



The Town of Hilton Head Island
Design Review Board Regular Meeting
Tuesday, June 11, 2019 – 1:15 p.m.
Conference Room 3
AGENDA

As a courtesy to others please turn off / silence ALL mobile devices during the meeting. Thank you.

1. **Call to Order**
2. **FOIA Compliance** – Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.
3. **Roll Call**
4. **Approval of Agenda**
5. **Approval of Minutes** – Meeting of May 28, 2019
6. **New Business**
 - a. *New Development – Final*
 - i. Hilton Head Presbyterian Ministry Building, DRB-001222-2019
 - b. *Alteration/Addition*
 - i. Alex Patterson Place, DRB-000732-2019
 - ii. Temporary Construction Fence for Lowcountry Celebration Park Mural, DRB-001225-2019
7. **Appearance by Citizens**
8. **Board Business**
9. **Staff Report**
 - a. Minor Corridor Report
10. **Adjournment**

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



Town of Hilton Head Island
Design Review Board
Tuesday, May 28, 2019 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from the Board: Chairman Dale Strecker, Vice Chairman Michael Gentemann, Brian Witmer, Kyle Theodore, Cathy Foss

Absent from the Board: Debbie Remke (excused)

Present from Town Council: Bill Harkins

Present from Town Staff: Chris Darnell, Urban Designer; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Strecker called the meeting to order at 1:18 p.m.

2. FOIA Compliance – Public notification of this meeting has been published, posted, and mailed in compliance with the South Carolina Freedom of Information Act and the Town of Hilton Head Island requirements.

3. Roll Call – See as noted above.

4. Approval of Agenda

The Board approved the agenda by general consent.

5. Approval of Minutes – Meeting of May 14, 2019

Ms. Theodore moved to approve the minutes of the May 14, 2019 regular meeting as submitted. Ms. Foss seconded. The motion passed unanimously.

6. New Business

a. Alteration/Addition

- i. Heffner Pergola, DRB-001107-2019

Mr. Darnell introduced the project and described its location. Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval with the following condition:

1. The pergola shall be painted to match the existing color of the building trim.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant was not in attendance.

Chairman Strecker asked the Board for comments. The Board discussed the color of the existing building elements, the current color of the elements that comprise the pergola, and the color that the pergola elements should be. The Board agreed the roof color shall remain the existing color; the entire underside of the pergola shall be painted to match the body color of

the existing building; and the underside includes everything from the fascia and to the ends of the rafter tails. The Board noted that any gutters added as recommended by Mr. Stephen E. Mitchell, P.E. in his letter dated April 4, 2018, shall be painted to match the body color of the existing building.

Vice Chairman Gentemann made a motion to approve DRB-001107-2019 with the following conditions:

1. The entire underside shall be painted to match the body color of the existing building.
2. Any gutters and downspouts that are added per the narrative shall be painted to match the body color of the existing building.
3. The roof shall remain the existing brown color.

Ms. Theodore seconded. The motion passed with a vote of 5-0-0.

ii. Nunzio's, DRB-001085-2019

Mr. Darnell introduced the project and described its location. Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval with the following condition:

1. The light fixture at the front gable shall be properly permitted
2. Upon obtaining the proper permit, the foot-candle or brightness of the light source at the top of the front gable shall be reduced and the light color or temperature shall match the balance of the building.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered the Board's questions.

Chairman Strecker asked the Board for comments. The Board generally agreed with the applicant's request to eliminate the long canopy over the windows and to keep the double doors as constructed. The Board generally agreed with Staff's comments regarding the lighting, but expressed additional concerns. Part of the prior conditional approval required all lighting to be submitted to Staff for review and approval. The building and sign lighting were not provided to Staff. The Board expressed the lighting is excessive and does not meet the Design Guide. The Board and applicant discussed options to achieve the required lighting and resolve safety concerns. The step lights are a code requirement. The wall sconces adjacent to the doors and above the windows shall be removed. Flush mounted can lights shall be added in the awnings above the doors. Low voltage lighting shall be added at the building side of the post railing at the deck and the ramp. All of the lighting fixtures shall be submitted to Staff for review and approval prior to installation.

Mr. Witmer made a motion to approve DRB-001085-2019 with the following conditions as amended:

1. Remove the sconces above the windows and adjacent to the doors.
2. Add flush mounted can lights in the awnings above the doors.
3. Add low voltage lighting at the building side of the post railing at the deck and ramp.
4. Submit the lighting fixtures to Staff for review and approval.
5. The double doors are approved as constructed.
6. Omission of the canopy over the ramp is approved.

Ms. Foss seconded the motion as amended. The motion passed with a vote of 5-0-0.

7. Appearance by Citizens – None

8. Board Business – None

9. Staff Report

- a. Minor Corridor Report – Mr. Darnell reported there were no Minor Corridor approvals since the last Board meeting.

10. Adjournment

The meeting was adjourned at 2:04 p.m.

Submitted by: Teresa Haley, Secretary

Approved: [DATE]

DRAFT



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

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: Zenos Morris Company: Court Atkins Group
 Mailing Address: 29 Plantation Park Drive, Suite 504 City: Bluffton State: SC Zip: 29910
 Telephone: 843.815.2557 Fax: _____ E-mail: Zenos.morris@courtatkins.com
 Project Name: HH Presbyterian Ministry Building Project Address: 233 William Hilton Pwy HH Island, SC 29926
 Parcel Number [PIN]: R5 1 0 0 0 7 0 0 0 0 2 2 4 0 0 0 0
 Zoning District: MS - Main Street Overlay District(s): COD - ROW Arterial

**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 type="checkbox"/> Alteration/Addition
<input checked="" 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.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 \$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

05 / 28 / 2019

DATE

DESIGN REVIEW BOARD CORRIDOR

PROJECT NARRATIVE

FINAL SUBMITTAL (PAPP- 002870-2018)

Project Information:

Project Name: Hilton Head Presbyterian Ministry Building

Location: 233 William Hilton Parkway Hilton Head Island, SC 29926
R5 10 007 000 0 224 0 000

Project Contacts:

Owner:

Hilton Head Presbyterian Church
233 William Hilton Parkway
Hilton Head Island, SC 29926

Architect:

Court Atkins Architects, Inc.
P.O. Box 3978
Bluffton, SC 29910
(843) 815-2557

Civil Engineer:

Alliance Consulting Engineers, Inc
23 Plantation Park Drive, Suite 204
Bluffton, SC 29910- 6072
(843) 757-5959

Landscape Architect:

J.K. Tiller Associates, Inc.
181 Bluffton Road, Suite F203
Bluffton, SC 29910- 6072
(843) 815-4800

Project Description:

The project is a new administration building for Hilton Head Presbyterian Church on Hilton Head Island, SC, located at 233 William Hilton Parkway. The project site is located on the existing Hilton Head Presbyterian Church campus adjacent to existing parking.

The site plan concept is to provide interconnectivity to the existing church parking lot, as well as future parking within the front utility easements.

The building is 6250 SQ FT one Story Building. The church will move all administrative operations from the existing church into this new facility. The building will consist of private and open office spaces, a conference room, small meeting room, community room, staff pantry, storage and outdoor areas. The exterior building materials are a combination of charred wood and stucco that will match the exterior of the church building.

Landscape

The intent of the landscape design was to tie to the campus using the existing hardscape and landscape materials. However, this is a stand-alone building which provided for some unique opportunities to embellish on the existing palate of materials.

SITE DESIGN

Landscape materials were selected to incorporate the existing campus plan design. The brick and tabby will match the existing building entrance. For mobility concerns, the tabby was reduced to the area immediately in front of the door. Rock salt finish was used as an alternative to be more accessible.

Additionally, structural components are intended to have cleaner lines and a more contemporary feel to reflect the character of the proposed Ministry Building. All fenced areas include gates that swing outward for easy exit from the building as needed.

A river rock roof splash bed was added at the entry to capture excess roof run on in heavy rainfall. This is a similar treatment to the rock area on the main building where roof runoff occurs. The edge will be formalized using steel edging.

The impervious coverage is still well within the limits allowed by the LMO. A maximum of 60% impervious surface is permitted on this property. The proposed impervious surface is approximately 47.7%

TREES

There are no specimen trees within the limit of work. The existing site is currently a gravel parking area. The envelope of the new building and site improvements lies primarily in the existing gravel lot. Trees nearest the new building pose a risk to the proposed architecture and would be most affected by the re-grading.

BUFFER

The only required buffer is along Highway 278. The existing buffer is heavy, a variety of evergreen oaks, sweet gums, wax myrtle, containing native palms, ferns, and deciduous vines. The existing buffer more than sufficiently meets the requirements for overstory trees. Evergreen understory trees and shrubs will need to be planted to meet TOHH requirements.

PLANTING DESIGN

Plant selection was based on the plant material currently thriving around the campus including live oak, sabal palms, dahoon holly, azalea, crape myrtle, oleander, tea olive, saw palmetto, viburnum, ilex glabra, muhly, and juniper. Sod was incorporated to tie into the existing sod on site adjacent to the limit of work. Evergreen native/naturalized plants such as salvia and plumbago were incorporated to provide a pop of color.

LANDSCAPE LIGHTING

The parking lot contains existing box lights which illuminate the front entrance to the proposed building. The exterior courtyard to be used by the community utilized up lights on the palms to enhance the entrance approach and provide improved visibility after dark. The reflection garden does not include exterior landscape lighting as this is a semi-private space that is unlikely to be used in the evening.

Civil

Existing Conditions

The site is approximately 4.9 acres of an existing church campus which consists of approximately 9,200 SF Sanctuary and an approximately 5,200 SF Youth Activities, Classrooms, and Administrative Offices with associated parking.

The Beaufort County, South Carolina United States Geological Survey's (USGS) Quad Maps, dated 2010 (See Topographic Map) along with topographic survey obtained from Court Atkins Group were utilized to provide a general overview of the site and surrounding area drainage patterns. Utilizing the topographic survey, it appears that the general flow of stormwater runoff is generally towards the north sheet flowing from William Hilton Parkway (US Highway 278), and discharges off-site to the north into an existing 150-foot Central Electric Powerline Easement. The Federal Emergency Management Agency (FEMA) Flood Map, parcel 4502500008D dated 1986 identifies areas prone to flooding. The site is located within Zone C, which indicates areas of minimal flooding and is outside of the five hundred (500)-year plain flood. A review of the South Carolina Soil Survey for Beaufort County, dated 2009 (See Soils Map) it is apparent that Ridgeland (Rd) series soils comprise the project site. Ridgeland soil is in Hydrologic Soil Group (HSG) B. Based upon a Wetland Delineation, there appears to be no wetlands onsite, however there are wetlands adjacent to the site to the north.

Proposed Improvements

The proposed Administration Building improvements consist of a +/- 6,250 SF building, curb and gutter along the existing parking lot, restriping of parking stalls, a 5-foot wide sidewalk that provides access to the building, and storm drainage improvements. Stormwater will be collected in a series of area drains along the perimeter of the building and piped to be discharged into an underground detention system. The underground detention system will keep post-development peak discharge rates below the pre-development rates. It will also serve to collect and infiltrate the first 1-inch of rainfall.

To control stormwater leaving the site during construction, the site will include silt fencing around the perimeter of the project area where slopes are downhill of the disturbed areas, inlet protection around storm drainage inlets, outlet protection at storm drainage outfalls, and a construction entrance to minimize the migration of sediment offsite from the disturbed areas.

Excavation and backfilling for site grading of the proposed improvements will be the primary soil disturbing activities. Excavated soils not immediately utilized in backfilling will be stockpiled and protected on site and then completed by fine grading. All exposed soils will be reseeded and new vegetation will be planted as soon as practical within the completion of the disturbed area.

RA4-12RG-90

LUNA™ LED

4" LUNA™ LED Round Regressed Gimbal Color Selectable Recessed Fixture
Recess Lighting

Job Information		
Project Name		Type
Location		
Quantity		Date
Contact/Phone		
Notes		

Features

Body

Durable airtight aluminum body with adjustable regressed gimbal. Includes anodized blue heat sink to provide maximum airflow for the LED light source.

LED Characteristics

This general application light fixture features a 12 watt LED module that maintains uniform intensity producing up to 850 lumens; with a typical CRI of 90. On-fixture color selectable switch allows switching between 2700 K, 3000 K, 3500 K, 4000 K and 5000 K color temperatures.

Dimming

100%-10% dimming capability. This fixture is compatible with industry standard forward-phase / reverse-phase and TRIAC/ELV dimmers (contact factory for list of compatible dimmers).

Beam Spread

The fixture lens provides 38° beam spread.

Mounting

Includes two spring loaded clips to attached to any ceiling material.

LED Driver

Extruded aluminum hardwire box with 300mA dimmable class II electronic LED driver with 100-135V AC input. Includes an 18" FT6 rated cable with DC 2.1 connector between driver and fixture approved for use in plenums and suspended ceilings.

Quick Connect push-in terminals

Three "Quick connect" push-in terminals for fast and easy wiring.

Operating Temperature

-20°C~40°C (-4°F~104°F)

Environment

- Suitable for wet locations.
- Approved for direct contact with insulation.
- Airtight

QuickShip In-Stock

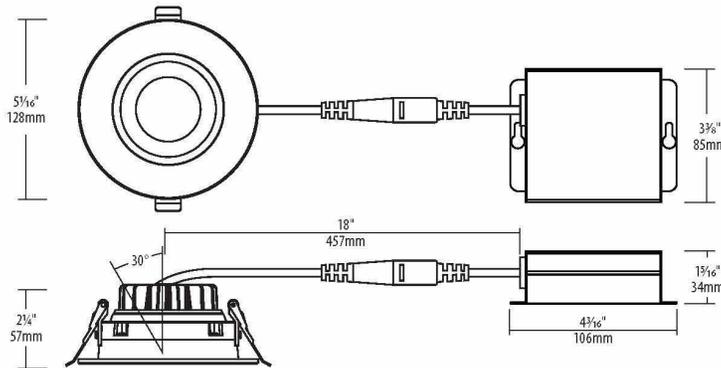
In-Stock products ship within two business days of an order being released.*

SPECIFICATION	
Application	Ceiling Recess Mount
Approved Location	Wet / Insulated Ceilings
Beam Angle	38°
CCT (color selectable)	2700 K / 3000 K / 3500 K / 4000 K / 5000 K
Certification	cETLus
Class II	Yes
Colour	BB / BK / BN / OB / WH
CRI	90
Dimming	Yes
Dimming Tech	Forward/reverse-phase TRIAC/ELV
Energy Star	Yes
Hole Cut	Ø 4¼" (108mm)
Input	100-135V AC, 60Hz
Lumens	Up to 850
Lumens per Watt	Up to 71
Power Factor	0.9
Projected Life	70% @ 50,000 hrs
Warranty	Lifetime
Wattage	12W



Description

The RA4-12RG-90 is a 12 watt 4" round regressed gimbal recessed light fixture for retrofit application. It is a high-performance, easy to install downlight solution that offers good light output, energy-efficiency and streamlined design. Suitable for wet locations.



Notes: Accessories are sold separately. For additional options please consult your Liteline representative. Due to our continued efforts to improve our products, product specifications are subject to change without notice.

Ordering Guide

Trim Finish	Driver Options
RA4-12RG-90 BK : Black BN : Brushed Nickel WH : White BB : Brushed Brass OB : Oil Rubbed Bronze	Leave blank for standard 120V driver E : Lutron Hi-Lume® 1% (EcoSystem®) EM : Emergency Backup, 120-277V, 0-10V C : 120-347V, 0-10V

Highlighted option denotes quick ship.

* QuickShip lead time may vary for orders greater than 100 pieces. No additional shipment rates apply. Subject to availability.

Accessories



SLM-60-FC

60" Flexible connector, for use with SlimLED fixtures.



P-4020

4 1/4" Round pre-mounting plate with driver attachment clip, for 4" LUNA LED fixtures.



P-NCMK-1

New construction mounting kit. Includes hanger bars, brackets and screws.



VBE-1

Vapour barrier extender. For use in new construction applications.



VBE-2

Vapour barrier extender. For use in remodel applications.



VBE-3

Vapour barrier extender. For use in remodel applications.



VBE-4

Vapour barrier extender. For use in remodel applications.



VBE-5

Vapour barrier extender. For use in new construction applications.

SECRET DOWN

DUS200	Grey
DUS201	White
DUS200B	Black

Project:

Type:

Cat. No.:

LED Surface wall luminaire. Direct, indirect down sconce. Driver included.

FIXTURE:

Mounting: surface wall

Finish: Grey, White and Black

Finishes are "powder coat".

