



Town of Hilton Head Island
Design Review Board Meeting
Tuesday, July 13, 2021 – 1:15 p.m.
Benjamin M. Racusin Council Chambers

AGENDA

The meeting will be held in-person at Town Hall in the Benjamin M. Racusin Council Chambers. The outside doors will be opened to the public one hour before the meeting start time, seating will be limited to no more than 80 individuals.

- 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. Swearing in Ceremony of New and Reappointed Design Review Board Members –**
Performed by Josh Gruber, Deputy Town Manager
- 5. Approval of Agenda**
- 6. Approval of Minutes**
 - a. Meeting of June 22, 2021
- 7. Appearance by Citizens**
- 8. New Business**
 - a. *New Development – Conceptual*
 - i. The Charles, DRB-001588-2021
 - ii. Tidal Wave Auto Spa, DRB-001589-2021
 - b. *New Development – Final*
 - i. 85 Capital Drive, DRB-001600-2021
 - c. *Alteration/Addition*
 - i. Wei Food Hall, DRB-001598-2021
- 9. Board Business**
- 10. Staff Report**
 - a. Minor Corridor Report
- 11. 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 Meeting
June 22, 2021 at 1:15 p.m. Virtual Meeting
MEETING MINUTES

Present from the Board: Chairman Michael Gentemann, Vice Chair Cathy Foss, David McAllister, Judd Carstens, Annette Lippert, John Moleski, Debbie Remke

Absent from the Board: None

Present from Town Council: David Ames

Present from Town Staff: Chris Darnell, Urban Designer; Nicole Dixon, Development Review Administrator; Teresa Haley, Senior Administrative Assistant; Vicki Pfannenschmidt, Temporary Administrative Assistant

1. Call to Order

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

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 – See as noted above.

4. Presentation of the Town's Crystal Awards to outgoing Chairman Michael Gentemann and Debbie Remke

Mr. Darnell thanked Mr. Gentemann and Ms. Remke for their dedication and service to the Town of Hilton Head Island.

5. Approval of Agenda

Chairman Gentemann asked if staff had any changes to the agenda. Mr. Darnell stated that Item 8.a.i was listed as Alteration/Addition but should be New Development – Conceptual. Ms. Lippert moved to approve the agenda as amended. Vice Chair Foss seconded. By way of roll call, the motion passed by a vote of 6-0-1 (Ms. Remke abstained due to technical difficulties.)

6. Approval of Minutes

a. Meeting of June 8, 2021

Chairman Gentemann asked for a motion to approve the minutes of the June 8, 2021 regular meeting. Vice Chair Foss moved to approve. Mr. McAllister seconded. By way of roll call, the motion was approved by a vote of 7-0-0.

7. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall HHI portal. There were no comments of record for this meeting. Citizens were provided the option to sign up for public comment participation during the meeting

by phone. There were two requests to participate by phone regarding Item 8.b.i. Chairman Gentemann will call on them during the review of that item.

8. New Business

a. New Development - Conceptual

i. The Charles, DRB-001440-2021

Mr. Darnell presented the application as described in the Board's agenda package. He stated the architectural detail of the proposed building is less residential in scale and not in keeping with the surrounding properties and staff recommends the application not be approved.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board. The Board and the applicant discussed the application and the following concerns and recommendations were made regarding the project: the front of the building needs relief from the vertical lines; the back of the building needs relief from the horizontal lines; central portion of the building in the front needs more of a presence; stairwell areas in need of additional planting to bring down scale; canopy trees needed in parking lot rather than palms; consideration of reduction of sodded areas; need for canopy trees on edge to Fort Mitchel site; discussion of pathway materials and grasses; the need to upsize the Live Oak trees in parking lot and front of building; the need to locate the pool closer to the water; the need to lower the roof height in the three columned structures where elevators are located; consideration to remove the raised roof on two column areas and just continue the roof line; discussions of alternatives and suggestions to reduce the scale of the building; consideration of more trim and trim bands to help the back elevations; the inconsistency and flow regarding the front, back and side elevations; the lack of a Lowcountry feel and more of a Mediterranean look; lack of details around the windows; too much stucco; consideration of building the fifth floor into the roofline; the need for visual support of the roof; and the contrast in the color scheme was too harsh.

Following discussion, the application was withdrawn at the applicant's request. No action was taken by the Board on the application.

b. New Development – Final

i. Pope Ave Starbucks, DRB-001318-2021

Mr. Darnell presented the application as described in the Board's agenda package. He noted the project received Conceptual Approval on April 30th. After that meeting, Staff received concerns from citizens about the redevelopment. Staff suggested changes to the proposed site plan that would reestablish the Pope Ave. buffer, improve pedestrian safety and improve vehicular circulation around the site in an effort to address those concerns. The applicant worked to accommodate all suggestions where possible.

Staff recommends approval with Staff review of the following:

1. Provide a vegetation protection plan for Staff review and approval that:
 - a. Locates tree protection fence around trees to be preserved.
 - b. Preserves understory vegetation between site and church.
 - c. Specifies a 4-6" protective wood mulch under the dripline of 31" & 21" Live Oak (front left corner) prior to construction.

- d. Specifies pre and post construction fertilization and mycor treatments by an arborist for the 31" and 21" Live Oak.
2. Revise the Planting Plan for Staff review and approval to:
 - a. Plant the Pope Ave. buffer more naturally.
 - b. Specify more shade tolerant planting under existing trees.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board. The Board and the applicant discussed the application and the following concerns and recommendations were made regarding the project: the revised site plan improvements; inclusion of a gate on the brick service yard; the need for cut sheets for fans and light fixtures; continuation of the southwest hip roof; colors for the service door and trim; the need for a color swatch for the awning; the need for canopy trees in the end islands and back; railing detail; access to the building from the handicap parking spaces; railing plan; and preservation of as much existing vegetation in shared drive between the site and neighboring church.

Sarah Coffin, Chair of Church Council of St. Andrews by the Sea Church, spoke on behalf of the Church in support of the new design.

The person that made the second request did not join the meeting.

Following the discussion, Ms. Lippert moved to approve DRB 001318-2021 with the following conditions:

1. All of Staff recommended conditions.
2. Addition of a gate at the brick service yard directly adjacent to the building with similar detailing as the service yard gate.
3. Submittal of cut sheets of the fan and light fixtures.
4. A revision of the roof profile plans south of the ladder to just extend instead of turn the hip.
5. An understanding that the wood from the color board was for the handrail.
6. A recommendation to revise the color of the service door and trim to be Jogging Path.
7. A confirmation of the exposure of the hardy panel.
8. A recommendation to review whether the light fixture should get centered in the siding.
9. Submittal of the awning color and storefront color.
10. Submittal of a detail of the courtyard railing.
11. Relocation of the railing along the north side terminating further towards Pope Avenue to provide access for pedestrians directly in the building.
12. Replacement of the understory trees (Magnolia and Holly) at the parking islands to be Live Oaks, as specified.
13. All conditions are to be reviewed by staff for approval.

Mr. McAllister seconded. By way of roll call, the motion passed by a vote of 7-0-0.

9. Board Business

- a. Election of Officers for July 1, 2021 – June 30, 2022 term

Mr. Moleski nominated Vice Chair Foss to serve as Chair of the Design Review Board for the new term. Mr. McAllister seconded. By way of roll call, the motion passed by a vote of 6-0-1. (Vice Chair Foss abstained.)

Vice Chair Foss nominated John Moleski as Vice Chair of the Design Review Board for the new term. Mr. Carstens seconded. By way of roll call, the motion passed by a vote of 7-0-0.

Chairman Gentemann nominated Teresa Haley as Secretary of the Design Review Board. Vice Chair Foss seconded. By way of roll call, the motion passed by a vote of 7-0-0.

10. Staff Report

a. Minor Corridor Report – None

Mr. Darnell reminded Board members that their continuing education credits are due by the end of the month.

Mr. Darnell stated that in-person meetings will resume with the July 13, 2021 meeting.

11. Adjournment

The meeting was adjourned at 4:00 p.m.

Submitted by: Vicki Pfannenschmidt, Secretary

Approved: [DATE]



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: CLINT BURDETT Company: B DESIGN
 Mailing Address: 7 BILSTON CT City: IRMO State: SC Zip: 29063
 Telephone: 803 422 5542 Fax: _____ E-mail: CBURDETTCSKE@GMAIL.COM
 Project Name: THE CHARLES Project Address: 603 SKULL CREEK DRIVE
 Parcel Number [PIN]: R 510 003 000 0034 0000
 Zoning District: DD-1 Overlay District(s): NONE

**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 _____ Alteration/Addition
 Final Approval – Proposed Development _____ 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.

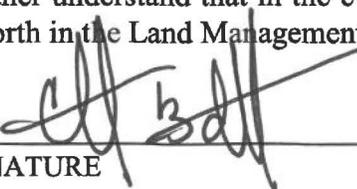
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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

6-29-21

DATE

The Charles Design Narrative

6.7.21

The proposed development The Charles is located in Hilton Head Plantation at the Old Fort Pub site. The name comes from Charles Fraser a pioneer in setting up development on Hilton Head Island and King Charles II for commissioning Admiral Hilton who the island is named after. This name carries with it a lot of rich history and character which is the design basis for our project.

The Old fort Pub site has its own history and sits next to the historical site of Fort Mitchell on its right side and a condominium known as the Commodore on its left. This site is known for its beautiful sunsets overlooking Skull Creek. The center of our site is currently developed as a circular parking lot with the Old Fort Pub restaurant itself set up on the waterfront of Skull Creek surrounded by beautiful live oak trees. At the entrance to the restaurant sits the largest tree on the site a 32" live Oak tree. This tree and other trees on the site as well as the beautiful sunsets became a major influence on the design of our project a 22 unit luxury condominium project, The Charles.

We wanted all of the units to have a view of Skull Creek and the sunset and to save as many trees as possible. We pulled the building back respecting the 32" Live Oak tree and established exterior amenities between the building and the creek. We also took into consideration the building setbacks and height restrictions. We originally looked at a shorter building 4 stories and 6 unit wide with covered parking on the street side which took away more green space and went set back to set back. The Hilton Head Plantation Hight restriction is less than The Town of Hilton Head at 43' vs 75' so we approached them with a 5 story over parking concept with a height restriction of 53' and taking up less green space and more freedom on the building setbacks with the edges of the building stepping down to be more sensitive to the surrounding sites. We lowered the parking under the building and raised the earth at the porte-cochere to have a grand entrance and to help hide the parking on the site. The building exterior was designed with Hilton Head low country features. With a traditional design of a heavy base a middle and a lighter top we brought into play a color scheme of rich gray colors that resemble the base middle and top and also stepped the colors along with the building.

Finally we enhanced the site with a rich in character landscape package that you experience as you meander through the site whether you are driving or walking.









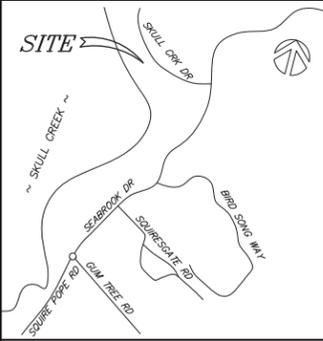








Old Fort Pub
Restaurant



VICINITY MAP - N.T.S.

CURVE TABLE					
C#	ARC	RADIUS	DELTA	DIRECTION	CHORD
C1	140.20°	418.34'	191°2'04"	S37°42'59"E	139.54'
C2	94.11°	279.14'	191°8'57"	S84°12'52"E	93.66'



L#	LENGTH	DIRECTION
L1	43.11'	S47°11'23"E
L2	34.13'	S47°11'23"E
L3	49.75'	S71°22'12"W
L4	43.52'	S18°25'39"E
L5	5.14'	S18°25'39"E
L6	27.20'	N71°34'21"E
L7	20.27'	S23°42'05"E
L8	29.79'	N25°56'51"W
L9	28.61'	N67°17'16"E
L10	20.25'	S18°54'02"E
L11	26.94'	S84°15'54"E
L12	24.51'	N77°39'33"E
L13	66.36'	S18°14'03"E
L14	56.80'	S80°07'27"E
L15	31.64'	N71°34'21"E
L16	91.42'	S18°15'19"E
L17	54.06'	N71°44'41"E
L18	37.85'	S71°19'30"W
L19	15.60'	N26°25'57"W
L20	19.51'	N13°26'24"W
L21	24.89'	N13°33'56"W
L22	15.07'	N14°38'02"W
L23	13.15'	N19°13'51"W
L24	7.45'	N30°01'56"W
L25	13.32'	N00°04'29"E
L26	5.39'	N14°09'00"W
L27	20.99'	N27°31'35"W
L28	10.67'	N05°53'18"E
L29	12.73'	N20°27'21"W
L30	3.46'	N10°48'44"E
L31	23.19'	N18°44'19"W
L32	10.24'	S77°21'01"W
L33	7.45'	N17°00'23"W
L34	10.94'	N44°55'35"E
L35	25.71'	N33°58'00"W
L36	24.35'	N15°14'49"W
L37	20.25'	N26°05'26"W
L38	25.26'	N24°17'22"W
L39	2.78'	N23°10'34"W
L40	13.50'	N67°17'16"E

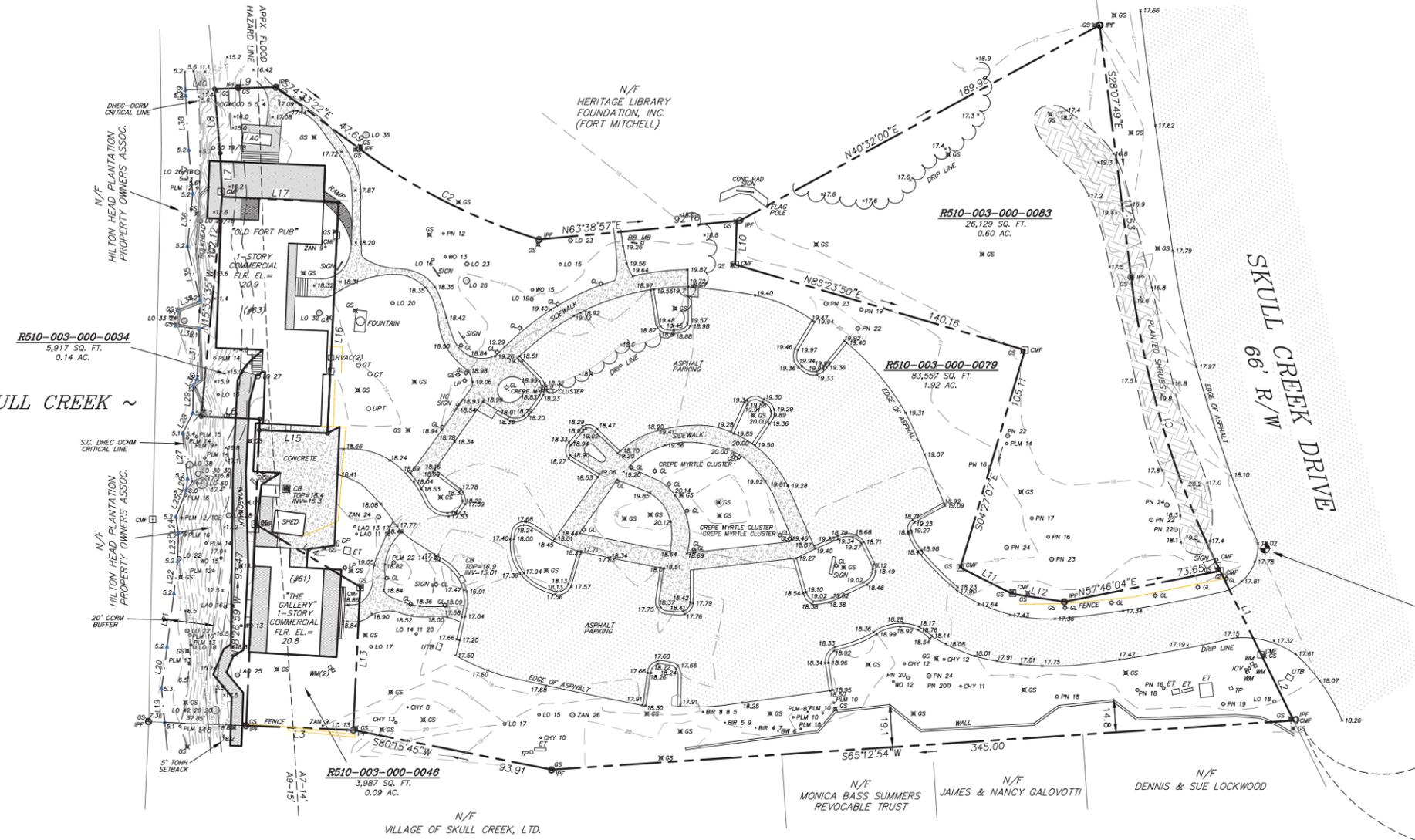
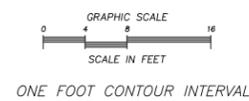
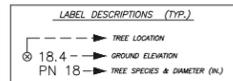
- REFERENCE PLAT:
- PLAT BOOK 84, PAGE 40
 - DEED BOOK 3164, PAGES 145-151
 - PLAT BOOK 34, PAGE 203
 - PLAT BOOK 21, PAGE 1
 - PLAT BOOK 34, PAGE 199
 - PLAT BOOK 24, PAGE 155
 - PLAT BOOK 28, PAGE 177
 - PLAT BOOK 53, PAGE 41
 - PLAT BOOK 31, PAGE 106
 - DHEC-ODRM CRITICAL LINE TAKEN FROM A BOUNDARY SURVEY OF THIS PROPERTY BY COASTAL SURVEYING CO. DATED 10/14/15.

THE AREA SHOWN HEREON IS A GENERAL REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA OF THE SUBJECT PROPERTY, WHETHER SHOWN OR NOT.

SIGNATURE _____ DATE _____
 The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

LEGEND	TREE LEGEND
AG AQUARIUM	BR BIRCH
BB BILLBOARD	BW BLACK WALNUT
CB CATCH BASIN	CD CEDAR
CP CONTROL PANEL	CHY WILD CHERRY
CMF OLD CONCRETE MONUMENT FOUND	LAO LAUREL OAK
ET ELECTRIC TRANSFORMER	LO LIVE OAK
FP FLAG POLE	PM PALMETTO
GT GREASE TRAP	PINE
ICV IRRIGATION CONTROL VALVE	PAN WATER OAK
IPS NEW IRON PIN SET	ZAN XANTHOXYLUM
IPF OLD IRON PIN FOUND	
LP LIGHT POLE	
MB MAIL BOX	
TP TELEPHONE PEDESTAL	
UPT UNDERGROUND PROPANE TANK	
WM WATER METER	
-19- CONTOUR LINE	
X19.0 SPOT ELEVATION	

REFERENCE PLAT:
 A SUBDIVISION PLAT OF PHASE 1 BERKELEY HALL PLANTATION BY: THOMAS & HUTTON ENGINEERING CO. DATED: 07/07/00; LAST REVISED 8/20/03 FILE: J-13475



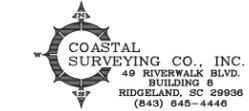
A TREE AND TOPOGRAPHIC SURVEY OF
OLD FORT PUB AREA
 SKULL CREEK DRIVE
 A PORTION OF
HILTON HEAD PLANTATION

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

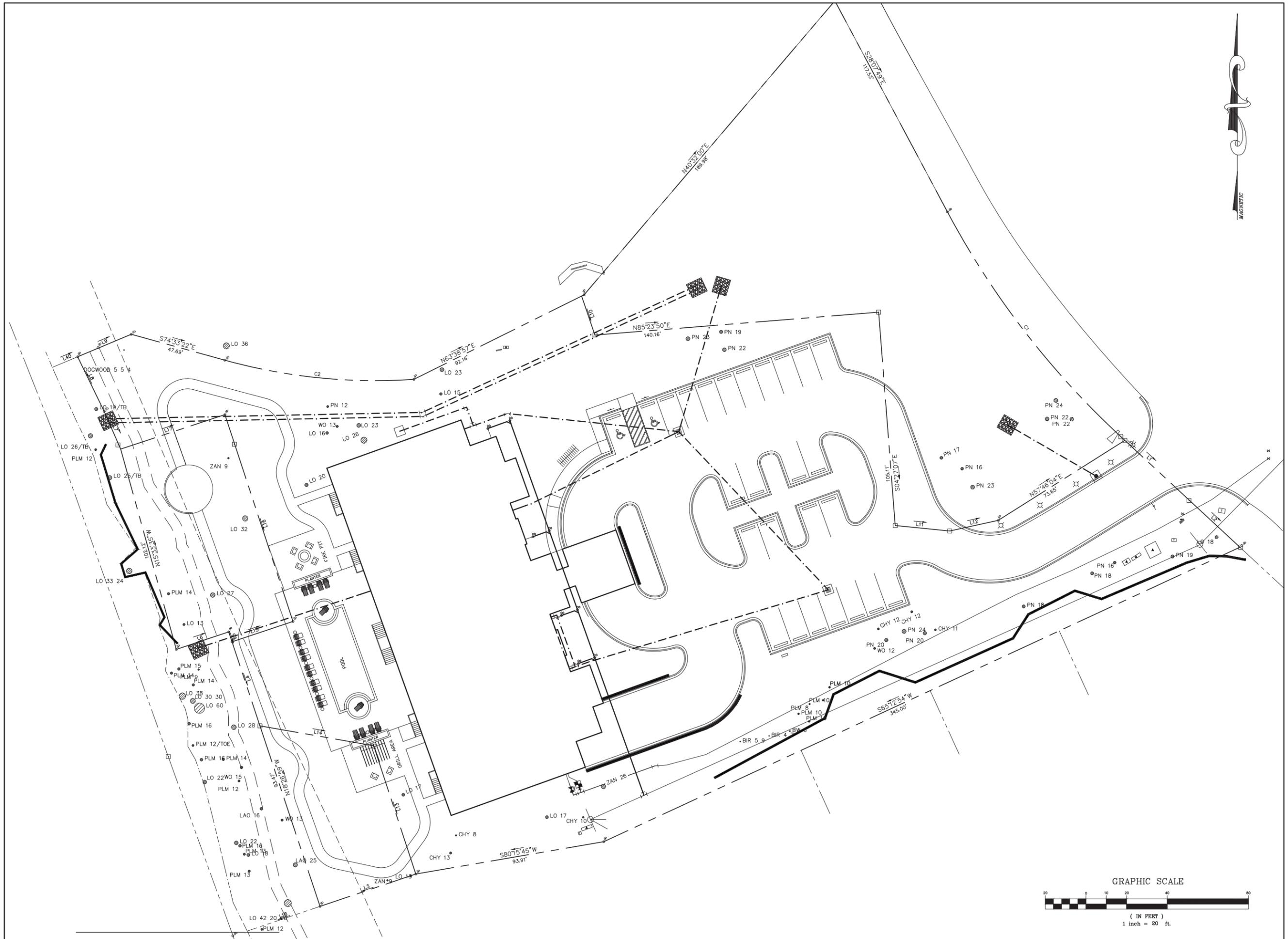
SCALE: 1"=30' SURVEYED BY: DJ
 DATE: 12/10/20 DRAWN BY: LAN
 JOB No.: 68,735TA CHECKED BY: MRD

PREPARED FOR: **BOBBY HANCOCK**

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON 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 VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



MICHAEL R. DUNIGAN
 S.C.R.L.S. No. 11905





 ANY INFRINGEMENT MAY BE SUBJECT TO LEGAL ACTION.
 THE DESIGNS AND IDEAS PRESENTED IN THESE
 DRAWINGS ARE THE PROPERTY OF SAID ENGINEER. THE
 REPRODUCTION, COPY, OR USE OF THESE PLANS OR THE
 INFORMATION CONTAINED HEREIN WITHOUT THE
 WRITTEN CONSENT OF THE ENGINEER.

PLAN REVISIONS		DATE
NO.	DESCRIPTION	
1		
2		
3		
4		
5		
6		
7		
8		

THE CHARLES
SKULL CREEK DRIVE, HILTON HEAD
BEAUFORT COUNTY, SC

CAROLINA ENGINEERING CONSULTANTS, INC.
 PO BOX 294
 BEAUFORT, SC 29901
 WWW.CAROLINAENGINEERING.COM
 843/322-0553
 843/322-0556 (FAX)

PROJECT:	2318
DATE:	06/29/21
REVISED:	-
DRAWN BY:	TOC
ENGINEER:	DRK
SCALE:	1"=20'

SITE DEVELOPMENT
PLAN
1
OF 01



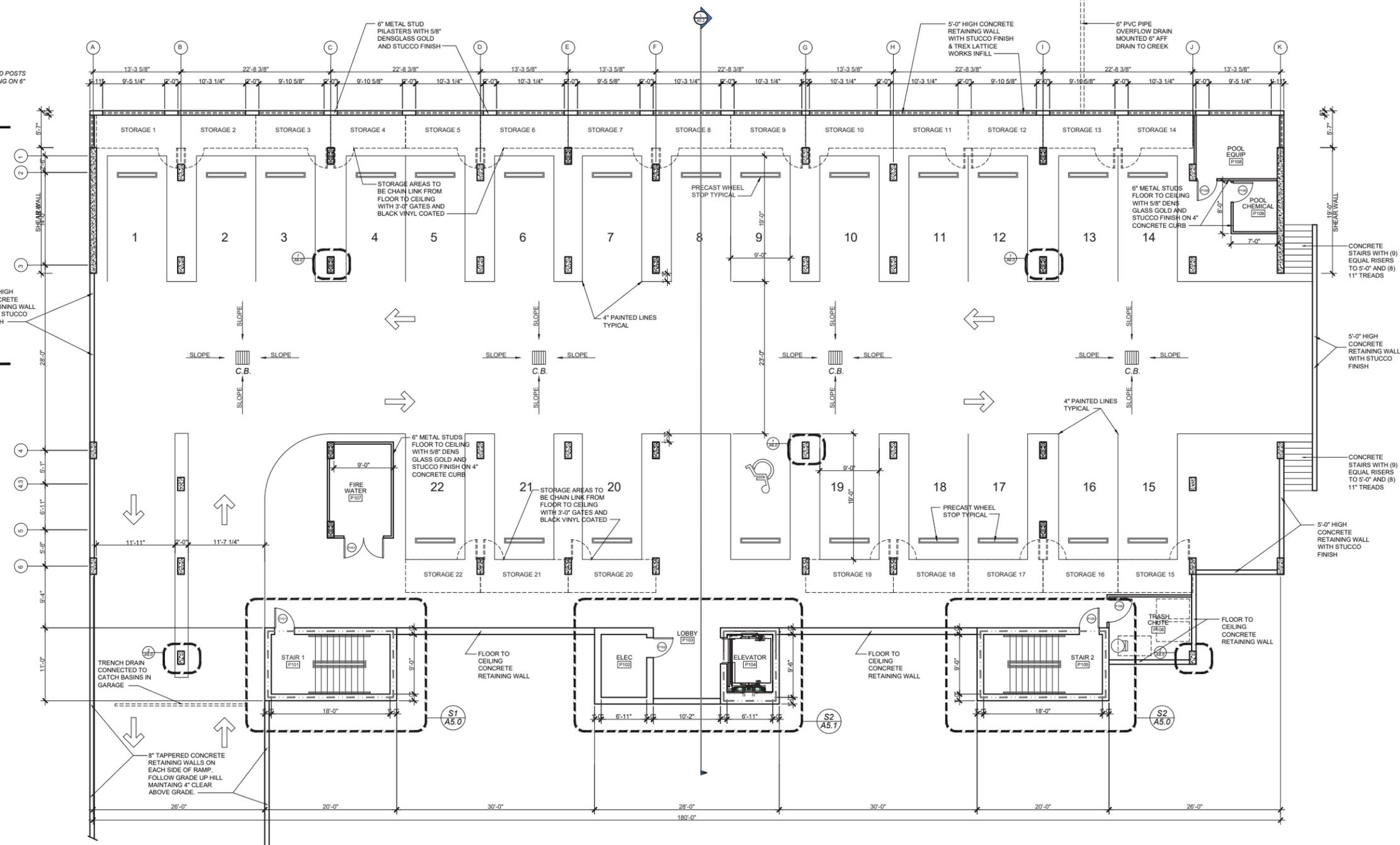
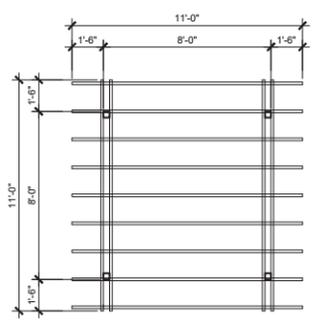
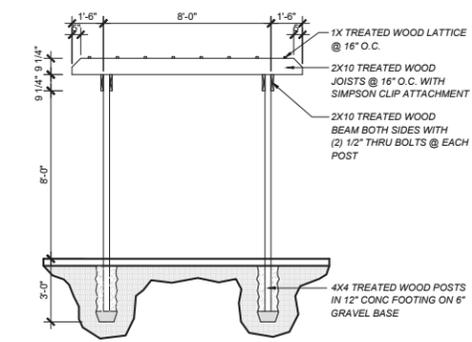
THE CHARLES PARKING PLAN



B Design
Clint Burdett, AIA
7 Bilston Ct.
Irmo, SC 29063
Phone
803-422-5542
Email
cburdett3k@gmail.com

DATE: 5.21.2021
REV:

A1.0
SHEET



1/8" = 1'-0" SCALE

LEGEND

1 HOUR	—————
2 HOURS	- - - - -



THE CHARLES

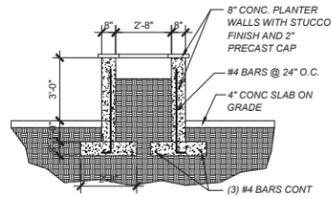
FIRST FLOOR PLAN



B Design
Clint Burdett, AIA
7 Bilston Ct.
Irmo, SC 29063
Phone
803-422-5542
Email
cburdett3k@gmail.com

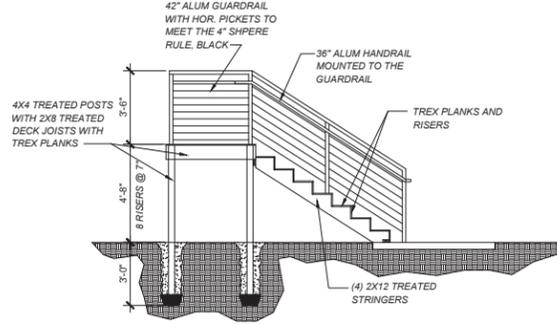
DATE: 5.21.2021
REV:

A1.1
SHEET

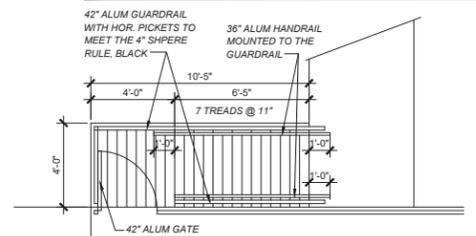


PLANTER SECTION

ALL CONNECTIONS TO BE DOUBLE DIPPED GALVANIZED OR STAINLESS STEEL INCLUDING NAILS, SCREWS ETC

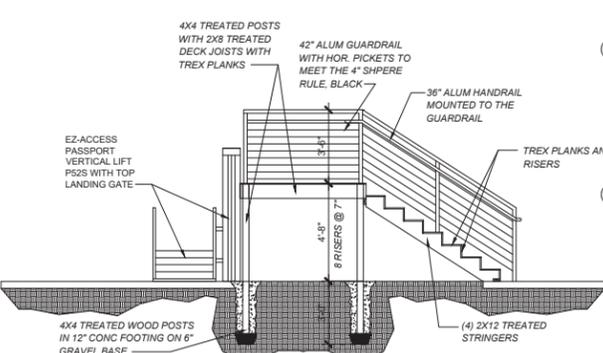


BALCONY STAIR SECTION

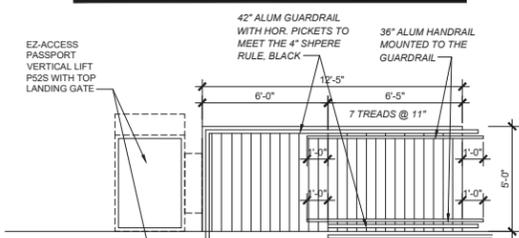


BALCONY STAIR PLAN

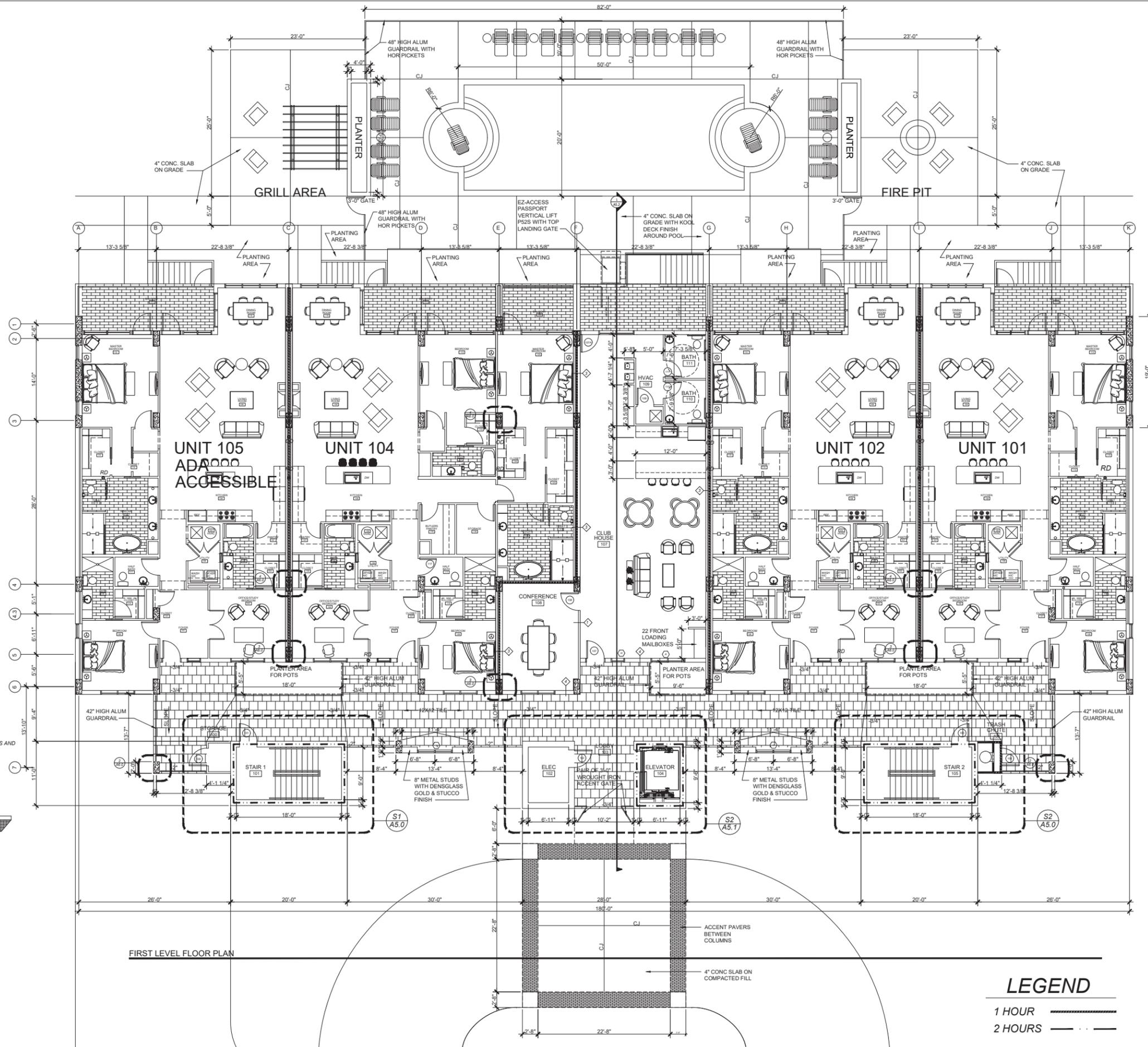
ALL CONNECTIONS TO BE DOUBLE DIPPED GALVANIZED OR STAINLESS STEEL INCLUDING NAILS, SCREWS ETC



