



Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, June 9, 2015

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

AGENDA

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

- 1. Call to Order**
- 2. Roll Call**
- 3. Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 4. Approval of Agenda**
- 5. Approval of Minutes** – Meeting of May 26, 2015
- 6. Staff Report**
- 7. Board Business**
 - A. Design Guide – Final draft review
- 8. Old Business**
- 9. Unfinished Business**
- 10. New Business**
 - A. Alteration/Addition
 - 1) DRB-001057-2015 – Jakes Wayback Burgers Outdoor Dining Patio (SCTC)
- 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
Minutes of the Tuesday, May 26, 2015 Meeting
1:15p.m. – Benjamin M. Racusin Council Chambers

DRAFT

Board Members Present: Chairman Scott Sodemann, Ron Hoffman,
Galen Smith, Kyle Theodore and Brian Witmer

Board Members Absent: Vice Chairman Jake Gartner and Dale Strecker

Town Council Present: None

Town Staff Present: Jennifer Ray, Urban Designer
Richard Spruce, Plans Examiner
Kathleen Carlin, Administrative Assistant

1. Call to Order

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

2. Roll Call

3. Freedom of Information Act Compliance

4. Approval of the Agenda

5. Approval of the Minutes

The Board **approved** the minutes of the May 12, 2015 meeting as presented by general consent.

6. Staff Report

a) Ms. Ray stated that the staff will offer Board training immediately following today's meeting. The staff will also offer Board training immediately following the June 9th meeting and the June 23rd meeting.

b) Ms. Ray noted that the Board reviewed and approved The Bayshore project on May 12th. Following the May 12th meeting the staff was approached by a gentleman who stated that, contrary to the comments provided by The Cypress at the May 12th meeting, all Hilton Head Plantation residents are not in favor of The Bayshore project. The gentleman provided the staff with a letter and requested that copies of it be provided to the Board today. Ms. Ray distributed copies of the letter to the Board for their information.

7. Board Business

A. Design Guide section review "Accessory Construction"

Ms. Ray stated that "Accessory Construction" is the final section of the revised Design Guide to be reviewed by the Board. Some parts of this section have been re-ordered and many new photos have been added. Several LMO references have been updated as well. Ms. Ray reviewed the changes to the section on Signs. This section has been expanded from one paragraph to two pages. The Design Review Guide specifies the need for high

quality sign materials. High quality durable materials include wood and sign masonry. The design, the colors, and the materials should complement the design of the structure. Problems can occur when a new sign is placed on an existing building or added to an existing site making the sign appear like an afterthought. The staff has also added more information about Sign Systems. Sign Systems are required for PUDs, commercial developments, office complexes, and shopping centers. Updates to the Design Guide address what it takes to make a good Sign System.

Ms. Ray stated that this same principle applies to landscaping at freestanding signs. The applicant should consider existing landscaping when adding new landscaping so that the finished landscaping plan looks like a unified design.

Ms. Ray stated that lighting was already mentioned relative to signage, but the staff has clarified that reflective backgrounds are not allowed. Reflective lighting or halo lighting may be allowed. Ms. Ray stated that the lighting of a façade sign must have a relationship to the existing building and site lighting.

Ms. Theodore stated that the backside of monument signs should be finished and they should have no exposed components. The staff agreed and will include this comment in the final Design Guide.

Ms. Ray reviewed updated LMO references in the subsection regarding Lighting. The light source must be used for the same use or similar uses on the site. Updates to the Design Guide now address the style and the finish of lights in order to be consistent with what the Board typically asks for when reviewing projects. The style, the finish, and the color of lights should be consistent throughout the site in order to ensure a coordinated system. The staff has also added a section on pre-approved light fixtures. There are six fixtures that have been pre-approved by the Design Review Board in the past; however, there is no record of the pre-approved list in the LMO, the Design Guide, or on the Town's website. The six pre-approved light fixtures have been added to the updated Design Guide.

Ms. Ray stated that the section on awnings remains unchanged. The staff has added a new section on kiosks. Kiosks were not referenced in the original Design Guide; however, there is a lot of interest in adding kiosks on the island. Kiosks are not intended to be a miniature replica of the building; however, they should not be completely foreign to the site either. Cues should be taken from the structures on site including the use of high quality materials with similar details and colors.

Ms. Ray stated that utilities and equipment were already provided in the original section. The staff has provided clarification regarding nature blending colors (brown or green) with landscaping and/or walls or fences for screening. Ms. Ray stated that vending machines may not include internal illumination. This completed the staff's review of the proposed changes to "Accessory Construction". The staff will include any comments received by the Board today. The staff will bring the complete Design Guide back to the DRB on June 9th for final review and approval. Following the receipt of any final changes or comments, the DRB will forward the final Design Guide to Town Council recommending that it be adopted. Following the staff's review Chairman Sodemann invited statements from the Board.

The Board presented comments regarding the six pre-approved light fixtures; specifically

the shoebox style light fixture. Following this discussion, Chairman Sodemann requested public comments and the following were received:

(1) Mr. Matt Taylor, architect, presented comments regarding the six pre-approved light fixtures.

Ms. Theodore then presented comments regarding the screening of enclosures (visual walls, fences, and gates). The Board agreed that enclosures should have good air flow but there should be no internal visibility. The staff agreed and will add this comment to the final Design Guide.

8. Old Business

None

9. Unfinished Business

None

10. New Business

A. Alteration/Addition

1. Shelter Cove Towne Centre (Kiosk) – DRB-000945-2015

Ms. Ray introduced the application and stated its location, 38 Shelter Cove Lane. Ms. Ray presented an in-depth overhead review of the application.

The SCTC Development Agreement allows up to ten kiosks with a total square footage not to exceed 1,500 sq. ft. The plans approved by the DRB in February 2013 included eight kiosks and included a condition that the kiosks return to the Board for review and approval.

The applicant proposes a prototype kiosk to be located in two spots between the two Belk entrances and expand the quantity as demand warrants. The kiosk floor plan shows the 10 x 8 structure with a door on one side and counters on three sides. The section shows the kiosk at 10' - 7" high including the metal roof, aluminum metal openings, square vertical battens at 12" on center, and a wood-grain hardi-panel. The colors are in keeping with Shelter Cove Towne Centre and include light gray for the metal roof and metal louvers. The light grey is very similar to Sherwin Williams # 7015, 'Repose Gray'. Sherwin Williams # 673, 'Surf Green', is proposed for the siding and the base, and Sherwin Williams # 6098, 'Pacer White', is proposed for the fascia, trim and door.

The staff recommends painting the Dutch door the same color as the siding so that it reads more as a continuous panel, just like it does on the other three sides. The elevation shows those four sides with similar fold-out louvered awnings. The Dutch door is shown on Elevation # 4.

Just prior to today's meeting, the staff received a rendering that shows the 'Surf Green', the 'Pacer White' trim, and 'Gray' for the awnings and the metal roof.

The Shelter Cove Harbour Company's ARB has reviewed and approved the kiosk plans. The staff recommends approval with the condition that the Dutch door be painted the same color as the wood-grain hardi-panel. The applicant was asked to provide additional information today regarding the metal louver awnings. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Don Baker, Square Feet Architects, presented statements in support of the project. The Board discussed the purpose of the kiosks as well as the specific locations. Mr. Bill DeTorre presented additional comments regarding the design and the locations of the kiosks. Ms. Roni Albritton also presented comments regarding the intent of the kiosks. Following the applicant's presentation, Chairman Sodemann invited comments from the Board.

The Board discussed the intent and the design of the kiosks. Chairman Sodemann requested clarification from the applicant with regard to Elevation # 4. The Board stated that the countertop edges should be attractive with no exposed edges. The applicant agreed. Chairman Sodemann then requested public comments on this project and none were received. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Ms. Theodore made a **motion to approve** application DRB-000945-2015 with the following conditions: (1) the applicant shall move the Dutch door as indicated in the south elevation; (2) the colors shall be as recommended by the staff. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 5-0-0.

2. Hilton Head Ice Cream – DRB-000938-2015

Ms. Ray introduced the application and stated its location, 55 New Orleans Road, Fountain Center, Building A. Ms. Ray presented an in-depth overhead review of the application including a site plan, photos of existing conditions, and an aerial photo of the site. The applicant proposes to remove two parking spaces and build a raised deck for outdoor seating. The site photos show the location of neighboring businesses to the left and the right of Hilton Head Ice Cream (Tara's and HH Prime).

The two parking spaces proposed for removal are not being used at this time. The applicant plans to expand the existing pavers, remove the existing asphalt, and add an ipe deck with a handrail in the same color and similar design as existing. The new handrail is very similar to the existing but has been updated for compliance with Building Codes. There is a 4-ft. wide planting area located between the adjacent parking and the deck with a gardenia hedge serving as the buffer.