Material: Aluminum

Wet Location Listed (for use indoors and outdoors)

CSA/US Listed

LAMP/LED SOURCE/COLOR TEMP:

-930

1x3W LED / 3000K / CRI 90+ / 1x305lm

Efficacy (CRI ≥ 90): 101lm/W, Rated life > 50000hrs

DRIVER:

-120V/277V-DRV

Class 2 120V-277Vac 60Hz not dimmable,

Power factor ≥ 0.9 / Flicker (THD) ≤ 20%, Constant current 350mA

OPTIONS:

-120V-DRI

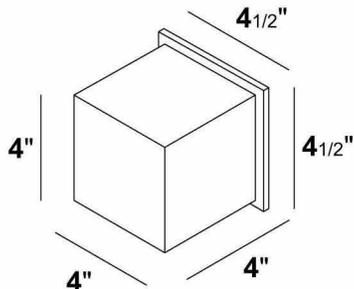
Driver: only 120Vac/60Hz not dimmable

photometric files, dimming compatibility list and warranty information available online at www.dslightingus.com

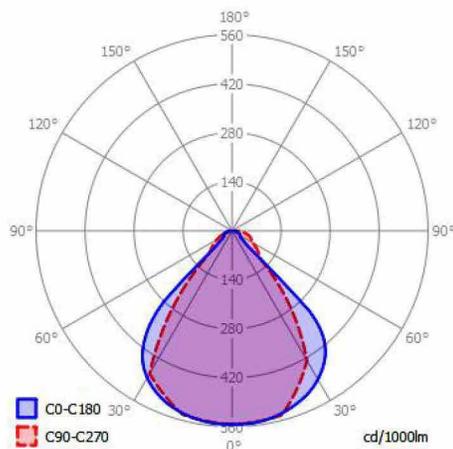


Shown above: DUS201-white-1x3W-830-120V-DRI

Measurements (Inches)



Light Distribution



ORDERING INFORMATION

-SUFFIX

Model Number	Finish	LED Source	Color Temp.	Driver	
DUS200	-grey	-1x3W	-830	-120V/277V- DRV	-120V-DRI
DUS201	-white				
DUS200B	-black				
-	-				

Example of Catalog #: DUS200-grey-1x3W-830-120V/277V-DRV

DLS Lighting US
3135 SR 580, Suite 6
Safety Harbor, FL 34695
www.dslightingus.com
dlsus@dslightingus.com

263381



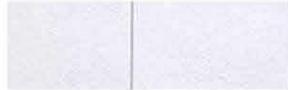
ROOFING

SHINGLES- CHARCOAL TIMBERLINE



STUCCO

COLOR TO MATCH EXISTING
STUCCO ON THE CHURCH



SIDING

CHARRED CYPRESS WOOD VERTICAL SIDING;
KUR: SHOUW SUGI BAN RESAWN TIMBER



STOREFRONT

KYNAR- BLACK ANODIZED PLUS COATING
CARCOAL- PPG



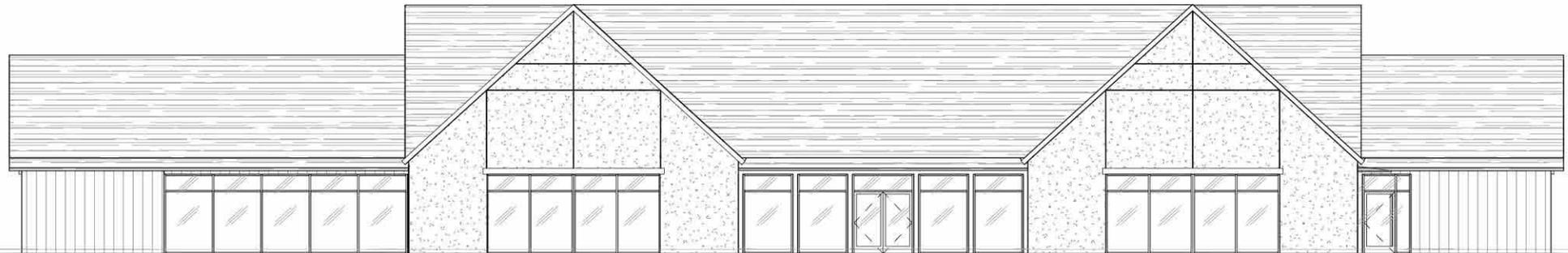
GUTTER

ALUMINUM BOX STYLE - CHARCOAL



STEEL AWNING

POWDER COATED- CHARCOAL



HH PRESBYTERIAN MINISTRY BUILDING

233 WILLIAM HILTON PKWY
HILTON HEAD ISLAND, SC 29926
PROPOSED EXTERIOR MATERIALS & COLORS
05/28/19



TRANSFORMING LIVES
BY THE POWER
OF THE GOSPEL

WILCOX HEAD
PRESBYTERIAN CHURCH
wilcoxheadpc.org



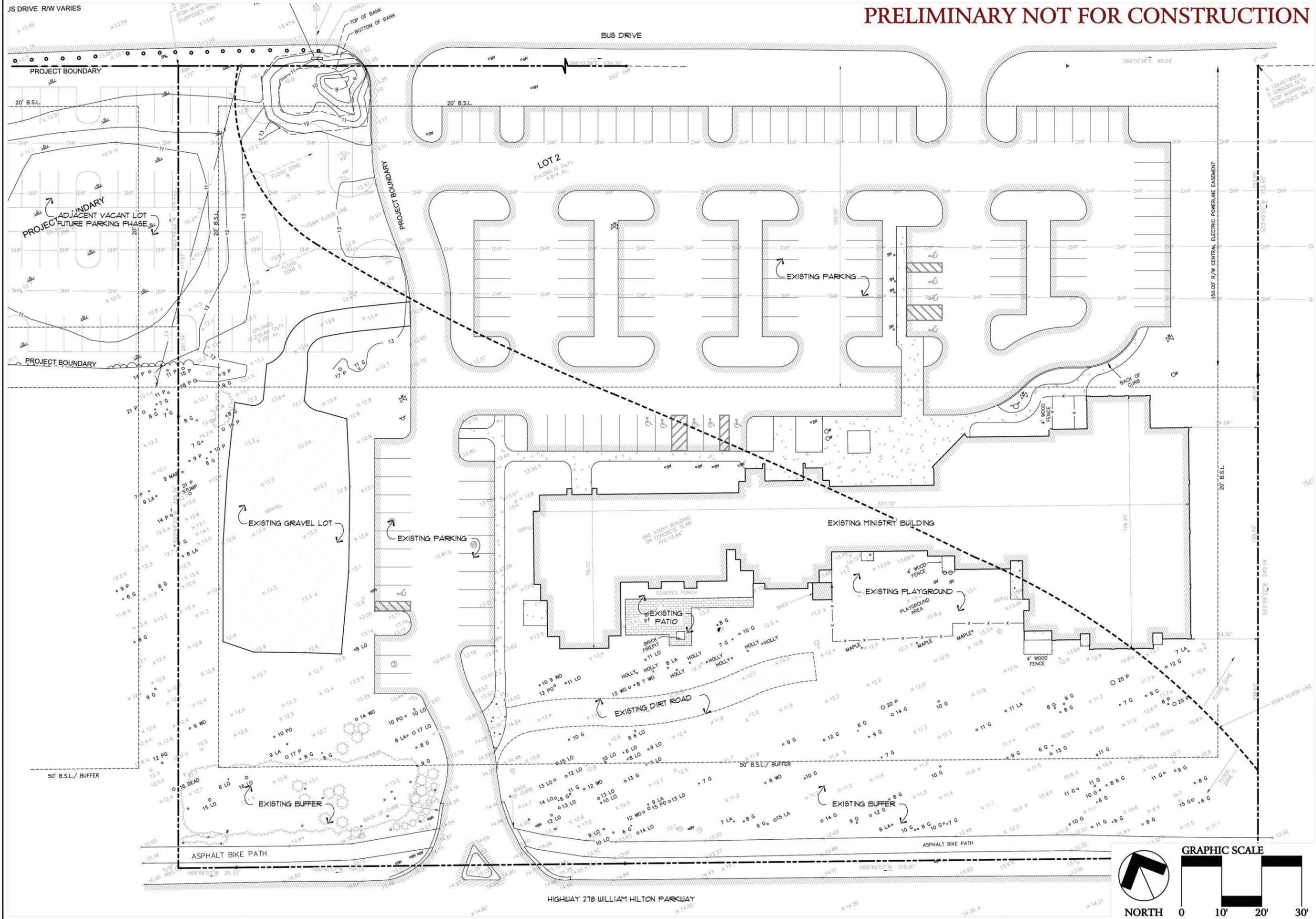




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WWW.PATSON.COM





J. K. TILLER ASSOCIATES, INC.
 LAND PLANNING
 181 BLUFFTON ROAD, SUITE F203
 BLUFFTON, SC 29910
 Voice 843.815.4800
 jtiller@jktiller.com



Hilton Head Presbyterian Church
 Ministry Building
 Beaufort County, South Carolina

Sheet Title:
Existing Conditions

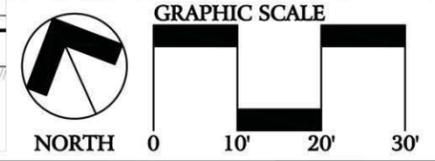
Job Number:
201912-01

Date:
05/28/2019

Drawn:
KD

Approved:

Revisions:



Sheet
LI
 Of 7

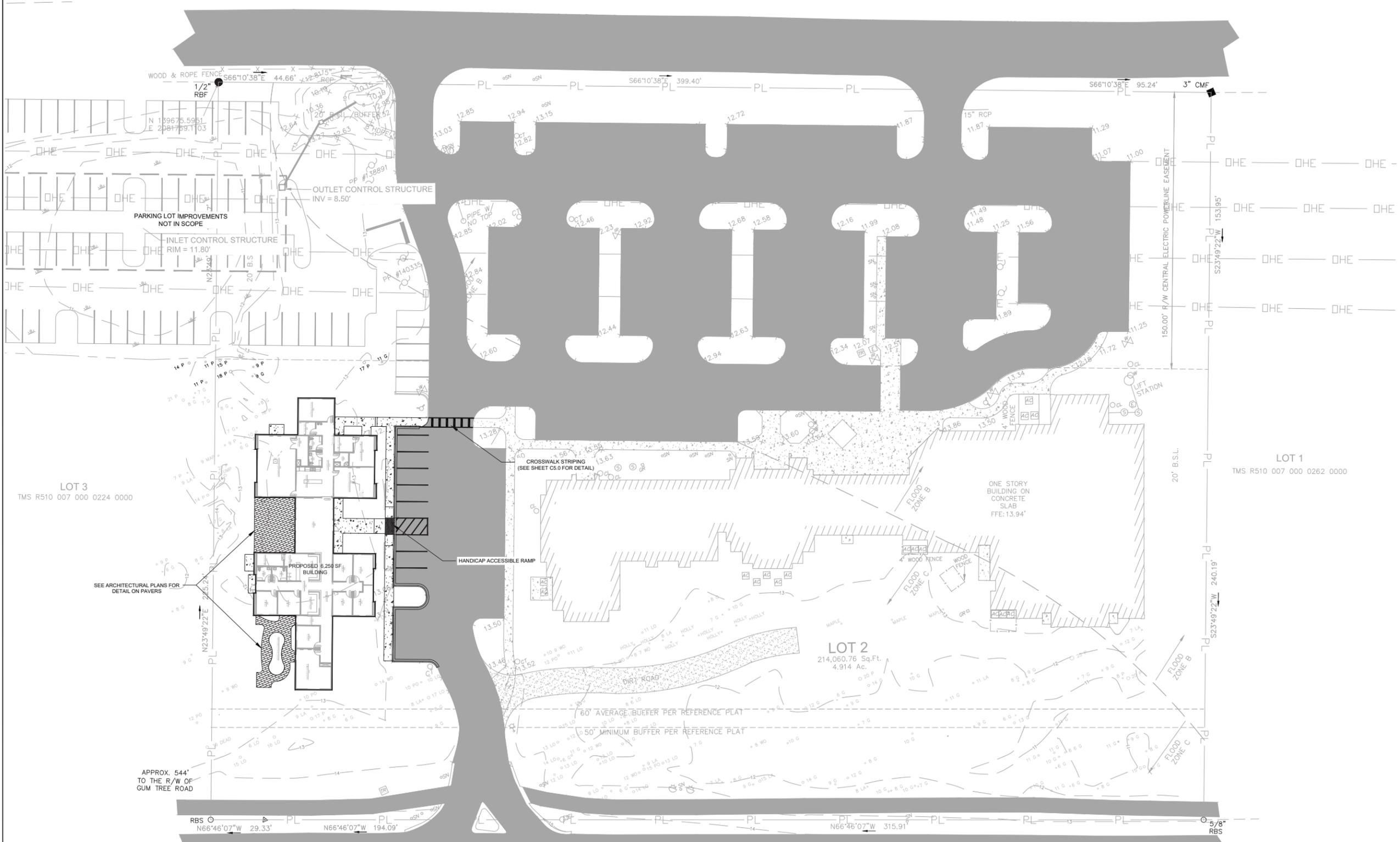
N/F
BEAUFORT COUNTY
SCHOOL DISTRICT
TMS R510 007 000 0118 0000

REFERENCE NOTES:
1. REFERENCE IS MADE TO A TOPOGRAPHIC SURVEY PROVIDED BY COURT ATKINS GROUP, INC. DATED MAY 2, 2019 FOR ALLIANCE CONSULTING ENGINEERS, INC.
2. ALL COORDINATES DEPICTED ARE SOUTH CAROLINA STATE PLANE COORDINATES, NAD 83 AND NAVD 88.
3. ELEVATION CONTOURS ARE ONE (1)-FOOT INTERVALS.



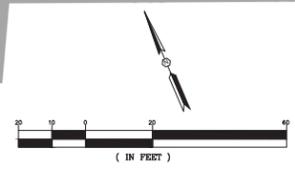
**COURT
ATKINS
GROUP**

POST OFFICE BOX 3978
BLUFFTON, SC 29910
PH: 843.815.2557
FX: 843.815.2547
WWW.COURTATKINS.COM



LEGEND

- SETBACK LINE
- PL — PARCEL BOUNDARY
- ▭ EXISTING ASPHALT PAVEMENT
- ▭ LIMITS OF DISTURBANCE
- ▭ PROPOSED CONCRETE
- ▭ EXISTING BUILDING



HILTON HEAD PRESBYTERIAN
MINISTRY BUILDING
233 William Hilton Pkwy
Hilton Head Island, SC 29926



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ISSUE	DATE	DESCRIPTION

SITE PLAN

PROJECT #: 17-092
PROJECT CONTACT: EMB
DATE: 05/20/2019



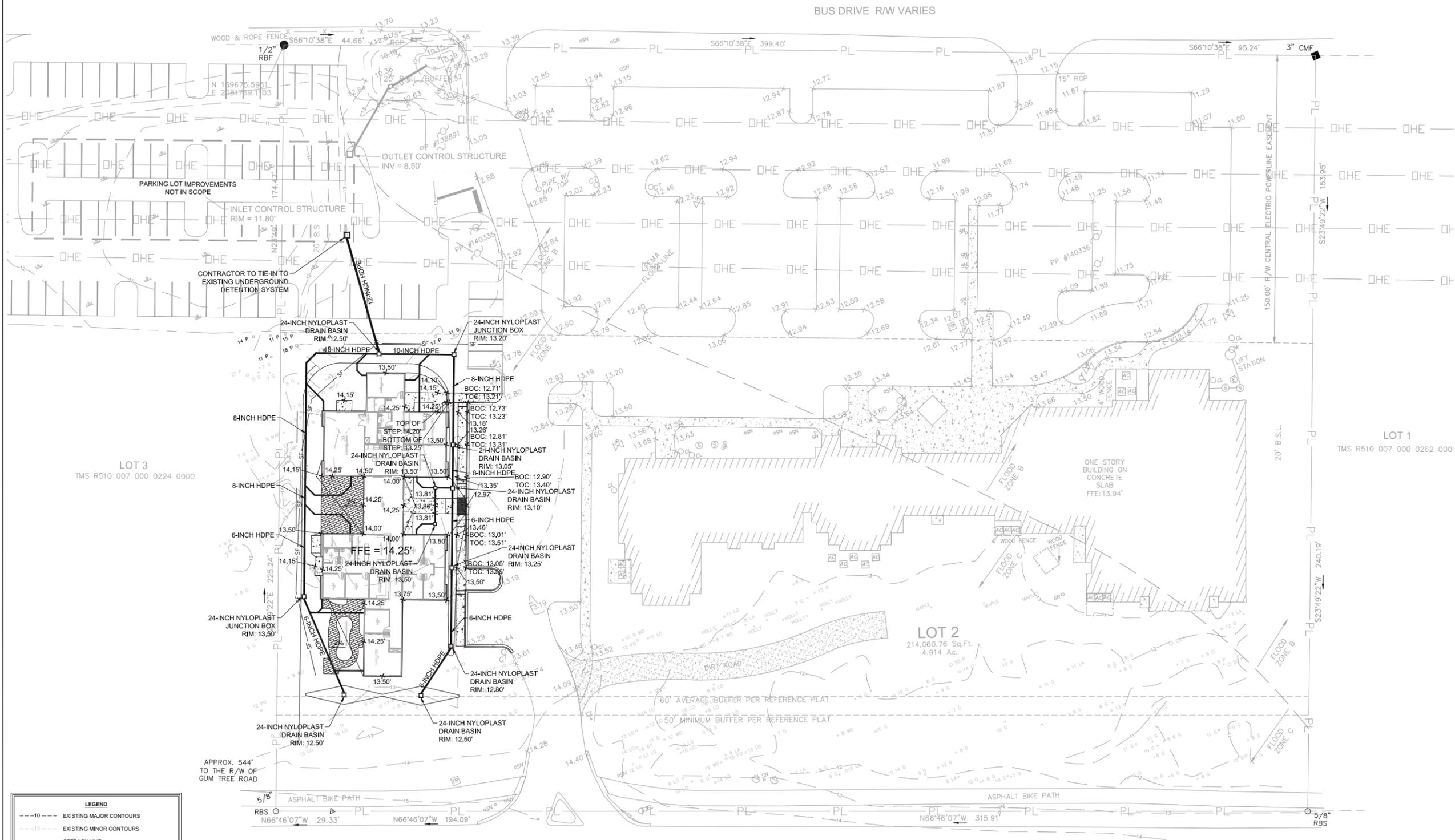
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N/F
 BEAUFORT COUNTY
 SCHOOL DISTRICT
 TMS R510 007 000 0118 0000

