# Town of Hilton Head Island
# Regular Design Review Board Meeting

**Tuesday, May 27, 2014**
**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 May 13, 2014
6. **Staff Report**
7. **Board Business**
8. **Unfinished Business**
9. **Old Business**
10. **New Business**
    A. Minor External Change
       1) DRB-000658-2014 – Camellia Art
    B. New Development - Conceptual
       1) DRB-000669-2014 – Marriott Grande Ocean Sales Center
    C. Alteration/Addition
       1) DRB-000667-2014 – Goodwill Industries Addition
11. **Appearance by Citizens**
12. **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, May 13, 2014 Meeting**
**1:15p.m – Benjamin M. Racusin Council Chambers**

| | |
|---|---|
| Board Members Present: | Chairman Scott Sodemann, Vice Chairman Deborah Welch, Jake Gartner, Jennifer Moffett, Tom Parker, Todd Theodore and Galen Smith |
| Board Members Absent: | None |
| Town Council Present: | Bill Harkins |
| Town Staff Present: | Jennifer Ray, Urban Designer<br>Heather Colin, Development Review Administrator<br>Brian Hulbert, Staff Attorney<br>Nicole Dixon, Senior Planner<br>Richard Spruce, Flood Plain Administrator<br>Charles Cousins, Director, Community Development<br>Shawn Colin, Deputy Director, Community Development<br>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 Board **approved** the agenda as presented by general consent.

**5. Approval of the Minutes**
The Board **approved** the minutes of the April 22, 2014 meeting as amended by general consent.

**6. Staff Report**
Ms. Ray presented statements on the following topics:

(a) Submittal Deadlines & Completeness
Effective today applicants will be required to comply with the Town's established submittal deadlines and submission requirements for all applications.

(b) Board Training Opportunities
Ms. Ray reminded the Board that all members are required to have a minimum of 3 hours continuing education training each year.

The following Board Training Opportunities have been scheduled. Staff encouraged the Board members to add the training sessions to their calendars:

(1) Planning Commission meeting, May 21st at 3:00p.m ~ LMO Rewrite Committee Update - Presentation of Land Management Ordinance (LMO) Rewrite Draft Chapter 5 (Development & Design Standards); Chapter 6 (Natural Resources); and Chapter 7 (Non-Conformities);

(2) DRB meeting, May 27th – "Green Development Techniques", will be presented by Ms. Sally Krebs immediately following the 1:15 p.m meeting;

(3) DRB meeting, June 10th – "Signs", will be presented by Ms. Anne Cyran immediately following the 1:15p.m meeting;

(4) DRB meeting on June 24th "Citizen Access Portal", will be presented by Ms. Jill Foster and Ms. Heather Colin immediately following the 1:15p.m meeting.

(c) Number System Change:
Ms. Ray reported that the number system for DR projects is changed due to new permitting software.

**7. Board Business**
None

**8. Unfinished Business**

A. Alteration/Addition

*(Mr. Todd Theodore recused himself from review of the following application, Shelter Cove Towne Centre Building 121, DR 140004, due to a professional conflict of interest. A Conflict of Interest Form was completed and signed by Mr. Theodore and attached to the record.)*

**1. Shelter Cove Towne Centre – Building 121** – DR140004

Ms. Ray presented a brief history of Building 121 located at 40 Shelter Cove Lane. The Board has previously reviewed the building's site plans, elevations and details. The applicant has submitted an updated landscape plan. The lighting was shown to the Board at a previous meeting. Ms. Ray stated that a copy of the lighting is needed for the staff's files. Ms. Ray stated that the Shelter Cove ARB has approved the project. Staff recommended that the project be approved as submitted. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Mark Senn, Blanchard & Calhoun, presented brief comments in support of the project. The Board stated that they like the project. Chairman Sodemann reiterated his concern with the conflict between the pitch of the lower and upper roof. The rafter tail detail should be incorporated into the lower roof to achieve better consistency with the upper roof. Chairman Sodemann also recommended that a light color be used for the columns. Mr. Parker stated that the trim color should be the same as the column color. In addition, the upper and lower porches should be detailed in a similar way. At the completion of the discussion, Chairman Sodemann requested that a motion be made.

Mr. Parker made a **motion** to **approve** the Shelter Cove Towne Centre - Building 121 application, DR140004, with the following conditions: (a) the approved lighting fixtures shall be submitted to staff; (b) the upper and lower porch rafters shall be detailed in a similar fashion.

Vice Chairman Welch **seconded** the motion and the motion **passed** with a vote of 6-0-0.

*(Mr. Todd Theodore recused himself from review of the following application, Shelter Cove Towne Centre Building 104, DR 140020, due to a professional conflict of interest. A Conflict of Interest Form was completed and signed by Mr. Theodore and attached to the record.)*

**2. <u>Shelter Cove Towne Centre – Building 104</u>** – DR140020

Ms. Ray presented a brief history of Building 104 located at 40 Shelter Cove Lane. Most of the Board's previous comments were in concern of the building's flat roof. The applicant has updated the site and landscape plan and both are in keeping with the *Design Guide* and the rest of the development within the Shelter Cove Towne Centre.

The posted packet for this project contained the same elevations with the flat roof. These were replaced yesterday with a new roof form. The Shelter Cove ARB has reviewed and approved the new roof form. The staff recommends approval with the same condition that was made at the last meeting; an alternate color should be selected for the metal canopy. The proposed bright, shiny grey color is not in keeping with the Design Guide and a toned down color might be more in keeping with the rest of the development. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation. Mr. Mark Senn, Blanchard & Calhoun, presented brief comments in support of the project.

The applicant and the Board discussed the idea of a flat roof vs. a sloped roof. The Board discussed the proposed sloped roof with the applicant. Most Board members stated that they like the sloped roof. Chairman Sodemann stated that he prefers a partially sloped roof. At the completion of the discussion, Chairman Sodemann requested that a motion be made.

Vice Chairman Welch made a **motion** to **approve** the Shelter Cove Towne Centre - Building 104 application, DR140020, with the following conditions: (a) the second submittal sloped roof form shall be used; (b) the shiny gray color for the metal awning shall be changed to mat finish gray. Mr. Gartner **seconded** the motion and the motion **passed** with a vote of 6-0-0.

## 9. Old Business

A. Alteration/Addition

**1**. **<u>South Beach Racquet Club</u>** – DR130051

Ms. Ray presented a brief history of the project located at 230 South Sea Pines Drive. The applicant proposes to add a deck to the existing tennis building and build a bike storage facility. The project received approval from the DRB on December 10, 2013 with a condition that a landscape plan be prepared and submitted to the Board for their review and approval.

Ms. Ray presented an in-depth overhead review of the application including the landscape plan. The staff recommended approval as submitted. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Don Baker, Architect, presented brief comments in support of the application. The Board stated that they like the project. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Gartner made a **motion** to **approve** the South Beach Racquet Club application, DR130051, as submitted. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 7-0-0.

*(Mr. Todd Theodore recused himself from review of the following application, The Beach Club at Sea Pines Resort, DR 130012, due to a professional conflict of interest. A Conflict of Interest Form was completed and signed by Mr. Theodore and attached to the record.)*

**2. <u>The Beach Club at Sea Pines Resort</u>** – DR130012

Ms. Ray presented the history of this project located at 87 North Sea Pines Drive. The applicant is in the process of constructing a new Beach Club based on Final Approval given by the DRB on June 11, 2013.

Ms. Ray stated that during the building's construction, a conflict was identified between the roofline of the Ocean Bar and views of the beach and the horizon line from the second floor porch and event space. Ms. Ray reviewed the approved elevations including the Ocean Bar. The applicant proposes to modify the roofline of the Ocean Bar in order to provide better views.

The applicant studied several options. This option allows most of the existing structure to remain in place as constructed, with only the highest portion at the peak being affected. The cedar shingle peak with louvers and gable ends has been replaced by a low pitched hip roof element of SSMR (copper) that allows for desired view. Also added, on the ocean side of the bar, is a gable with board and batten siding and SSMR (copper).

The staff is concerned that the approved roof lines were consistent and matching with the rest of the building. This new roofline is quite different and looks a little squatty. When viewed with the rest of the building, it lacks a cohesive design. The staff recommends approval with the condition that the applicant consider changing the pitch of the roof to make it more consistent with the rest of the building. At the completion of the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Cliff McMakin presented statements in support of the application. The applicant discussed the original design and the requested modification. The Board discussed the roof form which is foreign to Hilton Head Island. Most Board members stated that they like the original roof better; however, they are not too bothered by the new roofline's squatty appearance because there is already a collection of buildings there with an existing collection of elements. This particular roof element is out there by itself and will not be very visible. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Parker made a **motion** to **approve** The Beach Club at Sea Pines Resort application, DR130012, for the revised roof form as submitted. Vice Chairman Welch **seconded** the motion and the motion **passed** with a vote of 6-0-0.

**10. New Business**

A. Alteration/Additions

**1. <u>Mediterranean Harbour Bar & Grill</u>** – DR140019

Ms. Ray introduced the project and stated its location at 13 Harbourside Lane in Shelter Cove Harbour. The applicant proposes to make some alterations to a new restaurant within Shelter Cove Marina to add an outside bar and service window.

Ms. Ray presented an in-depth overhead review of the application including photos showing the existing building and location of the proposed improvements. The purpose of the service window would be to serve guests directly from the kitchen area to the outdoor seating. The floor plan shows the proposed outdoor bar – under an existing awning and between two existing columns to the left of the main entry.

Staff was originally concerned that a service window directly from the kitchen area would impede pedestrian travel through the corridor. Upon further investigation, the staff finds that there is no conflict and pedestrian travel through the corridor would not be impeded. In addition, the staff believes the proposed service window is in keeping with the existing storefront along the shops within the Marina. The project has been approved by the Shelter Cove Harbour Company's ARB as well as the Harbourside I and II board. The staff recommends approval as submitted. Following staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Simon Mikhael presented statements in support of the application. The applicant discussed the project.

The Board discussed several issues including the bar, service window, lighting and outdoor seating. The Board recommended that proper sidewalk drainage be considered. The Board discussed concern with the lack of bar detail particularly based on high visibility of the site. The Board questioned the material for the counters in the bar area. Detailing in this area will be important and additional plans should be submitted to staff and perhaps to the Board for their approval. Mr. Parker agreed that nosing of the bar will be very important. There should be some thickness to the bar and the brackets should be appropriate in quality. The Board agreed that the backside of the bar will be visible to patrons inside of the restaurant so quality of equipment will be important. The back of the bar should be raised a bit so that it can be cleaned easily. The Board stated that the footrest and the materials need to work together properly.

Mr. Richard Spruce presented statements regarding the accessibility of the bar. The Board stated that the applicant can resubmit plans for detailing to the staff so that the application is not held up too much. Following final comments, Chairman Sodemann requested that a motion be made.

Mr. Parker made a **motion** to **approve** the concept of the Mediterranean Harbour Bar & Grill – application, DR140019 with the following conditions: (a) the bar is to be re-detailed and an accurate drawing is to be provided to the staff for review before implementation. Details are to include detailing of the nosing of the bar, the detailing of the brackets that hold the bar up; the material treatment of the inside of the bar, and the equipment that is going to go inside of the bar. Vice Chairman Welch **seconded** the motion and the motion **passed** with a vote of 7-0-0.

2) **Marley's Island Grill** – DR 140023

Ms. Ray introduced the project and stated its location, 45 Office Park Road. The applicant proposes to add outdoor dining in the northwest corner of the property as well as an outdoor bar. Ms. Ray presented an in-depth overhead review of the application including the site plan and photos of existing site conditions.

The proposed outdoor dining will be situated at the northwest corner of the property. The

proposed outdoor service bar will be located under an existing gable that faces the adjacent Ice Cream Trader and Office Park Road.

The site plan shows the outdoor dining area including a wood deck. The design of the outdoor seating area impacts an existing Water Oak tree. The staff recommends working with Natural Resources to remove this tree and provide mitigation. The tree is not a specimen tree. The applicant will need to update their landscape plan to reflect the mitigation.

The applicant is proposing a thatched roof on the outdoor bar. The Sea Pines Commercial ARB has an issue with the proposed thatched roof and did that issue approval of this component. The staff agrees and feels a different roof material should be considered.

The construction is a remix of the existing element, specifically the metal roofing, the exposed beams, and wood trim all finished in a Sea Pines color palette. Ms. Ray reviewed the elevations and the landscape plan. The staff recommends that the application be approved with the condition that an alternative roof be provided. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Don Baker, Architect, presented statements in support of the application. Mr. Baker stated that the business owner would like to have the thatched roof. A metal roof would be the alternate. Following the applicant's presentation, the Board discussed the project.

Mr. Parker stated that he did not have an issue with the thatched roof. If the roof is changed to metal, it will need to be reworked to match the building. Several members of the Board agreed with the staff's concerns regarding the thatched roof. The Board and the applicant discussed the wood railing. Trim color will match the rest of the building. The Board discussed the addition of the second stairs; the stairs will have limited use.

The Board agreed with the idea of outdoor seating. The board asked about the reason for the large shed roof that is proposed to cover the dining room. This seems like a foreign element. Mr. Parker stated that he likes the idea of the thatched roof since this concept already exists in the area. A metal roof would need to be re-worked. The Board and the applicant discussed the gable end of the shed roof. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Gartner made a **motion** to **approve** Marley's Island Grill, application DR 140023, with the following conditions: (a) the thatched roof should be changed to a metal roof. The metal should rise up to the height of the gable behind it; (b) the Water Oak tree should be removed and mitigated; (c) the shed roof is to be offset off the rake of the roofline. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 7-0-0.

B. New Development - Conceptual

1. **<u>Capital Business Part, Lot 13</u>** - DRB-000544-2014

Ms. Ray introduced the application and stated its location, 25 Chastain Court in the Capital Business Park. The 1.58 acre lot is currently undeveloped zoned IL (Light Industrial).

Ms. Ray presented an in-depth overhead review of the application including the locations of Marshland Road, Leg O'Mutton Road, Capital Drive and Chastain Court.

The applicant proposes to construct a 10,240 square foot building with paved parking for A-1 Pool Service. Site photos show the neighboring architectural character. The site survey indicates access from Chastain Court with the property backing up to Leg O'Mutton. The site has limited frontage on Chastain Court and the access was placed in a location that allowed the least impacts to an existing 44" Live Oak tree.

The applicant will be removing quite a few trees with mitigation required. The site plan shows the building's location with 30 paved parking spaces. The building will have overhead doors on each side of the building for trucks to load and unload out of daily, so paving will be required up to the foundation on both sides of the building. There will not be any doors on the rear of the building.

The property is proposed to be enclosed with chain link fencing with razor wire. The razor wire is not recommended. The vinyl clad chain link should be in dark green, black or brown. Staff recommended that heavy landscaping be added to the plan for the elevation facing Leg O'Mutton Road. Staff recommends approval of the Conceptual submission. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Michael Griffith, Architect, and Mr. David Karlyk, Coastal Engineering Consultants, presented brief statements in support of the application.

The Board agreed with the staff's recommendation for heavy landscaping. The Board recommended that the parking lot be pulled back a bit to supplement the buffer. The front, façade, of the building will be very important. The Board and the applicant discussed the two-story structure and the idea of lowering the eave height. The Board discussed the pitch of the roofline. It may not meet the intent of the *Design Guide.* The Board stated that the overhang and pitches help. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Theodore made a **motion** to **approve** Lot # 13, Capital Business Park, application DRB-000544-2014, with the following conditions: (a) the roof slope and the eave overhang should be carefully looked at; (b) the buffer should be supplemented with additional landscaping; (c) the vinyl-coated chain link fencing should not have razor wire. Ms. Moffett **seconded** the motion and the motion **passed** with a vote of 7-0-0.

C. New Development – Final

**1. <u>Palmetto Dunes Admin. & Security Offices</u>** - DRB-000542-2014

Ms. Ray presented a brief history of the project. The application received Conceptual approval on April 22, 2014. Ms. Ray presented an in-depth overhead review of the Final application. The site plan shows the proposed Administration and Security Offices. The building replaces the existing fire station with parking and pass lanes and circulation back to Queens Folly Road.

The layout plan indicates the materials including concrete pavers that are consistent with pavers found within Palmetto Dunes including recently approved by the DRB with new gate house on Queen's Folly Road. The plan also includes a 6-ft. high wood fencing along the south west property and dumpster enclosure. The landscape plan is in keeping with what the Board reviewed in April with a change to the palms in location with the trellis. The details show paving and 6-ft. wood board fence, stained Charleston green. The dumpster enclosure is not

shown on the plan. The staff recommended that the same detail be used on the dumpster enclosure, modified to include the gate.

The applicant has changed the roof plan based on the Board's previous comment with a change on 2:12 shed roof on corners to a standing seam metal roof. The elevations are the same as previously reviewed. Details show wall sections with the trellis and bracket. A brushed bronze light fixture is proposed at the doors. Ms. Ray distributed the color board which is similar to what was approved previously with the addition of the bronze roof and the change to the shutters to bronze. The Palmetto Dunes ARB has approved the project. Staff recommended approval with the condition that the dumpster enclosure match the 6-ft. height wood fence in detail, color and materials. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. James Atkins, Court Atkins Architects, presented brief comments in support of the application. The Board stated that they liked the Final submission and agreed with the staff's comments for the project. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Vice Chairman Welch made a **motion** to **approve** the Palmetto Dunes Administration and Security Offices, application DRB-000542-2014, with the following conditions: (a) the dumpster enclosure details shall match the details of the fence. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 7-0-0.

D. Sign

**1. <u>Leamington Entrance Sign</u>** - DRB-000543-2014

Mr. Ray introduced the sign application and stated its location. The Leamington entrance sign was removed in conjunction with the Town's project at Queen's Way and Highway 278. The applicant proposes to construct a monument sign of brick and stucco with colors and materials to match existing Leamington projects.

Aerial photos show the intersection prior to road improvement and location of the previous sign. The previous sign was brick with sandblasted panel with dark green and gold. The proposed site plan indicates the proposed location of the sign with bike path location in front of sign.

The elevation shows 8-ft. tall sign with stucco inlay. The brick, in Old Savannah Grey, will match existing. The aluminum letters are in dark green and the horn logo is gold. The photos show examples of column and cap and cove brick around stucco that will be used on the sign. The sign is proposed within the planter wall, 2-ft. tall +/- 11.6 wide x +/- 9.1 in length. The sign will be lighted with two lights on each side. The fixtures will be in bronze.

The landscape plan includes some evergreen shrubs at the edge of the existing landscape to remain and a mix of ground cover and perennials for color. The staff's only concern is the size of the sign height and the extent of the planter. While this is allowed, it appears too big and out of scale for the space. The staff recommended approval with the condition that the size of the sign monumentation be reduced.

DRAFT

The Board stated that they like the sign and the details. Several Board members agreed with the staff that the height of the sign may be too much. The applicant and the Board discussed the plant material and the planters. A couple of other Board members stated that they are not concerned with the height of the sign. The Board stated that they appreciate photographs of the sign for a clear understanding of the project. The Board and the applicant discussed the texture of the brick and the stucco. A tabby is recommended over smooth stucco. A capped brick is also recommended on the wall sections for a more complete look. The Board and the applicant discussed details regarding the inlay and brick planter walls. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Parker made a **motion** to **approve** the Leamington Entrance Sign, application DRB-000543-2014, with the following conditions: (a) the height of the sign should be reduced by one foot; (b) tabby stucco be used on the inlays; (c) the shaped brick caps should be used on the top arch and planter walls. Mr. Smith **seconded** the **motion** and the motion **passed** with a vote of 7-0-0.

**11. Adjournment**

The meeting was adjourned at 3:40p.m.

| Submitted By: | Approved By: |
|---|---|
| _____ | _____ |
| Kathleen Carlin | Scott Sodemann |
| Administrative Assistant | Chairman |

DRAFT

# Town of Hilton Head Island

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

| FOR OFFICIAL USE ONLY |
|---|
| Date Received: 5/12/14 |
| Accepted by: VR |
| App. #: DR |
| Meeting Date: 5/27/14 |

Applicant/Agent Name: JOSHUA BECKLER Company: COASTAL CANVAS
Mailing Address: 73 ROSS RD City: SAVANNAH State: GA Zip: 31405
Telephone: 912 236 2416 Fax: E-mail: CAD3@COASTALCANVAS.NET
Project Name: CAMELLIA ART Project Address: 1 OFFICE WAY HHI
Parcel Number [PIN]: R___ ___ ___ ___ ___
Zoning District: Overlay District(s):

## DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

_____ New Development – Conceptual
_____ New Development – Final, indicate Project Number
_____ Alteration/Addition
_X_ 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.

JRC _____ 5/5/14 _____

SIGNATURE DATE

Design Guidelines Narrative
Camellia Art
1 Office Way
Hilton Head Island, SC

Jennifer Ray,

We write to grant approval for the singular, Camellia Art, awning at 1 Office Way. Our awning will affect no trees on site, existing or proposed. At a height of only 13" the awning will not be of a significant size to disturb the sense of place. Also, our client's building is in a detached unit, with no adjoining awnings to compare to or confirm with.

Our color choice, Ginkgo Green is of a similar hue and tint to the greens of page #14 in the design guidelines. And while it's primarily green, the color seems to compliment the color of the exterior shrubs and building architectural colors.

Thank you for your consideration.

Joshua Beckler

Coastal Canvas

**COASTAL CANVAS**
**PRODUCTS CO., INC.**

912-236-2416

Savannah, Georgia 31405

awning

text:
- Myriad Pro
- Brown color

FABRIC NAME GINKGO

FABRIC COLOR SUNBRELLA

FABRIC NO.