The applicant also proposes to add two awnings. Ms. Ray reviewed the design, the color and the location of the awning that is proposed for over the main entrance. It matches the existing awning at Tara's (same style, same scallop and same drop). The other awning will match the awning at HH Prime. Any proposed signage or logos will be reviewed separately under the Sign Permit Application. The Fountain Center Board has reviewed and approved the application. The staff recommends approval as submitted. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Matt Taylor, architect, presented statements in support of the application. Mr. Taylor presented statements regarding the location and condition of a live oak tree on site. The proposed improvements will benefit the root system and health of this tree. The Board complimented the applicant on the proposed improvements to the site. The outdoor dining area will be a nice addition. The Board suggested that a different plant material be considered for screening the raised deck. The applicant stated that black filter cloth will be used under the deck. Following final comments by the Board, Chairman Sodemann requested public comments and none were received. Chairman

Sodemann then requested that a motion be made.

Mr. Witmer made a **motion to approve** application DRB-000938-2015 as submitted.

Mr. Hoffman **seconded** the motion and the motion **passed** with a vote of 5-0-0.

11. Appearance by Citizens

Mr. Matt Taylor, architect, presented general comments regarding the updated Design Guide.

12. Adjournment

The meeting was adjourned at 1:55p.m.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Scott Sodemann
Chairman

DRAFT

Town of HILTON HEAD ISLAND DESIGN GUIDE



ISLAND CHARACTER VISION STATEMENT

Development shall exhibit a harmonious relationship with the natural environment by blending the principles of sensitive site planning, skillful architecture design and an emphasis on landscaping that preserves and enhances the native vegetation.

THE GOAL OF THIS DESIGN GUIDE IS TO PRESERVE THE ISLAND CHARACTER BY DIRECTING DEVELOPMENT TO:

PRESERVE SIGNIFICANT EXISTING SITE FEATURES, TREES, & VEGETATION.

DESIGN STRUCTURES APPROPRIATE FOR THEIR USE AND NEIGHBORHOOD.



PROVIDE LIGHTING THAT IS ADEQUATE FOR SAFETY AND ENHANCES THE SITE.



TREAT THE LANDSCAPE AS A MAJOR ELEMENT OF THE PROJECT.



DESIGN STRUCTURES WITH SUBTLE VISUAL IMPACT. UTILIZE NATURAL MATERIALS, TEXTURES AND COLORS.



COORDINATE AND HARMONIZE THE DESIGN OF STRUCTURES, PARKING, AND SITE AMENITIES.



DEMONSTRATE THE FUNDAMENTAL PRINCIPLES OF GOOD ARCHITECTURAL DESIGN.



PROVIDE CONTINUITY OF DESIGN ON ALL FACADES OF THE BUILDING.



PROVIDE LANDSCAPING OF A SCOPE AND SIZE THAT IS IN PROPORTION TO THE SCALE OF THE DEVELOPMENT.



DESIGN AND MAINTAIN LANDSCAPING IN ITS NATURAL SHAPE AND SIZE.

PROMOTE PEDESTRIAN SCALE AND CIRCULATION.

CONCEAL VISUALLY UNDESIRABLE UTILITIES AND EQUIPMENT.



INTRODUCTION

Hilton Head Island has long been recognized as an attractive place to live and visit. But what gives it its aesthetic appeal? Modern day development on the Island established a certain “look” based on our cultural and environmental heritage. The early developers, architects, landscape architects, and planners recognized the importance of good design that was sensitive to the island's history and natural environment. This theme evolved into what we call **Island Character**.

Island Character is not a style of architecture. It can not be defined in simple terms or achieved by following a certain set of strict design requirements. Island Character is as much a process as it is an end product. It is also a philosophy about design; a philosophy that puts an emphasis on thorough consideration of all elements of a project.

This guide is meant to provide owners, developers, and design professionals with an awareness of the major factors that must be involved in order for projects to achieve Island Character. Rather than an attempt to stifle good design it is meant to inspire the highest quality design. Its usefulness will depend on the extent that owners, developers and designers understand this concept and put forth the effort required to achieve Island Character.





SITE DESIGN

A critical first step in achieving Island Character is a complete analysis of the existing site conditions. This information will be the basis for determining how to design a project so that the result will complement, not detract from, its surroundings.

“Build your house so that you may still look upon all that charmed you and lose nothing of what you saw before the house was built, but see more.”

-Frank Lloyd Wright

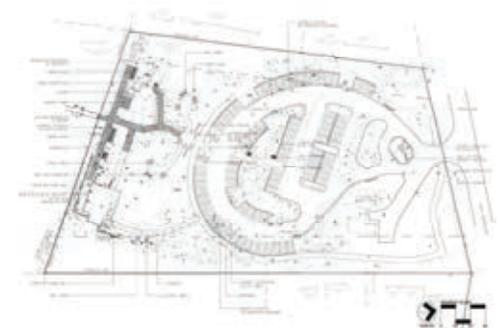
For a project to achieve Island Character a site analysis must be used to identify features and constraints to be considered in order to **lose nothing but see more**. At a minimum a site analysis must identify significant topography, existing vegetation and specimen trees, setbacks and buffers, access points, orientation, view opportunities, wetlands, and any other site features that may influence design.

Once identified these items shall form the basis for the site design. Collectively they will determine the optimum orientation and location of structures as well as the location of parking, stormwater retention areas and other elements to be placed on the site.

A good site design cannot ignore the findings of the site analysis simply to satisfy the requirements of the development. This fact is the basis for achieving Island Character.



SITE ANALYSIS



CONCEPT PLAN



BUILT PRODUCT



TOPOGRAPHY

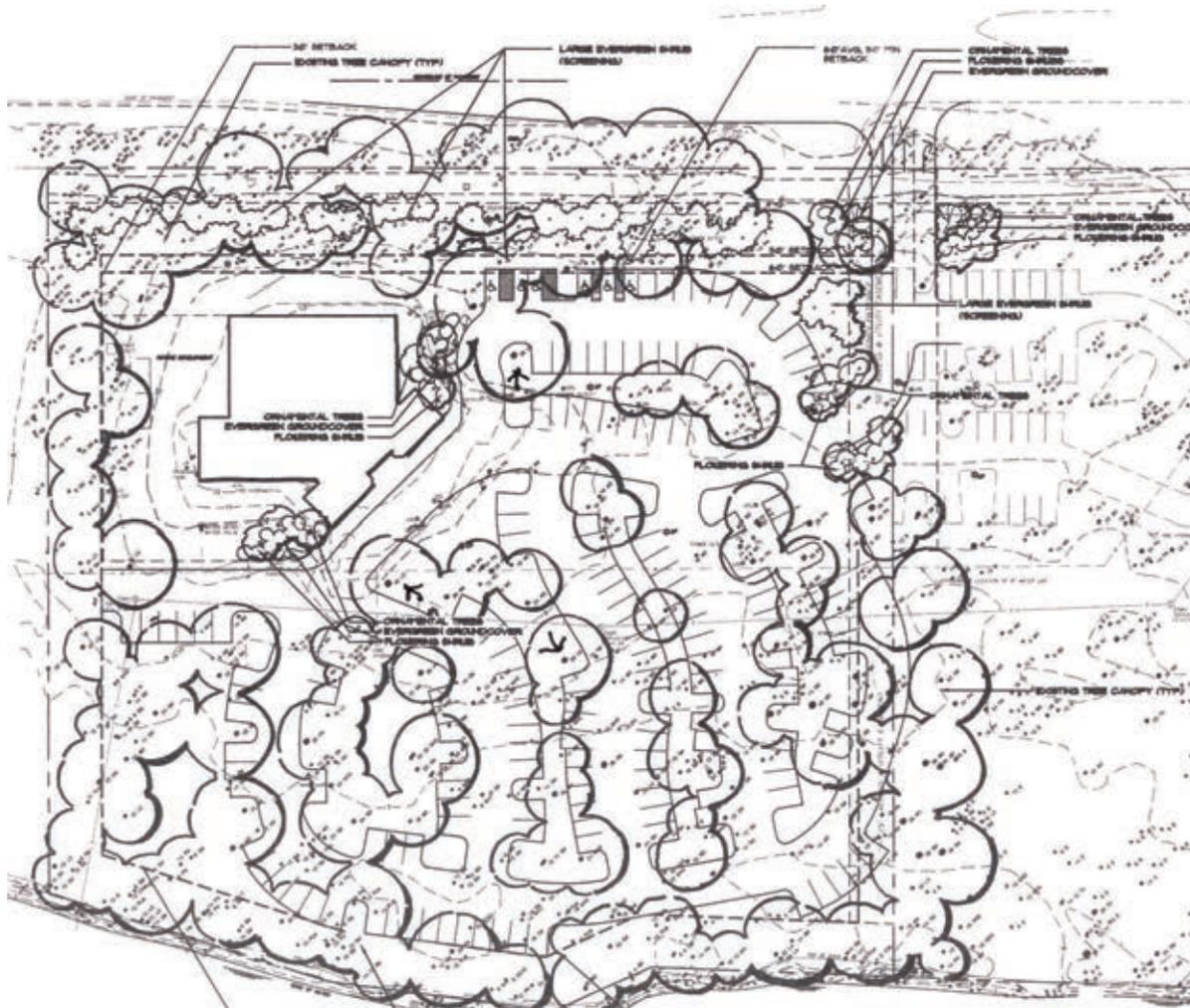
While the island generally has little variation in topography it is important to identify the existing conditions in terms of drainage and flood elevation requirements. In consideration of the latter, alternative methods such as dry flood proofing and terracing should be utilized in lieu of or in conjunction with fill to reduce the impact of elevation changes. Continuity of pedestrian circulation within and between sites should be maintained where appropriate. Where unique topographic variation does exist it should be identified in order to preserve it.

