



The Town of Hilton Head Island
Design Review Board Regular Meeting
Tuesday, February 11, 2020 – 1:15 p.m.
Benjamin M. Racusin Council Chambers
AGENDA

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

1. **Call to Order**
2. **FOIA Compliance** – Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.
3. **Roll Call**
4. **Approval of Agenda**
5. **Approval of Minutes** – Meeting of January 28, 2020
6. **New Business**
 - a. *Alteration/Addition*
 - i. Boathouse Storage, DRB-000203-2020
 - ii. Beach Villas Palmetto Dunes, DRB-000204-2020
7. **Appearance by Citizens**
8. **Board Business**
9. **Staff Report**
 - a. Minor Corridor Report
10. **Adjournment**

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



Town of Hilton Head Island
Design Review Board

January 28, 2020 at 1:15 p.m. Regular Meeting
Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from the Board: Chairman Dale Strecker, Vice Chairman Michael Gentemann, Cathy Foss, David McAllister, Debbie Remke, Brian Witmer

Absent from the Board: John Moleski (unexcused)

Present from Town Council: Glenn Stanford, Tamara Becker

Present from Town Staff: Chris Darnell, Urban Designer; Nicole Dixon, Development Review Administrator; Teri Lewis, Deputy Director of Community Development; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Strecker called the meeting to order at 1:17 p.m.

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

3. Roll Call – See as noted above.

4. Approval of Agenda

Mr. Darnell stated that the application for Vacation Homes Buffer DRB-000094-2020 with withdrawn prior to the meeting. Ms. Foss moved to approve the agenda as amended. Vice Chairman Gentemann seconded. The motion passed with a vote of 6-0-0.

5. Approval of Minutes – Meeting of January 14, 2020

Ms. Remke moved to approve the minutes of the January 14, 2020 regular meeting as corrected. Mr. Witmer seconded. The motion passed with a vote of 6-0-0.

6. Unfinished Business

a. Alteration/Addition

i. Palmetto Business Park, DRB-000106-2020

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval as submitted.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. There were no additional comments made by the applicant.

The Board complimented the project. The Board noted a previous comment to add more landscaping between the parking of this property and the adjacent property. The fence will be located one foot off the property line as reflected in the site plan. The landscape plan needs to be updated to show the correct fence location.

Following the discussion, Chairman Strecker asked for a motion on the application.

Ms. Foss made a motion to approve DRB-000106-2020 as submitted. Vice Chairman Gentemann seconded. The motion passed with a vote of 6-0-0.

7. New Business

a. Alteration/Addition

i. Marriott Harbour Point Roof, DRB-000076-2020

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval as submitted.

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

Some Board members indicated that since the roof color was previously approved by the DRB then it would be acceptable. However, the color should not be approved in the future as it is not a nature blending color. One Board member indicated that although the color was previously approved for this location does not mean it is appropriate for every development.

Following the discussion, Chairman Strecker asked for a motion on the application.

Ms. Remke made a motion to approve DRB-000076-2020 as submitted. Mr. Witmer seconded. The motion passed with a vote of 6-0-0.

b. New Development – Final

i. Smokehouse, DRB-000084-2020

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends denial as submitted.

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

The Board discussed the project in depth with the applicant, including: compliments on the building architecture; preference to the Sierra Pacific Bronze 024 color; the landscape island at the front entry should include a canopy tree to help soften the building; the planter box at the southeast side is acceptable as it is permanently attached to slab with plans for irrigation; the proposed roof color is not in keeping with the Design Guide; submit an alternate roof color that is more muted with less red and more brown tones; the 5-V Crimp roof material is appropriate for the building character; a sample of the stained vertical siding will need to be submitted for review and approval; the tree protection plan needs to be updated per the DRB conceptual approval conditions; make modifications to increase the width of the front plant bed to create more of a landscape buffer between the sidewalk and bar deck; the cable rail at the roof will be stainless steel and bronze post. The Board members had varied opinions on the proposed roof color and the metal wall panels at the service area. One Board member noted the proposed roof color and the metal wall panels are not in keeping with the Design Guide

and that all sides of the building should be treated equally. After further discussion, the Board generally agreed that an alternate roof color needs to be submitted for review and approval.

Following the discussion, Chairman Strecker asked for a motion on the application.

Ms. Foss made a motion to approve DRB-000084-2020 with the following conditions:

1. Submit an alternative roof color for Design Review Board (DRB) review and approval.
2. The landscape island at the front right of the building shall include a canopy tree.
3. Submit a sample of the stained vertical siding for DRB review and approval.
4. Increase the planting bed at the front to be a minimum width of 30 inches.
5. Update the Tree Protection & Removal Plan to specify pre and post construction fertilization, root stimulant, and protective mulching of the 26" live oak per the DRB conceptual approval conditions.
6. Replace the Black Fox color with Sierra Pacific Bronze 024 as submitted.

Mr. McAllister seconded. The motion passed with a vote of 6-0-0.

8. Appearance by Citizens – None

9. Board Business – None

10. Staff Report

- a. Minor Corridor Report – Mr. Darnell reported the Minor Corridor approvals since the previous meeting.

11. Adjournment

The meeting was adjourned at 2:44 p.m.

Submitted by: Teresa Haley, Secretary

Approved: [DATE]



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

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

Applicant/Agent Name: Tim Probst Company: Parker Design Group|Architects
 Mailing Address: PO Box 5010 City: Hilton Head Island State: SC Zip: 29910
 Telephone: 843-785-5171 Fax: _____ E-mail: tim@pdg-architects.com
 Project Name: Hilton Head Boathouse Storage Project Address: 397 Squire Pope Rd., HHI, SC 29926
 Parcel Number [PIN]: R 5 1 0 0 0 3 0 0 0 0 0 0 1 B 0 0 0 0
 Zoning District: Water-Oriented Mixed Use Overlay District(s): OCRM High Tide Line

**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.



2.27.20

SIGNATURE

DATE



February 28, 2020

Town of Hilton Head Island
Design Review Board
One Town Center Court
Hilton Head Island SC 29928

Project Narrative for the Hilton Head Boathouse Storage:

The attached waterfront pavilion project is located adjacent to the Boathouse and Dockside Restaurants at the front of the property 397 Squire Pope Road. The structure replaces the existing sales office by extending the boat storage forward. The sales office is reduced in size and relocated to the side.

The addition serves to mask the the existing “white box” metal storage building with a combination of stucco and metal details. The colors and materials pick up on Dockside renovation and the new pavilion on the waterside of the property. The addition includes 19,105 sq. ft. of boat storage and 1,000 sq. ft. of sales office.

Thank you for your time and consideration,

A handwritten signature in blue ink, appearing to read 'T. Probst', is positioned below the text 'Thank you for your time and consideration,'.

Timothy C. Probst, AIA
Parker Design Group | Architects



EXISTING FRONT/ RIGHT SIDE



EXISTING FRONT ELEVATION



EXISTING RIGHT SIDE OF THE BOATSTORAGE



EXISTING LEFT SIDE ELEVATION OF BOATHOUSE

Hilton Head Boathouse

An Addition/ Renovation

ROOFING:
STANDING SEAMED ROOF
PAC CLAD- SLATE GRAY

STOREFRONT:
DARK BRONZE

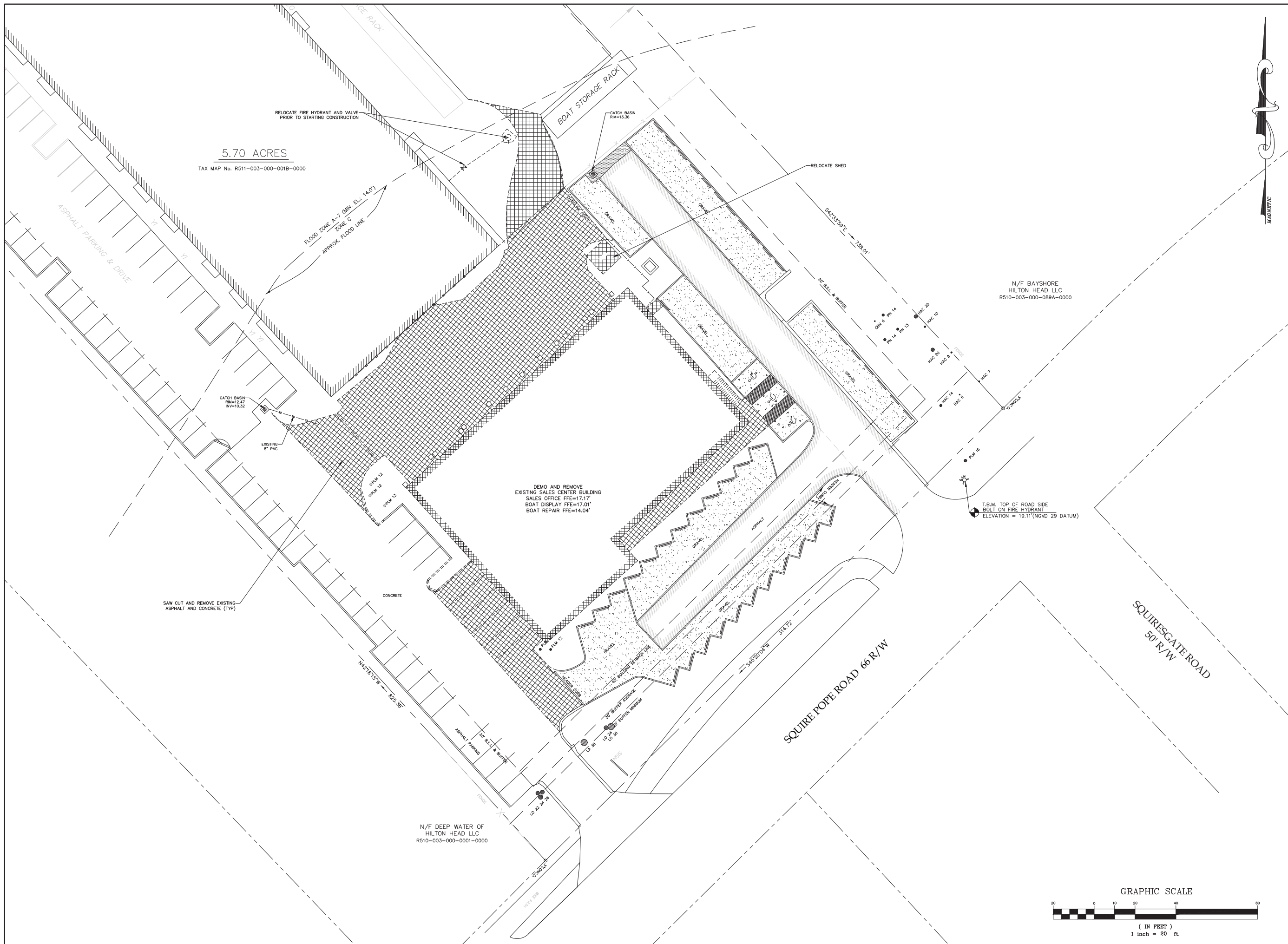
CROSS BRACING:
GALVANIZED

METAL SIDING/ LOUVERS,
STEEL POSTS
DARK BRONZE

LAP SIDING:
SHERWIN WILLIAMS
SW7017 DORAIN GRAY

STUCCO:
SHERWIN WILLIAMS
SW7015 REPOSE GRAY

pdg
ARCHITECTS



5.70 ACRES

TAX MAP No. R511-003-000-001B-0000

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PLAN REVISIONS	
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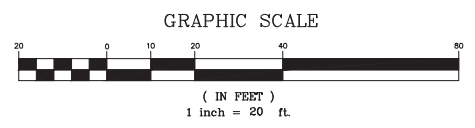
BOATHOUSE STORAGE EXPANSION
 HILTON HEAD ISLAND
 BEAUFORT COUNTY, SC

