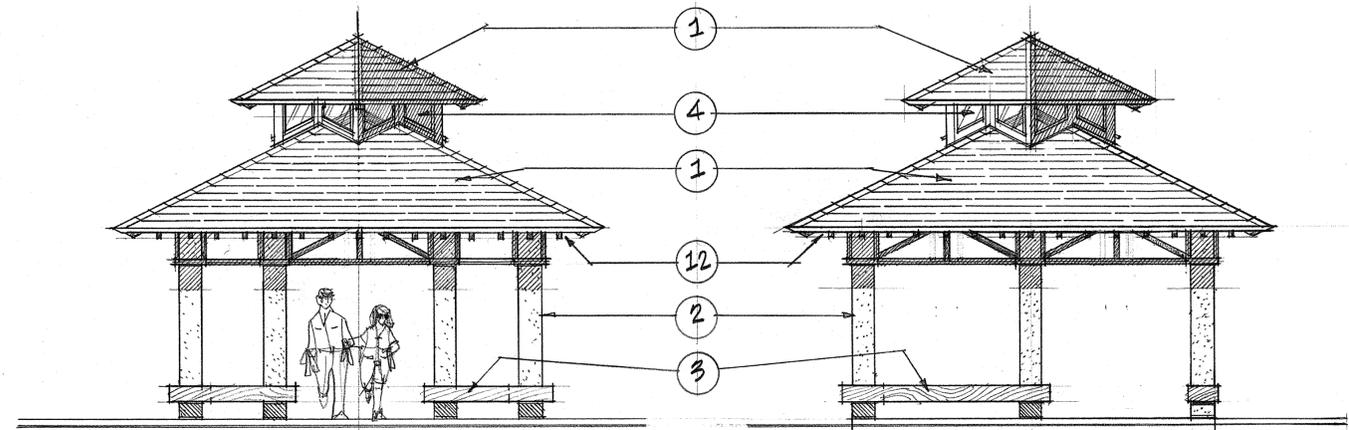
1.	SHINGLES – GAF TIMBERLINE ULTRA
2.	7/8 INCH CEMENT STUCCO WITH ACRYLIC FINISH COAT
3.	BENCH – KDAT, 2 X FRAMING AND TRIM
4.	POLYGON CLERESTORY WINDOWS – INTEGRITY – WOOD ULTREX SERIES
5.	4 X 6 SELECT CYPRESS BRACKETS
6.	OUTSWING FRENCH DOOR – INTEGRITY – WOOD ULTREX SERIES
7.	FIXED CASEMENT WINDOW – INTEGRITY – WOOD ULTREX SERIES
8.	OPERABLE CASEMENT WINDOWS – INTEGRITY – WOOD ULTREX SERIES
9.	OPERABLE AWNING WINDOWS – INTEGRITY – WOOD ULTREX SERIES
10.	2 X 2 BATTENS @ 8" O.C. ON AC PLYWOOD PANEL
11.	SELECT CYPRESS TRIM
12.	KDAT EXPOSED RAFTER TAILS
13.	CABLE RAIL SYSTEM WITH DKAT POSTS AND RAILS
14.	CEDAR VALLEY WOOD SHINGLE PANELS, 7 INCH EXPOSURE WITH PREFABRICATED CORNERS – STRAIGHT BUTT LINE, ROUGH TEXTURE FINISH
15.	WOOD LATTICE PANELS – 1 1/2 X 3/4 SLATS @ 3" X 3" CENTERS

SEA PINES TOWER BEACH PARK  
South Sea Pines Drive  
Hilton Head Island, S.C.