EXISTING VEGETATION & SIGNIFICANT TREES

Two of the most important site features that need to be identified are existing vegetation including understory and significant trees. These are extremely important elements to be addressed in the placement of structures and other site features as trees and forest areas contribute to the overall quality of life and identity of Hilton Head Island. In some cases the location of the tree canopy or a specimen tree will be the dominant determining factor in the site design as well as the architectural design of the structures. Existing vegetation that can be preserved, especially in buffers, adds significantly to the project's Island Character as well as reduces the cost of new landscaping.

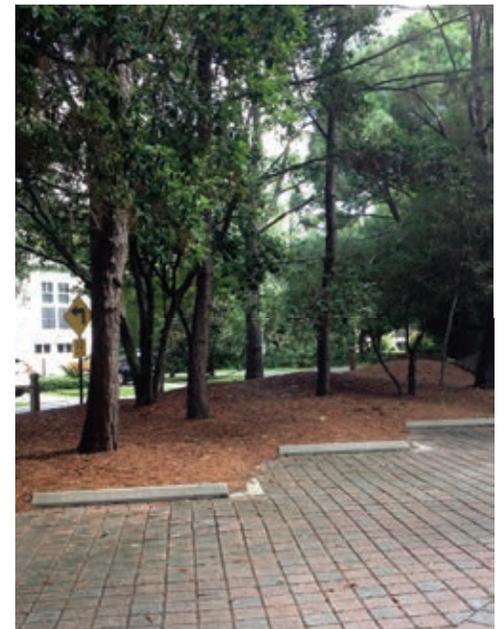
SETBACKS & BUFFERS

Adjacent use and street setback lines and buffers must be identified as required in LMO Sections 16-5-102 and 16-5-103 respectively in order to establish the extent of site features such as parking spaces and stormwater retention areas. These are not "build to" lines but simply define the area in which structures and other development are allowed and separate development from adjacent streets and adjacent development. Separation serves to ensure protection from street traffic as well as provide adequate air circulation and light between structures. Projects that fill the buildable area with structures and paving will have a difficult time achieving Island Character. See pages 21-22 for additional information regarding categories of buffers.



PARKING

Parking lot layout requirements are located in LMO Section 16-5-107. Projects which require a large number of parking spaces should break the lot into several smaller areas separated by landscaped open space, other site features, or structures. Where appropriate, large areas with rigid layouts should be avoided and staggered or meandering designs used. This will help save trees, slow down vehicles and create site interest. When parking under buildings, provide adequate architectural and landscape screening to prevent views into the garage.





SUSTAINABILITY

Sustainability, using a resource so that it is not depleted or permanently damaged, is a major initiative for the Town of Hilton Head Island and a key component of Island Character.

Sustainable practices can be incorporated into overall site design in the protection of existing resources and the siting of structures to make the best use of seasonal shade and solar gain. Building materials can be selected that are efficiently produced or harvested, reduce waste, and are responsibly maintained. Existing plant material should be retained and supplemented with native plants. Gutters, rain barrels, and rain gardens can capture rain water and help break down pollutants. Wildlife should be considered when planting such as using plants that produce berries, seeds, or other wildlife food or provide nesting/resting sites and pruning including planning pruning to avoid bird nesting season. Timeless architecture, designed with a high level of quality, is more sustainable in that it won't need to be redevelopment as it ages.

Additional information regarding sustainability on Hilton Head Island can be found on the Town of Hilton Head Island's website at www.hiltonheadislandsc.gov/sustainability/home.cfm.

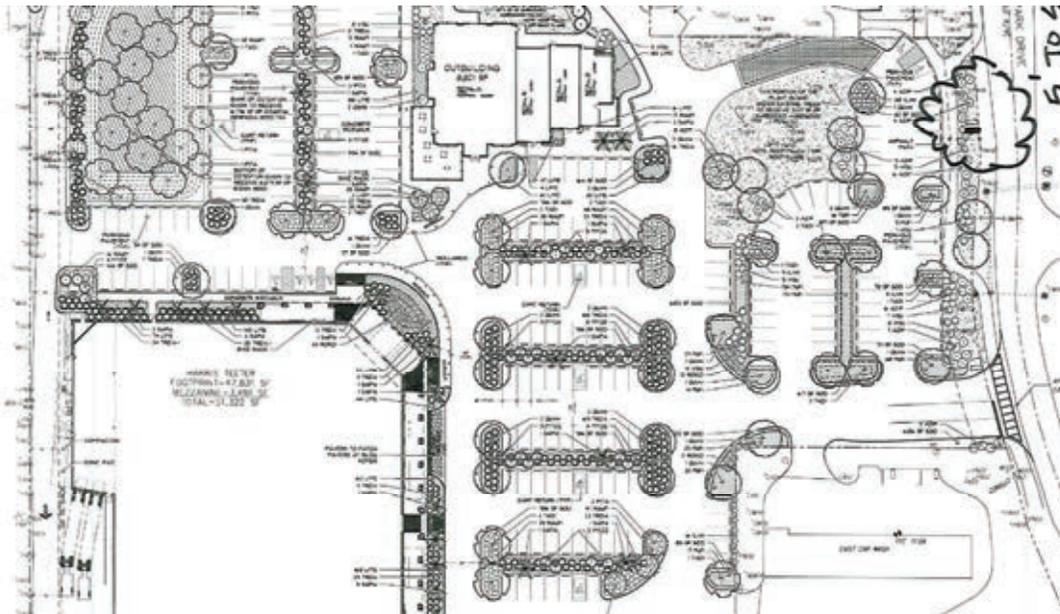


STORMWATER MANAGEMENT

While function is important in the design and location of stormwater retention areas, aesthetic considerations must also be addressed. Whether dry or wet the shape and appearance should look natural and not detract from the overall site design. Stormwater Management standards are located in LMO Section 16-5-109.

The first flush runoff (0.5" to 1.0") from paved streets and parking areas is very detrimental to maintenance of good water quality. Therefore, filtering of runoff from streets and parking areas through vegetation, gravel, sand, or other filter mediums to remove oil, grease, gasoline, particulates and organic matter is required before the runoff leaves the site or enters any natural or manmade water body. Ideas for these and other Low Impact Development (LID) designs to reduce volume and improve quality of stormwater runoff, such as neighborhood LID design, local case studies, and much more, can be found in "Low Impact Development in Coastal South Carolina: A Planning and Design Guide". This guide is the culmination of five plus years of work on the part of multiple state, federal, and local government partners. This guide can be accessed at www.northinlet.sc.edu/LID.

Planting native vegetation is encouraged to filter runoff and provide visual interest. See page 23 for additional information on common native plants and where they should be planted.





ARCHITECTURE

To achieve Island Character the architectural design of structures shall be visually harmonious with the overall natural appearance, history and cultural heritage of Hilton Head Island. Structures must be designed to be unobtrusive and set into the natural environment. They should demonstrate a strong relationship to the outside and avoid appearing foreign to the site. In addition, all sides of a structure should be given the same design consideration as the entrance or street façade. The use or function of a structure will also be a determining factor in its design but need not sacrifice the intent of Island Character. A light industrial building can exhibit good Island Character as well as an office or multifamily project.

Structures shall demonstrate the general principles of good design including but not limited to those dealing with form, mass, scale, detail, materials, and colors.