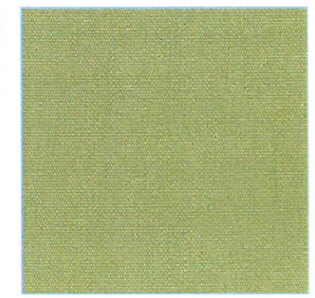
DATE 5/5/2014

A NEW AWNING FOR:

# CAMELLIA ART

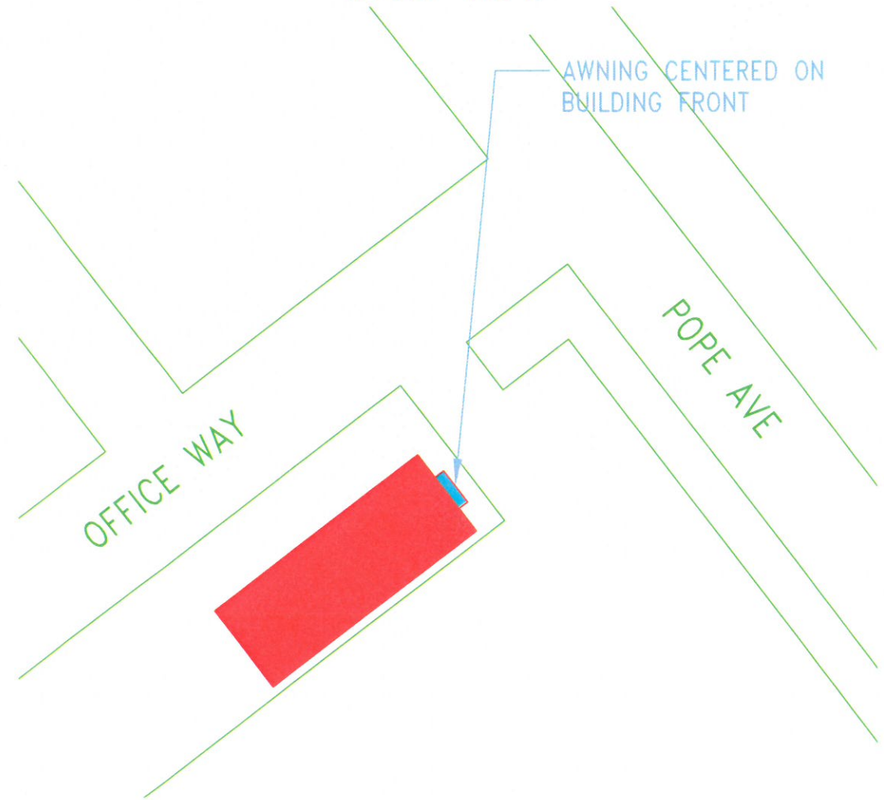
COASTAL CANVAS
PRODUCTS

SUNBRELLA GINKGO
FABRIC



## RENDERING

## SITE MAP




REVIEWED BY

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FRONT, SIDE, PLAN
&
ISOMETRIC FRAME VIEW

| DRAWN BY | DATE | JOB NUMBER |
|---|---|---|
| JBECKLER | 4/30/14 | 0141800 |

COASTAL CANVAS PRODUCTS
73 ROSS ROAD PO BOX 22834 SAVANNAH, GEORGIA 31403
MAIN: 912 236 2416 FAX: 912 232 7684 WWW.COASTALCANVAS.NET

A NEW AWNING
FOR
CAMELLIA ART

1 OFFICE WAY
HILTON HEAD ISLAND, SC 29938

APRIL 2014

CHATHAM

SCALE
3/8" = 1'-0"

| REVISION | DATE | REASON |
|---|---|---|
| | | |

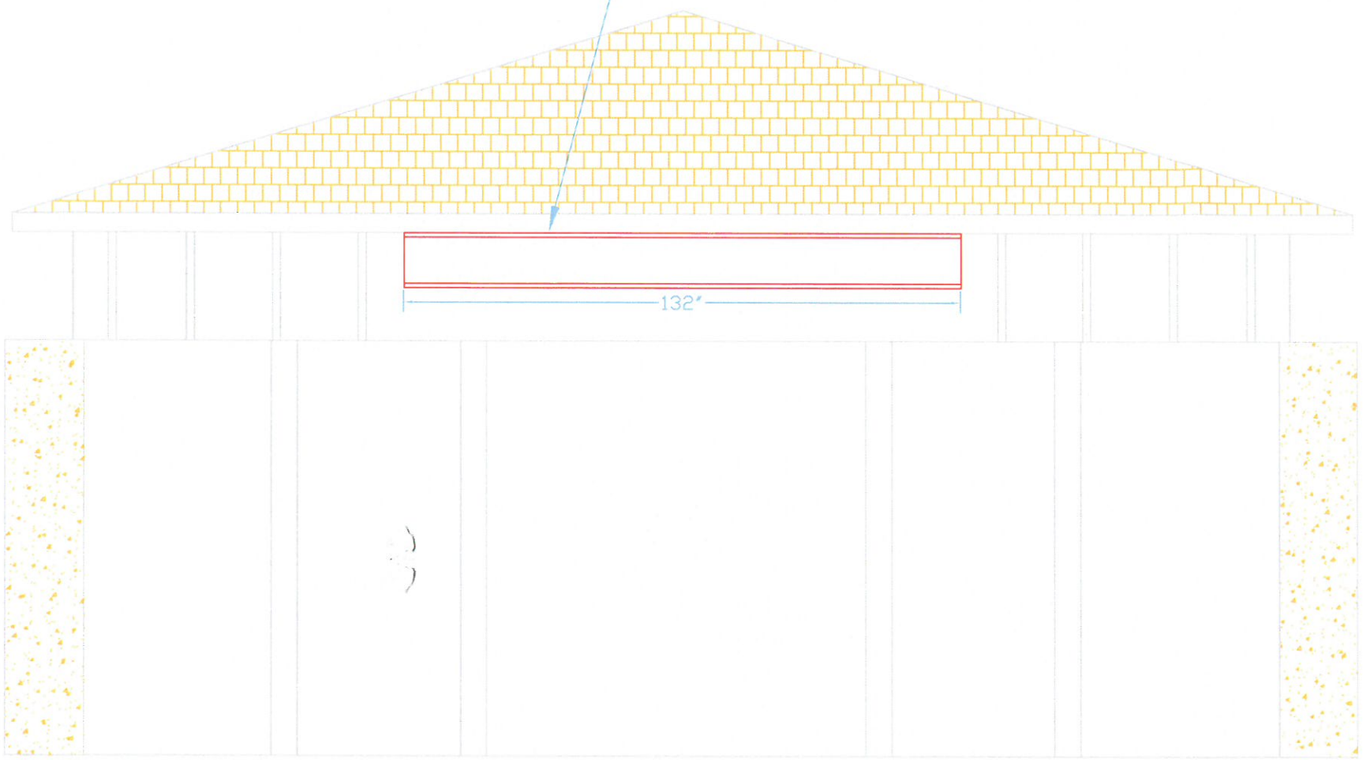
SHEET NO.

COVER

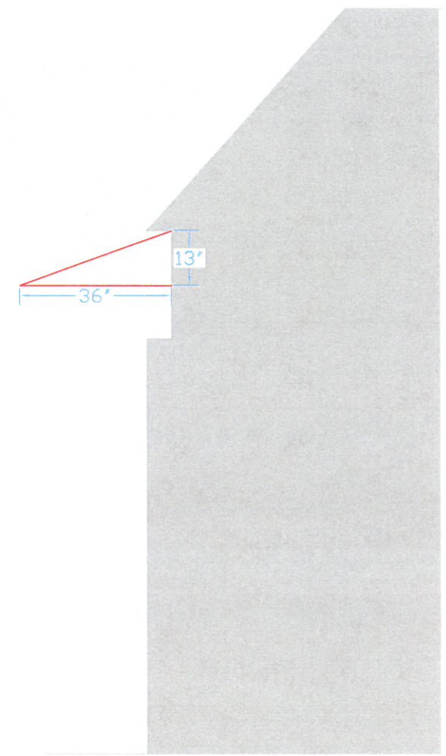
FIELD LOCATE (3) Z-CLIPS @ HEADROD

MATERIAL NOTE:

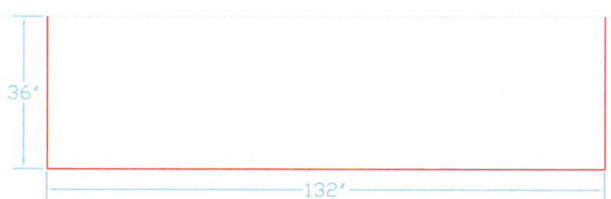
1) AWNING MATERIAL SHALL BE SUNBRELLA GINKGO
2) FRAME SHALL BE PAINTED BLACK
3) THREAD SHALL BE BLACK TENERA




ELEVATION




SECTION




PLAN

REVIEWED BY

THIS DRAWING IS THE PROPERTY OF CCP CO., INC. AND MUST BE USED ONLY IN CONNECTION WITH OUR WORK, AND AS SPECIFIED BY CCP CO., INC. UNAUTHORIZED USE OR REPRODUCTION IS STRICTLY PROHIBITED

FRONT, SIDE, PLAN & ISOMETRIC FRAME VIEW

DRAWN BY: JBECKLER

DATE: 4/30/14

JOB NUMBER: 0141800

COASTAL CANVAS PRODUCTS
73 ROSS ROAD PO BOX 22834 SAVANNAH, GEORGIA 31403
MAIN: 912 236 2416 FAX: 912 232 7884 WWW.COASTALCANVAS.NET

A NEW AWNING FOR CAMELLIA ART

1 OFFICE WAY
HILTON HEAD ISLAND, SC 29938

APRIL 2014

CHATHAM

SCALE
3/8" = 1'-0"

| REVISION | DATE | REASON |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

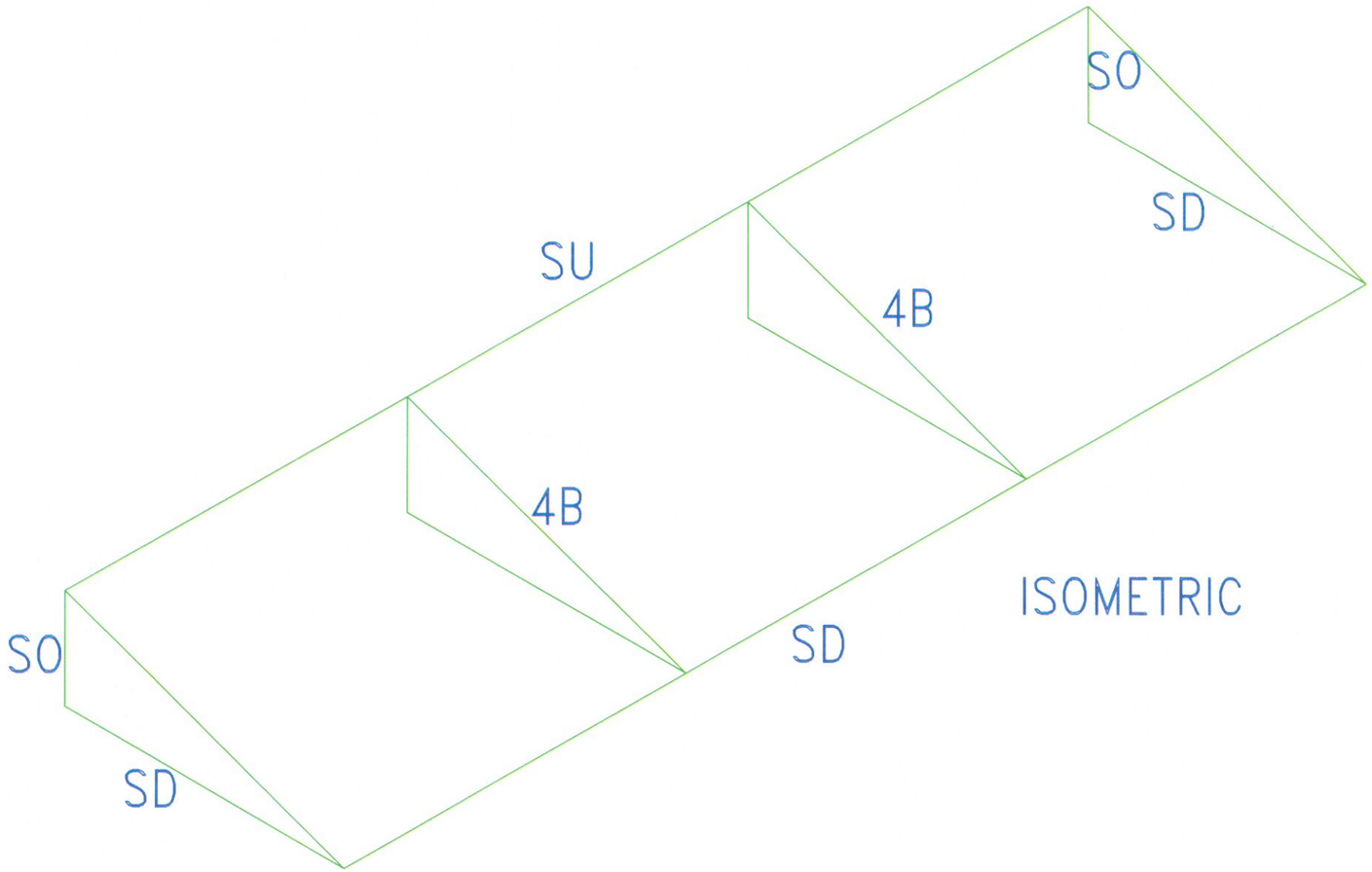
SHEET NO.

E1

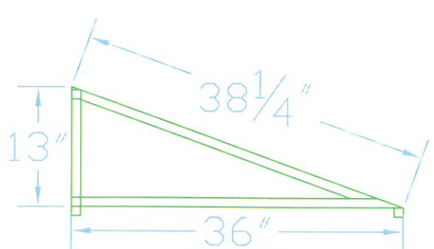
NOTE: CANVAS COVER IS REMOVABLE AND IS TO BE RMOVED BY CUSTOMER BEFORE 74MPH (OR HIGHER) WIND EVENT.

THE FRAME AND ANCHORING METHOD IS DESIGNED TO WITHSTAND 120MPH WINDLOADS.

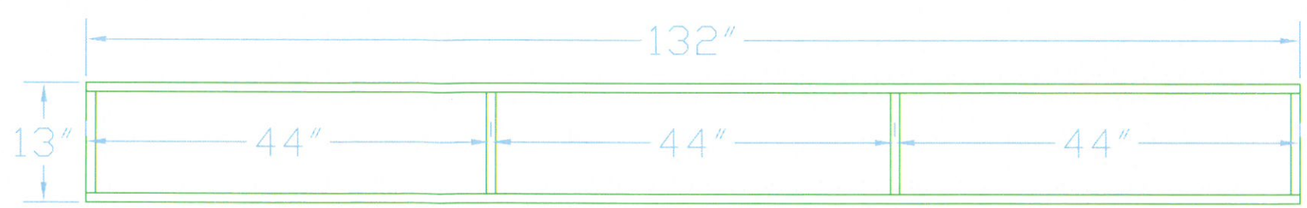
| PART # | | QUANTITY |
|---|---|---|
| 1-A-1 | | 1 REQUIRED |
| DROP 13" | BRACE 1" | |
| PROJ 36" | PROJ 1" | |
| WIDTH 132" | H/R 1" | |
| VAL 1" | F/B 1" | |
| VAL PAT STAPLE | RAF/BOW 1" | |




ISOMETRIC




SIDE




FRONT

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FRONT, SIDE, PLAN & ISOMETRIC FRAME VIEW

JOB NUMBER 0141760

DATE 4/28/14

DRAWN BY JBECKLER

COASTAL CANVAS PRODUCTS
73 ROSS ROAD PO BOX 22834 SAVANNAH, GEORGIA 31403
MAIN: 912 236 2416 FAX: 912 232 7884 WWW.COASTALCANVAS.NET

A NEW AWNING FOR CAMELLIA ART

1 OFFICE WAY
HILTON HEAD ISLAND, SC 29938

APRIL 2014

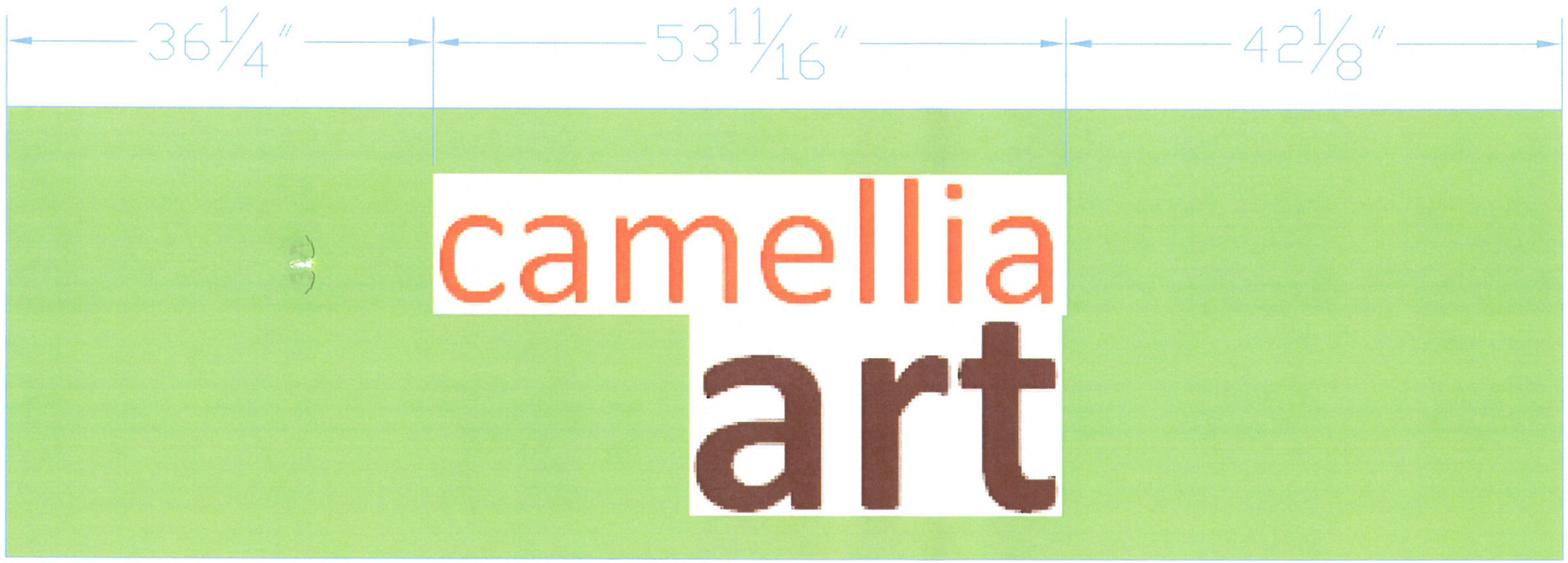
CHATHAM

SCALE
3/8" = 1'-0"

| REVISION | DATE | REASON |
|---|---|---|
| | | |

SHEET NO.

1 OF 1




CUT DIMS

REVIEWED BY

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FRONT, SIDE, PLAN
&
ISOMETRIC FRAME VIEW

| DRAWN BY | DATE | JOB NUMBER |
|---|---|---|
| JBECKLER | 4/28/14 | 0141760 |

COASTAL CANVAS PRODUCTS
73 ROSS ROAD PO BOX 22834 SAVANNAH, GEORGIA 31403
MAIN: 912 236 2416 FAX: 912 232 7884 WWW.COASTALCANVAS.NET

A NEW AWNING
FOR
STEPHANIE ROACH

2 WILD THISTLE LANE
SAVANNAH, GA 31406

APRIL 2014

CHATHAM

SCALE
3/8" = 1'-0"

| REVISION | DATE | REASON |
|---|---|---|
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| | | |
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| | | |

SHEET NO.

CUT

# 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: Camellia Art – MINOR EXTERNAL CHANGE DRB#: DRB-000658-2014

DATE:May 27, 2014

RECOMMENDATION: Approval ☒ Approval with Conditions ☐ Denial ☐

Applicant proposes to install an awning at the entrance to the art gallery. Existing facade sign will have to be removed to allow signage on awning. Submit a sign permit application for staff review & approval.

# Town of Hilton Head Island

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

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

Applicant/Agent Name: Todd Theodore Company: Wood and Partners
Mailing Address: 7 Lafayette Place City: HHI State: SC Zip: 29926
Telephone: 681-6618 x 230 Fax: 681-7086 E-mail: ttheodore@woodandpartners.com
Project Name: Marriott Grande Ocean Sales Center Project Address: _____
Parcel Number [PIN]: R 553 018 000 067A 0000 and 553 018 000 0252 0000
Zoning District: CFB Overlay District(s): PD2 (Marriott S. Forest Beach)

## DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

X 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.

X 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**

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

X A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.

X A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.

X Context photographs of neighboring uses and architectural styles.

X Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.

X Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

**New Development – Final Approval**

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

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

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

_____ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.

_____ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

_____Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

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

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

_____ Photographs and/or drawings of existing development.

_____ Drawings of the proposed development – 11”x 17”.

_____Material/color samples of existing and proposed changes - 8 ½”X 14” *Maximum*; Stating manufacturer and material name

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

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

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

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

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

SIGNATURE

5/6/2014

DATE

# Marriott Grande Ocean Resort
# Sales Center

#4 Woodward Avenue
Hilton Head Island, SC

## Design Review Board Project Narrative

May 6, 2014

Marriott Vacations Worldwide Corporation is proposing to construct a new resort sales center to be located across South Forest Beach Road from Marriott's Grande Ocean Resort. This proposed facility will replace the existing sales center that is within Marriott's Surfwatch Resort. The proposed development includes a 3.5 acre linear parcel (Woodward Parcel) used for beach access parking, resort overflow parking, storm drainage, and shared access to two adjacent properties. The proposed development also includes a 2.07 acre parcel used for tennis, restrooms/storage, and resort overflow parking. Both parcels are zoned CFB and are within the Marriott South Forest Beach PD2 overlay district. Based on previous permitting documentation, there are 92 existing parking spaces dedicated to the original Grande Ocean Resort. The site is adjacent to Providence Presbyterian Church campus, Sea Scape Villas, and Dunes Apartments.

The proposed development includes a three level structure (over parking), +/- 24,400 sf sales and marketing center building, 153 onsite parking spaces, 13 added parking spaces to Grande Ocean Resort, 4 existing tennis courts, a new tennis restroom facility and pedestrian circulation. In addition to the 153 onsite parking spaces, there is a proposed option for an additional 20 spaces to be located at the north end of the Woodward Parcel parking lot.

The design intent of the proposed building is to manipulate building massing, architectural detailing, and color palette in order to harmonize the architecture with the natural features of the site and protect the existing specimen oak tree. Building massing is reduced by varying roof forms and breaking the ridgeline of the roof with dormers adding additional detail. Material changes further breakdown the building mass.

Architectural detailing features such as applied shutters and brackets lend variety to the facade and are reflective of island character. Proposed exterior materials include stucco, lap siding and architectural shingles. Standing seam metal roof accents recall the color of the roofs at Grande Ocean Resort across the street. Applied brackets at the soffit recall traditional exposed rafter tails.

A neutral color scheme is proposed to further reduce the visual impact of the building and harmonize with the natural features of the site. A darker base color contrasts with a light field color on the facade and lighter trim, brackets and rails.

The tennis restroom facility (less than 300 SF) accommodates a HC unisex toilet, drinking fountains, storage and a garage space for the court machine with additional room for vending. The louvered doors allow the vestibule to be locked off whenever it is closed down.

Most of the property has been developed as parking, tennis, and landscaped maintained grounds. The site is mostly flat with an average elevation of 9.0'. There is one specimen oak tree that will be a feature to the building entrance and will be a predominant foreground element from the street. Most of the remaining trees on the site are pines and several will be preserved and incorporated into the landscape. One of the existing tennis courts will be removed and a buffer will be established adjacent to Sea Scape Villas.

The entrance off of South Forest Beach Road will remain in the same location as it exists, aligning with the entrance to Grande Ocean Resort. A second entrance will be located off of the existing parking lot and will align with the existing drive that serves the beach parking and access to the Dunes Apartments. Pedestrian circulation will include access to parking areas, tennis courts, and to the existing town pathway system.

Storm water management will be handled onsite and the use of pervious pavers has been considered within parking areas adjacent to South Forest Beach Road, around the specimen oak tree, and along the front building entrance to minimize run-off and increase permeability.

# MVW SALES CENTER

## Colors · Materials

Stucco Color 1
SW 7550

Fiber Cement Lap Siding Color 2
SW 7548

Shutters/Louvers,
Fascia, Trim, Brackets, Rails, Windows, Color 3
SW 7529

Architectural Shingles Color 4
Weathered Wood

Metal Roof Color 5
SW 7604

Marriott Grande Ocean Resort Entrance

Marriott Grande Ocean Resort

Marriott Grande Ocean Resort

Seascape Villas

Seascape Villas

Seascape Villas

Dunes Apartments

Dunes Apartments

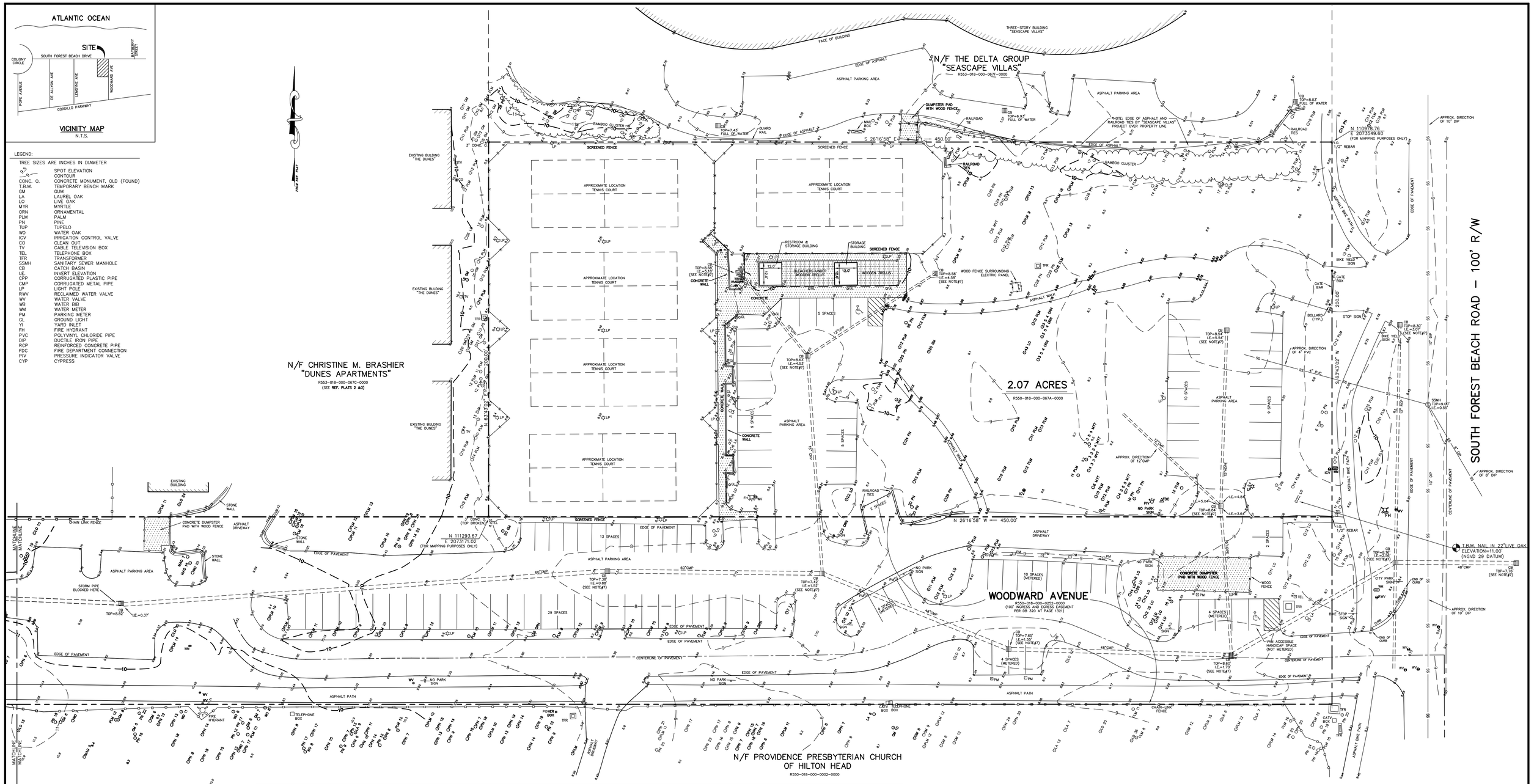
First Baptist Church

VICINITY MAP
N.T.S.

