



Town of Hilton Head Island Regular Design Review Board Meeting

June 14, 2016

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 24, 2016
6. **Staff Report**
7. **Board Business**
8. **Old Business**
9. **Unfinished Business**
10. **New Business**
 - A. *Alteration/Addition*
 - Cordillo Cabanas (repaint), DRB-000986-2016
 - B. *Sign*
 - Weichert Sign, DRB-001027-2016
11. **Appearance by Citizens**
12. **Adjournment**

Town of Hilton Head Island
Minutes of the Design Review Board

Benjamin M. Racusin Council Chambers

May 24, 2016

1:15p.m.

Board Members Present: Chairman Jake Gartner, Vice Chairman Dale Strecker, Ron Hoffman, Michael Gentemann, Brian Witmer, Kyle Theodore, Debbie Remke

Board Members Absent: None

Town Council Present: Tom Lennox

Town Staff Present: Heather Colin, Development Review Administrator
Charles Cousins, Director of Community Development
Jennifer Ray, Urban Designer
Teresa Haley, Secretary

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

1. Call to Order

Chairman Gartner called to order the regular meeting of the Design Review Board at **1:15pm.**

2. Roll Call - See as noted above.

3. Freedom of Information Act Compliance

The Town has met all Freedom of Information Act requirements for this meeting.

4. Approval of the Agenda

The Board **approved** the agenda by general consent.

5. Approval of Minutes

The Board reviewed the minutes of the **May 10, 2016** meeting and **approved** the minutes by general consent.

6. Staff Report

Ms. Ray noted that Board Training regarding the Town's Development Review Process will follow today's meeting.

7. Board Business – None

8. Old Business – None

9. Unfinished Business – None

10. New Business

A. New Development – Final

- Spinnaker Welcome Center, DRB-000795-2016

(Ms. Theodore recused herself from review of application DRB-000795-2016 due to a professional conflict of interest. A Conflict of Interest form was completed and signed, and attached to the record.)

Ms. Ray introduced the project and stated its location: 30 Waterside Drive. Ms. Ray stated that this project received conceptual approval with conditions in March 2016. Ms. Ray presented a review of the previous DRB conditions and described the changes made to the project since the last review. Ms. Ray stated that this project received Forest Beach Owners' Association approval with conditions as included in the Board's packet. Staff recommends approval as submitted.

Chairman Gartner requested that the applicant make a presentation. The applicant expressed appreciation for Ms. Ray's presentation. The applicant answered the Board's questions and concerns.

Chairman Gartner requested comments from the Board. The Board complimented the applicant for incorporating previous Board comments and further noted the project as in keeping with the Design Guide. The Board inquired as to any onsite utilities and whether appropriate screening would be provided. The Board asked for clarification regarding the material of the retaining wall and the colors of the columns, handrails, trim, doors, and windows.

Mr. Strecker made a motion to **approve** DRB-000795-2016 with the following condition: 1) any additional site utilities and the screening of them are to be submitted for Staff review and approval. Mr. Witmer **seconded** the motion. The motion **passed** with a vote of 6-0-0.

- Coligny District Redevelopment, DRB-000877-2016

(Ms. Theodore recused herself from review of application DRB-000877-2016 due to a professional conflict of interest. A Conflict of Interest form was completed and signed, and attached to the record.)

Ms. Ray introduced the project and stated its location: 80 & 90 Pope Avenue. Ms. Ray stated that this project received conceptual approval with conditions in December 2015. Ms. Ray presented a review of the previous DRB conditions and described the changes made to the project since the last review. Ms. Ray stated that this project received Forest Beach Owners' Association approval with conditions as included in the Board's packet. Staff recommends approval as submitted.

Chairman Gartner requested that the applicant make a presentation. Ms. Ray, as the applicant, and the Design Team of the project clarified concerns and answered questions of the Board.

Chairman Gartner requested comments from the Board. The Board complimented the project and expressed enthusiasm to see the completed development. The Board discussed the concern for the sufficiency of the lighting plan and inquired as to a more detailed plan. The Board further

discussed and inquired as to the following: a tree demolition plan; the consideration of planting taller trees (6" caliper); the number of parking spaces for visitors; the aesthetics of various materials being used and whether consistent material is needed instead; certain aspects of the new Children's Museum; and the foreseeable deterioration of the outdoor fitness equipment and a maintenance program for such equipment.

Mr. Witmer made a motion to **approve** DRB-000877-2016 with the following conditions: 1) provide shrouds for all the well lights and uplights; 2) consider all cast brass lighting for landscaping; 3) consider all low voltage lighting for landscaping; 4) all low voltage landscape lighting is to be 3,000 degrees kelvin; and 5) provide cut sheets for all the low voltage landscape lighting for Staff review and approval. Mr. Hoffman **seconded** the motion. The motion **passed** with a vote of 6-0-0.

11. Appearances by Citizens – None

12. Adjournment

Chairman Gartner adjourned the meeting at 2:05p.m.

Submitted by:

Approved by:

Teresa Haley, Secretary

Jake Gartner, Chairman



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

FOR OFFICIAL USE ONLY
 Date Received: 5/16/16
 Accepted by: Sherry P.
 DRB #: 986-2016
 Meeting Date: _____

Applicant/Agent Name: SEA CABINS dba CORDILLO CABANAS HOA Company: c/o IMC RESORT MGMT.
 Mailing Address: 2 CORPUS CHRISTI SUITE 302 City: HILTON HEAD IS State: SC Zip: 29928
 Telephone: 843-785-4775 Fax: 843-785-3901 E-mail: JAY@IMCRESORTSERVICES.COM
 Project Name: CORDILLO CABANAS Project Address: 211/217 CORDILLO PKWY.
 Parcel Number [PIN]: R _____
 Zoning District: _____ Overlay District(s): _____

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

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

Project Category:
 Concept Approval – Proposed Development
 Final Approval – Proposed Development
 Alteration/Addition 100%
 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.I.4.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, 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.

ieeb

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

5/24/16

 DATE

Last Revised 10/1/14

PATRICK ALFORD
 chefpz107@cs.com
 843-686-5465

FDR: CORDILLO CABANAS H.O.A. 2

Cordillo Cabanas – Narrative and Alteration Request

Basic Information

The Cordillo Cabanas complex is on the Southeast end of Cordillo Parkway and consists of 40 units in nine buildings on two parcel separated by a parcel formerly known as the Fire Station parcel. The buildings were constructed in the mid-1970's.

The 217 Cordillo Parkway 2.2 acre site (revised parcel D) contains six buildings – (4) one story structures with 4 units each and (2) two story buildings with 8 units each.

The 211 Cordillo Parkway 1.4 acre site (Cordillo Apartments) contains three buildings – all one story, 2 have two units each and one has 4 units.