BALCONY STAIR SECTION



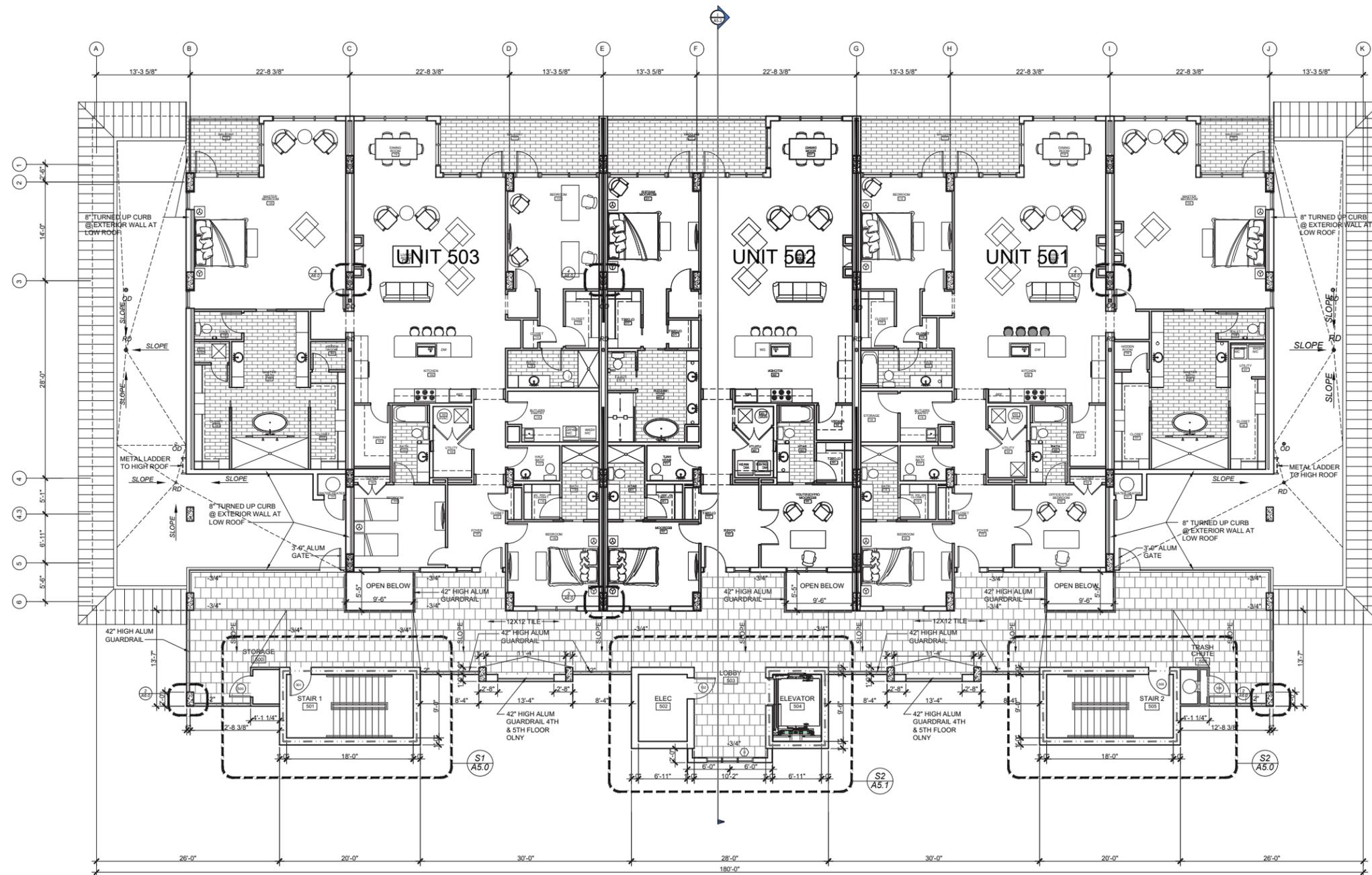
BALCONY STAIR PLAN



FIRST LEVEL FLOOR PLAN

LEGEND

- 1 HOUR ————
- 2 HOURS - - - -



FIFTH LEVEL FLOOR PLAN

LEGEND

- 1 HOUR ———
- 2 HOURS - - - - -

**THE CHARLES
FIFTH FLOOR PLAN**

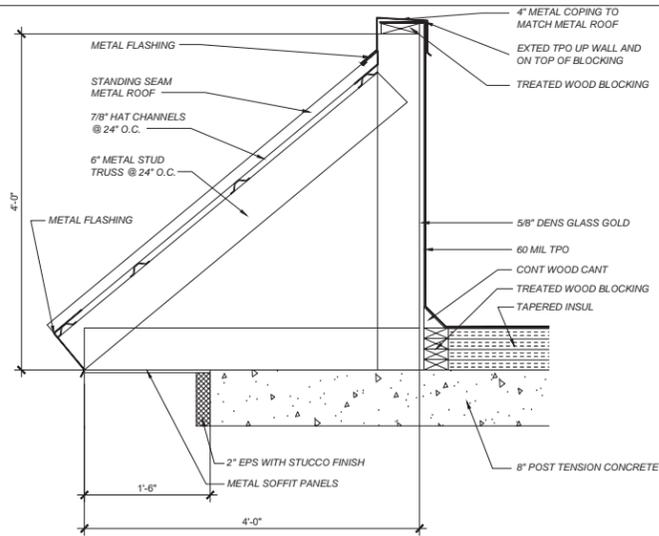


B Design
 Clint Burdett, AIA
 7 Bilston Ct.
 Irmo, SC 29063
 Phone
 803-422-5542
 Email
 cburdettc3k@gmail.com

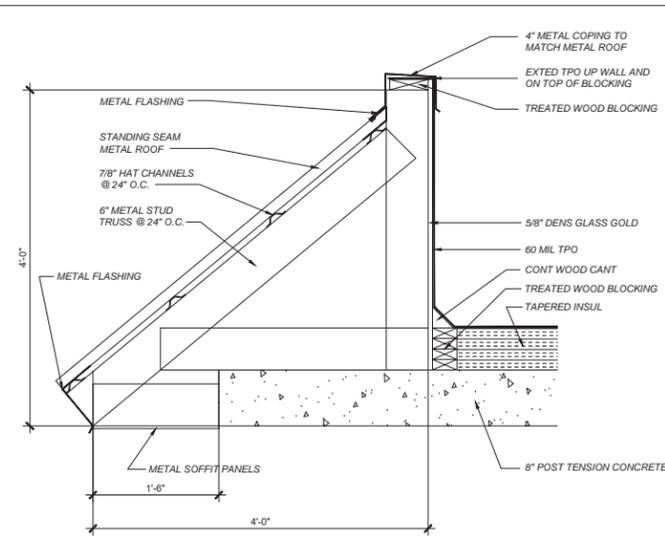
DATE: 5.21.2021
 REV:

A1.3

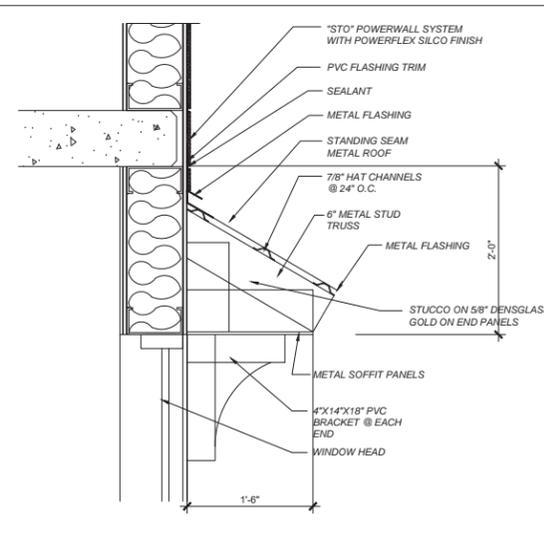
SHEET



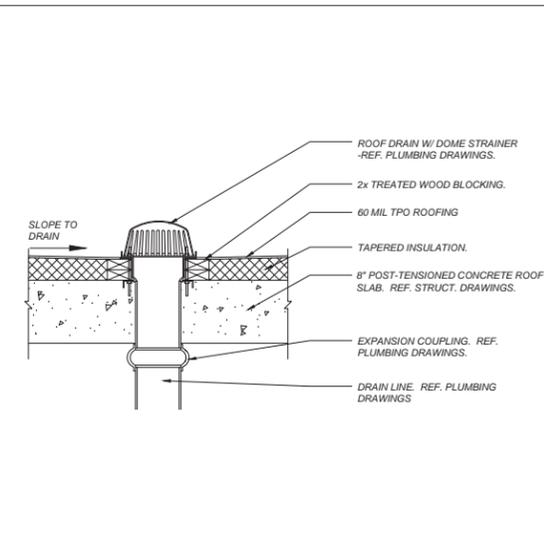
MANSARD DETAIL 5TH FLOOR LOW ROOF SCALE 1" = 1'-0"



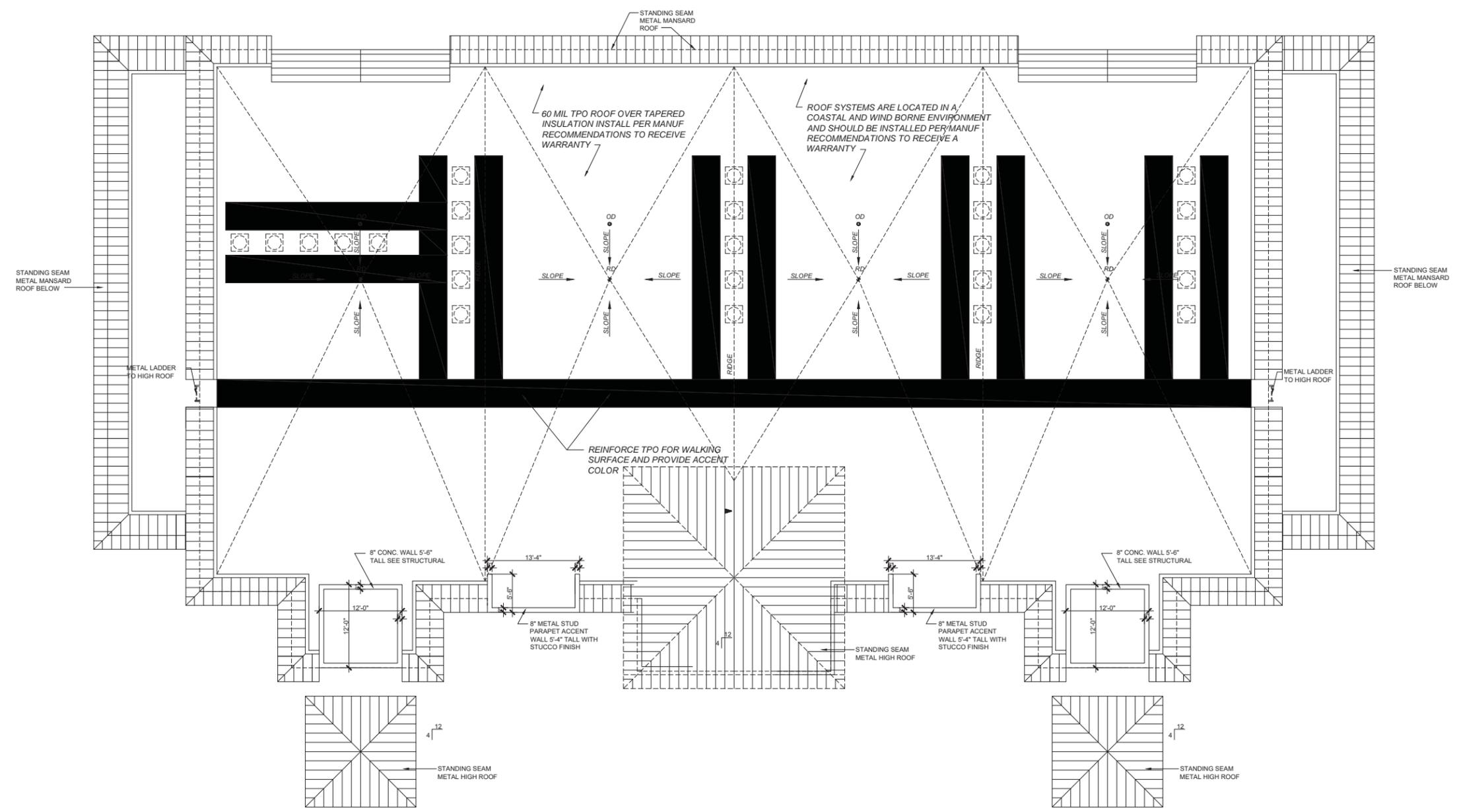
MANSARD DETAIL HIGH ROOF SCALE 1" = 1'-0"



ACCENT ROOF DETAIL SCALE 1" = 1'-0"



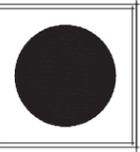
ROOF DRAIN DETAIL SCALE 1" = 1'-0"



ROOF FLOOR PLAN 1/8" = 1'-0" SCALE

THE CHARLES

ROOF PLAN



B Design
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7 Bilston Ct.
Irmo, SC 29063
Phone
803-422-5542
Email
cburdett3k@gmail.com

DATE: 5.21.2021
REV:

A1.4

SHEET



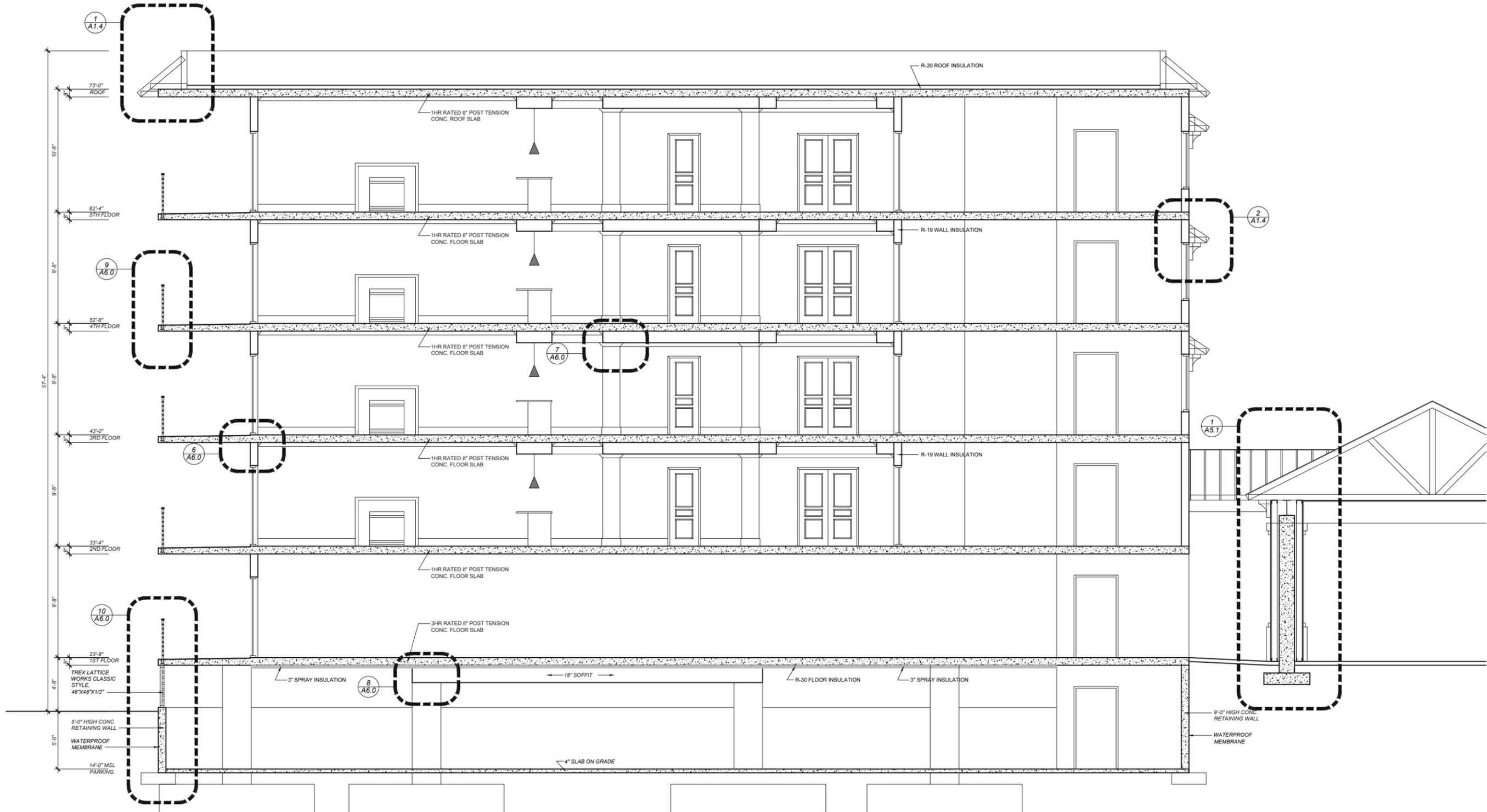
THE CHARLES BUILDING SECTION



B Design
Clint Burdett, AIA
7 Bilston Ct.
Irmo, SC 29063
Phone
803-422-5542
Email
cburdett3k@gmail.com

DATE: 5.21.2021
REV:

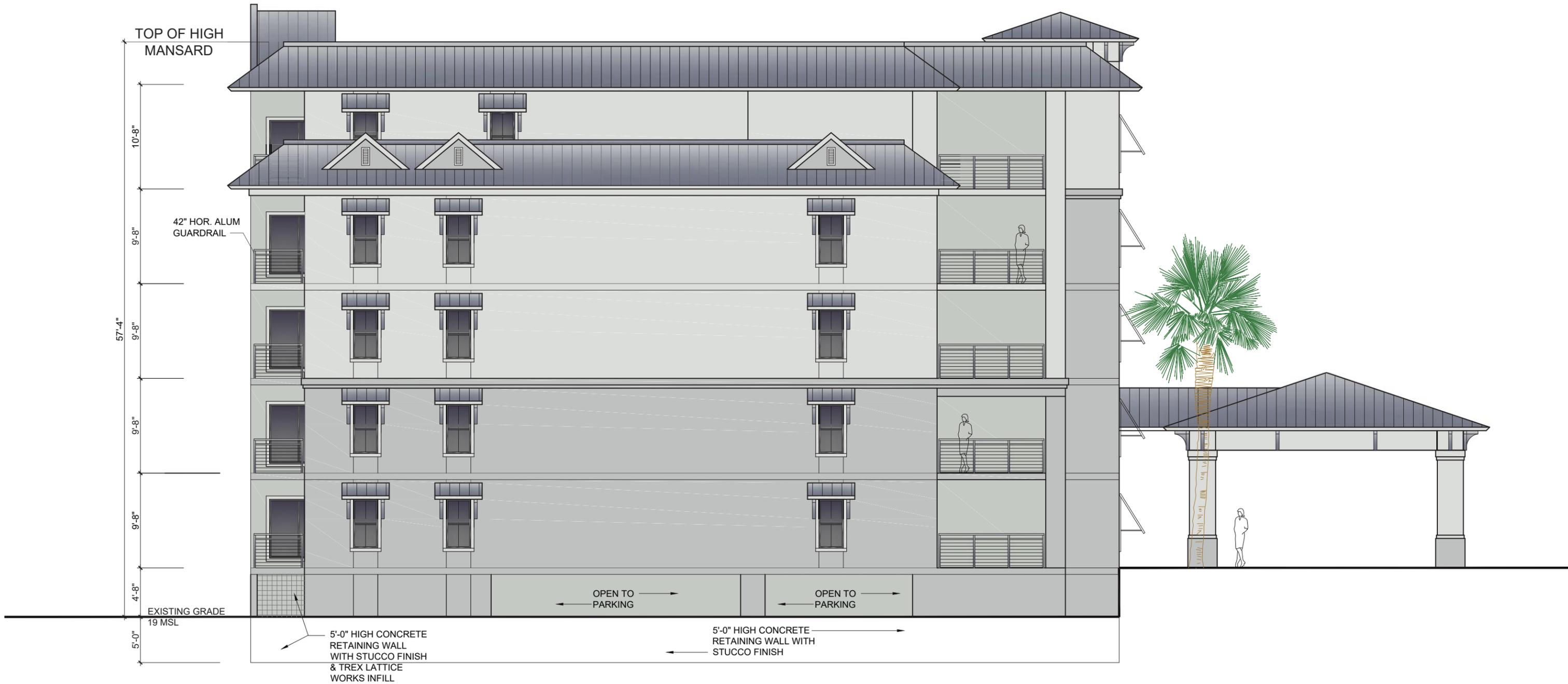
A5.2
SHEET



BUILDING SECTION

1/4"=1'-0"







HORTICULTURAL SERVICES
P.O. BOX 22656
HILTON HEAD, SC 29925
843 681-9079

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
24	QUERCUS VIRG.	LIVE OAK	10'-12'	30 GAL 2" CAL
20	QUERCUS LAUREL	LAUREL OAK	10'-12'	30 GAL 2" CAL
13	PINUS TEADA	LOBLOLLY PINE	6'-7'	15 GAL 1" CAL
8	WASHINGTONIA ROBUSTA	WASHIE PALM	8'-10'	B&B
2	PHOENIX SLYVESTRIS	SILVER DATE PALM	8'-10'	B&B
2	CYCAS REVOLUTA	SAGO PALM	2'-5'-3"	15 GAL
10	VIBURNUM ODOR	SWEET VIBURNUM	4'-5'	15 GAL
26	VIBURNUM SUS	VIBURNUM SUS	2'-5'-3"	7 GAL
18	PODOCARPUS MACRO	PODOCARPUS	4'-5'	15 GAL
26	PODOCARPUS PRINGLE	PRINGLE PODO	18"-24"	7 GAL
12	LLICUM ANISATURN	ANISE	2'-2'-5"	7 GAL
12	LOROPETALUM CHINESE	LOROPETALUM	2'-2'-5"	7 GAL
19	ROSA X RADTKO	KNOCK OUT ROSE	2'-2'-5"	7 GAL
5	PHILODENDRON SELLOUM	SPLIT LEAF	2'-2'-5"	7 GAL
20	LLEX VOMITORIA NANA	DWF. YAUPON HOLLY	1'-1'-5"	7 GAL
4	PLUMBAGO AURICUTATA	BLUE PLUMBAGO	1'-1'-5"	3 GAL
18	ALPINA ZER. VAR.	VAR GINGER LILY	1'-1'-5"	3 GAL
18	RHOODENDRON SP	ENCORE AZELA	1'-1'-5"	3 GAL
10	TUBAGHIA VIOLACEA	SOCIETY GARLIC	1'-1'-5"	1 GAL
16	IRIS SP	IRIS	1'-1'-5"	1 GAL
32	DIANELLA TASMANICA	VAR FAX LILY	1'-1'-5"	1 GAL
18	ASPIDISTRA ELATIOR	CAST IRON	1'-1'-5"	1 GAL
	ASCLEPIAS INCARNATA	PINK MILKWOOD		
	MUHLENBERGIA CAPILLARIS	MUHLY GRASS		
	CANNA FLACCIDA	YELLOW CANNA LILY		
	PASPALUM VAGINATUM	SEASHORE PASPALUM		



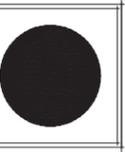
R510-003-000-0034
5,917 SQ. FT.
0.14 AC.

SKULL CREEK

SKULL CREEK DRIVE
66' R/W

LANDSCAPE PLAN

THE CHARLES
LANDSCAPE PLAN



B Design
Clint Burdett, AIA
7 Bilston Ct.
Irmo, SC 29063
Phone
803-422-5542
Email
cburdett3k@gmail.com

DATE: 6.28.2021
REV:

A8

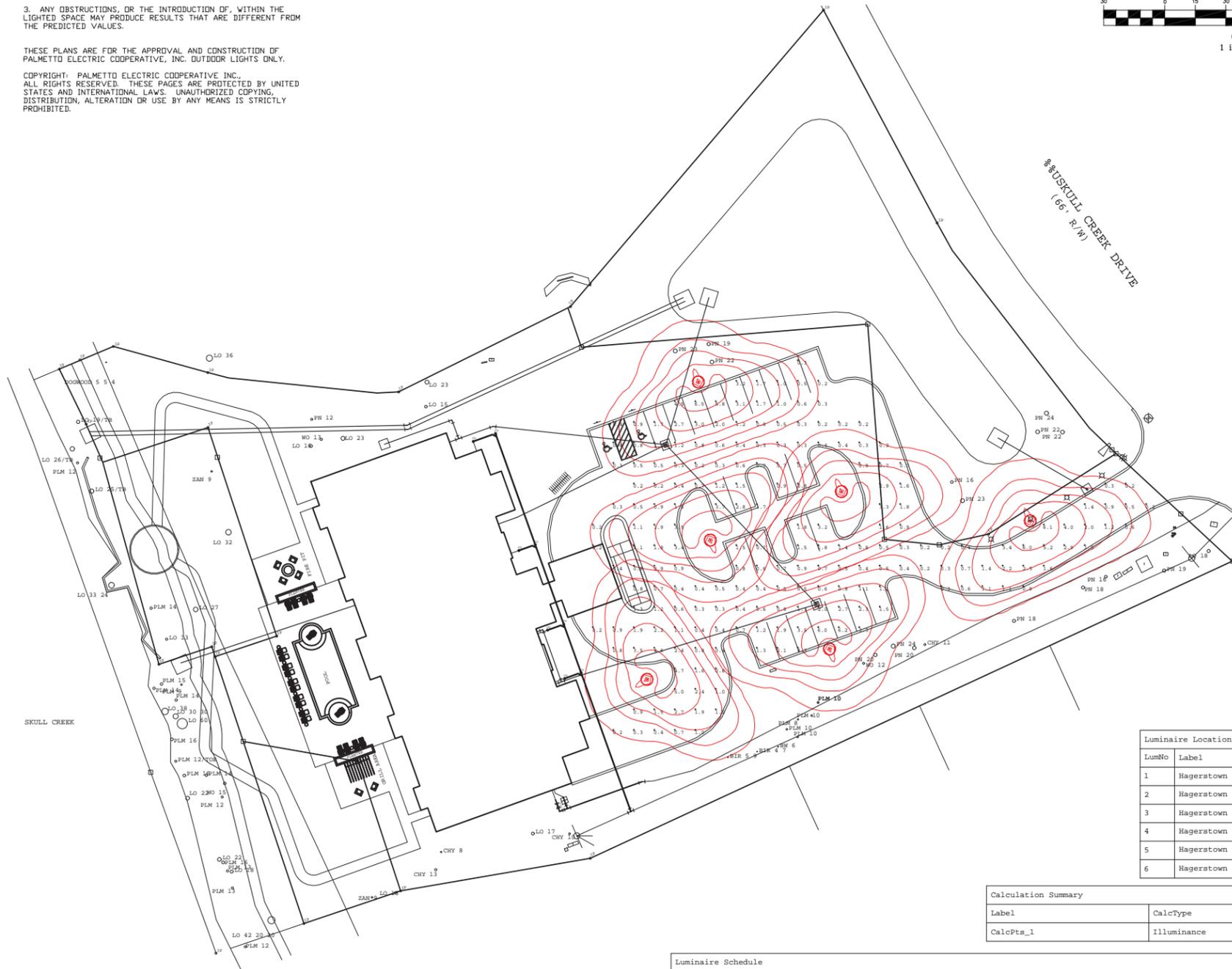
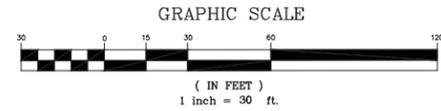
SHEET

NOTES

1. P.E.C.I. ONLY PROVIDES LIGHTING DESIGNS 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 VALUES, LOCATIONS, LIGHT TYPE, POLE TYPE, AND MOUNTING HEIGHT ARE IN COMPLIANCE WITH ALL LOCAL GOVERNING AGENCY REQUIREMENTS AND/OR RECOMMENDATIONS.
3. ANY OBSTRUCTIONS, OR THE INTRODUCTION OF, WITHIN THE LIGHTED SPACE MAY PRODUCE RESULTS THAT ARE DIFFERENT FROM THE PREDICTED VALUES.

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

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HAGERSTOWN

APPLICATIONS
Shopping centers, malls, roadways, parks, residential areas

SPECIFICATIONS
Authentic acorn design
Glassite polycarbonate lens
Ruggedly crafted of heavy duty aluminum
For decades of dependable service
Black finish

LumNo	Label	X	Y	Z	Orient	Tilt
1	Hagerstown	10335	10003	14	289.231	0
2	Hagerstown	10399	9873	14	109.302	0
3	Hagerstown	10309.94	9858.188	14	33.985	0
4	Hagerstown	10340.82	9925.989	14	111.592	0
5	Hagerstown	10496.94	9935.347	14	294.785	0
6	Hagerstown	10404.82	9949.647	14	294.112	0

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	1.35	6.5	0.2	6.75	32.50

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
⊙	6	Hagerstown	SINGLE	N.A.	0.720	250EQ 3000K LED ON 14' MOUNTING HEIGHT

PALMETTO ELECTRIC COOPERATIVE, INC.

1 COOPERATIVE WAY
HARDERVILLE, SOUTH CAROLINA 29827
(843) 288-5551 / FAX (843) 208-5552



REVISIONS:

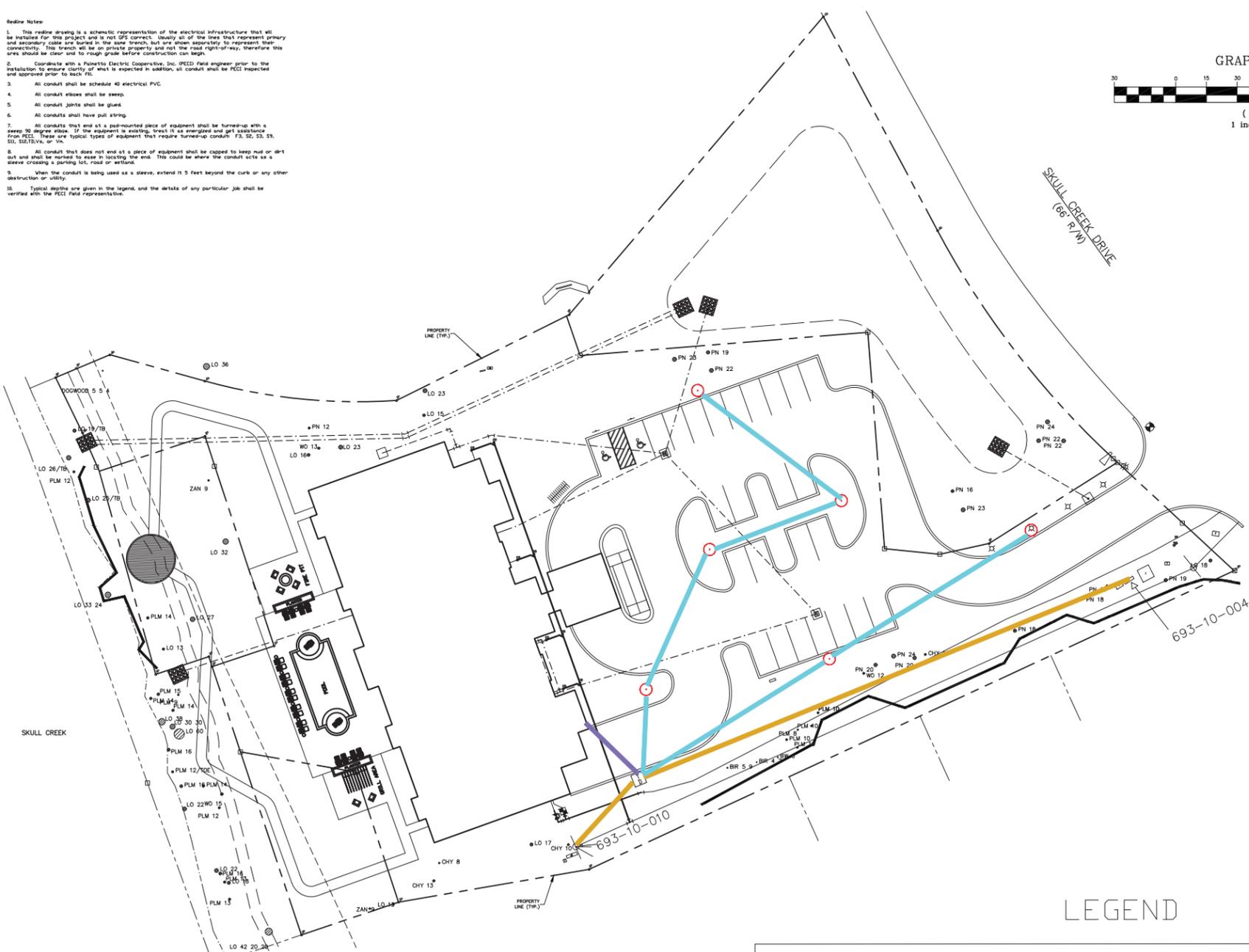
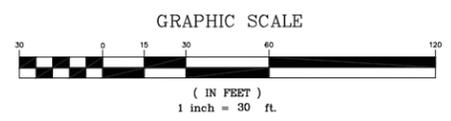
DESIGNED BY: ML
CHECKED BY: ENG
DRAWN BY: ACM
DATE: 6/8/21
SCALE: 1" = 30'
PROJECT NO.: 2106002L
MAP NO.: 00000000

SHEET NO.
1
OF
1

LIGHTING PROPOSAL FOR
THE CHARLES

SKULL CREEK DRIVE
HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

- Revised Notes**
- This revised drawing is a schematic representation of the electrical infrastructure that will be installed for this project and is not GFS correct. Usually all of the lines that represent primary and secondary cable are buried in the same trench, but are shown separately to represent their connectivity. This trench will be on private property and not the road right-of-way, therefore this area should be clear and to rough grade before construction can begin.
 - Coordinate with a Palmetto Electric Cooperative, Inc. (PEC) field engineer prior to the installation to ensure clarity of what is expected in addition, all conduit shall be PEC inspected and approved prior to backfill.
 - All conduit shall be schedule 40 electrical PVC.
 - All conduit elbows shall be sweep.
 - All conduit joints shall be glued.
 - All conduits shall have pull string.
 - All conduits that end at a pad-mounted piece of equipment shall be turned-up with a sweep 30 degree elbow. If the equipment is existing, treat it as energized and get clearance from PEC. These are typical types of equipment that require turned-up conduit: F3, S3, S3, S3, S11, S12, T, V, or Vn.
 - All conduit that does not end at a piece of equipment shall be capped to keep out dirt and shall be buried to a depth in locating the end. This could be where the conduit acts as a sleeve crossing a parking lot, road or airfield.
 - When the conduit is being used as a sleeve, extend it 5 feet beyond the curb or any other obstruction or utility.
 - Typical depths are given in the legend, and the details of any particular job shall be verified with the PEC field representative.



LEGEND

SERVICE BY OWNER	
6" SCH 40 PVC ELECTRIC CONDUIT WITH PULL STRING @ 42" DEPTH BY OWNER	
1" SCH 40 PVC ELECTRIC CONDUIT WITH PULL STRING @ 42" DEPTH BY OWNER	

PALMETTO ELECTRIC COOPERATIVE, INC.
1 COOPERATIVE WAY
HARDEVILLE, SOUTH CAROLINA 29627
(843) 208-5551 / FAX (843) 208-5532



REMARKS:

DESIGNED BY:	HL
CHECKED BY:	ENG
DRAWN BY:	AKH
DATE:	6/9/21
SCALE:	1" = 30'
PROJECT NO.:	2106400P
MAP NO.:	00000000
SHEET NO.	1
	OF
	1

PRIMARY PROPOSAL FOR
THE CHARLES
SKULL CREEK DRIVE
HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

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: The Charles

DRB#: DRB-001588-2021

DATE: 06/30/21

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS: The following shall be addressed at Final.

1. Provide a Demolition Plan
2. Provide a Tree Protection Plan specifying:
 - a. Preconstruction 4 – 6” mulch under canopy,
 - b. Pre and post fertilization and mycor treatments.
3. Revision of the Landscape Plan more in keeping with the scale of the development.
4. Provide an LMO compliant Lighting Plan.

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Please provide.

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Utilizes natural materials and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ol style="list-style-type: none"> 1. Staff is concerned the light gray colors will bleach out to white in the sun. 2. Consider breaking up the façade with a material to contrast the stucco.
Utilizes a variety of materials, textures and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consider use of another material (in addition to the

				stucco) on the exterior of the building.
--	--	--	--	--

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Provides Landscaping of a scope and size that is in proportion to the scale of the development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Scale of landscape appears inadequate. 1. The storm water detention planting is unrealistic. Consider grasses in addition, and as the main species, to what is proposed. 2. Trees are should be planted in a more natural layout instead of equidistant apart. 3. It is unclear how the landscape will relate to the buffer at water's edge.
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Canopy trees should be used in the parking lot instead of palms to shade the parking and visually mitigate the building.

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"/>	1. Specify pre and post construction fertilization and mycor treatment for all trees to be preserved close to construction. 2. Specify a 4-6" wood mulch under all trees to be preserved, installed prior to demolition.

MISC COMMENTS/QUESTIONS

This project was withdrawn at the applicants request during the June 22 nd DRB meeting.
The lighting plan must meet the LMO required average of 1 foot-candle with 8 foot-candle max. and 300K.
The architectural detail is less residential in scale and appearance than the surrounding properties.
ARB approval required at DRB Final.



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: MARTIE MURPHY Company: SHJ CONSTRUCTION GROUP
 Mailing Address: 124 EAST THOMPSON ST City: THOMASTON State: GA Zip: 30286
 Telephone: 706-6470414 Fax: _____ E-mail: MARTIE@SHJCONSTRUCTIONGROUP.COM
 Project Name: TIDAL WAVE AUTO SPA Project Address: 1 PLAZA DRIVE, HILTON HEAD ISLAND, SC
 Parcel Number [PIN]: R 5 1 1 0 0 8 0 0 0 2 0 2 B 0 0 0 0
 Zoning District: LC - LIGHT COMMERCIAL Overlay District(s): CORRIDOR & AIRPORT OVERLAY

**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 _____ Alteration/Addition
 Final Approval – Proposed Development _____ Sign

Submittal Requirements for *All* projects:

N/A Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB’s written notice of action per LMO Section 16-2-103.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.