LEGEND:

TREE SIZES ARE INCHES IN DIAMETER

| | |
|---|---|
| | SPOT ELEVATION |
| | CONTOUR |
| CONC. O. | CONCRETE MONUMENT, OLD (FOUND) |
| T.B.M. | TEMPORARY BENCH MARK |
| GM | GUM |
| LA | LAUREL OAK |
| LO | LIVE OAK |
| MYR | MYRTLE |
| ORN | ORNAMENTAL |
| PLM | PALM |
| PN | PINE |
| TUP | TUPELO |
| WO | WATER OAK |
| ICV | IRRIGATION CONTROL VALVE |
| CO | CLEAN OUT |
| TV | CABLE TELEVISION BOX |
| TEL | TELEPHONE BOX |
| TFR | TRANSFORMER |
| SSMH | SANITARY SEWER MANHOLE |
| CB | CATCH BASIN |
| I.E. | INVERT ELEVATION |
| CPP | CORRUGATED PLASTIC PIPE |
| CMP | CORRUGATED METAL PIPE |
| LP | LIGHT POLE |
| RWV | RECLAIMED WATER VALVE |
| WV | WATER VALVE |
| WB | WATER BIB |
| WM | WATER METER |
| PM | PARKING METER |
| GL | GROUND LIGHT |
| YI | YARD INLET |
| FH | FIRE HYDRANT |
| PVC | POLYVINYL CHLORIDE PIPE |
| DIP | DUCTILE IRON PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| FDC | FIRE DEPARTMENT CONNECTION |
| PIV | PRESSURE INDICATOR VALVE |
| CYP | CYPRESS |




REFERENCE PLATS:

1) PARCELS "B" "B-1" "E",
A SECTION OF FOREST BEACH,
DATED: 3/23/1978,
BY: JERRY L. RICHARDSON, S.C.R.L.S. NO. 4784,
RECORDED: P.B. 26, PG. 182.

2) PARCELS "A" & "B", FUTURE DEVELOPMENT AREAS,
DUNES APARTMENTS,
DATED: 4/17/81,
BY: JERRY L. RICHARDSON, S.C.R.L.S. NO. 4784,
RECORDED: P.B. 29, PG. 106, 4/17/81.

3) DUNES APARTMENTS (AS BUILT),
A SECTION OF FOREST BEACH,
DATED: NO DATE
BY: MILLER/PLAYER & ASSOCIATES
RECORDED: D.B. 270, PG. 1094.

NOTES

1) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

2) AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE A-7, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 13-D, COMMUNITY NO. 450025, MAP DATED 9/29/86, BASE ELEVATION 14.0'. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.

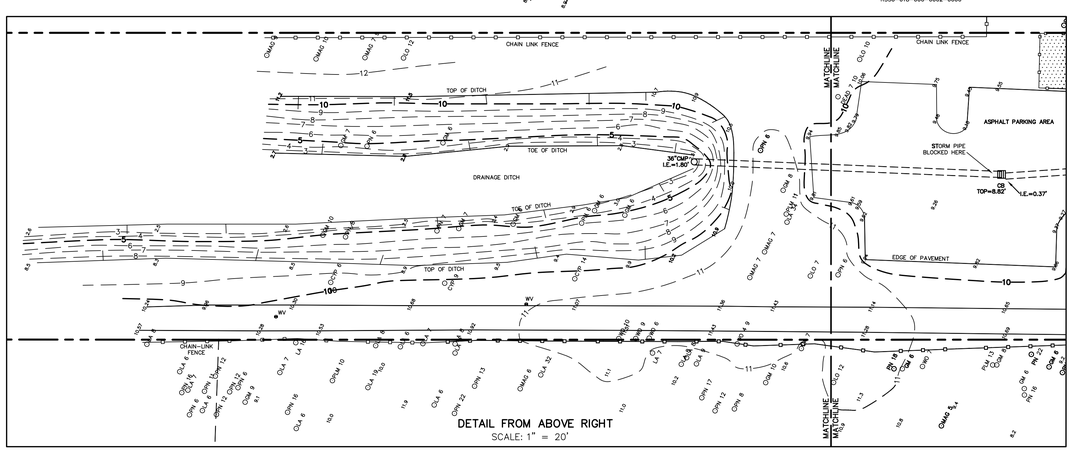
3) BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS, EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.

4) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.

5) SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. THIS DOCUMENT IS PROVIDED AS A BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.

6) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.

7) INVERT ELEVATIONS ON CATCH BASINS SHOWN ARE APPROXIMATE DUE TO THE AMOUNT OF DEBRIS COVERING THE BOTTOM OF THE BOX.




DETAIL FROM ABOVE RIGHT
SCALE: 1" = 20'

PREPARED FOR: MARRIOTT VACATION WORLDWIDE

ADDRESS: #4 WOODWARD AVENUE

TAX PARCEL I.D. NO. R553-018-000-067A-0000

SOUTH CAROLINA SURVEYING CONSULTANTS, INC. No.C00635 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED LAND SURVEYOR 11059 TERRY G. HATCHELL

GRAPHIC SCALE 0 20 40 60

ASBUILT, BOUNDARY
TREE & TOPOGRAPHIC
SURVEY OF

# 2.07 ACRES, PARCELS B, B-1 & E
# SOUTH FOREST BEACH ROAD
# & WOODWARD AVENUE

A SECTION OF

## BLOCK 11B, FOREST BEACH SUBDIVISION

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 20' DATE: 12/20/2012 JOB NO: SC93200C.3

REVISED 1/15/2013: NOTED WOODWARD AVENUE AS 100' INGRESS AND EGRESS EASEMENT, UPDATED REFERENCE PLATS

SURVEYING CONSULTANTS
17 Sherington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815-3304 FAX: (843) 815-3305
GA Telephone: (912) 826-2775

DRW: JK/TG
CKD: TGH

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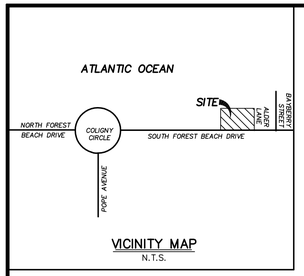
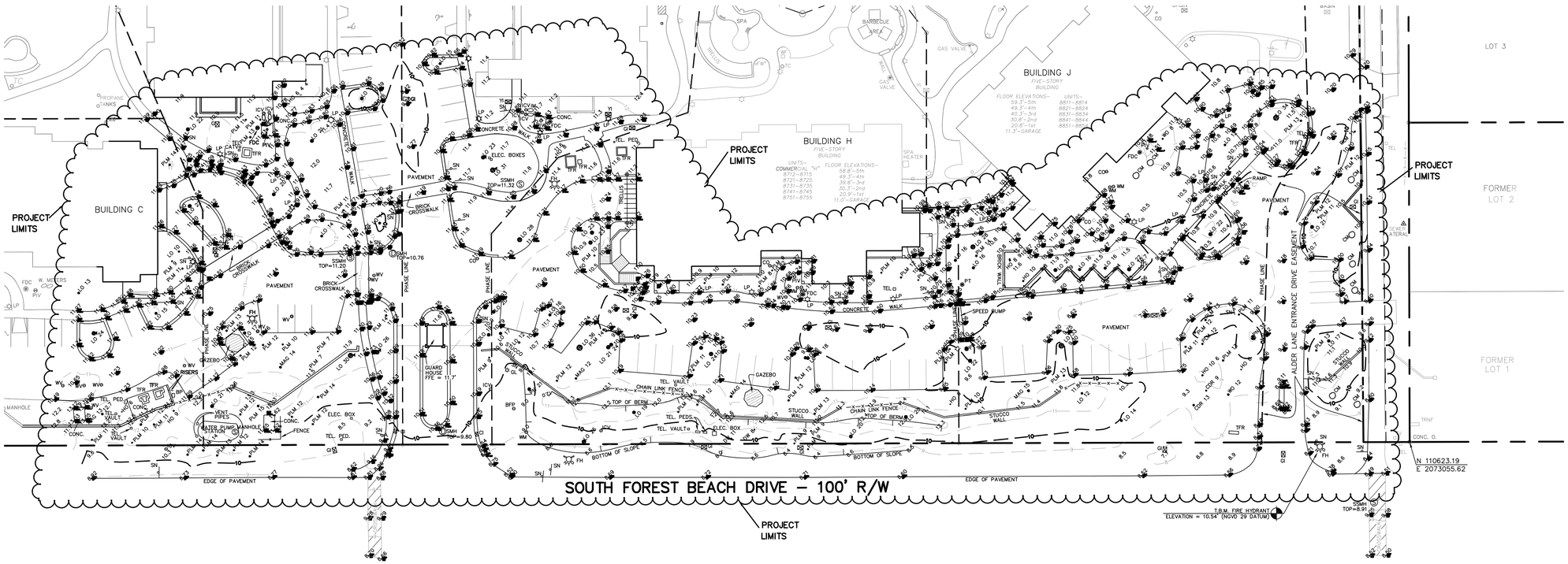



VICINITY MAP
N.T.S.




REFERENCE PLATS:

1) ASBUILT SURVEY OF GRANDE OCEAN RESORT HORIZONTAL PROPERTY REGIME, PHASE 1 THRU 10, FOREST BEACH SUBDIVISION, DATE: 5/25/99, BY: TERRY G HATCHELL, S.C.R.L.S. NO. 11059.

**SPECIAL NOTE:**

**THE PURPOSE OF THIS SURVEY WAS TO UPDATE THE ASBUILT, TREE AND TOPOGRAPHIC INFORMATION INSIDE THE PROJECT LIMITS ONLY. ALL OTHER INFORMATION SHOWN WAS TAKEN FROM THE REFERENCE PLATS AND WERE NOT UPDATED AT THIS TIME.**

NOTES

1) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
2) THE BUILDINGS ON THIS PROPERTY ARE LOCATED IN ZONE A–7, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 13–D, COMMUNITY NO. 450250, MAP DATED 9/29/86, BASE ELEVATION 14.0'.
3) BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS. EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
4) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
5) SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. THIS DOCUMENT IS PROVIDED AS A BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
6) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.

LEGEND:

TREE SIZES ARE INCHES IN DIAMETER

| | |
|---|---|
| 9.5 | SPOT ELEVATION |
| 3 | CONTOUR |
| CONC. O. | CONCRETE MONUMENT, OLD (FOUND) |
| T.B.M. | TEMPORARY BENCH MARK |
| LO | LIVE OAK |
| PLM | PALM |
| PN | PINE |
| WO | WATER OAK |
| TFR | TFR |
| TEL | TELEPHONE BOX |
| TC | TRASH CAN |
| SSMH | SANITARY SEWER MANHOLE |
| ICV | IRRIGATION CONTROL VALVE |
| IM | IRRIGATION METER |
| WV | WATER VALVE |
| SMH | STORM DRAIN MANHOLE |
| WV | WATER VAVLE |
| WM | WATER METER |
| FDC | FIRE DEPARTMENT CONNECTION |
| PIV | POST INDICATOR VALVE |
| GL | GROUND LIGHT |
| CM | CREPE MYRTLE CLUSTER |
| HO | HOLLY |
| CO | CLEAN OUT |
| GI | GRATE INLET |
| CI | CURB INLET |
| FH | FIRE HYDRANT |
| CONC. | CONCRETE |
| BFP | BACK FLOW PREVENTER |
| PT | UNDERGROUND PROPANE TANK |
| DW | DOGWOOD |
| MAG | MAGNOLIA |
| CDR | CEDER |
| BP | BREAKER PANEL |

PREPARED FOR: MARRIOTT GRANDE OCEAN RESORT

ADDRESS: #51 SOUTH FOREST BEACH ROAD
TAX PARCEL I.D. NO. R550–018–000–0285–0000

SOUTH CAROLINA SURVEYING CONSULTANTS, INC. No.C00835 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED LAND SURVEYOR 11059 TERRY G. HATCHELL

GRAPHIC SCALE
0 30 60 90

PARTIAL ASBUILT,
TREE & TOPOGRAPHIC
SURVEY OF

# MARRIOTT GRANDE OCEAN RESORT
# HORIZONTAL PROPERTY REGIME

A SECTION OF

# FOREST BEACH
# SUBDIVISION

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 30' DATE: 04/02/2014 JOB NO: SC93093K.1

SURVEYING CONSULTANTS
17 Sherington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815–3304 FAX: (843) 815–3305
GA Telephone: (912) 826–2775

CREW: JK/TS
CAD: ML

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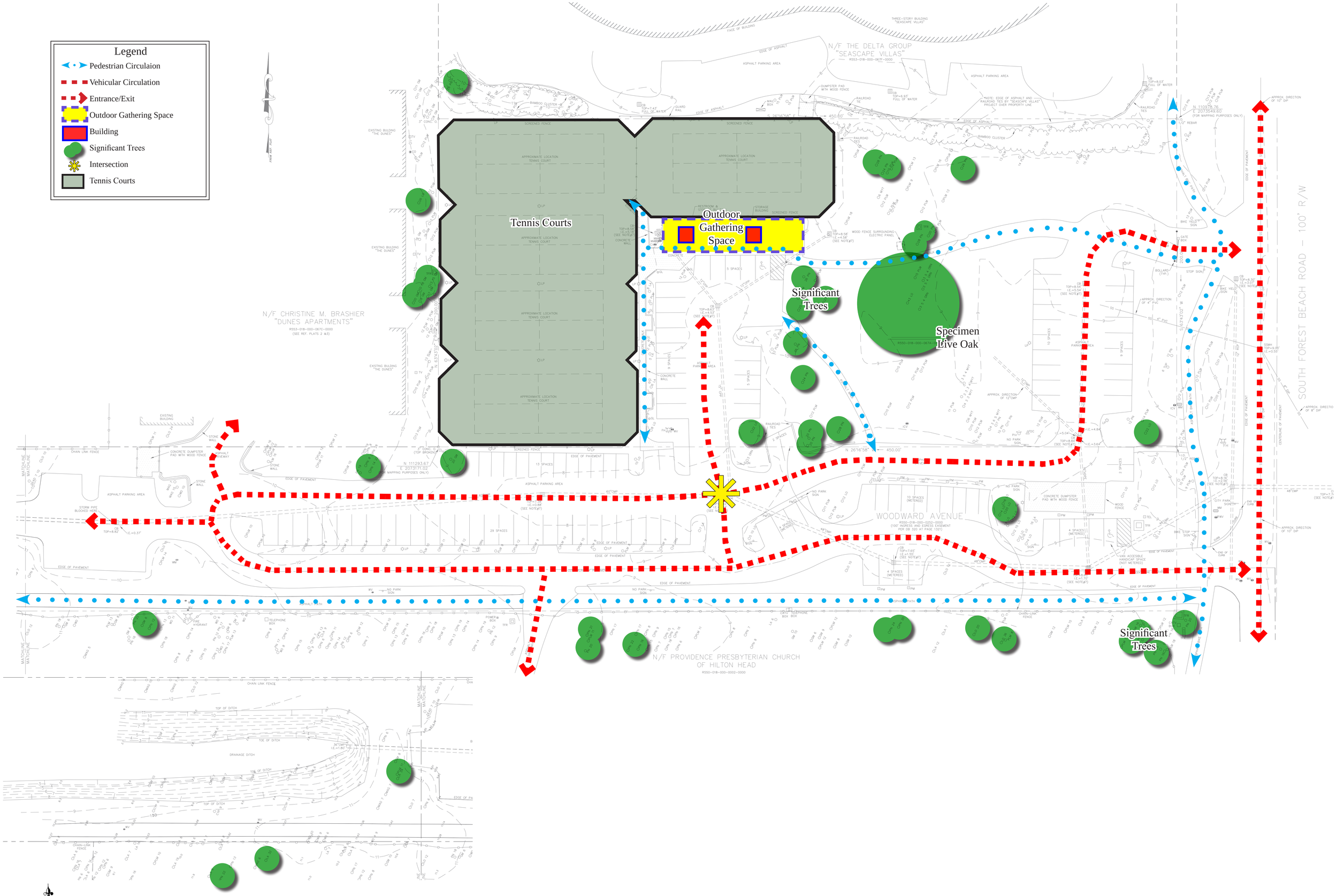



# Marriott Grande Ocean Sales Center

Site Analysis

May 6, 2014

Wood+Partners Inc.

Landscape Architects

Land Planners

## PARKING SUMMARY

**PARKING TO BE PROVIDED:**

| | SPACES | TOTAL |
|---|---|---|
| SURFACE PARKING | 129 | |
| PARKING UNDER BUILDING | 24 | |
| RESORT EXPANSION | 13 | 166 |

**PARKING REQUIRED (ZONING):**

| | SPACES | TOTAL |
|---|---|---|
| GRANDE OCEAN RESORT PARKING | 92 | |
| GRANDE OCEAN SALES CENTER (LMO 19,582 SF / 350) | 56 | 148 |
| GRANDE OCEAN MARKETING (LMO 4,780 SF / 350) | 14 | 162 |

N

0 30 60 120 240

Document is preliminary and subject to change.

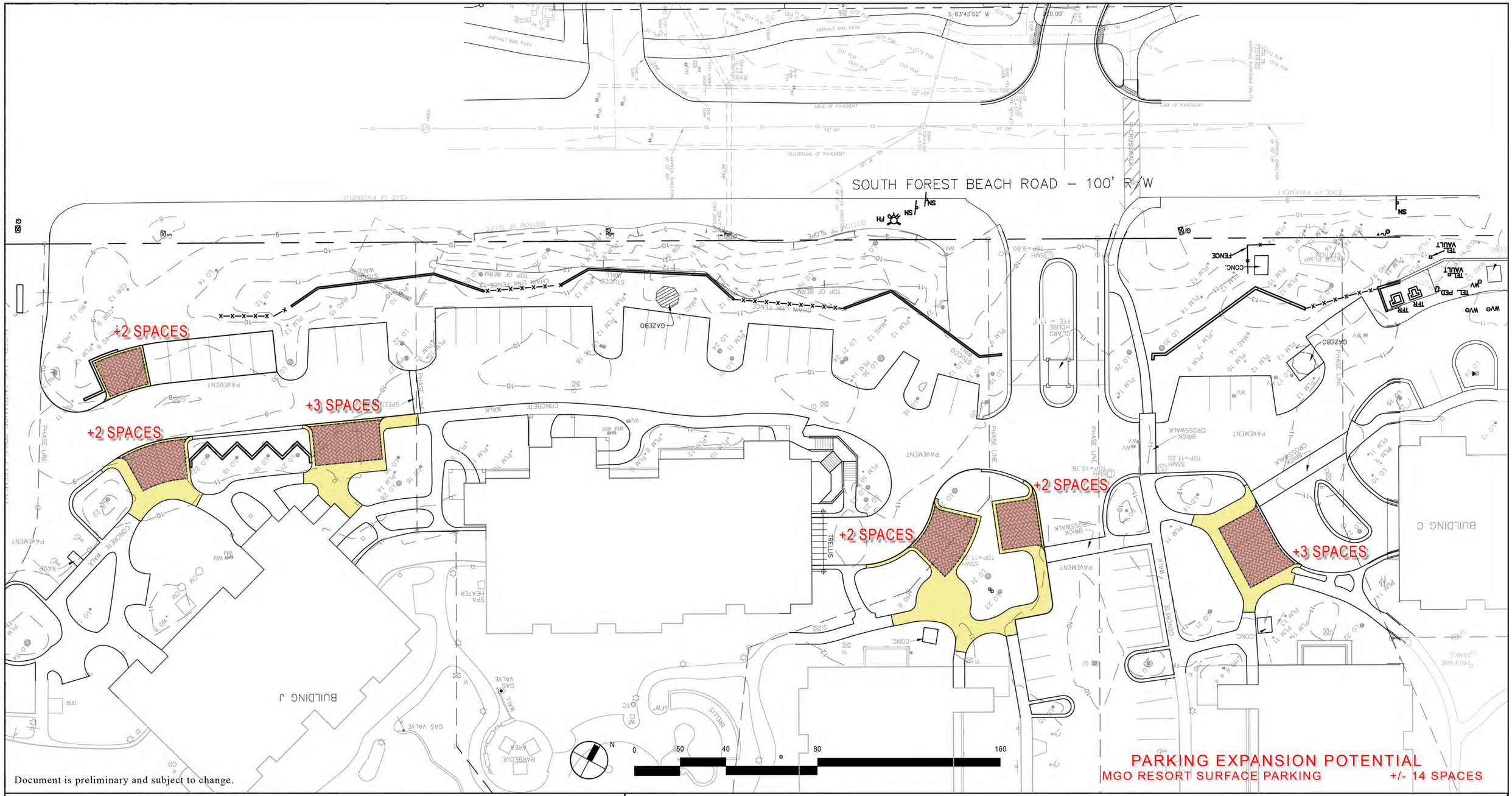
| PROJECT No 01-14012 | DATE 05 06 2014 | *Scale: 1" = 30'* | DRAFT - CONCEPTUAL SITE PLAN |
|---|---|---|---|

# MARRIOTT VACATIONS WORLDWIDE - GRANDE OCEAN SALES CENTER

*HILTON HEAD ISLAND, SOUTH CAROLINA*

WPi Wood+Partners Inc. Landscape Architects Land Planners

© 2013 Wood + Partners Inc., 7 Lafayette Place, Hilton Head Island, SC 29926 Tel. 843-681-6618 Fax 843-681-7086, www.woodandpartners.com




Document is preliminary and subject to change.