JOB NO. 1130.0  
DATE JUL 10, 2012  
DRAWN BY LEE  
CHECKED BY

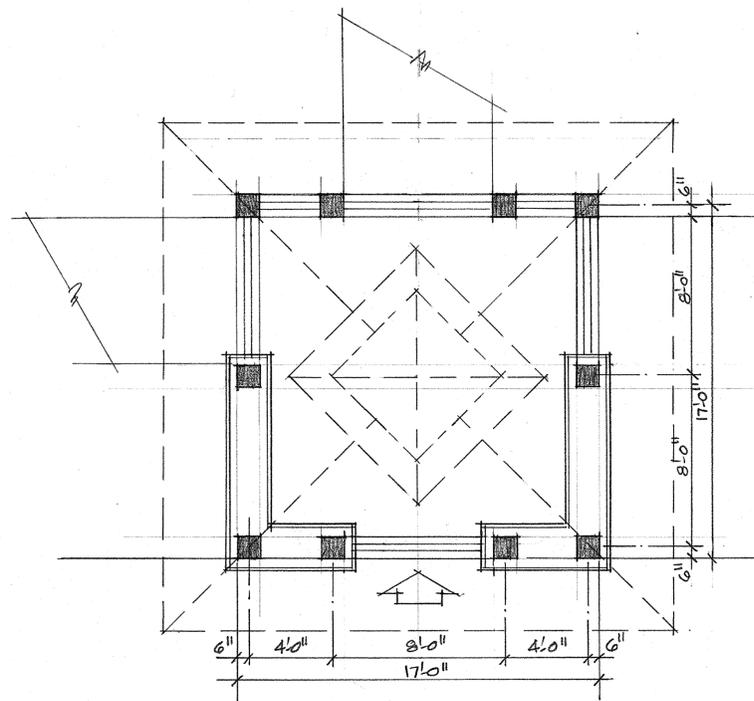
REVISIONS

SHEET



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

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

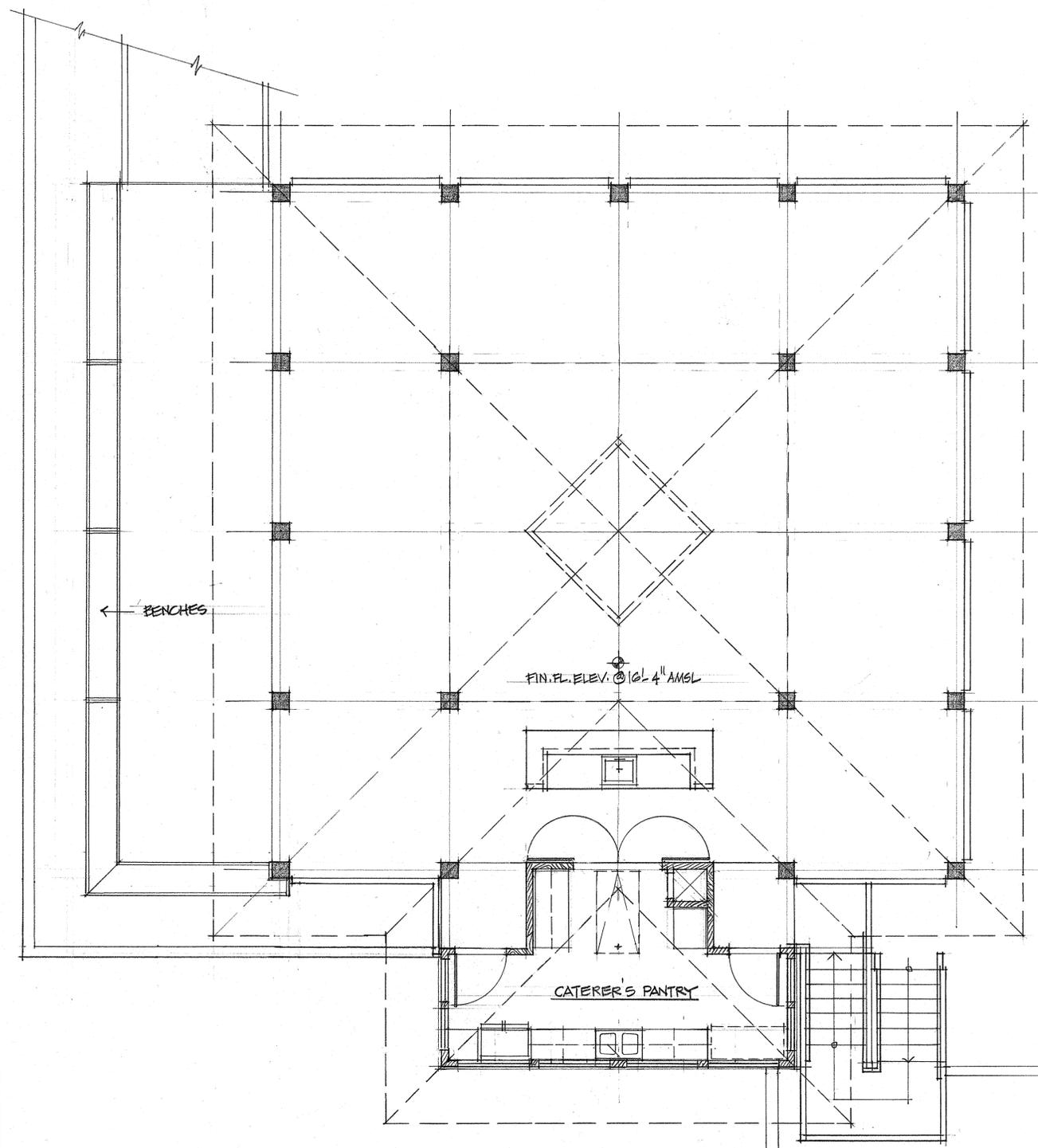