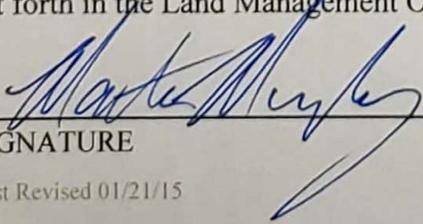
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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

6/29/21

 DATE



1344 US Hwy 19 South
Suite A
Leesburg, GA 31763
Phone: (229) 435-6133
Fax: (229) 439-7979
www.emc-eng.com

Development Narrative

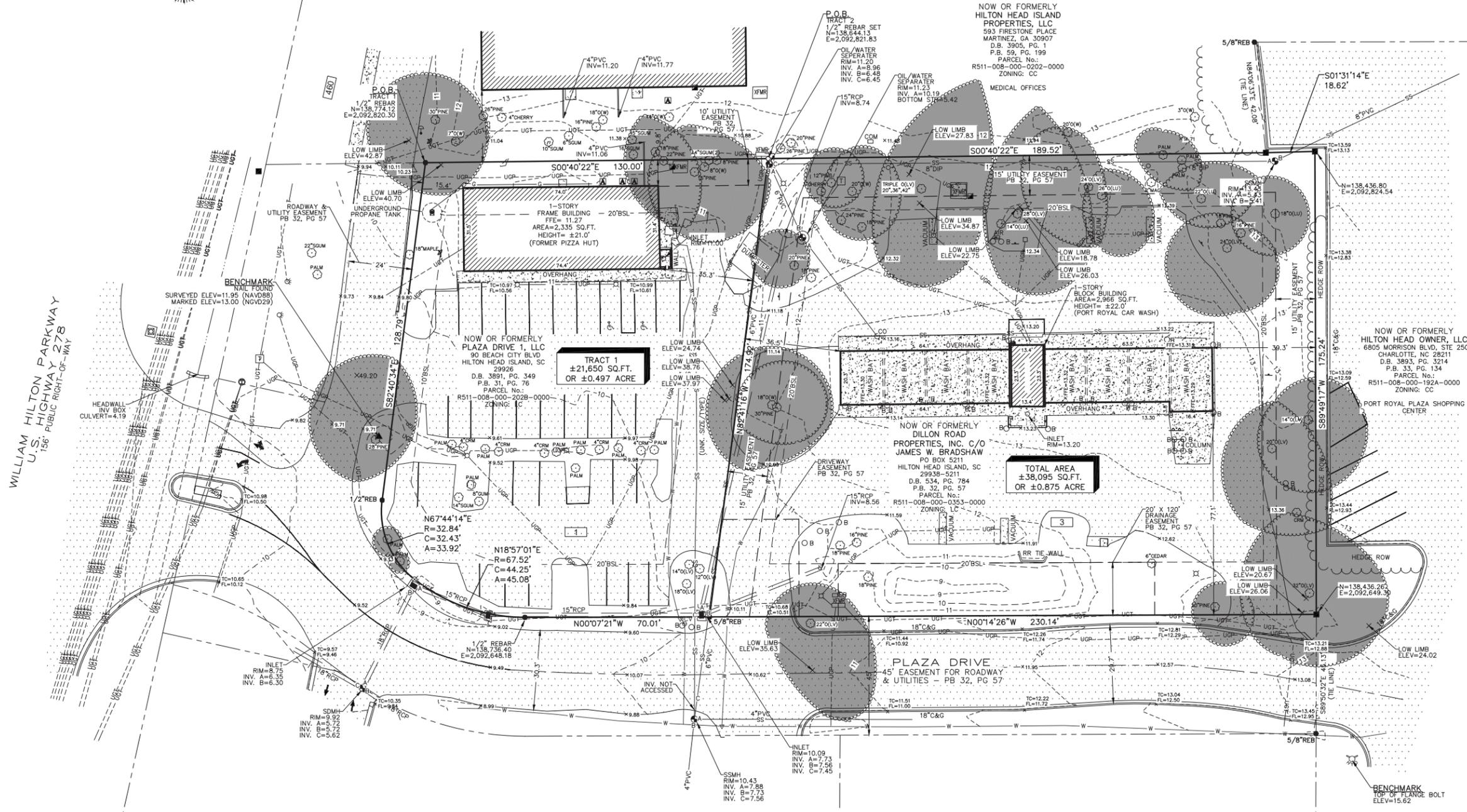
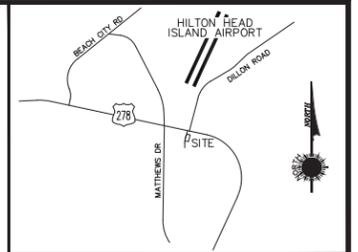
The proposed development intends to demo the existing 2,335 sf Pizza Hut bldg. that currently encroaches into the 20' bldg. setback along with the existing 4,755 sf open bay carwash and redevelop the lot as 3,200 sf express tunnel car wash, Tidal Wave Auto Spa. The proposed development will remove one access point from Plaza Drive and one from Frontage Road. The existing property has a lot coverage of 63% and the proposed redevelopment will be removing all of the existing development and redeveloping the lot to 60 % coverage increasing the landscaped area and bring the site in to compliance with current code standards. The site plan was design to preserve all the existing Specimen and Significant trees onsite except for one 30'' Loblolly Pine which due to its proximity to an existing 18'' Water Oak, makes it less than ideal to try and save as a significant tree. The proposed development does not affect any existing wetlands or buffers. The site drainage patterns will be designed to mimic existing conditions and meet all the required stormwater management standards. The Landscape buffer parallel to plaza drive is designed to coordinate with the features of the building. This allows for a combined screening of the vacuum service area located East of the primary building where people will be allowed to vacuum and clean the insides of the car after it has been through the wash. The site landscaping is designed to exceed the required standards as Tidal Wave does with all their site to provide their customer with an upscale experience as they navigate the site with multiple landscape or "WOW" features. All the vacuum equipment onsite will be housed in screening structures that will match the upscaled building facades of the primary building. These structures are fully enclosed preventing any obtrusive sounds from the vacuum equipment enhancing the experience of our customers. In addition to these masonry screenings landscape feature will be placed to help the other site components like the dumpster screening area fade back into the landscaping.

Sincerely,

Alex Perry, PE
Project Manager
EMC Engineering Service

EMC Engineering Services, Inc.

Albany ▪ Atlanta ▪ Augusta ▪ Brunswick ▪ Columbus ▪ Savannah ▪ Statesboro ▪ Thomaston ▪ Valdosta ▪ Warner Robins



LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	- - - -
EASEMENT LINE	---
WOODS LINE	---
FENCE LINE	---
BUILDING SETBACK LINE	---
LANDSCAPE BUFFER LINE	---
EXISTING CONTOUR LINE	---
GAS LINE	---
WATER LINE	---
UNDERGROUND POWER LINE	---
UNDERGROUND TELEPHONE LINE	---
FIBER OPTIC LINE	---
SANITARY SEWER LINE	---
STORM SEWER LINE	---
IRON PIN FOUND (SIZE AND TYPE AS NOTED)	○
1/2" REBAR W/ CAP SET	○
CONCRETE MONUMENT FOUND	○
NAIL FOUND	○
COMPUTED POINT	○
SCHEDULE BII EXCEPTION	○
ENCROACHMENT	○
FLOOD LIGHT	○
LIGHT POLE	○
TRAFFIC SIGNAL/POLE	○
TELEPHONE PEDESTAL	○
TELEPHONE MANHOLE	○
ELECTRIC/POWER METER	○
ELECTRIC JUNCTION BOX	○
COMMUNICATIONS JUNCTION BOX	○
WATER VALVE	○
WATER METER	○
FIRE HYDRANT	○
IRRIGATION CONTROL VALVE	○
GAS VALVE	○
STORM WATER MANHOLE	○
STORM WATER INLET	○
SANITARY SEWER MANHOLE	○
CLEANOUT	○
BOLLARD	○
SIGN	○
MAILBOX	○
TREE (SIZE NOTED, SEE KEY FOR TYPE)	○
SATELITE DISH	○
AIR CONDITIONER / HVAC	○
HANDICAPPED	○
SPOT ELEVATION	○
STREET ADDRESS	○
ASPHALT	○
CONCRETE	○

TREE KEY

PER ARBORIST'S REPORT BY KOLCUN TREE CARE, LLC (843) 757-8050.

WATER OAK	(O)W
LIVE OAK	(O)LV
LAUREL OAK	(O)LU
LOBLOLLY PINE	(O)LP
SAGO PALM	(O)SP
PECAN	(O)P
RED CEDAR	(O)RC
SWEET GUM	(O)SG
CREPE MYRTLE	(O)CM
BLACK CHERRY	(O)BC
MAGNOLIA	(O)M

SURVEYOR'S CERTIFICATE

To ---, and --- Title Insurance Company:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-10a, 11, 13, 14, 16-19 of Table A thereof. The field work was completed on January 25, 2020.
 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 visible encroachments or projections other than shown."

John M. Story
 South Carolina Professional Land Surveyor No. 19020



NOTES

- DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- UNADJUSTED RATIO OF PRECISION 1:103,916.
- ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY CAROLINA LOCATES, LLC (843-283-514), ONE CALL TICKET NOTICE 2101200006. VERIFICATION OF THE UTILITY LOCATIONS SHOULD BE MADE PRIOR TO ANY CONSTRUCTION. BEFORE BEGINNING ANY CONSTRUCTION OR BORINGS, CONTACT THE UTILITIES PROTECTION CENTER AT 1-888-721-7877. NOTE: THERE MAY BE A BURIED PROPANE TANK ON THE CAR WASH PARCEL THAT COULD NOT BE LOCATED.
- THE PROPERTY SHOWN HEREON HAS ACCESS TO PLAZA DRIVE & A FRONTAGE ROAD, BOTH OF WHICH ARE CONTAINED IN PUBLIC ACCESS ROADWAY EASEMENTS, AS NOTED.
- CONTOUR INTERVAL SHOWN IS ONE FOOT. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THIS SURVEY IS REFERENCED TO THE SC STATE PLANE COORDINATE SYSTEM, NAD 83(2011).
- DONALDSON, GARRETT & ASSOCIATES, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT.
- AS OF THE DATE OF THIS SURVEY, THERE IS NO EVIDENCE OF ANY CONSTRUCTION OR EARTH MOVING ACTIVITY OF ANY KIND ON THE SUBJECT PROPERTY.

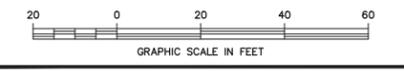
ZONING INFORMATION

AUTHORITY: TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT
 ADDRESS: 1 TOWN CENTER COURT, HILTON HEAD ISLAND, SC 29928
 PHONE: 843-341-4757
 CONTACT: MISSY LUICK
 ZONING DISTRICT: LC, LIGHT COMMERCIAL
 SETBACKS: FRONT - 20'
 SIDE CORNER - 10'
 SIDE INTERIOR - 20'
 REAR - 20'
 NOTE: A 10'-20' LANDSCAPE BUFFER IS REQUIRED ALONG PLAZA DRIVE AND ACCESS ROAD ALONG NORTHERN LINE.

FLOOD ZONE INFORMATION

ACCORDING TO MAPPING PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA PANEL NUMBER 450250009D, EFFECTIVE DATE: SEPTEMBER 29, 1986, THE PROPERTY SHOWN HEREON IS LOCATED ENTIRELY WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE A7 (BASE ELEVATION = 14). AREAS OF 100 YEAR FLOOD, BASE FLOOD ELEVATIONS DETERMINED.

SCHEDULE B II EXCEPTIONS

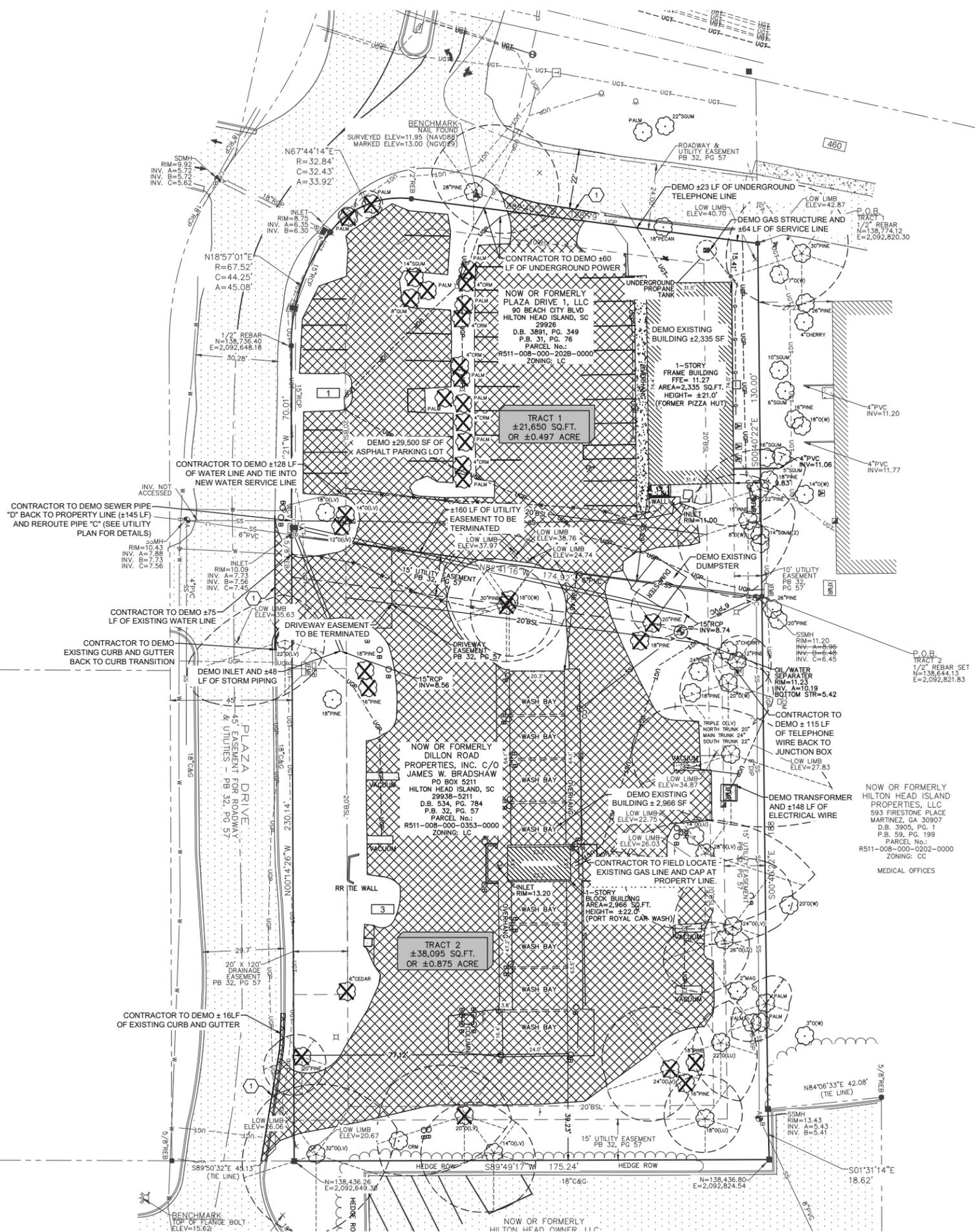


ALTA/NSPS LAND TITLE SURVEY
 FOR
EMC ENGINEERING
 1-3 PLAZA DRIVE

HILTON HEAD ISLAND BEAUFORT COUNTY SOUTH CAROLINA

DATE: 4/19/21 - ADD TREE DRIPLINES & LOW LIMB ELEV	DWN.BY: JH	DATE: JANUARY 29, 2021
	CRD.BY: JMS	SCALE: 1"=20'
	FIELDBOOK: N/A	PROJECT NO. 2076-024-N1
	PLS NO. 19020	DRAWING NO. NC-004-21-D

Donaldson Garrett & Associates, Inc.
 9741-1520 WILSON PINE BOULEVARD
 CHARLOTTE, NC 28275
 (704) 374-1665
 http://www.dga-a.com
 www.dga-nc.com
 SC CORPORATE LICENSE NO. 000851



GENERAL NOTES

- DONALDSON, GARRETT AND ASSOCIATES, INC. PERFORMED AN EXISTING CONDITIONS / TOPOGRAPHICAL SURVEY OF THIS PARCEL ON 1/29/2021. THERE MAY BE EASEMENTS, SETBACK LINES OR OTHER MATTERS AFFECTING THIS PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.
- THERE ARE NO STATE WATERS LOCATED ON OR WITHIN 200' FEET OF SUBJECT PROPERTY.
- THE CONSTRUCTION AREA ULTIMATELY DRAINS TO TRIBUTARY OF BROAD CREEK.
- THE EXISTING SITE IS PIZZA HUT AND MULTI BAY CAR WASH.
- THE AREA FOR THIS PROJECT IS ±1.37 ACRES WITH A DISTURBED AREA OF ±X.X ACRES.
- THE TOWN OF HILTON HEAD ISLAND PUBLIC PROJECTS AND FACILITIES DEPARTMENT SHALL BE NOTIFIED 72 HOURS PRIOR TO BEGINNING WORK AND 24 HOURS PRIOR TO RESUMING WORK AT 843-341-4600.
- ALL CONSTRUCTION MATERIALS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF TOWN OF HILTON HEAD ISLAND. IF NOT OTHERWISE SPECIFIED, ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SOUTH CAROLINA DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (CURRENT EDITION) AND THE SOUTH CAROLINA DOT STANDARD HIGHWAY DRAWINGS (CURRENT EDITION).

DEMOLITION AND EXISTING CONDITIONS NOTES:

- CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING DEMOLITION AND/OR NEW WORK. NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES OR CONFLICTS.
- CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY BARRIERS & WARNINGS TO LIMIT ACCESS TO PROJECT AREA TO ONLY THOSE PERSONNEL AUTHORIZED BY THE CONTRACTOR. INASMUCH AS AREAS ADJACENT TO PROJECT AREA WILL MAINTAIN "NORMAL OPERATIONS."
- CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL MEASURES & SHALL MAINTAIN SAFE PASSAGEWAY FOR WORKERS & NON-WORKERS AS REQUIRED ADJACENT TO THE PROJECT SITE.
- ALL ITEMS REMOVED OR DEMOLISHED BY THE CONTRACTOR WHICH ARE NOT LISTED BY THE SPECIAL PROVISIONS TO BE TURNED OVER TO THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR & SHALL BECOME THE CONTRACTOR'S RESPONSIBILITY FOR PROPER DISPOSAL.
- DEMOLITION ACTIVITIES ARE NOT EXPECTED TO INCLUDE THE REMOVAL OF HAZARDOUS MATERIALS. IN THE EVENT THAT THAT HAZARDOUS MATERIALS ARE ENCOUNTERED OR SUSPECTED, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING OF THE MATERIAL.
- CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES TO SCHEDULE ALL UTILITY & SERVICE INTERRUPTIONS TO OCCUPIED PORTIONS OF THE SITE.
- CONTRACTOR SHALL REMOVE TREES AS INDICATED ON CIVIL PLANS. CONTRACTOR SHALL USE CAUTION DURING ALL CONSTRUCTION ACTIVITIES TO PROTECT ALL TREES INDICATED TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE CLEAN-UP, CLEARING AND GRUBBING PER SPECIFICATIONS. ALL TREES THAT HAVE A MARKETABLE VALUE SHALL BE SALVAGED. CONTRACTOR SHALL COORDINATE WITH OWNER AS TO THE TREES TO BE RELOCATED OR SOLD.
- CONTRACTOR SHALL SAW CUT EXISTING CONCRETE AND ASPHALT PAVEMENTS AT LIMITS OF DEMOLITION TO LEAVE SMOOTH EDGE ON REMAINING CONCRETE/PAVEMENT.

FLOODPLAIN NOTES

THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "A7" AS PER FLOOD INSURANCE RATE MAP FOR HILTON HEAD ISLAND AS SHOWN ON PANEL 9 OF 15 ON MAP NUMBER 450250 0009 D, WITH AN EFFECTIVE DATE OF 9/29/1986. ZONE "A7" DENOTES: AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.

UTILITY NOTES:

- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES PROVIDED BY THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES / STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.
- UNDERGROUND UTILITIES / STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES / STRUCTURES.
- BEFORE EXCAVATIONS ARE BEGUN, GIVE THREE WORKING DAYS NOTICE TO THE UTILITIES PROTECTION CENTER AT 811 PRIOR TO ANY EXCAVATION IN ORDER THAT UNDERGROUND UTILITIES MAY BE LOCATED AND PROTECTED.

HATCH LEGEND:



SPECIAL NOTES:

- ① SAW CUT FOR SMOOTH TRANSITION

NO.	REVISION DESCRIPTION	DATE



GRAPHIC SCALE: 1" = 20'

EMC ENGINEERING SERVICES, INC.
 349 Mangrove Drive, Suite 220
 Warner Robins, GA 31088
 Ph: (478) 333-4110
 Fax: (229) 438-7979
 www.emc-eng.com



ALBANY, AUGUSTA, BRUNSWICK, COLUMBUS, GREENVILLE, SC
SAVANNAH, STATESBORO, THOMASTON, VALDOSTA, WARNER ROBINS

DEMOLITION PLAN

TIDAL WAVE AUTO SPA

1 PLAZA DRIVE, HILTON HEAD ISLAND, SC 29926

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

Prepared for:
SHJ CONSTRUCTION GROUP

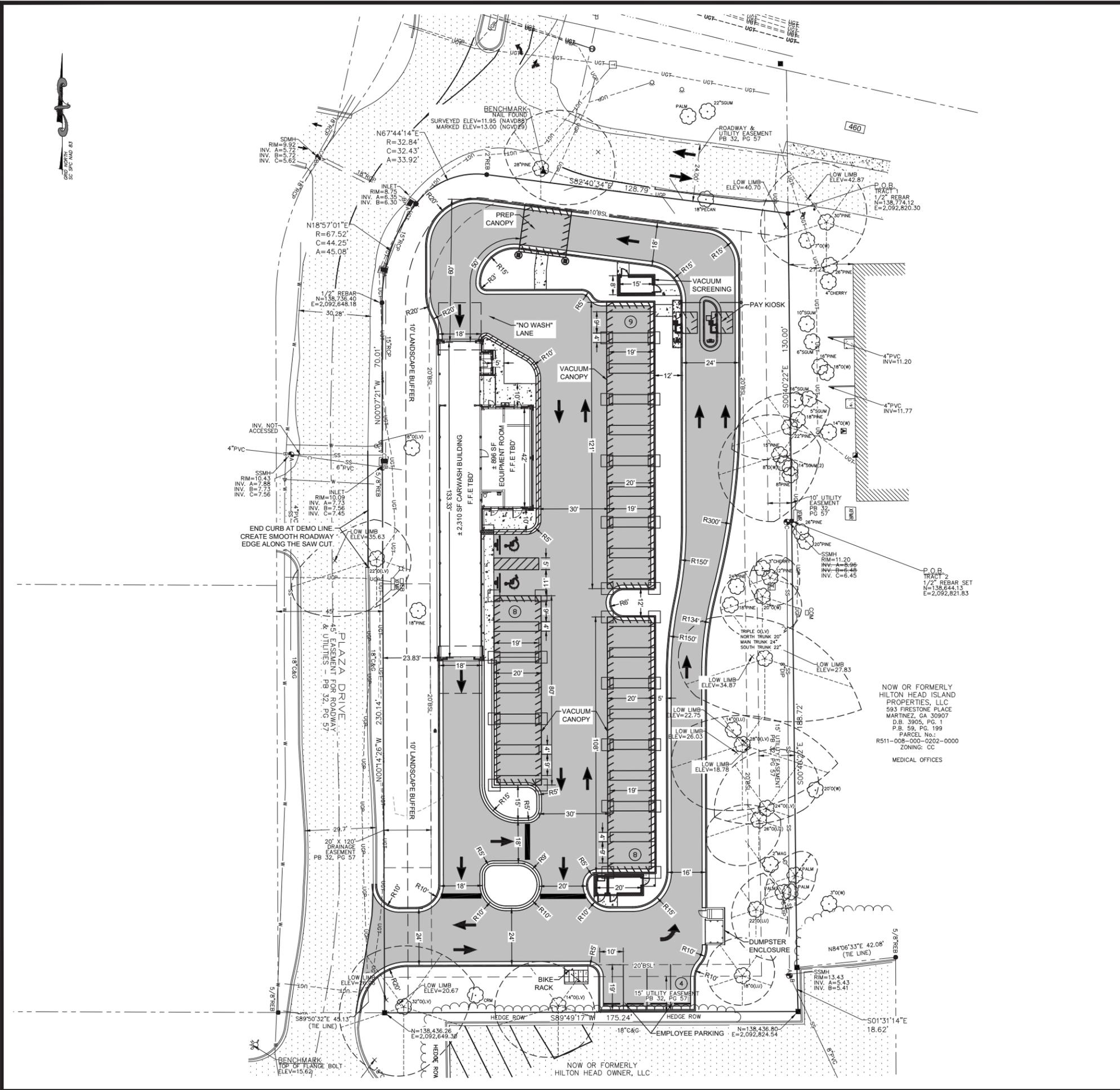
PROJECT NO.:	20-6459
DRAWN BY:	CJM
DESIGNED BY:	RAP
SURVEYED BY:	DGA
SURVEY DATE:	1/29/2021
CHECKED BY:	BHB
SCALE:	1" = 20'
DATE:	6/24/2021

SHEET
C3.1
OF 23



C:\2020\20-6459 TMS PLAZA DR HILTON HEAD, SC\DWG\20-6459C_B01.DWG 6/28/2021 10:31 AM

01/20/2021 10:31 AM TMS PLAZA DR. HILTON HEAD, SC (DWG) 20-6459C_B01.DWG 6/28/2021 10:31 AM



SITE INFORMATION:

ADDRESS: 1 PLAZA DRIVE, HILTON HEAD ISLAND, SOUTH CAROLINA 29926
 PROPERTY AREA: ±1.37 ACRES
 PROPERTY ZONING: LC - LIGHT COMMERCIAL (AIRPORT OVERLAY DISTRICT)
 BUILDING SETBACKS: FRONT: 10', SIDE: 20', REAR: 20'
 LANDSCAPE SETBACK: FRONT: 10', SIDE: 10', REAR: 0'

PARKING NOTE:

PARKING REQUIRED: 10 SPACES PER WASH BAY
 10 / 1 = 10 SPACES
 PARKING PROVIDED: 27 STANDARD SPACES
 + 2 HANDICAPPED SPACES
 29 TOTAL SPACES

SITE LAYOUT AND STAKING NOTES

- IF THE PLANS ARE NOT CLEAR OR DISCREPANCIES OCCUR, THE CONTRACTOR IS TO CONTACT EMC ENGINEERING SERVICES, INC AT 229-435-6133 FOR CLARIFICATION IMMEDIATELY.
- ALL NORTHING AND EASTING ARE TO THE FACE OF CURB, EDGE OF BUILDING.
- CONTRACTOR SHALL CAREFULLY EXAMINE ALL DOCUMENTS AND THE CONSTRUCTION SITE TO OBTAIN FIRST HAND KNOWLEDGE OF EXISTING CONDITIONS.
- ENTIRE SITE SHALL BE DRESSED TO UNIFORM, WELL DRAINED AND VISUALLY APPEALING SURFACE WITH A MINIMUM TOPSOIL LAYER OF FOUR INCHES.
- ALL STRIPING AND SIGNS SHALL CONFORM WITH THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION. PARKING STALL STRIPPING TO BE YELLOW WITH BLUE HANDICAPPED STRIPPING.
- ALL HANDICAP PARKING SPACES AND ACCESSIBLE ROUTE SHALL CONFORM WITH THE AMERICAN WITH DISABILITY ACT DESIGN GUIDELINES AND SPECIFICATIONS LATEST EDITION.
- DIMENSIONS AND CURVE RADII ARE GIVEN TO FACE OF CURB, WHERE CURB AND GUTTER IS SHOWN. OTHERWISE DIMENSIONS ARE GIVEN TO THE EDGE OF PAVEMENT. CONTRACTOR IS TO COORDINATE WITH THE ARCHITECTURAL PLANS AS TO THE BUILDING LAYOUT AND DIMENSIONS

HATCH LEGEND:

	STANDARD DUTY CONCRETE PAVEMENT		CONCRETE SIDEWALK
	4" HIGH ROLL CURB		EXISTING CONCRETE
	HEAVY DUTY CONCRETE PAVEMENT		PROPOSED ASPHALT
	TREE DRIPLINE		

PRE VS. POST DEVELOPED AREA:

PRE-DEVELOPED AREA:	1.37 AC	POST DEVELOPED:	1.37 AC
IMPERVIOUS AREA:	0.86 AC	IMPERVIOUS AREA:	0.82 AC
PERVIOUS AREA:	0.51 AC	PERVIOUS AREA:	0.55 AC
EXISTING IMPERVIOUS COVERAGE IS:	62.8%		
PROPOSED IMPERVIOUS COVERAGE IS:	59.9%		
MAX. ALLOWED IMPERVIOUS COVERAGE IS:	60.0%		

NO.	REVISION DESCRIPTION	DATE

EMC ENGINEERING SERVICES, INC.
 349 Margie Drive, Suite 220
 Warner Robins, GA 31088
 Ph: (478) 333-4110
 Fax: (229) 439-7979
 www.emc-eng.com

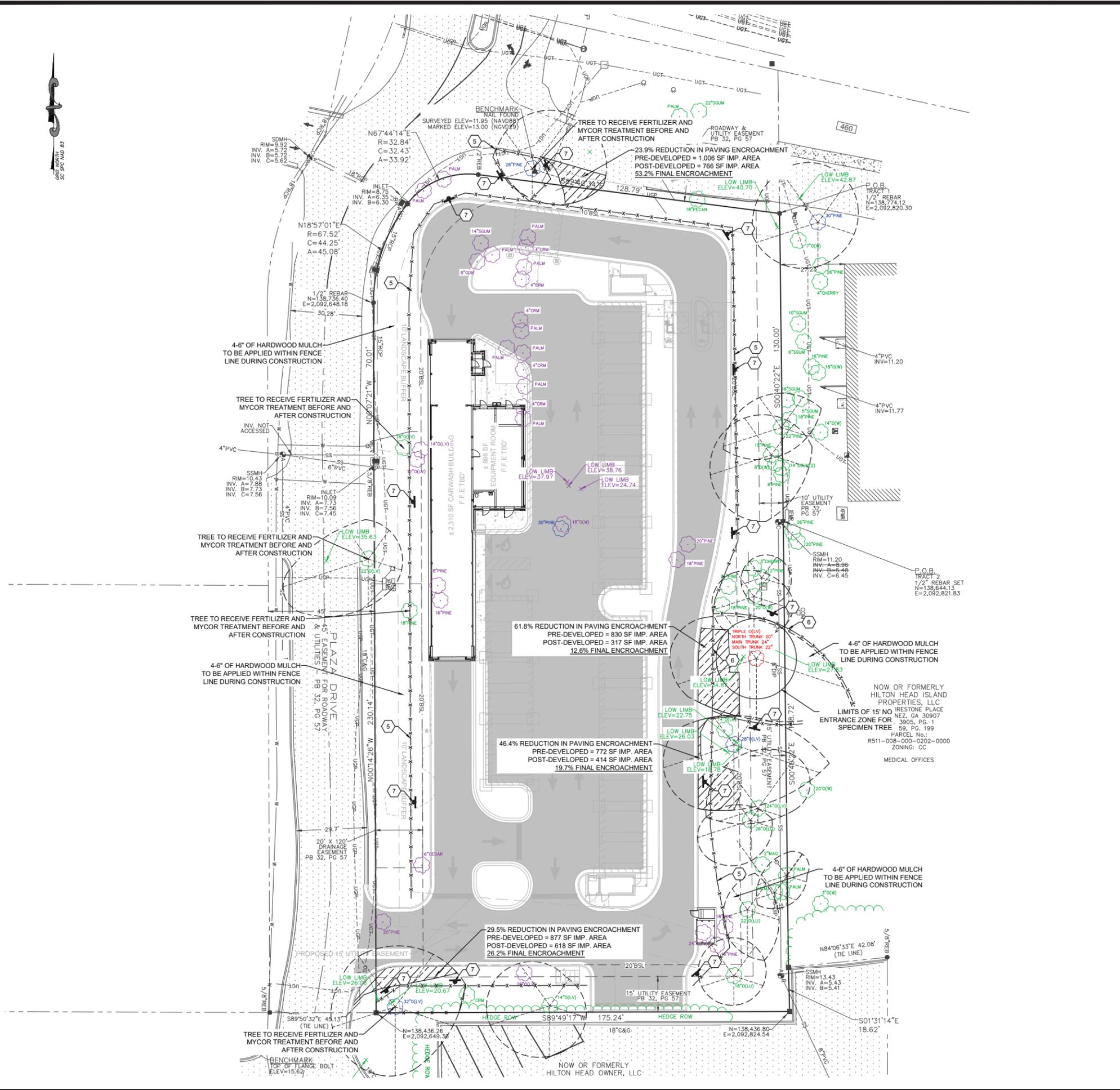
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PRELIMINARY SITE PLAN
TIDAL WAVE AUTO SPA
 1 PLAZA DRIVE, HILTON HEAD ISLAND, SC 29926
 HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
 Prepared for:
SHJ CONSTRUCTION GROUP

PROJECT NO.:	20-6459
DRAWN BY:	CJM
DESIGNED BY:	RAP
SURVEYED BY:	DGA
SURVEY DATE:	1/29/2021
CHECKED BY:	BHB
SCALE:	1" = 20'
DATE:	6/24/2021



01/20/2020 10:31 AM TMS PLAZA DR. HILTON HEAD, SC (DWG) 20-6459C_B01.DWG 6/28/2021 10:31 AM



SITE INFORMATION:
 ADDRESS: 1 PLAZA DRIVE, HILTON HEAD ISLAND, SOUTH CAROLINA 29926
 PROPERTY AREA: ±1.37 ACRES
 PROPERTY ZONING: LC - LIGHT COMMERCIAL (AIRPORT OVERLAY DISTRICT)
 BUILDING SETBACKS: FRONT: 10', SIDE: 20', REAR: 20'
 LANDSCAPE SETBACK: FRONT: 10', SIDE: 10', REAR: 0'

PARKING NOTE:
 PARKING REQUIRED: 1 SPACE PER 15F 10 / 1 = 10 SPACE(S)
 PARKING PROVIDED: 27 STANDARD SPACES + 2 HANDICAPPED SPACES 29 TOTAL SPACES

SITE LAYOUT AND STAKING NOTES

- IF THE PLANS ARE NOT CLEAR OR DISCREPANCIES OCCUR, THE CONTRACTOR IS TO CONTACT EMC ENGINEERING SERVICES, INC AT 229-435-6133 FOR CLARIFICATION IMMEDIATELY.
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HATCH LEGEND:

	STANDARD DUTY CONCRETE PAVEMENT		CONCRETE SIDEWALK
	4" HIGH ROLL CURB		EXISTING CONCRETE
	HEAVY DUTY CONCRETE PAVEMENT		TREE DRIPLINE

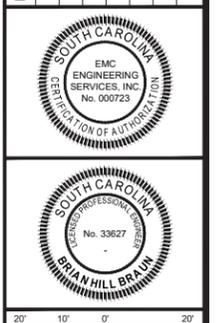
PRE VS. POST DEVELOPED AREA:

PRE-DEVELOPED AREA:	1.37 AC	POST DEVELOPED:	1.37 AC
IMPERVIOUS AREA:	0.86 AC	IMPERVIOUS AREA:	0.82 AC
PERVIOUS AREA:	0.51 AC	PERVIOUS AREA:	0.55 AC
EXISTING IMPERVIOUS COVERAGE IS :	62.8%		
PROPOSED IMPERVIOUS COVERAGE IS:	59.9%		

SPECIAL NOTES:

- SIGNIFICANT TREES
- SPECIMEN TREES
- EXISTING TREES TO STAY
- DEMO TREES
- 4" TREE PROTECTION FENCING: BRIGHT ORANGE PLASTIC MESH (SEE DETAIL SHEET X.X)
- 4" SPECIMEN TREE PROTECTION FENCING: WOODEN (SEE DETAIL SHEET X.X)
- TREE PROTECTIVE SIGNAGE: "TREE OR BUFFER PROTECTION ZONE: DO NOT ENTER"

NO.	REVISION DESCRIPTION	DATE



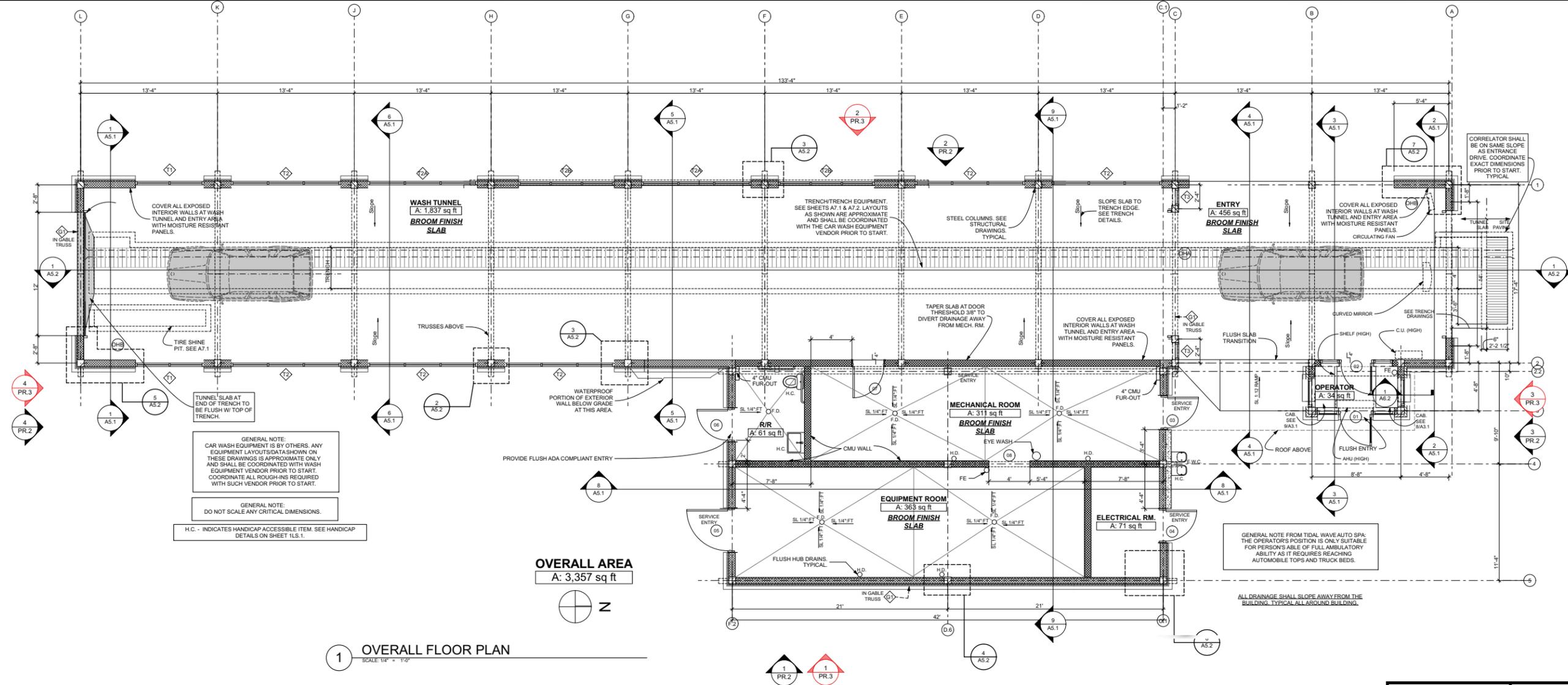
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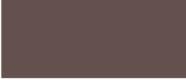
EMC ENGINEERING SERVICES, INC.
 CIVIL ENGINEER
 MARINE ENVIRONMENTAL
 ALBANY • AUGUSTA • BRUNSWICK • COLUMBUS • GREENVILLE • SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WAREHOUSING • WARNER ROBINS

PRELIMINARY TREE PROTECTION PLAN
TIDAL WAVE AUTO SPA
 1 PLAZA DRIVE, HILTON HEAD ISLAND, SC 29926
 HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
 Prepared for:
SHJ CONSTRUCTION GROUP

PROJECT NO.: 20-6459
 DRAWN BY: C.JM
 DESIGNED BY: RAP
 SURVEYED BY: DGA
 SURVEY DATE: 1/29/2021
 CHECKED BY: BHB
 SCALE: 1" = 20'
 DATE: 6/24/2021





		
STUCCO COLOR: SW7542 Naturel	GLASS: CLEAR	PREFINISHED METAL ROOF. STANDING SEAM. COLOR: FOREST GREEN. ROOF FLASHING, FASCIA, GUTTER, AND OVERHANG TRIM TO MATCH ROOF COLOR.
		