PROJECT No 01-14012 | *Scale: 1" = 20'* | DATE 05 06 2014

DRAFT - GRANDE OCEAN RESORT PARKING EXPANSION

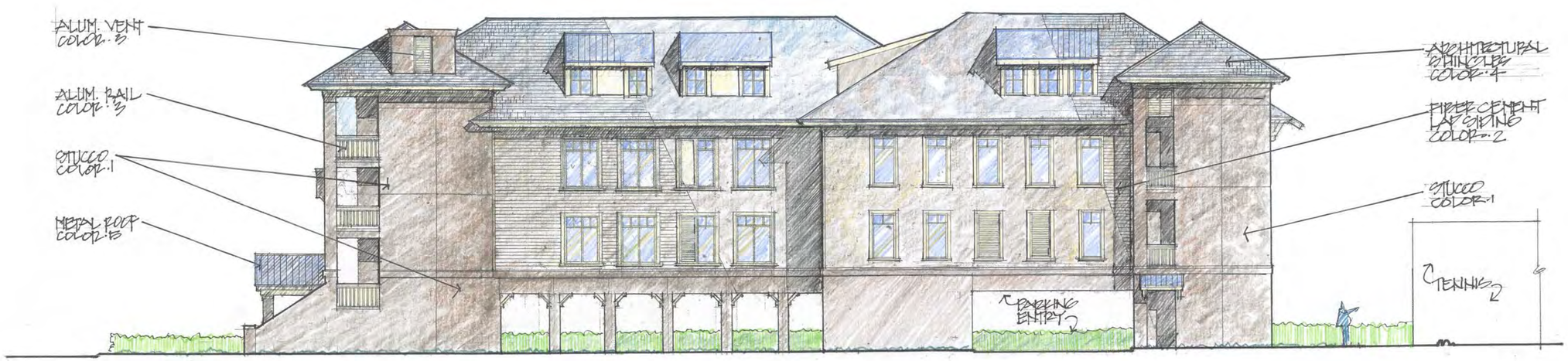
MARRIOTT VACATIONS WORLDWIDE - GRANDE OCEAN SALES CENTER

*HILTON HEAD ISLAND, SOUTH CAROLINA*

WPi
Wood+Partners Inc.
Landscape Architects
Land Planners

© 2013 Wood + Partners Inc., 7 Lafayette Place, Hilton Head Island, SC 29926 Tel. 843-681-6618 Fax 843-681-7086, www.woodandpartners.com

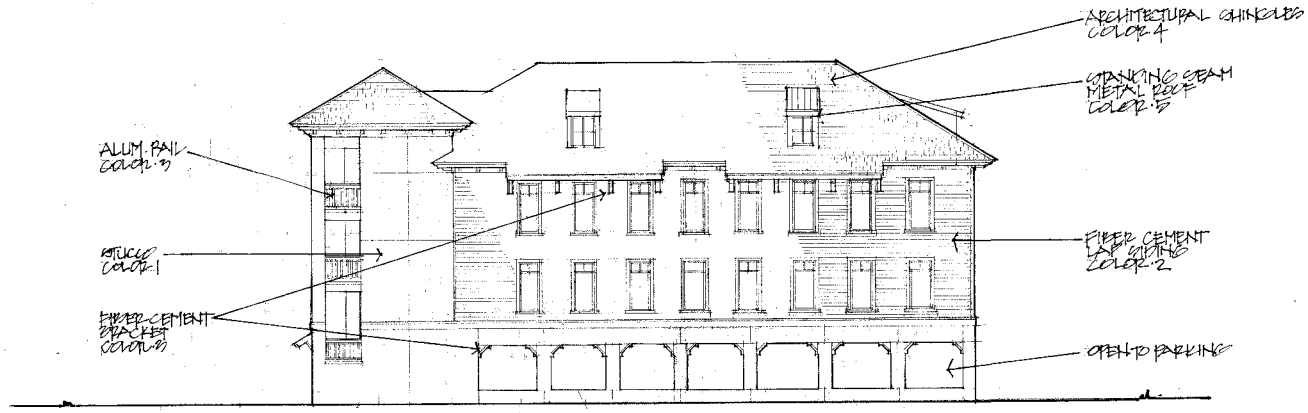
CONCEPTUAL EAST ELEVATION
1/8"=1'-0"



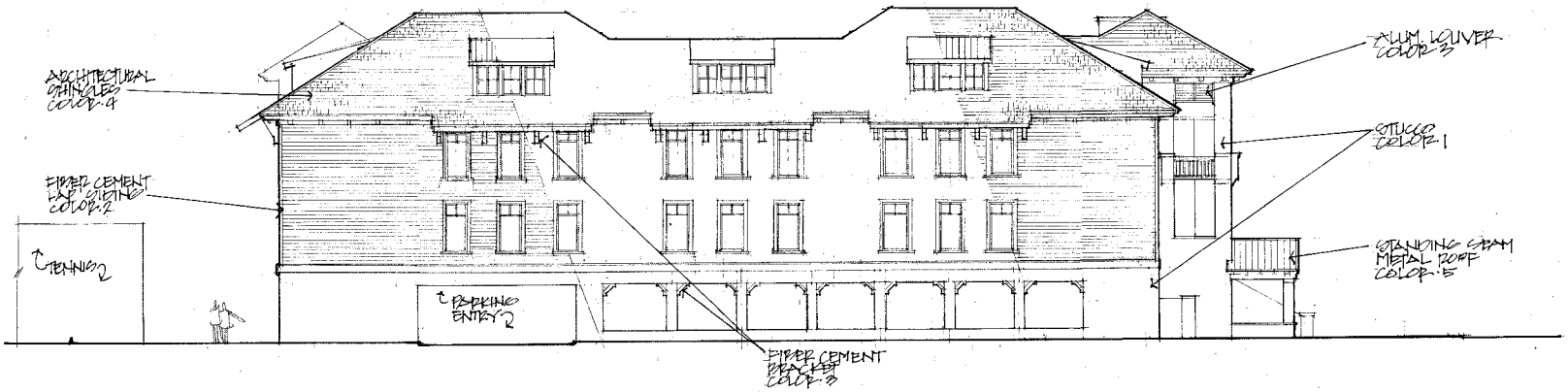

CONCEPTUAL NORTH ELEVATION
1/8"=1'-0"

MARRIOTT VACATIONS WORLDWIDE
GRANDE OCEAN RESORT SALES CENTER

J. CARSON ARCHITECTS
905 CALIBRE WOODS DRIVE ATLANTA, GEORGIA 30329
404.321.4557 404.754.2936 WWW.NCGARCH.COM



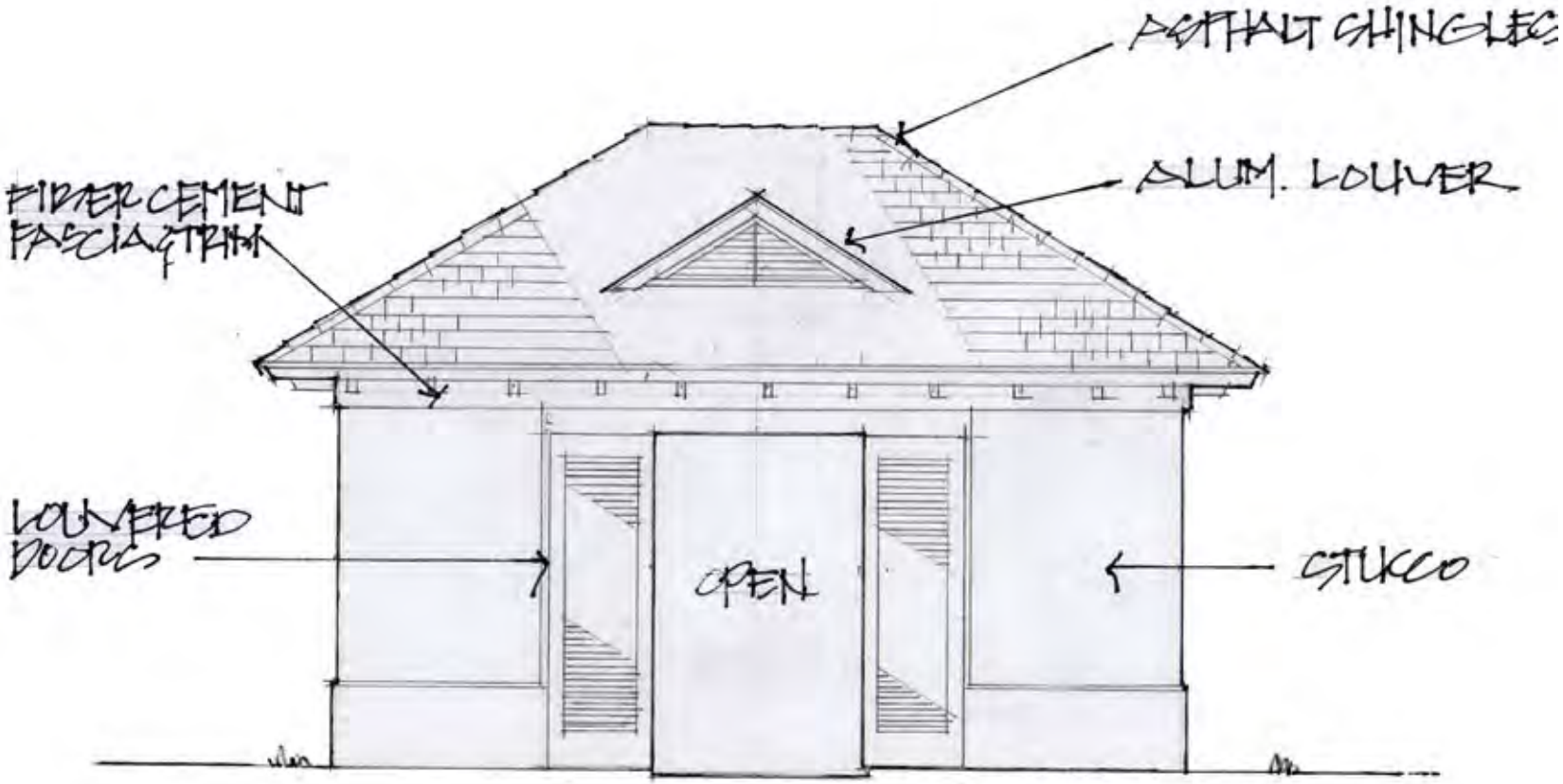

CONCEPTUAL WEST ELEVATION
1/8"=1'-0"




CONCEPTUAL SOUTH ELEVATION
1/8"=1'-0"

MARRIOTT VACATIONS WORLDWIDE
GRANDE OCEAN RESORT SALES CENTER

J. CARSON ARCHITECTS
905 CALIBRE WOODS DRIVE ATLANTA, GEORGIA 30329
404.321.4551 404.351.2926 WWW.NCCARCH.COM




TENNIS BLDG.-SIDE ELEVATION
1/4" = 1'-0"

J. CARLSON ARCH
4.29.14

# 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: Marriott Grande Ocean Sales Center – NEW DEVELOPMENT CONCEPTUAL

DRB#: DRB-000669-2014

DATE: May 27, 2014

RECOMMENDATION: Approval ☒ Approval with Conditions ☐ Denial ☐

## *ARCHITECTURAL DESIGN*

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

| | | | | |
|---|---|---|---|---|
| Human scale is achieved by the use of proper proportions and architectural elements | ☒ | ☐ | ☐ | |
| Utilizes a variety of materials, textures and colors | ☒ | ☐ | ☐ | |
| Incorporates wood or wood simulating materials | ☒ | ☐ | ☐ | |
| Windows are in proportion to the facade | ☒ | ☐ | ☐ | |
| Details are clean, simple and appropriate while avoiding excessive ornamentation | ☒ | ☐ | ☐ | |
| Utilities and equipment are concealed from view | ☐ | ☐ | ☒ | |
| Decorative lighting is limited and low wattage and adds to the visual character | ☐ | ☐ | ☒ | |
| Accessory elements are design to coordinate with the primary structure | ☒ | ☐ | ☐ | |

## *LANDSCAPE DESIGN*

| DESIGN GUIDE/LMO CRITERIA | Complies Yes | No | Not Applicable | Comments or Conditions |
|---|---|---|---|---|
| Treats the Landscape as a major element of the project | ☒ | ☐ | ☐ | |
| Provides Landscaping of a scope and size that is in proportion to the scale of the development | ☒ | ☐ | ☐ | |
| Landscape is designed so that it may be maintained in its natural shape and size | ☒ | ☐ | ☐ | |
| Preserves a variety of existing native trees and shrubs | ☒ | ☐ | ☐ | |
| Provides for a harmonious setting for the site's structures, parking areas or other construction | ☒ | ☐ | ☐ | |
| 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) | ☒ | ☐ | ☐ | |
| Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project | ☐ | ☐ | ☒ | |
| A variety of species is selected for texture and color | ☐ | ☐ | ☒ | Implied through rendering – Landscape Plan required for Final submittal. |
| Provides overall order and continuity of the Landscape plan | ☒ | ☐ | ☐ | |
| Native plants or plants that have historically been prevalent on the Island are utilized | ☐ | ☐ | ☒ | |
| A variety of sizes is selected to create a "layered" | ☒ | ☐ | ☐ | Implied |

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

## *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 | ☒ | ☐ | ☐ | |
| Supplemental and replacement trees meet LMO requirements for size, species and number | ☐ | ☐ | ☐ | |
| Wetlands if present are avoided and the required buffers are maintained | ☐ | ☐ | ☒ | |
| Sand dunes if present are not disturbed | ☐ | ☐ | ☒ | |

## *MISC COMMENTS/QUESTIONS*

| |
|---|
| HOW WILL THE ACCESSIBILITY TO THE BUILDING BE PROVIDED? IF THE ELEVATOR IS TO BE USED IT WILL REQUIRE BACK UP POWER. HOW AND WHERE WILL THIS BE PROVIDED? |
| |
| |
| |
| |

# Town of Hilton Head Island

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

| FOR OFFICIAL USE ONLY |
|---|
| Date Received: _____ |
| Accepted by: _____ |
| App #: DR_____ |
| Meeting Date: _____ |

Applicant/Agent Name: TRUITT RABUN Company: TRUITT RABUN ASSOCIATES
Mailing Address: P.O. BOX 23229 City: HILTON HEAD ISL State: SC Zip: 29925
Telephone: 384-2270 Fax: 342-7701 E-mail: trabun@trabunassociates.com
Project Name: GOODWILL INDUSTRIES ADDITION Project Address: 91 MATHEWS DRIVE
Parcel Number [PIN]: R511 008 000 0399 0000
Zoning District: COMMERCIAL CENTER (CC) Overlay District(s): CORRIDOR (COD), AIRPORT (AZ)

## 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:

N/A Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-3-1004. 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. CK # 09991

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.

F. Tommm _____ 5/12/14 _____

SIGNATURE DATE

Town of Hilton Head Island
DRB Narrative
Goodwill Industries Addition
Parcel "C" Port Royal Plaza
May 12, 2014

| | |
|---|---|
| **Applicant:**<br>James W. Bradshaw<br>Mathews Drive Associates, LP<br>PO Box 8<br>Hilton Head Island, SC 29938<br>Phone: 681-4200<br><br>**Agent:**<br>Truitt Rabun<br>Truitt Rabun Associates, Inc.<br>PO Box 23229<br>Hilton Head Island, SC, 29926<br>Phone: 342-7777 | **Property Description:**<br>Parcel "C" Port Royal Plaza<br>0.88 Acres<br>PIN: R511 008 000 0399 0000<br><br>Physical Address:<br>91 Mathews Drive<br>Hilton Head Island, SC 29926<br><br>Zoning District: Commercial Center (CC)<br>Overlay District: Corridor Overlay (COD)<br>Airport Overlay (AZ) |

**PROJECT DESCRIPTION:**
The retail operations at Goodwill Industries' Port Royal Plaza site are some of the most successful in the region and demand is growing. Goodwill Industries has asked its leaser, Mathews Drive Associates, LP, to expand the building to accommodate this increasing demand.

The planned building addition leaves as much of the existing building and site "as is", with the exception of modifications necessary to accommodate the expansion. The addition incorporates forms, materials and colors that match the existing building and conforms to the Town Design Guide.

Attached to this Narrative are an asbuilt site survey; architectural plans; site and landscape plans; photographs of the exiting building and site; and a materials/color sample for the proposed walkway and bicycle parking paving.

**SITE METRICS:**

| **LMO Standard**<br>Commercial Center (CC) | **Existing Conditions** | **Post-Addition** |
|---|---|---|
| DENSITY:<br>8,000 SF/Acre<br>8,000 SF x .88 Ac. = 7,040 SF Max.<br>(Gross heated/cooled/occupied area) | 4,563 SF Gross | 6,824 SF Gross<br>(4,563 SF Existing Building + 2,261 SF Addition) |
| PARKING RATIO:<br>1 Space / 350 SF (Department or Discount Store)<br>For 6,824 SF = 20 Spaces | 25 Vehicle Spaces<br>▪ 23 Standard<br>▪ 2 Accessible | 24 Vehicle Spaces<br>▪ 22 Standard<br>▪ 2 Accessible |

| **LMO Standard**<br>Commercial Center (CC) | **Existing Conditions** | **Post-Addition** |
|---|---|---|
| Bicycle Parking at 10% Required Parking = 2 Spaces | 0 Bicycle Spaces | 2-4 Bicycle Spaces<br>▪ 2 Cycloops Circulo |
| OPEN SPACE:<br>Min. 25% | 41%<br>(38,500 SF / 15,921 Open Space SF) | 40%<br>(38,500 SF / 15,361 Open Space SF) |
| IMPERVIOUS COVERAGE:<br>Max. 65%<br>(Impervious coverage includes planted and paved areas under roof overhangs.) | 62%<br>(38,500 SF / 23,858 Impervious SF) | 65%<br>(38,500 SF / 25,207 Impervious SF) |

*Existing Conditions calculations are based on an "Asbuilt, Tree & Topo Survey of Parcel "C", Port Royal Plaza", dated 12/10/13, prepared by Atlas Surveying, Inc.*

**Setbacks & Buffers:**
The proposed building expansion stays within the Mathews Drive "Adjacent Street" Minimum Buffer/Setback and within the "Adjacent Use" Buffer/Setback to the North of the Site. Parcel "C" is considered as a parcel within Port Royal Plaza; therefore, there are no buffers and setbacks to the East along the adjacent stormwater lagoon, nor to the South at the Plaza entryway and parking lot.

**Access & Parking:**
Access and parking remain "as is" with the exception of the removal of two parking spaces to create an island at the end of the proposed drop-off lane; and the addition of one parking space adjacent the proposed dumpster location. The drop-off road looping around existing building will be removed and replaced with a drop-off on the Southern side of the building. The existing unscreened dumpster will be replaced with a fence screened dumpster/pad placed on the Northern side of the building within the existing loop pavement location.

**NON-CONFORMITIES:**
Existing LMO non-conformities are not increased by the proposed building addition or site modifications. In response to Town Staff comments received during the Pre-Application meeting, a wheel-stop has been added to the accessible parking space to the left of the main entry to the building. Further, plantings have been added in the Northern Adjacent Use Buffer to screen the proposed dumpster enclosure.

**BUILDING ARCHITECTURE:**
The purpose for the addition is to expand the current retail display and sales area and to relocate the existing rest rooms, office and drop-off doorway within the addition.

A 2,261 SF addition to the existing 4,563 SF building yields 6,824 SF of gross heated/cooled/occupied area. The addition extends across the rear and left side of the building, with the existing right side niche enclosed and a 520 SF open covered drive-through added.

The architecture will match the existing building, i.e., eave heights, roof lines and overhangs and detailing. The exterior will be identical to the existing materials and colors:

- Stucco - Synergy Almond #431 (similar to Benjamin-Moore #HC-27)
- Finishes:
  - Trim – Benjamin-Moore #HC-27
  - Siding – Benjamin-Moore #HC-93
  - Soffits – Benjamin-Moore #HC27
  - Wood Gable Siding – Benjamin-Moore #93
  - Window and door frames to match existing bronze colored aluminum or metal frames.
  - Roof color to match the existing shingles.

The existing free-standing dumpster will be relocated and surrounded by a screen fence constructed of board and batten wood (painted same color as darker trim on building). Privacy fence corners of painted wood encasing steel posts. Dumpster gate constructed of painted steel.

**FEMA FLOOD ELEVATION:**
According to the "Asbuilt, Tree & Topo Survey of Parcel "C", Port Royal Plaza", dated 12/10/13, prepared by Atlas Surveying, Inc., Parcel "C" appears to lie within Flood Zone A7 (Elevation 14.0), FIRM 0009-D Community 450250. The existing building's finished flood elevation is 14.0.

**BUILDING CODE COMPLIANCE:**
The proposed expansion will meet all applicable building codes. A preliminary inquiry with the Town Building Plans Review Department finds the building's Occupancy Classification is "Mercantile". It is the Applicant's understand that:

- The existing building will not be required to be brought up to the current codes for energy efficiency, however, the building addition will be required to meet these codes.
- Since Goodwill Industries does not sell upholstered furniture and mattresses at this location, the building will not be required to be sprinkled.

**TREE REMOVAL:**
The Site Plan calls for the removal of the following trees:

- Category I:
  1 Live Oak @ 13" DBH
- Category II:
  N/A
- Category III:
  5 Pines @ 15", 15", 18", 18", 19" = 85" DBH

These trees will be replaced by the following trees in accordance with the LMO. Replacement Tree calculations are shown on the "Tree Replacement & Planting Plan".

- Category I:
  1 Live Oak @ 14' -16" Hgt. x 3.5" cal. (2" cal. min. req'd.)
- Category II for Category III:
  2 Redbuds @ 10'-12' Hgt. x 2" cal.
  3 Fringetrees @ 10'-12' Hgt. x 2" cal.

**SITE GRADING & STORMWATER MANAGEMENT:**
The existing grading and drainage patterns are essentially unaltered in the building addition site plan. The bicycle parking addition is constructed of permeable pavers. The overall impervious coverage increases only 3%.

The area between the edge of the loop paving and the Eastern property line is presently mulched with pinestraw. This area drains toward the adjacent shopping center stormwater management lagoon. The building addition site plan calls for adding native and non-native understory trees, shrubs and grasses in this area to further filter stormwater draining toward the lagoon.

Based on the total area of disturbance (less the ½ acre) and the site's proximity to the nearest receiving tidal water body (greater than ½ mile), SCDHEC-OCRM has determined that a NPDES permit and/or Coastal Zone Consistency Certification are not required for this project.

**SITE UTILITIES & HVAC RELOCATIONS:**
The building addition will not require existing potable water or sanitary sewer lines to be increased in size.

Relocations are required for the electrical service transformer; the sanitary sewer clean-out; exterior HVAC compressors; and one (1) parking lot lighting fixture. The existing building meter bases will be consolidated to one location on the Southern building wall. The placement of these relocations are subject to adjustment if required by PSD#1 and/or Palmetto Electric Cooperative during their review of the DPR site plan submittal.

**PLANTINGS, SITE LIGHTING, SITE GRAPHICS & SITE FURNISHINGS:**

**Plantings & Irrigation:**
Replacement trees are planted to mitigate the loss of trees removed for the building addition. Those replacements include a live oak along the shopping center road in a location similar to the live oak removed and understory trees along the eastern property line that fit under the existing oaks and pines providing additional softening of the building when viewed from across the adjacent lagoon.

The only shrubs and groundcovers to be disturbed are those immediately adjacent to the building construction for the addition. Those plantings are replaced by similar plant species where the new plant beds are extensions of the existing plant beds. Beyond those plant bed extensions, additional plantings include:

- Screen plantings along the northern property line to screen the new dumpster enclosure and building addition.
- Shrubs along the eastern property line to replace the shrubs that are to be removed along the eastern foundation of the existing building.
- Though the addition does not significantly increase stormwater runoff, native and non-native understory trees, shrubs and grasses are added along the eastern property line to filter stormwater runoff toward the lagoon.

The existing plantings are not irrigated. Generally drought tolerant plant species have been selected for the replacement trees and new plantings. Regardless of their drought resistance, the new plantings will be hand-watered during the period of establishment and if stressed in the future by drought.

**Site Lighting:**
No new parking lot light fixtures are required for the building addition. One existing fixture will be relocated approximately 20' to accommodate the parking lot modification.

Existing site security lighting by doorways and on the soffits of the building will be relocated to similar positions on the building addition.

**Site Graphics:**
The existing Goodwill Industries site identification sign will be relocated a few feet to accommodate the drive-through.

Existing building façade mounted identification and informational signs will be relocated to corollary places on the building addition. For example, where the addition calls for an existing gable end to be relocated, the façade mounted sign on that gable will be relocated to a similar location on the relocated gable.

Traffic control signs ("Stop", One Way", etc) are aluminum signs that meet SCDOT MUTCD standards, mounted on 4"x4" treated wooden posts, stained "Driftwood Grey".

**Site Furnishings:**
Site furnishings include new bicycle racks near the main entry to the building and retaining a small bench and chair that shop workers have placed along the Eastern edge of the property overlooking the adjacent stormwater lagoon.