**1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

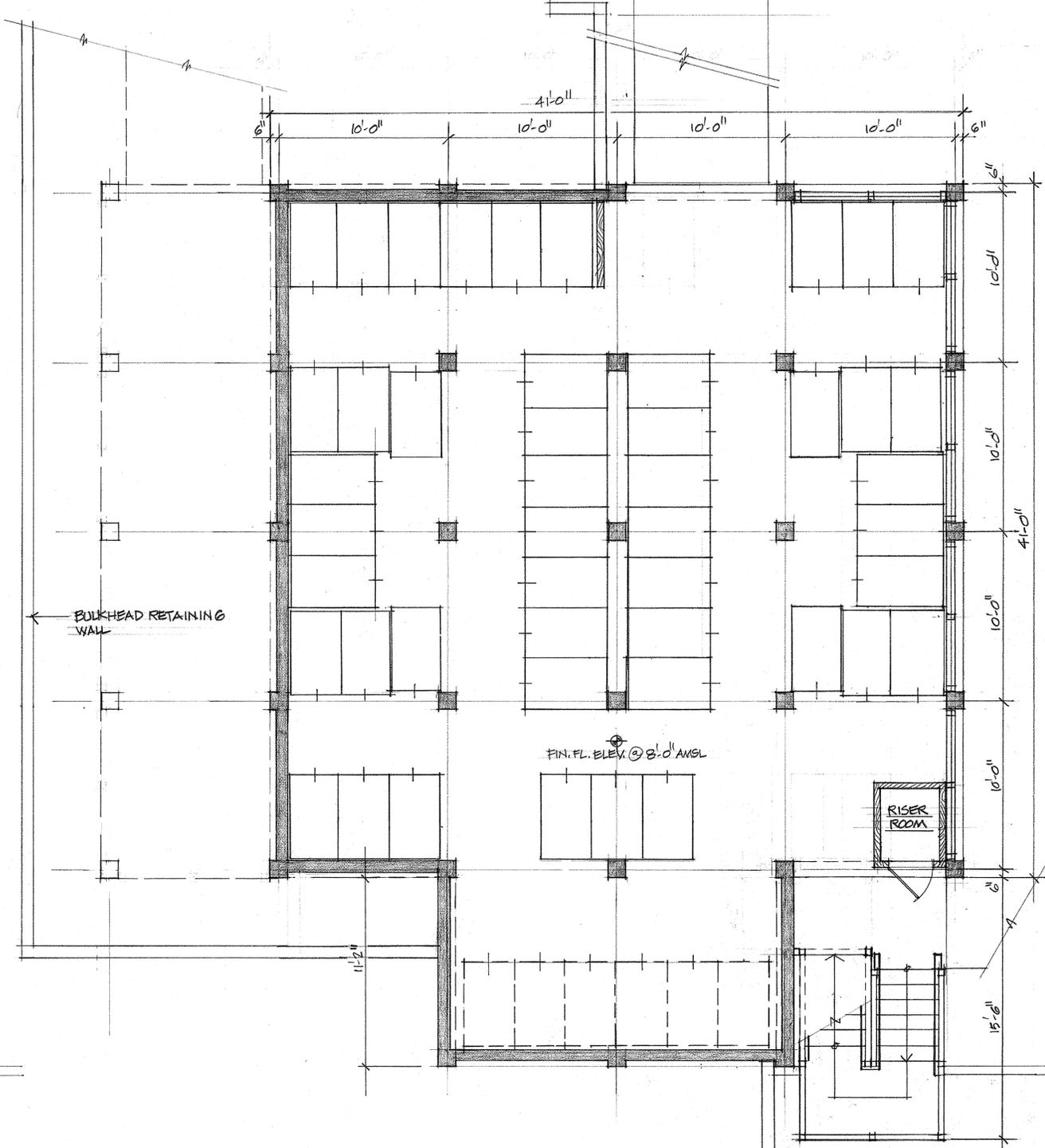
**MISCELLANEOUS SPECIFICATION NOTES**

1.	SHINGLES - GAF TIMBERLINE ULTRA
2.	7/8 INCH CEMENT STUCCO WITH ACRYLIC FINISH COAT
3.	BENCH - KDAT, 2 X FRAMING AND TRIM
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**ENTRY (DROP OFF-PICKUP) SHELTER**