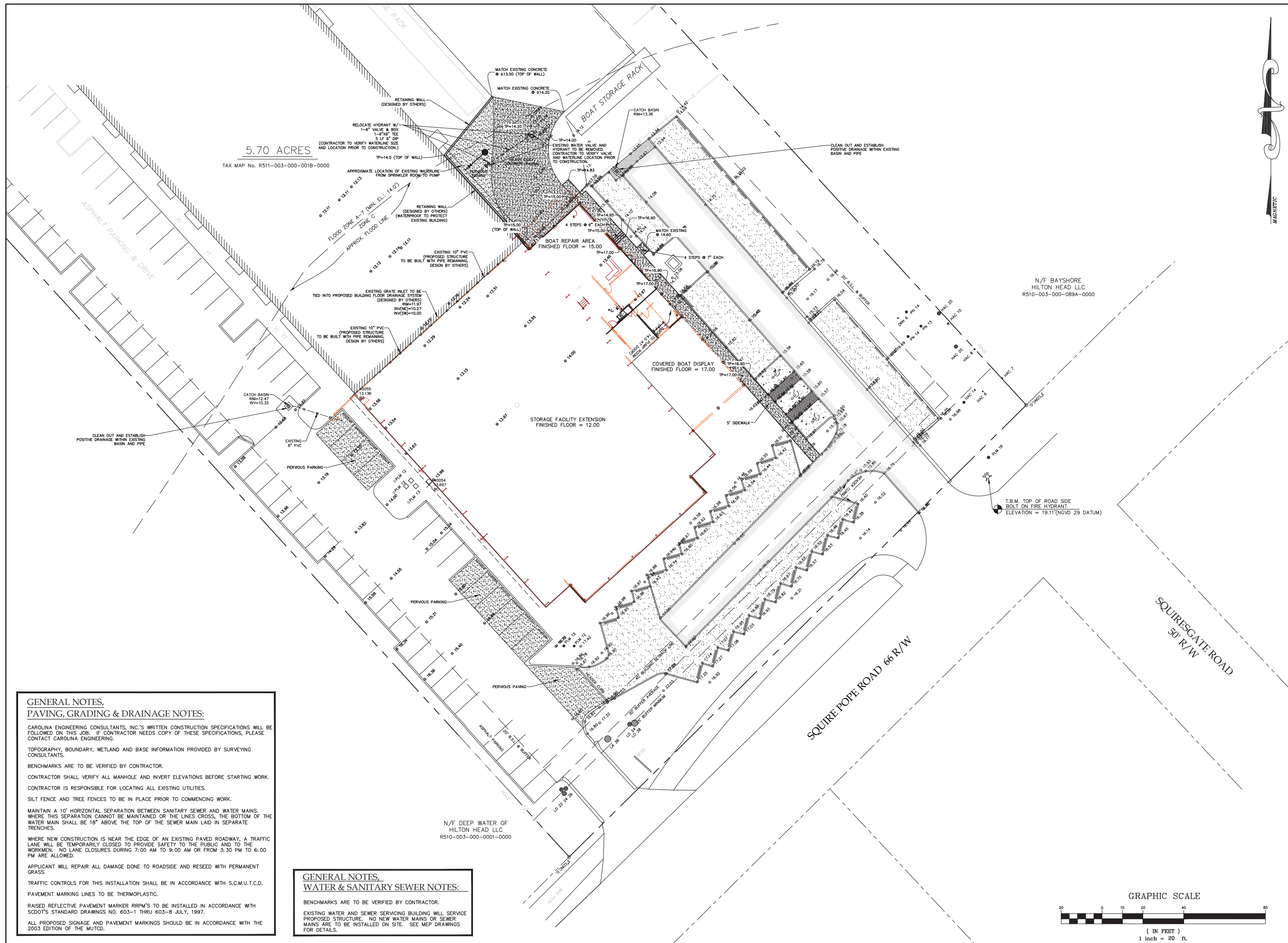
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 WWW.CAROLINAENGINEERING.COM
 843/322-0553
 843/322-0556 (FAX)

PROJECT:	2224
DATE:	11/15/19
REVISED:	01/07/19
DRAWN BY:	FLB
ENGINEER:	FLB
SCALE:	1"=20'

DEMOLITION PLAN

4
OF 7





5.70 ACRES

TAX MAP No. R511-003-000-001B-0000

N/F BAYSHORE
HILTON HEAD LLC
R510-003-000-089A-0000

N/F DEEP WATER OF
HILTON HEAD LLC
R510-003-000-0001-0000

**GENERAL NOTES,
PAVING, GRADING & DRAINAGE NOTES:**

CAROLINA ENGINEERING CONSULTANTS, INC.'S WRITTEN CONSTRUCTION SPECIFICATIONS WILL BE FOLLOWED ON THIS JOB. IF CONTRACTOR NEEDS COPY OF THESE SPECIFICATIONS, PLEASE CONTACT CAROLINA ENGINEERING.

TOPOGRAPHY, BOUNDARY, WETLAND AND BASE INFORMATION PROVIDED BY SURVEYING CONSULTANTS.

BENCHMARKS ARE TO BE VERIFIED BY CONTRACTOR.

CONTRACTOR SHALL VERIFY ALL MANHOLE AND INVERT ELEVATIONS BEFORE STARTING WORK.

CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES.

SILT FENCE AND TREE FENCES TO BE IN PLACE PRIOR TO COMMENCING WORK.

MAINTAIN A 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAINS. WHERE THIS SEPARATION CANNOT BE MAINTAINED OR THE LINES CROSS, THE BOTTOM OF THE WATER MAIN SHALL BE 18" ABOVE THE TOP OF THE SEWER MAIN LAID IN SEPARATE TRENCHES.

WHERE NEW CONSTRUCTION IS NEAR THE EDGE OF AN EXISTING PAVED ROADWAY, A TRAFFIC LANE WILL BE TEMPORARILY CLOSED TO PROVIDE SAFETY TO THE PUBLIC AND TO THE WORKMEN. NO LANE CLOSURES DURING 7:00 AM TO 9:00 AM OR FROM 3:30 PM TO 6:00 PM ARE ALLOWED.

APPLICANT WILL REPAIR ALL DAMAGE DONE TO ROADSIDE AND RESEED WITH PERMANENT GRASS.

TRAFFIC CONTROLS FOR THIS INSTALLATION SHALL BE IN ACCORDANCE WITH S.C.M.U.T.C.D. PAVEMENT MARKING LINES TO BE THERMOPLASTIC.

RAISED REFLECTIVE PAVEMENT MARKER RRPMS TO BE INSTALLED IN ACCORDANCE WITH SCDOT'S STANDARD DRAWINGS NO. 603-1 THRU 603-8 JULY, 1997.

ALL PROPOSED SIGNAGE AND PAVEMENT MARKINGS SHOULD BE IN ACCORDANCE WITH THE 2003 EDITION OF THE MUTCD.

**GENERAL NOTES,
WATER & SANITARY SEWER NOTES:**

BENCHMARKS ARE TO BE VERIFIED BY CONTRACTOR.

EXISTING WATER AND SEWER SERVICING BUILDING WILL SERVICE PROPOSED STRUCTURE. NO NEW WATER MAINS OR SEWER MAINS ARE TO BE INSTALLED ON SITE. SEE MEP DRAWINGS FOR DETAILS.

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CAROLINA ENGINEERING CONSULTANTS, INC.
No. 002324
SOUTH CAROLINA PROFESSIONAL ENGINEERING BOARD

NO.	DESCRIPTION	DATE
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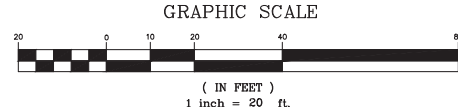
BOATHOUSE STORAGE EXPANSION
HILTON HEAD ISLAND
BEAUFORT COUNTY, SC

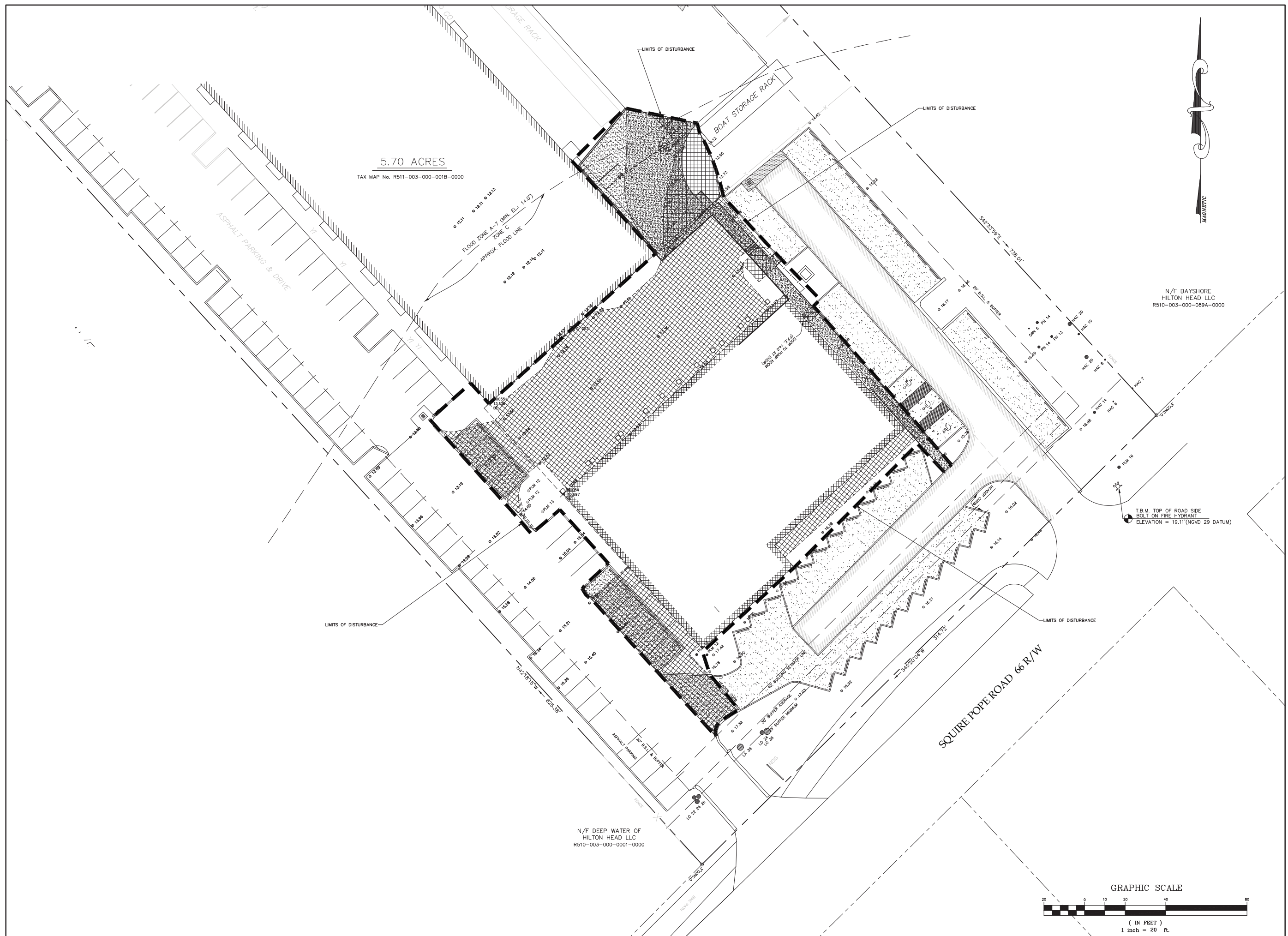
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PROJECT:	2224
DATE:	11/15/19
REVISED:	01/07/20
DRAWN BY:	FLB
ENGINEER:	FLB
SCALE:	1"=20'

**SITE DEVELOPMENT
PLAN**

5
OF 7





5.70 ACRES
TAX MAP No. R511-003-000-001B-0000

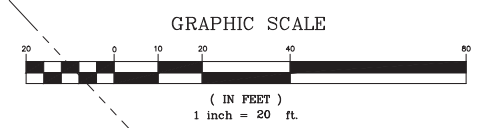
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PLAN REVISIONS	
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BOATHOUSE STORAGE EXPANSION
HILTON HEAD ISLAND
BEAUFORT COUNTY, SC