Enclosures:

- Submittal Form
- $100 Filing Fee (Check # 09991)
- "Asbuilt, Tree & Topo Survey of Parcel "C", Port Royal Plaza", dated 12/10/13, prepared by Atlas Surveying, Inc.
- "Addition to Goodwill Industries Building", plans dated 05/08/14, prepared by Michael Griffith Architect
- "Goodwill Industries Building Addition, Site & Landscape Plan", plans dated 05/12/14, prepared by Truitt Rabun Associates
- Bicycle Parking Paving Material & Color Sample (8 ½" x 11")
- Photos of Existing Building Exterior & Site (21 photos, 8 ½" x 11")

For additional copies or other information, please contact:

Truitt Rabun
Truitt Rabun Associates, Inc.
P 843.342.7777
F 843.342.7701
C 843.384.2270
trabun@trabunassociates.com

Town of Hilton Head Island
DRB Narrative
Goodwill Industries Addition
Parcel “C” Port Royal Plaza
May 12, 2014

**BIKE PARKING PAVING MATERIAL:**

“Sweetgrass” Color (Plantation Classic Paver)

Manufacturer:

- Lowcountry Block & Paver
  Hardeeville, SC
  Email: info@lcpaver.com

Paver Type/Model:

- Permeable Field Pavers: Watershed Classic – 60mm
- Edge Pavers: Plantation Classic – 60mm

Paver Color:

- Sweetgrass

91
PLAZA
COMMERCE
BUILDING
GOODWILL

GOODWILL

GOODWILL

WASTE PRO
645-4100

PLAZA
COMMERCE
GOODWILL

GOODWILL

goodwill
DONATIONS
CLOTHING DONATIONS

# GOODWILL INDUSTRIES
## PORT ROYAL PLAZA PARCEL C
# BUILDING ADDITION SITE & LANDSCAPE PLAN
## HILTON HEAD ISLAND, SC

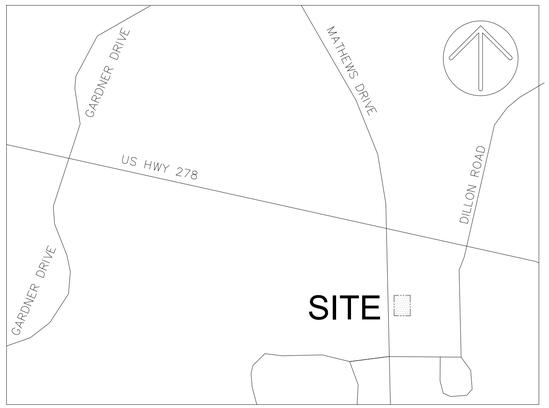
PARCEL ID : R511 008 000 0399 0000
PROPERTY AREA : 0.88 AC. (38,500 SF)
ZONING DISTRICT : CC - COMMERCIAL CENTER
COD - CORRIDOR OVERLAY DISTRICT
AZ - AIRPORT OVERLAY

ADDRESS : 91 MATHEWS DRIVE, HILTON HEAD ISLAND, SC

F.E.M.A ZONE : A7
BASE FLOOD ELEVATION : 14.0 MSL
FIRM PANEL 0009-D / COMMUNITY 450250

South Carolina 811 Call 811 Before you Dig

3 WORKING DAYS BEFORE YOU DIG
CALL 811 OR (888) 721-7877
PALMETTO UTILITY PROTECTION SERVICE, INC.




VICINITY MAP NOT TO SCALE

## SHEET INDEX


| SHEET # | SHEET NAME |
|---|---|
| 1 | COVER SHEET |
| 2 | AS-BUILT SURVEY |
| 3 | TREE REMOVAL & DEMOLITION/ SEDIMENT & EROSION CONTROL PLAN |
| 4 | LAYOUT PLAN |
| 5 | GRADING & DRAINAGE PLAN |
| 6 | TREE REPLACEMENT & PLANTING PLAN |
| 7 | DETAILS |


## REVISIONS

| Date | Sheets Affected | Description |
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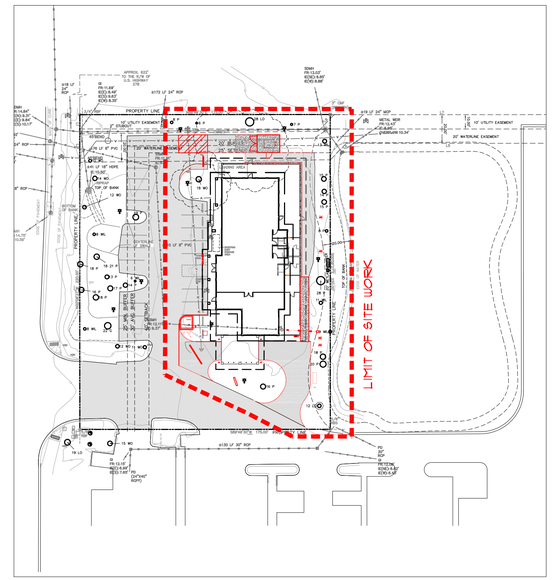


LIMIT OF SITE WORK

GOODWILL INDUSTRIES
BUILDING ADDITION SITE & LANDSCAPE PLAN
PORT ROYAL PLAZA PARCEL C


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843-342-7777
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REVISIONS:

| NO: | DESCRIPTION: |
|---|---|
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DATE:

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DRAWN: KD / TR
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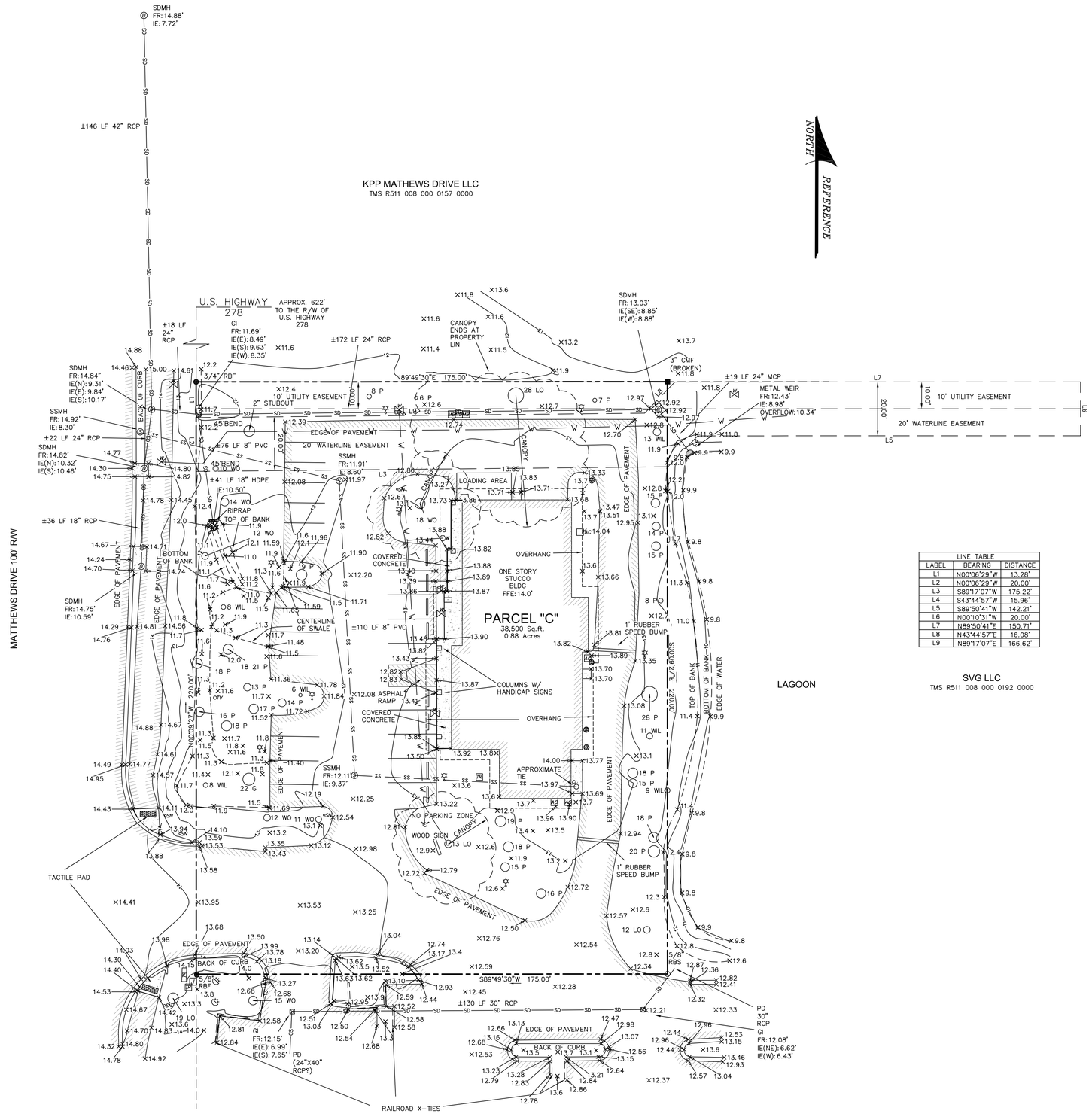
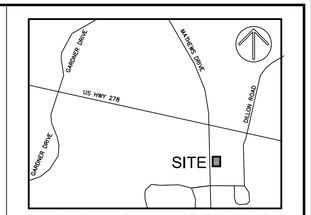



VICINITY MAP NOT TO SCALE

LEGEND

| | |
|---|---|
| CMF | CONCRETE MONUMENT FOUND |
| RBF | IRON REBAR FOUND |
| RBS | IRON REBAR SET |
| AC | AIR CONDITIONER |
| | BOLLARD |
| CTV | CABLE JUNCTION BOX |
| CO | CLEAN OUT |
| | FIRE HYDRANT |
| | GRATE INLET |
| | GROUND LIGHT |
| | JUNCTION BOX |
| | LIGHT POLE |
| MB | MAIL BOX |
| | SANITARY SEWER MANHOLE |
| SIGN | SIGN |
| ×16.5 | SPOT ELEVATION |
| TR | TRANSFORMER |
| W | WATER METER |
| | WATER VALVE |
| LO | LIVE OAK |
| P | PINE |
| WIL | WILLOW OAK |
| WO | WATER OAK |
| IE | INVERT ELEVATION |
| PD | PIPE DIRECTION |
| FFE | FINISHED FLOOR ELEVATION |
| PVC | POLYVINYL CHLORIDE PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| MCP | METAL CORRUGATED PIPE |
| HDPE | HIGH DENSITY POLYETHYLENE |
| SD | STORM DRAIN LINE |
| SS | SANITARY SEWER LINE |
| 16 | CONTOUR LINE |

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE A7 (EL. 14.0'), FIRM PANEL 0009–D COMMUNITY 450250.
2. CONTOURS ARE IN ONE FOOT INTERVALS. TREES SIZES SHOWN ARE IN INCHES OF DIAMETER.
3. ELEVATIONS ARE BASED ON NGVD 29 DATUM.
4. UTILITY EASEMENT AND WATERLINE EASEMENT TAKEN FROM WATERLINE EASEMENT PLAT BY SEA ISLAND LAND SURVEY, PROJECT FILE NO. 07104/4.

REFERENCE

1. A PLAT OF A,A–3,A–4,B,C,S–1,S–2, ROADWAY AND UTILITY EASEMENT, PRIVATE ROADWAY AT PORT ROYAL PLAZA.
   PB: 50; PG: 176
   DATE: 01–15–85
   BY: FORREST F. BAUGHMAN, S.C.R.L.S. No. 4922

LINE TABLE

| LABEL | BEARING | DISTANCE |
|---|---|---|
| L1 | N00°06'29"W | 13.28' |
| L2 | N00°06'29"W | 20.00' |
| L3 | S89°17'07"W | 175.22' |
| L4 | S43°44'57"W | 15.96' |
| L5 | S89°50'41"W | 142.21' |
| L6 | N00°10'31"W | 20.00' |
| L7 | N89°50'41"E | 150.71' |
| L8 | N43°44'57"E | 16.08' |
| L9 | N89°17'07"E | 166.62' |


ATLAS SURVEYING INC.

49 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645–9277
FAX: (843) 645–9267
WEBSITE: WWW.ATLASSURVEYING.COM


SOUTH CAROLINA ATLAS SURVEYING,INC. No. C04285 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 22744 WILLIAM H. GRAY, JR.

PREPARED FOR:
THE BRADSHAW GROUP

*AN ASBUILT, TREE & TOPO SURVEY OF*

PARCEL "C",
PORT ROYAL PLAZA

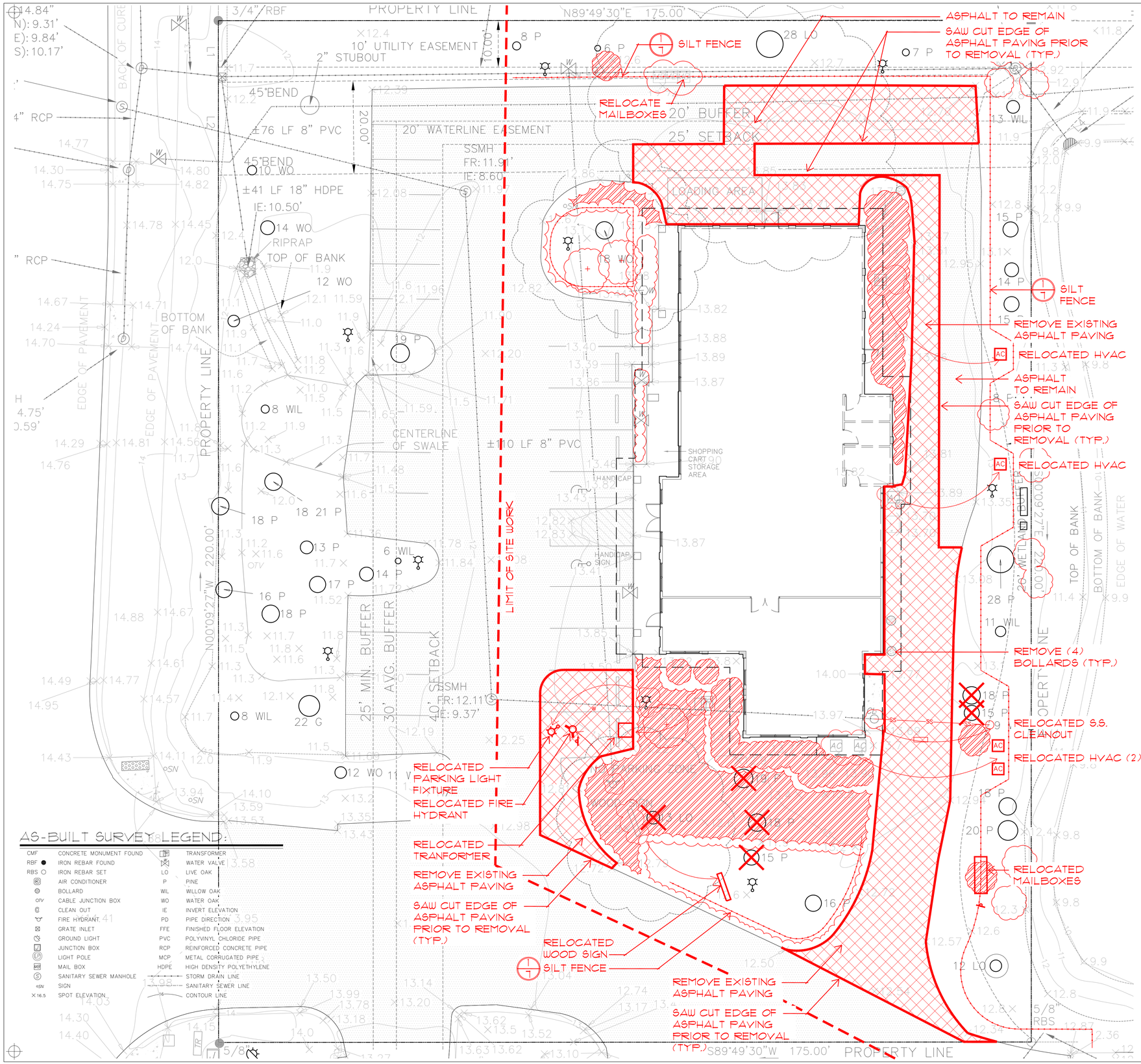
TAX PARCEL No. R511 008 000 0399 0000

*THE TOWN OF HILTON HEAD ISLAND*
*BEAUFORT COUNTY, SOUTH CAROLINA*

| | |
|---|---|
| FIELD WORK: | RKB |
| FIELD CHECK: | WHG |
| DRAWN BY: | JMB |
| DATE: | 12–10–13 |
| SCALE: | 1"=20' |
| PROJECT No.: | 13290 |
| FILE: | 13290 TI.DWG |

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

WILLIAM H. GRAY, JR.
S.C.P.L.S. No. 22744
NOT VALID UNLESS CRIMPED WITH SEAL




## TREE REMOVAL:

CATEGORY I:
1 Live Oak @ 13" DBH

CATEGORY II:
N/A

CATEGORY III:
2 Pine @ 15" DBH = 30"
2 Pine @ 18" DBH = 36"
1 Pine @ 19" DBH = 19"
Total Category III = 85" DBH

TREE TO BE REMOVED

REPLACEMENT TREE CALCULATIONS AND LOCATIONS ON SHEET 6, TREE REPLACEMENT & PLANTING PLAN

## DEMOLITION:

ASPHALT PAVING 4,145+/- SF

PAVING TO BE REMOVED
SILT FENCE
SHRUBS & GROUNDCOVER TO BE REMOVED
SHRUBS & GROUNDCOVER TO REMAIN

## RELOCATIONS:

ELECTRICAL TRANSFORMER (1)
FIRE HYDRANT (1)
HVAC UNITS (4)
WOOD SIGN (1)
PARKING LIGHT FIXTURE (1)

SEE SHEET 4 LAYOUT PLAN FOR RELOCATED SITE FEATURES.

SITE FEATURE TO BE RELOCATED

## SEDIMENT & EROSION CONTROL:

1.) PRIOR TO STARTING ANY PHASE OF CONSTRUCTION, INSTALL THE TEMPORARY SILT FENCE.

2.) PROTECT ALL CATCH BASINS AND CURB INLETS WITH PROPER SILT FENCE OR OTHER INLET PROTECTION METHODS.

3.) STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED.

4.) WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

5.) ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED EVERY SEVEN (7) DAYS. IF SITE INSPECTION IDENTIFY BMP'S THAT ARE DAMAGED OR ARE NOT OPERATING EFFECTIVELY, MAINTENANCE MUST BE PERFORMED AS SOON AS PRACTICAL OR AS REASONABLY POSSIBLE AND BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE.

6.) ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSIDE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.

7.) THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.

8.) TEMPORARY DIVERSION BERMS AN/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREA FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS

9.) LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.

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# TREE REMOVAL & DEMOLITION/ SEDIMENT & EROSION CONTROL PLAN

NORTH

0 5 10 20 30
FEET

GOODWILL INDUSTRIES
BUILDING ADDITION SITE & LANDSCAPE PLAN

PORT ROYAL PLAZA PARCEL C

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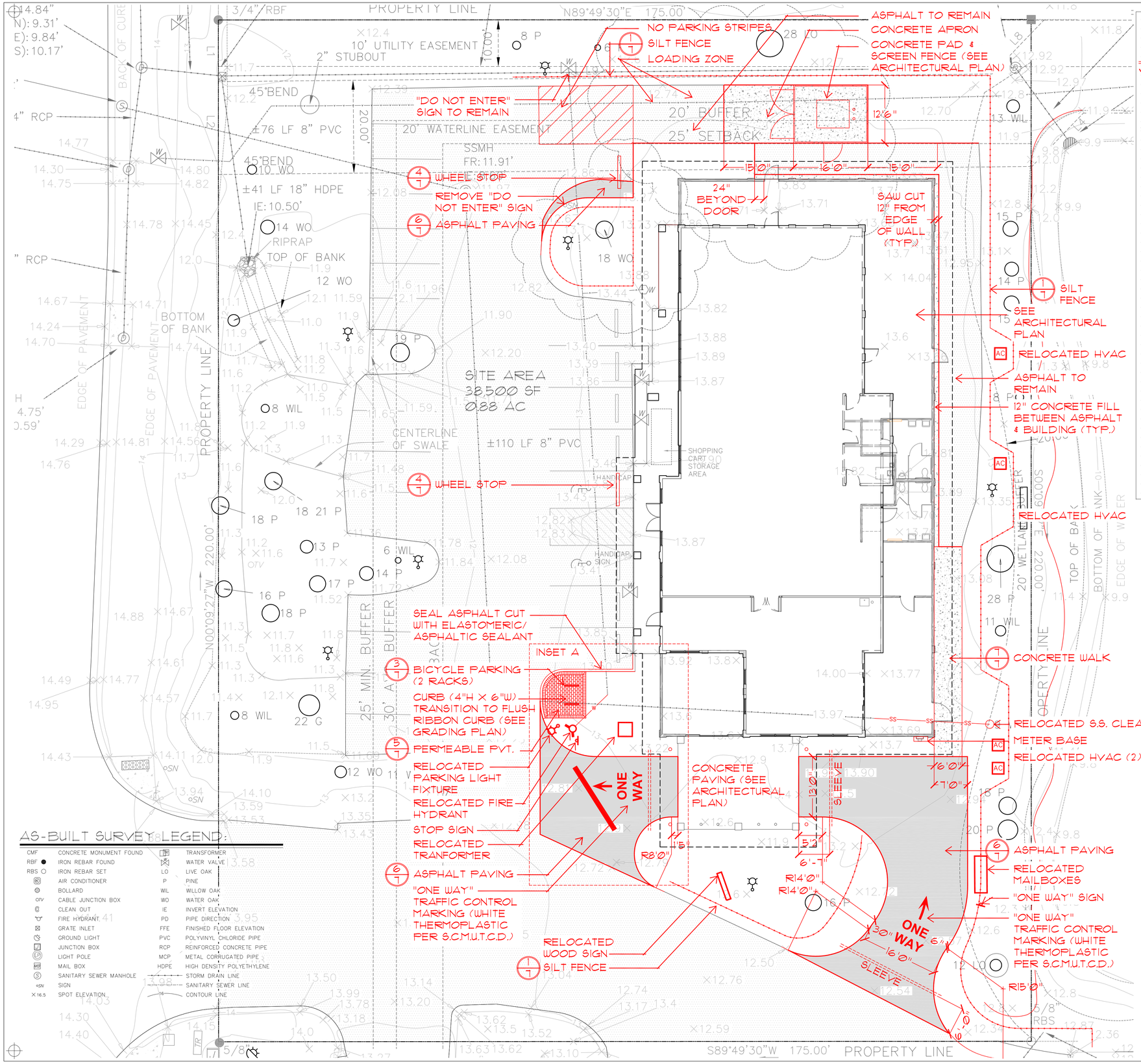


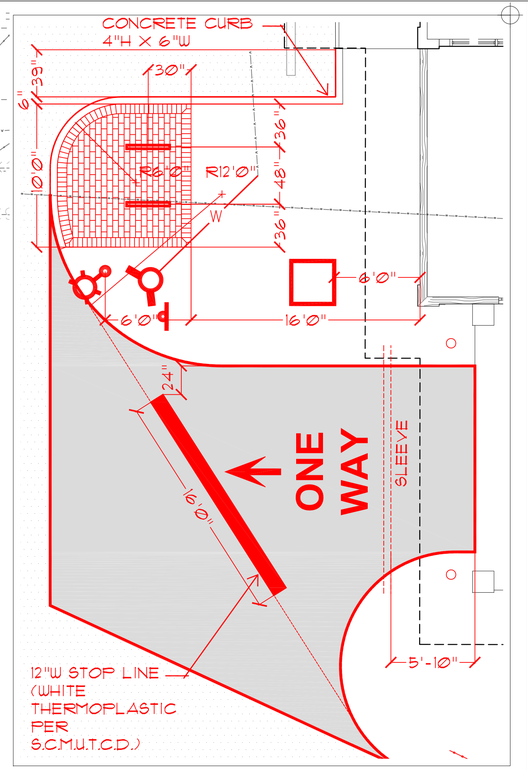


## INSET A

SCALE: 1"=5'-0"

## TRAFFIC CONTROLS:

1.) TRAFFIC CONTROLS FOR THIS INSTALLATION SHALL BE IN ACCORDANCE WITH S.C.M.U.T.C.D.

2.) PAVEMENT MARKING LINES TO BE THERMOPLASTIC.

3.) TRAFFIC CONTROL SIGNS TO BE RELOCATED OR ADD FOR REDEVELOPMENT INCLUDE:
(1) "STOP"
(1) "ONE WAY"
(1) "DO NOT ENTER"

4.) ALL TRAFFIC CONTROL SIGNS TO BE STANDARD S.C.M.U.T.C.D. ALUMINIUM SIGNS MOUNTED ON 4"X4" TREATED POSTS STAINED "DRIFTWOOD GREY"

## SLEEVES:

1.) INSTALL THREE (3) SLEEVES UNDER DRIVE-THROUGH DRIVE PER PLAN.