The complex has a community pool, asphalt paving and is well landscaped. All units are 1 bedroom, 1 bathroom with 500-600 square feet of living area.

Alteration Request

The Regime is requesting approval to repaint all nine buildings with two minor color alterations that will refresh and enhance the overall appearance of the complex and provide a look that will better blend into the natural environment and surrounding properties.

1. Current olive green entry doors, change to Sherwin Williams color (SW 6194, Basil), for all 40 units.
2. All concrete block surfaces currently white, changed to (SW 9117-Urban Jungle, or SW 6151-Quiver Tan).
3. We expect the work to begin this fall (2016), and be completed no later than summer (2018).

Phase 1 - to be completed fall 2016:

Photos- CC #1, #2, #17

Buildings A-B-E-F (217 Cordillo Parkway) Four identical single story ground level buildings, brick and wood siding, with wood slat service yard fence enclosures.

1. Current wood siding, trim and fence color will be retained. (SW 6149 "Relaxed Khaki")
2. **Proposed minor change** - Current olive green entry doors, change to Sherwin Williams color (SW 6194 "Basil")

Phase 2 - to be completed 2017 (summer/fall):

Photos - CC #3, #4, #5, #6

Buildings G-H-J (211 Cordillo Parkway) Three single story ground level buildings, concrete cinder block with wood trim, soffit, fascia and eaves.

1. All wood trim & fascia surfaces will remain the same color (SW 6149 "Relaxed Khaki")
2. **Proposed Change** - All concrete block surfaces currently white changed to (SW 9117 "Urban Jungle", or SW 6151 "Quiver Tan") & Entry doors currently olive green, change to (SW 6194 "Basil")

Phase 3 - to be completed fall 2017 or summer 2018:

Photos CC #7, #8, #9, #13, #14, #15, #16

Buildings C-D (217 Cordillo Parkway) Two, two story buildings, concrete block, wood siding, soffit, fascia, eaves, wooden decks and stairs.

1. All wood trim, siding, stair and deck surfaces currently colored (SW 6149 "Relaxed Khaki") will remain the same.
2. **Proposed change**- All concrete block and wood siding currently white change to (SW 9117 "Urban Jungle" or SW 6151 "Quiver Tan") & Entry doors currently olive green, change to (SW 6194 "Basil")

Neighboring properties all consist of similar colors, tan/sand/off white

-Photos CC neighbor #10- 219 Cordillo Parkway
#11- 13 Myrtle Lane
#12- 213 Cordillo Parkway

Color "Mock Up" photos included, are not exact color representation however they provide a good representation of proposed color change. (#15, #16, #17)

Cordillo Cabana's

211 & 217 Cordillo Parkway

Bldg's A-B-E-F Current Color - Will Stay The Same

Proposed Color Change For Bldg's C-D-G-H-J

SW-6149 Relaxed Khaki

Proposed New Door Color

SW-6194 Basil

Will be combination of the two colors

SW-9117 Urban Jungle



Cordillo Cabana's 211 & 217 Cordillo Parkway

Bldg's A - B - E - F Current Color - Will Stay The Same

SW-6149 Relaxed Khaki

Proposed Color Change For Bldg's C- D- G - H - J

Proposed New Door Color SW-6194 Basil

Will Be Combination Of The Two Colors

SW-6151 Quiver Tan



Ray Jennifer

From: Forest Beach Owners Association <fbassn@aol.com>
Sent: Sunday, June 5, 2016 8:39 PM
To: rich.weidman@gmail.com
Cc: newmansirrigation@hotmail.com; chefpat107@cs.com; Ray Jennifer
Subject: Cordillo Cabanas - ARB Approval

Rich - Thank you for your submission for the proposed re-painting at the above location. The Association has reviewed your submission dated May 30, 2016, along with the attached paint samples and the information previously submitted by email on May 27, 2016.

The Association has approved this submission as presented, subject to any applicable Town of Hilton Head Island approvals. This email constitutes your ARB approval.

As with any project, we will required written notice upon completion so that we may perform a final inspection and close our records on this project. If any changes need to be made from the submitted and approved plans/colors once reviewed by the Town, you will need to submit them to us for review before adopting them in to your project.

If you have any questions or concerns regarding this project or our review and approval, please contact me.

I have copied Jennifer Ray at the Town for their records. Please keep a copy of this approval on site during construction and forward a copy of this email to the contractor(s) for their records.

John D. Snodgrass

John D. Snodgrass
Executive Director,
Forest Beach Owners' Association, Inc.