“The architectural design and construction philosophy... is that buildings should be unobtrusive in form and color in order to complement their natural setting. The main concern is that the total community be homogeneous in feeling in a park-like setting and free from the discordant architectural shapes and colors which vie for attention and attempt to create greater visual impact than a neighbor’s.”

-Charles Fraser

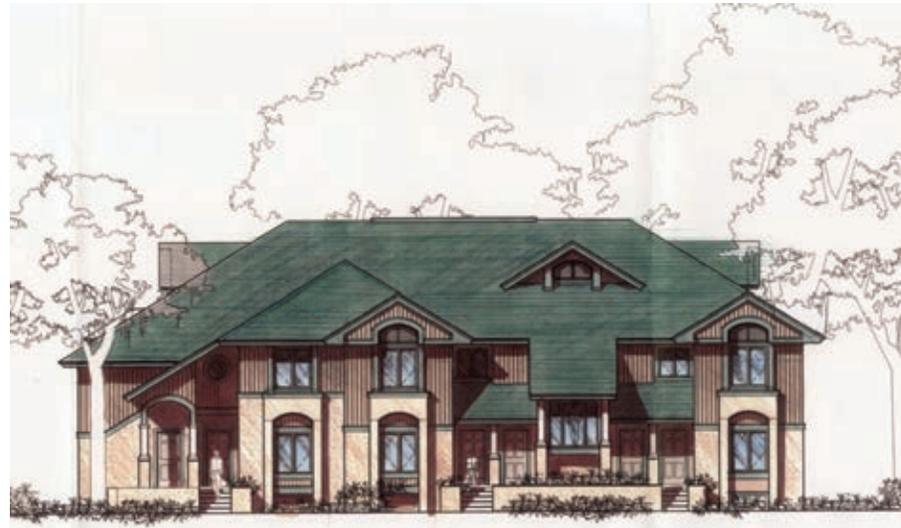




FORM

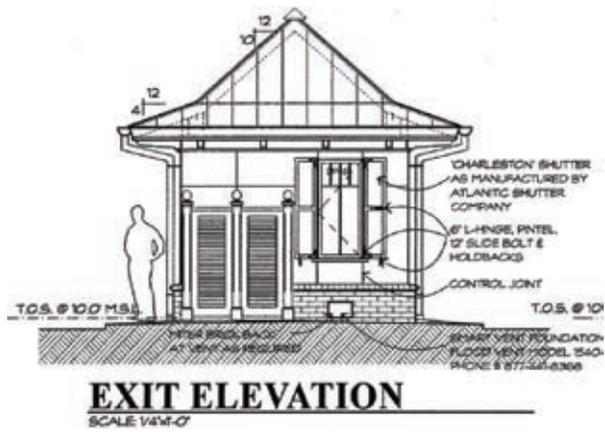
The form or shape of structures should avoid monotonous unbroken planes or unrelieved repetition of shape. Visual interest and shadow play can be created by several techniques including the use of offsetting planes with a variety of depths.

Roof form is also a key element to achieve Island Character. Typically gable, hip or shed roof forms are desirable with a minimum pitch of 6/12. In larger structures a variety of forms can provide greater visual interest and break up large roof planes. Flat roof designs should generally not be used unless concealed within another roof or other architectural element. Overhangs of sufficient depth and in proportion to the façade height can also be important to roof form and for shadow play.



MASS

The structure shall not be of such mass that it dominates its surroundings or adjacent development. Architectural form and detailing must be used to reduce the appearance of the mass of the structure. While height limits and setback angles are established in Chapter 3 of the LMO, upper areas of taller structures should be designed to minimize their visual appearance. Larger structures will require a greater degree of sensitivity to site location and inclusion of larger forms of landscaping.



The structures along Main Street have a similar vernacular, in color, material, and architectural elements. It is important to consider context when introducing new buildings to an existing area.

SCALE

The proportions of a structure shall be such that a sense of human scale is established. That is, the size of architectural elements should not be overpowering and should relate to pedestrian circulation. They should not create a sense of confinement or confusion. A horizontal emphasis and limited vertical treatment can be used to control scale. Architectural elements such as trellises, canopies, terraces or porches at grade level are also important to consider in achieving human scale.

CONTEXT

The context of the structure must also be taken into account and consideration shall be given to compatibility with other development in the area. Distinctive vernacular styles like Georgian or Mediterranean are to be avoided except where already established in defined neighborhoods such as Shelter Cove or Main Street. "Franchise" or "theme" architecture is not appropriate for the Island. If used as a starting point, "franchise" architecture should be modified based on the structure's local context to meet Island Character.





Details and materials on the buildings located in Park Plaza create visual continuity within the shopping center.



DETAIL

Architectural details must be given significant consideration. Clean, simple, appropriate details are desirable while excessive ornamentation is to be avoided. Details should be consistent with the design concept for the entire structure. Their purpose should be to provide visual interest, human scale, and architectural expression. Elements such as shutters or dormers should be functional so as not to appear as false features. Window openings must be in proportion to the façade or façade element and have a unified relationship in overall design. Details such as exposed rafter tails, brackets, and louvers all add to Island Character.

MATERIALS

Generally materials common to the area or historically present should be selected. Suitable materials may include tabby stucco, smooth finish stucco, brick, wood, shake siding, metal, and glass. Other materials may be considered but in lesser quantities. All materials should be high quality, durable materials, suitable for the Hilton Head Island environment. A variety of compatible contrasting textures should be used to provide visual interest. Single material façades are generally not appropriate. Materials should be arranged in logical fashion, lighter above heavier, and in relationship to other materials in terms of percentage, not equal or dominating. Reflective materials other than glass must be avoided. The use of wood or wood simulating materials is strongly encouraged.



A variety of materials, including brick, tabby stucco, wood, glass, metal, and shake siding, are used at Coligny Beach Park.



COLOR

CONTEXT

The overall exterior color scheme must be selected to be harmonious with the neighborhood and blend with the natural surroundings of the site. Earth tones must be chosen as the predominant colors. Colors shall not be used to cause the structure to stand out from others or its background. Consideration must be given to the compatibility of colors with those existing in the vicinity. The size of the structure and the amount of shading it will receive are also factors in the selection of colors. Colors that may be approved on sites with good tree coverage providing adequate shading may not be approved on a site with inadequate shading.

HUE

Any accent colors shall be of analogous tints, shades, or tones that are low in intensity or brightness. Primary, secondary, and highly saturated, bright tertiary colors should be avoided. Accent colors may only be approved for very limited use where appropriate to highlight a feature of the design or provide visual interest. A small area of brighter color may be appropriate to emphasize an architectural detail but would not be approved for a larger area. The number of such colors shall be limited and must be compatible within the overall color scheme.

CONTRAST

Exterior color schemes must avoid placing together colors with values that are highly contrasting. Subtle levels of contrast are desirable to emphasize architectural elements or to provide visual interest. A slightly darker wall color on the bottom story of a two-story structure may help reduce the visual height of the building. The use of black, white or off-white is typically avoided and may be approved only for very limited use where a high level of contrast is warranted.



EARTH TONES



ACCENT COLORS



SUBTLE CONTRAST





TREES

Tree removal and replacement requirements are established in LMO Section 16-6-104. While these minimum requirements must be adhered to, there are additional aesthetic considerations that must also be implemented when a tree removal or landscape plan is submitted. These include:

- Preserving the tree canopy;
- Protecting significant or specimen trees and clusters of trees;
- Preserving smaller understory trees and shrubs;
- Requiring larger size replacement trees or additional trees depending on the size or number of existing trees removed or relationship to building mass and height; and
- Selection of particular species of replacement trees within a required category for screening or visual effect.

The top priority for the location of existing trees and new trees are street buffers, parking lots, and the area between parking lots and structures. This is a major component of Island Character.



Native live oaks surround park facilities at Islanders Beach Park.

SHRUBS

Shrubs must be selected to complement the natural setting, provide visual interest, and screen less desirable elements of the project. The species used must take into consideration the site's growing conditions, existing vegetation types, and in some instances deer and salt tolerance. While a variety of species is desirable for texture and color, emphasis must be given to overall order and continuity of the landscape plan. Seasonal availability and planting time period also need to be considered.

The number of plants will be determined by the scope of the project and the function of the landscaping. A variety of sizes is desirable to create a "layered" appearance for visual interest and a sense of depth. Placement of shrubs must also take into account the location of existing mature trees so as not to damage tree roots. Proper spacing and location are required to allow for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning.



GROUNDCOVERS

Groundcover plants should generally be a limited part of the landscape plan. When used, evergreen species with low maintenance needs are to be selected. Large grassed lawn areas encompassing a major portion of the site are to be avoided. Grass is appropriate as borders or around entrances and other focal points; grass should always be planted at least a mower's width away from the base of existing trees. Pine straw or other mulch should be used to stabilize areas and control weed growth.

