



# Town of Hilton Head Island Regular Design Review Board Meeting

December 11, 2018

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

## AGENDA

---

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

1. **Call to Order**
2. **Roll Call**
3. **Freedom of Information Act Compliance**  
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
4. **Approval of Agenda**
5. **Approval of Minutes** – Meeting of Nov. 13, 2018
6. **New Business**
  - A. *Alteration/Addition*
    - Omni Bar, DRB-002714-2018
    - Fishcamp Addition, DRB-002731-2018
    - Java Burrito, DRB-002732-2018 (existing exterior addition)
7. **Appearance by Citizens**
8. **Staff Report**
9. **Adjournment**

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

***Town of Hilton Head Island***  
***Minutes of the Design Review Board Meeting***  
**November 13, 2018 at 12:00 p.m. Noon**  
**Benjamin M. Racusin Council Chambers**

**Board Members Present:** Chairman Dale Strecker, Vice Chairman Michael Gentemann, Cathy Foss, Brian Witmer, Ron Hoffman

**Board Members Excused:** Debbie Remke, Kyle Theodore

**Town Council Present:** None

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

---

**1. Call to Order**

Chairman Strecker called the meeting to order at 12:02 p.m.

**2. Roll Call – See as noted above.**

**3. Freedom of Information Act Compliance**

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

**4. Approval of the Agenda**

The Board approved the agenda by general consent.

**5. Approval of Minutes – Meeting of October 23, 2018**

The Board approved the minutes of the October 23, 2018 regular meeting.

**6. New Business**

*A. Alteration/Addition*

- French Bakery, DRB-002456-2018

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends approval of the application as submitted.

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

Chairman Strecker asked for public comments and none were received.

Chairman Strecker asked the Board for comments. The Board inquired about the dumpster and trash at the back side of the building. Staff will follow up with the site owners regarding the existing dumpster that is required to be screened as part of a previous project. The Board preferred the shingle wall over the handrail element. The Board indicated the columns should remain behind the sprinkler riser room. The suggestion was made to continue the shingled wall around the upper level landing to screen the hand rail from view and to extend the landing out to where the column is located.



Ms. Foss made a motion to approve DRB-002456-2018 with the following conditions:

1. Remove the visible handrail and extend the shingle wall all the way up and around the landing.
2. The landing shall extend out to meet the new column and that column shall be concealed behind the sprinkler riser room.
3. All changes shall be submitted to Staff for review and approval.

Mr. Witmer seconded. The motion passed with a vote of 4-0-0.

- Schooner Court, DRB-002516-2018

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends approval of the application as submitted.

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

Chairman Strecker asked the Board for comments. The Board complimented the project. The first and second floors are to remain. The only change is to add the third floor. The third floor is to match the first and second floors entirely including materials, windows, colors, etc. This project proposes a double window which exists on other units in the complex. The proposed external columns on the deck were discussed. The applicant confirmed there is no new lighting proposed and the existing lighting will remain.

Mr. Hoffman made a motion to approve DRB-002516-2018 as submitted. Ms. Foss seconded. The motion passed with a vote of 4-0-0.

- Marriott Grande Ocean Stealth Chimney, DRB-002546-2018

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends approval of the application as submitted.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant complimented Mr. Darnell's presentation and answered questions presented by the Board.

Chairman Strecker asked the Board for comments. The Board complimented the proposal to disguise the antennas. The existing chimney is surrounded by the proposed structure. The equipment and platform sits entirely within the well and only the chimney is in view. The materials and colors are to match the existing.

Mr. Witmer made a motion to approve DRB-002546-2018 as submitted. Ms. Foss seconded. The motion passed with a vote of 4-0-0.

- Hargray Bldg., DRB-002572-2018 (withdrawn prior to Aug. 28<sup>th</sup> meeting)

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. The Nichiha sample was provided. Staff recommends approval.

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

Chairman Strecker asked the Board for comments. The Elephant Ear color is proposed to be the body of the building. The Nichiha fiber cement in the Sun Dried Tomato color is proposed to be added in certain places. The new roofing is proposed to be standing seam metal. The Board preferred the red panels to be replaced with stucco. The Board inquired about the roof color, portico, lighting, and purpose of the fiber board panel. The applicant indicated signage is not being addressed at this time because the framing on the portal will determine the signage options. The suggestion was made to use the red panel at the main entry to emphasize its location and agreed to the suggestion to use stucco at the other entries. Gutters and downspouts are not proposed. The suggestion was made that the low sloped roof match the existing green roof color. Exterior lighting was discussed and determined to be provided to Staff for approval. Modifications at the corner entry shall include removing and replacing the sidewalk entirely.

Ms. Foss made a motion to approve DRB-002572-2018 with the following conditions:

1. Replace the red panels with stucco on the non-visitor entrances.
2. Reduce the height of the face on the side porticos to match what comes off the front entrance.
3. Make those porticos stucco to match the building.
4. The standing seam metal roof shall be green to match the existing lower roof.
5. Replace the visitor entrance sidewalk to a complementary element.
6. Provide an exterior lighting plan.
7. All conditions shall be submitted to Staff for review and approval.

Mr. Hoffman seconded. The motion passed with a vote of 4-0-0.

#### *B. New Development – Final*

*Vice Chairman Gentemann entered the meeting at this time.*

- Vacation Homes of HHI, DRB-002555-2018 (Conceptual Approval at June 26<sup>th</sup> meeting, withdrawn during Oct. 23<sup>rd</sup> meeting)

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends approval with the following conditions:

1. Existing understory growth in the Hwy 278 and Burkes Beach Buffer shall be identified to remain with limited removal of vines and exotic invasive species. Any view corridors shall be identified and approved prior to removal of vegetation.
2. Triple the number of shrubs (Anise or Wax Myrtle) between the parking lot and the adjacent driveway on the northern property line.

3. Increase by 50% (6) the shrubs in the buffer on the southern property line.

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

Chairman Strecker asked the Board for comments. The Board made comments and inquiries regarding: the parking space requirements; coordinating the understory on site with Town Staff; noting on the appropriate plan that the existing understory shall be preserved and any removal within the buffer shall be coordinated with the Town prior to doing so; compliments to the building architecture, colors, and the vegetation to remain; agreement with Town Staff comments; maintaining the height of the Red Maple and the Oaks on the plant list to 12-16' and 12-14' respectively; removal of the concrete pad to the extent it is on the subject property, unless an agreement is made with the neighboring property owner to remove the concrete on their property; the oyster shell and tabby elements; removing the bicycle connector on the site utility plan; submit the bicycle rack detail to Town Staff for approval; the only fixtures being proposed are at the entry door; revise the lighting plan and submit to Town Staff for approval; agreement with Town Staff regarding plantings and locations; the turf was pulled out of the buffer; review proper code regarding rise/height of steps for the entry and revise plan accordingly; review proper code to determine if lower rail is required at the landing level of the steps immediately adjacent to the parking; submit cut sheets on the ceiling fans to Town Staff for approval; continue the tongue and groove decking all the way around for consistency; make sure the fasteners in the plywood are not visible; revise the side elevation to show the privacy wall going all the way up to the roof and the appropriate trim work, and the roof extended to the edge of the balcony.

Mr. Witmer made a motion to approve DRB-002555-2018 with the following conditions:

1. Existing understory growth in the Hwy 278 and Burkes Beach Buffer shall be identified to remain with limited removal of existing vines and invasive species. Any view corridors shall be identified and approved by Town Staff prior to removal of vegetation. Any selective thinning and under brushing shall be approved by Town Staff.
2. Triple the number of shrubs (Anise or Wax Myrtle) between the parking lot and the adjacent driveway on the northern property line.
3. Increase by 50% (6) the shrubs in the buffer on the southern property line.
4. Red Maples and Oaks shall meet the minimum heights as stated on the plants list.
5. Submit a bicycle rack detail for Staff review and approval.
6. Submit an exterior lighting plan for Staff review and approval.
7. Exterior lighting on building to follow the elevations shown on sheet A2.1, remove four lights from office level floor plan.
8. Provide a cut sheet for ceiling fans for Staff review and approval.
9. Modify the detail to show any visible roof overhang decking shall be tongue and groove.

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

**7. Appearance by Citizens – None**

**8. Staff Report**

Mr. Darnell reported the Minor Corridor approvals since the last Board meeting.

**9. Adjournment**

The meeting was adjourned at 1:48 p.m.

Submitted by: Teresa Haley, Secretary

Approved:

---

Dale Strecker, Chairman

DRAFT



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

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

Applicant/Agent Name: Timothy C Probst Company: Parker Design Group Architects  
 Mailing Address: 10 Palmetto Business Park Suite 201 City: Hilton Head Island State: SC Zip: 29928  
 Telephone: 843-785-5171 Fax: \_\_\_\_\_ E-mail: Tim@PDG-Architects.com  
 Project Name: Omni Resort Beach Bar Project Address: 23 Ocean Lane  
 Parcel Number [PIN]: R 5 2 0 0 1 6 0 0 0 0 3 3 8 0 0 0 0  
 Zoning District: P.D. Overlay District(s): \_\_\_\_\_

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

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

Project Category:  
 Concept Approval – Proposed Development       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.



11.27.18

SIGNATURE

DATE



## **Omni Resort Beach Bar, Restrooms, and Shower Structures:**

This project consists of the following items:

### **1. Beach Bar and Deck Structure:**

- The Beach Bar is being positioned to bring people off the beach to the hotel while providing the best ocean views of the pool area. It was placed so that new deck and structure do not extend beyond the existing decks.
- The roof structure was designed to be as light as possible to allow for maximum views while still providing sun protection for patrons.
- The bar front consists of wave glass tiles with a slight green hue that is abundant as an accent throughout the hotel facilities and a top to match the existing Buoy Bar.

### **2. Restrooms Structure:**

- The restrooms are being added to provide much needed facilities to the existing pools and new bar structure.
- The exterior consists of cement board shake siding to match the existing Buoy Bar opposite the pool to the right.
- The roof structure picks up on the detailing of the bar with large overhangs and rakes.

### **3. Shower Structure:**

- The shower structures are being added for people that want to check out early but still spend the day at the pool. They can shower at the end of the day and then head home.
- The exterior picks up on the detailing of the restroom structure.

### **4. New Spa at Existing Pool.**

- A new spa is being added to the existing "adult pool" within the existing pool footprint.

Thank you for your time and consideration of this project

A handwritten signature in blue ink, appearing to read 'Timothy C. Probst', with a long horizontal line extending to the right.

Timothy C. Probst, AIA NCARB

The Omni Hotel & Resort Beach Bar  
**Site Materials & Furnishings**

November 27, 2018





*Colored Concrete Walk (Existing)*

**Colored Concrete Walks:**

- Admix: Scofield Autumn Beige (match existing colored concrete walks at adjacent pool)
- Finish: Medium Broom With Troweled Edges



*Permeable Pavers*

**Permeable Pavers:**

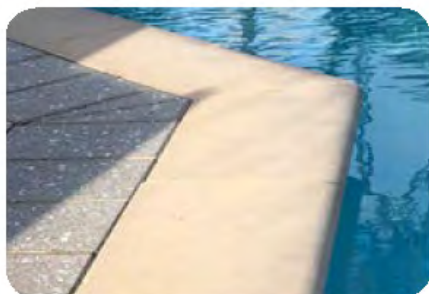
- Manufacturer: Lowcountry Paver
- Hydrashed Paver
- Color: White Tan - Tabby Finish
- Pattern: Herringbone
- Border: Single Header Course



*Pool Deck Pavers & Banding (Existing)*

**Pool Deck Pavers & Banding:**

- Manufacturer: Artistic Pavers
- Pool Deck: 16"x16" Paver
- Deck Color: Ivory
- Banding: 8"x12" Paver
- Banding Color: Tan
- Matches existing pavers at both pools



*Existing Pool Coping*

**Pool Coping:**

- Precast Concrete Pool Coping
- Match Existing Color



*Composite Decking*

**Composite Decking:**

- Manufacturer: Trex
- Transcend Composite Decking
- Color: Island Mist
- Installed With Hidden Fastener System



*Pool Fence*

**Pool Fence:**

- Match Existing Bronze Fence & Gates



*Cable Rail System*

**Cable Rail System:**

- Manufacturer: Feeney
- 3/16" Diameter S.S. Cable Rails With Wood Posts



*Pool Handrails*

**Pool Handrails:**

Match Existing Handrails At Both Pools



*Post Mounted Deck Light*



*Step Light*

**Post Mounted Deck Light:**

- Manufacturer: Beach Side Lighting
- Model: E1-2W-A-NFL
- Light: 2W Amber LED
- Unfinished Brass

**Step Light:**

- Manufacturer: Beach Side Lighting
- Model: E3-SQL-2W-A-FL
- Light: 2W Amber LED
- Unfinished Brass



*Existing Pathway Bollard Light*

**Pathway Bollard Light:**

- Manufacturer, Model & Specifications to Match Existing
- Light: Amber LED



















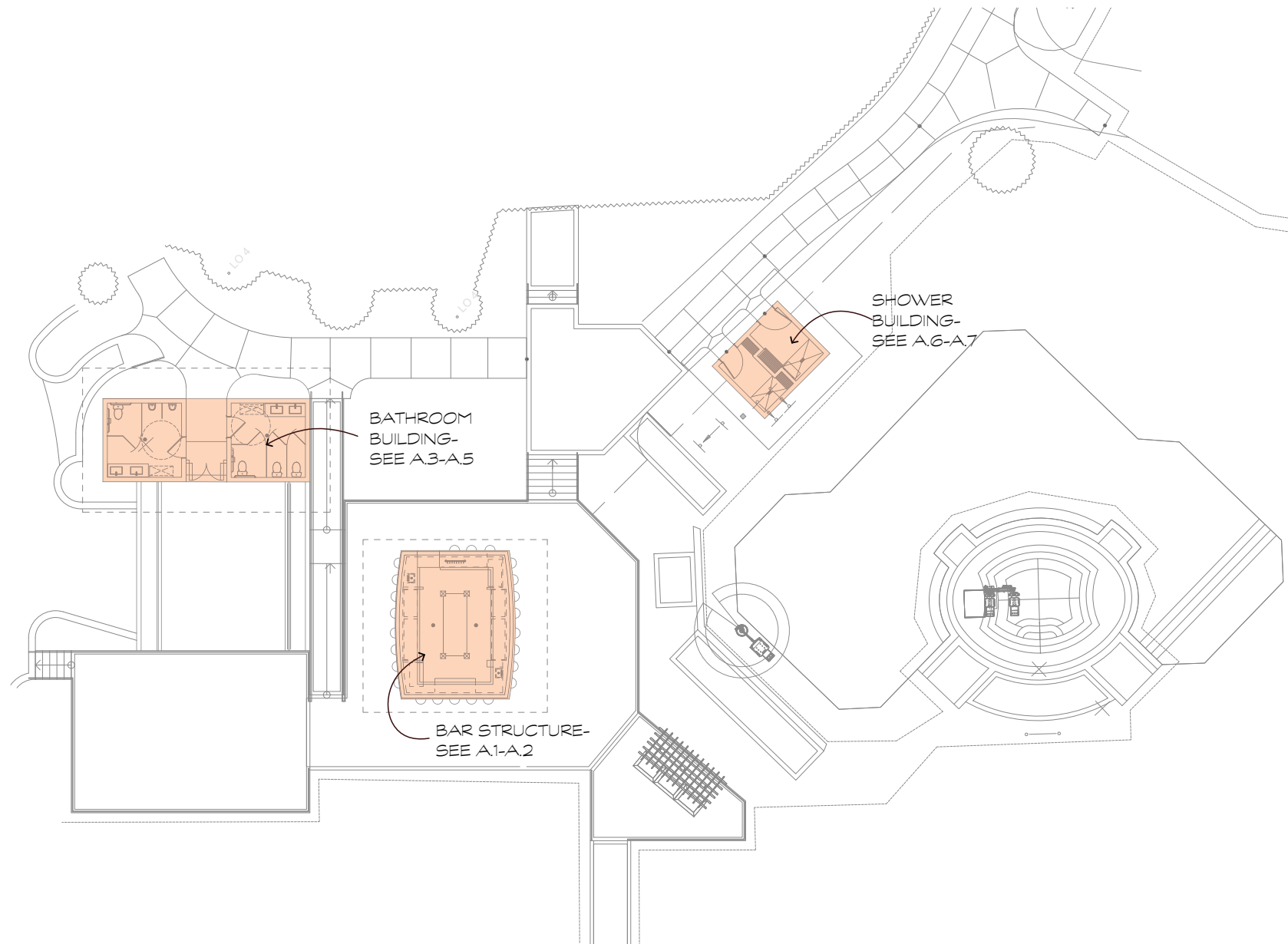






# CODE REVIEW PLANS:

# INDEX OF DRAWINGS:



- ARCHITECTURAL:**  
**C-0** TITLE SHEET  
**A-1** BAR PLANS AND ELEVATIONS  
**A-2** BAR SECTION  
**A-3** BATHROOM PLANS AND ELEVATIONS  
**A-4** BATHROOM BLOWUP PLAN  
**A-5** BATHROOM SECTIONS  
**A-6** SHOWER PLANS AND ELEVATIONS  
**A-7** SHOWER SECTIONS  
**A-8** OVER ALL ELEVATIONS  
**A-9** COLOR BOARD

- CIVIL LANDSCAPING:**  
**L-100** EXISTING CONDITIONS  
**L-300** DEMO PLAN  
**L-400** SITE PLAN  
**L-600** DETAILS  
**L-601** DETAILS  
**L-602** DETAILS  
**L-700** PLANTING PLAN  
**L-701** PLANT DETAILS  
**L-800** LIGHTING PLAN



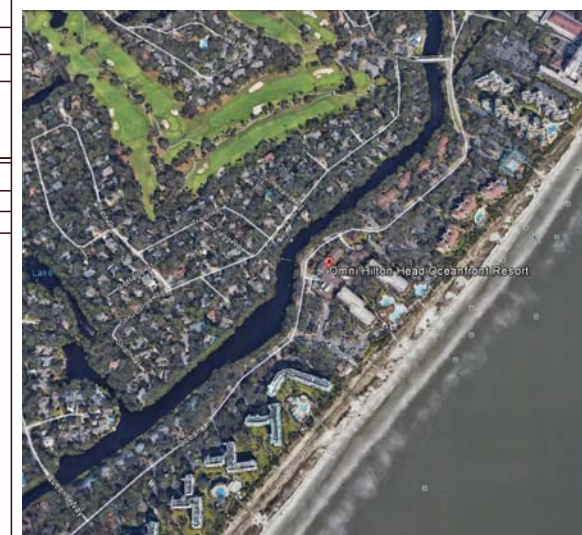
These documents & designs are the property of Parker Design Group | Architects & are not to be used or reproduced, stored or for designs, working drawings, or construction of buildings without the written authorization from the copy write owner (PDG)/Architects. 2017 copyright C

# CODE ANALYSIS:

**SCOPE OF WORK:**  
 1. NEW BEACH BAR AND DECK  
 2. NEW BATHROOM BUILDING  
 3. NEW SHOWER BUILDING  
 4. NEW SPA IN EXISTING POOL SHELL  
 5. NEW WALKWAYS BETWEEN POOLS  
 6. NEW BEACH WALK AND OUTDOOR SHOWER

OCCUPANCY CALCULATIONS			
USE OF SPACE	FL. AREA IN SQ.FT. PER OCCUPANT	SQ. FT.	OCCUPANCY
BATHROOM BUILDING	500 GROSS	240	1
SHOWER BUILDING	500 GROSS	120	1

## VICINITY MAP



# PROJECT TEAM

**ARCHITECT:**  
 PARKER DESIGN GROUP/ ARCHITECTS  
 10 PALMETTO BUSINESS PARK SUITE 201  
 HILTON HEAD, SC 29928  
 843-785-5171  
 EMAIL: TPROBST@HARGRAY.COM

**CIVIL/ LANDSCAPE:**  
 WOOD AND PARTNERS  
 7 LAFAYETTE PLACE  
 HILTON HEAD, SC 29926  
 843-681-6618  
 EMAIL: TTHEODORE@WOODANDPARTNERS.COM

**STRUCTURAL:**  
 CRANSTON ENGINEERING GROUP  
 14 WESTBURY PARK WAY SUITE 202  
 BLUFFTON, SC 29910  
 843-815-3191  
 EMAIL: JEAVENTSON@CRANSTONENGINEERING.COM

**ELECTRICAL:**  
 DALON ENGINEERING  
 2611 SOUTHSIDE BLVD.  
 BEAUFORT, SC 29902  
 PHONE: 843-271-6011  
 EMAIL: CDALON@DALONENGINEERING

**DESCRIPTOR:**  
 1 STORY CMU WALLS WITH METAL STANDING ROOF AND CEMENT BOARD SHAKE SHINGLES ON THE WALLS  
 Design Criteria for Code Compliance as of: **IBC 2015**  
 Occupancy: **UTILITY**  
 Type of Construction: **5** Protected/Unprotected  
 Sprinkler: **NO**

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE		
OCCUPANCY	WITHOUT SPRINKLER	WITH SPRINKLER
UTILITY	300 FEET	400 FEET

ALLOWABLE BUILDING AREAS (Table 506.2):		
Building Floor Areas:	Actual	Allowed
FIRST FLOOR		
UTILITY	240 sqft	5,500 sqft

ALLOWABLE HEIGHTS (Table 504.3 & 504.4):		
	Actual	Allowed
Building Height Above Grade:	14'-0"	40'-0"
Building Height in Stories:	1	1

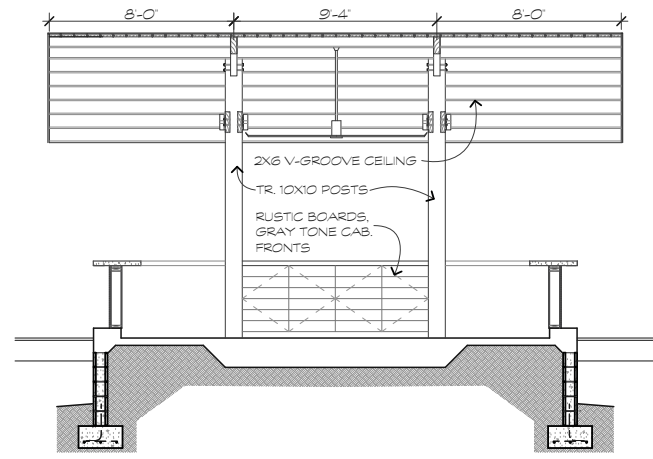
REVISIONS	DATE

DRAWN BY: TP  
 CHECKED BY: TP  
 DATE OF ISSUE: 11/27/18  
 SCALE:  
 JOB NO.  
 SHEET  

# C.0

  
 OF SHEETS

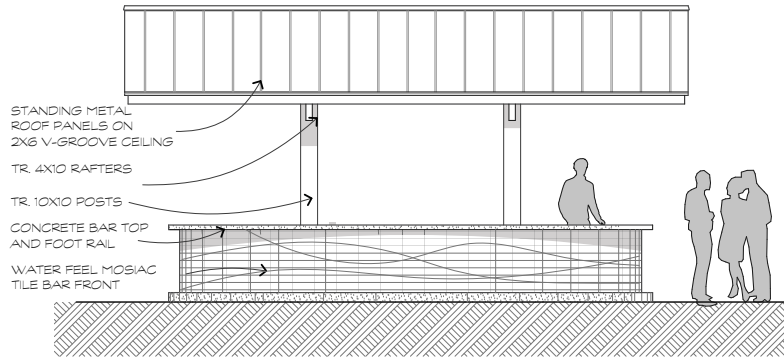
A NEW BEACH BAR FOR:  
**OMNI HILTON HEAD OCEANFRONT RESORT**  
 23 Ocean Lane  
 Hilton Head Island, S.C.



**BUILDING SECTION**

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

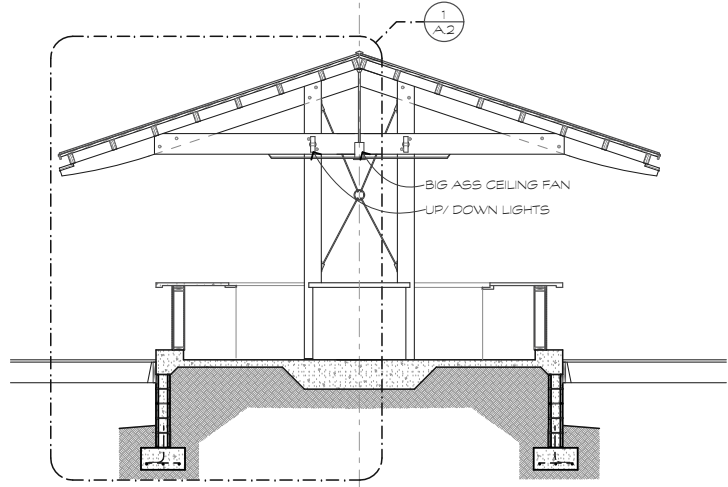
7  
A-1



**NEW POOL SIDE ELEVATION**

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

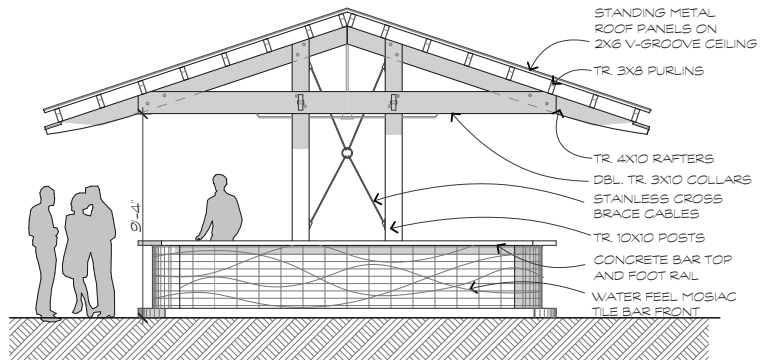
3  
A-1



**BUILDING SECTION**

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

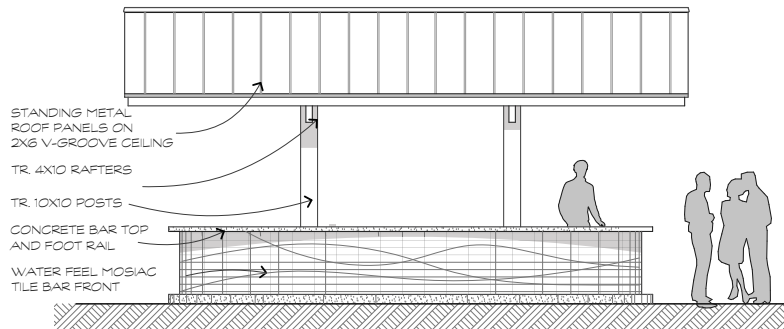
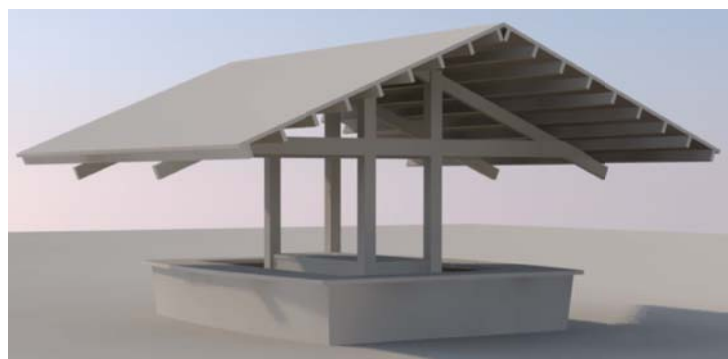
8  
A-1



**OCEAN SIDE ELEVATION**

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

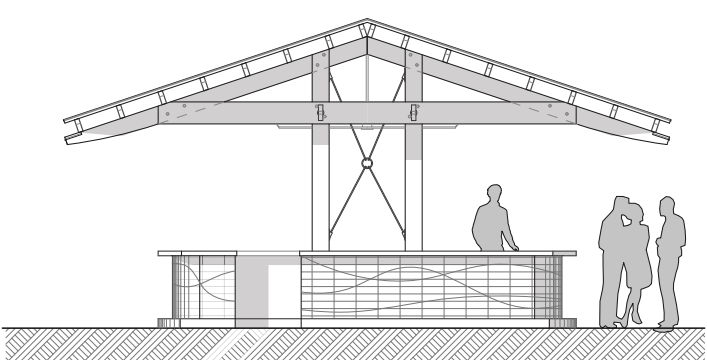
4  
A-1



**OLD POOL SIDE ELEVATION**

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

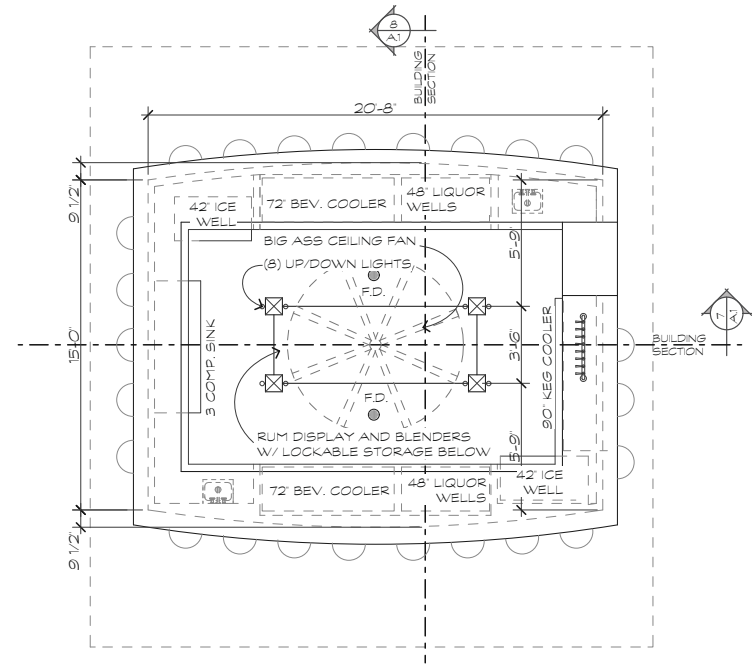
5  
A-1



**HOTEL SIDE ELEVATION**

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

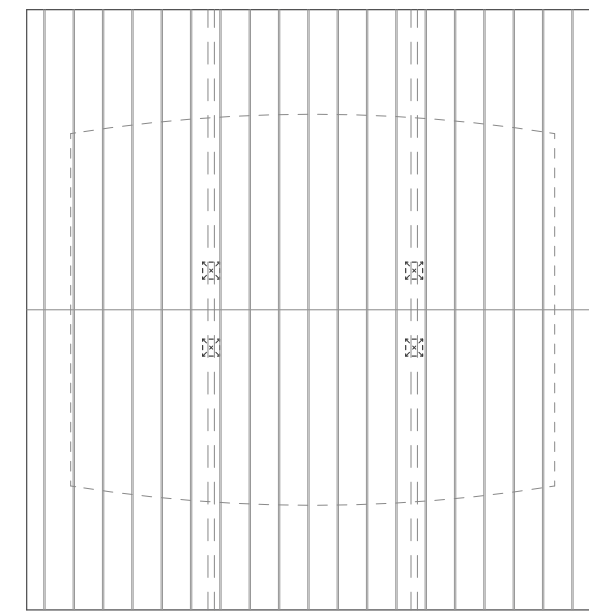
6  
A-1



**BAR PLAN**

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

1  
A-1



**ROOF PLAN**

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

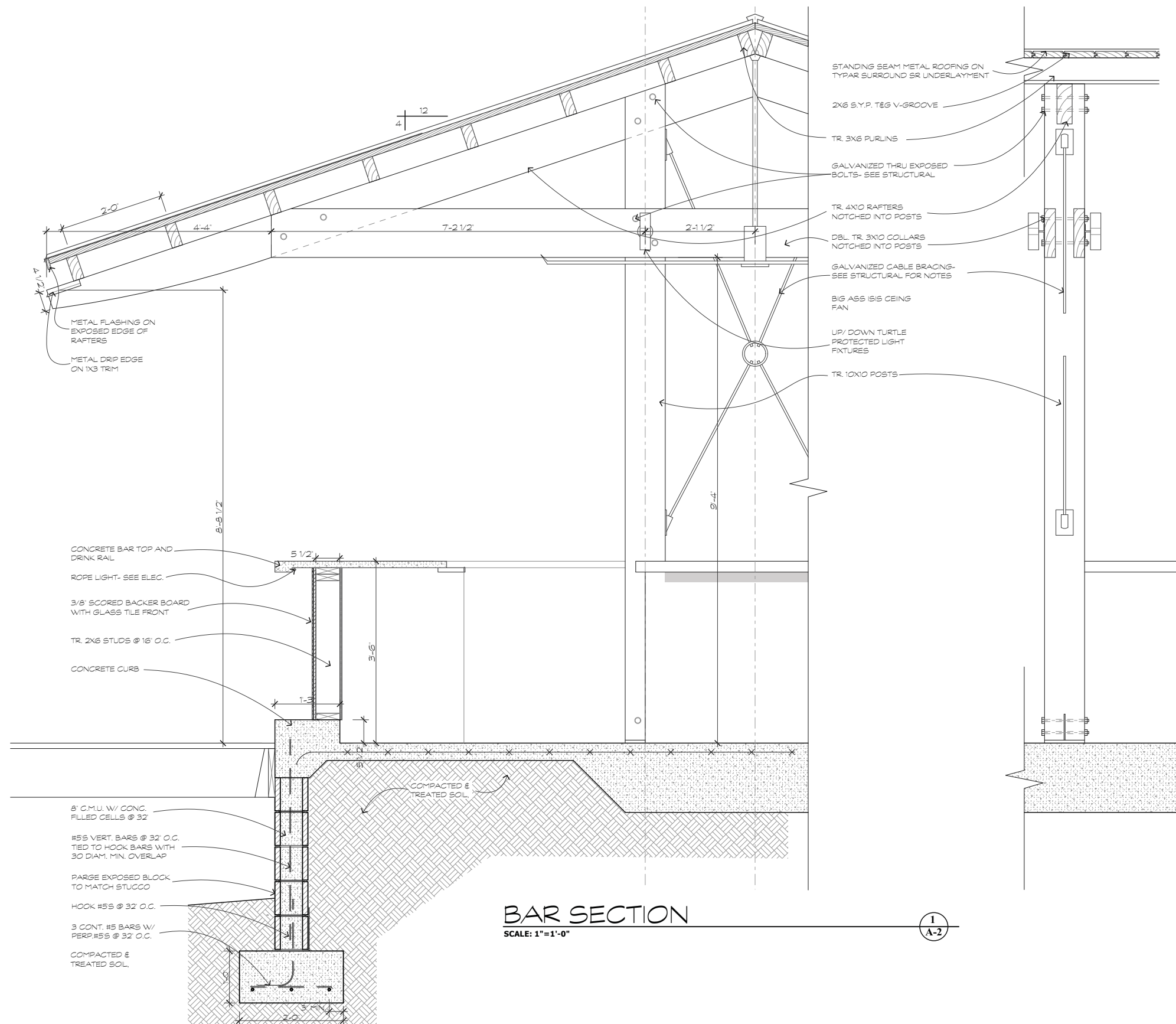
2  
A-1

These documents & designs are the property of Parker Design Group | Architects & are not to be used or reproduced, in whole or in part, without the written authorization from the copy write owner PDG|Architects, 2017 copyright C

A NEW BEACH BAR FOR:  
**OMNI HILTON HEAD OCEANFRONT RESORT**  
23 Ocean Lane  
Hilton Head Island, S.C.

REVISIONS	DATE

DRAWN BY  
TP  
CHECKED BY  
TP  
DATE OF ISSUE:  
11/27/18  
SCALE  
JOB NO.  
SHEET



**BAR SECTION**  
SCALE: 1"=1'-0"

1  
A-2

These documents & designs are the property of Parker Design Group | Architects & are not to be used or reproduced, in whole or in part, without the written authorization from the copy write owner PDG|Architects. 2017 copyright C

A NEW BEACH BAR FOR:  
**OMNI HILTON HEAD OCEANFRONT RESORT**  
23 Ocean Lane  
Hilton Head Island, S.C.

REVISIONS	DATE

DRAWN BY  
TP

CHECKED BY  
TP

DATE OF ISSUE:  
11/27/18

SCALE

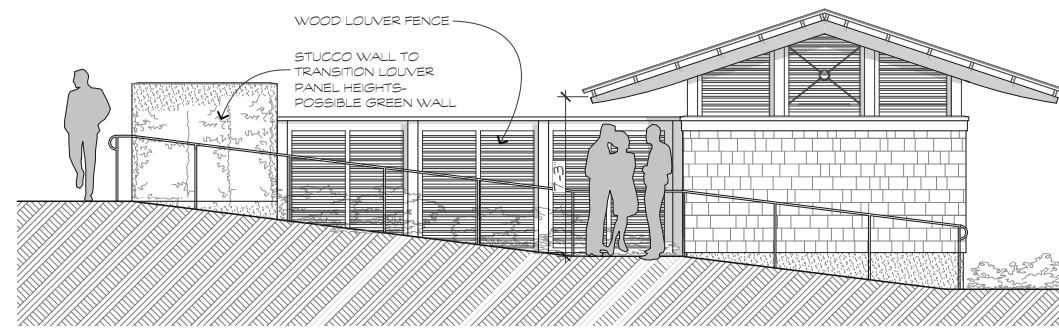
JOB NO.