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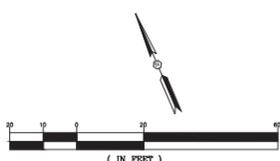


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 GROUP**
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 FX: 843.815.2547
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LEGEND

- - - - - EXISTING MAJOR CONTOURS
- - - - - EXISTING MINOR CONTOURS
- - - - - SETBACK LINE
- PL PARCEL BOUNDARY
- EXISTING ASPHALT PAVEMENT
- - - - - LIMITS OF DISTURBANCE
- - - - - PROPOSED MAJOR CONTOURS
- - - - - PROPOSED MINOR CONTOURS
- - - - - PROPOSED STORM DRAINAGE
- PROPOSED CONCRETE
- EXISTING BUILDING



HILTON HEAD PRESBYTERIAN
 MINISTRY BUILDING
 233 William Hilton Pkwy
 Hilton Head Island, SC 29926



ISSUE DATE DESCRIPTION

PROJECT # : 17-092
 PROJECT CONTACT : EMB
 DATE : 05/20/2019

GRADING AND STORM
 DRAINAGE PLAN



**ALLIANCE
 CONSULTING ENGINEERS**
 Alliance Consulting Engineers, Inc.
 Post Office Box 8147, Columbia, South Carolina 29202-8147
 Phone: (803) 779-2078 • Fax: (803) 779-2079

C3.0



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HILTON HEAD ISLAND, SC 29926

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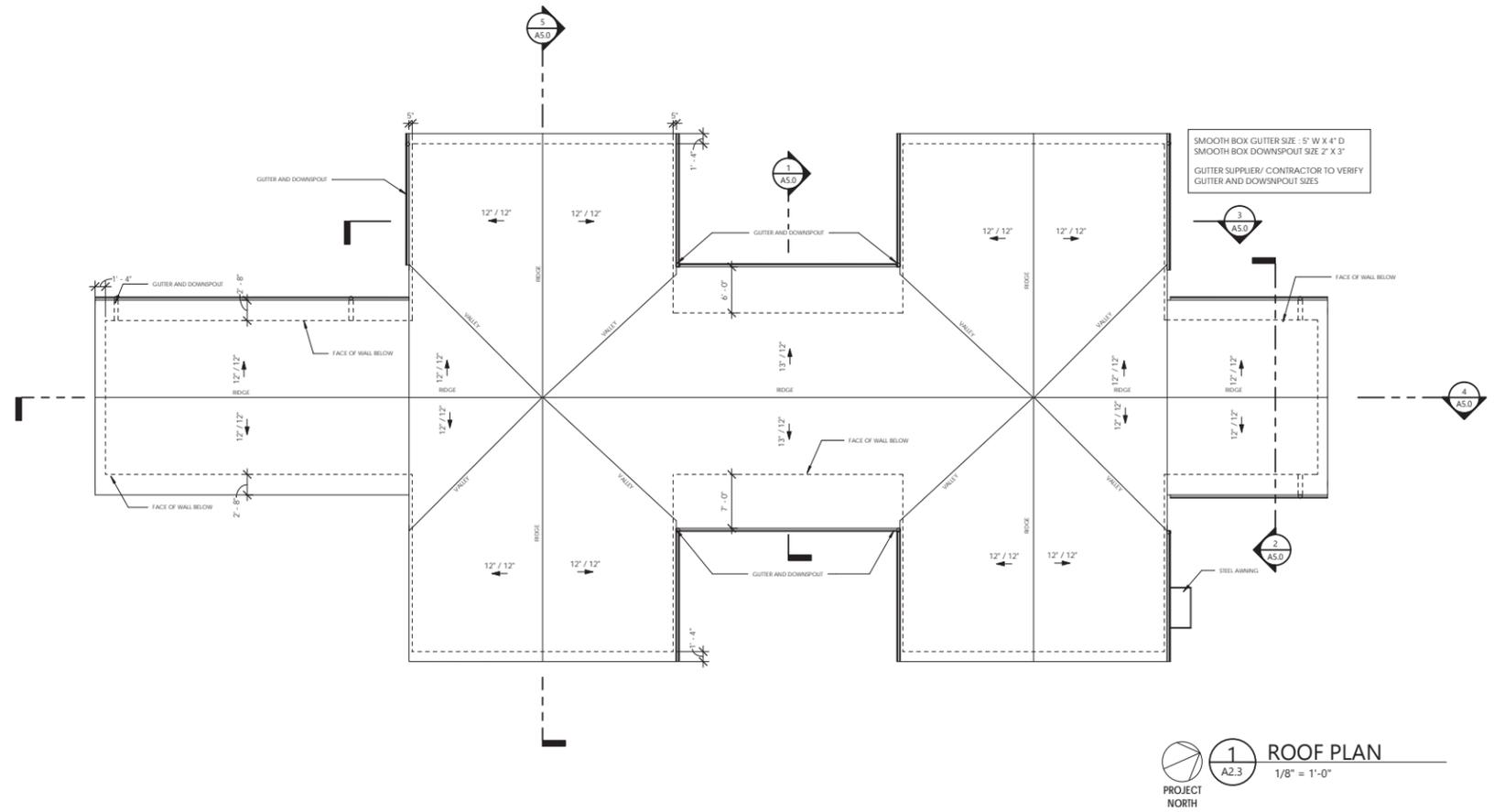
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NO.	REV. DATE	DESCRIPTION

17-092
HH PRESBYTERIAN MINISTRY
BUILDING
10.12.2018

ROOF PLAN

A2.3



1 ROOF PLAN
A2.3
1/8" = 1'-0"
PROJECT NORTH

5/20/2019 2:46:56 PM

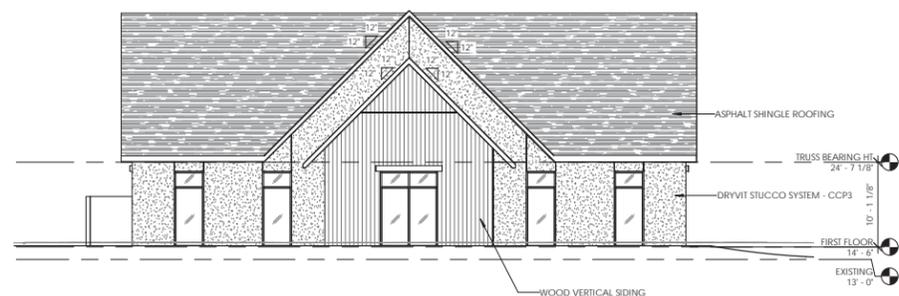
EXTERIOR FINISH SCHEDULE			
MATERIAL	FINISH/STYLE	COLOR/DESCRIPTIONS	VENDOR/CONTACT
ROOFING	ASPHALT SHINGLES	CHARCOAL	TIMBERLINE
DRYVIT STUCCO SYSTEM - CCP3		MATCH EXISTING	
WOOD VERTICAL SIDING	CHARRED CYPRESS	KURO, SHOU SUGI BAN	RESAWN TBMR
ALUMINUM STOREFRONT	KYNAR, BLACK ANODIZED PLUS	CHARCOAL, PPG	YKK
EXTERIOR WALL SCOFF	POWDER COATED	BLACK	SEE CUT SHEET
GUTTER AND DS	ALUMINUM BOX STYLE	CHARCOAL	
STEEL AWNING	POWDER COATED	CHARCOAL	



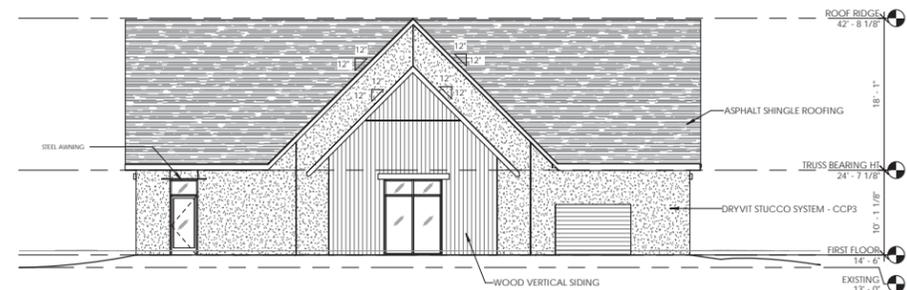
4 ELEVATION (NORTH)
A3.1 1/8" = 1'-0"



3 ELEVATION (SOUTH)
A3.1 1/8" = 1'-0"



2 ELEVATION (WEST)
A3.1 1/8" = 1'-0"



1 ELEVATION (EAST)
A3.1 1/8" = 1'-0"



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NO.	REV. DATE	DESCRIPTION

17-092
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BUILDING
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EXTERIOR
ELEVATIONS

A3.1



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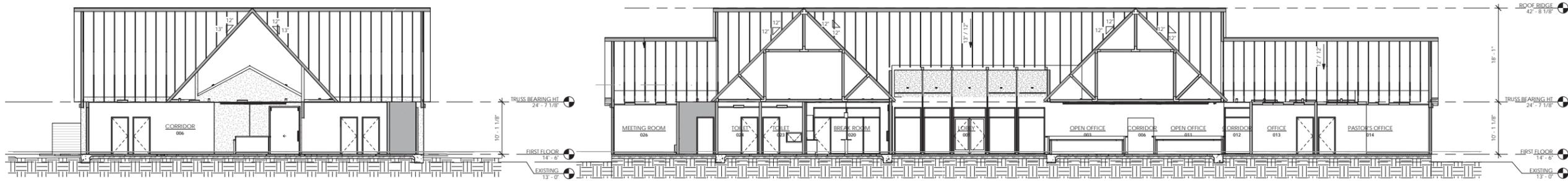
17-092

HHPCA

10.12.2018

BUILDING
SECTIONS

A5.0



5 BUILDING SECTION
A5.0 1/8" = 1'-0"

4 BUILDING SECTION
A5.0 1/8" = 1'-0"



3 BUILDING SECTION
A5.0 1/8" = 1'-0"

2 BUILDING SECTION
A5.0 1/8" = 1'-0"

1 BUILDING SECTION
A5.0 1/8" = 1'-0"

5/26/2019 5:07:38 PM



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NO.	REV.	DATE	DESCRIPTION

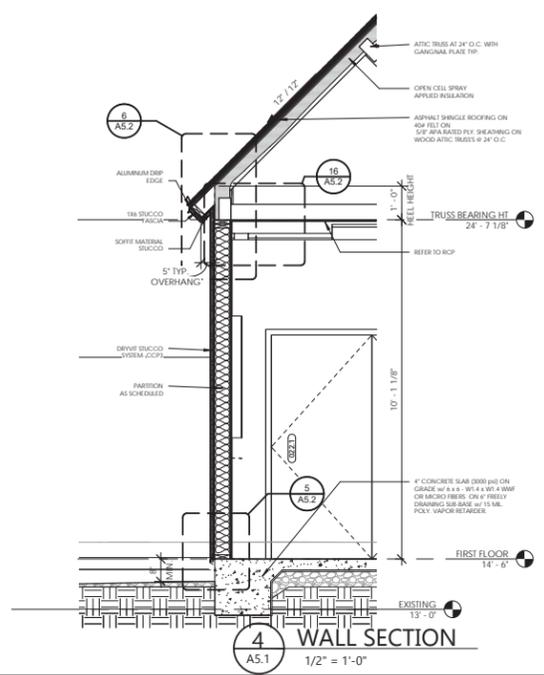
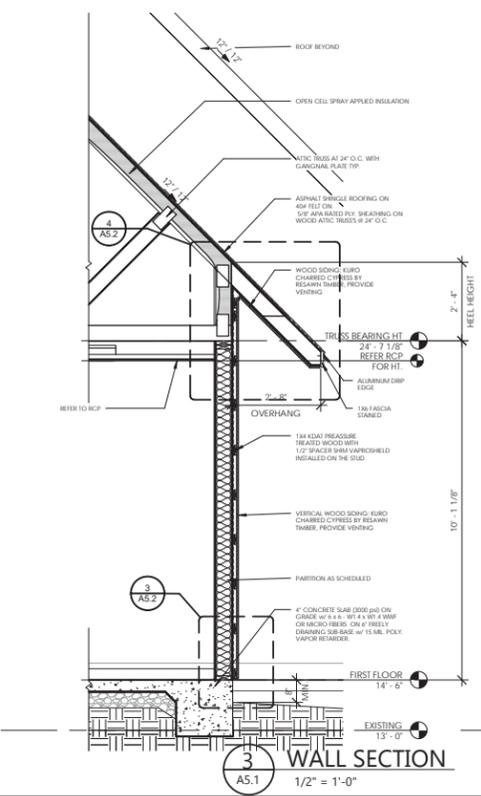
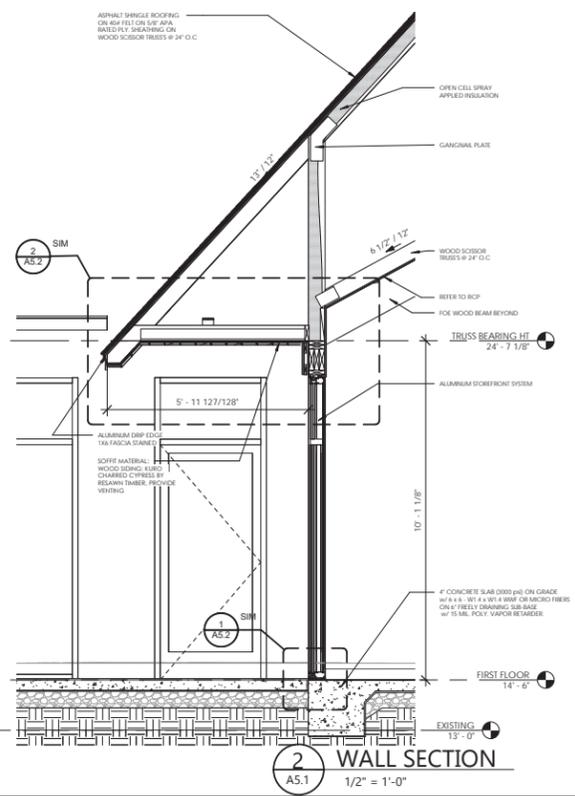
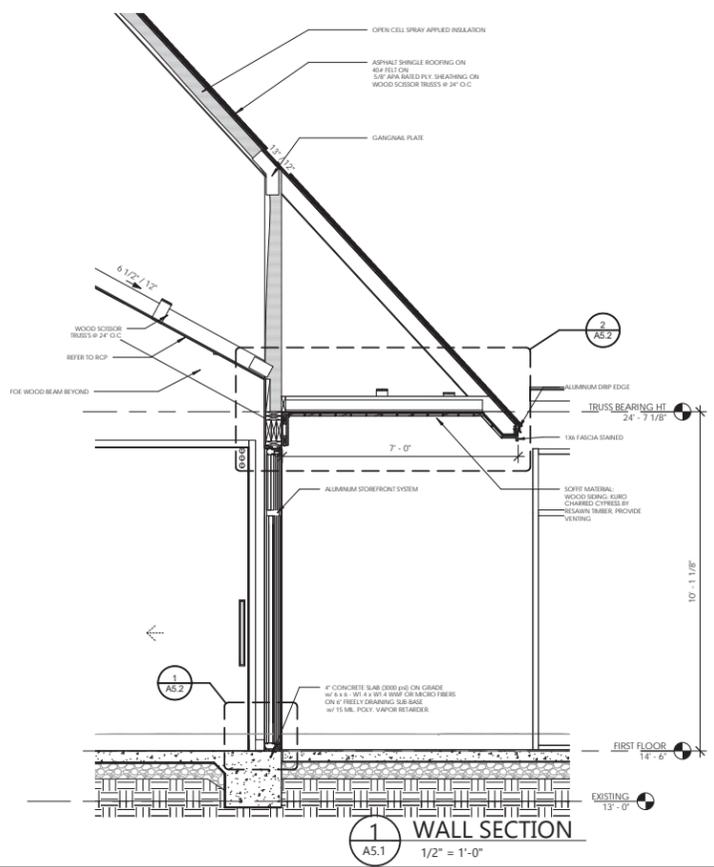
17-092