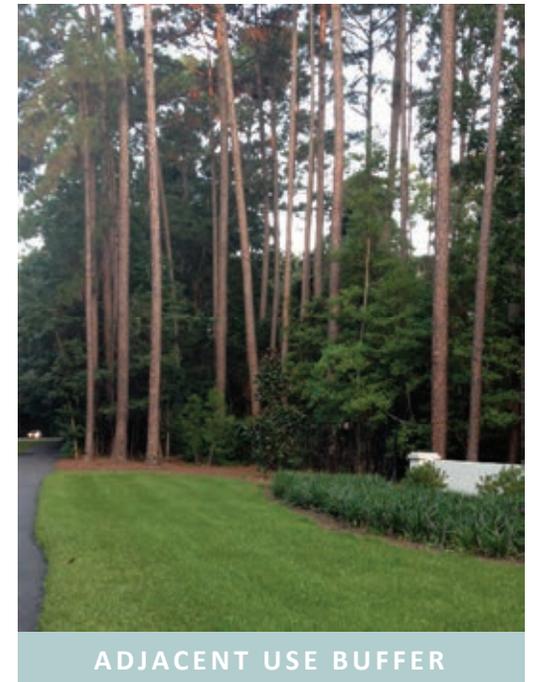




BUFFERS

Specific buffer standards can be found in LMO Section 16-5-103. The most important component of buffers is the vegetation they contain. Buffers can be classified into three basic categories:

- **UNDISTURBED BUFFERS:** A buffer where all of the existing vegetation is neither removed nor pruned.
- **NATURAL BUFFERS:** A buffer where some existing vegetation is removed or pruned. Some additional plant materials may be added to natural buffers to enhance their appearance. Any additional plantings should be native species or species common to the Island and complimentary to the existing vegetation. Their placement should be designed so that they appear as if they were a part of the existing vegetation.
- **LANDSCAPED BUFFERS:** A buffer where most of the vegetation has been planted. Planting may be more formal and may be shaped by more extensive pruning.



The category of buffer most appropriate for Island Character is the natural buffer. However any of the three categories may be appropriate for Island Character depending on the situation. Undisturbed buffers are appropriate next to undeveloped land, along wetland boundaries, or for wildlife habitat. Landscaped buffers are more suited to limited areas such as around freestanding signs or driveway entrances and along street frontages.

In determining the most appropriate buffer for a project the designer should take into account the adjacent development so as not to depart too dramatically from the neighborhood. It may be necessary to transition the buffer design in order to blend with an adjacent buffer or to vary the category of buffer for site design reasons.



NATURAL BUFFER



WETLAND BUFFER

In some cases the LMO allows “structural elements” as part of a buffer. Typically this is a fence or screen of some type. Fences or walls shall comply with LMO Section 16-5-113. When structural elements are used, they must be designed to complement the architectural design of the building(s) and other elements of development on the site by the use of similar materials and detailing. They must be carefully located to avoid existing tree roots. Long straight expanses are not appropriate and the layout of the structural element should be varied for visual interest.



STRUCTURAL BUFFER

A wood fence painted or stained in a nature blending color used in conjunction with native plants in the foreground is a good example of a structural buffer.





NATIVE PLANTS

In general, native plants or plants that have historically been prevalent on the Island should be utilized. The following lists are just some of the plants that are native to this area and commonly used for landscaping. A list of additional recommended natives can be found in the LMO Appendix C.

OVERSTORY TREES

Live Oak, Sweet Gum, Laurel Oak, Red Maple, Water Oak, Florida Maple, Southern Red Oak, Loblolly Pine, Southern Magnolia, Long Leaf Pine, Bald Cypress, Slash Pine, Black Gum, Hickories (various species)

SHRUBS

Saw Palm, Wax Myrtle, Salt Myrtle, Sparkleberry, Fetterbush, Inkberry, Witch Hazel

GRASSES, VINES, AND GROUNDCOVERS

Soft Rush, Maidencane, Wild Rice, Spike Rushes, Sand Cordgrass, Rushes, Muhly Grass, Woolgrass, Bulrush, Yellow Jessamine, Passion Flower, Cross Vine, Trumpet Vine, Cinnamon Fern, Watershield, Fragrant Water Lily, Floating Hearts, Duck Potato, Golden Club, Arrow Arum, Blue Flag Iris, Hooded Pitcher Plant, Yellow Canna, Yellow Fringed Orchid, Buttonbush, Pickerelweed, Lizard's Tail, Jack-in-the-Pulpit, Bur-Marigolds, Swamp Rose Mallow, Large Marsh Pink

UNDERSTORY TREES

Southern Red Cedar, Sassafras, Redbay, Sugarberry, Common Persimmon, American Holly, Dahoon Holly, Yaupon Holly, Cabbage Palmetto, Loblolly Bay

SALT MARSH BUFFERS

Black Needle Rush, Sea Ox-Eye, Salt Hay

NATIVE PLANTS FOR DUNES

FOR PRIMARY & SECONDARY DUNE:

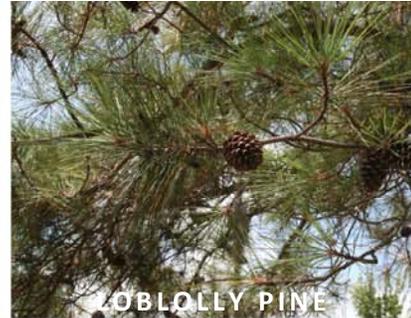
Sea Oats, Beach Morning Glory, Seaside Panicum

FOR DUNES BEHIND SECONDARY DUNE:

Muhly Grass, Seaside Panicum, Yaupon Holly, Wax Myrtle, Salt Myrtle, Saw Palm, Passion Flower, Beach Evening Primrose, Bear-Grass (Yucca), Camphor Weed, Climbing Butterfly Pea, Prickly Pear Cactus



SOUTHERN MAGNOLIA



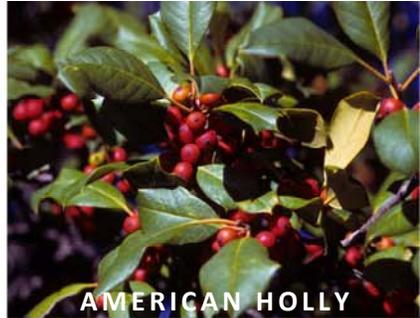
LOBLOLLY PINE



BLUE FLAG IRIS



SOUTHERN RED OAK



AMERICAN HOLLY



CABBAGE PALMETTO



SEA OX-EYE



SASSAFRASS



CAMPHOR WEED



BALD CYPRESS



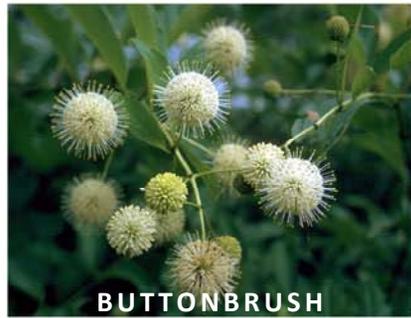
TRUMPET VINE



FLOATING HEARTS



MUHLY GRASS



BUTTONBRUSH



SEA OATS



PICKERELWEED



WAX MYRTLE



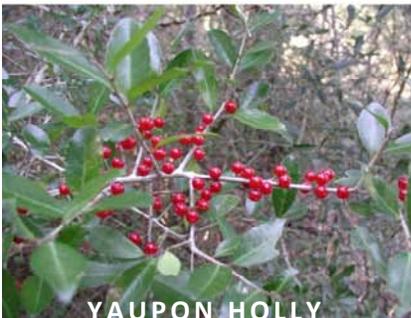
LIVE OAK



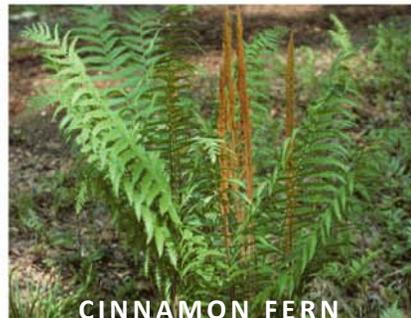
SOFT RUSH



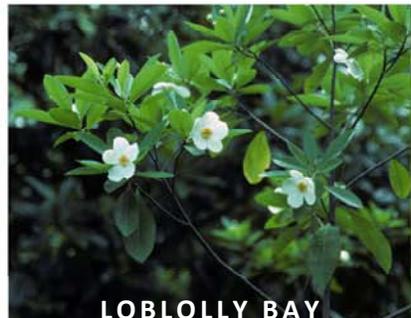
YELLOW JESSAMINE



YAUPON HOLLY



CINNAMON FERN



LOBLOLLY BAY



CLIMBING BUTTERFLY PEA



SAW PALM



ACCESSORY CONSTRUCTION

Thought must be given to the design and placement of elements beyond parking, structures, and landscaping that may be part of a project with the aim being to achieve overall coordination. These other elements may include sculpture & fountains, signs, awnings, utilities and equipment, and lighting.