SHEET

**A.2**

OF SHEETS

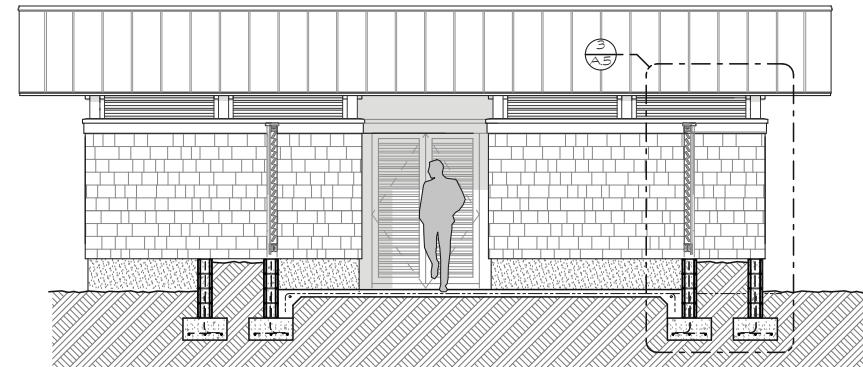




**NEW POOL SIDE ELEVATION**

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

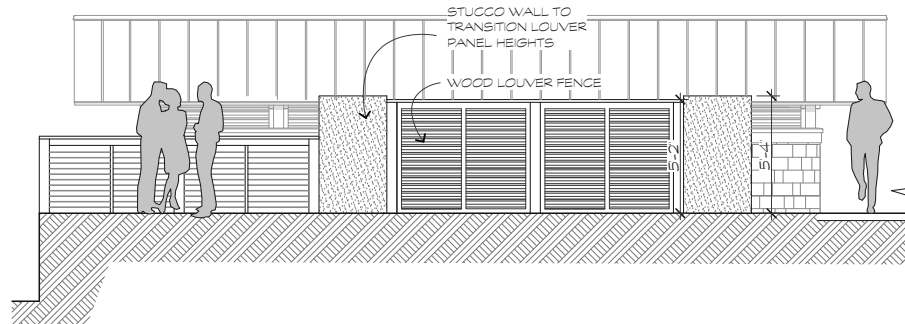
3  
A-3



**BUILDING SECTION**

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

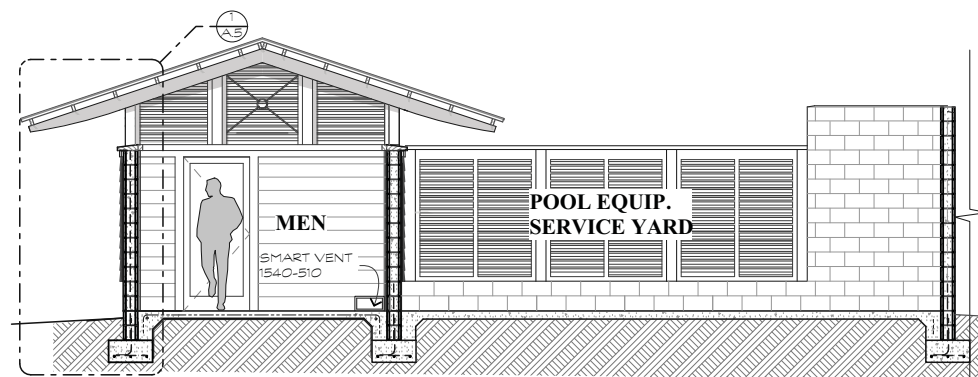
7  
A-3



**OCEAN SIDE ELEVATION**

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

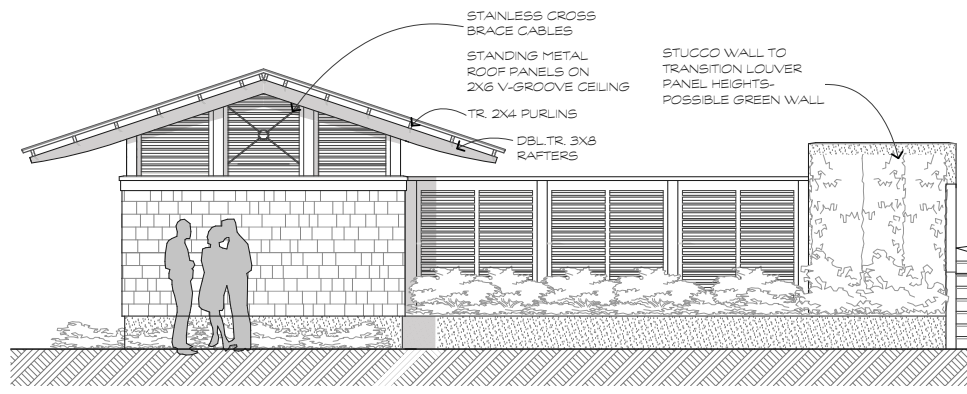
4  
A-3



**BUILDING SECTION**

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

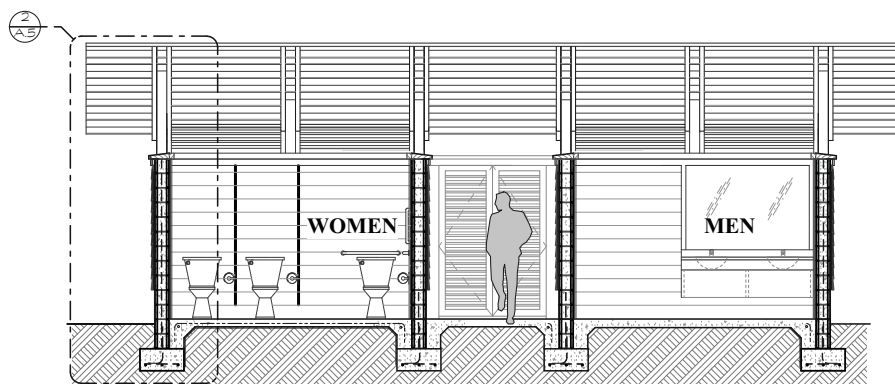
8  
A-3



**OLD POOL SIDE ELEVATION**

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

5  
A-3



**BUILDING SECTION**

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

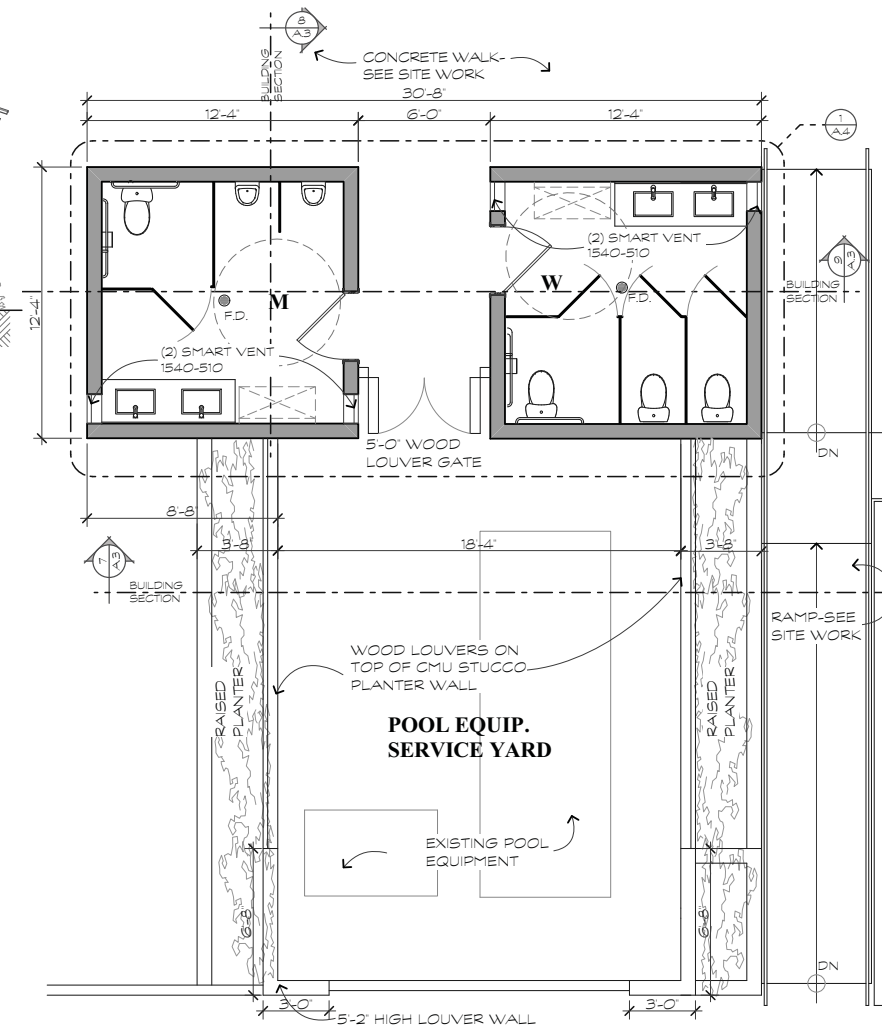
9  
A-3



**HOTEL SIDE ELEVATION**

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

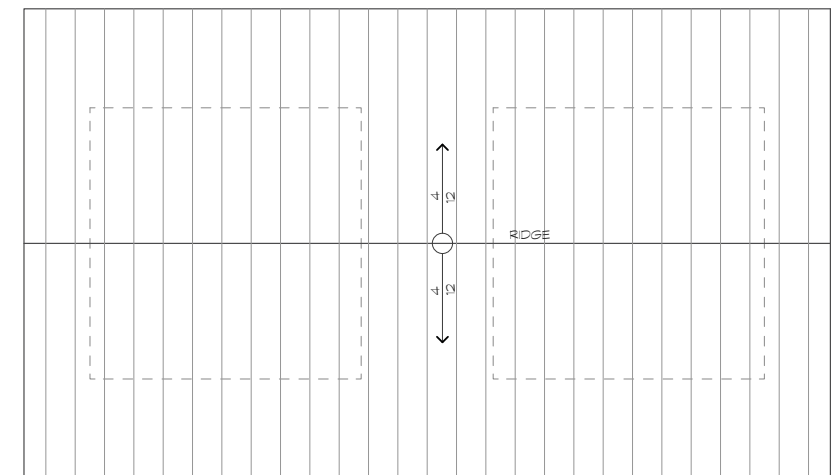
6  
A-3



**BATHROOM PLAN**

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

1  
A-3



**ROOF PLAN**

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

2  
A-3

REVISIONS	DATE

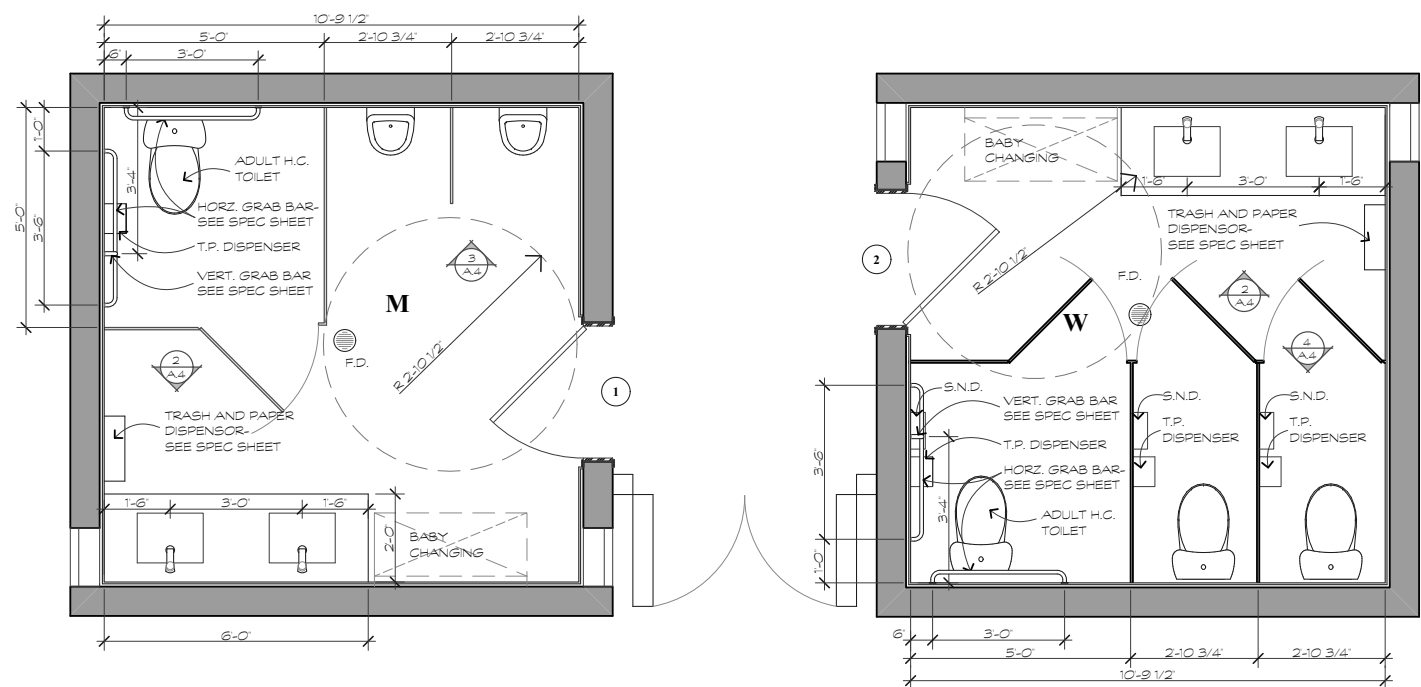
DRAWN BY  
TP  
CHECKED BY  
TP  
DATE OF ISSUE:  
11/27/18  
SCALE  
JOB NO.  
SHEET

These documents & designs are the property of Parker Design Group | Architects & are not to be used or reproduced, in whole or in part, designs, working drawings, or construction of buildings without the written authorization from the copy write owner PDG/Architects. 2017 copyright C

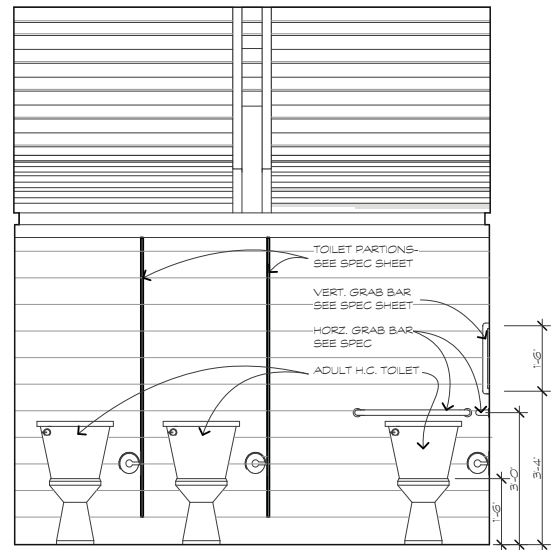
### DOOR & FRAME SCHEDULE

NOTE:  
 1. DOORS TO BE THER-MATE® 1 PANEL SMOOTH-STAR SHAKER  
 2. SEE SPECIFICATIONS FOR MANUFACTURER

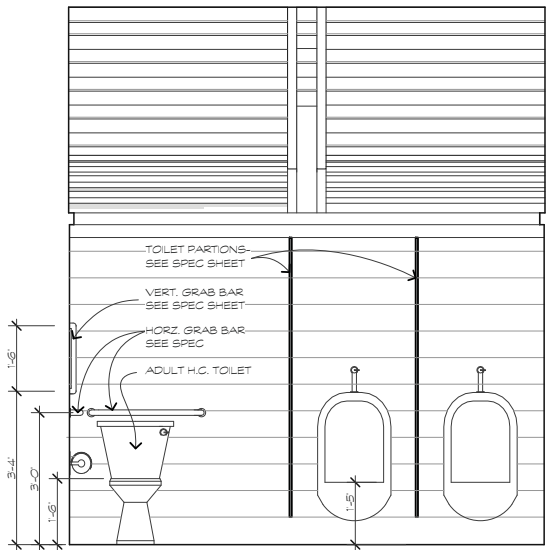
MARK	DOOR			MATERIAL / FINISH	HARDWARE TYPE	FRAME	FIRE RATING	REMARKS
	W	H	T					
FIRST FLOOR								
1	3'-0"	7'-0"	2 1/4"	FIBERGLASS			NA	
2	3'-0"	7'-0"	2 1/4"	FIBERGLASS			NA	



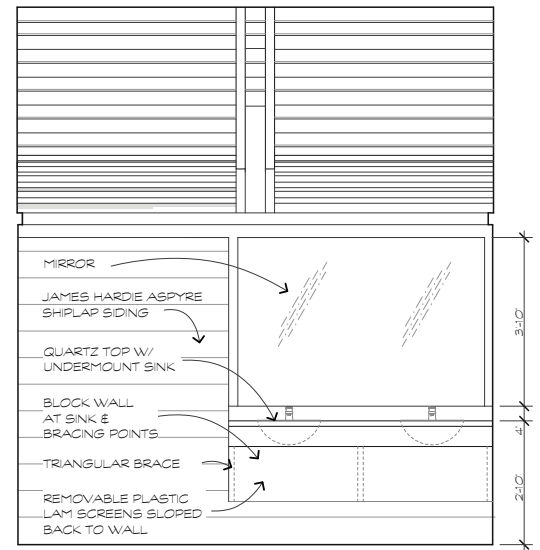
**BATHROOM ADA PLAN**  
 SCALE: 1/2"=1'-0"



**WOMEN'S TOILET ELEV.**  
 SCALE: 1/2"=1'-0"



**MEN'S TOILET ELEV.**  
 SCALE: 1/2"=1'-0"



**LAVATORY ELEV.**  
 SCALE: 1/2"=1'-0"

A NEW BEACH BAR FOR:  
**OMNI HILTON HEAD**  
**OCEANFRONT RESORT**  
 23 Ocean Lane  
 Hilton Head Island, S.C.

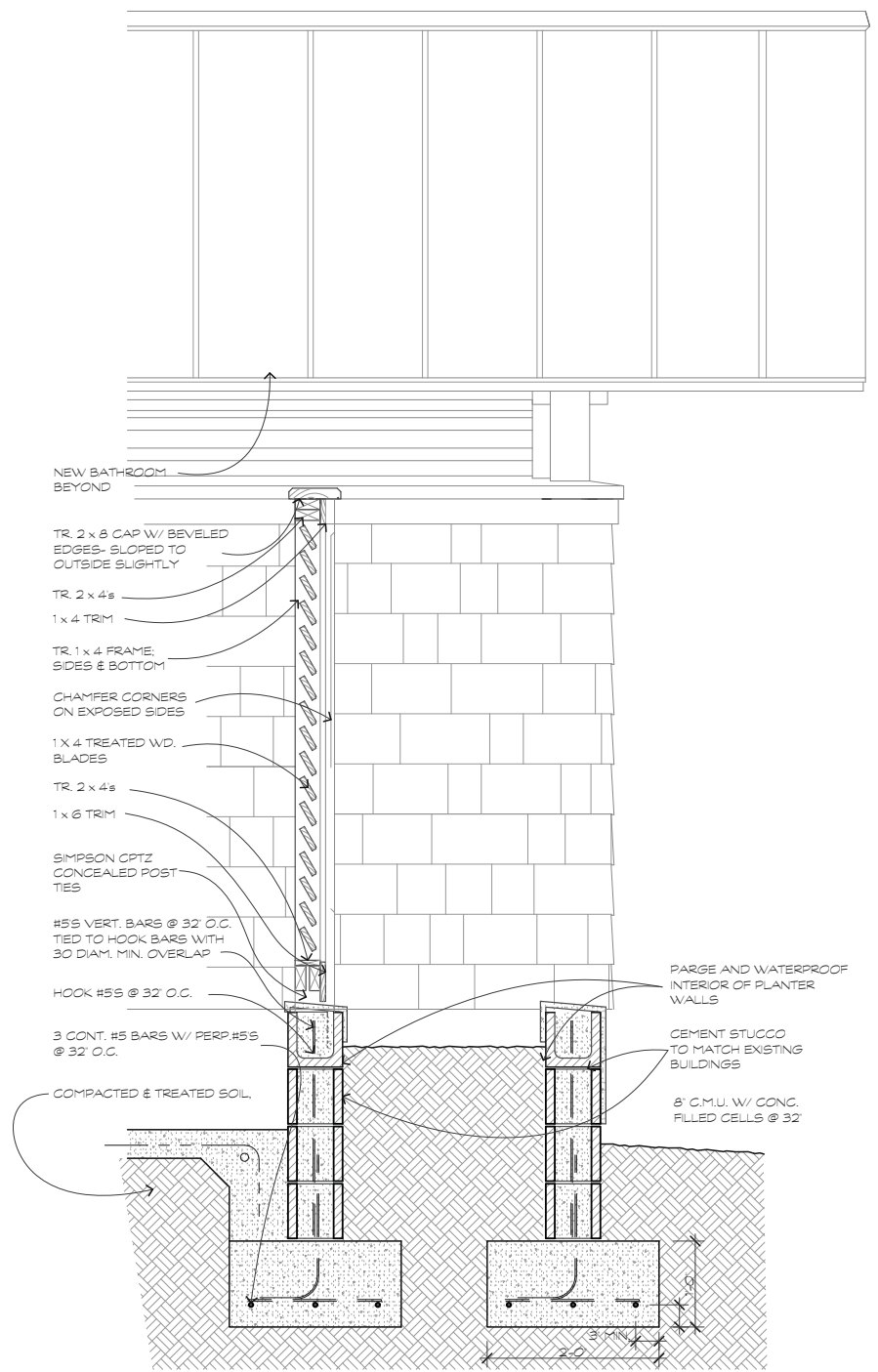
REVISIONS	DATE

DRAWN BY  
 TP  
 CHECKED BY  
 TP  
 DATE OF ISSUE:  
 11/27/18  
 SCALE  
 JOB NO.  
 SHEET

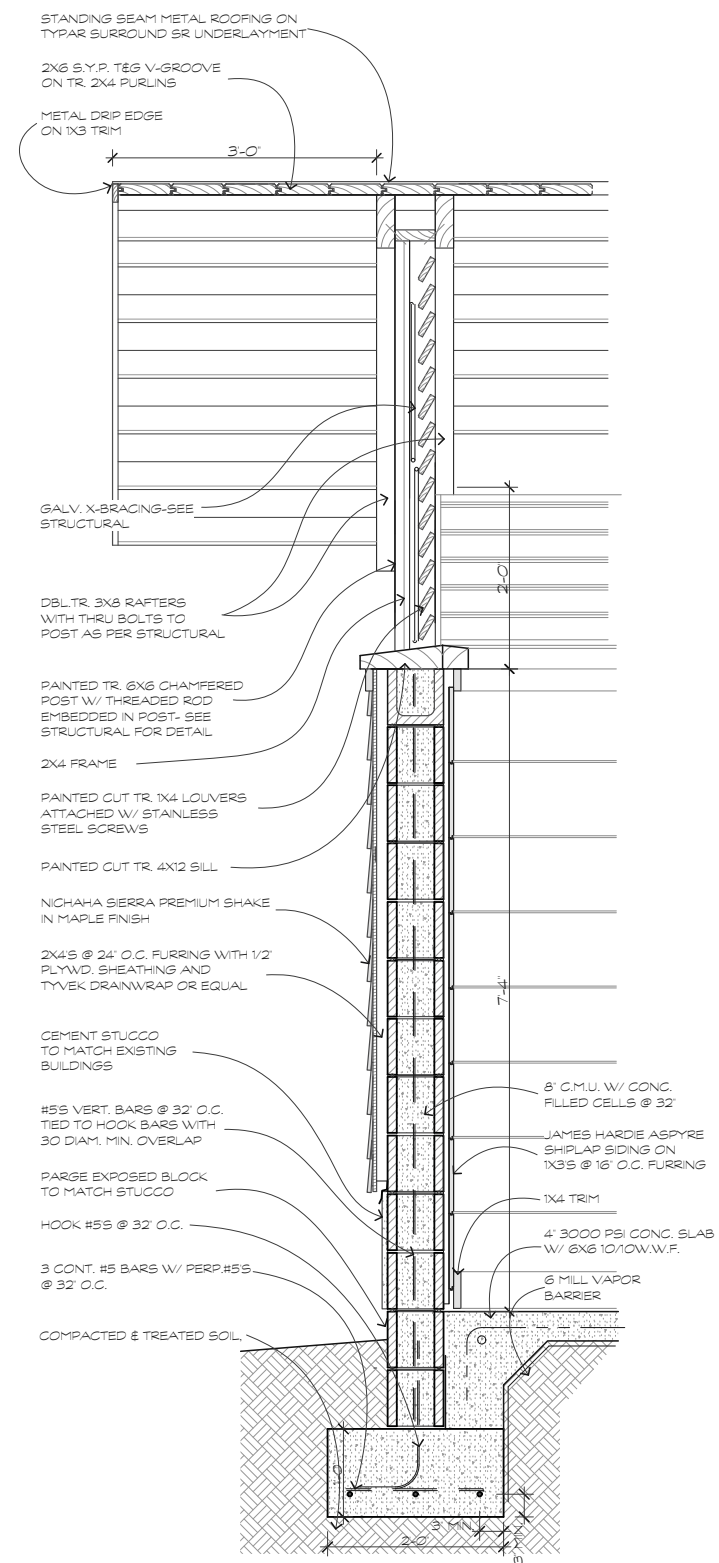
A NEW BEACH BAR FOR:  
**OMNI HILTON HEAD OCEANFRONT RESORT**  
23 Ocean Lane  
Hilton Head Island, S.C.

REVISIONS	DATE

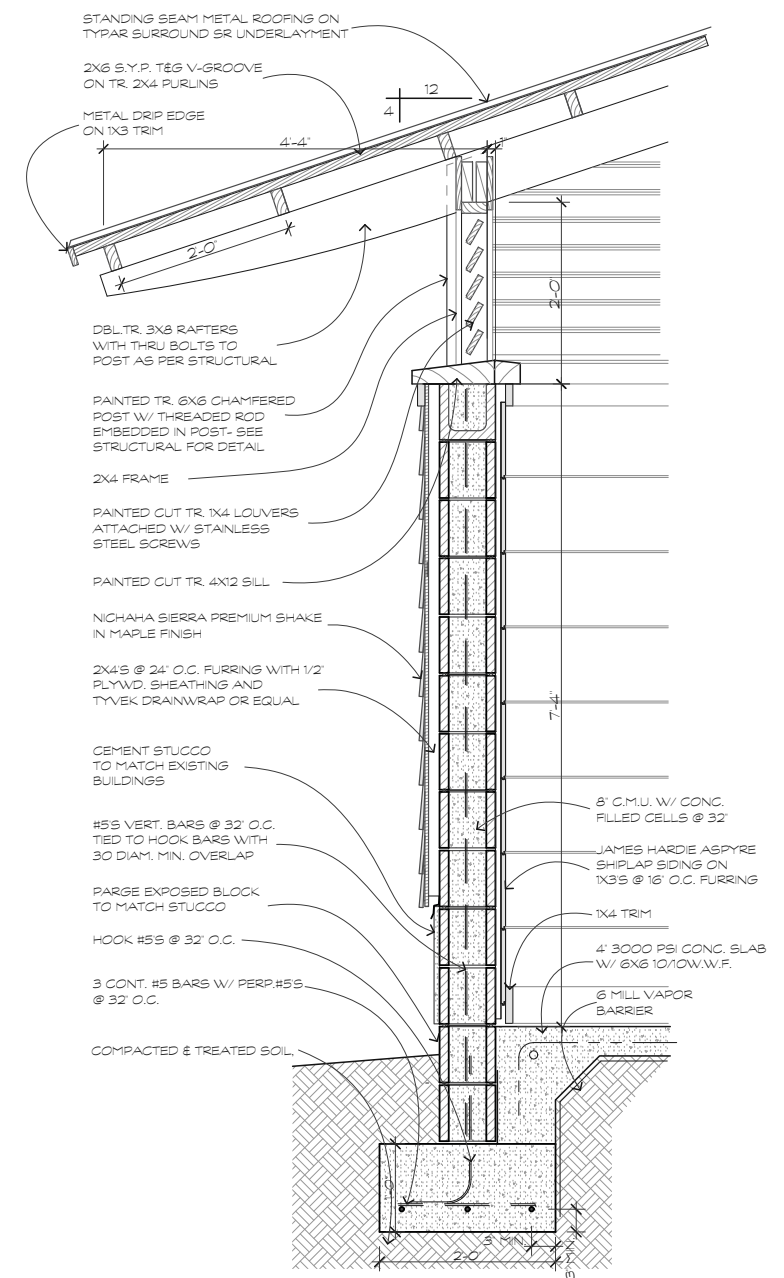
DRAWN BY  
TP  
CHECKED BY  
TP  
DATE OF ISSUE:  
11/27/18  
SCALE  
JOB NO.  
SHEET



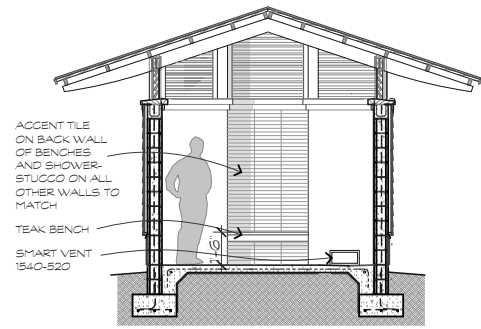
**PLANTER/LOUVER SECTION** 3  
SCALE: 1"=1'-0" A-5



**BATHROOM SECTION** 2  
SCALE: 1"=1'-0" A-5

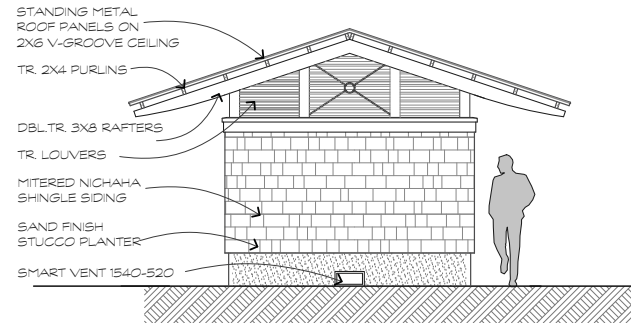


**BATHROOM SECTION** 1  
SCALE: 1"=1'-0" A-5



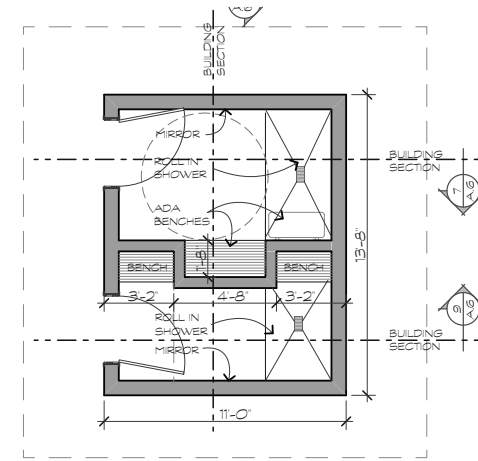
**BUILDING SECTION**  
SCALE: 1/4"=1'-0"

7  
A-6



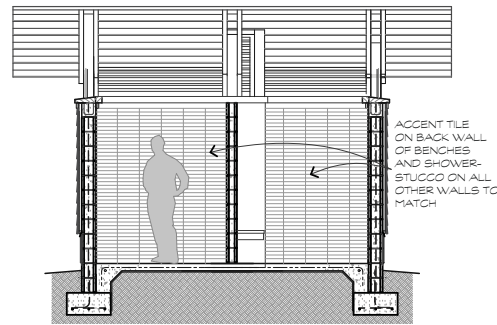
**OCEAN SIDE ELEVATION**  
SCALE: 1/4"=1'-0"

3  
A-6



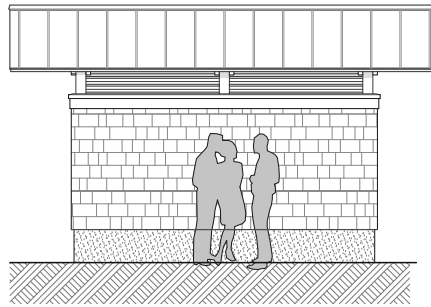
**SHOWER PLAN**  
SCALE: 1/4"=1'-0"

1  
A-6



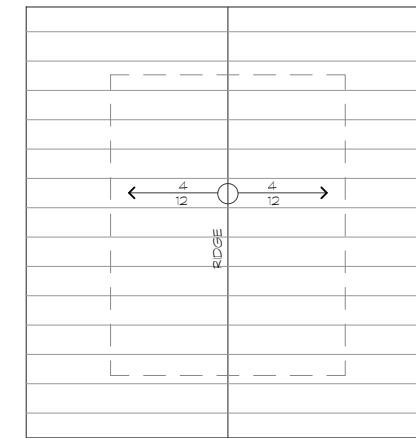
**BUILDING SECTION**  
SCALE: 1/4"=1'-0"

8  
A-6



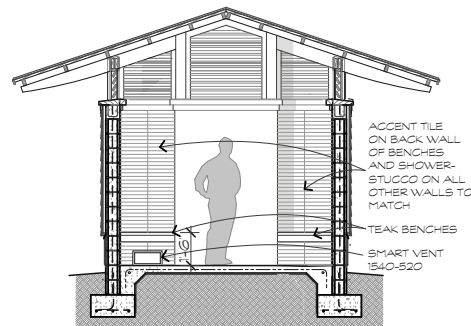
**NEW POOL SIDE ELEVATION**  
SCALE: 1/4"=1'-0"

4  
A-6



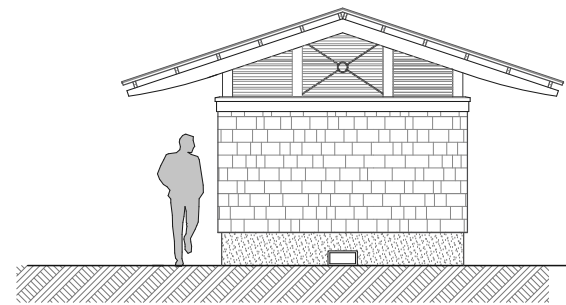
**ROOF PLAN**  
SCALE: 1/4"=1'-0"

2  
A-6



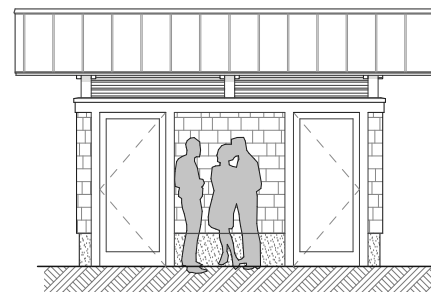
**BUILDING SECTION**  
SCALE: 1/4"=1'-0"

9  
A-6



**PARKING LOT SIDE ELEVATION**  
SCALE: 1/4"=1'-0"

5  
A-6



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

6  
A-6

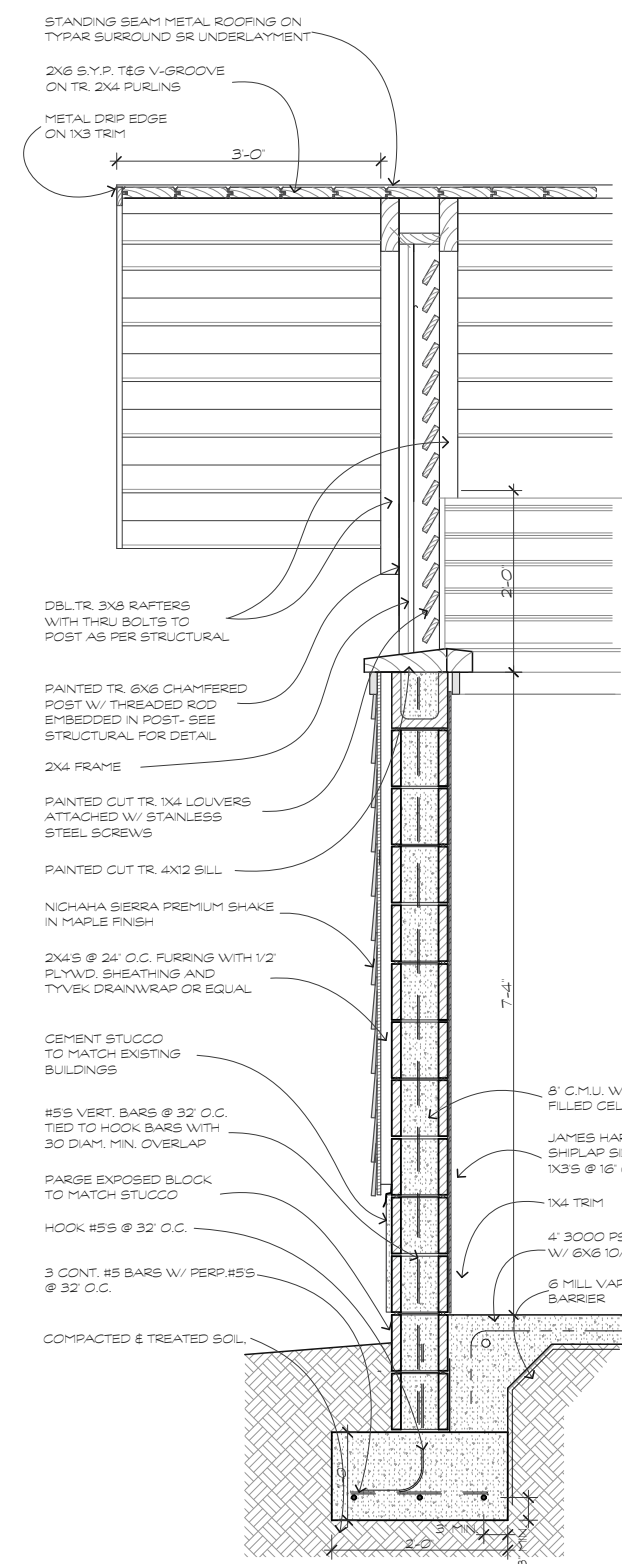


A NEW BEACH BAR FOR:  
**OMNI HILTON HEAD OCEANFRONT RESORT**  
23 Ocean Lane  
Hilton Head Island, S.C.