CC #1



CC #2



CC #3



CC #4



CC #5



CC #6



CC #7



CC #8



CC #9



CC #10



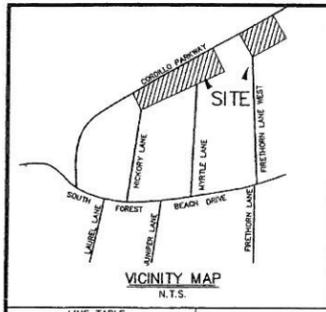
CC Neighbor #1



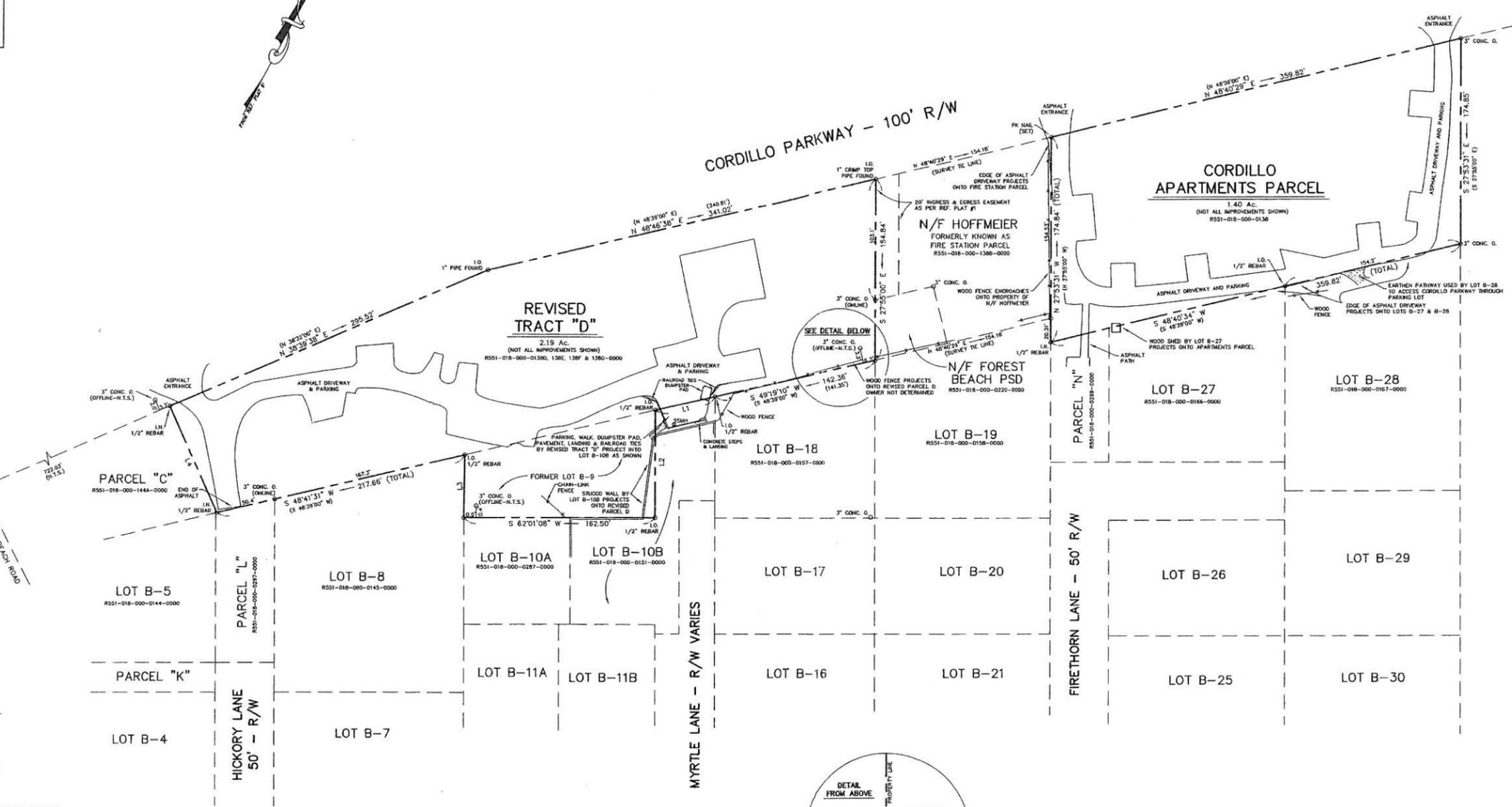
CC Neighbor #2



CC Neighbor #3

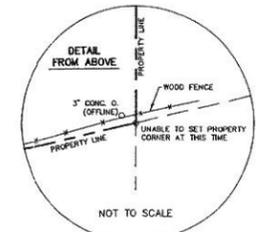


LINE	BEARING	LENGTH
L1	S 48°35'08" W (S 48°39'00" W)	51.40'
L2	S 27°58'52" E (S 27°55'00" E)	92.66'
L3	N 27°17'36" W (N 27°55'00" W)	53.95'
L4	N 51°50'41" W (N 51°28'00" W)	100.25'

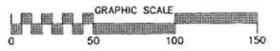


- REFERENCE PLAT:
- 1) PALM FOREST & VICINITY, SOUTH FOREST BEACH, DATED: 2/15/71, REVISED: 7/19/76, BY: J.J. HUTTON, S.C.R.L.S. NO. 1650, RECORDED: P.B. 24, PG. 170.
 - 2) SEA CABIN CLUB, HORIZONTAL PROPERTY REGIME, PHASES A, B, C, D, E, F, G, H & J, DATED: 11/23/77, BY: CIVIL ENGINEERING OF COLUMBIA, RECORDED: D.B. 257, PG. 1371, 12/20/77.