WATERABLE. SPLIT FACE "SILL" BLOCK WHITE RANGE. OLD CASTLE.	STOREFRONT FRAMES COLOR - BRONZE	
		
SPLIT FACE BLOCK BEIGE RANGE. OLD CASTLE.	EXPOSED STRUCTURAL STEEL (TRUSSES & COLUMNS) PAINT COLOR: "BLACK" DO NOT PAINT UNDERSIDE OF ANY EXPOSED ROOF PANELS	HM DOORS AND FRAMES PAINT COLOR: SW 2735 ROCKWEED

EXTERIOR FINISH SCHEDULE

M. TODD ALBRITTON
ARCHITECT
202 EAST MAIN STREET
THOMASTON, GEORGIA
30286
PH 770-550-3275
mtoddalbrittonarchitect@gmail.com

NEW TIDAL WAVE
AUTO SPA
1 PLAZA DRIVE
HILTON HEAD, SOUTH
CAROLINA
29926
OWNER:
TIDAL WAVE AUTO SPA
EAST THOMPSON STREET
THOMASTON GEORGIA
30286



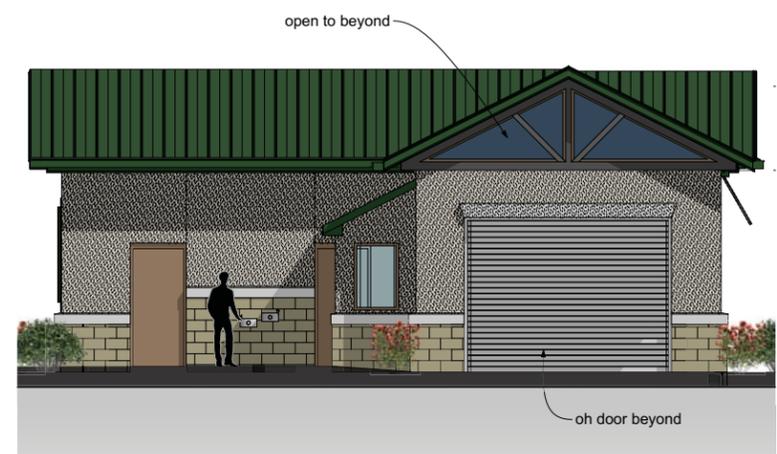
MARK	DATE	DESCRIPTION
SHEET TITLE PRELIMINARY		
PROJECT DATE: #####		
PROJECT NUMBER: ##		
DRAWN BY: Name		



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



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



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



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

M. TODD ALBRITTON
ARCHITECT
202 EAST MAIN STREET
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mtoddalbrittonarchitect@gmail.com

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ARCHITECT
THESE DRAWINGS SHALL BE USED ON THE ORIGINAL
PROJECT LOCATION ONLY AND SHALL NOT BE REUSED
AT OTHER LOCATIONS.

**NEW TIDAL WAVE
AUTO SPA**
1 PLAZA DRIVE
HILTON HEAD ,
SOUTH
CAROLINA
29926
OWNER:
**TIDAL WAVE AUTO
SPA**
EAST THOMPSON STREET
THOMASTON GEORGIA
30286



MARK	DATE	DESCRIPTION

SHEET TITLE
PRELIMINARY

PROJECT DATE: #####
PROJECT NUMBER: ##
DRAWN BY: Name

PR.3



2 VIEW FROM EAST SIDE
NOT TO SCALE



1 BIRD'S EYE VIEW - OVERALL SITE
NOT TO SCALE

M. TODD ALBRITTON
ARCHITECT
□ □ □
202 EAST MAIN STREET
THOMASTON, GEORGIA
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mtoddalbrittonarchitect@gmail.com

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**NEW TIDAL WAVE
AUTO SPA**
1 PLAZA DRIVE
HILTON HEAD ,
SOUTH
CAROLINA
29926

OWNER:
**TIDAL WAVE AUTO
SPA**
EAST THOMPSON STREET
THOMASTON GEORGIA
30286

MARK	DATE	DESCRIPTION

SHEET TITLE
PERSPECTIVE VIEWS

PROJECT DATE: #####

PROJECT NUMBER: ##

DRAWN BY: Name

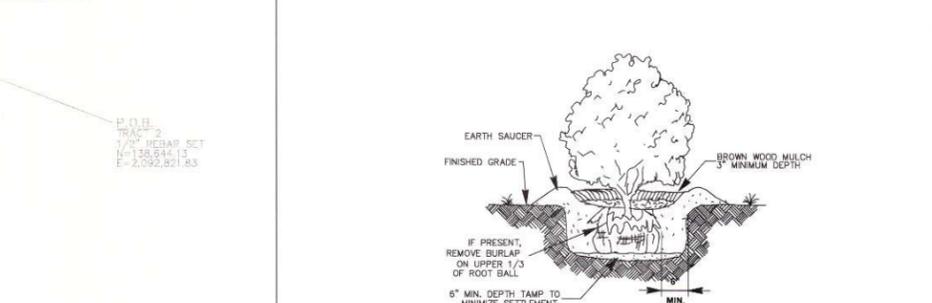
PR.6

C:\2020\20-6459 TMS PLAZA DR HILTON HEAD, SC\DWG\20-6459C_BOT.DWG 6/24/2021 12:08 PM



PLANT SCHEDULE						
ITEM	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	SPACING	NOTES
LMB	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	286	1 GAL	2' O.C.	
LMA	LIRIOPE MUSCARI 'AZTEC'	AZTEC	55	1 GAL	2' O.C.	
MUC	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	212	3 GAL	3' O.C.	
AA	AGAPANTHUS AFRICANUS	AGAPANTHUS LILY	56	1 GAL	2' O.C.	LAVENDER
ANN	ANNUALS	SEASONAL ANNUALS	64	SQ. FT.	12" O.C.	
SOD	STENOTAPHRUM SECUNDATUM 'MERCEDES'	ST. AUGUSTINE GRASS	497	SQ. YD.		
MULCH	BROWN WOOD MULCH	BROWN WOOD MULCH	1145	SQ. YD.		
RK	ROSA KNOCKOUT	KNOCKOUT ROSE	20	3 GAL	3' O.C.	DOUBLE RED
VOD	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	WALTER'S VIBURNUM	146	3 GAL	3' O.C.	
PTW	PITTIOSPORUM TOBIANA 'WHEELER'S DWARF'	WHEELER'S PITTIOSPORUM	144	3 GAL	3' O.C.	
AGR	ABELIA GRANDIFLORA 'ROSE CREEK'	ROSE CREEK ABELIA	108	3 GAL	3' O.C.	
CR	CYCAS REVOLUTA	SAGO PALM	2	7 GAL	AS SHOWN	
ICS	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL HOLLY	6	3 GAL	2.5' O.C.	
VS	VIBURNUM SPENSUMULUM	SANDANKWA VIBURNUM	20	5 GAL	4' O.C.	
AI	AZALEA INDICA 'FORMOSA'	INDIAN AZALEA	25	7 GAL	5' O.C.	
IC	ILEX CASINE	DAHOON HOLLY	3	1" CAL	AS SHOWN	
QV	QUERCUS VIRGINIANA	LIVE OAK	5	2.5"-3" CAL	AS SHOWN	
LIS	LAGERSTROEMIA INDICA 'SIOLUX'	CRAPE MYRTLE	7	1" CAL	AS SHOWN	2-3 STEM, PINK
NS	NYSSA SYLVATICA	BLACK GUM	3	2"-2.5" CAL	AS SHOWN	
MC	MYRICA CERIFERA	WAX MYRTLE	15	7 GAL	8' O.C.	
QN	QUERCUS NUTTALLII	NUTTALL OAK	2	2"-2.5" CAL	AS SHOWN	
IOS	ILEX OPACA 'SAVANNAH'	SAVANNAH HOLLY	3	1" CAL	AS SHOWN	
SP	SABAL PALMETTO	SABAL PALM	4	12" CT	AS SHOWN	
MGL	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	1	1-1.5" CAL	AS SHOWN	

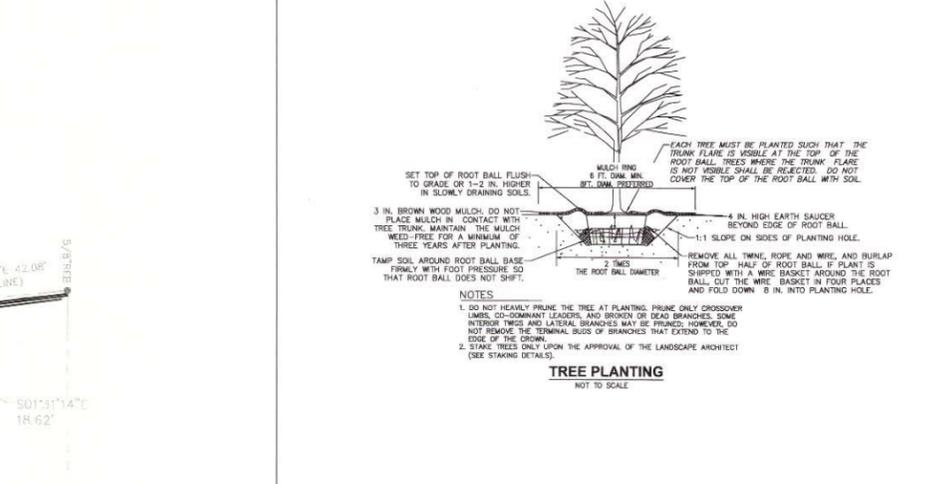
LANDSCAPING LEGEND	
	PROPOSED LARGE TREE
	PROPOSED MED SHRUB
	PROPOSED SMALL SHRUB
	PROPOSED PLANT QUANTITIES
	PROPOSED GROUND COVER
	PROPOSED PLANT TYPE DIVISIONS



NOTES

- CLEANLY PRUNE ONLY DAMAGED, DISEASED AND/OR WEAK BRANCHES IF NECESSARY.
- FINISHED GRADE AROUND PLANT TO BE THE SAME AS ORIGINAL GRADE OF PLANT WHEN GROWN.

SHRUB PLANTING
NOT TO SCALE



LANDSCAPE NOTES:

- ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING OR LANDSCAPING SHALL BE SODDED.
- ALL PLANT BEDS SHALL HAVE 3" OF BROWN WOOD MULCH AS REQUIRED.
- ALL SOIL USED FOR PLANTING SHALL CONSIST OF REGIONALLY APPROPRIATE SOILS.
- ALL TREES LOCATED IN SOD AREAS SHALL HAVE A MULCH RING AROUND THEM WITH EDGING AS REQUIRED.
- ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF THE PLANTINGS.
- THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH AFTER CONSTRUCTION HAS COMPLETED.
- NO LARGE TREES SHALL BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY LINE OR STORM DRAIN. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES PRIOR TO BEGINNING PLANT INSTALLATION. LANDSCAPE ARCHITECT TO APPROVE ALL REVISIONS TO PLANT LOCATIONS. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY UTILITY LINES DAMAGED DURING PLANTING.
- SEE DETAILS ON THIS SHEET FOR SHRUB AND TREE INSTALLATION.
- TOP SOIL SHALL BE ADDED TO WITHIN 1" OF TOP OF CURB / EDGE OF PAVEMENT
- AN UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED AND SHALL COMPLY WITH ALL TOWN OF HILTON HEAD ISLAND CODES AND REGULATIONS AND ALSO COMPLY WITH THE LATEST NATIONAL ELECTRIC CODE RULES FOR ALL ELECTRIC WORKS AND MATERIALS.
- GUARANTEE:** THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND PLANT MATERIAL TO BE FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL FOUND TO BE DEFECTIVE WITHIN THE PERIOD OF GUARANTEE AT NO COST TO THE OWNER, EXCEPT REPAIRS OR REPLACEMENT NECESSITATED BY DAMAGE BY OTHERS OR DIEBACK DUE TO INSUFFICIENT IRRIGATION/WATERING SCHEDULE.
- CONTRACTOR TO INSTALL LANDSCAPING AROUND SIGN IN ACCORDANCE WITH APPROVED SIGNAGE PACKAGE.

IRRIGATION NOTES:

- ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREETS ARE TO BE FULLY IRRIGATED.
- IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.
- A SEPARATE METER AND BACKFLOW PREVENTOR WILL BE REQUIRED (SEE UTILITY PLAN).

LANDSCAPE GRADING NOTES:

- CONTRACTOR TO GRADE ALL AREAS ON THE LANDSCAPE PLAN, INCLUDING RIGHT-OF-WAY, HATCHED FOR SEEDING & SODDING.
- TOP SOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS. PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES DURING CONSTRUCTION.
- TILL SOIL TO A DEPTH OF 4" MINIMUM.
- REMOVE ALL ROCKS LARGER THAN 1" MEASURED IN LARGEST DIRECTION.
- GRADE ALL AREAS TO MAINTAIN POSITIVE SLOPE AWAY FROM BUILDING.
- ALL GRADED AREAS TO RECEIVE SEED OR SOD, TOP SOIL, STRAW AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

LAWN SEEDING AND SODDING NOTES:

- ALL LAWNS FROM FACE OF THE BUILDING AND ON THE SIDE WHERE THERE IS PARKING OR A STREET ARE REQUIRED TO BE FULLY SODDED. ALL OTHER LANDSCAPE AREAS TO RECEIVE SEED.
- AREAS TO RECEIVE SEED OR SOD SHALL BE CLEAN OF DEBRIS AND FREE OF WEEDS.
- SEED MIX TO BE DROUGHT TOLERANCE FESCUE OR REGIONAL SPECIFIC BLEND 1/2 TO 2/3 OF THE SEED MIXTURE TO BE ANNUAL RYE TO AIDE IN LIMITING EROSION OF PERENNIAL SEED DURING GERMINATION.
- STRAW SHALL BE THRESHED STRAW OF HAY, OATS, WHEAT, BARLEY, OR RYE. SPREAD AT A RATE OF 2 1/2 TONS PER ACRE. STRAW, NETTING, AND OTHER ANTI-EROSION MATERIALS TO BE REMOVED AFTER ESTABLISHED LAWN.
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER SEEDING. WATER REGULARLY TO KEEP LAWN AREAS MOIST TO MAXIMIZE GERMINATION AND MAINTAIN OPTIMUM GROWTH AND SURVIVAL TO ACHIEVE AN ACCEPTABLE STAND OF ESTABLISHED LAWN PRIOR TO THE STORE POSSESSION DATE, FREE OF ERODED OR BARE AREAS.

LANDSCAPE CALCULATIONS:

TYPE A - OPTION 2 BUFFER = 490 LF
PER 100FT: 2 OVERSTORY TREES (10 REQUIRED; 3 EXISTING; 7 PROPOSED), 4 UNDERSTORY TREES (20 REQUIRED; 20 PROPOSED), 10 EVERGREEN SHRUBS (49 REQUIRED; >49 PROVIDED)

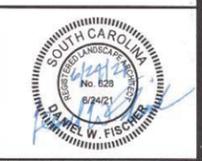
SITE TREES REQUIRED = 38"
1. 12" - CAT 1 PROVIDED: 5 QV (12.5"); 5 IOS (5")
2. 8" - CAT 2 PROVIDED: 1 QN (2"); 4 NS (8")
3. 12" - CAT 3 PROVIDED: 4 SP (24"); 3 JV (6")
4. 1" - CAT 4 PROVIDED: 2 LIS (2")

HATCH LEGEND:

MULCHED AREAS

SODDED AREAS

NO.	REVISION DESCRIPTION	DATE



EMC ENGINEERING SERVICES, INC.
340 Maple Drive, Suite 220
Waynesboro, VA 22186
Ph: (478) 333-4110
Fax: (229) 439-7979
www.emc-eng.com

EMC ENVIRONMENTAL
CIVIL MARINE ENVIRONMENTAL

PRELIMINARY LANDSCAPE PLAN
TIDAL WAVE AUTO SPA
1 PLAZA DRIVE, HILTON HEAD ISLAND, SC 29926
HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
Prepared for: **SHJ CONSTRUCTION GROUP**

PROJECT NO.: 20-6459
DRAWN BY: CJM
DESIGNED BY: RAP
SURVEYED BY: DGA
SURVEY DATE: 1/29/2021
CHECKED BY: BHB
SCALE: 1" = 20'
DATE: 6/24/2021

South Carolina 811
Call 811 Before you Dig

SHEET **L1.0**
OF 23

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: Tidal Wave Auto Spa

DRB#: DRB-001589-2021

DATE: 06/30/2021

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS: The following shall be addressed at Final.

1. Revise the window size to be more in proportion to the façade on the Plaza Drive side of the “Carwash Building”.
2. Increase the roof overhang to be more in keeping with Island Character.
3. Reconsider the cantilever canopies in favor of a structural system more in keeping with Island Character.
4. Increase the landscape and or add a structure to screen the entrance to the “Carwash Building” and the “Prep Canopy” from William Hilton Pkwy.
5. Provide a tree protection plan.

<i>ARCHITECTURAL DESIGN</i>				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Design is unobtrusive and set into the natural environment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Because the “Carwash Building” is so close to the Plaza Drive the windows on that side of the building need to be reduced.
Overhangs are sufficient for the façade height.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building overhangs should reflect lowcountry architectural vernacular.
Windows are in proportion to the facade	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Windows are not in proportion to the façade. Colored lights will be visible from Plaza Drive.
Accessory elements are design to coordinate with the primary structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The cantilevered canopies at the “Pay Kiosk” and the “Prep Canopy” appear unchanged from the previous submission and do not coordinate with the primary structure and are not in keeping with Island Character as described in the Design Guide.

LANDSCAPE DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide landscape and or structure to screen the entrance to the "Carwash Building" and the "Prep Canopy" from William Hilton Pkwy.

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 protection plan at Final.
Supplemental and replacement trees meet LMO requirements for size, species and number	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mitigation trees must be 10' tall min. and 2" caliper.

MISC COMMENTS/QUESTIONS				
This project was withdrawn at the applicants request during the June 8 th meeting.				



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: Leonard V. Martelli Company: Martelli Architects, LLC
 Mailing Address: 39 Persimmon Street, Suite 601 City: Bluffton State: SC Zip: 29910
 Telephone: 843-757-5776 Fax: 843-501-2309 E-mail: LMartelli@MartelliArchitects.com
 Project Name: Lot 10, Capital Business Park Project Address: 85 Capital Drive
 Parcel Number [PIN]: R 5 1 1 0 0 8 0 0 0 0 4 4 0 0 0 0 0
 Zoning District: LI Overlay District(s): DRB

**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 Alteration/Addition
 Final Approval – Proposed Development 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

06/29/2021

 DATE

**PROJECT NARRATIVE
FOR LOT 10 CAPITAL BUSINESS PARK
85 CAPITAL DRIVE
TOWN OF HILTON HEAD
JOB NO. 2285**

The proposed project will consist of constructing a 6,029 SF building with paved parking for Dyess Air (an HVAC contractor). The property is a 1.16 acre site located at 85 Capital Drive in the Capital Business Park. It is currently undeveloped and is zoned LI (light industrial).

The site plan shows a 20' adjacent street setback/buffer from Capital Drive, a 40' adjacent street setback/15' buffer from Leg-of-Mutton Road and a 20' adjacent use setback/20' buffer on the east and southern property lines. The zoning standards allow 65% impervious on the site and the site plan shows 51%. The owner is proposing to install twenty-six (26) parking spaces due to his business's requirements:

Parking

2,200 SF of office space x 1 space/350 GFA office	= 6 spaces
3,829 SF of indoor storage x 1 space/1,300 GFA of storage	= 3 spaces
Fleet Vehicles	= <u>17 spaces</u>

Total = 26 Spaces

His fleet of service trucks are parked on site each night and that many parking spaces are required for his employee's personal vehicles and his company trucks; seventeen (17) of the spaces are shown to be pervious.

The sides and rear of the building will have overhead doors for his trucks to load and unload out of daily, so paving will be required up to the foundation on both sides and the building. We have shown minimum drive aisle widths of 24' for two-way traffic (and where parking abuts) and 30' in the rear to accommodate his delivery trucks. There is also a 15' x 40' Loading Zone shown at the rear of the building. The site will take access off of Capital Drive with two (2) full movement accesses shown to accommodate his delivery trucks.

One specimen tree (a 40" live oak) is located at the rear of the site. No paving or soil compaction is shown to occur within 15' of the trunk of the tree and low impact brick pavers will be placed at or above grade under the canopy of the tree as needed to allow traffic circulation at the rear of the site.

Drainage for the project will be provided by the Capital Business Park master planned storm water detention system.

Electrical and telephone service will be provided by Palmetto Electric and Hargray, respectively. Water and sewer service will be provided by the Hilton Head Public Service District. Fire protection and emergency services are provided by the Town of Hilton Head Fire Department.

The design and layout of the building and materials used were chosen to try and make the building blend with the natural surroundings on the lot and neighborhood. We used subtle greys, tans and browns for the siding materials, brick to tie the building into the ground plane, as well as introducing some exposed wood rafters and beams for the roof over the main entrance of the building to try and bring some warmth to the building. We utilized additional plantings along the front on Capital Drive and down the side on Leg O Mutton Rd as well.



**THE TOWN OF HILTON HEAD ISLAND
DESIGN REVIEW BOARD (DRB) – NOTICE OF ACTION**

PROJECT NAME: 85 Capital Drive **PROJECT #:** DRB-002636-2020
PROJECT ADDRESS: 85 Capital Drive
CATEGORY: Alteration/Addition
ACTION DATE: January 12, 2021 **NOTICE DATE:** January 15, 2021
APPLICANT/AGENT: Leonard Martelli, Martelli Architects
39 Persimmon Street
Bluffton, SC 29910
E-mail: lmartelli@martelliarchitects.com

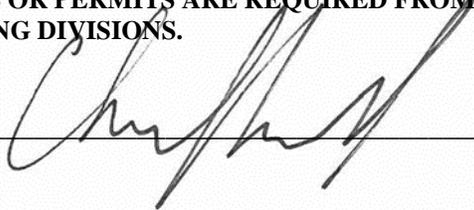
On the above meeting date your Application received the following action:

- APPROVED AS SUBMITTED**
 APPROVED WITH THE SPECIFIC CONDITIONS LISTED BELOW
 DENIED
 WITHDRAWN AT THE APPLICANTS REQUEST

1. An effort is made to retain as much vegetation in the Leg O Mutton buffer as is possible.
2. All sidewalk connections should align with the doors.
3. To study the scale of the light fixtures.

PURSUANT TO LMO 16-2-103-I.7, THIS APPROVAL WILL EXPIRE ONE YEAR FROM THE DATE OF THIS NOTICE UNLESS A DEVELOPMENT PLAN (SEE LMO 16-2-103.G) OR SMALL RESIDENTIAL DEVELOPMENT (SEE LMO 16-2-103.H) IS APPROVED OR, WHERE DEVELOPMENT PLAN REVIEW OR SMALL RESIDENTIAL DEVELOPMENT REVIEW IS NOT REQUIRED, THE APPROVED ACTIVITY IS COMPLETED. YOU HAVE THE RIGHT TO APPEAL THIS DECISION TO CIRCUIT COURT IN ACCORDANCE WITH LMO 16-2-103-I.4.c.ii.

NOTICE: APPROVAL BY THE DESIGN REVIEW BOARD MAY NOT CONSTITUTE AUTHORITY TO PROCEED. PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 843-341-4757 TO FIND OUT IF OTHER APPROVALS OR PERMITS ARE REQUIRED FROM THE DEVELOPMENT REVIEW AND ZONING, BUILDING, OR ENGINEERING DIVISIONS.

BY:  _____, Urban Designer

SHADES

14" & 17" Aluminum Modified Warehouse Shades



RMWHS14 1 Medium 200W
14"W x 8¾"H 100" Wire
RMWHS17 UL Listed Wet Locations
17"W x 9¾"H

Finishes:

RMWHS14 ABR • Architectural Bronze
RMWHS14 BA • Brushed Aluminum
RMWHS14 SB • Satin Black
RMWHS14 SG • Satin Green
RMWHS14 SR • Satin Red
RMWHS14 WH • White

RMWHS17 ABR • Architectural Bronze
RMWHS17 BA • Brushed Aluminum
RMWHS17 SB • Satin Black
RMWHS17 SG • Satin Green
RMWHS17 SR • Satin Red
RMWHS17 WH • White

14" & 17" Warehouse Shades



RWHS14 1 Medium 200W
14"W x 8¾"H 100" Wire
RWHS17 UL Listed Wet Locations
17"W x 9¾"H

Finishes:

RWHS14 ABR • Architectural Bronze
RWHS14 GA • Galvanized
RWHS14 GY • Gray
RWHS14 NB • Navy Blue
RWHS14 NC • Natural Copper
RWHS14 SB • Satin Black
RWHS14 SG • Satin Green
RWHS14 SR • Satin Red
RWHS14 WH • White

RWHS17 ABR • Architectural Bronze
RWHS17 GA • Galvanized
RWHS17 GY • Gray
RWHS17 NB • Navy Blue
RWHS17 NC • Natural Copper
RWHS17 SB • Satin Black
RWHS17 SG • Satin Green
RWHS17 SR • Satin Red
RWHS17 WH • White

10" & 12" Emblem Shades



RES10 1 Medium 200W
10"W x 13"H 100" Wire
RES12 UL Listed Wet Locations
12"W x 14½"H

Finishes:

RES10 ABR • Architectural Bronze
RES10 GA • Galvanized
RES10 SB • Satin Black
RES10 SG • Satin Green
RES10 SR • Satin Red
RES10 WH • White

RES12 ABR • Architectural Bronze
RES12 GA • Galvanized
RES12 SB • Satin Black
RES12 SG • Satin Green
RES12 SR • Satin Red
RES12 WH • White

15" & 18" Railroad Shades

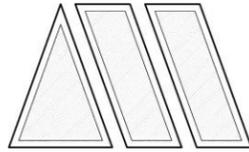


RRRS14 1 Medium 100W
14"W x 9½"H 100" Wire
RRRS18 UL Listed Wet Locations
18"W x 10"H Removable glass guard and inside etched glass included

Finishes:

RRRS14 ABR • Architectural Bronze
RRRS14 CP • Copper
RRRS14 GA • Galvanized
RRRS14 SB • Satin Black

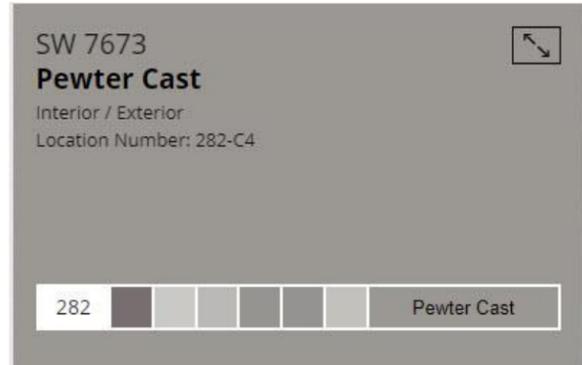
RRRS18 ABR • Architectural Bronze
RRRS18 CP • Copper
RRRS18 GA • Galvanized
RRRS18 SB • Satin Black



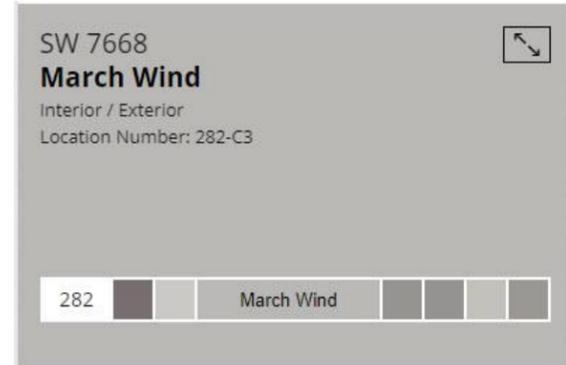
MARTELLI ARCHITECTS, LLC

39 PERSIMMON ST. #601, BLUFFTON, SC 29910
PH: (843) 757-5776 FAX: (843) 501-2309

DYESS FINISH SAMPLES



Walls – Board & Batten – SW7673
Service Yard



Walls - Horizontal Siding – SW7668



Walls - Horizontal Siding – SW7103
Parapet Trim & Bermuda Shutters



Walls – Porcelain Tile – Willow



Foundation – Savannah Gray Classic
Georgia-Cherokee Brick



Walls - Ash Gray



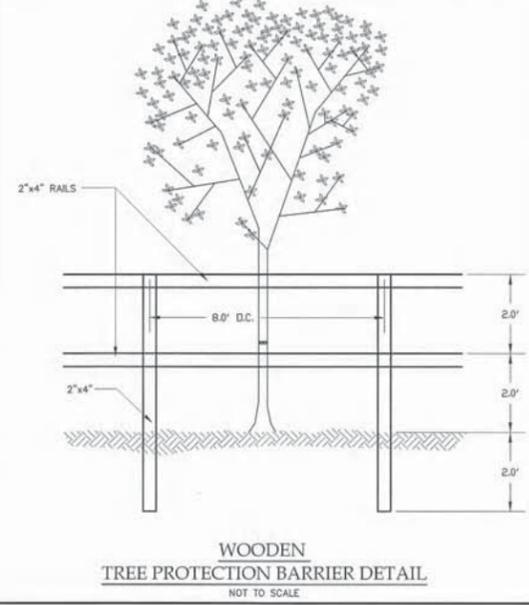
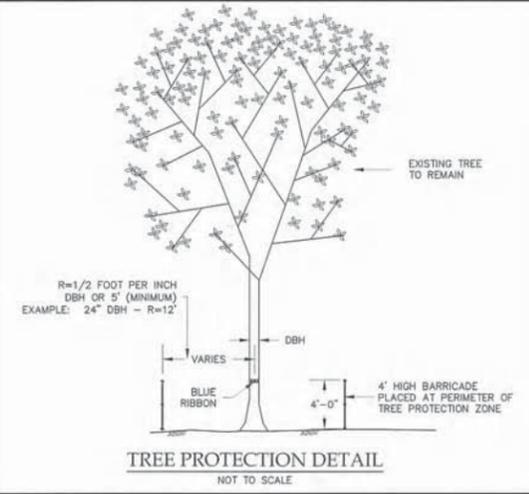
Roof – Standing Seam Metal – Medium Bronze

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	176.28	480.00	125.91	N19°14'32"W	15°04'24"
C2	278.86	157.89	278.68	N88°36'00"E	39°27'21"



TREE PROTECTION ZONE
DO NO ENTER
ZONA DE PROTECCION DE ARBOLES
NO ENTRAR

THE SIGN ABOVE IS TO BE PLACED ON
TREE PROTECTION AND SPACED AT
MAXIMUM OF 150'
TREE PROTECTION SIGN



CAROLINA ENGINEERING CONSULTANTS, INC.
Professional Engineer Seal
No. 19829
Div. 10 R. M. W. B. III
SOUTH CAROLINA
ENGINEERING
CONSULTANTS
INC.
No. 00324
EXPIRES DATE 12/31/2024

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
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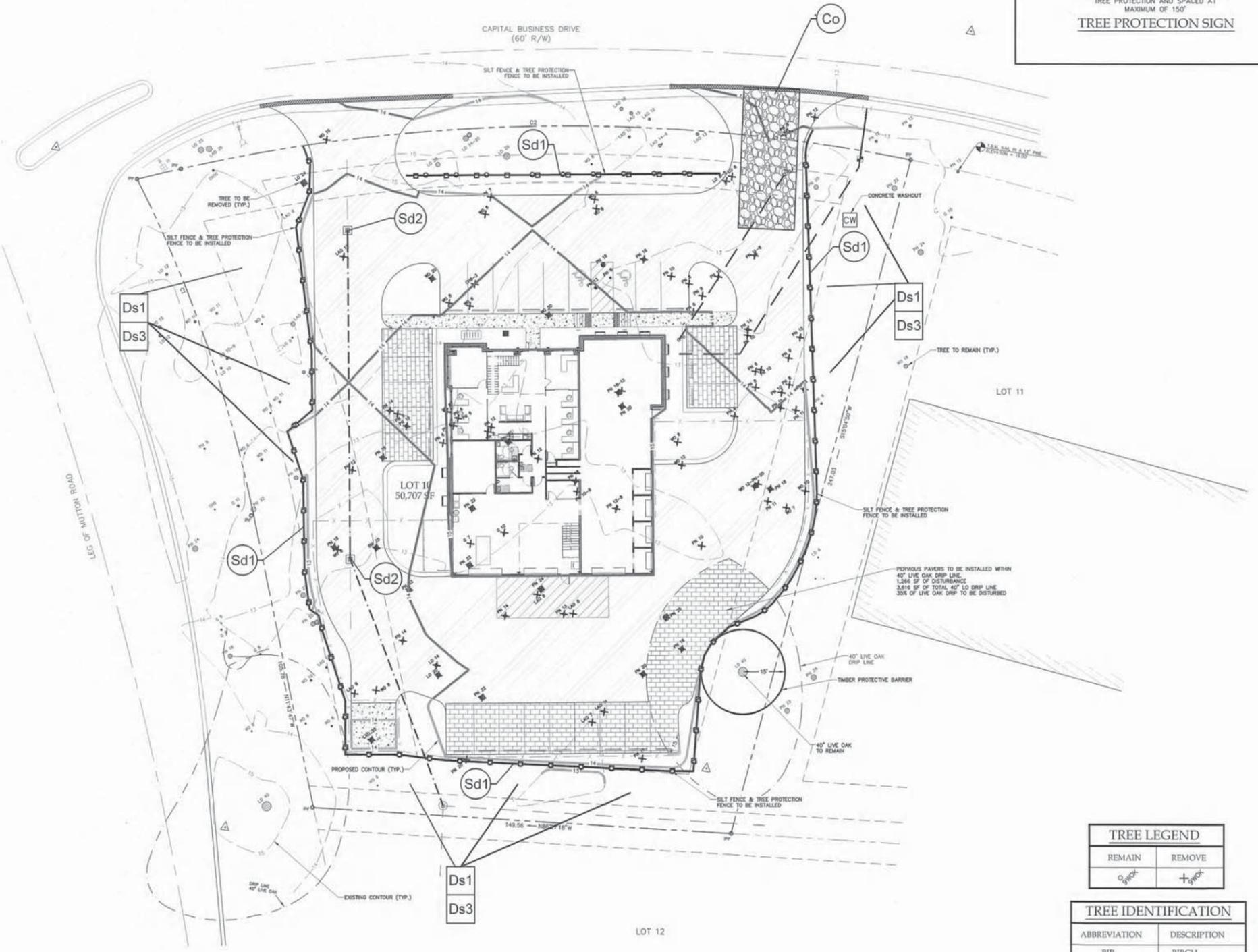
LOT 10 CAPITAL BUSINESS PARK
TOWN OF HILTON HEAD
BEAUFORT COUNTY, SC

CAROLINA ENGINEERING CONSULTANTS, INC.
843/322-0553
843/322-0556 (FAX)
WWW.CAROLINAENGINEERING.COM
PO BOX 294
BEAUFORT, SC 29901

PROJECT:	2285
DATE:	01/28/21
REVISED:	04/21/21
DRAWN BY:	TOC
ENGINEER:	DRK
SCALE:	1"=20'

TREE PROTECTION & REMOVAL AND
SEDIMENT & EROSION
CONTROL PLAN

2
OF 6



TREE LEGEND

REMAIN	REMOVE

TREE IDENTIFICATION

ABBREVIATION	DESCRIPTION
BIR	BIRCH
LO	LIVE OAK
WAX	WAX MYRTLE
RO	RED OAK
LAO	PECAN
PN	PINE
WO	WATER OAK
CH	WILD CHERRY
G	GUM

TREE PROTECTION & REMOVAL NOTES:
INSTALL ALL TREE PROTECTION FENCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

SEDIMENT & EROSION CONTROL NOTES:

IF NECESSARY, SLOPES WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FORTY-EIGHT (48) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.

WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.

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

ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EACH CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY, OR INCORRECTLY, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.

PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.

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

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

RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOTS. CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-800 ET SEQ. AND SCS10000.

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

ALL WATERS OF THE STATE (DWS), INCLUDING WETLANDS, ARE TO BE RAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF S&T FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WGS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE L&P ROW OF S&T FENCE AND ALL WGS.

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

A COPY OF THE SWPPP, INSPECTION RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.

INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3%: 1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT REQUIRE FOR A PERIOD OF 7 CALENDAR DAYS.

MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.

MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING. WHEEL WASH WATER, AND OTHER WASH WATERS, WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.

MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPs (SEDIMENT BASIN, FILTER BAG, ETC.).

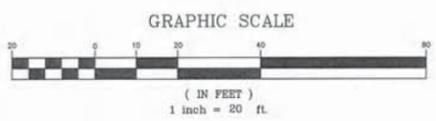
THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:

- WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
- WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FROM RELEASE OIL, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;
- FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
- SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

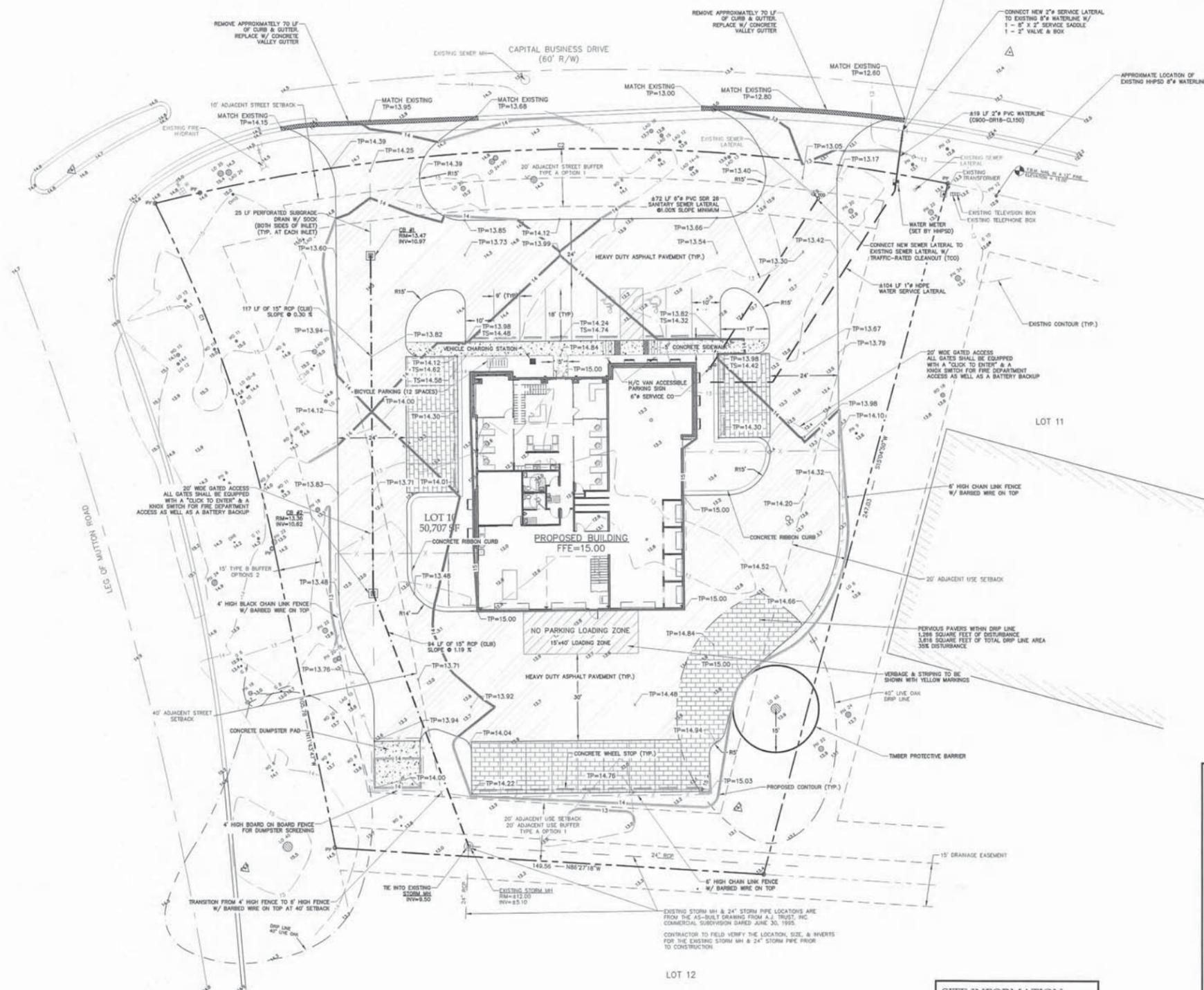
AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.

IF EXISTING BMPs NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT, WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPs MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.

A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	126.28	480.00	125.91	N19°15'29" W	15°34'24"
C2	278.96	627.89	276.68	N88°35'00" E	25°27'21"

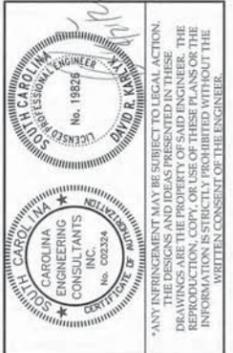
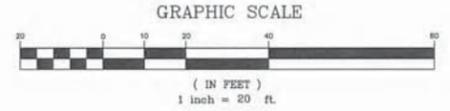


SITE INFORMATION:
 SITE ACREAGE = 50,707 SF / 1.16 AC
 PERVIOUS AREA = 26,938 SF / 0.62 AC OR 33%
 IMPERVIOUS AREA = 23,769 SF / 0.54 AC OR 47%

GENERAL NOTE FOR ACCESSIBLE PARKING:
 EACH PARKING SPACE DESIGNATED AS ACCESSIBLE FOR THE DISABLE MUST BE MARKED WITH AN APPROPRIATE SIGN, MOUNTED IN CLEAR VIEW OF MOTORIST, A HEIGHT OF AT LEAST 60", MEASURED FROM THE GROUND TO THE BOTTOM EDGE OF THE SIGN.

GENERAL NOTES:
WATER & SANITARY SEWER NOTES:
 BENCHMARKS ARE TO BE VERIFIED BY CONTRACTOR.
 MAINTAIN A 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAINS.
 WHERE THIS SEPARATION CANNOT BE MAINTAINED OR THE LINES CROSS THE BOTTOM OF THE WATER MAIN, THERE SHALL BE 18" ABOVE THE TOP OF THE SEWER MAIN LAID IN SEPARATE TRENCHES.
 SEWER LATERALS SHALL BE LAID WITH A MINIMUM SLOPE OF 1.0% AS SHOWN ON PLANS.
 WATER METERS ARE 1" METERS UNLESS NOTED OTHERWISE.
 METERS TO BE PROVIDED AND SET BY BWSA (OR HHPSD#1).
 MAINTAIN A 5' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND STORM DRAINAGE LINES.

GENERAL NOTES:
PAVING, GRADING & DRAINAGE NOTES:
 CAROLINA ENGINEERING CONSULTANTS, INC.'S WRITTEN CONSTRUCTION SPECIFICATIONS WILL BE FOLLOWED ON THIS JOB. IF CONTRACTOR NEEDS COPY OF THESE SPECIFICATIONS, PLEASE CONTACT CAROLINA ENGINEERING.
 TOPOGRAPHY, BOUNDARY, WETLAND AND BASE INFORMATION PROVIDED BY SEA ISLAND LAND SURVEY, LLC.
 BENCHMARKS ARE TO BE VERIFIED BY CONTRACTOR.
 CONTRACTOR SHALL VERIFY ALL MANHOLE AND INVERT ELEVATIONS BEFORE STARTING WORK.
 CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES.
 SILT FENCE AND TREE FENCES TO BE IN PLACE PRIOR TO COMMENCING WORK.
 MAINTAIN A 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAINS. WHERE THIS SEPARATION CANNOT BE MAINTAINED OR THE LINES CROSS, THE BOTTOM OF THE WATER MAIN SHALL BE 18" ABOVE THE TOP OF THE SEWER MAIN LAID IN SEPARATE TRENCHES.
 WHERE NEW CONSTRUCTION IS NEAR THE EDGE OF AN EXISTING PAVED ROADWAY, A TRAFFIC LANE WILL BE TEMPORARILY CLOSED TO PROVIDE SAFETY TO THE PUBLIC AND TO THE WORKMEN. NO LANE CLOSURES DURING 7:00 AM TO 9:00 AM OR FROM 3:30 PM TO 6:00 PM ARE ALLOWED.
 APPLICANT WILL REPAIR ALL DAMAGE DONE TO ROADSIDE AND RESEED WITH PERMANENT GRASS.
 TRAFFIC CONTROLS FOR THIS INSTALLATION SHALL BE IN ACCORDANCE WITH S.C.M.U.T.C.D.
 PAVEMENT MARKING LINES TO BE THERMOPLASTIC.
 RAISED REFLECTIVE PAVEMENT MARKER RRPMS TO BE INSTALLED IN ACCORDANCE WITH SCDOT'S STANDARD DRAWINGS NO. 603-1 THRU 603-8 JULY, 1997.



PLAN REVISIONS	
NO.	DATE
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

LOT 10 CAPITAL BUSINESS PARK
TOWN OF HILTON HEAD
BEAUFORT COUNTY, SC

CAROLINA ENGINEERING CONSULTANTS, INC.
 843/322-0553
 843/322-0556 (FAX)
 WWW.CAROLINAENGINEERING.COM
 P.O. BOX 294
 BEAUFORT, SC 29501

PROJECT:	2285
DATE:	01/29/21
REVISED:	04/21/21
DRAWN BY:	TOC
ENGINEER:	DRK
SCALE:	1"=20'

SITE DEVELOPMENT PLAN

4
OF 6

Site Photos



Issue Date: 06.29.21	ARB Review
Drawn By: KJM	
Checked By: LVM	
Date:	Rev'd By/Rev #:
	Description

Proposed New Office for:
Dyess Air
 85 Capitol Business Drive
 Hilton Head Island, SC

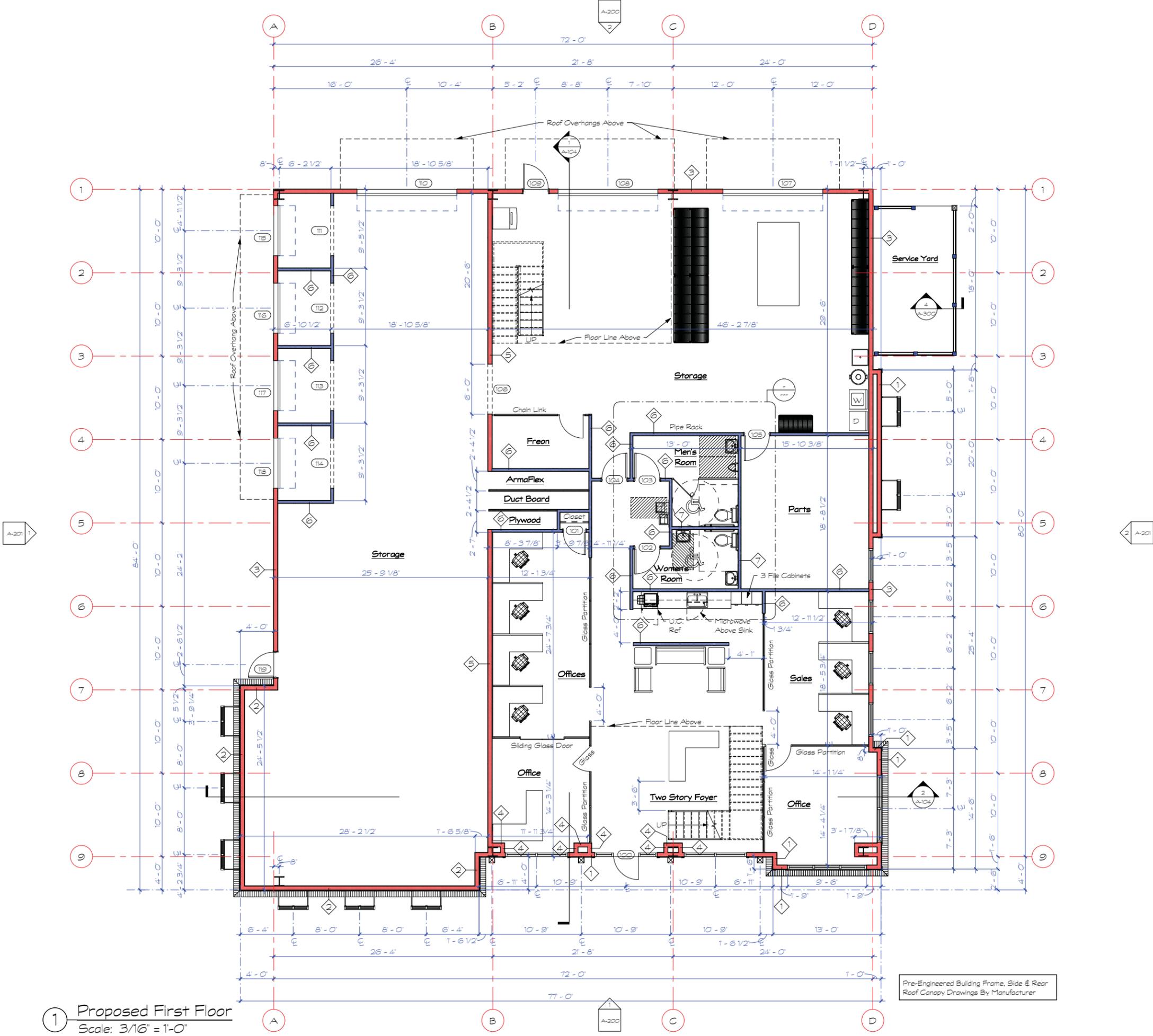
DRAWINGS NOT FOR MULTIPLE OR PROTOTYPE DEVELOPMENTS.



MARTELLI ARCHITECTS, LLC
 39 P. SIMPSON ST., #601, HILTON, SC 29910
 P: (843) 57-5776 FAX: (843) 501-2305




COMM: 20.2B
C-100
 DWG 1 OF 10



1 Proposed First Floor
Scale: 3/16" = 1'-0"

Pre-Engineered Building Frame, Side & Rear
Roof Canopy Drawings By Manufacturer

Issue Date: 06.29.21	ARB Review	Description
Drawn By: KJM	Checked By: LVM	
Date:	Rev'd By/Rev #:	

Proposed New Office for:
Dyess Air
85 Capitol Business Drive
Hiton Head Island, SC

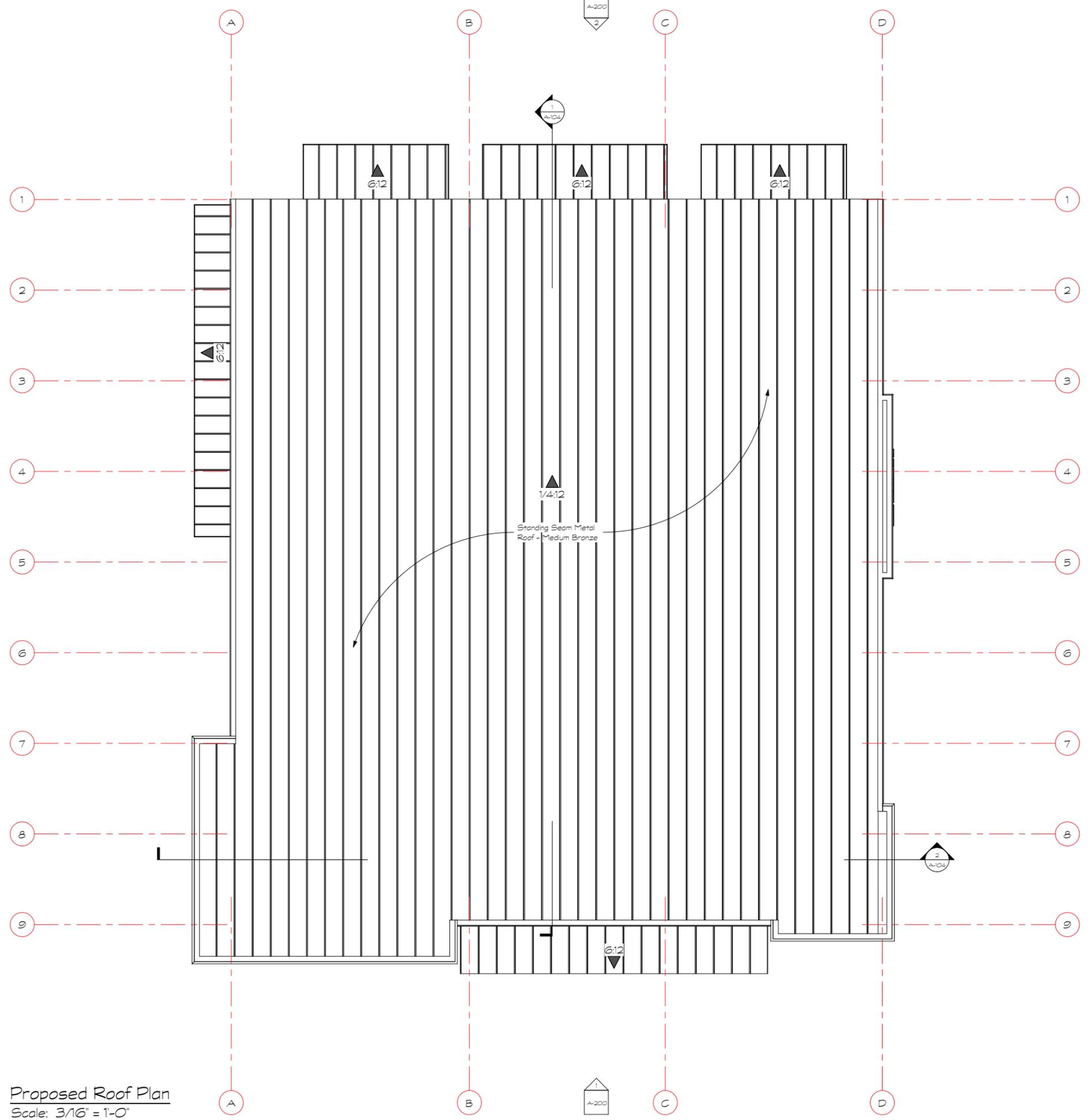


MARTELLI ARCHITECTS, LLC
39 PLYMOUTH ST. #601, COLUMBIA, SC 29910
P: (803) 575-5776 FAX: (843) 501-2305



COMM: 20.2B
A-100
DWG 2 OF 10
7/2/2021 3:42:34 PM

DRAWINGS NOT FOR MULTIPLE OR PROTOTYPE DEVELOPMENTS.



Proposed Roof Plan
Scale: 3/16" = 1'-0"

Issue Date: 06.29.21	ARB Review	Description
Drawn By: KJM	Checked By: LVM	
Date:	Rev'd By/Rev #:	

Proposed New Office for:
Dyess Air
85 Capitol Business Drive
Hiton Head Island, SC

DRAWINGS NOT FOR MULTIPLE OR PROTOTYPE DEVELOPMENTS.



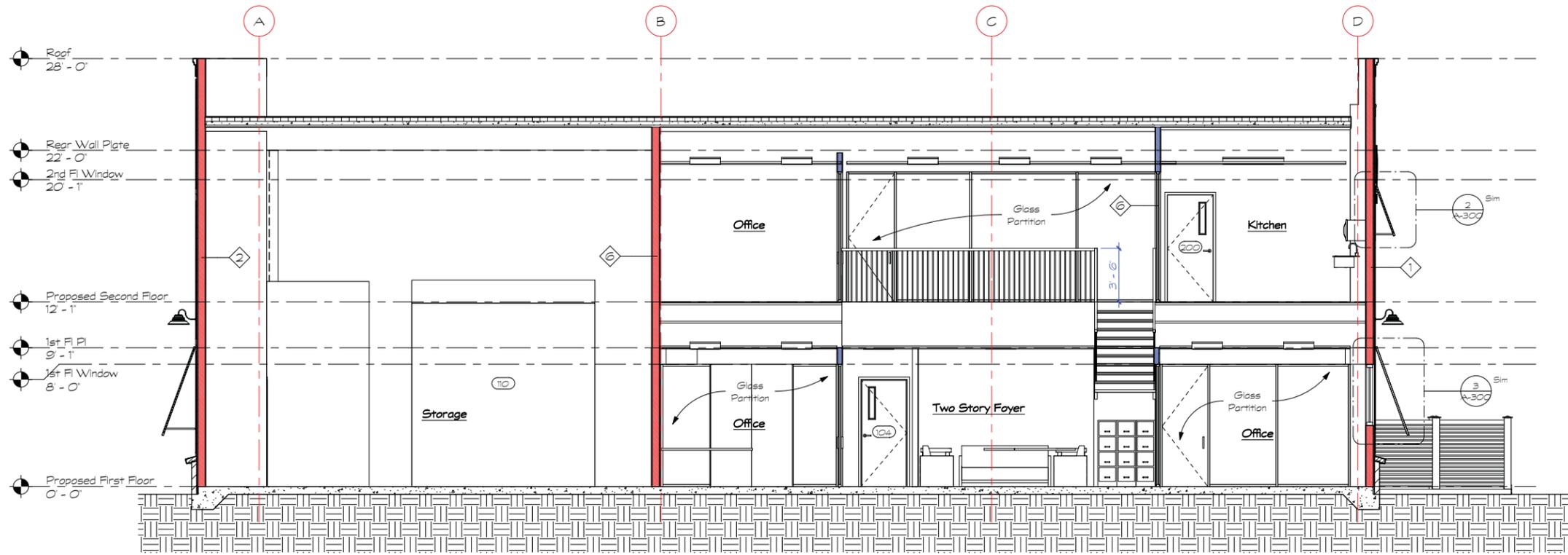
MARTELLI ARCHITECTS, LLC
39 Palmetto St. #601, Myrtle Beach, SC 29577
P: (843) 575-5776



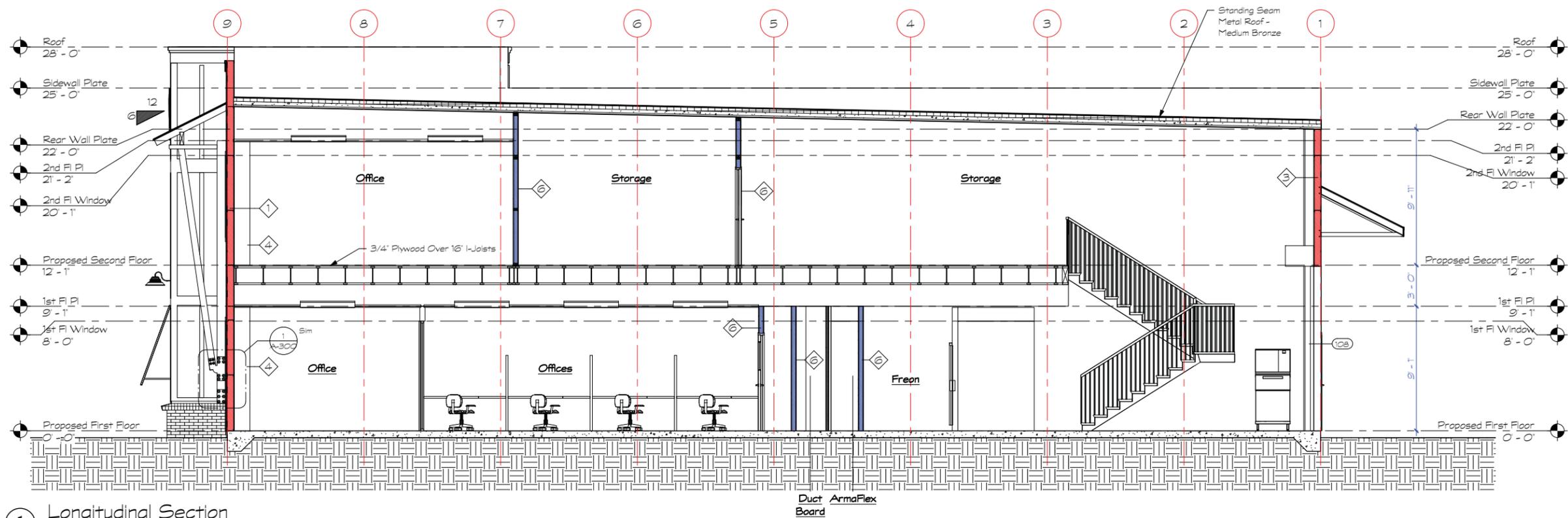
EDWARD J. MARTELLI
ARCHITECT
No. 617



ROBERT J. MARTELLI
ARCHITECT
No. 10367



② Cross Section
Scale: 1/4" = 1'-0"



① Longitudinal Section
Scale: 1/4" = 1'-0"

Issue Date: 06.29.21	ARB Review	Description
Drawn By: KJM	Checked By: LVM	
Date:	Rev'd by/Rev #:	

Proposed New Office for:
Dyess Air
85 Capitol Business Drive
Hilton Head Island, SC

DRAWINGS NOT FOR MULTIPLE OR PROTOTYPE DEVELOPMENTS.

MARTELLI ARCHITECTS, LLC
39 Palmetto St., #601, Hilton Head Island, SC 29928
P: (843) 575-5776 FAX: (843) 501-2305

SEAN MARTELLI ARCHITECTS, LLC
Bluffton, SC No. 07267

SEAN MARTELLI ARCHITECTS, LLC
Bluffton, SC No. 617

COMM: 20.2B
A-104
DWG 6 OF 10

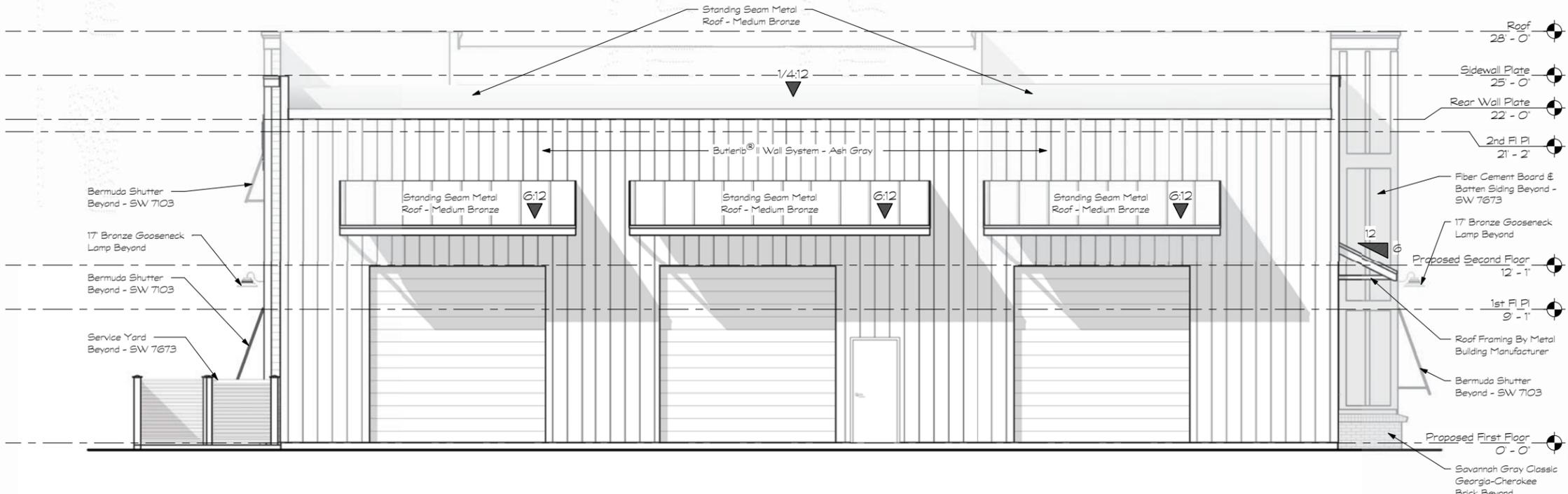
Issue Date: 06.29.21	ARB Review	Description
Drawn By: KJM	Checked By: LVM	
Date:	Rev'd By/Rev #:	

Proposed New Office for:
Dyess Air
 85 Capitol Business Drive
 Hilton Head Island, SC

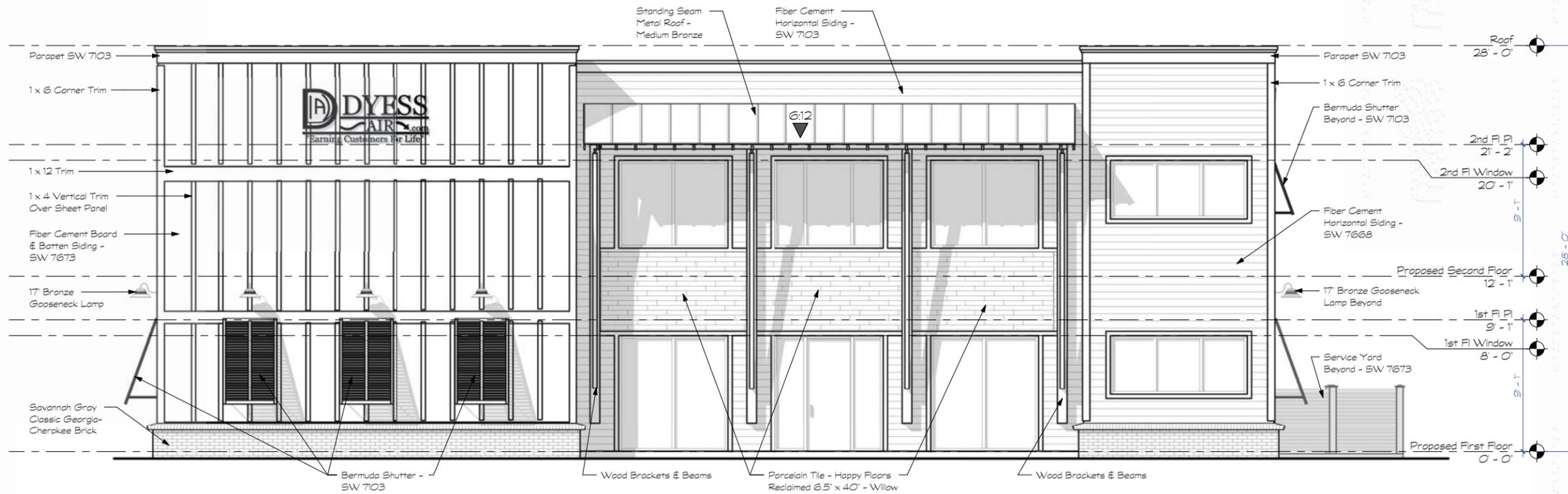
MARTELLI ARCHITECTS, LLC
 39 Palmetto St., #601, Hilton Head Island, SC 29928
 P: (843) 575-5776 FAX: (843) 501-2305



COMM: 20.28
A-200
 DWG 7 OF 10

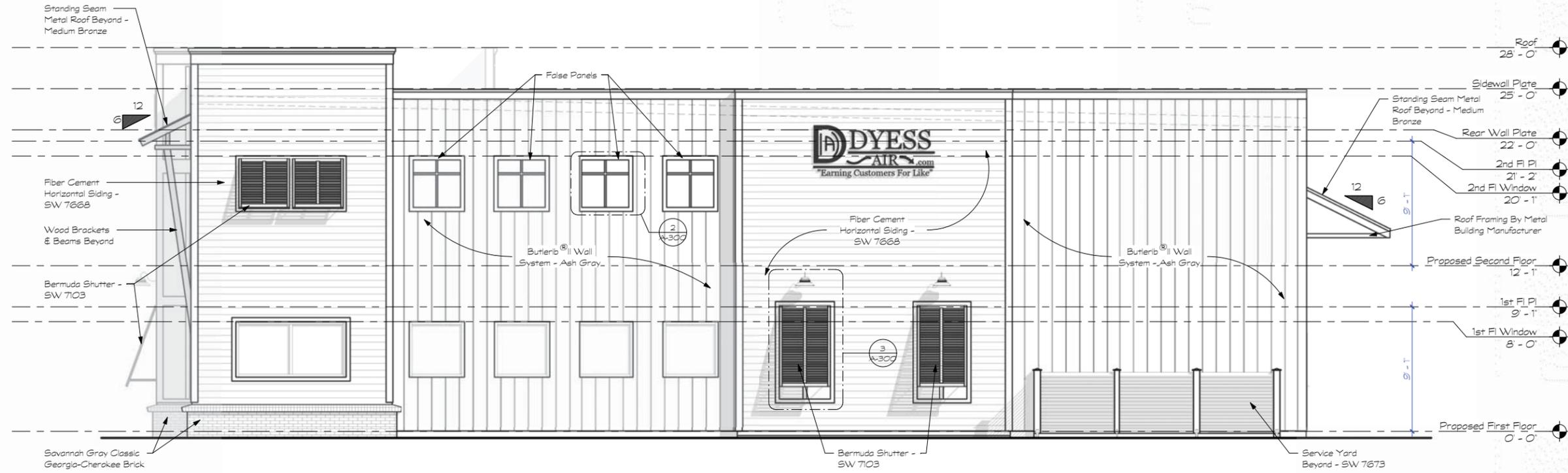


② Proposed Rear Elevation
 Scale: 1/4" = 1'-0"

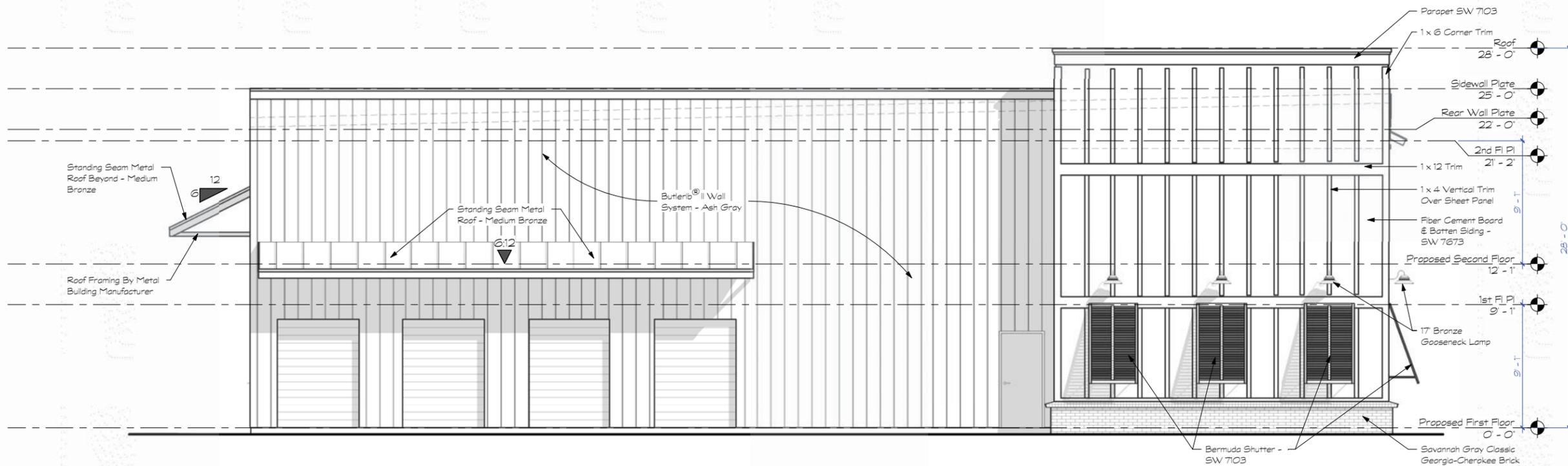


① Proposed Front Elevation
 Scale: 1/4" = 1'-0"

DRAWINGS NOT FOR MULTIPLE OR PROTOTYPE DEVELOPMENTS.