REVISIONS	DATE

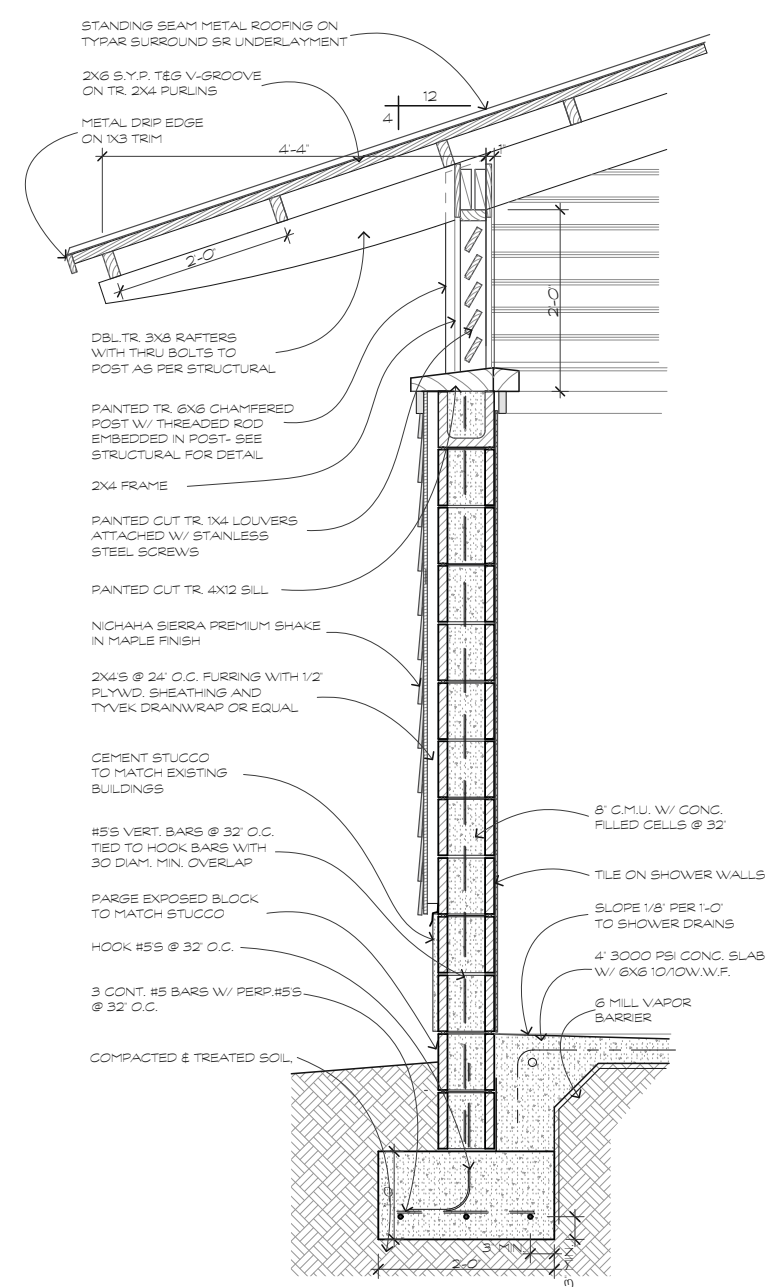
DRAWN BY  
TP  
CHECKED BY  
TP  
DATE OF ISSUE:  
11/27/18  
SCALE  
JOB NO.  
SHEET





**SHOWER SECTION**  
SCALE: 1"=1'-0"

2  
A-7



**SHOWER SECTION**  
SCALE: 1"=1'-0"

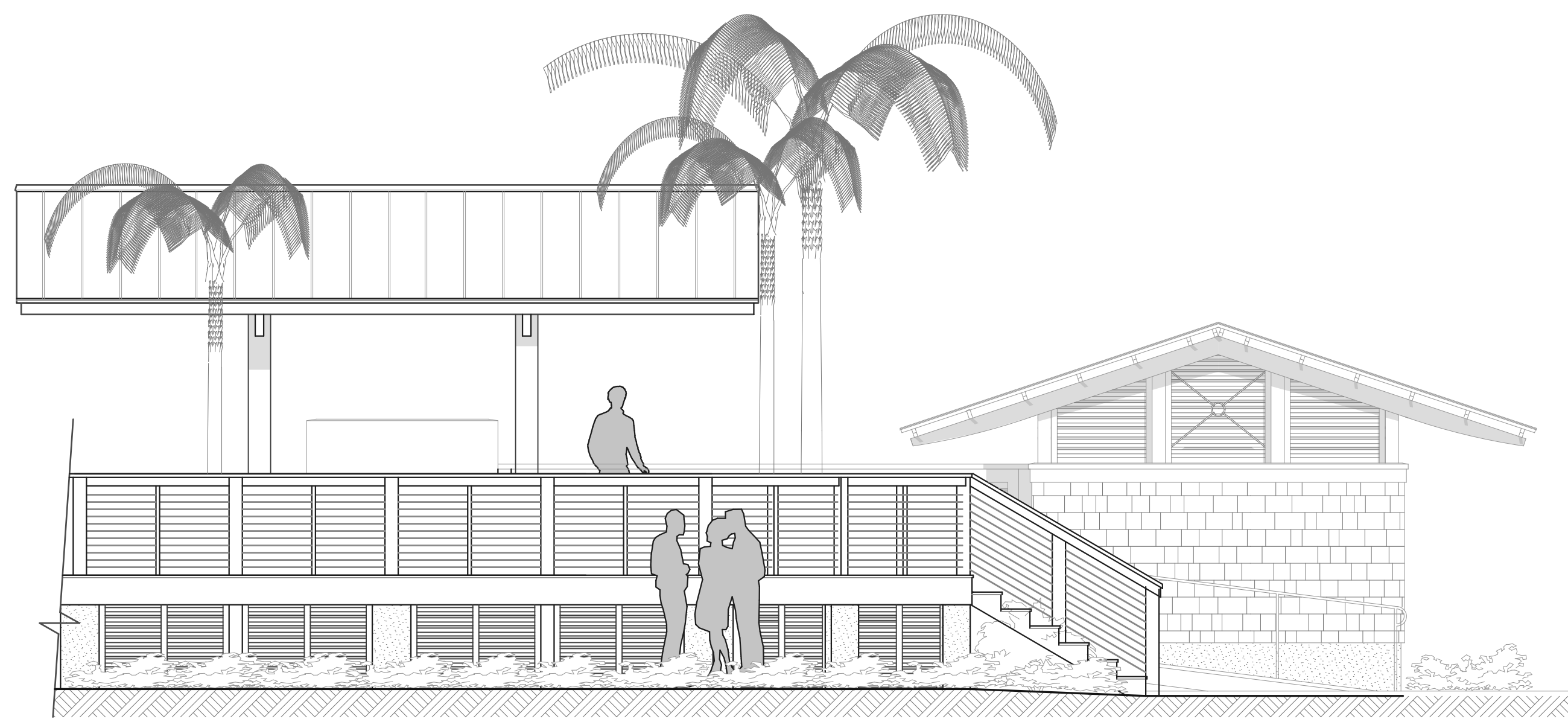
1  
A-7

A NEW BEACH BAR FOR:  
**OMNI HILTON HEAD**  
**OCEANFRONT RESORT**  
 23 Ocean Lane  
 Hilton Head Island, S.C.

REVISIONS	DATE

DRAWN BY  
 TP  
 CHECKED BY  
 TP  
 DATE OF ISSUE:  
 11/27/18  
 SCALE  
 JOB NO.  
 SHEET  
**A.7**  
 OF SHEETS

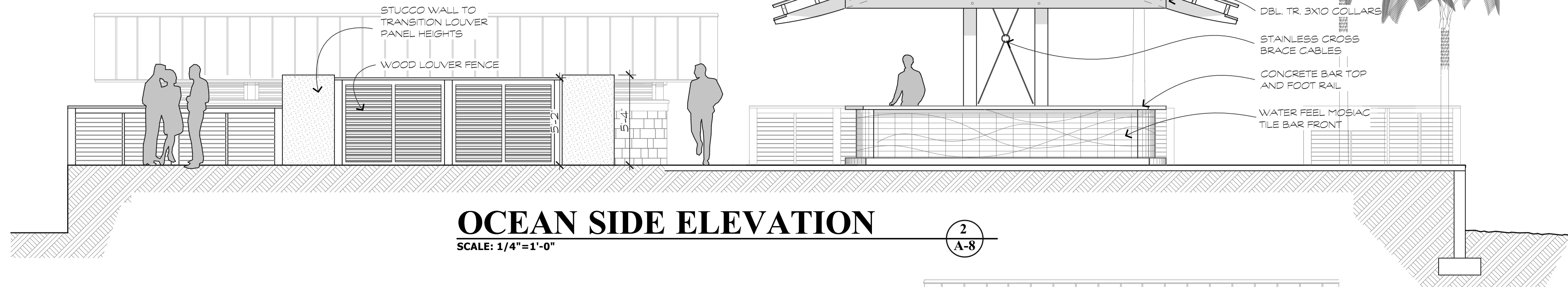




**OLD POOL SIDE ELEVATION**

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

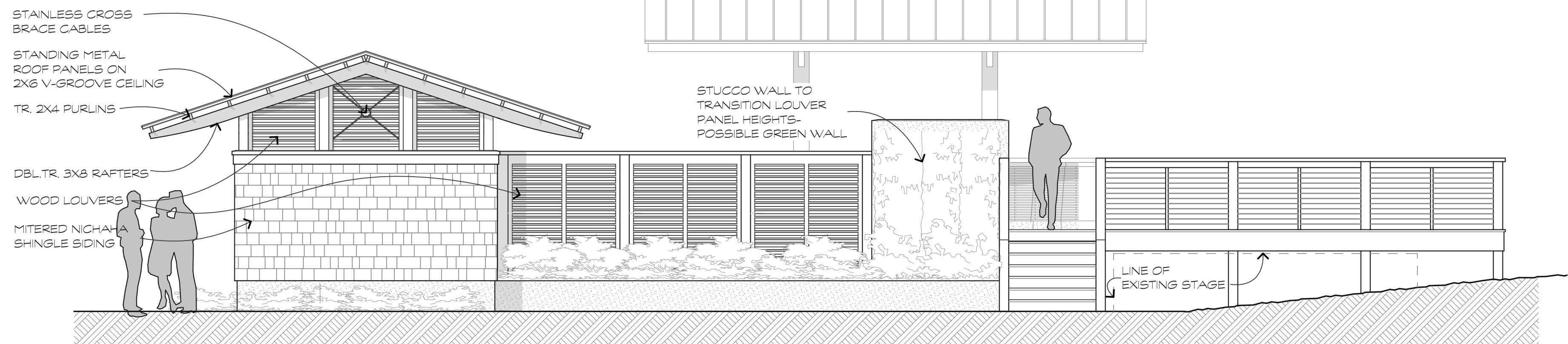
1  
A-8



**OCEAN SIDE ELEVATION**

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

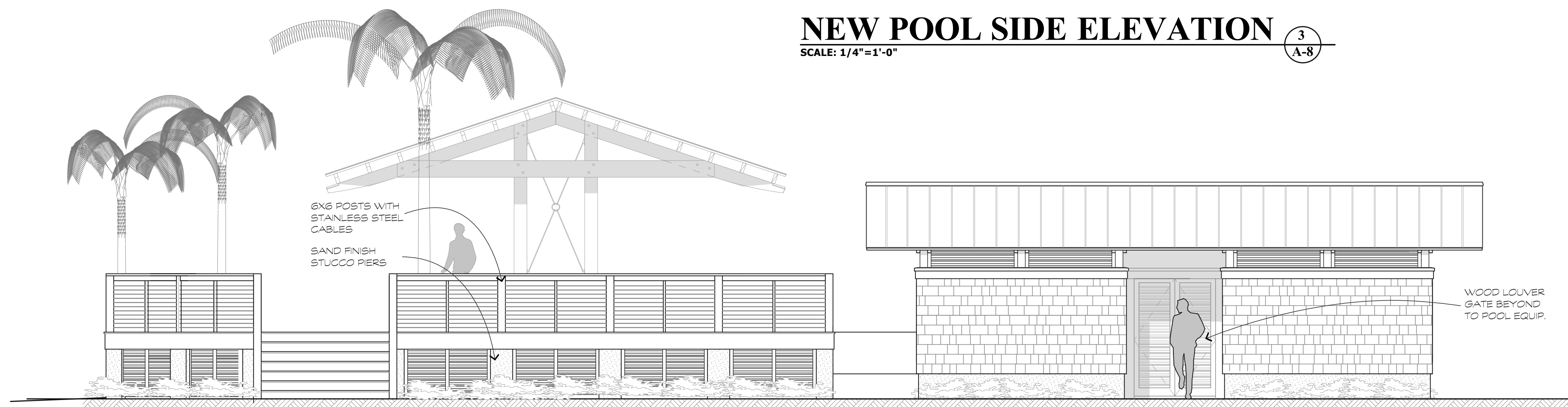
2  
A-8



**NEW POOL SIDE ELEVATION**

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

3  
A-8



**HOTEL SIDE ELEVATION**

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

4  
A-8

A NEW BEACH BAR FOR:  
**OMNI HILTON HEAD**  
**OCEANFRONT RESORT**  
23 Ocean Lane  
Hilton Head Island, S.C.

REVISIONS	DATE

DRAWN BY  
TP  
CHECKED BY  
TP  
DATE OF ISSUE:  
11/27/16  
SCALE  
JOB NO.  
SHEET

**A.8**

OF SHEETS

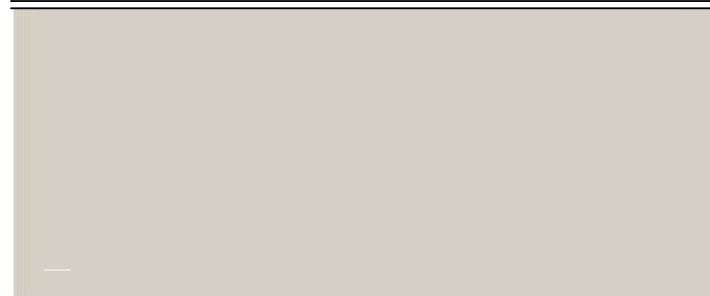
**STANDING SEAMED- PAC CLAD MUSKET GRAY**



**LOUVERS/BEAMS/COLUMNS- SEA COAST GRAY**



**CEMENT BOARD SHAKES-MATCH BUOY BAR**



**STUCCO BASE- SW POPULAR GRAY 6071**



**COUNTERTOP- MATCH BUOY BAR**

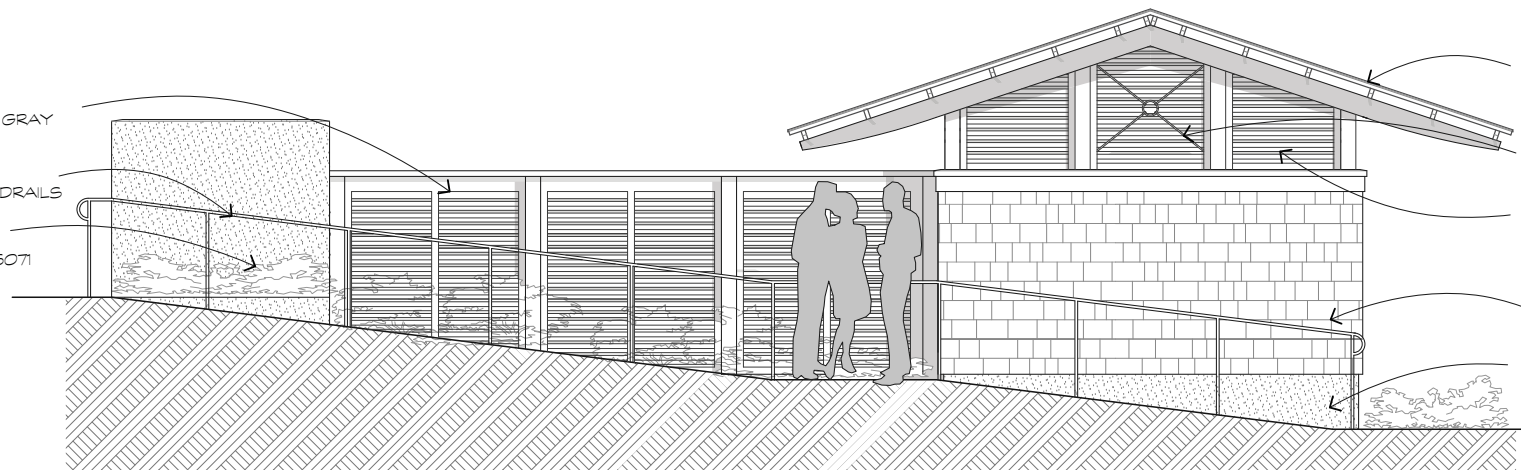


**BAR TILE- MORNING MIST BLUE WAVE 4X12**

**LOUVERS**  
CABOTS SEA COAST GRAY

**RAILING-**  
MATCH EXISTING HANDRAILS

**STUCCO BASE-**  
SW POPULAR GRAY 6071



**STANDING SEAMED ROOF-**  
PAC CLAD MUSKET GRAY

**GALVANIZED CABLES**

**LOUVERS/BEAMS/COLUMNS-**  
CABOTS SEA COAST GRAY

**CEMENT BOARD SHAKES-**  
MATCH BUOY BAR

**STUCCO BASE-**  
SW POPULAR GRAY 6071

**RESTROOM BUILDING**

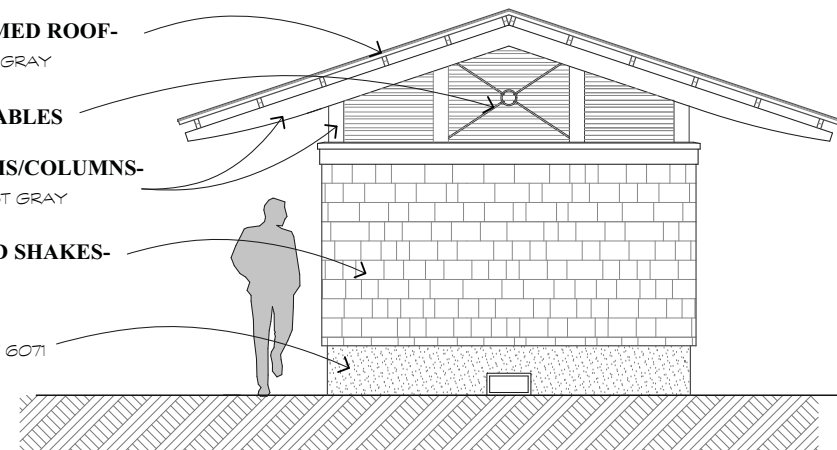
**STANDING SEAMED ROOF-**  
PAC CLAD MUSKET GRAY

**GALVANIZED CABLES**

**LOUVERS/BEAMS/COLUMNS-**  
CABOTS SEA COAST GRAY

**CEMENT BOARD SHAKES-**  
MATCH BUOY BAR

**STUCCO BASE-**  
SW POPULAR GRAY 6071



**SHOWER BUILDING**

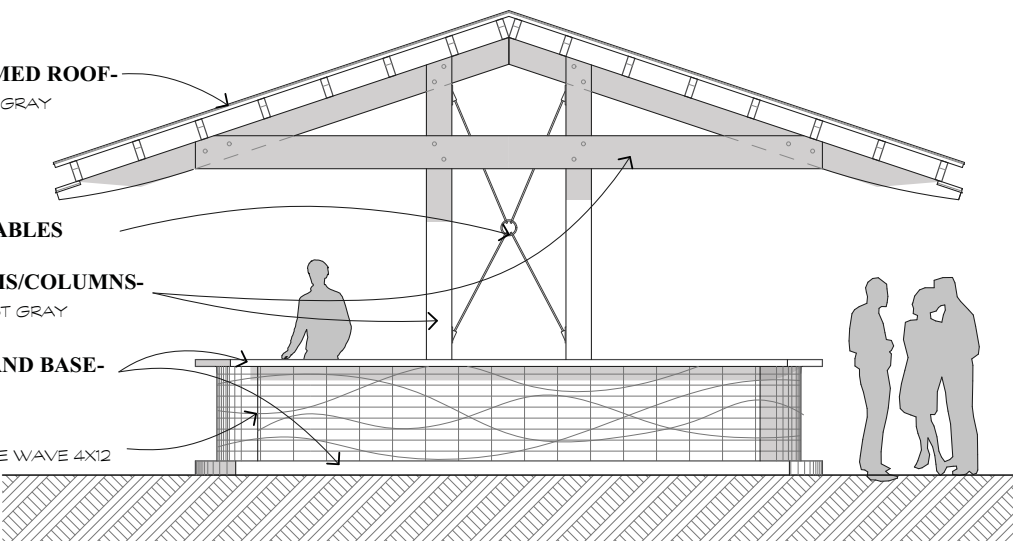
**STANDING SEAMED ROOF-**  
PAC CLAD MUSKET GRAY

**GALVANIZED CABLES**

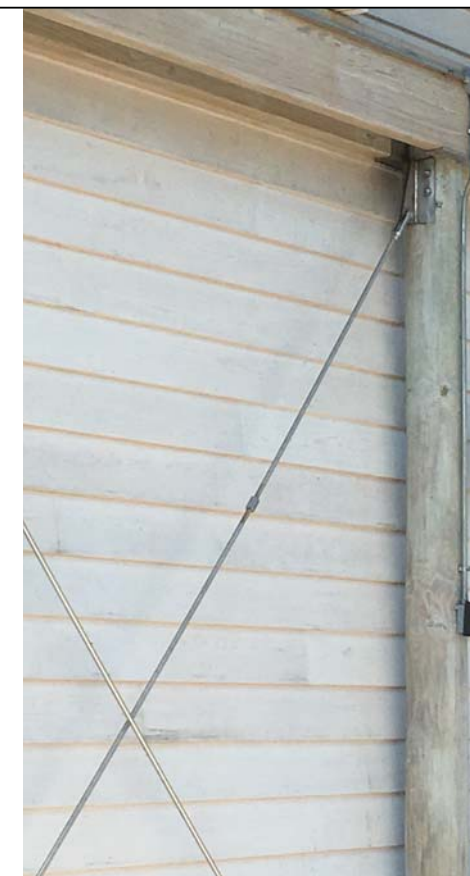
**LOUVERS/BEAMS/COLUMNS-**  
CABOTS SEA COAST GRAY

**COUNTERTOP AND BASE-**  
MATCH BUOY BAR

**BAR TILE-**  
MORNING MIST BLUE WAVE 4X12



**BAR BUILDING**



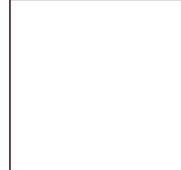
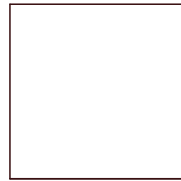
**GALV. CABLES & COL. COLOR**



**HANDRAILS- MATCH EXISTING**



These documents & designs are the property of Parker Design Group | Architects & are not to be used or reproduced, in whole or in part, without the written authorization from the copy write owner (PDK) Architects, 2017 copyright C



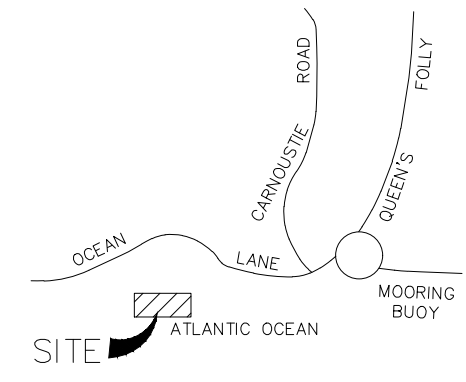
**A NEW BEACH BAR FOR:**  
**OMNI HILTON HEAD**  
**OCEANFRONT RESORT**  
23 Ocean Lane  
Hilton Head Island, S.C.

REVISIONS	DATE

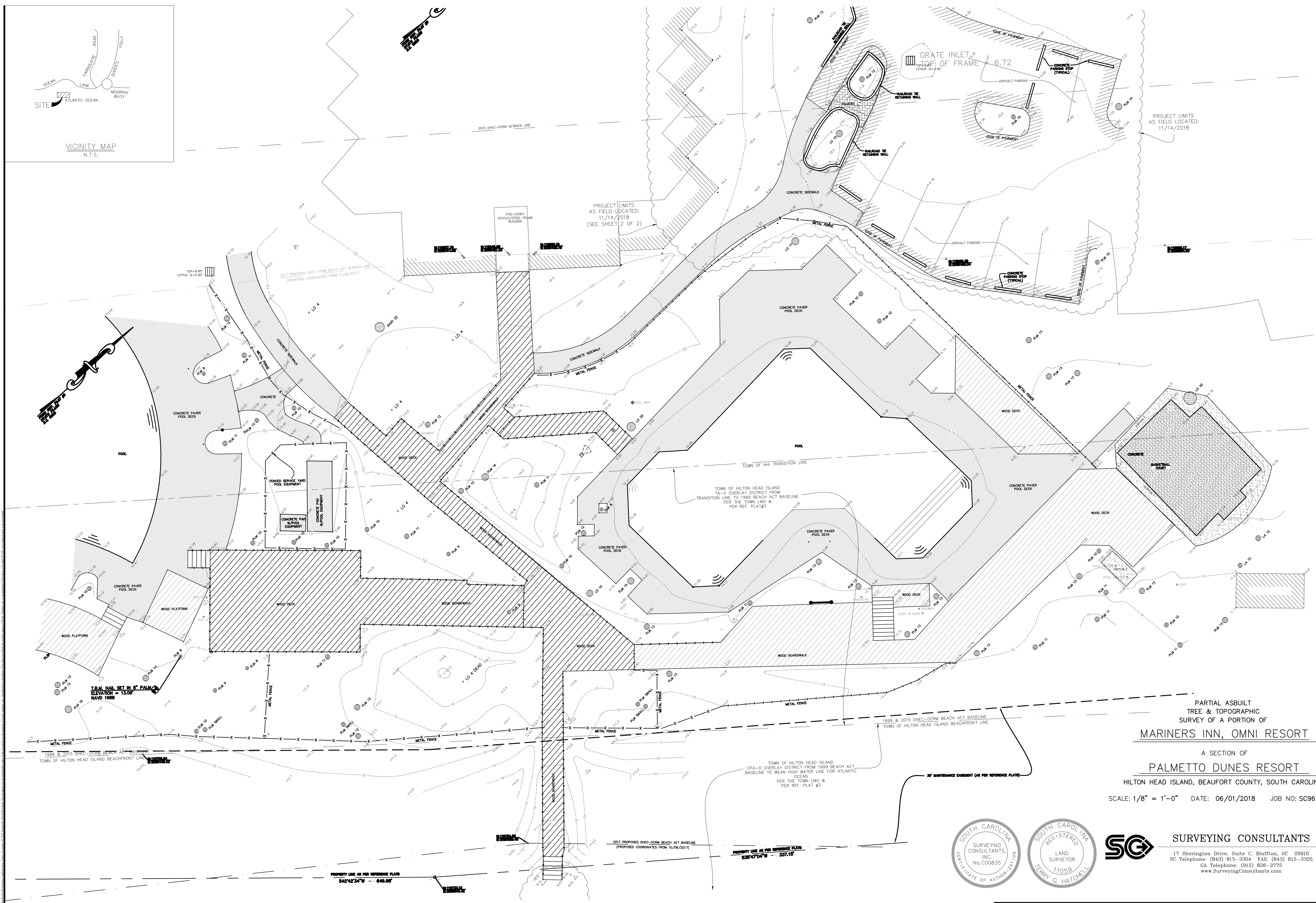
DRAWN BY  
TP  
CHECKED BY  
TP  
DATE OF ISSUE:  
11/27/18  
SCALE  
JOB NO.  
SHEET

**A.9**  
OF SHEETS





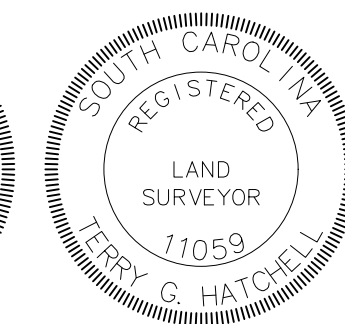
VICINITY MAP  
N.T.S.



PARTIAL AS-BUILT  
TREE & TOPOGRAPHIC  
SURVEY OF A PORTION OF  
**MARINERS INN, OMNI RESORT**

A SECTION OF  
**PALMETTO DUNES RESORT**  
HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1/8" = 1'-0" DATE: 06/01/2018 JOB NO: SC96263C



**SURVEYING CONSULTANTS**

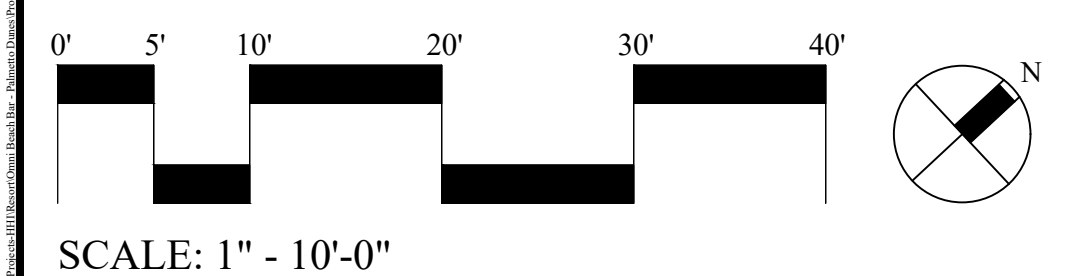
17 Sherington Drive, Suite C Bluffton, SC 29910  
SC Telephone: (843) 815-3304 FAX: (843) 815-3305  
GA Telephone: (912) 826-2775  
www.SurveyingConsultants.com

DRAWN BY:  
DM/EW  
CHECKED BY:  
TT/EW

This drawing is an instrument of service and remains the property of Wood+Partners Inc. It may not be copied or reproduced in any manner without written permission.

#	REVISION	DATE	BY

DATE  
11-27-2018  
PROJECT NUMBER  
01-18025  
SHEET TITLE  
EXISTING  
CONDITIONS



SCALE: 1" = 10'-0"

SURVEY INFORMATION COMPILED FROM AS-BUILT  
SURVEY BY SURVEYING CONSULTANTS. FILE  
SC96263C.1.dwg, DATED JUNE 1, 2018.  
PLAN IS SUBJECT TO CHANGE.



PO Box 2906 • Hilton Head Island, SC 29925  
843.821.6518 • Fax 843.821.7065 • www.woodpartners.com

SHEET  
NUMBER

**L-100**

Omni Hilton Head Oceanfront Resort  
23 Ocean Lane  
Hilton Head Island, SC 29928

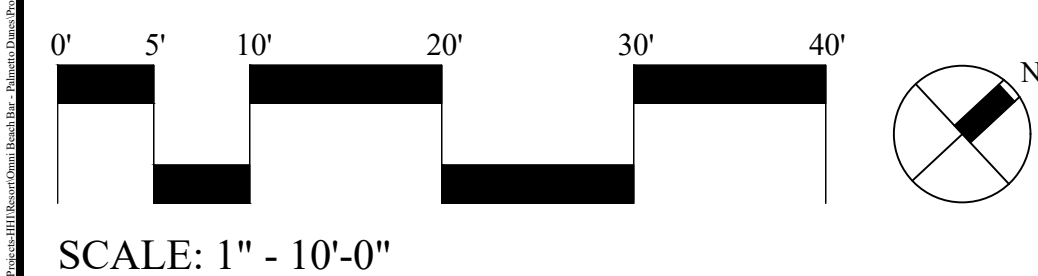
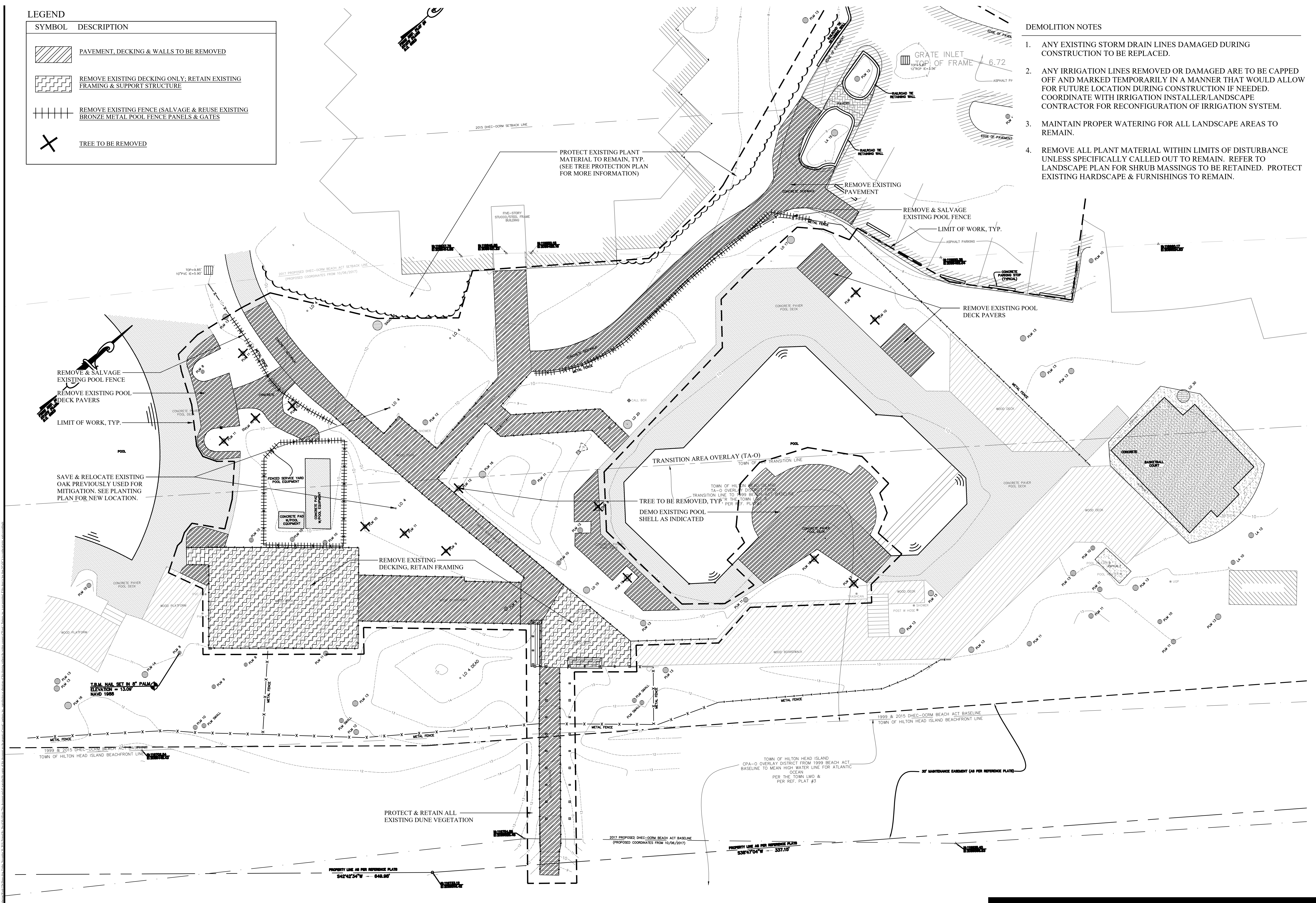
OMNI HOTEL & RESORT  
BEACH BAR STUDY  
23 Ocean Lane  
Hilton Head Island, SC



**LEGEND**

SYMBOL	DESCRIPTION
	PAVEMENT, DECKING & WALLS TO BE REMOVED
	REMOVE EXISTING DECKING ONLY; RETAIN EXISTING FRAMING & SUPPORT STRUCTURE
	REMOVE EXISTING FENCE (SALVAGE & REUSE EXISTING BRONZE METAL POOL FENCE PANELS & GATES)
	TREE TO BE REMOVED

- DEMOLITION NOTES**
1. ANY EXISTING STORM DRAIN LINES DAMAGED DURING CONSTRUCTION TO BE REPLACED.
  2. ANY IRRIGATION LINES REMOVED OR DAMAGED ARE TO BE CAPPED OFF AND MARKED TEMPORARILY IN A MANNER THAT WOULD ALLOW FOR FUTURE LOCATION DURING CONSTRUCTION IF NEEDED. COORDINATE WITH IRRIGATION INSTALLER/LANDSCAPE CONTRACTOR FOR RECONFIGURATION OF IRRIGATION SYSTEM.
  3. MAINTAIN PROPER WATERING FOR ALL LANDSCAPE AREAS TO REMAIN.
  4. REMOVE ALL PLANT MATERIAL WITHIN LIMITS OF DISTURBANCE UNLESS SPECIFICALLY CALLED OUT TO REMAIN. REFER TO LANDSCAPE PLAN FOR SHRUB MASSINGS TO BE RETAINED. PROTECT EXISTING HARDSCAPE & FURNISHINGS TO REMAIN.



SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY SURVEYING CONSULTANTS. FILE SC96263C.1.dwg, DATED JUNE 1, 2018. PLAN IS SUBJECT TO CHANGE.

Omni Hilton Head Oceanfront Resort  
23 Ocean Lane  
Hilton Head Island, SC 29928

OMNI HOTEL & RESORT  
BEACH BAR STUDY  
23 Ocean Lane  
Hilton Head Island, SC

DRAWN BY:  
DM/EW  
CHECKED BY:  
TT/EW  
This drawing is an instrument of service and remains the property of Wood+Partners Inc. It may not be copied or reproduced in any manner without written permission.

#	REVISION	DATE	BY

DATE  
11-27-2018  
PROJECT NUMBER  
01-18025  
SHEET TITLE  
DEMO PLAN

**Wood+Partners Inc. WPI**  
Landscape Architects  
Land Planners

PO Box 2900 • Hilton Head Island, SC 29925  
843.881.6518 • Fax 843.881.7065 • www.woodpartners.com

SHEET NUMBER  
**L-300**



**SITE KEY LEGEND:**

- S1 INTEGRAL COLORED CONCRETE  
DETAIL 1 / L-600
- S2 POOL DECK (CONC. PAVERS)  
DETAIL 4 / L-600
- S3 POOL COPING  
DETAIL 4 / L-600
- S4 PERMEABLE PAVERS  
DETAIL 2 / L-600
- S5 WOOD DECK (NEW FRAMING)  
(SEE MATERIAL SCHEDULE)
- S6 WOOD DECK (USE EXISTING FRAMING)  
(SEE MATERIAL SCHEDULE)
- S7 WOOD SERVICE RAMP  
DETAIL 3 / L-602
- S8 CABLE RAIL SYSTEM  
DETAIL 4 / L-601
- S9 WOOD STEPS  
DETAIL 3 / L-600
- S10 PAVER STEPS  
DETAIL 5 / L-600
- S11 ORNAMENTAL POOL FENCE  
(SALVAGE & REUSE EXISTING)

- S12 POOL FENCE GATE  
(MATCH EXISTING)
  - S13 WOOD TRELLIS & SHOWERS  
DETAIL 1 / L-602
  - S14 DUNE CROSSOVER  
DETAIL 3 / L-601
  - S15 DUNE CROSSOVER STAIRS  
DETAIL 1 / L-601
  - S16 WOOD BENCH  
DETAIL 2 / L-601
  - S17 SHELL WASH STATION  
DETAIL 2 / L-602
  - S18 FOOT WASH  
DETAIL X / L-6XX
- ARCHITECTURAL ELEMENTS:**
- A1 BEACH BAR  
SEE ARCHITECTURAL DRAWINGS
  - A2 RESTROOM BUILDING  
SEE ARCHITECTURAL DRAWINGS
  - A3 POOL CHANGING BUILDING  
SEE ARCHITECTURAL DRAWINGS

**PAVING / MATERIAL SCHEDULE:**

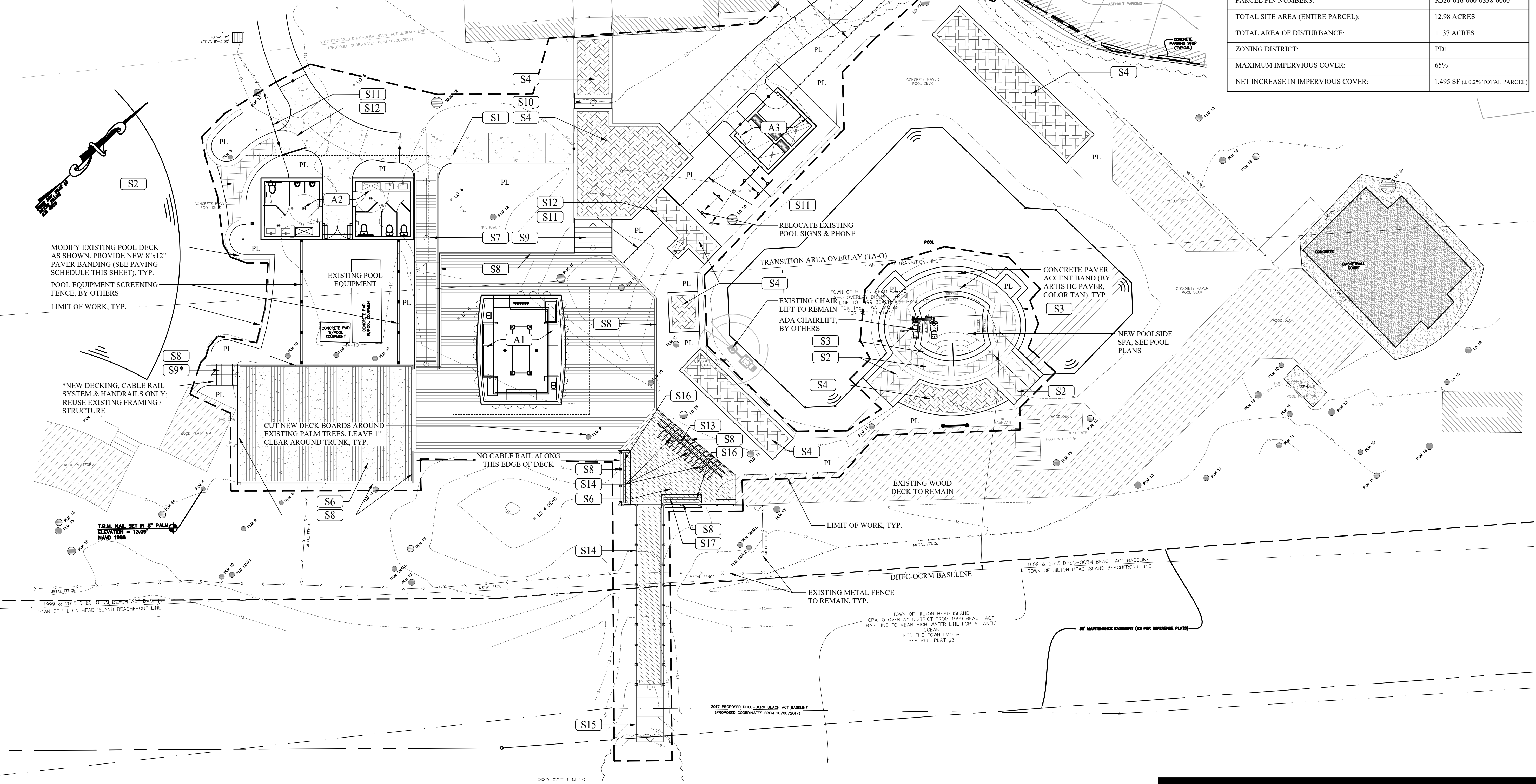
- INTEGRAL COLORED CONCRETE:  
SEE DETAIL 1/L-600  
SCOFFIELD ADMIX: 0288 AUTUMN  
BEIGE
- CONCRETE PAVER POOL DECK &  
BANDING:  
SEE DETAIL 4/L-600  
BY: ARTISTIC PAVERS  
POOL DECK: 16"x16" SHELLOCK  
PAVER - IVORY  
BANDING: 8"x12" SHELLOCK  
PAVER - TAN
- PERMEABLE PAVERS:  
SEE DETAIL 2/L-600  
PAVERS BY LOWCOUNTRY PAVER  
MODEL: HYDRASHED  
COLOR: WHITE TAN W/ TABBY FINISH  
PATTERN: 45° HERRINGBONE  
(HATCH PATTERN DENOTES DESIGN  
INTENT, LAYOUT PAVERS AS SHOWN)
- COMPOSITE WOOD DECK - NEW FRAMING  
(FRAMING PLAN BY OTHERS):  
DECKING BY TREX  
COLOR: TRANSCEND - ISLAND MIST  
(HATCH PATTERN DENOTES DECKING  
DESIGN INTENT)
- COMPOSITE WOOD DECK (RE-USE  
EXISTING FRAMING):  
DECKING BY TREX  
COLOR: TRANSCEND - ISLAND MIST  
(HATCH PATTERN DENOTES DECKING  
DESIGN INTENT)
- EXPANSION JOINT:  
SEE DETAIL 1/L-600
- CONTROL JOINT:  
SEE DETAIL 1/L-600

**GENERAL NOTES:**

1. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
2. TEMPORARY EROSION & SEDIMENT CONTROLS (SILT FENCES, ETC.) SHALL BE INSTALLED AT INLETS, PIPES, & LIMITS OF WORK AREAS WHERE SURFACE RUN-OFF OCCURS UNTIL SOIL STABILIZATION IS COMPLETE.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES AND UNUSUAL CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL MAINTAIN ALL GRASSED AREAS, INCLUDING THE REPAIR OF EROSION AREAS, UNTIL GRASS HAS REACHED THE LEVEL OF FINAL ACCEPTANCE.
5. ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION INSIDE OR OUTSIDE THE LIMIT OF WORK SHALL BE REPAIRED, GRADED AND GRASSED AT THE CONTRACTOR'S EXPENSE.
6. TREE PROTECTION FENCES SHALL BE MAINTAINED IN PLACE AT ALL TIMES UNTIL WORK IS COMPLETED.
7. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND ALL LOCAL, STATE, AND FEDERAL AGENCIES AND REGULATIONS.
8. ALL FIELD ADJUSTMENTS SHALL RECEIVE APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
9. CONTRACTOR SHALL STAKE ALL WORK TO BE COMPLETED AND OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE RESOLVED PRIOR TO CONSTRUCTION.
10. DIGITAL FILE AVAILABLE FOR USE BY CONTRACTOR FOR STAKING, HOWEVER, HARDCOPY SHALL PREVAIL.
11. SALVAGE & REUSE EXISTING POOL FENCE PANELS. SUPPLEMENT NEW PANELS AS REQUIRED (MATCH MANUFACTURER, COLOR, MODEL). PROVIDE SELF LATCHING MECHANISM AT EACH POOL GATE (MAXIMA POOL, PET. & PLAY ADJUSTABLE SAFETY LATCH OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS).

**SITE SUMMARY:**

PARCEL PIN NUMBERS:	R520-016-000-0338-0000
TOTAL SITE AREA (ENTIRE PARCEL):	12.98 ACRES
TOTAL AREA OF DISTURBANCE:	± .37 ACRES
ZONING DISTRICT:	PD1
MAXIMUM IMPERVIOUS COVER:	65%
NET INCREASE IN IMPERVIOUS COVER:	1,495 SF (± 0.2% TOTAL PARCEL)



Omni Hilton Head Oceanfront Resort  
23 Ocean Lane  
Hilton Head Island, SC 29928

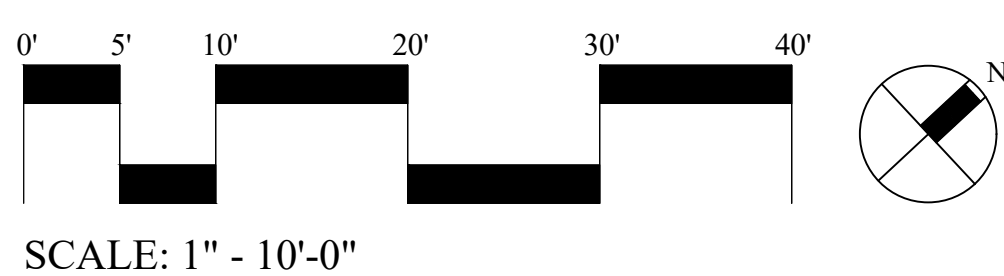
OMNI HOTEL & RESORT  
BEACH BAR STUDY  
23 Ocean Lane  
Hilton Head Island, SC

DRAWN BY:  
DM/EW  
CHECKED BY:  
TT/EW

This drawing is an instrument of service & remains the property of Wood+Partners Inc. It may not be copied or reproduced in any manner without written permission.

#	REVISION	DATE	BY

DATE  
11-27-2018  
PROJECT NUMBER  
01-18025  
SHEET TITLE  
SITE PLAN



SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY SURVEYING CONSULTANTS. FILE SC96263C.1.dwg, DATED JUNE 1, 2018. PLAN IS SUBJECT TO CHANGE.

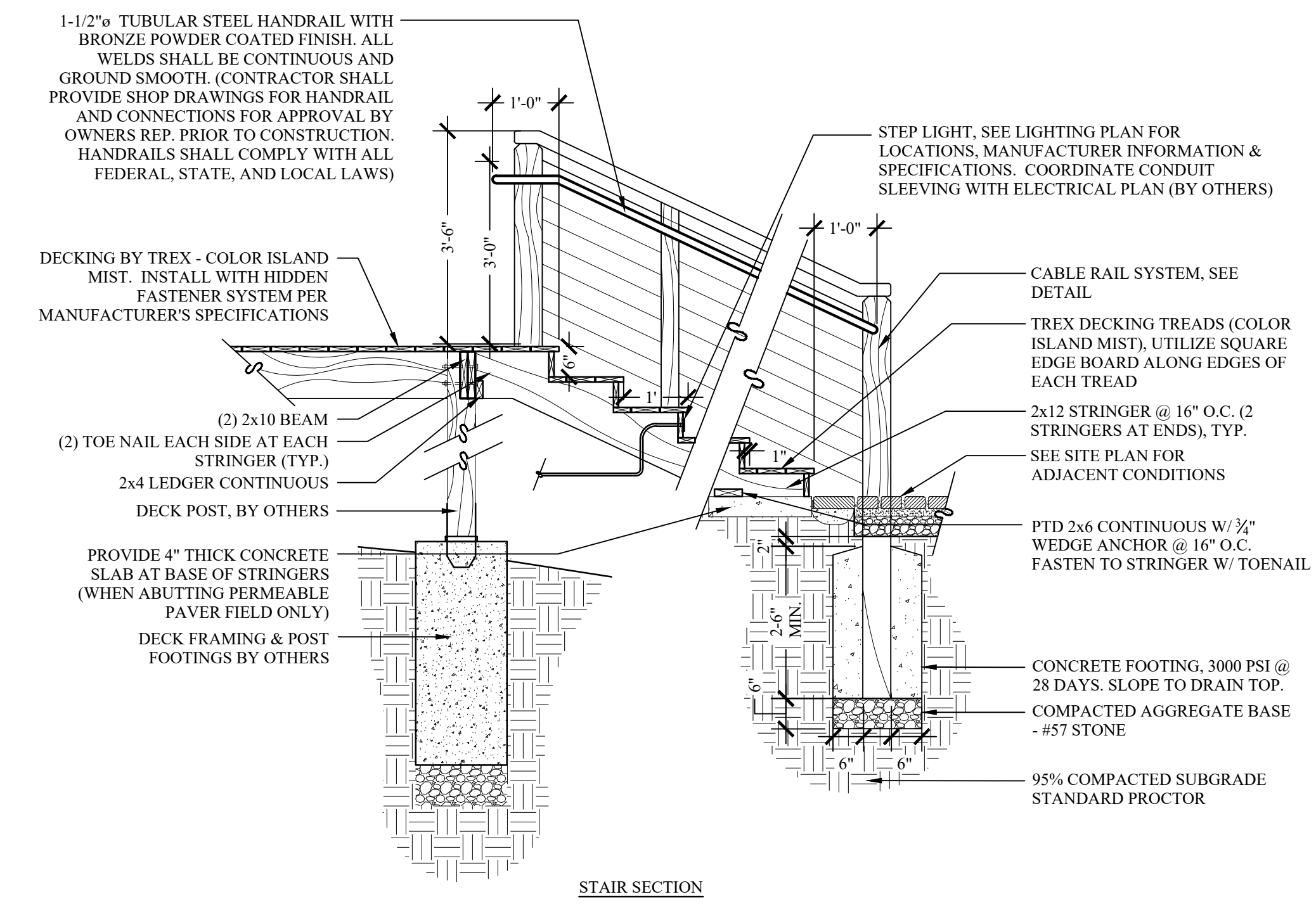
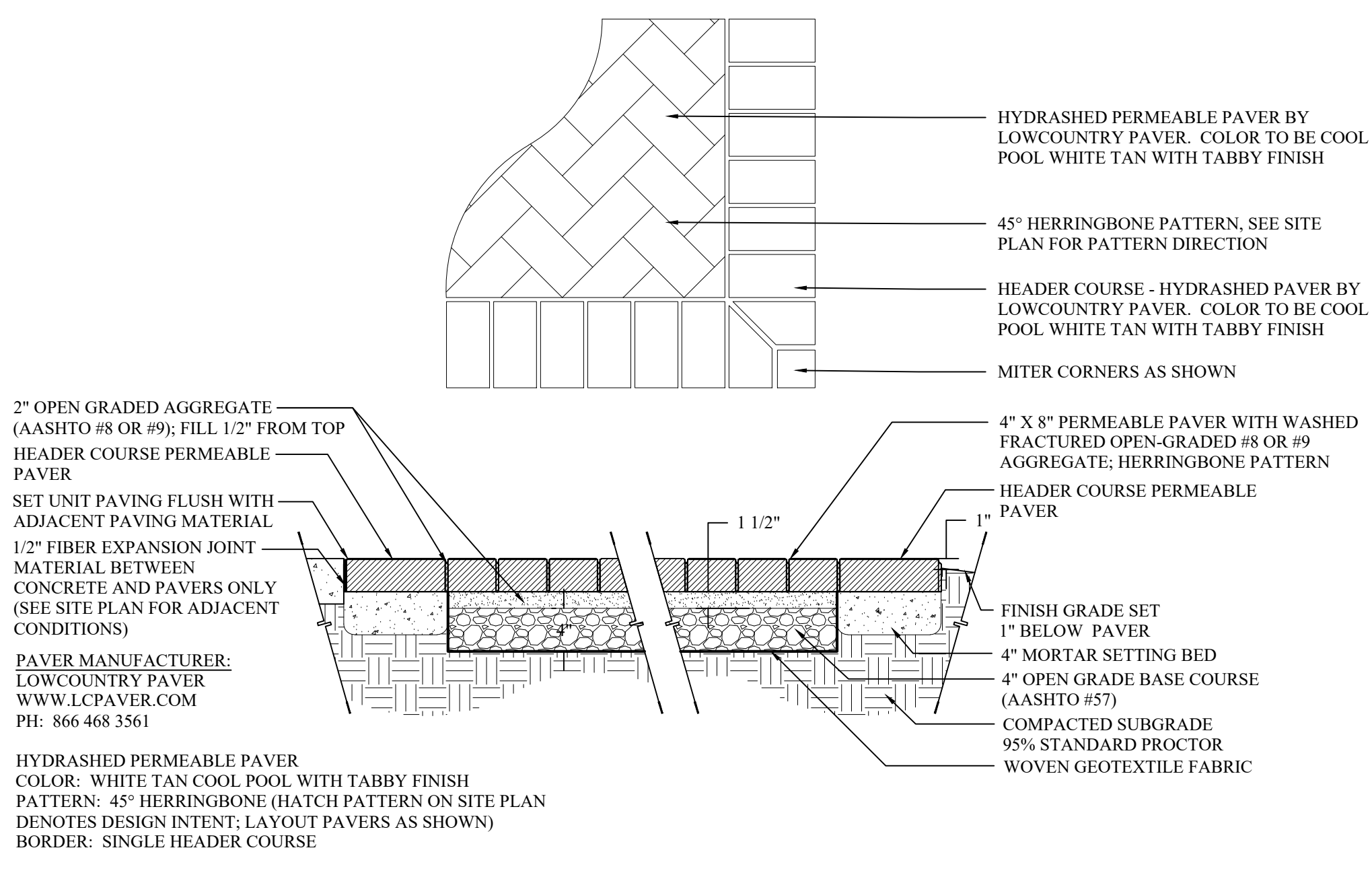
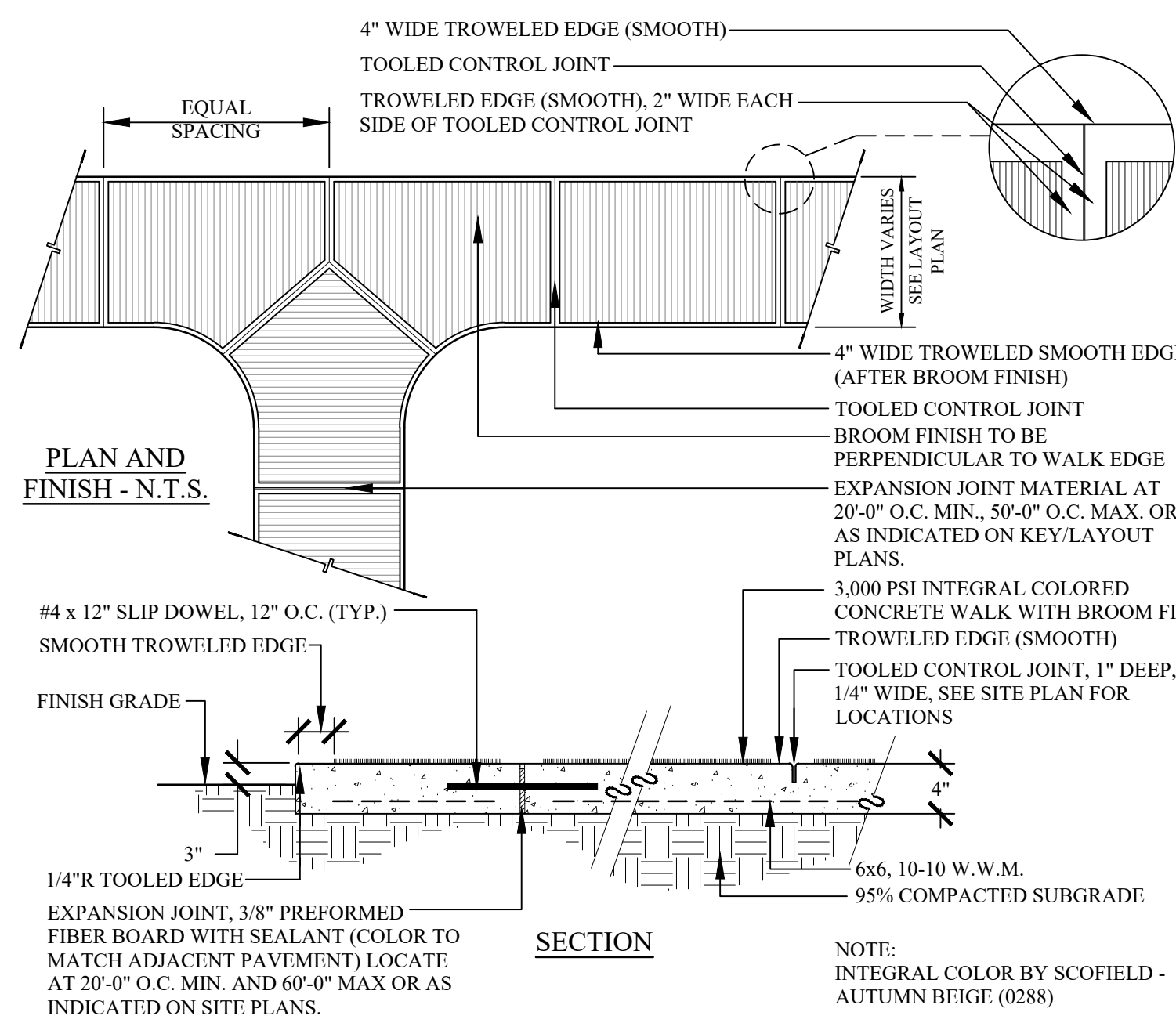
Wood+Partners Inc. WPI  
Landscape Architects  
Land Planners

PO Box 2900 • Hilton Head Island, SC 29928  
843.881.6518 • Fax 843.881.7065 • www.woodpartners.com

SHEET NUMBER

L-400

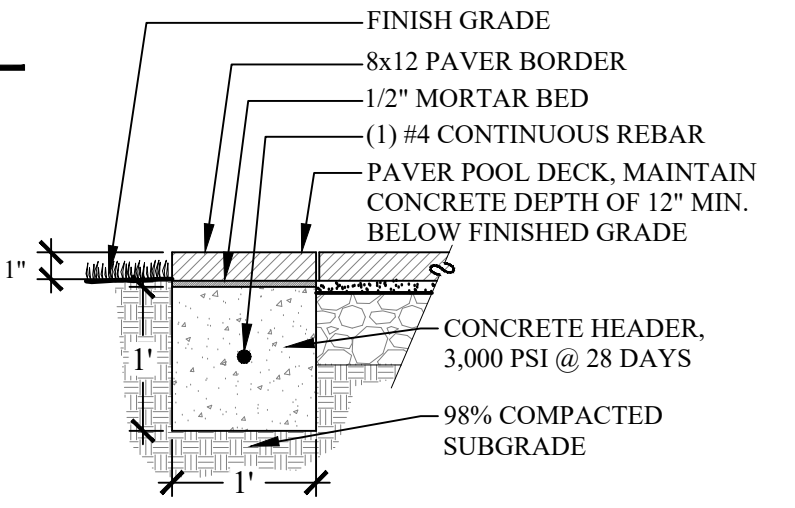
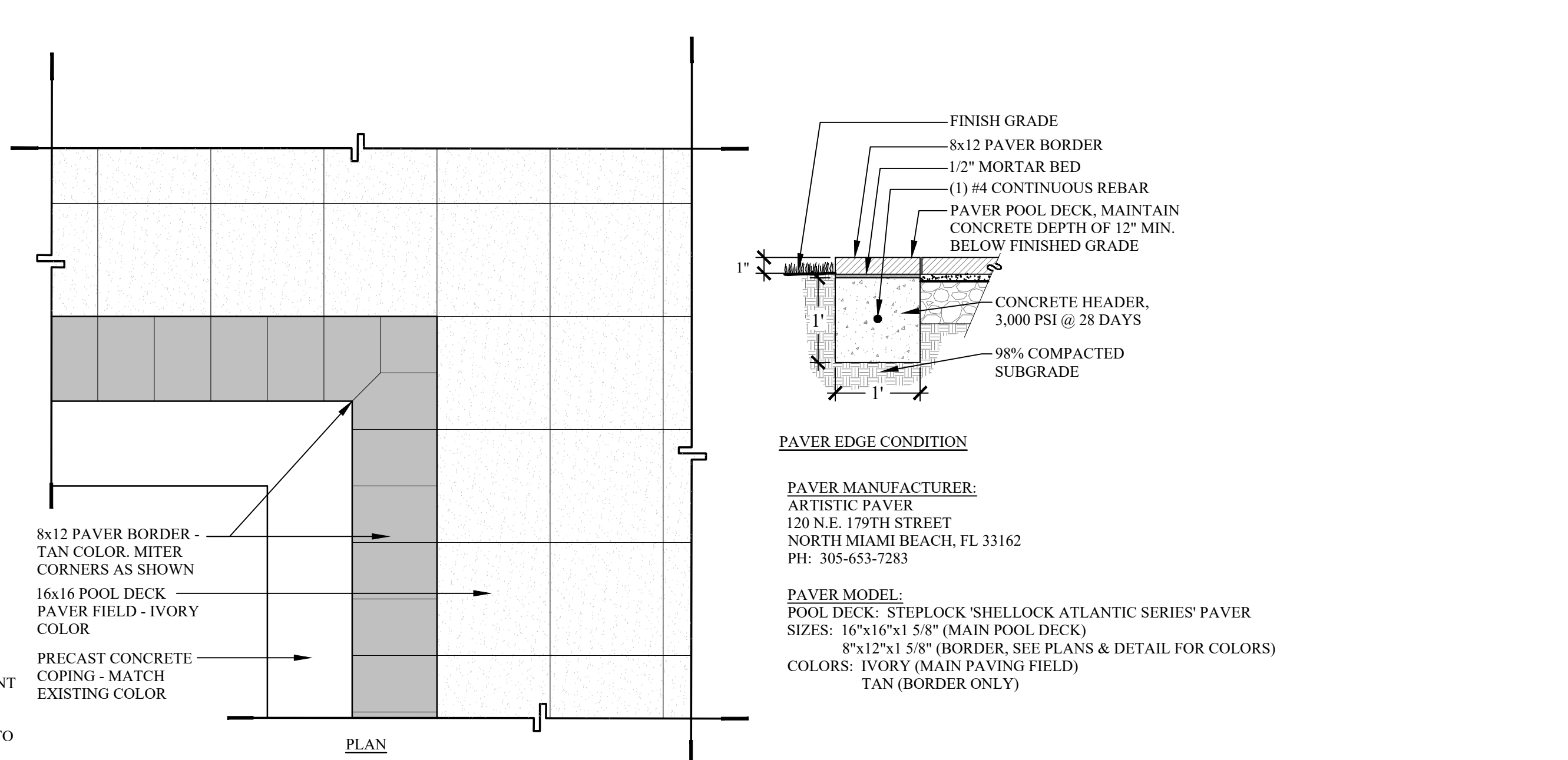
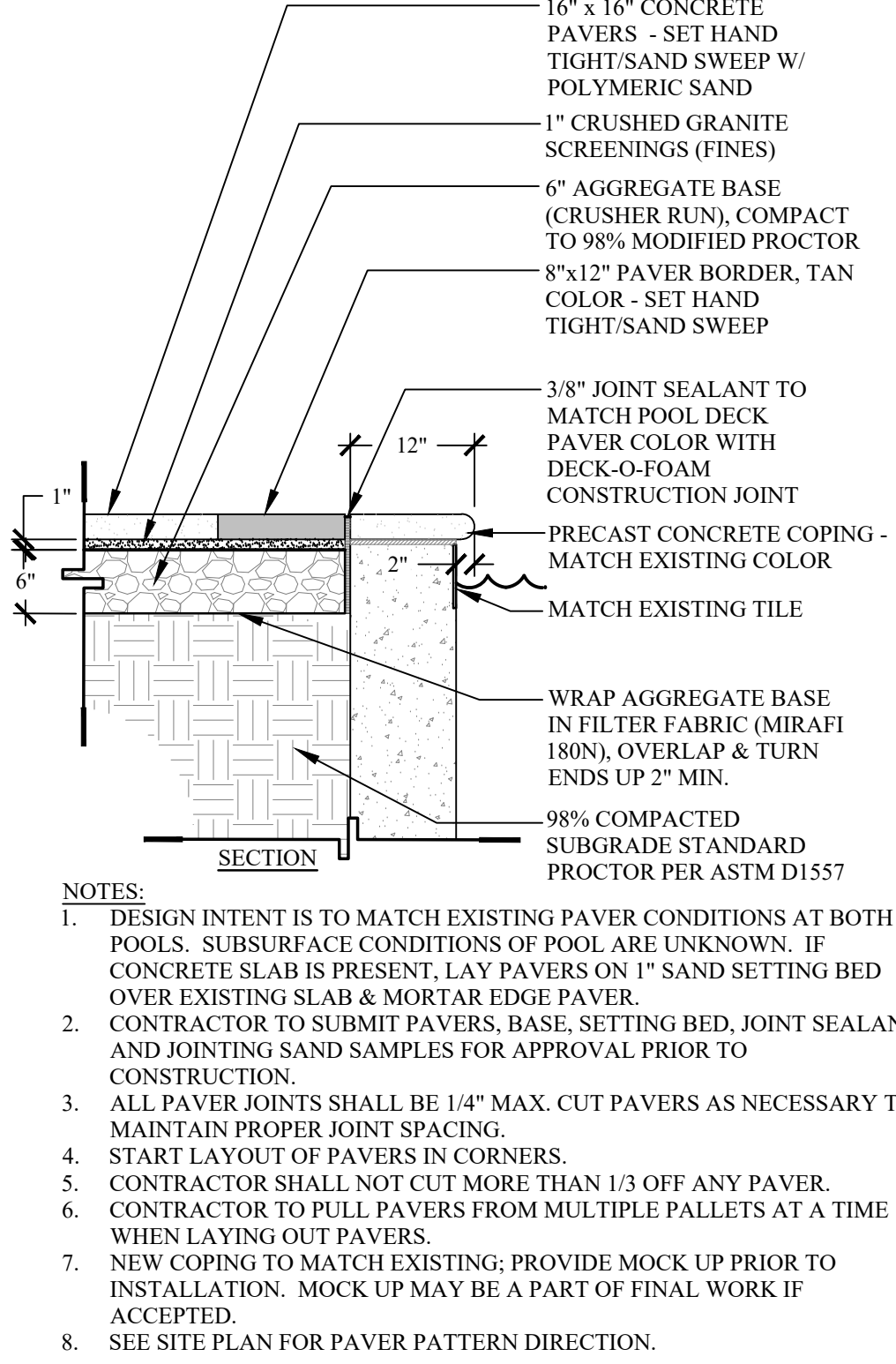




**1** INTEGRAL COLORED CONCRETE & CONTROL / EXPANSION JOINTS  
 L600 SCALE: 1" = 1'-00"

**2** PERMEABLE PAVING FIELD  
 L600 SCALE: 1" = 1'-00"

**3** COMPOSITE WOOD STEPS  
 L600 SCALE: 1/2" = 1'-00"

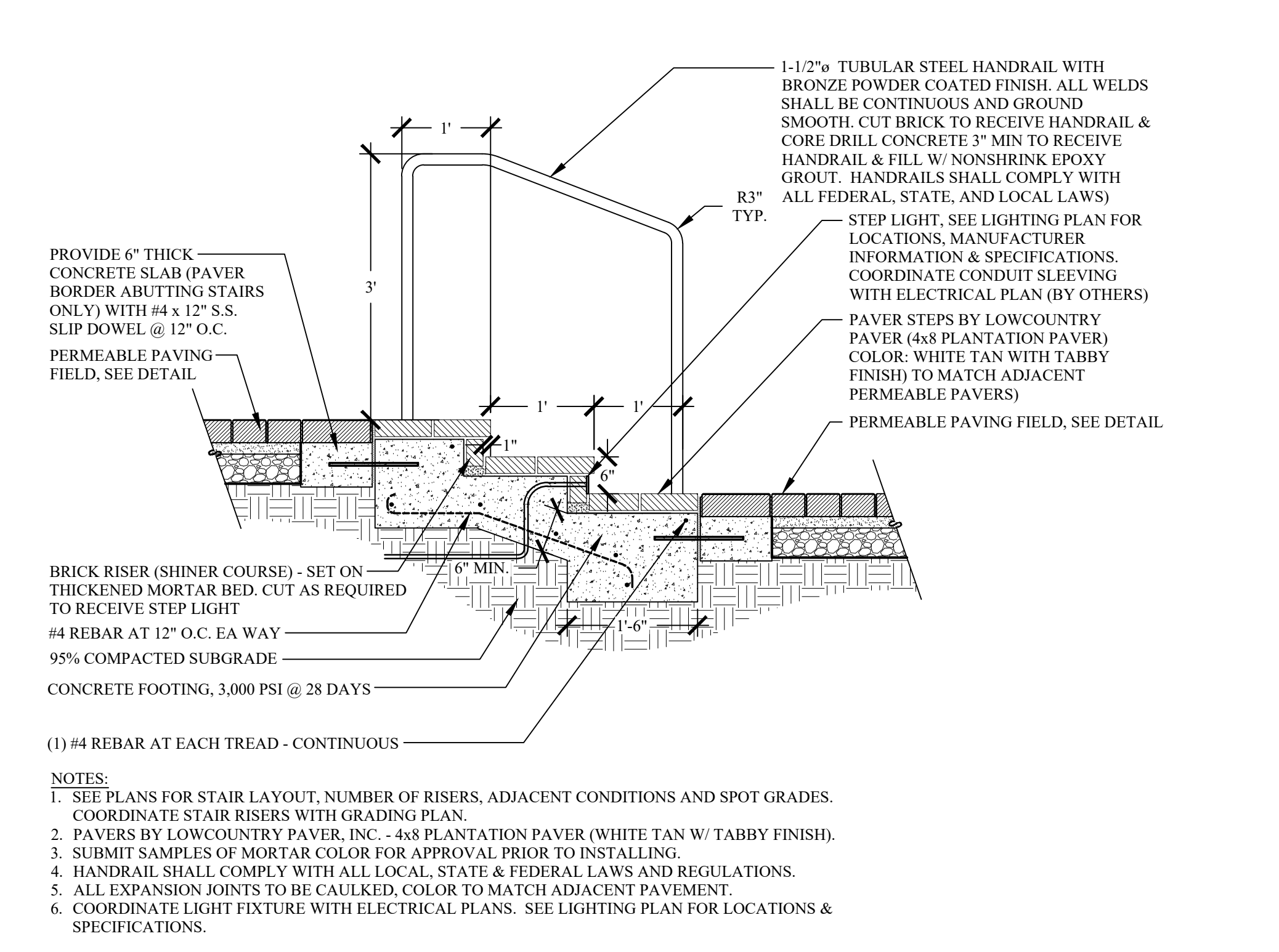


**PAVER EDGE CONDITION**

PAVER MANUFACTURER:  
 ARTISTIC PAVER  
 120 N.E. 179TH STREET  
 NORTH MIAMI BEACH, FL 33162  
 PH: 305-653-7283

PAVER MODEL:  
 POOL DECK: STEPLOCK 'SHELLOCK ATLANTIC SERIES' PAVER  
 SIZES: 16"x16"x1 5/8" (MAIN POOL DECK)  
 8"x12"x1 5/8" (BORDER, SEE PLANS & DETAIL FOR COLORS)  
 COLORS: IVORY (MAIN PAVING FIELD)  
 TAN (BORDER ONLY)

**4** POOL DECK  
 L600 SCALE: 3/4" = 1'-00"



**5** PAVER STEPS  
 L600 SCALE: 3/4" = 1'-00"

PLAN IS SUBJECT TO CHANGE.