HHPCA

10.12.2018

WALL SECTIONS

A5.1



5/29/2019 5:18:57 PM



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NO.	REV. DATE	DESCRIPTION
1	8-13-2019	90% CONSTRUCTION DOCUMENTS

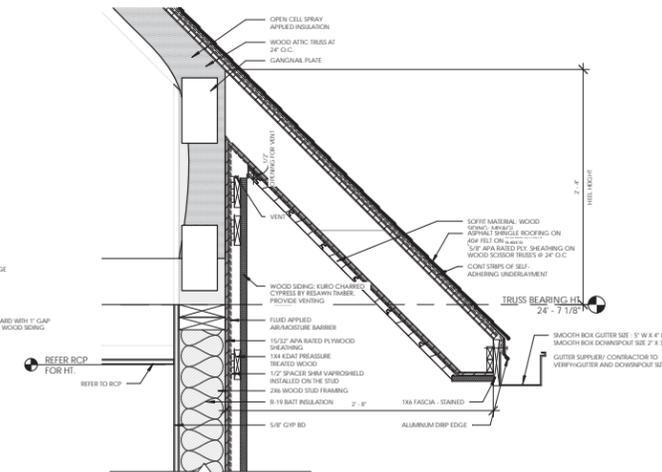
17-092

HHPCA

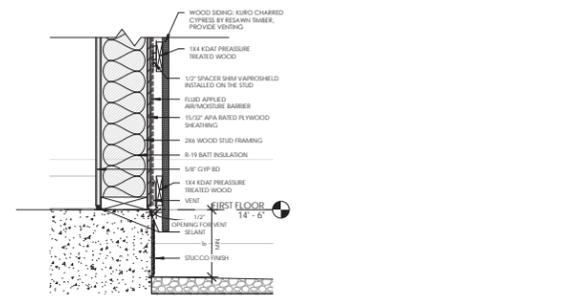
10.12.2018

DETAIL SECTIONS

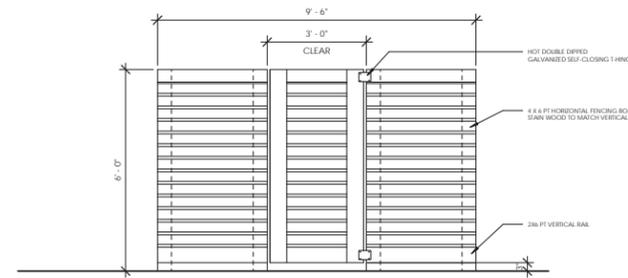
A5.2



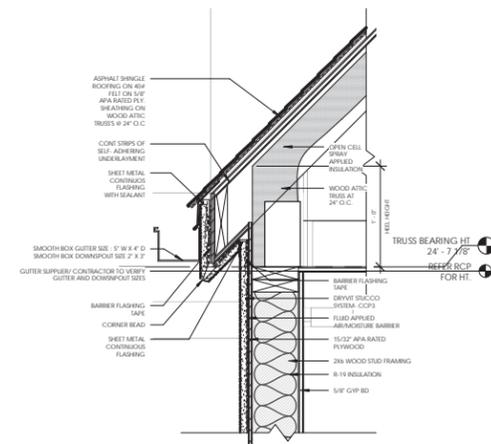
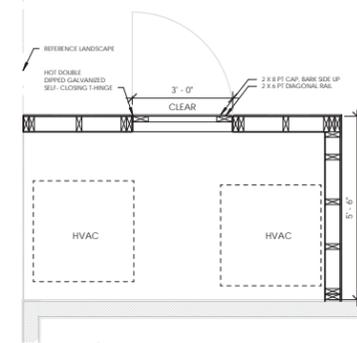
4 DETAIL AT WOOD SIDING
A5.2 1 1/2" = 1'-0"



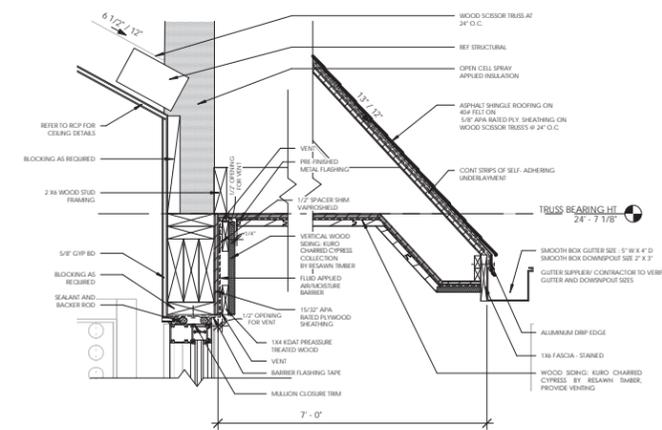
3 DETAIL AT WOOD SIDING
A5.2 1 1/2" = 1'-0"



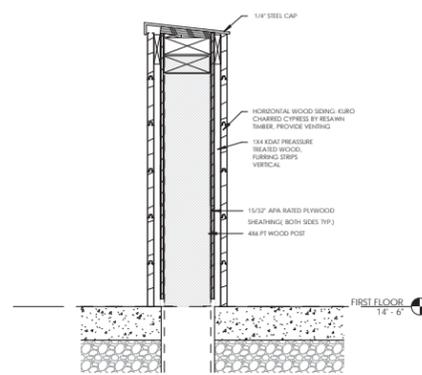
7 SERVICE YARD ENCLOSURE
A5.2 1/2" = 1'-0"



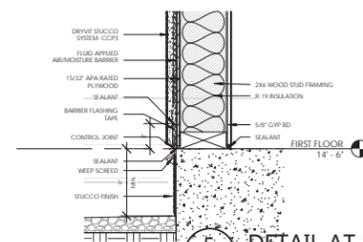
6 DETAIL AT STUCCO
A5.2 1 1/2" = 1'-0"



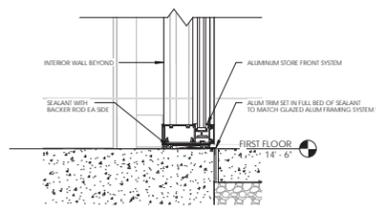
2 DETAIL AT STOREFRONT
A5.2 1 1/2" = 1'-0"



8 KNEE WALL
A5.2 1 1/2" = 1'-0"

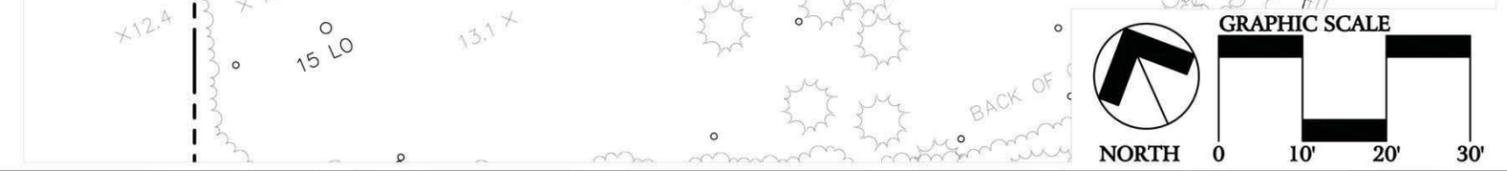
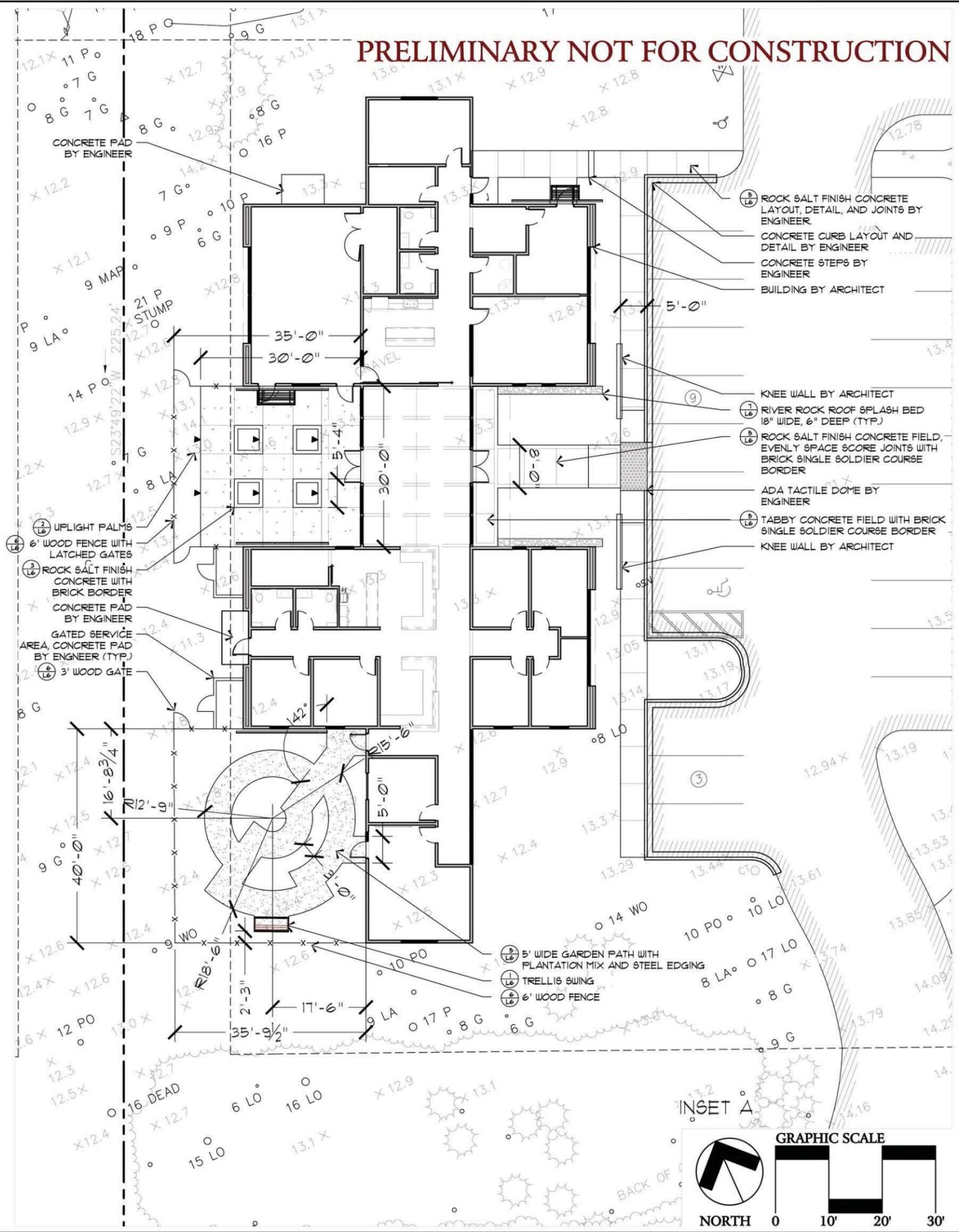
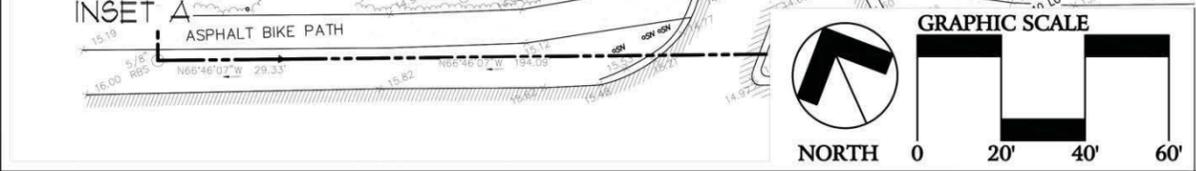
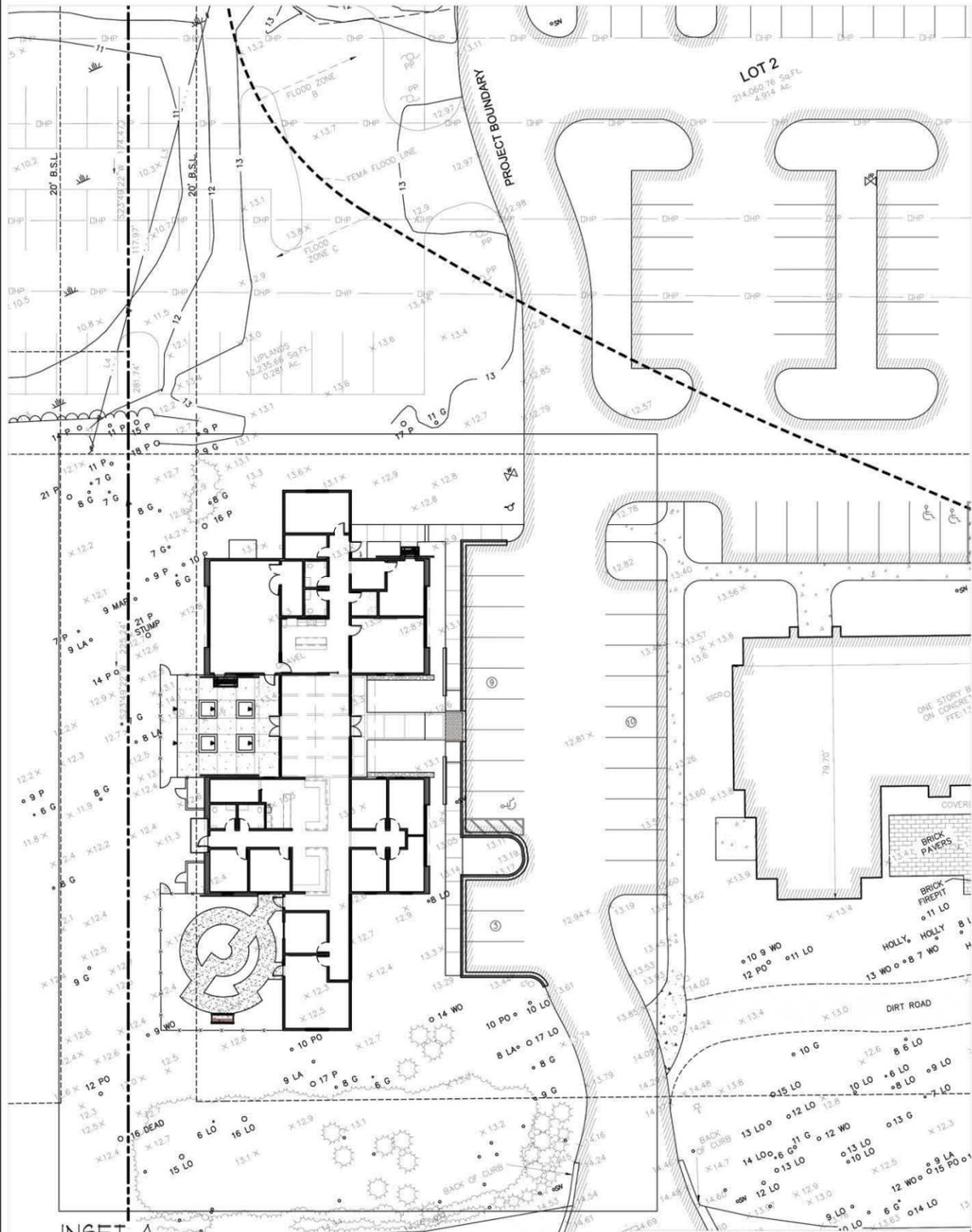


5 DETAIL AT STUCCO
A5.2 1 1/2" = 1'-0"



1 DETAIL AT STOREFRONT
A5.2 1 1/2" = 1'-0"

SITE SUMMARY
 PARCEL NO: RE10 001 000 0263 0000
 TOTAL SITE AREA: 4.9 AC
 ZONING DISTRICT: LC
 EXISTING IMPERVIOUS COVER: 42.9%
 PROPOSED TOTAL IMPERVIOUS COVER: 41.1%
 MAX. IMPERVIOUS COVER: 60%