SCULPTURE AND FOUNTAINS

Projects are encouraged to create interesting outdoor spaces that include appropriate items of visual interest such as sculpture or fountains. While it is not intended to limit artistic expression certain parameters are necessary. The design of such items must be in keeping with the size and scale of the project and not dominate the site. They should generally be subtle in material and color. Fountains should have natural forms that reflect their island location. In the design of sculpture, themes based on the culture and history of the Island are most appropriate.





The sign at the Hilton Head Island Public Library directly relates to the building's design and materials while the bronze sculpture relates to the building's function.



SIGNS

Signs are an important element to most buildings and developments. Too often no allowance is made in the design of projects for the placement of signs. Many of the principles for good design of structures also apply to the design of signs. Sign design does not begin with a blank sheet of paper. The materials, details, and colors of the building are all starting points for good sign design. In other words, signs should reflect the design of the project they are intended to identify.

The size and number of signs will be determined by LMO Section 16-5-114. Signs should serve to identify the business or development and not act as advertisements. The amount of information on signs shall be no more than is necessary to provide reasonable identification of the business or message to be conveyed.

Signs should provide strong visual interest and include three dimensional design. Only high quality, durable materials such as wood, sign foam, and masonry shall be used. Bright colors and reflective surfaces should be avoided or very limited in size and used as accents rather than predominant design elements.

For façade signs, adequate wall space must be provided in a location that will allow the sign to function properly while also appear as if it "belongs" with the building. The sign should be placed within a single architectural element and the colors, materials, and details should compliment the structure's design. In good sign design the façade signs appear as an integral component of the building design rather than as an afterthought. Tenant signs at shopping centers and office complexes should be uniform in design and placed on the façade of the tenant space.

Freestanding or monument signs should be placed in logical locations near the project's entrance and their design must complement the architectural design of the building(s) and other elements of development on the site . Monument signs with one sign face shall be finished on "back" side. Adequate landscaping of a type and scale complementary to the overall landscape plan must be provided to integrate the sign into the site and provide a unified design.

Good sign design should apply to all signs on a site including monument signs, directional signs, and facade signs. Per LMO Section 16-5-114 a sign system is required for planned unit developments, commercial developments, office complexes, and shopping centers. A successful sign system will integrate all sign types on site in a unified system of materials, colors, shapes, and sizes that are compatible with the architecture and other site elements. Tenants may be required to select colors and fonts for their signs that are different than their typical logo colors and fonts in order to comply with the approved sign system.



MONUMENT SIGN



SECONDARY MONUMENT SIGN

Lighting, if used to illuminate the sign, must be completely shielded from streets and pathways. Light-reflecting backgrounds shall not be used but light-reflecting lettering or halo lighting may be used. When lighting a facade sign the type of light fixture selected should complement the architectural style of the structure and the facade light fixtures and not be added solely to illuminate the sign.



FAÇADE SIGN

The Town of Hilton Head Island Town Hall is an example of a sign system which integrates the design of all signs including monument signs, directional signs, and facade signs based on color, materials, and details.



DIRECTIONAL SIGN



PATHWAY LIGHT



LANDSCAPE UP LIGHT



BOLLARD LIGHT

LIGHTING

Hilton Head Island is noted for its lack of glaring excessive lights. Strict requirements for general site lighting are specified in LMO Section 16-5-108. However, other decorative type lighting is allowed if limited in scope and properly designed. The goal is to add to the visual quality of the development without detracting from the beauty of the night sky. Such lighting may include concealed low wattage landscape up lights for significant trees or shrubbery at an entryway. Low bollard type lighting can be used to illuminate walkways and drive aisles. Important architectural elements can be softly illuminated to add emphasis at night. When lighting trees up lighting is preferred. Any light fixtures mounted in a tree must follow best management practices to avoid damage to the tree.

Incandescent lamps are preferred over metal halide. The same type of light source must be used for the same or similar types of lighting on site. The style and finish of exterior lighting, including fixtures and poles, should be selected to complement the details and materials of the structure and other site elements. A consistent finish should be selected for fixtures of similar types throughout the site. A coordinated lighting plan is a component of Island Character.

Six fixtures and poles have been pre-approved by the Design Review Board for use in overall lighting plans and can be used for site lighting without additional DRB review however the project's context and overall design character should be considered when selecting one of these fixtures. The approved fixtures/poles include:

- Baltimore
- Small Shoebox
- Hagerstown
- Salem
- Large Shoebox
- Pima



BALTIMORE



SMALL SHOEBOX



PIMA



SALEM



LARGE SHOEBOX



HAGERSTOWN



AWNINGS

Awnings may be appropriate design elements if integral to the architectural design of the structure and not a dominant feature. If used they should have substantial structural support such as brackets and not just metal pipes. Only high quality fade-resistant fabric may be used and periodic replacement must be ensured. Color and pattern choices are critical in designing a successful awning. Bright colors or elaborate patterns are generally not desirable. Awnings should not be incorporated solely to provide space for sign copy.



KIOSKS

Kiosks may be used as a temporary accessory element and should be integral to the site. Kiosk structures should take their architectural cues from the other structures on the site and should include similar or compatible details. Only high quality materials may be used. Colors should be nature blending and in keeping with other site structures.

UTILITIES & EQUIPMENT

All utility or service lines must be underground or concealed within the structure. Exposed wires, pipes, or conduits are not acceptable. Any transformers, meters, compressors, or utility cabinets must be painted a nature blending color, i.e. brown or green, be located in a non-prominent location, and be screened from view with landscaping and/or walls or fences.

Solid waste receptacles must be located in a non-prominent location and screened from view. In most cases a fence as described elsewhere in this guide (see page 22) will be required. Enclosures should be designed to allow adequate air flow as needed but not allow visibility into the enclosure.

Vending machines or other such equipment if placed on the exterior of a structure should be concealed from view of the street or parking area and must not include internal illumination.



Enclosures for utilities and equipment may be attached to the building or located elsewhere on site. The attached service yard conceals utility cabinets and trash receptacles in a design that is integrated into the overall design of the structure and other site elements through the use of common colors and materials.





CREDITS

Tower Beach Site Analysis; JK Tiller Associates (page 6)

Tower Beach Conceptual Master Plan; JK Tiller Associates (page 6)

Conceptual Parking Lot Layout; Wood+Partners (page 8)

Harris Teeter Storm Water Retention Pond; JK Tiller Associates (page 10)

Building Elevation; McCleskey & Associates (page 13)

Palmetto Dunes Gate House Conceptual Architecture; Lee & Parker Architects (page 14)

Shelter Cove Towne Centre Conceptual Elevations; MSTSD (page 16)

Palmetto Dunes POA Office Landscape Plan; Witmer Jones Keefer (page 18)

Pre-Approved light fixtures/poles; Palmetto Electric (page 30)

ACKNOWLEDGEMENTS

DESIGN REVIEW BOARD

Scott Sodemann, Chairman

Jake Gartner, Vice Chairman

Ronald Hoffman

Galen B. Smith

Dale Strecker

Kyle Theodore

Brian Witmer

Adopted by Town of Hilton Head Island Town Council

Month, Year



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:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name:	<u>Don Baker, AIA</u>	Company:	<u>SQUARE FEET ISLAND ARCHITECTS</u>		
Mailing Address:	<u>10 E Garrison Place</u>	City:	<u>HHI</u>	State:	<u>SC</u> Zip: <u>29928</u>
Telephone:	<u>290 6666</u>	Fax:	_____	E-mail:	<u>donl@squarefeethi.com</u>
Project Name:	<u>Outdoor Dining Patio</u>	Project Address:	<u>38 Shelter Cove La, Bldg 104 Suite 150</u>		
Parcel Number [PIN]:	<u>R</u>	_____	_____	_____	_____
Zoning District:	<u>PD-1</u>	Overlay District(s):	<u>COR</u>		

**CORRIDOR REVIEW, MAJOR
 DESIGN REVIEW BOARD (DRB) SUBMITTAL REQUIREMENTS**

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

Project Category:

<input type="checkbox"/> Concept Approval – Proposed Development	<input checked="" type="checkbox"/> Alteration/Addition
<input type="checkbox"/> Final Approval – Proposed Development	<input type="checkbox"/> Sign

- 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 16-2-103.L4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.
 - Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Development \$175, Alterations/Additions \$100, Signs \$25; cash or check made payable to the Town of Hilton Head Island.