DRAWN BY:  
 DM/EW  
 CHECKED BY:  
 TT/EW

This drawing is an instrument of service & remains the property of Wood+Partners Inc. It may not be copied or reproduced in any manner without written permission.

#	REVISION	DATE	BY

DATE  
 11-27-2018  
 PROJECT NUMBER  
 01-18025  
 SHEET TITLE  
 DETAILS



DRAWN BY:  
DM/EW  
CHECKED BY:  
TT/EW

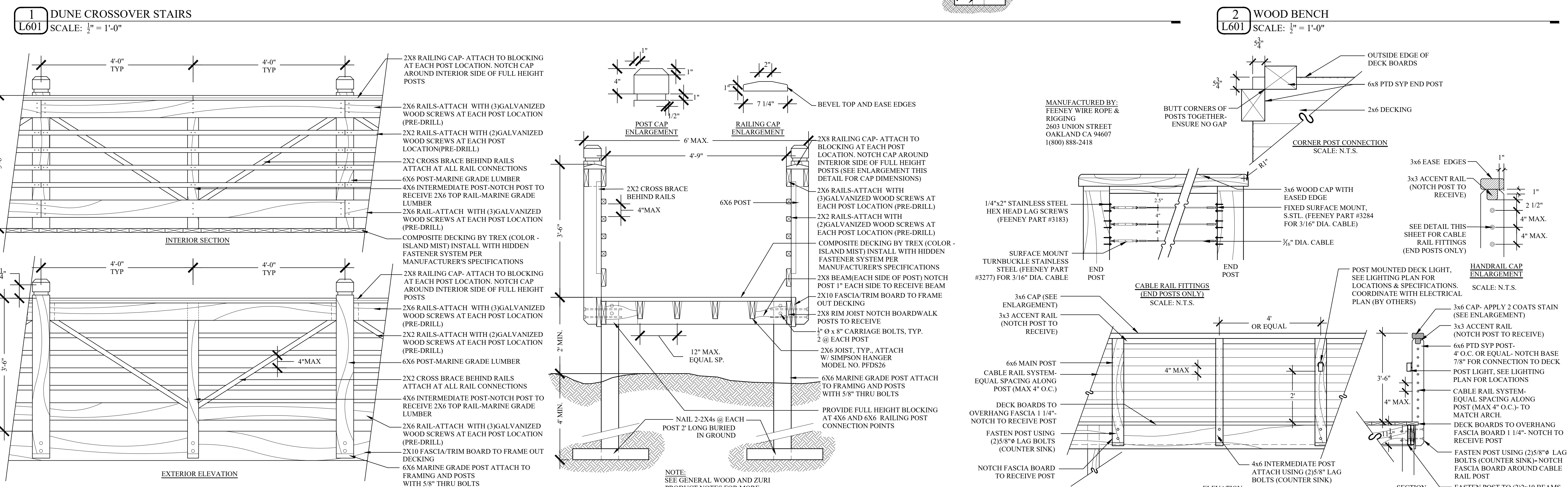
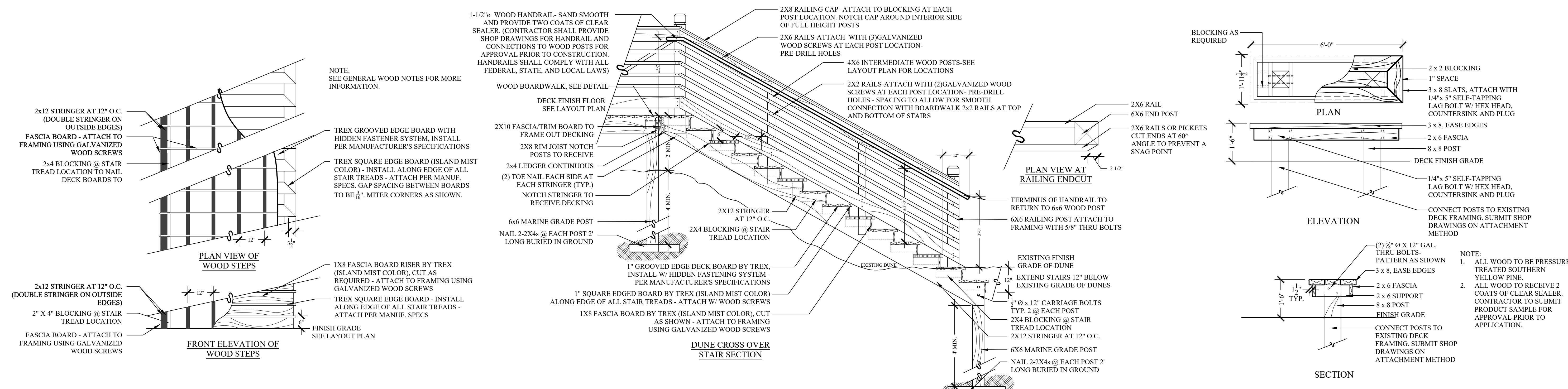
This drawing is an instrument of service & remains the property of Wood+Partners Inc. It may not be copied or reproduced in any manner without written permission.

#	REVISION	DATE	BY

DATE  
11-27-2018  
PROJECT NUMBER  
01-18025  
SHEET TITLE  
DETAILS

SHEET  
NUMBER

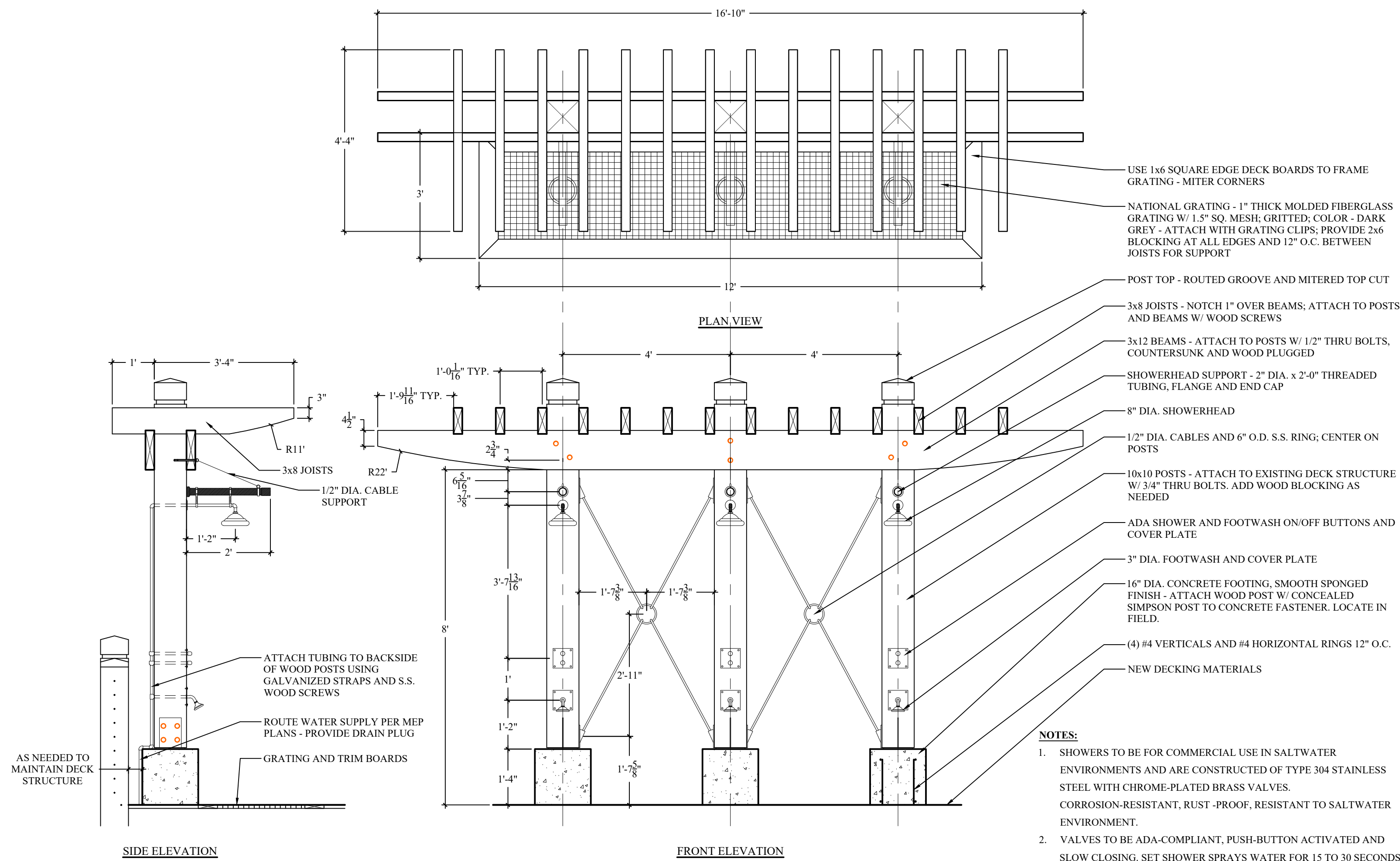
L-601



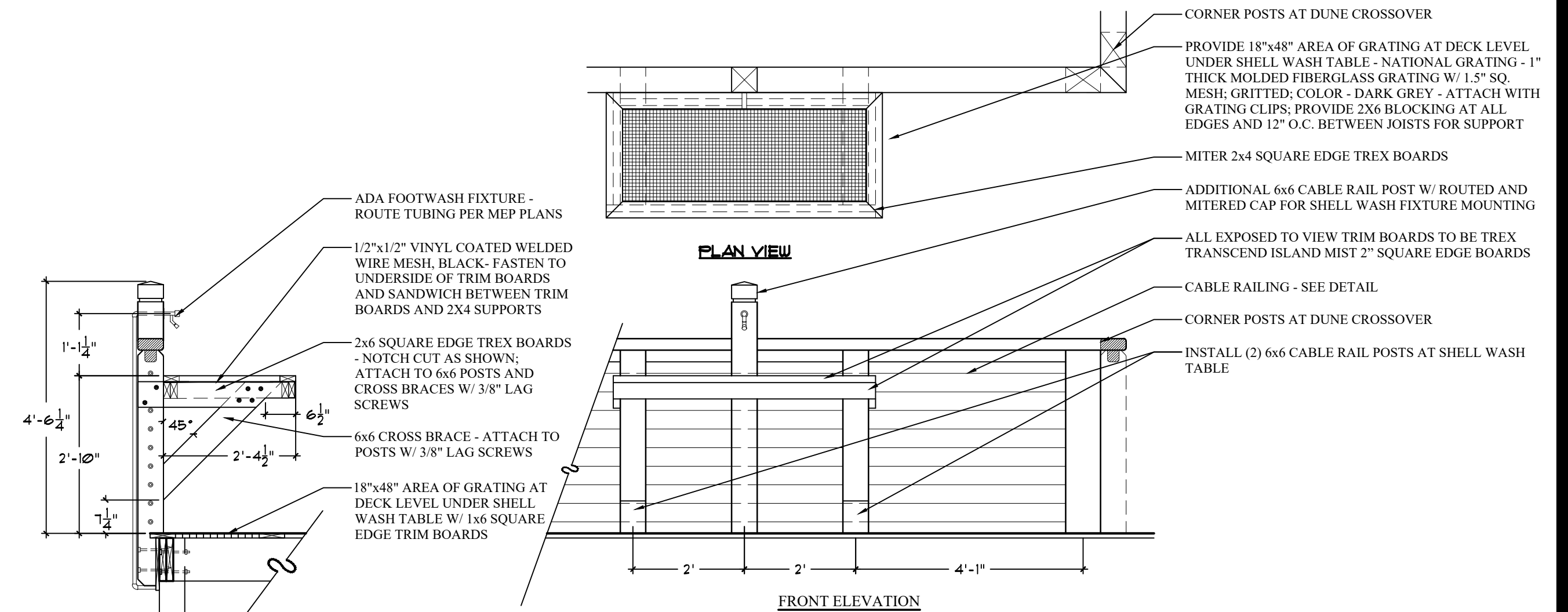
- GENERAL NOTES:
1. ALL DECKING SHALL BE BY TREX (COLOR - ISLAND MIST), AND SHALL BE FASTENED TO JOISTS USING THE CORTEX HIDDEN FASTENER SYSTEM (PRE DRILL, COUNTER SINK, DOWEL) PER MANUFACTURERS RECOMMENDATIONS.
  2. ALL FASCIA BOARDS TO BE BY TREX (COLOR TO MATCH DECKING).
  3. PAINT EXPOSED CONCRETE FOOTINGS BROWN. CONTRACTOR TO SUBMIT COLOR SAMPLE FOR APPROVAL PRIOR TO PAINTING.
  4. ALL DECK FRAMING & BLOCKING SHALL BE #1 PRESSURE TREATED SOUTHERN YELLOW PINE UNLESS OTHERWISE NOTED.
  5. PROVIDE CLEAR SEALANT ON ALL #1 SOUTHERN YELLOW PINE.

PLAN IS SUBJECT TO CHANGE.





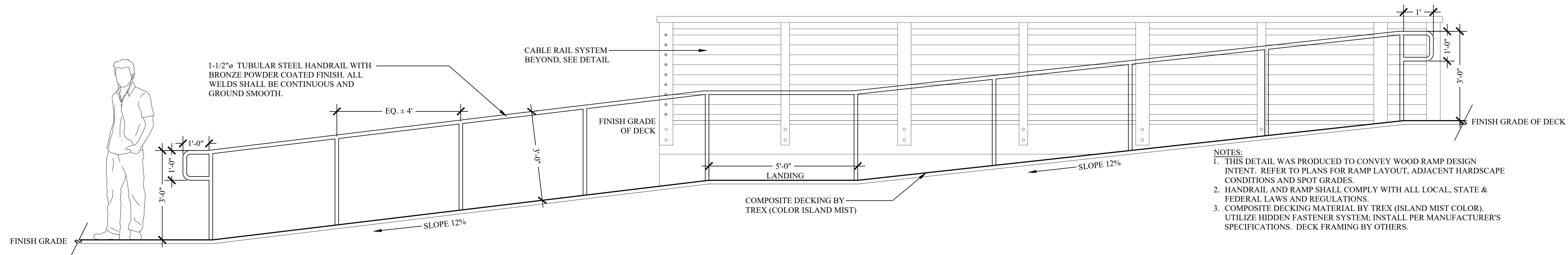
- NOTES:**
- SHOWERS TO BE FOR COMMERCIAL USE IN SALTWATER ENVIRONMENTS AND ARE CONSTRUCTED OF TYPE 304 STAINLESS STEEL WITH CHROME-PLATED BRASS VALVES. CORROSION-RESISTANT, RUST-PROOF, RESISTANT TO SALTWATER ENVIRONMENT.
  - VALVES TO BE ADA-COMPLIANT, PUSH-BUTTON ACTIVATED AND SLOW CLOSING. SET SHOWER SPRAYS WATER FOR 15 TO 30 SECONDS, THEN SHUTS OFF AUTOMATICALLY.
  - VALVES TO BE CHROME-PLATED BRASS.
  - VACUUM BREAKER - CHROME-PLATED BRASS.
  - ALL TUBING TO BE 304 SCH 40 STAINLESS STEEL TUBING
  - 2.5 GPM CHROME PLATED BRASS SHOWER HEAD
  - HARDWARE ACCESSORIES: SS FLEX HOSE, SS WALL BRACKETS AND SCREWS.
  - CABLES AND ACCESSORIES TO BE STAINLESS STEEL BY FEENEY, INC.
  - ALL WOOD TO BE SELECT MARINE GRADE (2.5 pcf), KDAT PRESSURE TREATED SOUTHERN YELLOW PINE; S4S.



- NOTES:**
- SHELL WASH FIXTURE TO BE FOOTWASH FIXTURE FOR COMMERCIAL USE IN SALTWATER ENVIRONMENTS AND ARE CONSTRUCTED OF TYPE 304 STAINLESS STEEL WITH CHROME-PLATED BRASS VALVES. CORROSION-RESISTANT, RUST-PROOF, RESISTANT TO SALTWATER ENVIRONMENT.
  - VALVES TO BE ADA-COMPLIANT, PUSH-BUTTON ACTIVATED AND SLOW CLOSING. SET SHOWER SPRAYS WATER FOR 15 TO 30 SECONDS, THEN SHUTS OFF AUTOMATICALLY.
  - VALVES TO BE CHROME-PLATED BRASS.
  - VACUUM BREAKER - CHROME-PLATED BRASS.
  - ALL TUBING TO BE 304 SCH 40 STAINLESS STEEL TUBING
  - CHROME PLATED BRASS SHOWER HEAD
  - HARDWARE ACCESSORIES: SS FLEX HOSE, SS WALL BRACKETS AND SS FASTENERS.
  - ALL WOOD SUPPORTS TO BE SELECT MARINE GRADE (2.5 pcf), KDAT PRESSURE TREATED SOUTHERN YELLOW PINE; S4S.
  - ALL EXPOSED TO VIEW FASTENERS TO BE COUNTERSUNK AND WOOD PLUGGED.

1 WOOD TRELLIS & SHOWERS  
L602 SCALE: 1/2" = 1'-0"

2 SHELL WASH STATION  
L602 SCALE: 1/2" = 1'-0"



- NOTES:**
- THIS DETAIL WAS PRODUCED TO CONVEY WOOD RAMP DESIGN INTENT. REFER TO PLANS FOR RAMP LAYOUT, ADJACENT HARDSCAPE CONDITIONS AND SPOT GRADES.
  - HANDRAIL AND RAMP SHALL COMPLY WITH ALL LOCAL, STATE & FEDERAL LAWS AND REGULATIONS.
  - COMPOSITE DECKING MATERIAL BY TREX (ISLAND MIST COLOR). UTILIZE HIDDEN FASTENER SYSTEM; INSTALL PER MANUFACTURER'S SPECIFICATIONS. DECK FRAMING BY OTHERS.

3 WOOD SERVICE RAMP  
L602 SCALE: 1/2" = 1'-0"

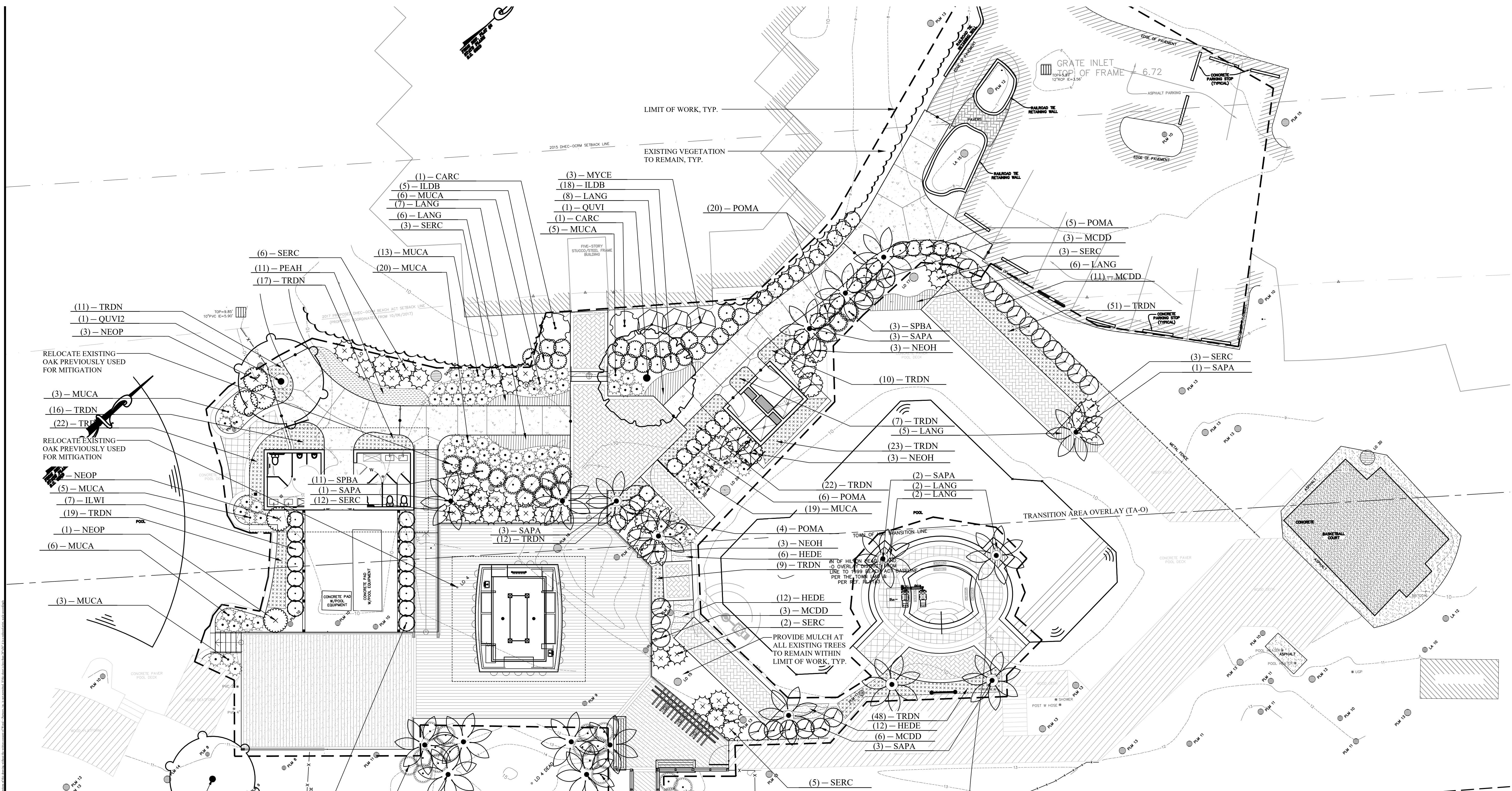
DRAWN BY:  
DM/EW  
CHECKED BY:  
TT/EW

This drawing is an instrument of service & remains the property of Wood+Partners Inc. It may not be copied or reproduced in any manner without written permission.

#	REVISION	DATE	BY

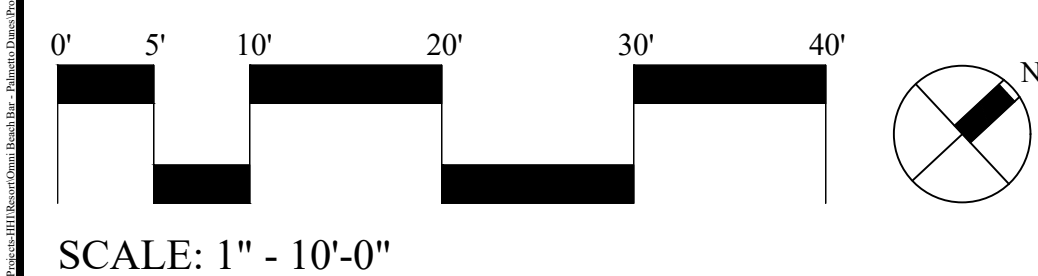
DATE  
11-27-2018  
PROJECT NUMBER  
01-18025  
SHEET TITLE  
DETAILS





**PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	HEIGHT	SPREAD	REMARKS
QUVI	1	Quercus virginiana	Southern Live Oak	Cont. or FG	2"	Cal	10'-12'	4'-6'	Single Leader, Full Crown
QUV12	2	Quercus virginiana	Southern Live Oak	n/a					RELOCATED OAK
SAPA	19	Sabal palmetto	Cabbage Palmetto	B & B			12'-16'		Smooth clear trunk, hurricane cut. Vary heights
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD			REMARKS
CARC	2	Callistemon rigidus 'Clemson Hardy'	Clemson Hardy Bottle Brush	7 gal	30"-36"	24"-30"			Full, Specimen
ILDB	23	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	3 gal	14"-18"	8"-10"			Full to ground
ILWI	15	Ilex vomitoria 'Will Flemming'	Will Flemming Yaupon	7 gal	36"-42"	18"-24"			Upright, Single-Stem
MUCA	80	Muhlenbergia capillaris	Pink Muhly	1 Gal.	12"-14"	8"-12"			
MYCE	3	Myrica cerifera	Wax Myrtle	7 gal	36"-48"	24"-36"			Full pot
MCDD	23	Myrica cerifera 'Don's Dwarf'	Don's Dwarf Wax Myrtle	3 gal	18"-24"	15" - 18"			Full, dwarf
NEOH	9	Nerium oleander 'Hardy Red'	Hardy Red Oleander	7 gal	30"-36"	24"-30"			Full pot
NEOP	5	Nerium oleander 'Petite Pink'	Dwarf Oleander	3 gal	24"-36"	18"-24"			Full Pot
POMA	35	Podocarpus macrophyllus	Shrubby Yew	7 gal	36"-48"	24"-30"			
SERC	34	Serenoa repens 'Cimerea'	Silver Saw Palmetto	3 gal	15" - 18"	12"-18"			Full pot
SPBA	14	Spartina bakeri	Sand Cord Grass	1 Gal.	12"-18"	8"-12"			Full pot
UNPA	18	Uniola paniculata	Sea Oats	1 Gal.					Full
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD			REMARKS
HEDE	30	Helianthus debilis	Cucurbitleaf Sunflower	4" pot			18" o.c.		Full pot
LANG	36	Lantana x 'New Gold'	New Gold Lantana	1 Gal.	6"-8"	6"-12"	30" o.c.		Full
PEAH	11	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 Gal.	8"-12"	8"-12"	36" o.c.		Full
TRDN	267	Tripsacum dactyloides nana	Dwarf Fakahatchee Grass	1 gal.	12"-18"	12"-18"	18" o.c.		Full Pot



SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY SURVEYING CONSULTANTS. FILE SC96263C.1.dwg, DATED JUNE 1, 2018. PLAN IS SUBJECT TO CHANGE.

DRAWN BY: DM/EW  
CHECKED BY: TT/EW

This drawing is an instrument of service & remains the property of Wood+Partners Inc. It may not be copied or reproduced in any manner without written permission.

#	REVISION	DATE	BY

DATE: 11-27-2018  
PROJECT NUMBER: 01-18025  
SHEET TITLE: LANDSCAPE PLAN



DRAWN BY:  
DM/EW  
CHECKED BY:  
TT/EW

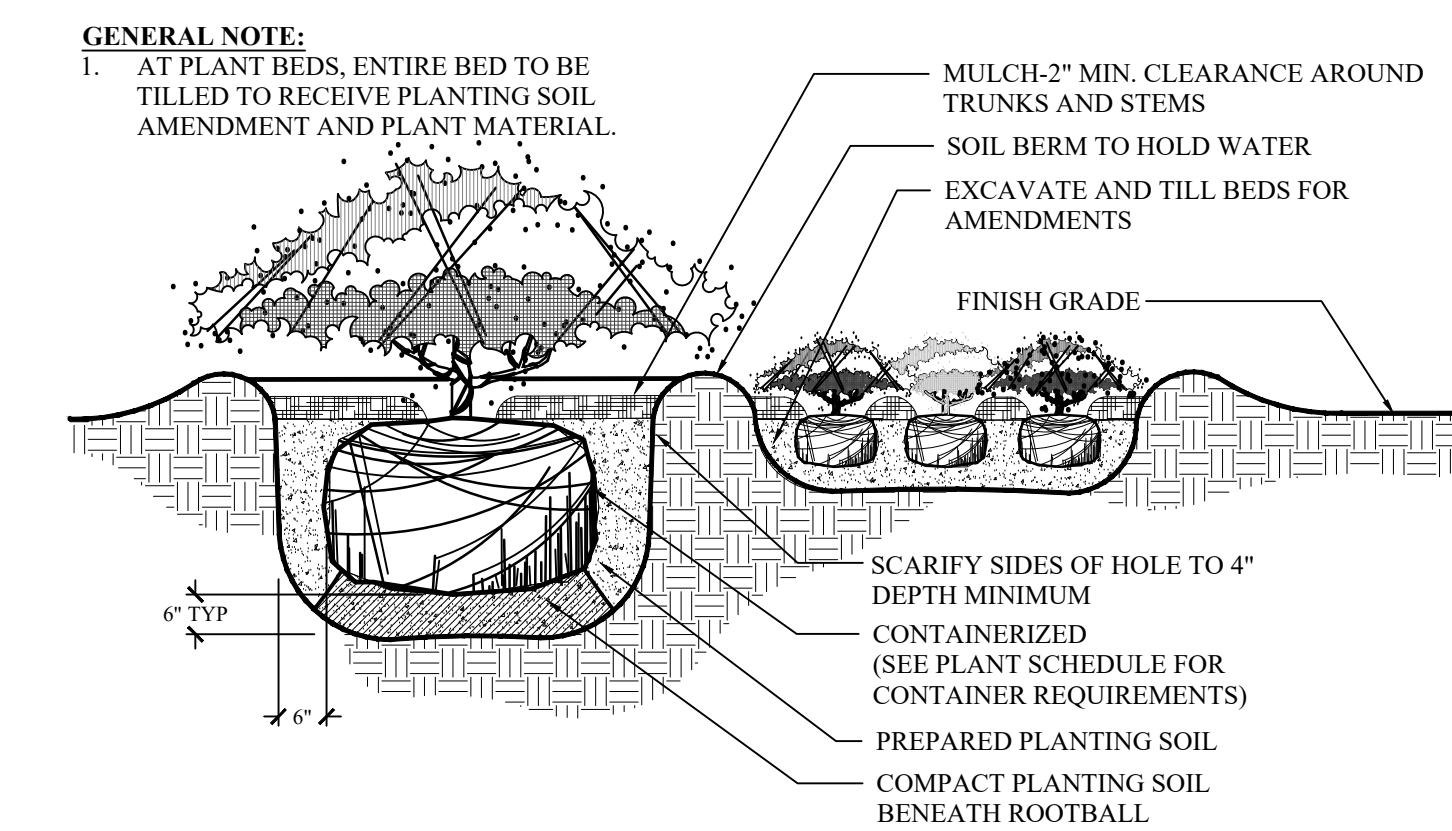
This drawing is an instrument of service & remains the property of Wood+Partners Inc. It may not be copied or reproduced in any manner without written permission.