2.) SLEEVE SPECIFICATION:
- 6" O.D. SCH. 40 PVC
- BURIED 18" BELOW GRADE
- EXTEND 12" BEYOND EDGE OF PAVEMENT

## AS-BUILT SURVEY LEGEND:

| | | | |
|---|---|---|---|
| CMF | CONCRETE MONUMENT FOUND | | TRANSFORMER |
| RBF | IRON REBAR FOUND | | WATER VALVE |
| RBS | IRON REBAR SET | LO | LIVE OAK |
| | AIR CONDITIONER | P | PINE |
| | BOLLARD | WIL | WILLOW OAK |
| CATV | CABLE JUNCTION BOX | WO | WATER OAK |
| | CLEAN OUT | IE | INVERT ELEVATION |
| | FIRE HYDRANT | PD | PIPE DIRECTION |
| | GRATE INLET | FFE | FINISHED FLOOR ELEVATION |
| | GROUND LIGHT | PVC | POLYVINYL CHLORIDE PIPE |
| | JUNCTION BOX | RCP | REINFORCED CONCRETE PIPE |
| | LIGHT POLE | MCP | METAL CORRUGATED PIPE |
| | MAIL BOX | HDPE | HIGH DENSITY POLYETHYLENE |
| | SANITARY SEWER MANHOLE | | STORM DRAIN LINE |
| | SIGN | | SANITARY SEWER LINE |
| ×16.5 | SPOT ELEVATION | | CONTOUR LINE |

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## LAYOUT PLAN

NORTH

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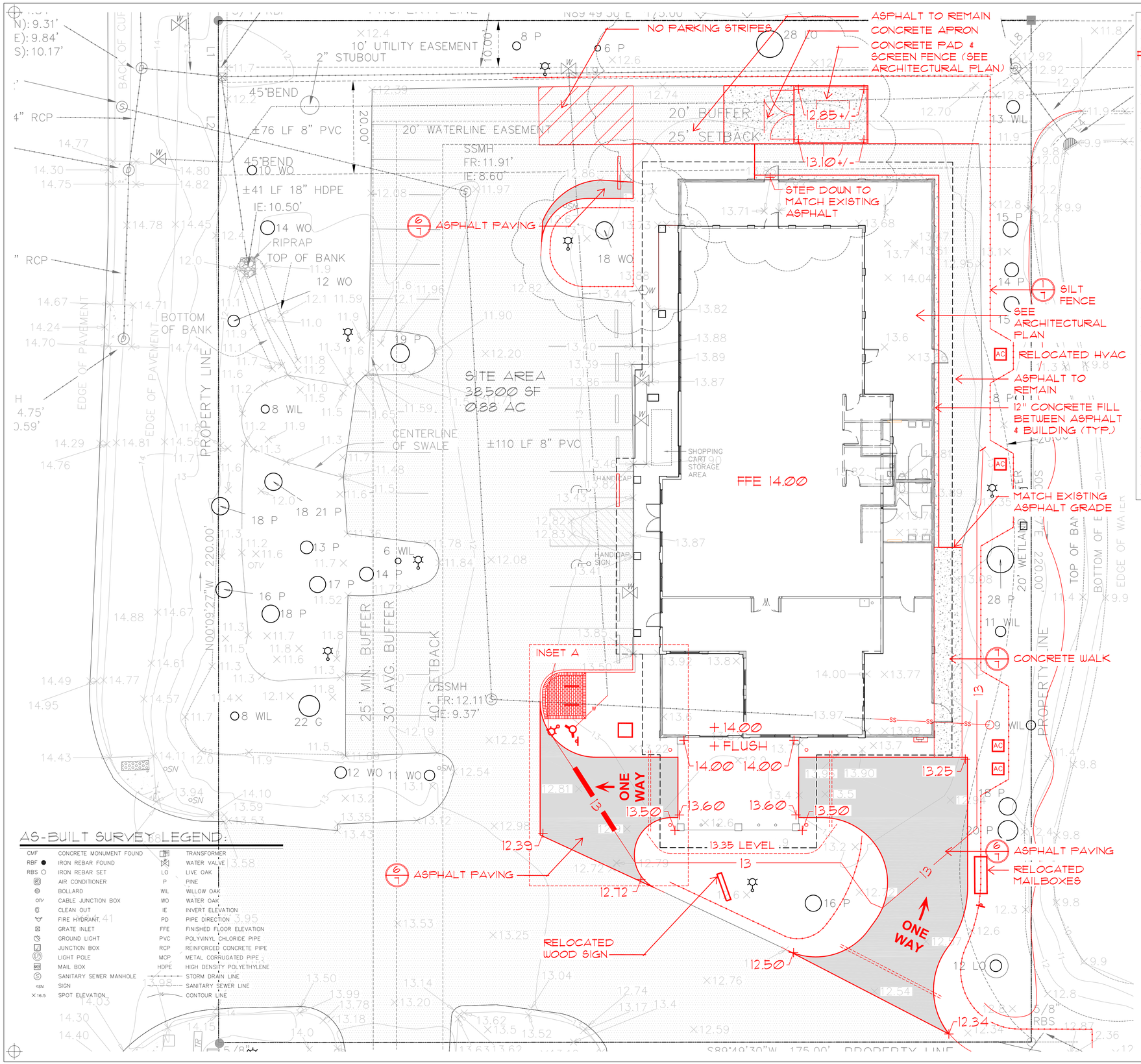


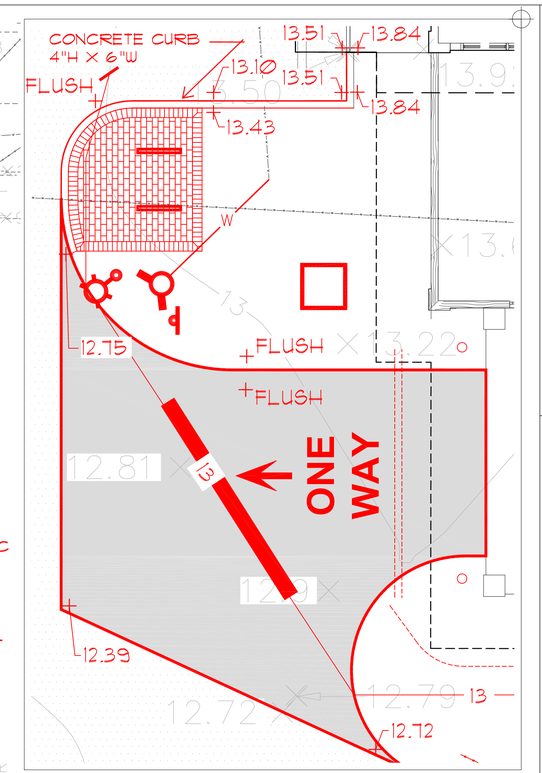


INSET A

SCALE: 1"=5'-0"

## PAVING, GRADING & DRAINAGE NOTES:

ASBUILT, TREE & TOPOGRAPHY SURVEY OF PARCEL "C" PORT ROYAL PLAZA, DATED 12-10-13, PROVIDED BY ATLAS SURVEYING.

BENCHMARKS ARE TO BE VERIFIED AND PROVIDED BY CONTRACTOR.

ELEVATIONS SHOWN ON THE PLANS ARE ON THE NGVD 29 DATUM.

CONTRACTOR SHALL VERIFY ALL MANHOLE AND INVERT ELEVATIONS BEFORE STARTING WORK.

CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES.

SILT FENCE AND TREE FENCES TO BE IN PLACE PRIOR TO COMMENCING WORK.

CONTRACTOR WILL REPAIR ALL DAMAGE DONE TO ROADSIDE AND RESEED WITH PERMANENT GRASS OR ACCORDING TO PROJECT LANDSCAPE PLAN, IF ONE.

KEY:

×13.00 EXISTING SPOT ELEVATIONS

+11.75 PROPOSED SPOT ELEVATIONS

SILT FENCE

## AREA OF DISTURBANCE:

| PRE-ADDITION | | |
|---|---|---|
| PERVIOUS: | 14,642 SF | 38% |
| IMPERVIOUS: | 23,858 SF | 62% |
| TOTAL AREA: | 38,500 SF | 100% |

| POST-ADDITION | | |
|---|---|---|
| PERVIOUS: | 13,293 SF | 35% |
| IMPERVIOUS: | 25,207 SF | 65% |
| TOTAL AREA: | 38,500 SF | 100% |

## AS-BUILT SURVEY LEGEND:

| | | | |
|---|---|---|---|
| CMF | CONCRETE MONUMENT FOUND | | TRANSFORMER |
| RBF ● | IRON REBAR FOUND | | WATER VALVE |
| RBS ○ | IRON REBAR SET | LO | LIVE OAK |
| | AIR CONDITIONER | P | PINE |
| | BOLLARD | WIL | WILLOW OAK |
| CATV | CABLE JUNCTION BOX | WO | WATER OAK |
| | CLEAN OUT | IE | INVERT ELEVATION |
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| | GRATE INLET | FFE | FINISHED FLOOR ELEVATION |
| | GROUND LIGHT | PVC | POLYVINYL CHLORIDE PIPE |
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# GRADING & DRAINAGE PLAN

NORTH

0 5 10 20 30
FEET

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|---|---|---|

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DRAWN: KD / TR

APPROVED: TR

# PLANTING NOTES:

1. 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.
2. ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, ALL OTHER SPECIFICATIONS TO REMAIN UNCHANGED.
3. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.
4. SEE TREE, SHRUB, AND GROUND COVER PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING SPECIFICATIONS.
5. CONTRACTOR SHALL TEST SOIL PH AND CONDITIONS FOR ALL SOD AREAS TO INSURE THAT PROPER SOIL REQUIREMENTS ARE MET FOR THE SODDED LAWN. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST AND SPECIFICATIONS TO ACHIEVE PROPER SOIL CONDITIONS.
6. CONTRACTOR SHALL STAKE OUT ALL SHRUB BED LINES, TREE LOCATIONS, AND SHRUB GROUPINGS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE BEGINNING PLANTING OPERATIONS.
7. ALL PLANT BEDS AND STREET TREE RINGS TO RECEIVE 3" DEEP LONGLEAF PINESTRAW MULCH.
8. CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
9. ALL PLANT BED AND SOD AREAS TO RECEIVE 100% IRRIGATION COVERAGE.
10. 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.
11. PREEMERGENT HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
12. PLANT BED SHALL BE TESTED FOR PH AND AMENDED PRIOR TO INSTALLATION.
13. THE PLANT BED AREAS LABELED AS "ANNU OR PERN" SHALL BE PLANTED WITH ANNUALS AND PERENNIALS SELECTED BY THE LANDSCAPE ARCHITECT. SELECTIONS AND FINAL PLACEMENT OF ALL ANNUAL AND PERENNIAL BEDS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

# TREE REMOVAL:

CATEGORY I:
1 Live Oak @ 13" DBH

CATEGORY II:
N/A

CATEGORY III:
2 Pine @ 15" DBH = 30"
2 Pine @ 18" DBH = 36"
1 Pine @ 19" DBH = 19"
Total Category III = 85" DBH

# TREE REPLACEMENT CALCULATIONS:

CATEGORY I:
13" DBH @ 1 Replacement Tree per 10" DBH (Min. 2" cal. / 10' tall) = 1.3 Cat. I Replacement Trees

CATEGORY III:
85" DBH @ 1 Replacement Tree per 10" DBH (Min. 1" cal. / 6' tall) = 8.5 Cat. III Replacement Trees

OR EQUIVALENT CAT. II:
85" DBH @ 1 Replacement Tree per 10" DBH (Min. 2" cal. / 10' tall) = 5 Cat. II Replacement Trees in lieu of Cat. III Trees

# TREE REPLACEMENTS TO BE PLANTED:

CATEGORY I:
1 Live Oak @ 14'-16' Hgt. x 3.5" cal. (2" cal. min. req'd.)

CATEGORY II FOR CATEGORY III:
2 Redbud @ 10'-12' Hgt. x 2" cal.
3 Fringetree @ 10'-12' Hgt. x 2" cal.

# GOODWILL PLANTING SCHEDULE:

| QUAN. | SYMBOL | BOTANICAL NAME | COMMON NAME | HEIGHT | SPREAD | CAL/ROOT | NOTES |
|---|---|---|---|---|---|---|---|
| TREES | | | | | | | |
| 2 | CERC | Cercus Canadensis | Redbud | 10'-12' | 3'-4' | B&B | Single-Trunk |
| 3 | CHIV | Chionanthus virginicus | Fringetree | 10'-12' | 6'-7' | B&B | 2" Cal. min. |
| 1 | LAGI | Lagerstroemia indica 'Natchez' | Natchez Crape Myrtle | 8'-10' | 3'-4' | B&B | Single Trunk |
| 1 | QUEV | Quercus virginiana | Live Oak | 12'-14' | 6'-7' | B&B | 3 1/2" Cal. min. |
| SHRUBS | | | | | | | |
| 27 | ILEX | Ilex spp. | Holly (to match existing) | 24"-30" | 18"-24" | Cont. | 7 Gal. Min. |
| 18 | VIBS | Viburnum suspensum | Sandankwa Viburnum | 24"-30" | 12"-15" | Cont. | 7 Gal Min. |
| 11 | VIBO | Viburnum odoratissimum | Sweet Viburnum | 30"-36" | 15"-18" | Cont. | 7 Gal Min. |
| GROUNDCOVER AND GRASSES | | | | | | | |
| 27 | JUNP | Juniperus spp | Juniper (to match existing) | 6"-12" | 12"-15" | Cont. | 3 Gal Min. |
| 51 | LIRM | Liriope muscari 'Big Blue' | Big Blue Liriope | 6"-8" | 10-12" | Cont. | 1 Gal Min. |
| 81 | MUHC | Muhlenbergia capillaris | Red Muhly Grass | 12"-15" | 12"-15" | Cont. | 3 Gal Min. |
| 75 | TRAJ | Trachelospermum jasminoides | Confederate Jasmine | 6'-8" | 10-12" | | 1 Gal Min. |
| SOD, MULCH AND MISCELLANEOUS | | | | | | | |
| 180 | BALES | MULCH | Longleaf Pinestraw Mulch | | | 1 Bale / 50 sf | |

# IRRIGATION:

All new plantings to be irrigated by hand.

# AS-BUILT SURVEY LEGEND:

| | | | |
|---|---|---|---|
| CMF | CONCRETE MONUMENT FOUND | | TRANSFORMER |
| RBF ● | IRON REBAR FOUND | | WATER VALVE |
| RBS ○ | IRON REBAR SET | LO | LIVE OAK |
| | AIR CONDITIONER | P | PINE |
| | BOLLARD | WIL | WILLOW OAK |
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| | MAIL BOX | HDPE | HIGH DENSITY POLYETHYLENE |
| | SANITARY SEWER MANHOLE | | STORM DRAIN LINE |
| SIGN | | | SANITARY SEWER LINE |
| ×16.5 | SPOT ELEVATION | 16 | CONTOUR LINE |

# EXISTING PLANTS TO REMAIN:

SHRUBS

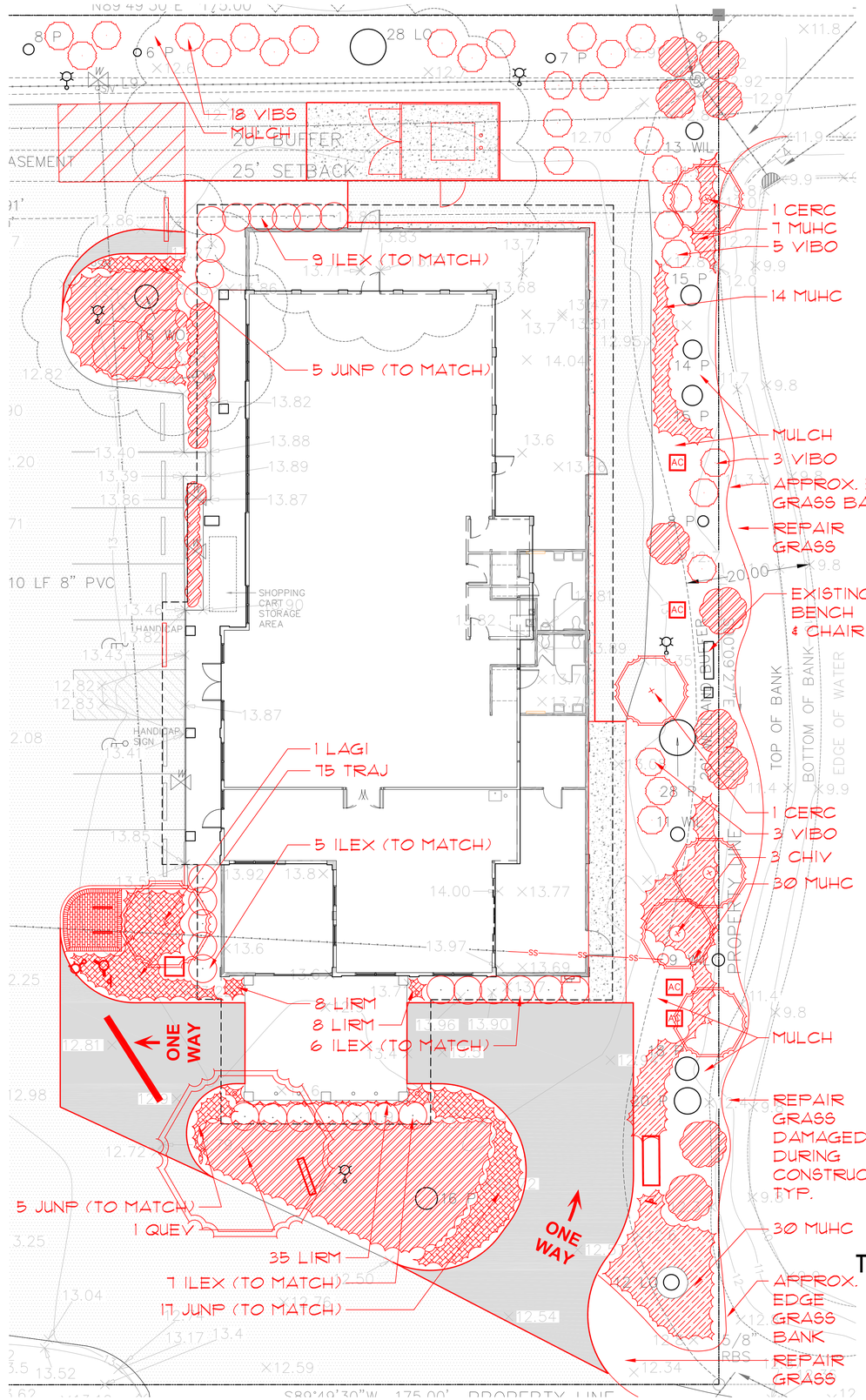
GROUNDCOVERS

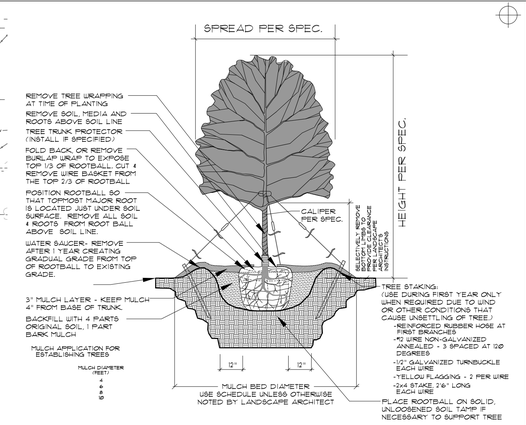
# NEW PLANTINGS:

TREE

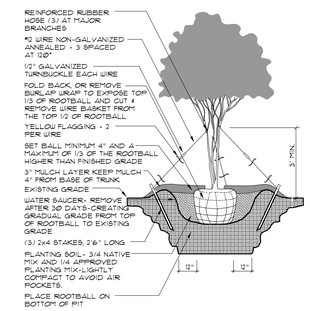
SHRUB

GROUNDCOVER

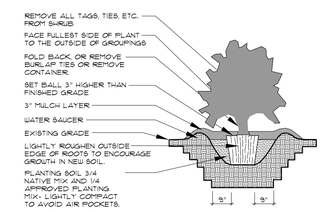



1/6 TREE PLANTING DETAIL
SCALE: NTS

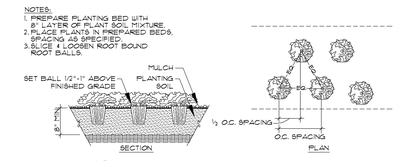



2/6 MULTI-TRUNK TREE PLANTING
SCALE: NTS




3/6 SHRUB PLANTING
SCALE: NTS

NOTES:
1. PREPARE PLANTING BED WITH 8" LAYER OF PLANT SOIL MIXTURE.
2. PLACE PLANTS IN PREPARED BEDS, SPACING AS SPECIFIED.
3. SLICE & LOOSEN ROOT BOUND ROOT BALLS.




4/6 GROUND COVER PLANTING
SCALE: NTS

South Carolina 811 Call 811 Before you Dig

3 WORKING DAYS BEFORE YOU DIG
CALL 811 OR (888) 721-7877
PALMETTO UTILITY PROTECTION SERVICE, INC.

# TREE REPLACEMENT & PLANTING PLAN

NORTH

0 5 10 20 30
FEET

GOODWILL INDUSTRIES
BUILDING ADDITION SITE & LANDSCAPE PLAN
PORT ROYAL PLAZA PARCEL C

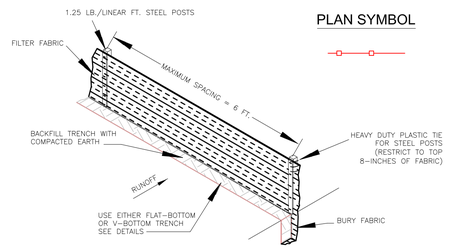

TRUITT RABUN ASSOCIATES
LAND PLANNING · LANDSCAPE ARCHITECTURE
creativity · environment · community
P.O. Box 23229
Hilton Head Island, SC 29925
843-342-7777
FAX 843-342-7701


REVISIONS:
DATE: | NO.: | DESCRIPTION:

PROJECT NO: 70425-02
ISSUE DATE: 05/12/14
DRAWN: KD / TR
APPROVED: TR

Sheet 6 Of 7

## SILT FENCE INSTALLATION



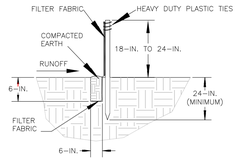

PLAN SYMBOL



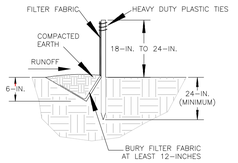
### SILT FENCE – GENERAL NOTES

1. Do not place silt fence across channels or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.
2. Maximum sheet or overland flow path length to the silt fence shall be 100-feet.
3. Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.
4. Silt fence joints, when necessary, shall be completed by one of the following options:
   - Wrap each fabric together at a support post with both ends fastened to the post, with a 1-foot minimum overlap;
   - Overlap silt fence by installing 3-feet passed the support post to which the new silt fence roll is attached. Attach old roll to new roll with heavy-duty plastic ties; or,
   - Overlap entire width of each silt fence roll from one support post to the next support post.
5. Attach filter fabric to the steel posts using heavy-duty plastic ties that are evenly spaced within the top 8-inches of the fabric.
6. Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.
7. Install Silt Fence Checks (Tie-Backs) every 50-100 feet, dependent on slope, along silt fence that is installed with slope and where concentrated flows are expected or are documented along the proposed/installed silt fence.

## FLAT-BOTTOM TRENCH DETAIL




## V-SHAPED TRENCH DETAIL




South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 Page 1 of 2

NOT TO SCALE FEBRUARY 2014 DATE

### SILT FENCE – POST REQUIREMENTS

1. Silt Fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics.
   - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
   - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
   - Weigh 1.25 pounds per foot (± 8%)
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17-square inches and be composed of 15 gauge steel, at a minimum. The metal soil stabilization plate should be completely buried.
4. Install posts to a minimum of 24-inches. A minimum height of 1- to 2-inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
5. Post spacing shall be at a maximum of 6-feet on center.