 - 3) SUBDIVISION PLAT SHOWING LOTS B-10A, B-10B, B-11A & B-11B, MYRTLE LANE, PALM FOREST & VICINITY, SOUTH FOREST BEACH DATED: 8/21/2001, LAST REVISED: 8/4/2003, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: D.B. 257, PG. 1371, 12/20/77.
 - 4) ASBUILT SURVEY OF PARCEL "B" & LOTS B-1 & B-2, CORDILLO PARKWAY, PALM FOREST & VICINITY, SOUTH FOREST BEACH DATED: 7/14/2000, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059.
 - 5) REVISED TRACT D & PARCELS K, L, M & N, PALM FOREST & VICINITY, SOUTH FOREST BEACH DATED: 6/12/2001, BY: JACK JONES, S.C.R.L.S. NO. 13852, RECORDED: P.B. 61, PG. 155, 7/25/2001.

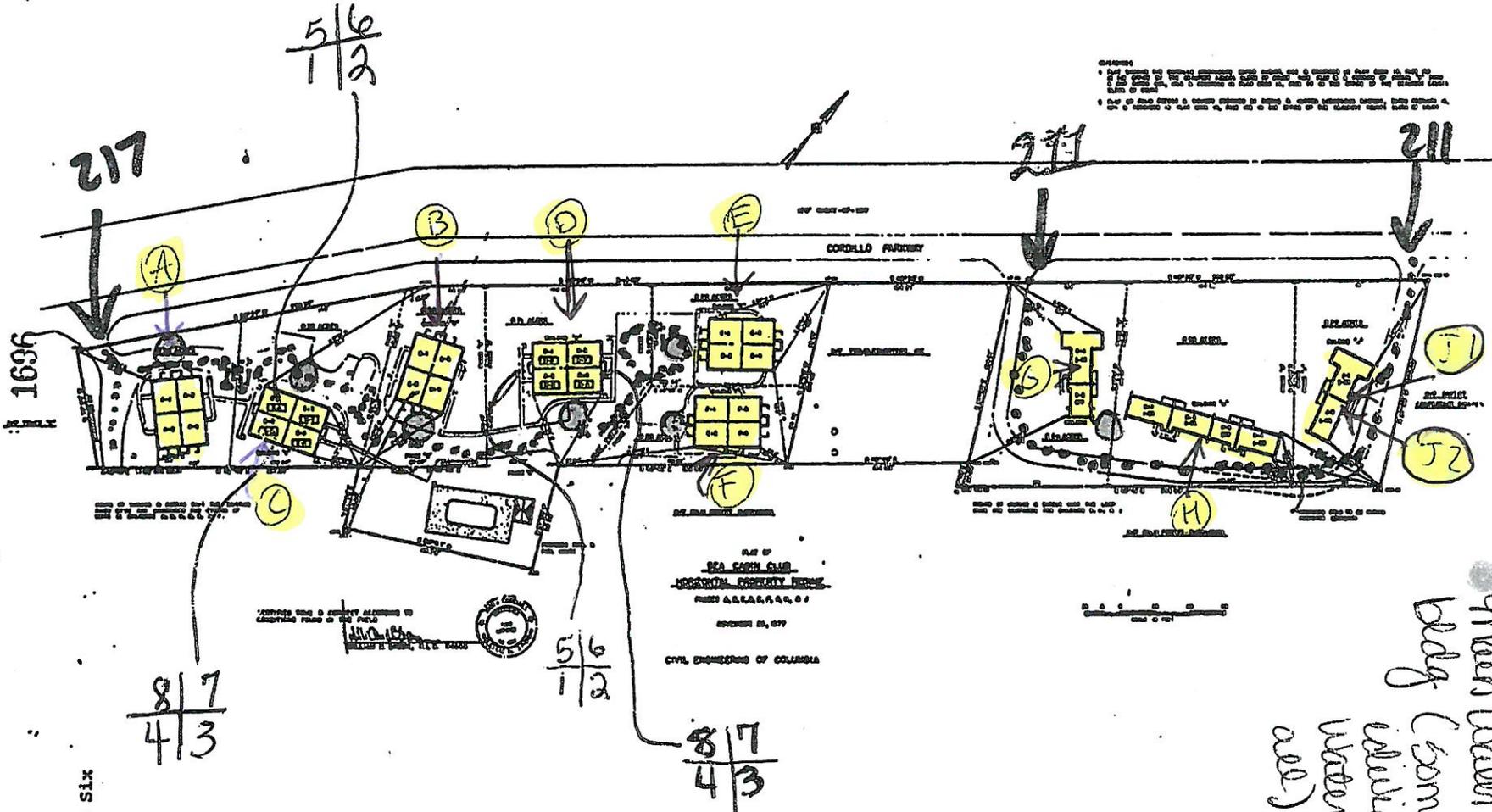
- NOTES
- 1) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY 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-2, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 120, COMMUNITY NO. 450250, MAP DATED 8/29/76, 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) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.
 - 5) BEARINGS AND DISTANCES IN PARENTHESIS ARE FROM REFERENCE PLAT #1.