#	REVISION	DATE	BY

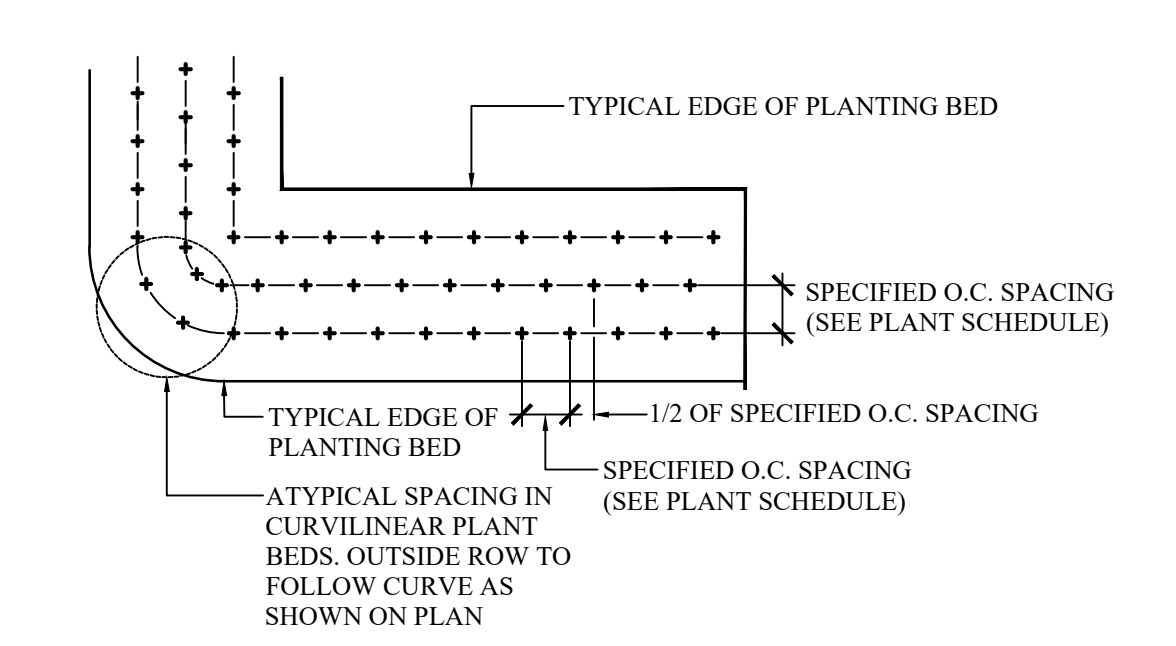
DATE  
11-27-2018  
PROJECT NUMBER  
01-18025  
SHEET TITLE  
LANDSCAPE  
DETAILS

SHEET  
NUMBER

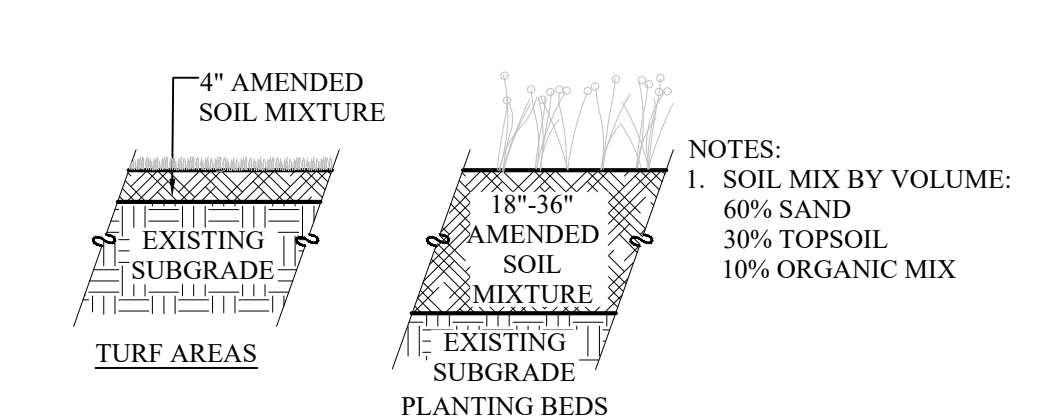
L-701



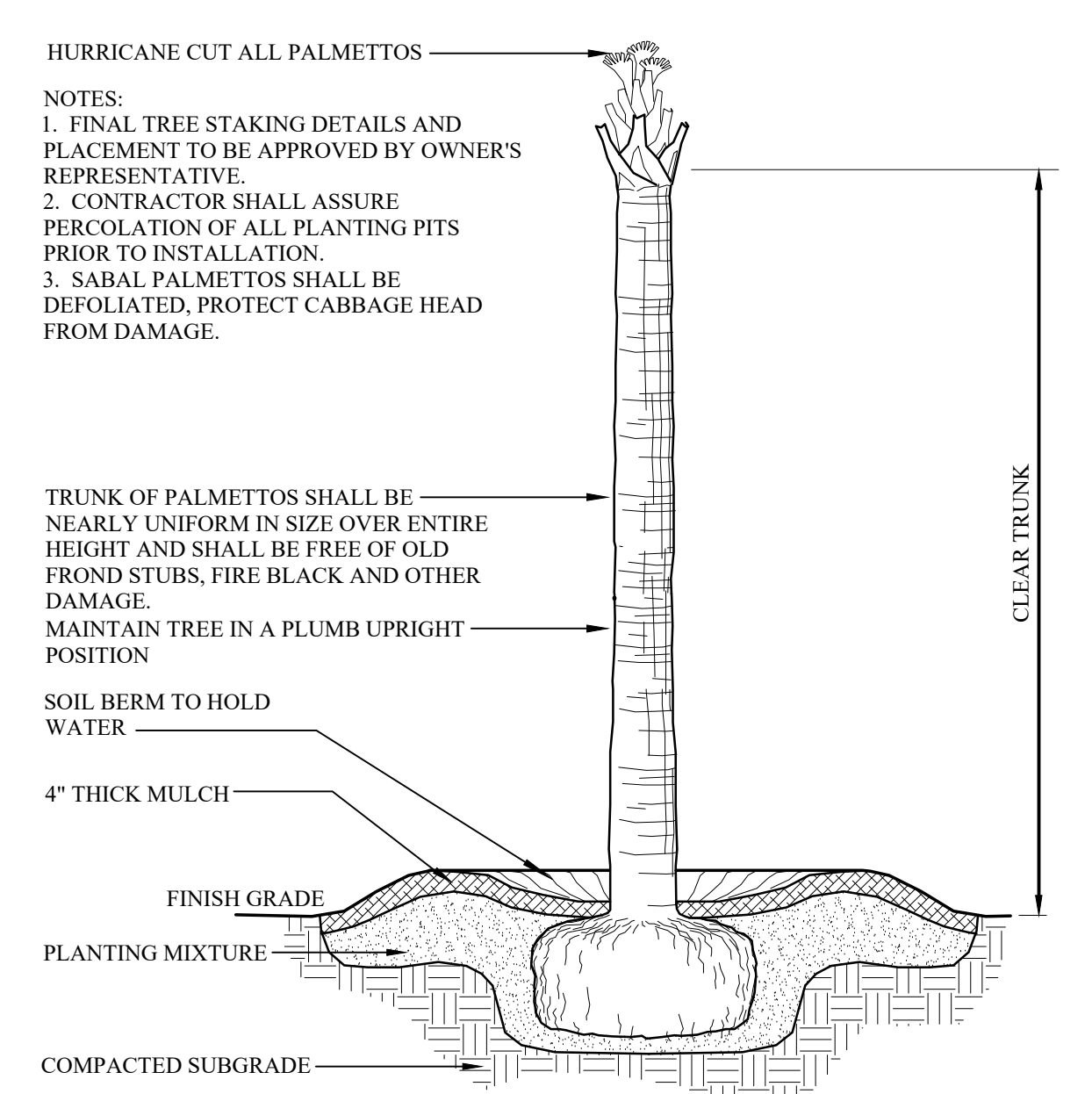
**3** Shrub Planting  
L701 SCALE: NTS



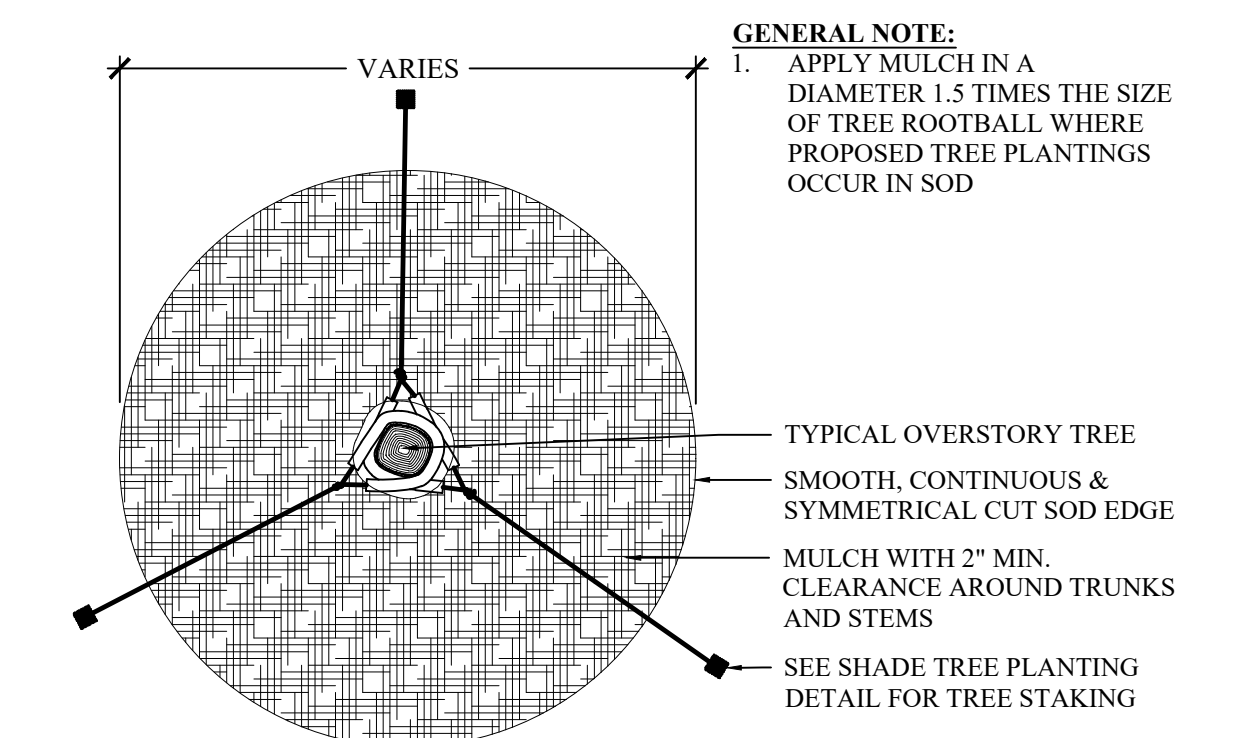
**5** Groundcover Spacing  
L701 SCALE: NTS



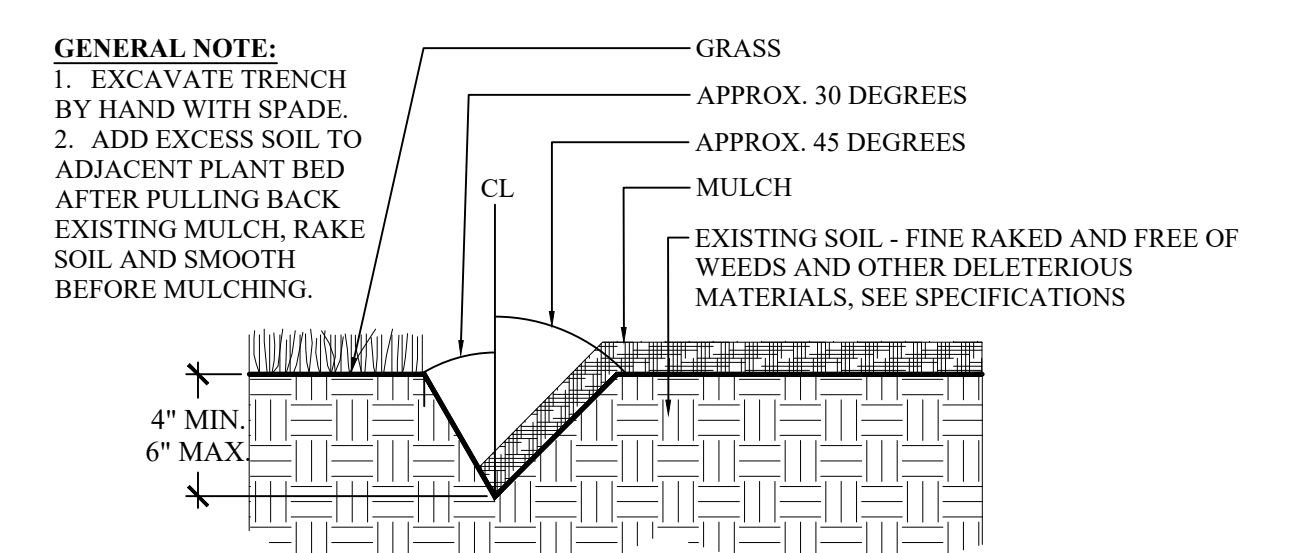
**7** Soil Amendment  
L701 SCALE: NTS



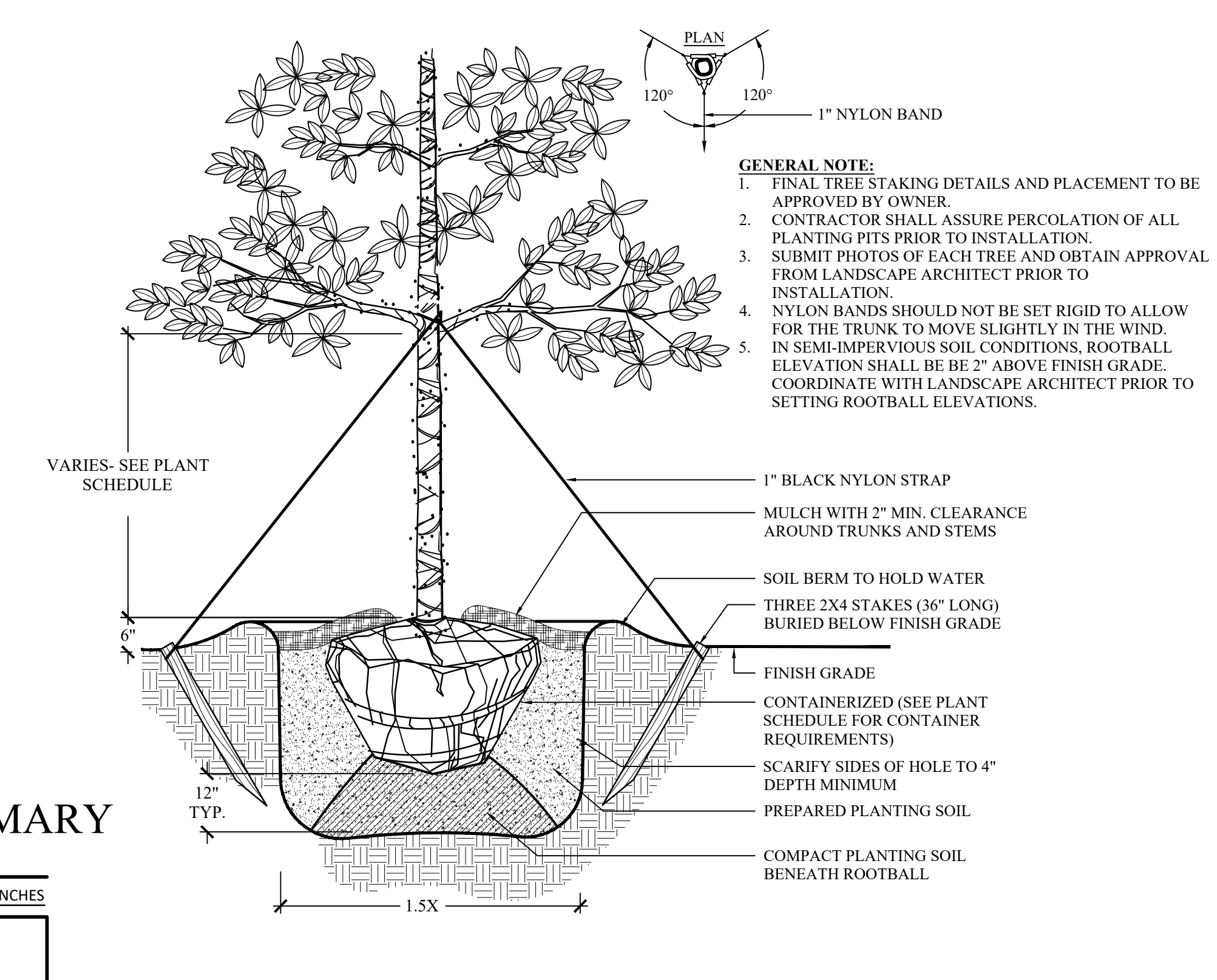
**2** Palm Tree  
L701 SCALE: NTS



**4** Mulch Tree Ring  
L701 SCALE: NTS



**6** Landscape Bed Edge  
L701 SCALE: NTS



**1** Shade Tree  
L701 SCALE: NTS

**TREE MITIGATION SUMMARY**  
TREE TO BE REMOVED

CATEGORY	SPECIES	SIZE	TOTAL INCHES
CATEGORY III TREES REMOVED	PALM	10"	144"
	PALM	10"	
	PALM	11"	
	PALM	10"	
	PALM	11"	
	PALM	12"	
	PALM	11"	
	PALM	10"	
	PALM	15"	
	PALM	8"	
	PALM	13"	
	PALM	13"	
	PALM	10"	

**TREE REMOVAL SUMMARY**

CATEGORY	TOTAL INCHES	TOTAL REPLACEMENT NEEDED:
CATEGORY III TREES REMOVED	144"	14 TREES

**TREE REPLACEMENT SUMMARY**

TREE CATEGORY	INCHES REMOVED	# REPLACEMENT TREES REQUIRED	# REPLACEMENT TREES PROVIDED
3	144" PALM	14 (1" CAL. MIN.)	19 PALMS

**GENERAL PLANTING & IRRIGATION NOTES:**

- CONTRACTOR TO MODIFY / TIE INTO EXISTING IRRIGATION SYSTEM, TO ENSURE FULL IRRIGATION COVERAGE OF ALL NEW PLANT MATERIAL. IRRIGATION SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS AND BACKFLOW CONTROLLER. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE FOR LOCATION OF EXISTING IRRIGATION CONTROLLER & BACK FLOW PREVENTER.
- ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- NOTIFY LANDSCAPE ARCHITECT OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. LANDSCAPE ARCHITECT SHALL, IF NECESSARY, MAKE "IN-FIELD MODIFICATIONS".
- FINE GRADING SHALL CONSIST OF HAND RAKED SMOOTH, FREE OF ROCKS, ROOTS, AND OTHER DEBRIS, ALL AREAS TO RECEIVE LANDSCAPE PLANTING, INCLUDING LAWN AREAS IF APPLICABLE, AND/OR PINE STRAW MULCH.
- CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ANY DISCREPANCIES. CONTRACTOR TO PERFORM SOIL TESTS AS SPECIFIED.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO EXISTING UTILITIES.
- MULCH ALL PLANTING BEDS WITH PINE STRAW MULCH TO A 4" DEPTH. SEE PLANS FOR LOCATIONS.
- CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS DETERMINED AVAILABLE AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED. DO NOT MAKE SUBSTITUTIONS. IF THERE ARE DIFFICULTIES LOCATING PLANT MATERIAL AS SPECIFIED, CONTACT LANDSCAPE ARCHITECT OR OWNER'S REP. PRIOR TO BIDDING.
- PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES FOR THE CONTRACTOR'S CONVENIENCE ONLY. ITS ACCURACY IS NOT GUARANTEED. CONTRACTOR SHALL MAKE OWN QUANTITIES TAKEOFF USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
- THE CONTRACTOR SHALL COORDINATE WITH OWNER/OWNER'S REPRESENTATIVE TO ESTABLISH A PLANTING SCHEDULE THAT PRIORITIZES THE PLANTING OF ALL TREES AND LAWN AREAS.
- ALL PLANTS SHALL BE SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER'S REP. BEFORE, DURING, AND AFTER INSTALLATION.
- ALL PLANTING TECHNIQUES SHALL CONFORM TO THE APPLICABLE DETAIL.
- ALL PLANTS SHALL HAVE A WELL FORMED HEAD WITH MINIMUM CALIPER, HEIGHT, AND SPREAD OR THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
- ANNUALS TO BE PER OWNER'S CHOICE FOR SEASON OF INSTALLATION.
- WARRANT EXTERIOR PLANTS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE, OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
- ALL PLANT BEDS TO RECEIVE WEED INHIBITOR OF PREEN OR EQUAL.
- REPLACE ANY PLANT MATERIAL INTENDED TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION.
- MAINTAIN PLANT BEDS FREE OF WEEDS & DEBRIS DURING THE CONSTRUCTION PERIOD.

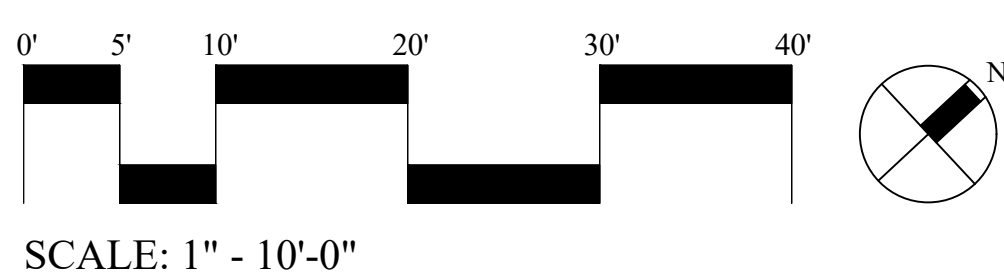
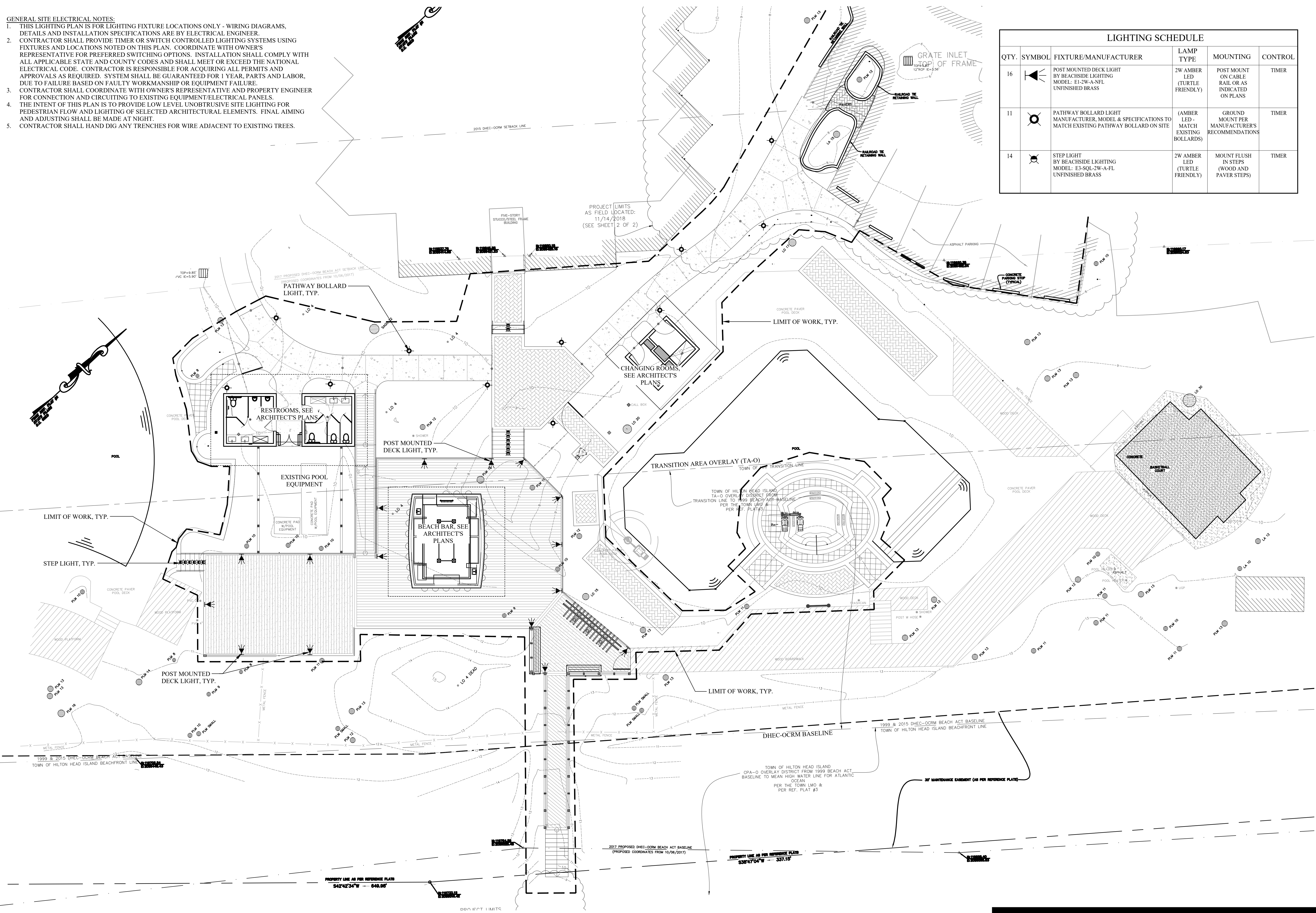
PLAN IS SUBJECT TO CHANGE.



**GENERAL SITE ELECTRICAL NOTES:**

1. THIS LIGHTING PLAN IS FOR LIGHTING FIXTURE LOCATIONS ONLY - WIRING DIAGRAMS, DETAILS AND INSTALLATION SPECIFICATIONS ARE BY ELECTRICAL ENGINEER.
2. CONTRACTOR SHALL PROVIDE TIMER OR SWITCH CONTROLLED LIGHTING SYSTEMS USING FIXTURES AND LOCATIONS NOTED ON THIS PLAN. COORDINATE WITH OWNER'S REPRESENTATIVE FOR PREFERRED SWITCHING OPTIONS. INSTALLATION SHALL COMPLY WITH ALL APPLICABLE STATE AND COUNTY CODES AND SHALL MEET OR EXCEED THE NATIONAL ELECTRICAL CODE. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PERMITS AND APPROVALS AS REQUIRED. SYSTEM SHALL BE GUARANTEED FOR 1 YEAR, PARTS AND LABOR, DUE TO FAILURE BASED ON FAULTY WORKMANSHIP OR EQUIPMENT FAILURE.
3. CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE AND PROPERTY ENGINEER FOR CONNECTION AND CIRCUITING TO EXISTING EQUIPMENT/ELECTRICAL PANELS.
4. THE INTENT OF THIS PLAN IS TO PROVIDE LOW LEVEL UNOBTRUSIVE SITE LIGHTING FOR PEDESTRIAN FLOW AND LIGHTING OF SELECTED ARCHITECTURAL ELEMENTS. FINAL AIMING AND ADJUSTING SHALL BE MADE AT NIGHT.
5. CONTRACTOR SHALL HAND DIG ANY TRENCHES FOR WIRE ADJACENT TO EXISTING TREES.

LIGHTING SCHEDULE					
QTY.	SYMBOL	FIXTURE/MANUFACTURER	LAMP TYPE	MOUNTING	CONTROL
16		POST MOUNTED DECK LIGHT BY BEACHSIDE LIGHTING MODEL: E1-2W-A-NFL UNFINISHED BRASS	2W AMBER LED (TURTLE FRIENDLY)	POST MOUNT ON CABLE RAIL OR AS INDICATED ON PLANS	TIMER
11		PATHWAY BOLLARD LIGHT MANUFACTURER, MODEL & SPECIFICATIONS TO MATCH EXISTING PATHWAY BOLLARD ON SITE	(AMBER LED - MATCH EXISTING BOLLARDS)	GROUND MOUNT PER MANUFACTURER'S RECOMMENDATIONS	TIMER
14		STEP LIGHT BY BEACHSIDE LIGHTING MODEL: E3-SQL-2W-A-FL UNFINISHED BRASS	2W AMBER LED (TURTLE FRIENDLY)	MOUNT FLUSH IN STEPS (WOOD AND PAVER STEPS)	TIMER



SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY SURVEYING CONSULTANTS. FILE SC96263C.1.dwg, DATED JUNE 1, 2018. PLAN IS SUBJECT TO CHANGE.

Omni Hilton Head Oceanfront Resort  
23 Ocean Lane  
Hilton Head Island, SC 29928

OMNI HOTEL & RESORT  
BEACH BAR STUDY  
23 Ocean Lane  
Hilton Head Island, SC

DRAWN BY: DM/EW  
CHECKED BY: TT/EW

This drawing is an instrument of service & remains the property of Wood+Partners Inc. It may not be copied or reproduced in any manner without written permission.

#	REVISION	DATE	BY

DATE: 11-27-2018  
PROJECT NUMBER: 01-18025  
SHEET TITLE: LIGHTING PLAN

Wood+Partners Inc. **WPI**  
Landscape Architects  
Land Planners

PO Box 2900 • Hilton Head Island, SC 29925  
843.881.6518 • Fax 843.881.7065 • www.woodpartners.com

SHEET NUMBER

L-800



## 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: Omni Ocean Front Bar

DRB#: DRB-002714-2018

DATE: 12/3/2018

RECOMMENDATION: Approval  Approval with Conditions  Denial

RECOMMENDED CONDITIONS:

1. Upsize to 4" caliper size the proposed Live Oak to replace the mitigation oak that died.
2. Retain the 4" mitigation oak between the proposed bar and restrooms in its current location.

### ***MISC COMMENTS/QUESTIONS***

1. Maintain an accessible route throughout the site and building as per applicable codes.
2. This project requires a Minor Development Plan Review (DPR) application. Any proposed structures in the TA-O district cannot be enclosed and the bathroom square footage must be below 300 sq.ft. and properly flood vented.
3. Upsize (to 4") the proposed Live Oak to replace the mitigation oak that died (dunes in front of the proposed bar, noted as dead, sheet L-700).
4. Retain the mitigation oak in its current location labeled "RELOCATE EXISTING", sheet L-700.



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](http://www.hiltonheadislandsc.gov)

<b>FOR OFFICIAL USE ONLY</b>	
Date Received:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: MICHAEL KRONIMUS Company: KRA ARCHITECTURE + DESIGN  
 Mailing Address: PO BOX 2047 City: BLUFFTON State: SC Zip: 29910  
 Telephone: 843 815 2021 Fax: N/A E-mail: mwk@krasc.com  
 Project Name: FISHCAMP ON BROAD CREEK Project Address: 11 SIMMONS ROAD HHI, SC  
 Parcel Number [PIN]: R510 011 000 0007 0000 29925  
 Zoning District: WATER ORIENTED MIXED USE Overlay District(s): \_\_\_\_\_

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

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

Project Category:  
 Concept Approval – Proposed Development  
 Final Approval – Proposed Development  
 Alteration/Addition  
 Sign

Submittal Requirements for *All* projects:

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

11/27/18  
\_\_\_\_\_  
DATE

November 27, 2018

Mr. Chris Darnell  
Planning Department  
Town of Hilton Head  
Hilton Head, South Carolina

RE: Fishcamp Addition

Chris

Please accept this application as our client is looking to construct a simple canopy system over the existing outdoor patio. The patio will remain in place as is constructed, along with the landscaping. This will be a new metal canopy to match the colors of the existing structure. Please let me know if you have any questions?

Sincerely,



Michael Kronimus  
KRA architecture + design

























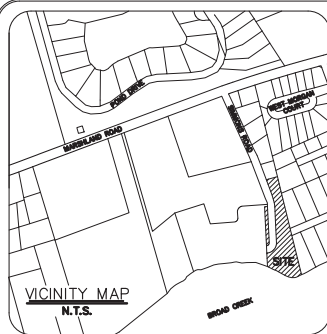
ZUDY  
BUNNY POWER  
ZUDY  
BUNNY POWER  
ZUDY  
BUNNY POWER  
ZUDY  
BUNNY POWER  
PLIABILITY

Game Ball









OTTER HOLE SUBDIVISION

LOT 20

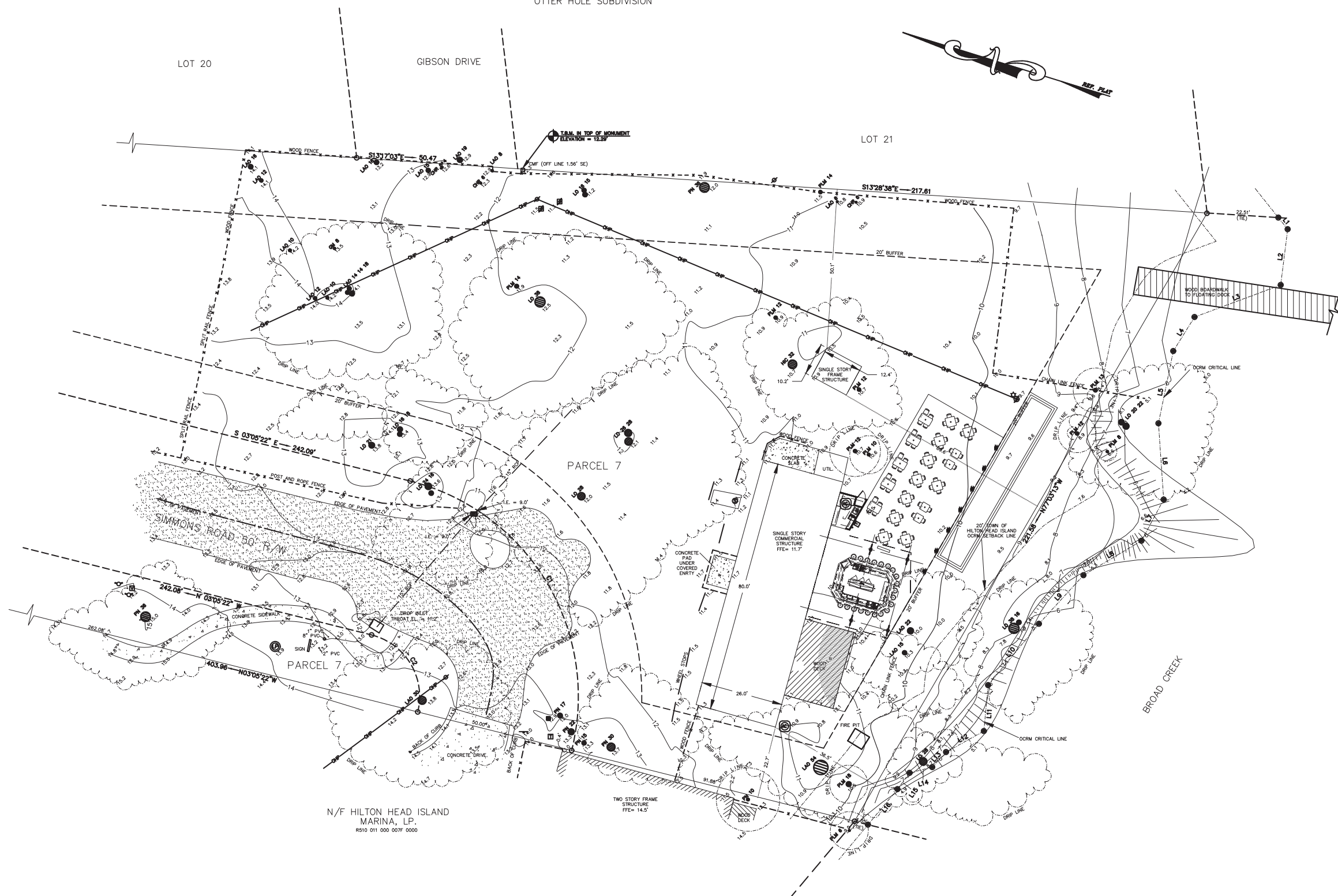
GIBSON DRIVE

LOT 21



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	109.96	70.00	98.99	S41°54'34" W 80°00'00"
C2	31.41	20.00	28.28	N41°54'38" E 89°58'58"

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.68	S 34°15'40" W
L2	17.72	S 79°57'45" W
L3	28.97	N 37°52'19" W
L4	12.65	N 78°12'59" W
L5	23.25	S 84°25'49" W
L6	24.07	S 68°56'37" W
L7	14.76	N 78°47'14" W
L8	21.24	N 47°52'01" W
L9	20.78	N 84°40'45" W
L10	25.11	N 67°28'25" W
L11	14.55	S 78°09'21" W
L12	13.62	N 48°14'00" W
L13	6.44	N 64°33'46" W
L14	7.35	N 31°22'32" W
L15	8.40	N 70°54'42" W
L16	14.71	N 67°29'40" W



N/F HILTON HEAD ISLAND MARINA, LP.  
8510 011 000 0077 0000

- SYMBOLS**
- TREE SIZES ARE INCHES IN DIAMETER
- SPOT ELEVATION
  - CONTOUR
  - TEMPORARY BENCH MARK
  - FINISHED FLOOR ELEVATION
  - POLYVINYL CHLORIDE
  - REINFORCED CONCRETE PIPE
  - LIVE OAK
  - LAUREL OAK
  - PINE
  - PALM
  - GUM
  - CHR HICKORY
  - ELECTRIC SERVICE
  - ELECTRIC TRANSFORMER
  - TELEPHONE SERVICE
  - TELEVISION SERVICE
  - VALVE BOX
  - SANITARY MANHOLE
  - FIRE HYDRANT
  - UTILITY POLE
  - SIGN
  - LIGHT POLE
  - 3" CONCRETE MONUMENT FOUND
  - CATCH BASIN
  - AC UNIT
  - LP TANK (UNDERGROUND)
  - WETLAND FLAG

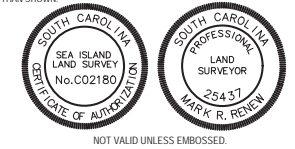
**REFERENCE PLAT**

1) PLAT - 17.844 ACRES, MUDDY CREEK PLANTATION, HILTON HEAD ISLAND, S.C. FOR CHARLES SIMMONS DRAWN: APRIL 1976  
RECORDED IN BOOK 24, PAGE 115  
ROD: BEAUFORT COUNTY, SC  
BY: E.H. FRIESLEBEN S.C.R.L.S. # 4624

**ADDRESS:**  
DISTRICT: 510, MAP: 11, PARCEL: 7  
THIS PROPERTY LIES IN F.E.M.A. ZONE A7  
BASE FLOOD ELEVATION = 14.0'  
COMMUNITY NO. 450250, PANEL 0007D, DATED: 9/29/86

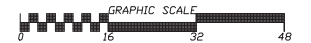
- NOTES:**
- 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
  - 2) SEA ISLAND LAND SURVEY, LLC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF SEA ISLAND LAND SURVEY, LLC. A HARD COPY AVAILABLE FROM SEA ISLAND LAND SURVEY, LLC. WILL BE THE ONLY OFFICIAL DOCUMENT.
  - 3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
  - 4) HORIZONTAL DATUM IS LOCAL.
  - 5) VERTICAL DATUM IS NGVD29.
  - 6) CONTOUR INTERVAL IS 1'
  - 7) BUILDING SETBACKS AND BUFFERS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY.
  - 8) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
  - 9) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.
  - 10) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.

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.