### SILT FENCE – FABRIC REQUIREMENTS

1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
   - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other;
   - Free of any treatment or coating which might adversely alter its physical properties after installation;
   - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
   - Have a minimum width of 36-inches.
2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24-inches above the ground.

### SILT FENCE – INSPECTION & MAINTENANCE

1. The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the silt fence.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff overtopping the silt fence. Install checks/tie-backs and/or reinstall silt fence, as necessary.
7. Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Removed damaged silt fence and reinstall new silt fence immediately.
8. Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently stabilized.

South Carolina Department of Health and Environmental Control

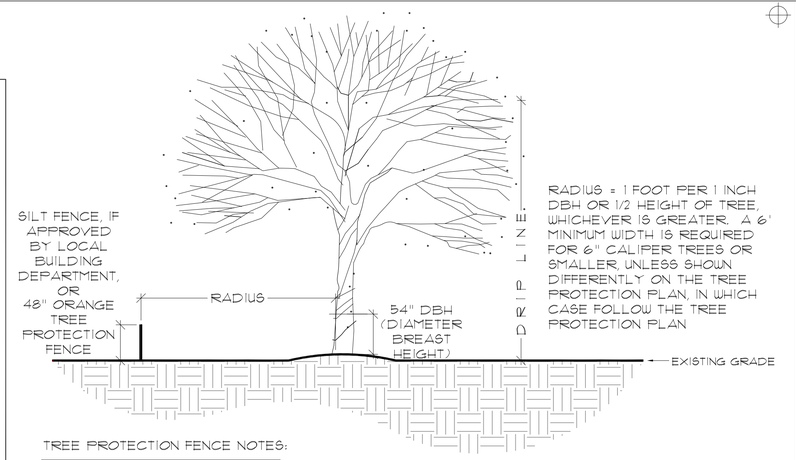
SILT FENCE

STANDARD DRAWING NO. SC-03 PAGE 2 of 2

GENERAL NOTES FEBRUARY 2014 DATE

## 1/7 SILT FENCE

SCALE: NTS

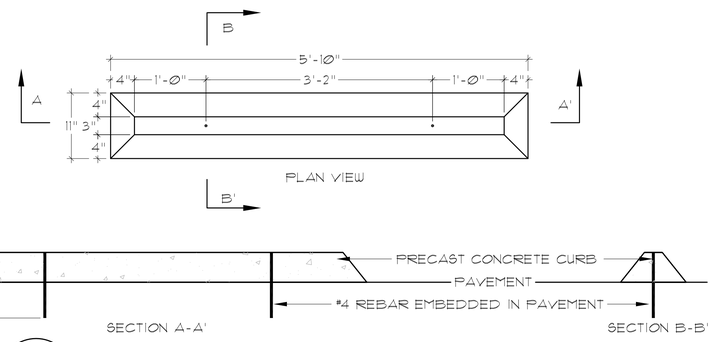



TREE PROTECTION FENCE NOTES:

1. INSTALL ALL TREE PROTECTION FENCE ACCORDING TO THE RADIUS DETERMINED ON THIS DETAIL UNLESS SHOWN DIFFERENTLY ON THE TREE PROTECTION PLAN, IN WHICH CASE FOLLOW THE TREE PROTECTION PLAN.
2. INSTALL ALL TREE PROTECTION FENCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. COORDINATE LOCATION OF TREE PROTECTION . FENCES WITH SEDIMENT CONTROL TUBES AND/ OR EROSION CONTROL FENCING.
4. 48" ORANGE TREE PROTECTION FENCE SHALL BE MANUFACTURED BY JACKSON SAFETY, PRODUCT "GENERAL PURPOSE SAFETY FENCE ORANGE" #3007305, 48" WIDTH, POLYMER TYPE: HDPE, OR APPROVED EQUAL.
5. TREE PROTECTION FENCE SUPPORT STAKES SHALL BE 2" X 2" OR GREATER, PLACED NO MORE THAN 10' APART, SUCH THAT THE FENCE REMAINS TAUGHT AND UPRIGHT WITHOUT SAGGING.
6. REMOVE ALL TREE PROTECTION FENCE UPON COMPLETION OF CONSTRUCTION.

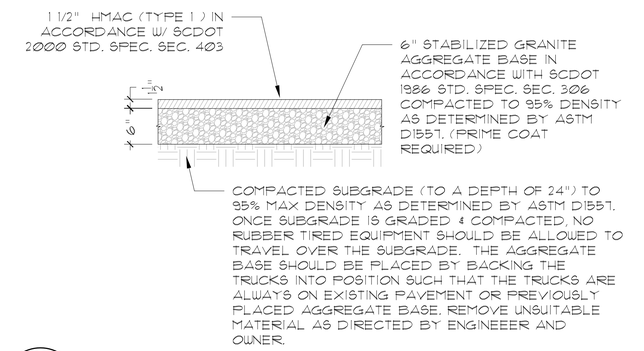
## 2/7 TREE PROTECTION FENCE

SCALE: NTS



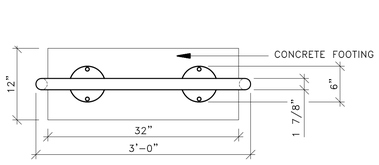

## 4/9 WHEEL STOP

SCALE: 1"=1'-0"

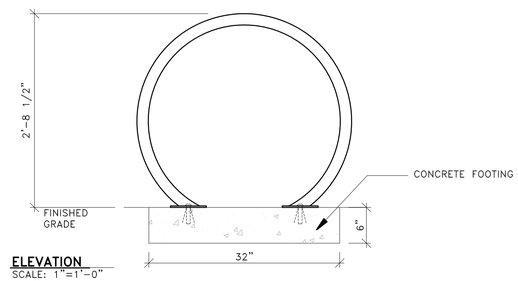



## 6/7 ASPHALT PAVING

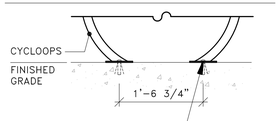
SCALE: 1"=1'-0"




PLAN VIEW
SCALE: 1"=1'-0"




ELEVATION
SCALE: 1"=1'-0"



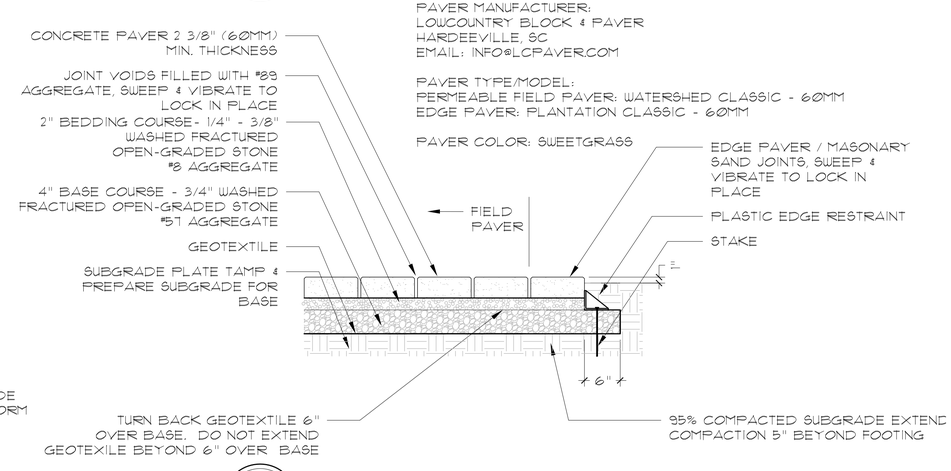

5/8" (16 mm) DIAMETER HOLES FOR ANCHORS (TYPICAL-4)

2170-3-03-SM (SURFACE MOUNT)
SCALE: 3/4"=1'-0"

CYCLOOP CURCULO
MANUFACTURER: COLUMBIA CASCADE COMPANY, TIMBERFORM
MODEL: 2170-3-03-SM
COLOR: CC-7034

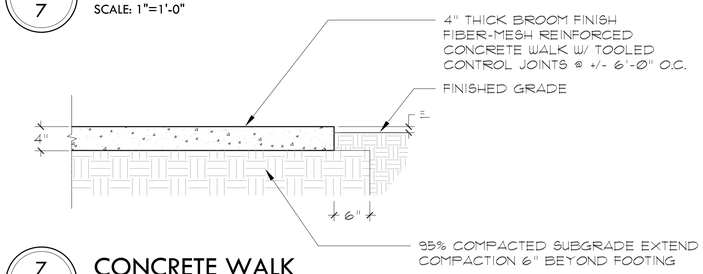
## 3/7 BICYCLE PARKING RACK

SCALE: NTS




## 5/7 PERMEABLE PAVEMENT

SCALE: 1"=1'-0"




## 7/7 CONCRETE WALK

SCALE: 1"=1'-0"

South Carolina 811 Call 811 Before you Dig

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CALL 811 OR (888) 721-7877
PALMETTO UTILITY PROTECTION SERVICE, INC.

# DETAILS

GOODWILL INDUSTRIES
BUILDING ADDITION SITE & LANDSCAPE PLAN
PORT ROYAL PLAZA PARCEL C


TRUITT RABUN ASSOCIATES
LAND PLANNING · LANDSCAPE ARCHITECTURE
creativity · environment · community
P.O. Box 23229
Hilton Head Island, SC 29925
843-342-7777
FAX 843-342-7701


REVISIONS:

| DATE: | NO: | DESCRIPTION: |
|---|---|---|

PROJECT NO: 70425-02

ISSUE DATE: 05/12/14

DRAWN: KD / TR

APPROVED: TR

Sheet 7 Of 7

# ADDITION TO:
# GOODWILL INDUSTRIES BUILDING
## 91 MATHEWS DRIVE
## HILTON HEAD ISLAND, BEAUFORT CO., SC

## DESIGN CRITERIA

2006 IBC
2006 IEC
2006 IMC
2003 ANSI A117.1

TYPE OF CONSTRUCTION: TYPE II-B - UNPROTECTED - SPRINKLED (IBC 602.2)

OCCUPANCY:
ALLOWABLE HEIGHT:
ALLOWABLE AREA:

OCCUPANCY LOADS:

EGRESS WIDTH: (IBC 1609.4)

WIND EXPOSURE: (IBC 1609.4) EXPOSURE B
MEAN ROOF ELEVATION: (IBC T1600.6.2.1(4)) 18'-6"
WIND SPEED: 110 MPH W/ 130 MPH 3 SECOND GUSTS
SEISMIC ZONE: D
CATEGORY: II (IBC T1604.5)
SEISMIC FACTOR: 125 (IBC T1604.5)

PROJECT SHALL COMPLY WITH ALL NATIONAL, STATE & LOCAL CODES AND ORDINANCES.

DISCLAIMER

THIS WRITTEN NOTICE REQUIRED BY SOUTH CAROLINA CODE OF REGULATIONS EFFECTIVE 9-22-06 TO THE PERMITTING AUTHORITY AND BUILDING OWNER THAT THE ARCHITECT, MICHAEL GRIFFITH, HAS NOT BEEN HIRED TO PROVIDE MINIMUM CONSTRUCTION ADMINISTRATION SERVICES ON THE FOLLOWING PROJECT: ADDITION TO: GOOD WILL INDUSTRIES BUILDING, 91 MATHEWS DRIVE, HILTON HEAD, SC. CHAPTER 11, DEPT. OF LABOR, LICENSING AND REGULATION - SOUTH CAROLINA STATE BOARD OF ARCHITECTURAL EXAMINERS. REGULATION 11-12.B.4 AND 5 STATE:

(4) ON A PROJECT WHERE A BUILDING PERMIT HAS BEEN ISSUED AND THE SEALING ARCHITECT AND THE FIRM OF RECORD HAVE NOT BEEN ENGAGED TO PERFORM AT LEAST MINIMUM CONSTRUCTION ADMINISTRATION SERVICES, AS DEFINED IN SUBSECTION (5) BELOW, THE SEALING ARCHITECT AND FIRM MUST REPORT TO THE PERMITTING AUTHORITY AND THE BUILDING OWNER THAT HE AND THE FIRM HAVE NOT BEEN SO ENGAGED.

(5) THE MINIMUM CONSTRUCTION ADMINISTRATION SERVICES EXPECTED OF THE SEALING ARCHITECT AND FIRM DEEMED NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THE PUBLIC SHALL BE PERIODIC SITE OBSERVATIONS OF THE CONSTRUCTION PROGRESS AND QUALITY, REVIEW OF CONTRACTOR SUBMITTAL DATA AND DRAWINGS, AND REPORTING TO THE BUILDING OFFICIAL AND OWNER ANY VIOLATIONS OF CODES OR SUBSTANTIAL DEVIATIONS FROM THE CONTRACT DOCUMENTS WHICH THE ARCHITECT OBSERVED.

N. Michael F. Griffith _____ Representative from Good Will Industries Building _____

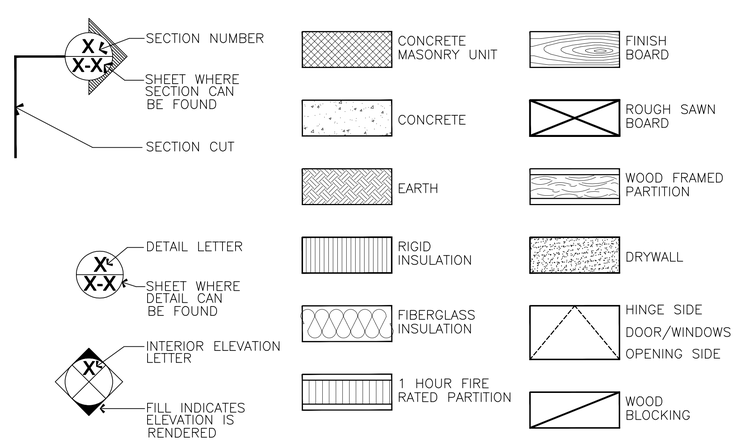
Date _____ Date _____

## ABBREVIATIONS

| | |
|---|---|
| AB | ANCHOR BOLT |
| ATC. | ACOUSTICAL TILE CEILING |
| ADD'L. | ADDITIONAL |
| AFF | ABOVE FINISHED FLOOR |
| ALUM/AL | ALUMINUM |
| ANOD. | ANODIZED |
| @ | AT |
| BLK'G. | BLOCKING |
| BM | BEAM |
| BRG. | BEARING |
| BLK | BLACK . BLOCK |
| BLDG. | BUILDING |
| CAB. | CABINET |
| ℄ | CENTER LINE |
| CG | CORNER GUARD |
| CJ | CONTROL JOINT |
| CLG. | CEILING |
| CLOS./CLO. | CLOSET |
| CMU | CONCRETE MASONRY UNIT |
| COL. | COLUMN |
| CONC. | CONCRETE |
| CONF. | CONFERENCE |
| CONST. | CONSTRUCTION |
| COR. | CORRIDOR |
| CONT. | CONTINUOUS |
| CPT. | CARPET |
| CT | CERAMIC TILE |
| DIM'S. | DIMENSIONS |
| DIA / ϕ | DIAMETER |
| DIM | DIMENSION |
| DN | DOWN |
| DWG'S. | DRAWINGS |
| EA. | EACH |
| ELEC. | ELECTRIC |
| ELEV. | ELEVATION |
| EQ. | EQUAL |
| EQUIP. | EQUIPMENT |
| EXIST. | EXISTING |
| EXP. / EJ | EXPANSION / JOINT |
| EXT. | EXTERIOR |
| FD | FLOOR DRAIN |
| F.F. | FINISHED FLOOR |
| FE | FIRE EXTINGUISHER |
| FEC | FIRE EXTINGUISHER CABINET |
| FIN. | FINISH |
| FLR. | FLOOR |
| FLASH'G. | FLASHING |
| FR./FRM. | FRAME |
| FRT. | FIRE RETARDANT TREATMENT |
| FTG. | FOOTING |
| FURN. | FURNITURE |
| FURR'G. | FURRING |
| GA. | GAUGE |
| GEN. | GENERAL |
| GC | GENERAL CONTRACTOR |
| G.I. | GALVANIZE IRON |
| GL. | GLASS |
| GYP. B'D. | GYPSUM BOARD |
| H.M. | HOLLOW METAL |
| HR. | HOUR |
| INSUL. | INSULATION |
| INT. | INTERIOR |
| JAN. | JANITOR |
| JT | JOINT |
| MAX. | MAXIMUM |
| MECH. | MECHANICAL |
| MIN. | MINIMUM |
| MNT. | MOUNT |
| MTL. | METAL |
| MFR. | MANUFACTURER |
| NO. | NUMBER |
| O.C. | ON CENTER |
| PNT. | PAINT |
| P.C. | PORTLAND CEMENT |
| PLAS. LAM. | PLASTIC LAMINANT |
| PLYW'D. | PLYWOOD |
| PMEJ. | PREMOLDED EXPANSION JOINT |
| P.P.T. | PRESERVITIVE PRESSURE TREATED |
| PTD. | PAINTED |
| RCP | REFLECTED CEILING PLAN |
| RE: | REFERENCE |
| REC'PT. | RECEPTION |
| REINF. | REINFORCING |
| RESIL. | RESILIENT |
| RET. | RETAINING |
| REQ'D. | REQUIRED |
| SCHED. | SCHEDULE |
| SC WD | SOLID CORE WOOD |
| SECT. | SECTION |
| SEC'Y. | SECRETARY |
| SHTV. | SHEET VINYL |
| STL. | STEEL |
| STN. | STAIN |
| STO./STOR. | STORAGE |
| STRUCT | STRUCTURAL |
| SUSP. | SUSPENDED |
| TELE. | TELEPHONE |
| TEMP. | TEMPERED |
| T.G. | TOP OF GRATE |
| TLWC | TOP OF LIGHTWEIGHT CONCRETE |
| T.V. | TELEVISION |
| T.W. | TOP OF WALL |
| TYP. | TYPICAL |
| U.L. | UNDERWRITERS LABORATORIES |
| U.N.O. | UNLESS NOTED OTHERWISE |
| VB | VINYL BASE |
| VERT. | VERTICAL |
| VEST. | VESTIBULE |
| VCT | VINYL COMPOSITION TILE |
| VWC | VINYL WALL COVERING |
| W/ | WITH |
| WD. | WOOD |

ALL DIMENSION AND MEASURE-MENTS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE

## LEGEND




## INDEX OF DRAWINGS


| | |
|---|---|
| CS | COVER SHEET |
| A1 | FLOOR PLAN - ROOF PLAN |
| A2 | ELEVATIONS |
| A3 | REFLECTED CEILING PLAN - ROOF FRAMING PLAN |
| A4 | WALL SECTIONS |
| M1 | MECHANICAL PLAN |
| E1 | LIGHTING PLAN |
| E2 | POWER PLAN |
| E3 | ELECTRICAL DETAILS |
| M1 | MECHANICAL PLAN |


BUILDING AREA

| | |
|---|---|
| EXISTING HEATED & COOLED | 4,563 SF |
| EXISTING PORCH | 232 SF |
| ADDITION HEATED & COOLED | 2,261 SF |
| ADDITION DRIVE THRU | 520 SF |
| TOTAL HEATED & COOLED | 6,824 SF |
| TOTAL EXTERIOR | 752 SF |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REVISIONS

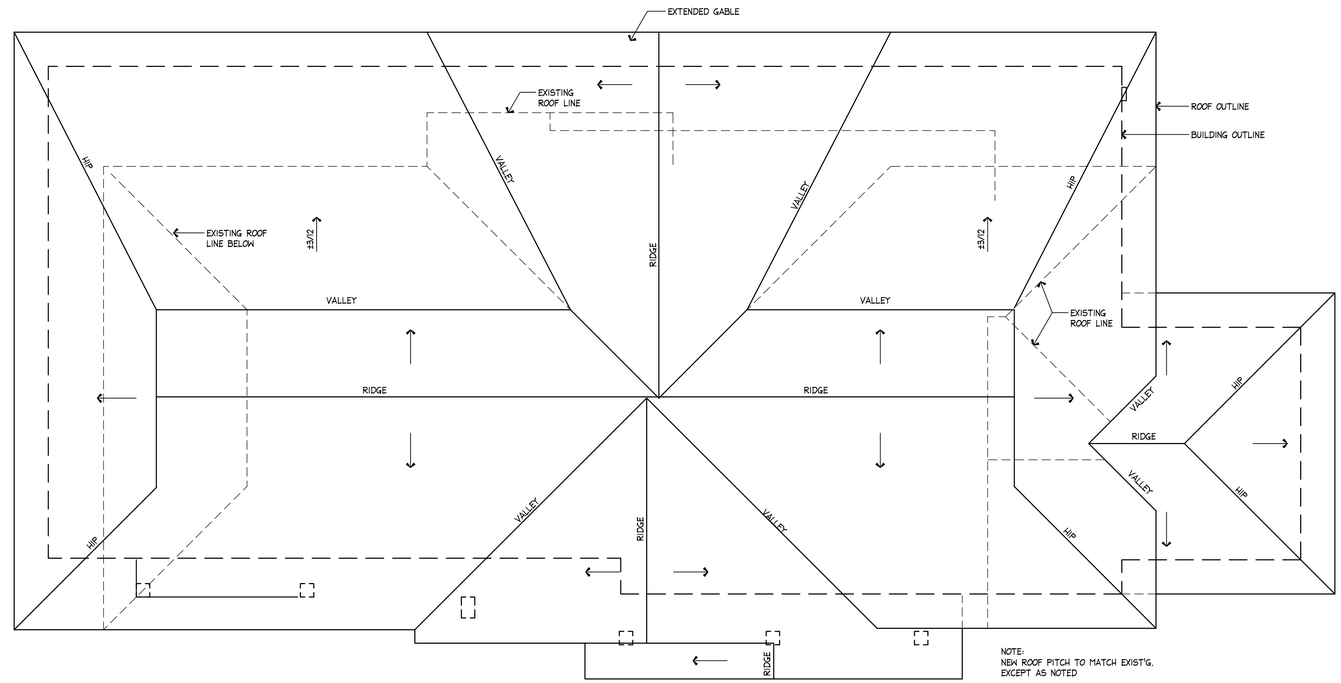

MICHAEL GRIFFITH
Architect
P.O. Box 3527
Bluffton, SC 29910
843-815-4282


COVER SHEET
ADDITION TO:
GOODWILL INDUSTRIES BUILDING
91 MATHEWS DRIVE
HILTON HEAD ISLAND, BEAUFORT CO., SC

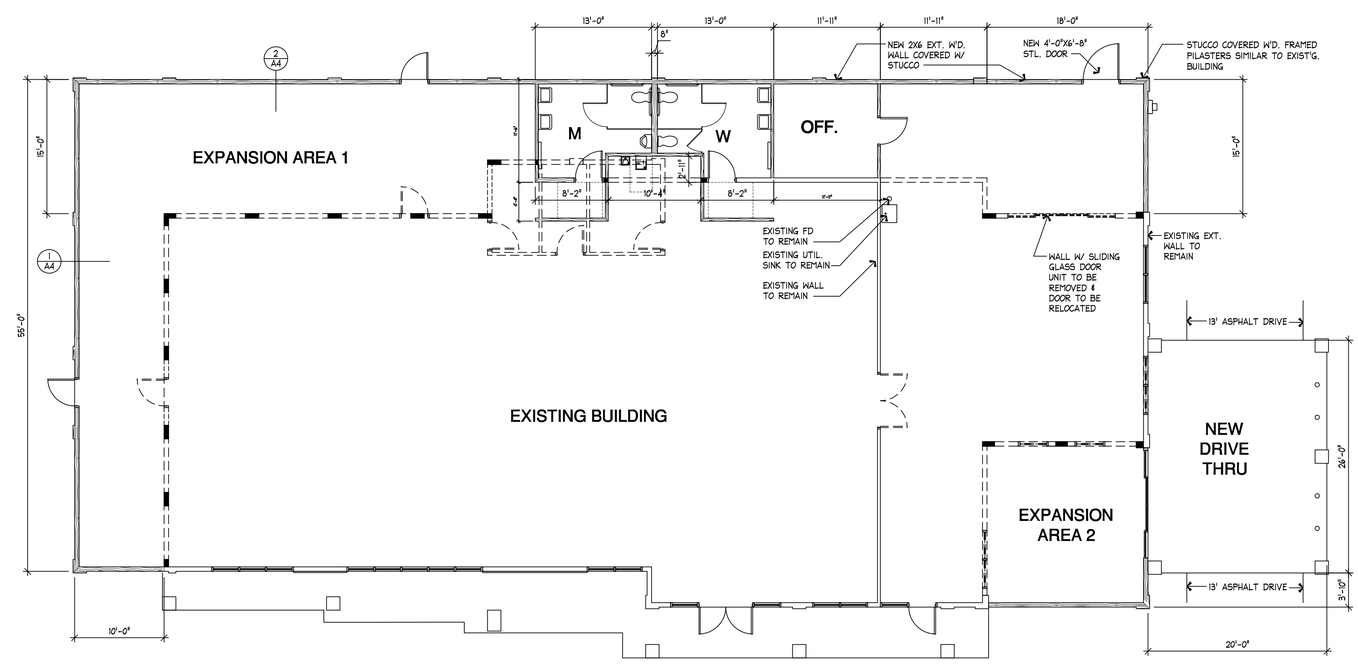
DATE: 5-08-14 | SCALE: 1/8"=1'-0" | DRAWN BY: DB | CHECK'D BY: MG | PROJECT NO: 1380