- Additional Submittal Requirements:
- Concept Approval – Proposed Development**
- A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if 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:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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



SIGNATURE

22 MAY 2015

DATE

NARRATIVE



JAKES WAYBACK BURGERS

Construction is underway for the interior upfit improvements for the New Jake's Wayback Burgers at the Shelter Cove Towne Centre. At this time, the operators of Jake's Wayback desire to make an application for a covered outdoor dining space.

The outdoor dining space will consist of a 357 sf area covered with a canvas awning, surrounded by raised planters at its perimeter and another 432 sf area of tables open to the sky denoted by heavy perimeter landscaping.

It is the Owner and Architect's intent that all designs and materials for the outdoor dining space match materials already approved incorporated into Shelter Cove Towne Centre. Please note these design/material selections:

- 1) The color for all new wooden materials (planters and column covers) shall be the same popular SW 6071 *Popular Gray* as the west elevation's board and batten siding.
- 2) The planters' exterior trimout pattern will closely resemble the service yard on the east side of the building.
- 3) The canvas awning shall be the same black color as the Francesca's store, just across.



This is Kilwin's Ice Cream, located diagonally across from Jake's Wayback.

This is GNC Nutrition, located between Wm. Hilton Parkway and Jake's Wayback



NARRATIVE



West Elevation

This elevation faces Towne Centre Drive. The color of the board and batten siding, Popular Gray, will be used for all new wood work.

East Elevation

This elevation faces Kroger's parking.



NARRATIVE



North Elevation

This elevation has the front doors to Jake's Wayback. It is opposite the entrance to the Kroger Store and Francesca's.

This is Francesca's, located adjacent to the Kroger Store, facing Jake's entrance. We propose using the same color awning.



Submitted by

Don Baker, AIA
Square Feet Island Architects



South Elevation of Jake's Building



SHELTER COVE COMPANY

PO Box 6004
Hilton Head Island, SC 29938

May 27, 2015

Roni Allbritton
Shelter Cove Towne Centre
40 Shelter Cove Lane, Suite 180
Hilton Head Island, SC 29928

RE: Suite 150 Jake's Outdoor Seating

Dear Roni,

The Shelter Cove Company's ARB is in receipt of the outside seating area plans proposed for Jake's Wayback Burgers at unit 150 per the 05/05/2015 plans from Square Feet Island Architects.

The ARB has reviewed and approved the plan package as submitted.

Please notify the SCC office at (843) 310-0431 or by email at jbetts@sheltercovehc.org should you have any questions.

With Kindest Regards,

John P. Betts
Manager

Cc: Mr. Scott Foster, Chairman
SCHCARB Committee







150









151

francesca's

38

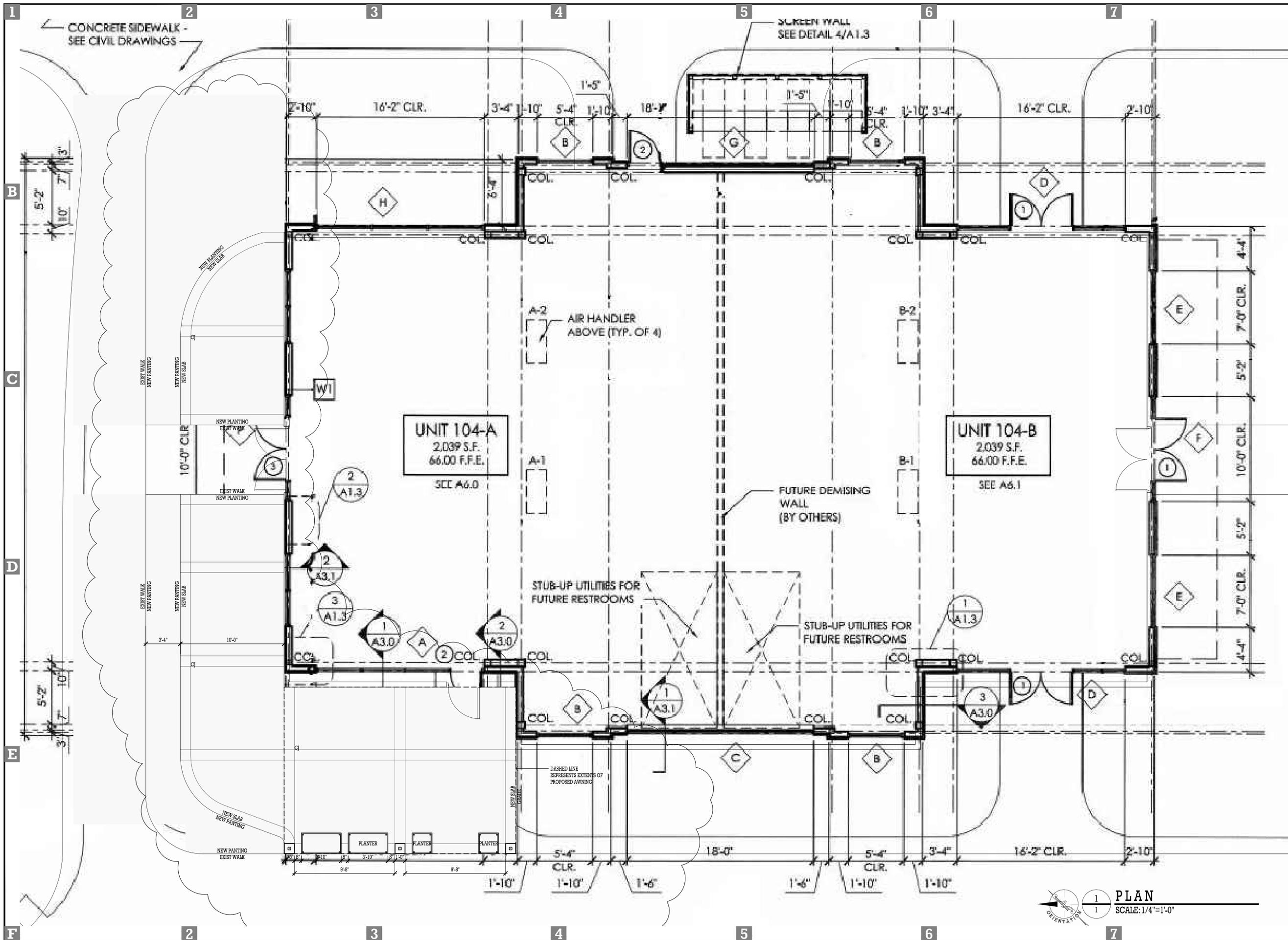




First
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 Hilton Head, SC 29928
 843-290-6666
 843-363-3663
 don1@squarefeethi.com
 HHI Bus Lic. # BLN0400739

PRELIMINARY INFORMATION
Not For Construction

A New Patio for:
JACK'S WAYBACK BURGERS
 Suite 150 Building 104
 Shelter Cove Towne Centre
 38 Shelter Cove Lane
 Hilton Head Island, SC 29928
 PROP. I.D.:

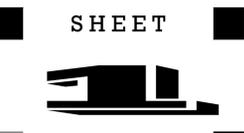
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Project Number WRN
 Issue Date 05 MAY 2015
 Issuance HHI DRB STAFF COMMENTS

Drawing History:
 1. 14 APRIL 2015 HHI DRB
 2. 05 MAY 2015 HHI DRB STAFF CMNTS

Sheet Title:
 PLAN

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



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PRELIMINARY INFORMATION
Not For Construction

A New Patio for:
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 Shelter Cove Towne Centre
 38 Shelter Cove Lane
 Hilton Head Island, SC 29928
 PROP. I.D.:

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 Issue Date 05 MAY 2015
 Issuance HHI DRB STAFF COMMENTS

Drawing History:
 1. 14 APRIL 2015 HHI DRB
 2. 05 MAY 2015 HHI DRB STAFF CMNTS

Sheet Title:
 EXTERIOR ELEVATIONS

SHEET



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

B8	Brick	Boral_Cordoba	White mortar joints
P1		SW 6430 Great Green	P. 62
P2		SW 6427 Sprout	P. 62
P3		SW 6172 Hardware	P. 25
P4		SW 6471 Hazel	P. 68
P5		SW 6473 Surf Green	P. 68
P6		SW 6451 Nature Green	P. 65
P7		SW 6199 Rare Grey	P. 29
P8		SW 2840 Hammered Silver	P. 154
P9		SW 7073 Network Grey	P. L
P10		SW 7075 Web Grey	P. L
P11		SW 6071 Popular Grey	P. 11
P12		SW 6150 Universal Khaki	P. 22
P13		SW 6222 Riverway	P. 33
P14		SW 6115 Totally Tan	P. 17
		Coastal Canvas Black	