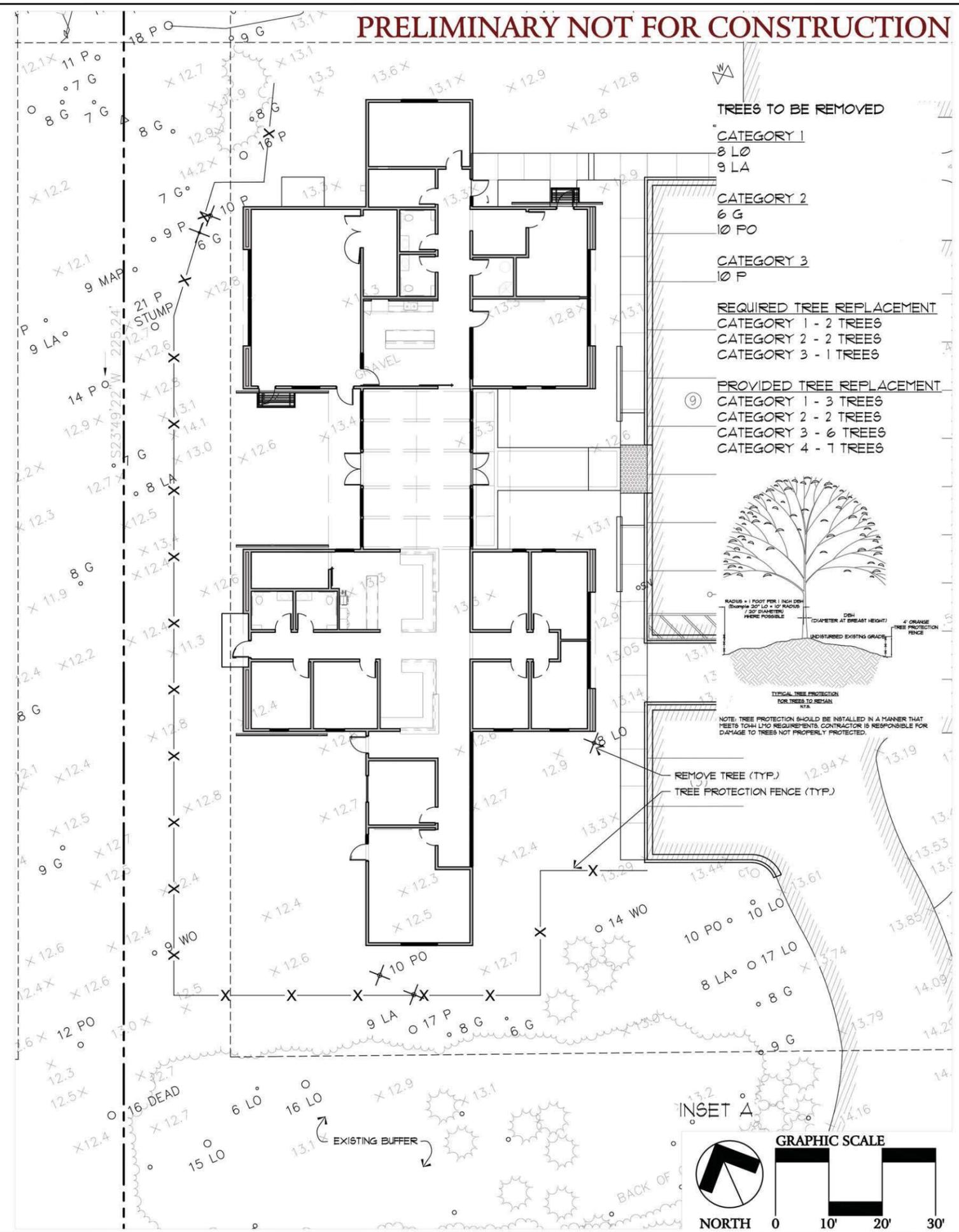
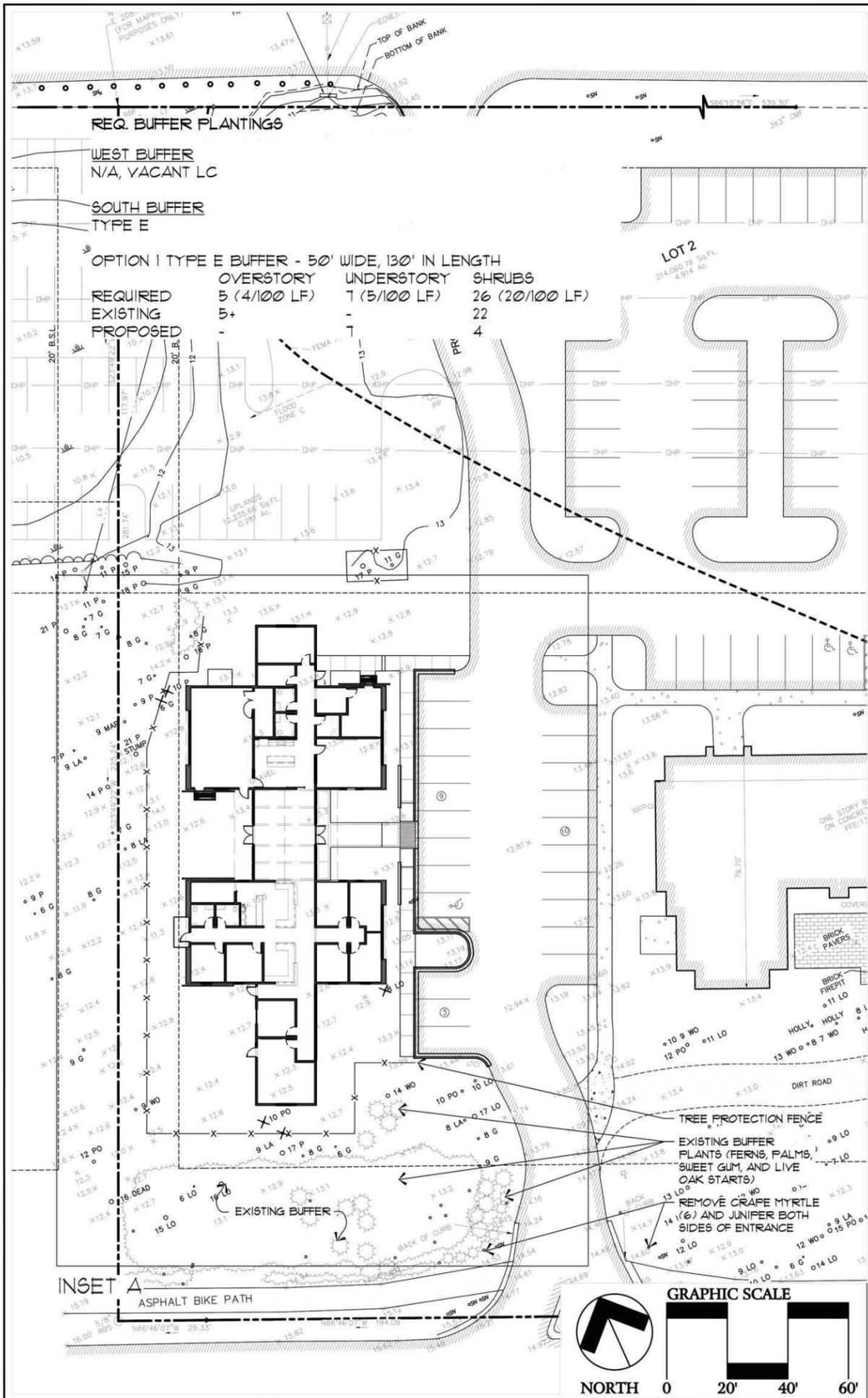
J. K. TILLER ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 181 BLUFFTON ROAD, SUITE F203
 BLUFFTON, SC 29910
 Voice: 843.815.4800
 jtiller@jktiller.com



Hilton Head Presbyterian Church
 Ministry Building
 Beaufort County, South Carolina

Sheet Title:
 Layout Plan
 Job Number:
 201912-01
 Date:
 05/28/2019
 Drawn:
 KD
 Approved:
 Revisions:

Sheet
L2
 of 7



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181 BLUFFTON ROAD, SUITE F203
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jtiller@jktiller.com



Hilton Head Presbyterian Church
Ministry Building
Beaufort County, South Carolina

Sheet Title:
Tree and Buffer Plan

Job Number:
201912-01

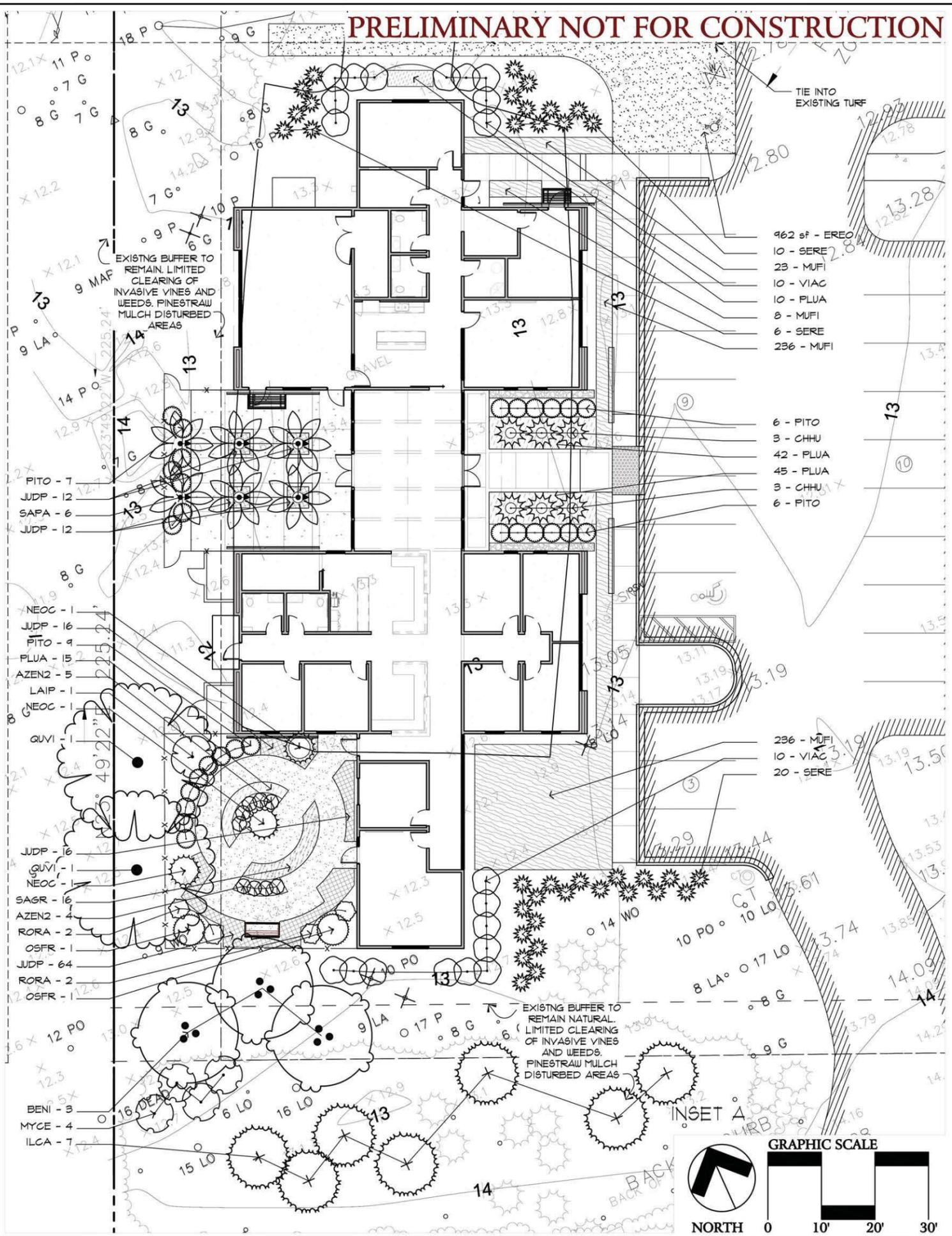
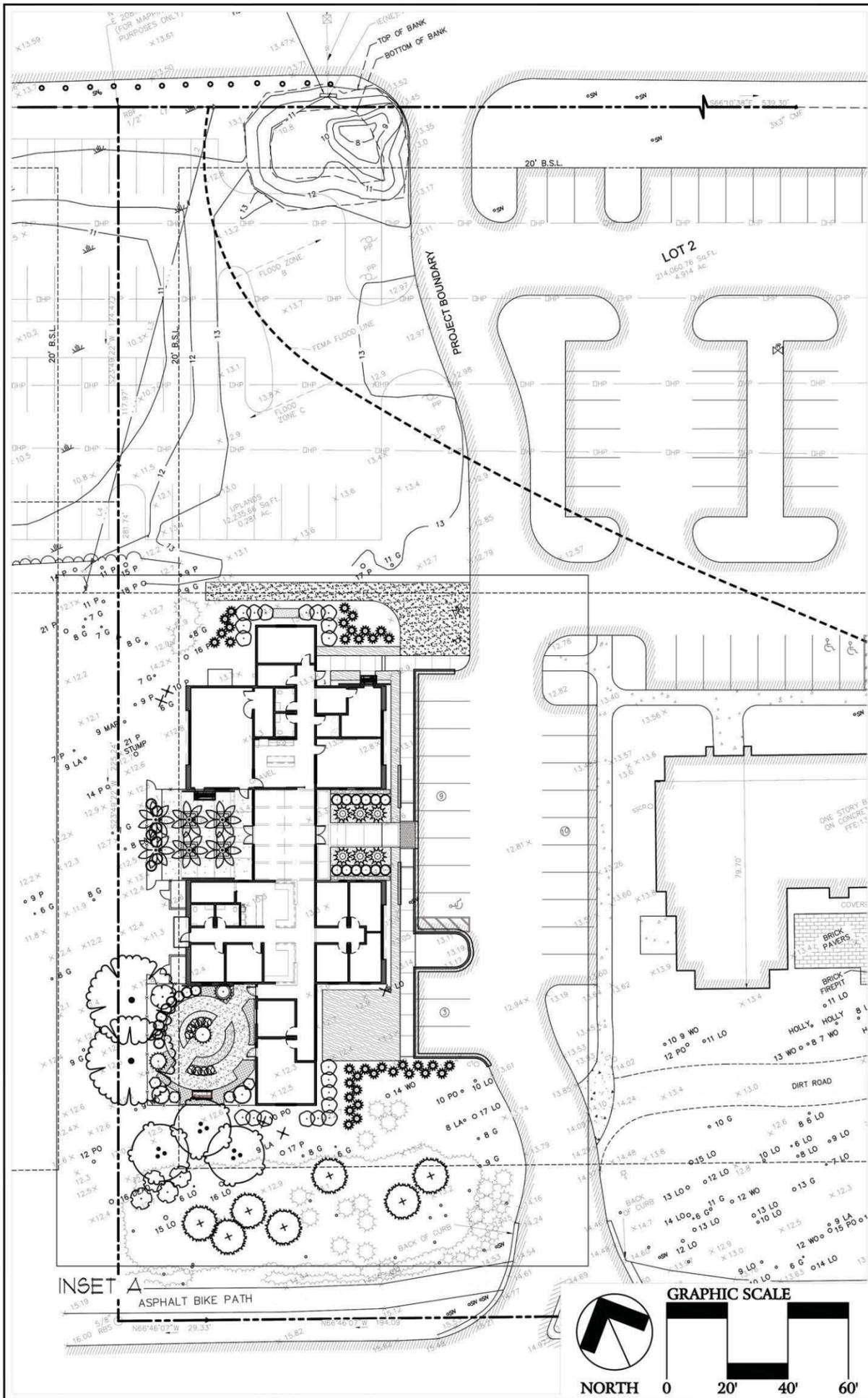
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05/28/2019

Drawn:
KD

Approved:

Revisions:

Sheet
L3
Of 7

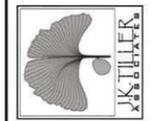


- 462 sf - EREO
- 10 - SERE
- 23 - MUF1
- 10 - VIAC
- 10 - FLUA
- 8 - MUF1
- 6 - SERE
- 236 - MUF1

- 6 - PITO
- 3 - CHHU
- 42 - PLUA
- 45 - PLUA
- 3 - CHHU
- 6 - PITO

- 236 - MUF1
- 10 - VIAC
- 20 - SERE

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Hilton Head Presbyterian Church
 Ministry Building
 Beaufort County, South Carolina

Sheet Title:
Planting Plan

Job Number:
201912-01

Date:
05/28/2019

Drawn:
KD

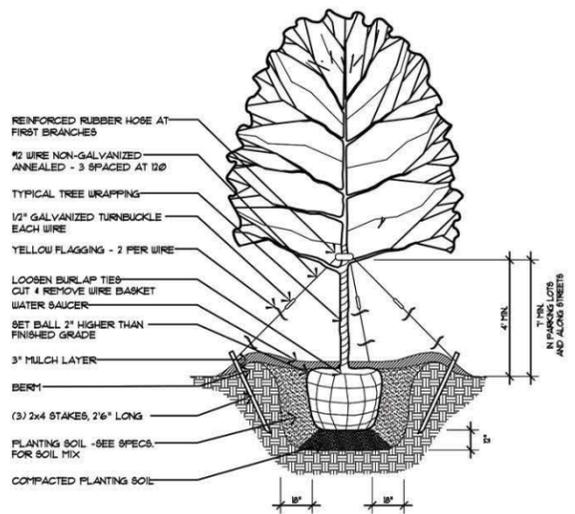
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Revisions:

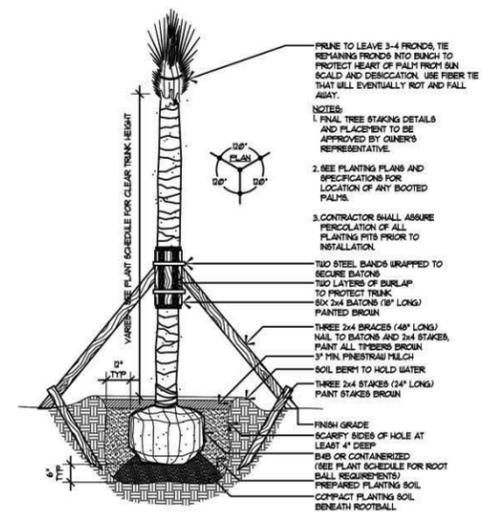
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L4
 Of 7