ARCHITECTURAL

CS




ROOF PLAN
1/8"=1,-0"




EXPANDED FLOOR PLAN
1/8"=1,-0"

LEGEND
- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN
- NEW WOOD FRAMED WALLS
- PORTIONS OF EXISTING WALLS TO REMAIN FOR ROOF SUPPORT

ALL DIMENSION AND MEASUREMENTS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE

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REVISIONS

MICHAEL GRIFFITH
Architect
P.O. Box 3527
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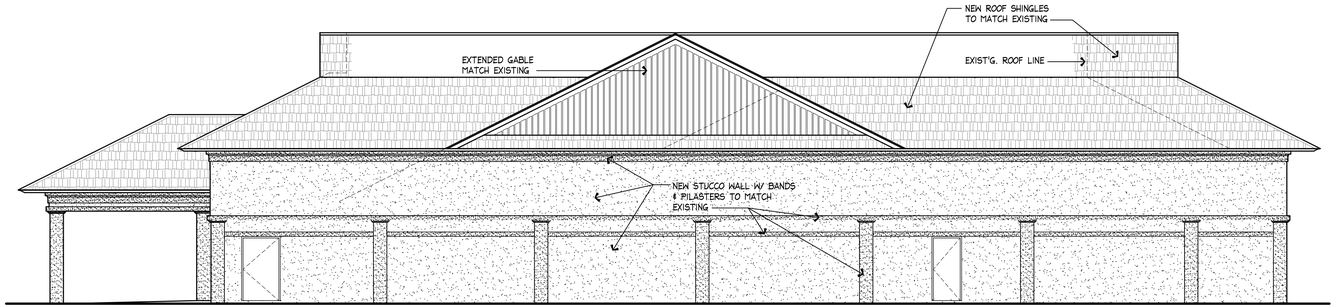
FLOOR PLANS - ROOF PLAN

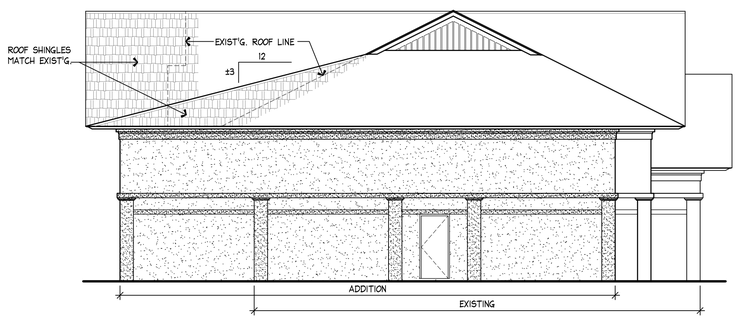
ADDITION TO:
GOODWILL INDUSTRIES BUILDING
91 MATHEWS DRIVE
HILTON HEAD ISLAND, BEAUFORT CO., SC

DATE: 5-08-14 | SCALE: 1/8"=1'-0" | DRAWN BY: DB | CHECK'D BY: MG | PROJECT NO: 1380

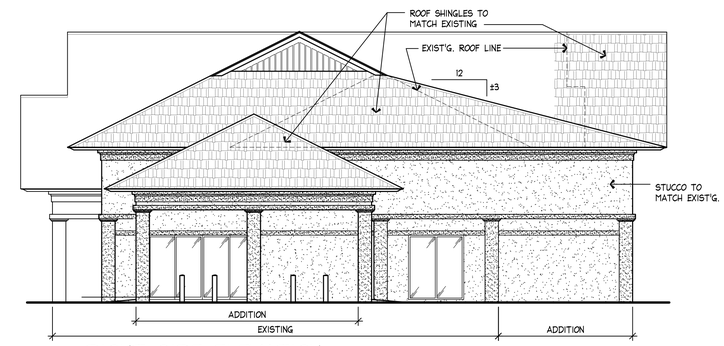
ARCHITECTURAL
1




REAR ELEVATION
1/8"=1,-0"



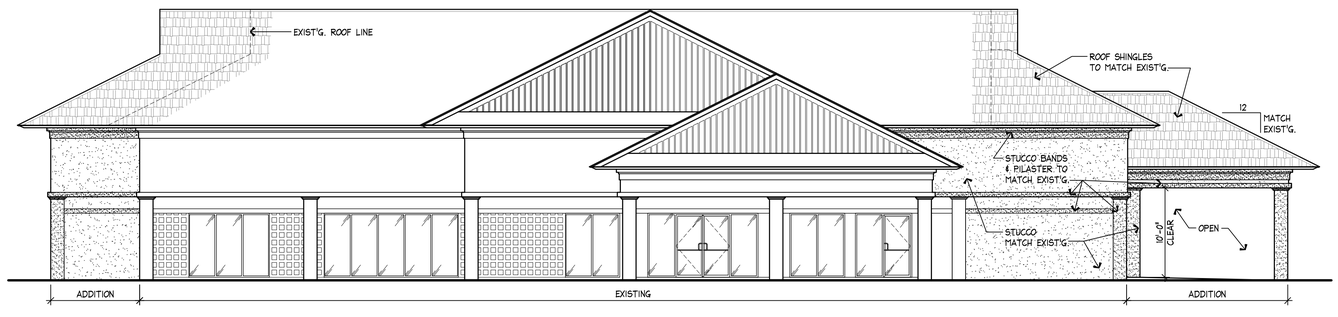

LEFT SIDE ELEVATION
1/8"=1,-0"




RIGHT SIDE ELEVATION
1/8"=1,-0"

ELEVATION GENERAL NOTES:

1. WHERE 'MATCH EXISTING' IS INDICATED GC IS TO MATCH MATERIALS, COLOR, PROFILE & TEXTURE OF EXISTING BUILDING.




FRONT ELEVATION
1/8"=1,-0"

ALL DIMENSION AND MEASURE-MENTS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE

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REVISIONS

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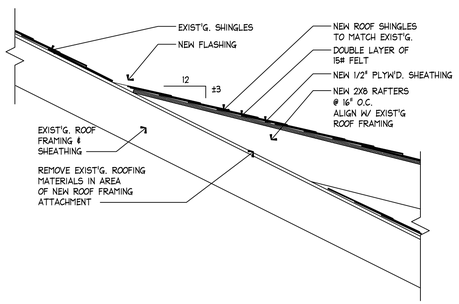
ELEVATIONS

ADDITION TO:
GOODWILL INDUSTRIES BUILDING
91 MATHEWS DRIVE
HILTON HEAD ISLAND, BEAUFORT CO., SC

DATE: 5-08-14 | SCALE: 1/8"=1'-0" | DRAWN BY: DB | CHECK'D BY: MG | PROJECT NO: 1380

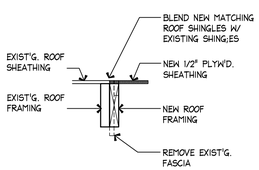
ARCHITECTURAL

2



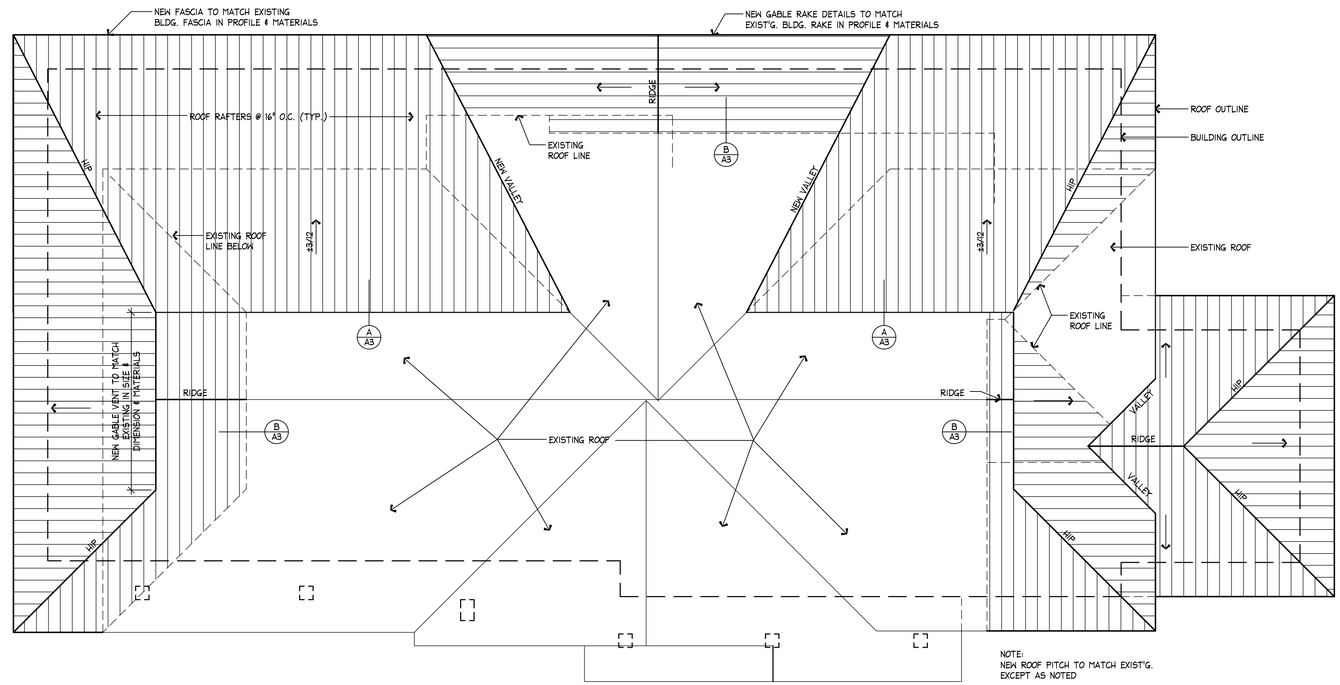

## RAFTER ATTACHMENT DETAIL (A / A3)

1"=1'-0"




## RAKE ATTACHMENT DETAIL (B / A3)

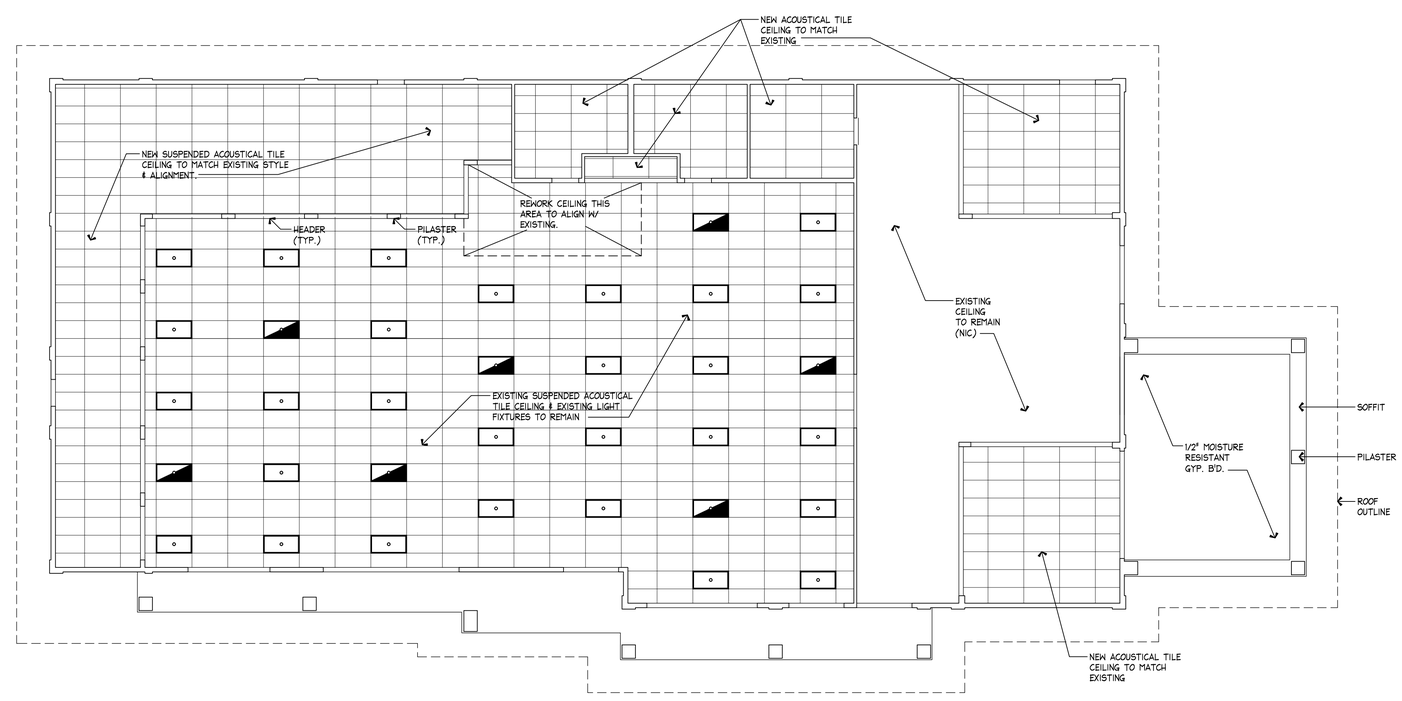
1"=1'-0"




NOTE:
NEW ROOF PITCH TO MATCH EXIST'G. EXCEPT AS NOTED

## ROOF FRAMING PLAN

1/8"=1,-0"




## REFLECTED CEILING PLAN

1/8"=1,-0"

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REFLECTED CEILING PLAN - ROOF FRAMING PLAN

ADDITION TO:
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91 MATHEWS DRIVE
HILTON HEAD ISLAND, BEAUFORT CO., SC

PROJECT NO: 1380
DRAWN BY: DB
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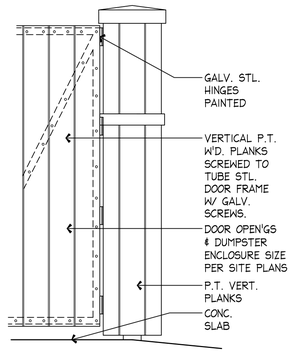
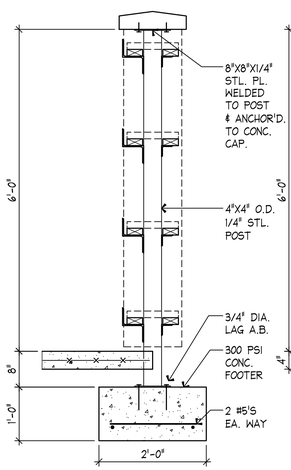
SCALE: 1/8"=1'-0"
DATE: 5-08-14

ARCHITECTURAL

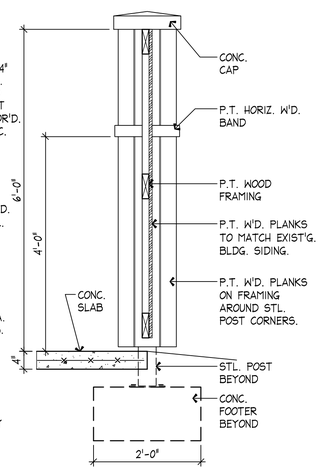
3



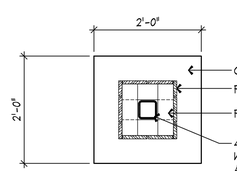

## GATE POST ELEVATION
3/4"=1'-0"



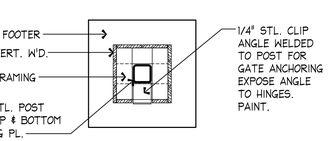

## SECTION THRU POST
3/4"=1'-0"




## SECTION THRU FENCE
3/4"=1'-0"




## PLAN @ POST
3/4"=1'-0"




## GATE POST CORNERS
3/4"=1'-0"

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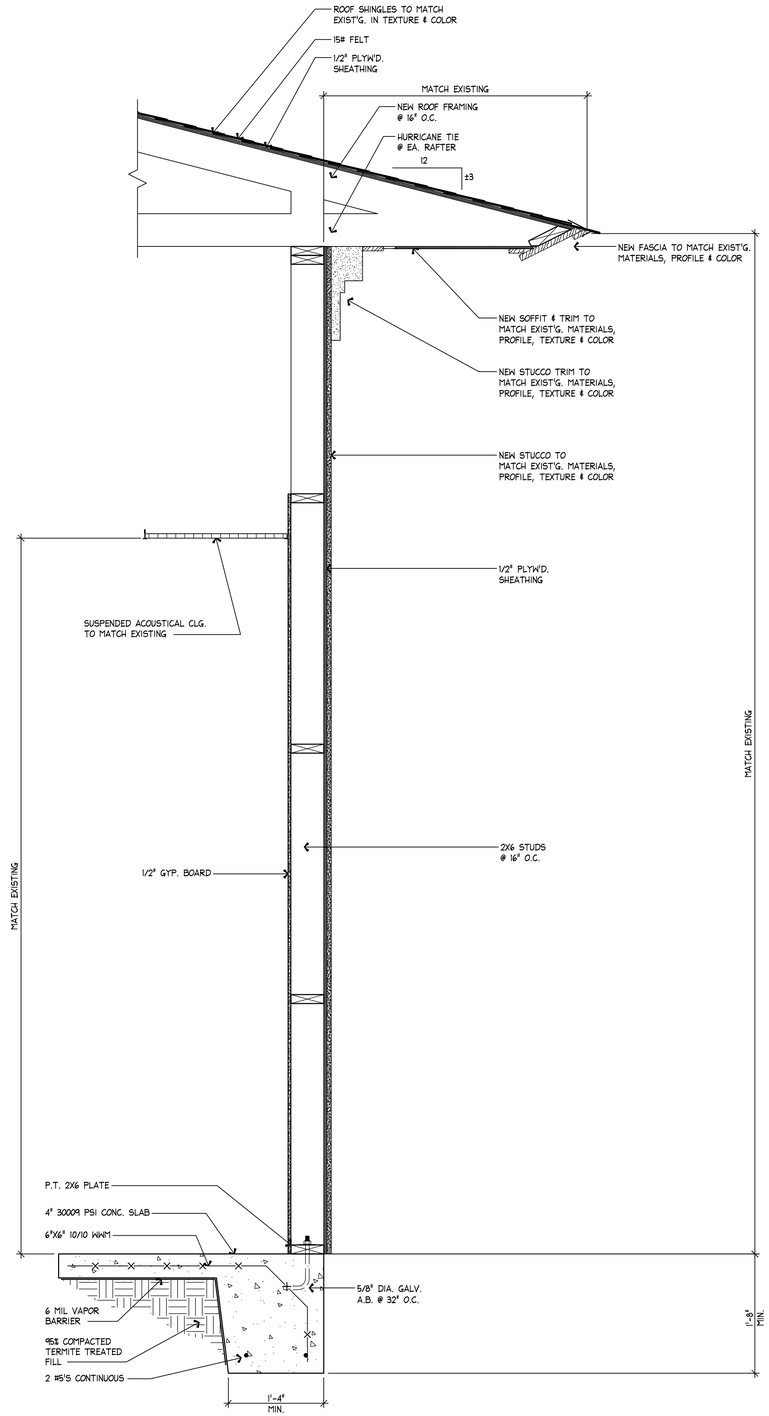
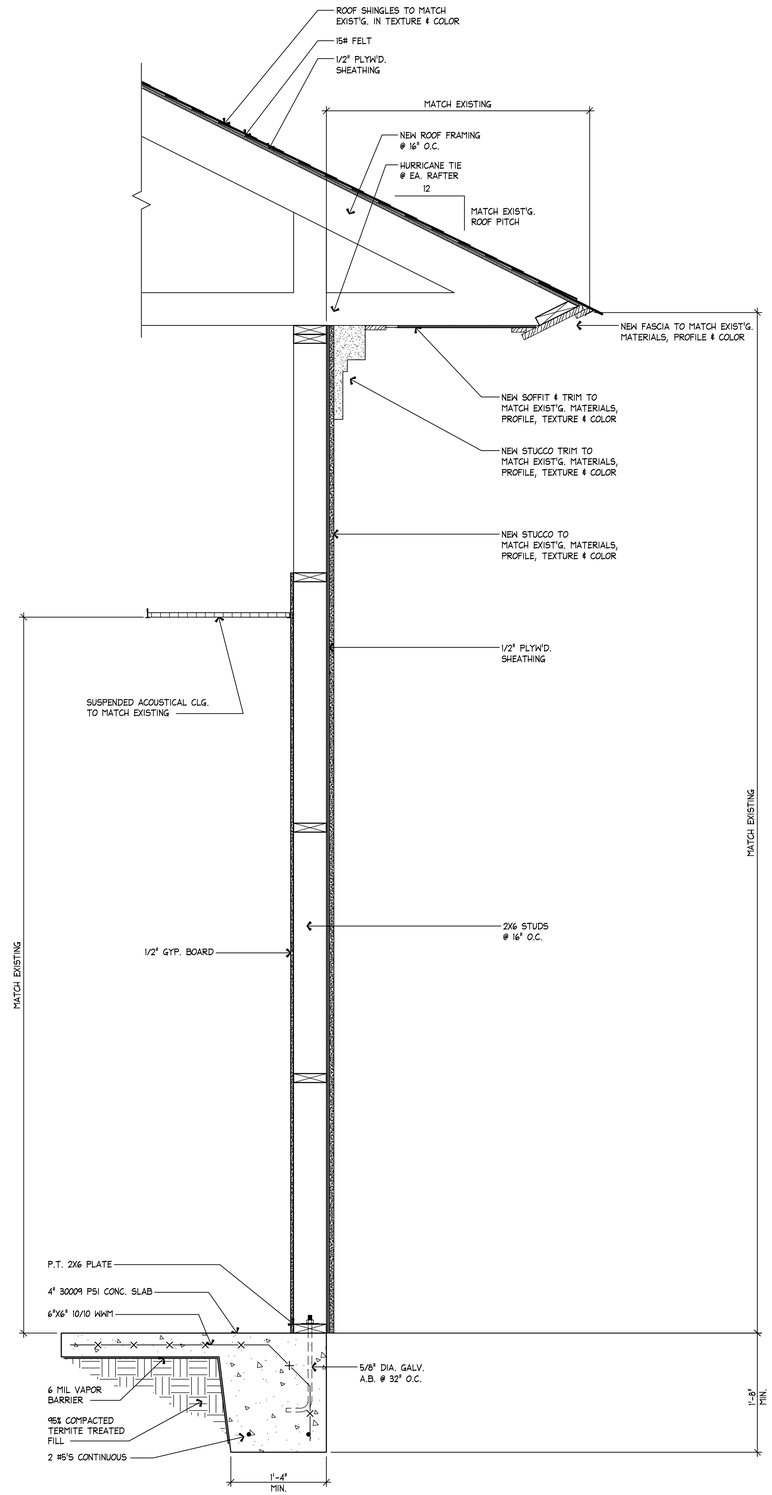



## WALL SECTION 2/A4
1"=1'-0"




## WALL SECTION 1/A4
1"=1'-0"

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WALL SECTIONS

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ARCHITECTURAL
4

# 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: Goodwill Industries Addition – ALTERATION/ADDITION DRB#: DRB-000667-2014

DATE: May 27, 2014

RECOMMENDATION: Approval ☒ Approval with Conditions ☐ Denial ☐

Applicant proposes to expand the existing Goodwill Industries building to accommodate increasing demand including the addition of a drive-thru for drop-off. Proposed building details, materials, and colors will match existing. Additional plant material will be added to accommodate building addition and will include plants in keeping with existing landscaping. Existing dumpster will be screened. Project will require XDPR and Building Permits.