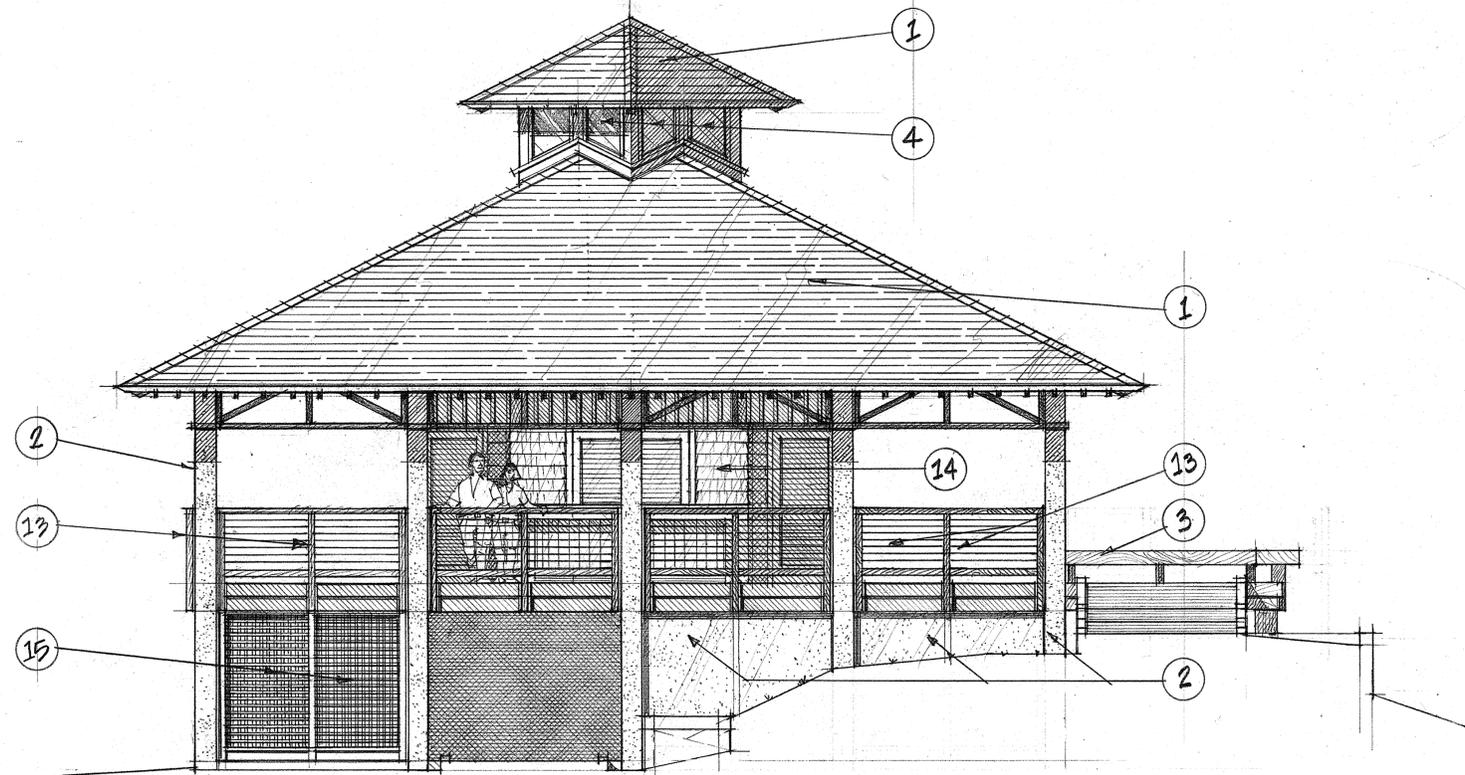


2 UPPER LEVEL PLAN  
SCALE: 1/4" = 1'-0"



1 LOWER LEVEL PLAN  
SCALE: 1/4" = 1'-0"

PICNIC / BEACH GEAR STORAGE PAVILION

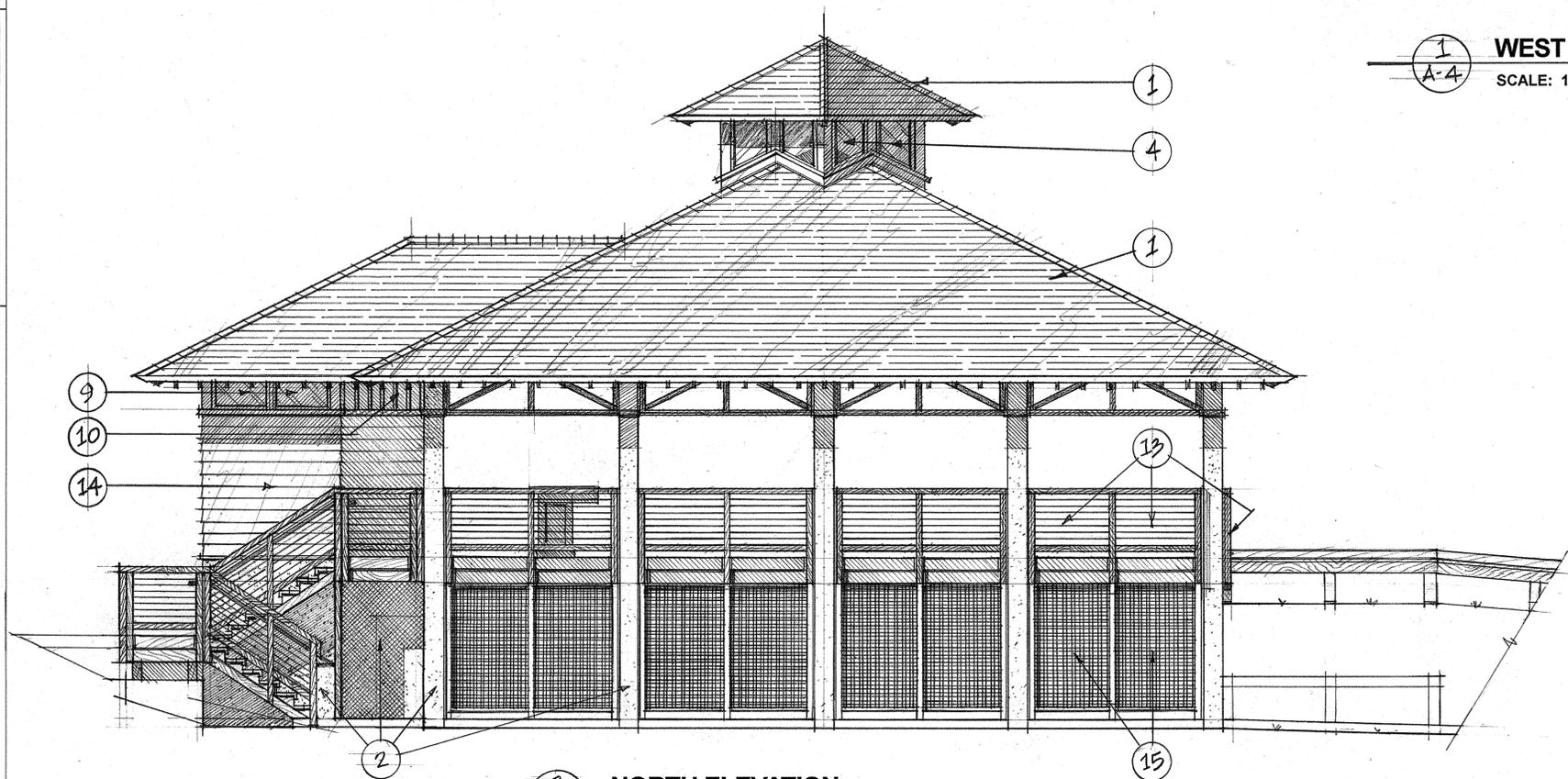


**1 WEST ELEVATION**  
A-4 SCALE: 1/4" = 1'-0"

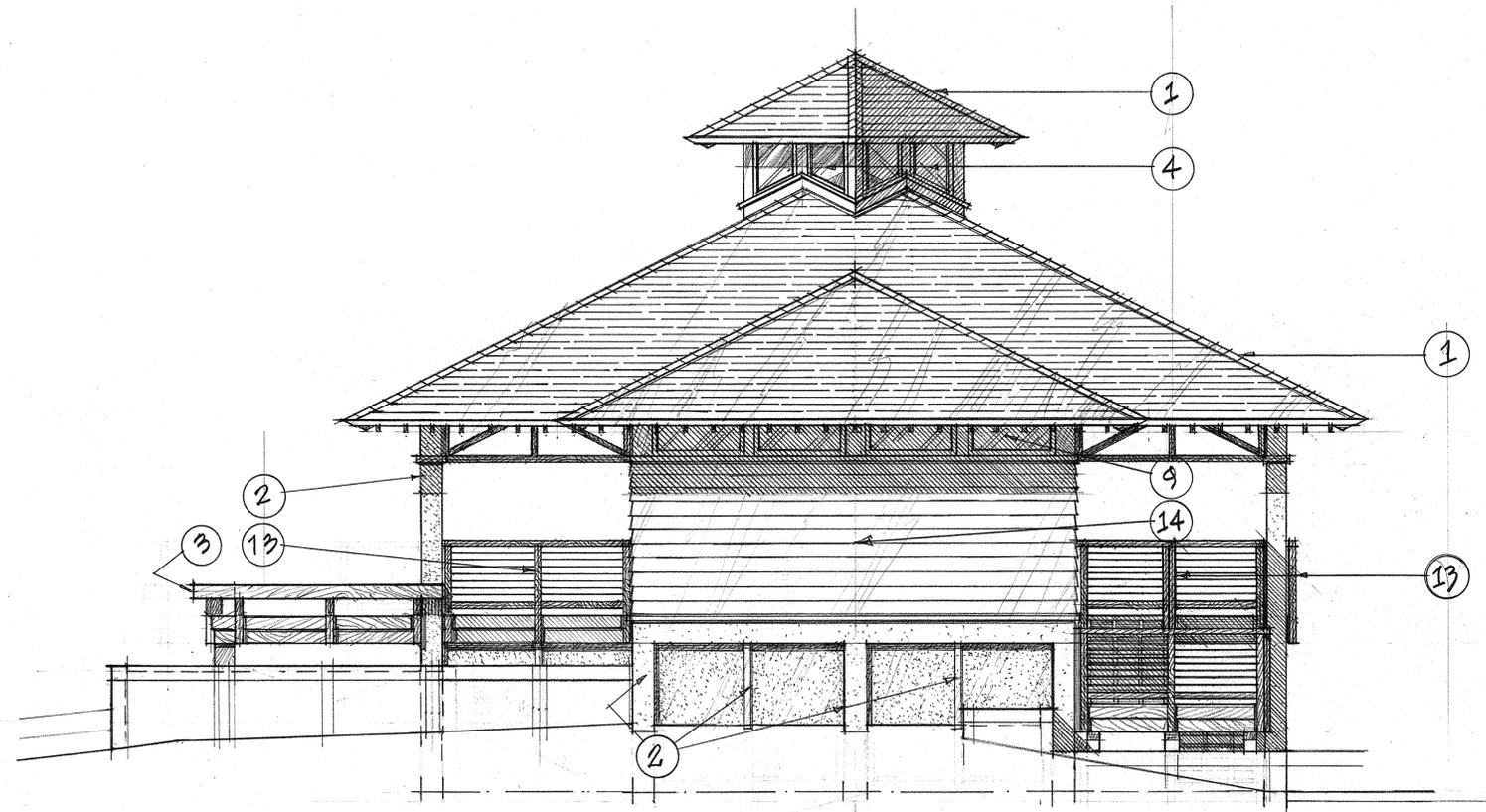
**MISCELLANEOUS SPECIFICATION NOTES**

1.	SHINGLES - GAF TIMBERLINE ULTRA
2.	7/8 INCH CEMENT STUCCO WITH ACRYLIC FINISH COAT
3.	BENCH - KDAT, 2 X FRAMING AND TRIM
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**PICNIC / BEACH GEAR STORAGE PAVILION**