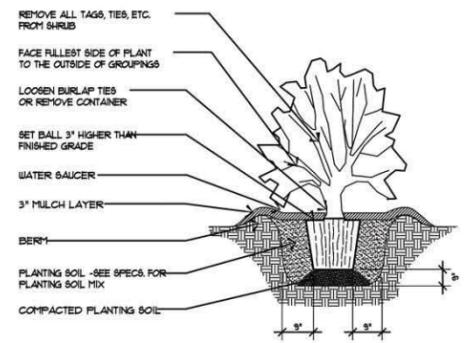
PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME / COMMON NAME	GAL.	HEIGHT	SPREAD	CONT.
BENI	3	Betula nigra / River Birch Multi-Trunk	2"	10' min.	4'-6'	Cont.
QUV1	2	Quercus virginiana / Southern Live Oak	2"	10'-12'	4'-6'	Cont.
SAPA	6	Sabal palmetto / Cabbage Palmetto silk trunk, refoliated, similar in height	-	10' min.		B#B
EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	GAL.	HEIGHT	SPREAD	CONT.
ILCA	7	Ilex cassine / Daphn Holly	-	6'-8'	3'-4'	Cont.
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT.	HEIGHT	SPREAD	
AZEN2	9	Azalea Encore TM / Autumn Twist Encore Azalea	3 Gal.	12'-15"	12'-15"	
CHHU	6	Chamaerops humilis / European Fan Palm	15 Gal.	2'-3'	2'-3'	
LAIP	1	Lagerstroemia indica 'PILLAG-IV' PP26,925 / Midnight Magic Crape Myrtle	15 Gal.	6' min.		
MYCE	4	Myrica cerifera / Wax Myrtle	7 Gal.	3' min.	36"-42"	
NEOC	3	Nerium oleander 'Calypso' / Calypso Oleander	15 Gal.	36"-42"	36"-42"	
OSFR	2	Osmanthus fragrans 'Fudingzhu' / Fragrant Tea Olive Multi-trunk	7 Gal.	24"-36"	24"-36"	
PITO	28	Pittosporum tobira 'Variegata' / Variegated Mock Orange	7 Gal.	18"-24"	18"-24"	
RORA	4	Rosa x 'Radtko' / Double Knock Out Rose	3 Gal.	15"-18"	15"-18"	
SERE	36	Serenia repens / Saw Palmetto	3 Gal.	15"-18"	15"-18"	
VIAC	20	Viburnum awabuki 'Chinda' / Chinda Viburnum	7 Gal.	3'-4'		
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT.	HEIGHT	SPREAD	SPACING
MUFI	267	Muhlenbergia filipes / Muhly Grass	3 Gal.	18"-24"	12"-18"	24" o.c.
PLUA	102	Plumbago auriculata / Blue Plumbago	1 Gal.	10"-12"	10"-12"	20" o.c.
EVERGREEN GROUND COVER	QTY	BOTANICAL NAME / COMMON NAME	CONT.	HEIGHT	SPREAD	SPACING
JUDP	120	Juniperus davurica 'Parsonii' / Parson's Juniper	1 Gal.	6"-12"	12"-18"	18" o.c.
PERENNIAL GROUND COVER	QTY	BOTANICAL NAME / COMMON NAME	CONT.	HEIGHT	SPREAD	SPACING
SAGR	16	Salvia greggii / Autumn Sage	1 Gal.	8"-12"	6"-12"	24" o.c.
SOD/SEED	QTY	BOTANICAL NAME / COMMON NAME	CONT.	HEIGHT	SPREAD	SPACING
EREO	962 sf	Eremochloa ophiuroides / Centipede Sod	SOD			



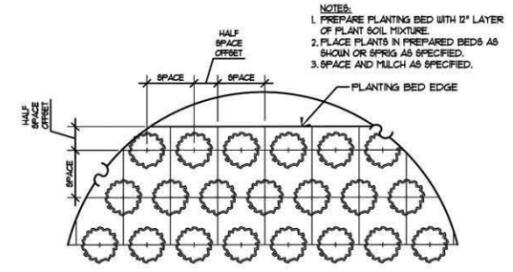
1 Tree Planting
 L# Not to Scale



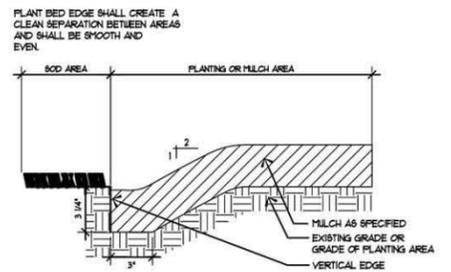
2 Palmetto Tree Planting
 L# Not to Scale



3 Shrub Planting
 L# Not to Scale



4 Ground Covers, Annuals & Perennials
 L# Not to Scale



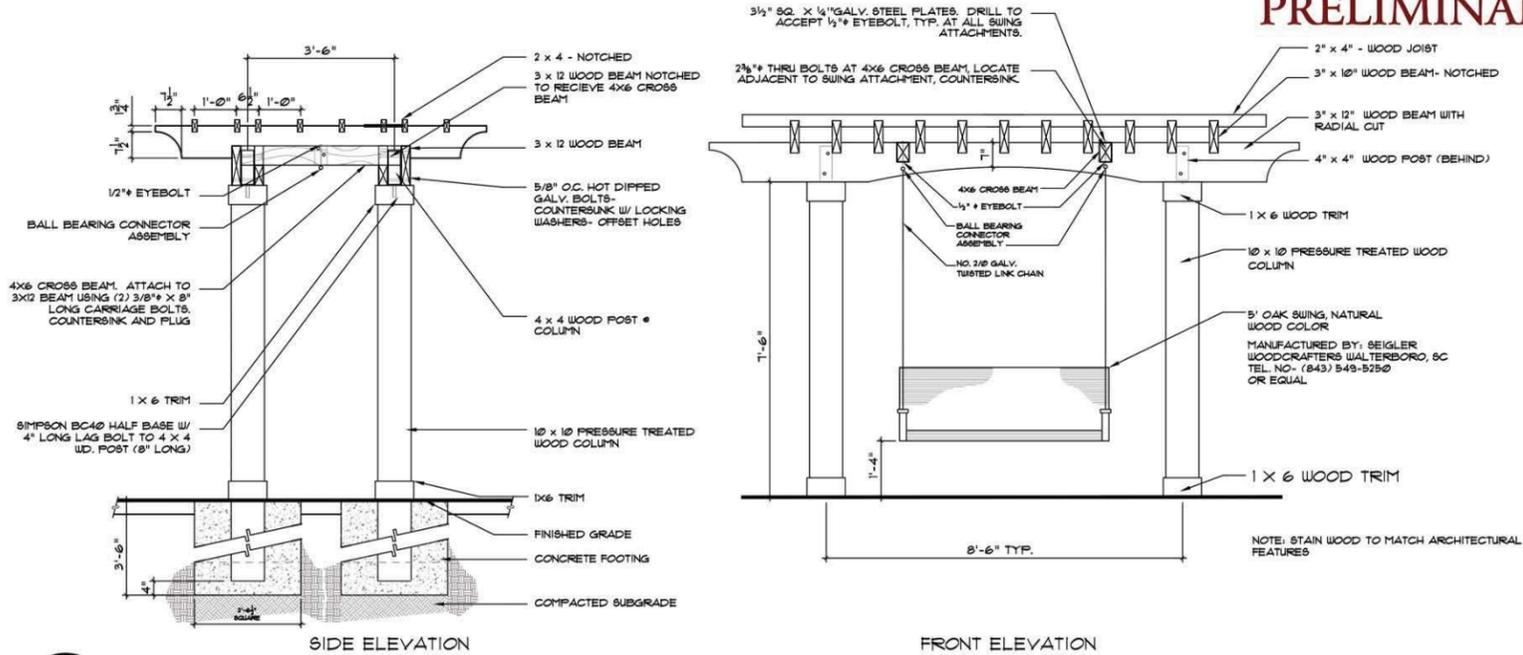
5 Sod / Plant Bed Edge Detail
 L# Not to Scale

PLANTING NOTES:

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

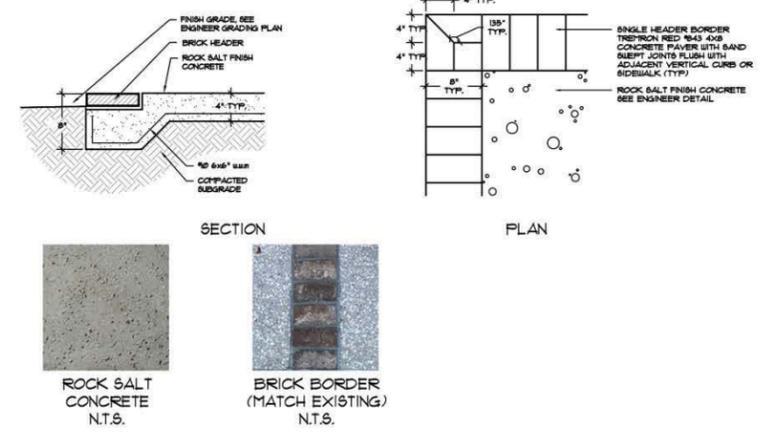
CONSTRUCTION NOTES:

- THESE DETAILS/ELEVATIONS DESCRIBE THE DESIGN INTENT ONLY. ALL CONTRACTORS AND ALL TRADES TO PRODUCE SHOP DRAWINGS TO SHOW SIZE, MATERIALS, FOOTINGS, DRAINAGE, CONNECTIONS, STRUCTURAL INTEGRITY, ETC. FOR FINAL APPROVAL BY LANDSCAPE ARCHITECT AND OWNER OR OWNERS REPRESENTATIVE.
- ALL CONTRACTORS AND ALL TRADES ARE RESPONSIBLE FOR OBTAINING THE CORRECT PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION AS REQUIRED BY LOCAL PLANNING AND TOWN AUTHORITIES.
- ON SITE TOPOGRAPHY MAY REQUIRE ADJUSTMENTS OF FINAL SPOT ELEVATIONS ON SITE FOR PROPOSED VERTICAL CONSTRUCTION ELEMENTS. THE CONTRACTOR SHALL NOTIFY THE OWNER OR THE OWNER'S REPRESENTATIVE PROMPTLY UPON THE DISCOVERY OF ANY SUCH REQUIRED ADJUSTMENTS.
- THE CONTRACTOR SHALL PROVIDE FILL AS IS REQUIRED TO OBTAIN PROPER RELATIONSHIP OF FOOTING TO FINISH GRADE REQUIREMENTS - FEATHER FILL TO ADJACENT EXISTING GRADE TO ASSURE A UNIFORM APPEARANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE SITE GRADE ELEVATIONS AND ADJUSTMENTS OF GRADES AS REQUIRED TO ASSURE A COORDINATED AND DESIRED EFFECT.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING CONDITIONS SCHEDULED TO REMAIN DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, AND FOR ANY DAMAGE THAT MAY OCCUR TO EXISTING UTILITIES DURING CONSTRUCTION.
- IN-FIELD MODIFICATIONS MAY BE NECESSARY TO PRODUCE DESIRED EFFECT. MODIFICATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER OR OWNERS REPRESENTATIVE.
- ALL WOOD MEMBERS ARE TO BE PRESSURE TREATED #1 SOUTHERN YELLOW PINE FOR ABOVE GROUND USE. ALL CUTS SHALL BE EVEN AND JOINTS FLUSH. SAND FOUR SIDES AND FILL IMPERFECTIONS, COUNTERSINKS, AND NAIL HOLES TO ASSURE AN EVEN FINISH.
- ALL NOTCHES SHALL BE SHOP CUT TO ASSURE TIGHT JOINTS. EACH MEMBER SHALL BE DRIVEN HOME TO ASSURE TIGHT FIT. PILOT HOLES SHALL BE DRILLED FOR EACH CARRIAGE BOLT - COUNTERSINK EACH HOLE AND SNUG EACH BOLT. PLUG, SEAL AND PRIME.
- PRIME ALL SURFACES AFTER ALL CUTS WITH TWO COATS OF PRIMER PAINT FOR EXTERIOR USE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. (PRIME ALL SIDES PRIOR TO ASSEMBLY)
- ALL WOODEN SURFACES SHALL BE FINISHED WITH TWO COATS OF PAINT.
- FINISH ALL SIDES AND CAULK ALL JOINTS WITH APPROPRIATE EXTERIOR CAULK PRIOR TO FINISHING.
- ALL FASTENERS SHALL BE HOT DIPPED GALVANIZED. ANGLE IRON AND CONNECTION BRACKET FABRICATION SHALL BE CUT SMOOTH, PRIMED WITH RUST RETARDANT PAINT WITH (COLOR HERE) FINISH COAT - TOUCH UP AS REQUIRED AFTER INSTALLATION - ATTACH AS SHOWN.

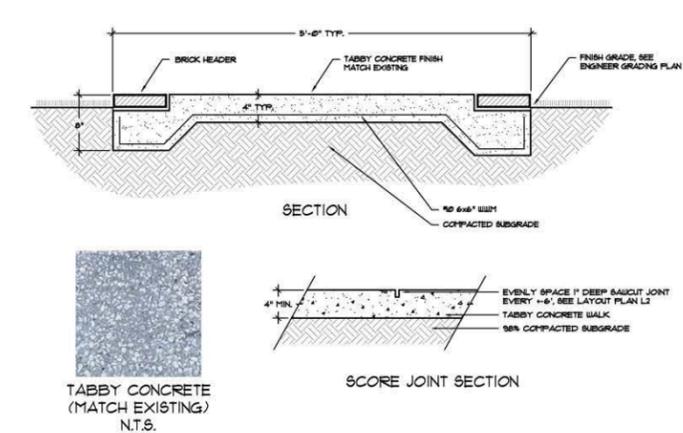


1 Trellis Swing
Scale: 2"=1'

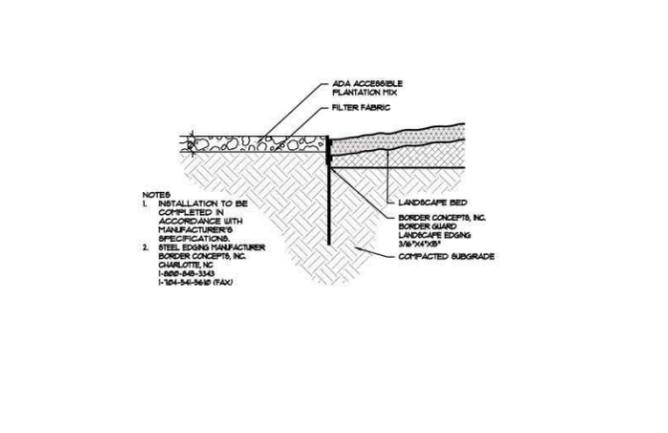
2 Palm Tree Uplight
Type Scale Here



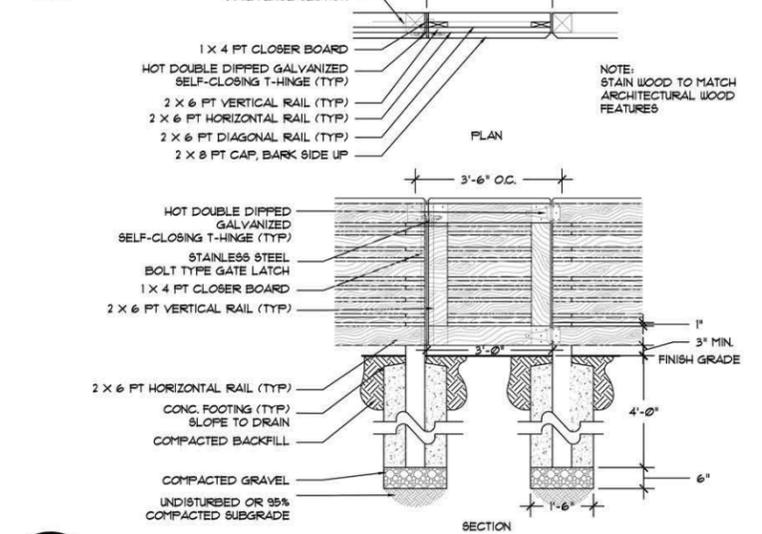
3 Concrete Walk with Brick Border
Scale: 1"=1'



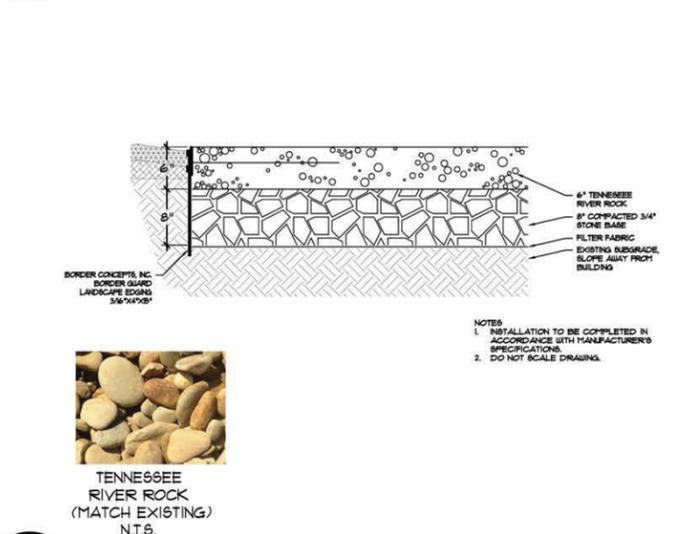
4 Tabby Concrete Finish
Scale: 1"=1'



5 Plantation Mix & Steel Edging
Scale: 1"=1'



6 Wood Fence Screen
Scale: 2"=1'-0"



7 River Rock Roof Splash Bed
Scale 1"=1'

PRELIMINARY NOT FOR CONSTRUCTION

ACCENT LIGHT
OSK 3000-2-3-30-B
HPEC MINISTRY BLDG

MODEL 5005 Landscape Series - 1hp & Accent Light

MANUFACTURED BY: BEIGLER WOODCRAFTERS WALTERBORO, SC
TEL. NO. (843) 549-5250
OR EQUAL

NOTE: STAIN WOOD TO MATCH ARCHITECTURAL FEATURES

J. K. TILLER ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
181 BLUFFTON ROAD, SUITE F203
BLUFFTON, SC 29910
Voice: 843.815.4800
jktiller@jktiller.com

Hilton Head Presbyterian Church
Ministry Building
Beaufort County, South Carolina

Sheet Title:
Landscape Details

Job Number:
201912-01

Date:
05/28/2019

Drawn:
KD

Approved:

Revisions:

Sheet
L6
Of 7



Hilton Head Presbyterian Church Ministry Building

5/28/2019



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: HH Presbyterian Ministry Building

DRB#: DRB-001222-2019

DATE: 06/05/2019

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Minimum roof pitch of 6/12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

MISC COMMENTS/QUESTIONS

Conceptual Approval (as submitted) was received earlier this year on April 23rd.