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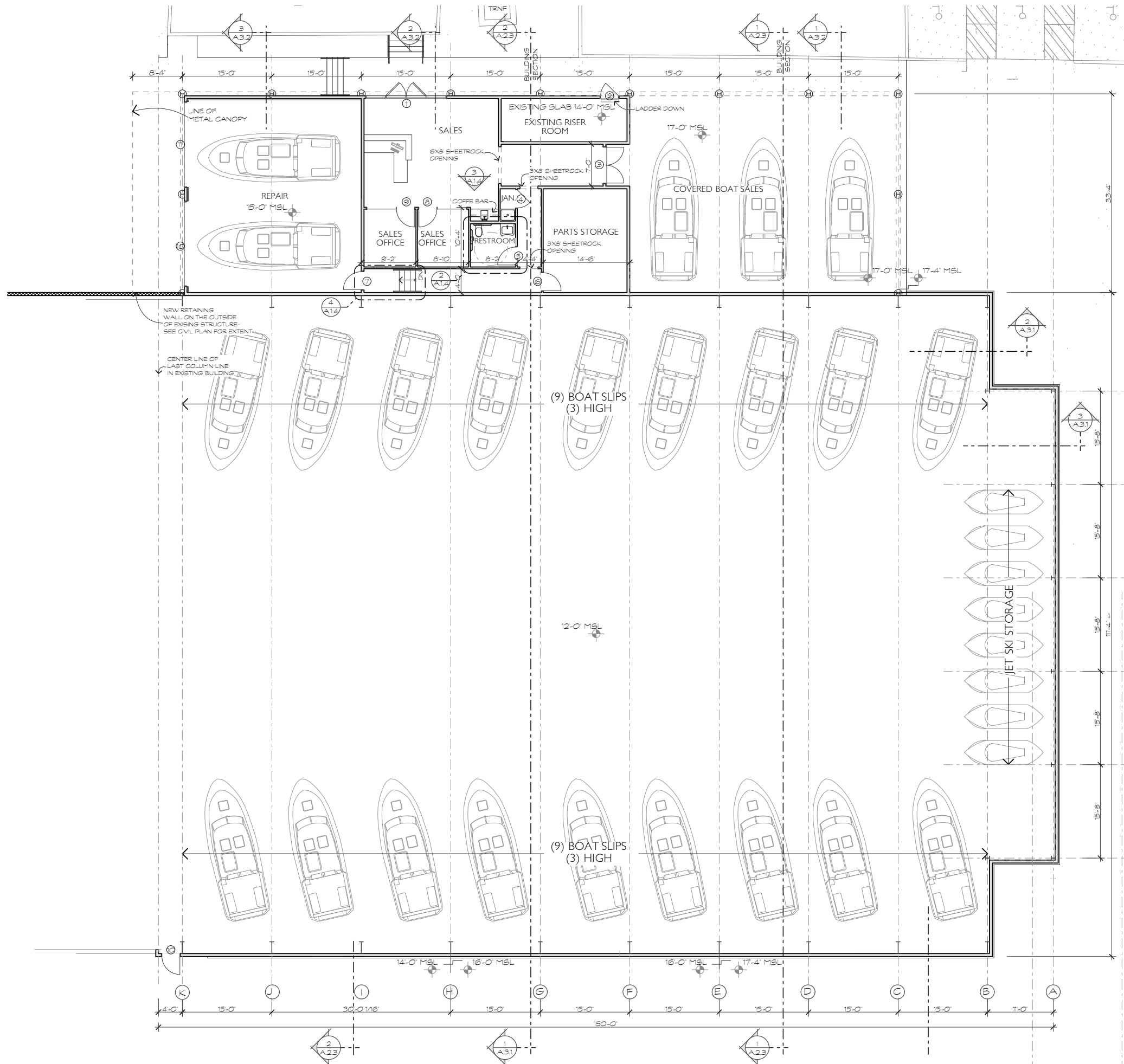
PROJECT:	2022
DATE:	11/15/19
REVISED:	01/07/20
DRAWN BY:	FLB
ENGINEER:	FLB
SCALE:	1"=20'



N/F DEEP WATER OF
HILTON HEAD LLC
R510-003-000-0001-0000

N/F BAYSHORE
HILTON HEAD LLC
R510-003-000-089A-0000

T.B.M. TOP OF ROAD SIDE
BOLT ON FIRE HYDRANT
ELEVATION = 19.11'(NGVD 29 DATUM)



1 FLOOR PLAN
 A.1.1 SCALE: 1/8" = 1'-0"

FINISH SCHEDULE

NOTE:
 1. 2x2 LAY IN TILE - SEE SPECIFICATIONS
 2. ALL PAINT FINISHES ARE LATEX W/ EGGSHELL FINISH UNLESS NOTED

ROOM	FLOOR		WALL		CEILING		
	Material	Base	Material	Finish	Material	Finish	Height
BOAT STORAGE	CONCRETE		METAL		EXPOSED		
COVERED BOAT SALES	CONCRETE				EXPOSED		
SALES	LVT	1x6 & CAP	GYP. BD.	PAINT	SHEETROCK	WHITE	14'-0"
SALES OFFICE	LVT	1x6 & CAP	GYP. BD.	PAINT	2x2 LAY IN	WHITE	10'-0"
SALES OFFICE	LVT	1x6 & CAP	GYP. BD.	PAINT	2x2 LAY IN	WHITE	10'-0"
BATHROOM	LVT	1x6 & CAP	GYP. BD.	BRGY. PAINT	SHEETROCK	WHITE	9'-0"
PARTS STORAGE	CONCRETE	1x6 & CAP	GYP. BD.	PAINT	2x2 LAY IN	WHITE	10'-0"
REPAIR	CONCRETE	1x6 & CAP	GYP. BD.	PAINT	SHEETROCK	WHITE	VARIES

DOOR & FRAME SCHEDULE

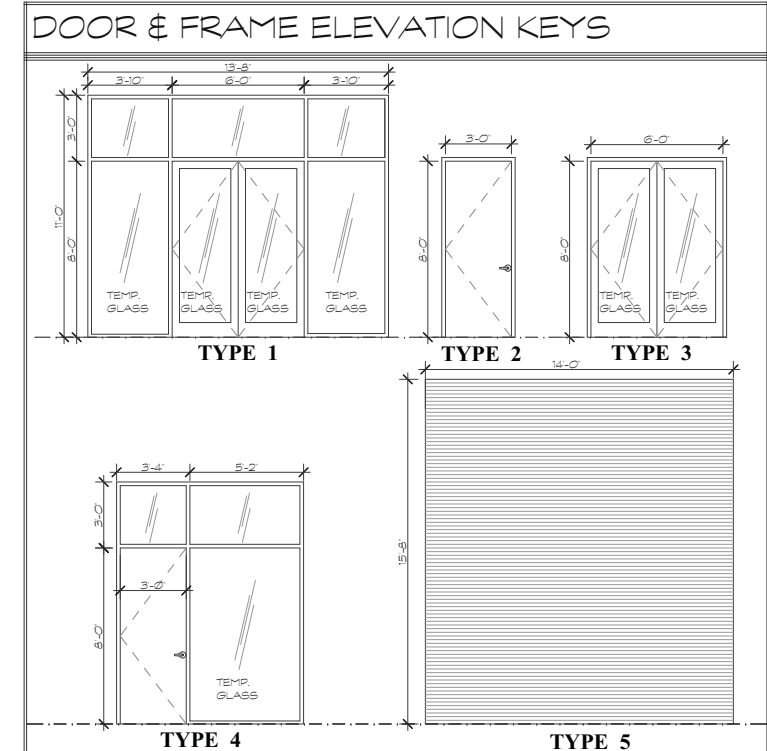
NOTE:
 1. PROVIDE TEMPERED GLASS NOTED IN ELEV. KEYS.
 2. SEE ELEVATIONS FOR DP RATINGS OF EXTERIOR DOORS.
 3. SEE SPECIFICATIONS FOR MANUFACTURER.

MARK	DOOR			MATERIAL	TYPE	HARDWARE MARK	FRAME	FIRE RATINGS	REMARKS
	Size	W	H						
FIRST FLOOR									
1	6'-0"	8'-0"		ALUM.	1	1	ALUM.	NA	
2	3'-0"	8'-0"		METAL	2	2	METAL	NA	
3	6'-0"	8'-0"		ALUM.	3	1	ALUM.	NA	
4	3'-0"	8'-0"	1 3/4"	WOOD	2	2	METAL	NA	
5	3'-0"	8'-0"	1 3/4"	WOOD	2	4	METAL	NA	
6	3'-0"	8'-0"	1 3/4"	WOOD	2	3	METAL	NA	
7	3'-0"	8'-0"	1 3/4"	METAL	2	5	METAL	NA	
8	3'-0"	8'-0"	1 3/4"	WOOD	4	2	METAL	NA	
9	3'-0"	8'-0"	1 3/4"	WOOD	4	2	METAL	NA	
10	14'-0"	15'-8"		METAL	5		METAL	NA	
11	14'-0"	15'-8"		METAL	5		METAL	NA	
12	3'-0"	8'-0"	1 3/4"	METAL	2	2	METAL	NA	

HARDWARE SCHEDULE

NOTES:
 1. SUBMIT FULL HARDWARE SCHEDULE FOR REVIEW
 2. ALL FINISHES TO BE US009

MARK	TYPE	MFG.	MFG. NUMBER	REMARKS
1	ENTRY PULL AS PER STOREFRONT MANUF.			
2	OFFICE/ENT. LOCK	SCHLAGE	A 50 PD	
3	STOREROOM LOCK	SCHLAGE	A 80 PD	
4	BATHROOM LOCK	SCHLAGE	A 40 PD	



parkerdesigngrouparchitects
 843 785 5771 POST OFFICE BOX 600 HILTON HEAD ISLAND SC 29928
pdg
 ARCHITECTS

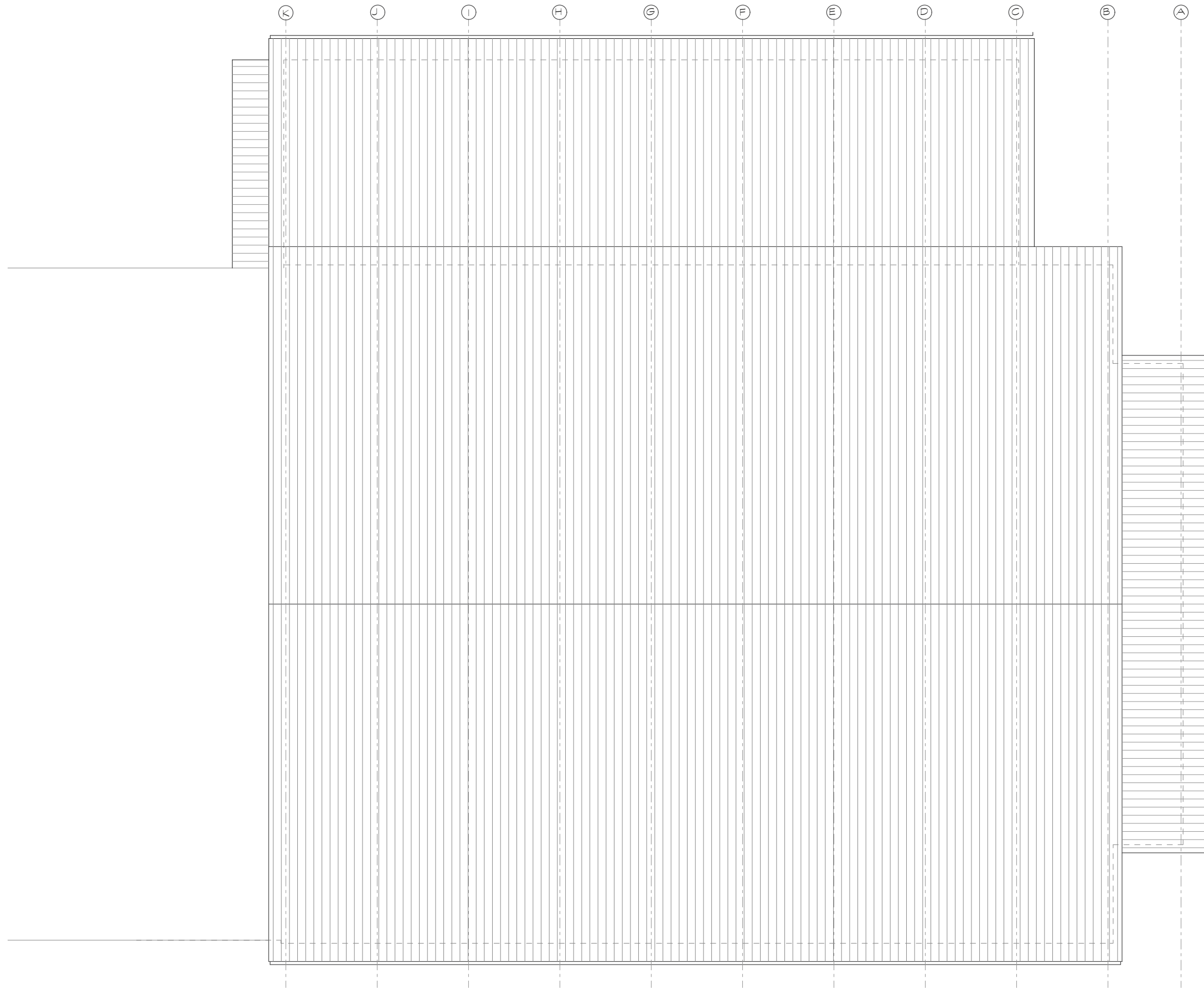
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A Boat House Addition for:
Hilton Head Boathouse Storage
 Hilton Head Island, South Carolina