PREPARED FOR: CORDILLO CABANNAS HOME OWNERS ASSOCIATION
 ADDRESS: CORDILLO PARKWAY
 TAX PARCEL I.D. NO.S R551-016-000-0138, 138D, 138E, 138F & 138G-0000



BOUNDARY SURVEY OF
CORDILLO CABANNAS
 INCLUDES
REVISED PARCEL D & CORDILLO APARTMENTS PARCEL
 CORDILLO PARKWAY
 A SECTION OF
PALM FOREST & VICINITY
 SOUTH FOREST BEACH
 HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
 SCALE: 1" = 50' DATE: 9/2/2003 JOB NO: 03143
SG SURVEYING CONSULTANTS
 59 Sheridan Park Circle, Suite 6, Bluffton, SC 29910
 Telephone: (843) 815-3304 FAX: (843) 815-3305
 WWW: WWW.SGSC.COM
 COPYRIGHT © BY SURVEYING CONSULTANTS 2003



main water shut off for
 bldg (some units have
 individual @ not
 when heated but not
 all).
 → marked w/ 1 or 2 high
 4/11/10 st.

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: Cordillo Cabanas (Repaint) – ALTERATION/ADDITION

DRB#: DRB-000986-2016

DATE: June 14, 2016

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. Provide color sample for SW 9117 “Urban Jungle”.

Applicant proposes to repaint the 9 buildings at Cordillo Cabanas in nature blending shades of brown and tan with dark green accents (doors). Colors are in keeping with neighborhood and Design Guide.

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.
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- _____ 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

5/23/16

DATE

Weichert Realtors

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

Hilton Head Island



The contractor shall verify all dimensions and site conditions prior to starting work and shall notify the architect in writing immediately of any errors or inconsistencies within the construction documents. If errors or inconsistencies exist within the construction documents and are constructed as such; it is the contractor's responsibility to ensure that corrections are made to the satisfaction of the building owner, architect, and building inspector.

No.	Description	Date

Weichert Realtors

Sign

Cover

Project number

Print Date 5/24/2016 10:45:55 AM Issue Date 02.10.15

Drawn by CRE

Checked by MAV

A1

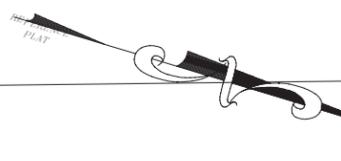
Scale

VACCARO ARCHITECTURE, INC.

843.290.3076
www.VACCAROarchitecture.com
email: mikevaccaro7@yahoo.com

STATE OF SOUTH CAROLINA
MICHAEL A. VACCARO
Hilton Head Island, SC
No. 6618
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
VACCARO ARCHITECTURE, INC.
Hilton Head Island, SC
No. 3661
REGISTERED ARCHITECTS



- LEGEND**
- CAS - CONCRETE W/REINFORCEMENT SET
 - CIP - CONCRETE W/REINFORCEMENT FOUND
 - R/S - ROCK PAV. SET
 - IPF - ROCK PAV. FOUND
 - # - INDICATES STREET ADDRESS
 - TBU - TEMPORARY BENCH MARK
 - BSL - BUILDING SETBACK LINE
 - TELEPHONE PRESENT/COMMUNICATOR
 - SINKER LATERAL
 - SANITARY SEWER MANHOLE
 - ELECTR. BOX
 - SPOT ELEVATION SPOTS
 - CONDUIT LINES
 - ⊕ XTRN - TRANSFORMER
 - ⊕ WTR - WATER LATERAL
 - ⊕ WTR - WATER METER
 - ⊕ IRRIGATION CONTROL VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ GRAVE MILET
 - ⊕ POWER POLE
 - OH.P.L. - OVER HEAD POWER LINE
- TREE LEGEND**
- WHITE OAK
 - LAUREL OAK
 - LIVE OAK
 - WATER OAK
 - RED OAK
 - REC ANI
 - MAGNOLIA
 - HICKORY
 - MAPLE
 - PALMETTO
 - CHERRY
 - HOLLY
 - CEDAR
 - RED BUD
 - SASSAPARAS
 - SASSWOOD
 - SARGENTERRY
 - CAM
 - BAY



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SIGNED DRAWING HEREIN, AND ANY INFORMATION THEREON, TO BE THE PROPERTY OF VACCARO ARCHITECTURE, INC.

Some or all areas on this plot are flood hazard areas and have been identified as having associated with possible hurricanes. Local regulations require that certain flood hazard protective measures be incorporated in the design and construction of structures in these designated areas. Reference shall be made to the development conditions and restrictions associated with the flood hazard areas. The design and construction of structures in these areas shall be in accordance with the requirements of the applicable local, state and federal regulations. The contractor shall be responsible for obtaining any necessary permits and for the results, including purchase of flood insurance as a prerequisite to federally insured mortgage financing or other financing.