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: 3/26/19
 Accepted by: _____
 DRB #: _____
 Meeting Date: 4/9/19

Applicant/Agent Name: Edward Flynn Company: SCRI - 2017 LLC
 Mailing Address: 28 Shelter Cove Lane City: Hilton State: SC Zip: 29928
 Telephone: 843-290-8885 Fax: _____ E-mail: SkyFly110@gmail.com
 Project Name: Alex Paterson Place Project Address: 130 Alex Paterson Place
 Parcel Number [PIN]: R 510 008 000 008H, 398, 704
 Zoning District: RM-4 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
 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 \$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.

Alex Patterson place would consist of 20 single family homes that will be used strictly for work force housing. Twelve homes are currently built and occupied. Eight more houses will complete the project.

A handwritten signature in black ink, appearing to read "Edw. F. J." with a long horizontal flourish extending to the right.

















WARNING
This is a live electrical panel. Do not touch or tamper with the panel. If you are unsure, call a licensed electrician. For more information, visit www.electrical.com.











Habitat Circle



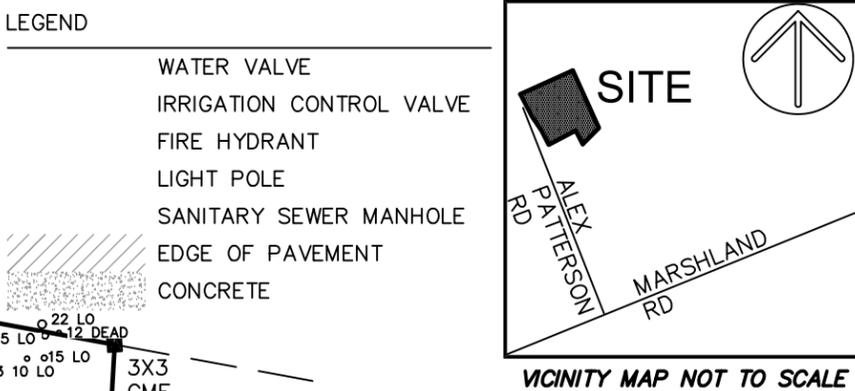
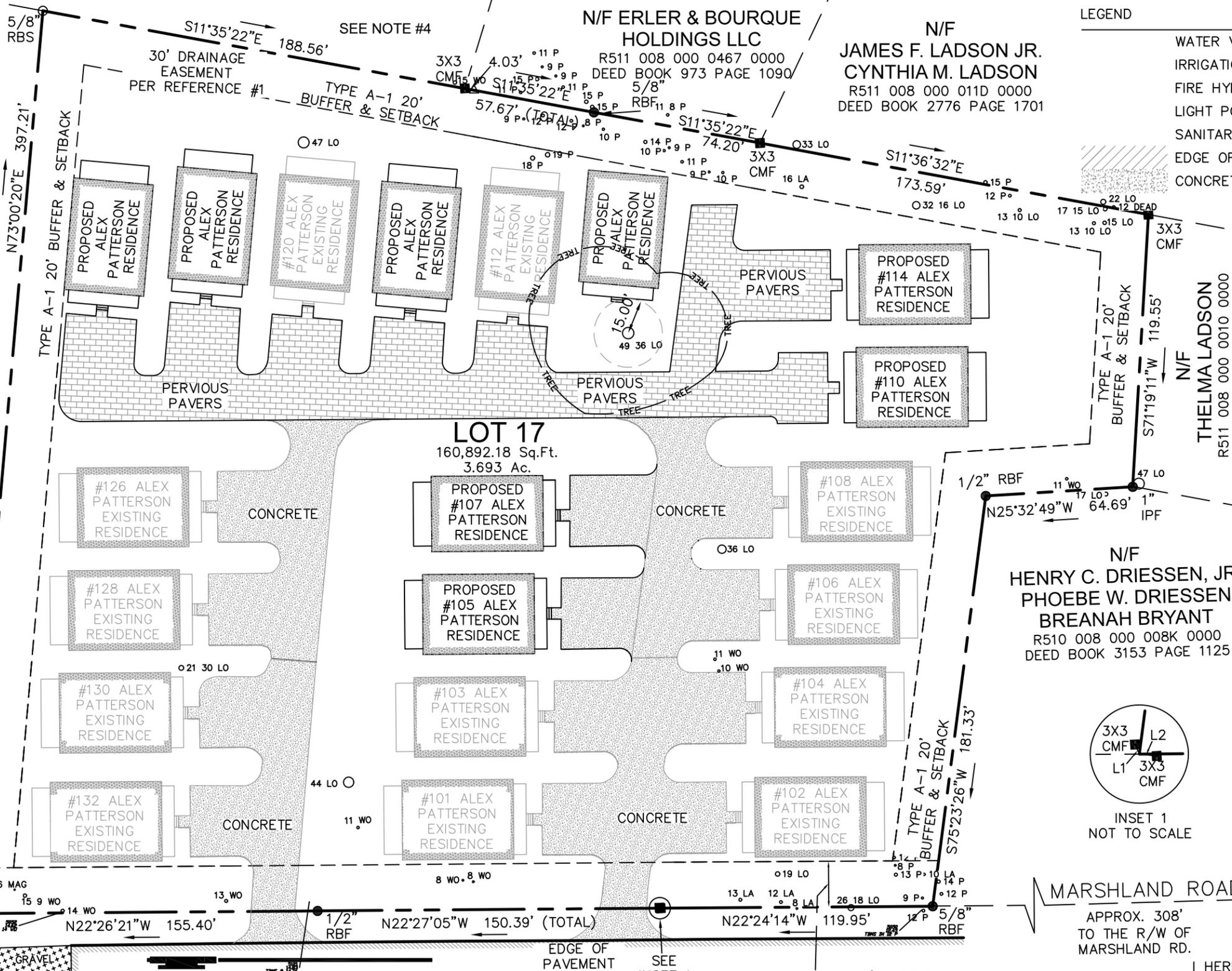


NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE A7 (EL.14), FIRM PANEL 0008-D COMMUNITY 450250.
2. ALL BEARINGS AND COORDINATES ARE ON SOUTH CAROLINA STATE PLANE GRIDE (NAD 83).
3. BUILDING SETBACKS ARE PER REFERENCE PLAT AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.
4. N/F LARRY CORRELL - R511 008 00A 0118 0000
5. 18% OF LIVE OAK TREE CANOPY AFFECTED BY IMPERVIOUS SURFACES.
6. DRIVEWAY UNDER TREE CANOPY WILL BE AT GRADE.

N/F
HILTON HEAD
REGIONAL
HABITAT FOR
HUMANITY
R510 008 000 0598
0000
DEED BOOK 3089
PAGE 90

TYPE A OPTION 1 -20'
BUFFER PER LMO
SECTION 16-5-103.D
20' ADJACENT
STREET SETBACK



- LEGEND
- WATER VALVE
 - IRRIGATION CONTROL VALVE
 - FIRE HYDRANT
 - LIGHT POLE
 - SANITARY SEWER MANHOLE
 - EDGE OF PAVEMENT
 - CONCRETE
- LEGEND
- CMF ■ CONC. MONUMENT FOUND
 - IPF ● IRON PIPE FOUND
 - RBF ● IRON REBAR FOUND
 - BSL BUILDING SETBACK LINE
 - FFE FINISHED FLOOR ELEVATION
 - ▲ CALC POINT - CORNER NOT SET
 - AIR CONDITIONING UNIT
 - ELECTRIC JUNCTION BOX
 - SANITARY SEWER CLEAN OUT

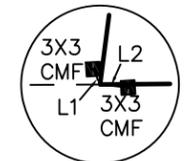
PREPARED FOR:
SCRI 2017, LLC

AN AS-BUILT SURVEY OF
**#106,108, 112, 120, 126, 128
ALEX PATTERSON PLACE**

TAX PARCEL Nos.
R510 008 000 0704 0000
R510 008 000 0398 0000
R510 008 000 008H 0000

HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: DDL
FIELD CHECK: JWR
DRAWN BY: M.J.F.
DATE: 03-18-19
SCALE: 1"=50'
PROJECT No.: BFT-17177
FILE: BFT-17177 A2.DWG



INSET 1
NOT TO SCALE

MARSHLAND ROAD

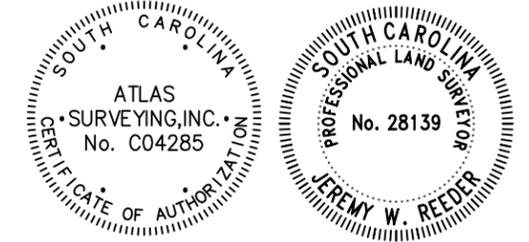
APPROX. 308'
TO THE R/W OF
MARSHLAND RD.

ATLAS SURVEYING, INC.

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

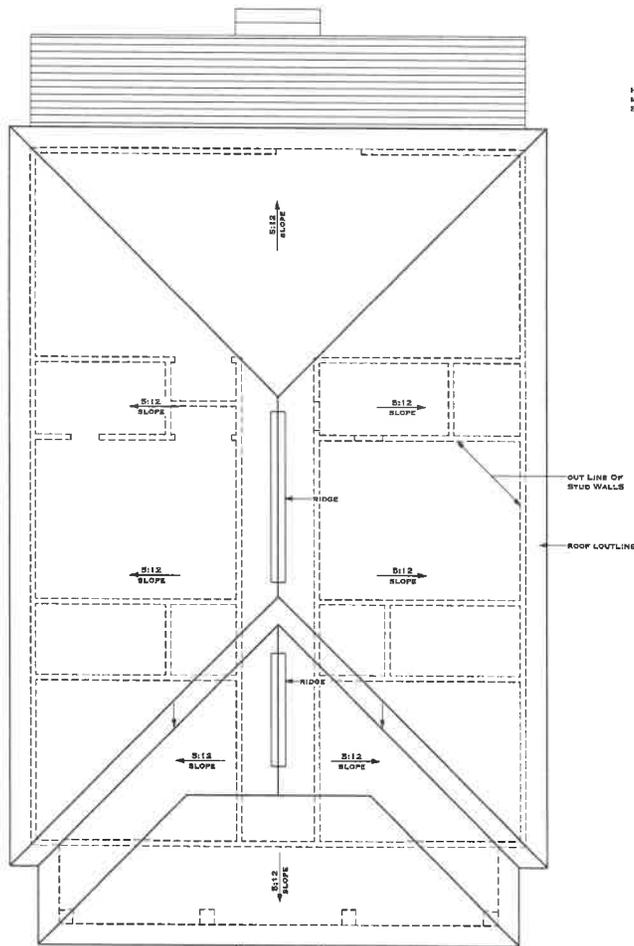
ALEX PATTERSON ROAD 50' R/W

- REFERENCES
1. PLAT BOOK 146 PAGE 183
 2. DEED BOOK 3582 PAGE 1813
 3. DEED BOOK 3582 PAGE 1811

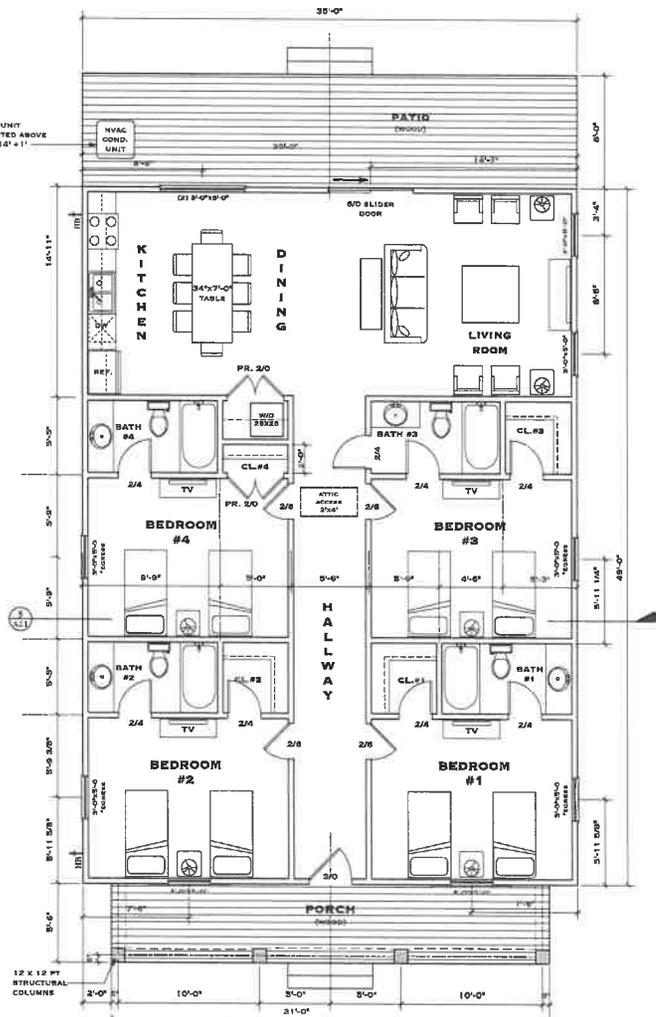


I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED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

JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL



1
A1.1
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1
A1.1
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL SCHEDULE:
224 STUD WALLS



S.C.R.I. 2017 LLC
ALEX PATTERSON
HILTON HEAD, SOUTH CAROLINA 29926

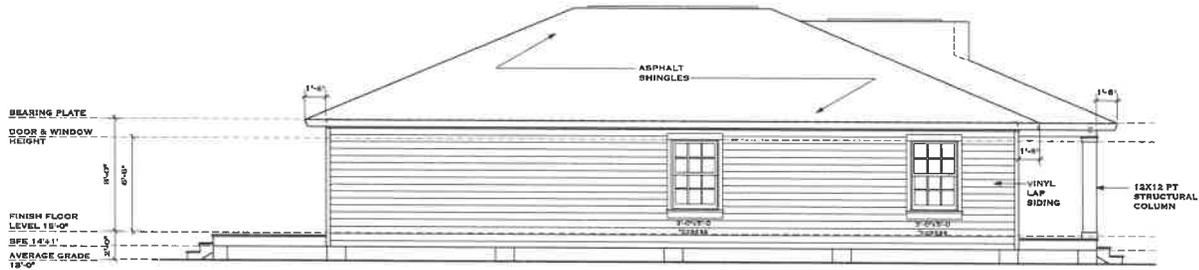
DRAWING TITLE:
PROPOSED FLOOR PLAN

02	01-03-2018
03	01-05-2018
04	01-05-2018
05	03-05-2018

REVISION # DATE
A1.1
SHEET #



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



2 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

S.C.R.I. 2017 LLC
ALEX PATTERSON
HILTON HEAD, SOUTH CAROLINA 29926

DRAWING TITLE:
PROPOSED ELEVATIONS

#1	01-08-2017
#2	01-08-2017
#3	01-08-2017
#4	01-08-2017
#5	01-08-2017

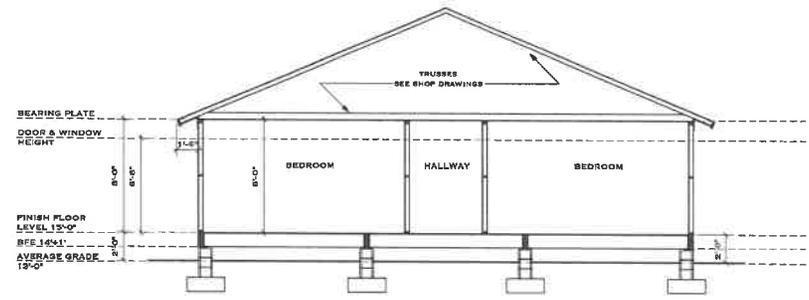
REVISION # DATE
A2.1
SHEET #



1 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



3 BUILDING SECTION
SCALE: 1/4" = 1'-0"

S.C.R.I. 2017 LLC
ALEX PATTERSON
HILTON HEAD, SOUTH CAROLINA 29928

DRAWING TITLE:
PROPOSED ELEVATIONS

01	01-09-2018
02	01-09-2018
04	01-09-2018
05	02-06-2018

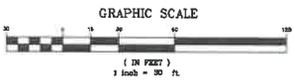
REVISION # DATE

A2.2
SHEET #

Lens Schedule	Label	Arrangement	Total Lens Length	Spacings
1	100	100	11.5	11.5
2	100	100	11.5	11.5

Calculation Summary	Code	Units	Aug	Max	Min	Angle	Min/Max
Code	100	100	11.5	11.5	11.5	11.5	11.5

Lottery Location Summary	Lot	Code	Units	Aug	Max	Min	Angle	Min/Max
1	100	100	11.5	11.5	11.5	11.5	11.5	
2	100	100	11.5	11.5	11.5	11.5	11.5	
3	100	100	11.5	11.5	11.5	11.5	11.5	
4	100	100	11.5	11.5	11.5	11.5	11.5	



NOTES

1. P.E.E. ONLY PROVIDES LIGHTING DESIGN AS REQUESTED BY THE CUSTOMER OR AS REQUESTED BY LOCAL GOVERNING AGENCIES.
2. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO ENSURE THAT THE LIGHT FIXTURES, LOCATIONS, LIGHT TYPE, FULFILL TYPE AND MOUNTING HEIGHT ARE IN COMPLIANCE WITH ALL GOVERNING AGENCIES.
3. ANY INSTRUCTIONS OR THE INTERPRETATION OF WITHIN THE LIGHTEST SPACE AND PROVIDED DETAILS THAT ARE DIFFERENT FROM THE PROVIDED DETAILS.
4. THE EXACT LOCATION OF THE LIGHT POLES WILL BE LOCATED IN THE FIELD FOR PROXIMITY TO TREE CANOPY BY TOWN OF HILTON HEAD REPRESENTATIVE AND PALMETTO ELECTRIC REPRESENTATIVE PRIOR TO CONSTRUCTION.