REVISIONS	DATE

DRAWN BY
 TCP
 CHECKED BY
 DATE OF ISSUE:
 05/22/19
 SCALE
 JOB NO.
 SHEET

FLOOR PLAN
A.1.1



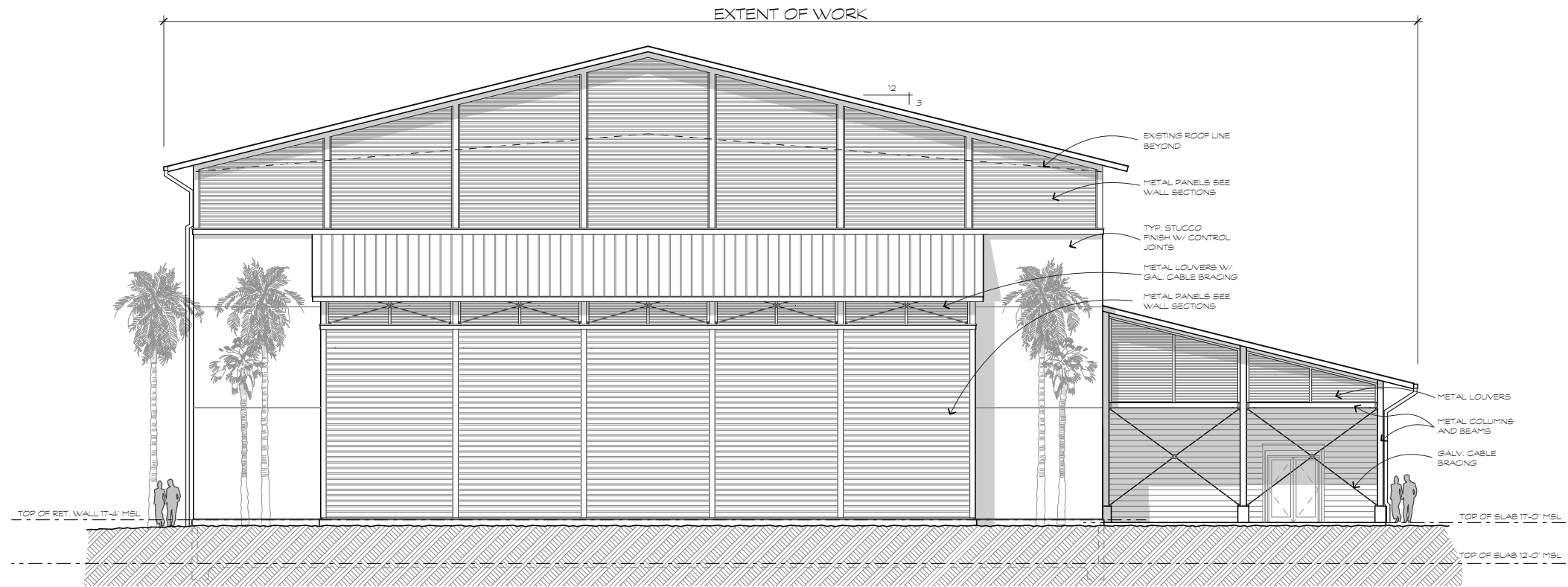
1
A.1.2 **ROOF PLAN**
SCALE: 1/8" = 1'-0"

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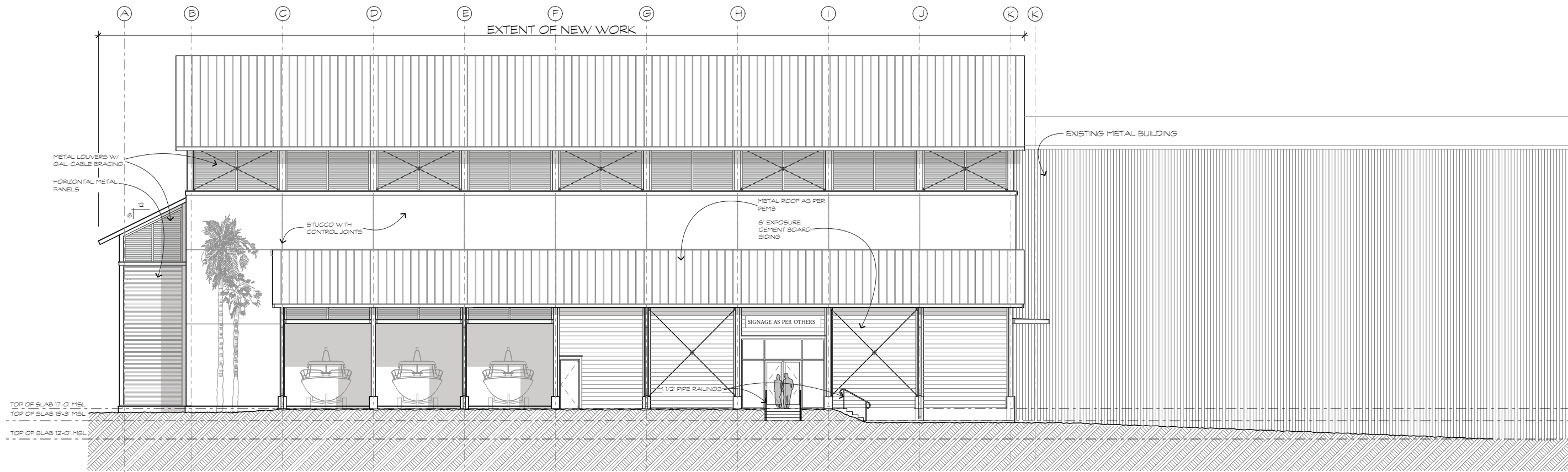
A Boat House Addition for:
Hilton Head Boathouse Storage
 Hilton Head Island, South Carolina

REVISIONS	DATE

DRAWN BY
 TCP
 CHECKED BY
 DATE OF ISSUE:
 05/22/19
 SCALE
 JOB NO.
 SHEET



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



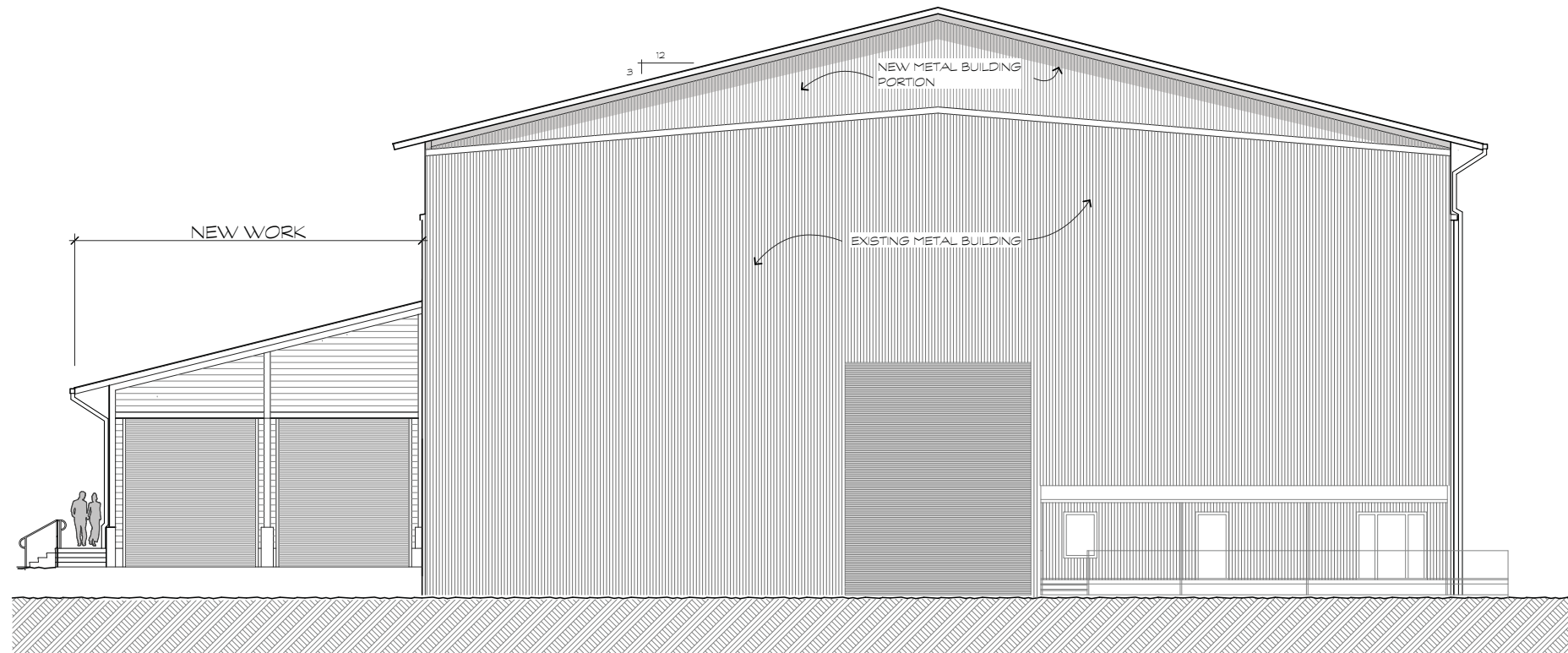
2 RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

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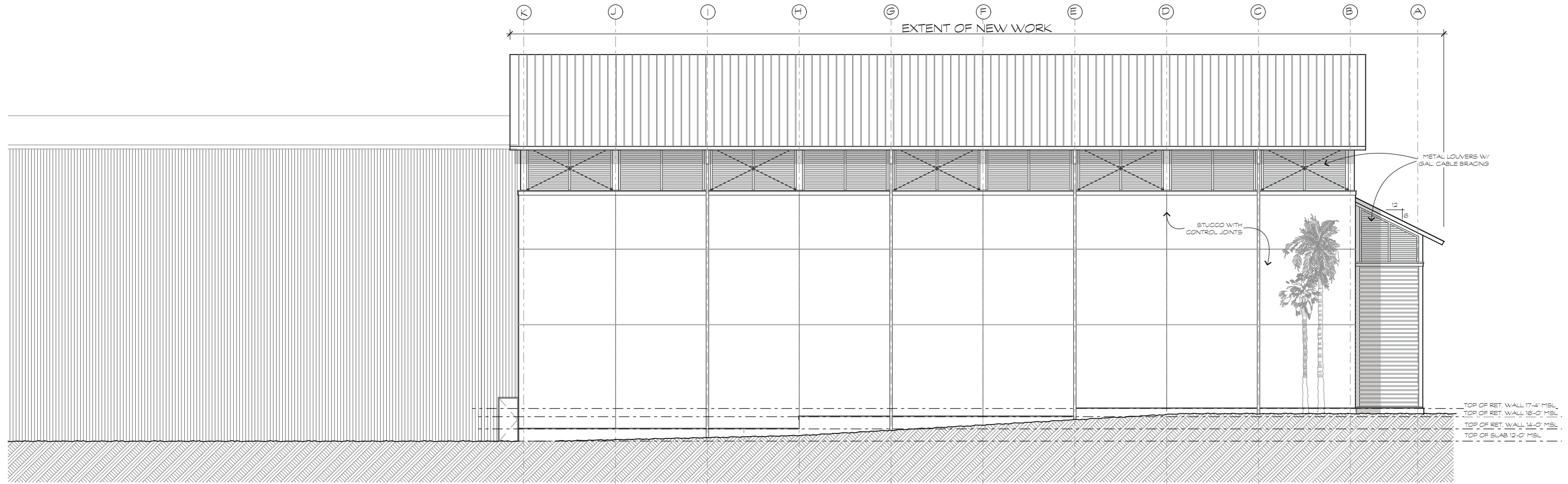
A Boat House Addition for:
Hilton Head Boathouse Storage
 Hilton Head Island, South Carolina

REVISIONS	DATE

DRAWN BY
 TCP
 CHECKED BY
 DATE OF ISSUE:
 05/22/19
 SCALE
 JOB NO.
 SHEET



1 WATERFRONT ELEVATION
A.2.2 SCALE: 1/8" = 1'-0"



2 PARKING LOT ELEVATION
A.2.2 SCALE: 1/8" = 1'-0"

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A Boat House Addition for:
Hilton Head Boathouse Storage
Hilton Head Island, South Carolina