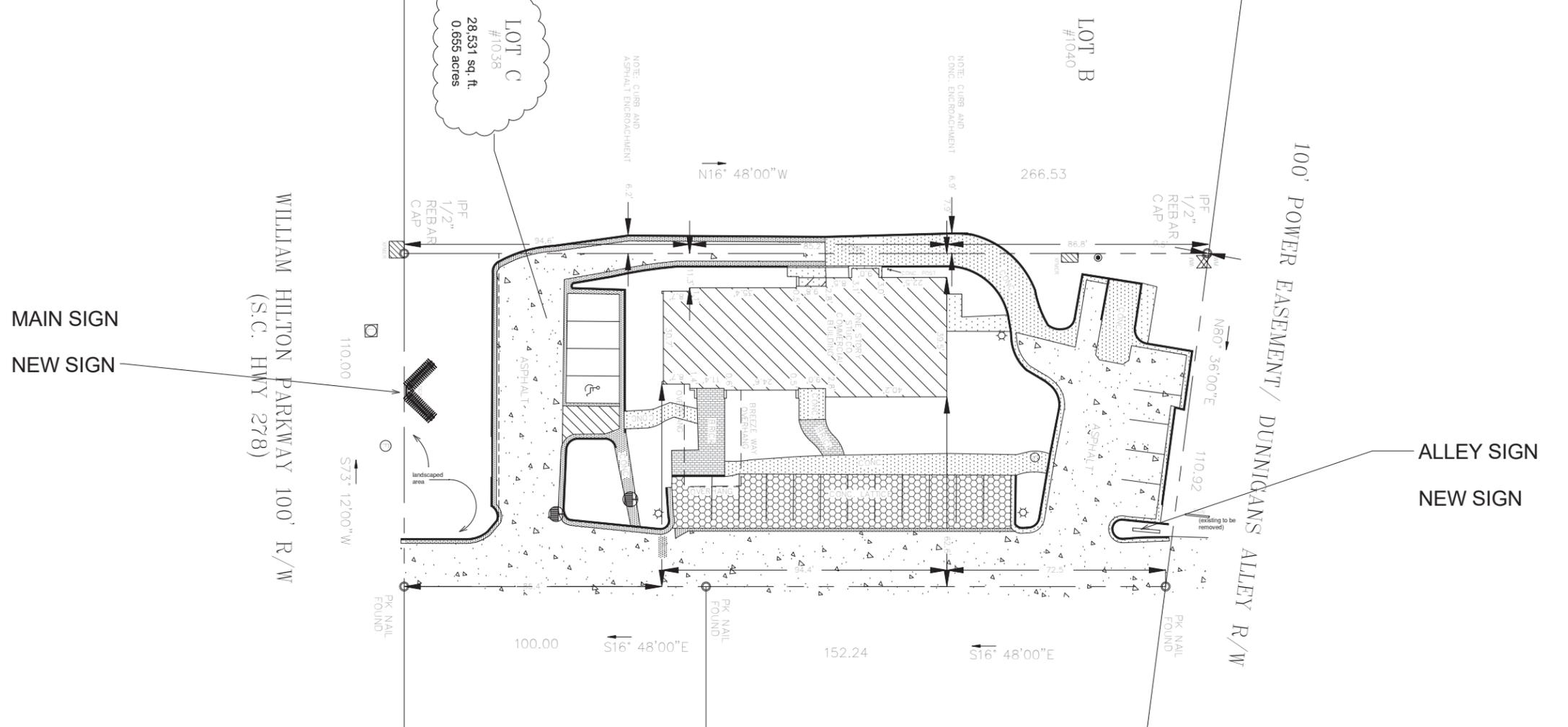
I, the undersigned, as the Owner of Record of parcel(s) 8552 015 000 0240 0000, agree to the recording of this plat.

JOE RYAN

DRAWN BY: W.J.S.
APPROVED BY: W.J.S.
PARTY CHIEF: R.M.S.
DATE: JANUARY 6, 2016



① Average Grade
1" = 20'-0"



LOCATION MAP NOT TO SCALE

The contractor shall verify all dimensions and site conditions prior to starting work and shall notify the architect in writing immediately of any errors or inconsistencies within the construction documents. If errors or inconsistencies exist within the construction documents and are constructed as such; it is the contractor's responsibility to ensure that corrections are made to the satisfaction of the building owner, architect, and building inspector.

No.	Description	Date

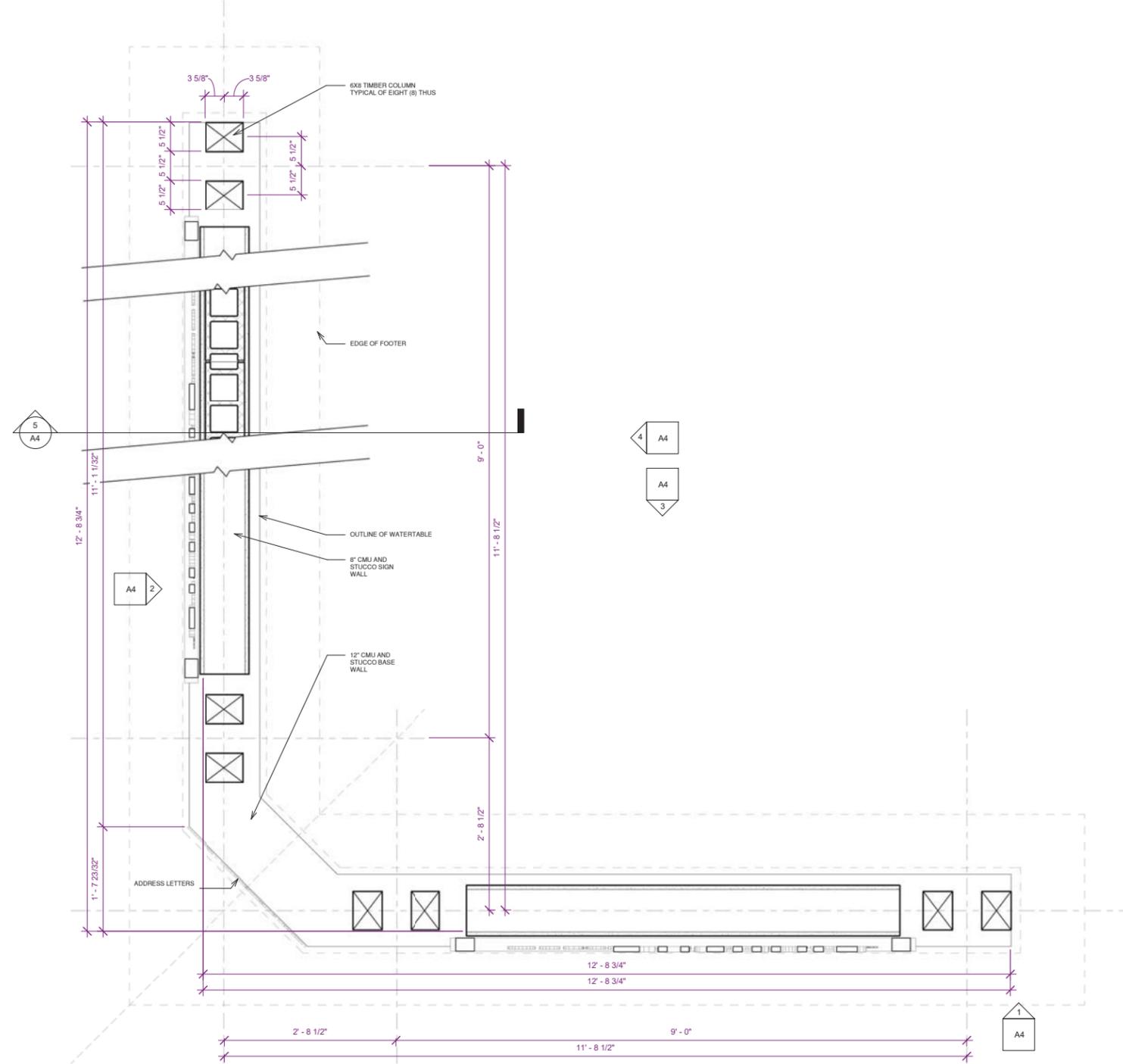
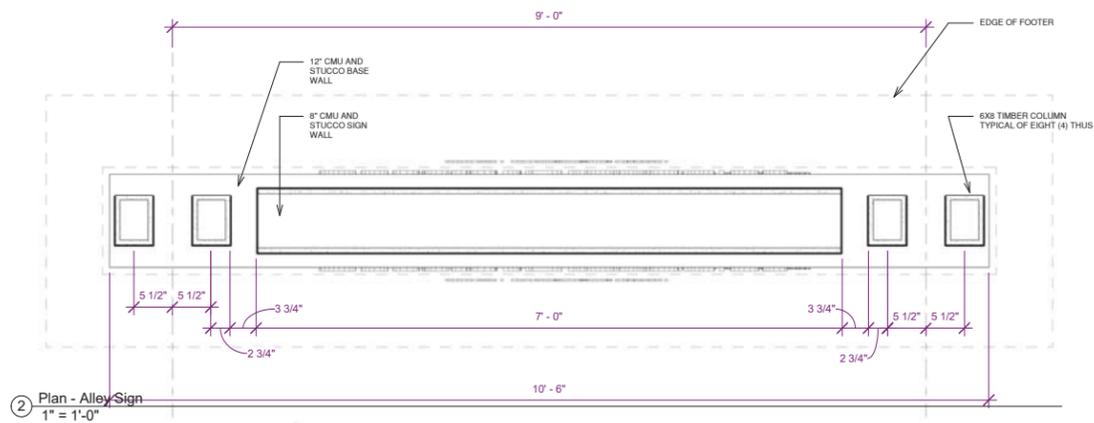
Weichert Realtors