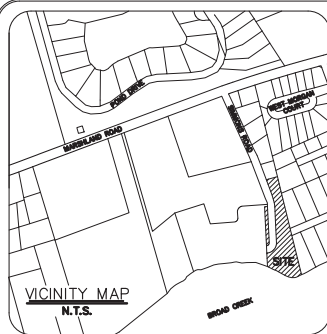
ASBUILT, TREE AND TOPOGRAPHIC SURVEY OF:  
SIMMONS FAMILY HOLDINGS DOCK.  
A PORTION OF PARCEL 7,  
SIMMONS ROAD, HILTON HEAD ISLAND,  
BEAUFORT COUNTY, SOUTH CAROLINA  
PREPARED FOR:  
SIMMONS FAMILY HOLDINGS, LLC

DATE : 09/02/15 SCALE : 1" = 16'



**SIS** Sea Island Land Survey, LLC.  
4D Mathews Court, Hilton Head Island, SC 29926  
Tel (843) 681-3248  
Fax (843) 689-3871  
E-mail: sils@sprynet.com  
FILE No : 02350/10 DWG No : 5-1657





OTTER HOLE SUBDIVISION

LOT 20

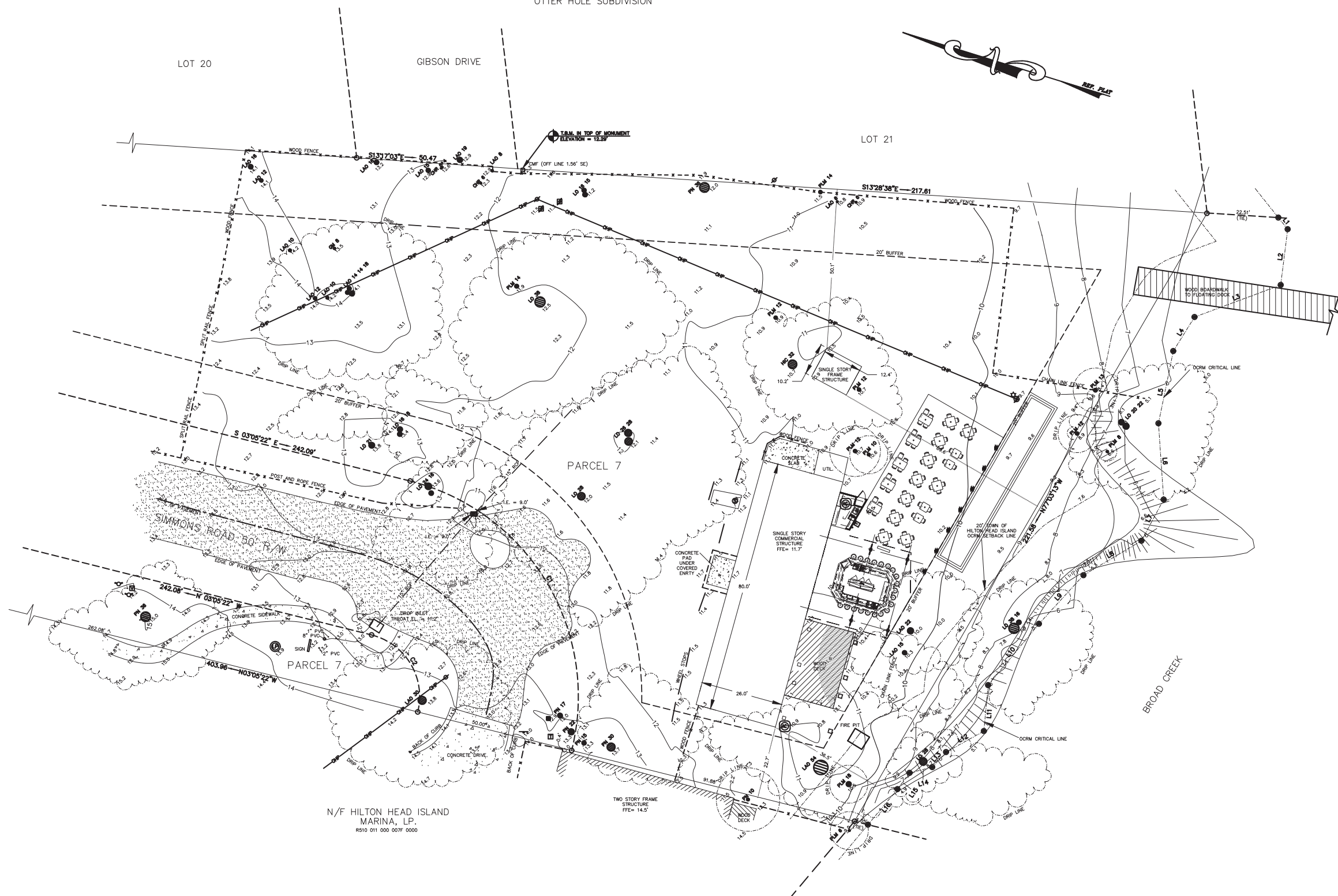
GIBSON DRIVE

LOT 21



CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	109.96	70.00	98.99	S41°54'34" W	90°00'00"
C2	31.41	20.00	28.28	N41°54'38" E	89°58'58"

LINE	LENGTH	BEARING
L1	4.68	S 34°15'40" W
L2	17.72	S 79°57'45" W
L3	28.97	N 37°52'19" W
L4	12.65	N 78°12'59" W
L5	23.25	S 84°25'49" W
L6	24.07	S 68°56'37" W
L7	14.76	N 78°47'14" W
L8	21.24	N 47°52'01" W
L9	20.78	N 64°40'45" W
L10	25.11	N 67°28'25" W
L11	14.55	S 78°09'21" W
L12	13.62	N 48°14'00" W
L13	6.44	N 64°33'46" W
L14	7.35	N 31°22'32" W
L15	8.40	N 70°54'42" W
L16	14.71	N 67°29'40" W



N/F HILTON HEAD ISLAND MARINA, LP.  
8510 011 000 0077 0000

SYMBOLS

- TREE SIZES ARE INCHES IN DIAMETER
- SPOT ELEVATION
- CONTOUR
- TEMPORARY BENCH MARK
- FINISHED FLOOR ELEVATION
- POLYVINYL CHLORIDE
- REINFORCED CONCRETE PIPE
- LIVE OAK
- LAUREL OAK
- PINE
- PALM
- GUM
- CHR
- HICKORY
- ELECTRIC SERVICE
- ELECTRIC TRANSFORMER
- TELEPHONE SERVICE
- TELEVISION SERVICE
- VALVE BOX
- SANITARY MANHOLE
- FIRE HYDRANT
- UTILITY POLE
- SIGN
- LIGHT POLE
- 3" CONCRETE MONUMENT FOUND
- CATCH BASIN
- AC UNIT
- LP TANK (UNDERGROUND)
- WETLAND FLAG

REFERENCE PLAT

1) PLAT - 17.844 ACRES, MUDDY CREEK PLANTATION, HILTON HEAD ISLAND, S.C. FOR CHARLES SIMMONS DRAWN: APRIL 1976  
RECORDED IN BOOK 24, PAGE 115  
ROD: BEAUFORT COUNTY, SC  
BY: E.H. FRIESLEBEN S.C.R.L.S. # 4624

ADDRESS:  
DISTRICT: 510, MAP: 11, PARCEL: 7

THIS PROPERTY LIES IN F.E.M.A. ZONE A7  
BASE FLOOD ELEVATION = 14.0'  
COMMUNITY NO. 450250, PANEL 0007D, DATED: 9/29/86

- NOTES:
- 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
  - 2) SEA ISLAND LAND SURVEY, LLC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF SEA ISLAND LAND SURVEY, LLC. A HARD COPY AVAILABLE FROM SEA ISLAND LAND SURVEY, LLC. WILL BE THE ONLY OFFICIAL DOCUMENT.
  - 3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
  - 4) HORIZONTAL DATUM IS LOCAL.
  - 5) VERTICAL DATUM IS NGVD29.
  - 6) CONTOUR INTERVAL IS 1'
  - 7) BUILDING SETBACKS AND BUFFERS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY.
  - 8) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
  - 9) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.
  - 10) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.

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.

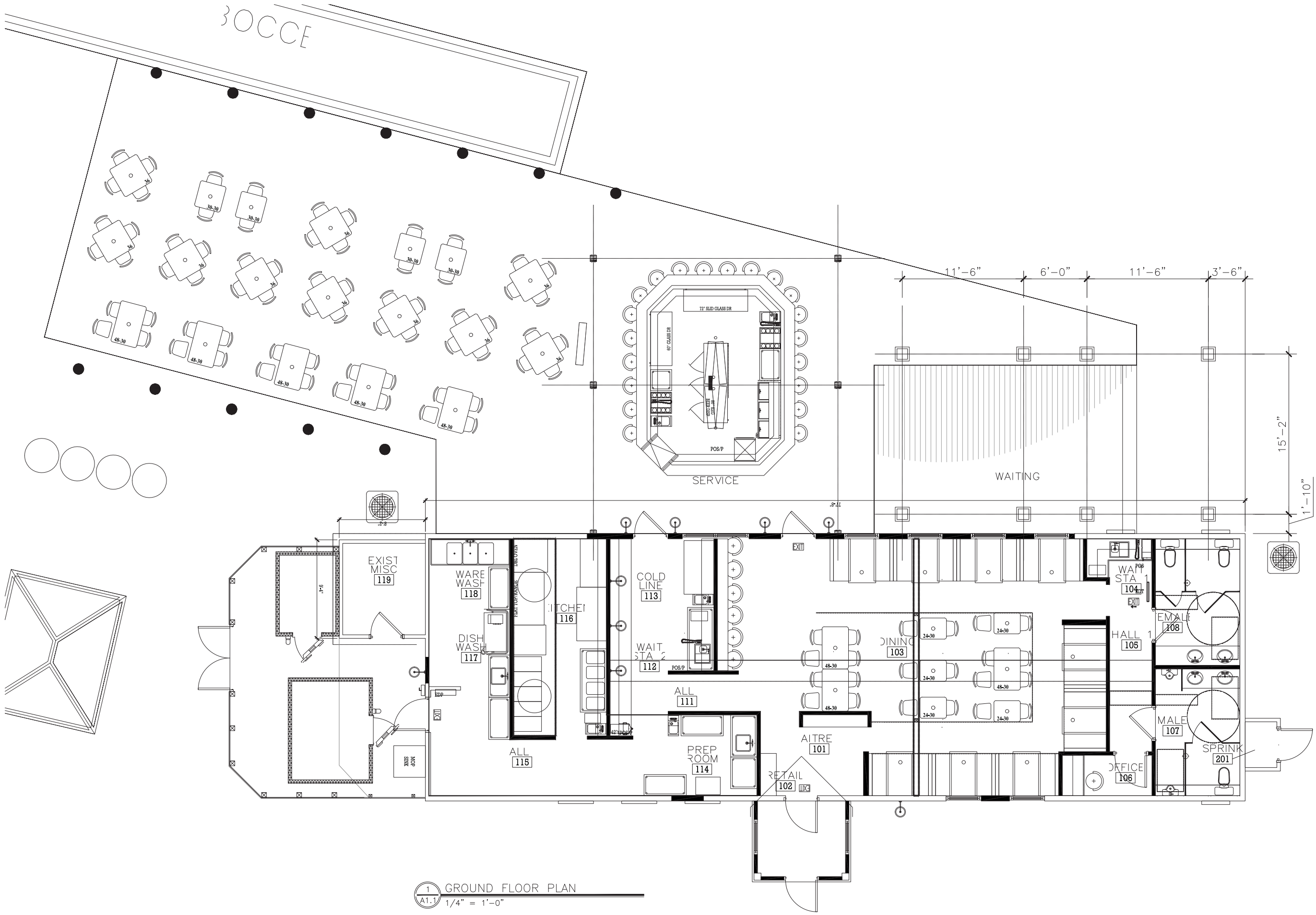


ASBUILT, TREE AND TOPOGRAPHIC SURVEY OF:  
SIMMONS FAMILY HOLDINGS DOCK.  
A PORTION OF PARCEL 7,  
SIMMONS ROAD, HILTON HEAD ISLAND,  
BEAUFORT COUNTY, SOUTH CAROLINA  
PREPARED FOR:  
SIMMONS FAMILY HOLDINGS, LLC

DATE : 09/02/15 SCALE : 1" = 16'

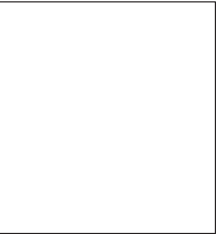
Sea Island Land Survey, LLC.  
4D Mathews Court, Hilton Head Island, SC 29926  
Tel (843) 681-3248  
Fax (843) 689-3871  
E-mail: sils@sprynet.com  
FILE No : 02350/10 DWG No : 5-1657





**Improvements to:**  
**FISHCAMP**  
*on Bread Creek*

11 Simmons Road  
 Hilton Head Island, SC 29925  
 PIN R510 011 000 0007 0000



KRA architecture + design

t 843.815.2021  
 www.krasc.com  
 KRA architecture + design  
 PO Box 2047, 7 Johnston Way  
 Bluffton, SC 29910



Stamped By:  
 Drawn By: KRG  
 Checked By: MWK  
 Date: 11.27.18

Revisions

No.	Description

Project No. 18161  
 File Name:  
 Drawing Title:

PROPOSED  
 FLOOR PLAN

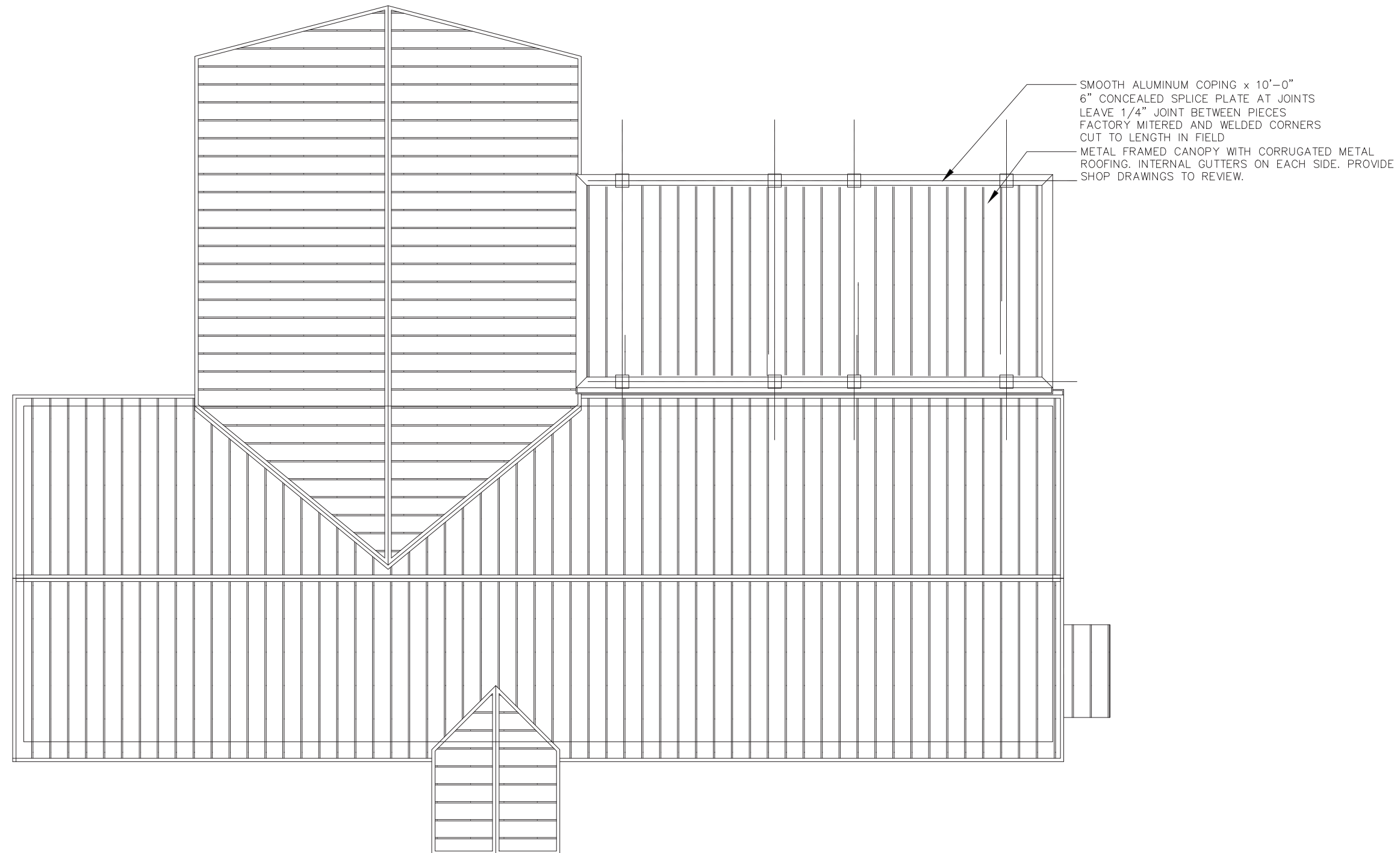
Sheet No. **A1.1**

Scale:

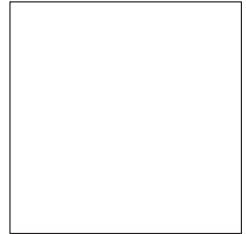


**Improvements to:**  
**FISHCAMP**  
*on Bread Creek*

11 Simmons Road  
Hilton Head Island, SC 29925  
PIN R510 011 000 0007 0000



1 ROOF PLAN  
A1.2 1/4" = 1'-0"



KRA architecture + design

t 843.815.2021  
www.krasc.com  
KRA architecture + design  
PO Box 2047, 7 Johnston Way  
Bluffton, SC 29910



Stamped By:  
Drawn By: KRG  
Checked By: MWK  
Date: 11.27.18

Revisions


Project No. 18161  
File Name:  
Drawing Title:

PROPOSED  
ROOF PLAN

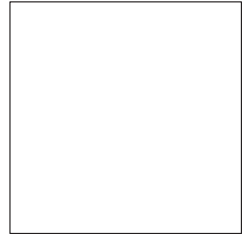
Sheet No. **A1.2**

Scale:



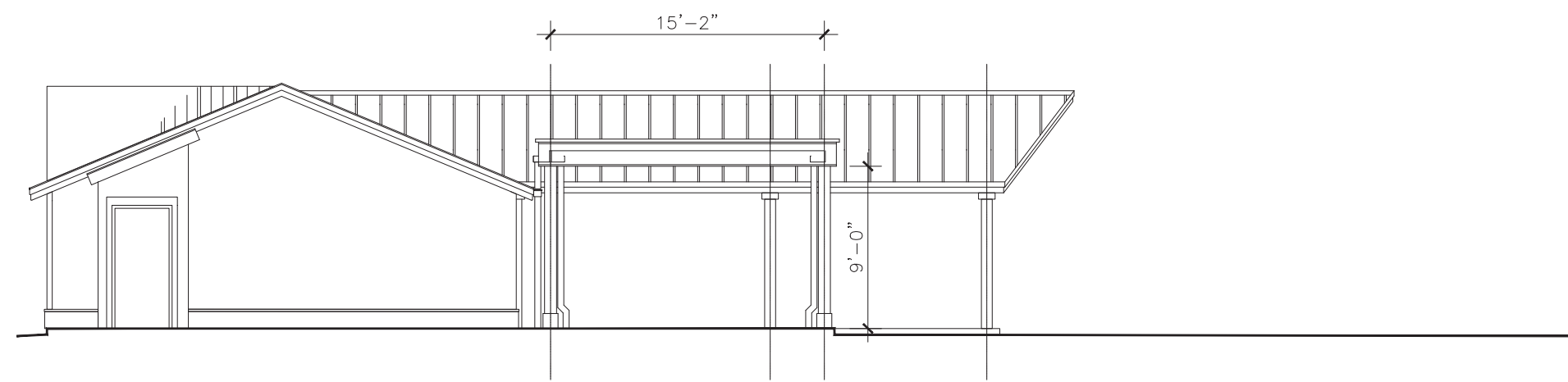
**Improvements to:**  
**FISHCAMP**  
*on Bread Creek*

11 Simmons Road  
 Hilton Head Island, SC 29925  
 PIN R510 011 000 0007 0000

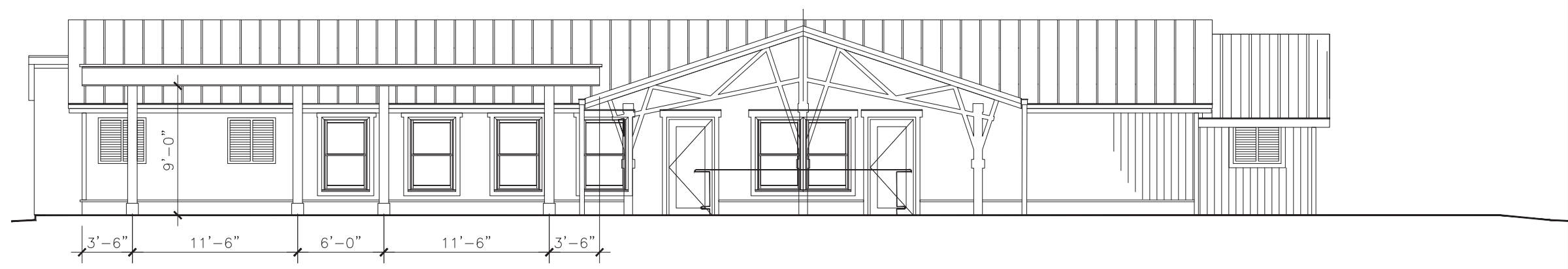


KRA architecture + design

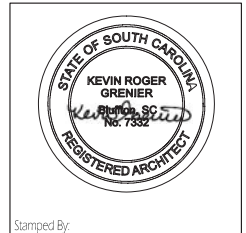
t 843.615.2021  
 www.krasc.com  
 KRA architecture + design  
 PO Box 2047, 7 Johnson Way  
 Bluffton, SC 29910



2 SIDE ELEVATION  
 A2.0 1/4" = 1'-0"



1 REAR ELEVATION  
 A2.0 1/4" = 1'-0"



Stamped By:  
 Drawn By: KRG  
 Checked By: MWK  
 Date: 11.27.18

Revisions

No.	Description

Project No. 18161  
 File Name:  
 Drawing Title:

PROPOSED ELEVATIONS

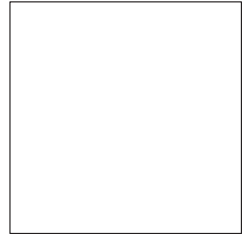
Sheet No. **A2.0**

Scale:



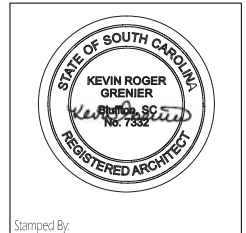
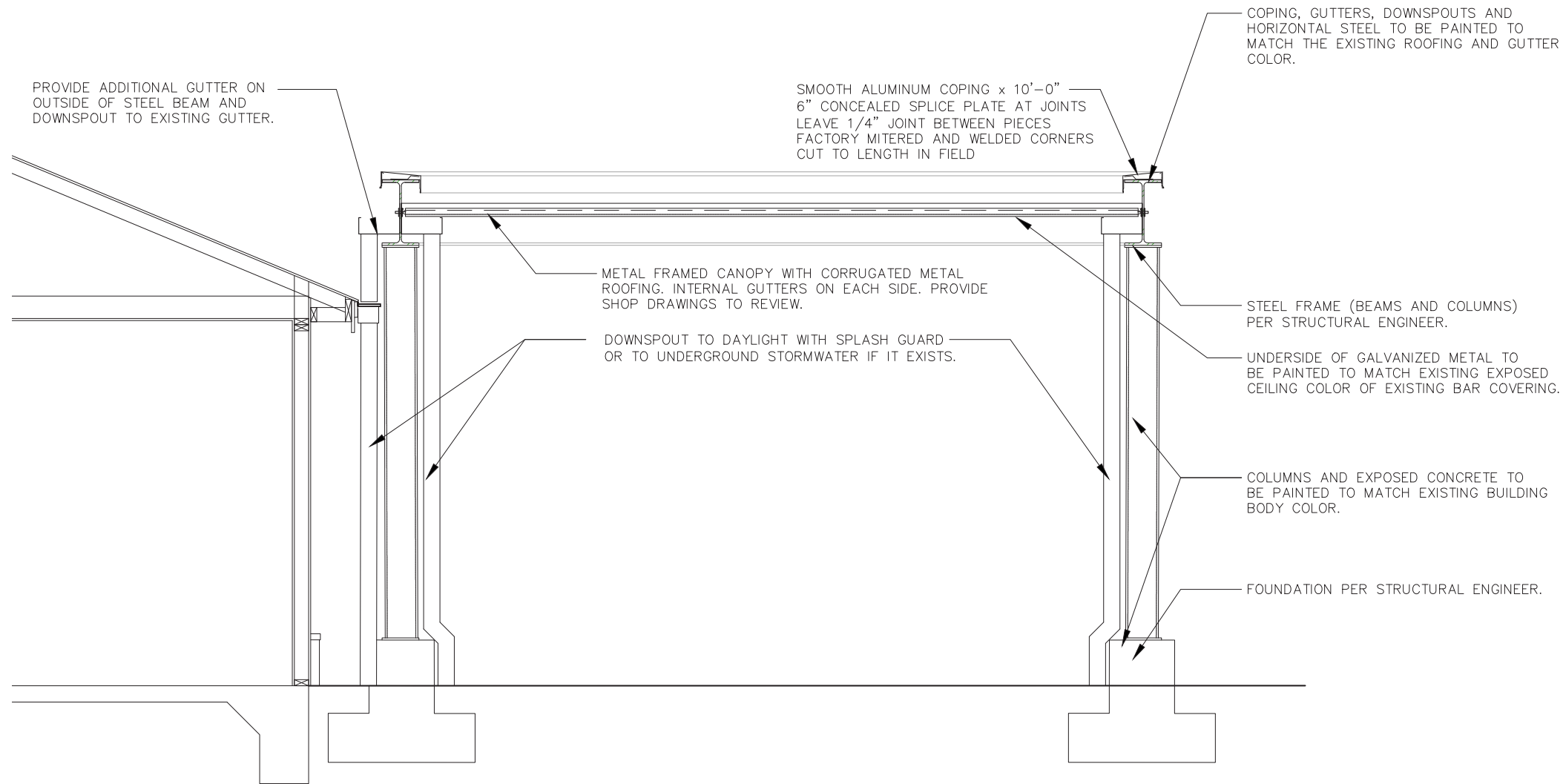
**Improvements to:**  
**FISHCAMP**  
*on Bread Creek*

11 Simmons Road  
 Hilton Head Island, SC 29925  
 PIN R510 011 000 0007 0000



KRA architecture + design

t 843.615.2021  
 www.krasc.com  
 KRA architecture + design  
 PO Box 2047, 7 Johnson Way  
 Bluffton, SC 29910



Stamped By:  
 Drawn By: KRG  
 Checked By: MWK  
 Date: 11.27.18

Revisions


Project No. 18161  
 File Name:  
 Drawing Title:

PROPOSED SECTION

1 SECTION THROUGH CANOPY  
 A3.0 3/4" = 1'-0"

Sheet No. **A3.0**  
 Scale:



## 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: Fishcamp Addition

DRB#: DRB-002731-2018

DATE: 11/29/2018

RECOMMENDATION:    Approval                Approval with Conditions                Denial      
RECOMMENDED CONDITIONS:

<b><i>APPLICATION MATERIAL</i></b>				
<b>DRB REQUIREMENTS</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
Dimensioned Details and of Sections	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Details and sections are too conceptual. It is not clear that the proposed columns are wood.
Detail Illustrating Connection to Existing Structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Too conceptual, for example how does the column relate to the existing deck?
New Building Details Match Existing Building Details	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The roof has no relation to the tress system over the bar area.

<b><i>ARCHITECTURAL DESIGN</i></b>				
<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
Structure is designed to be appropriate to the neighborhood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Architecture and building system should relate to the existing structure.
Has a strong roof form with enough variety to provide visual interest	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The roof form does not relate to the existing structure.
Minimum roof pitch of 6/12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	While a roof pitch of 6/12 is not required, given the size of the addition, matching the existing pitch or providing any discernable pitch is preferable.



Overhangs are sufficient for the façade height.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consider protecting the columns under the roof.
Incorporates wood or wood simulating materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The use of wood columns to match the existing is unclear.
Utilities and equipment are concealed from view	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cut sheets for ceiling fans and or light fixtures will need to be provided.

<b><i>MISC COMMENTS/QUESTIONS</i></b>				
1.	Will the existing deck be extended under roof?			
2.	Please locate the existing rope and bollard railing at the edge of the existing deck on the plans.			
3.	To obtain a building permit, the structure shall be anchored to resist wind loads per IBC 2015 and ASCE 7-10. Design required to be stamped by a SC registered architect or engineer. Will this affect the aesthetics of the structure?			
4.	Any pruning of existing trees must be done to ISA standards and approved under a HHI Natural Resource Request.			
5.	This project requires a Minor DPR approval.			





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

**FOR OFFICIAL USE ONLY**  
 Date Received: 11/28/18  
 Accepted by: Sherry P.  
 DRB #: 2732-2018  
 Meeting Date: \_\_\_\_\_

Applicant/Agent Name: MICHAEL FEKETE Company: JAVA BURRITO COMPANY  
 Mailing Address: 1000 WILLIAM HILTON PARKWAY UNIT J6 City: HILTON HEAD State: SC Zip: 29928  
 Telephone: (614) 804-5160 Fax: \_\_\_\_\_ E-mail: MICHAEL@JAVABURRITO.COM  
 Project Name: REAR FENCE / ROOF J6 Project Address: 1000 US278 UNIT J6  
 Parcel Number [PIN]: R552 015 000 322 F 006 J  
 Zoning District: COMMERCIAL CENTER Overlay District(s): COD

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

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

Project Category:  
 Concept Approval – Proposed Development  
 Final Approval – Proposed Development  
 Alteration/Addition  
 Sign

Submittal Requirements for *All* projects:

Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB’s written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Development, 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.
- N/A* 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.
- N/A* 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.

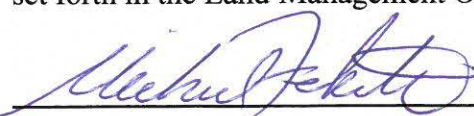
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

*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

11/28/18  
DATE



**From:** [Michael Fekete](#)  
**To:** [Darnell Chris](#)  
**Subject:** Corridor Review Major DRB Java Burrito Company  
**Date:** Wednesday, November 28, 2018 12:26:57 PM  
**Attachments:** [Approval ARBBOD VAW Rear Fence & Footprint.pdf](#)  
[Approval ARBBOD VAW Roof J6 .pdf](#)  
[Updated Survey J6 rear service area.pdf](#)  
[Java Burrito Rear Roof Proposal.pdf](#)  
[Java Burrito BACK LOT rev5 LAYOUT.pdf](#)  
[Side view fenceroof J6.PNG](#)

---

Hello Mr. Darnell,

Thank you for taking the time explaining everything the other day. This email should encompass all needed information for the Corridor Review Major DRB application for the "Rear Fence with Roof J6" Java Burrito Company.

A: Village @ Wexford BOD/ARB Notice of Action: Attached Reference Email Correspondence\*

\*Additional Submittal Requirements\* (starting from top to bottom A - F):

B: Written Narrative:

Due to the evolution of Java Burrito Company we would like to fence in and roof our allotted service/utility area. This will better protect our employees, food/supplies, equipment from harsh temperatures/UV rays, burglary/tampering and severe weather conditions. Along with better protection, this roof will be more aesthetically appealing from all angles. The roof will be constructed with 5V metal roofing supplied by 3M Metals. It will be painted "Wexford Green" to match the Village at Wexford colors. The vertical fence will stay clean and presentable with matching building colors "Wexford Green".

C: Final site development plan Survey : ATTACHED\*

-Working on finding the Village at Wexford property survey with street set backs (i.e Dunnagans Alley & US278)  
-Please note: these two streets are very far away from the fenced in area. The fence ends the same distance away from the first row of parking spaces closest to the J building. -There is a two lanes (A) width separating the next row of parking spaces (B), then grass (C), then bushes (D), then walking/biking path (E), then Dunnagans Alley road edge. This total (A)+(B)+(C)+(D)+(E) = over 30 yards or 90 feet from edge of fence to edge of road (Dunnagans Alley).

D: Final Site Lighting & Landscaping plans : N/A

E: Final Floor Plans & Elevation Drawings:

-Please reference attached survey\* & renderings\*

F: A Color Board Containing Colors etc...

-Please reference renderings & attached pictures of fence/roof J6



From: **Daina Wasserstrom** [dainawasserstrom@gmail.com](mailto:dainawasserstrom@gmail.com)  
Subject: FW: Approval of enclosed rear area & additional door  
Date: November 2, 2013 at 11:38 AM  
To: **Mike Fekete** [mfekete18@gmail.com](mailto:mfekete18@gmail.com)



---

**From:** Daina Wasserstrom [<mailto:dainawasserstrom@gmail.com>]  
**Sent:** Saturday, November 02, 2013 11:37 AM  
**To:** 'William Bosley'  
**Subject:** Approval of enclosed rear area & additional door

Mr. Bosley,

It is my understanding that you have spoken with Anne Cyran from the town regarding the proposed improvements to the rear of J6.

We would like to move forward as planned. We are asking that the board give serious consideration allowing the improvements.

This additional exterior space is critical to the everyday organizational flow and exceptional ongoing service that we will offer to our clientele.

We appreciate a prompt approval of the exterior improvements so we may continue to move forward in a timely manner.

Thank you.

Our Best,  
Daina Wasserstrom  
Java Burrito Co.

---

**From:** William Bosley [<mailto:wlb@bosleygroup.com>]  
**Sent:** Wednesday, October 23, 2013 9:38 AM  
**To:** Daina Wasserstrom ([dainawasserstrom@gmail.com](mailto:dainawasserstrom@gmail.com))  
**Cc:** Dan Ferguson  
**Subject:** FW: Proposed door for J6

Daina:

I will pass the new drawing onto the VAW Board of Directors for their review.

We had a full agenda yesterday and Mr. Owen, the Board President (and an engineer we rely on) had to depart early however we were able to give the enclosure you proposed for the area behind the new restaurant a quick review. It was immediately noted that as drawn the new utility yard would eliminate one parking space. Since the VAW is already short on parking per the Town regulations it is our feeling that you would never be able to secure a permit as designed. If you would be willing to reduce the size of the yard so as not to consume any parking spaces it would have a better chance of approval. As of now the Board has declined to approve the yard as presented.

Yours Truly,

**Bill**

William L. Bosley, CPM, CCIM  
Sperry Van Ness|Bosley Asset Management LLC  
1536 Fording Island Road, Suite 201  
Hilton Head Island, SC 29926  
Telephone 843-837-8500 x 14 | Fax 843-837-8506  
Email: [bosleyb@svn.com](mailto:bosleyb@svn.com) or [wlb@bosleygroup.com](mailto:wlb@bosleygroup.com)  
Asset Management Website: [www.svnbosleyasset.com](http://www.svnbosleyasset.com)  
Sales & Leasing: [www.svnsavhh.com](http://www.svnsavhh.com)



**From:** Daina Wasserstrom dainawasserstrom@gmail.com   
**Subject:** FW: New JBCo. rear layout  
**Date:** November 21, 2013 at 9:20 AM  
**To:** Mike Fekete mfekete18@gmail.com, Alan Wasserstrom AlanWasserstrom@wasserstrom.com



---

**From:** William Bosley [mailto:wlb@bosleygroup.com]  
**Sent:** Thursday, November 21, 2013 9:12 AM  
**To:** Daina Wasserstrom (dainawasserstrom@gmail.com)  
**Cc:** Rick Haight; Robert Pearson User; Jay Owen; Avis Rollison (orelak@aol.com); Doug Eck (doug@hhiproperties.com); Laurel Grief; Lois Masteller  
**Subject:** FW: New JBCo. rear layout

Daina:

Thank you for the new drawing attached above.  
This email will confirm that the VAW Board of Directors has approved the plan as drawn above – without taking up a parking space, contingent upon:

- a) The reduced size as indicated in your plan attached above.
- b) The final approval must be approved and permitted by the Town and Hilton Head.
- c) You shall be responsible for the replacement of the Property Owners Association's storage facility being consumed by your plan. Java Burritto shall be responsible for all costs and permitting required to replace this storage (please note I have asked my staff to price out pre-constructed storage sheds and select a suitable location).
- d) Java Burritto shall be responsible for all legal services and expense needed to convert the space from common area to limited common area. Please note that I have copied the Association's legal counsel Rick Haight above who can assist you with this procedure. Mr. Haight can be reached at 843-785-8040. This legal work must be complete PRIOR TO your beginning any construction.

Finally you will also find several additional attachments addressing deck use and parking lot maintenance. Please sign the resolutions of deck use and return to me at you earliest convenience. Also please remember that you signs must be approved by the Board before being installed. We recommend Chip Wallace at Sign Pro Plus for signage – 843-597-4388.



Chip is familiar with the VAW sign regulations.