REVISIONS	DATE

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TCP
CHECKED BY

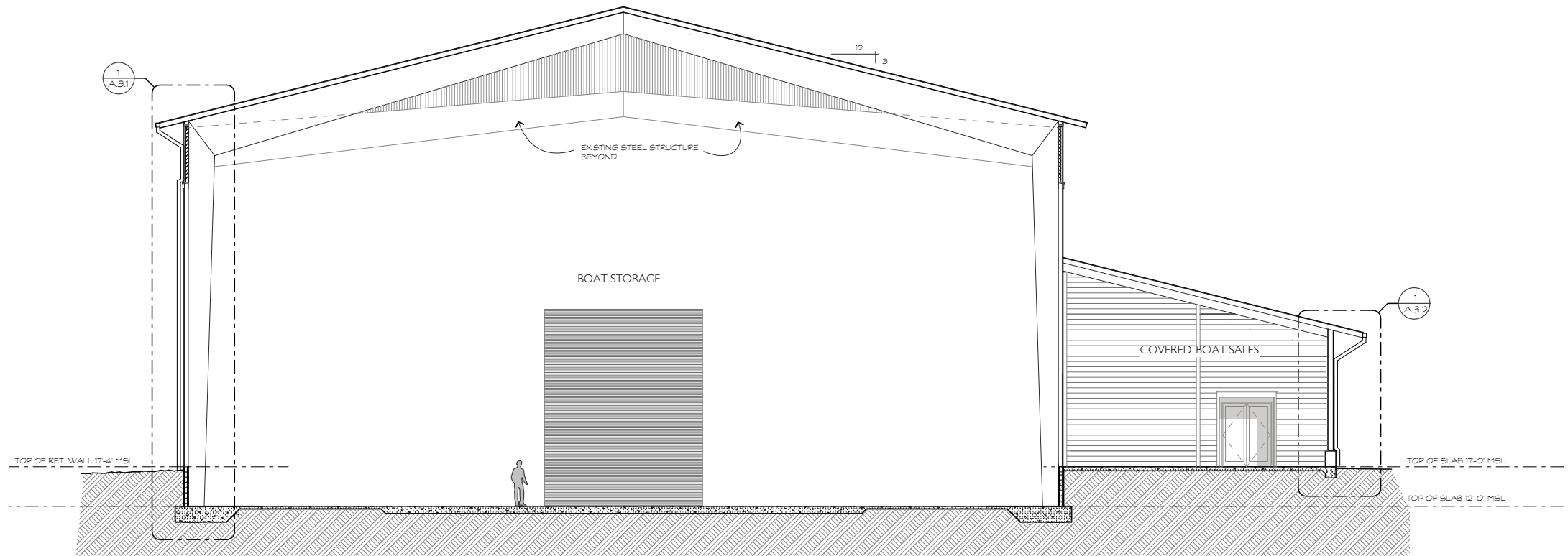
DATE OF ISSUE:
05/22/19

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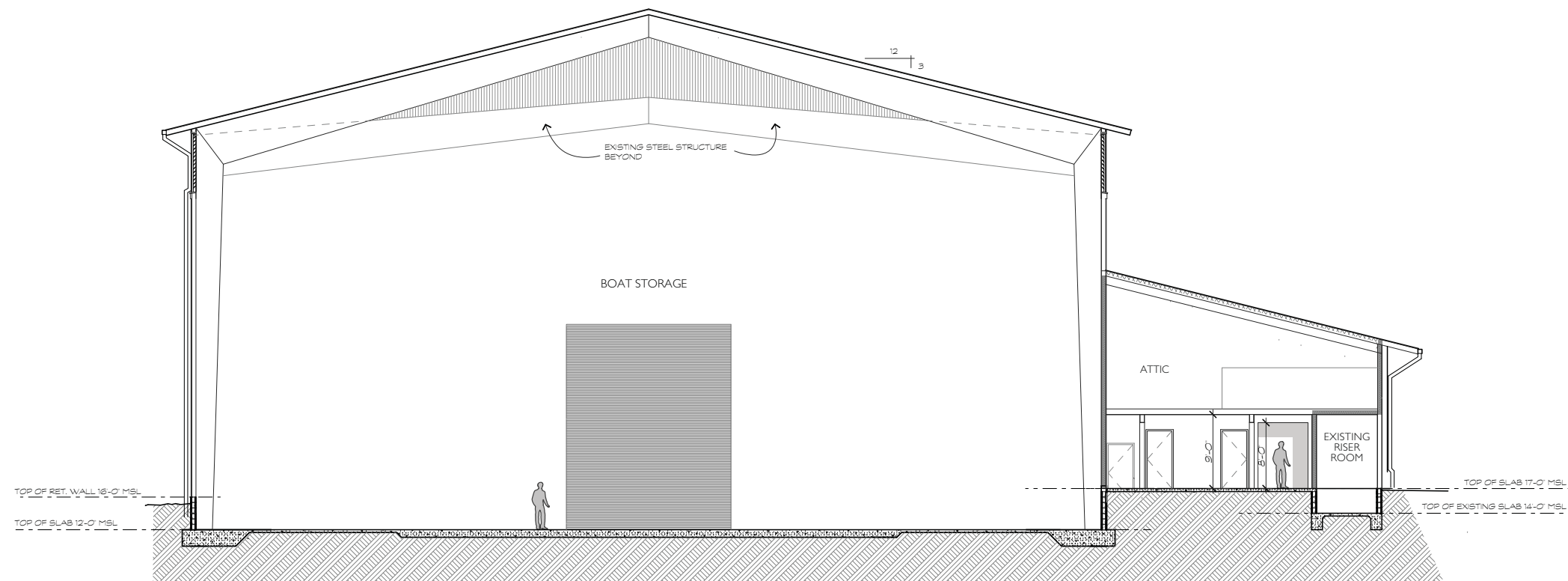
JOB NO.

SHEET

ELEVATIONS
A.2.2



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



2 BUILDING SECTION
 SCALE: 1/8" = 1'-0"

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A Boat House Addition for:
Hilton Head Boathouse Storage
 Hilton Head Island, South Carolina

REVISIONS	DATE

DRAWN BY
 TCP
 CHECKED BY
 DATE OF ISSUE:
 05/22/19
 SCALE
 JOB NO.

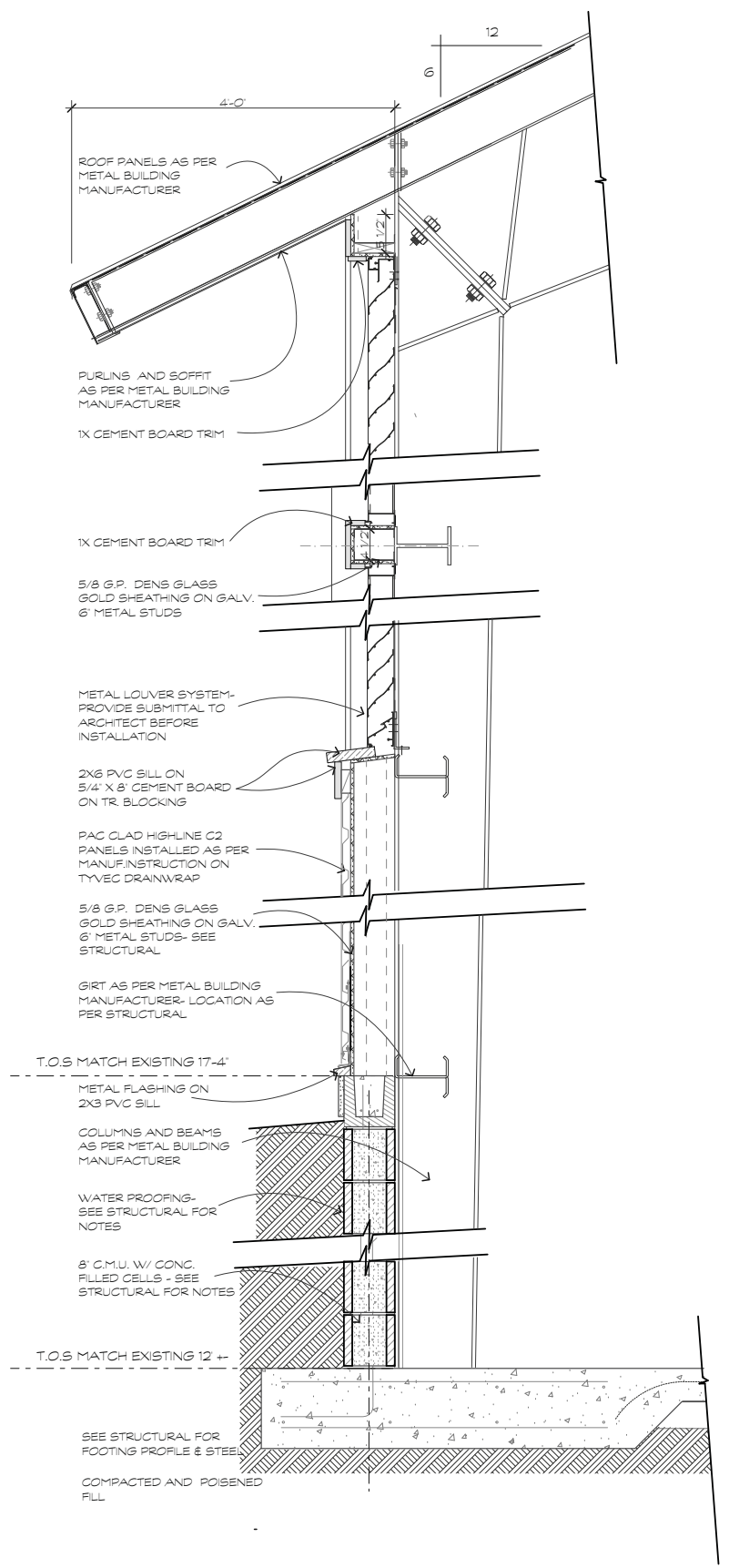
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A Boat House Addition for:
Hilton Head Boathouse Storage
 Hilton Head Island, South Carolina

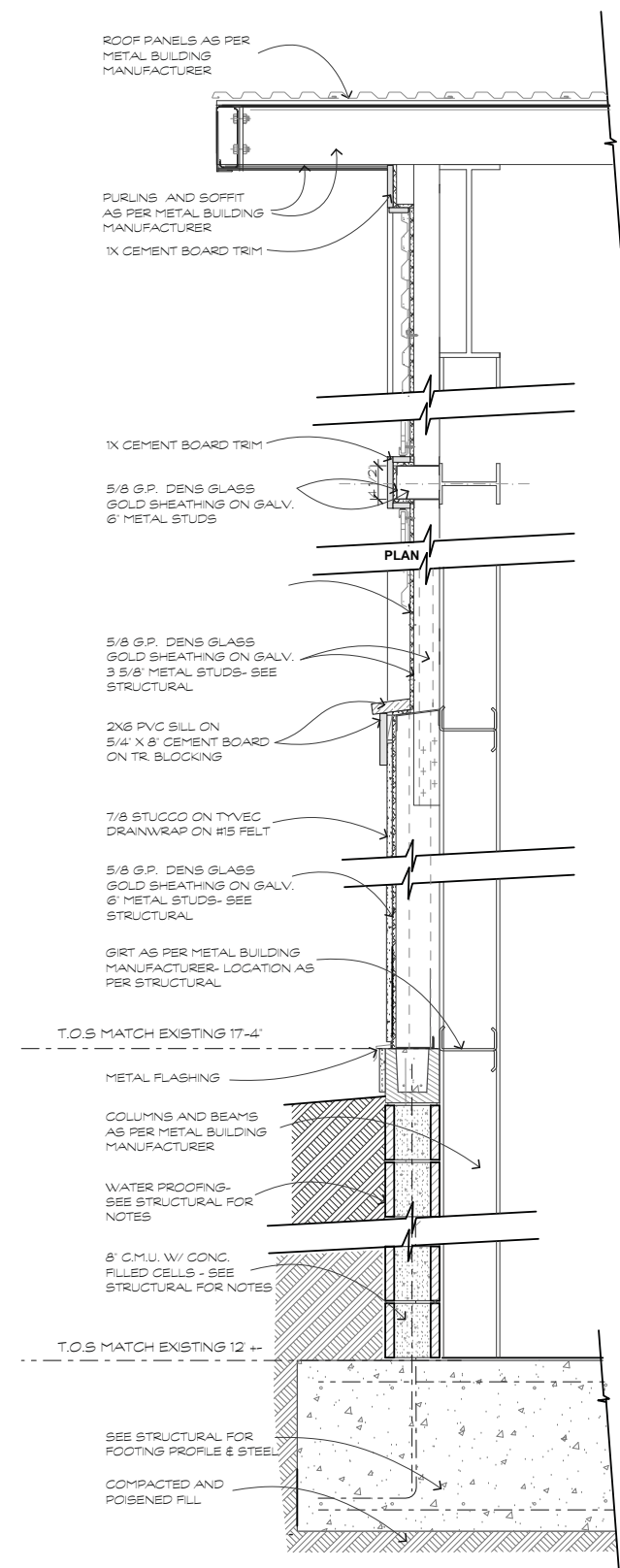
REVISIONS	DATE

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 05/22/19
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 JOB NO.
 SHEET