② Proposed Right Side Elevation
Scale: 1/4" = 1'-0"



① Proposed Left Side Elevation
Scale: 1/4" = 1'-0"

Issue Date: 06.29.21	ARB Review	Description
Drawn By: KJM	Checked By: LVM	
Date:	Rev'd By/Rev #:	

Proposed New Office for:
Dyess Air
85 Capitol Business Drive
Hiton Head Island, SC



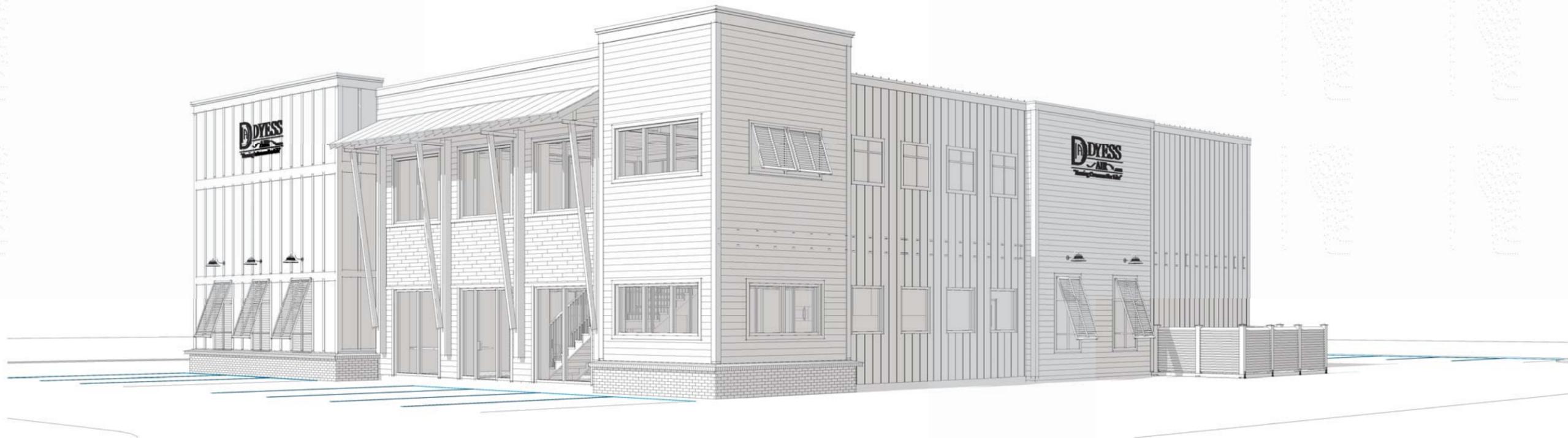
MARTELLI ARCHITECTS, LLC
39 P. SIMPSON ST., #601, COLUMBIA, SC 29910
P: (803) 575-5776 FAX: (843) 501-2305



COMM: 20.28
A-201
DWG 8 OF 10



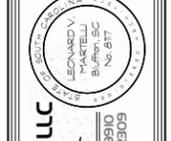
Perspective Capital Business Drive



Perspective Leg-Of-Mutton Road

Issue Date: 06.29.21	ARB Review	Description
Drawn By: KJM	Checked By: LVM	
Date:	Rev'd By/Rev #:	

Proposed New Office for:
Dyess Air
 85 Capitol Business Drive
 Hilton Head Island, SC



MARTELLI ARCHITECTS, LLC
 39 Palmetto St., #601, Bluffton, SC 29910
 P: (843) 57-5776 FAX: (843) 501-2305



COMM: 20.28
A-202
 DWG 9 OF 10

DRAWINGS NOT FOR MULTIPLE OR PROTOTYPE DEVELOPMENTS.

Proposed Plant Material		Quantity	Size
	Sable Palm	14	12'-16'
	Live Oak	14	3-4" CAL.
	Dahoon Holly	23	45 GAL
	Silver Saw Palm	46	7 GAL
	Dwarf Podocarpus	26	7 GAL
	Ligustrum 'Jack Frost'	20	7 GAL
	Muhley Grass	23	7 GAL
	African Iris	26	3 GAL
	Empire Zoysia	850 SQFT	
	Existing Live Oaks	16	
	Existing Pecan	10	
	Existing Pine	17	
	Existing Wax Myrtle	12	
	Existing Gum Tree	5	
	Existing Red Oak	4	



LANDSCAPE PLAN - PROPOSED SCALE 1/16" = 1'

REV.	DESCRIPTION	DATE
1	ADD BUFFER PLANTS	3/27/2021
2	ADJUST BUFFER PLANTS	7/12/2021

Proposed LANDSCAPE PLANTING FOR:
LOT 10 CAPITAL BUSINESS PARK
TOWN OF HILTON HEAD
BEAUFORT COUNTY, SC

TOW OUTDOOR DESIGN, LLC
 6 LONG LEAF COURT
 BLUFFTON SOUTH CAROLINA, 29910
 DIRECT: (843) - 247 - 6416
 MATT.TOUW@GMAIL.COM

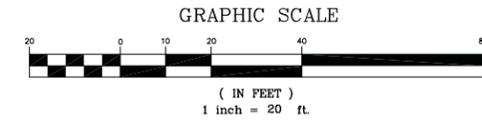
DRAWN BY:
MDT
 CHECKED BY:
MDT
 DATE
1/13/2021
 SCALE
1/8" = 1'
 JOB NUMBER
.

SHEET
L-1.0
 OF X SHEETS

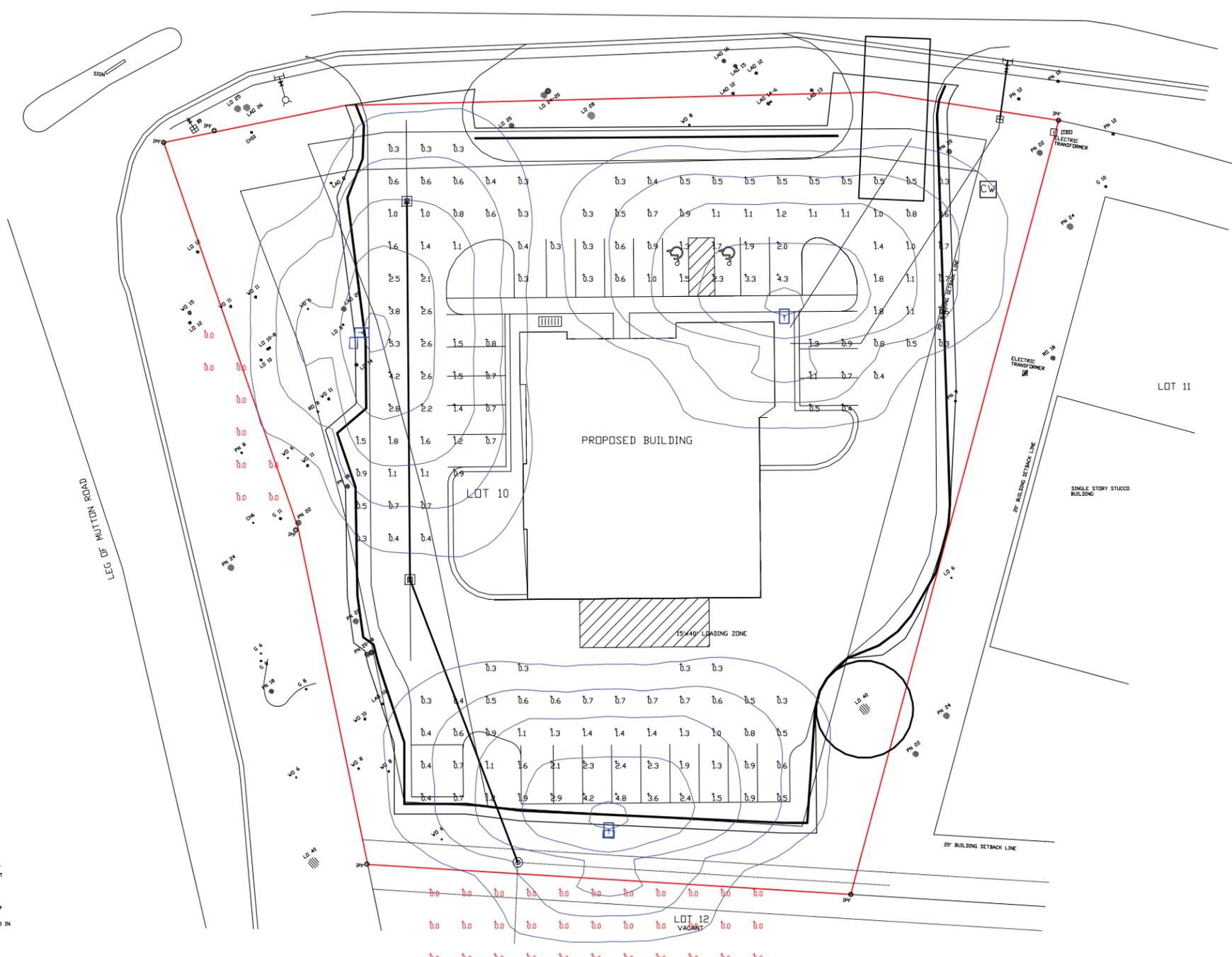
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
☐	3	Large Autobahn	SINGLE	NA	0.720	2500W LED DN 25' pole, 20' mounting height

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	1.14	3.3	0.3	3.80	17.67
Shielded Area 1	Illuminance	Fc	0.00	0.0	0.0	NA	NA
Shielded Area 2	Illuminance	Fc	0.00	0.0	0.0	NA	NA

LumNo	Label	X	Y	Z	Orient	Tilt
1	Large Autobahn	2087744	1354420	20	91.847	0
2	Large Autobahn	2087798	1356003	20	90	0
3	Large Autobahn	2087655	1355933	20	0	0



CAPITAL BUSINESS DRIVE



- NOTES
1. P.E.C.I. 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 VALUES, LOCATIONS, LIGHT TYPE, POLE TYPE AND MOUNTING HEIGHT ARE IN COMPLIANCE WITH ALL GOVERNING AGENCY REQUIREMENTS AND/OR RECOMMENDATIONS.
 3. ANY OBSTRUCTIONS, OR THE INTRODUCTION OF, WITHIN THE LIGHTED SPACE MAY PRODUCE RESULTS THAT ARE DIFFERENT FROM THE PROVIDED VALUES.
 4. THE EXACT LOCATION OF THE LIGHT POLES WILL BE VERIFIED 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. OUTDOOR LIGHTS ONLY. COPYRIGHT: PALMETTO ELECTRIC COOPERATIVE, INC. 2007 ALL RIGHTS RESERVED. THESE PAGES ARE PROTECTED BY UNITED STATES AND INTERNATIONAL LAWS. UNAUTHORIZED COPYING, DISTRIBUTION, ALTERATION OR USE BY ANY MEANS IS STRICTLY PROHIBITED.



LED LARGE AUTOBAHN

APPLICATIONS
Walkways, driveways, malls, shopping centers, commercial and industrial complexes, and residential areas.

SPECIFICATIONS
UL1572 Listed Suitable For Wet Locations
Heavy-duty die-cast aluminum housing and door
Polyester powder finish standard in dark bronze

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



REMARKS:

DESIGNED BY: ML
CHECKED BY: ML
DRAWN BY: RBT
DATE: 2/2/21
SCALE: 1" = 20'
PROJECT NO.: 2102001L
MAP NO.: 00000000
SHEET NO.
1
OF
1

LIGHTING PROPOSAL FOR
LOT 10, CAPITAL BUSINESS PARK
85 CAPITAL BUSINESS DRIVE
TOWN OF HILTON HEAD
BEAUFORT COUNTY, SOUTH CAROLINA

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: 85 Capital Drive

DRB#: DRB-001600-2021

DATE: 06/30/21 07/02/21

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS: (For Staff review and approval;)

1. Provide a detail of the service yard fence.
2. Revise the Landscape Plan to:
 - a. Show existing vegetation and trees on the Landscape Plan.
 - b. Plant in a more natural layout.
 - c. Add more groundcovers to the landscape islands.
 - d. Eliminate the lawn in favor of evergreen groundcovers.
 - e. Specify height and caliper of Live Oak and Dahoon Holly to be a minimum of 10' tall and 2" caliper.
3. Provide a tree protection plan. Provide tree protection for all trees to be preserved.

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Utilities and equipment are concealed from view	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Please provide a detail of the service yard fence.

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"/>	1. Where possible avoid planting a single row of a species. Instead plant in groups or masses.

				2. The proposed groundcovers in the landscape islands is too scarce.
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Avoid planting trees in a row, spacing should be more natural.
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No existing vegetation is shown on the landscape plan. Proposed planting should work with existing vegetation.
Large grassed lawn areas encompassing a major portion of the site are avoided	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Eliminate the lawn in favor of evergreen groundcover.

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 protection plan. There are several large trees on this site to be preserved in addition to the specimen oak.
Supplemental and replacement trees meet LMO requirements for size, species and number	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In the Plant Schedule specify the caliper and height of: 1. Dahoon Holly – min. 10’ tall 2” caliper. 2. Live Oak – min. 10’ tall.

MISC COMMENTS/QUESTIONS

This project received Conceptual DRB approval on Jan 15, 2021. That NOA is included in this packet.



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: Gretchen Fisher Company: MJM Architects
 Mailing Address: 2948 Sidco Dr. City: Nashville State: TN Zip: 37204
 Telephone: 615-244-8170 Fax: _____ E-mail: g.fisher@mjmarch.com

Project Name: Wei Food Hall facades Project Address: 95 Matthews Drive

Parcel Number [PIN]: R 511 008 000 0192 0000 _____

Zoning District: LC Overlay District(s): ---

*Submittal is being made by MJM on behalf of its client, and the tenant and their design team.

**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 Alteration/Addition
 Final Approval – Proposed Development 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.

Gretchen N Fisher Digitally signed by Gretchen N Fisher
DN: C=US, E=g.fisher@mjmarsh.com,
CN=Gretchen N Fisher
Date: 2021.06.29 13:38:46-05'00'

06-29-21

SIGNATURE

DATE



DATE: 06/29/21

TO: Hilton Head Island Community Development Center – Design Review Board

PROJECT: Wei Food Hall Facades

PROJECT ADDRESS: 95 Matthews Dr. – Port Royal Plaza

MJM PROJECT NUMBER: 21151

To Whom It May Concern,

The intent of this project is to modify the existing facades of the left vacant tenant space at 95 Matthews Dr. Currently there is a Planet Fitness occupying the central tenant space and a recently approved AutoZone occupying the right tenant space. This application looks to develop the north & east facing façades for a new Wei food hall concept that is to include 4 restaurants; Jinya Sushi, Kung Fu Tea, Angry Crab Shack & Paris Baguette.

The proposed modifications to the North facing façade are minimal in nature, a previous DRB submittal saw the approval of a small raised signage parapet that mirrors what has been provided for the AutoZone, as well as a central storefront door with a section of storefront window on either side. This submittal proposes to remove the previously approved storefront section to the left of the entrance door and replacing the section of storefront to the right of the entry with a section of Nana-wall.

The proposed modifications to the East facing façade are substantially different from what was approved previously and consists of a large, shared, glass fenced, patio running the length of the façade, with an awning structure supporting permanent louvers, lights, fans & heaters, and requiring the demolition of the existing gazebo structure on the site. Additionally a large amount of glazing is proposed along the façade to blur the line between indoor and outdoor dining spaces. Jinya Sushi would see its main entrance along the North façade, however the remaining spaces would be entered off of the East façade.

Since the last presentation of this revised design in April, the tenant and their design team have worked to respond to the previous comments related to detailing of the patio structure and the specific fixtures and finishes intended for the project.

All finishes are of a natural color palette and are intended to blend with the finishes currently in use on the remainder of the shopping center:

Paint Colors:

Glidden : Grey Mountain : 40YY 25/074

Glidden: Designer Grey : 50YY 63/041

Storefront & Metal Elements:

Bronze Anodized



Since our last submittal in April, the tenant and their design team are proposing a new wood grain aluminum panel cladding for both the front and side elevations.

Material Specifications and brochures have been included with this submittal for further visual clarity.

If you have any questions, please do not hesitate to contact me at 615-244-8170 or by email at g.fisher@mjmarch.com

Sincerely:
MJM Architects

A handwritten signature in blue ink, appearing to read 'Gretchen Fisher', is written over a light blue rectangular background.

Gretchen Fisher
Senior Project Manager



AN UNRIVALED REALISM

ALL TEXTURES ARE PRODUCED FROM PHOTOS OF ORIGINAL MATERIALS.

CHOOSE FROM A VAST ARRAY OF TEXTURES AND COLORS.

VISIT OUR WEBSITE AT WWW.DIZAL.COM.

Dizal offers the best warranty on the market, not only on the product but also on the discoloration, thanks to added layer of the Z-CLEAR.

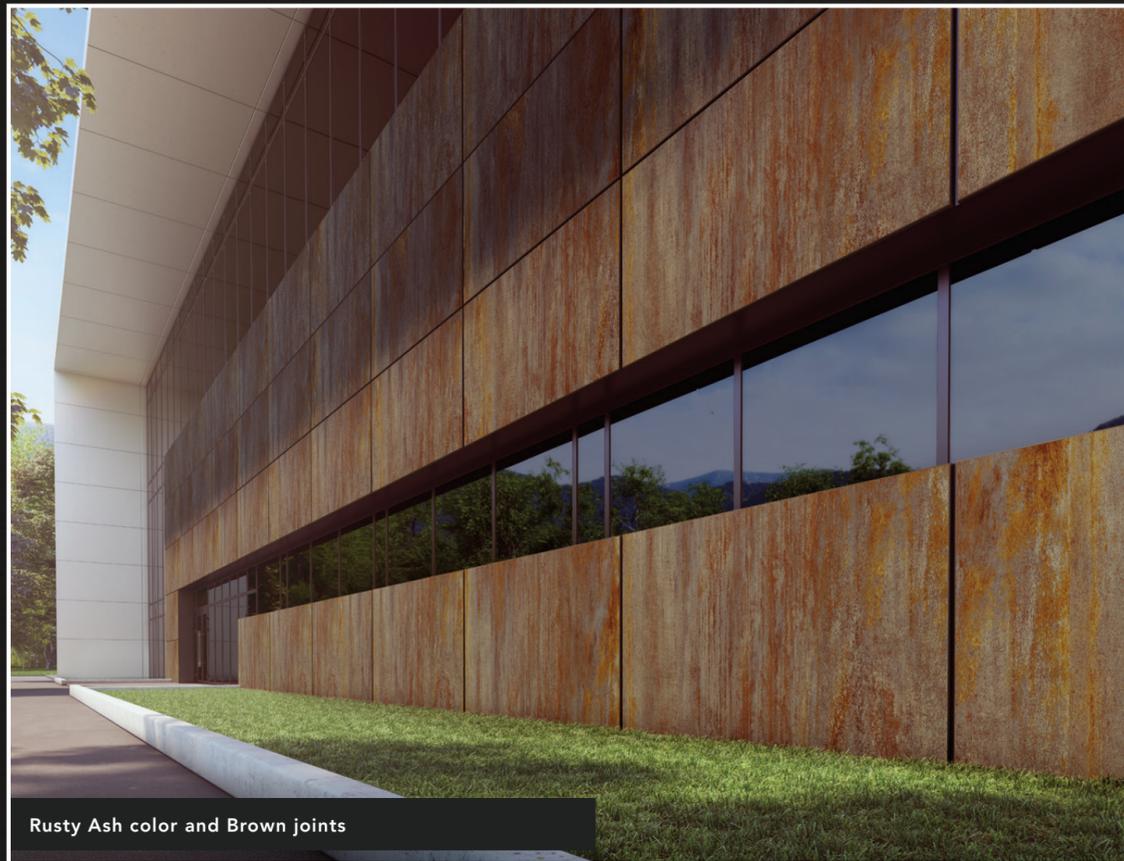
Please refer to our complete Warranty documentation on our website at www.dizal.com.



DIZAL

DIGITAL PRINTING

ALUMINUM ARCHITECTURAL PANELS



Rusty Ash color and Brown joints



Silver Travertine color and Charcoal joints



JOINTS AVAILABLE IN 3 TEXTURED COLORS.

« Pantone » colors conditionally available on demand.



Brown



Charcoal



Silver

DIZAL

WWW.DIZAL.COM

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DIZAL

PANELS, PARTS AND ACCESSORIES

FRAME

Rigid aluminum extrusion, painted to match joint color, adhered to panel with industrial grade tape with 75 lb/in² tensile strength.

ACP

(Aluminum Composite Panel)

Panel 4 mm thick, without fold or apparent fasteners. Class A rated Fire Resistant Core.

PRIMER COAT

Specially formulated primer coat assures optimal adhesion between aluminum and ink.

HD PRINTING

High definition digital inkjet print reproducing a wide range of textures and outstanding color variations.

Z-CLEAR®

A protective clear coat is applied to provide long term protection against fading.

SYSTEM

Dizal's system is made up of panels and rails allowing for a fast and easy installation.

Extrusions are pre-painted in order to reproduce different joint colors. These are installed to the wall first, then panels can be inserted into them.

The complete system includes 4 items:

PANELS

- The panel, with a depth of 0.75" (1.9 cm), is available at the specified dimension up to a maximum size of 4' x 8' (121.92 cm x 243.84 cm). *
- Spacing between panels is predetermined at 0.375" (0.95 cm).
- Panels are shipped with a protective film.

* Other dimensions conditionally available.



STARTER STRIP

- Aluminum extrusion with clippable screw cover strip, painted to match joint color.

HORIZONTAL AND VERTICAL DOUBLE FASTENING STRIP

- Two piece aluminum extrusion with screw cover strip for a horizontal and vertical installation of panels.

FINISHING STRIP

- Aluminum extrusion with clippable screw cover strip, painted to match joint color, allows for on site cutting and installation of finishing panels.



Double fastening strip in horizontal position



Double fastening strip in vertical position (A) and Starter Strip (B). Please refer to installation guide for full details.

TESTS & CERTIFICATIONS*

- . ASTM E84 - Fire resistance
- . ASTM E283 - Static air infiltration
- . ASTM E330 - Structural performance
- . ASTM E331 - Static water contacting AWB
- . ASTM G155 - UV resistance
- . ASTM D6578 - Graffiti resistance

- . ASTM D3359 B - Adhesion testing
- . ASTM D6665 - Boiling water testing
- . ASTM D2794 - Impact resistance
- . ASTM E413 - Sound insulation
- . AAMA 501.1 - Dynamic water infiltration test
- . LEED V4

* visit our website at www.dizal.com for more information



**PERGOLA
ROOF**

(800) 967-0991
info@pergolaroof.com
pergolaroof.com
85 Broad street, Floor 18
New York, NY 10004



Ultimate Outdoor Solutions

ABOUT PERGOLA ROOF

Pergola Roof offers the best solutions to utilize your outdoor space all year round.

Our wide range of innovative products can be tailored to your specific needs to create an aesthetically pleasing landscape.

We lead by example through quality, design, and functionality.

"It's definitely unique. I've never seen anything like it before"

- Andy Spiler, Commack Fire Department

PERGOLA 1



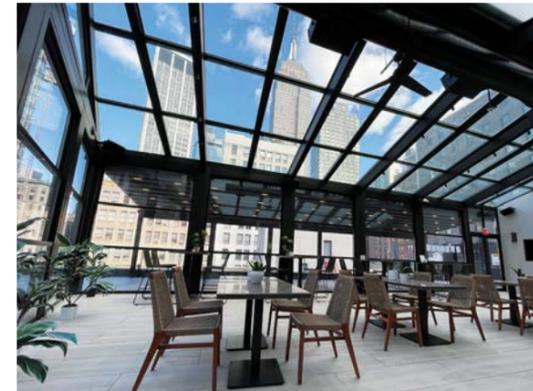
LOUVER 15



SCREEN 35



SUNROOM 41



GUILLOTINE 47



PERGOLA Retractable Awning | Motorized and Manual

We offer an aesthetic solution to outdoor problems with our retractable pergola systems. Our Pergolas allow you to have the freedom to create whatever environment you want when outside. Our systems come with every amenity you can think of so you don't have to. We use an aluminum structure that can withstand many different weather conditions, and doubles as a gutter and drainage pipe. We bring together the top materials and technology so we can help you make use of your outdoor space all year round. All of our pergolas are water-resistant, fire retardant, waterproof, remote-controlled and have custom finishes. They also come with optional dimmable LED lights built-in.

-  All Seasons
-  Resists bad weather
-  Fire retardant
-  Complete blackout
-  Watertight
-  Dimmable LED lights
-  Remote controlled
-  Custom finishes

Applications

Patio, Deck, Porch, Balcony, Terrace, Pool, Sukkah, Restaurant, Hotel, Rooftop

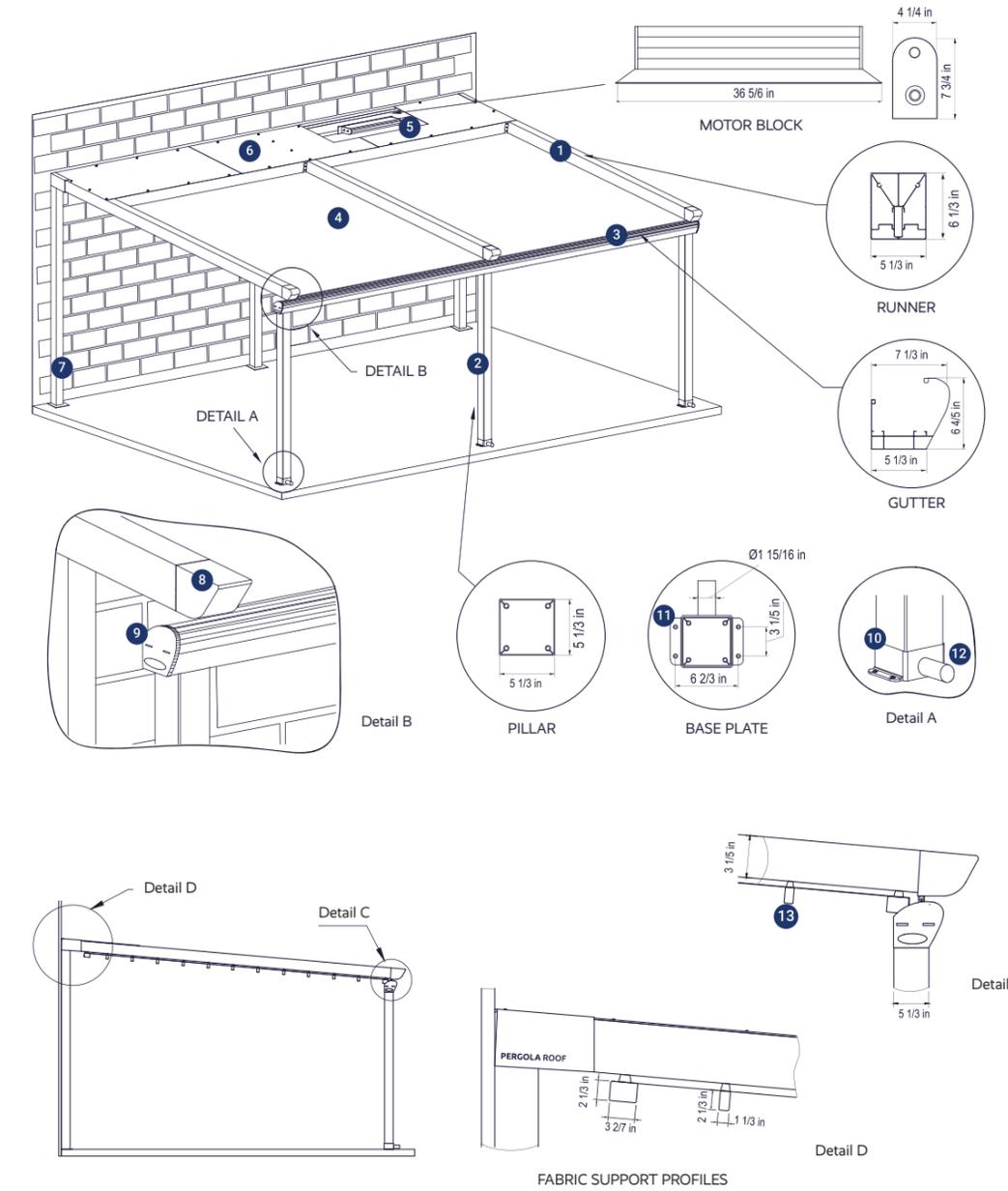
Available in freestanding or wall-mounted versions.



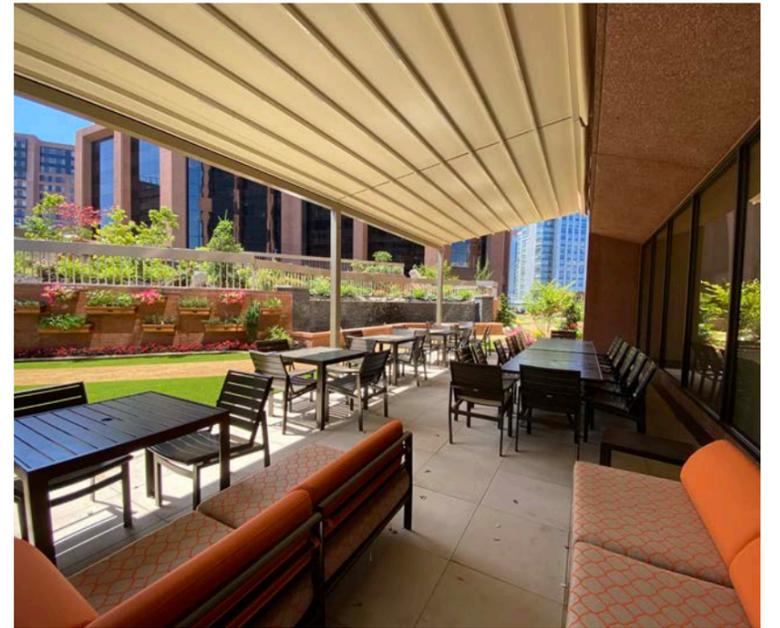
Pergola



Design Specs



1. Unibody aluminum press casting runner beam
2. Aluminum column (3 mm thick)
3. Double-skinned aluminum stream gutter
4. Fire retardant and waterproof retractable ceiling fabric with 3 layered complete blackout by Sergi Ferrari
5. The opening / closing movement of the roof cover is motorized with remote control by Somfy
6. Motor and fabric cover panel
7. Rear legs may be eliminated when directly installed to the wall
8. Die cast aluminum beam end cap
9. Plastic injected stream gutter side cap
10. Aluminum die casting attachment flange
11. M18 hex nut
12. Water dissent
13. Rail profile with integrated LED lighting







Materials

FABRIC / COMPOSITE

Soltis Flexlight 602 by Serge Ferrari is a highly durable, dimensionally stable material with a 5 year warranty.



Flexlight 602

	Technical properties	Standards
Yarn	1100 dtex PES HT	1100 dtex PES HT
Finish	Varnish both sides	Varnish both sides
Weight	19.1 oz/yd ²	22 oz/yd ² EN ISO 2286-2
Width	105.1	62 in: 109.3 yds 98.4 & 105.1 in: 54.6/328 yds
Standard length	54.6 yds/328 yds	
Tensile strength (warp/weft)	250/250 daN/5 cm	EN ISO 1421
Tear strength (warp/weft)	25/25 daN/5 cm	DIN 53.363
Adhesion	9/9 daN/5 cm	EN ISO 2411
Flame retardancy	Method 2/NFPA 701 • CSFM T19 • ASTM E662 • B1/DIN 4102-1 • M2/NFP 92-507 • Euroclass EN ISO 13501-1 • CAN / ULC S109-2014 (pending)	
Extreme working temperatures	-31°F / +158°F	In static position, internal test



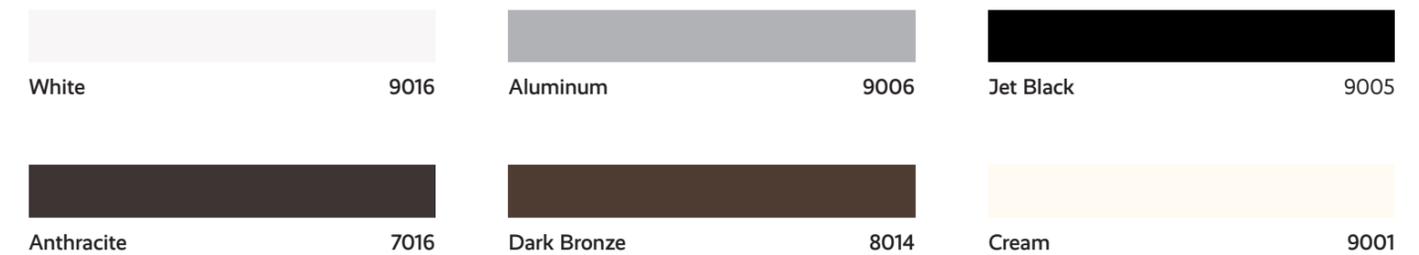
White

Gray

Cream

STRUCTURE

	Technical properties	Standards
Metal	11 gauge aluminum	
Finish	PE58 Qualicoat approved thermosetting powder coatings	
Weight	4 psf	
Width	16' span max. (no limit on number of sections)	
Projection	32' max. (single runner beam)	
Wind resistance	130 mph (vinyl canopy retracted closed)	
Tensile strength Rm (N/mm ²)	245 (min.)	TS EN ISO 6892-1
Yield point Rp 0,2 (N/mm ²)	200 (min.)	TS EN ISO 6892-1
Elongation A (%)	10 (min.)	TS EN ISO 6892-1



White

9016

Aluminum

9006

Jet Black

9005

Anthracite

7016

Dark Bronze

8014

Cream

9001



MOTOR

Altus® is suitable for pre- and post-construction opportunities and can be controlled with any Radio Technology Somfy accessory.



LT60 Altus RTS 6100R2

Technical properties

Voltage supply	120V AC, 60Hz / 220V AC, 50Hz
Limit switch type	Electronic RTS (remote controlled)
Torque	100 Nm (880 in. lbs.)
Rated current	3.8A
Speed	14 rpm
Sound level	≤ 67 dBA
Temperature working range	14°F to 104°F (-10°C to 40°C)



TELIS 4 and 16 RTS hand-held remote extends control up to 4 and 16 different channels within 65 feet of range.



DECOFLEX WIREFREE™ RTS is battery-powered and a completely wireless wall switch.

LIGHTS

SCHILDRE pergolas come with optional built-in LED spot or tube lighting



Samsung Tube LED

Technical properties

Operating voltage	24V
Color temperature	3,000K
LED type	700 Lumen
Protection class	IP 68
Body color	Off-white
Life	50,000 Hrs
Operating temperature	-30°C to 85°C
Dimensions	180 x 35 mm



Tube LED embedded into aluminum rail profile



Phillips Spot LED

Technical properties

Operating voltage	90-265V AC 50-60Hz
Color temperature	3,000K
LED type	Phillips Lumileds Luxeon K2
Protection class	IP 68
Body color	Off-white
Life	50,000 Hrs
Operating temperature	-30°C to 85°C
Weight and Dimensions	190 gr, 58 x 108 mm



Spot LED on aluminum rail profile

LOUVER

Louvered Roof | Motorized

High-end motorized louvered roof, made of an aluminum structure with insulated aluminum panels. Our louvered structure offers outstanding comfort in the cold and hot seasons. This structure is built to handle whatever mother nature chooses to throw at it. Can handle a great deal of snow and wind load.