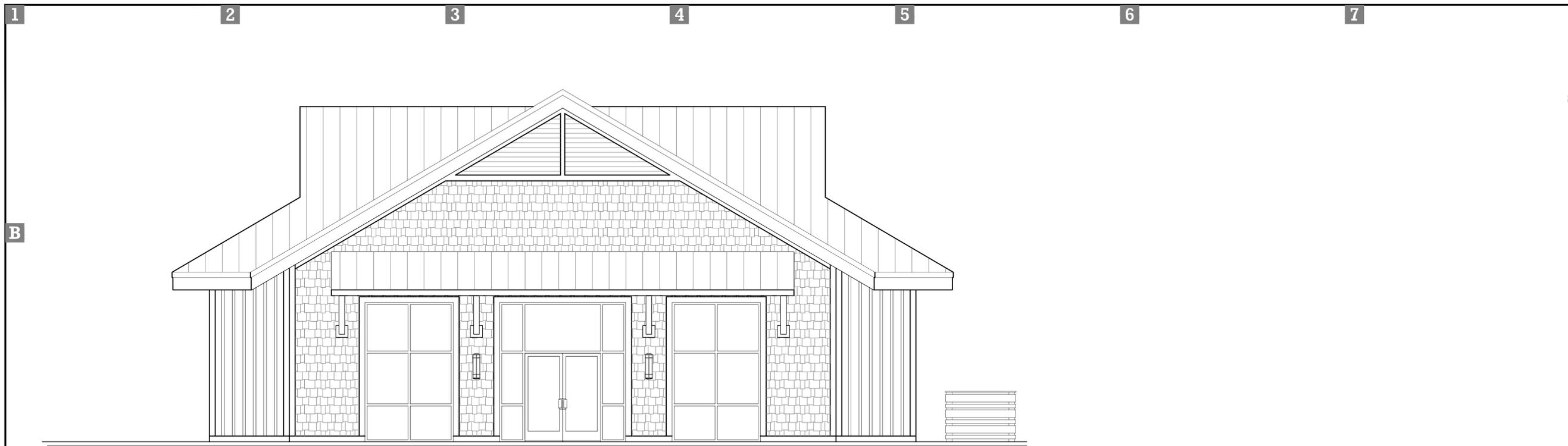


WEST ELEVATION
 SCALE: 1/4"=1'-0"



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 don1@squarefeethi.com
 HHI Bus Lic. # BLN0400739

**PRELIMINARY
 INFORMATION**
*Not For
 Construction*



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



EXISTING CONSTRUCTION: NO CHANGES PROPOSED
 EXISTING SCREEN WALL: USE AS MODEL FOR NEW WORK @ OUTSIDE DINING AREA

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

**A New Patio for:
 JACK'S WAYBACK
 BURGERS**
 Suite 150 Building 104
 Shelter Cove Towne Centre
 38 Shelter Cove Lane
 Hilton Head Island, SC 29928
 PROP. I.D.:

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Project Number WRN
 Issue Date 05 MAY 2015
 Issuance HHI DRB
 STAFF COMMENTS

Drawing History:
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 2. 05 MAY 2015 HHI DRB STAFF CMNTS

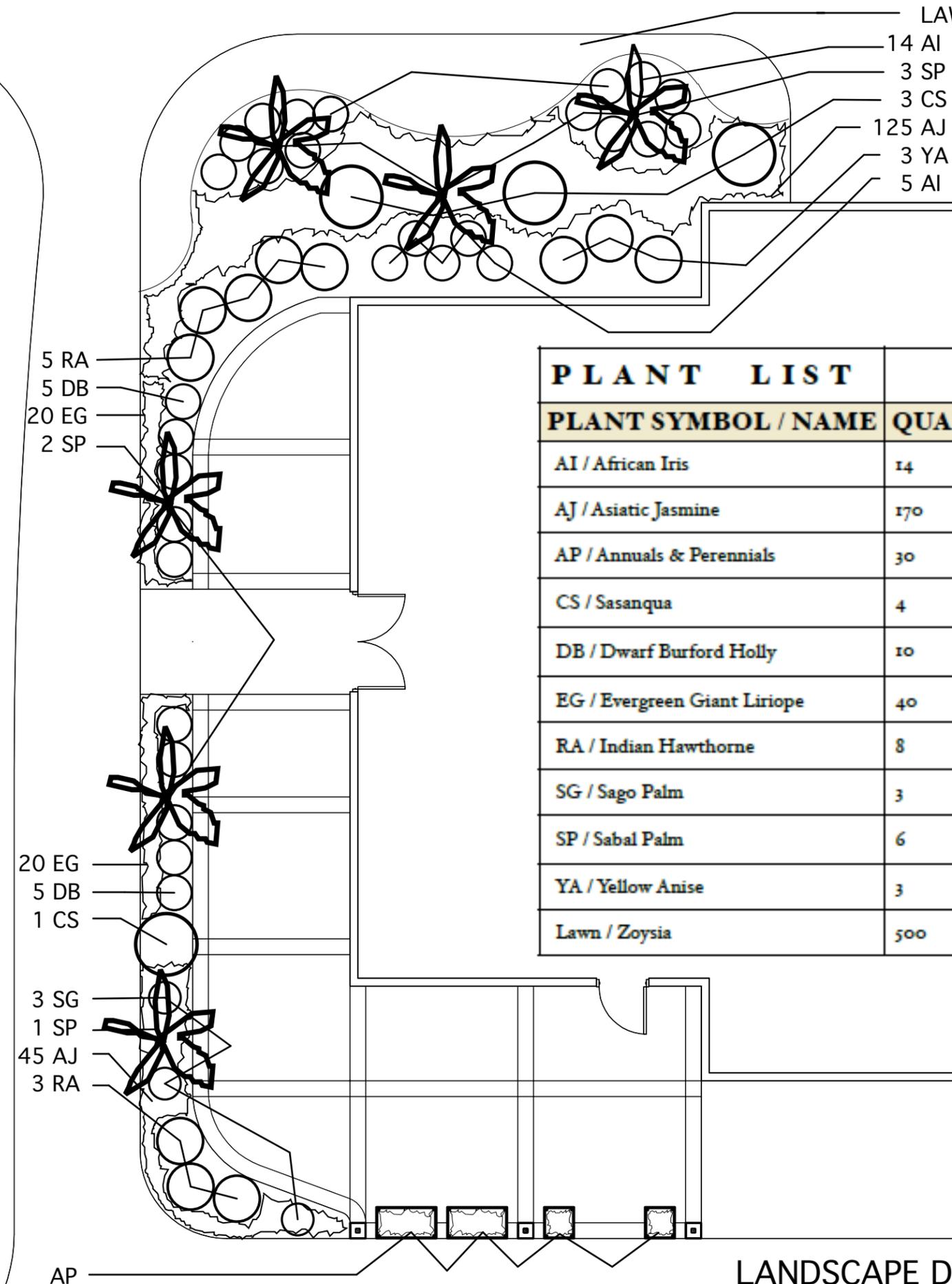
Sheet Title:
 EXTERIOR ELEVATIONS

SHEET





JAKE'S WAYBACK
 20150523
PATIO PLAN
 1/8" = 1'-0"



PLANT LIST			
PLANT SYMBOL / NAME	QUANTITY	SIZE	NOTE
AI / African Iris	14	1 - 2' height	
AJ / Asiatic Jasmine	170	.5" - 1' height	
AP / Annuals & Perennials	30	.5" - 1' height	Seasonal
CS / Sasanqua	4	3 - 4' height	
DB / Dwarf Burford Holly	10	1.5" - 2' height	
EG / Evergreen Giant Liriope	40	.5" - 1' height	
RA / Indian Hawthorne	8	2 - 3' height	
SG / Sago Palm	3	1 - 1.5' height	
SP / Sabal Palm	6	12 - 16' height	
YA / Yellow Anise	3	2 - 3' height	
Lawn / Zoysia	500	Square Feet	



05/22/15

SC LAR LICENSE NUMBER 348

Jackson & Small Associates
 Landscape Architecture

Alan H. Jackson, II: 13 Bow Circle, PMB 209, Hilton Head Island, SC 29928, 843-338-3017, ajax16@mac.com
 Michael S. Small, II: PO Box 1788, Tybee Island, GA 3132, 912-704-1118, michaelsmall.asia@gmail.com

LANDSCAPE DEVELOPMENT PLAN

SCALE 1/8" = 1' - 0"