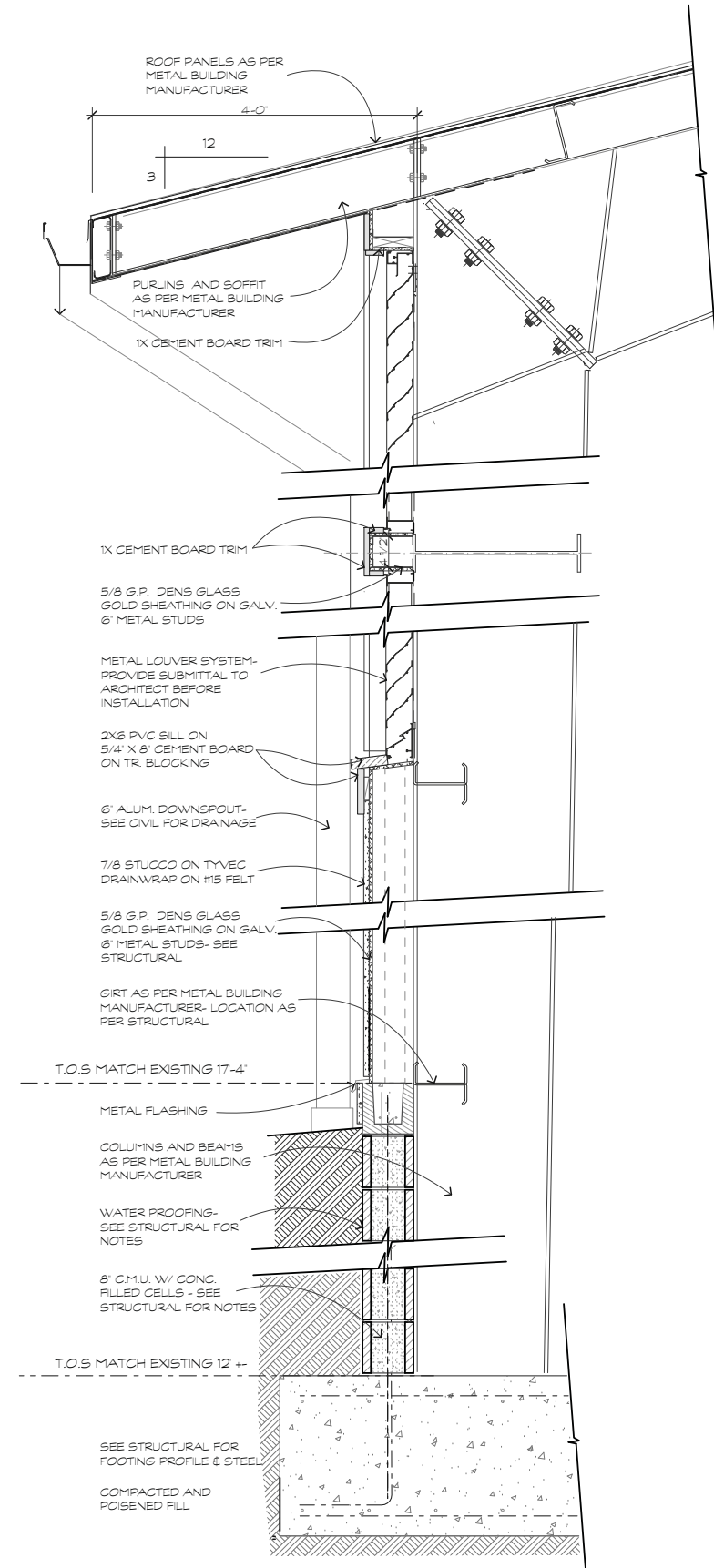
WALL SECTIONS
A.3.1



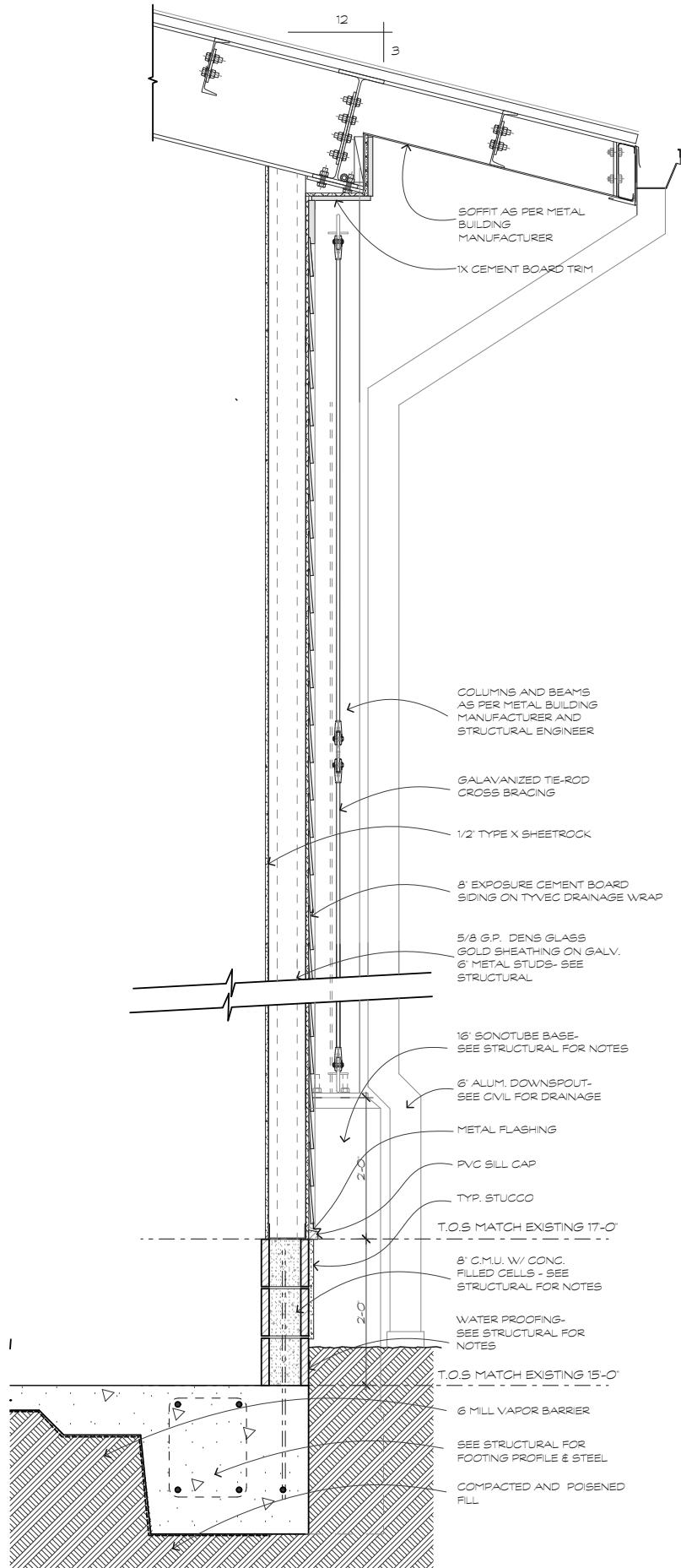
3 FRONT BAY SECTION
 SCALE: 1" = 1'-0"



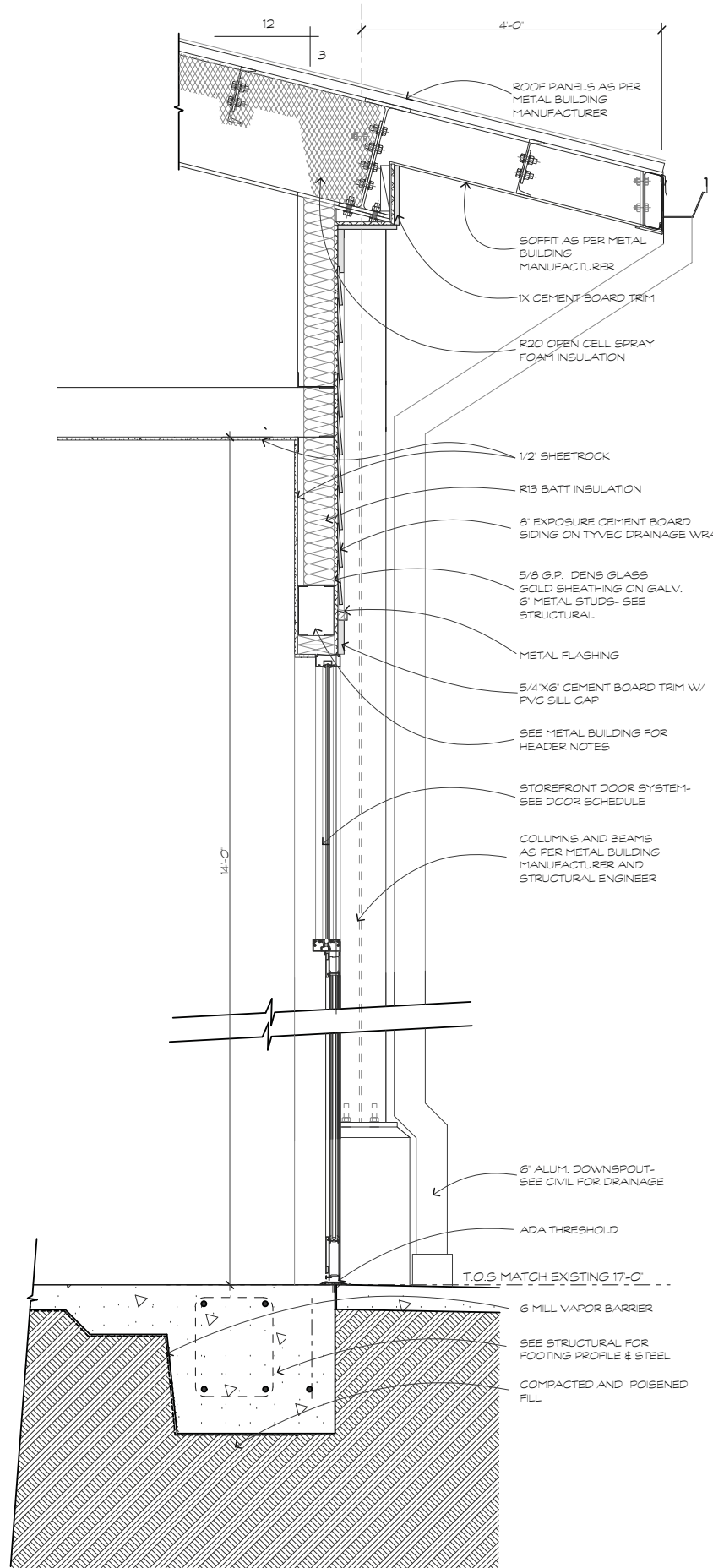
2 WALL SECTION
 SCALE: 1" = 1'-0"



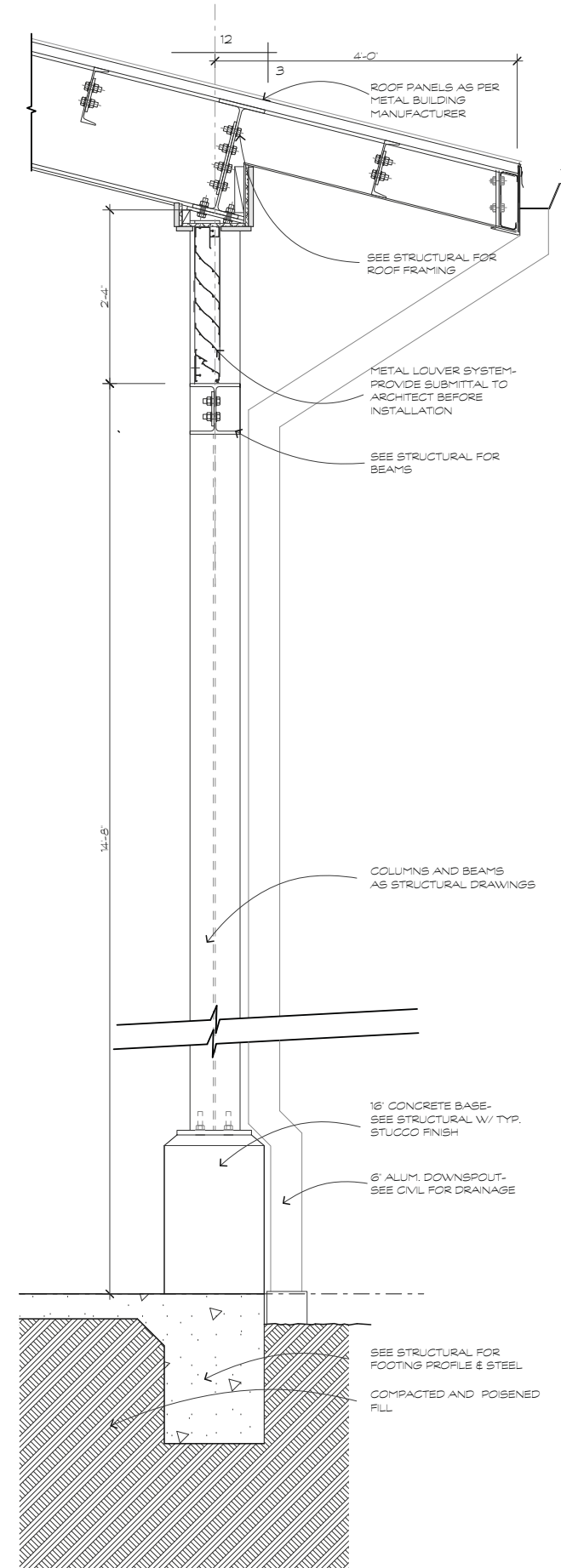
1 WALL SECTION
 SCALE: 1" = 1'-0"