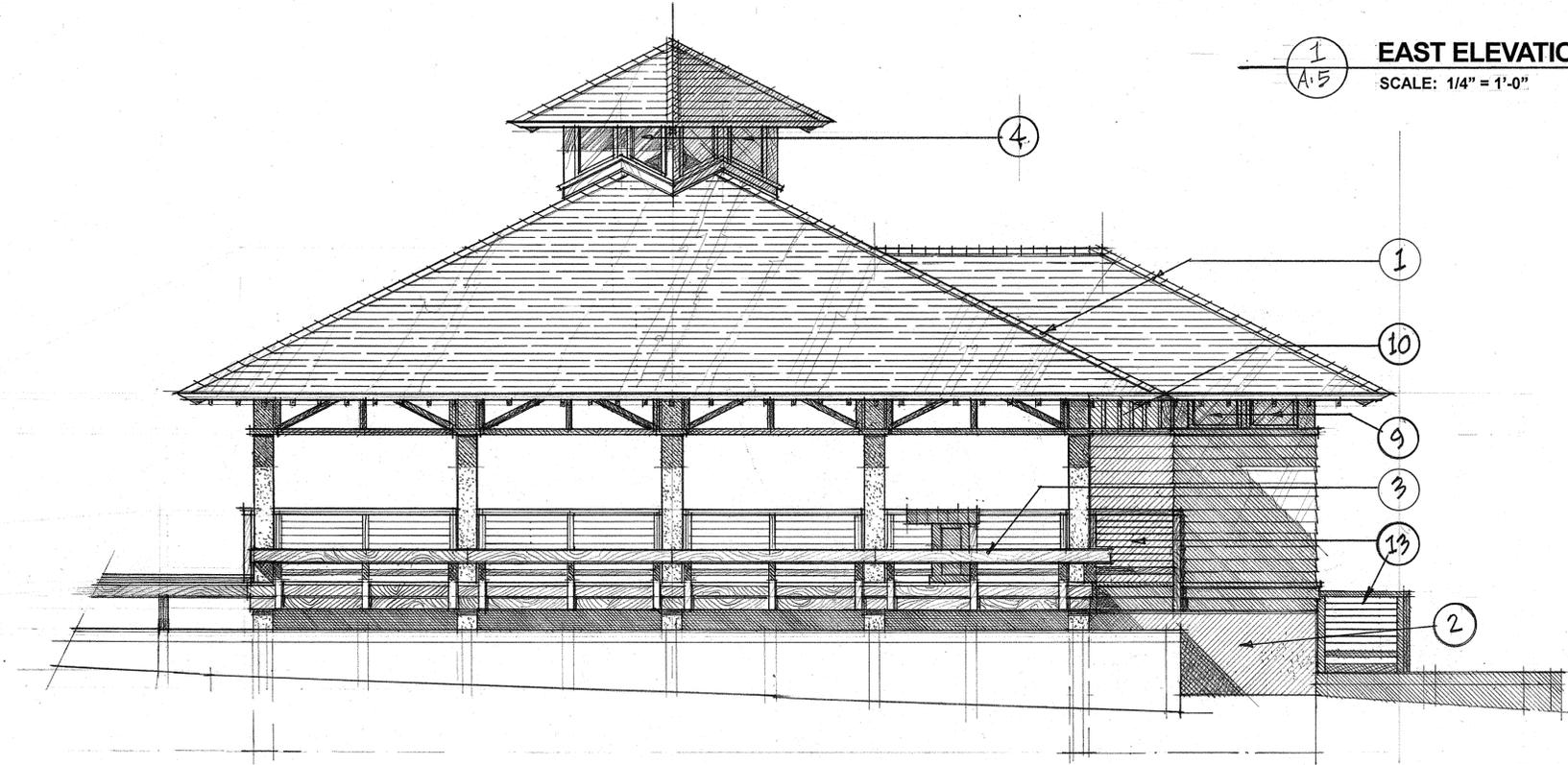
**2 NORTH ELEVATION**  
A-4 SCALE: 1/4" = 1'-0"



**1**  
A.5 **EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

**MISCELLANEOUS SPECIFICATION NOTES**

1.	SHINGLES - GAF TIMBERLINE ULTRA
2.	7/8 INCH CEMENT STUCCO WITH ACRYLIC FINISH COAT
3.	BENCH - KDAT, 2 X FRAMING AND TRIM
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15.	WOOD LATTICE PANELS - 1 1/2 X 3/4 SLATS @ 3" X 3" CENTERS