Yours Truly,

*Bill*

William L. Bosley, CPM, CCIM  
Sperry Van Ness | Bosley Asset Management LLC  
1536 Fording Island Road, Suite 201  
Hilton Head Island, SC 29926  
Telephone 843-837-8500 x 14 | Fax 843-837-8506  
Email: [wlb@bosleygroup.com](mailto:wlb@bosleygroup.com) or [bosleyb@svn.com](mailto:bosleyb@svn.com)  
Asset Management Website: [www.svnbosleyasset.com](http://www.svnbosleyasset.com)  
Sales & Leasing Website: [www.svnsavhh.com](http://www.svnsavhh.com)

---

**From:** Daina Wasserstrom [<mailto:dainawasserstrom@gmail.com>]  
**Sent:** Wednesday, November 20, 2013 4:23 PM  
**To:** William Bosley  
**Subject:** New JBCo. rear layout

Thank YOU!  
Daina Wasserstrom



Java Burrito  
BACK L...out.pdf



Memo to  
Restau...op.doc



RESOLUTION on  
Restau...-11.doc



Deck  
agree....pd.pdf



Memo to  
Restau...12.doc



VAW Hurricane  
Prep R...(2).doc

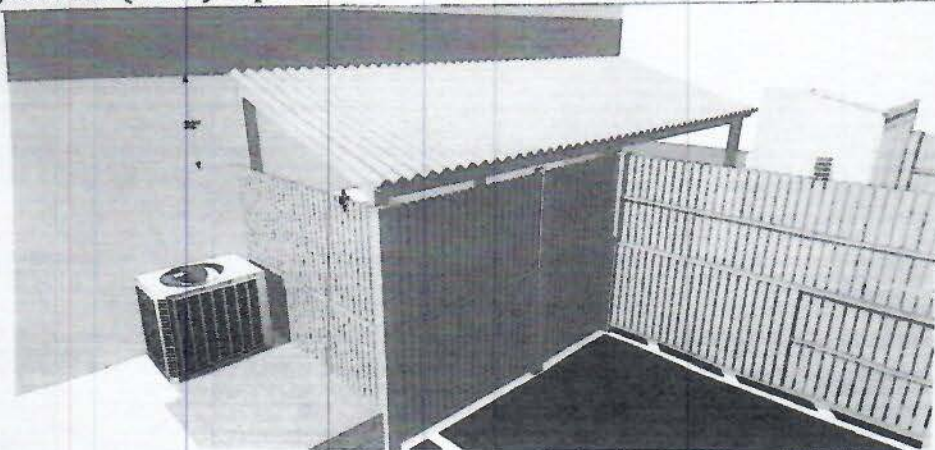


From: Mfekete18 mfekete18@gmail.com  
Subject: New Proposal  
Date: October 19, 2016 at 3:23 PM  
To: Kent Eddy keddy@atlanticstatesmanagement.com

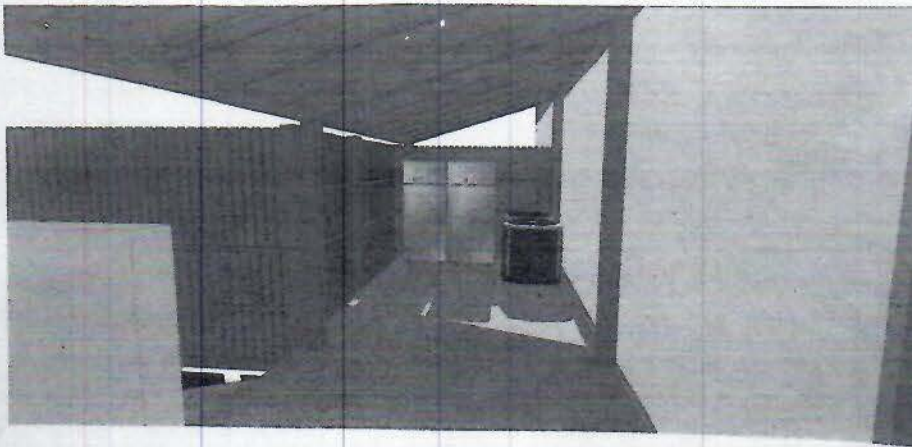


Dear Wexford BOD,

Attached are drawings of new proposed roof structure. It will be constructed with wood framing and corrugated metal roofing attached to top. All wood framing to be painted "Wexford Green" before constructed. The roofing metal can be left in its original state (metal) or painted.



The 2 heat pumps in drawing will need to be moved outside fence next to other heat pump (A). This will allow proper air circulation and functionality for heat pumps. The two heat pumps can be placed behind bushes, next to existing heat pump (A).



Construction of roof system will be on a Sunday and should be finished on that day. Please let me know if these plans can be approved so I can start the change over process. If there are any questions or if someone needs to meet on site before please call 614 804-5160.

Thank you,

Michael Fekete  
Owner Java Burrito Co.



From: **Kent Eddy** [KEddy@atlanticstatesmanagement.com](mailto:KEddy@atlanticstatesmanagement.com)  
Subject: FW: New Proposal  
Date: October 31, 2016 at 7:38 PM  
To: **Mike Fekete** [mfekete18@gmail.com](mailto:mfekete18@gmail.com)

Michael:

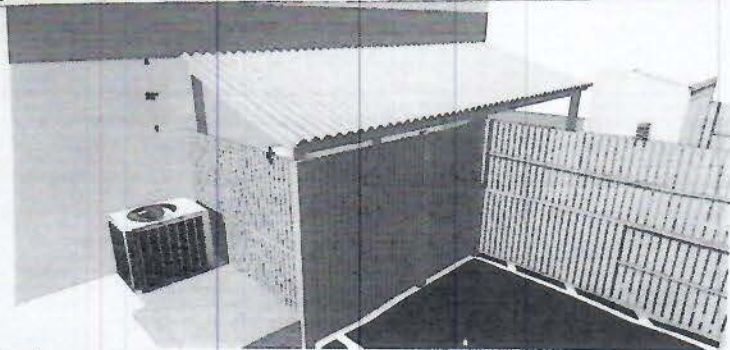
This was approved as long as the Wexford Green colors are used.

Best Regards,

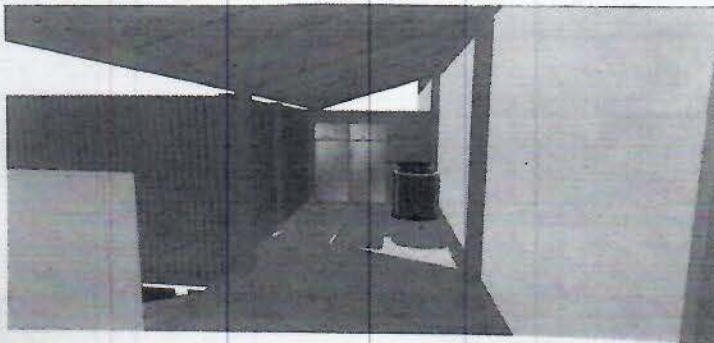
Kent Eddy

Dear Wexford BOD,

Attached are drawings of new proposed roof structure. It will be constructed with wood framing and corrugated metal roofing attached to top. All wood framing to be painted "Wexford Green" before constructed. The roofing metal can be left in its original state (metal) or painted.



The 2 heat pumps in drawing will need to be moved outside fence next to other heat pump (A). This will allow proper air circulation and functionality for heat pumps. The two heat pumps can be placed behind bushes, next to existing heat pump (A).



Construction of roof system will be on a Sunday and should be finished on that day. Please let me know if these plans can be approved so I can start the change over process. If there are any questions or if someone needs to meet on site before please call 614 804-5160.

Thank you,

**Michael Fekete**  
Owner Java Burrito Co.













J6

Whole Foods Market

WHOLE FOODS

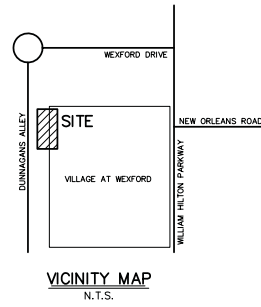
WHOLE FOODS



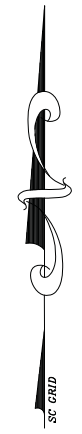
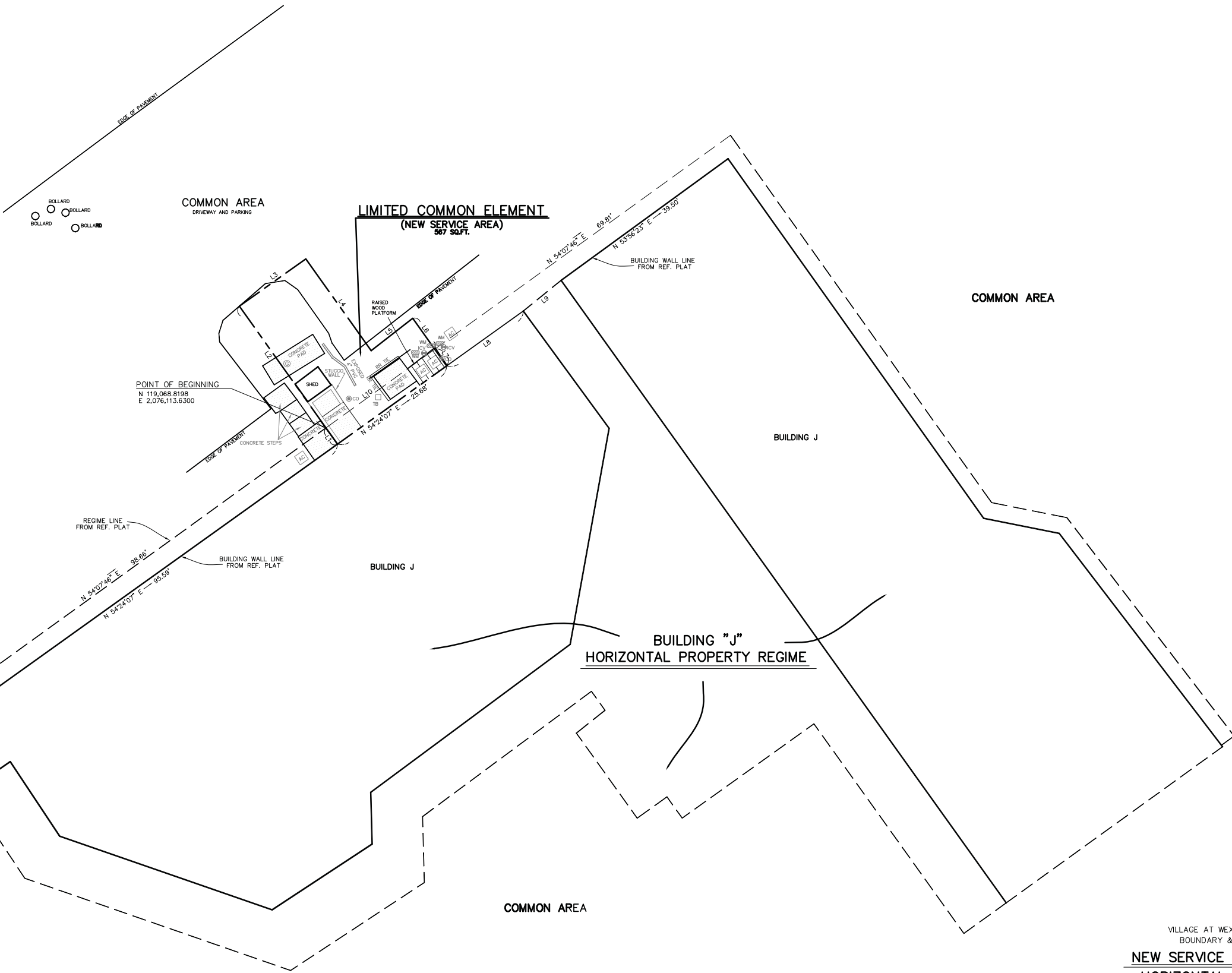
Previously approved roofed enclosure at Village at Wexford







LINE	LENGTH	BEARING
L1	3.92'	S 35°26'09" E
L2	28.56'	N 54°24'07" W
L3	15.60'	S 54°33'51" W
L4	21.55'	S 35°26'09" E
L5	10.09'	S 52°00'14" W
L6	7.26'	S 35°26'09" E
L7	3.94'	S 35°26'09" E
L8	18.04'	N 54°24'07" E
L9	9.32'	S 50°52'50" W
L10	25.68'	N 54°07'46" E



POINT OF COMMENCING  
N 119,011.0090  
E 2,076,033.6810

POINT OF BEGINNING  
N 119,068.8199  
E 2,076,113.6300

LIMITED COMMON ELEMENT  
(NEW SERVICE AREA)  
367 SQ.FT.

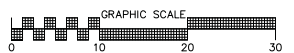
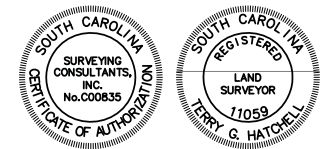
BUILDING "J"  
HORIZONTAL PROPERTY REGIME

- NOTES:
- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
  - AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE A-7, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 13-D, COMMUNITY NO. 450250, MAP DATED 9/29/86, BASE ELEVATION 14.0'. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
  - BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS, EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
  - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.

- LEGEND:
- |     |                          |
|-----|--------------------------|
| AC  | AIR CONDITIONER          |
| CO  | CLEANOUT                 |
| GT  | GREASE TRAP              |
| ICV | IRRIGATION CONTROL VALVE |
| TJB | TELEPHONE JUNCTION BOX   |
| WM  | WATER METER              |

- REFERENCE PLAT:
- A PLAT OF BUILDING "J" HORIZONTAL PROPERTY REGIME, A SECTION OF THE VILLAGE AT WEXFORD, DATED: 12/09/86, BY: JERRY L. RICHARDSON, S.C.R.L.S. NO. 4784, RECORDED: P.B. 34, PG. 102, 12/31/86.

PREPARED FOR: ALAN J. WASSERSTROM  
ADDRESS: #1000 WILLIAM HILTON PARKWAY, SUITE J-6  
TAX PARCEL I.D. NO. R552-015-000-0322-0000



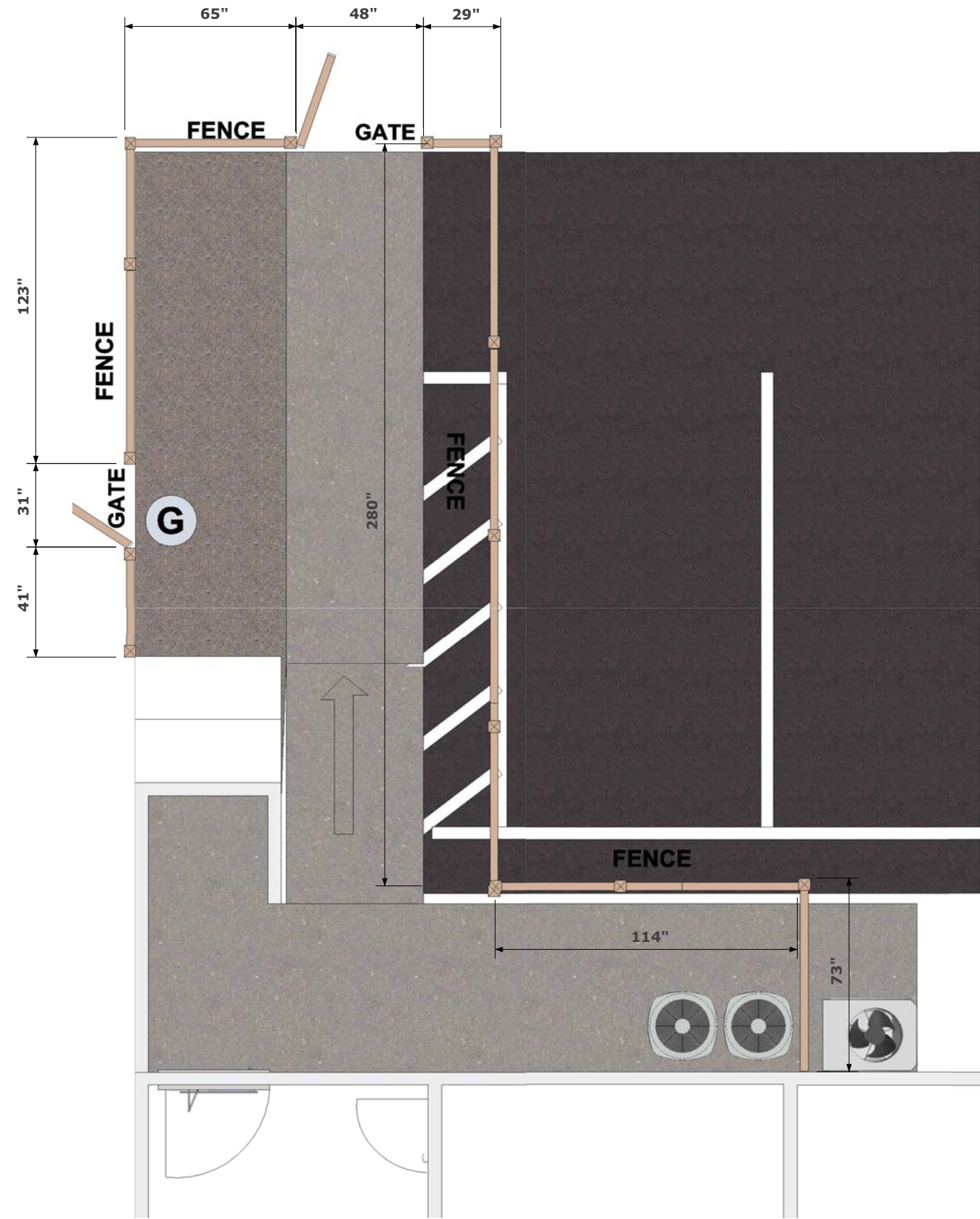
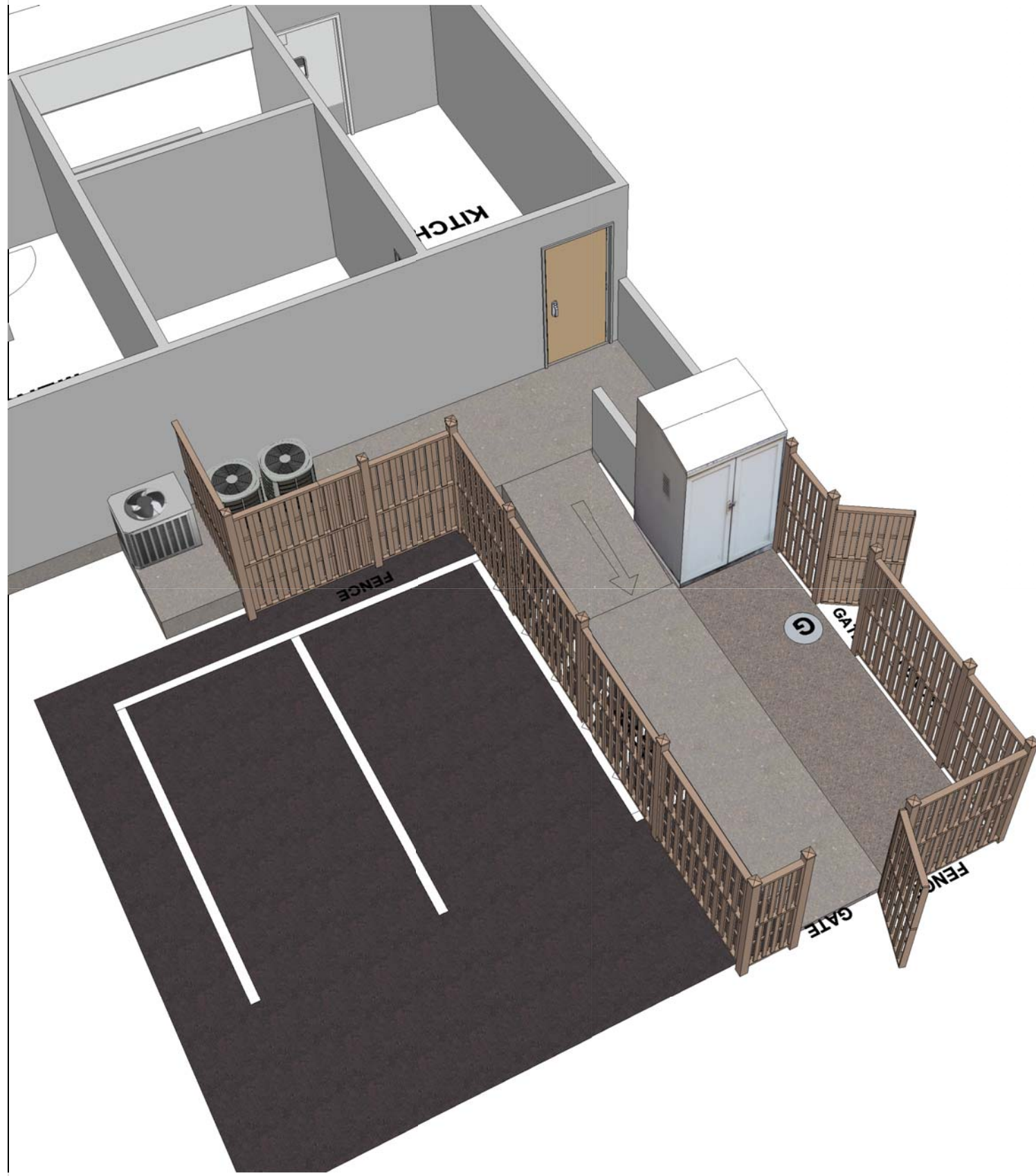
VILLAGE AT WEXFORD COMMON ELEMENT  
BOUNDARY & ASBUILT SURVEY OF  
**NEW SERVICE AREA, BUILDING "J"**  
**HORIZONTAL PROPERTY REGIME**

A SECTION OF  
**THE VILLAGE AT WEXFORD**  
**WEXFORD PLANTATION**

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA  
SCALE: 1/8" = 1'-0" DATE: 12/19/2013 JOB NO: SC130192

**SC SURVEYING CONSULTANTS**  
17 Sherington Drive, Suite C, Bluffton, SC 29910  
SC Telephone: (843) 815-3304 FAX: (843) 815-3305  
GA Telephone: (912) 828-2775  
COPYRIGHT © BY SURVEYING CONSULTANTS

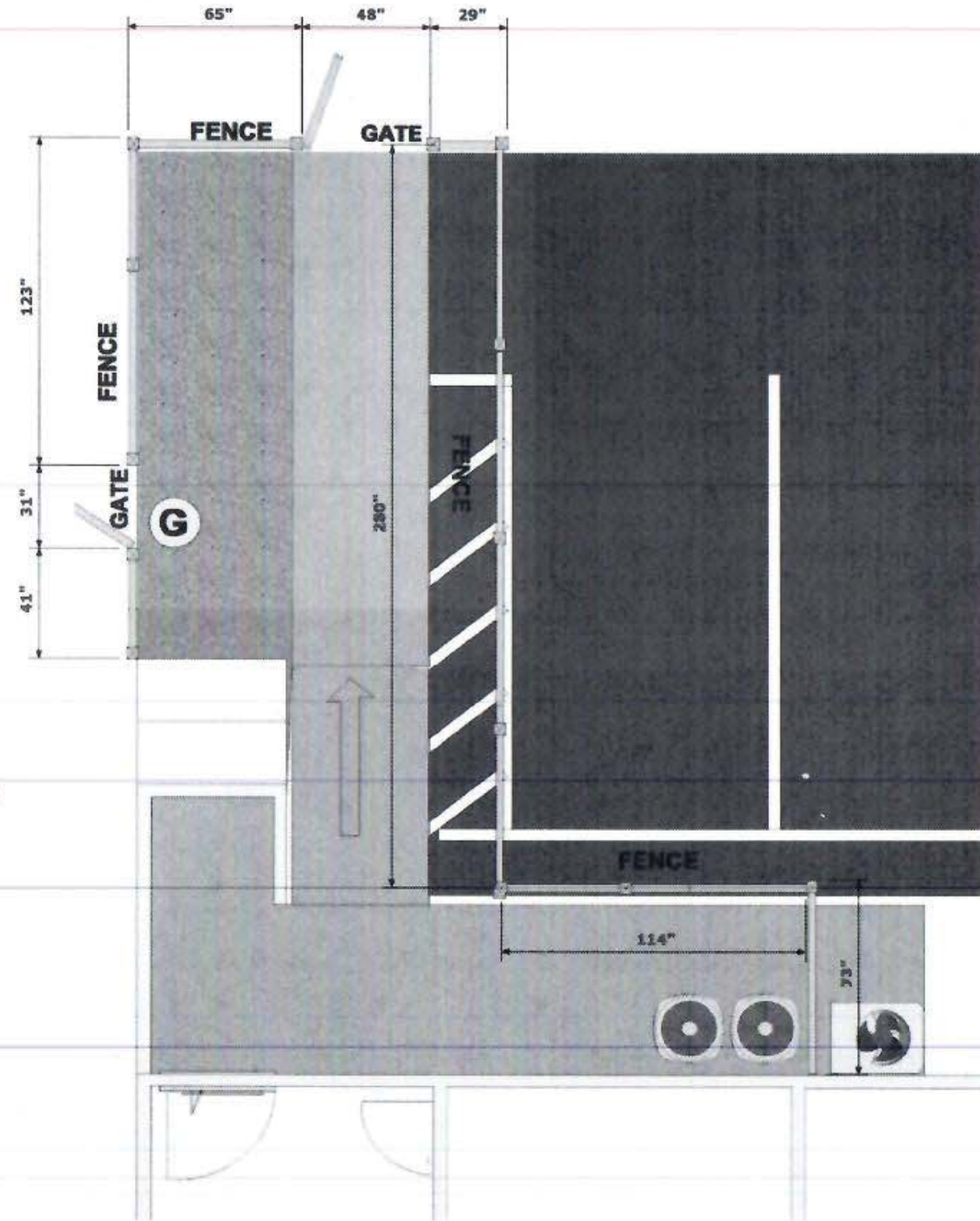
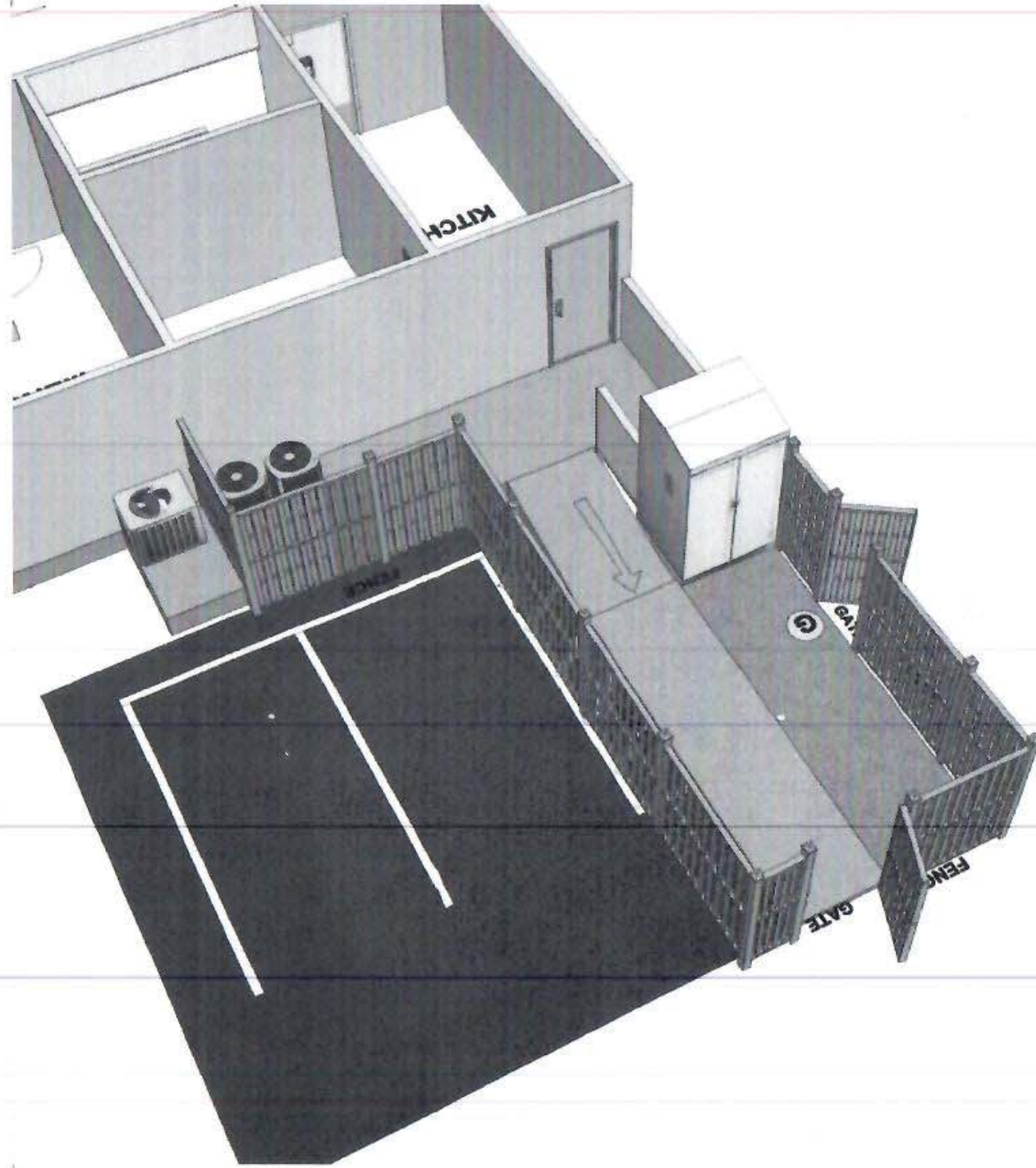




1/2" = 1'-0"

**JAVA  
BURRITO  
CO**

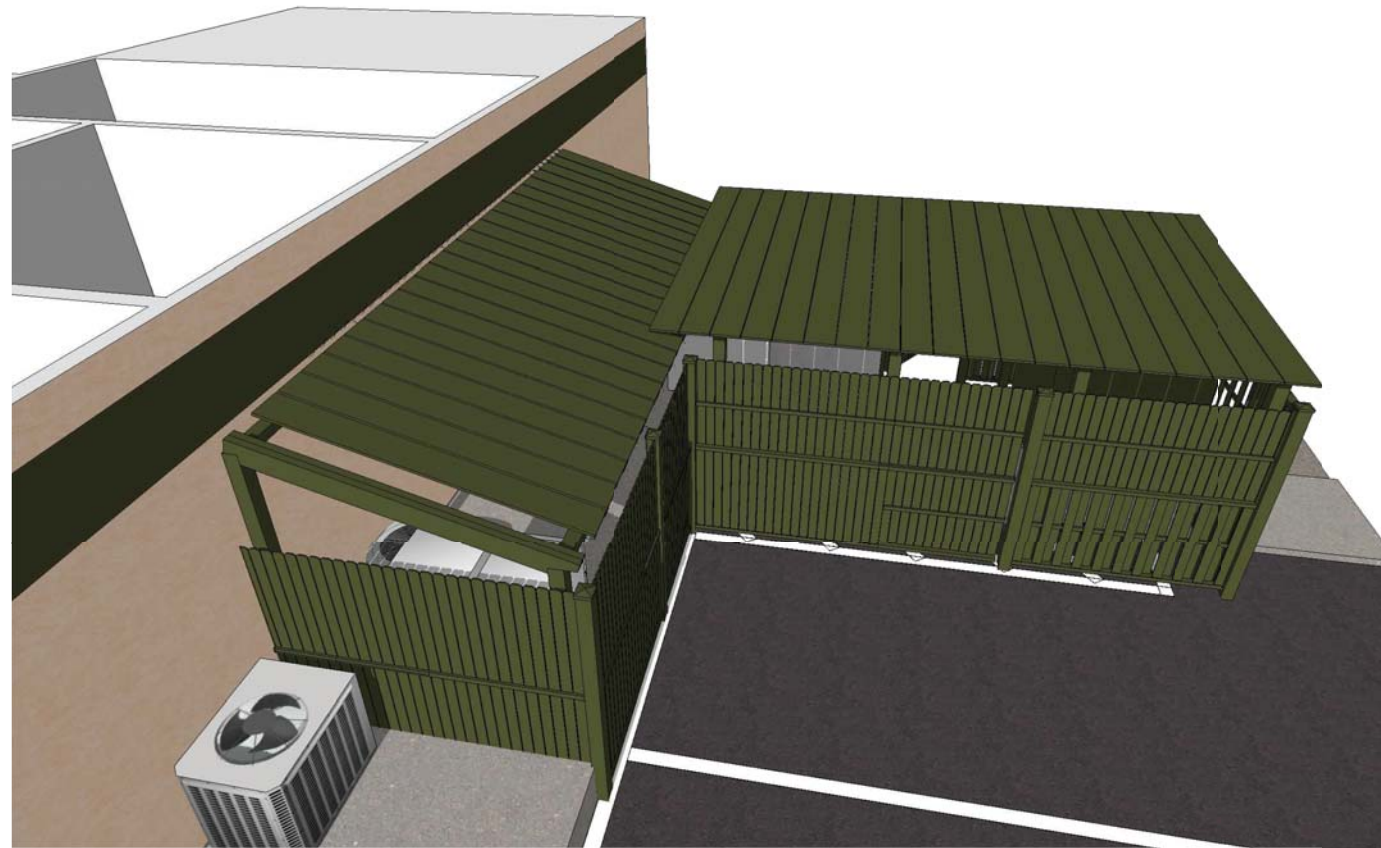




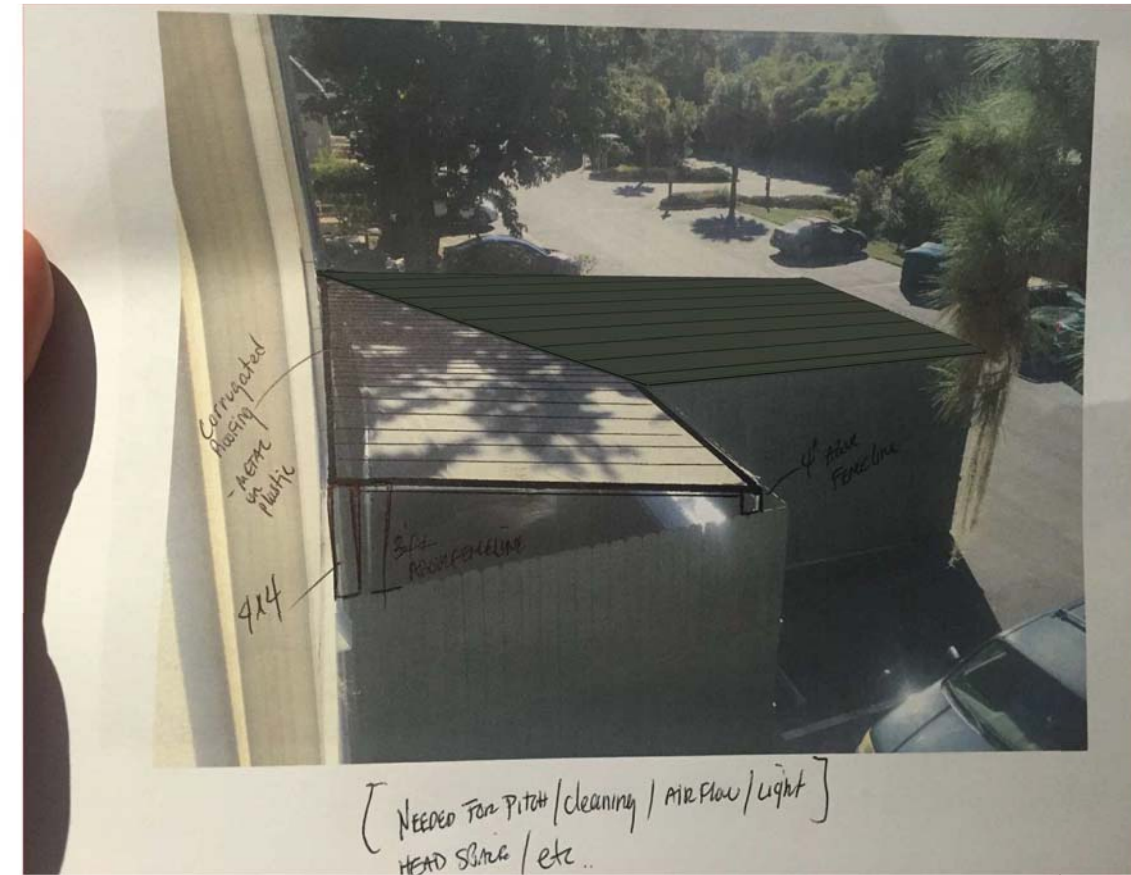
1/2" = 1'-0"

**JAVA  
BURRITO  
CO.**





OPTION 1 VIEW A



OPTION 2



OPTION 1 VIEW B



REAR CANOPY PROPOSAL

6.19.2017



## 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: Java Burrito Service Yard Enclosure

DRB#: DRB-002732-20018

DATE: 11/29/2018

RECOMMENDATION:    Approval                Approval with Conditions                Denial      
RECOMMENDED CONDITIONS:

<b><i>APPLICATION MATERIAL</i></b>				
<b>DRB REQUIREMENTS</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
Existing Conditions match As-Built	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The DRB is being asked to review and approve an existing structure.
Dimensioned Details and of Sections	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The DRB is being asked to review and approve an existing structure.
Detail Illustrating Connection to Existing Structure	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The DRB is being asked to review and approve an existing structure.
New Building Details Match Existing Building Details	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	It matches other accessory structures at Village at Wexford

<b><i>ARCHITECTURAL DESIGN</i></b>				
<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
Has a strong roof form with enough variety to provide visual interest	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The roof form does not look intentional it appears temporary and piecemeal.
Minimum roof pitch of 6/12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The roof pitch should relate (not necessarily match) the pitched mansard roof on the main building.



**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"/>	There is no room available for landscaping.
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"/>	Shrubs should be added on the right hand side where there is planting area.

**MISC COMMENTS/QUESTIONS**

1. This project requires a Minor DPR
2. The roof addition creates impervious area. The applicant will need to demonstrate that the Village at Wexford does not exceed the impervious coverage with this addition. Any additional impervious area must be compensated for elsewhere on site (i.e., changing asphalt parking to pervious pavers)
3. The applicant will need to demonstrate that a 24' drive isle is maintained behind the enclosure.
4. Shed to be anchored to resist wind loads per IBC 2015 and ASCE 7-10. Design required to be stamped by a SC registered architect or engineer.
5. Materials below Base Flood Elevation +1' shall be flood resistant materials.