3 BOAT REPAIR SECTION
A.3.2 SCALE: 1" = 1'-0"



2 BOAT SALES SECTION
A.3.2 SCALE: 1" = 1'-0"



1 BOAT STORAGE SECTION
A.3.2 SCALE: 1" = 1'-0"

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A Boat House Addition for:
Hilton Head Boathouse Storage
Hilton Head Island, South Carolina

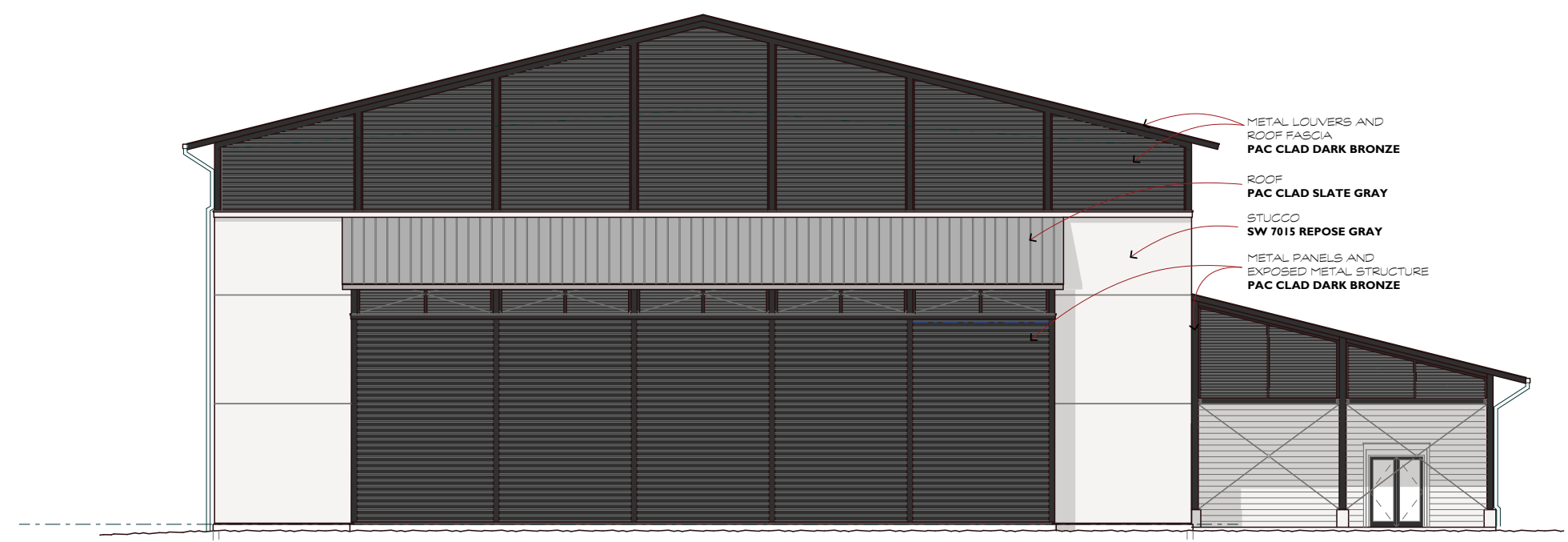
REVISIONS	DATE

DRAWN BY
TCP
CHECKED BY

DATE OF ISSUE:
05/22/19
SCALE
JOB NO.
SHEET
WALL SECTIONS
A.3.2



1
C.1 **RIGHT SIDE ELEVATION**
NOT TO SCALE



2
C.1 **STREET ELEVATION**
NOT TO SCALE

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A Boat House Addition for:
Hilton Head Boathouse Storage
Hilton Head Island, South Carolina

REVISIONS	DATE

DRAWN BY
TCP
CHECKED BY

DATE OF ISSUE:
05/22/19

SCALE

JOB NO.

SHEET

COLOR BOARD
C.1

N/F BAYSHORE
HILTON HEAD LLC
R510-003-000-089A-0000

PLANT SCHEDULE

SYMBOL	QUAN.	BOTANICAL NAME COMMON NAME	HEIGHT	SPREAD	ROOT	NOTES
TREES						
CERC	3	Cercus canadensis 'Forest Pansy'	6' Min.	3'-4'	Cont.	Specimen/multi-trunk Flowering Dogwood
MAGL	14	Magnolia grandiflora 'Wannamaker'	9-10'	4-5'	B&B	Full specimen Wannamaker Southern Magnolia
SABP	14	Sabal palmetto	10-16'	5-6'	BR	Refoliated, vary height within clusters Cabbage Palm
QUEV	3	Quercus virginiana	10'-12'	4'-5'	Cont.	10' Min., 2" Cal Min. Live Oak
SHRUBS						
AZIF	10	Azalea indica 'Formosa'	3' Min.	24-30"	Cont.	7 Gal. Min. Formosa Azalea
ILEV	15	Ilex vomitoria	3' Min.	24-30"	Cont.	7 Gal. Min. Yaupon Holly
PODM	11	Podocarpus macrophyllus 'Maki'	3' Min.	15"-18"	Cont.	7 Gal. Min. Podocarpus
SABM	20	Sabal minor	3' Min.		Cont.	3' ht Min. Sabal Palm
SPAB	71	Spartina bakerii	18"-24"	15"-18"	Cont.	3 Gal. Min. Bakerii Cordgrass
VIBO	44	Viburnum odoratissimum	3' Min.	24-30"	Cont.	3' ht Min. Sweet Viburnum
GROUNDCOVERS/VINES						
LIRM	190	Liriope muscari 'Emerald Goddess'	12" Min.	8"-10"	Cont.	1 Gal. Min. 24" o.c. Emerald Goddess Liriope
SOD	1920 SF	Stenotaphrum secundatum				Centipede Grass
MULCH	100 bis	Longleaf Pinestraw Mulch				(see note below)

PLANTING NOTES:

- Materials list was prepared for estimating purposes, contractor shall make own quantity take-off using drawings and specifications to determine quantities to his satisfaction, reporting promptly any discrepancies which may effect bidding.
- Root types may be freely substituted in case of balled and burlapped or container grown, all other specifications to remain unchanged. No plant or variety substitutions shall be approved without approval from the Owner or LA.
- Contractor to verify that all plant materials are available as specified when proposal is submitted.
- See tree, shrub, and ground cover planting details and special provisions for planting specifications. All plantings shall be guaranteed for 1 year from the date of acceptance.
- Contractor shall test soil pH and conditions for all sod and planting areas. Soil shall be amended by contractor as indicated by soil test to insure that proper soil conditions are met for healthy lawns and planting area.
- Contractor shall stake out all shrub bed lines, tree locations, and shrub groupings for approval by Landscape Architect before beginning planting operations.
- Contractor shall locate and protect underground utilities during construction and is responsible for any damage to utilities which may occur as a result of his negligence in the execution of the work.
- All plant beds, tree rings and disturbed areas to receive 3" deep longleaf pinestraw mulch.
- Contractor to maintain the plantings and control weeds in mulch areas through the duration of construction until final acceptance.
- All plant bed and sod areas to receive 100% irrigation coverage. Irrigation system to meet all local, state and federal plumbing and electrical codes. System shall incorporate separate zones for grass and shrub areas. Avoid over spraying on to roads, parking and sidewalks. Contractor shall use flex risers or swing joints adjacent to streets and parking areas.
- Preemergent herbicide shall be applied to planting areas prior to landscape installation and according to manufacturer's instructions.

BUFFER CALCULATIONS:

A. STREET BUFFER (266 LF)	REQUIRED	PROVIDED	EXISTING	TOTAL
OVERSTORY	11	0	12	12
UNDERSTORY	21	1	6	7
EVERGREEN SHRUBS	31	20	11	36
B. WESTERN USE BUFFER (235 LF)				
OVERSTORY	5	0	2	2
UNDERSTORY	9	3	0	3
EVERGREEN SHRUBS	24	41	0	41
C. EASTERN BUFFER (220 LF)				
OVERSTORY	13	1	28	28
UNDERSTORY	18	7	11	18
EVERGREEN SHRUBS	NA	15	0	15

NOTES: DEPTH OF STREET AND WESTERN BUFFERS ARE NON-COMPLYING DUE TO PARKING ENCROACHMENTS INTO THE BUFFER ZONE. MEETING BUFFER VEGETATION REQUIREMENTS ARE NOT FEASIBLE DUE TO THESE ENCROACHMENTS. ADDITIONAL PLANTINGS HAVE BEEN ADDED TO BUILDING FOUNDATION TO COMPENSATE FOR INSUFFICIENT BUFFER VEGETATION REQUIREMENTS. APPLICANT REQUESTS WAIVER FROM BUFFER PLANTING REQUIREMENTS BASED ON THE LIMITATIONS DESCRIBED ABOVE.

**HILTON HEAD BOATHOUSE
BOAT STORAGE EXPANSION**

405 SQUIRE POPE ROAD
HILTON HEAD ISLAND, SC

Patrick Rooney Associates, Inc.
Land Planning • Landscape Architecture
P.O. Box 21297
Hilton Head Island, SC 29925
843-384-3240
patrickrooney-associates.com

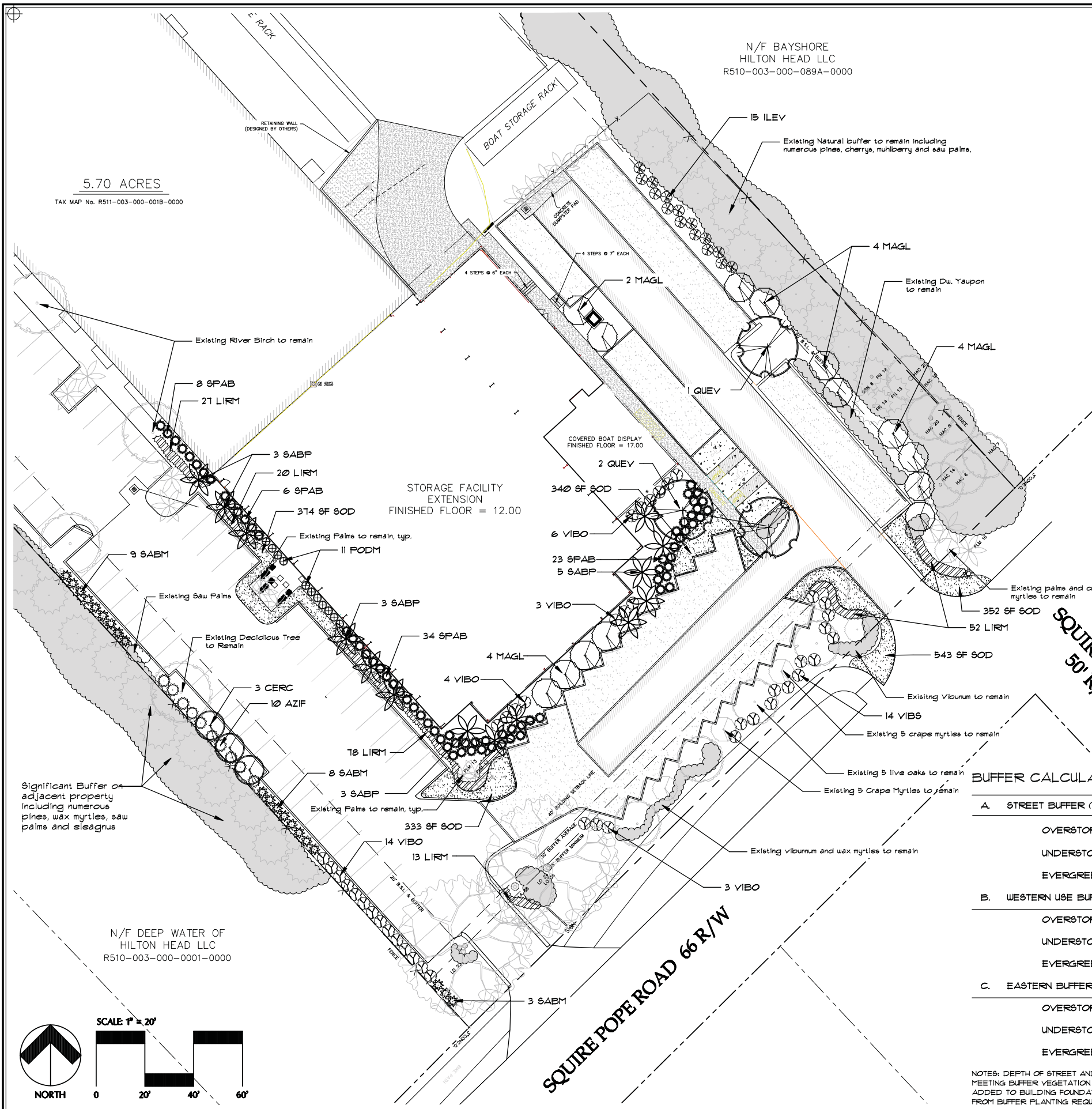
REVISIONS:	NO.	DESCRIPTION
DATE:		