**2**  
A.5 **OCEAN SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

**PICNIC / BEACH GEAR STORAGE PAVILION**

## 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: Tower Beach Park- FINAL

DRB#: DR 120016

DATE: July 24, 2012

RECOMMENDATION:    Approval             Approval with Conditions             Denial

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

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

**LANDSCAPE DESIGN**

<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
Treats the Landscape as a major element of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Landscape is designed so that it may be maintained in its natural shape and size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Preserves a variety of existing native trees and shrubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A variety of species is selected for texture and color	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides overall order and continuity of the Landscape plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Native plants or plants that have historically been prevalent on the Island are utilized	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

***NATURAL RESOURCE PROTECTION***

<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
An effort has been made to preserve existing trees and under story plants	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Supplemental and replacement trees meet LMO requirements for size, species and number	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Wetlands if present are avoided and the required buffers are maintained	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sand dunes if present are not disturbed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

***MISC COMMENTS/QUESTIONS***

Preliminary Approval has been granted by the Sea Pines ARB.



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

FOR OFFICIAL USE ONLY  
 Date Received: 7/10/12  
 Accepted by: DB  
 App. #: DR 120020  
 Meeting Date: 7/24/12

Bubba Gillis [www.hiltonheadislandsc.gov](http://www.hiltonheadislandsc.gov) DBA. The Mailbox & Shipping Center

Applicant/Agent Name: Big Chill Ice Co Company: Big Chill Ice  
 Mailing Address: 3 Cardinal Ct. #101 City: Hilton Head State: SC Zip: 29926  
 Telephone: 843-681-5565 Fax: 689-2860 E-mail: Bubba HHI@Aul.com  
 Project Name: Ice vending Machine Big Chill Ice Project Address: 123 Mathews Drive  
 Parcel Number [PIN]: R511 008 000 0226 0000 Town Bus. License  
 Zoning District: \_\_\_\_\_ Overlay District(s): # 2173

### DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

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

Submittal Requirements for *All* projects:

- Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-3-1004. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.
- Filing Fee, New Development \$175, Alterations/Additions \$100, Minor External \$50 cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

#### New Development – Conceptual Approval

- A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-3-405, and if applicable, location of bordering streets, marshes and beaches.
- A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.
- A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.
- Context photographs of neighboring uses and architectural styles.
- Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
- Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

**New Development – Final Approval**

- \_\_\_\_\_ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-4-503.
- \_\_\_\_\_ Final site development plan meeting the requirements of Sec. 16-3-303.F.
- \_\_\_\_\_ Final site lighting and landscaping plans meeting the requirements of Sec. 16-3-304 and Sec. 16-3-305.
- \_\_\_\_\_ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- \_\_\_\_\_ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.
- \_\_\_\_\_ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

**Alterations/Additions *and* Minor External Changes**

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

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

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

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

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

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

Bubba Gillis  
SIGNATURE

7-10-12  
DATE

Narrative for Big Chill Ice Dispenser

Meeting Date: June 24, 2012

Bubba Gillis owner of Big Chill Ice is requesting approval of a manufactured ice vending machine be placed on 123 Mathews Drive.

The Big Chill Ice vending machine dispenses crushed ice into either 16 pound bags or 20 pounds into coolers for the affordable price of \$1.50. The user selects which ice option he would like, deposits his \$1.50 into the machine, and the ice is dispensed in a 30-second transaction. This means the consumer is getting about 3 times the amount of ice from the vending machine as compared to purchasing ice in a traditional retail store. Like any other vending machine, it may be used 24/7, which should be welcomed by fisherman, shrimpers, and the service crews (landscapers, construction, etc) who have popularized the machines. There are now 2500 of these machines operating throughout the Southeast.