THESE PLANS ARE FOR THE APPROVAL AND CONSTRUCTION OF PALMETTO ELECTRIC COOPERATIVE, INC. OUTSIDE LIGHTS ONLY.

CONSENT: PALMETTO ELECTRIC COOPERATIVE, INC. DOES NOT HAVE ANY RIGHTS RESERVED. THESE PLANS ARE PROVIDED BY PALMETTO ELECTRIC AND INTERNATIONAL LIGHT UNAUTHORIZED COPIES, DISTRIBUTION, ALTERATION OR USE BY ANY MEANS IS STRICTLY PROHIBITED.

PALMETTO ELECTRIC COOPERATIVE, INC.
 1 COOPERATIVE WAY
 HARBERSVILLE, SOUTH CAROLINA 29927
 (803) 808-6661 / FAX (803) 808-6628



DESIGNED BY: T.M.
 CHECKED BY: D.M.
 DRAWN BY: B.M.
 DATE: 12/18/04
 SCALE: 1" = 30'
 PROJECT NO.: 08A-001-1
 SLP NO.: 000000

PRIMARY PROPOSAL FOR
 ALEX PATTERSON ROAD
 ALEX PATTERSON ROAD
 HILTON HEAD ISLAND
 BEAUFORT COUNTY, SOUTH CAROLINA

N/F ERLER & BOURQUE
HOLDINGS LLC

R511 008 000 0467 0000
DEED BOOK 973 PAGE 1090

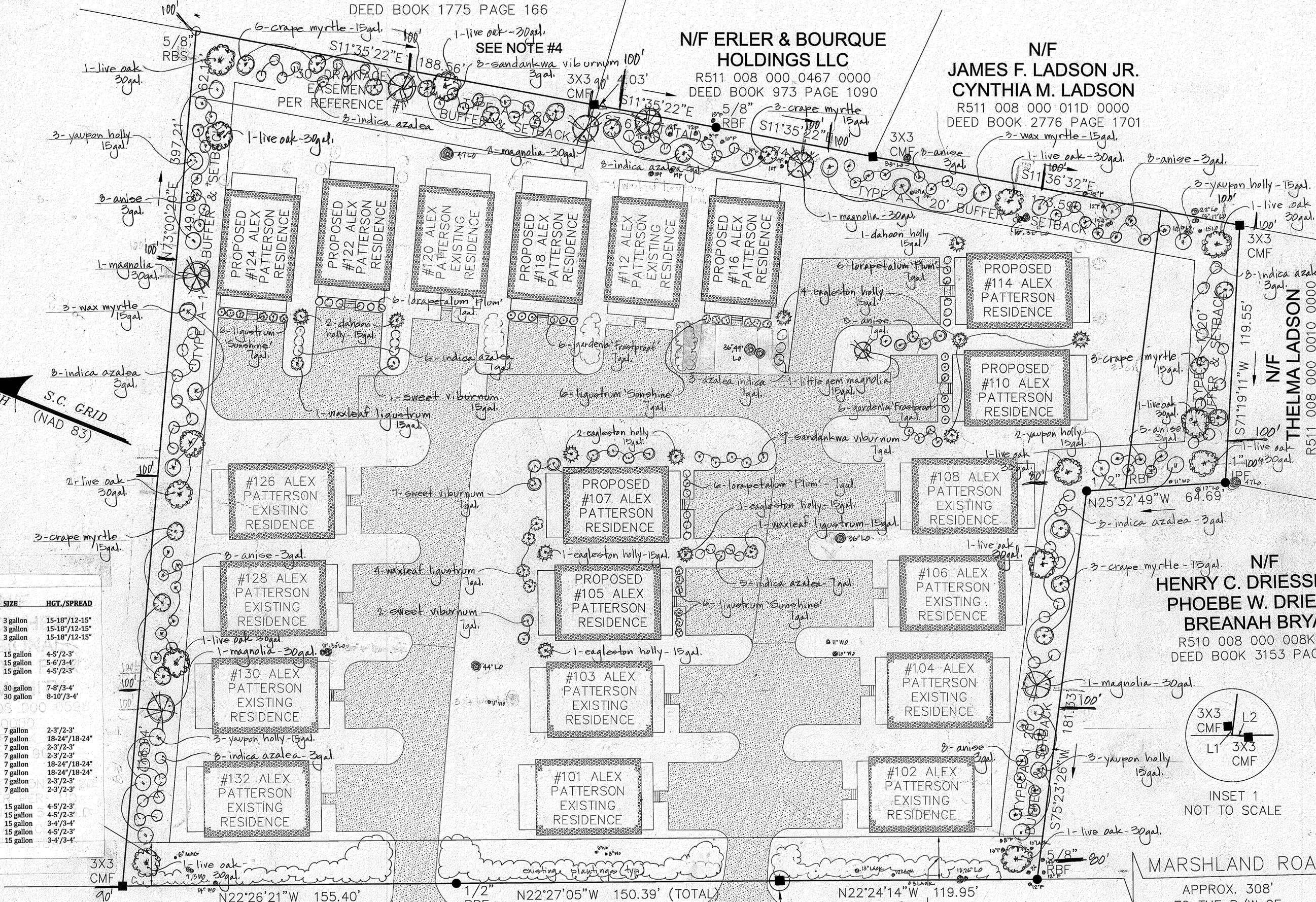
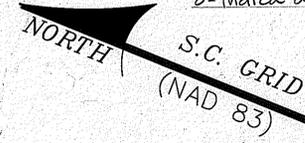
N/F
JAMES F. LADSON JR.
CYNTHIA M. LADSON

R511 008 000 011D 0000
DEED BOOK 2776 PAGE 1701

N/F
THELMA LADSON
R511 008 000 0010 0000

N/F
HENRY C. DRIESSE
PHOEBE W. DRIESSE
BREANAH BRYAN

R510 008 000 008K
DEED BOOK 3153 PAGE

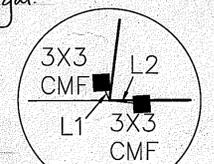


20' BUFFER PLANT LIST:

QTY.	BOTANICAL/COMMON NAME	SIZE	HGT./SPREAD
48	Azalea indica/Azalea	3 gallon	15-18"/12-15"
45	Illicium parviflorum/Anise	3 gallon	15-18"/12-15"
8	V. suspensum/Sandankwa viburnum	3 gallon	15-18"/12-15"
14	Ilex vomitoria/Yaupon holly	15 gallon	4-5'/2-3'
18	Lagerstroemia indica/Crape myrtle	15 gallon	5-6'/3-4'
6	Myrica cerifera/Wax myrtle	15 gallon	4-5'/2-3'
7	Magnolia grandiflora/Southern magnolia	30 gallon	7-8'/3-4'
10	Quercus virginiana/Live oak	30 gallon	8-10'/3-4'

RESIDENCES:

14	Indica azalea/Azalea	7 gallon	2-3'/2-3'
12	Gardenia jasminae/Gardenia 'Frostproof'	7 gallon	18-24"/18-24"
5	Illicium parviflorum/Anise	7 gallon	2-3'/2-3'
4	Ligustrum japonica/Waxleaf ligustrum	7 gallon	2-3'/2-3'
18	L. japonica/Ligustrum 'Sunshine'	7 gallon	18-24"/18-24"
18	Lorapetalum chin./Lorapetalum 'Plum'	7 gallon	18-24"/18-24"
6	Viburnum odo./Sweet viburnum	7 gallon	2-3'/2-3'
9	V. suspensum/Sandankwa viburnum	7 gallon	2-3'/2-3'
3	Ilex americana/Holly 'Dahoon'	15 gallon	4-5'/2-3'
3	Ilex americana/Holly 'Eagleston'	15 gallon	4-5'/2-3'
1	Ligustrum japonica/Waxleaf ligustrum	15 gallon	3-4'/3-4'
1	Magnolia grand./Magnolia 'Little Gem'	15 gallon	4-5'/2-3'
1	Viburnum odo./Sweet viburnum	15 gallon	3-4'/3-4'



INSET 1
NOT TO SCALE

MARSHLAND ROAD

APPROX. 308'
TO THE R/W OF
MARSHLAND RD.

EDGE OF PAVEMENT
SEE INSET 1
TYPE A OPTION 1 - 20' BUFFER
PER LMO SECTION 16-5-103.D

ALEX PATTERSON ROAD 50' R/W

INF. TARIFF

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: Alex Patterson Place

DRB#: DRB-000732-2019

DATE: 03/26/2019 (04/01/19) (05/31/19) (06/06/19)

RECOMMENDATION: Approval Approval with Conditions Denial
RECOMMENDED CONDITIONS:

APPLICATION MATERIAL				
DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Existing Conditions match As-Built	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Provide the property lines and existing houses prior to combining the lots so the DRB has background on this project. (Done)

ARCHITECTURAL DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Promotes pedestrian scale and circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. There are no sidewalks but with limited traffic pedestrians can use driveway. 2. Locate new bike racks.

LANDSCAPE DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a landscape plan (Done)
Preserves a variety of existing native trees and shrubs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pavement has already been installed close to the

				existing trees. Provide a mycor treatment and fertilization for the 4 largest oaks prior to construction. Certification of treatment by arborist to be provided prior to pre-construction inspection.
--	--	--	--	---

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a Tree Survey. Survey must be by surveyor or landscape architect. (Done)

MISC COMMENTS/QUESTIONS

1. Provide the Survey of the lots prior to combination for background for the DRB. (Done)
2. Provide a Landscape Plan for the proposed structures. Buffers should be planted to meet LMO requirements at a minimum. Provide a planting plan for the buffer along Alex Patterson Road. (Done—review for LMO compliance pending) Revised planting plan does not include buffer planting along Alex Patterson and the proposed plant sizes are too small. Overstory trees must be 10’ tall, understory trees must be 6’ tall and shrubs must be 3’ tall. Please review LMO for compliance.
3. Provide a Tree Survey. Must be by surveyor. (Done)
4. Provide certification from an arborist of mycor and fertilization of the 4 largest oaks left on the site.
5. The 36” (per the survey) or the 30” (per the planting plan) live oak is a specimen and as such there should be no development (building or pavement) within 15’ of the trunk and only 20% of the area under the canopy can be impervious. Provide a survey of the canopy and shift building 116, 114 and 110 to accommodate the tree. Pavement under the oak changed to pervious. Bollards or fencing should be provide to keep people from parking cars under this tree.



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: JENN MCEWEN Company: TOWN OF HHI
 Mailing Address: ONE TOWN CENTER CT. City: HHI State: SC Zip: 29928
 Telephone: 341-4703 Fax: _____ E-mail: JENNM@HILTONHEADISLANDSC.GOV
 Project Name: CONSTRUCTION FENCE MURAL Project Address: 90 POPE
 Parcel Number [PIN]: R _____
 Zoning District: PRI Overlay District(s): COD

**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
 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 \$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

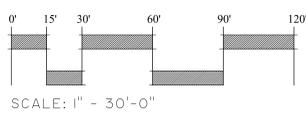
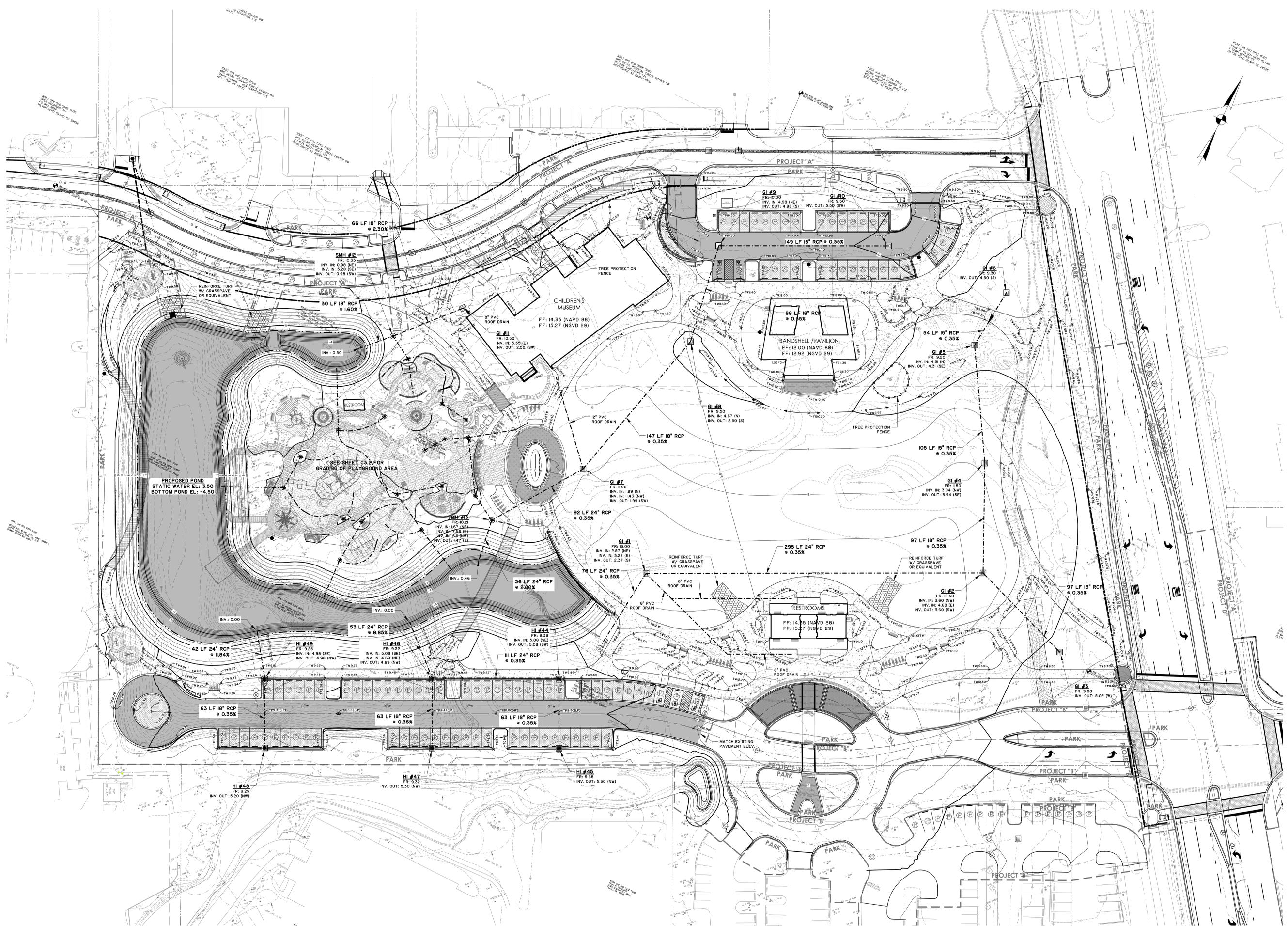
DATE

From: [McEwen, Jenn](#)
To: [Darnell, Chris](#)
Subject: mural narrative
Date: Friday, May 31, 2019 3:54:16 PM

As Celebration Park will be constructed on one of the more prominent thoroughfares on Hilton Head Island and the site will be under construction during peak tourist and shoulder seasons, the idea was presented to cover the fencing around the site with a mural to make the construction site more aesthetically pleasing to guests and residents. The idea behind the mural was to incorporate themes of Hilton Head Island's local ecology to tie to the themes of the park. Local artist, Jessie Renew, was chosen for this project given her other work with the Outside Foundation and other local eco-projects.

Jennifer McEwen
Director of Cultural Affairs
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928
PH: 843.341.4703
jennm@hiltonheadislandsc.gov

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SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY SEA ISLAND LAND SURVEY, LLC. FILE 1-2545.dwg, DATED NOVEMBER 11, 2015.

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#	REVISION	DATE BY

DATE: 12-7-2018
PROJECT NUMBER: 01-18052
SHEET TITLE: PAVING, GRADING & DRAINAGE PLAN

SHEET NUMBER: C3.1

DRAWN BY: JBJ
CHECKED BY: SKM
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PROFESSIONAL STAMPS

CONSTRUCTION DOCUMENTS FOR

LOWCOUNTRY CELEBRATION PARK

Hilton Head Island, South Carolina

Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928



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: Lowcountry Celebration Park Construction Fence Mural

DRB#: DRB-001225-2019

DATE: June 5, 2019

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

MISC COMMENTS/QUESTIONS

1. This piece has not been selected by the Public Art Fund as all other Public Art has been.
2. Lowcountry Celebration Park has been approved by Town Council as a site for public art.
3. The submitted panel will be repeated 4 time on the construction fence along the 450' Pope Ave. frontage.