PROJECT NO:
10505
ISSUE DATE:
1-19-20

DRAWN: FMR
APPROVED: FMR

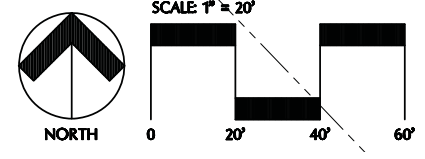
LANDSCAPE PLAN

Sheet
1
of 1



5.70 ACRES
TAX MAP No. R511-003-000-001B-0000

N/F DEEP WATER OF
HILTON HEAD LLC
R510-003-000-0001-0000



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: Hilton Head Boathouse Storage

DRB#: DRB-000203-2020

DATE: 01/31/20

RECOMMENDATION: Approval Approval with Conditions Denial
RECOMMENDED CONDITIONS:

MISC COMMENTS/QUESTIONS

The Sunset Pavilion is on this same parcel adjacent to the water. That was given Final DRB on March 12, 2019.



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

FOR OFFICIAL USE ONLY
 Date Received: 1/29/2020
 Accepted by: N/A/Chris D
 DRB #: 204-2020
 Meeting Date:

Applicant/Agent Name: MIKE RUEGAMER Company: GROUP 3
 Mailing Address: 1600 MAIN STREET City: HHI State: SC Zip: 29926
 Telephone: 843-689-9060 Fax: _____ E-mail: MIKE@group3designs.net
 Project Name: BEACH VILLAS Project Address: 12 DUNE HOUSE LANE
 Parcel Number [PIN]: R _____
 Zoning District: PD-1 Overlay District(s): CORRIDOR

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

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

Project Category:

- Concept Approval – Proposed Development Alteration/Addition
 Final Approval – Proposed Development Sign

Submittal Requirements for *All* projects:

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

Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Development \$175, Alterations/Additions \$100, Signs \$25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

Concept Approval – Proposed Development

- A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
- A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.
- A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.
- Context photographs of neighboring uses and architectural styles.
- Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
- Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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

SIGNATURE

Jan 28, 2020

DATE



ARCHITECTURE

INTERIOR DESIGN

DESIGN STUDIO

January 27, 2020

**Corridor Review Narrative
Alterations to Beach Villas, Palmetto Dunes**

Beach Villas is a condominium complex of 17 units in 6 buildings, oceanfront in Palmetto Dunes. They are replacing the asphalt shingle portions of the roof and the existing canvas awnings due to age and storm damage. The Homeowners Association has approved the color selections and a letter is attached. The Palmetto Dunes ARB does not review multi-family projects until the issuance of Town building permit.

The canvas areas are at the front door and decks on both sides of the buildings and are currently green. The new color is a dark gray. The asphalt shingles are only on the street side of the buildings, not visible from the beach. They are currently an orange/brown and being replaced with a charcoal gray color. This color is currently on numerous residences along the beach in Palmetto Dunes. The new colors are more neutral and nature blending. A color board is attached.

Map and photos of the property are attached.

TAKE A STROLL THROUGH OUR GALLERY AT
GROUP 3 DESIGNS.NET

843-689-9060 / 1600 MAIN STREET / HILTON HEAD ISLAND, SC 29926

BEACH VILLAS, HPR

Board of Directors

Raymond Ohlson, Dale Dawson, Mark Stalica, Philip Slavin, Peggy Kaminski

DATE: January 27, 2020
TO: Town of Hilton Head Island Design Review Board
FROM: Beach-Villas HPR Board of Directors
RE: Beach Villas, HPR – New Roof and Awning Project

We would like to inform you that the Board of Beach Villas Horizontal Property Regime has contracted for new shingles and new awnings on our property. These are required due to age as well as recent storms in our area. The Board hired the firm Group 3 Architects to assist in this process and to recommend an updated color scheme to blend with our natural surroundings and give a much needed 'face lift' to our community. It's important to note that the shingle roofs are visible only from the street side of our villas and not seen from the beach at all.

We have Reviewed and Approved the following colors:

Shingles: CertainTeed Landmark Designer – Charcoal Black

Canvas Awnings: Sunbrella Shade Fabric – Charcoal Gray

Thank you for your consideration,



President
Ray Ohlson

Beach Villas



Note brown areas of shingle roof to be replaced are on street side. Areas of green are awnings.

Beach Villas

Beach front view - Building 1



Building 2 (with Bldg. 3 in background)



Beach Villas

(2) Street front views



Beach Villas

Side View showing flat roof on beach side with sloped shingle roof on street side.



**Exterior Finishes For
BEACH VILLAS
Palmetto Dunes, Hilton Head SC
Design by Group 3, November 2019**



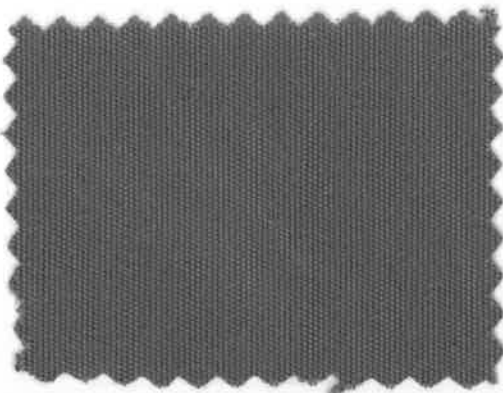
Fence Color
Benjamin Moore; Chelsea Gray



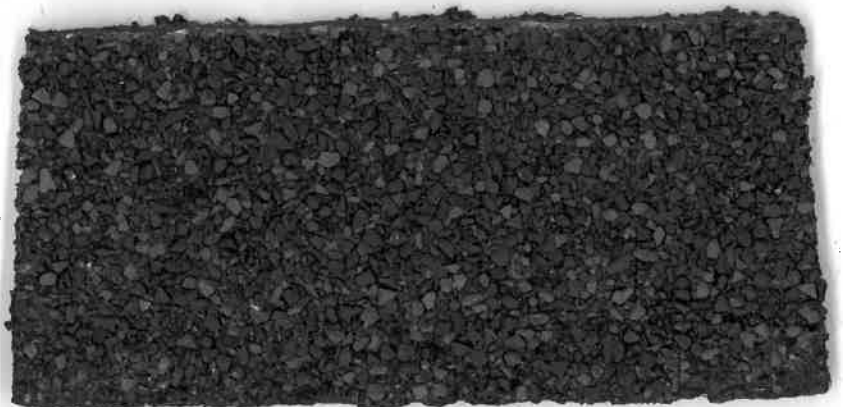
Door Color
Benjamin Moore; Graphite



Black Downlight

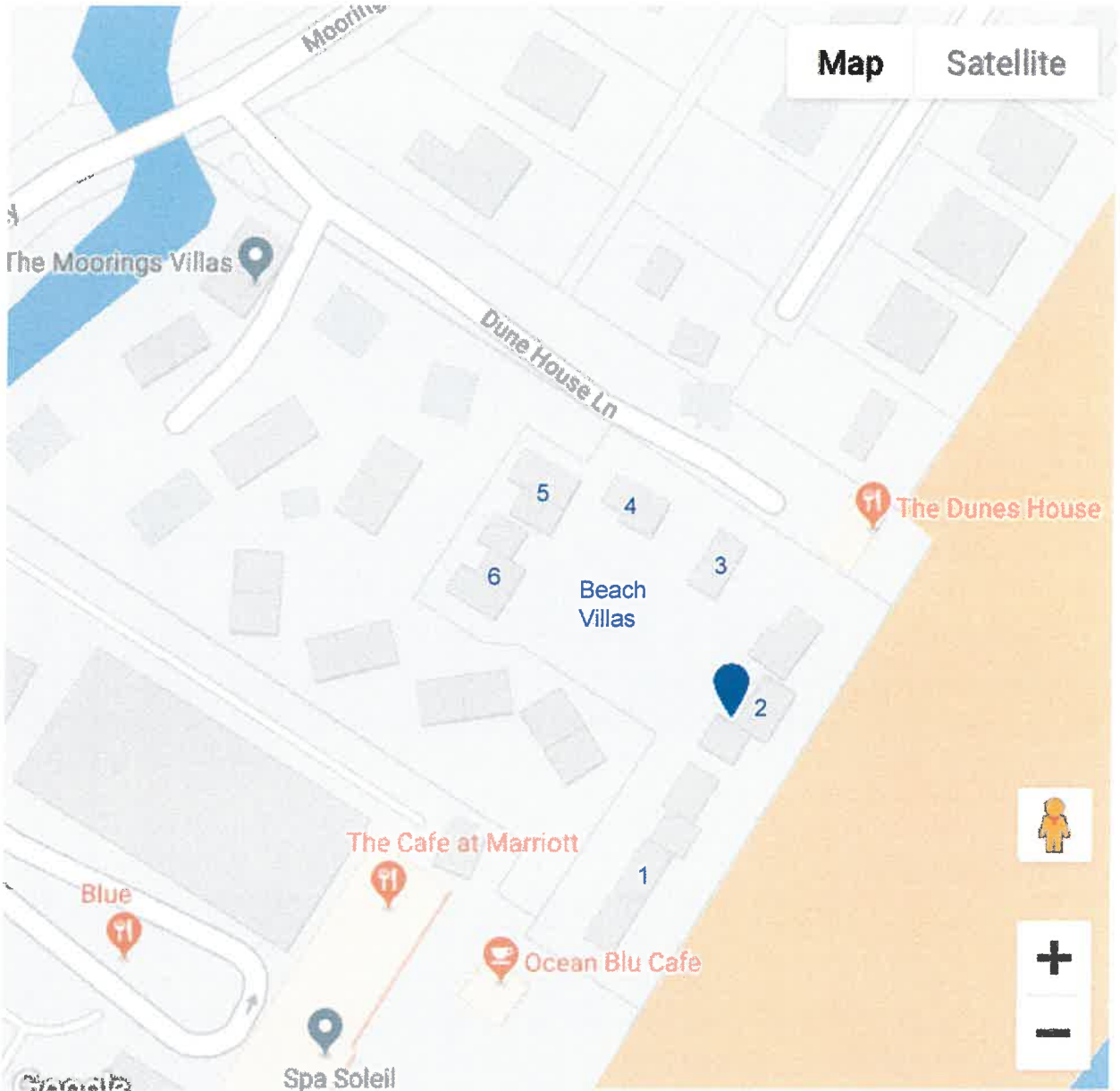


Sunbrella Shade Fabric
Charcoal Grey



CertainTeed Landmark Designer Shingles
Color: Charcoal Black

Beach Villas



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: Beach Villas

DRB#: DRB-000204-2020

DATE: 01/31/2020

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

<i>ARCHITECTURAL DESIGN</i>				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Utilizes natural materials and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed shingle color will appear black. Per the Design Guide, page 16; "Earth tones must be chosen as the predominant colors." and "Exterior color schemes must avoid placing together colors with values that are highly contrasting." Given the light color of the buildings the contrast with the proposed shingle color is too great. Staff would recommend a weathered wood

<i>MISC COMMENTS/QUESTIONS</i>