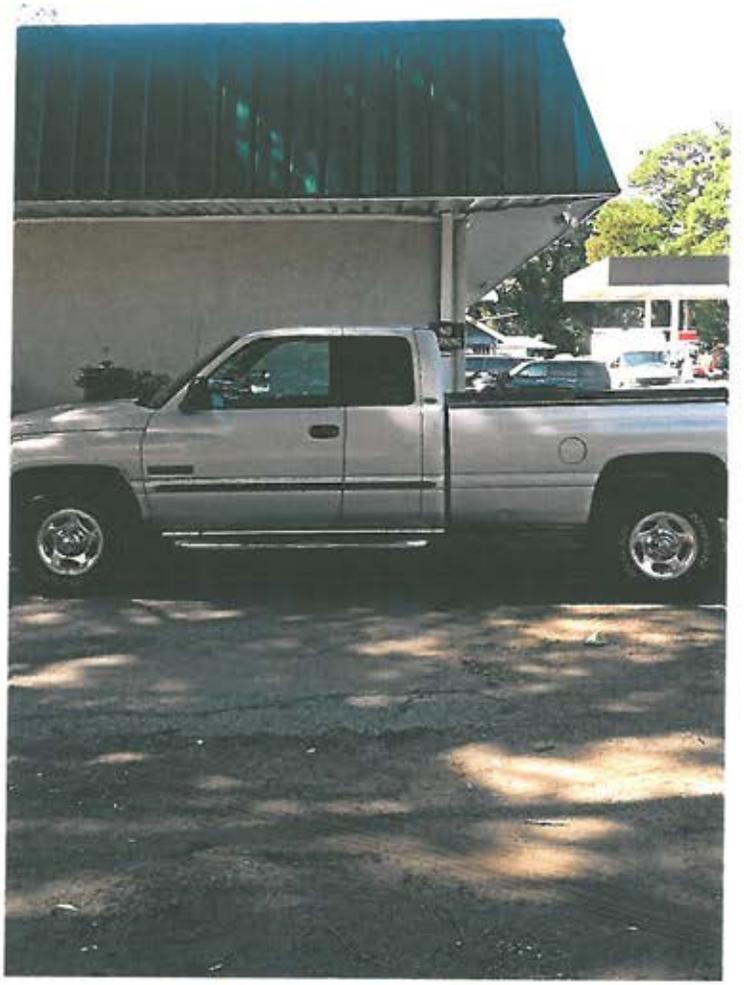
Big Chill Ice is also a "green" and eco-friendly endeavor. Since the ice is made on site in the machine, there is no trucking/hauling the ice all over the area and the ice is fresh and clean.

The overall size of the machine is a total of 200 square feet (8'4" W x 24' L x 9' H).

There will be no staff on site as this business is operated as any traditional vending machine is operated and is a "drive-up" type of business.

Thank you,

Bubba Gillis



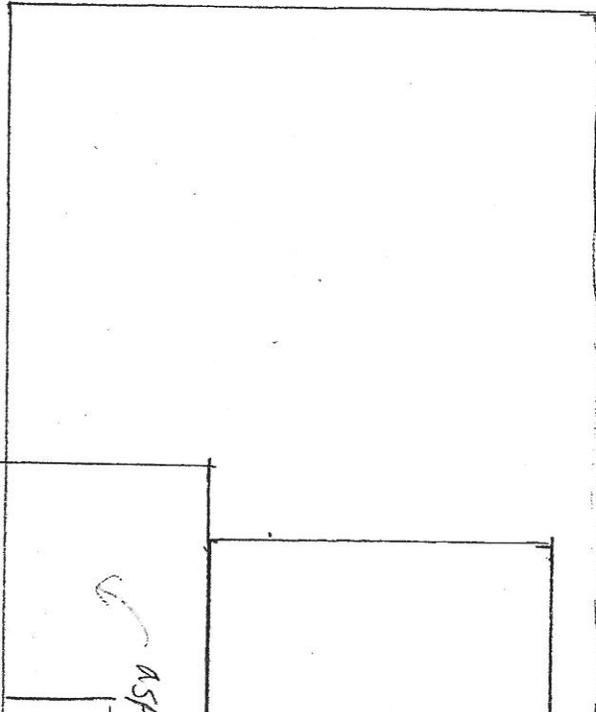


Jennifer,  
This ice vending machine  
is 8'-5" wide 12' tall and 24' long

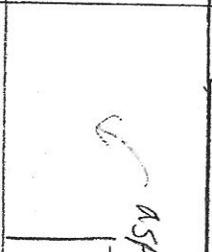
Commercial  
Business

Commercial  
Business

Thompson Street

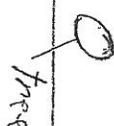


Auto  
Repair



asphalt

Platen



tree

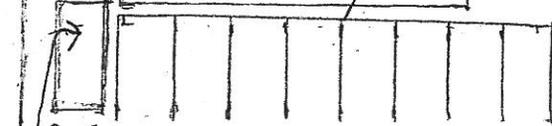
Pawn Shop



Shell  
Gas  
Station



Propane  
Sales



asphalt parking

Ice vending  
machine

Pawn Shop

sign

#123 Mathews

Restaurant

Mathews Drive

## 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: Big Chill Ice – MINOR EXTERNAL CHANGE

DRB#: DR 120020

DATE: July 24, 2012

RECOMMENDATION:    Approval             Approval with Conditions             Denial

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

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

**LANDSCAPE DESIGN**

<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
Treats the Landscape as a major element of the project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Landscape is designed so that it may be maintained in its natural shape and size	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Preserves a variety of existing native trees and shrubs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A variety of species is selected for texture and color	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Provides overall order and continuity of the Landscape plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Native plants or plants that have historically been prevalent on the Island are utilized	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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

***NATURAL RESOURCE PROTECTION***

<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
An effort has been made to preserve existing trees and under story plants	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Supplemental and replacement trees meet LMO requirements for size, species and number	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Wetlands if present are avoided and the required buffers are maintained	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sand dunes if present are not disturbed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

***MISC COMMENTS/QUESTIONS***

Big Chill Ice machine is proposed for a location that is highly visible from Matthews Drive. The scale and color/materials do not blend in with the surrounding architecture/landscaping. In order to meet the intent of the Design Guide, the machine needs to be screened from view.