Sign Site

Project number
Print Date 5/24/2016 10:45:56 AM Issue Date 02.10.15
Drawn by: Author
Checked by: Checker

A2

Scale 1" = 20'-0"



VACCARO ARCHITECTURE, INC.

STATE OF SOUTH CAROLINA
VACCARO ARCHITECTURE, INC.
Hilton Head Island, SC
No. 3061
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
MICHAEL A. VACCARO
Hilton Head Island, SC
No. 6618
REGISTERED ARCHITECT

843.290.3076
www.VACCAROarchitecture.com
email: mikevaccaro7@yahoo.com

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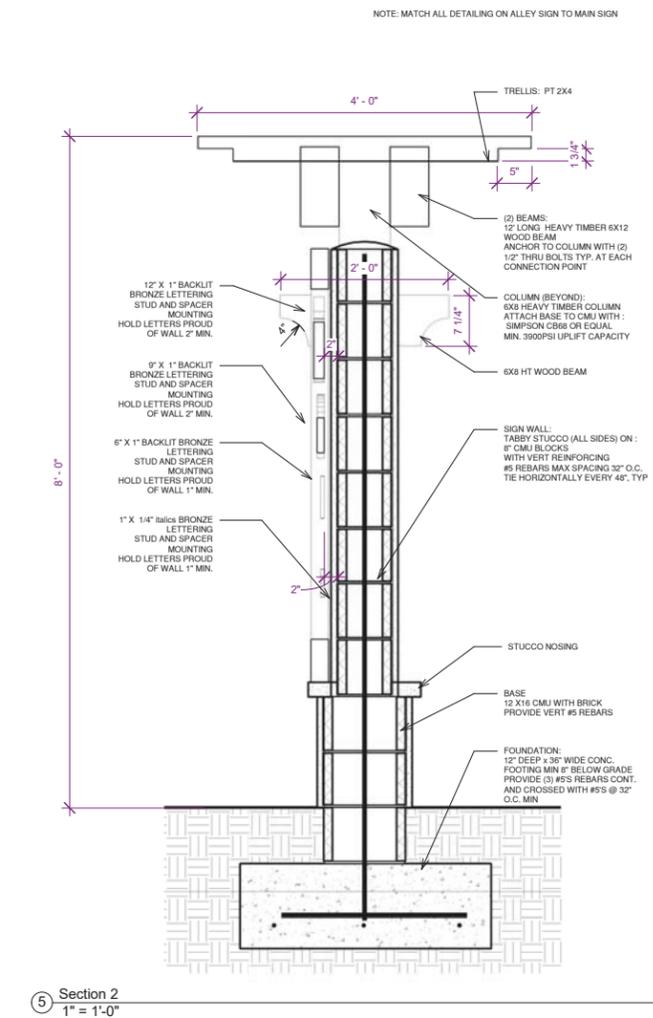
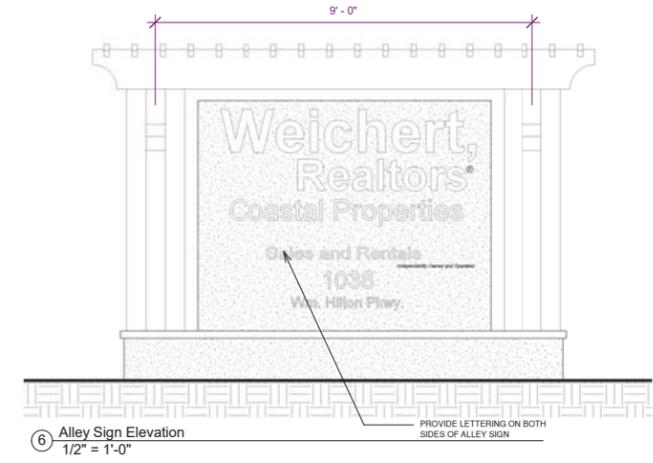
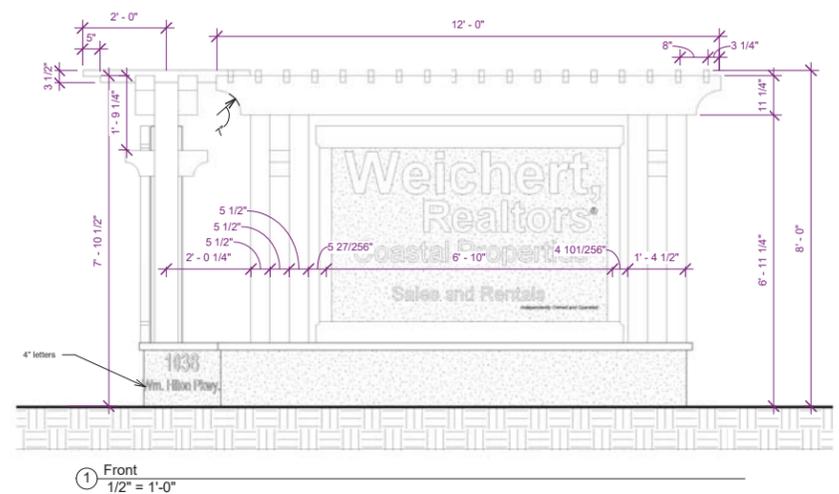
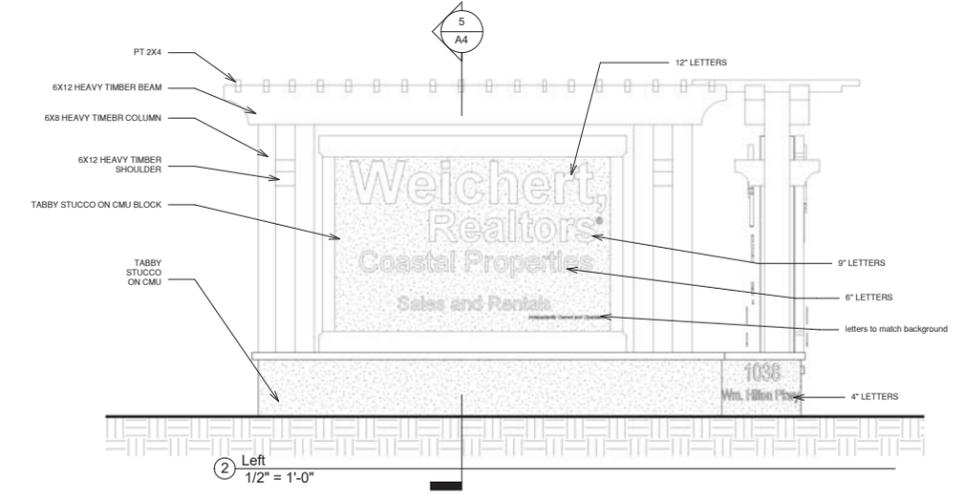
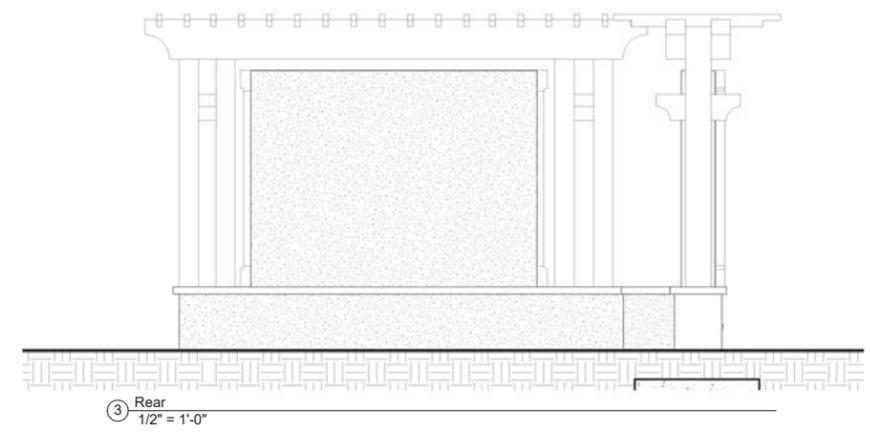
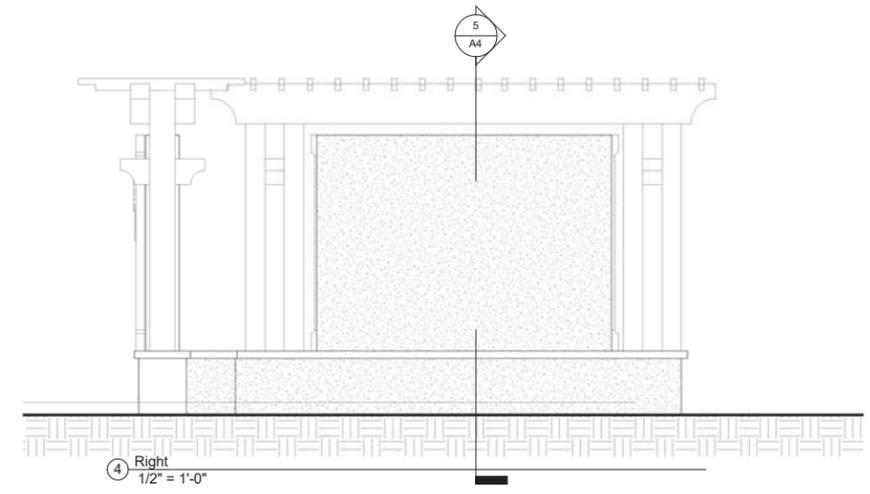
No.	Description	Date

Weichert Realtors
Sign
Plans

Project number	
Print Date 5/24/2016 10:45:58 AM	Issue Date 02.10.15
Drawn by	Author
Checked by	Checker

A3

Scale 1" = 1'-0"