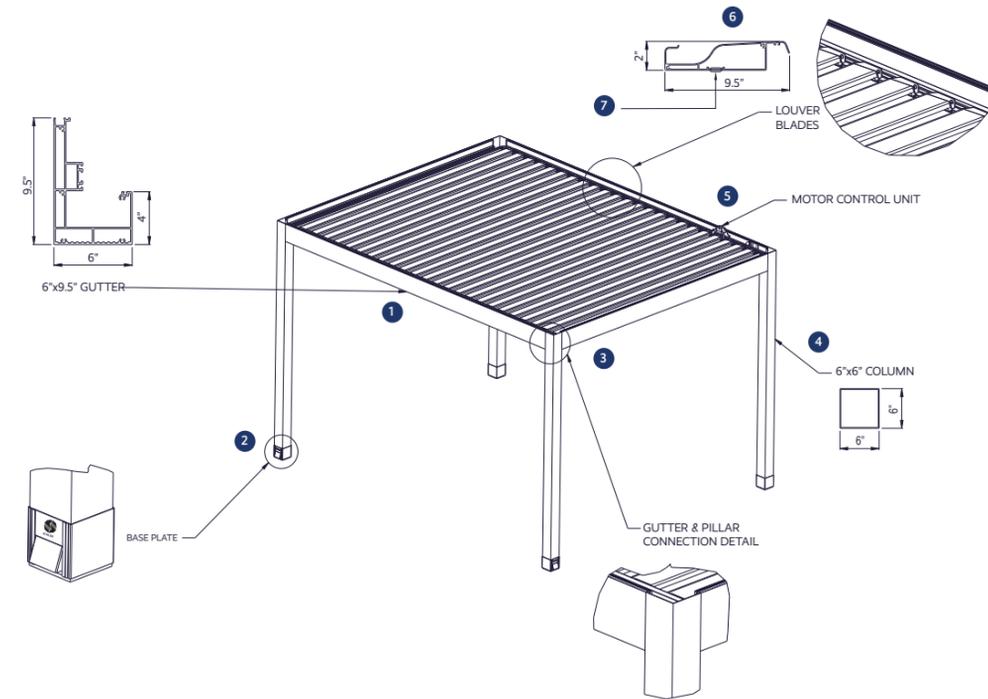
-  All Seasons
-  Resists bad weather
-  Fire retardant
-  Complete blackout
-  Watertight
-  Dimmable LED lights
-  Remote controlled
-  Custom finishes
-  Built to last



Louver



Design Specs



1. Built-in gutter aluminum side profiles
2. Unibody aluminum press casting base plate
3. Gutter drainage through column
4. Aluminum column (3 mm thick)
5. The pivoting open / close movement of the louver blades is motorized with remote control
6. Louver blades pivot up to 110°, they can be filled polyurethane foam for insulation
7. Optional integrated LED lights



Free standing - closed



Free standing - open



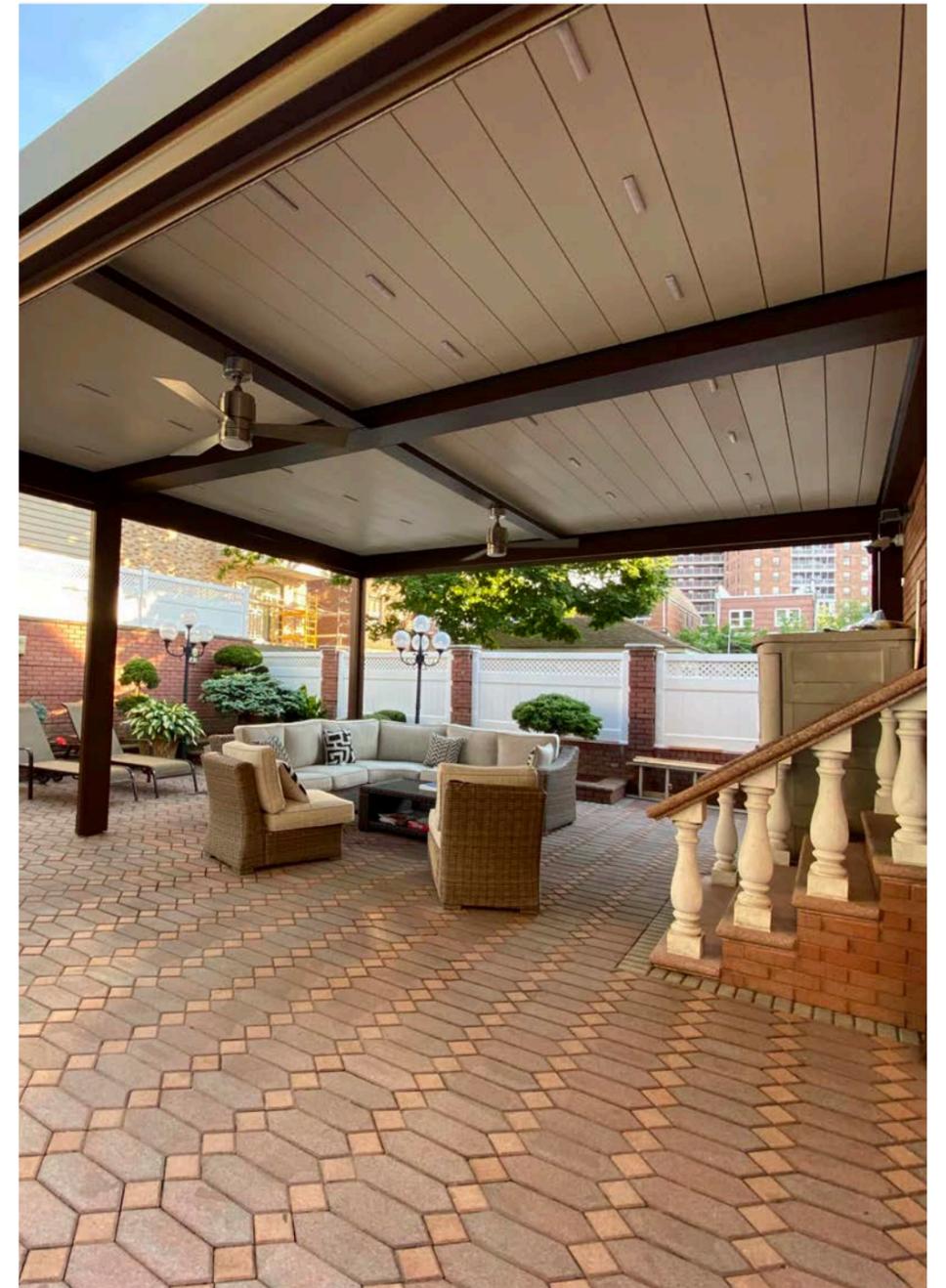
Wall mounted - closed



Wall mounted - open



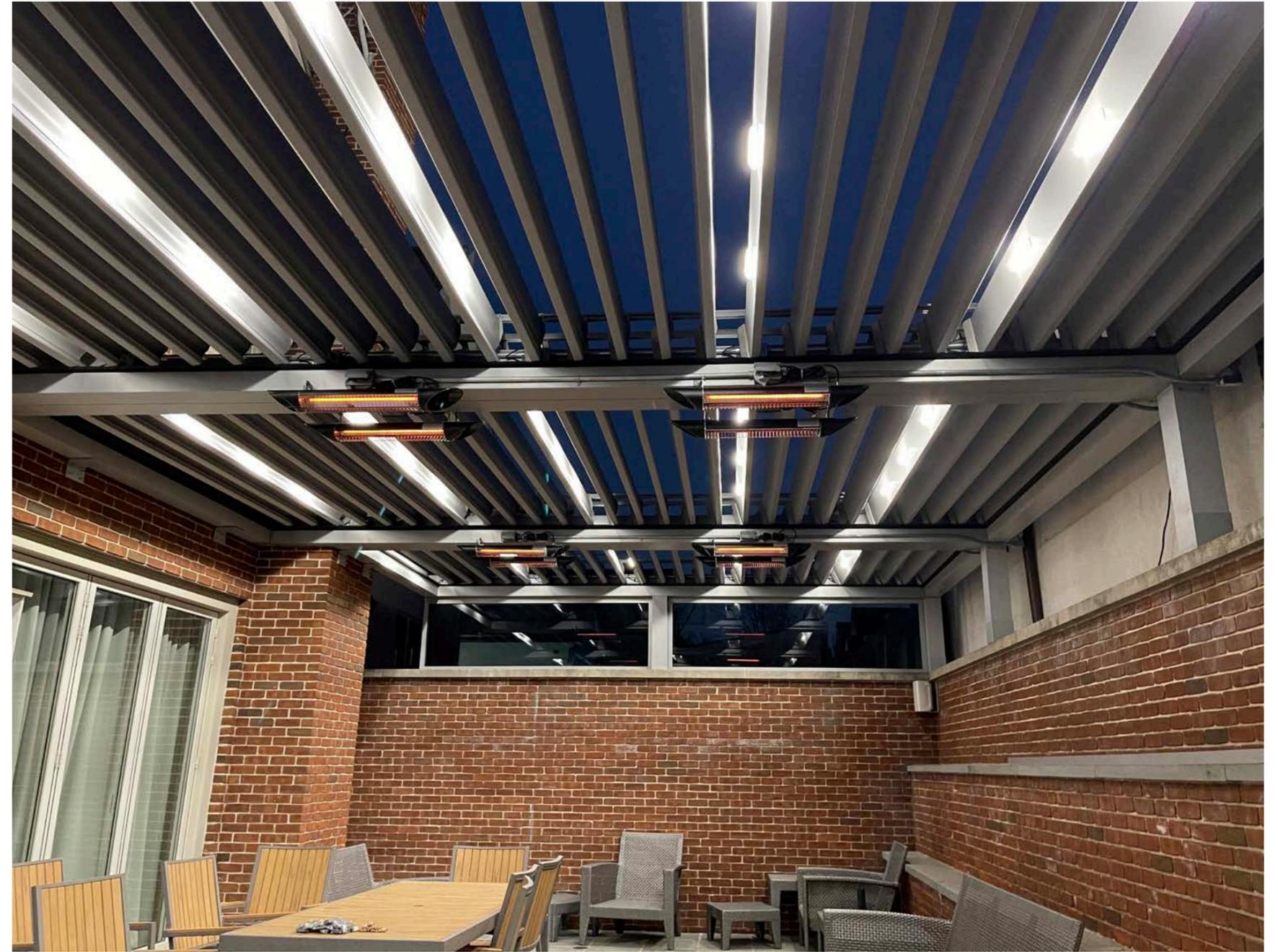












SCREEN

Roll-up Shading | Motorized

We work to making your outdoor the best it can be. Without shades, you can create outdoor blinds that provide privacy and protection against sun, heat, wind, rain, and insects. This add on aesthetically complements Pergola Roof systems by fully enclosing your patio, balcony or terrace and retracts with remote control. It withstands strong winds, provides micro air circulation and water resistance. It is a wonderful addition to any of Pergola Roof outdoor systems.

-  All Seasons
-  Resists bad weather
-  Fire retardant
-  Semi translucent
-  Water repellent
-  Dimmable LED lights
-  Air circulation
-  Remote controlled
-  Custom finishes
-  Built to last





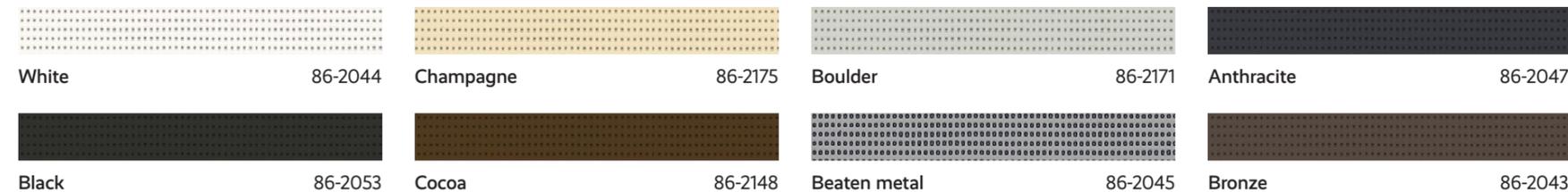
Materials

FABRIC / COMPOSITE

Thanks to Précontraint technology by Serge Ferrari, both Horizon 86 and Perform 92 have outstanding dimensional stability. They are environmentally friendly and recyclable.

Soltis Horizon 86 is a 14% open mesh composite that offers the best outward visibility with a level of up to 28% natural light transmission.

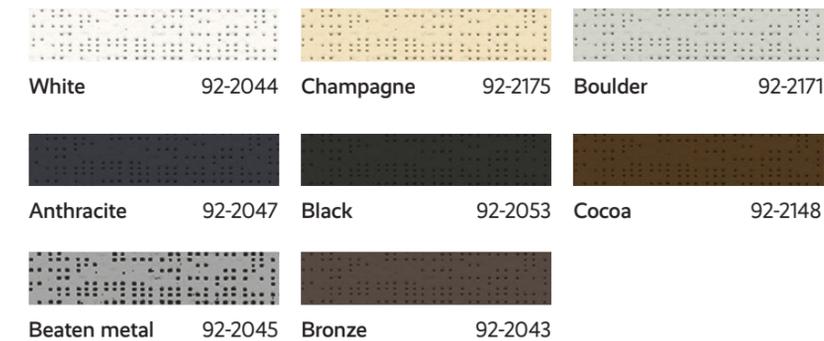
Soltis Horizon 86		Standards
Technical properties		
Weight	11.2 oz/yd ²	EN ISO 2286-2
Thickness	0.45 mm / 450 microns	
Width	69.7 in - 105.1 in	EN ISO 2286-2
Standard format length	69.7" width: 54.68 yds 105.1" width: 43.74 yds	
Tensile strength (warp/weft)	230/160 daN/ 5 cm	EN ISO 1421
Tear strength (warp/weft)	45/20 daN	DIN 53.363
Flame retardancy	CSFM T19 • Method 1/NFPA 701 • Class A/ASTM E84	
Warranty	5 years	



Soltis Perform 92 is a 4% open mesh and an advanced thermal shield. It blocks up to 97% of heat in external window applications.

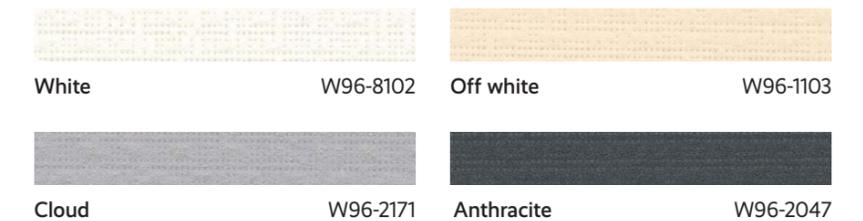
This micro-perforated screen offers the best thermal performance while maintaining outward visibility.

Soltis Horizon 92		Standards
Technical properties		
Weight	12.4 oz/yd ²	
Thickness	0.45 mm / 450 microns	
Width	69.7 in - 105.1 in	
Standard format length	69.7" width: 54.68 yds 105.1" width: 43.74 yds	
Tensile strength (warp/weft)	310/210 daN/ 5 cm	
Tear strength (warp/weft)	45/20 daN	
Flame retardancy	Method 1/ NFPA 701 • CSFM T19 • Class A/ ASTM E84	
Warranty	5 years	



Soltis Proof W96 protects against UV and bad weather, while preserving the level of natural light transmitted. This translucent, waterproof fabric is ideal for pergolas and shade canopies.

Soltis Proof W96		Standards
Technical properties		
Weight	620 g/m ² — 18.3 oz/sqyd	
Thickness	0.56 mm / 560 microns	
Width	267 cm — 105.1 in.	
Standard format length	35 lm — 38.27 yds	
Tensile strength (warp/weft)	220/220 daN/5 cm	
Tear strength (warp/weft)	25/20 daN	
Flame retardancy	M2	
Warranty	5 years	



SL73

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High Velocity Hurricane Zone Approved

FEATURES

PERFORMANCE

OPTIONS

ACCESSORIES

RESOURCES

Features

Our toughest folding system, designed to face hurricanes and completely impact-rated

MIAMI-DADE APPROVED

The NanaWall SL73 has passed the most rigorous testing designed for windows and doors to be used in hurricane zones. Areas that require protection from water penetration or are located in mid-rise buildings, the NanaWall SL73 is designed to perform.

FORCED ENTRY RATED AND DYNAMIC WATER PERFORMANCE

The NanaWall SL73 is perfect for securing common areas and in areas exposed to heavy rain. Both forced entry rated and passing a more difficult water test, you can rely on the NanaWall SL73 when you need it most.

**REINFORCED FOR MID RISES**

The NanaWall SL73 has achieved design pressure performance making it acceptable for up to mid-rise level exposures. For specific sizes and capabilities, please refer to the performance chart.

[Learn more](#)

**COMPLETELY IMPACT RATED**

Many approved systems are limited to outward opening and are not approved for areas that need protection from water. The NanaWall SL73 offers a complete impact rated system, allowing both inward and outward opening systems to qualify, while also providing protection from water penetration.

**FLORIDA PRODUCT APPROVAL:**

Inswing - FL20108
Outswing - FL20107

MIAMI-DADE COUNTY APPROVAL:

Inswing - NOA 17-0713.18*
Outswing - NOA 17-0713.17*

*Expiration date of 8/11/2020

Operation

INCLUDE A SWING DOOR, OR TWO

If you plan on needing daily access, be sure to include a swing door. Take a look at your configuration options and choose one that works best for your design.

[Learn more](#)



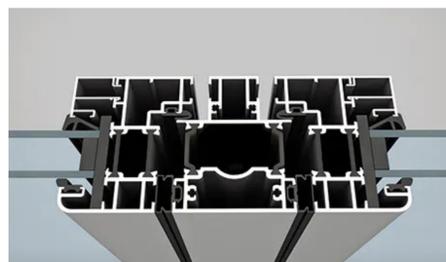
Technology

SOUND CONTROL

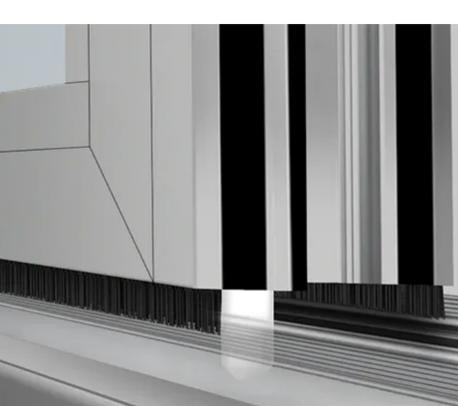
The NanaWall SL73 featuring a 70mm panel depth and using special laminated glass options, provides one of our best choices for sound control. While delivering peace of mind as an impact rated system, you get an additional benefit of both peace and quiet.

**REINFORCED ROLLERS, OPTIONAL STAINLESS STEEL HINGES**

The NanaWall SL73 features reinforced floor supported rollers, within the rolling structural post. This combination allows for high wind load performance and impact resistance. Stainless steel hinges are optional when needed.

**INSULATED ALUMINUM CORE**

The NanaWall SL73 features a door panel depth of 70mm utilizing an advanced thermal strut that provides comfort for all climates and excellent sound control.

**FLOOR TRACK CHOICES**

The NanaWall SL73 features two sill options, a high-performance sill, and the low-profile saddle sill. Both sills help provide security protection from wind driven rain.

[Learn more](#)

**GERMAN ENGINEERING**

NanaWall systems are designed in Germany, providing world-class quality and long-term reliability

**UNIQUE TO YOU**

Each NanaWall system is custom made to order based on your project and your personal preferences

**WIDE OPENINGS**

NanaWall folding systems can replace walls or doors up to 39' wide, select systems can go even wider if desired

**BUILT TO PERFORM**

NanaWall systems meet or exceed air, water, structural, and forced entry tests for weather, durability, and security

**AESTHETICS**

NanaWall materials offer a variety of material options and finishes to coordinate with any design

**EASE OF OPERATION**

NanaWall systems offer single-handed operation and move smoothly with little effort



Download our brochures or place an order for printed ones.

[DOWNLOAD BROCHURES](#)

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GALLERY

RESOURCES

BROCHURES

SUPPORT

BLOG

WHY NANAWALL

Architects & Designers
Contractors & Builders
Homeowners
Business Owners

APPLICATIONS

Residential
Commercial Exterior
Commercial Interior

OUR PRODUCTS

Folding Glass Walls
SL60 | SL45 | SL70 | SL73 | NW Aluminum 840 | NW Aluminum 640 | NW Acoustical 645 | WD65 | WD66 | WA67 | NW Wood 540

Sliding Glass Walls

HSW60 | HSW66

Frameless Glass Walls

HSW75 | PrivaSEE | ClimaCLEAR | FSW75 | CSW75

Minimal Sliding Glass Walls

cero

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Rep Finder

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Continuing Education

NANA WALL SYSTEMS, INC.

100 Meadowcreek Drive #250, Corte Madera, CA 94925
Phone 866.208.5745 | 415.707.3209
Fax 415.383.0312
info@nanawall.com | [Contact Us](#)

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SL73 Performance

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High Velocity Hurricane Zone

Approved



FEATURES



PERFORMANCE



OPTIONS



ACCESSORIES



RESOURCES

PERFORMANCE WHEN CLOSED MATTERS MOST

Large openings are easy to design and there are many options to choose from. When deciding on a product that best for your project, performance when closed needs to be considered.



ALL CLIMATE PERFORMANCE

NanaWall products are NFRC rated and certified for true energy efficiency in all climates.



CERTIFIED TESTING STANDARDS

NanaWall products endure the latest AAMA testing standards for air, water, structural, and forced entry.



SUSTAINABLE DESIGN

NanaWall products contribute to multiple LEED rating systems and potentially several credit categories.

[Back to top](#)

Air, Water, Structural, Thermal, Forced Entry & Acoustical Results

FLORIDA PRODUCT APPROVAL: Inswing - FL20108, Outswing - FL20107

HIGH PERFORMANCE SILL

LOW PROFILE SILL

DESIGN WINDLOAD

Higher Weather Performance (Raised) Sill - SL73

TYPE OF TEST	INWARD OPENING UNITS Approved with Impact Glass in FL High Velocity Hurricane Zone (HVHZ) FL Product Approval #FL20107.1	OUTWARD OPENING UNITS Approved with Impact Glass in FL High Velocity Hurricane Zone (HVHZ) FL Product Approval #FL20107.2				
<p>Air Infiltration ① Protocol TAS 202 and ASTM E-283, cfm/ft²</p>	<p>@ 1.57 psf (75 Pa): 0.08 to 0.30 A1 to A3 ②</p> <p>@ 6.24 psf (300 Pa): 0.20 to 0.30</p>	<p>@ 1.57 psf (75 Pa): 0.02 to 0.14 A1 to A3 ②</p> <p>@ 6.24 psf (300 Pa): 0.07 to 0.30</p>				
<p>Static Water Penetration ① Protocol TAS 202 and ASTM E-547 and E-331</p>	<p>No uncontrolled water entry @ 9 psf (440 Pa)</p>	<p>No uncontrolled water entry @ 9 psf (440 Pa)</p>				
<p>Dynamic Water Penetration ③ AAMA 520 & ASTM E-2268</p>	<p>Performance Level 2: No water entry above allowable @ 6-18 psf (300-860 Pa)</p>	<p>Performance Level 1: No water entry above allowable @ 5-15 psf (250-715 Pa)</p>				
<p>Structural Load Deflection ① TAS 202 & ASTM E-330: pass Note that the structural test pressures were 50% higher than the design pressures.</p>	<p>DESIGN PRESSURE</p> <table border="0"> <tr> <td>Positive @ 70 psf (3350 Pa)</td> <td>Negative @ 100 psf (4785 Pa)</td> </tr> </table> <p>Class SP-PG70, Panel size - 3' x 8' (915 mm x 2438 mm) ②</p>	Positive @ 70 psf (3350 Pa)	Negative @ 100 psf (4785 Pa)	<p>DESIGN PRESSURE</p> <table border="0"> <tr> <td>Positive @ 70 psf (3350 Pa)</td> <td>Negative @ 70 psf (3350 Pa)</td> </tr> </table> <p>Class SP-PG70, Panel size - 3' x 8' (915 mm x 2438 mm) ②</p>	Positive @ 70 psf (3350 Pa)	Negative @ 70 psf (3350 Pa)
Positive @ 70 psf (3350 Pa)	Negative @ 100 psf (4785 Pa)					
Positive @ 70 psf (3350 Pa)	Negative @ 70 psf (3350 Pa)					
<p>Missile Impact & Cycling ① Protocols TAS 201 & 203: Pass ASTM E 1886 & E1996</p>	<p>WITH EITHER 7/16" SINGLE IMPACT OR 1 1/8" INSULATED IMPACT GLASS*</p> <p>DESIGN PRESSURE</p> <table border="0"> <tr> <td>Positive @ 90 psf (4300 Pa)</td> <td>Negative @ 110 psf (5260 Pa)</td> </tr> </table>	Positive @ 90 psf (4300 Pa)	Negative @ 110 psf (5260 Pa)	<p>WITH EITHER 7/16" SINGLE IMPACT OR 1 1/8" INSULATED IMPACT GLASS*</p> <p>DESIGN PRESSURE</p> <table border="0"> <tr> <td>Positive @ 90 psf (4300 Pa)</td> <td>Negative @ 90 psf (4300 Pa)</td> </tr> </table>	Positive @ 90 psf (4300 Pa)	Negative @ 90 psf (4300 Pa)
Positive @ 90 psf (4300 Pa)	Negative @ 110 psf (5260 Pa)					
Positive @ 90 psf (4300 Pa)	Negative @ 90 psf (4300 Pa)					
<p>Forced Entry Resistance ④</p>	<p>In accordance with TAS 202, AAMA -1304 and ASTM F842 requirements +F1</p>					

① Excerpts of results of 3 separate units of various panels and configurations tested by Architectural Testing, Inc., Fresno, CA, an independent testing laboratory in October 2009.

② For Canada, tested to NAFS-08 or equivalent and CSA A44051-09 (with weep holes in sills by others to drain standing water in sill channels).

③ Excerpts of results of 12'11" W x 8'3" H four panel units 1L3R tested by Architectural Testing, Inc., Fresno, CA, an independent testing laboratory in October 2009.

[Back to top](#)

Thermal Performance

(Floor Supported Units)

Rated, certified and labeled in accordance with NFRC 100 + 200

TYPE OF GLASS (1 LITE)	CENTER OF GLASS U-FACTOR	INWARD OPENING UNITS			OUTWARD OPENING UNITS		
		UNIT U-FACTOR	SHGC ④	VT ⑤	UNIT U-FACTOR	SHGC ④	VT ⑤
Double IG Impact (air filled)	.45	.49	.48	.51	.50	.48	.51
Double IG Impact Low E (argon filled)	.24	.35	.19	.42	.36	.19	.42
Double IG Impact Low E #2 & #4 surfaces (argon filled)	.20	.32	.18	.40	.34	.18	.40
Single Impact	.94	.79	.51	.57	.81	.51	.57
Single Impact Low E (SB70)	.94	.79	.25	.39	.81	.24	.39

NOTES

④ SHGC = Solar Heat Gain Coefficient

⑤ VT = Visible Transmittance

Shown above are thermal values for select glass options only. Thermal values of other glass options are available. These may be able to meet specific requirements, such as Energy Star values for other zones, CA Title 24 prescriptive values, other state and local energy codes, etc. Thermal values for glass with other Low E coatings and Suntuitive dynamic glass are available. Please [contact NanaWall](#) for more information.

[Back to top](#)

"We wanted the full length view of a glass wall in a conditioned space, with the flexibility to open the doors to turn it into a patio. NanaWall was the only product that was impact rated and could meet the wind load requirements for these openings."

- Bill Gaston, Lexington Country Club

GALLERY

RESOURCES

BROCHURES

SUPPORT

BLOG

WHY NANAWALL

Architects & Designers
Contractors & Builders
Homeowners
Business Owners

APPLICATIONS

Residential
Commercial Exterior
Commercial Interior

OUR PRODUCTS

Folding Glass Walls
SL60 | SL45 | SL70 | SL73 | NW Aluminum 840 | NW Aluminum 640 | NW Acoustical 645 | WD65 | WD66 | WA67 | NW Wood 540

Sliding Glass Walls

HSW60 | HSW66

Frameless Glass Walls

HSW75 | PrivaSEE | ClimaCLEAR | FSW75 | CSW75

Minimal Sliding Glass Walls

cero

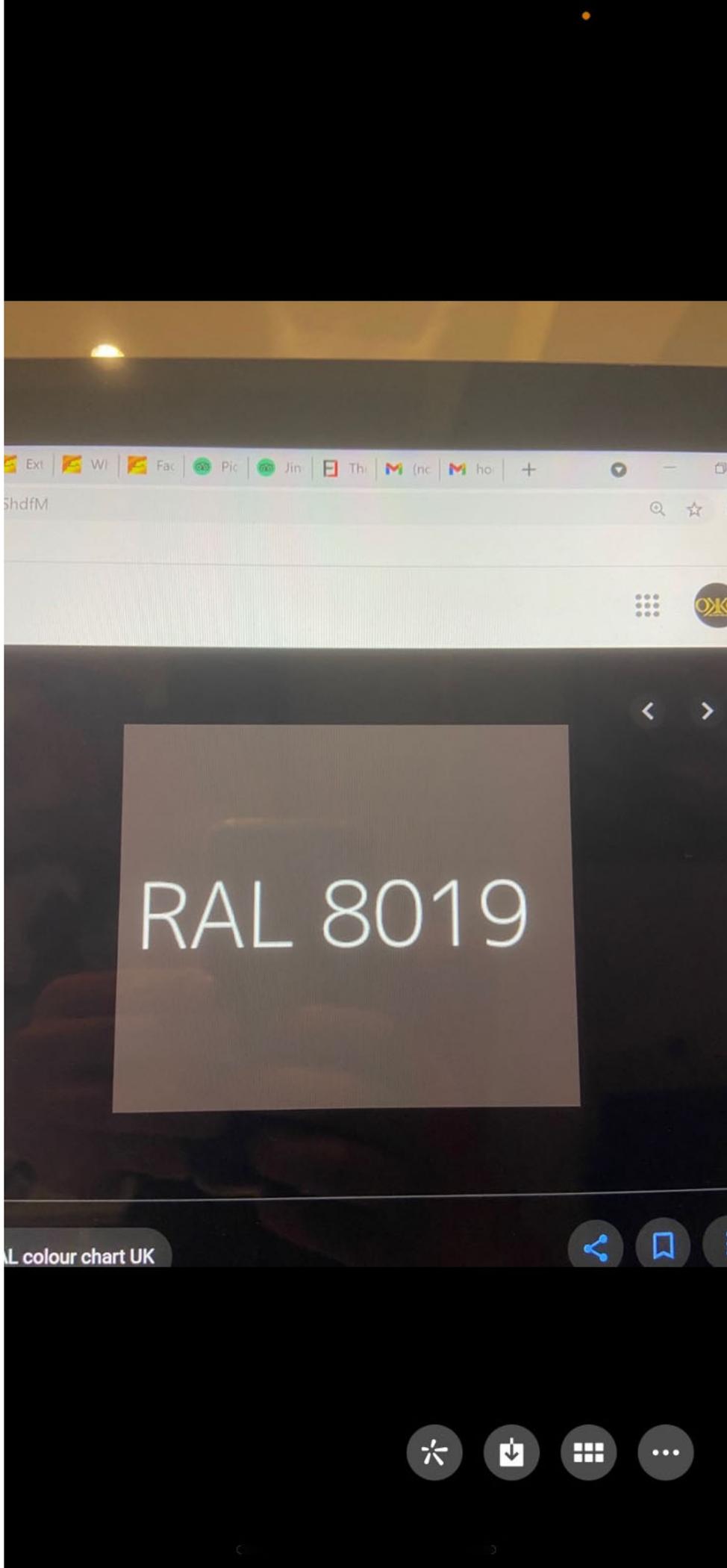
NANA WALL SYSTEMS, INC.

100 Meadowcreek Drive #250, Corte Madera, CA 94925
Phone 866.579.7632 | 415.480.3479
Fax 415.383.0312
info@nanawall.com | Contact Us

[Facebook](#) | [Twitter](#) | [Pinterest](#) | [Houzz](#) | [Blog](#) | [Instagram](#)

[Sitemap](#) | [Solarlux](#) | [Legal](#) | [Privacy](#)

COOKIES SETTINGS

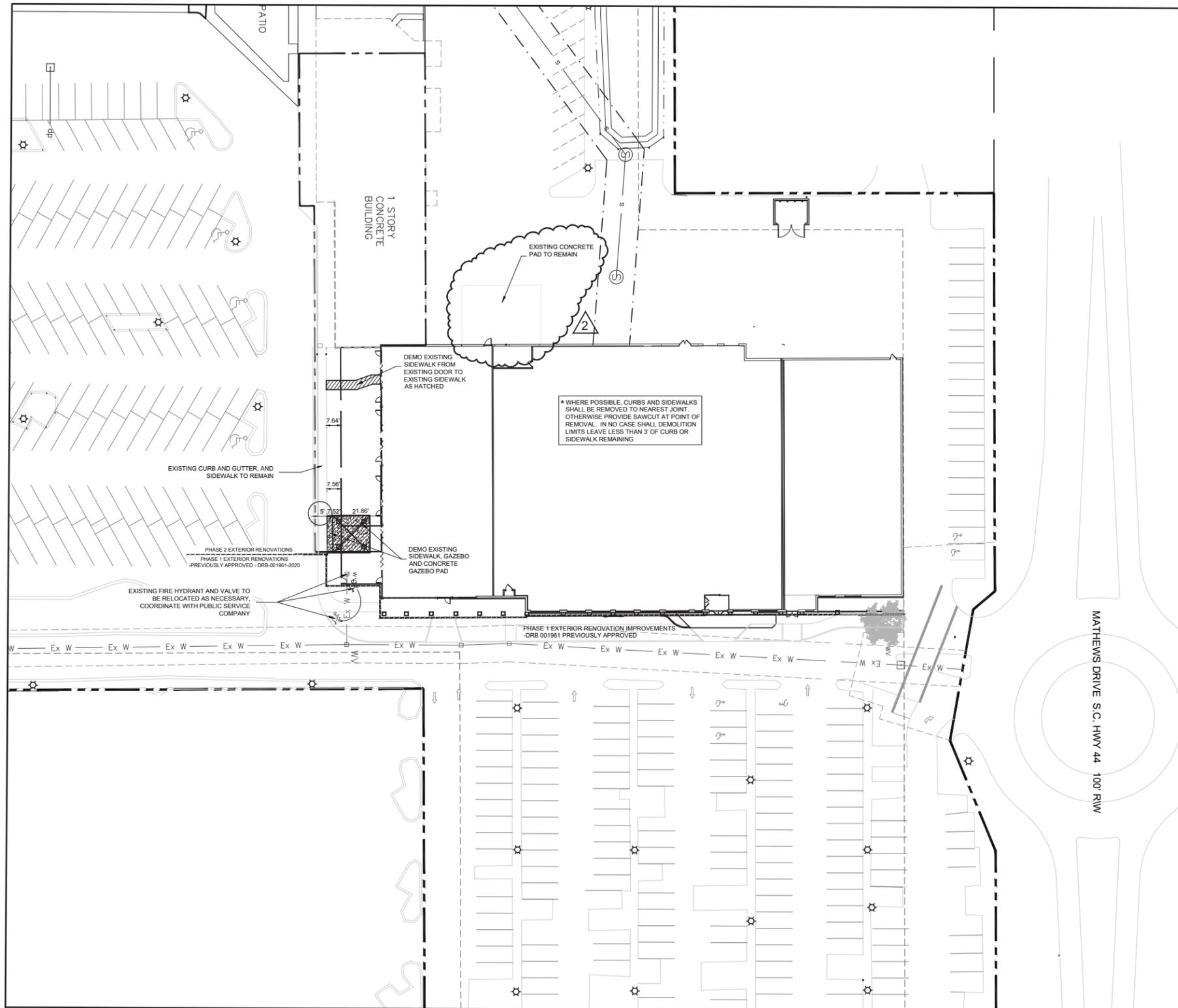


RAL 8019

L colour chart UK

PPG

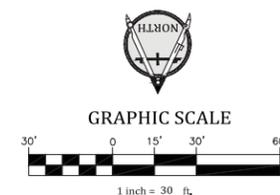




DEMOLITION NOTES:

1. UTILITY LOCATIONS TO BE FIELD VERIFIED BY PROPER AGENCIES BEFORE BEGINNING CONSTRUCTION. UNDERGROUND UTILITIES ARE NOT FIELD LOCATED NOR ARE ALL PURPORTED TO BE SHOWN. INFORMATION SHOWN SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND OR OVERHEAD UTILITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING UTILITY PROVIDERS AND REMOVING EXISTING BUILDING UTILITIES TO A POINT TO ACCOMMODATE THE NEW BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE OWNER/BUILDING CONTRACTOR FOR RECONNECTION OF BUILDING UTILITIES.
3. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY, STATE, FEDERAL, O.S.H.A. REGULATIONS, CODES AND STANDARDS. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
4. NECESSARY AND SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL MEASURES AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
5. NOTIFY THE CITY INSPECTIONS DEPARTMENT 24 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. NO WORK SHALL OCCUR OFFSITE ON PROPERTY OWNED BY OTHERS WITHOUT THE OWNER AND CONTRACTOR OBTAINING WRITTEN PERMISSION AND THE REQUIRED PERMITS TO DO SO.
7. THE CONTRACTOR SHALL REPAIR OR REPLACE IN-KIND ANY DAMAGE THAT OCCURS AS A RESULT OF HIS WORK.
8. **THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER/ARCHITECT OF ANY CONFLICTING INFORMATION OR DISCREPANCIES THAT EXISTS ON THE CONTRACT DOCUMENTS OR DRAWINGS.**
9. **IN THE EVENT THAT THERE IS CONFLICTING INFORMATION ON THE DRAWING OR SPECIFICATIONS THE MORE STRINGENT REQUIREMENT WILL APPLY.**

1 DEMOLITION PLAN
C1.00 SCALE: 1" = 30'



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NO.	DATE	REVISION/DESCRIPTION
2	10/29/2021	TENANT REVISIONS

**PORT ROYAL PLAZA
RENOVATION
PHASE 2**
95 Matthews Drive
Hilton Head Island, SC

for
GFB Associates, LLC
537 Market Street, Suite 400
Chattanooga, TN 37402
(423) 752-0107

AD Engineering
851 E. 4th Street, Suite 407
Chattanooga, TN 37403
423.266.3501
adengineering.us



DATE
4/26/2021
DRAWN BY
TJF
CHECKED BY
JWW/DAS
SCALE
AS SHOWN
JOB NUMBER
18210

**SIDEWALK
DEMOLITION
PLAN**

DRAWING NUMBER
C1.00

NO.	DATE	REVISION/DESCRIPTION
2	10/20/2021	TENANT REVISIONS

PORT ROYAL PLAZA
RENOVATION
PHASE 2
95 Matthews Drive
Hilton Head Island, SC

for
GFB Associates, LLC
537 Market Street, Suite 400
Chattanooga, TN 37402
(423) 752-0107

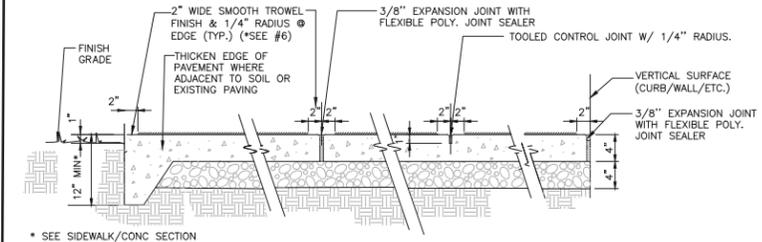
AD Engineering
851 E. 4th Street, Suite 407
Chattanooga, TN 37403
423.266.3501
adengineering.us



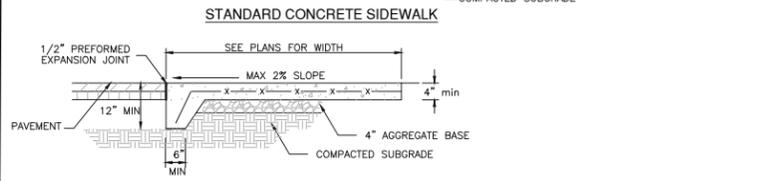
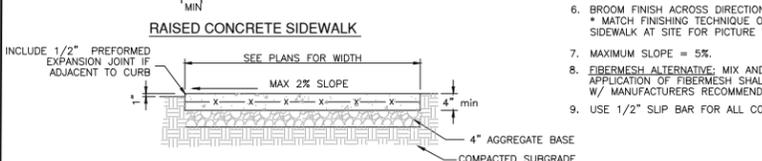
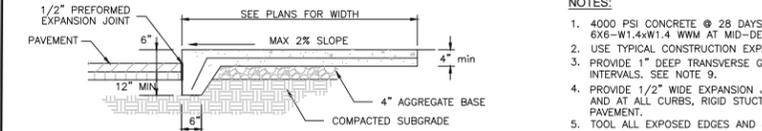
DATE
4/26/2021
DRAWN BY
TJF
CHECKED BY
JWW/DAS
SCALE
AS SHOWN
JOB NUMBER
18210

SIDEWALK
IMPROVEMENTS
PLAN

DRAWING NUMBER
C2.00



CONSTRUCTION, CONTROL & EXPANSION JOINTS, TYP



3 CONCRETE SIDEWALK
C2.00 not to scale

NOTES:

THIS PROJECT IS FOR THE INSTALLATION OF A LANDSCAPE AREAS AS WELL AS SIDEWALK CONNECTION ALONG THE FRONT OF AN EXISTING BUILDING AS PART OF THE BUILDING RENOVATION TO PROVIDE CIRCULATION AND ACCESS. WORK WILL INCLUDE DEMOLITION OF EXISTING SIDEWALKS, CURBS, AND ASPHALT PAVEMENT.