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No.	Description	Date

Weichert Realtors

Sign

Elevations

Project number _____

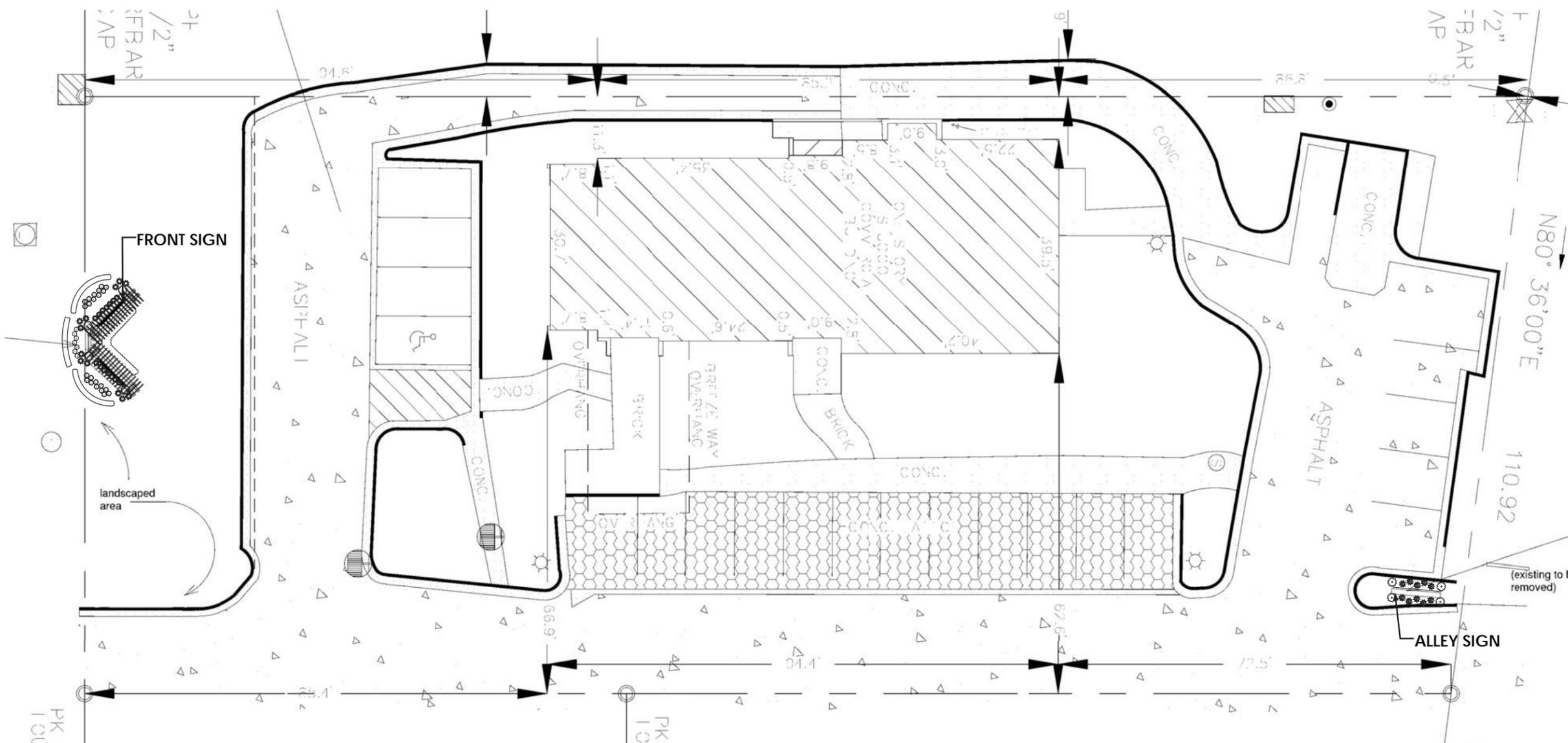
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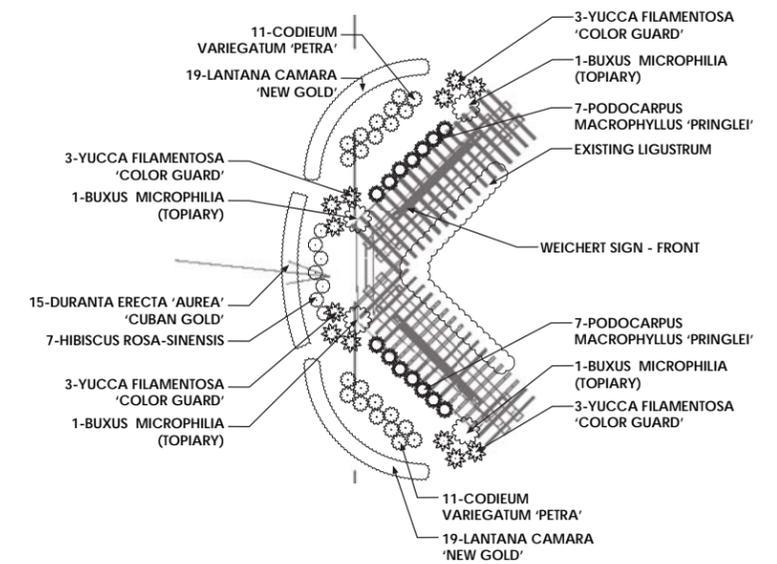
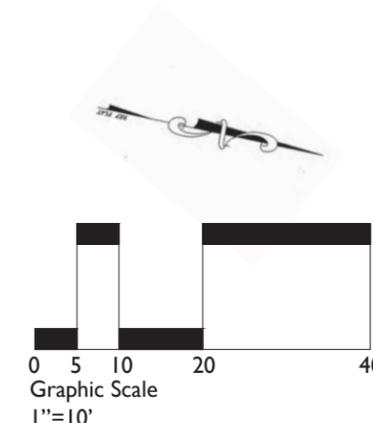
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A4

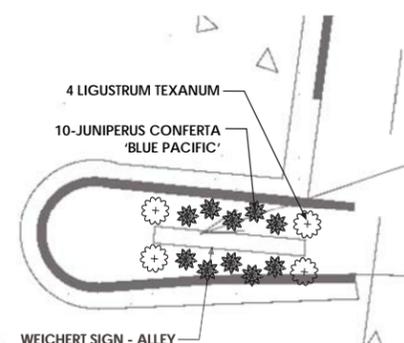
Scale As indicated



Weichert Realtors
 Signage
 Designed by
 Creative Gardening, LLC
 May 25, 2016



FRONT SIGN
 Scale 1"=5'



ALLEY SIGN
 Scale 1"=5'

PLANT LIST

Quantity	Botanical Name	Common Name	Container
Shrub			
4	Buxus microphila	Topiary Boxwood	5 gal.
4	Ligustrum texanum	Ligustrum	3 gal.
10	Juniperus conferta 'Blue Pacific'	Blue Pacific' Juniper	3 gal.
14	Podocarpus macrophyllus 'Pringlei'	Pringle's Dwarf Podocarpus	3 gal.
12	Yucca filamentosa 'Color Guard'	Color Guard Yucca	3 gal.
Seasonal Color			
22	Codiaeum Variegatum 'Petra'	Croton	1 gal.
38	Lantana camara 'New Gold'	Gold Mound Lantana	1 gal.
15	Duranta erecta 'aurea' 'Cuban Gold'	Cuban Gold	1 gal.
7	Hibiscus rosa-sinensis	Tropical Hibiscus	1 gal.

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: Weichert Sign – SIGN

DRB#: DRB-001027-2016

DATE: June 14, 2016

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. Suggest moving sign closer to parking lot (into site). Landscaping in ROW will require encroachment permit from SCDOT.
2. Move address on primary sign higher on sign so visible over landscaping.
3. Landscaping at two signs should have relationship to each other/surrounds.
4. Consider reducing mass of sign relative to scale of building or site surrounds.

Applicant proposes to construct two new signs for Weichert Realtors. Signs utilize heavy timber construction similar to detailing on building entrance. Other materials include tabby stucco and bronze channel letters.