ALL CONSTRUCTION MUST CONFORM TO THE TOWN OF HILTON HEAD ISLAND STANDARDS AND SPECIFICATIONS.

ALL WORK SHALL COMPLY WITH LOCAL STATE AND FEDERAL REGULATIONS AND REQUIREMENTS.

CONTRACTOR SHALL COORDINATE ALL WORK WITH THE TOWN AND OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.

THE LOCATION OF ANY BUILDING UTILITIES IS UNKNOWN AND CONTRACTOR SHALL TAKE CARE TO LOCATE AND PROTECT UTILITIES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE OWNER/BUILDING CONTRACTOR FOR RECONNECTION OF ANY BUILDING UTILITIES, IF NEEDED.

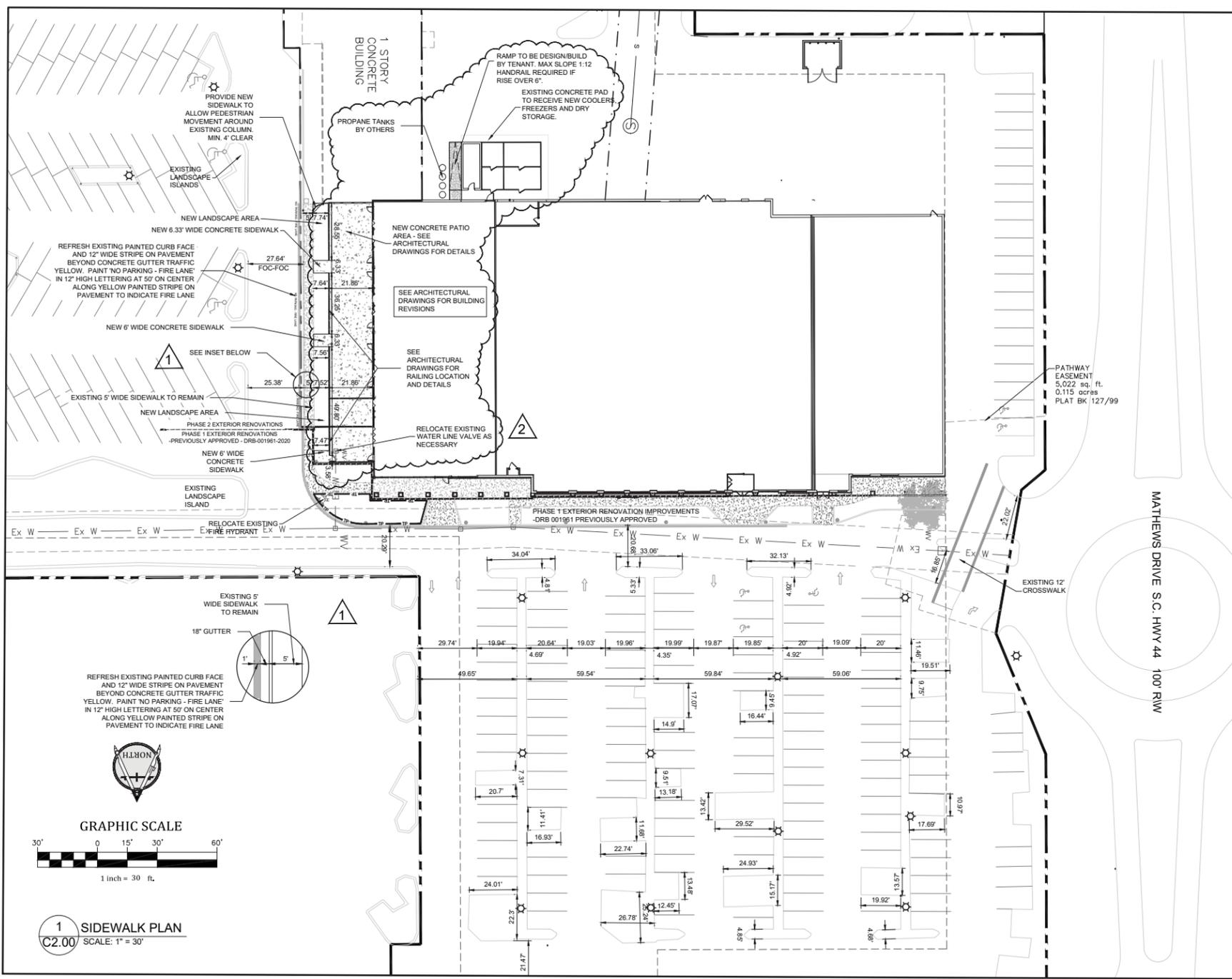
CONTRACTOR SHALL REPAIR OR REPLACE, IN KIND, ANY DAMAGE THAT OCCURS AS A RESULT OF THEIR WORK.

IT IS THE INTENT OF THIS PROJECT FOR THE CONTRACTOR TO VERIFY AND MATCH EXISTING CONDITIONS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT OF ANY ITEMS THAT DO NOT EXIST AS SHOWN.

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER/ARCHITECT OF ANY CONFLICTING INFORMATION OR DISCREPANCIES THAT EXIST ON THE CONTRACT DOCUMENTS OR DRAWINGS.

IN THE EVENT THAT THERE IS CONFLICTING INFORMATION ON THE DRAWINGS OR SPECIFICATIONS THE MORE STRINGENT REQUIREMENTS SHALL APPLY.

NEW FIRE LANE DESIGNATION. 6" WIDE CURB AND FACE SHALL BE PAINTED TRAFFIC YELLOW IN COLOR AND INCLUDE A 12" STRIPE ON THE PAVEMENT ALONG THE CURB. 'NO PARKING FIRE LANE' SHALL BE PAINTED AT THE ENDS OF THE FIRE LANE AND AT 50' O.C. LETTERING SHALL BE 12" HIGH. AT EVERY PUBLIC ENTRANCE TO PRIVATE PROPERTY CONTAINING FIRE LANES THERE SHALL BE SIGNAGE STATING THE FOLLOWING: 'TRAFFIC LAWS ENFORCED BY LOCAL AUTHORITIES S.C. STATE CODE OF LAWS 23-1-15.



NO. DATE REVISION/DESCRIPTION

2 10/20/2021 TENANT REVISIONS

PORT ROYAL PLAZA
RENOVATION
PHASE 2
95 Matthews Drive
Hilton Head Island, SC

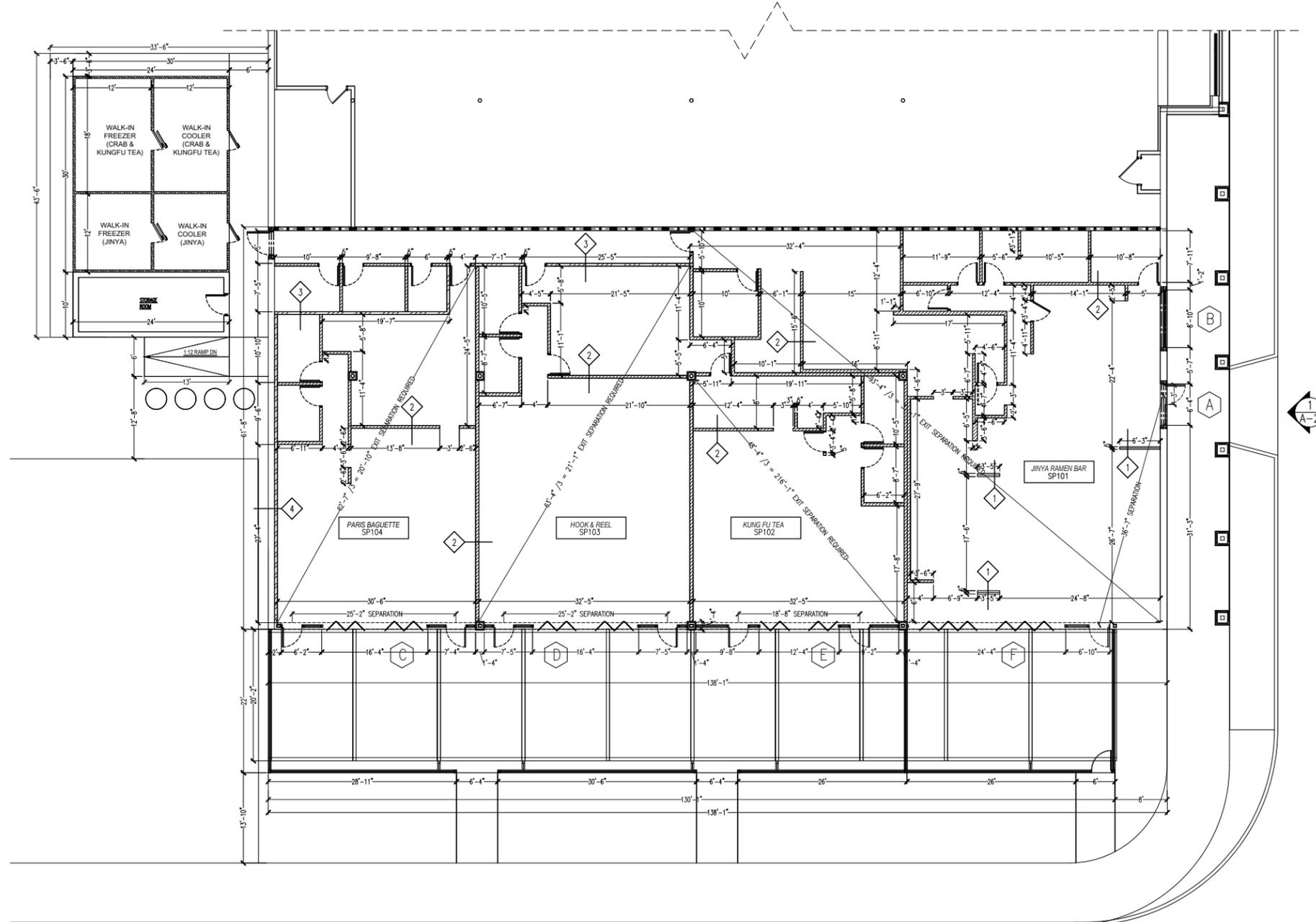
for
GFB Associates, LLC
537 Market Street, Suite 400
Chattanooga, TN 37402
(423) 752-0107

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SCALE
AS SHOWN
JOB NUMBER
18210

SIDEWALK
IMPROVEMENTS
PLAN

DRAWING NUMBER
C2.00



DIMENSIONAL FLOOR PLAN

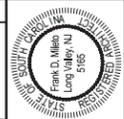
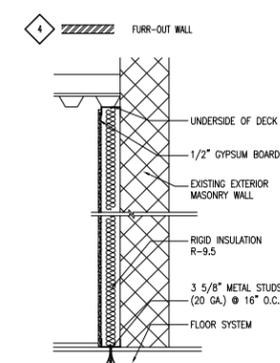
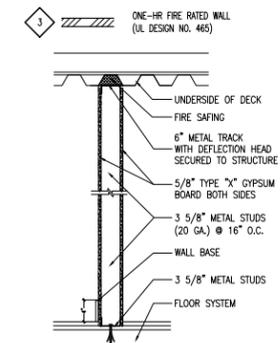
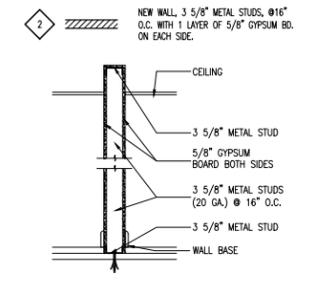
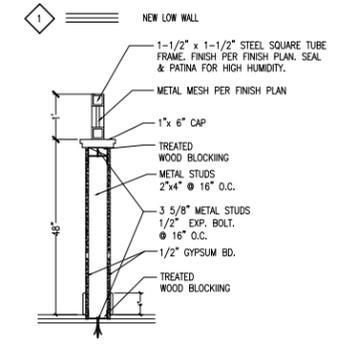
SCALE: 1/8"=1'-0"



SYMBOL LEGEND

- WALL TYPE (REFER TO SHEET A-1 FOR WALL DETAIL)
- DOOR & WINDOW TAG (REFER TO SHEET A-5 FOR ELEVATION)

WALL DETAIL



FRANK D. MILETO A.I.A.
 14 BEAVERBROOK DRIVE, LONG VALLEY, N.J. 07853
 Tel: (908) 876-9400 Fax: (908) 876-9405
 Email: f.mileto@comcast.net
 ARCHITECT-PROFESSIONAL PLANNER

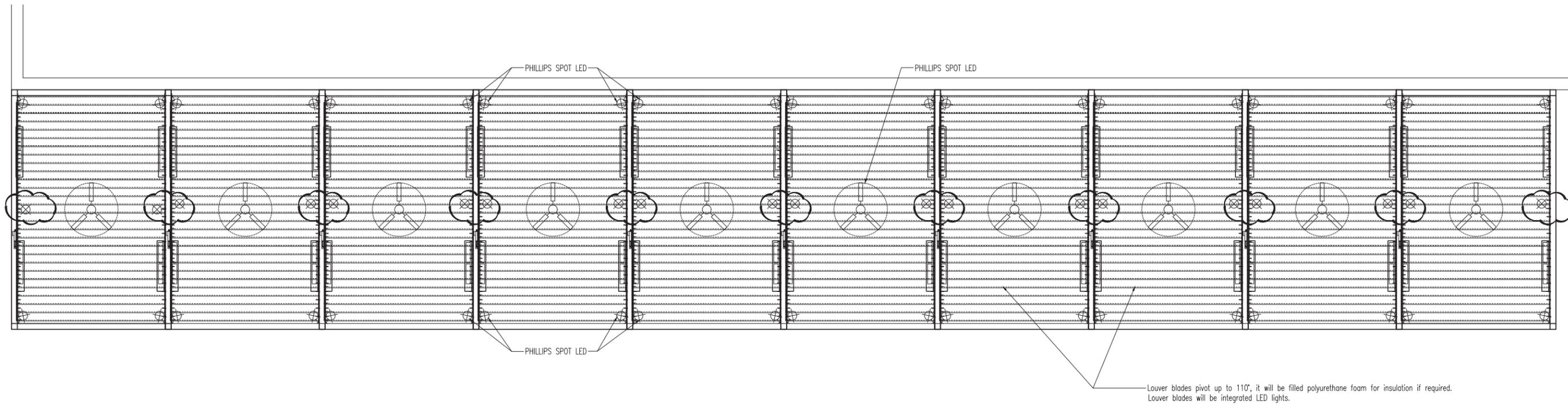


LAM & ASSOCIATES CONSULTING, INC.
 FOOD SERVICE CONSULTANT
 11 EAST BROADWAY, UNIT 110, NEW YORK, NY 10008
 TEL: 212 752-3450 FAX: 212 752-3445
 EMAIL: HSLANCO@GMAIL.COM

PROPOSED RESTAURANT
 PORT ROYAL PLAZA
 86 MATTHEWS DRIVE
 HILTON HEAD ISLAND, SC 29928

REVISIONS	
DATE:	
DATE:	05/01/2021
SCALE:	AS DRAWING
DRAWN:	JG
JOB NO.:	B21-013

A-1



REFLECTED CEILING PLAN

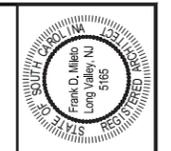
SCALE: 1/4"=1'-0"

NOTE:

1. A LIGHTING PLAN COMPLIANT WITH LMO REQUIREMENTS SHALL BE PROVIDED BY OWNER FOR APPROVAL..
2. ANY COLOR LIGHT FIXTURES SHALL BE ELIMINATED.

LEGEND

-  PHILLIPS SPOT LED
-  56" CEILING FAN WITH EXTENSION ROD
-  LOUVER BLADES AS MANUFACTURE
-  OUTDOOR INFRARED HEATER



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 Email: fmileto@comcast.net
 ARCHITECT-PROFESSIONAL PLANNER



FOOD SERVICE CONSULTANT
LAM & ASSOCIATES CONSULTING, INC.
 24 EAST BROADWAY, UNIT 210, NEW YORK, NY 10038
 TEL: 212 750-3450 FAX: 212 750-3445
 EMAIL: HSLAMCO@GMAIL.COM

PROPOSED RESTAURANT
 PORT ROYAL PLAZA
 95 MATTHEWS DRIVE
 HILTON HEAD ISLAND, SC 29926

REVISIONS	
DATE	DESCRIPTION
07/01/2021	DRB REVIEW

DATE: 05/01/2021
 SCALE: AS DRAWING
 DRAWN: JG
 JOB NO. B21-013

OUTDOOR SPOT LED SPECIFICATIONS

Light Outdoor spot light
LED integrated flow unit, Black. Smart control with Hue bridge*

1741430P7

Specifications

Design and finishing

- Material: aluminum
- Color: matt chrome

Product dimensions & weight

- Height: 19.4 cm
- Length: 8.4 cm
- Width: 7.0 cm
- Net weight: 0.430 kg
- Cable length: 0.5 m

Technical specifications

- Main power: Range 220 V - 240 V, 50-60 Hz
- Bulb technology: LED, 24 V
- Number of bulbs: 3
- Wattage bulb included: 8 W
- Maximum wattage replacement bulb: 8 W
- Light color: 2000-6500 Hue White Color Ambiance
- Total lumen output fixture: 600 lm
- Fixture dimension:
- LED
- Built in LED

- Energy class included light source: built in LED + bulb of class A
- Fixture is compatible with bulb(s) of class: A+ to E
- Lifetime up to: 25,000 hrs
- IP code: IP65, dust tight, protection from jetting water
- Class of protection: II - double insulated
- Light source equivalent to traditional bulb of: 19 W

Service

- Warranty: 2 year(s)

Packaging dimensions & weight

- Height: 22.3 cm
- Length: 31 cm
- Width: 23.5 cm
- Weight: 3.740 kg

Miscellaneous

- Especially designed for: Garden & Patio
- Style: Functional
- Type: Post(s)/post

LIGHT BULBS COLOR: SOFT WHITE (3000K)



Issue date 2018-12-14

Version: B.2.1

12 NC: 9150 054 29701
EAN: 87 18676 16796 0

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Specifications are subject to change without notice.
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www.philips.com

OUTDOOR HEATER SPECIFICATIONS



DIR Series

INDOOR/OUTDOOR INFRARED HEATER

The Dimplex DIR series heaters are perfect for homeowners, business owners, landlords, designers or builders looking to enhance an outdoor entertaining space with a premium comfort product that is complimentary to modern design.

BENEFITS

- IP65 rating for indoor and outdoor applications
- Nextrema Schott glass ensures even heat distribution and minimizes light emissions
- 3 temperature settings - 1000W [low], 2000W [med], 3000W [high]
- 1, 2 and 3 hour delay timer
- 8 hour auto shutoff safety mechanism
- 6 second maximum heat up time
- Corrosion resistant anodized aluminum and 304 stainless steel makes this product suitable for all climates
- Programmable timer and remote control for ease of operation
- 240V hard-wired installation provides up to 3000 (3 kw) of powerful heating
- Each heater comes with the element(s) pre-installed, which eases in installation and reduces the risk of damaged, broken or misplaced elements upon delivery



APPLICATIONS

Patios | Balconies | Outdoor Living Spaces | Sunroom | Gazebos | Common Areas

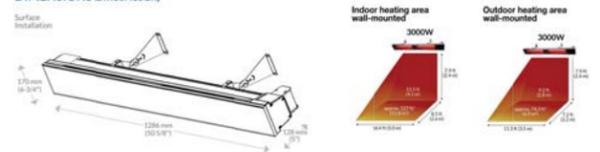
SPECIFICATIONS

Voltage	240V
Wattage	1000 - 3000
Color	Stainless Steel
Finish	Glass - Nextrema Schott
Heating Element	Ruby halogen heating element(s)
Construction	Stainless Steel (304)
Controls & Wiring	Hardwire installation only. Unit has an auto shut off feature after 8 hours of operation
Installation	Surface-mount brackets included for wall
Warranty	1 year replacement parts

ORDERING GUIDE

Cat. No.	Installation	Watts	Volts	Weight (kg/lbs.)
DIR30A10GR	Wall-mounting only	3000	240	6.8 / 15.0

DIMENSIONS DIR30A10GR



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Telephone: 1-877-360-1101 | www.dimplex.com
© 2021 Dimplex America | 30-000-001-011-00

Eliza-H Flushmount Ceiling Fan
By Atlas Fan Company



Product Options

- Fan Blade Finish: Barn Wood, Brushed Nickel, Gloss White, Gray Ash, Old Oak, Matte Black, Walnut
- Fan Body Finish: Brushed Nickel, Gloss White, Matte Black

Details

- Designed by Stephen Katz
- Energy Efficient, Silent, Six-Speed, Reversible DC Motor with New, Reliable Technology
- Not recommended for salt water / ocean front applications
- Interior/Exterior Damp Location Rating
- Install indoors or in protected, fully covered outdoor locations
- 6-Speed RF Remote and 6-speed Wireless Decora-Style Wall Control
- Motor speed ranges from 52 to 172 RPM
- Compatible with DC-WC Proprietary Decora-Style Accessory Wall Control
- Cubic Feet Per Minute Airflow - Low: 1633
- Cubic Feet Per Minute Airflow - Average: 2669
- Electricity Use - Average: 22W
- Cubic Feet Per Minute Per Watt - Average: 164
- Voltage of 110V or 220V
- Material: Cast Aluminum / Polycarbonate / Heavy Stamped Steel
- Number of Blades: 3
- Blade Pitch: 27 degrees
- Motor Type: DC
- Motor Speed: 172 RPM
- Fan Speeds Forward/Reverse: 6
- Control Included: Handheld with wall bracket
- Fan Airflow (at high speed): 5439 CFM
- Fan Electricity Use (at high speed): 33 Watts (excludes lights)
- Fan Airflow Efficiency (at high speed): 164 CFM/Watt
- Installation Type: Huggler
- UL Listed Damp
- Assembly Required
- Warranty: Limited Lifetime
- Made In China

Dimensions

- Blade: Width 2", Diameter 56"
- Canopy: Diameter 8"
- Fixture: Height 9", Blade Diameter 56", Weight 17lbs
- Motor: Diameter 8"
- Stem: Length 10", Diameter 1"

Additional Details

- AirFlow Efficiency: 164 cfm/watt
- Energy Use: 33 watts
- Product URL: <https://www.lumens.com/eliza-h-flushmount-ceiling-fan-by-atlas-fan-company-ATI1PH0K4.html>
- Rating: UL Listed Damp



Notes:



WALL-MOUNT GOOSENECK SIGN LIGHTING SPECIFICATIONS



TECHNICAL DATA SHEET

Project Name: _____ Catalog #: _____
Comments: _____ Date: _____

Eco-RLM Line - 10" & 12" Angle Shade

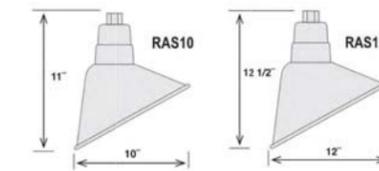
Features

- UL Listed for Wet Locations
- Every Gooseneck Arm comes with round mounting plate to fit onto standard round junction box
- 100" Wire Length Included With Every Shades
- Up to 200W Incandescent or LED Compatible



Specifications

Base Type	Medium (E26)
Bulb Type	LED / Incandescent
Voltage	120 Volts
Max Wattage	200W A21
Material	Cold Rolled Steel, and Die Cast Zinc Shade w/ Glass and Guard Options



Finishes Available:

- Architectural Bronze
- Black Porcelain
- Galvanized
- Satin Black
- Satin Green
- Satin Red
- White
- White Porcelain
- Sea Foam Porcelain

- ABR
- BP
- GA
- SB
- SG
- SR
- WH
- WP
- SFP

Tel: +1 (813) 649-8899
Fax: +1 (813) 425-9007

sales@htm-lighting.com
Rev. V0916

HTM Lighting Solutions
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PROPOSED RESTAURANT
PORT ROYAL PLAZA
95 MATTHEWS DRIVE
HILTON HEAD ISLAND, SC 29926

REVISIONS

DATED:

07/01/2021
DRB REVIEW

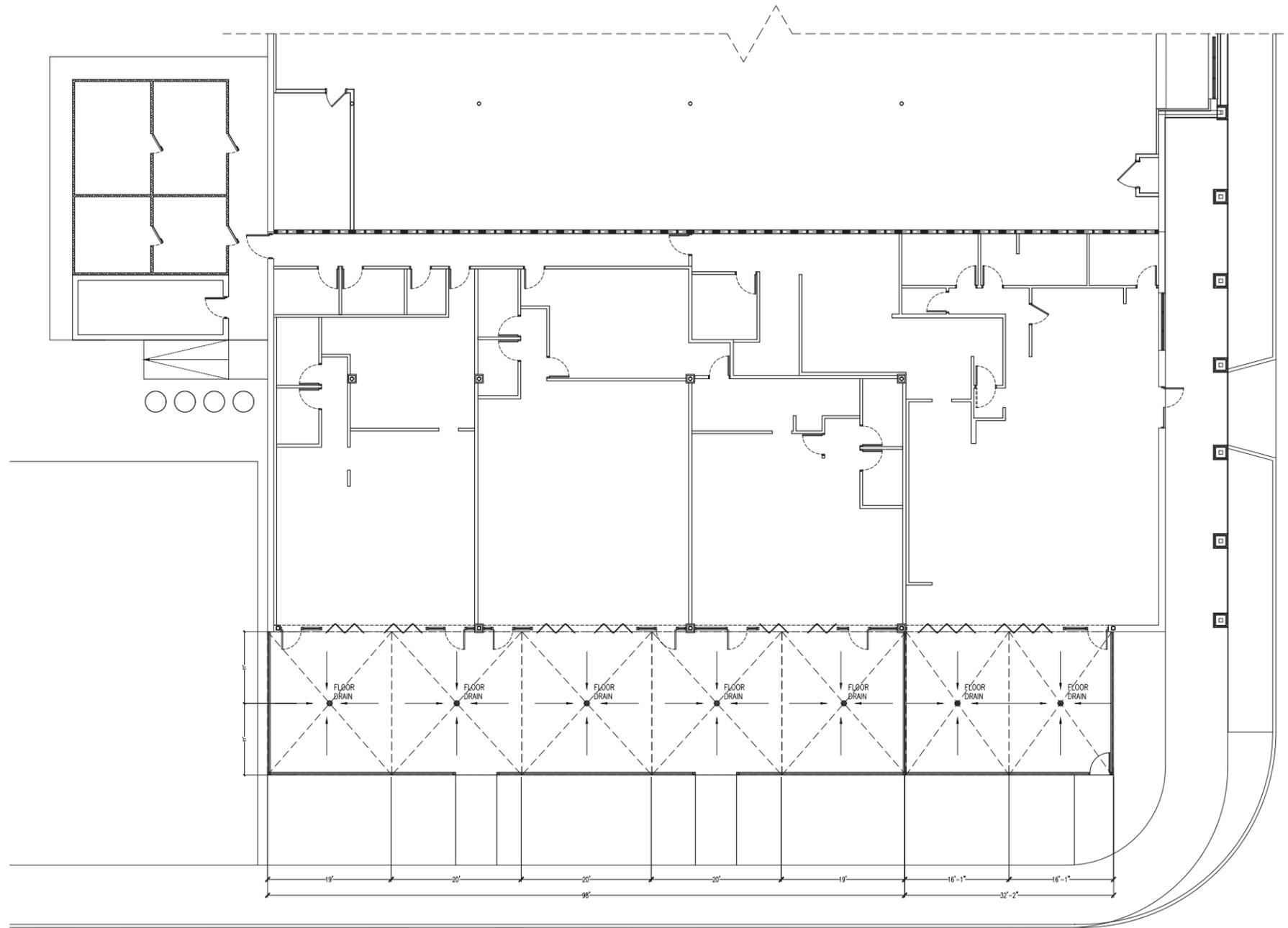
DATE: 05/01/2021

SCALE: AS DRAWING

DRAWN: JG

JOB NO. B21-013

A-3.1



CURB SLOPE PLAN

SCALE: 1/8"=1'-0"

GENERAL NOTES

1. SLOPE SLAB UNIFORMLY AS SHOWN TO FLOOR DRAINS.
2. FLOOR DRAINS ARE TO BE SET 1/4" BELOW FINISH FLOOR.
3. FLOOR DRAINS SHALL BE CONNECTED TO EXISTING SW.



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PROPOSED RESTAURANT
 PORT ROYAL PLAZA
 95 MATTHEWS DRIVE
 HILTON HEAD ISLAND, SC 29926

REVISIONS
 DATED:

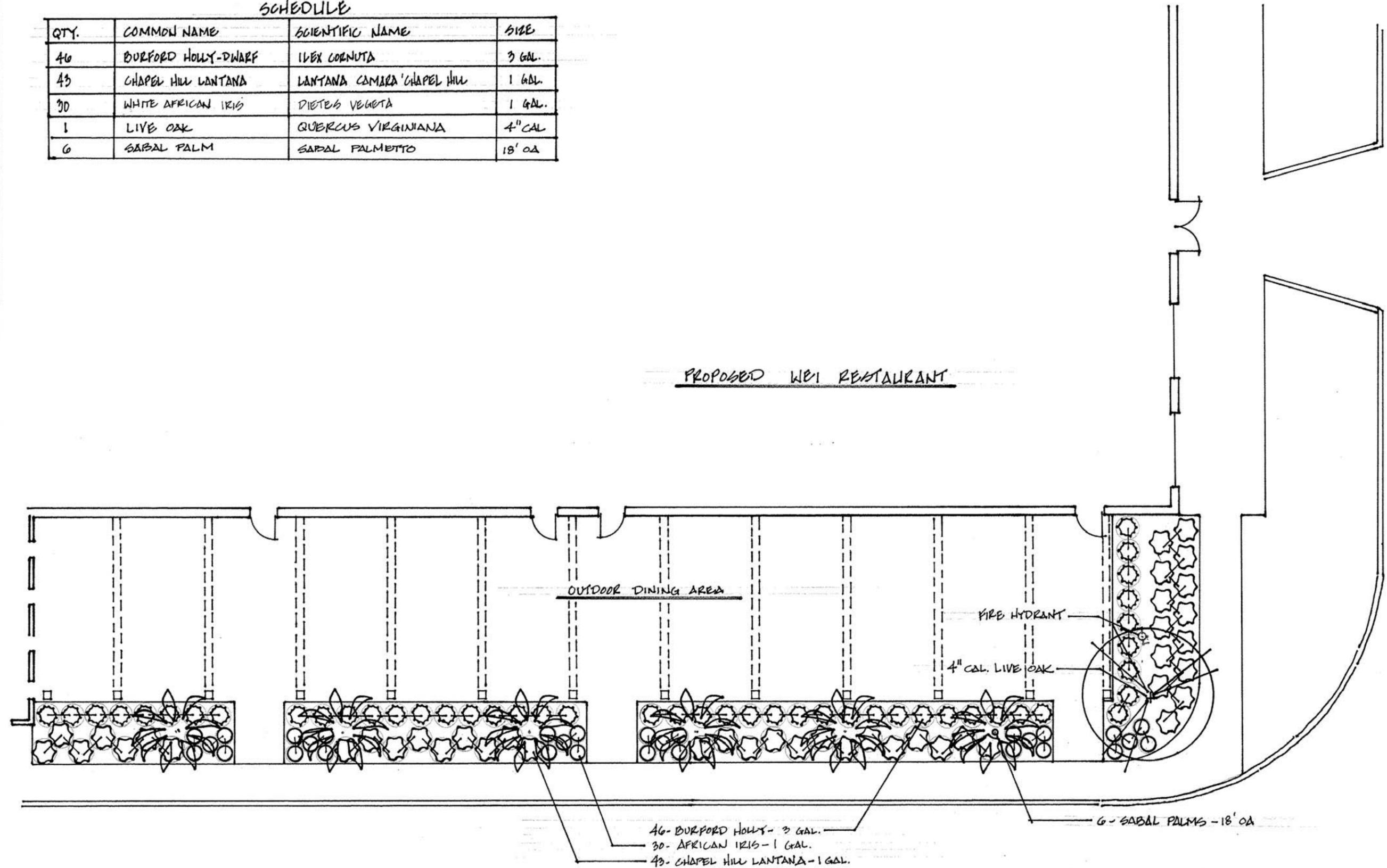
DATE: 05/01/2021
 SCALE: AS DRAWING
 DRAWN: JG
 JOB NO. B21-013

A-6

SCHEDULE

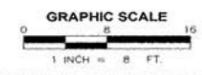
QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE
46	BURFORD HOLLY-DWARF	ILEX CORNUTA	3 GAL.
43	CHAPEL HILL LANTANA	LANTANA CAMARA 'CHAPEL HILL	1 GAL.
30	WHITE AFRICAN IRIS	DIETES VEGETA	1 GAL.
1	LIVE OAK	QUERCUS VIRGINIANA	4" CAL
6	SABAL PALM	SABAL PALMETTO	18' OA

PROPOSED WEI RESTAURANT



46- BURFORD HOLLY - 3 GAL.
 30- AFRICAN IRIS - 1 GAL.
 43- CHAPEL HILL LANTANA - 1 GAL.

6 - SABAL PALMS - 18' OA



35 Dillon Road
 Hilton Head Island, South Carolina
 29926
 O: 843-715-2908
 F: 843-715-2909

Landscape Plan
PORT ROYAL PLAZA - WEI RESTAURANT
 95 MATTHEWS DR.
 Hilton Head Island, South Carolina

Revisions:
 5.3.2021
 5.5.2021

Project #: GTH-20492
 File Name: GREEN THUMB 2016.dwg
 Scale: 1" = 8'
 Date: 4.23.2021
 Client:

Any Unauthorized Reproductions Or Use Of This Plan Without Prior Consent From The Green Thumb Will Be Subject To Prosecution Under The Law

Sheet #:
LA-1.00

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: Wei Food Hall

DRB#: DRB-001598-2021

DATE: 06/30/21 07/02/21

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS: (submit revised drawings for review and approval by Staff)

- ~~1. Eliminate the Dikal Aluminum Architectural Panels from the building facade.~~
- ~~2. Raise the top of the proposed bi-fold door in detail 1/A-2 'Store Left Elevation' to match the top of the transom over the adjacent door.~~
3. Specify the exterior color of the proposed coolers at the back of the building or provide a plan and detail to screen them.
4. Provide a lighting plan compliant with LMO requirements.
- ~~5. Eliminate any color light fixtures.~~
6. Specify the location of the proposed Gooseneck fixture. Given the number of fixtures per sign, please provide lighting levels on the sign that meet LMO requirements and confirm these fixtures do not exceed 3000K.
7. Specify on the drawings:
 - ~~a. The color of the awning structure,~~
 - b. The color of the awning material,
 - ~~c. The new storefront window and door frame color.~~
8. Provide physical color samples for approval at the meeting.
9. Provide a detail or plan on how the patio surface will be drained.

ARCHITECTURAL DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Avoids monotonous planes or unrelieved repetition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The way the Dikal Aluminum Architectural Panels are used on the building façade is inconsistent with the rest of the building and shopping center.

Windows are in proportion to the facade	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The top of the proposed bi-fold door in detail 1/A-2 'Store Left Elevation' should match the top of the transom over the adjacent door.
Utilities and equipment are concealed from view	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Specify the color of the proposed coolers at the back of the building or screen them. Provide specification or detail for review and approval.
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Please provide a lighting plan.

MISC COMMENTS/QUESTIONS

1. The application does not include a lighting plan. Per the LMO, the lighting plan should indicate an average of .75 foot-candles not exceeding 8 foot-candles. The 3000K specified is compliant with the Design Guide.
- ~~2. It appears with the Philips Spot fixtures different colored lighting is possible. Color lighting is not in keeping with the spirit of the LMO see 16-5-114. 13.(B) and not in keeping with Island Character as described by the Design Guide.~~
3. Please clarify where the Gooseneck Sign Lighting is proposed to be installed. Please note signs are approved under a separate permit.
4. Specify on the drawings:
 - ~~a. The color of the awning structure;~~
 - b. The color of the awning material,
 - ~~c. The new storefront window and door frame color.~~
5. Community Table
 - a. Please specify the location of this structure.
 - b. Reconsider the color of the black tile. Per the Design Guide, page 16, "the use of black, white or off-white is typically avoided". Consider an alternate color scheme that includes dark bronze.
6. Please provide physical color samples for review at the meeting.
7. While not a requirement, you may want to consider ornamental grasses like Fakahatchee to replace the hollies. They may be more in keeping with the concept of the awning structure.
8. Provide a detail or plan on how the patio surface will be drained.